

# HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2021

**HDRC CASE NO:** 2021-015  
**ADDRESS:** 112 ARMOUR  
**LEGAL DESCRIPTION:** NCB 6203 BLK 4 LOT 4  
**ZONING:** R-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** River Road Historic District  
**APPLICANT:** Maru Chung  
**OWNER:** Maru Chung  
**TYPE OF WORK:** Construction of a rear and side addition, exterior modifications  
**APPLICATION RECEIVED:** January 08, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a rear addition onto the existing residential structure to measure approximately 700 square feet.
2. Perform porch modifications, including the replacement of a non-original wrought iron column and the installation of a porch railing.
3. Replace a non-original window on the front façade with a window that matches the original windows on the primary structure in terms of proportion, configuration, detailing, material, trim, sill, and inset.

## APPLICABLE CITATIONS:

*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. *Roof top 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.

### 2. Massing and Form of Non-Residential and Mixed-Use Additions

## A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

## 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.

## 4. Architectural Details

### A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

## 5. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

#### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

### 6. Designing for Energy Efficiency

#### A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

#### B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

#### C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

### FINDINGS:

- a. The primary structure located at 112 Armour Pl is a 1-story residential structure constructed circa 1925 in the Craftsman style. The home features a cross gable roof configuration, woodlap siding and board and batten siding, and a prominent limestone-clad chimney. The structure is contributing to the River Road Historic District.
- b. FOOTPRINT – The applicant as proposed to construct a new addition to the primary structure totaling approximately 700 square feet. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds that the proposal meets this guideline.
- c. ORIENTATION AND SETBACK – The applicant has proposed to construct an addition to the rear of the structure. The eastern façade of the addition will extend beyond the existing side façade of the historic house. According to Guideline 1.A.iv, a setback or recessed area should be utilized for a new addition to provide a clear visual distinction between old and new building forms. Based on the existing site conditions, the massing of the addition, the subordinate roof form, and the addition's setback, staff finds that the proposed orientation is appropriate for the structure.
- d. SCALE – The proposed addition is 1-story but will be slightly shorter than the ridgeline of the primary structure. The shed roof form visible from the public right-of-way also minimizes the overall scale of the addition and creates a condition where it reads as subordinate. The Historic Design Guidelines state that

new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds a 1-story structure consistent with the Guidelines.

- e. **FENESTRATION** – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Based on the submitted elevations, the applicant has proposed a fenestration pattern and rhythm that meets this guideline. However, staff finds that the proposed horizontal, clerestory-style windows on the west façade of the addition, as well as the slider windows on the west elevation and rear elevation, should be modified to feature a one over one configuration. All paired windows should feature a true ganged detail and historically appropriate trim and sill detail as noted in the recommendation.
- f. **MATERIALITY** – The applicant has proposed to use board and batten siding, asphalt shingle roofing, and wood windows. Staff finds this generally appropriate.
- g. **ROOF FORM** – The proposed addition will utilize a low-sloping shed form with a height that is slightly lower than the primary structure. According to the Historic Design Guidelines, a similar or compatible roof pitch, form, overhang, and orientation as the historic structure for additions. Staff finds the proposed shed roof form to be appropriate for this structure.
- h. **PORCH** – The applicant has proposed to replace the non-original wrought iron porch column with a new simple wood column and install a new front porch railing. The porch railing is proposed to be wood and feature simple square balustrades and a top and bottom rail. According to the Historic Design Guidelines, front porches should be restored with photographic evidence, but in absence of evidence, new details should be simple in nature as to not convey a false sense of historic appearance or detract from the historic structure. Staff finds the request appropriate.
- i. **WINDOW REPLACEMENT** – The applicant has proposed to replace the window in the frontmost gable on the primary elevation of the historic structure. The existing window is not original and features a proportion that is inconsistent with the original windows on the home, as well as “sister” structures that were constructed on the block at the same approximate time. The applicant has proposed to restore this window to a more appropriate proportion and configuration. Staff generally finds the request consistent with the Guidelines, but requires a specific window specification. Staff finds a salvaged wood window or a one over one wood window that matches the dimensions of existing windows on the house to be appropriate. The applicant is required to submit final documentation that adheres to these requirements.

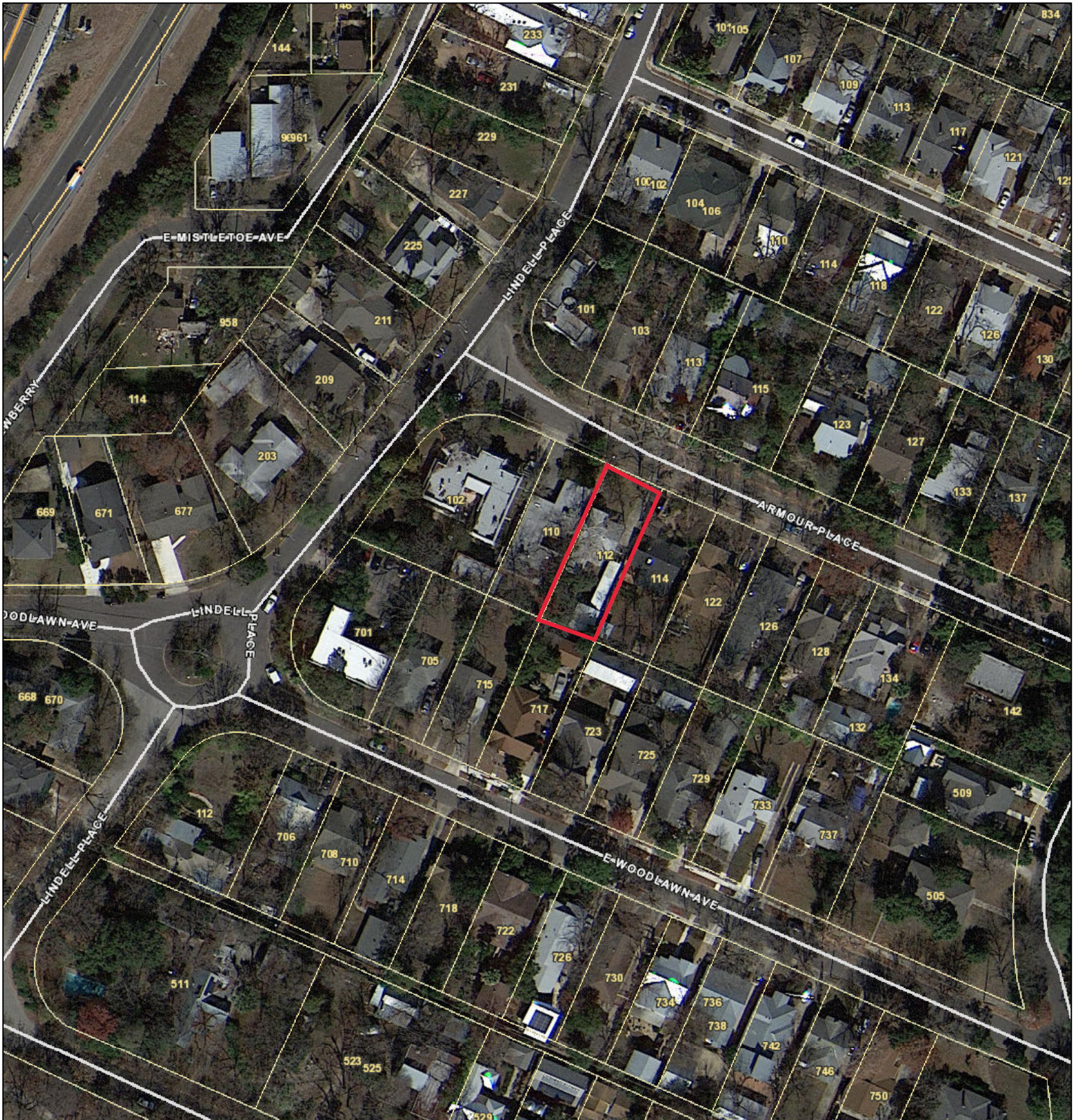
## **RECOMMENDATION:**

Staff recommends approval of the request items based on findings a through i with the following stipulations:

- i. That the applicant modifies the proposed window proportions and configurations to be one over one to be more consistent with the Guidelines as noted in finding e. The applicant is required to submit final permit-level drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits final window specifications to staff for review and approval for both the front window replacement and the proposed new windows for the addition as noted in findings e and i. Windows should be fully wood and either be salvaged or, if new, feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. The applicant is required to submit supporting documentation for the proposed size, configuration, proportion, and detailing for the replacement window on the front façade as noted in finding I.
- iii. That all existing original wood windows be fully restored.
- iv. That the board and batten siding feature a smooth finish and boards that are 12 inches in width and battens that are approximately 1.5 inches in width.
- v. That the applicant submits final measured drawings for the proposed wooden front porch railing and column as noted in finding h. The column should be a maximum 6x6” in width and feature chamfered corners and a traditional base and column detail.



# City of San Antonio One Stop



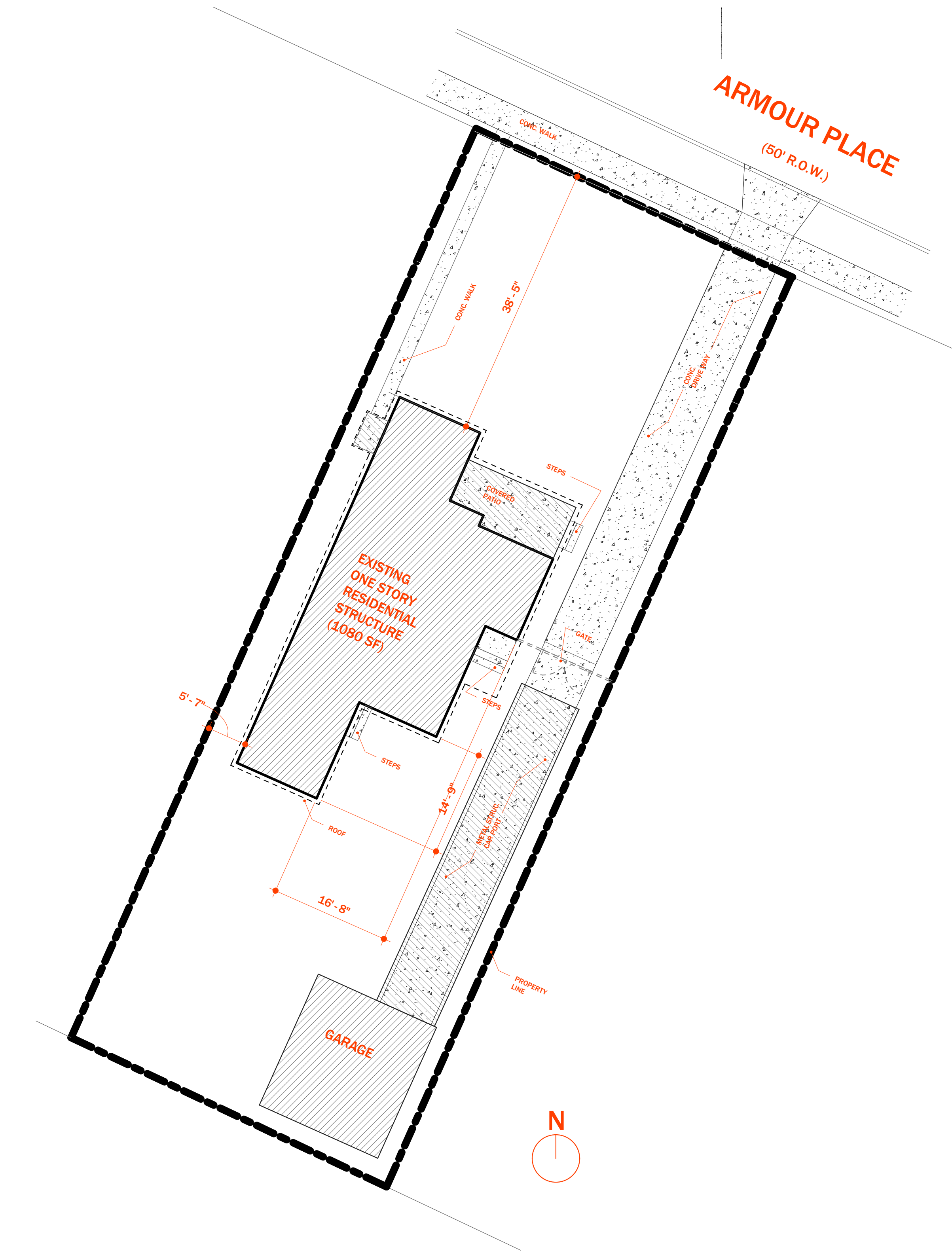
January 28, 2021



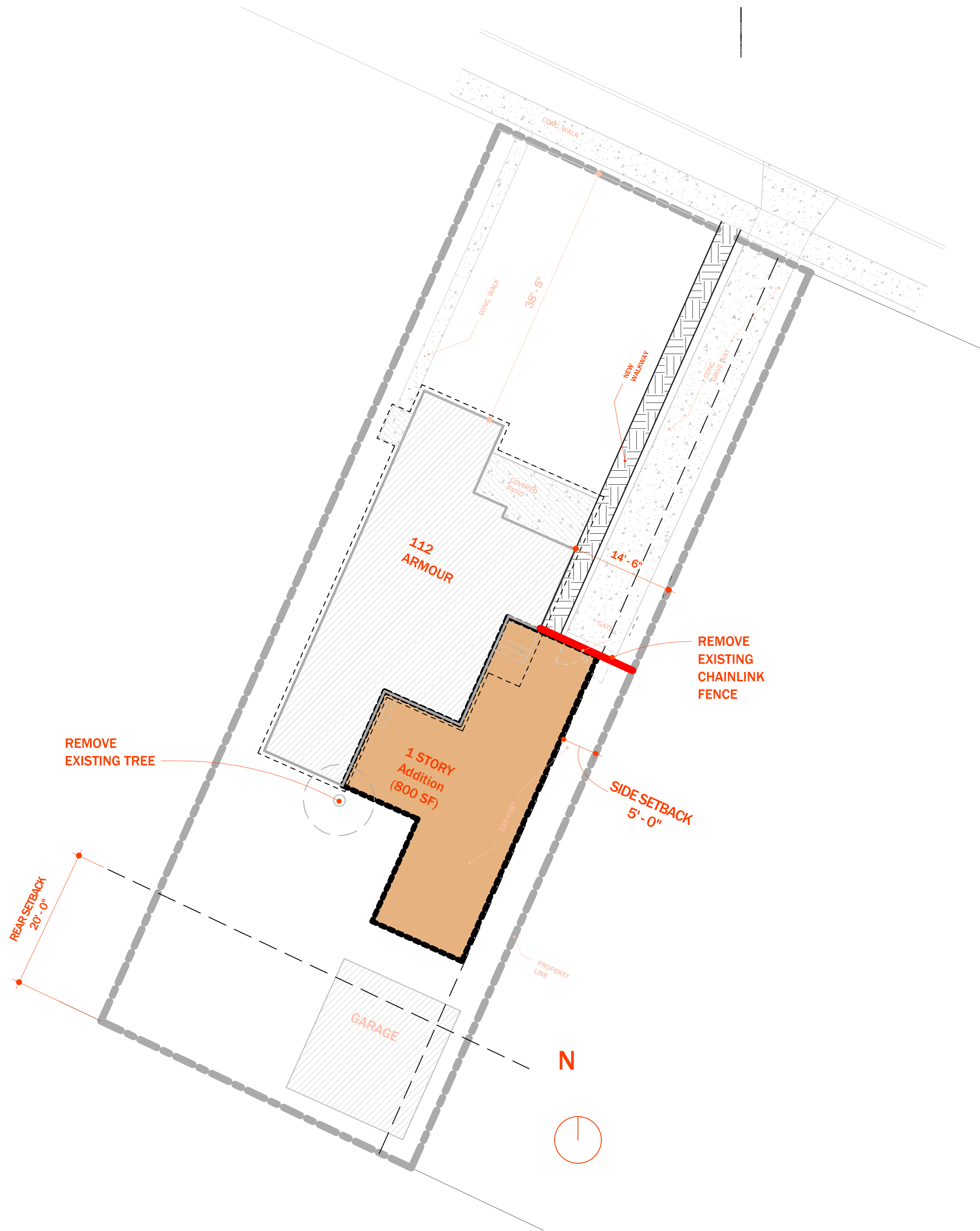








1 EXISTING  
SCALE: 3/32" = 1'-0"



2 SCOPE  
SCALE: 3/32" = 1'-0"

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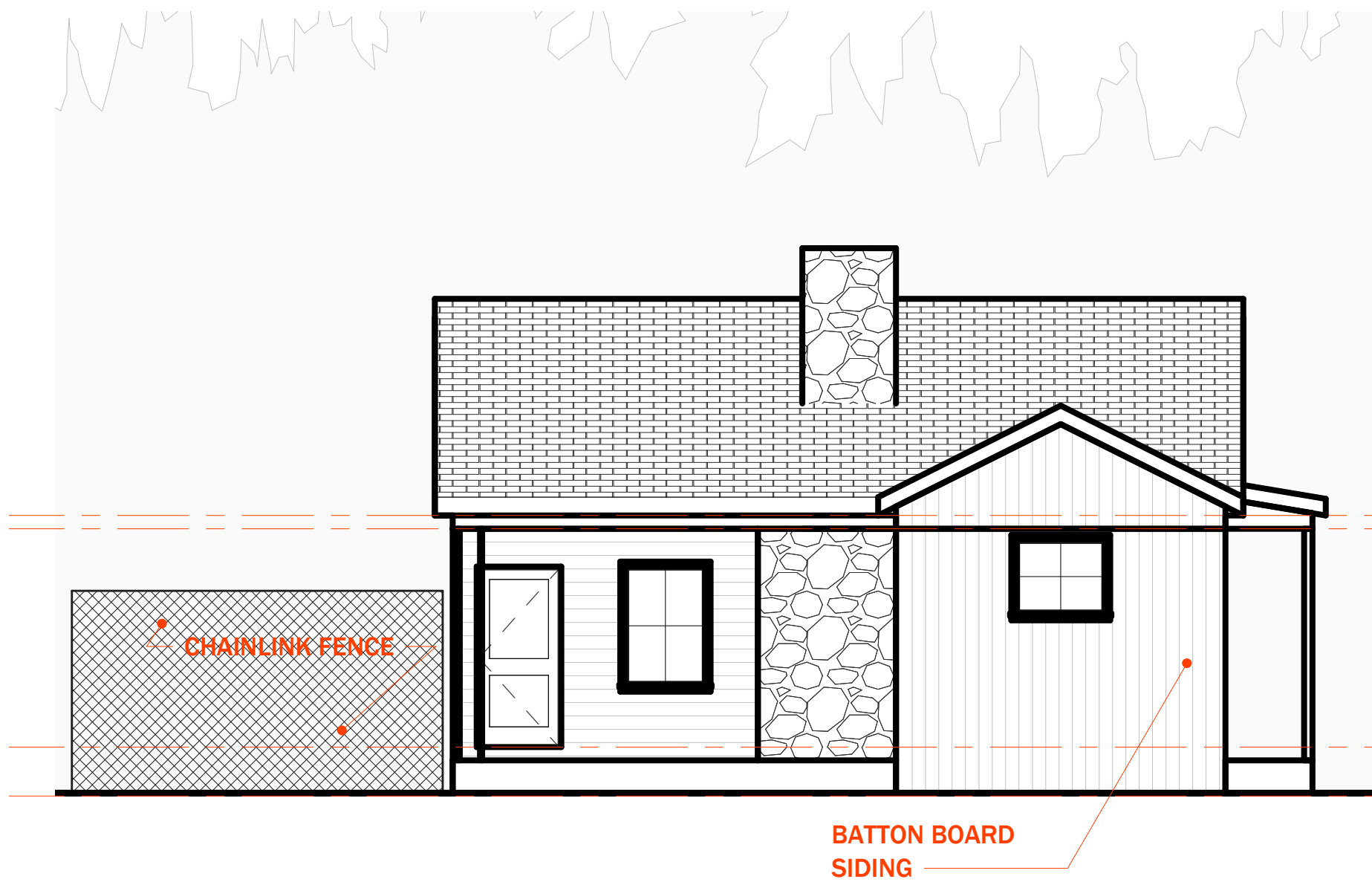
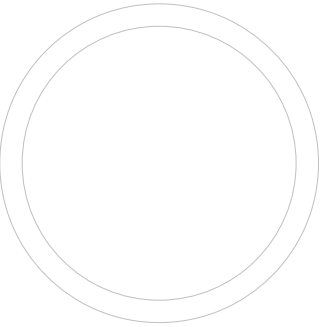
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SITE PLAN

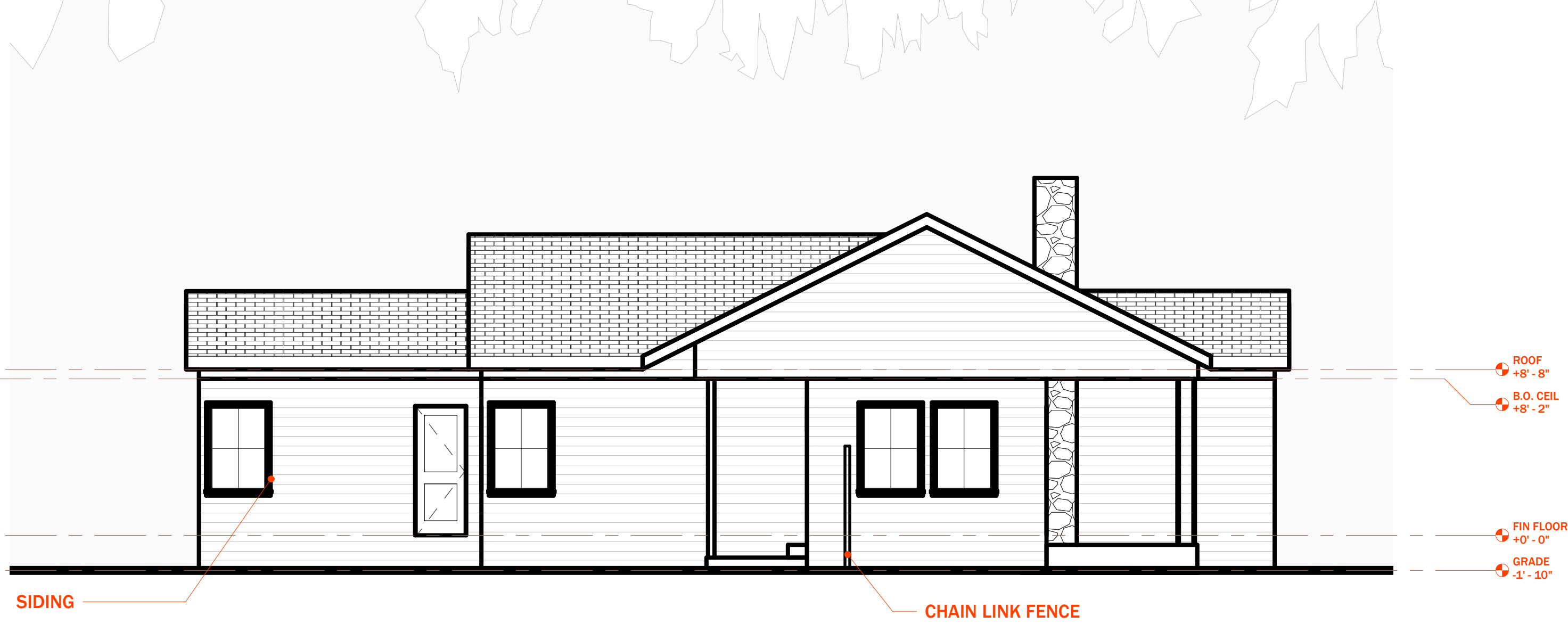
SCA 3/32" = 1'-0"

A1.1

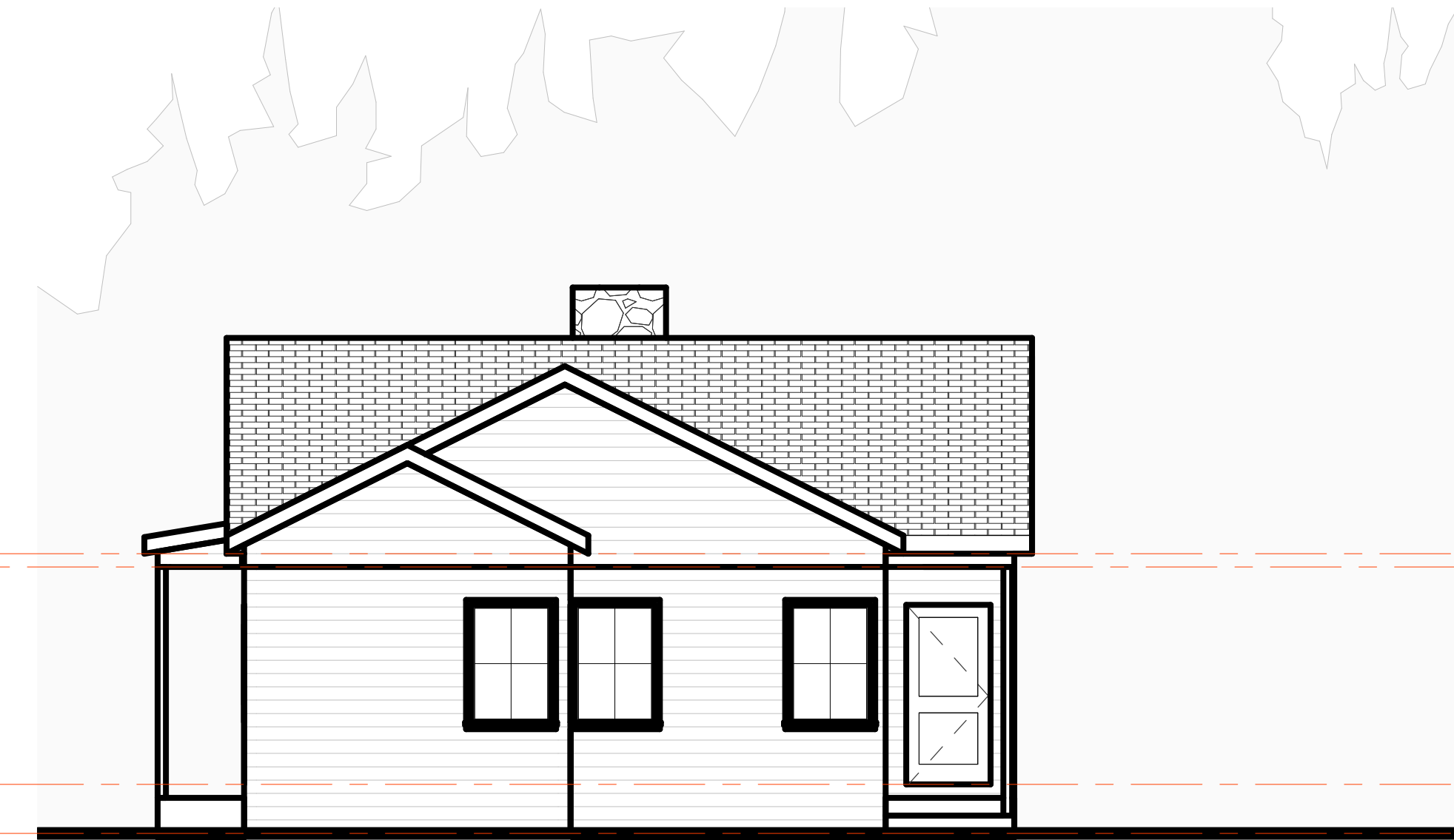
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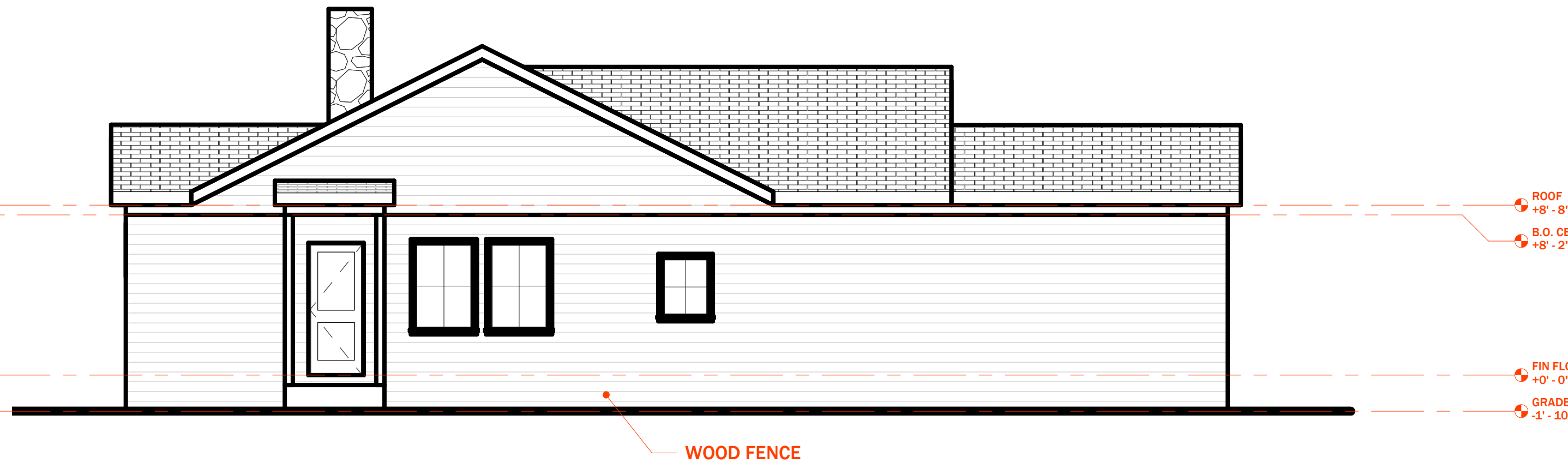
1 NORTH ELEVATION - EXISTING  
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION - EXISTING  
SCALE: 3/16" = 1'-0"

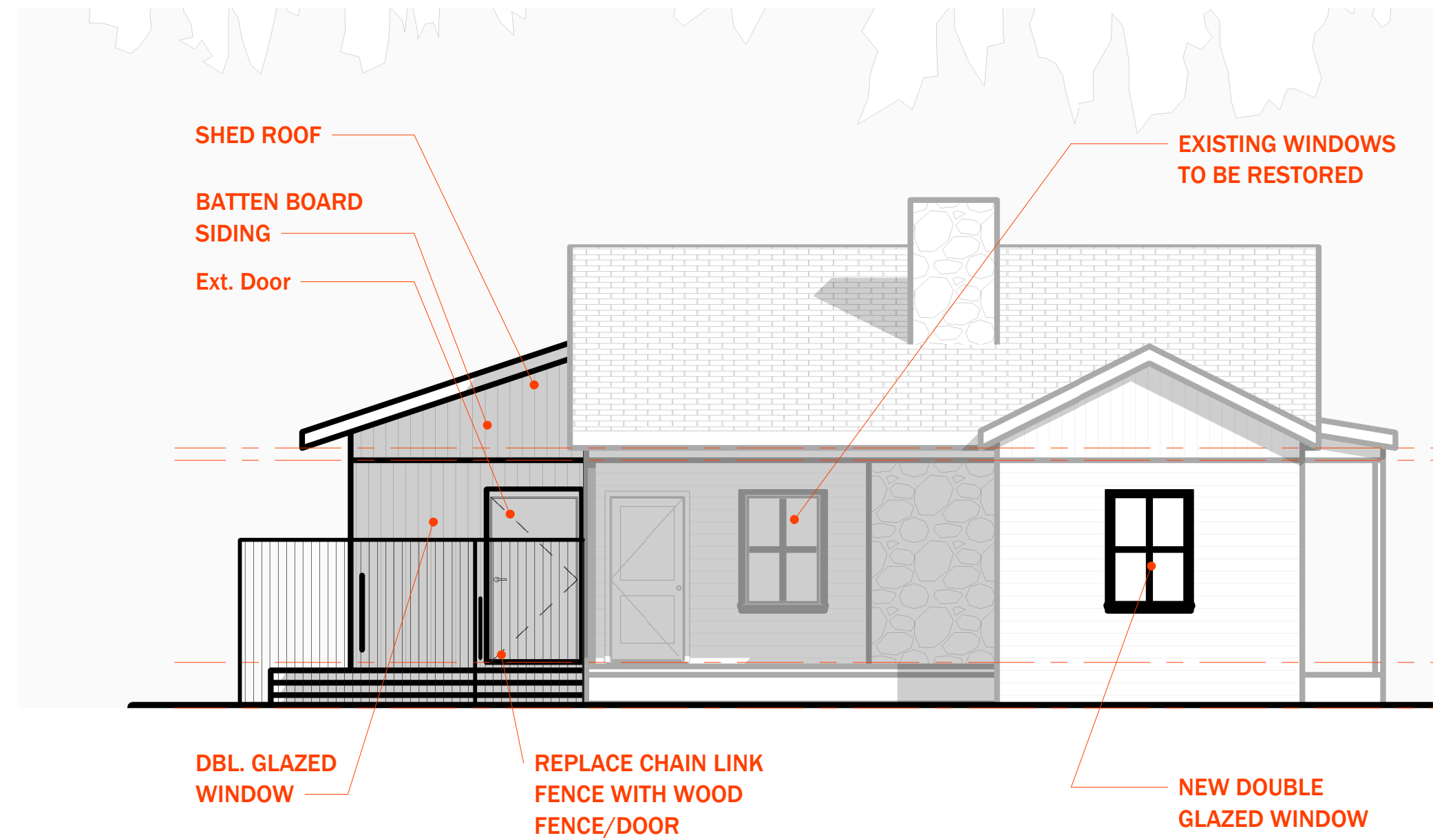


2 SOUTH ELEVATION - EXISTING  
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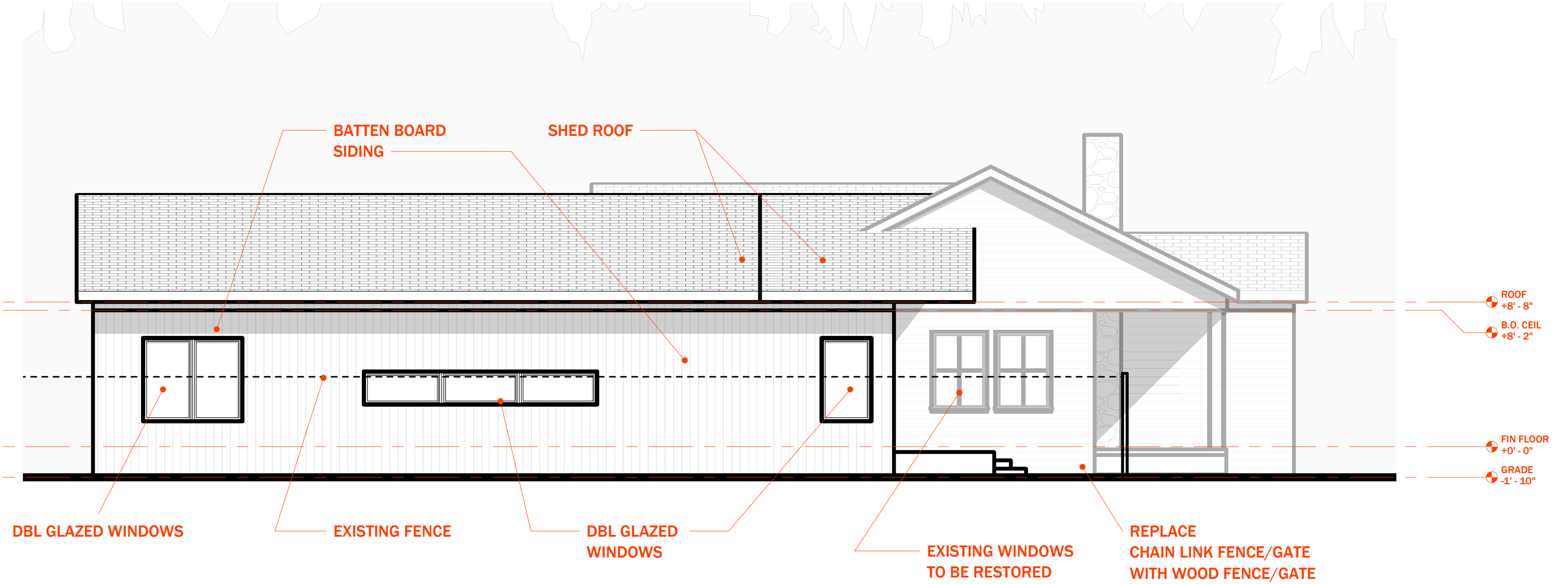


4 EAST ELEVATION - EXISTING  
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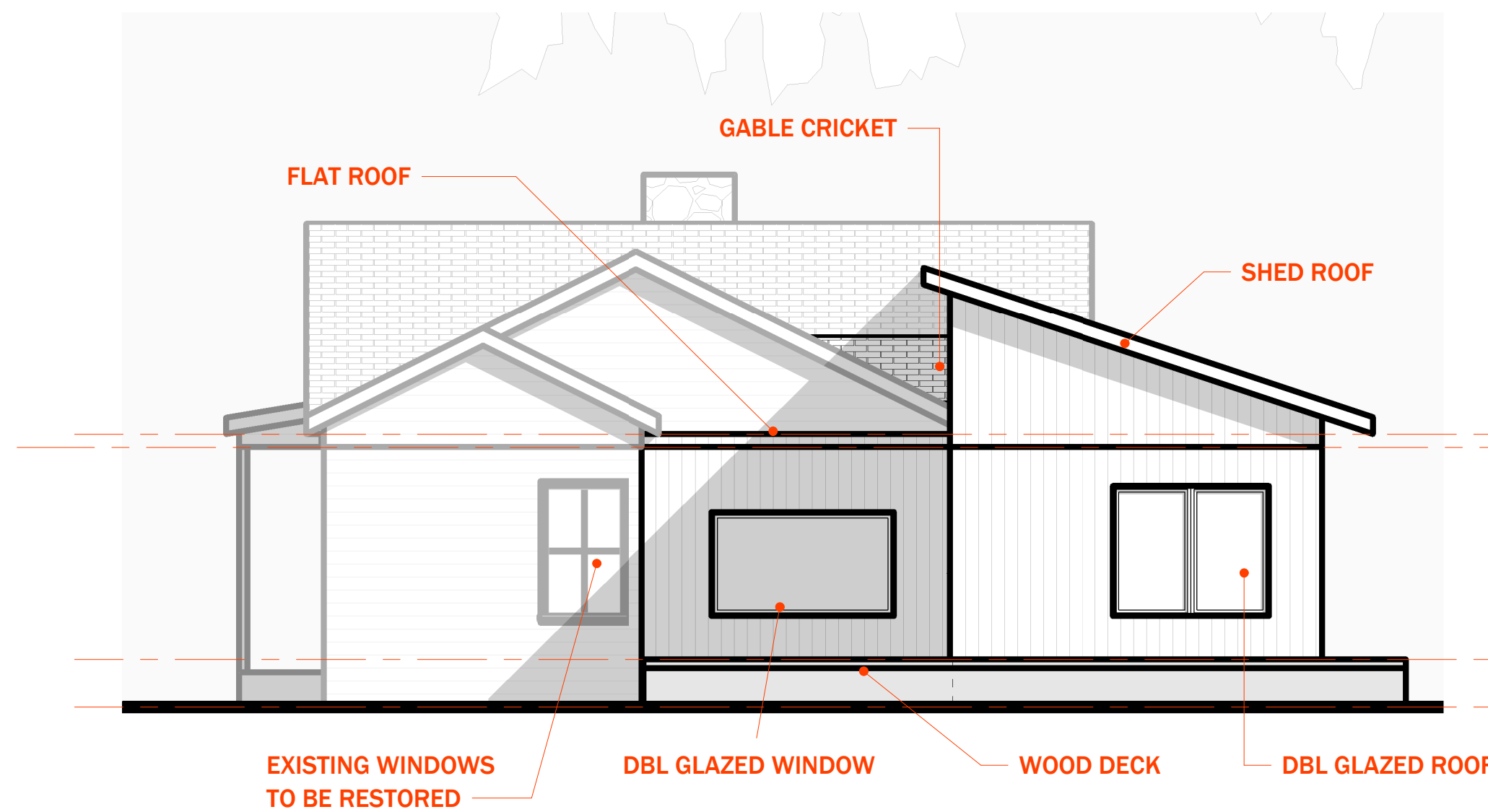




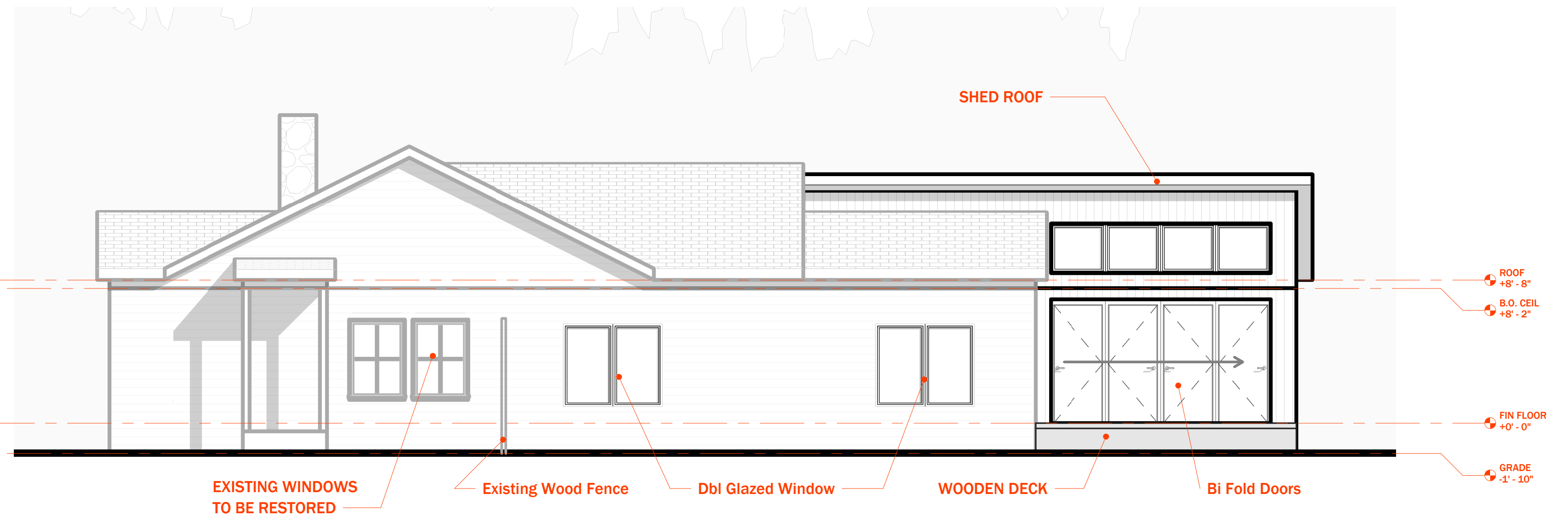
1 NORTH ELEVATION - ADDITION  
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION - ADDITION  
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION - ADDITION  
SCALE: 3/16" = 1'-0"



4 EAST ELEVATION - ADDITION  
SCALE: 3/16" = 1'-0"

- EXISTING WINDOWS TO BE REPLACED WITH DOUBLE GLAZED, WOOD TRIM, OR WOOD/CLAD ALUM WINDOWS
- NEW WINDOWS TO BE DOUBLE GLAZED, WOOD TRIM, OR WOOD/CLAD ALUM WINDOWS
- BI FOLD PATIO DOORS TO BE ALUM DOORS

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ELEVATION  
- ADDITION

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DESIGN REVIEW



# 112 ARMOUR PL

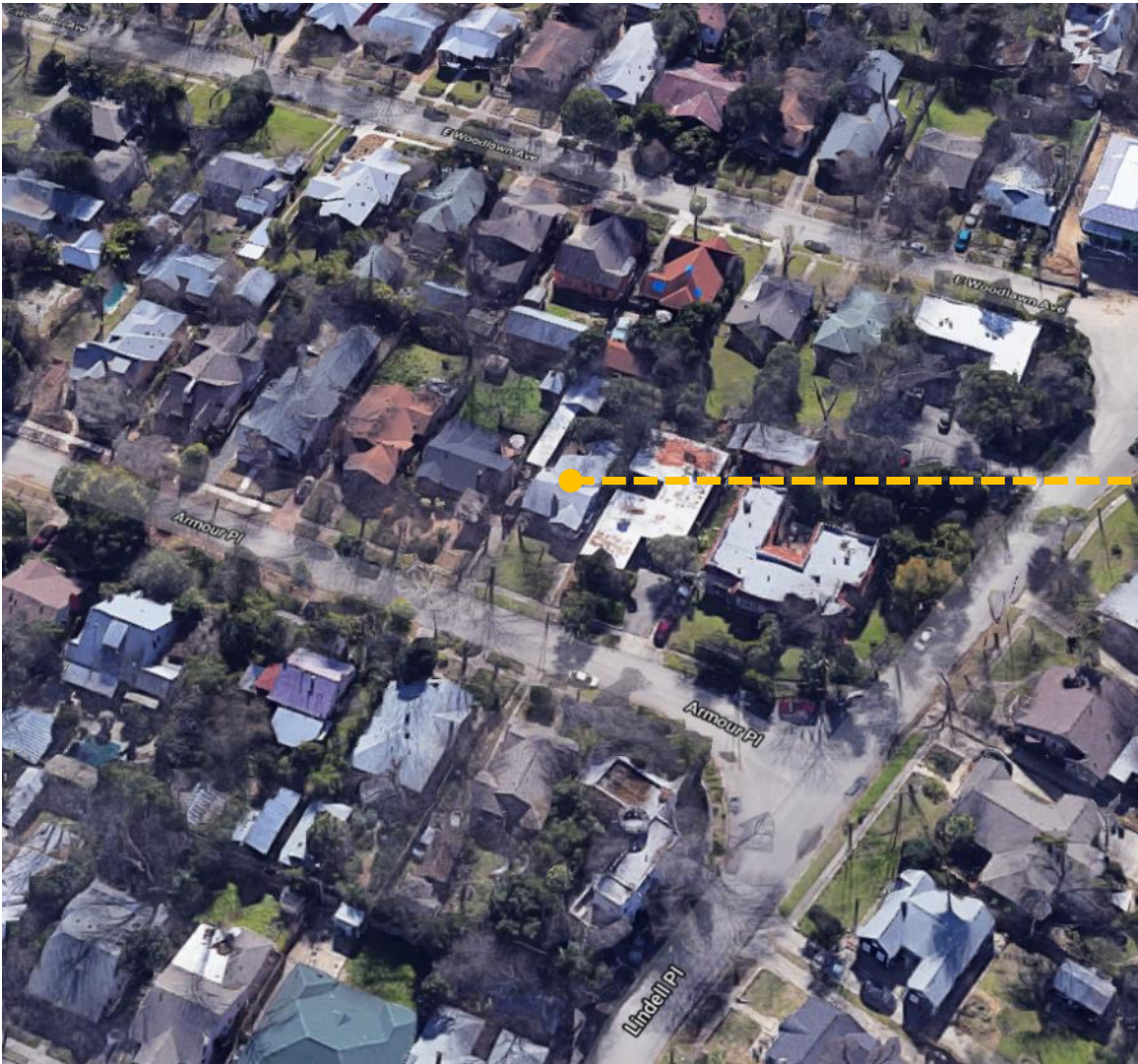
SAN ANTONIO, TX



JAN.27.2021



# 1.0 SITE



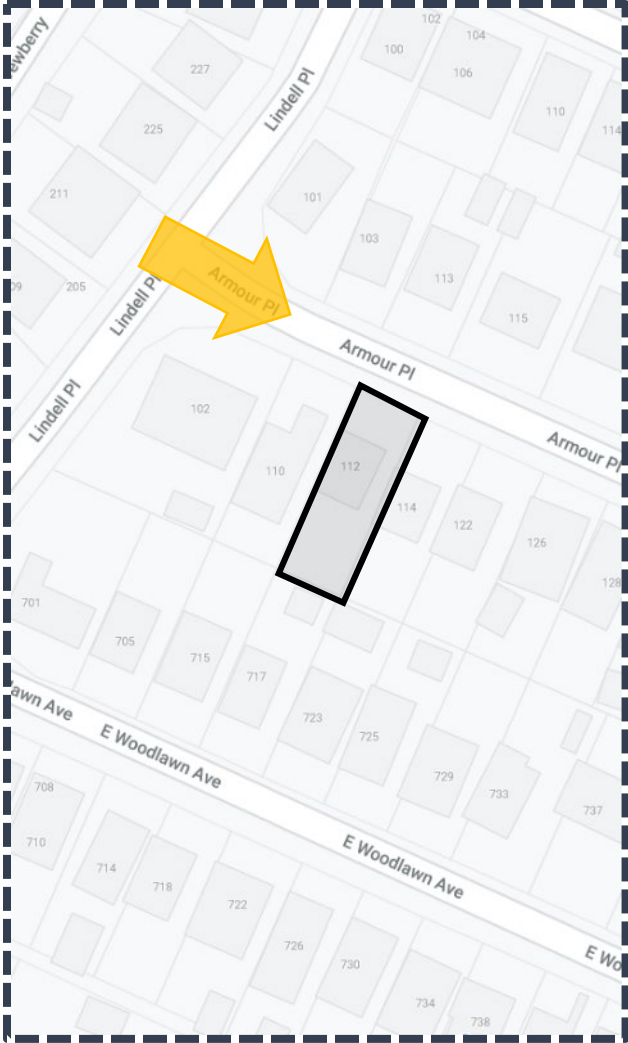
RIVER ROAD



112 ARMOUR PL

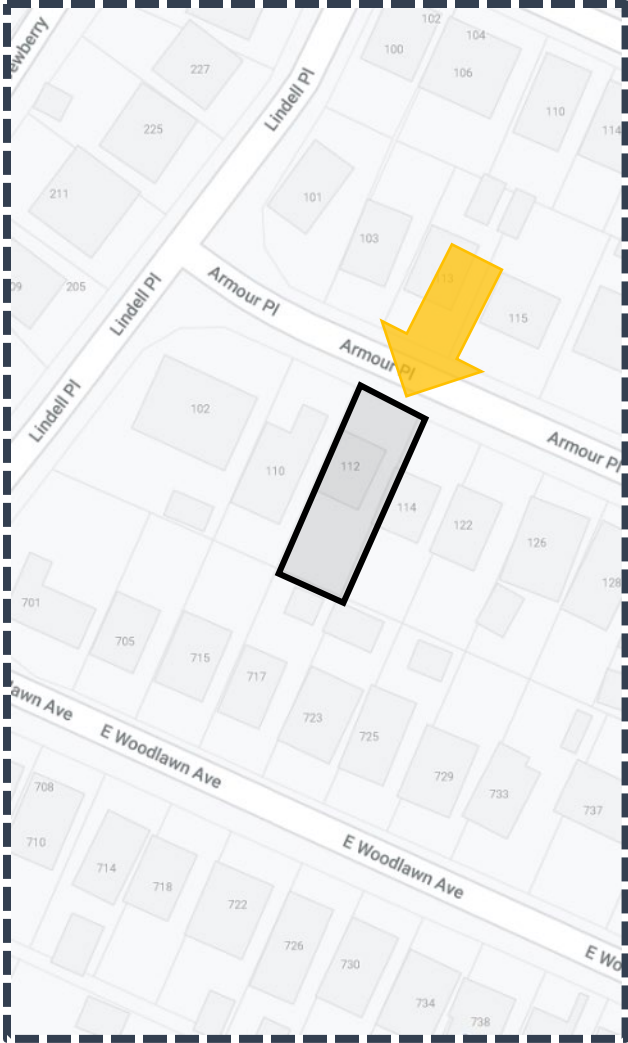


# 1.0 SITE | STREET VIEWS





1.0 SITE | STREET VIEWS



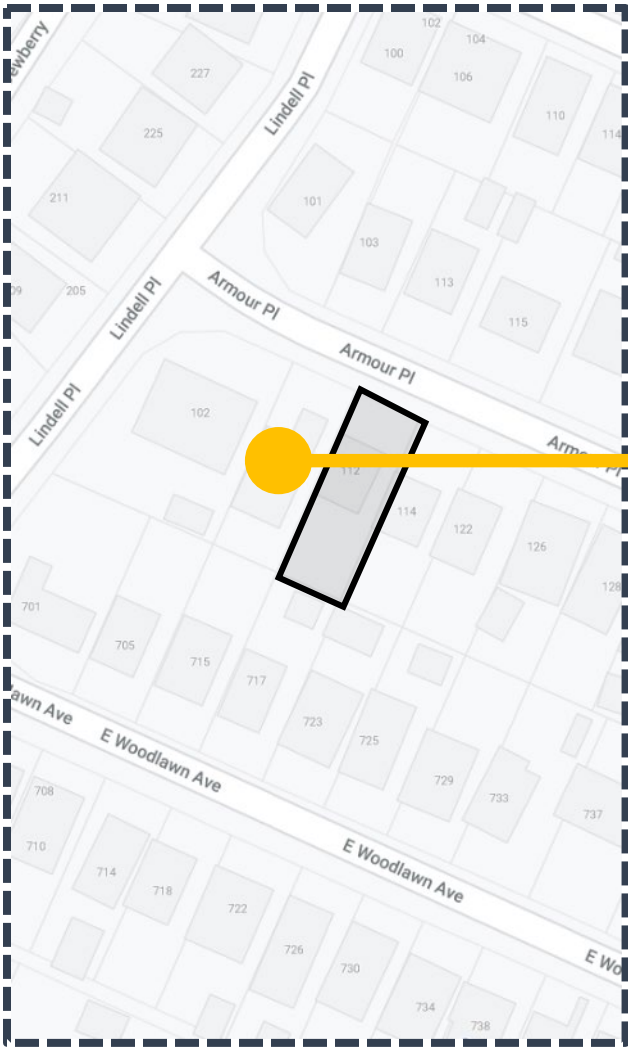


1.0 SITE | STREET VIEWS





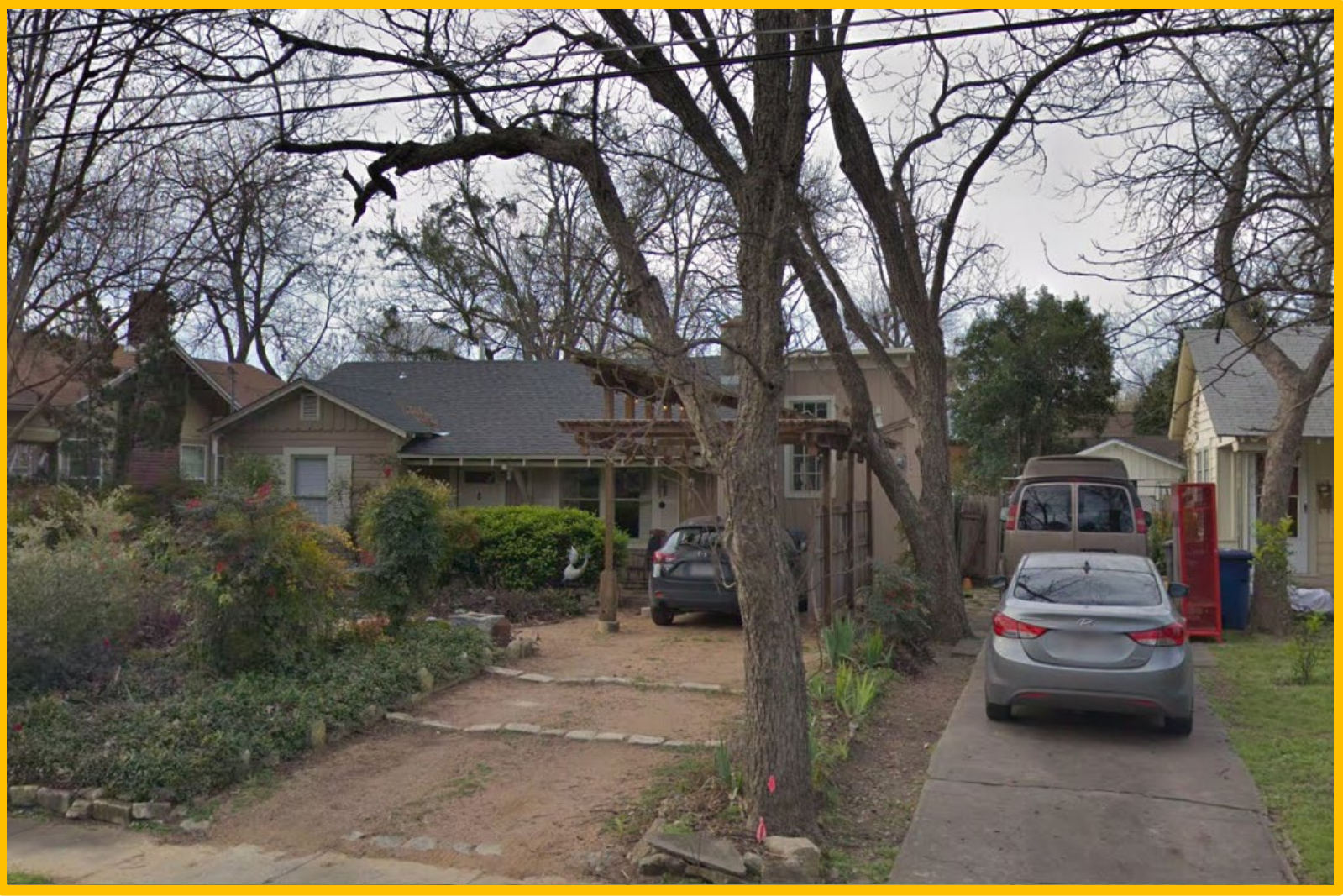
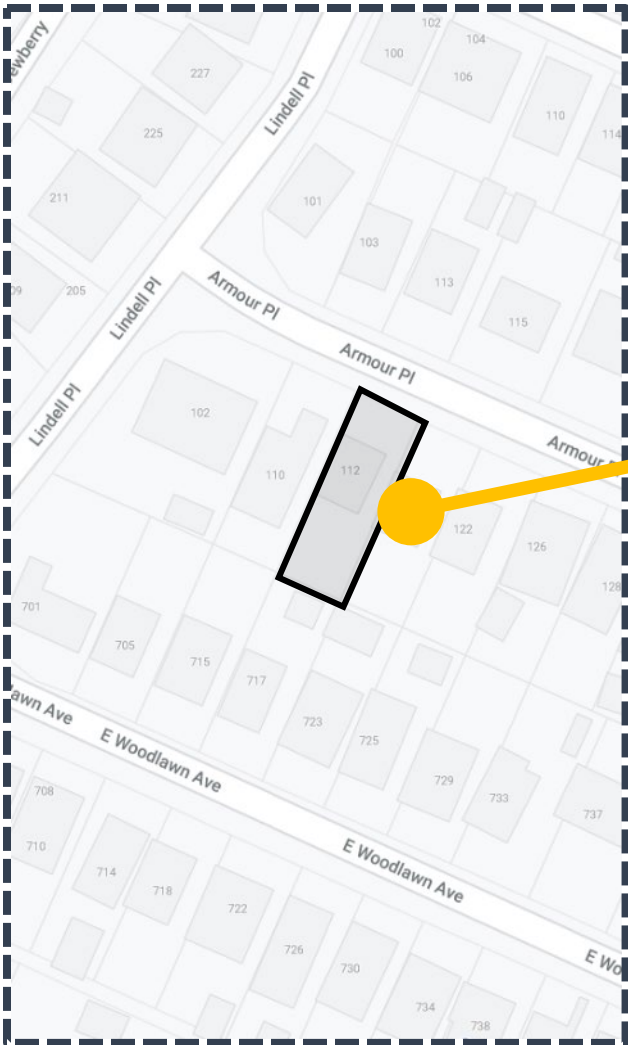
# 2.0 CONTEXT | ADJACENT HOUSES



110 ARMOUR PL



# 2.0 CONTEXT | ADJACENT HOUSES



114 ARMOUR PL



### 3.0 EXISTING CONDITION| EXTERIOR





### 3.0 EXISTING CONDITION| EXTERIOR



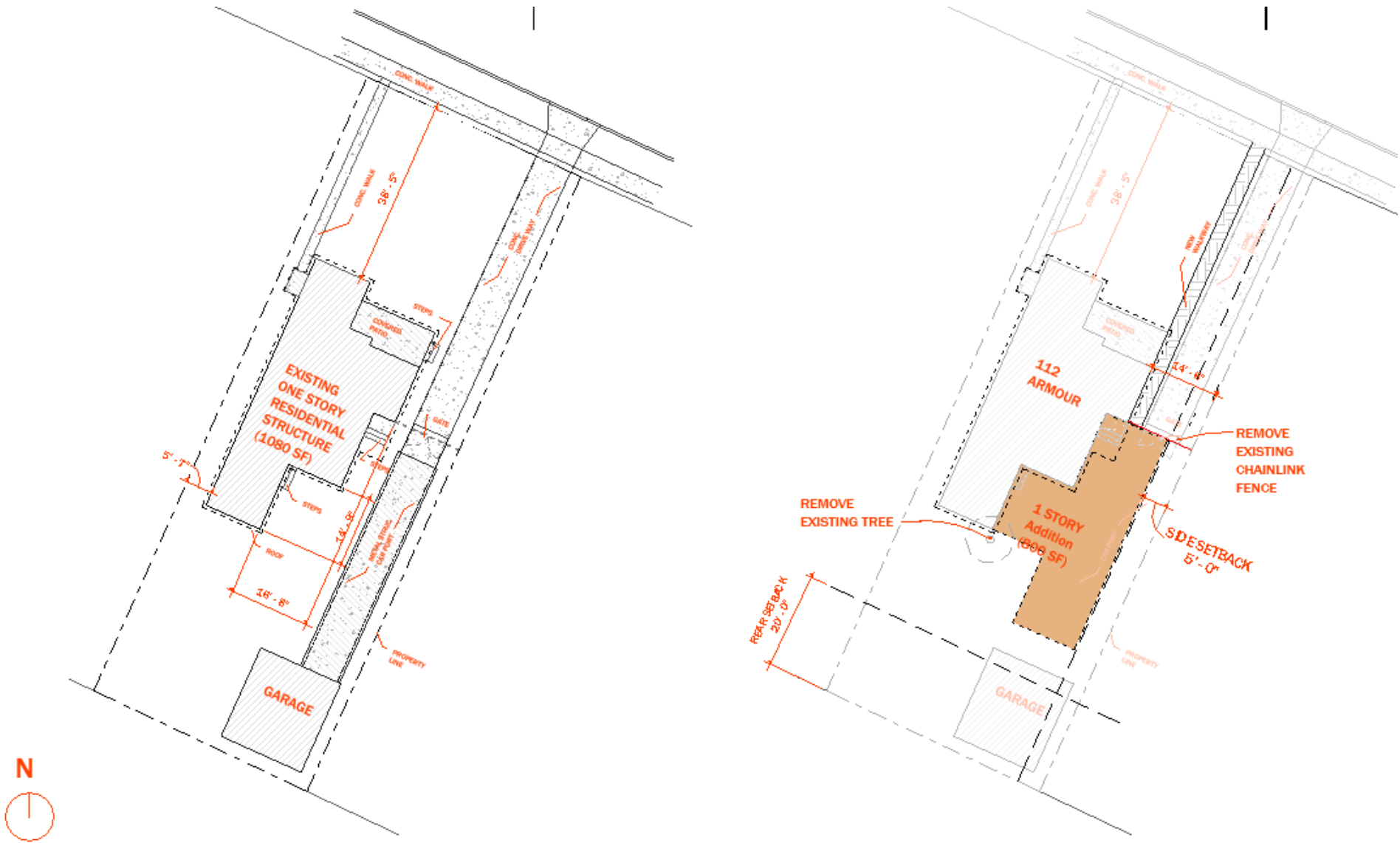


### 3.0 EXISTING CONDITION| INTERIOR



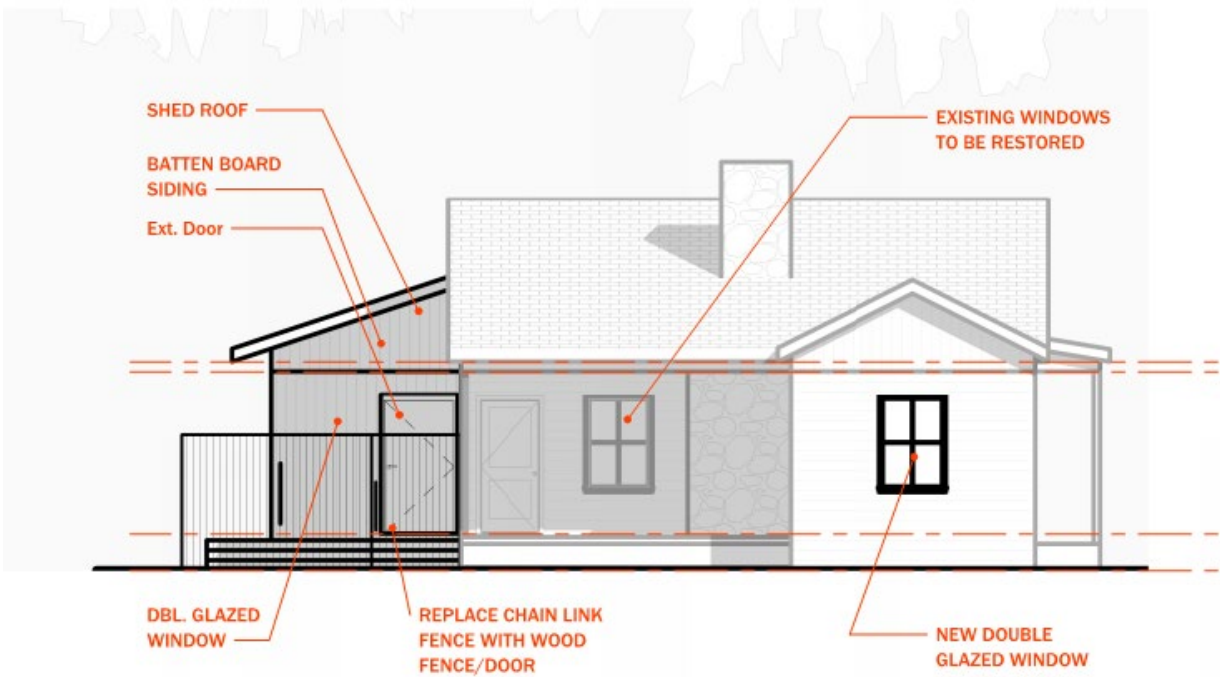
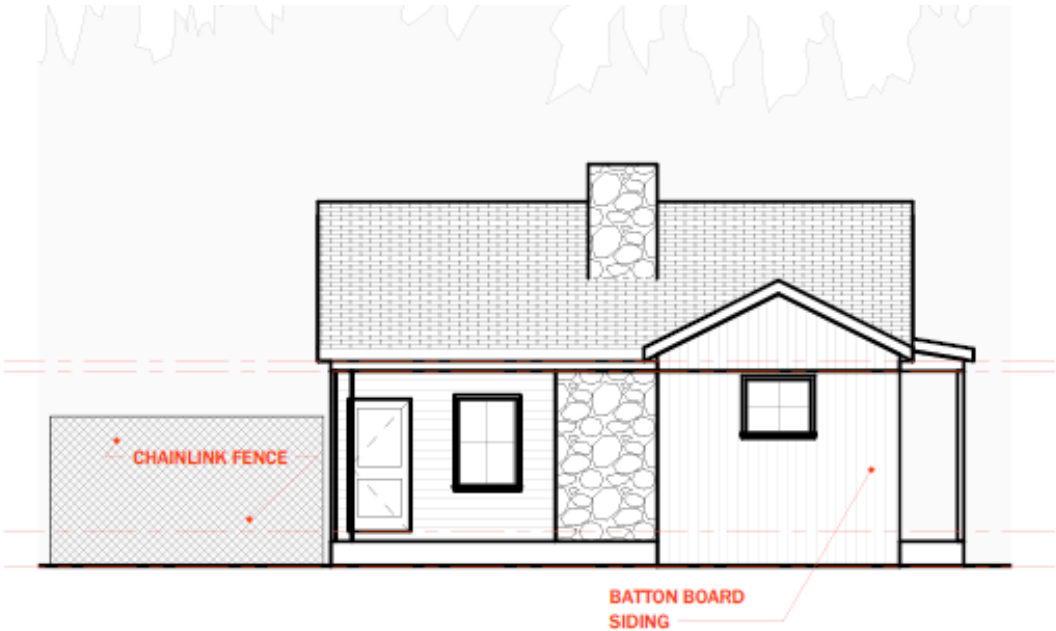


# 4.0 ADDITION | SITE PLAN



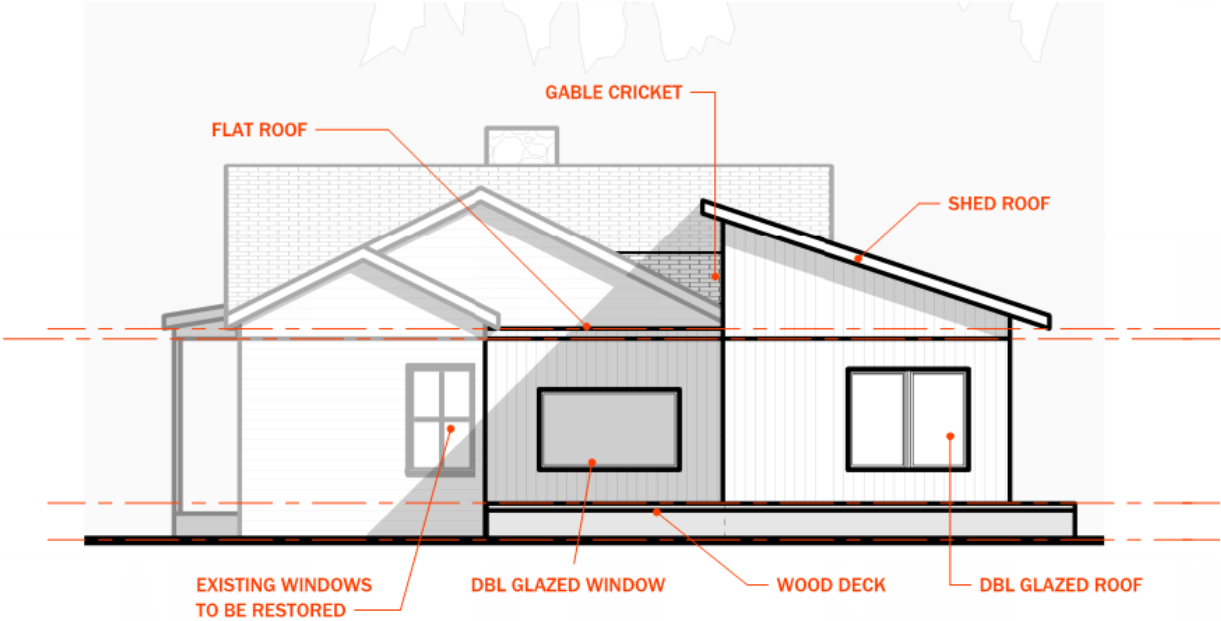


# 4.0 ADDITION | NORTH ELEVATION



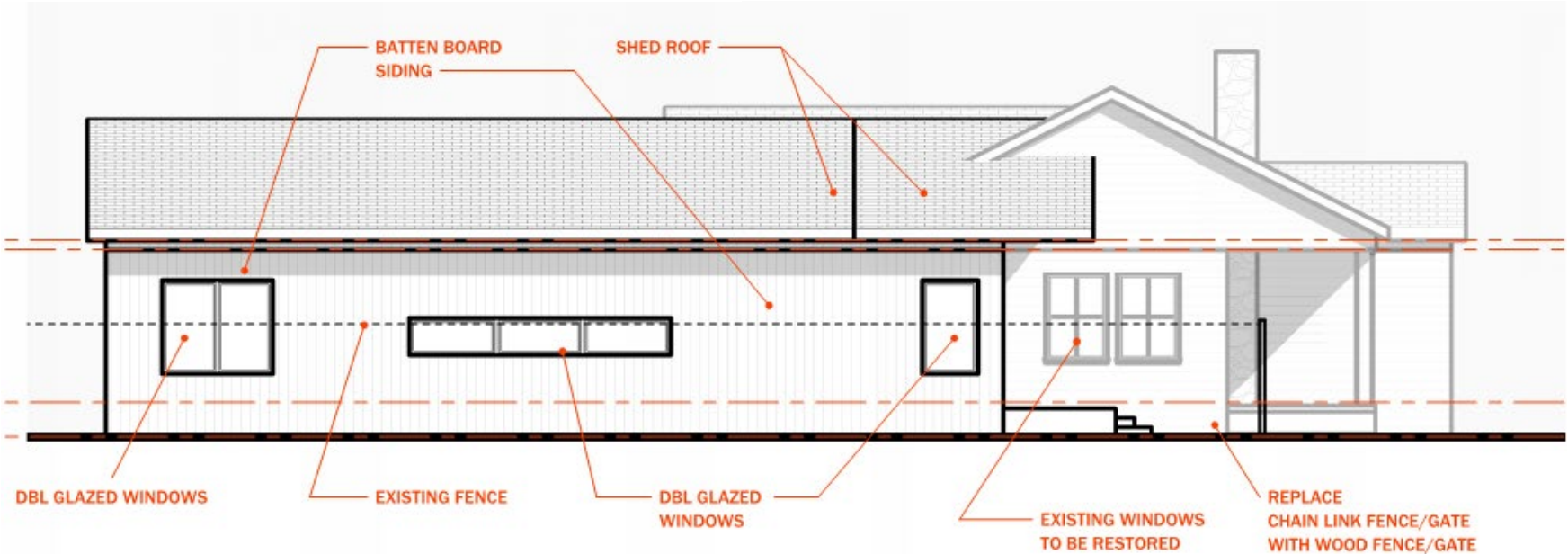


# 4.0 ADDITION | SOUTH ELEVATION



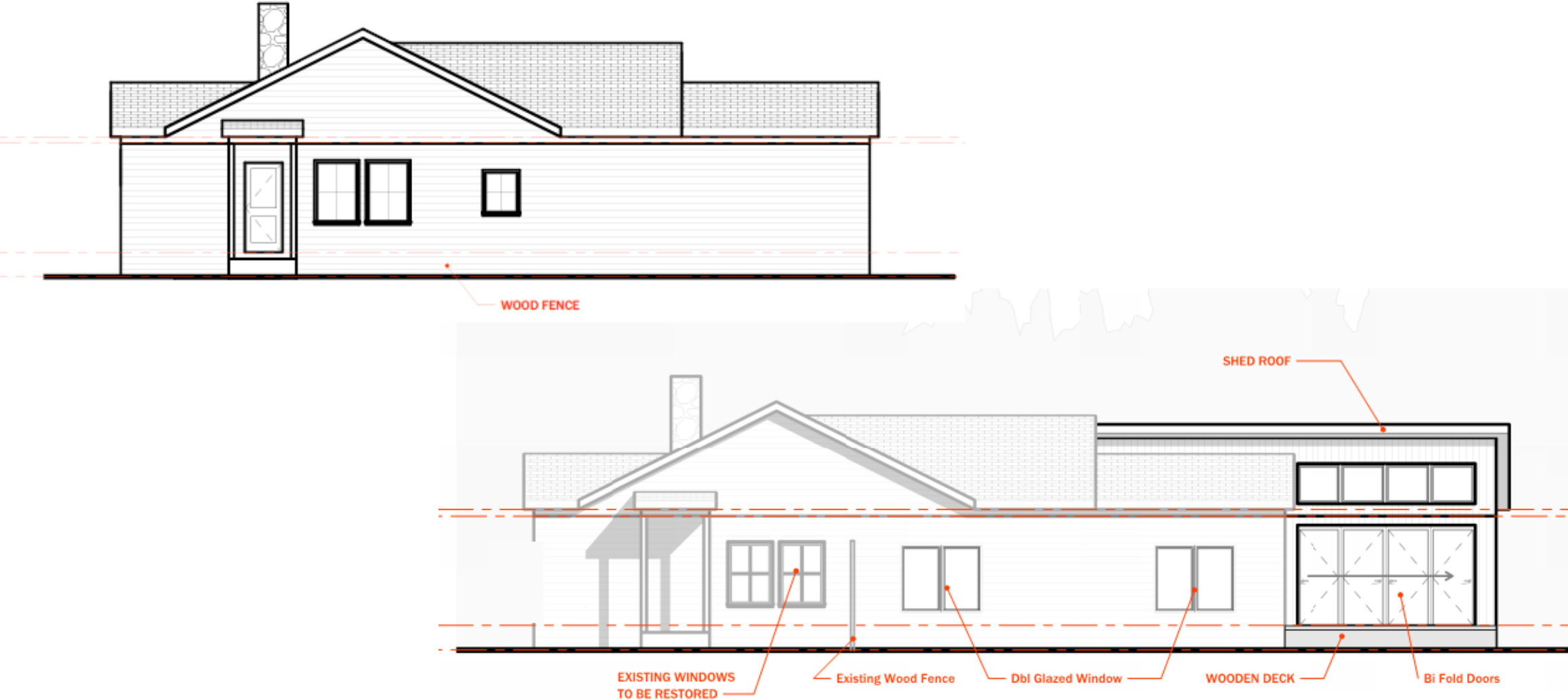


# 4.0 ADDITION | WEST ELEVATION





# 4.0 ADDITION | EAST ELEVATION



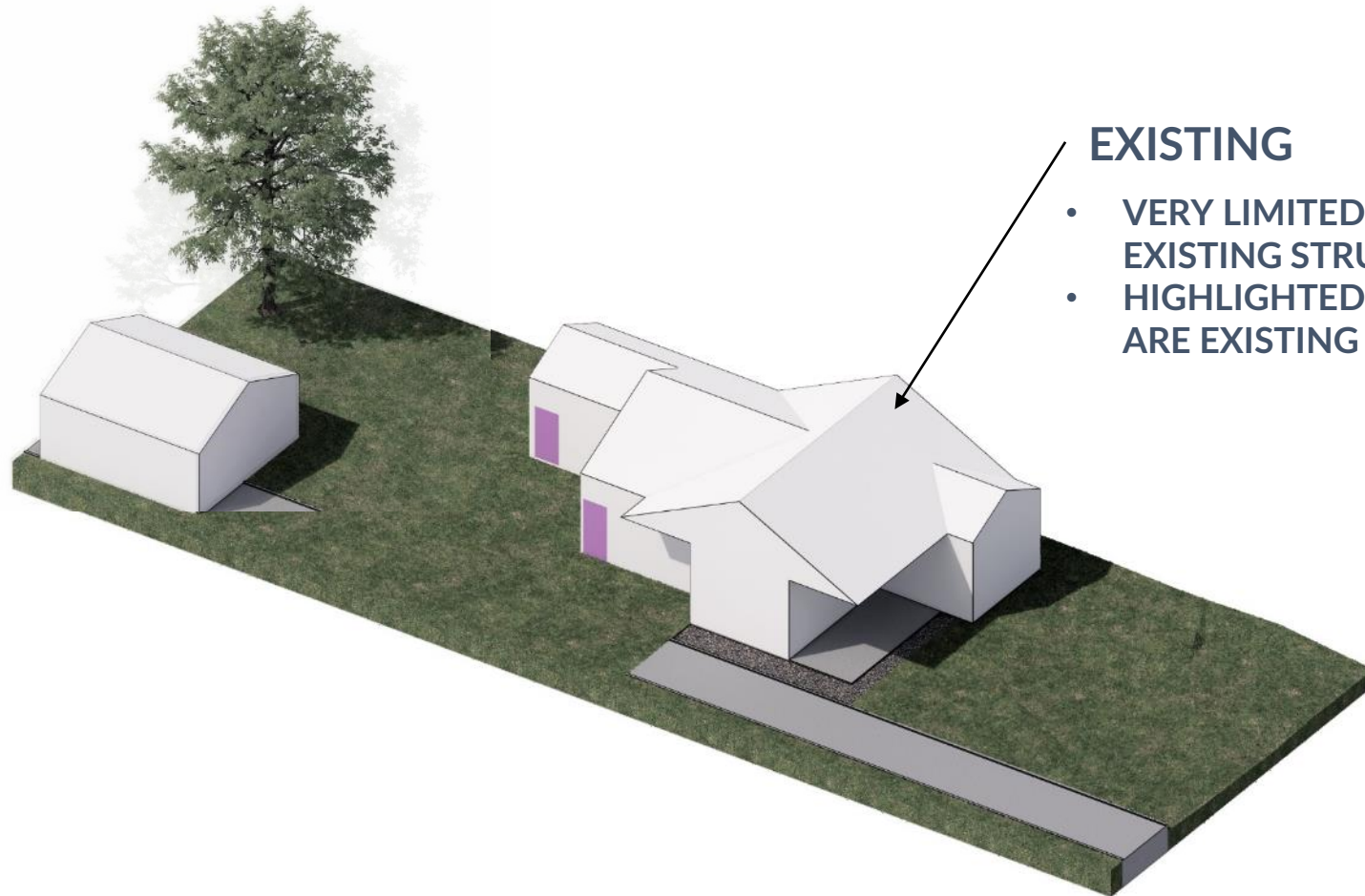


## 4.0 ADDITION | MASSING DIAGRAM – ALTERNATIVE MASSING





## 4.0 ADDITION | MASSING DIAGRAM

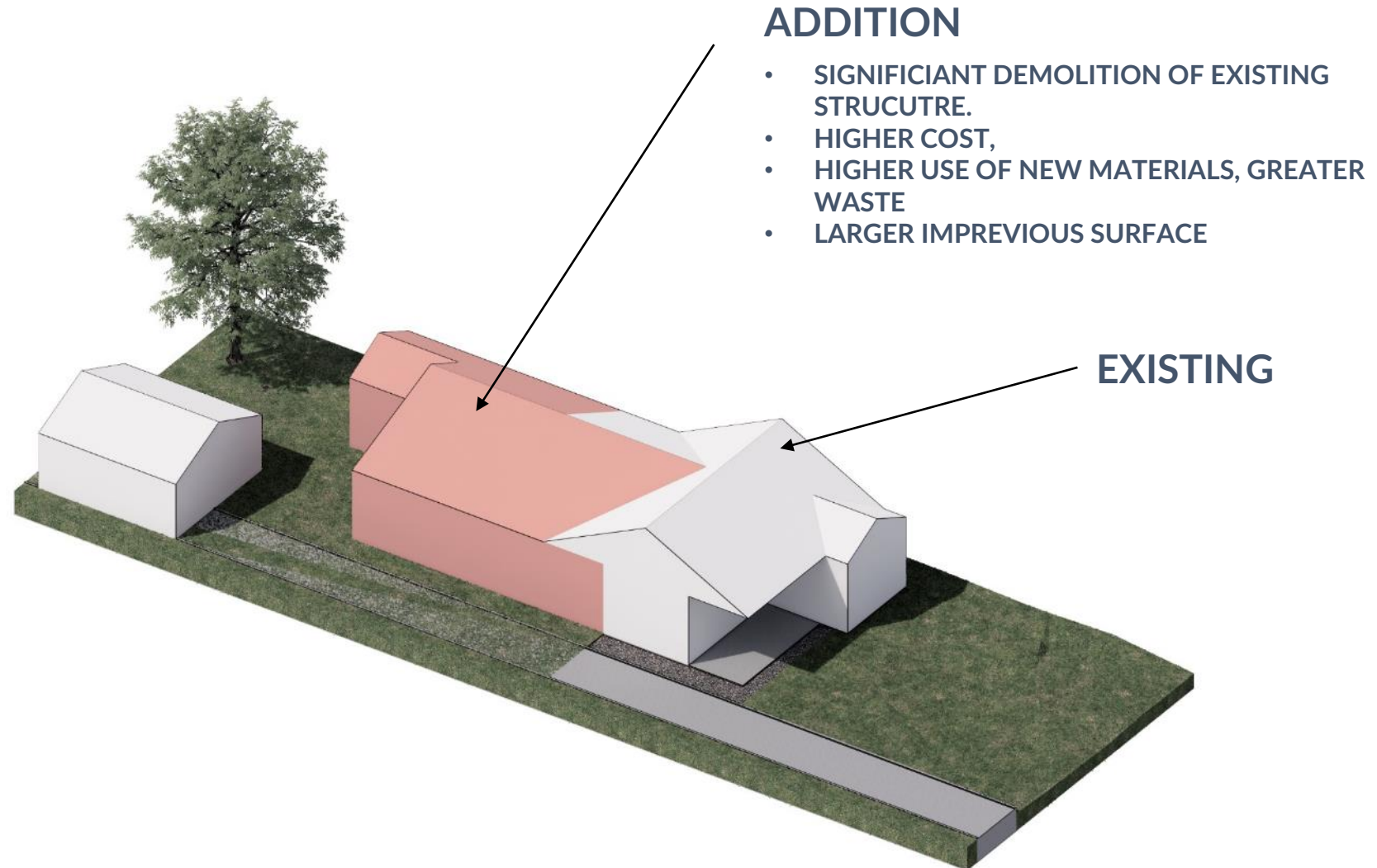


### EXISTING

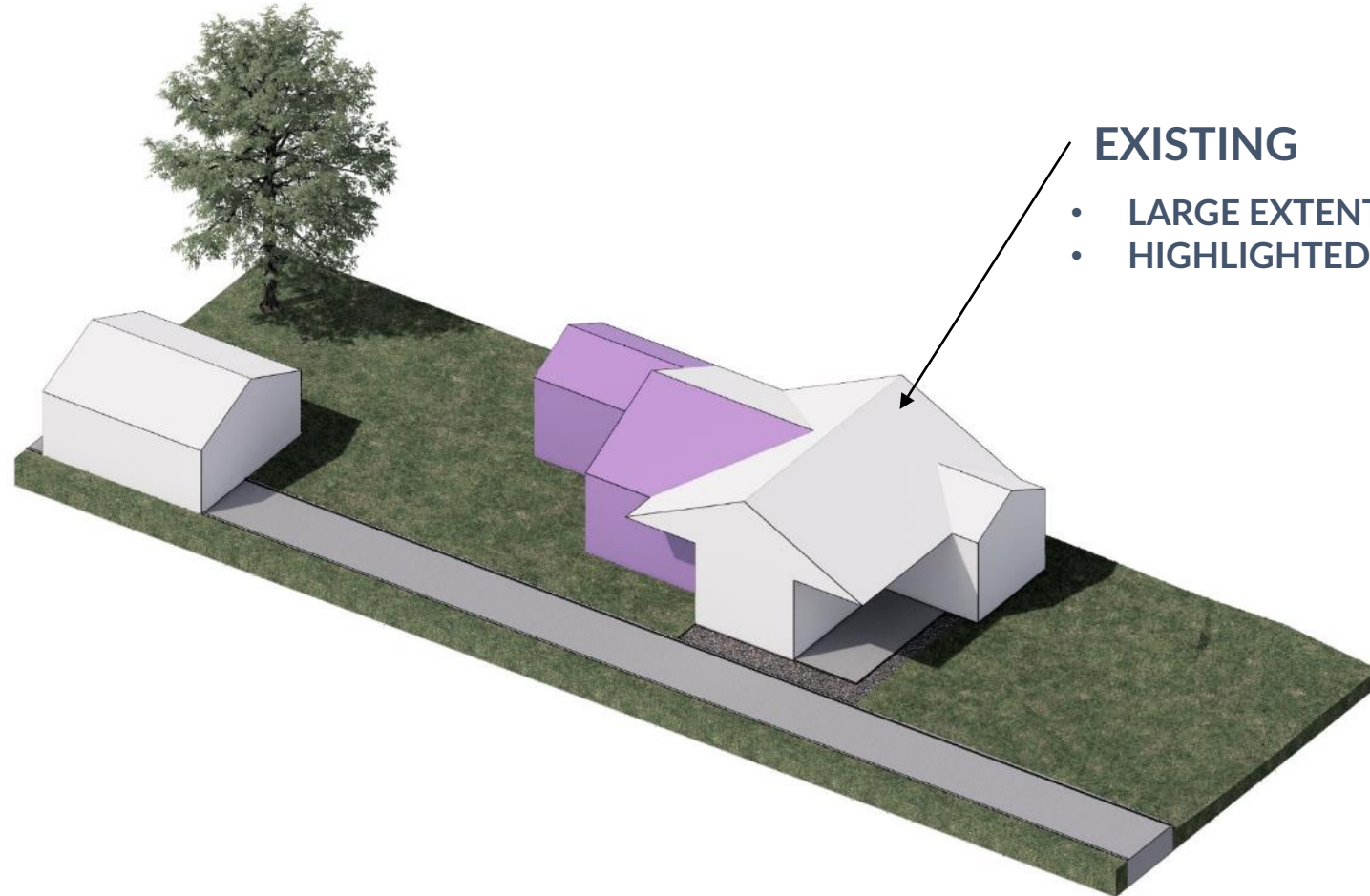
- VERY LIMITED AMOUNT OF DEMOLITION OF EXISTING STRUCTURE.
- HIGHLIGHTED AREAS TO BE REMOVED, MOST ARE EXISTING OPENINGS



## 4.0 ADDITION | MASSING DIAGRAM



## 4.0 ADDITION | MASSING DIAGRAM



### EXISTING

- LARGE EXTENT OF DEMOLITION REQUIRED
- HIGHLIGHTED AREAS TO BE REMOVED



## 4.0 ADDITION | VISABLE FRONTAGE DIAGRAM



- NEIGHBOOR ALSO EXTENDED TO THE SIDE, AS BOTH BUILDINGS ARE SIMILAR COTTAGE STYLE HOMES, THE SIDE ADDITION ARE MORE IN DIALOGUE



## 4.0 ADDITION | PERSPECTIVE (ILLUSTRATIVE)





## 4.0 ADDITION | PERSPECTIVE (ILLUSTRATIVE)

