

HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

HDRC CASE NO: 2021-121
ADDRESS: 711 MATAGORDA
LEGAL DESCRIPTION: NCB 712 BLK 9 LOT S 77.05 FT OF 17
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Mark Reina/Alamo City Construction & Supply LLC.
OWNER: Sherry Hess/HESS SHERRY M
TYPE OF WORK: Installation of a side screened porch
APPLICATION RECEIVED: March 09, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Construct a rear screened porch addition to be approximately 144 square feet.
2. Remove windows from the rear of the structure.
3. Install seamless gutters along the south and north elevations.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

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.

FINDINGS:

- a. The primary structure at 711 Matagorda is a 1-story, single-family residence constructed circa 1920 in the Craftsman style. The structure features a side gable metal roof, overhanging eaves with exposed rafter tails, wood cladding, a deep-set front porch with wood columns on brick bases, and one-over-one wood windows. The property is contributing to the Lavaca Historic District.
- b. **MASSING AND FOOTPRINT** – The applicant has proposed to construct a rear screened porch addition to the east elevation. The rear porch addition will be approximately 144 square feet and will be set back from the front façade wall plane and located flush with the rear elevation wall plane. The Guidelines stipulate that residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposed footprint appropriate.
- c. **SETBACK** – The applicant has proposed to construct the rear screened porch addition along the rear elevation. The addition will be visible from the public right-of-way. Guideline 1.A.iv. for Additions states that a setback or recessed area and a small change in detailing at the seam of the historic structure and the new addition should be utilized to provide a clear visual distinction between the old and new building forms. Staff finds the proposal appropriate.
- d. **ROOF** – The applicant has proposed to construct a red standing seam metal side gable roof over the proposed side screened porch to match the existing roof on the primary structure. Guideline 1.A.iii. for Additions states that additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposal appropriate.
- e. **FENESTRATION MODIFICATIONS** – The proposed addition will require the removal of 2 existing original windows on the east elevation. According to Guideline 6.A.i. for Additions, filling in historic openings should be avoided, especially when viewable from the public right-of-way. As the existing openings will remain and will only be enlarged to accommodate access to the proposed screened porch addition, staff finds the removal of the 2 windows on the north elevation appropriate.
- f. **MATERIALS: DOORS** – The applicant has proposed to install an existing historic wood door to the front elevation of the proposed screened porch addition and a set of doors in the existing window opening on the east elevation. Staff finds the wood doors to be appropriate.
- g. **MATERIALS: FAÇADE** – The applicant has proposed to construct the proposed screened porch addition with wood studs, screened panels, and wood wainscotting. Guideline 3.A.i. for Additions stipulates that additions should 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. Staff finds the proposal appropriate.
- h. **GUTTER INSTALLATION** – The applicant has proposed to install seamless gutters and downspouts along the roofline of the north and south elevations. The structure features character-defining exposed rafter tails along the eaves that would be obstructed by the gutter installation. According to Guideline 3.B.iii. for Exterior Maintenance and Alterations, distinctive features such as open eaves with exposed rafter tails should be preserved. Staff finds the proposal inconsistent with the Guidelines.

RECOMMENDATION:

Items 1 and 2, staff recommends approval based on findings a through g with the following stipulations:

- i. That the applicant salvages the original windows on the east elevation based on finding e and stores the windows on the property for future use.

- ii. That the applicant submits final material specifications for the proposed fully wood doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding f.

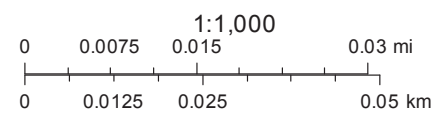
Item 3, staff does not recommend approval of gutter installation based on finding h. Staff recommends that the applicant explores alternate locations for gutter installation that will not obscure character-defining features of the structure.

City of San Antonio One Stop

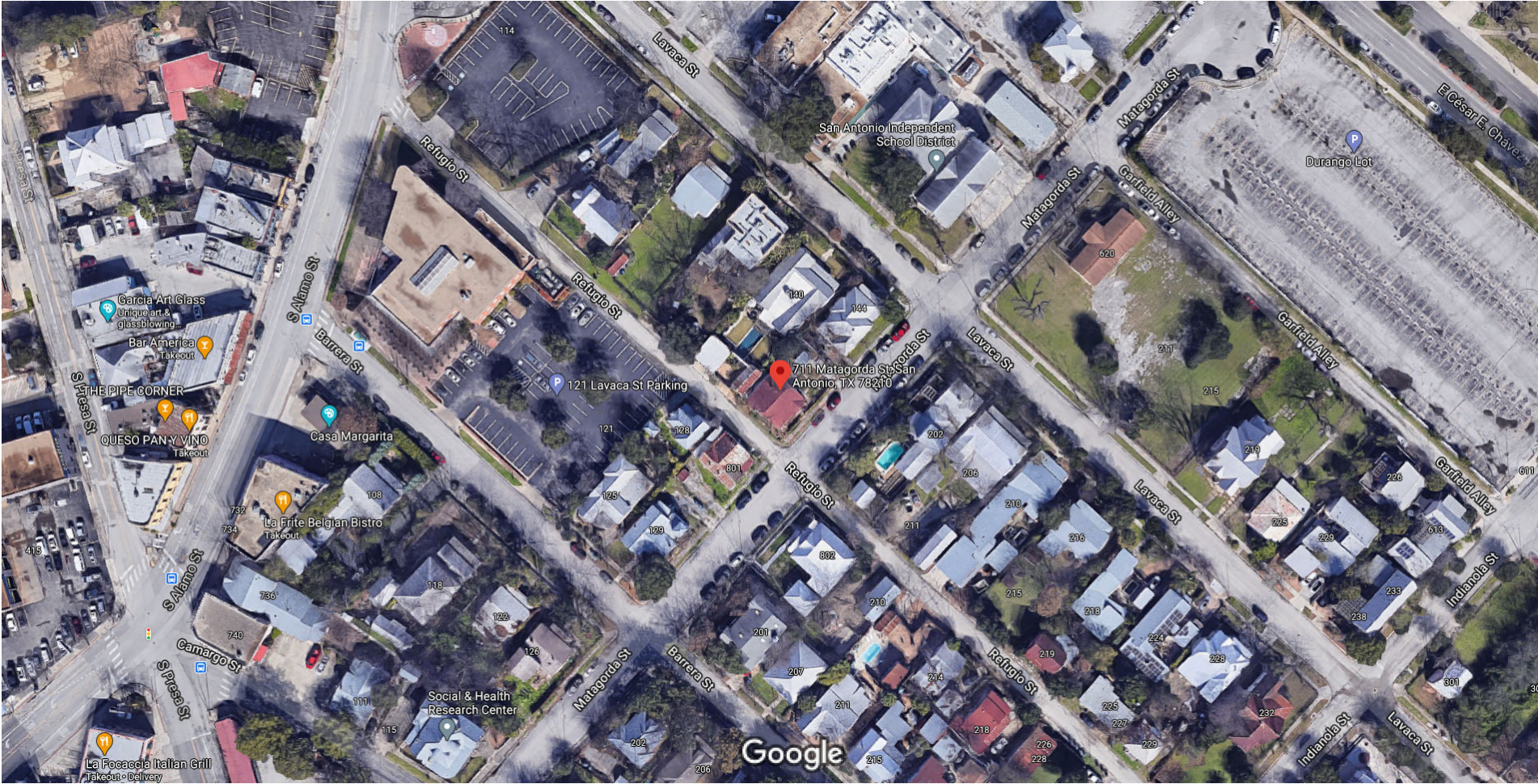


March 29, 2021

— User drawn lines



Google Maps 711 Matagorda St



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 Google 50 ft

Google Maps 711 Matagorda St



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 20 ft

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PLOT PLAN
FOR BUILDING PERMITS

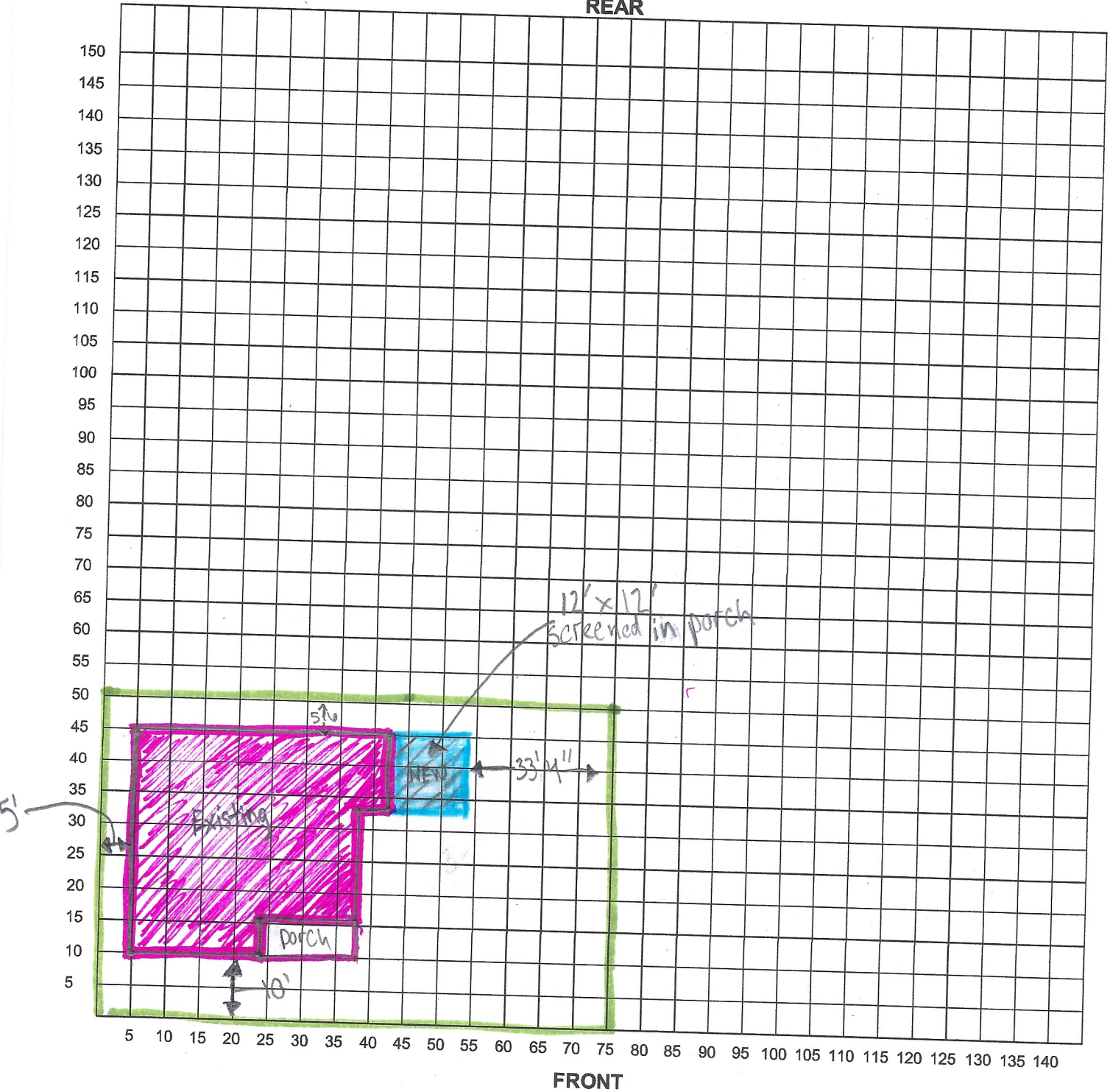
Address: 711 Matagorda

Lot: _____

Block: _____

NCB: _____

REAR

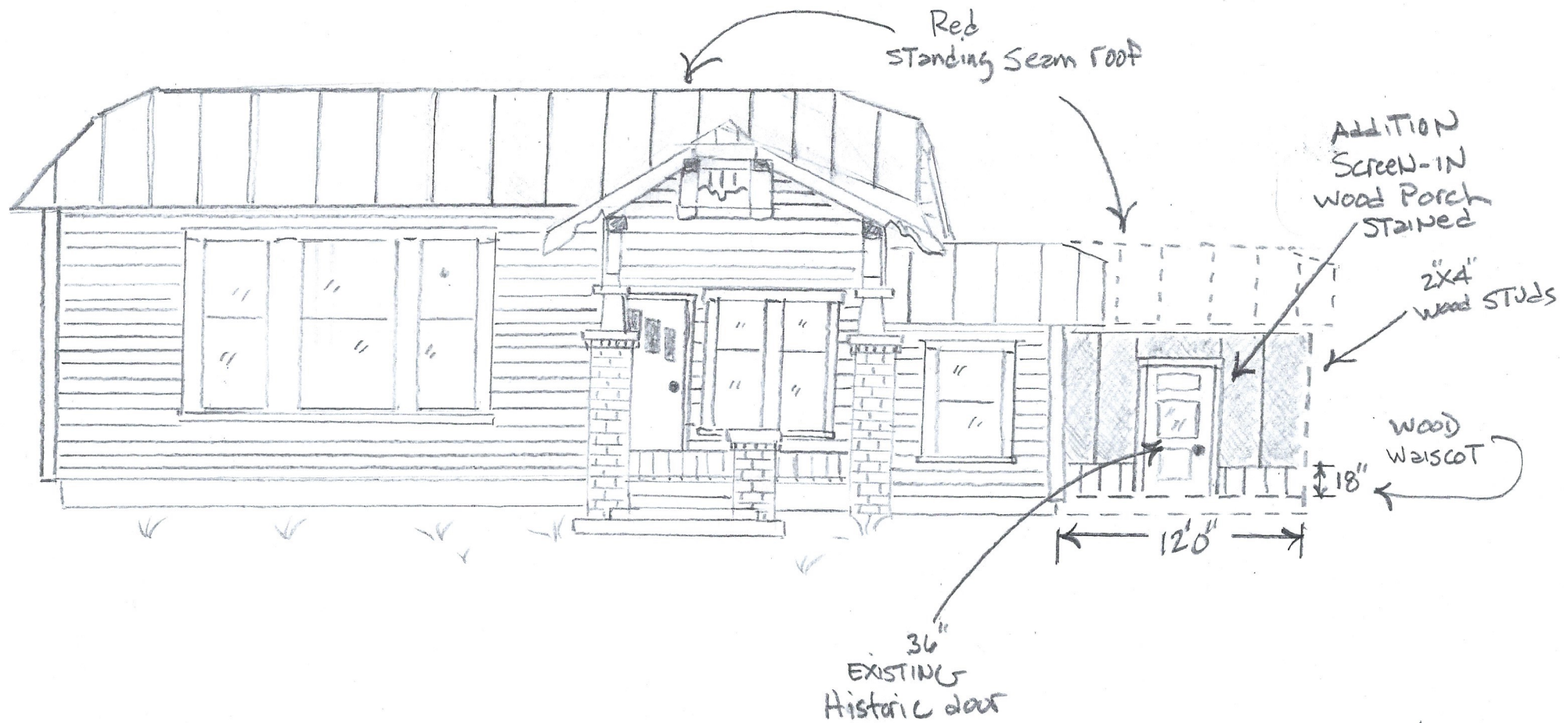


FRONT

I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

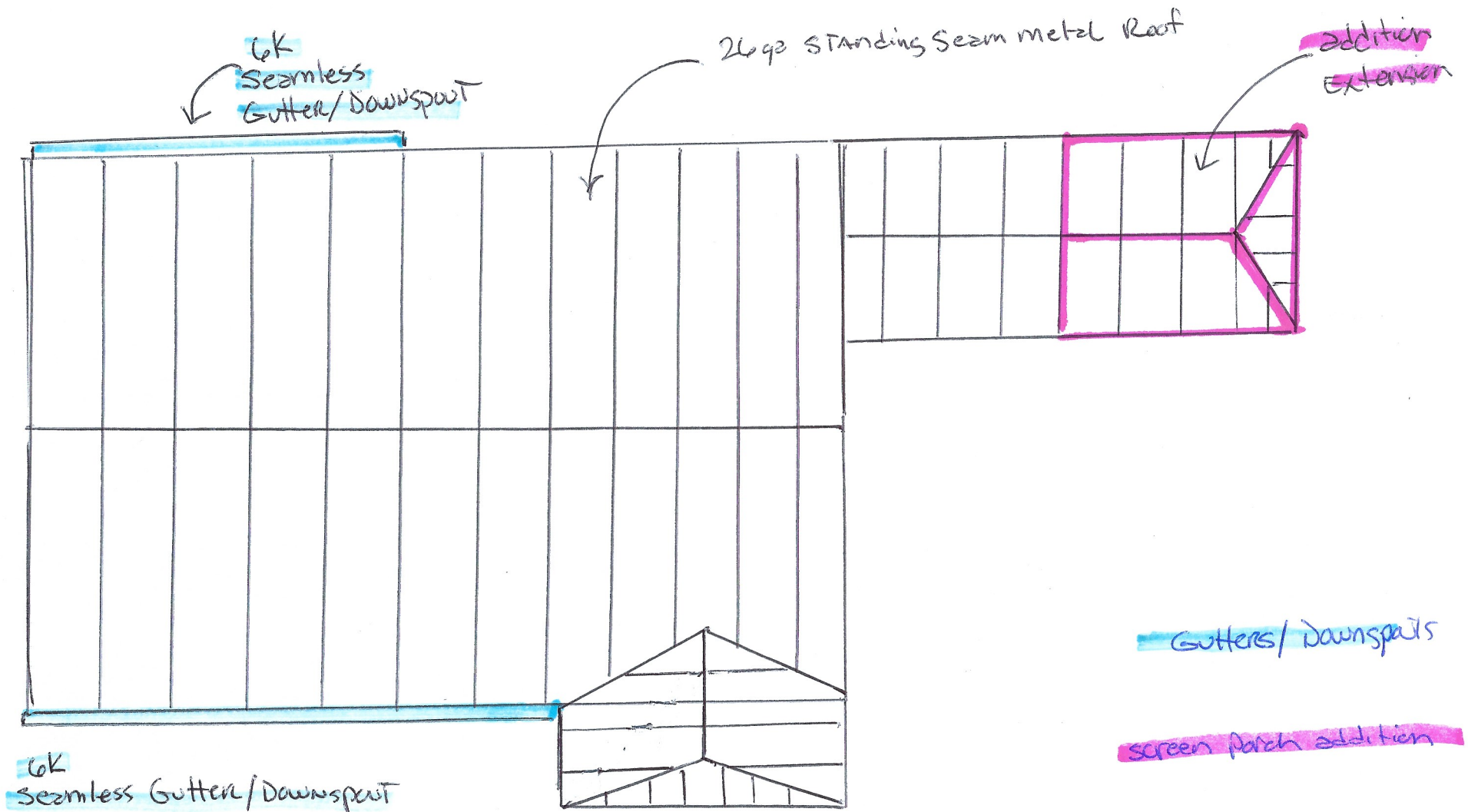
Date: 2-3-2021

Signature of Applicant: Mark A. R.



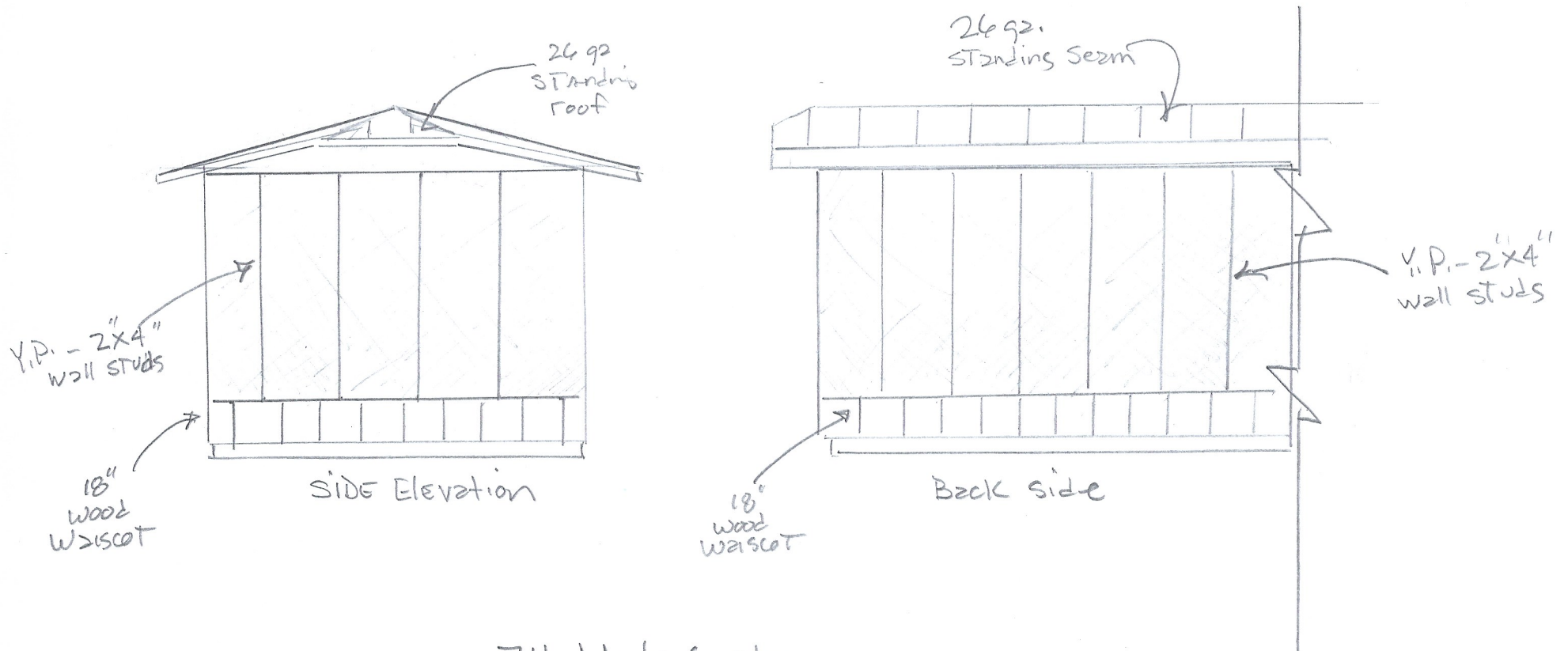
Sherry Hess
 711 Mata Gorda
 San Antonio, TX 78210
 210-722-0238

Alamo City Construction & Supply LLC
 3502 S. Presa Street
 San Antonio, TX 78210
 210-559-4884 - Cell
 210-534-2851 - Office



711 MateGardz
San Antonio, TX 78210
Sherry Hess

Alamo City Construction & Supply LLC
Mark Reinz 210-559-4884



711 MatzGordz
San Antonio, TX 78210
Sherry Hess

Side Elevation to New Screen-in Porch



Ms. Sherry Hess
711 Matagorda
San Antonio, TX 78210

New Screen Porch
Floor Height
To Existing Level

Alamo City Const. & Supply LLC
3902 S. Presa
San Antonio, TX 78210



NO
PARKING
ANYTIME
←

HOUSE
FOR SALE
PERMIT
PARKING
ONLY
THRU 5PM
DAILY
→

HOUSE
FOR SALE









Details / spec sheet

711 Matz Gerdz

- * Remove rotted Metal roof and Install New 26 gauge (Red) Metal Standing Seam Roof
- * Remove rotted 1"x6" Y.P. 117 siding and replace with equal Materials. — Y.P.
- * Remove damage 1"x4" T&G Y.P. Porch Floor and replace with equal Materials 1"x4" Y.P.
- * Remove damage / rotted 4"x4" Lookout braces and replace with Equal Materials — 4"x4" Fir
- * Remove damage / rotted 2"x6" barge rafters and replace with equal Materials — 2"x6" Y.P.
- * Remove one front damage Attic vent and repair with equal Materials — 1x6 Y.P.

SHERWIN-WILLIAMS 707418 02/24/21
210-222-1291 Order# 0213665

INTERIOR ARCHITECTURAL
COLOR TO GO LATEX
SATIN IFC 8112NP

6385 DOVER WHITE
SHER-COLOR FORMULA

CCExCOLORANT 02 32 64 128
Y3-Deep Gold - - 1 -

QUART
A91M00451

EXTRA WHITE
650955941

Non Returnable Tinted Color

CAUTION: To assure consistent color,
always order tinted color to complete
the job and intermix all containers
of the same color before application.
Mixed colors may vary slightly from
color strip or color chip.



0213665-003



SHERWIN-WILLIAMS®

Trims

SHERWIN-WILLIAMS 707418 02/24/21
210-222-1291 Order# 0213665

INTERIOR
COLOR TO GO
SATIN

ARCHITECTURAL
LATEX
IFC 8112NP

2826 COLONIAL REVIVAL GREEN ST
SHER-COLOR FORMULA

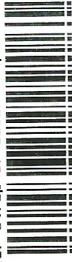
CCE*COLORANT	OZ	32	64	128
W1-White	-	23	-	-
B1-Black	-	8	-	-
G2-New Green	-	-	1	1
Y3-Deep Gold	-	16	-	1

QUART
A91H00453

DEEP
650955958

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0213665-001

Body



SHERWIN-WILLIAMS®

SHERWIN-WILLIAMS 707418 02/24/21
210-222-1291 Order# 0213665

INTERIOR ARCHITECTURAL
COLOR TO GO LATEX
SATIN IFC 8112NP

COMP(B003) S280-6 HAZEL
CUSTOM SHER-COLOR MATCH

CCE#COLORANT	OZ	32	64	128
B1-Black	-	8	1	1
R2-Maroon	-	5	-	-
Y3-Deep Gold	2	18	-	1

QUART
A91W00453

DEEP
650955958

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0213665-002



SHERWIN-WILLIAMS®

Porch Floor

4-2-2021

Alamo City Const. & Supply LLC
711 Matagorda
"Affidavit"

I Mark Reina, Contractor agree on saving removed double wood windows and store in a dry and safe area. (Home owner's shed). Home owner, Ms. Sherry Hess, agrees with this request.

Contractor
Mark A Reina

Alamo City Const. & Supply LLC

711 Matagorda

Wood French door specification

- 1- 6° 6° 1 3/4" thick 12 lite wood pine doors
- 3- 4" Butt Hinge (Bronze)
- 2- Interior Jamb Barrel Bolt Locking Latch
- 1- 6° 6° 4 5/8" wood Jamb with weather strip
- 2 set of 1" x 6" Y.P. int/ext door trims