



City of San Antonio

Legislation Details (With Text)

File #: 15-1911
Type: Public Hearing
In control: Historic and Design Review Commission
On agenda: 3/6/2015
Title: Address/Description: 415 E PARK AVE
 Historic District Name: Tobin Hill
 Applicant: Jennifer Boone
 Request: New construction of 2-1/2 story residence
Sponsors:
Indexes:
Code sections:
Attachments: 1. Case_8_415_E_Park

Date	Ver.	Action By	Action	Result
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HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2015

Agenda Item No: 8

HDRC CASE NO: 2015-023

ADDRESS: 415 E PARK AVE

LEGAL DESCRIPTION: NCB 1752 BLK 5 LOT E 25 FT OF 6 & W 13.29 FT OF 7

ZONING: R4 H

CITY COUNCIL DIST.: 1

DISTRICT: Tobin Hill Historic District

APPLICANT: Jennifer Boone

OWNER: Manuel Mendoza, Yolanda Mendoza

TYPE OF WORK: New construction of 2-1/2 story residence

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-1/2 story single family

house. The proposed design will have a metal roof, vinyl windows, cement board plank and shingle siding and a rooftop balcony.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. Setbacks-Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

2. Building Massing and Form

A. SCALE AND MASS

i. Similar height and scale-Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

iii. Foundation and floor heights-Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms-Incorporate roof forms-pitch, overhangs, and orientation-that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. Window and door openings-Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials-Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

iii. Roof materials-Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs-Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials-Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context-Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details-Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations-Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

2. Fences and Walls

B. NEW FENCES AND WALLS

ii. Location-Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. Height-Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front

yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

iii. Width and alignment- Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

B. DRIVEWAYS

i. Driveway configuration-Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration-materials, width, and design-to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

FINDINGS:

- a. The applicant is currently working on expanding the west property line of the lot at 415 E. Park so that the lot width is sufficient to allow for a driveway for the new project.
- b. The project was reviewed by the Design Review Committee on October 7, 2014, at that time Committee members were concerned with front yard parking, the disruption of historic pattern along the street, massing, the introduction of a front yard fence, and roof form. The Committee recommended extending the roof further over the deck, exploring adding more windows/articulation and revising the roof form. The project was presented to the DRC again on October 21, 2014, at that time committee members noted that front yard fencing, front yard parking, and the depth of the rooftop deck were a concern.
- c. The case was heard by the HDRC on January 21, 2015. At that time the case was forwarded to the Design Review Committee. The DRC reviewed updated drawings on February 10, 2015, at that time the Committee determined many of the previous issues had been addressed but was concerned with the proposed design for the columns.
- d. Consistent with the Guidelines for New Construction, new buildings should have a similar height and scale to adjacent buildings. The majority of the houses on this block of East Park are large and over 2 stories tall. The proposed design is appropriate for its context and in keeping with the guidelines.
- e. According to the Guidelines for New Construction, front facades of new buildings should align with existing buildings when there is a consistent setback along the street. Houses on this block of East Park have an overall consistent setback that should be preserved. Although the front wall behind the porch on the main house aligns with front walls of adjacent houses, the solid two story portion of the house extends past the front wall of the adjacent houses which is not consistent with the guidelines.
- f. The foundation of the proposed house will align with adjacent houses consistent with the Guidelines for New Construction. According to the guidelines, new construction should incorporate materials that complement historic materials in type, size and texture. The proposed hardi-shingle skirting material is consistent with the

guidelines.

g. According to the Guidelines for New Construction, new buildings should incorporate similar roof forms and pitch that are consistent with other buildings on the block. The proposed gable roof design is typical of houses on the street and appropriate for this setting. The proposed metal roof is a traditionally used material in historic districts and consistent with the guidelines as long as the recommended detailing for metal roofs is used.

h. Consistent with the Guidelines for New Construction window and door openings should have a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The proposed double hung windows are consistent with the guidelines.

i. According to the Guidelines for New Construction, new buildings should be of their time while respecting the historic context. Architectural details that are in keeping with the predominant architectural style along the block face are recommended when they are simple in design and complement, but not visually compete with the character of the adjacent historic structures. The proposed Craftsman style columns visually compete with the surrounding historic structures and are not consistent with the guidelines. Simplified square or round columns would complement the adjacent houses and be more appropriate for their setting consistent with the Guidelines for New Construction.

RECOMMENDATION:

Staff does not recommend approval as submitted based on findings a-i. Staff recommends conceptual approval of the design with the following stipulations:

- a. The front setback matches adjacent houses.
- b. The front porch columns are simplified.
- c. The roof incorporates panels that are 18-21” wide, ridges less than 2” high, and a double munched seam or low profile cap with no ridge vent.
- d. The drawings are further developed to reach at least 80% completion.

CASE MANAGER:

Adriana Ziga