

# HISTORIC AND DESIGN REVIEW COMMISSION

July 07, 2021

**HDRC CASE NO:** 2021-303  
**ADDRESS:** 314 TRAIL  
**LEGAL DESCRIPTION:** NCB 6391 BLK LOT 11  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** River Road Historic District  
**APPLICANT:** Keenon Allen  
**OWNER:** Andrew Rainwater/MARTINEZ ROSEMARY  
**TYPE OF WORK:** Construction of a 1-story rear addition  
**APPLICATION RECEIVED:** June 23, 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 construct a 1-story, 350-square-foot rear addition.

## 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.

### *Standard Specifications for Windows in Additions and New Construction*

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 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 real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

## FINDINGS:

- a. The structure at 314 Trail is a 1-story, single-family structure constructed in the Craftsman style. The property appears on a 1912-1951 Sanborn Map in the same footprint as existing. The structure features a front gable composition shingle roof with slightly overhanging eaves, gable vent detailing, a deep-set asymmetrical front porch, wood cladding, and one-over-one windows. The property is contributing to the River Road Historic District.
- b. CASE HISTORY – The applicant came before the HDRC on June 2, 2021, and received conceptual approval for the construction of the proposed 1-story rear addition. The applicant has returned to the HDRC to request final approval for a Certificate of Appropriateness.
- c. MASSING AND FOOTPRINT – The applicant has proposed to construct a 1-story rear addition. The rear addition will be approximately 350 square feet. The proposed addition will remain within the footprint of the existing structure and will not be visible from the public right-of-way. Guideline 1.A.i. for Additions states that residential additions should be sited at the 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. Guidelines 1.A.ii. for Additions states that new residential additions should be designed 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. According to Guideline 1.B.v, the 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. 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 proposal consistent with the Guidelines.
- d. ROOF – The applicant has proposed to install a front gable composition shingle roof to match existing. Guideline 3.A.i for Additions states that materials should match in type, color, and texture. 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. Staff finds that the proposed roof form and material are appropriate.
- e. WINDOW AND DOOR REMOVAL – The proposed addition will require the removal of 2 window openings (#5 and #6) and one door opening on the south (rear) elevation. Window #5 is an aluminum replacement window in poor condition and window opening #6 does not currently feature a window. The rear door opening does not currently feature a door. Staff finds the proposal appropriate.
- f. NEW WINDOWS AND DOORS: SIZE AND PROPORTION – The applicant has proposed to install 2 windows of traditional proportions on the west elevation and one sliding door on the south (rear) elevation. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposal generally consistent with the Guidelines.
- g. NEW WINDOWS AND DOORS: MATERIALS – The applicant has proposed to install 2 windows on the west elevation of the addition and 1 sliding glass door on the south (rear) elevation of the proposed rear addition. The Standard Specifications for Windows in Additions and New Construction states that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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 and staff's standard window stipulations. Whole window systems should match the size of historic windows on property unless otherwise approved. According to Guideline 3.B.i for Additions, do not use imitation or synthetic materials or other materials not compatible with the architectural style and materials of the original structure. Staff finds that the applicant should install fully wood or aluminum-clad wood windows in the rear addition. Fully wood or aluminum-clad wood French doors or sliding doors would be appropriate.
- h. MATERIALS: FAÇADE – The applicant has proposed to clad the rear addition in siding to match existing. The proposed rear addition will feature new wood trim to match existing. 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. According to Guideline 3.B.i for Additions, 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. Staff finds that the installation of wood siding to match existing is appropriate.

### **RECOMMENDATION:**

Staff recommends approval of the construction of a rear addition based on findings c through h with the following stipulations:

- i. That the applicant installs fully wood or aluminum-clad wood windows. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The applicant is required to submit final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant installs fully wood or aluminum-clad wood French doors or sliding glass doors on the south (rear) elevation of the proposed addition. The applicant is required to submit final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

# City of San Antonio One Stop



May 28, 2021

— User drawn lines

1:1,000  
0 0.0075 0.015 0.03 mi  
0 0.0125 0.025 0.05 km



Google Maps 314 Trail St



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



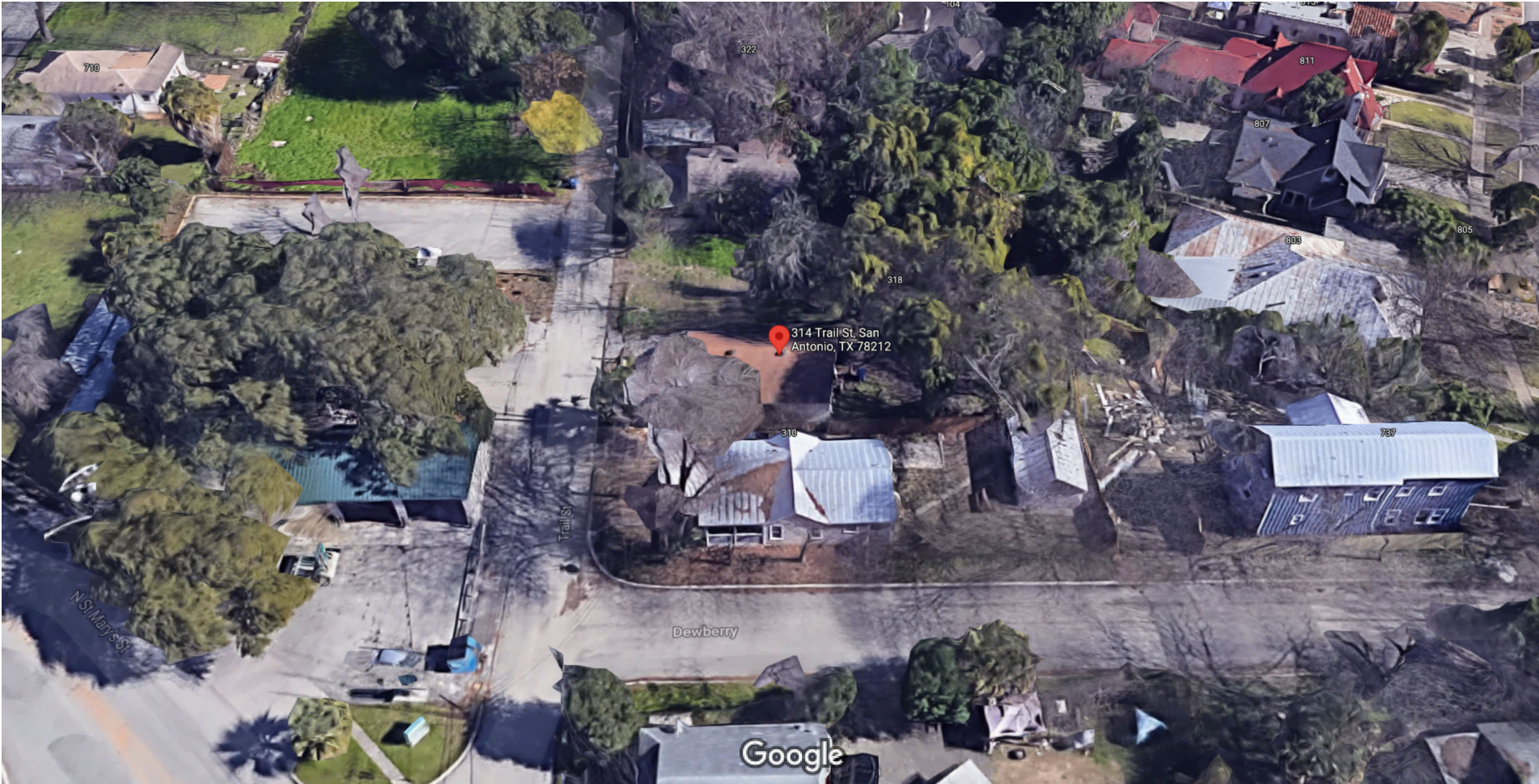
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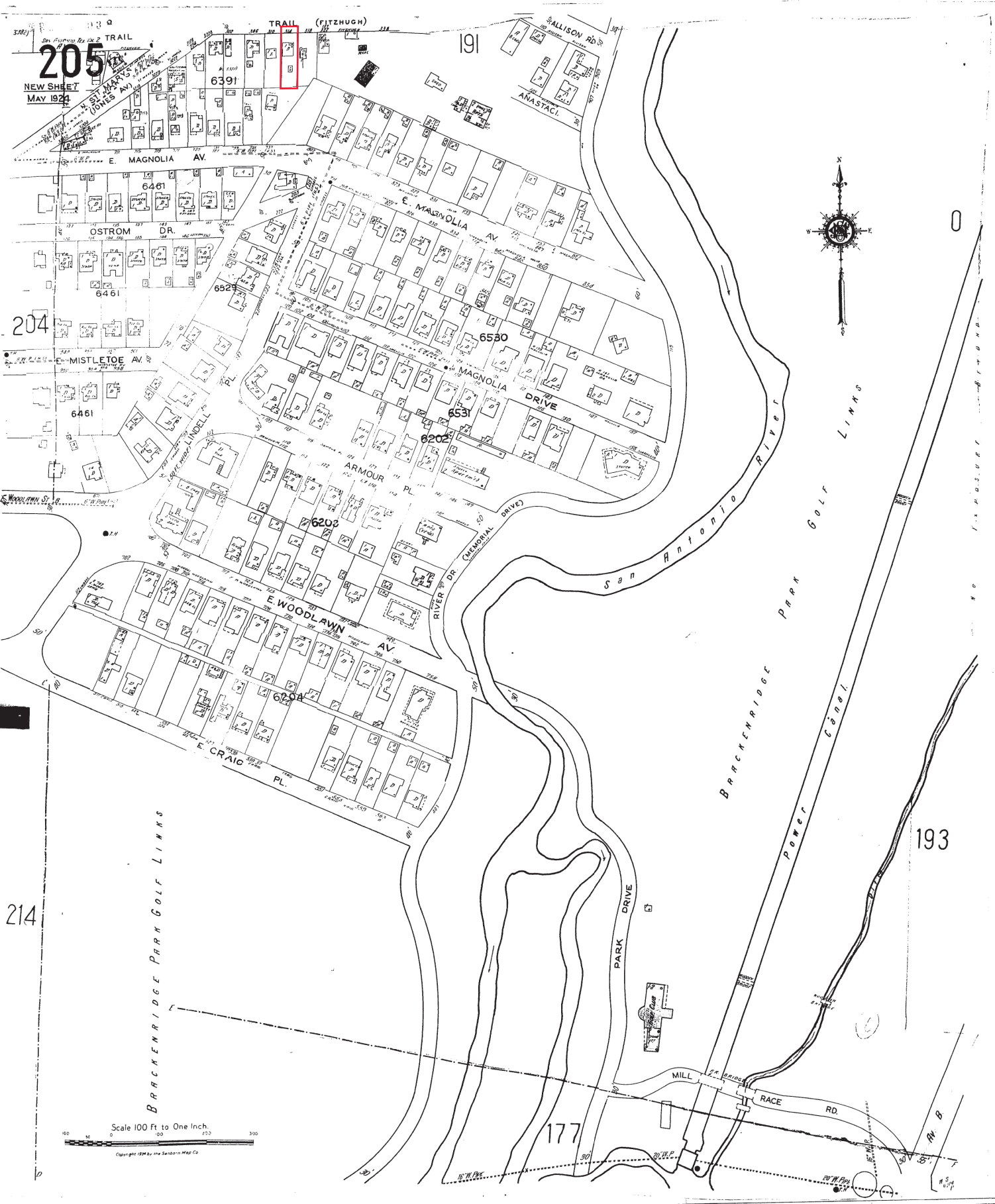
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Google Maps 314 Trail St



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NEW SHEET  
MAY 1924

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191

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177

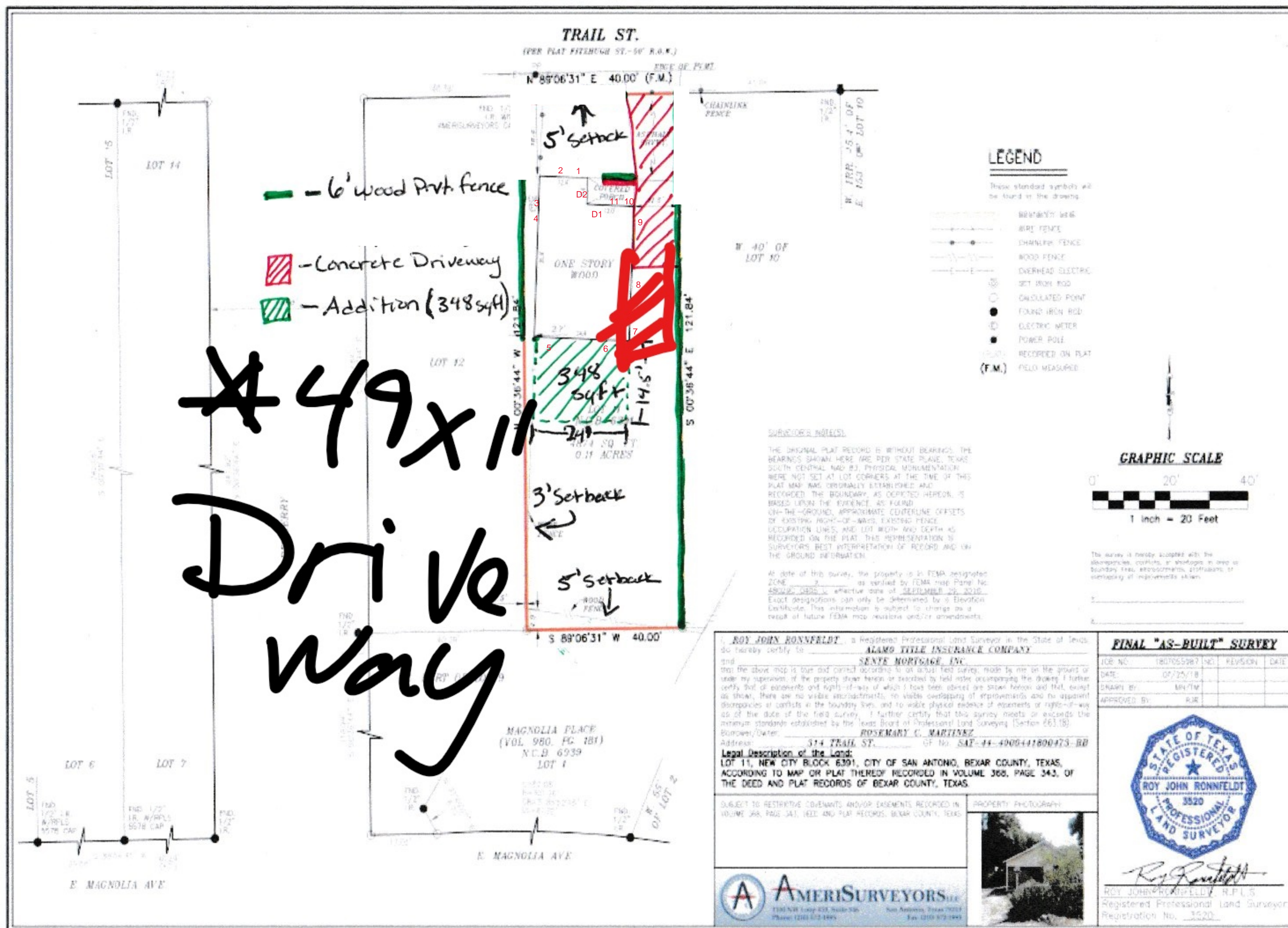
BRACKENRIDGE PARK GOLF LINKS

SAN ANTONIO RIVER  
BRACKENRIDGE PARK  
GOLF LINKS  
POWER CANAL

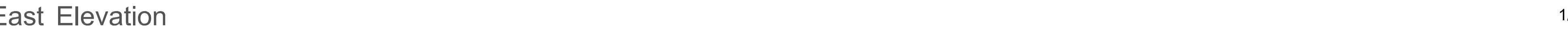
Scale 100 Ft to One Inch.

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- 6 | Notes

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# Plan & Elevations

Residential Remodel  
314 Trail Street  
San Antonio, Texas 78212

ΣΑ

Scale: As Noted  
Updated: 05/11/2021



































Design Pressure (DP) Rating 50  
U Value 0.3  
Solar Heat Gain Coefficient (SHGC) 0.22  
Grid Included No  
Interior Color/Finish White  
Exterior Color/Finish White  
Hardware Color/Finish White  
Paintable Yes

### 3) Siding and trim

Trim will be painted 1x4 plank  
Siding will match current siding double or triple ogee wood siding style.

### 4) Roofing

Owens Corning Oakridge 32.8-sq ft Onyx Black Laminated Architectural Roof Shingles.

Oakridge® laminated shingles have a warm, inviting look in popular colors for a step up from traditional three-tab shingles. With an expanded Oakridge® shingle color palette, we provide a unique blend of artistry and craftsmanship that will give your home a look that is anything but ordinary.

Oakridge roofing shingles are a step up from 3-tab shingles and designed to provide long-lasting performance

Available in a wide range of inviting, popular colors

3 Bundles per 98.4 square feet

Also described as architectural, dimensional, or laminate shingles

Subtle layering and improved aesthetics

110-MPH wind resistance limited warranty with 4-nail application

130-MPH wind resistance limited warranty with 6-nail application and Owens Corning Starter Shingles in eaves and rakes

StreakGuard Algae Resistance Protection helps inhibit the growth of blue-green algae to provide protection against those ugly black streaks

Limited lifetime warranty (for as long as you own your home)

SPECIFICATIONS

Series Name           Oakridge  
Color/Finish Family Black  
Laminated       Yes  
Type           Architectural  
Fire Rating Class A  
Wind Rating (MPH) 110  
Impact Resistance No  
Underlayment Required   Yes  
Algae Resistant   Yes  
Manufacturer Color/Finish Onyx Black  
Warranty   Limited lifetime  
Shingle Length (metric) (Centimeters)       100.012  
Shingle Width (metric) (Centimeters)       33.655  
Shingle Length (imperial) (Inches)   39.375  
Shingle Width (imperial) (Inches)   13.25

5) Privacy Fence and Railing

A standard 6' pressure treated wooden picket will be used for the fence

A standard 2"x2" pressure treated wooden baluster will be used for the railing

6) Paint

Color: Behr Soft Focus (Siding and Trim)

Visual Representations of materials Spec'd above:

