

# HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2022

**HDRC CASE NO:** 2022-229  
**ADDRESS:** 315 LEIGH ST  
**LEGAL DESCRIPTION:** NCB 721 BLK 3 LOT S 100.7 FT OF 4  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Nate Manfred/French & Michigan  
**OWNER:** Tina Dellinger/DELLINGER TINA FARRIS  
**TYPE OF WORK:** Construction of a rear addition, carport and screened porch  
**APPLICATION RECEIVED:** April 15, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

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

1. Construct a rear addition to feature 456 square feet.
2. Construct a screened porch to feature 160 square feet at the rear of the historic structure.
3. Construct an attached carport to the east side of the historic structure.

## 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.

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

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** 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.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **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 true, exterior muntins.

- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

## **FINDINGS:**

- a. The historic structure at 315 Leigh Street was constructed circa 1915 in the Folk Victorian style. The structure features front facing gabled roofs, a standing seam metal roof, and existing, rear additions that are not original to the structure. The historic structure is contributing to the Lavaca Historic District.
- b. **EXISTING SITE** – The construction of the proposed rear addition requires the demolition of an existing, rear accessory structure. The existing accessory structure on site was constructed circa 2010 and is non-contributing to the property. The demolition of this structure is eligible for administrative approval.
- c. **REAR ADDITION** – The applicant has proposed to construct a rear addition to feature 456 square feet.
- d. **REAR ADDITION** – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, should not double the existing building footprint, and should feature an overall height that is generally consistent with that of the historic structure. Generally, staff finds the proposed addition to be appropriate. While the addition will extend to the side of the original footprint, staff finds that its location towards the rear of the lot is subordinate in view and massing.
- e. **MATERIALS** – The applicant has proposed materials that include wood siding and a standing seam metal roof. Generally, staff finds that the proposed materials are appropriate and consistent with the Guidelines.
- f. **WINDOW MATERIALS** – The applicant has noted the installation of clad wood windows. Staff finds the proposed windows to be appropriate; however, the applicant should ensure that the proposed windows are consistent with staff's standards for windows in additions and new construction.
- g. **ROOF FORM** – The applicant has proposed for the rear addition to feature a side facing gabled roof. Overall, the proposed roof form will be subordinate to that of the historic structures. Staff finds the proposed roof form to be appropriate.
- h. **ARCHITECTURAL DETAILS** – Generally, staff finds the proposed addition's architectural details to be appropriate and in keeping the Guidelines for Additions. Staff finds that the proposed rectangular, fixed windows should feature traditional sizes and should be in a sash configuration.
- i. **SCREENED PORCH** – The applicant has proposed to construct a screened porch that will connect the proposed, conditioned addition to the historic structure. The porch will feature a wood deck, a wood framed screening element, and a flat roof. Generally, staff finds the proposed screened porch to be appropriate.
- j. **CARPORT** – On the east side of the historic structure the applicant has proposed to construct a carport. The proposed carport will be attached to the historic structure. Generally, staff finds the installation of a carport on the east side of the historic structure to be appropriate; however, staff finds that the carport structure should be detached from the historic structure. Staff also finds that a location further to the rear of the historic structure would be most appropriate.

## **RECOMMENDATION:**

1. Staff recommends approval of item #1, the construction of a rear addition based on findings c through h with the following stipulations:
  - i. That the proposed clad windows be consistent with staff's standards for windows in additions and new construction.
  - ii. That the proposed rectangular, fixed windows be replaced by windows that feature traditional sizes in a sash configuration.
2. Staff recommends approval of item #2, the construction of a screened porch, as submitted, based on finding i.
3. Staff recommends approval of item #3, the construction of a side carport with the following stipulation:
  - i. That the proposed carport be detached from the primary historic structure.

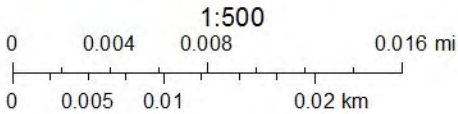
The applicant is responsible for obtaining all required variances from the Zoning Board of Adjustment.



City of San Antonio One Stop



April 29, 2022



# FRENCH & MICHIGAN

The proposed work at **315 Leigh Street** consists of the following:

Currently, the structures on the property consist of a 1,380 square foot existing historic home and a 399 square foot detached garage. The proposed project consists of a new single story addition connected to the main house by a screened porch. An attached carport is proposed to be added to the east side of the house.

## **New Addition - 465 square feet**

Add a new wood framed, single story addition to the North (back) side of the house. The finish floor of the addition would match the existing house. The new addition would have wood siding and a metal standing seam gable roof to match the existing historic home. The addition would be painted with paint colors to be selected in the future and approved by OHP. New windows in the addition would be wood clad, double hung windows to match historic guidelines. The height of the roof peak of the proposed addition is 18'-8" while the roof peak of the historic home is 22'-6".

## **Existing Non-Contributing Garage - 399 square feet**

The existing garage is in poor condition and proposed to be demolished to create space for the addition. The new addition is similar in scale and location to the existing garage structure.

## **Screened Porch - 160 square feet**

Add a new wood framed to the North side of the house connecting the historic structure and the new addition is proposed. The finish floor of the screen porch will match the existing house and the roof will be a hip standing seam metal roof that ties into the main roof.

## **Carport - 137 square feet**

A carport is proposed on the East side of the home would attach to the existing home. A shed roof over the carport would not connect to the existing roofline, rather be subservient to the historic roofline. The carport would be open sided to the east and north, with the roof and posts located 3'-0" from the property line.

## **Location of the New Addition and Carport**

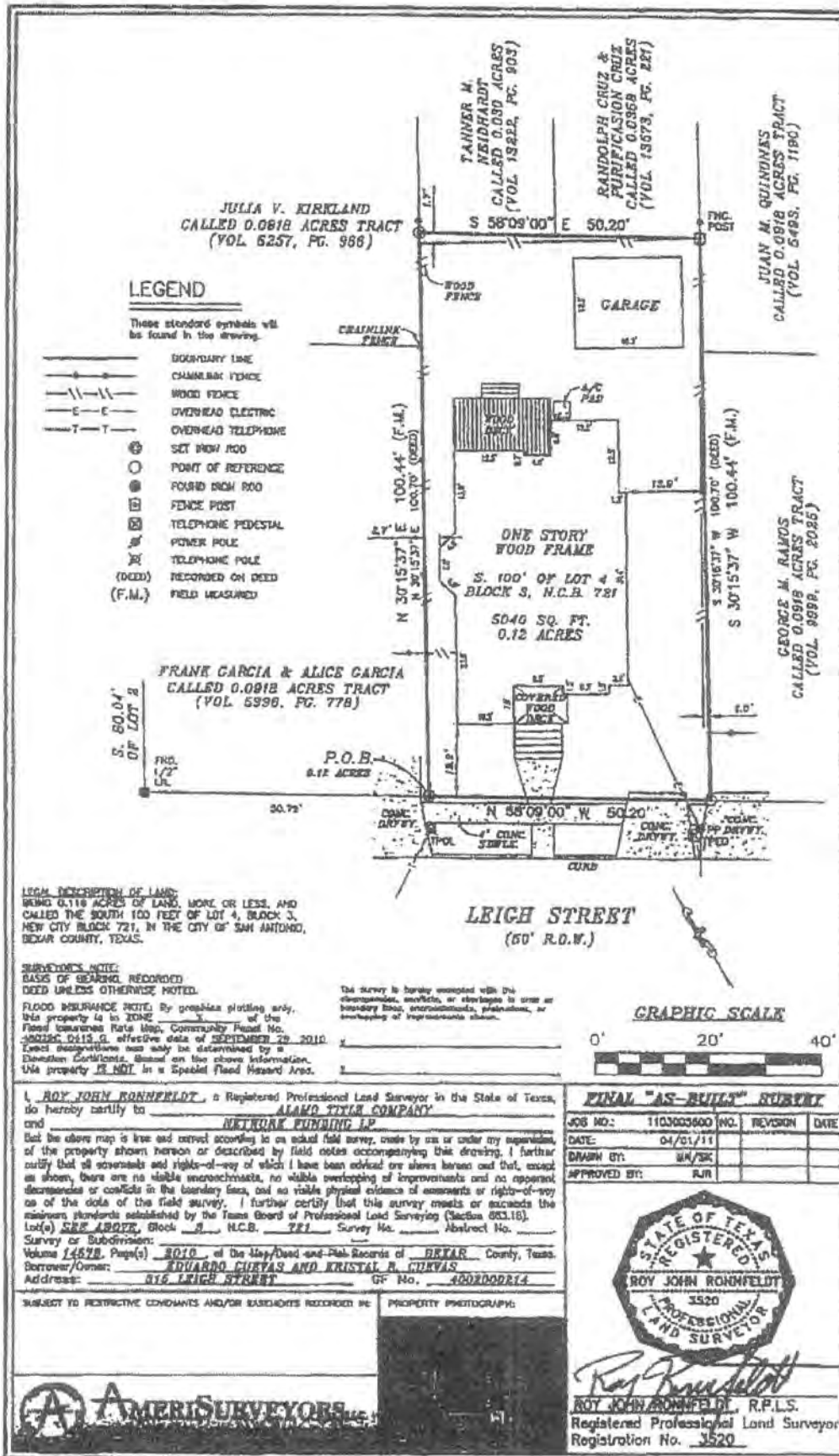
The garage is currently 3'-3" from the side property line and 3'-10" from the back property line. We are proposing that the new addition located 3'-7" from the side property line and 5'-0" from the back property line, making the new structure further from the property lines than the current garage.

## **Board of Adjustments**

Final approval of the proposed setbacks will need Board of Adjustment approval as they are less than the standard setbacks for RM-4 zoning.



*Don Fann Valley*



## FRENCH & MICHIGAN



Front of house along Leigh Street - South Facade



West Facade

315 Leigh St  
San Antonio, TX 78210

HDRC Submittal  
April 15, 2022



## FRENCH & MICHIGAN



North Facade - Back of House



East Facade

315 Leigh St  
San Antonio, TX 78210

HDRC Submittal  
April 15, 2022



## FRENCH & MICHIGAN



Garage - To be Demolished



Garage - To be Demolished





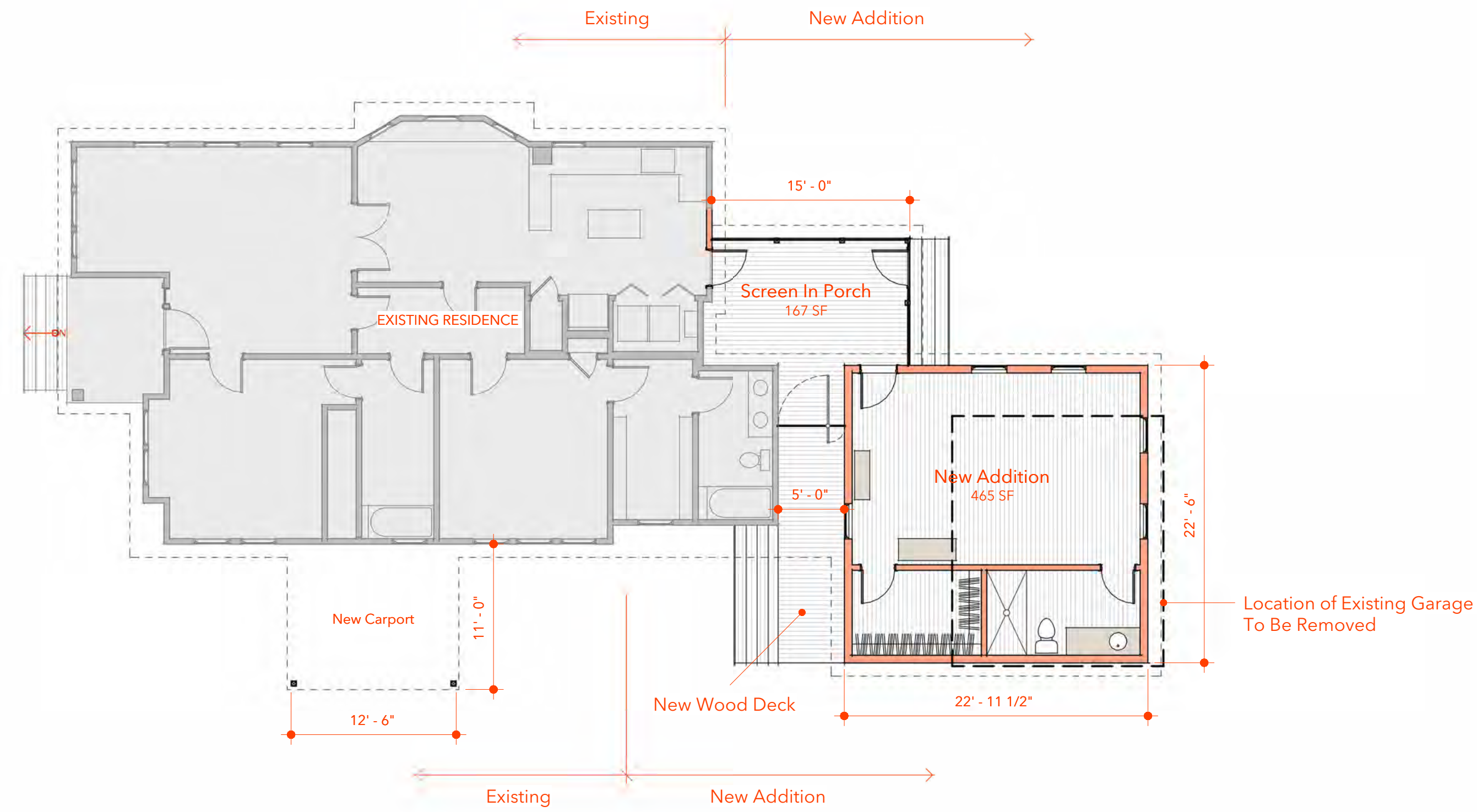
Arial Map  
Scale: 1" = 60'-0"



FRENCH & MICHIGAN

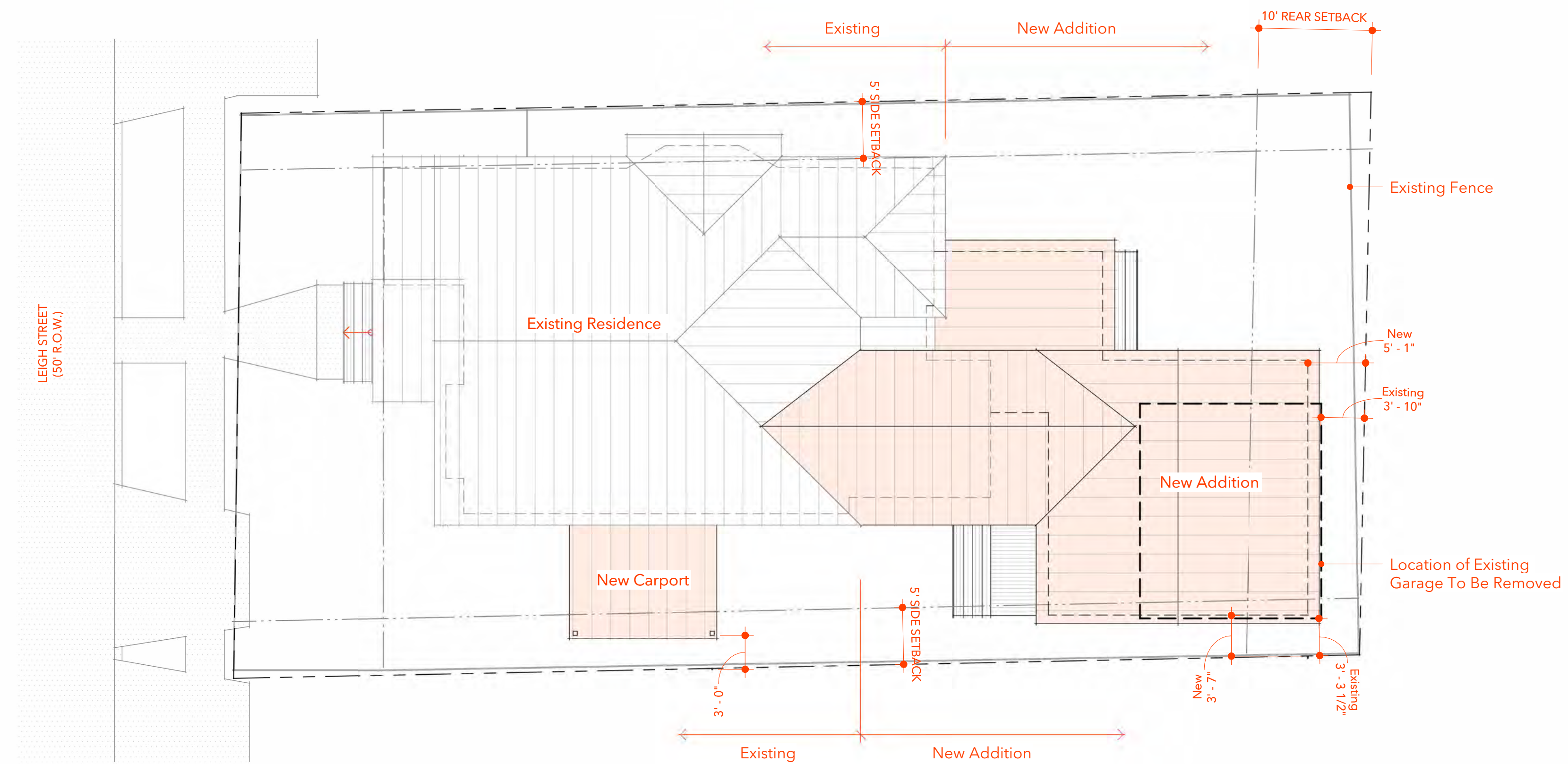
STU194 - 315 Leigh St  
2022/04/15





## Floor Plan

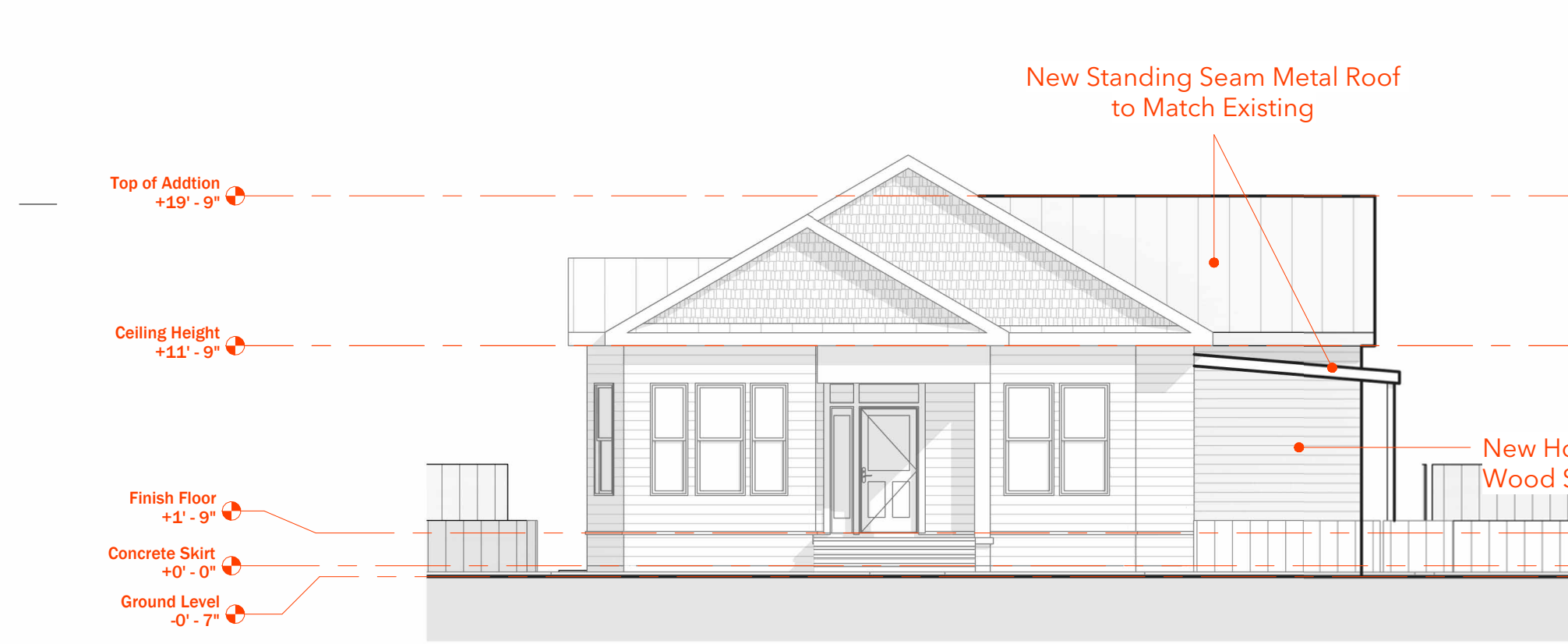
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## Site Plan + Roof Plan

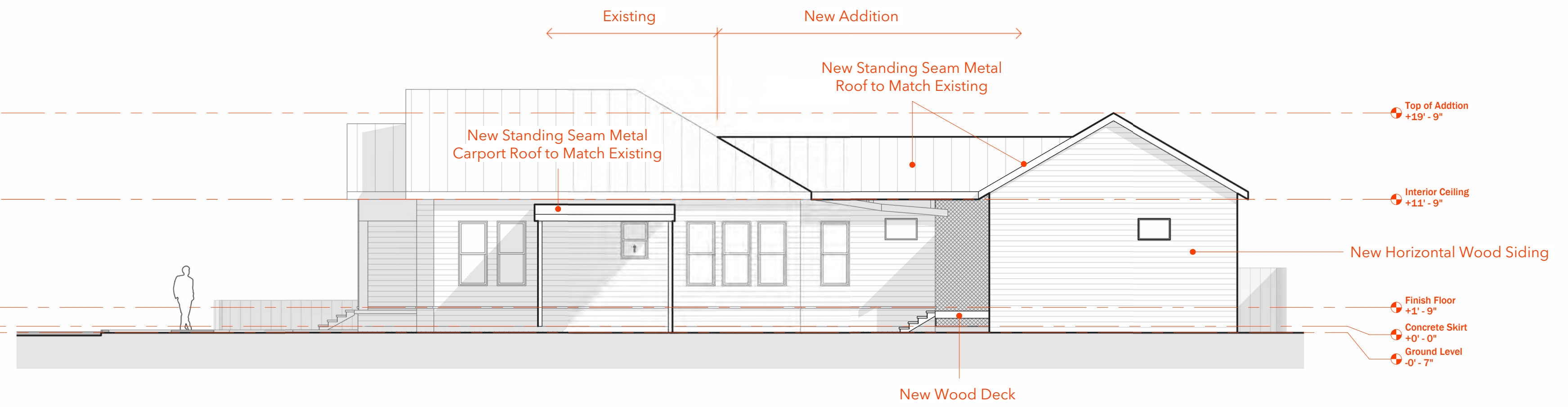
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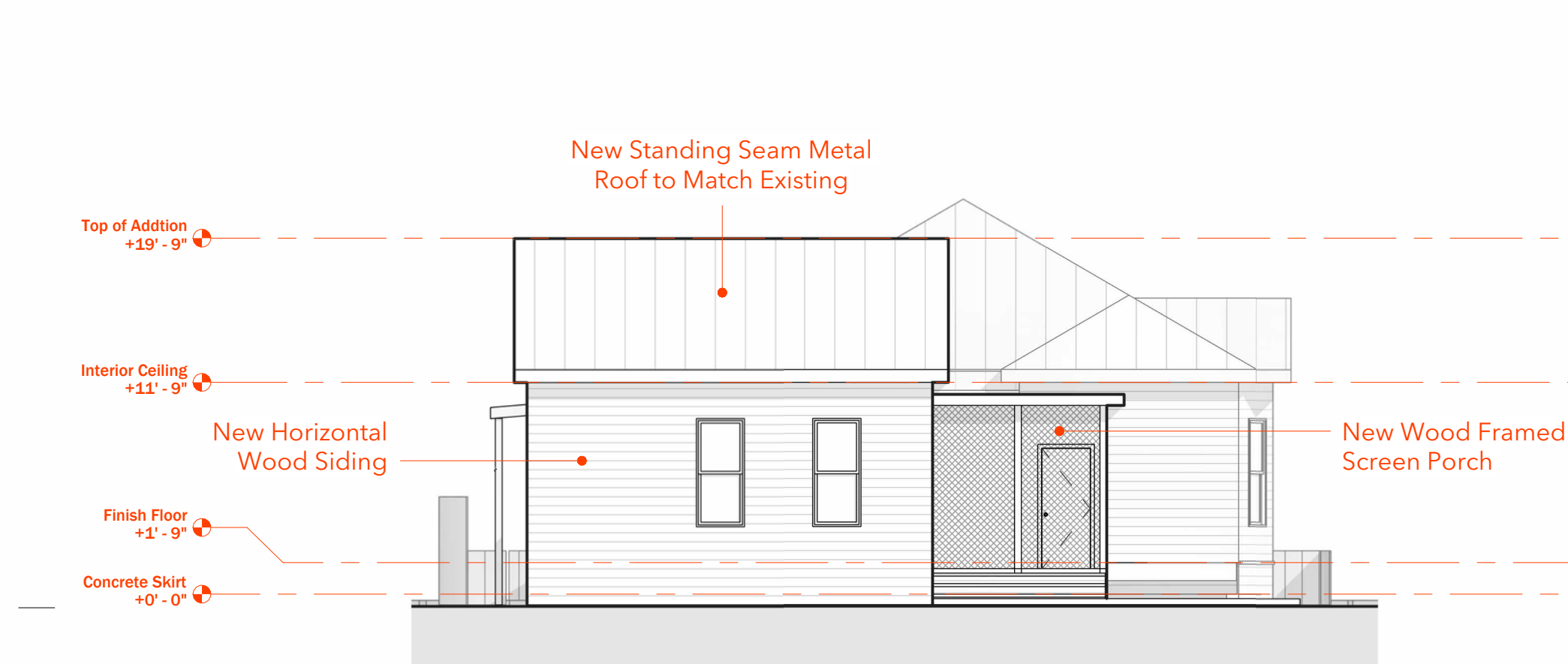
South Elevation

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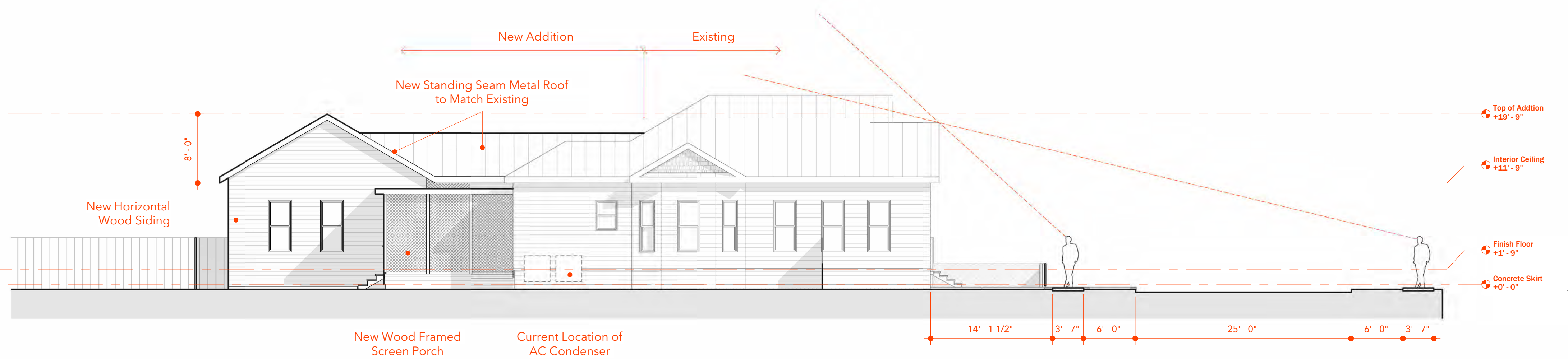
East Elevation

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North Elevation

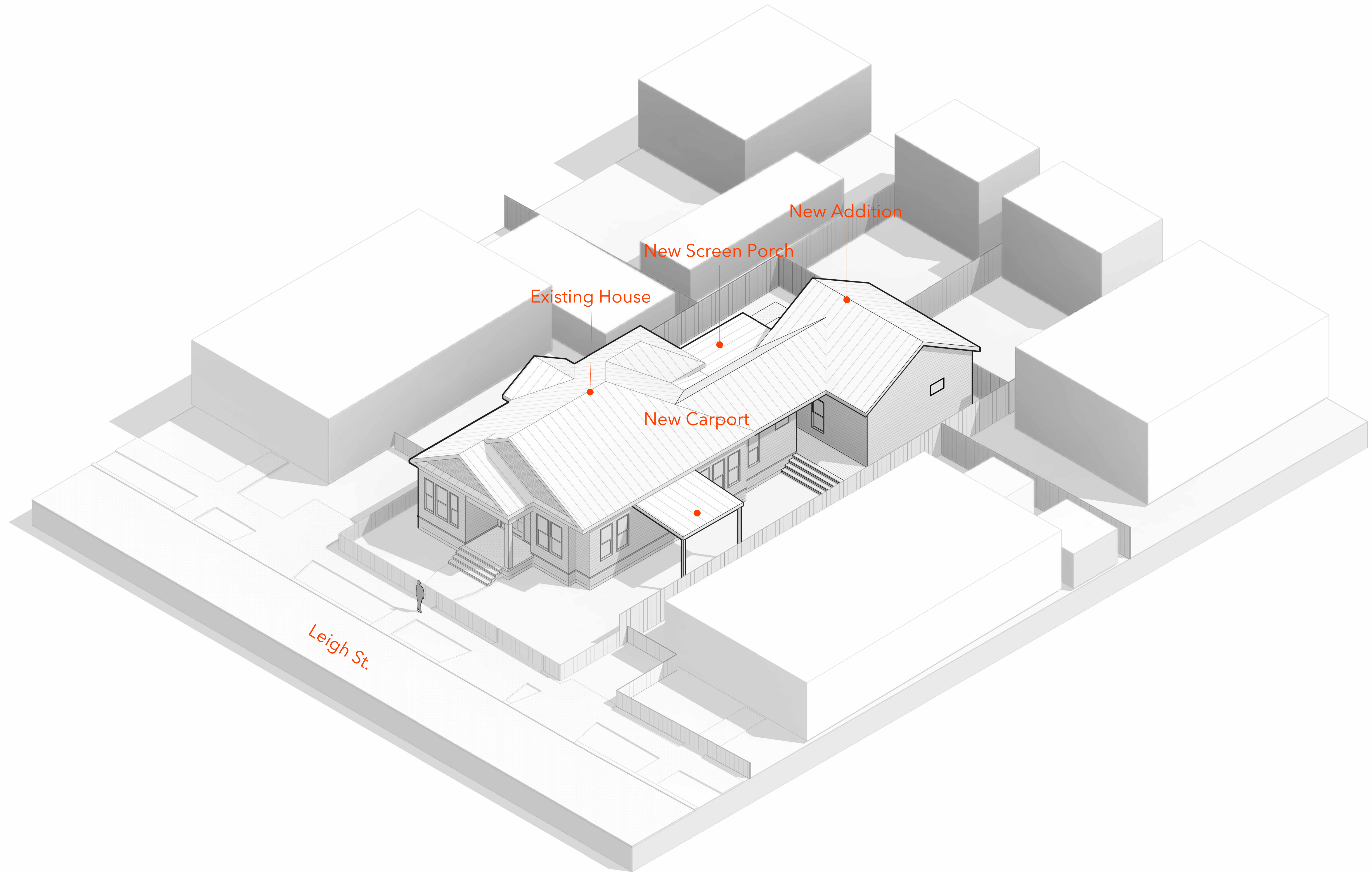
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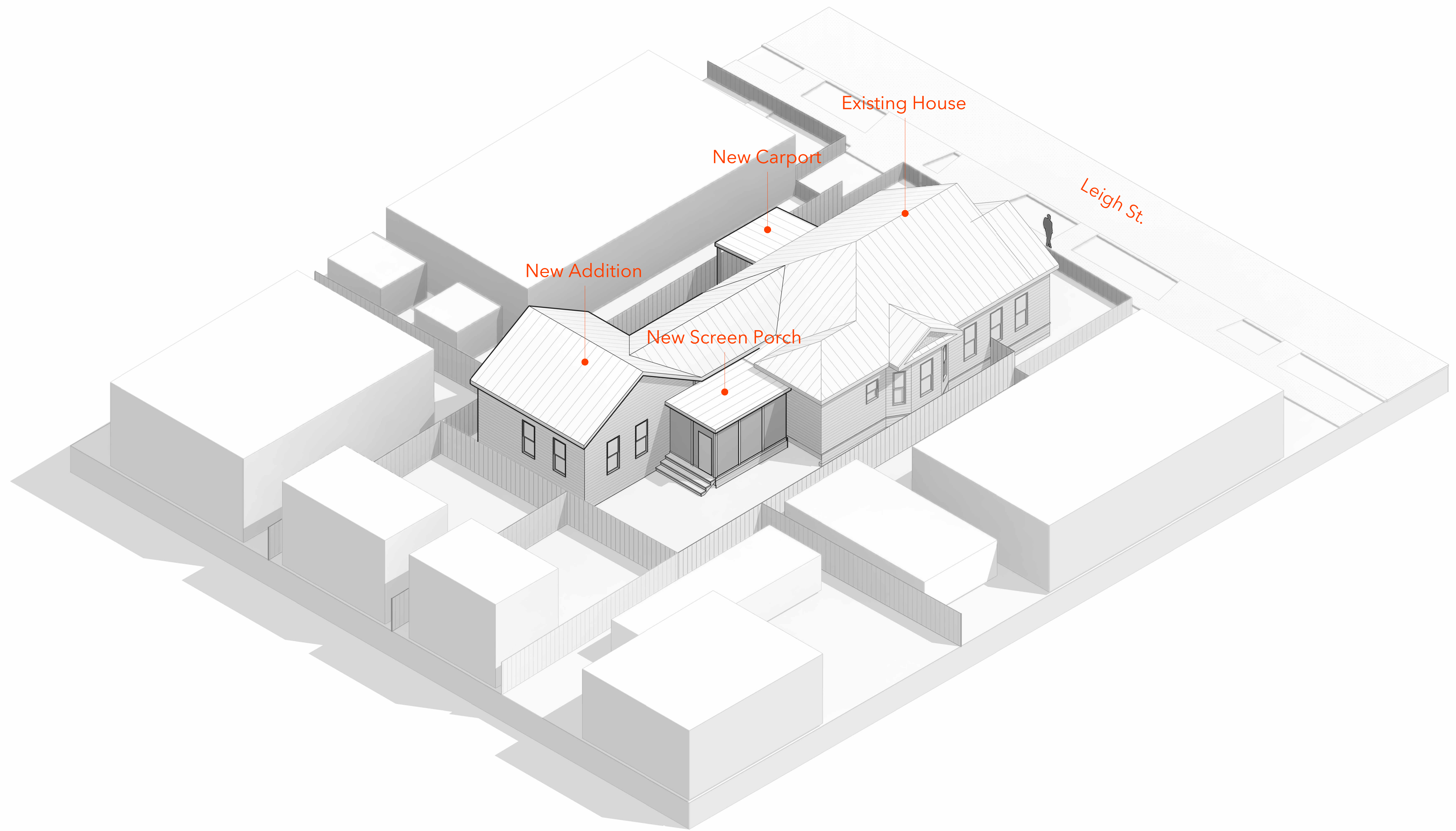
West Elevation

Scale: 1/8" = 1'-0"













Left Perspective



Front Perspective (From Leigh St.)



Right Perspective