

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2024

HDRC CASE NO: 2024-243
ADDRESS: 329 W AGARITA AVE
LEGAL DESCRIPTION: NCB 3264 BLK 8 LOT 10 & W 20 FT OF 11
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Nick Mehl/Nanabode
OWNER: Patricia North/HEMPHILL PADRAIC TOBIAS & NORTH PATRICIA ANNE
TYPE OF WORK: Front addition on a rear accessory
APPLICATION RECEIVED: June 10, 2024
60-DAY REVIEW: August 10, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 356-square-foot front addition to the rear accessory.

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. *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 historic structures at 329 W Agarita were constructed circa 1931, in the Spanish Eclectic style and both structures make their first appearance on the 1931 Sanborn Map. The two-story masonry structure features a low-pitched barrel tile roof, arched windows, side chimney, and a dramatic entryway. The rear structure features wood siding, one-over-one windows, and a low-pitch pyramidal roof. Both structures are contributing to the Monte Vista Historic District.
- b. SUB-COMMITTEE MEETING – On June 18, 2024, the property owners and the applicant attended a Pre-Submittal Consultation meeting with staff and commissioners to receive preliminary feedback on their initial design. Per the Pre-Submittal Consultation feedback, the property owners and the applicant utilized the initial feedback to produce the most updated rendering for the proposed front addition on the rear accessory structure.
- c. ADDITION (MASSING AND FORM) – The applicant requests approval to construct a 356-square-foot front addition on the rear accessory with Hardi siding, aluminum clad windows, a set of sliding doors, a swinging door with divided lites, and a shingle roof. The Guidelines for Additions 1.A.i, states to 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. Due to the existing structure and footprint, the property owner can only utilize the front portion of the existing structure in order to conform to the guidelines. Staff finds this request appropriate.
- d. ADDITION (FOOTPRINT) – The existing rear accessory footprint is approximately 679 square feet, the Guidelines for Additions 1.B.iv states that residential additions should not be so large as to double the existing building footprint. The proposed 356-square-foot addition will bring the existing structure to 1,035 square-foot in total, therefore not doubling the structure in size. Staff finds that the proposed footprint generally conforms to the Guidelines.
- e. ADDITION (MATERIALS) – The applicant has proposed that the addition to feature a hardi siding that mimics the existing structure, aluminum clad windows that reflect a similar pattern of the primary structure, and a shingle roof. Historic Design Guidelines for Additions 3.A.i says to

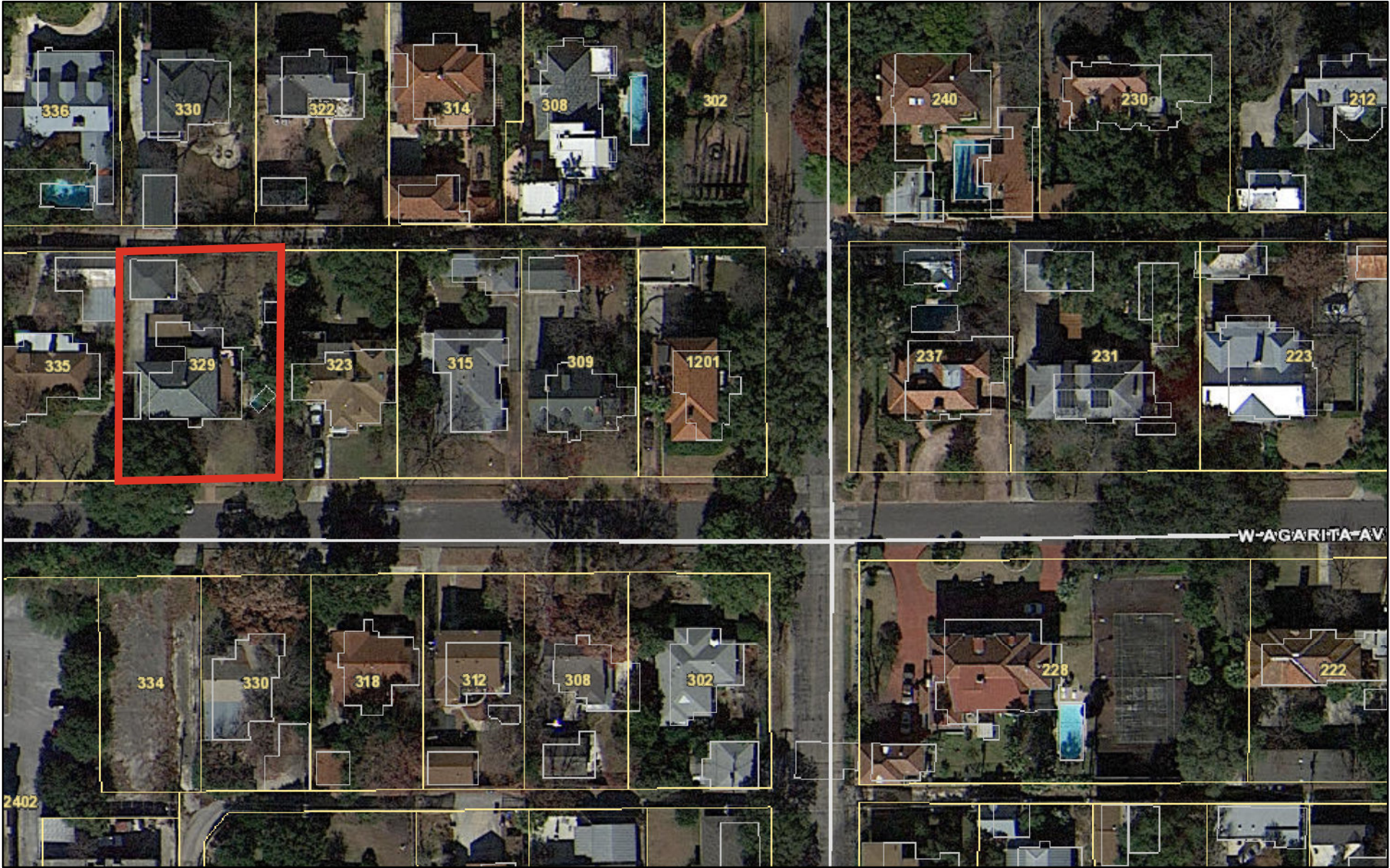
use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds the proposed materials are consistent with the guidelines.

RECOMMENDATION:

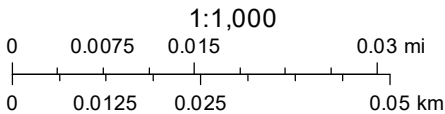
Staff recommends approval of the proposed front addition on the rear accessory based on findings b through e with the following stipulations:

- i. That the applicant installs an aluminum clad wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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.
- ii. Hardi siding must feature a reveal no more than 6 inches and a smooth texture facing outward.

City of San Antonio One Stop



July 10, 2024



Primary Structure – South Elevation



Primary Structure – West Elevation



Primary Structure – East Elevation



Primary Structure – North Elevation













Garage – South Elevation



Garage – South Elevation (from middle of driveway)



Garage – South Elevation (from end of driveway)



Garage – West Elevation



Garage – East Elevation



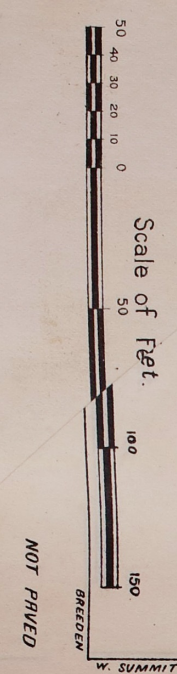
Garage – North Elevation





72

110



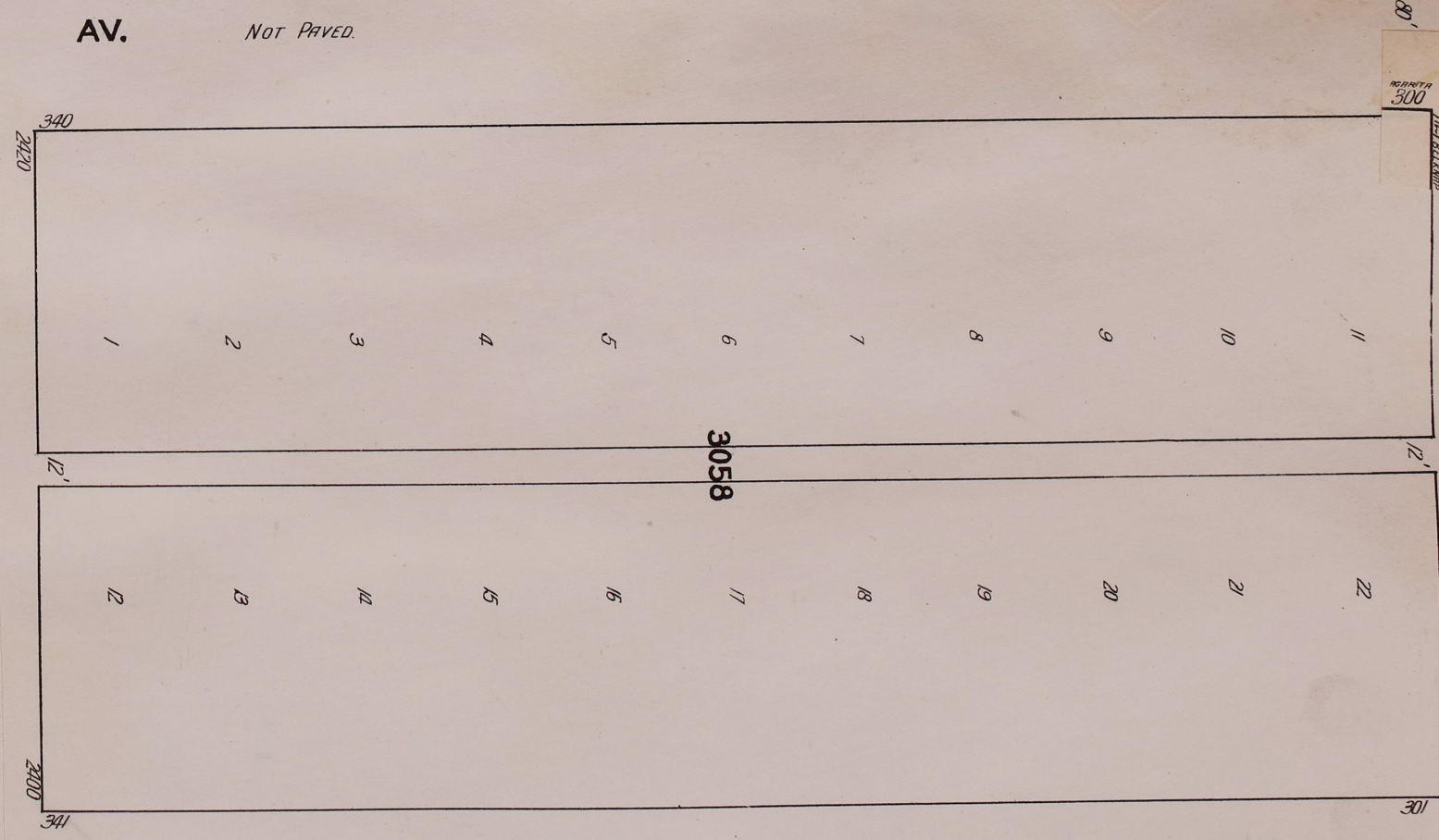
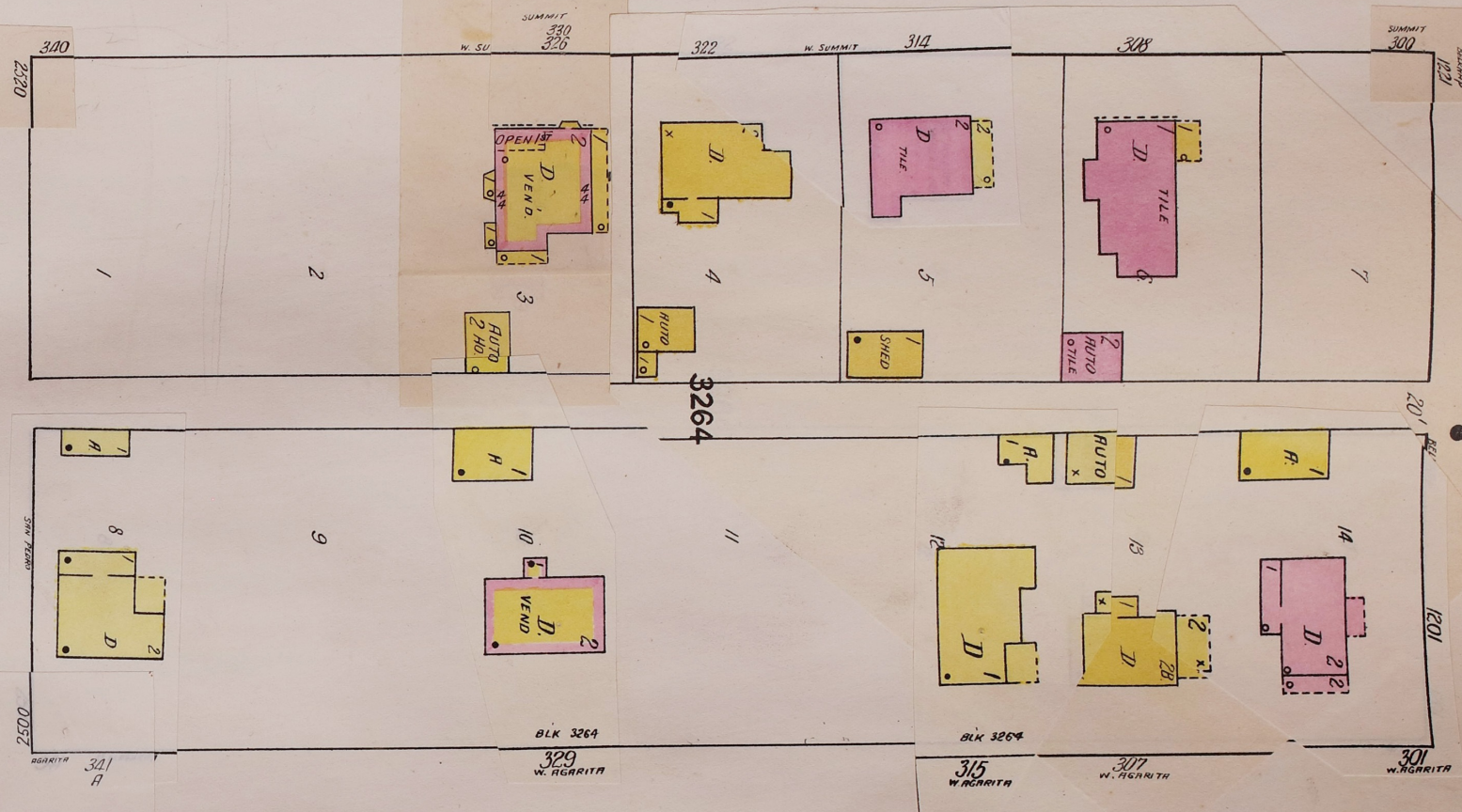
W. SUMMIT AV. (QUEENSBOROUGH CT.) MACADAMIZED

BELKNAP ST

73

PL.

NOT PAVED



AV. NOT PAVED

W. AGARITA

AV.

78

W. MULBERRY

1798

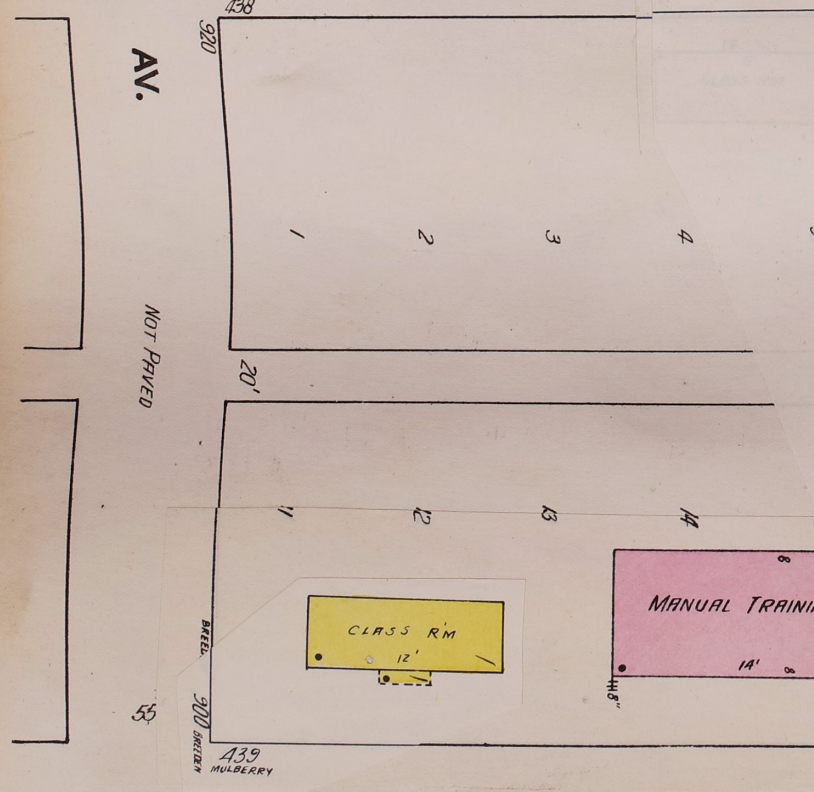
1797

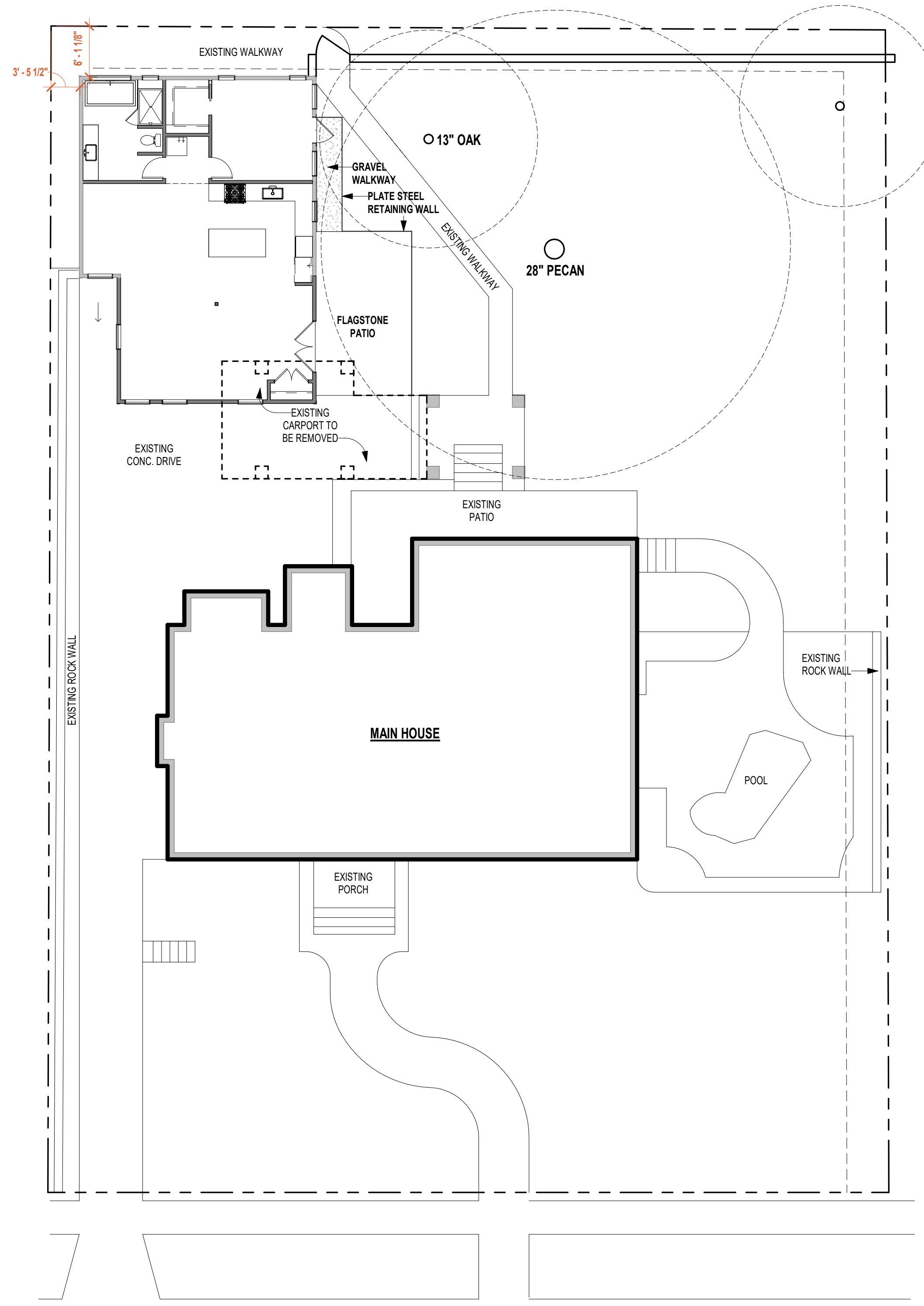
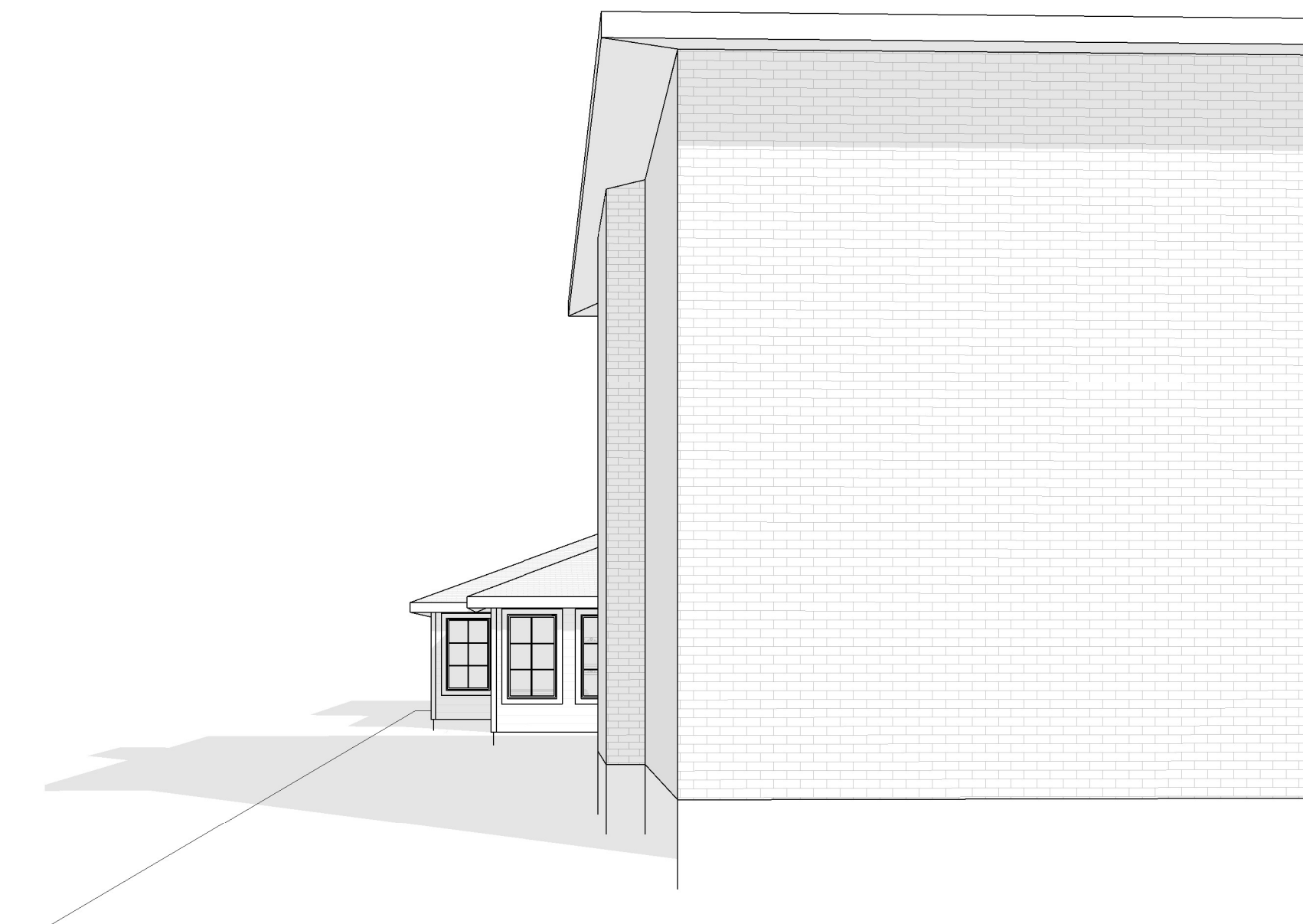
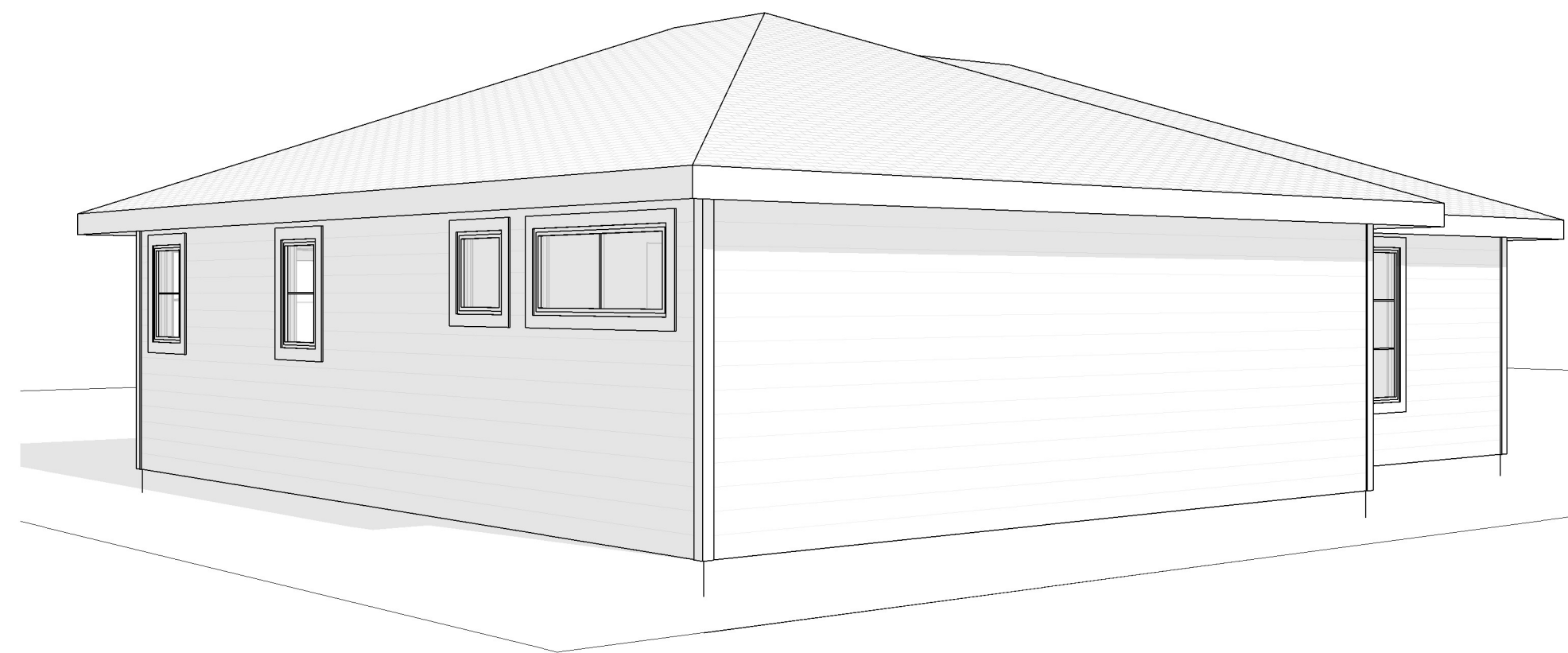
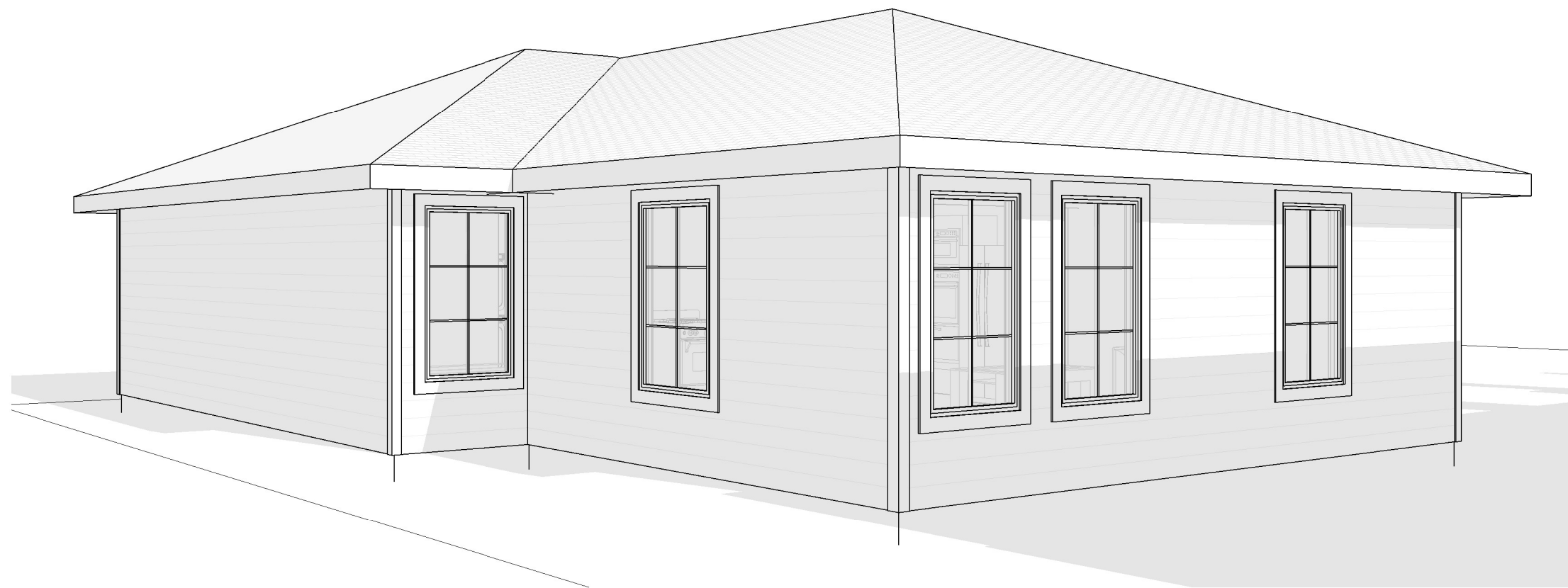
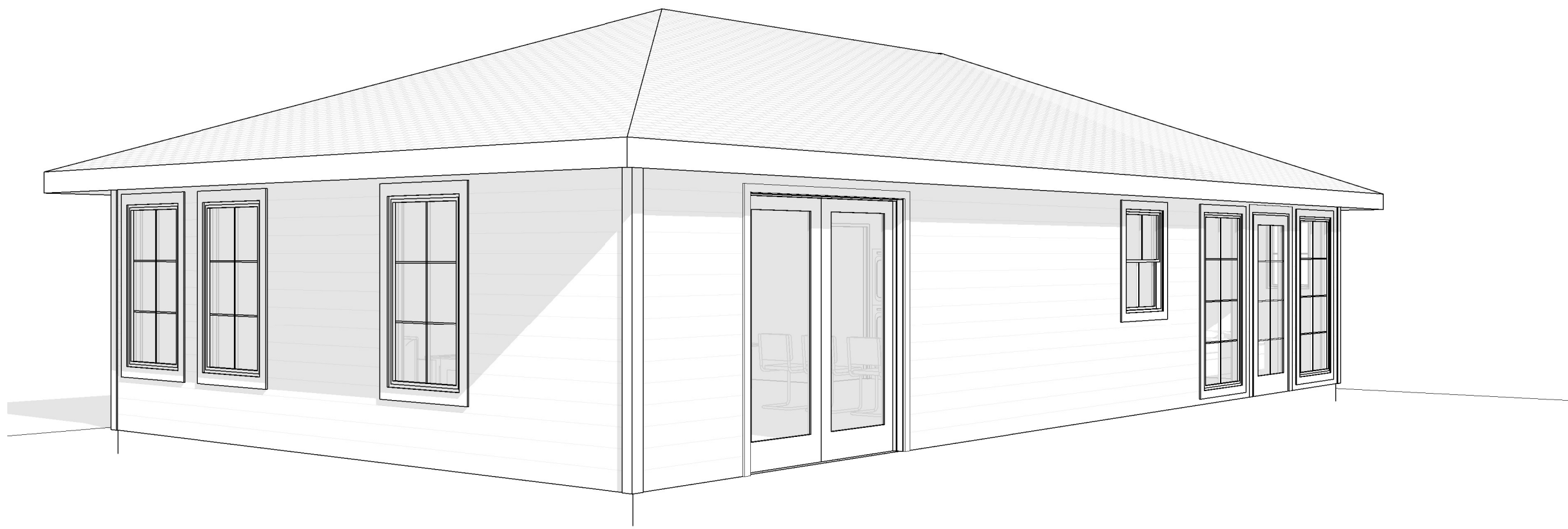
BREEDEN

83

AV.

NOT PAVED





1 SITE PLAN
1" = 10'-0"

AGARITA ADU

329 W. AGARITA
SAN ANTONIO, TX 78212

AREA CALCULATION

EXISTING GARAGE	679 SF
ADDITION	356 SF
	1035 SF
MAIN RESIDENCE	1946 SF
EXISTING CONC. DRIVE	1405 SF
EXISTING PATIO	535 SF
EXISTING SIDEWALK	135 SF
EXISTING PORCH & WALKWAY	377 SF
EXISTING POOL PAVING	545 SF
EXISTING ROCK WALL	31 SF
EXISTING ROCK WALL 2	111 SF
EXISTING CONC AROUND GARAGE	279 SF
EXISTING ROCK WALL 3	59 SF
FLAGSTONE PATIO	222 SF
IMPERVIOUS COVER	5645 SF

SITE PLAN

SCALE: 1" = 10'-0"

A1.0



AGARITA
ADU
329 W. AGARITA
SAN ANTONIO, TX 78212

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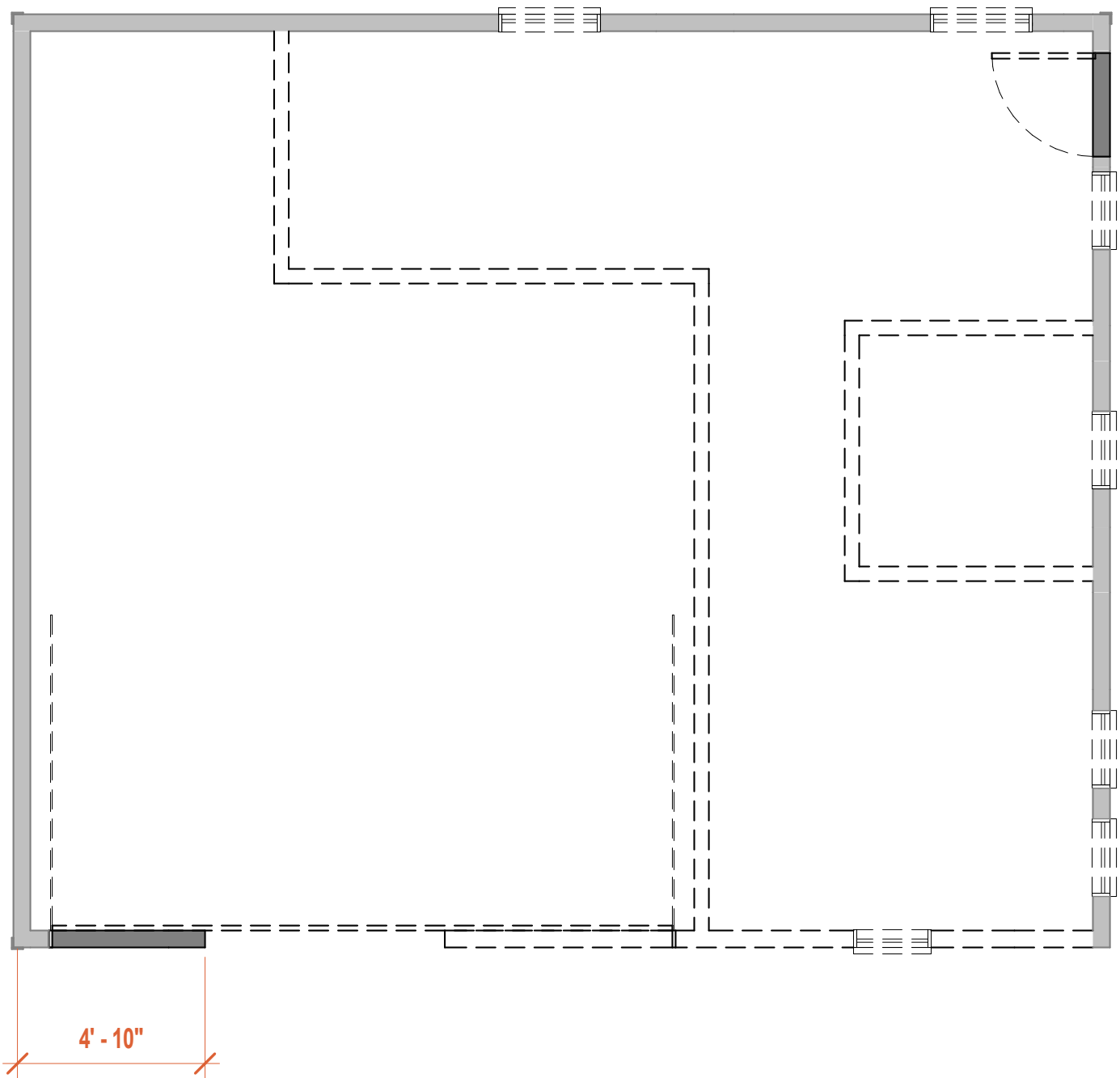
FLOORPLANS

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

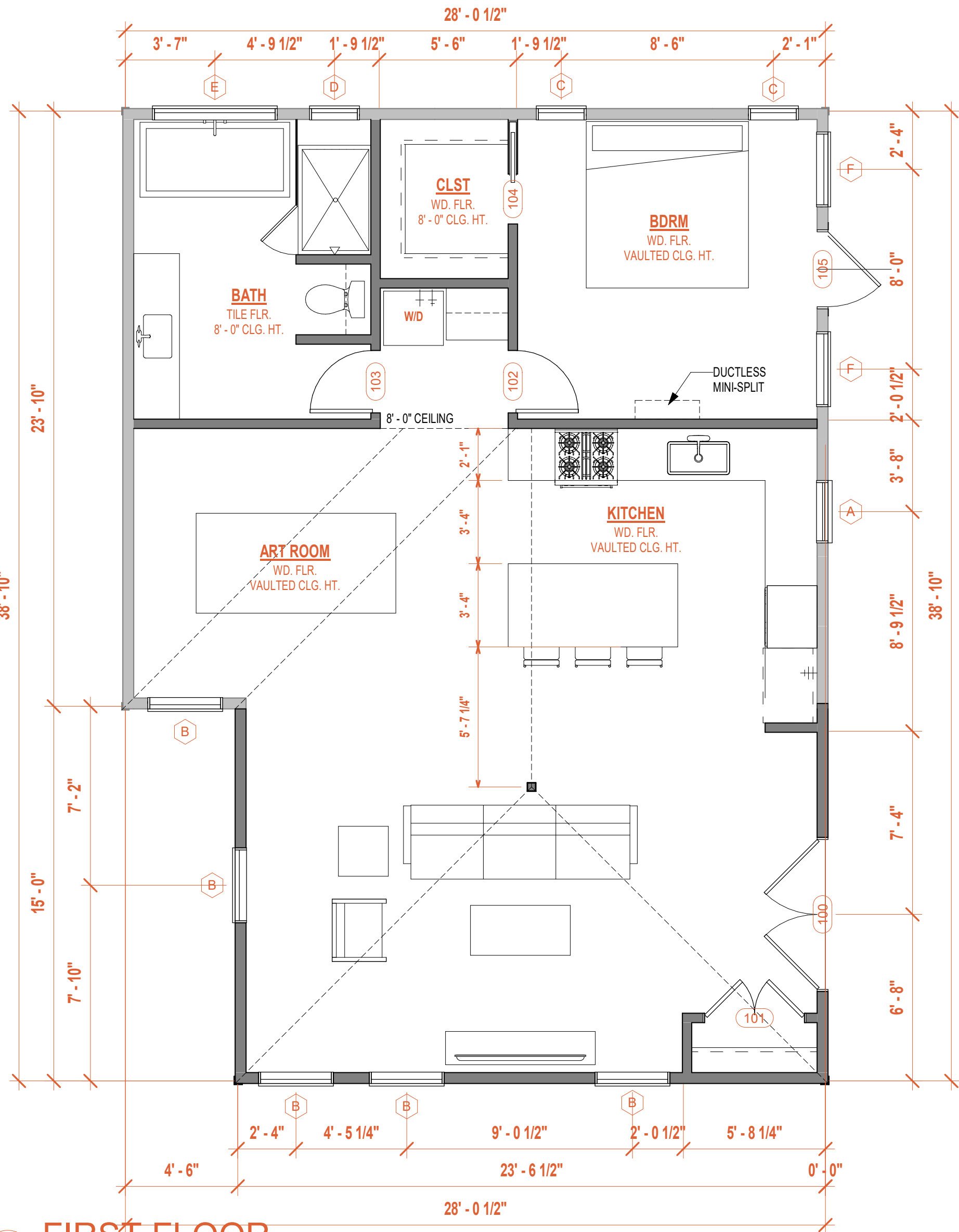
A2.0

WINDOW SCHEDULE					
TYPE MARK	WIDTH	HEIGHT	COUNT	FAMILY	COMMENTS
A	2'-6"	3'-6"	1	SH	
B	3'-0"	5'-0"	5	FG	
C	2'-0"	3'-0"	2	FG	
D	2'-0"	2'-0"	1	FG	
E	5'-0"	2'-0"	1	FG	
F	3'-0"	6'-6"	2	FG	TEMPERED

DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	COMMENTS
100	6'-0"	7'-0"	
101	4'-0"	6'-8"	
102	2'-6"	6'-8"	
103	2'-6"	6'-8"	
104	2'-0"	6'-8"	POCKET DOOR
105	3'-0"	7'-0"	FULL LITE EXTERIOR



1 DEMO FLOOR PLAN
1/4" = 1'-0"



2 FIRST FLOOR
1/4" = 1'-0"



AGARITA
ADU
329 W. AGARITA
SAN ANTONIO, TX 78212

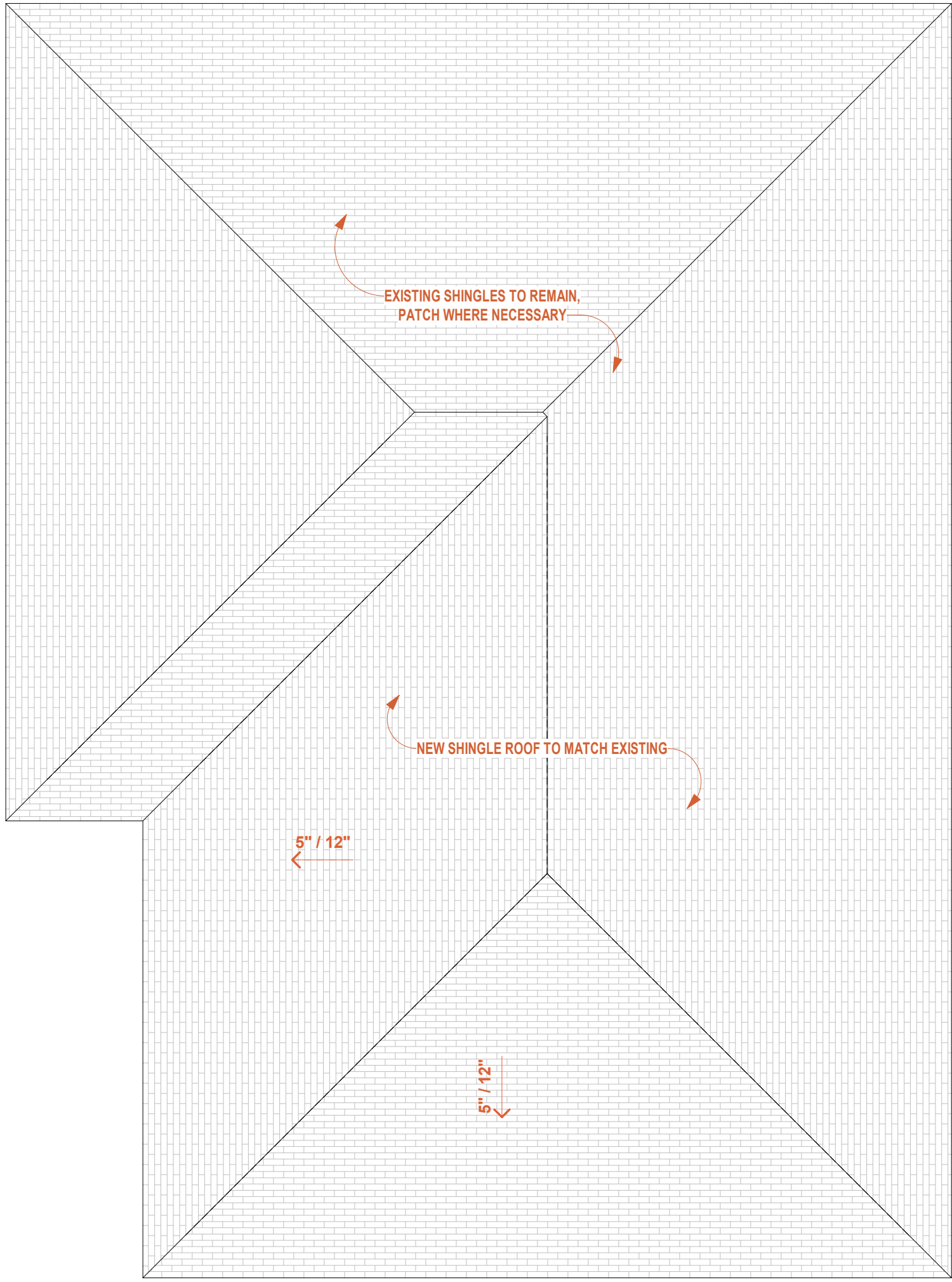
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ROOF PLAN

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

A2.1



1 ROOF PLAN
1/4" = 1'-0"



AGARITA
ADU

329 W. AGARITA
SAN ANTONIO, TX 78212

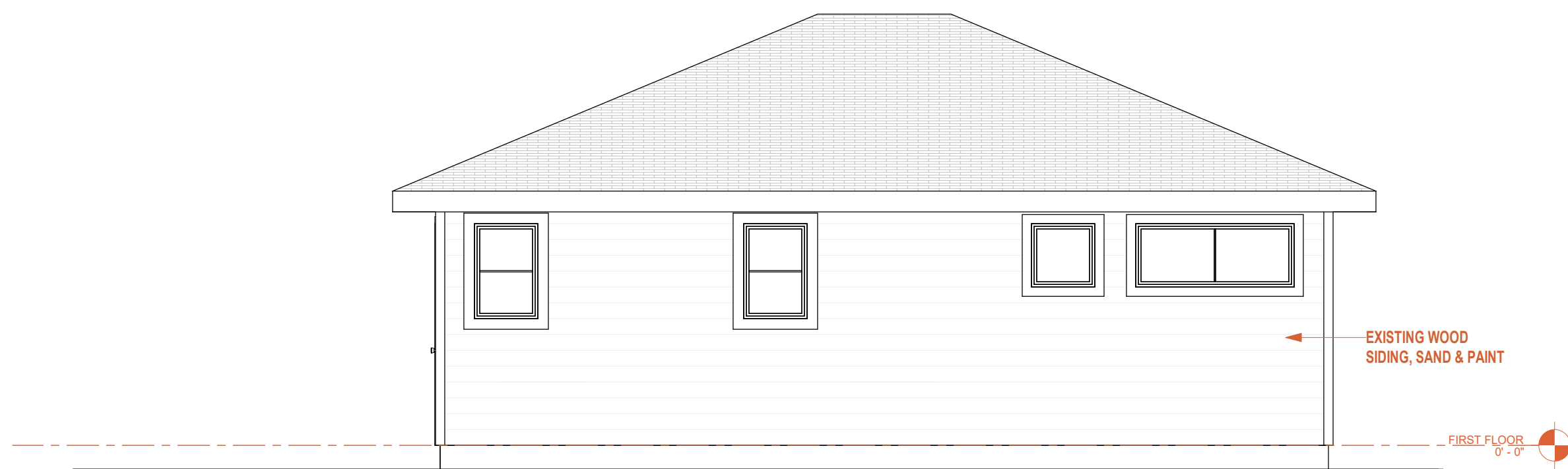
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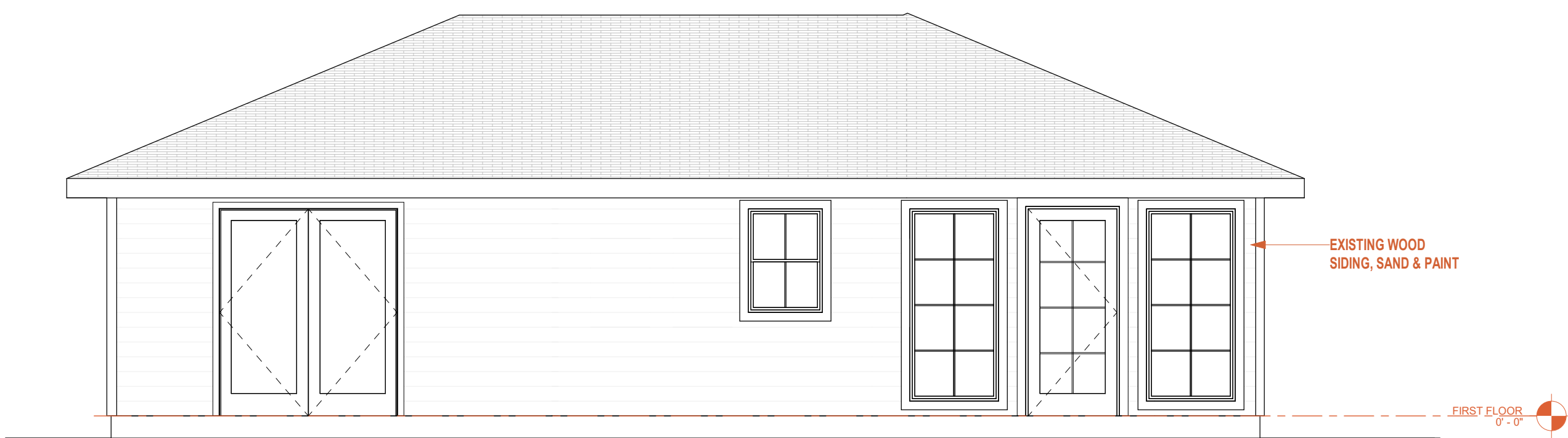
EXTERIOR
ELEVATIONS

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

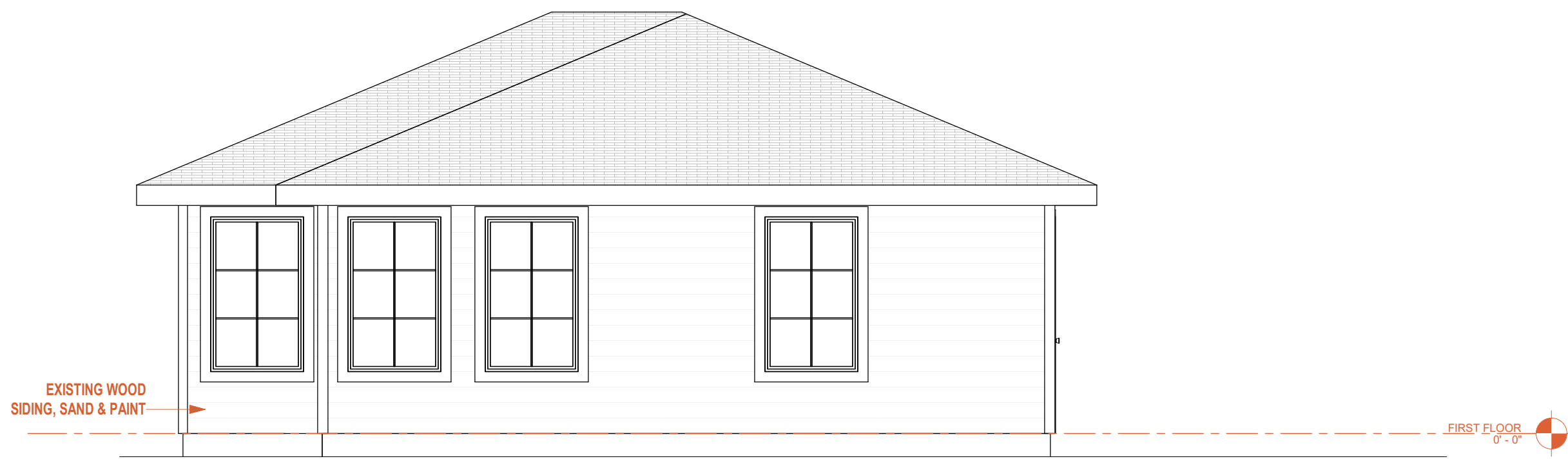
A3.0



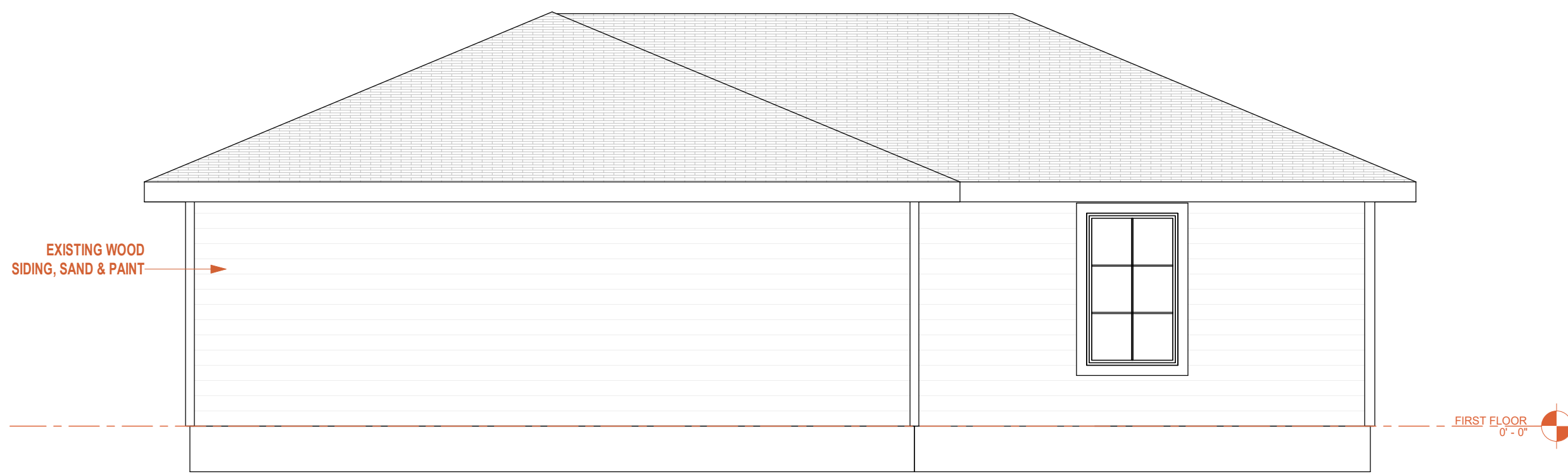
1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



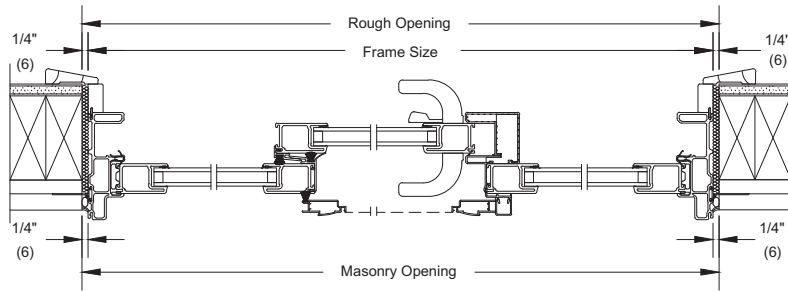




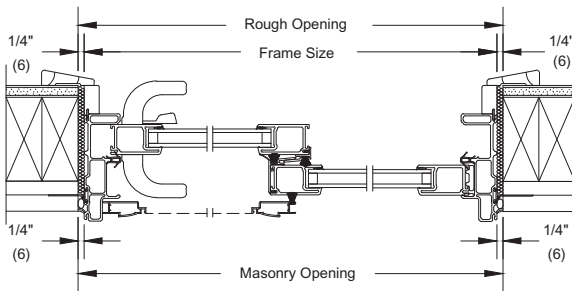


MARVIN ESSENTIAL™ COLLECTION
SLIDING PATIO DOOR

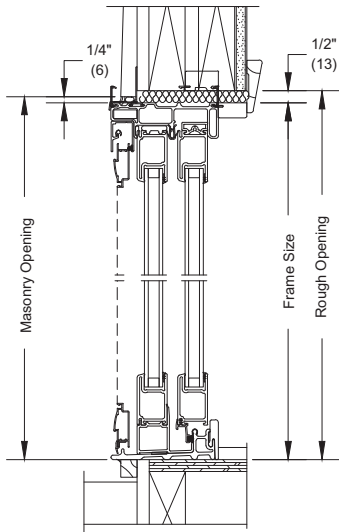
Construction Details



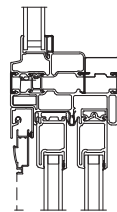
3 Panel OXO Operator Jamb



2 Panel XO Operator Jamb



Head Jamb & Sill



Direct Glaze
Over Sliding Patio Door

GBG available in standard Rectangular lite cut, shown above. Other GBG lite cuts shown on page 3. (Not available on In-Sash Transom units)

Details and Elevations not to scale.

Special sized units available within product size matrix. See your Marvin retailer.

See page 52 for specific PG Ratings.

XO operation shown, OX operation optional.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

MULTIPLE ASSEMBLIES

Multiple assembly units can be factory mullied up to 1 unit wide by 2 units high.

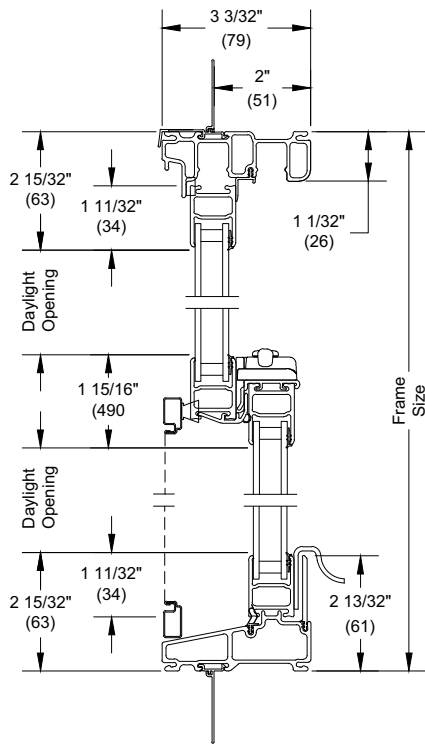
MAXIMUM ROUGH OPENING not to exceed 72" x 100 1/2".

Field mull kits available for up to 3 units wide by 2 units high not to exceed 110" x 112". Structural mullion reinforcement is required for some assemblies.

Please consult your local Marvin representative for more information.

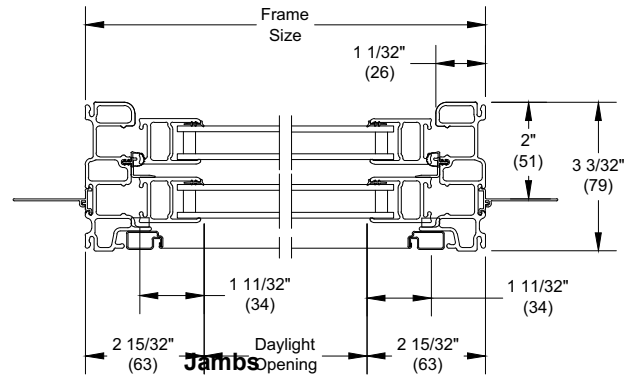
Section Details: Operator

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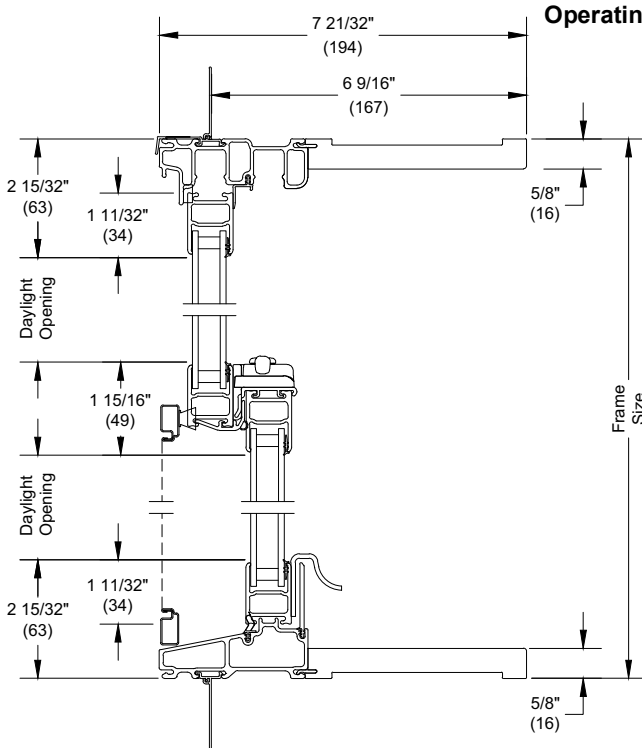


Head Jamb and Sill

Operating - 2" (51)

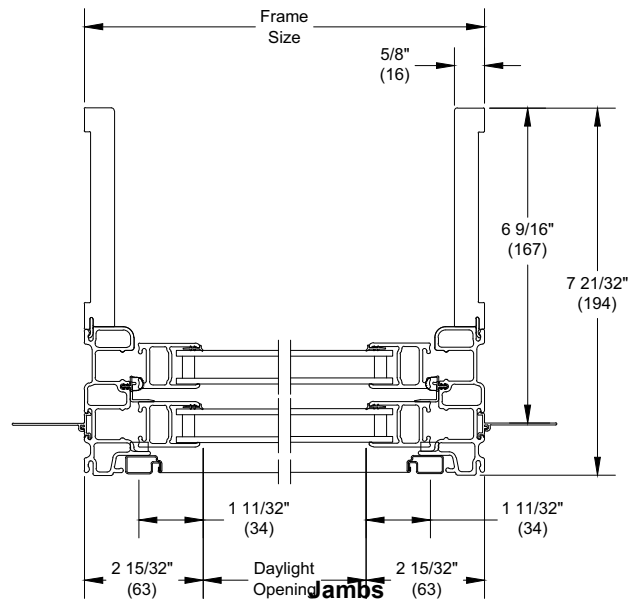


Jamb



Head Jamb and Sill

Operating - 6 9/16" (167)



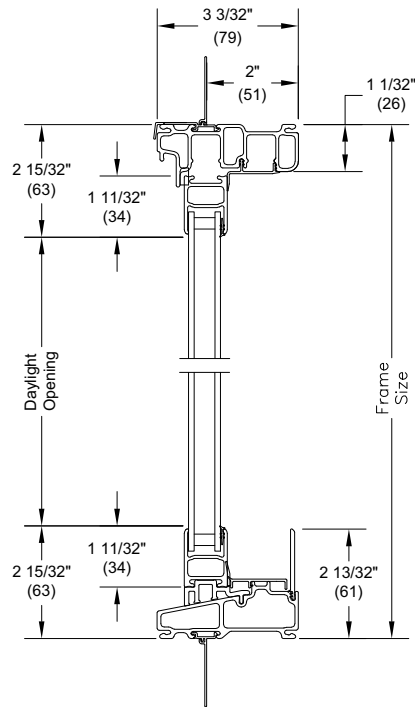
Jamb

NOTE: Units also available with 4 9/16" jamb. Same jamb extension profile a 6 9/16" extension shown.

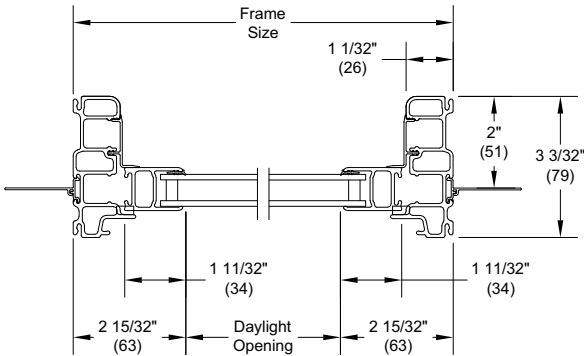
Section Details: Transom/Picture

Scale: 3" = 1' 0"

Stationary/Picture - 2" (51)

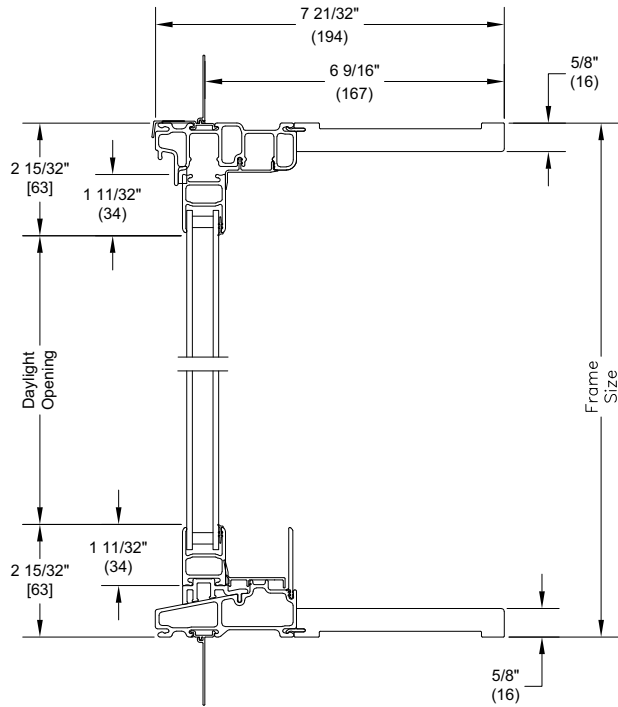


Head Jamb and Sill

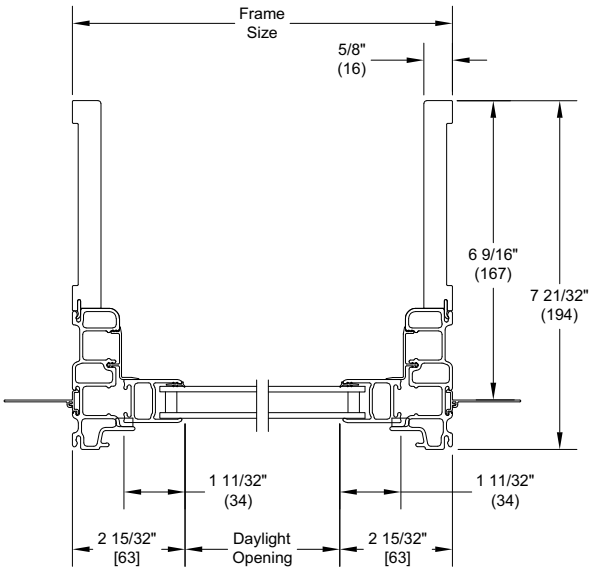


Jambs

Stationary/Picture - 6 9/16" (167)



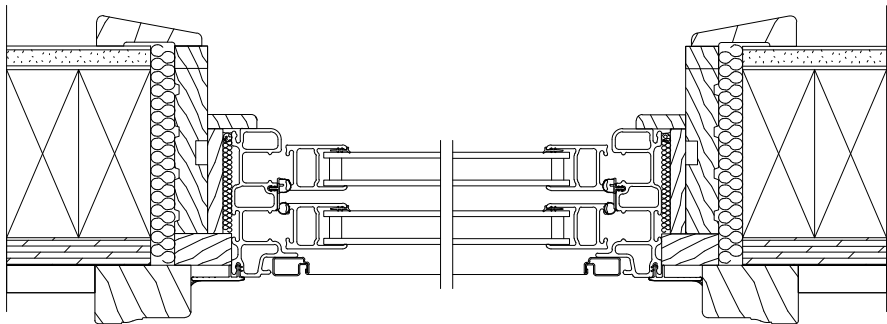
Head Jamb and Sill



Jambs

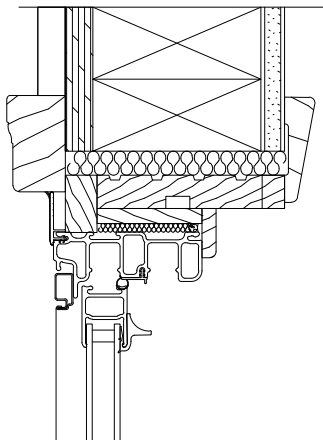
NOTE: Units also available with 4 9/16" jamb. Same jamb extension profile a 6 9/16" extension shown.

Installation Suggestions - Frame Expander

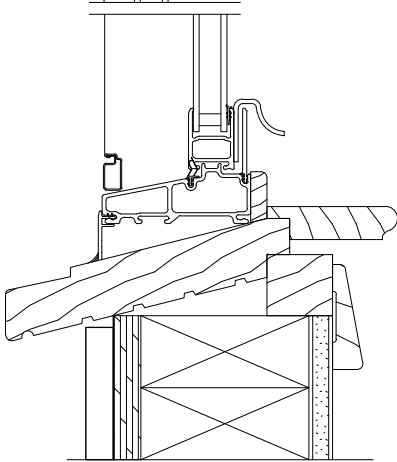


Jamb Frame Expander

Head Jamb Frame Expander

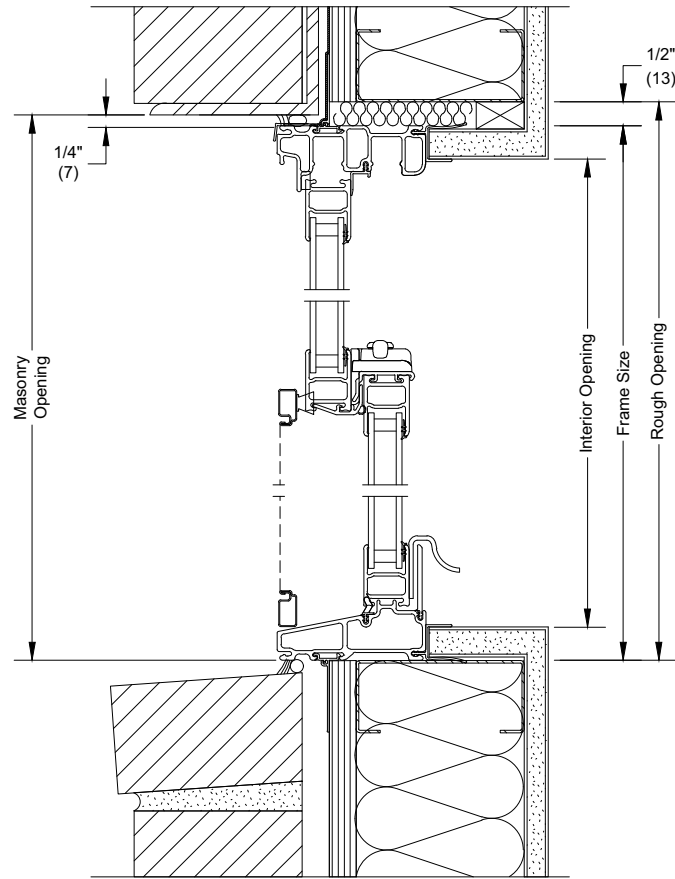


Sill Frame Expander

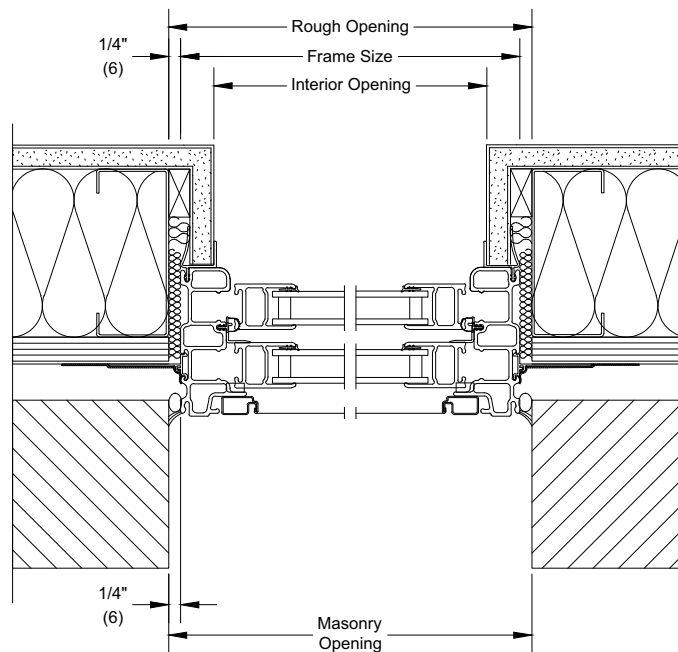


Installation Suggestions: Brick Veneer with Steel Frame Construction

Scale: 3" = 1' 0"



Head Jamb and Sill



Jambs

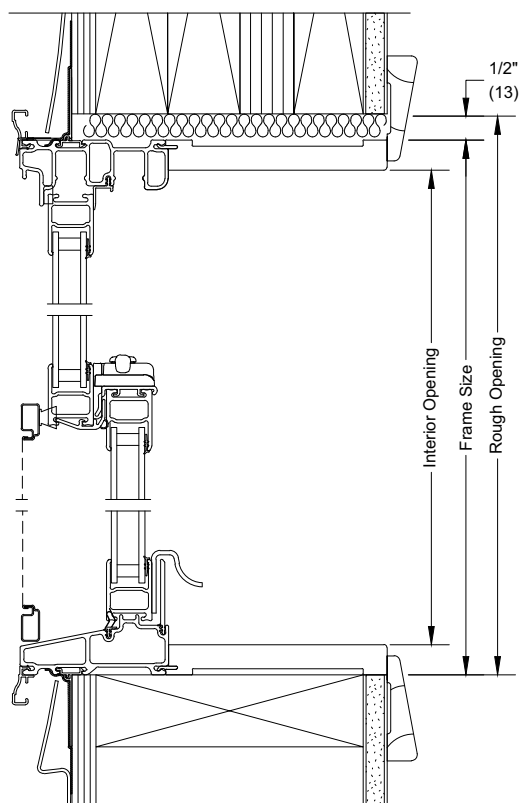
NOTE: Shown with optional sheet rock return. Picture unit installation similar.

The above wall sections represent typical wall conditions, these detail are not intended as installation instructions.

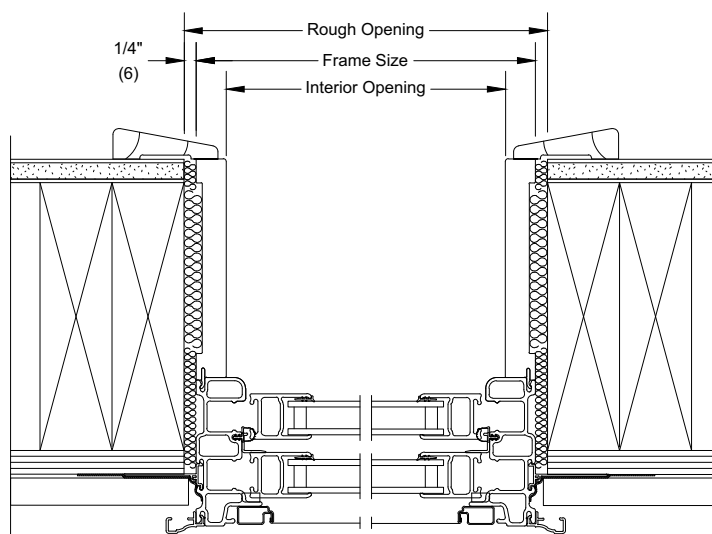
Please refer to the installation instructions provided with the purchased units.

Installation Suggestions: Vinyl Siding with 2x6 Frame Construction

Scale: 3" = 1' 0"



Head Jamb and Sill



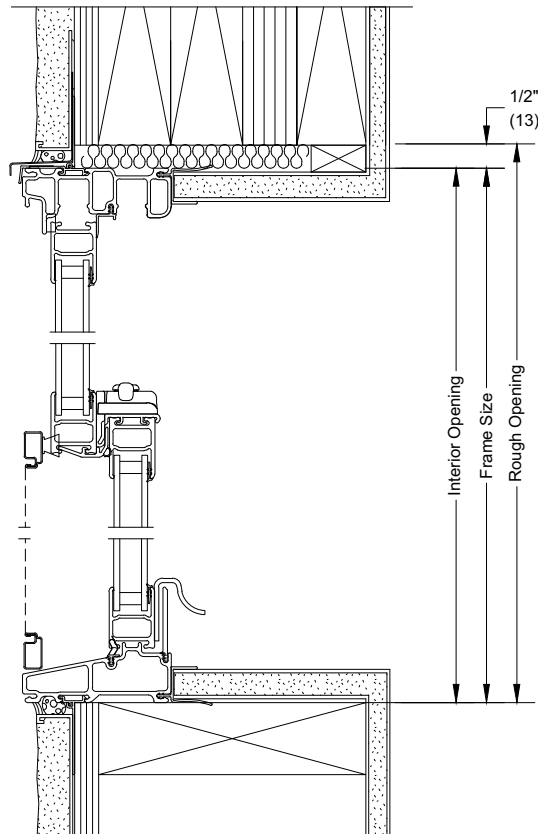
Jambs

NOTE: Shown with optional jamb extension and J-channels. Picture unit installation similar.

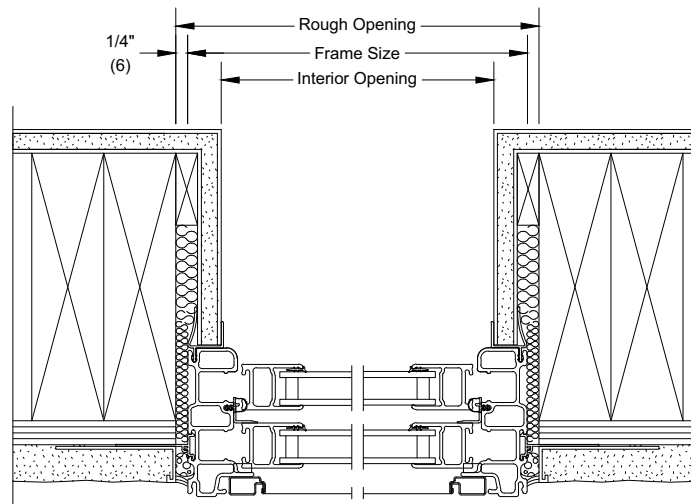
The above wall sections represent typical wall conditions, these detail are not intended as installation instructions.
Please refer to the installation instructions provided with the purchased units.

Installation Suggestions: Stucco with 2X6 Frame Construction

Scale: 3" = 1' 0"



Head Jamb and Sill

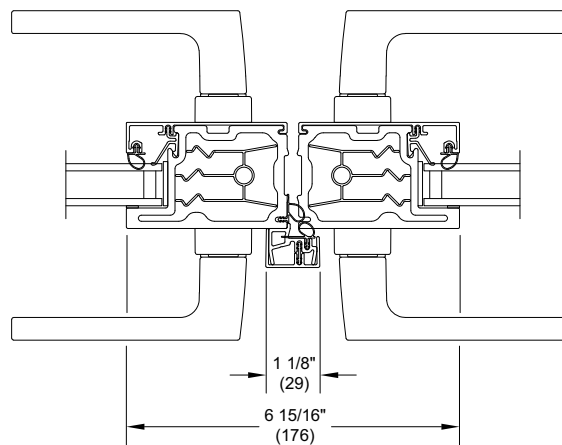


Jambs

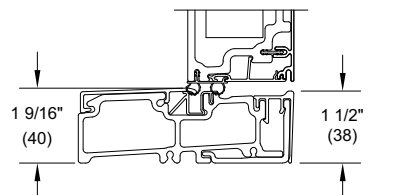
NOTE: Shown with optional sheet rock return. Picture unit installation similar.

The above wall sections represent typical wall conditions, these detail are not intended as installation instructions. Please refer to the installation instructions provided with the purchased units.

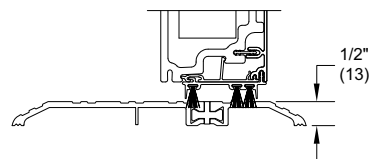
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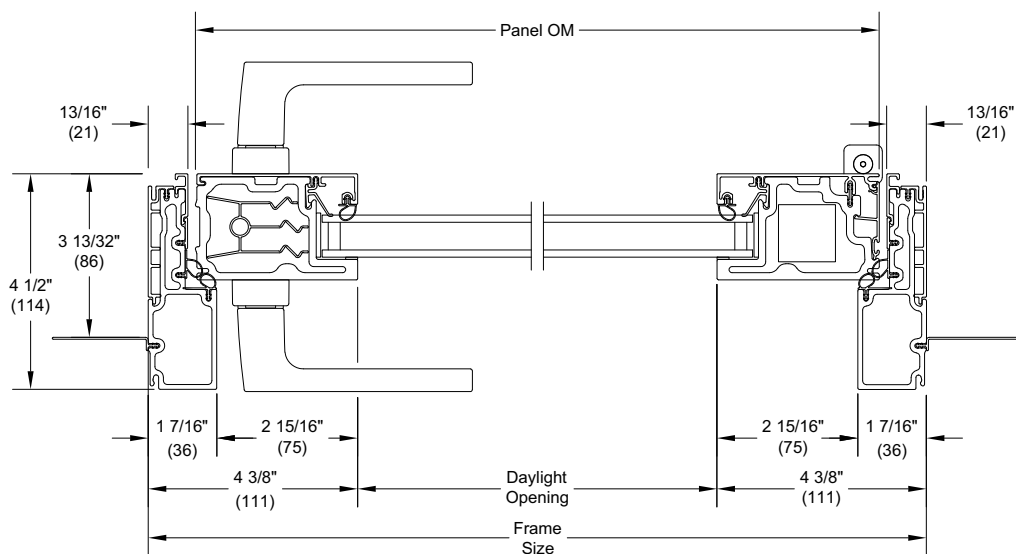
XX R Meeting Stiles



Low Profile Sill



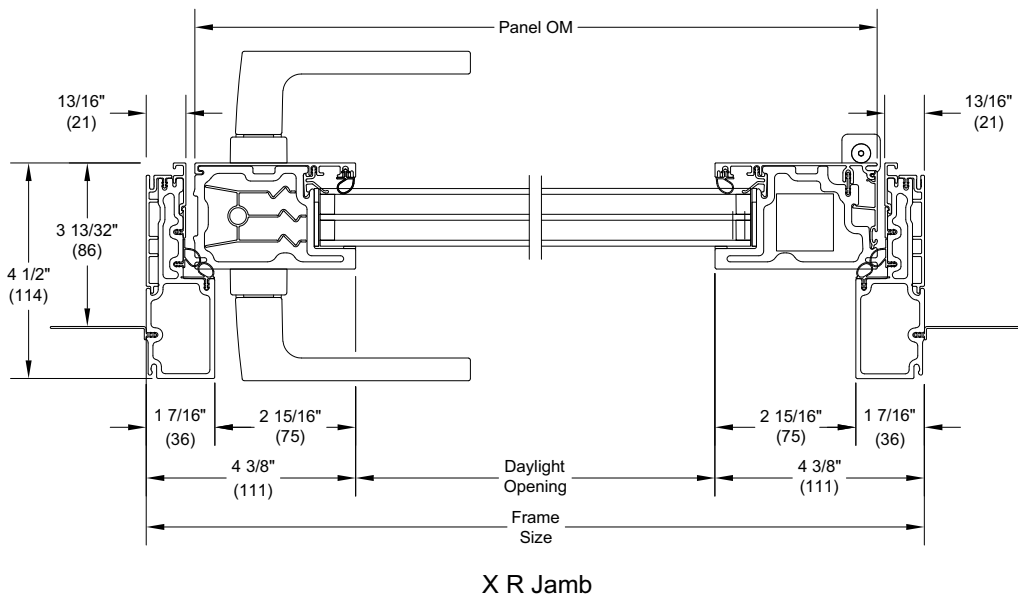
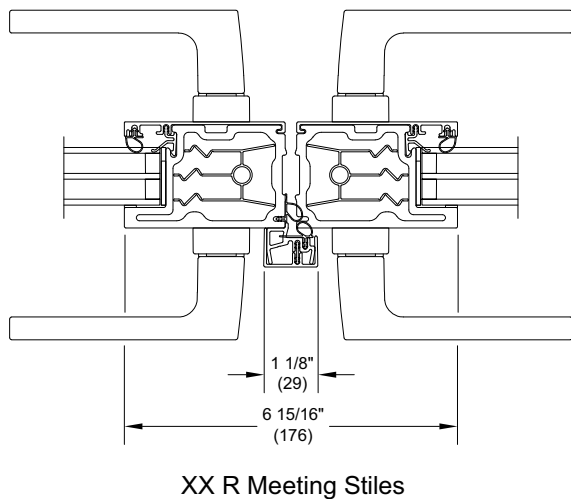
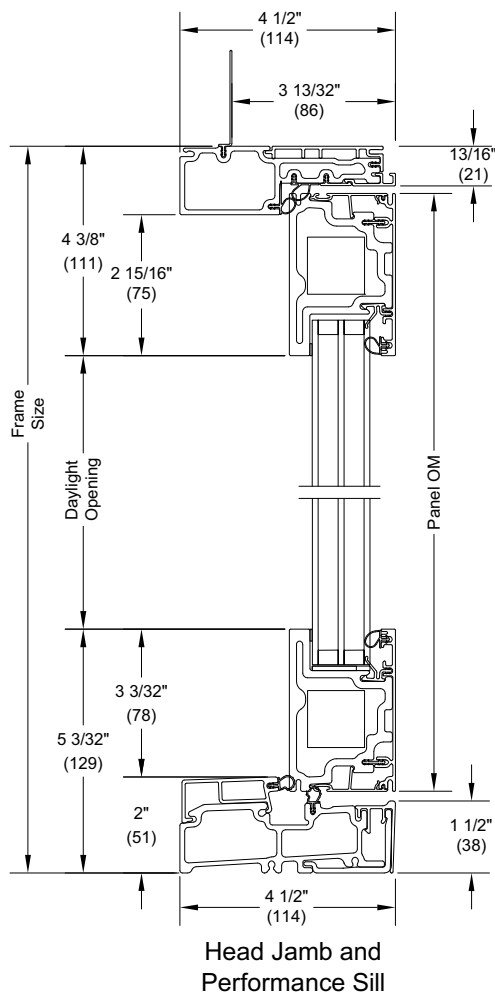
Saddle Sill



X R Jamb

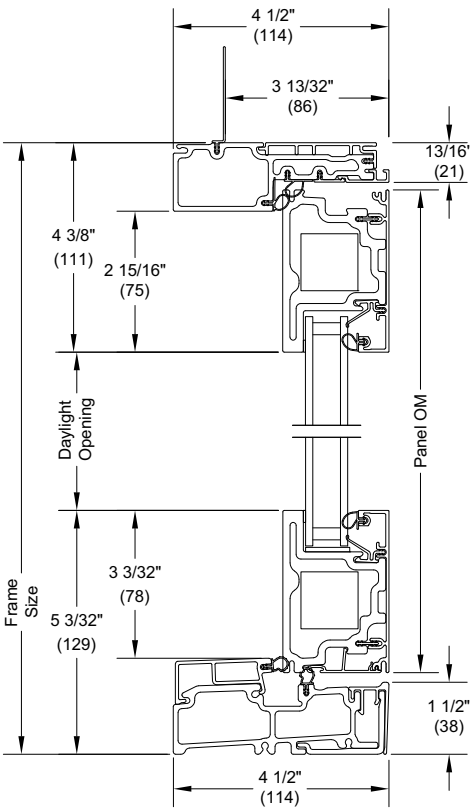
Inswing Section Details: Operating (Tripane)

Scale: 3" = 1' 0"

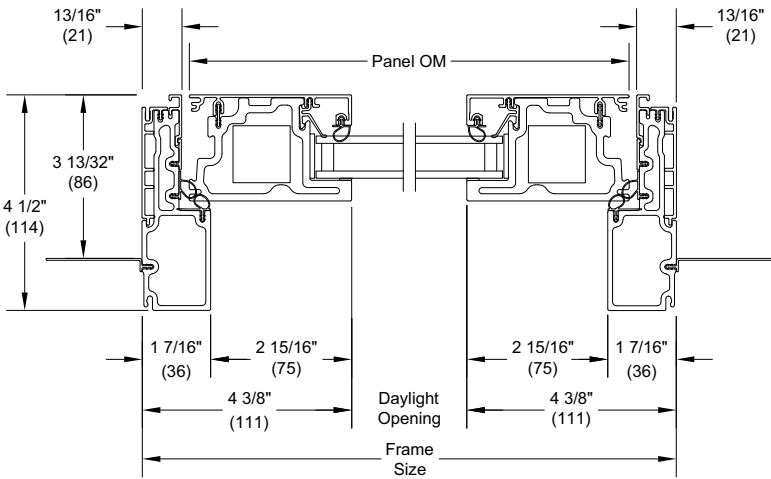


Inswing Section Details: Stationary (Dual Pane)

Scale: 3" = 1' 0"



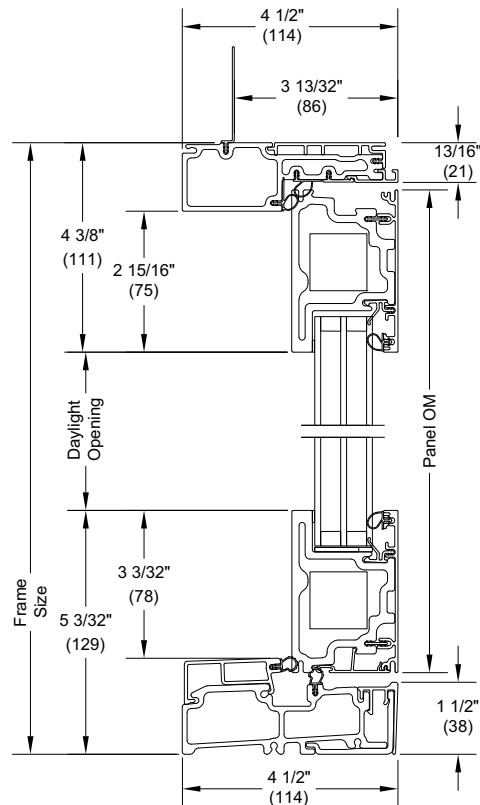
Head Jamb and Sill



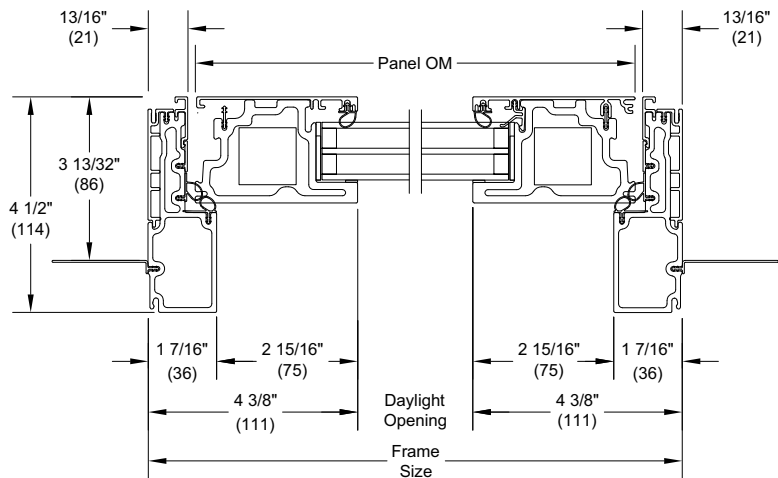
O Jamb

Inswing Section Details: Stationary (Tripane)

Scale: 3" = 1' 0"

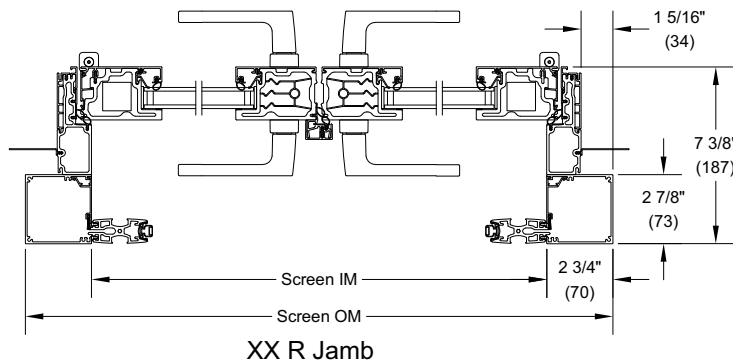
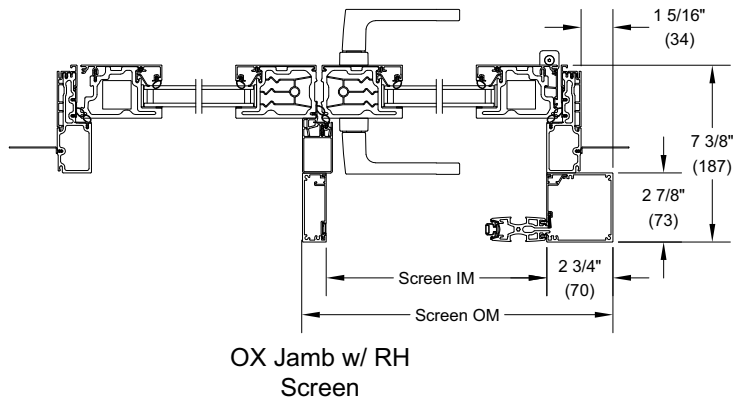
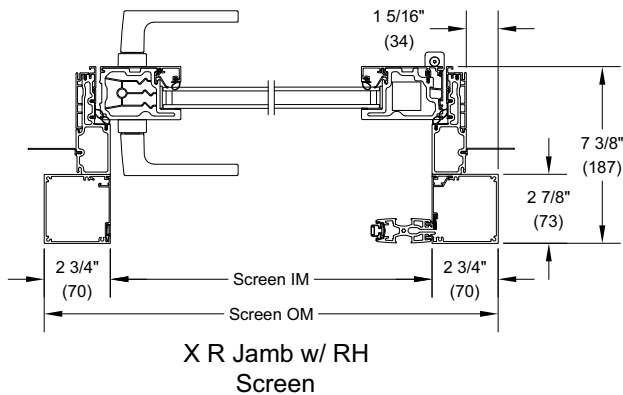
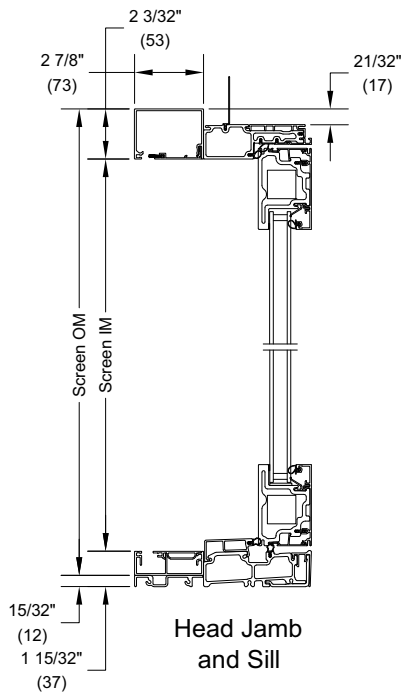


Head Jamb and Sill

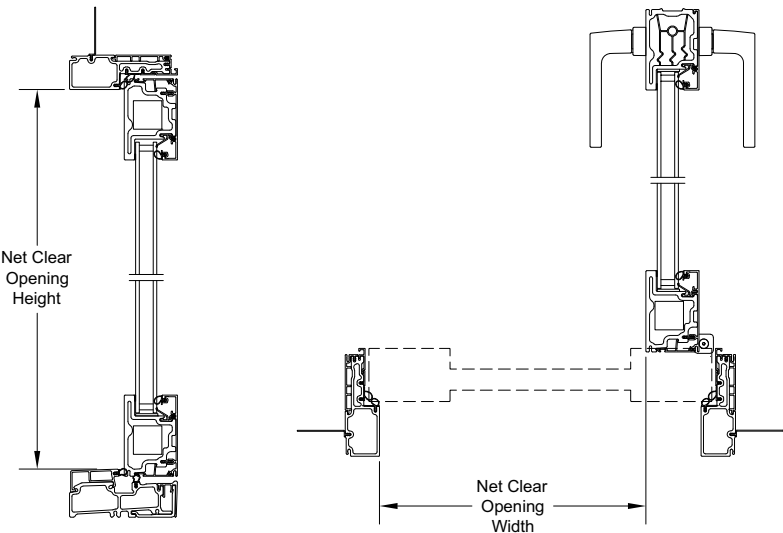


O Jamb

Inswing Section Details: Standard Swinging Door Screens

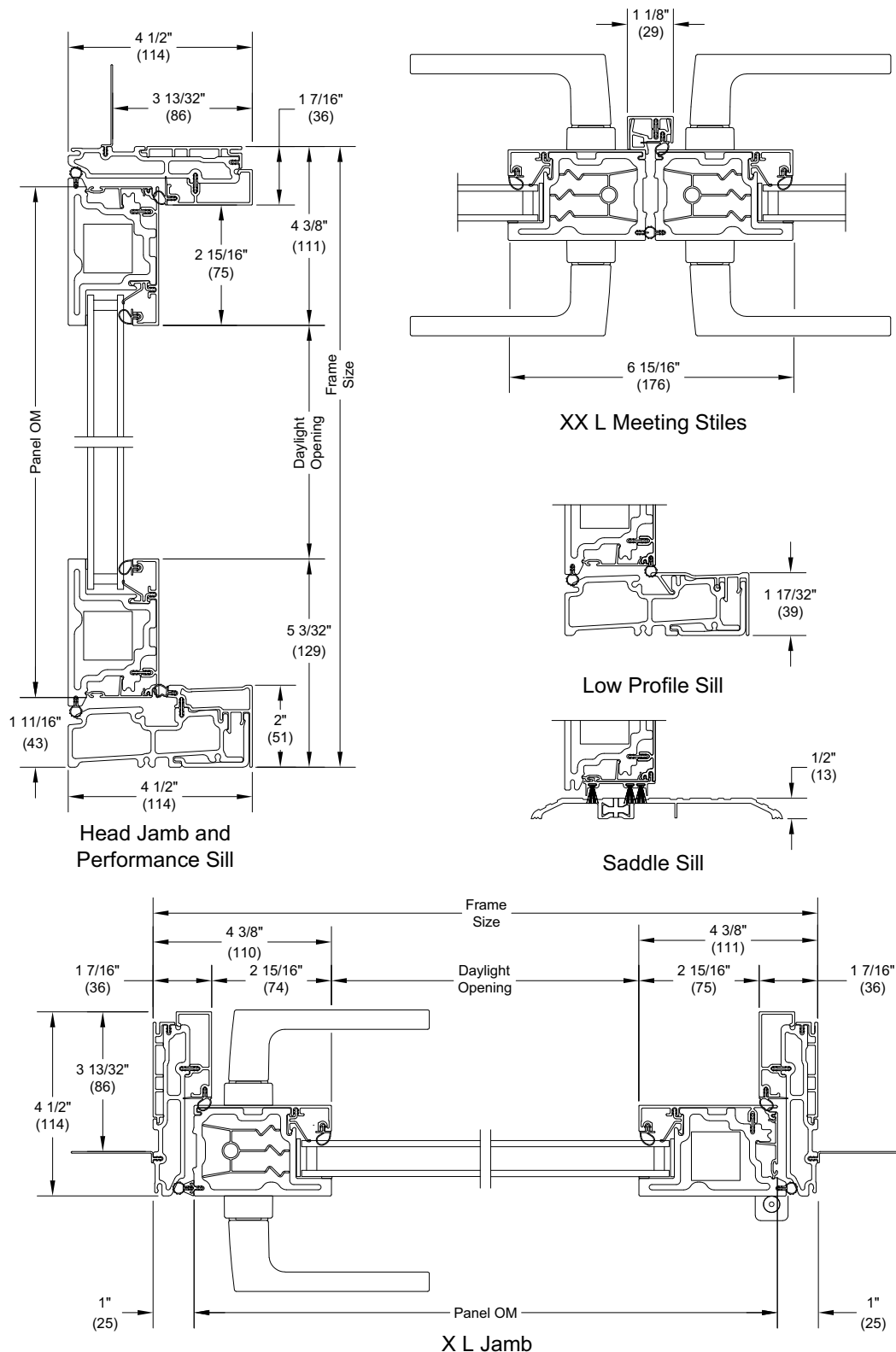


Inswing Section Details: Egress



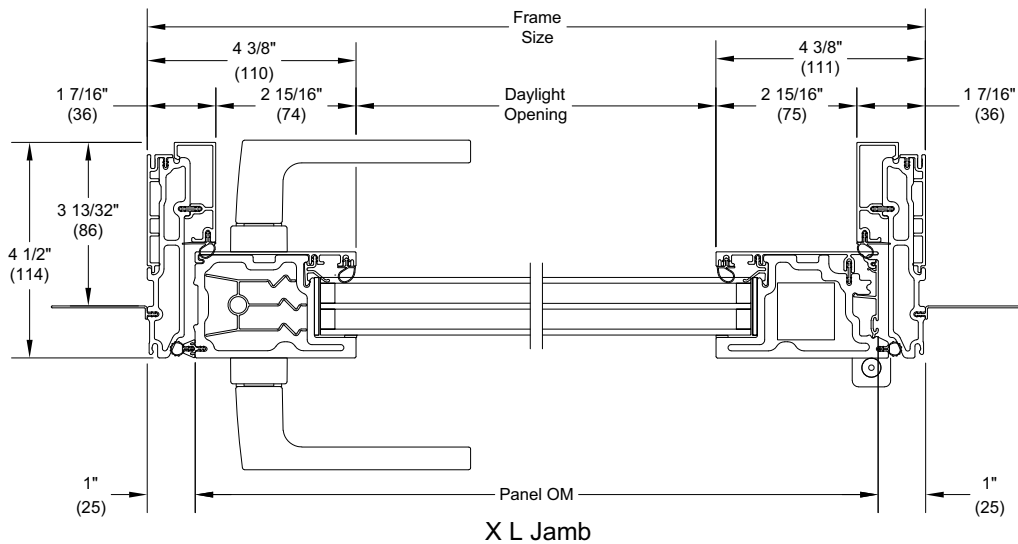
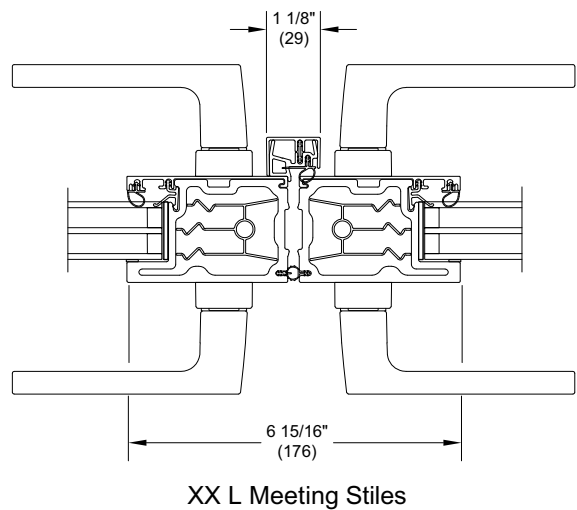
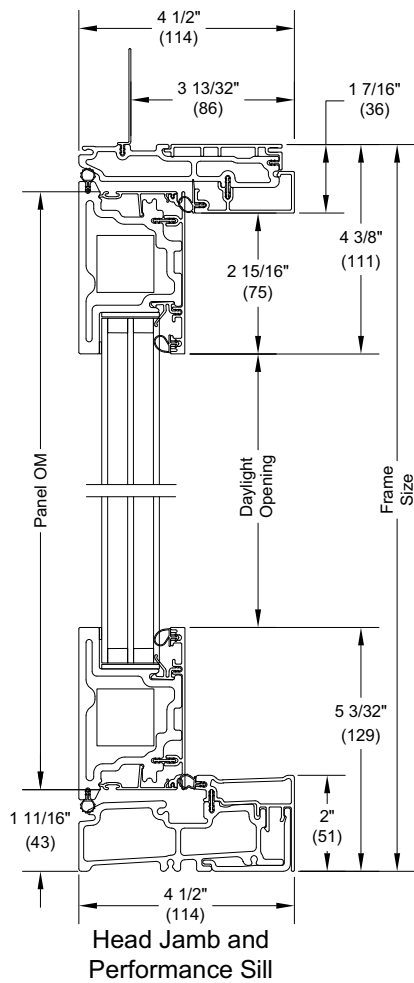
Outswing Section Details: Operating (Dual Pane)

Scale: 3" = 1' 0"



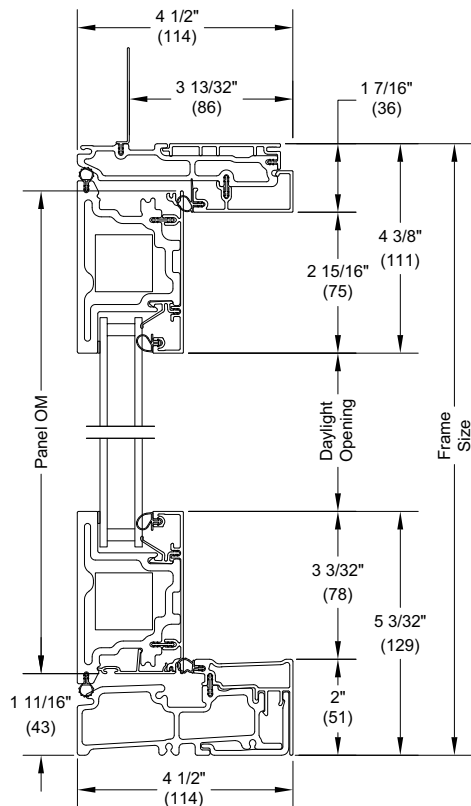
Outswing Section Details: Operating (Tripane)

Scale: 3" = 1' 0"

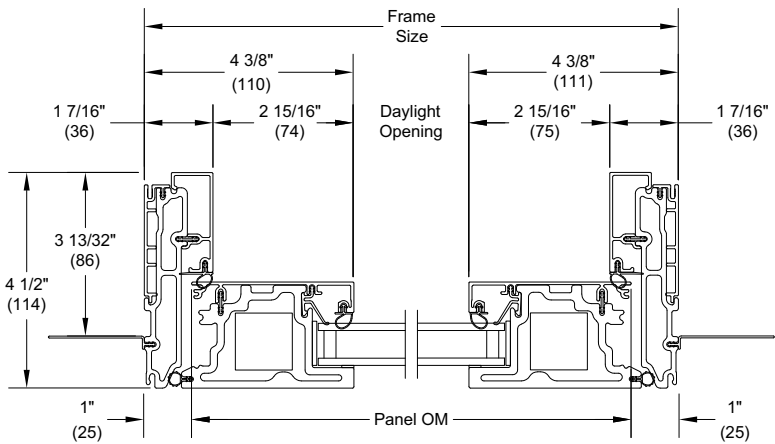


Outswing Section Details: Stationary (Dual Pane)

Scale: 3" = 1' 0"



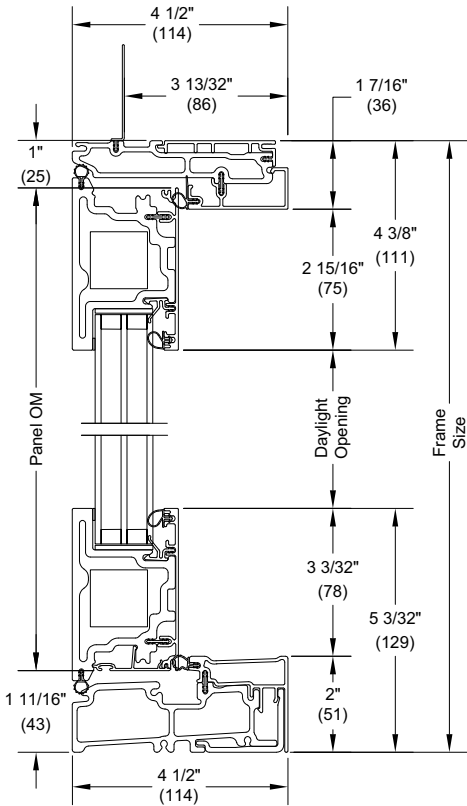
Head Jamb and Sill



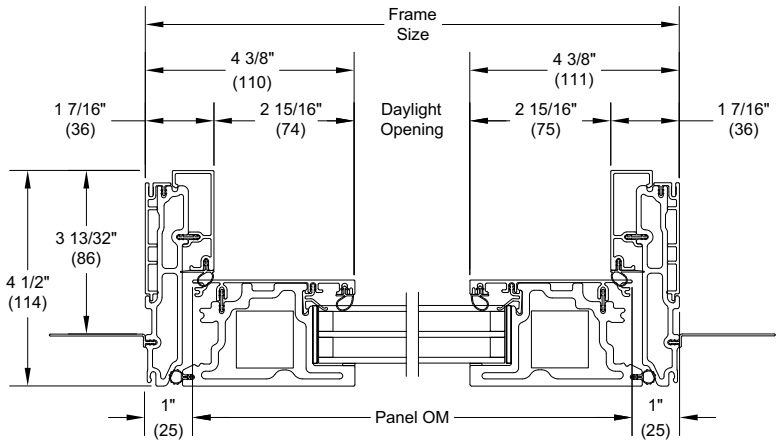
O Jamb

Outswing Section Details: Stationary (Tripane)

Scale: 3" = 1' 0"

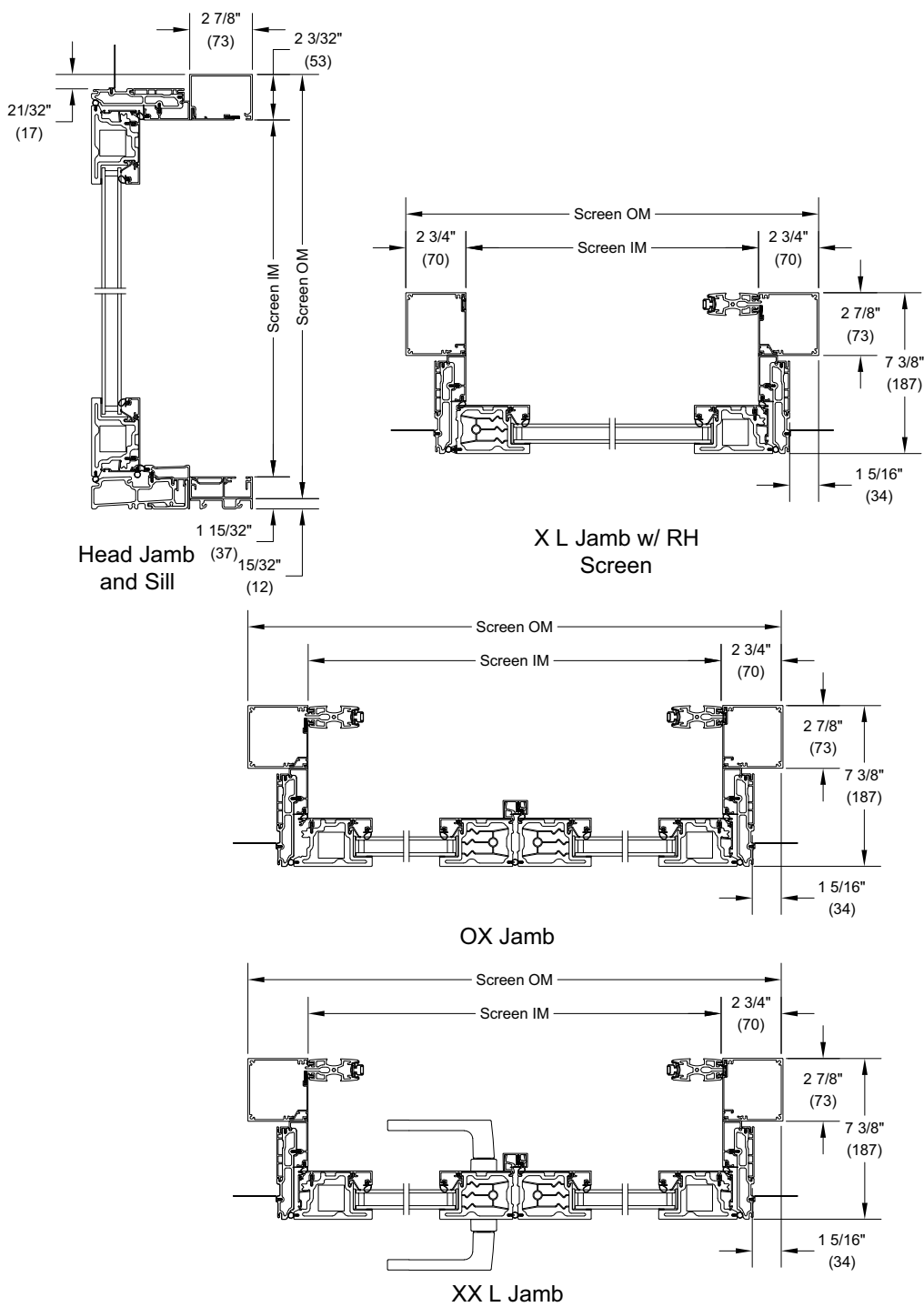


Head Jamb and Sill

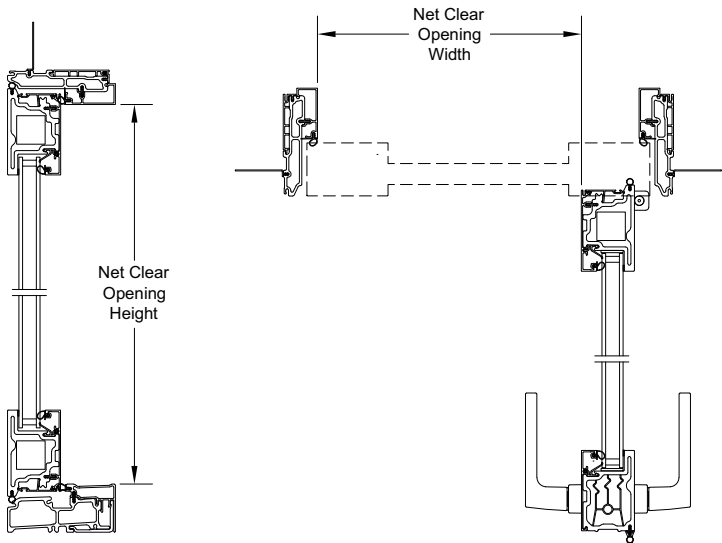


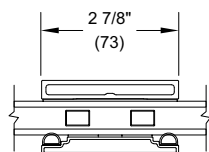
O Jamb

Outswing Section Details: Standard Swinging Door Screens

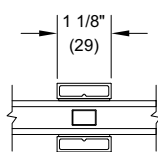


Outswing Section Details: Egress

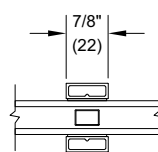


Divided Lite Options


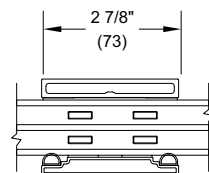
2 7/8" SDL
15/16" Dual Pane



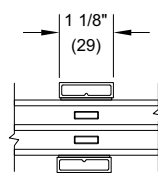
1 1/8" SDL
15/16" Dual Pane



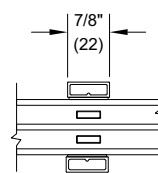
7/8" SDL
15/16" Dual Pane



2 7/8" SDL
1 1/4" Tripane



1 1/8" SDL
1 1/4" Tripane



7/8" SDL
1 1/4" Tripane

NOTE: Due to the inherent qualities of tempered glass, daylight gaps may be seen when using simulated divided lite bars. Daylight gaps could be visible between the internal spacer bar and surface applied bars when viewing from an acute angle to the glass on the following applications:

- Tempered glass over 72" high while using 5/8" SDL bars
- Tempered glass over 91" high while using 7/8" SDL bars.