

HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2022

HDRC CASE NO: 2022-130
ADDRESS: 334 W ELSMERE PLACE
LEGAL DESCRIPTION: NCB 3967 BLK 2 LOT E 25 FT OF 3 & W 25FT OF 4
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Tom Krulevitch
OWNER: Peter & Susana Krulevitch
TYPE OF WORK: Exterior modifications, construction of a rear addition, rear accessory structure modifications and addition, site modifications
APPLICATION RECEIVED: February 10, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting conceptual approval to:

1. Modify the front porch to include a larger footprint and low walls.
2. Construct a 1-story rear addition with attached uncovered deck.
3. Modify the rear accessory structure to include the removal of two walls and the construction of a second story addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

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.

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 Alterations 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 Original Wood Window Replacement or Existing Windows

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **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:** Original trim details and sills should be retained or repaired in kind. If approved, new 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:** Replacement 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:** Replacement 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:** Replacement 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.

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 334 W Elsmere is a 1-story residential structure constructed circa 1925 in the Craftsman style with Colonial Revival influences. The home features woodlap siding, an arched shed porch overhang, and a standing seam metal roof. The structure is contributing to the Monte Vista Historic District. The structure also features a rear 1-story accessory structure, also contributing to the district.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. FRONT PORCH MODIFICATIONS – The applicant has proposed to modify the existing front porch configuration. The current porch features an arched shed overhang and a concrete pad that is slightly larger than the overhang. The proposal will not affect the overhang. The proposal includes removing the existing steps and pad and extending the uncovered porch to the full width of the front façade. Short walls with faux column bases will be included. Per the Guidelines, front porches should be retained. 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. The porch configuration appears to be original to the structure and is characteristic of other structures of a similar design in the Monte Vista Historic District and nearby neighborhoods of a similar development period. Staff does not find the modifications consistent with the Guidelines.
- d. ADDITION: MODIFICATIONS TO EXISTING STRUCTURE – The applicant has proposed to construct a 1-story rear addition to the existing 1-story historic house, which will require exterior modifications to the existing structure. Based on submitted photographs and the conceptual documents, the proposed modifications appear to include the removal of an existing window and door configuration on the rear elevation. Staff finds that the removal of elements of the rear addition are acceptable for the new addition and recommends that any salvageable elements be reutilized in the new addition.
- e. ADDITION: FOOTPRINT – The applicant has proposed to construct a 1-story rear addition. According to the Historic Design Guidelines, new additions should never result in the doubling of the historic building footprint. Staff generally finds the footprint to be consistent based on the limited conceptual documentation, but requires final, dimensioned documentation to make a complete recommendation.
- f. ADDITION: SCALE AND MASSING – The applicant has proposed to construct a 1-story rear addition. According to the Historic Design Guidelines, the height of additions should be subordinate to the primary structure or, at minimum, align with the primary ridge line. Staff generally finds the height consistent with the Guidelines based on the submitted documentation.
- g. ADDITION: ROOF – The applicant has proposed to install a standing seam metal roof on the addition to match the primary structure. The roof will feature a gable configuration. Staff finds the proposal conceptually consistent with the Guidelines.
- h. ADDITION: WINDOWS AND DOORS – Per the submitted documentation, the addition will feature accordion-style doors and a set of three windows on the rear elevation. The right and left elevations of the addition do not currently feature fenestration. According to the Historic Design Guidelines, 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 relate to those commonly found

within the district in terms of size, profile, and configuration. As noted in finding d, the applicant should reclaim windows to be removed for the addition where feasible. 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 in staff's specifications and the recommendation if new windows or doors are needed. Staff recommends that the applicant explore adding fenestration to the left and right elevations for final approval.

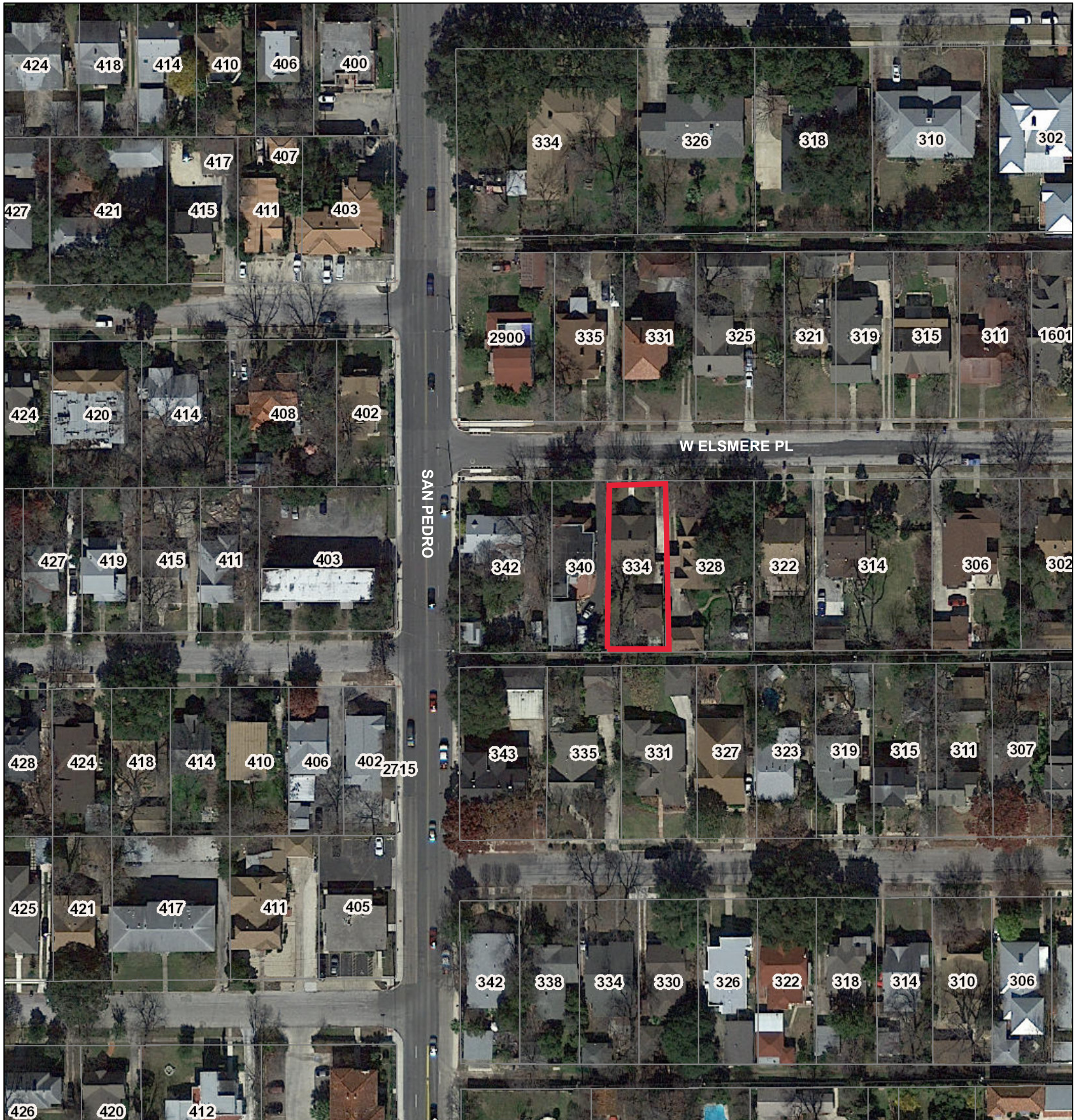
- i. **ADDITION: MATERIALS** – Materials for the addition have not yet been indicated. Staff finds that the applicant should propose a complete exterior material palette for final approval, including woodlap siding or composite siding with no faux grain and a maximum reveal of 4-6 inches; compatible roofing material; and salvaged wood windows and/or wood or aluminum-clad wood windows and doors.
- j. **REAR ACCESSORY STRUCTURE MODIFICATIONS** – Per the submitted documents, two walls of the existing rear garage will be removed, resulting in new footprint to support a second story addition and additional exterior modifications. The two remaining walls will be retained and incorporated into the new design, which features a taller primary roofline, a new fenestration pattern, and new exterior garage doors facing the street. At this time, staff does not find the proposal conceptually appropriate due to limited visual clarity, unclear drawing convention, and an incomplete understanding of exactly what materials will be retained from the existing garage. Staff finds that applicant should aim to maximize material salvage from the walls to be removed for reuse in the new design and submit a clear salvage and reuse plan, in addition to measured, dimensioned drawings. Staff also finds that the applicant should propose modifications that are consistent with the Guidelines for Additions pertaining to roof forms, fenestration patterns, massing, scale, and materials.

RECOMMENDATION:

Staff does not recommend conceptual approval at this time. Staff finds the applicant should address the following items prior to returning to the HDRC:

- i. That the applicant retains the existing front porch configuration as noted in finding c.
- ii. That the applicant provides clear, measured, dimensioned drawings that clearly convey what will be retained and what elements are new for both the addition and rear accessory structure modifications as noted in findings d, h, and j.
- iii. That the applicant salvage and reuse the windows to be removed for the rear addition as noted in findings d and h.
- iv. That the applicant explores adding fenestration to the right and left elevations of the addition for final approval as noted in finding h.
- v. That the applicant submits a rear accessory structure proposal that includes clear elevations and additional information on which materials will be retained in the new design as noted in finding j. The drawings should also indicate the height of the rear structure relative to the primary structure.
- vi. That the applicant incorporates roof forms, materials, and fenestration patterns into the rear accessory structure modifications that are consistent with the Guidelines as noted in finding j.
- vii. That the applicant submits a final window specification for the proposed wood or aluminum clad wood windows to staff for review and approval. 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 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.

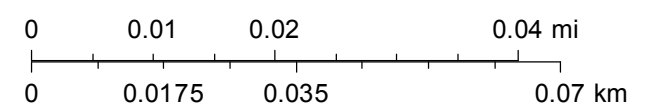
City of San Antonio One Stop



February 25, 2022

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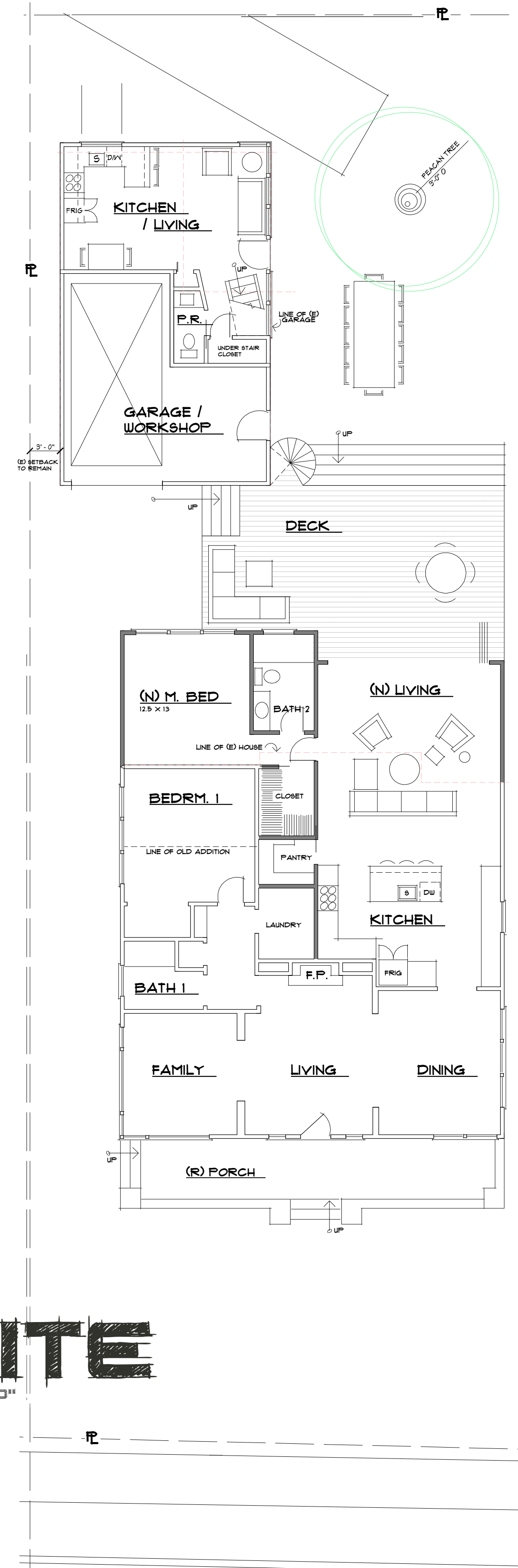
- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels





384

PROPERTY OF
BURNS
1000 E. 10TH ST.
TULSA, OK 74106



INFO

PROJECT DESCRIPTION
REMODEL AND ADD 2395SF FRONT PORCH AND 445SF REAR ADDITION TO EXISTING HOME. REDUCE SIZE OF CURRENT GARAGE. CONVERT REAR OF EXISTING GARAGE WITH NEW ADDITION TO A 697SF TWO-STORY ADU. ADD A 577SF NEW DECK BETWEEN REAR OF HOME AND GARAGE / ADU

OWNERS
PETER & SUSIE KRULEVITCH

ADDRESS
334 W. ELSMERE
SAN ANTONIO

LOT SIZE 7405 +/- SF

AREAS

(E) HOUSE	1460 SF +/-
ADDITION	445 SF
MAIN HOUSE	1905 SF
ADU ALLOWED	762 SF (1905 SF X 0.4)
ADU DN	323 SF
ADU UP	274 SF
ADU	697 SF TOTAL
GARAGE, EXISTING	540 SF
GARAGE, MODIFIED	356 SF
(E) FRONT PORCH	24 SF
FRONT PORCH ADD	239 SF
FRONT PORCH TOT	263 SF
(N) REAR DECK	577 SF

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A-6 ADU VIEWS & AB/D

PRINT DATE:

02.10.22

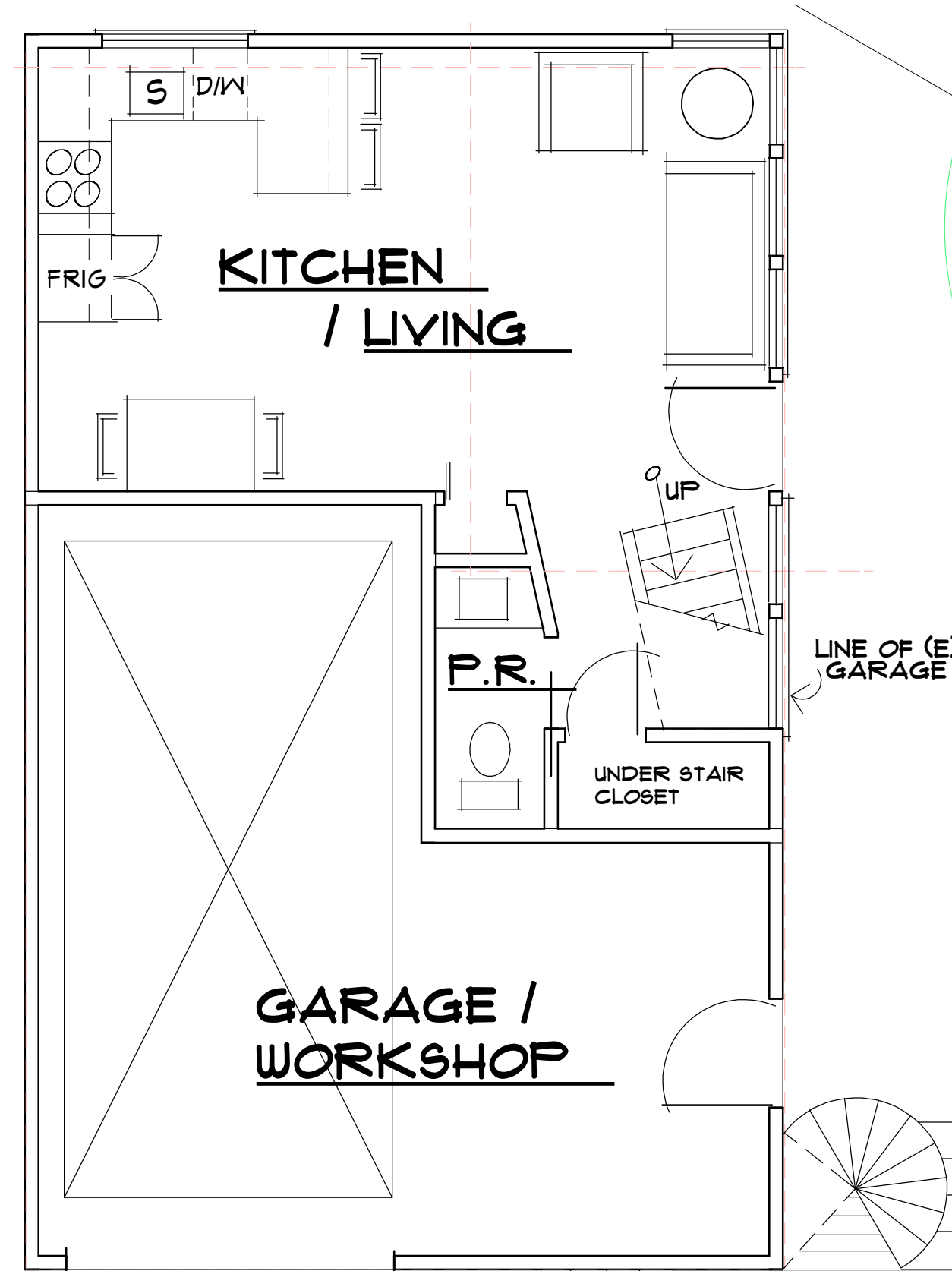


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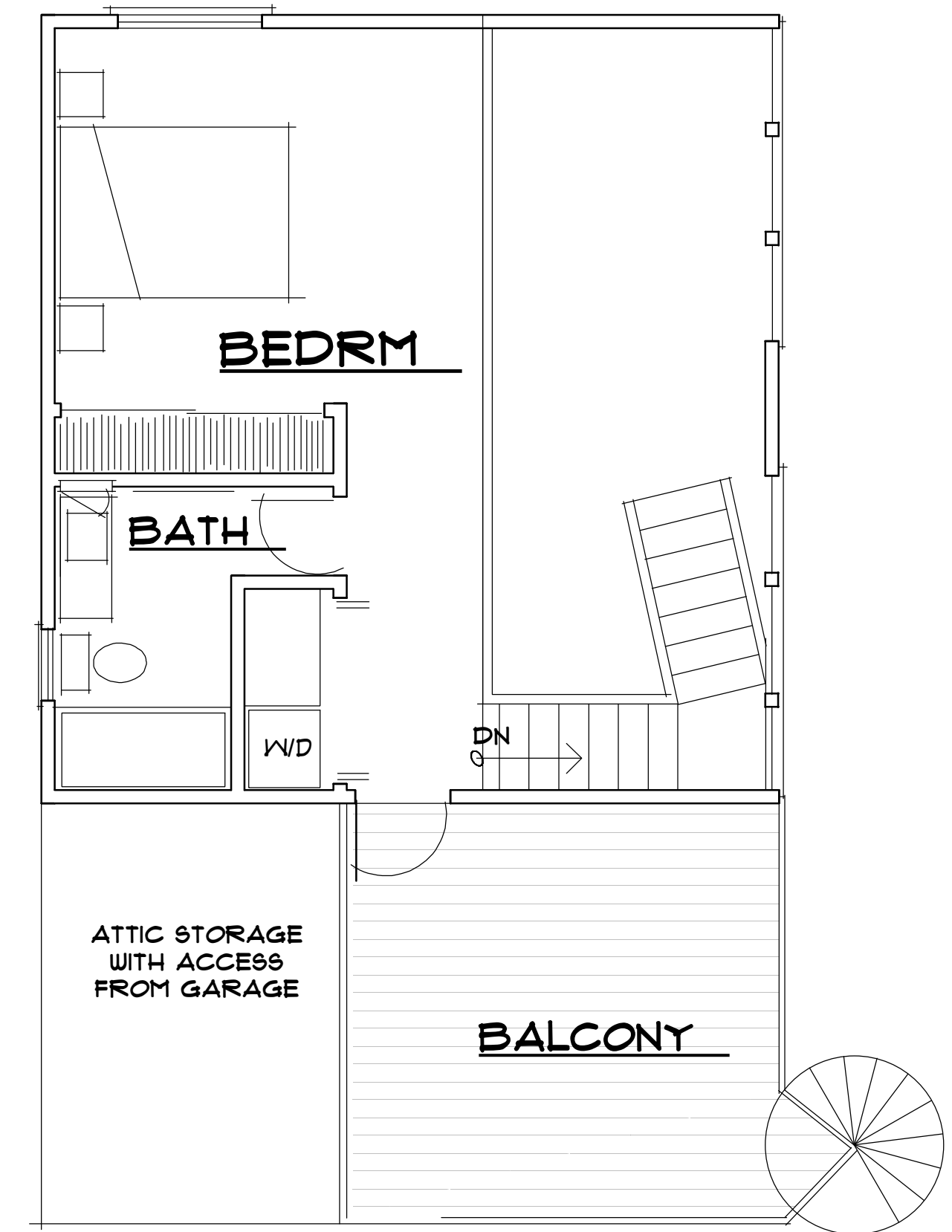
W. ELSMERE
REMODEL & ADDITION
SAN ANTONIO, TX

☒ PRELIMINARY

A-1



DN



UP

ADU F.P.
1/4" = 1'-0"

PRINT DATE:

12/30/21
10/19/21
01/01/21



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W. ELSMERE
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SAN ANTONIO, CA

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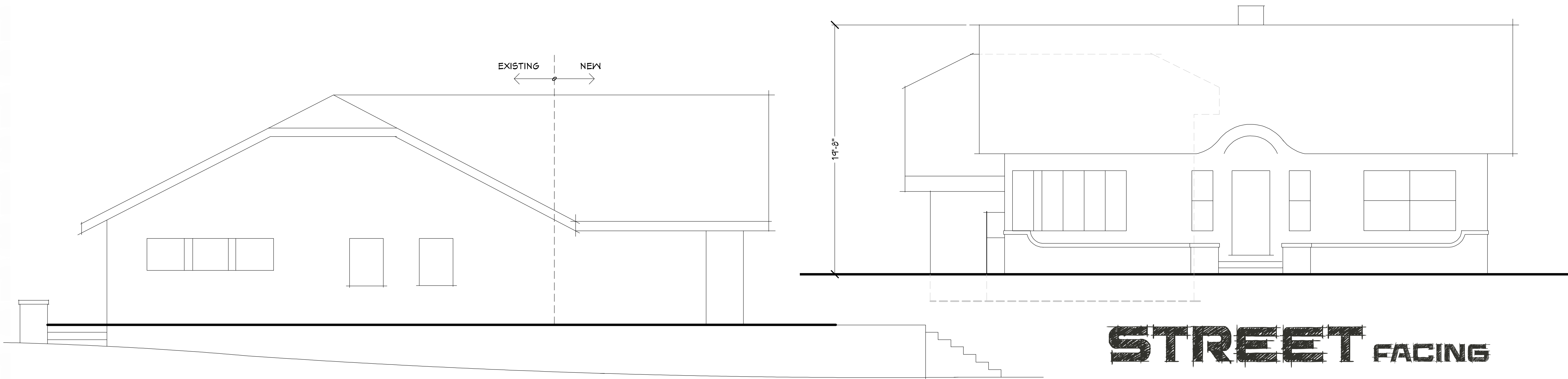


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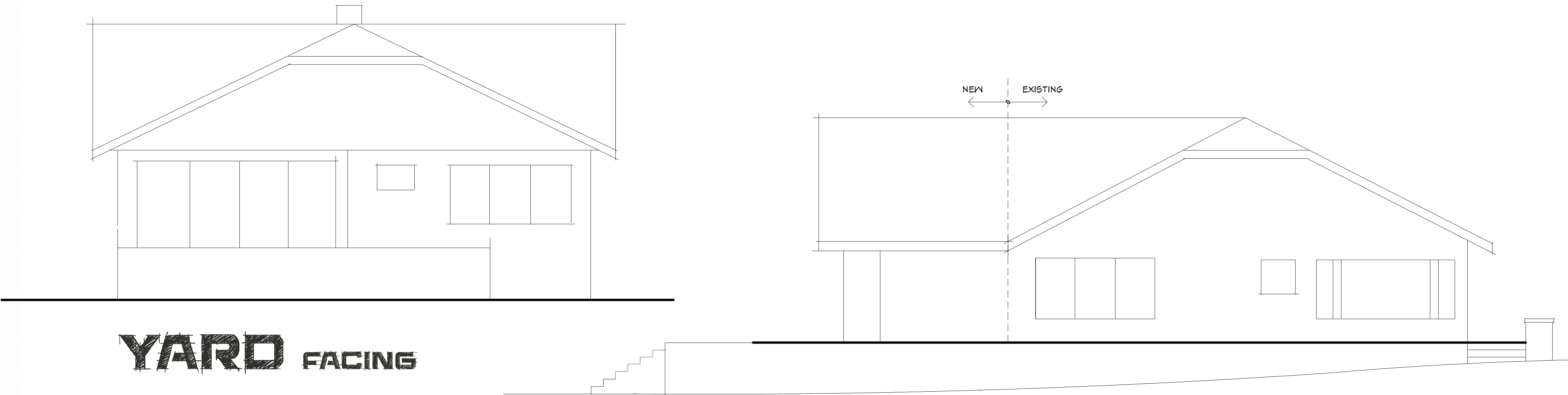
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RT. NEIGHBOR
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STREET FACING



YARD FACING

LT. NEIGHBOR
FACING

MAIN ELEVS PROPOSED

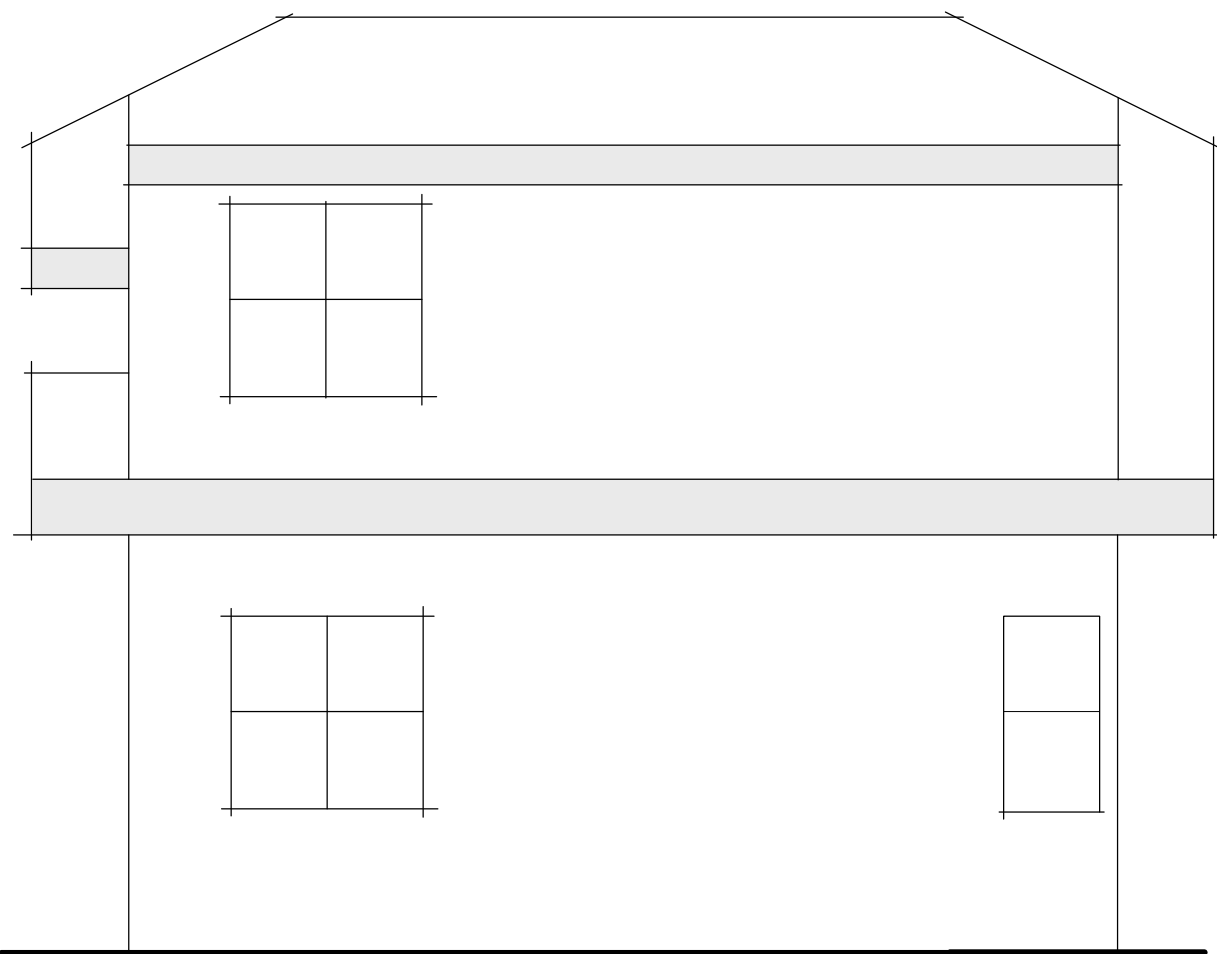
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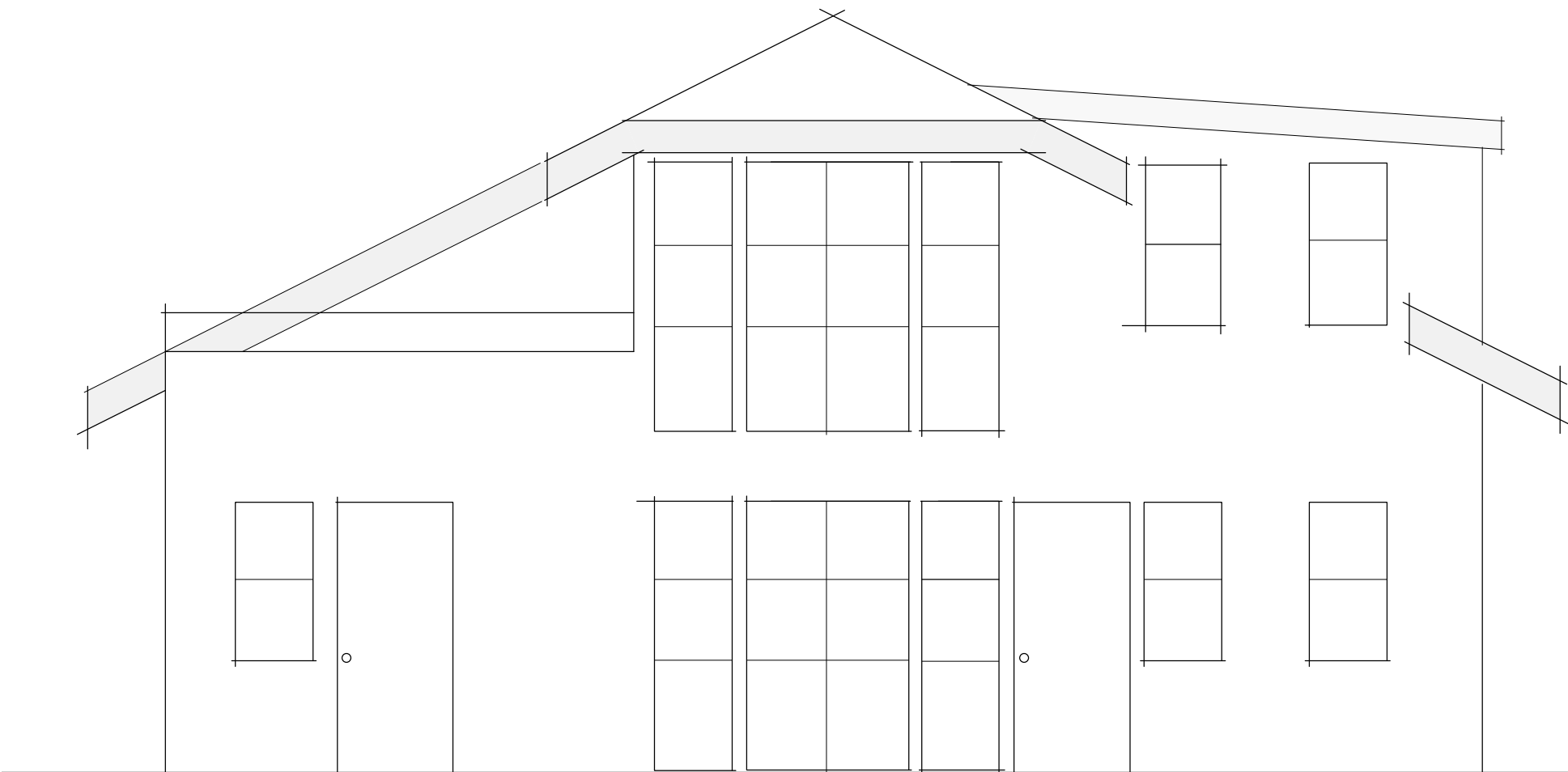
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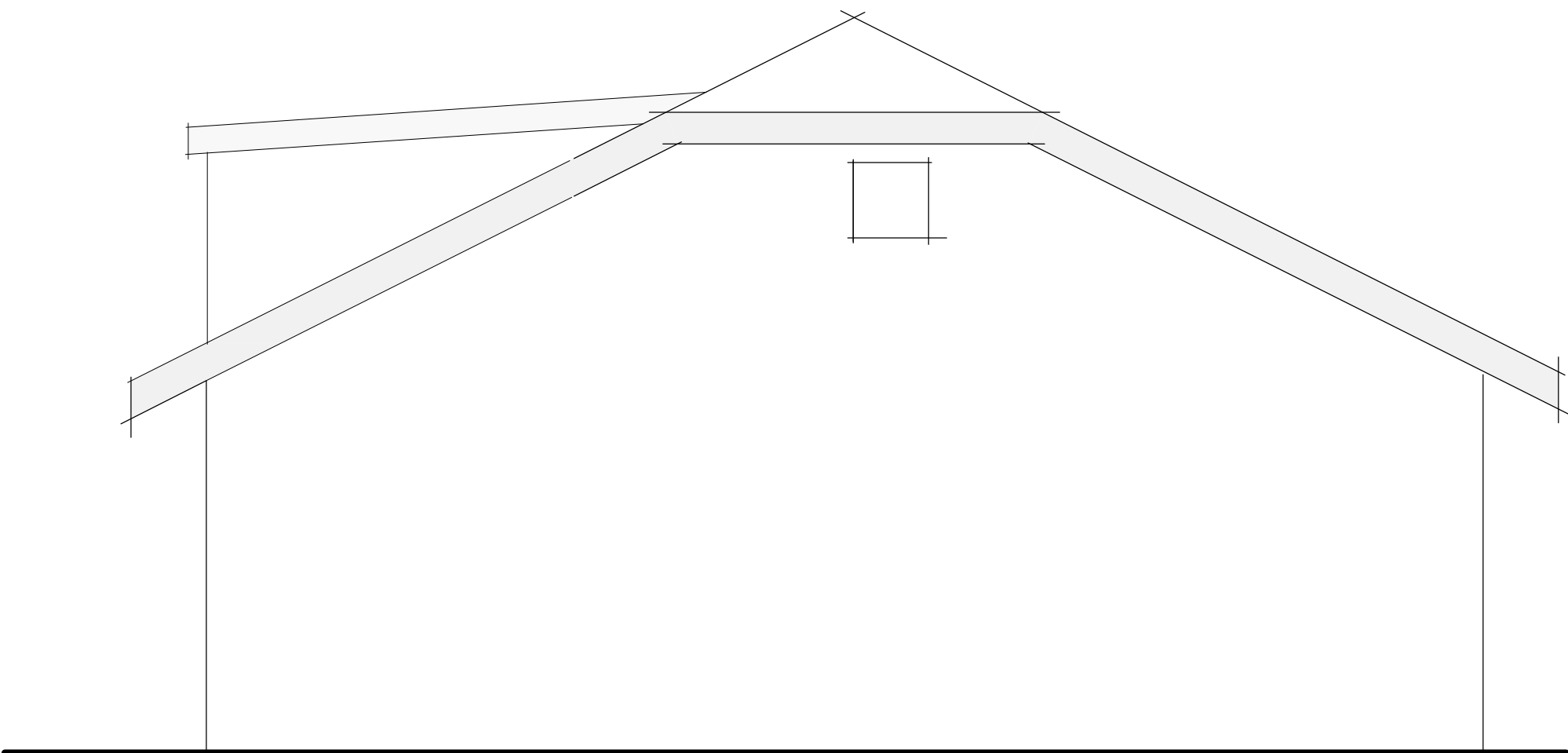
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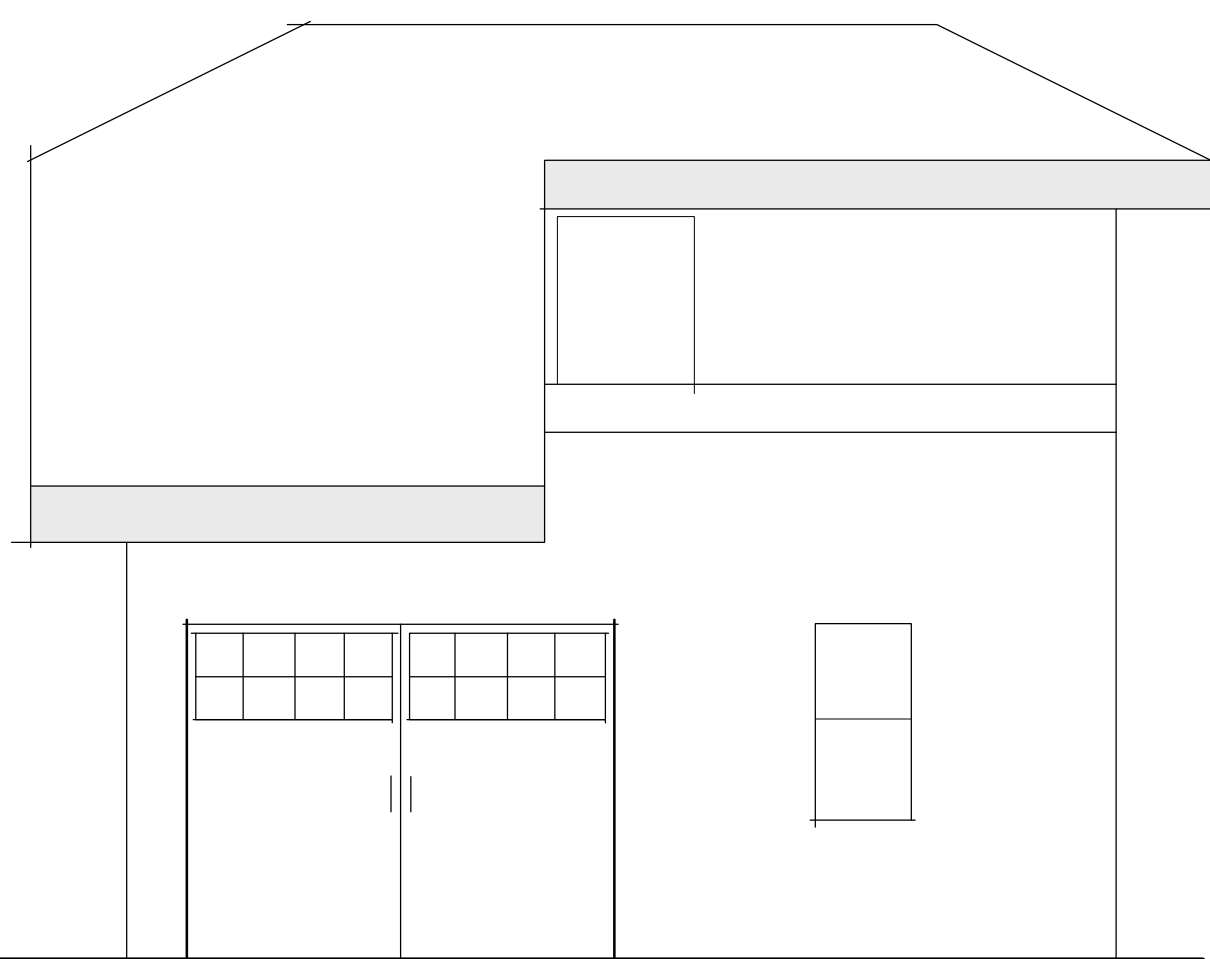
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FACING



YARD FACING



LT. NEIGHBOR
FACING



STREET FACING

ADU ELEVS PROPOSED
1/4" = 1'-0"



RT. NEIGHBOR FACING



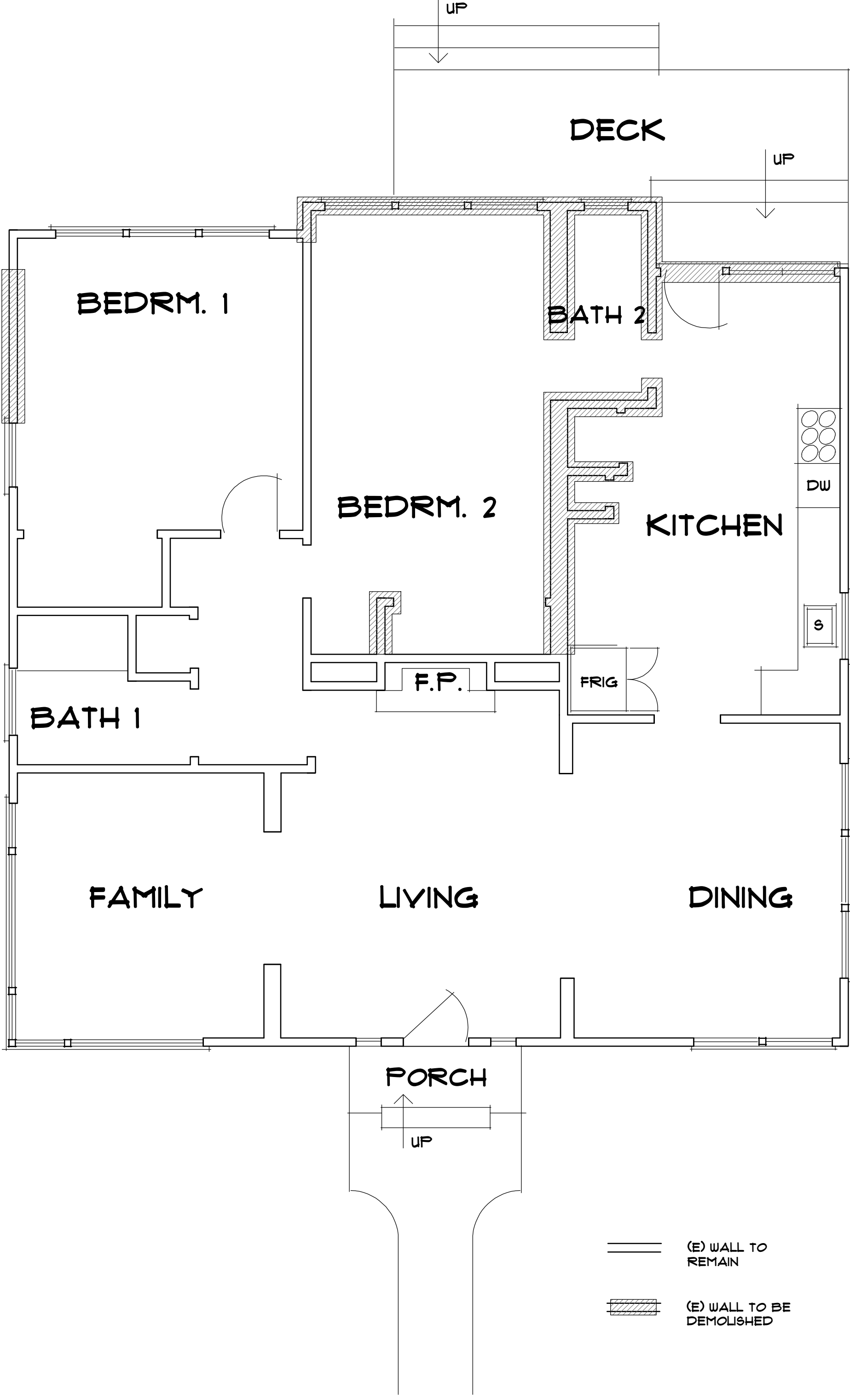
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REAR YARD FACING



AS-BUILT / DEMO
1/4" = 1'-0"

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PRELIMINARY

[E] MAIN VIEWS & AB/D



RT. NEIGHBOR FACING



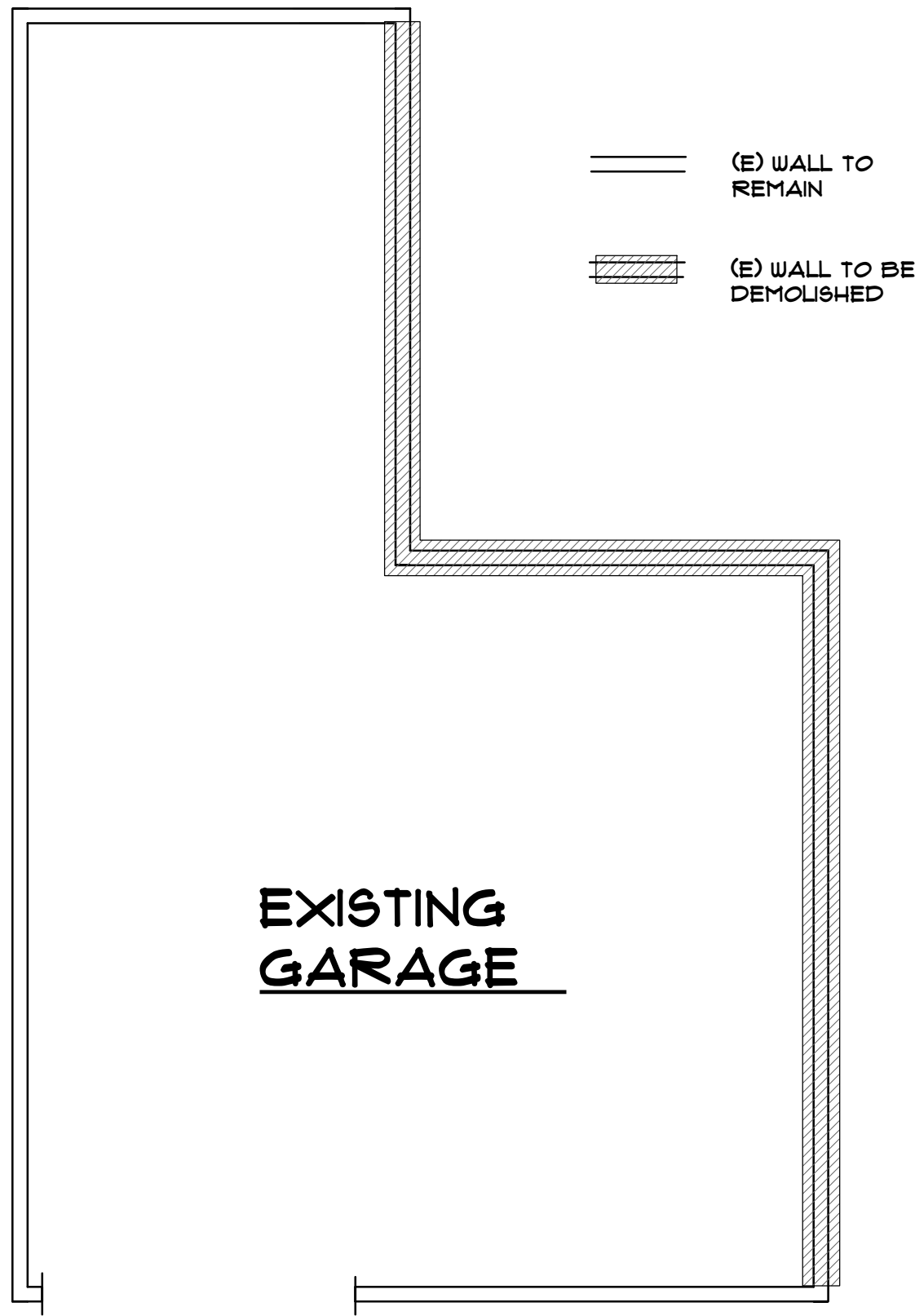
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LT. NEIGHBOR FACING



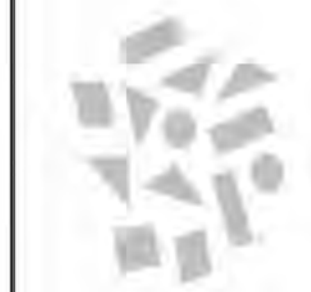
REAR YARD FACING



AS-BUILT / DEMO

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SAN ANTONIO, CA

☒ PRELIMINARY

(E) GARAGE VIEWS & AB/D