

HISTORIC AND DESIGN REVIEW COMMISSION

September 15, 2021

HDRC CASE NO: 2021-263
ADDRESS: 602 E DEWEY PLACE
LEGAL DESCRIPTION: NCB 1734 BLK 13 LOT N 157.7 FT OF W 55.6 FT OF 1
ZONING: R-6,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Elliot Grochal
OWNER: TORO PAUL R & POLLY A
TYPE OF WORK: Construction of a 2-story rear addition, exterior modifications, site modifications
APPLICATION RECEIVED: August 18, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting final approval to construct a 2-story rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
 - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finish. 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 located at 602 E Dewey Pl is a 2-story residential structure constructed circa 1920 in the Prairie style. The home features a stucco façade, a prominent projecting front porch, and ganged one over one wood windows. The structure is contributing to the Tobin Hill Historic District.
- b. CONCEPTUAL APPROVAL – The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on June 16, 2021. The approval carried the following stipulations:
 1. That the applicant explores ways to reconfigure the addition footprint to visually break up the mass of the addition, primarily on the streetscape along Kendall, as noted in findings c, d, and e; **this stipulation has been met.**
 2. That the applicant explores ways to reduce the visual scale and massing of the addition as noted in findings d and e; **this stipulation has been met.**
 3. That the applicant adds additional fenestration to the elevation facing Kendall as noted in finding f; **this stipulation has been met.**
 4. That the applicant submits final window specifications to for final approval. Windows should be fully wood and 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”. 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; **this stipulation will continue to apply for final approval.**
 5. That the applicant submits comprehensive, permit-level elevation and site drawings and all material specifications for final approval. The drawings should include trim, railing, stairs, and other associated details; **this stipulation has been met.**
- c. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) on July 27, 2021. The DRC generally concurred that the massing from the conceptual approval stage was too large and encouraged reduction either via carving out additional massing at the corner of the addition facing the rear garage or at the connecting element. The DRC encouraged the applicant to reduce the height where feasible, to add windows to the south face on the 1st floor, add existing and proposed trees or landscaping to renderings or elevations, create a more defined courtyard connection or element, continue the 1st floor porch overhang to the east elevation, and potentially explore reconfiguring the footprint or plan to reduce the scale along Kendall.
- d. FOOTPRINT – The applicant as proposed to construct a new 2-story rear addition to the primary structure. The footprint will be approximately 1,400 square feet. The footprint of the existing structure is approximately 3,000 square feet. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds the footprint consistent with the Guidelines.
- e. ORIENTATION AND SETBACK – The applicant has proposed to construct an addition to the rear of the structure. The property is located on a corner lot and the western façade of the addition be visible from the public right-of-way. The applicant has proposed to modify an existing 1-story rear shed porch element to serve as a 1-story breezeway between the primary structure and rear addition, which helps visually indicate that the rear addition is new and break up the massing. The addition will also be offset from the primary structure by one foot. Per the Guidelines, additions should be located at the rear of the structure whenever possible and should be inset behind the façade to minimize the impact on the public streetscape. Staff finds the request consistent.
- f. SCALE – The proposed addition is 2-story and based on the submitted drawings, the height will be 21’-6” at the tallest ridge, compared to the height of the primary structure at 23’-10”. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Rear

addition height should be minimized compared to the primary structure whenever feasible. Staff finds a 2-story structure at the proposed height generally consistent with the Guidelines.

- g. FENESTRATION – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. The applicant is requesting one over one wood windows. Staff generally finds the requested fenestration sizes, locations, proportions to be consistent.
- h. MATERIALITY – The applicant has proposed to use stucco siding in a finish to match the existing structure, standing seam metal roofing, and wood windows. Staff finds this consistent with the stipulations listed in the recommendation.
- i. ROOF FORM – The proposed rear addition will utilize a hip roof form. Staff finds the rear roof consistent with the Guidelines.
- j. ARCHITECTURAL DETAILS - According to the Guidelines for Additions, new additions should feature 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. Staff finds the details consistent with the Guidelines.

RECOMMENDATION:

Staff recommends final approval based on findings a through j with the following stipulations:

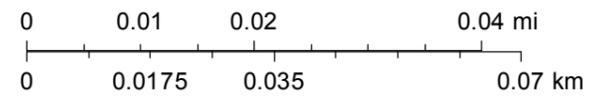
- i. That the applicant comply with staff's standard stipulations for windows: windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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.
- ii. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- iii. That the applicant submits all final exterior material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



September 9, 2021

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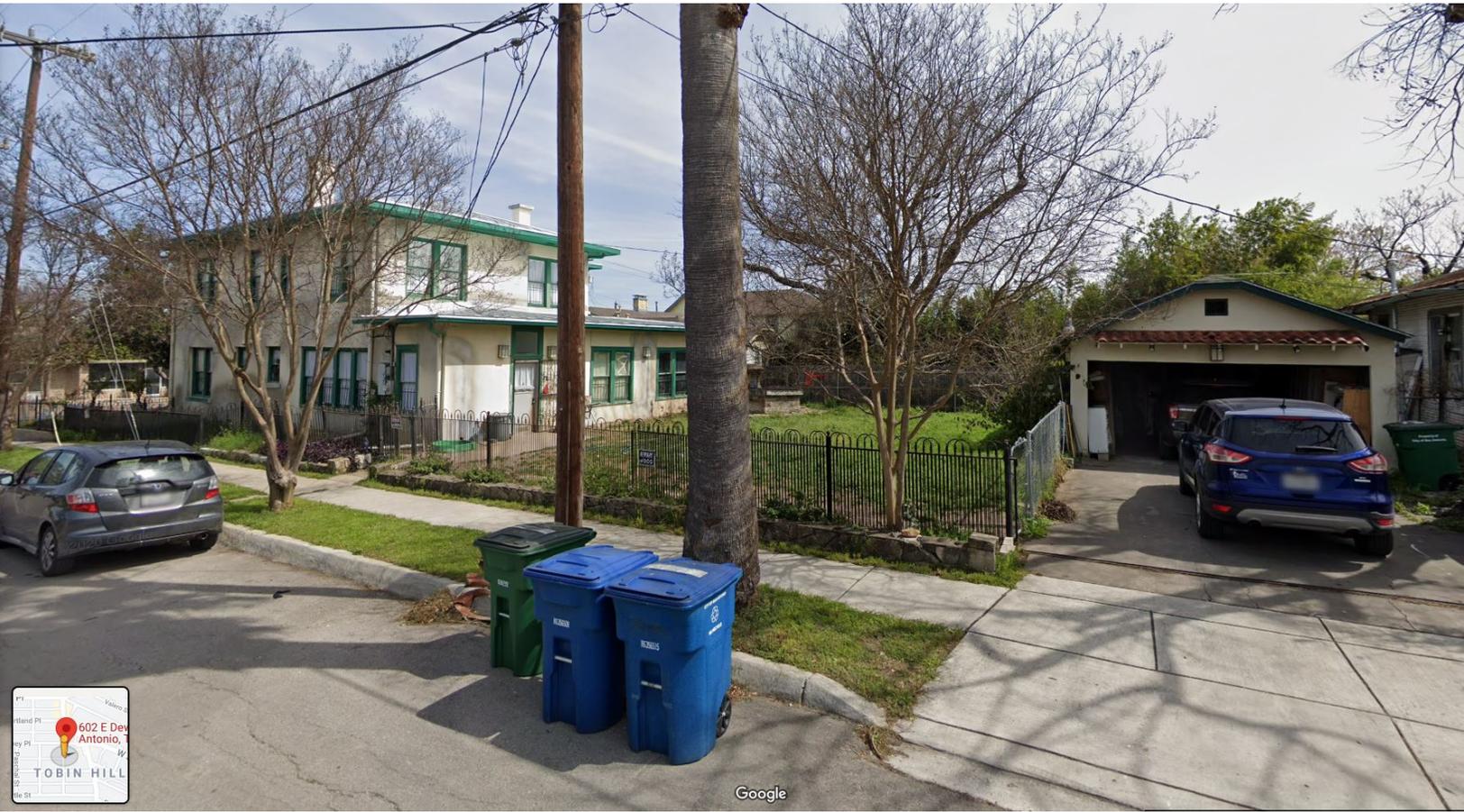
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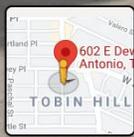
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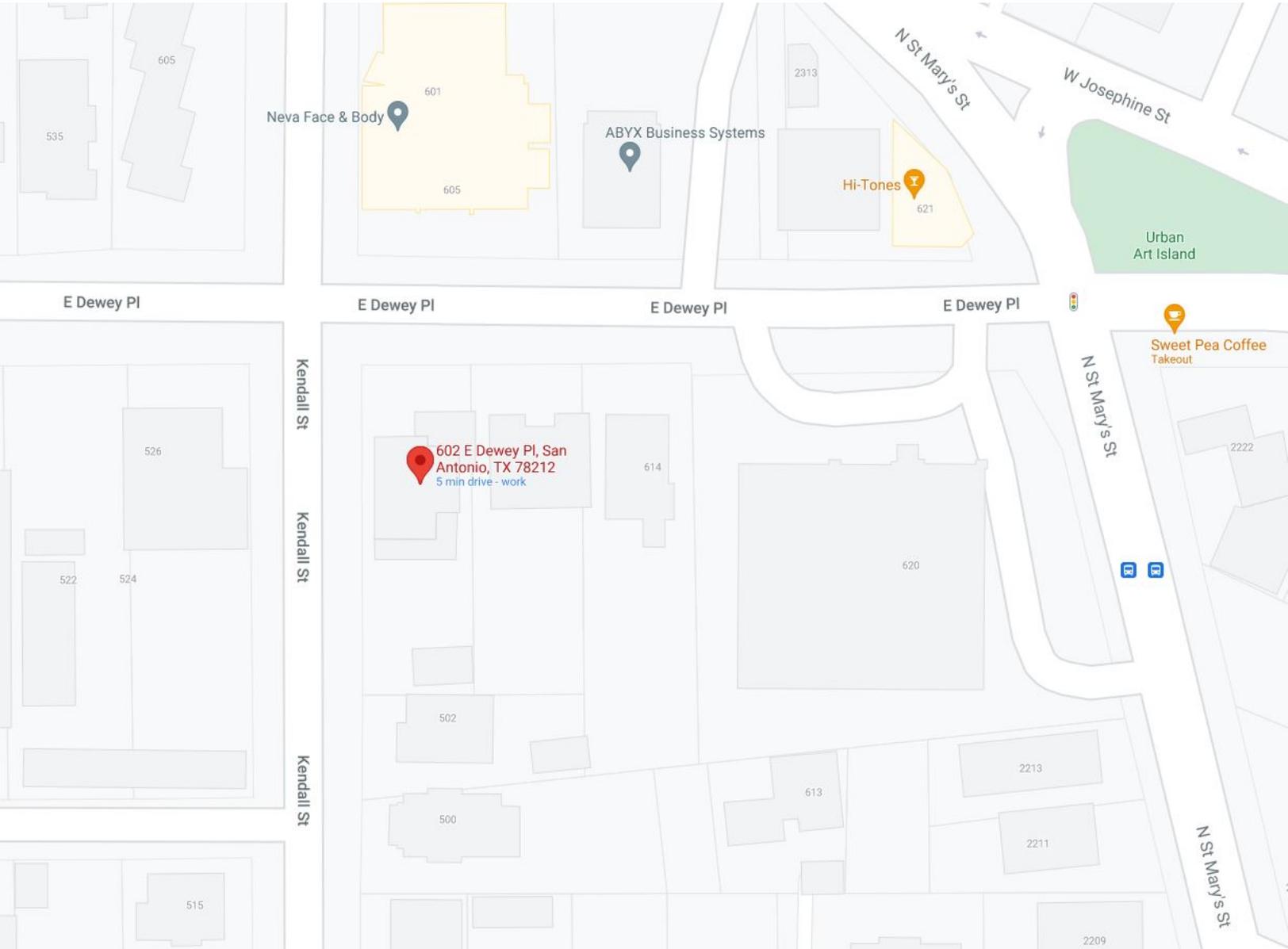
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Kendall St



Neva Face & Body

ABYX Business Systems

Hi-Tones

Urban Art Island

Sweet Pea Coffee Takeout

602 E Dewey Pl, San Antonio, TX 78212
5 min drive - work

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E Dewey Pl

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RESPONSE:

August 18, 2021

Thank you for your thorough review of our proposal for the accessory structure at 602 E Dewey. In designing this structure, we took careful note of the existing historic home, and matched many of its characteristics, so that the new structure would seamlessly integrate into the neighborhood. While the details were taken from the original structure, we agree that additional fenestration and an offset wall plane would improve the design.

Attached are new drawings showing the following response to the HDRC recommendations:

- (i) Added a roofline awning around the 1st floor, which provides additional protection at entry doors, as well as breaks up the mass of the addition
- (ii) Reduced visual scale by reducing the 2nd floor area by +/-160 sf
- (iii) Added fenestration (+5 windows) to Kendall Street
- (iv) Window details and eave details added to the presentation, windows comply with HDRC guidelines and match the existing style
- (v) Permit level site plan, construction plans, elevations, and details added to presentation

We feel with the additional fenestration, reduction in scale, breakup of mass with the added 1st floor roofline, and setback, this new proposal fits within the design of the existing home, and is approachable and contextual from the public view, without diminishing the existing home's historic character. Thank you for your review and consideration for final approval,

Owners of 602 E Dewey & Grochal Architects



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: July 27, 2021

HDRC Case #: 2021-263

Address: 602 E Dewey Pl

Meeting Location: Webex

APPLICANT: Elliot Grochal / Grochal Architects

DRC Members present: Jeff Fetzer (Chair), Scott Carpenter (Vice Chair)

Staff Present: Stephanie Phillips, Edward Hall

Others present: Monica Savino (Conservation Society)

REQUEST: Construction of a 2-story rear addition

COMMENTS/CONCERNS:

Consensus from the DRC that the massing is too large and needs to be reduced/otherwise mitigated in order to receive a positive recommendation for approval. The ridge should be lowered to be subordinate to the primary structure, which is a key guideline for additions. Recommend lowering the plate height or another intervention to bring the addition's overall roof height down to be truly subordinate.

The mass along the Kendall street is imposing. Though Kendall is a side street for the lot, it is also a primary street for the district and its treatment is important to the overall scale and continuity of the development pattern. If it cannot be pushed back from the street, the scale and massing needs to be mitigated.

Applicant suggested carving out a porch on the second story of the corner facing Kendall, which the DRC concurred would be a good intervention to help eliminate massing and add lightness along an otherwise imposing, wall-dominant façade.

DRC suggested calling out the importance of the existing fountain as a reason why the footprint of the addition cannot shift back further from the street. Annotate or call out all

relevant site constraints. Note overall impervious versus pervious cover percentages of proposal.

Other suggested interventions included: creating a more defined courtyard/connection piece between addition and primary structure, potentially to create a sightline from street to the foundation element. Reconfigure the addition to be more of an L shape versus a rectangle, potentially offering more opportunities to create a vertical break or gap within the Kendall St façade which would reduce the mass along the streetscape. Add a porch overhang on interior elevation facing courtyard to enhance the relationship to the fountain and mitigate potential drainage issues. Add windows on the first floor of the south façade facing the garage, which will be visible from the street, to also mitigate the overall mass and reduce expanses of wall space wherever possible. Add existing and proposed trees into renderings and/or elevations to show how they serve as a buffer to the massing.

OVERALL COMMENTS:

Reduce height of addition to be subordinate in height to primary structure, reduce or mitigate massing by carving out portions for a porch along Kendall or adjusting location/shape, add windows to the south elevation first floor.