

HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2021

HDRC CASE NO: 2021-026
ADDRESS: 119 FLOSS RD
LEGAL DESCRIPTION: NCB 7675 BLK LOT 17 EXC N IRR 387.5 FT OF W IRR 63.7 FT
ZONING: R-6, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
LANDMARK: Mission San Jose
APPLICANT: Rene Cortez/CORTEZ RENE G & LAURA B
OWNER: San Antonio San Antonio/CORTEZ RENE G & LAURA B
TYPE OF WORK: Construction of an addition and detached carport
APPLICATION RECEIVED: January 15, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting conceptual approval to:

1. Construct an addition to the existing, historic structure to feature approximately 2,400 square feet. The proposed addition will be constructed to the east side of the existing historic structure.
2. Construct a detached carport and workshop structure to feature an overall footprint of approximately 1,230 square feet. The proposed detached structure will be located to the west of the existing historic structure.

APPLICABLE CITATIONS:

Mission Historic District Design Manual, Section 2: Guidelines for Exterior Alterations and Additions

B. ADDITIONS

i. Minimize visual impact — Additions should be located to the rear of a property whenever possible. If the rear is not a feasible location due to site restrictions, such as a contributing rear accessory structure, heritage landscape element, or a small rear yard, alternative locations may be explored. A site analysis and site plan that demonstrates any restrictions must be submitted as part of an application if an alternative location is proposed.

ii. Alternative locations — A side or second story addition may be considered only if the rear of the lot has been determined to be unfeasible as demonstrated by a site analysis provided by the applicant.

C. SIDE ADDITIONS

i. Setbacks — Side additions must be set back from the front façade by at least 50% of the total side façade length. A greater setback is encouraged where feasible.

ii. Width — Side additions must not be greater than 30% of the width of the front façade of the primary structure.

iii. Roof form — Side additions must feature a subordinate roofline in height, while maintaining the original roof form (front or side gabled, hipped, etc.). Ridge lines that match the existing historic structure in height may be considered on a case-by-case basis, especially if ridge line continuity is a paramount feature of a particular historic style. The applicant must demonstrate the appropriateness of a matching ridge line in their application.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.

- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The historic structure at 119 Floss Road was constructed circa 1940 and features Craftsman architectural elements. The structure is contributing to the Mission Historic District.
- b. ADDITION – The applicant has proposed to construct an addition to the existing, historic structure to feature approximately 2,400 square feet. The proposed addition will be constructed to the east side of the existing historic structure. Per the Mission Historic District Design Manual, additions should be located to the rear of a property whenever possible. If a rear addition is not possible, other locations may be explored. A site analysis and site plan that demonstrates any restrictions must be submitted as part of an application if an alternative location is proposed.
- c. ADDITION (Setbacks) – Regarding side additions, the Mission Historic District Design Manual notes that side additions must be set back from the front façade by at least fifty (50) percent of the total side façade length. A greater setback is encouraged where feasible. The applicant has proposed for the addition to feature various setbacks toward the middle of the proposed addition; however, the applicant has proposed for the addition to feature a setback that is greater than that of the historic structure. This is not consistent with the Mission Historic District Design Manual.
- d. ADDITION (Width) – The Mission Historic District Design Manual note that side additions must not be greater than thirty (30) percent of the width of the front façade of the primary structure. The applicant has proposed an addition that features a width that doubles that of the primary structure. The proposed addition's width is not consistent with the Design Manual.
- e. ROOF FORM – Per the Mission Historic Design Manual, side additions must feature a subordinate roofline in height, while maintaining the original roof form. Ridge lines that match the existing historic structure in height may be considered on a case-by-case basis. The applicant has proposed for the addition's roof feature a greater massing, height and general profile than that of the primary structure's. The proposed roof form is not consistent with the Design Manual.
- f. MATERIALS – Per the submitted elevations, the applicant has proposed to match the siding of the primary structure. Generally, staff finds this to be appropriate. The applicant has also noted a standing seam metal roof. Staff finds the standing seam metal roof to be appropriate; however, the roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be used.
- g. WINDOW MATERIALS – The applicant has not specified window materials at this time. Staff finds that wood windows should be installed that match the profile of those found in the historic structure. If the historic structure's wood windows no longer exist and have been replaced, staff finds that wood or aluminum clad wood windows be installed that are consistent with staff's standards for windows in additions, as noted in the applicable citations.
- h. ACCESSORY STRUCTURE – To the side of the site, the applicant has proposed to construct a detached carport and workshop structure to feature an overall footprint of approximately 1,230 square feet. The proposed detached structure will be located to the west of the existing historic structure. The Guidelines for New Construction note that rear accessory structures should not feature a footprint that is more than forty (40) percent of that of the primary historic structures. Generally, staff finds the proposed size of the accessory

structure to be inconsistent with the Guidelines; however, given the size of the lot, staff finds that an increased, detached footprint may be appropriate.

- i. **ACCESSORY STRUCTURE (Materials)** – The applicant has proposed for the accessory structure to feature siding that matches that of the primary historic structure. Generally, staff finds this to be appropriate. The applicant has also noted a standing seam metal roof. Staff finds the standing seam metal roof to be appropriate; however, the roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be used. Staff finds that a wood or metal garage door should be used. Vinyl is not an appropriate material.

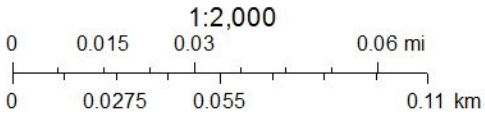
RECOMMENDATION:

1. Staff does not recommend approval of item #1, the construction of a side addition based on findings b through g. Staff recommends that the applicant address the following items prior to receiving a recommendation for conceptual approval:
 - i. That the proposed addition feature a setback that is greater than that of the historic structure, as noted in finding c.
 - ii. That the proposed addition feature a width that is not greater than thirty (30) percent of the width of the front façade of the primary structure, as noted in finding d.
 - iii. That the proposed addition feature a roof form and massing that is subordinate to that of the primary historic structure, as noted in finding e.
 - iv. That the standing seam metal roof the feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be used. Staff finds that a wood or metal garage door should be used. Vinyl is not an appropriate material.
 - v. That wood windows be installed that match the profile of those found in the historic structure. If the historic structure's wood windows no longer exist and have been replaced, staff recommends that wood or aluminum clad wood windows be installed that are consistent with staff's standards for windows in additions, as noted in the applicable citations.
2. Staff recommends conceptual approval of item #2, the construction of a detached accessory structure based on findings h and i with the following stipulations:
 - i. That the standing seam metal roof the feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be used. Staff finds that a wood or metal garage door should be used. Vinyl is not an appropriate material.
 - ii. That wood siding be used to match that found on the primary structure, or that composite siding be used that features an exposure of four inches, a thickness of $\frac{3}{4}$ ", mitered corners and a smooth finish.

City of San Antonio One Stop



January 29, 2021



JANUARY 14, 2021

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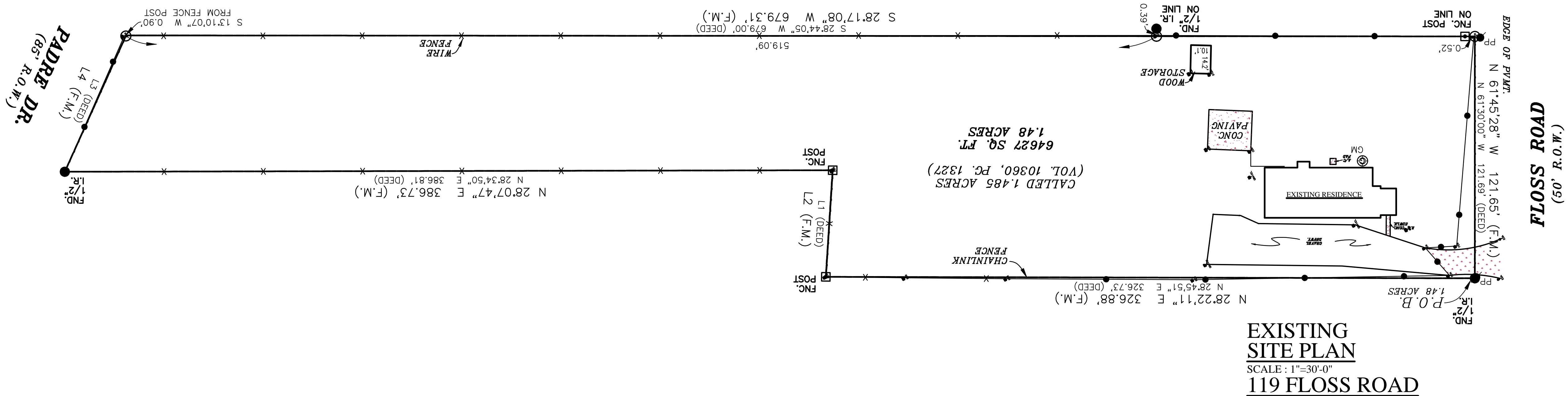
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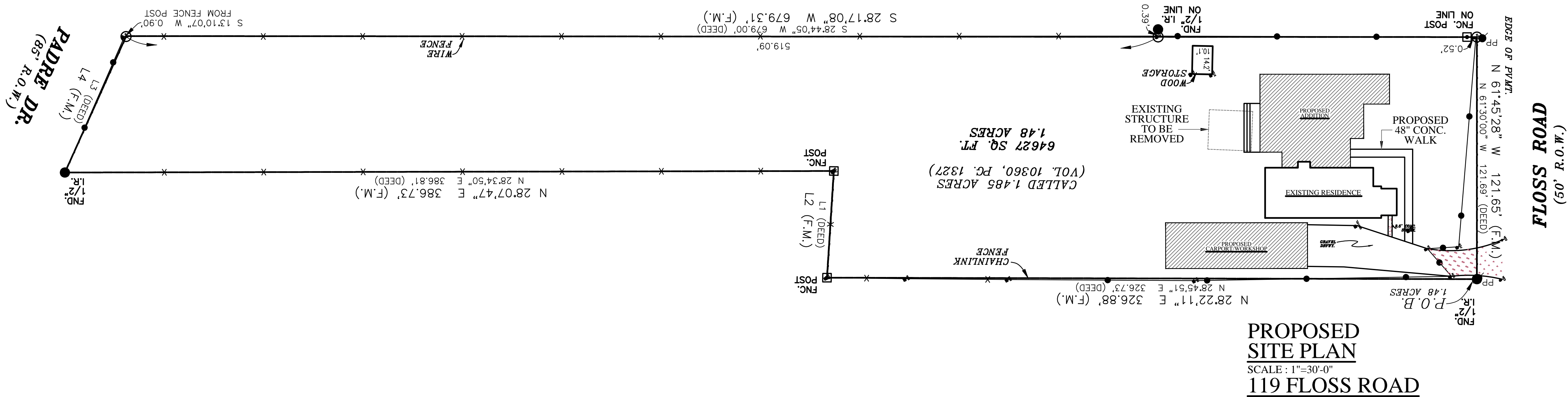
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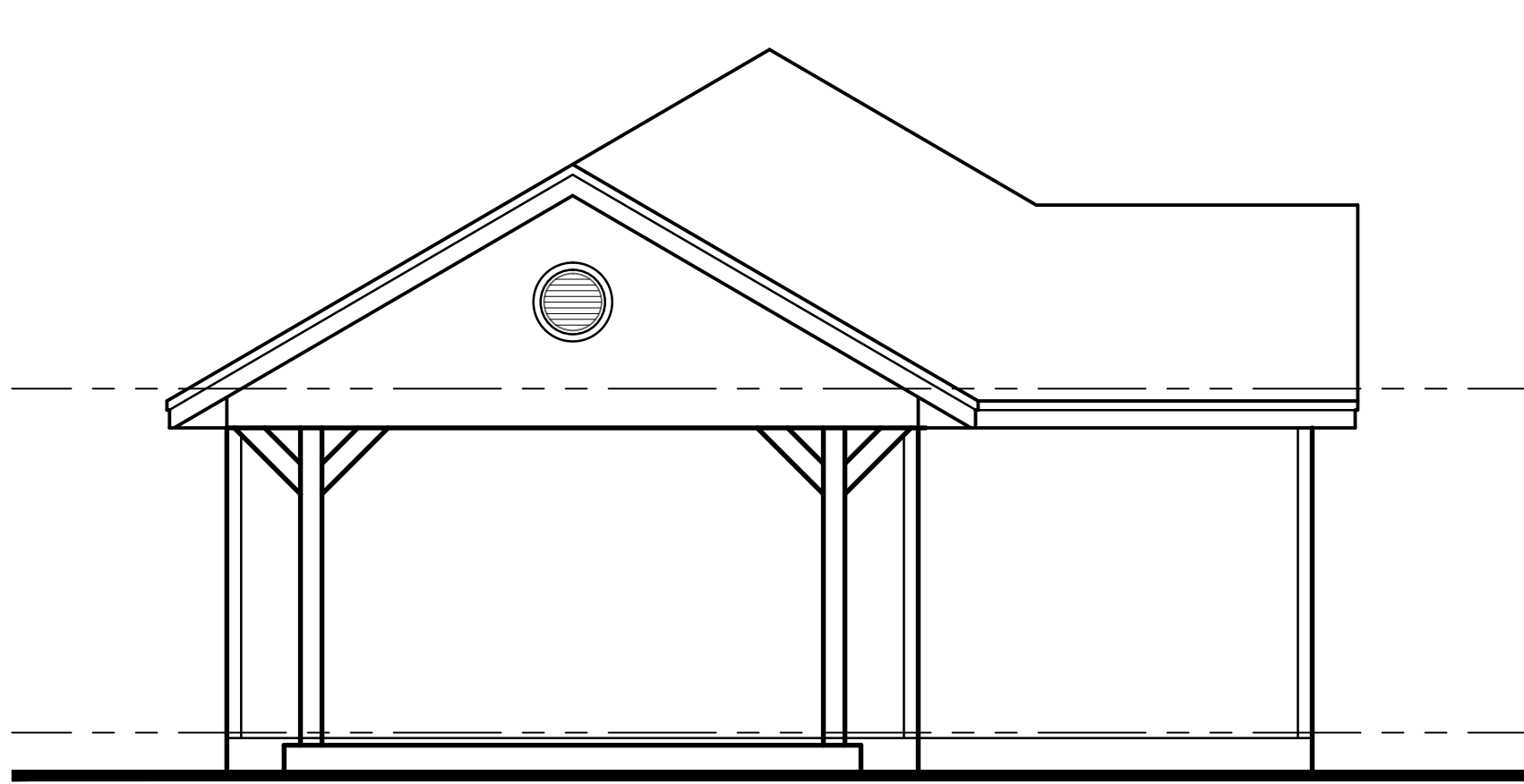
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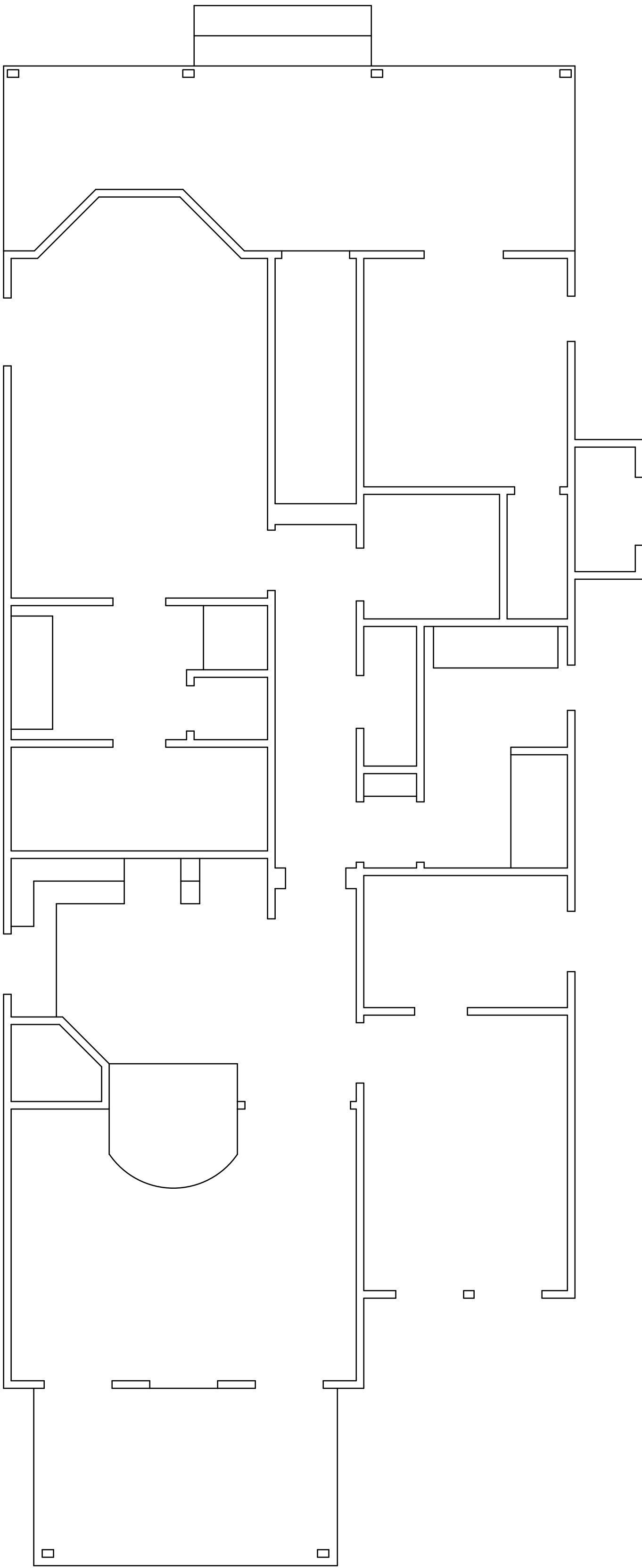
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EXISTING RESIDENCE
SCALE : 1/4"=1'-0"



EXISTING FLOOR PLAN
SCALE : 1/4"=1'-0"

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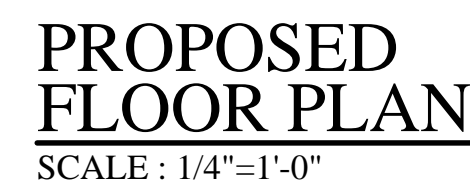
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OF 9



SQUARE FOOTAGE CHART		
ADDITION		2342 SQ. FT.
CARPORT		1088 SQ. FT.
WORKSHOP		552 SQ. FT.
STOOP		47 SQ. FT.
PORCH		86 SQ. FT.
PAVILION		434 SQ. FT.
TOTAL BUILDING AREA		4549 SQ. FT.



FRONT ELEVATION
SCALE : 1/4"=1'-0"



RIGHT SIDE ELEVATION
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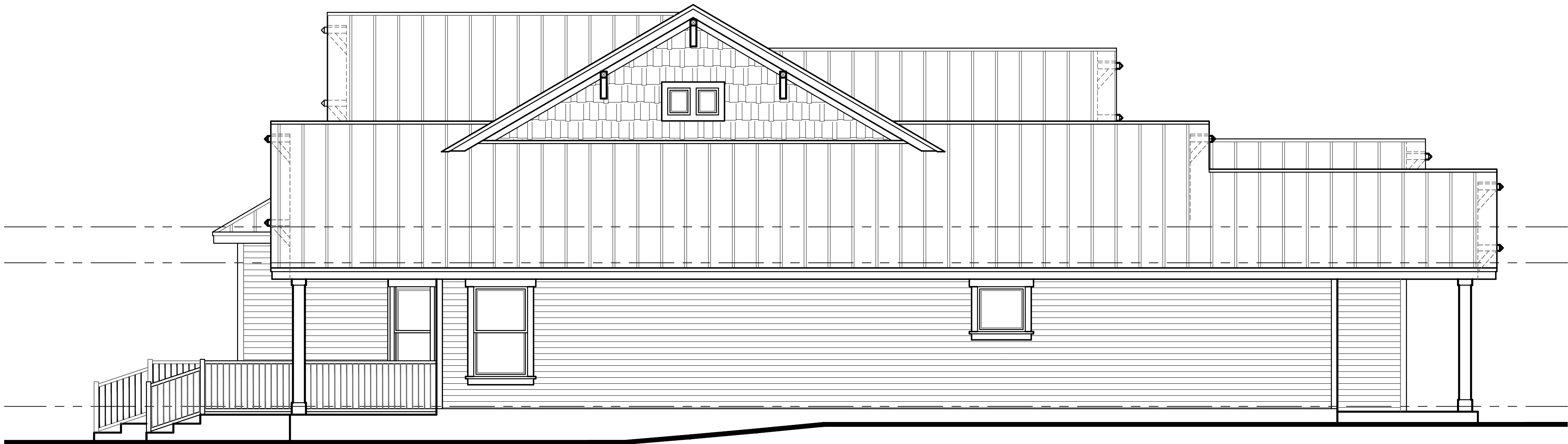
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REAR ELEVATION
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LEFT SIDE ELEVATION
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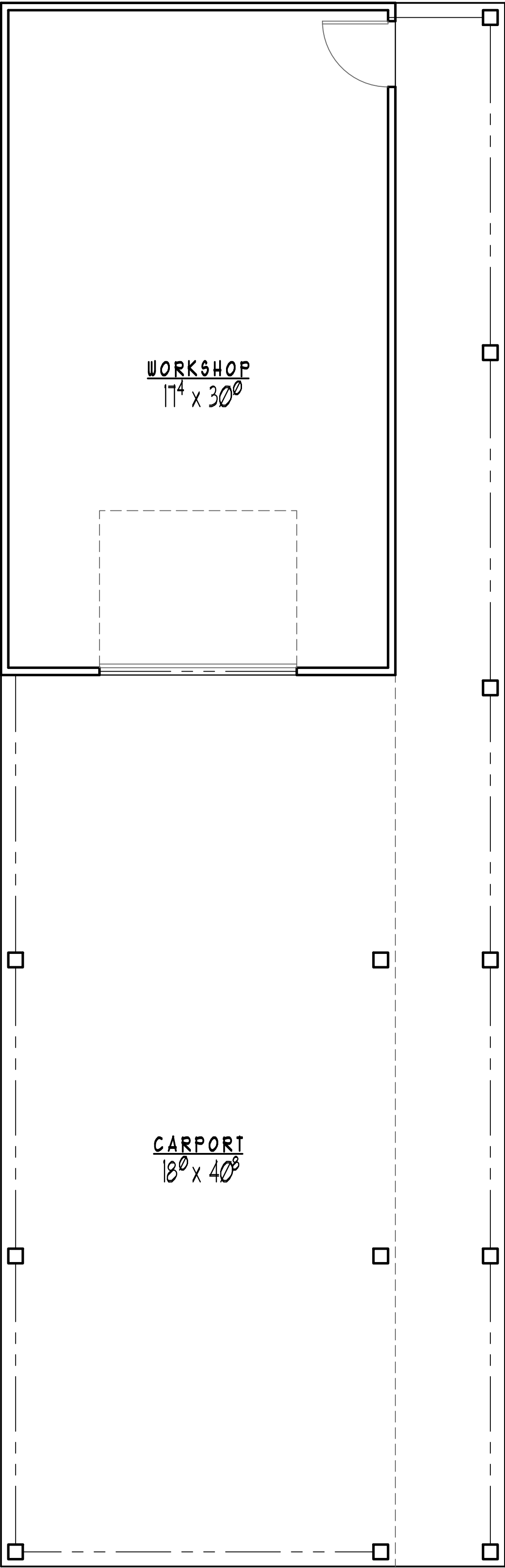


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PROPOSED RESIDENCE
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PROPOSED
FLOOR PLAN

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RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

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