

HISTORIC AND DESIGN REVIEW COMMISSION

February 16, 2022

HDRC CASE NO: 2022-094
ADDRESS: 523 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3090 BLK 6 LOT 25
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Jose Velasquez
OWNER: Jose Velasquez
TYPE OF WORK: Construction of a 1-story rear addition
APPLICATION RECEIVED: January 27, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct an approximately 1,100-square-foot rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish.

Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.

iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.

- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.

ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.

iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.

ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.

iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.

iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.

v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.

vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.

vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.

viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.

ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.

x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

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 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.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal

building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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 primary structure at 523 E Huisache is a 1-story, single-family residence constructed circa 1940 in the Minimal Traditional style. The structure features a cross gable composition shingle roof, an asymmetrical front porch on metal post supports, wood cladding with board and batten gable detailing, and one-over-one wood windows. The property is contributing to the Monte Vista Historic District.
- b. COMPLIANCE – Staff issued a Stop Work Order on January 27, 2022, following a report that the construction of an addition on the property was taking place prior to approval. The property owner submitted a Certificate of Appropriateness application for the proposed work on January 27, 2022, to request approval for the proposed addition to come into compliance.
- c. LOT COVERAGE – The applicant has proposed to construct a 1-story rear addition. The total square footage of the primary structure and the proposed addition is approximately 1,900 square feet. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. Staff finds that the applicant should provide the percentage of lot coverage for review.
- d. MASSING AND FOOTPRINT – The applicant has proposed to construct an approximately 1,100-square-foot, 1-story rear addition. The existing structure is currently approximately 800 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that 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. The proposed addition will remain within the existing footprint of the primary structure and the visibility from the public right-of-way is minimized. However, the proposed rear addition is 1,100 square feet, which will more than double the existing building footprint. Staff finds the proposal inconsistent with the Guidelines.

- e. ROOF – The applicant has proposed to install a shed roof connected to the side gable roof of the primary structure and sloped to the rear to meet a front gable roof form at the rear of the addition. The roof form of the addition will be minimally visible from the public right-of-way. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds that a shed roof form is not appropriate for an addition of the square footage proposed. Staff finds that the applicant should propose a roof form that is similar to the historic structure or appropriate for the style.
- f. ROOF MATERIAL – The applicant has proposed to install a composition shingle roof on the rear addition to match the existing roof material on the primary structure. Guideline 3.A.iii for Additions stipulates that original roofs should be matched 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. Staff finds the proposal consistent with the Guidelines.
- g. REAR WINDOW AND DOOR REMOVAL – The proposed addition will require the removal of 3 existing one-over-one wood windows, one replacement window, and one door opening. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. This element is not visible from the public right-of-way. Staff finds the proposal acceptable given the location of the rear addition and encourages the applicant to salvage or reuse the existing windows and doors.
- h. NEW WINDOWS AND DOORS: SIZE AND PROPORTION – The applicant has proposed to install windows with traditional proportions on the north and west elevations. The applicant has proposed to install two windows of nontraditional proportions on the east elevation and a set of sliding doors at the rear of the east elevation. Staff’s standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds that the applicant should modify the proposal to feature windows of traditional proportions on the east elevation.
- i. RELATIONSHIP OF SOLIDS TO VOIDS – According to the Historic Design Guidelines, new construction should 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. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. That applicant has proposed one window on the 40-foot-long west elevation and two (2) windows of nontraditional proportions on the 25-foot-long east elevation. Staff finds that the applicant should incorporate additional window openings on the east and west elevations of the rear addition to better comply with the Guidelines.
- j. MATERIALS: NEW WINDOWS AND DOORS – The applicant has proposed to install Ply Gem 510 vinyl windows in beige. Guideline 3.B.i for Additions states that 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, may not be used. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are 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 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. Staff finds the proposal to be inconsistent with the Guidelines.
- k. MATERIALS: FAÇADE – The applicant has proposed to install Hardie Plank lap siding on the rear addition. 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 consistent with the Guidelines.
- l. ARCHITECTURAL DETAILS – The applicant has proposed to construct a 1-story rear addition. Guideline 4.A.ii for Additions states that additions should 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. Guideline 4.A.iii for Additions states that applicants should 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. Guideline 2.A.v recommends that 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. Staff finds that the proposal is appropriate but recommends that the addition incorporate an offset or reveal to provide a clear visual distinction between the primary structure and the addition.

RECOMMENDATION:

Staff recommend approval of the construction of a 1-story rear addition based on findings a through l with the following stipulations:

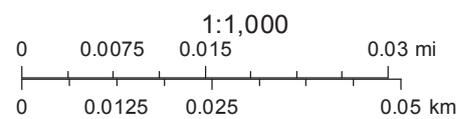
- i. That the applicant submits the percentage of lot coverage showing that the primary structure and addition will not exceed 50 percent of the total lot area to staff for review and approval based on finding c.
- ii. That the applicant reduces the footprint of the rear addition so that it does not double the existing building footprint and submits updated plans to staff for review and approval based on finding d.
- iii. That the applicant proposes a roof form that is similar to the historic structure and submits updated elevation drawings to staff for review and approval based on finding e.
- iv. That the applicant salvages the windows and door removed to accommodate the rear addition and reuses them on the addition, stores them on site for future use, or donates them to a local architectural salvage store based on finding g.
- v. That the applicant submits updated elevation drawings featuring windows of traditional proportions on the east elevation to staff for review and approval based on finding h.
- vi. That the applicant proposes a fenestration pattern in keeping with the historic structure and submits updated elevation drawings incorporating window openings on the east and west elevations of the rear addition to staff for review and approval based on finding i.
- vii. That the applicant submits window specifications for fully wood or aluminum clad wood windows to staff for review and approval based on finding j. Wood or aluminum-clad wood windows are recommended and 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.
- viii. That the applicant installs Hardie siding that features a reveal no more than 6 inches and a smooth texture based on finding k.
- ix. That the applicant incorporates an offset or reveal to provide a clear visual distinction between the primary structure and the addition and submits updated elevation drawings to staff for review and approval based on finding l.

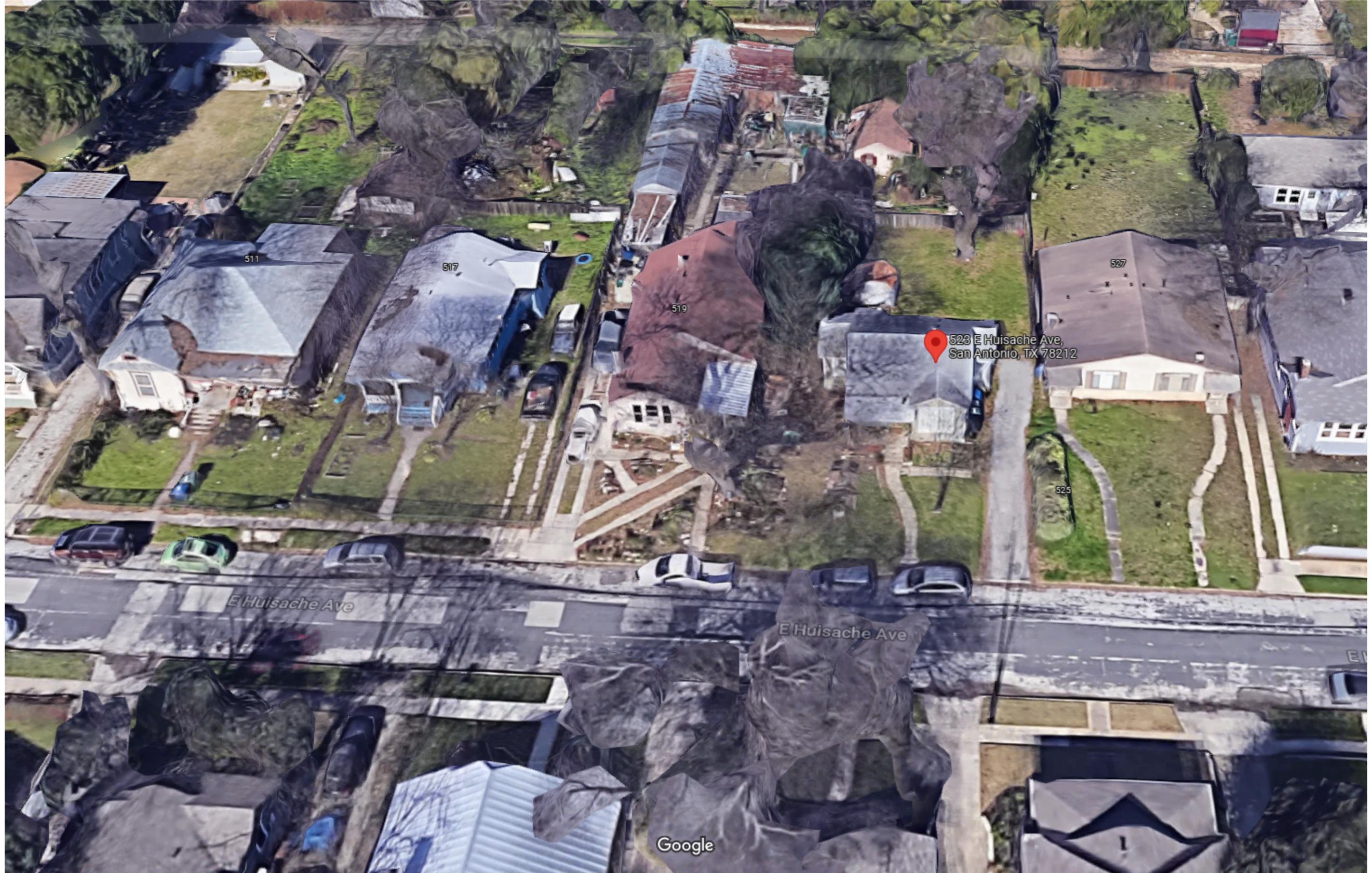
City of San Antonio One Stop



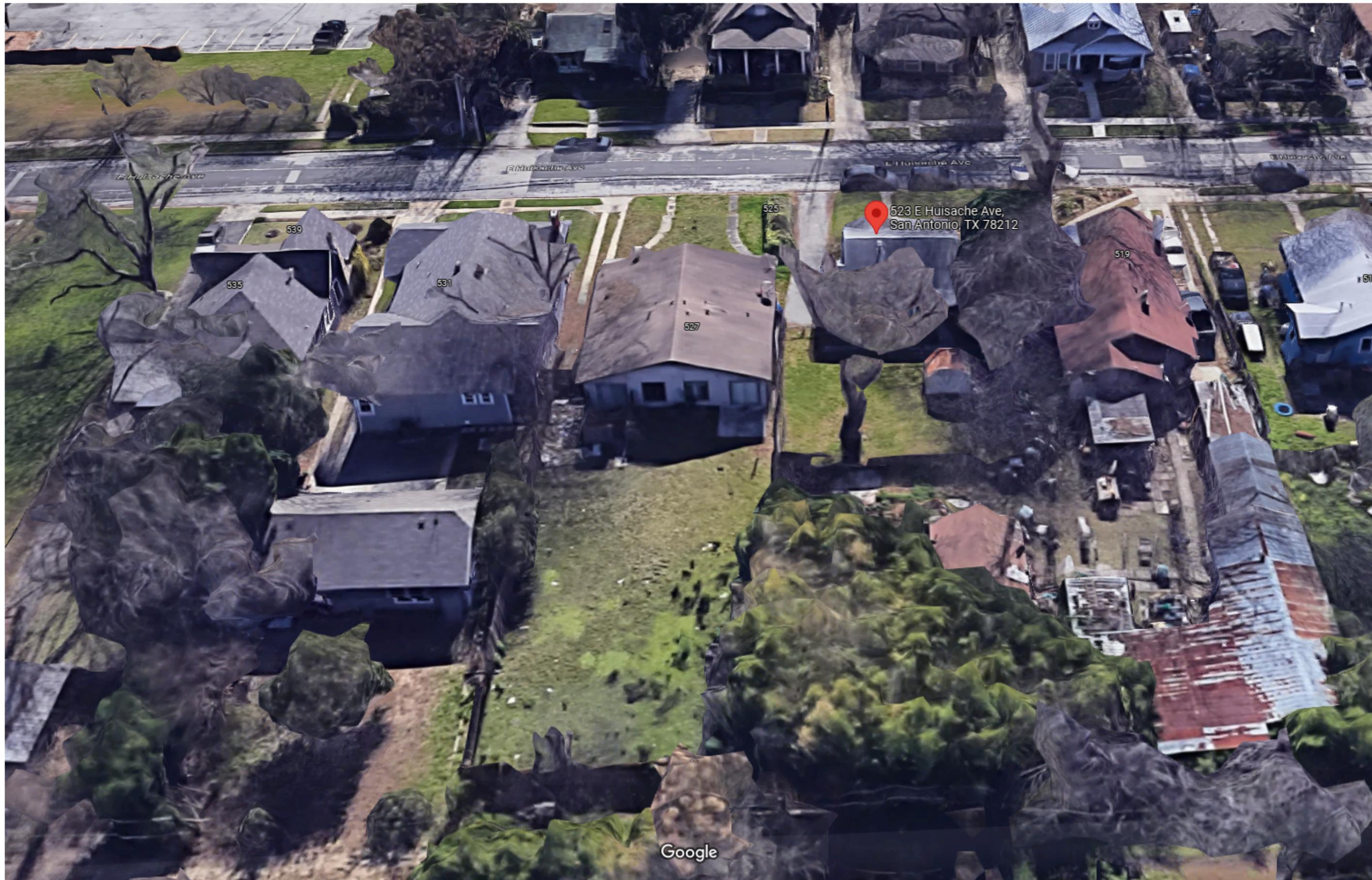
February 11, 2022

— User drawn lines













3



Scale 100 Ft. to One Inch.

Copyright 1924 by the Sanborn Map Co

214

191

205

203

3088

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828

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6408

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865

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863

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6208

6201

3098

3098

E. CRAIG PL.

E. MULBERRY AV. (OLYMPIAN WAY)

E. HUISACHE

E. MAGNOLIA AV.

E. MISTLETOE AV.

E. WOODLAWN AV.

STADIUM DR. (ALAMEDA AV.)

N. ST. MARYS (JONES AV.)

TRAIL (FITZGHUGH)

OSTROM DRIVE

LINDELL PL. (PRESTON PL.)

SHADON AV.

Princess

ANGONA AV.

232

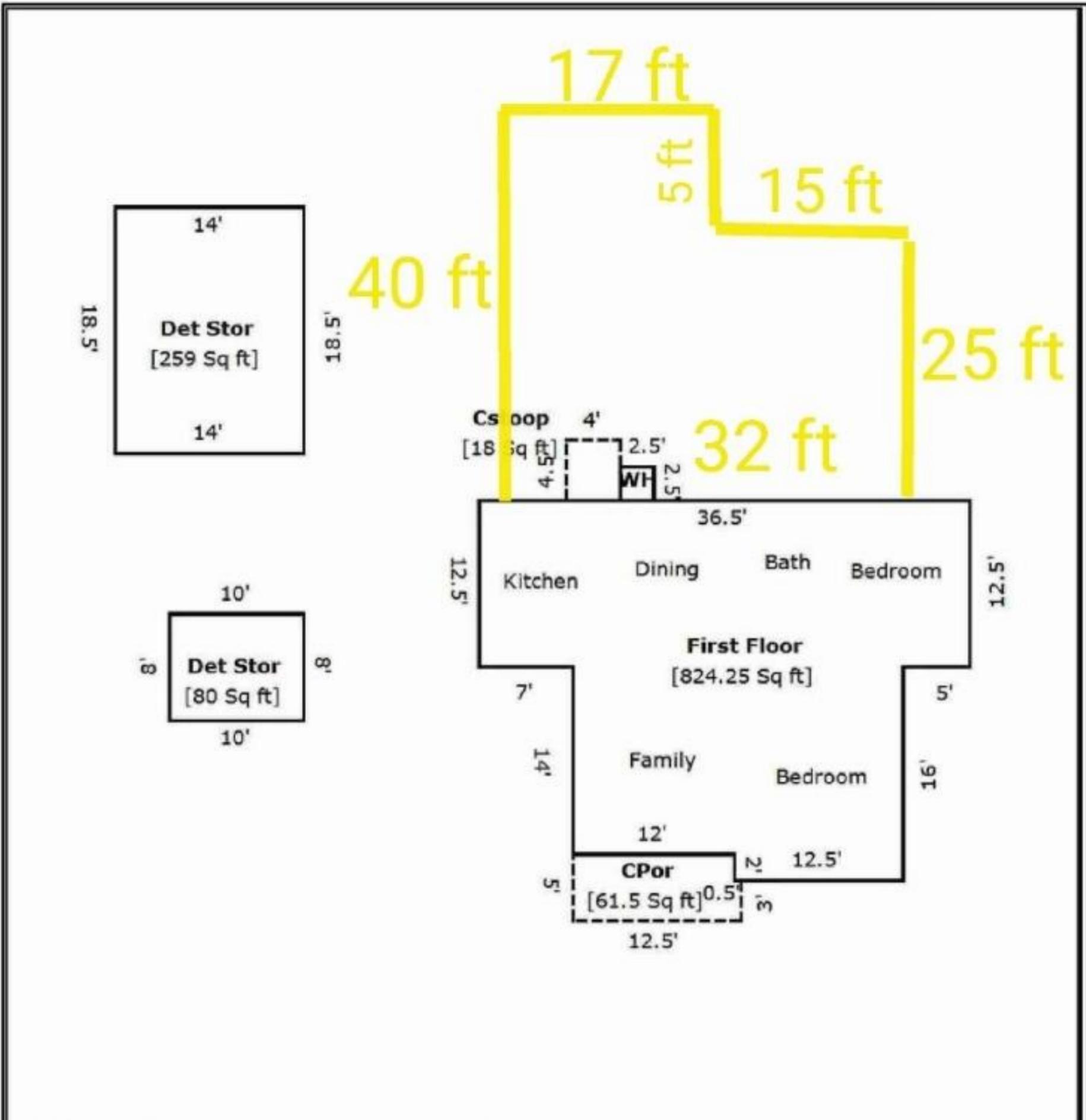
E. HUISACHE

T. KELLY

SKETCH ADDENDUM

File # 21142

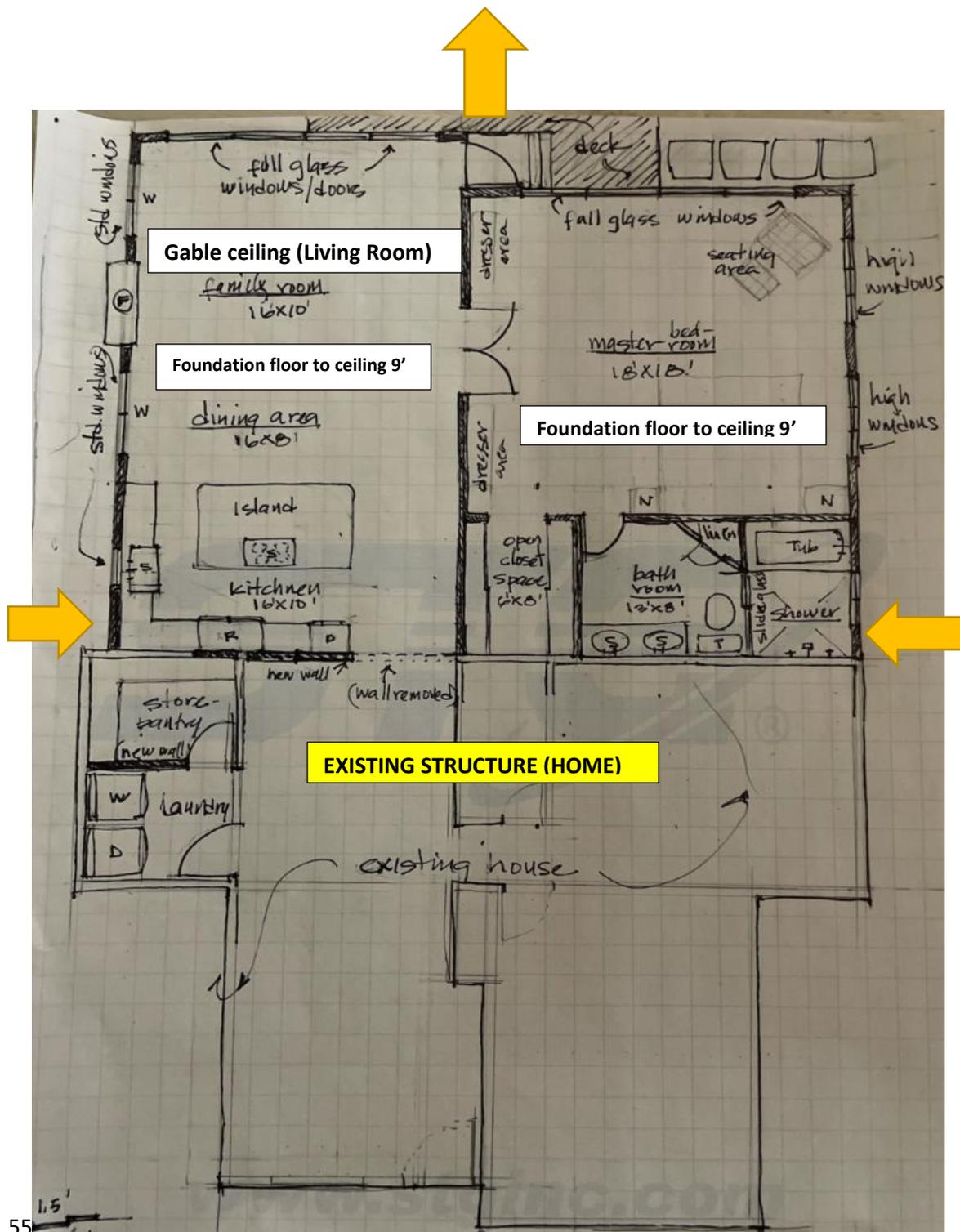
Borrower/Client Jennifer Torres & Jose Velasquez
 Property Address 523 E Huisache Ave
 City San Antonio County Bexar State TX Zip Code 78212
 Lender Axos Bank (FNC)



TOTAL Sketch by e la made, inc.

Area Calculations Summary

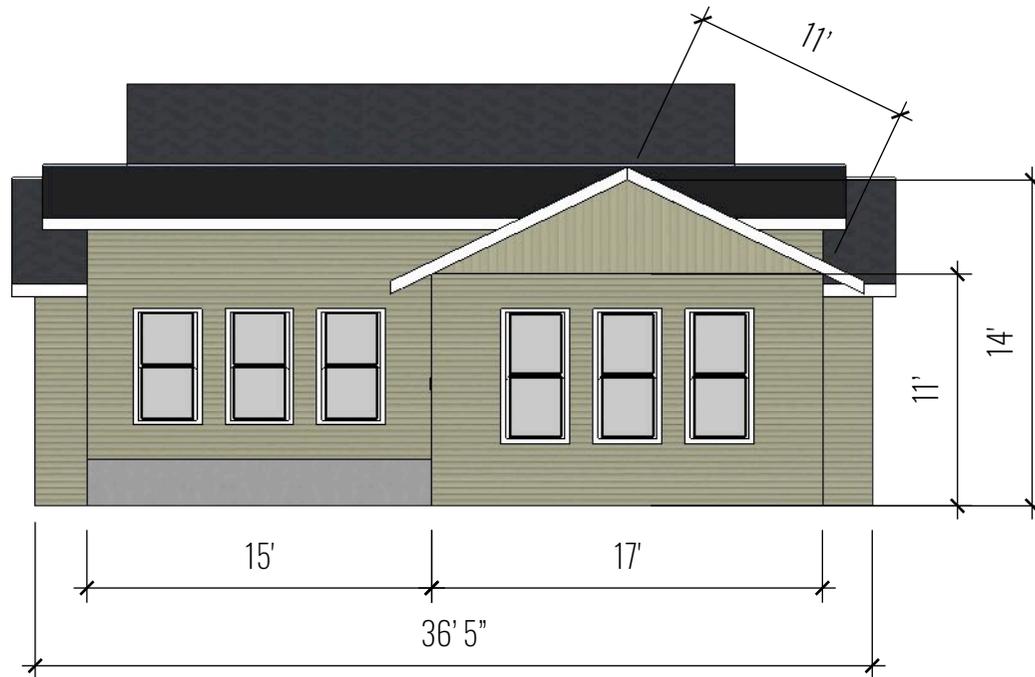
Living Area	Area	Calculation Details
First Floor	824.3 Sq ft	36.5 x 12.5 = 456.2 14 x 12 = 168 12.5 x 16 = 200
Cstoop	18 Sq ft	4 x 4.5 = 18
Total Living Area (Rounded):	842 Sq ft	
Non-living Area		
CPor	61.5 Sq ft	5 x 12 = 60 0.5 x 3 = 1.5
Det Stor	259 Sq ft	14 x 18.5 = 259
WH	6.3 Sq ft	2.5 x 2.5 = 6.2
Det Stor	80 Sq ft	10 x 8 = 80



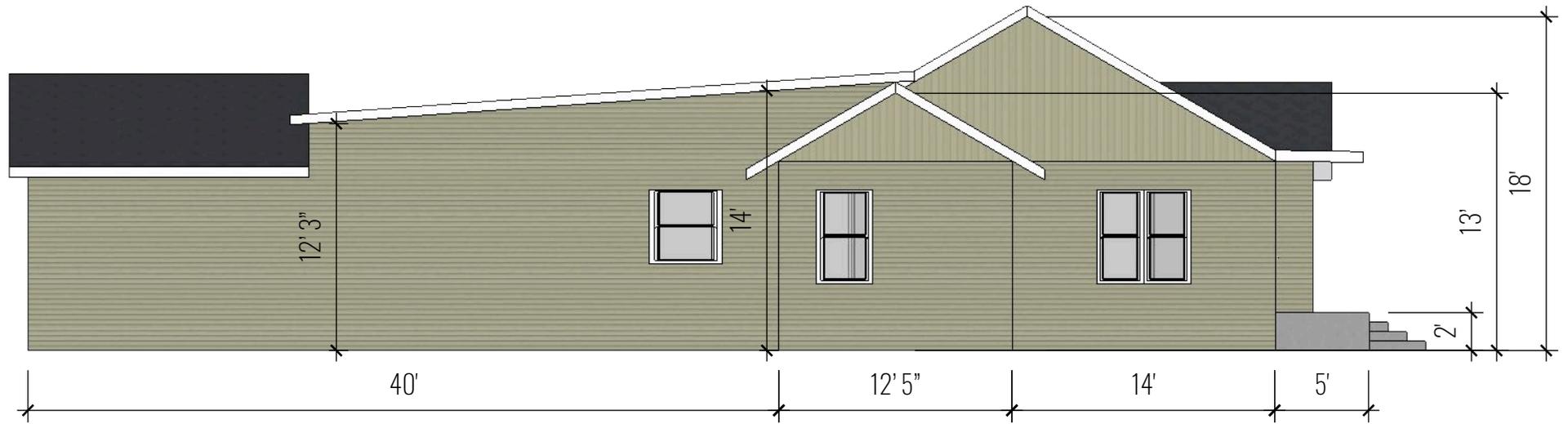
KEY:

- 1) ADDITION STRUCTURE WEST AND EAST EASEMENTS ARE 5FT FROM IN-SET OF EXISTING HOME
- 2) REAR OF ADDITIONS IS OVER 20+ YARDS FROM REAR FENCE LINE
- 3) LEFT (WEST SIDE) OF ADDITION MEASURES AT 30FT / RIGHT (EAST OF ADDITION) MEASURES 25FT
LIVING ROOM REAR EXTERIOR MEASURES AT 16FT / MASTER SUITE REAR MEASURES AT 15FT
- 3) ADDITION FOUNDATION (PIER & BEAM) TO CEILING IS 9' FOR KITCHEN & MASTER SUITE / MASTER BATHROOM
- 4) HEIGHT OF ROOF ADDITION IS EQUAL TO EXISTING STRUCTURE

Front house



West side



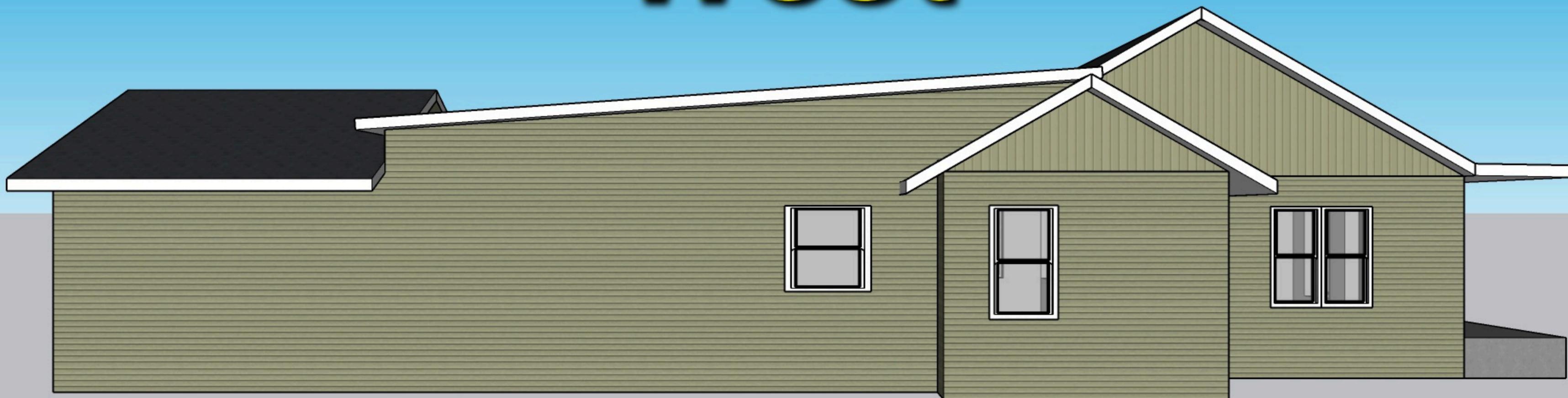
East side



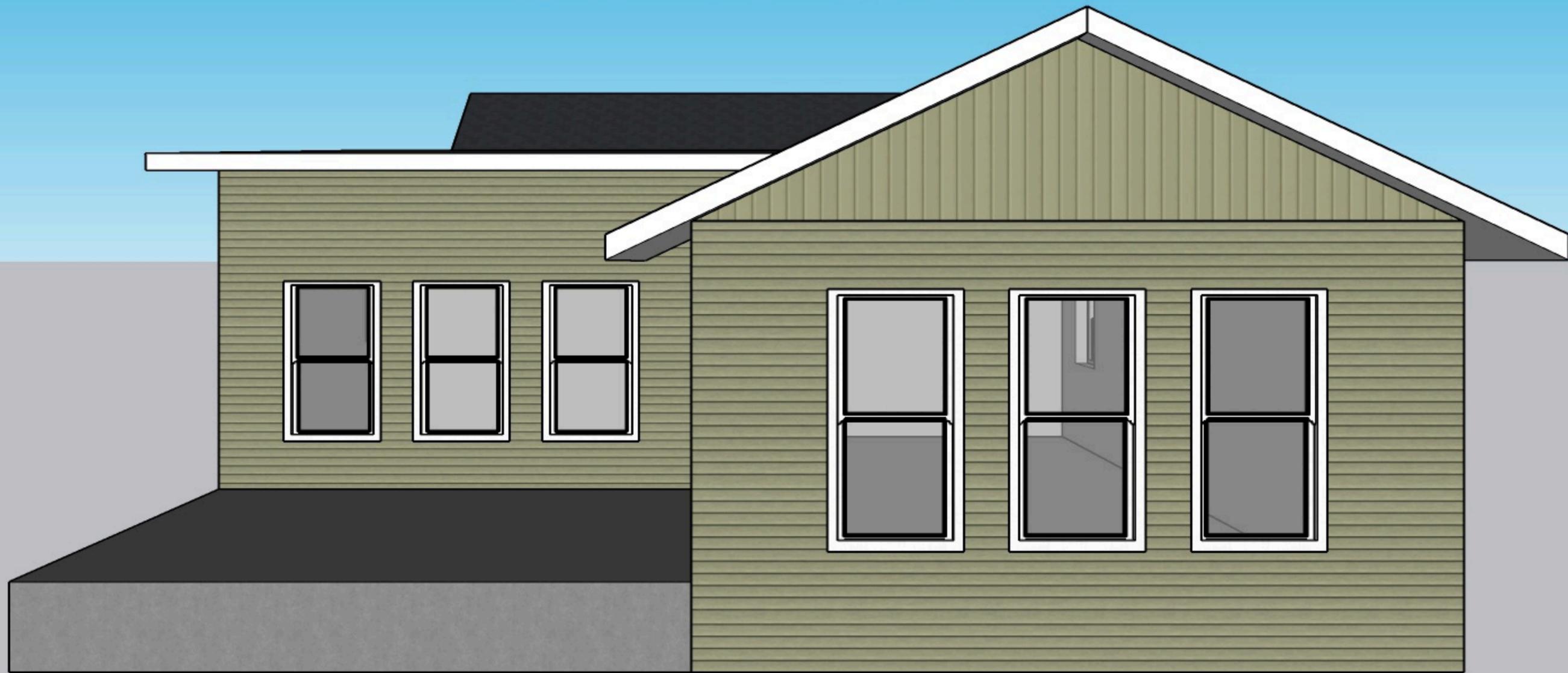
South



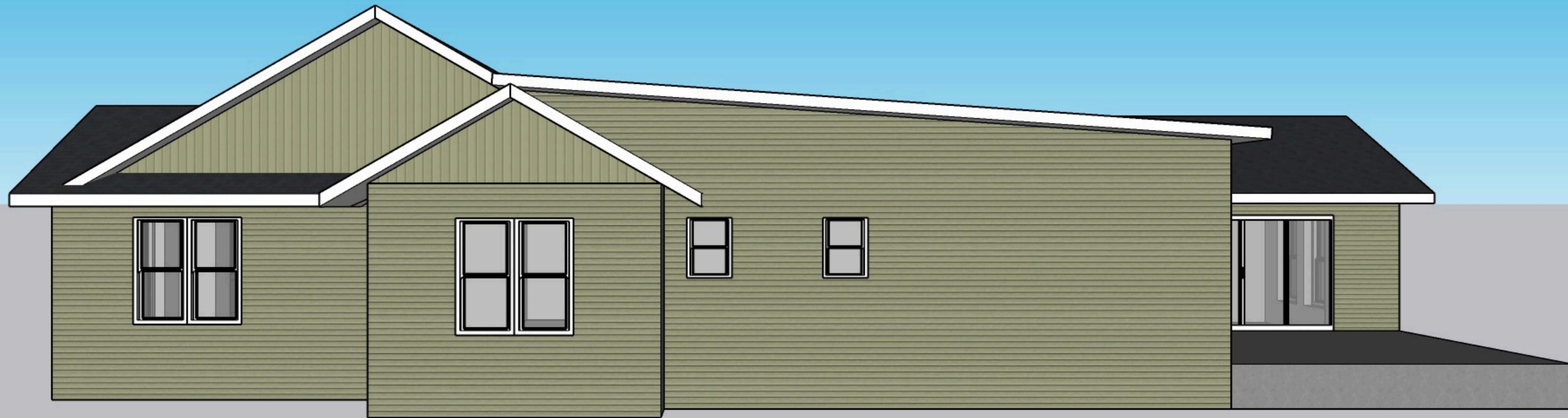
West

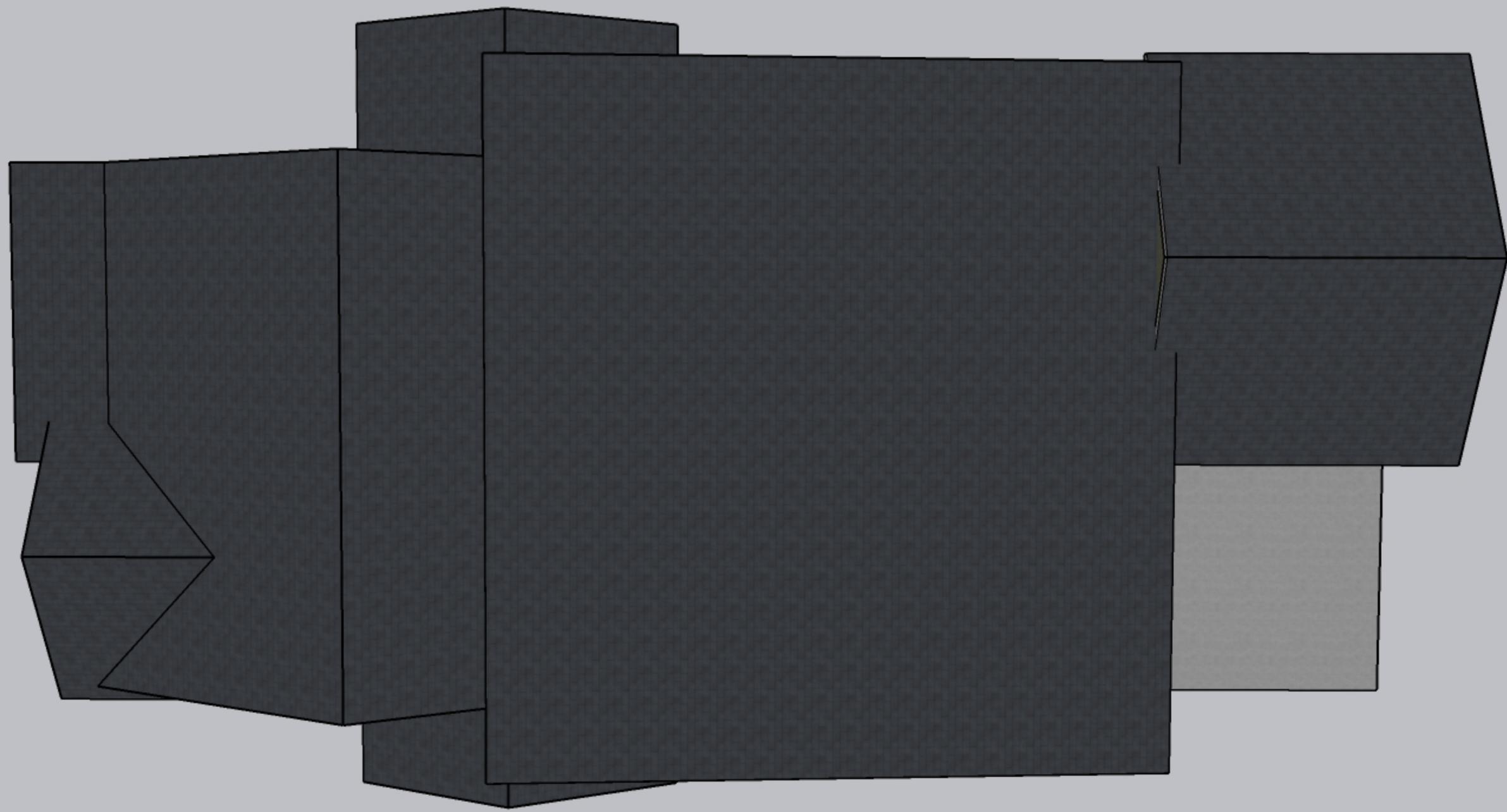


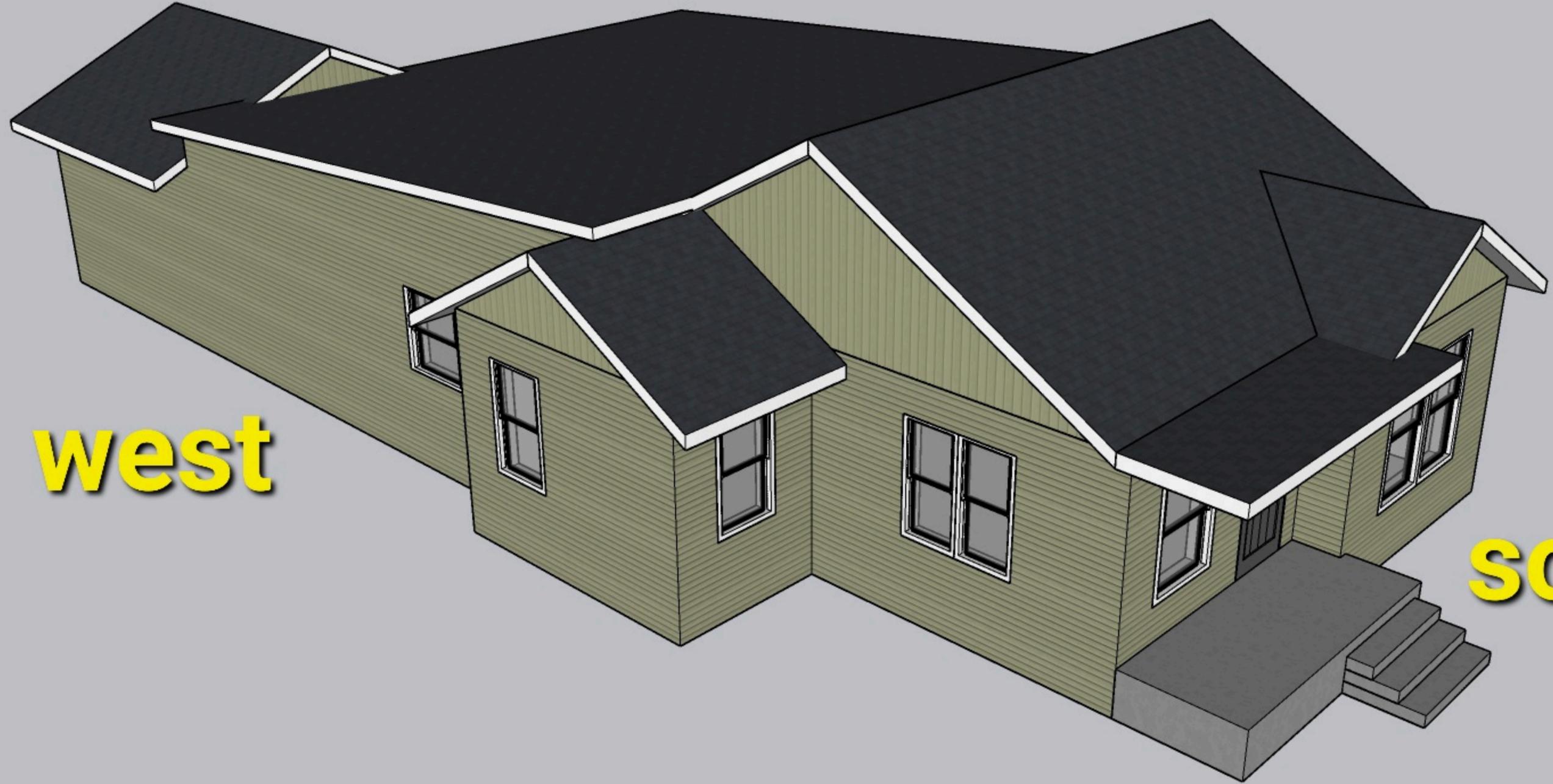
North



East



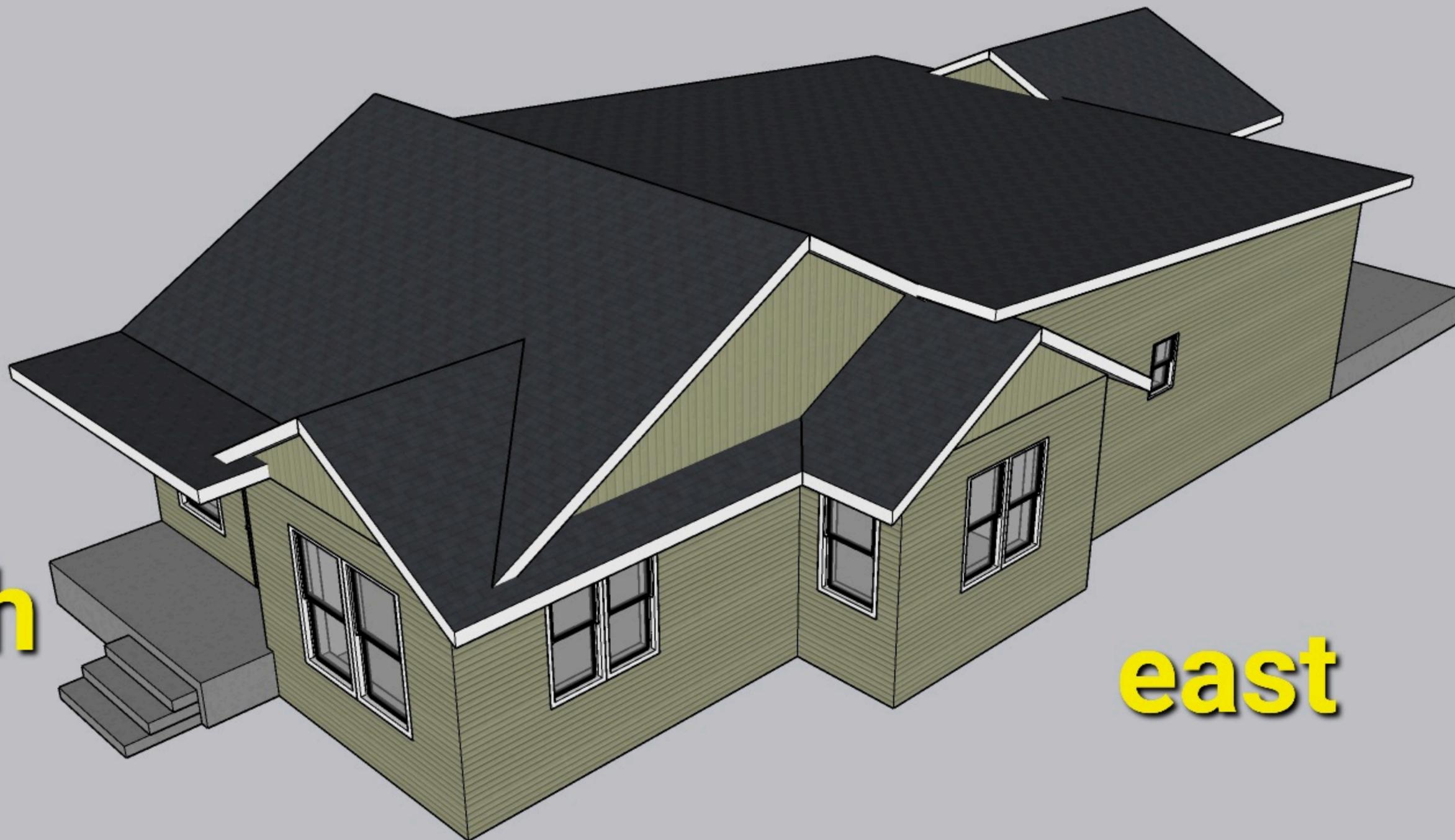




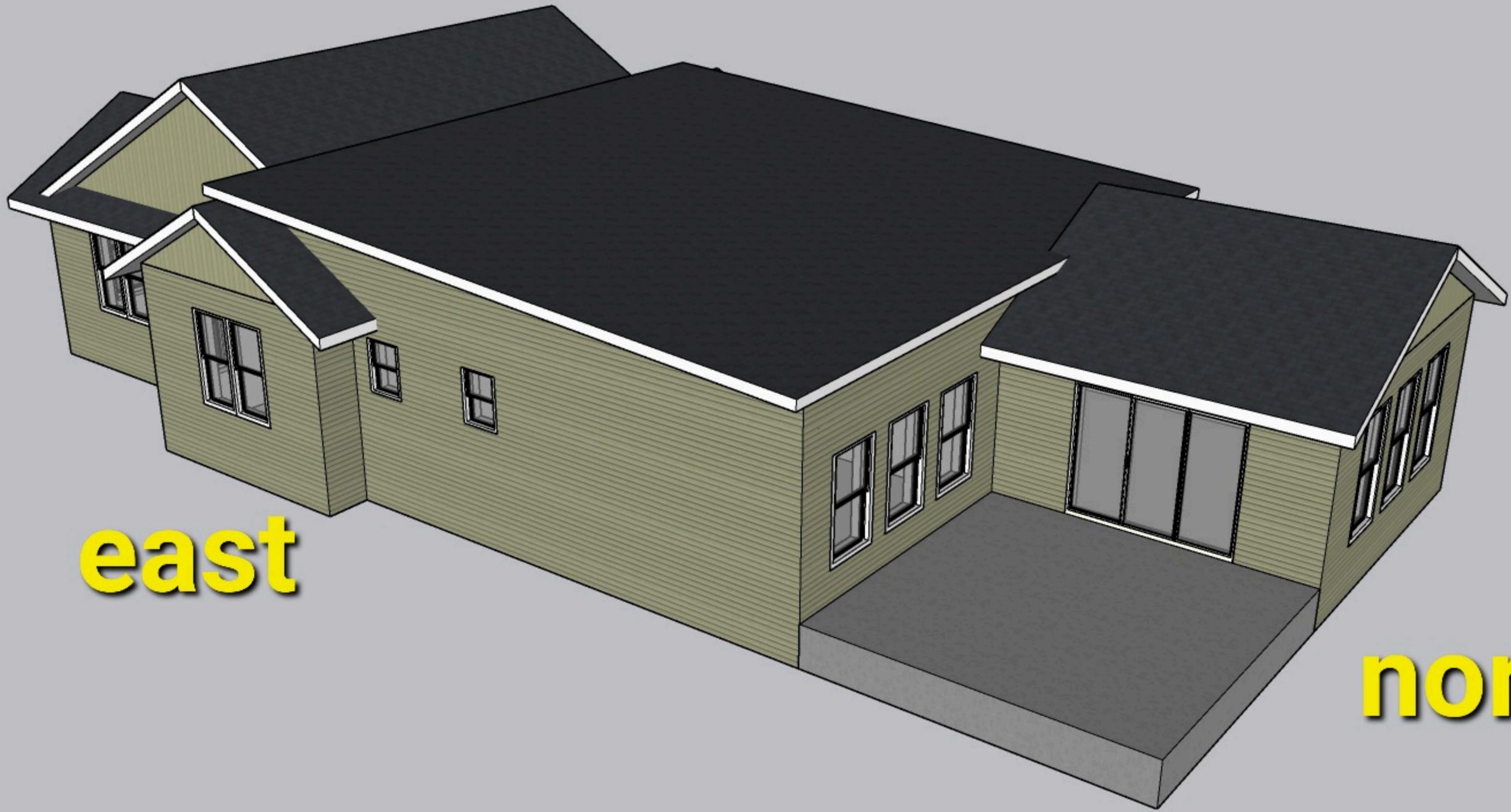
west

south

south

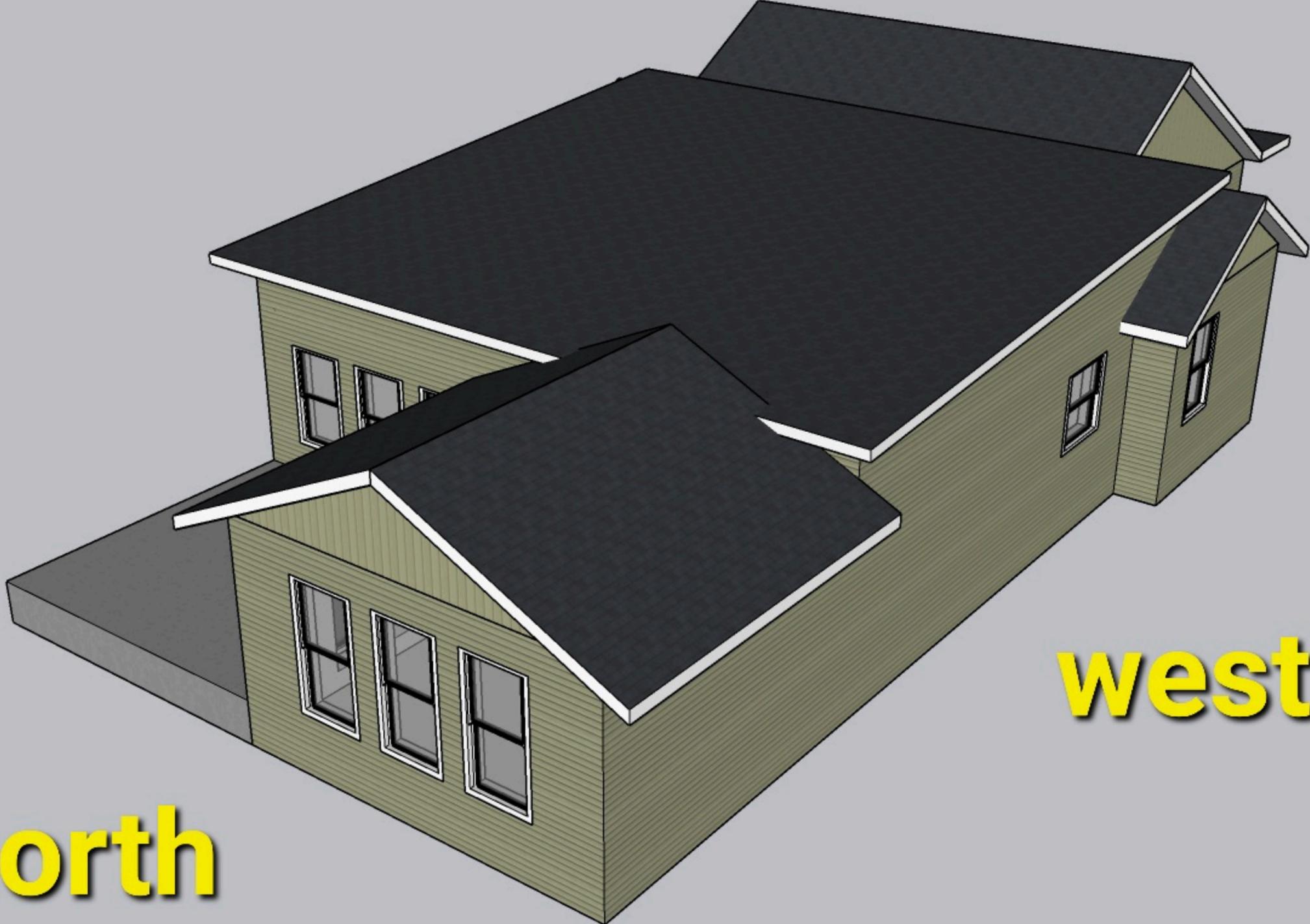


east



east

north



north

west



Front house



West side



West side.



East side



East side



Rear of house

A photograph showing the rear of a house with light green horizontal siding and two windows. In the foreground, a wooden frame of a deck or porch is under construction, consisting of several parallel wooden joists supported by posts. The ground is dirt and grass. A utility meter is visible on the side of the house.

Rear of house





Jan 27, 2022 at 1:42:22 PM
523 E Huisache Ave
San Antonio TX 78212
United States



Jan 27, 2022 at 1:42:27 PM
523 E Huisache Ave
San Antonio TX 78212
United States







Jan 27, 2022 at 1:43:43 PM
525 E Huisache Ave
San Antonio TX 78212
United States

 **CITY OF SAN ANTONIO**
OFFICE of HISTORIC PRESERVATION
1901 S. Alamo St. San Antonio, Texas 78204
7-45am - 4:30pm Monday - Friday
(210) 207 - 0035 

NOTICE OF INVESTIGATION

ADDRESS: 525 E HUISACHE [BCAD] OWNER: DE LEON FAMILY TRUST

An investigation of this property has been performed by the Office of Historic Preservation and the following violation has been identified:

Code 35-451(a): Work without Certificate of Appropriateness (COA): CONSTRUCTION OF A RAMP
ACCESSORY STRUCTURE ADDITION

Code 35-451(b): Work beyond Scope of Approval:

Code 35-615: Demolition by Neglect:

STOP WORK Yes | Not Applicable

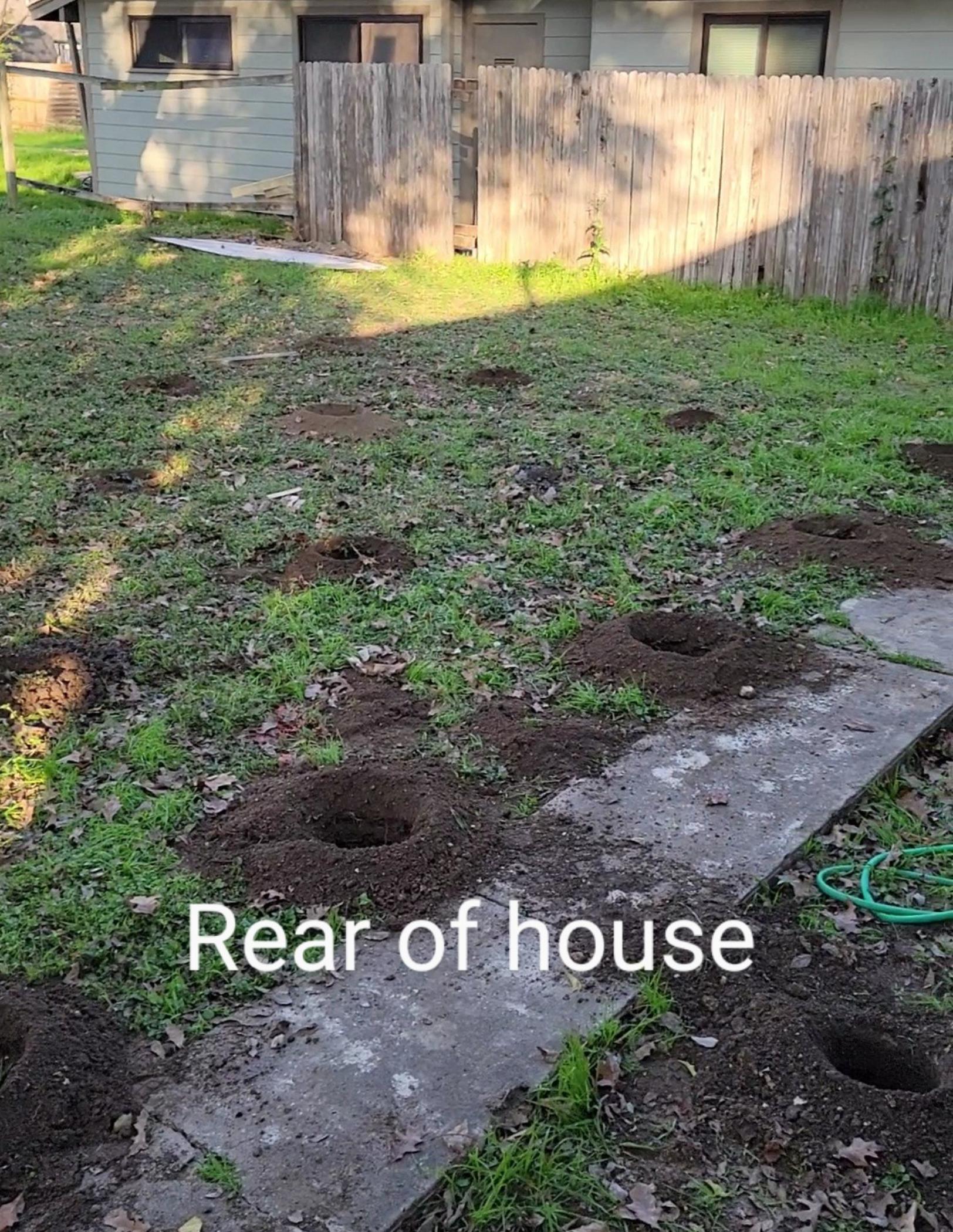
Please contact the Office of Historic Preservation within 48 hours of the inspection date: 1/29/2022

A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.

Consent to comply with the laws of the City of San Antonio and the State of Texas will subject you to criminal and civil penalties, to the full extent permitted by law. Violations of City ordinances are considered class C violations and will be prosecuted accordingly. Violations of State law are also subject to civil prosecution in state district court by the City of San Antonio. Penalties for continued violation of the law include but are not limited to: (i) a criminal conviction on your record, (ii) criminal fines, (iii) court costs, (iv) civil penalties in the range of \$1,000.00 per day, (v) attorney fees, (vi) expenses to the City of the cost to prosecute you; (vii) liens on your property and filed with the county deed records, (viii) a judicial finding that you have maintained a nuisance and are responsible to the community for the same; (ix) destruction of your property; (x) if you are found to be a nuisance, the City may deny you further and future permits for this project and others.



Rear of house



Rear of house

Roofing shingle





PLY GEM

WINDOWS



510

James Hardie

HardiePlank HZ10 5/16 in. x 8.25 in. x
144 in. Fiber Cement Primed Cedar
Lap Siding

★★★★★ (339) ✓



Mr & Mrs Torres
523 E. Huisache
(210)392-3511

RE: **REAR ADDITION**

The scope of work (SOW) will include but not limited to the following:

<p>New Construction of Residential Home</p> <p>Phase 1 (Foundation)-</p> <p>Locate existing pier & Beams and mark for new locations</p> <p>Dig new holes approximately 24" Depth (Frost line)</p> <p>Apply new quick Cement tubes(Sonotube) 5Ft apart for secure foundation</p> <p>Apply cement in tube w/6x6 secure tie on top</p> <p>Apply new 6x6 board for frame (16' Center)</p> <p>Apply 2x10x20 for joist</p> <p>Phase 2(Frame)-</p> <p>Apply new 4X8(Tongue & groove) Ply wood w/Felt paper *(Helps with insulation)</p> <p>Frame will be designed per window size on clients choice in size that goes with partial plans provided</p> <p>Apply all new electrical using 12/2 wire for lighting</p>	
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and 11v outlets(Placement will be determined by client)

Run all necessary 2" & 4" for plumbing & sewer.

Insulate walls outside with Tyvek & Insulate walls inside with R 13

AC unit to be installed by licensed AC technicians

Phase 3 (The build)

Apply sheetrock along walls w/Tape & Float
To match existing home

Open existing walls from existing home for walk through hallway to new addition. (Laundry room) remaining as is per plan

(Dinning Room/Kitchen (16x10))

- Electrical 12/2 wire to be ran for all GFI outlets , 110v outlets and recess lighting
- Water lines(Pex) to be ran for built island, sink, Dishwasher, and fridge
- Windows will be placed as specs provided for these rooms
- Kitchen cabinets will be installed by IKEA and GTex is responsible to make sure all water & electrical lines will be ready

Master Bedroom(18x25)

- Install windows w insulation

- Closet built (6x8) w/swinging door (24")
- X6 Recess lighting (6" LED) w/Fan

Master Bathroom(13x8)

- Install cement board for tile flooring in restroom
- Install double vanity(72") for master bathroom
- Install new faucets with PEX hot & cold lines
- Build Lennon closet with shelves w/swinging door
- Install new flange/w wax ring for 16" kohler toilet

Walk-in Shower

Build shower curb using 2X4 (2" high)

-Re-Run new plumbing lines for new shower valve (ex)

Kohler Purist Collection

*Verify plumbing is done correctly for shower drain

-Build shower pan using:

- Shower pan liner
- Mortar
- New shower drain

-Build shower Niche

-Apply wonderboard through shower walls (Water leak protectant)

-Apply shower wall tile using:TBD

-Apply Shower floor tile: TBD

-Apply grout-TBD

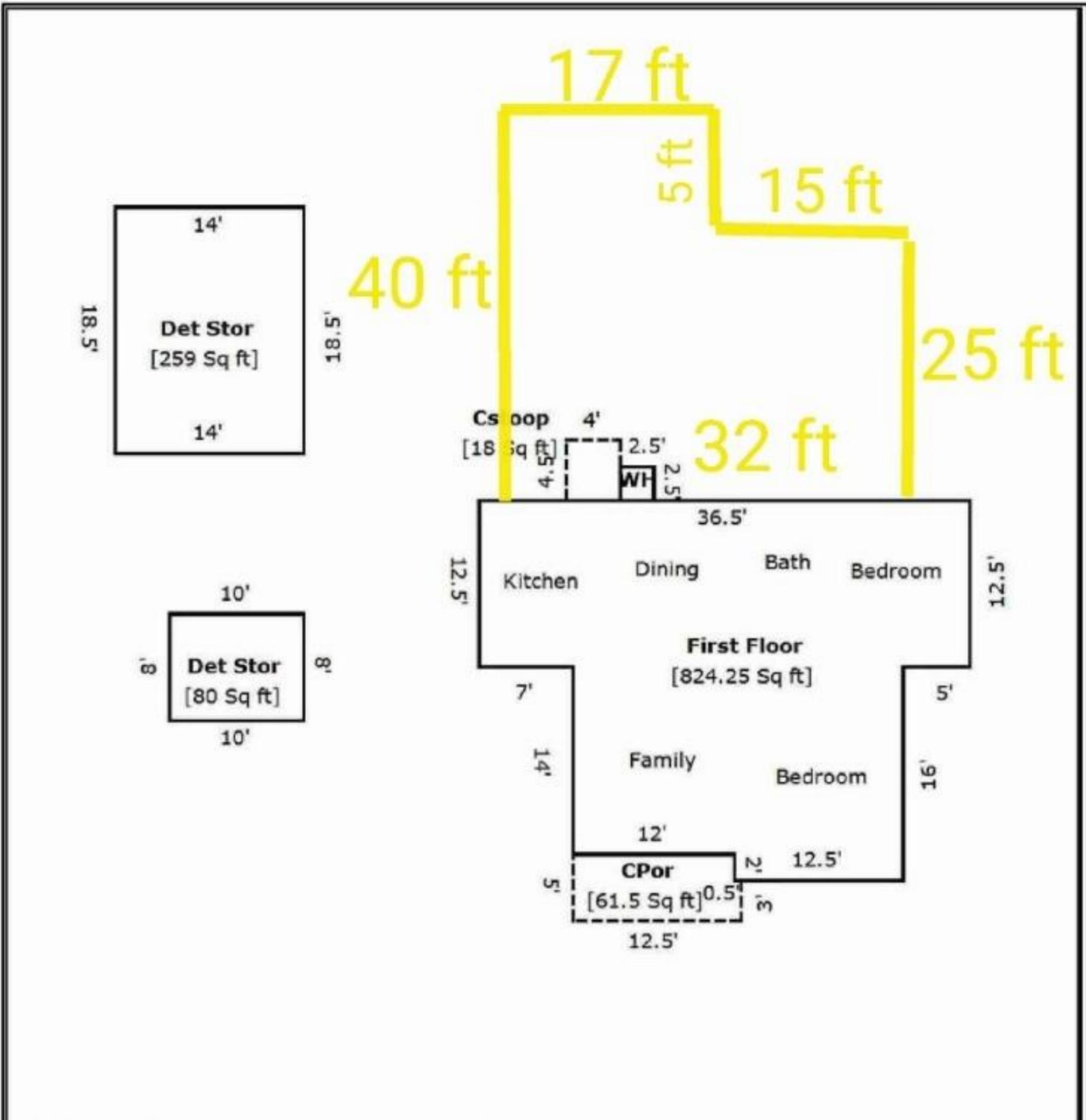
Exterior of home (phase 4)

- Exterior of home siding will be Fiber-Cement siding
- Exterior of home will be painted all the same color (Up to 2 tones) or further disucssion

SKETCH ADDENDUM

File # 21142

Borrower/Client Jennifer Torres & Jose Velasquez
 Property Address 523 E Huisache Ave
 City San Antonio County Bexar State TX Zip Code 78212
 Lender Axos Bank (FNC)



TOTAL Sketch by e la made, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
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Det Stor	80 Sq ft	$10 \times 8 = 80$



1414 Shore District Dr. #3303 (main office)
 Austin, TX 78741
 210.392.0446
raymondhauck@bvsigroofing.com
www.bvsigroofing.com
 Project No.: 00510

ESTIMATE

Date: 1/19/22

Address: 523 E Huisache Ave

City & State: San Antonio, TX 78212

Email: jenniferluciatorres@gmail.com

Name: Torres Residence

Phone: 210.392.3511

We hereby submit specifications and estimate for:

Labor includes: removal of existing roofing system, installation of new roof according to city codes plus any listed additional work & proper clean-up after installation

Roof Replacement Includes:

Price: \$4,720

1. Remove existing roofing system
2. Supply & Install Rhino synthetic underlayment
3. Supply & Install Storm Guard (ice & water shield) in all valleys and around all penetrations
4. Supply & Install Owens Corning Supreme 3Tab Shingles 25yr
5. Color: Driftwood
6. Supply & Install Owens Corning Pro Start starter strip
7. Supply & Install Owens Corning Supreme hip & ridge shingle
8. Supply & Install 1.5"x1.5" prefinished metal drip edge around entire perimeter
9. Color: Driftwood
10. Supply & Install pipe jack flashing 1.5-3" - 1 each 4" - 1 each
11. Supply & Install exhaust vent 6" - 1 each
12. Magnetically sweep yard and driveway for nails/screws
13. Haul off all construction related debris

New Roof Installation Includes:

Price: \$3,080

1. Supply & Install Rhino synthetic underlayment
2. Supply & Install Storm Guard (ice & water shield) in all valleys and around all penetrations

3. Supply & Install Owens Corning Supreme 3Tab Shingles 25yr
4. Color: Driftwood
5. Supply & Install Owens Corning Pro Start starter strip
6. Supply & Install Owens Corning Supreme hip & ridge shingle
7. Supply & Install 1.5"x1.5" prefinished metal drip edge around entire perimeter
8. Color: Driftwood
9. Supply & Install pipe jack flashing 1.5-3" - 3 each
10. Magnetically sweep yard and driveway for nails/screws
11. Haul off all construction related debris



ONLY AT LOWE'S

THERMA-TRU BENCHMARK DOORS

95-in x 80-in Double Strength Clear Glass Ready To Paint Fiberglass Right-Hand Inswing Prehung Double Door with Sidelights French Patio Door ENERGY STAR Northern Zone ENERGY STAR Nort...

\$2,306.00

Item #: 507864 Model #: BMTTP612107

★★★★☆ 56

− 1 +

Add to Cart

