

# HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

**HDRC CASE NO:** 2022-135  
**ADDRESS:** 306 BELKNAP PLACE  
**LEGAL DESCRIPTION:** NCB 1887 BLK 7 LOT 12  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Robert Ziebell/WARD ROBERT S & ELIZABETH D  
**OWNER:** Robert Ziebell/WARD ROBERT S & ELIZABETH D  
**TYPE OF WORK:** Construction of a second story addition on an existing accessory structure  
**APPLICATION RECEIVED:** February 16, 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 construct a second story addition on top of an existing addition to the existing, historic structure on site. The lot addressed as 306 Belknap Place was part of the property addressed as 300 W French Place.

## 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 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.

### *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 applicant is requesting a Certificate of Appropriateness for approval to construct a second story addition on top of an existing addition to the existing, historic structure on site. The lot addressed as 306 Belknap Place was part of the property addressed as 300 W French Place. This property is located within and contributing to the Monte Vista Historic District.
- b. EXISTING STRUCTURES – This lot features a historic structure constructed circa 1905 that is found on the 1911 Sanborn Map. This structure features a series of additions including a rear addition with a shed roof and a brick, rear addition that features a flat roof. The brick addition features aluminum windows and was constructed circa 1960. This structure is not found on the 1951 Sanborn Map.
- c. ADDITION – The applicant has proposed to construct a second story addition on top of the existing, 1-story brick addition. The proposed addition is to feature 1-story in height, a footprint of approximately 648 square feet and a shed roof.
- d. ADDITION – The Guidelines for Additions 1.A. note 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 a similar roof form and should feature a transition between the proposed addition and existing structure. The applicant has proposed for the rooftop addition to feature a shed roof. Roof forms found historically within the Monte Vista Historic District include gabled and hipped profiles as well as occasional flat roofs with decorative parapet walls. The proposed roof form is not consistent with the Guidelines.
- e. ADDITION – The Guidelines for Additions 2.B. note that rooftop additions should be limited 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. The Guidelines also note that full floor, second story additions that obscure the form of the original structure are not appropriate. Additionally, the Guidelines for Additions 2.B.v. note that the height of new additions should be consistent with the height of the existing structure. Generally, staff finds a second floor addition to be appropriate provided that it features a roof form, massing and architectural profile that are consistent with the Guidelines and complement the historic forms found within the district.
- f. ADDITION (Materials) – The applicant has proposed materials that include metal façade panels, brick, and a shingle or metal roof. The Guidelines for Additions 3.A. notes that materials that match in type, color, and texture should be used to be compatible with the architectural style of the original structure. Additionally, the Guidelines note that roofing materials for additions to structures with clay tile roofs should appear similar in color and dimension to the existing clay tile. Staff finds that brick to match the existing or stucco would be most appropriate for a primary material. Staff finds the use of metal to be inappropriate as a siding material. Staff finds that roofing materials that appear similar in color and dimension to the existing clay tile roof should be used and that the proposed roof form should be modified as noted in finding d.
- g. ADDITION (Windows) – The applicant has noted the installation of metal windows to be consistent with the aluminum windows of the existing addition. Staff finds that all windows should feature profiles that are consistent with those found historically within the district. Large expanses of glass that are not found historically within the district should not be incorporated into the design. Additionally, contemporarily sized windows should be modified to feature traditional sized and profiles. An aluminum window may be appropriate; however, it should be consistent with staff's standards for windows in new construction and additions.
- h. ROOF FORM – As noted in finding d, the proposed shed roof is inconsistent with the Guidelines and roof forms found historically within the district. Staff finds that a hipped roof would be most appropriate.
- i. ARCHITECTURAL DETAILS – As noted in findings d, f, g and h, staff finds that the proposed roof form, materials, and fenestration profiles should be modified to be consistent with the Guidelines.
- j. STAIRS – The applicant has noted the installation of stairs on the north side of the proposed addition. Staff finds the installation of stairs to be appropriate; however, a railing detail should be submitted for review and approval. Railing profiles should be consistent with those found historically within the district.

## RECOMMENDATION:

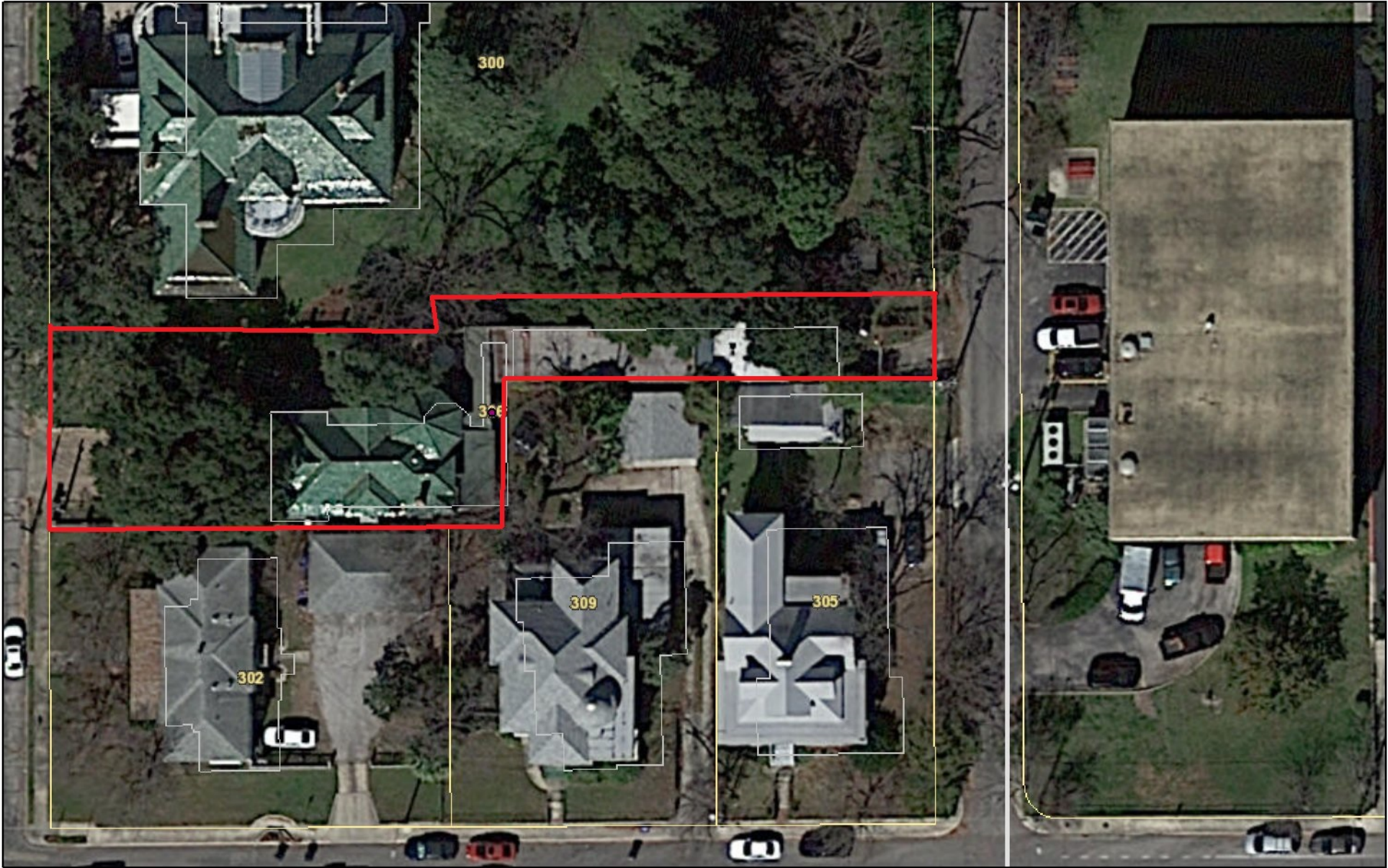
Staff recommends conceptual approval based on findings a through j with the following stipulations:

- i. That the applicant modify the proposed shed roof to feature a hipped roof, consistent with those found historically on site and the Guidelines as noted in findings d and h.

- ii. That the applicant install materials that consist of brick or stucco and clay tile or a visually similar material to result in an addition that is consistent with the Guidelines. Plastic roof tiles should not be used.
- iii. That the applicant modify the proposed fenestration profile to feature window locations, sizes and profiles that are consistent with those found historically within the district, as noted in finding g.
- iv. That window products be consistent with staff's standards for windows in new construction and additions, as noted in finding g and in the applicable citations.
- v. That a detail of the proposed railing be submitted for review and approval as noted in finding j.

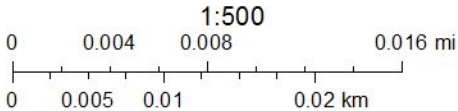


City of San Antonio One Stop



March 11, 2022

☐ COSA City Limit Boundary











404

Belknap Pl

300

Belknap Pl

306



302

309

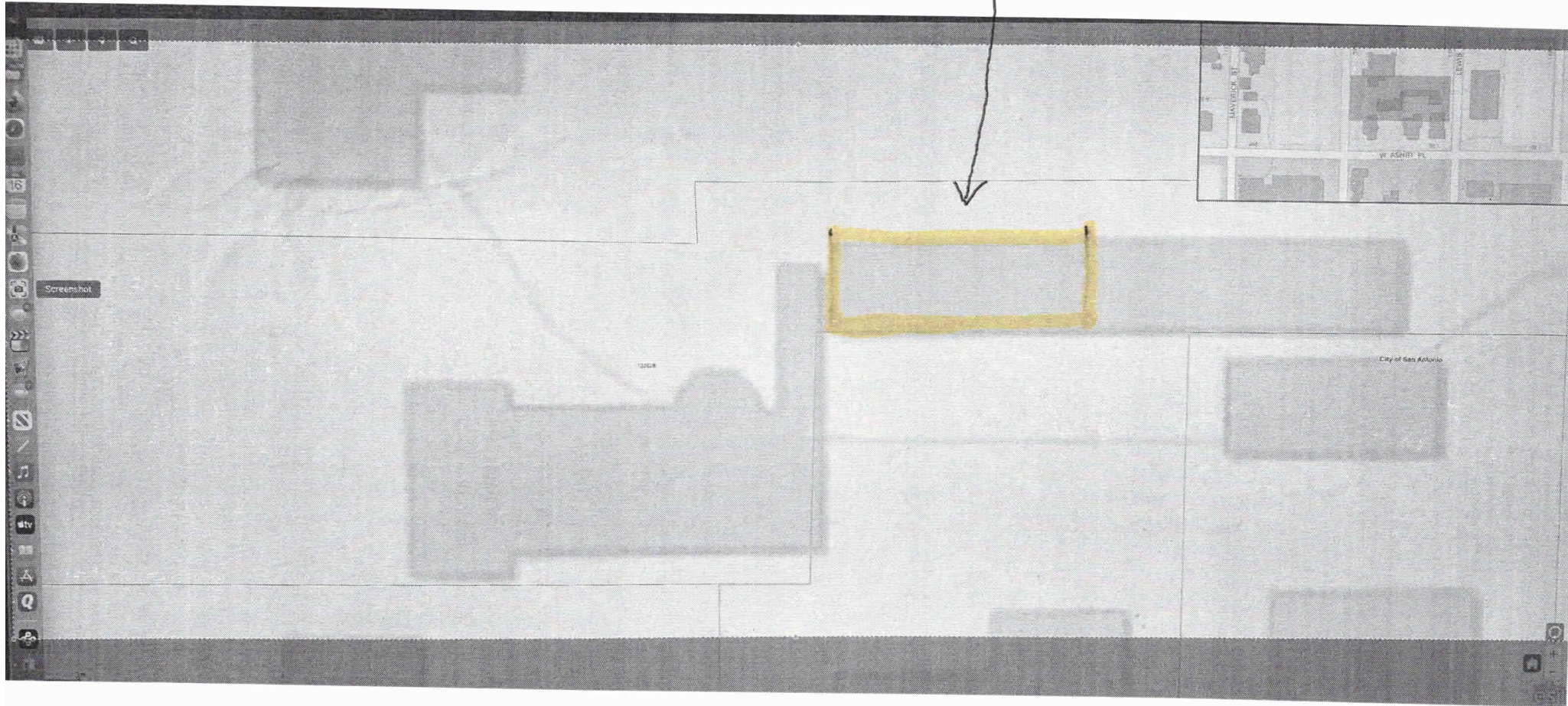
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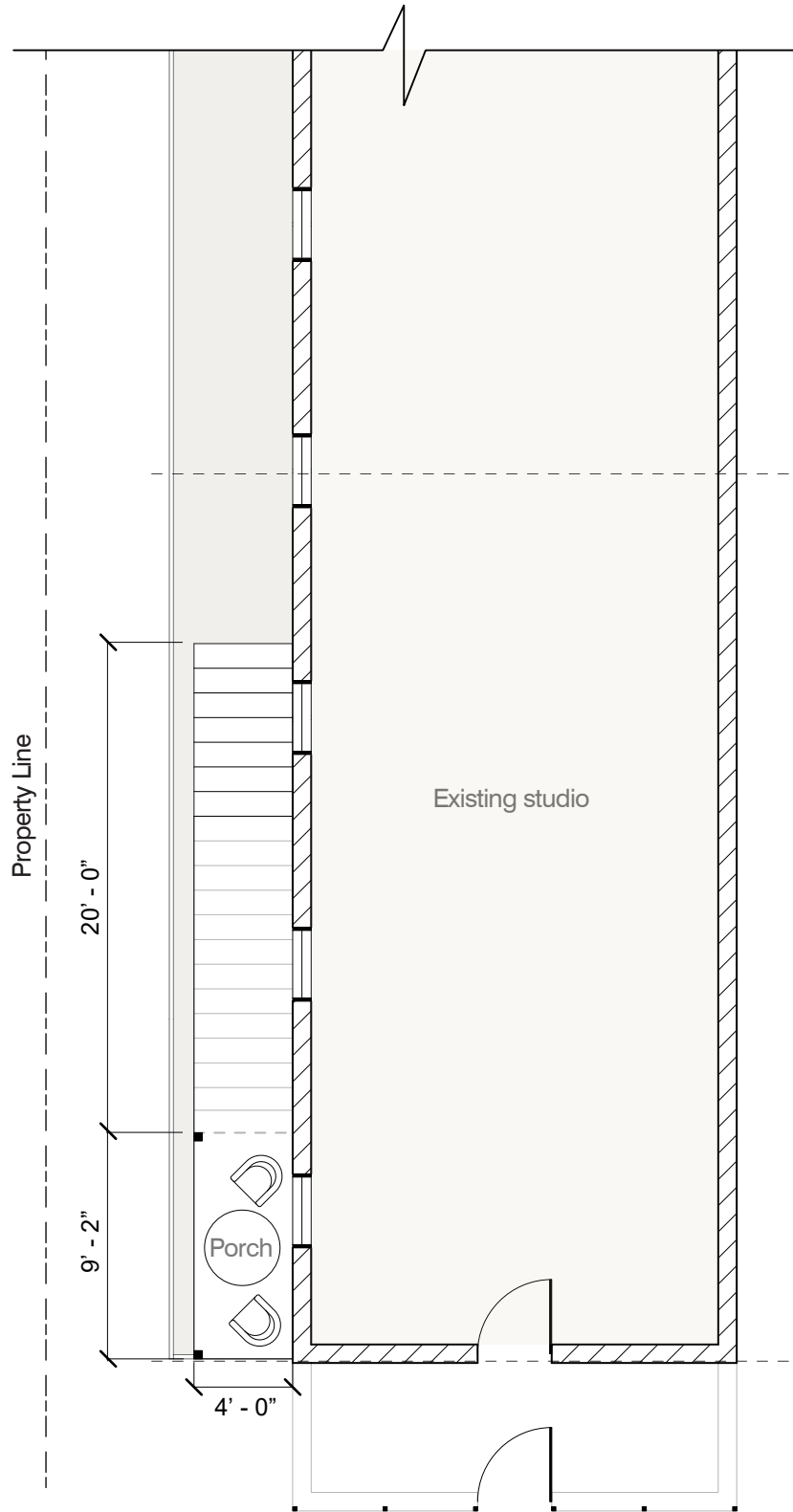
Lewis St

Catholic Charities  
Archdiocese of San...

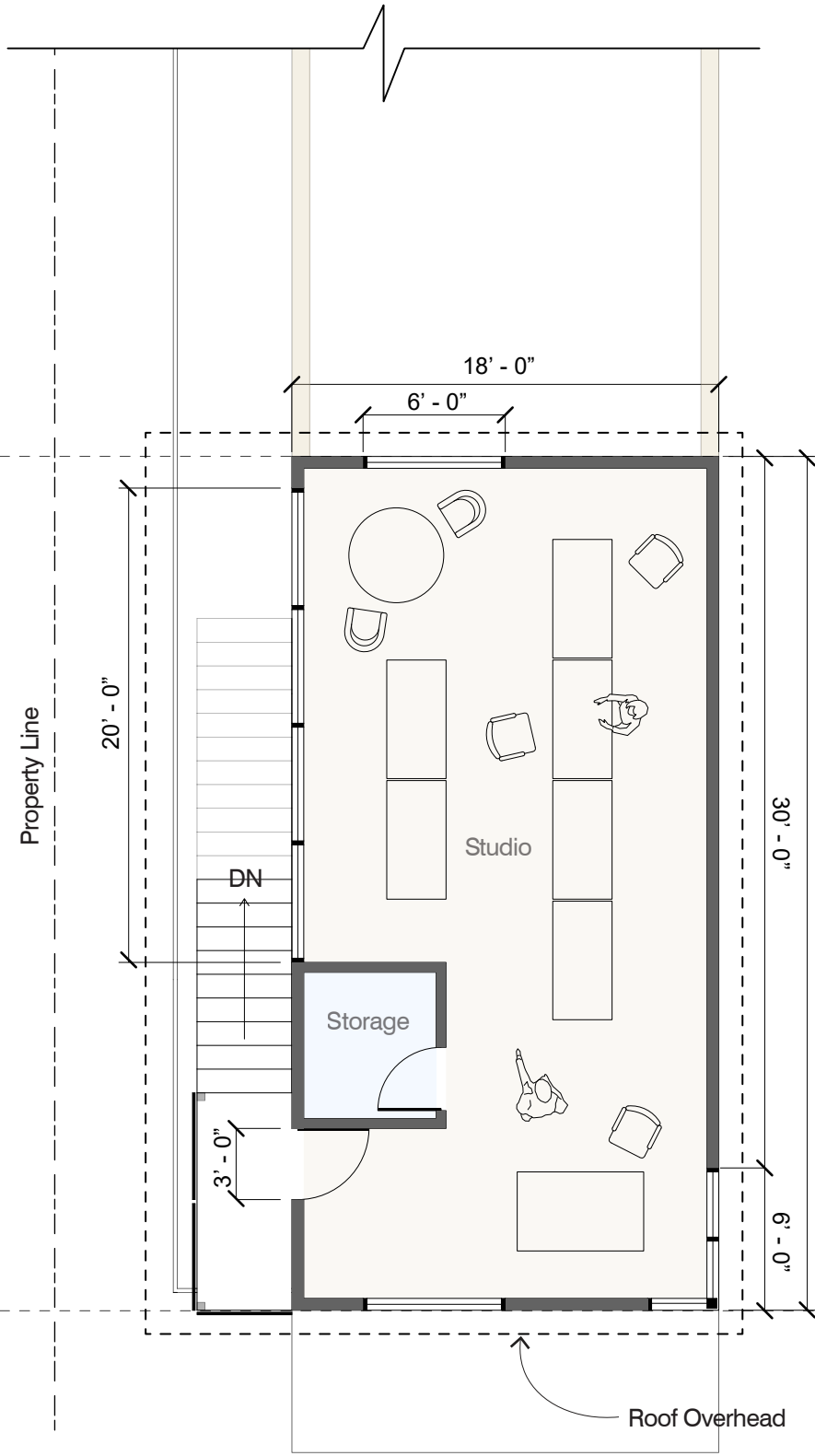


SITE OF  
PREPOSED  
ADDITION

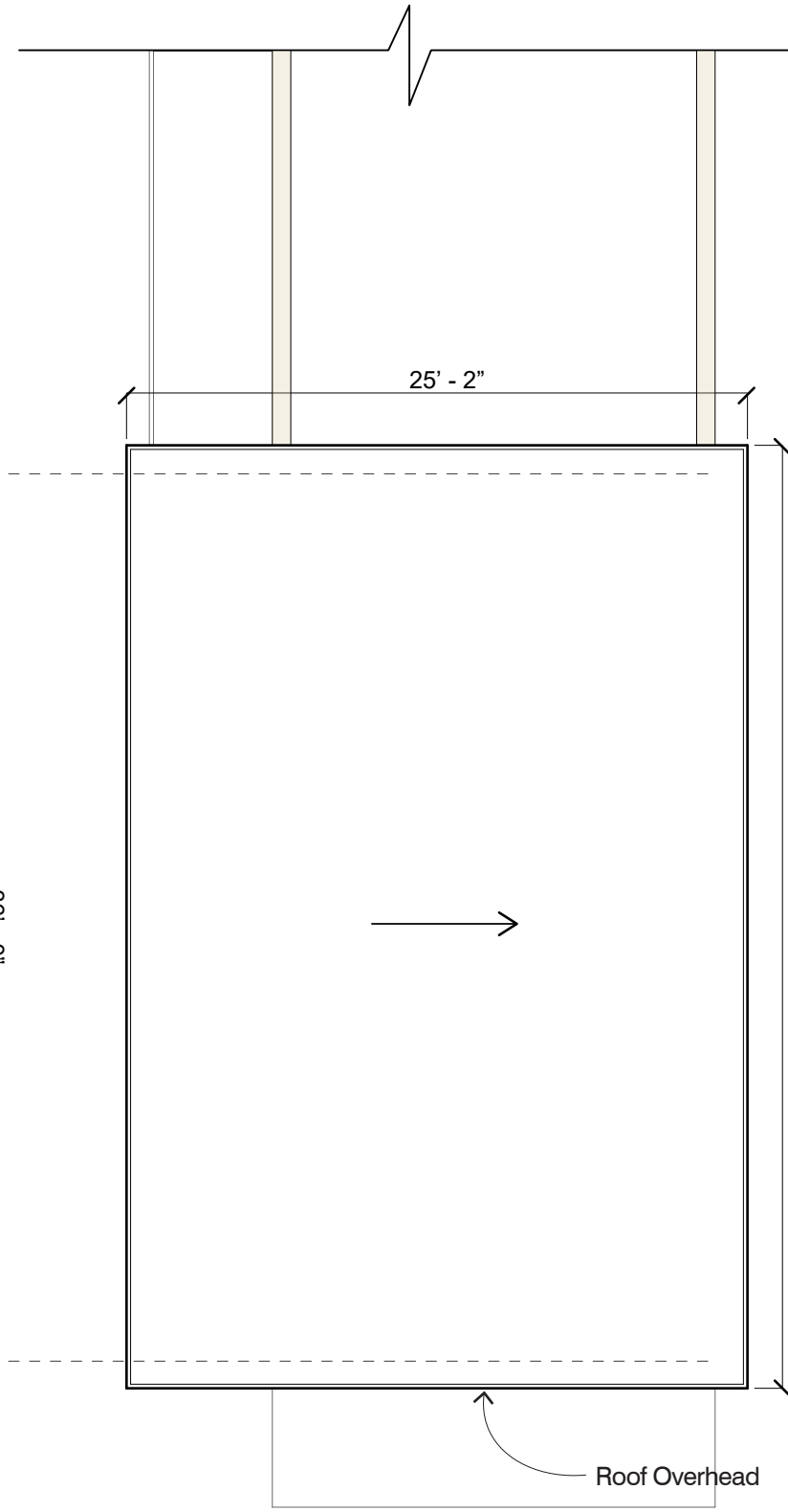




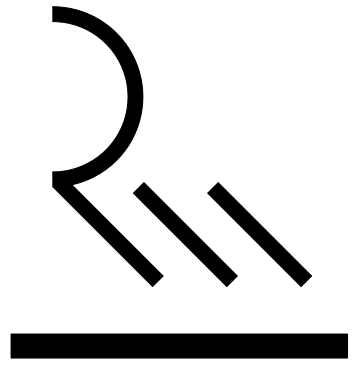
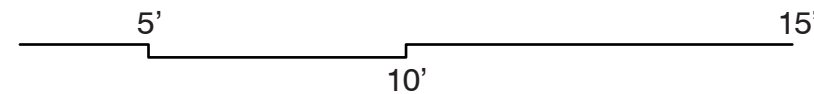
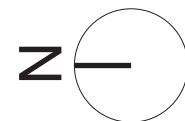
Ground Floor



2nd Floor (Addition)



Roof Plan



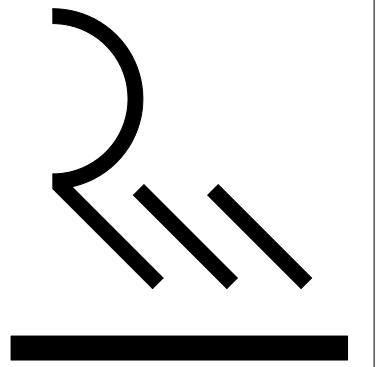
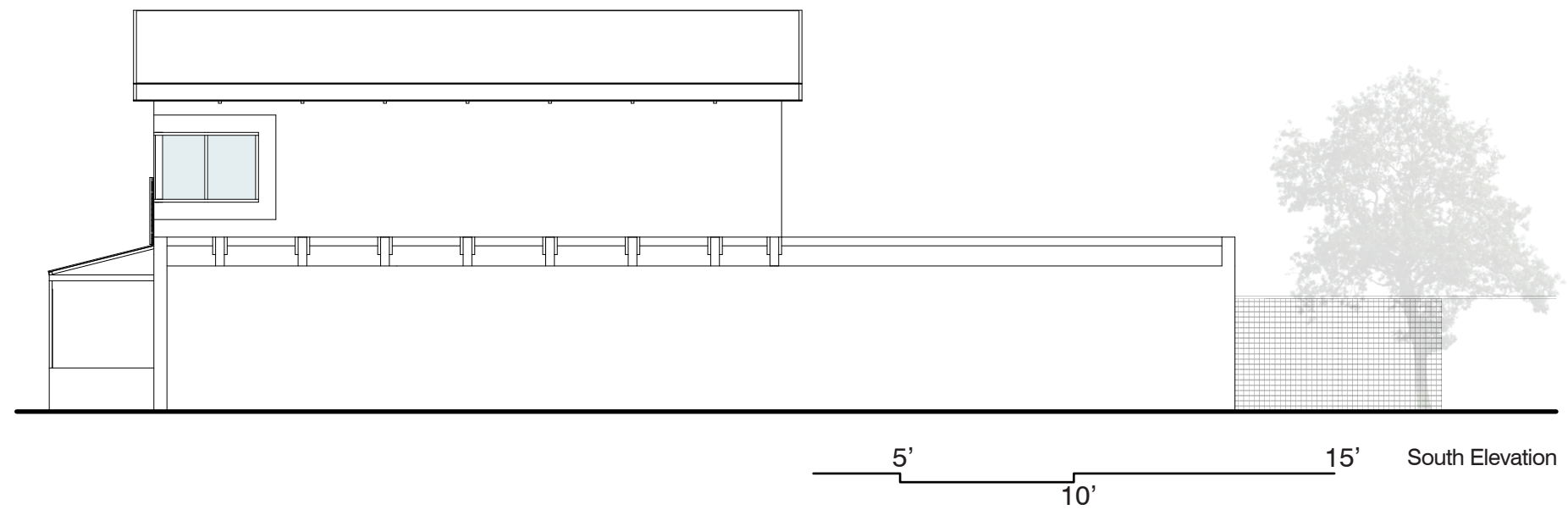
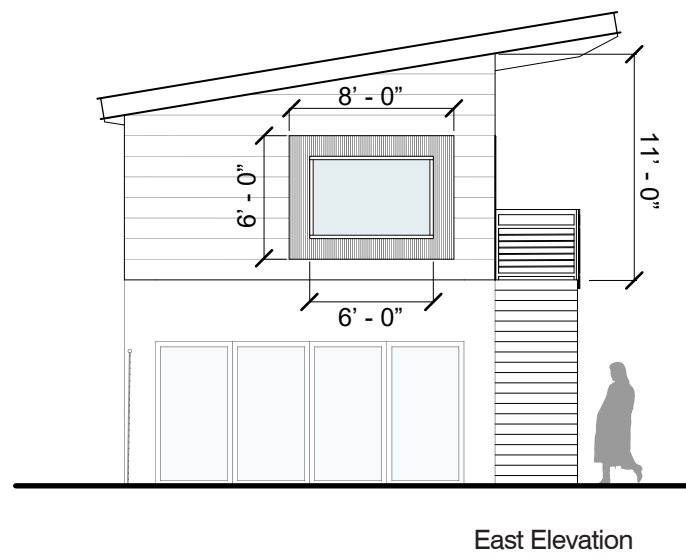
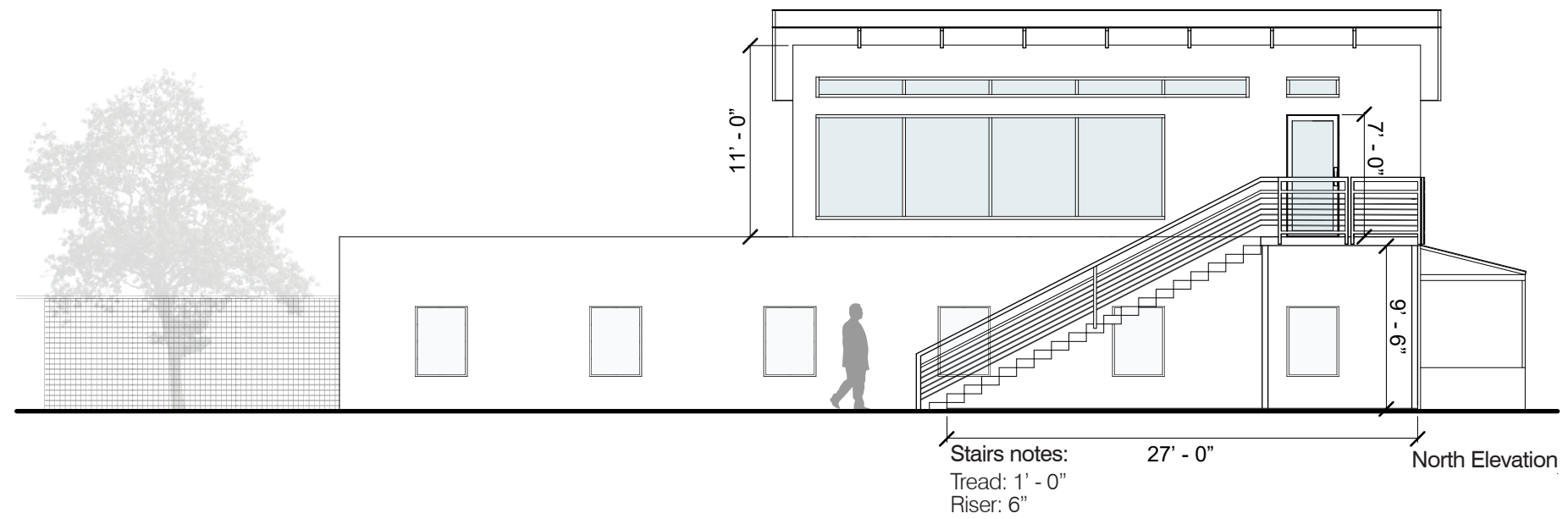
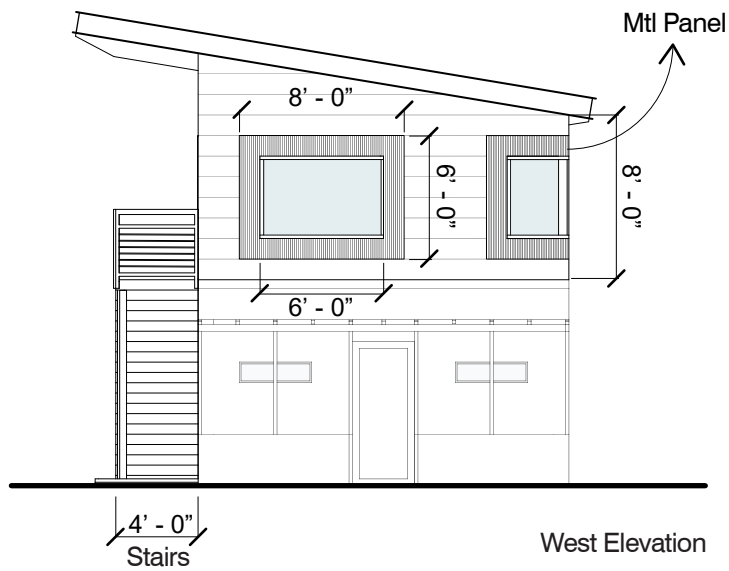
# 306 Belknap Place Studio Addition

SAN ANTONIO, TX

JOB:  
DRAWN BY:  
ROLANDO MEDINA  
DATE: 12/12/2021  
CHECKED BY:

## A - 1.0



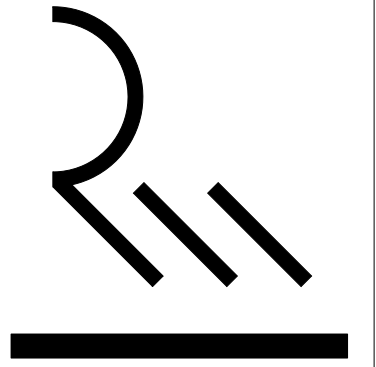


# 306 Belknap Place Studio Addition

SAN ANTONIO, TX

JOB:  
DRAWN BY:  
ROLANDO MEDINA  
DATE: 12/12/2021  
CHECKED BY:

## A - 2.0



# 306 Belknap Place Studio Addition

SAN ANTONIO, TX

JOB:  
DRAWN BY:  
ROLANDO MEDINA  
DATE: 12/12/2021  
CHECKED BY:

## A - 3.0











