HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2024

HDRC CASE NO:	**2024-077**
ADDRESS:	315 W SUMMIT AVE
LEGAL DESCRIPTION:	NCB 3263 BLK 6 LOT 11
ZONING:	R-5, H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Kurt Lehr/Lehrco LLC
OWNER:	HALFF CODY A
TYPE OF WORK:	Addition
APPLICATION RECEIVED:	February 07, 2024
60-DAY REVIEW:	April 7, 2024
CASE MANAGER:	Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a 306-square-foot open stucco-clad addition with fireplace to the side patio.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

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.

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.

FINDINGS:

a. The property located at 315 W Summit includes a two-story residential structure built c. 1920 in the Italian Renaissance style with a detached one-story garage. The structure features a stucco façade, low-sloping roof with deep overhangs, and a quoin detailing on the second story. The home contributes to the Monte Vista Historic District.

b. ADDITION (MASSING AND FORM): The applicant requests approval to construct a 306-square-foot open stucco-clad addition with fireplace, square piers, and a flat roof. The proposed footprint is approximately 17’x18’, or 306 square feet. The chimney is 13’ tall, not including the cap, with the rest of the addition proposed at 11’ tall. Historic Design Guidelines for Exterior Maintenance and Alterations 7.A.i says do not add new porches, balconies, or porte-cocheres where not historically present. Historic Design Guidelines for Additions 1.A.i says to 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. Guidelines for Additions 1.A.iv says to 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. While some side additions may be appropriate for historic structures, the location of the proposed porch roof is on the same plane as the primary elevation without setback or differentiation from the existing historic fabric, making it look like an historic porte-cochere. Staff finds a rear addition or a side addition or pergola that is set back from the front façade would be more appropriate and may be eligible for administrative review and approval.

c. ADDITION (FOOTPRINT): The existing house footprint is approximately 1,800 square feet, including the existing side patio. Historic Design Guidelines for Additions 1.B.iv states that residential additions should not be so large as to double the existing building footprint. The existing porch footprint is 288 square feet, and the proposed addition is approximately 17’x18’, or 306 square feet. The increase in square footage is18 square feet,

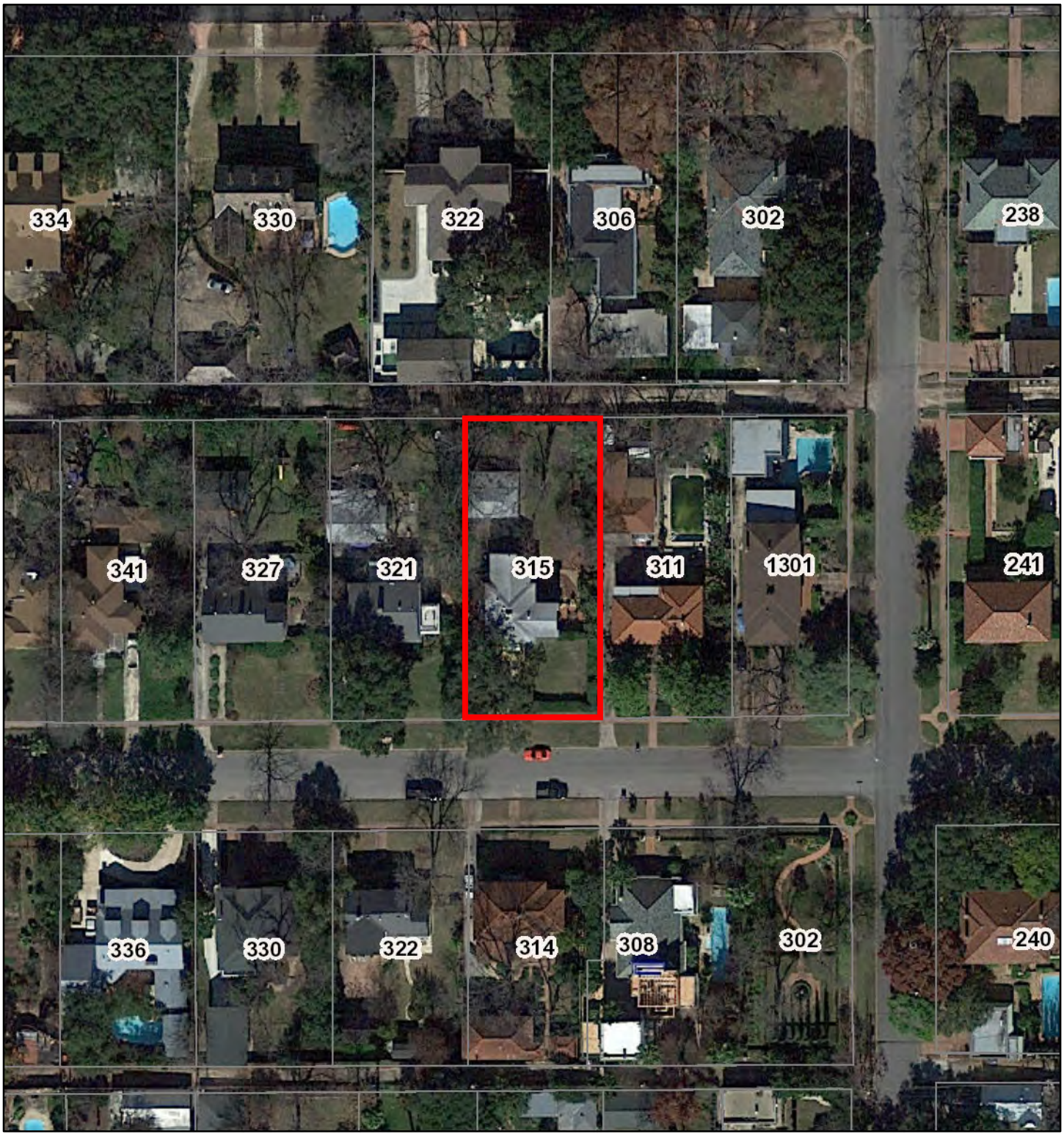
or approx. 1% of the existing footprint. Staff finds that the proposed footprint generally conforms to the Guidelines.

d. ADDITION (MATERIALS) The applicant proposes that the addition be clad in stucco to match the house. Historic Design Guidelines for Additions 3.A.i says to 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. The fireplace will include a stone slab mantel. Staff finds the materials conform to Guidelines.

RECOMMENDATION:

Staff does not recommend approval of the construction of an open stucco-clad CMU addition with fireplace to the side patio, based on findings a through d. A rear addition or side addition or pergola that is set back from the front façade would be more appropriate and may be eligible for administrative review and approval.

City of San Antonio One Stop



February 27, 2024

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

CoSA Addresses

Community Service Centers

Pre-K Sites

CoSA Parcels

BCAD Parcels

City of San Antonio GIS
Copyright 2-27-2024

Feb 28, 2024 5:52:02 PM
311 West Summit Avenue
San Antonio
Bexar County
Texas

Feb 28, 2024 5:52:54 PM
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Bexar County
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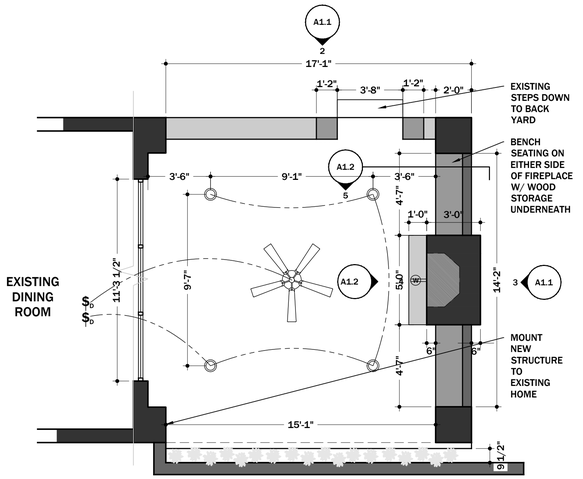


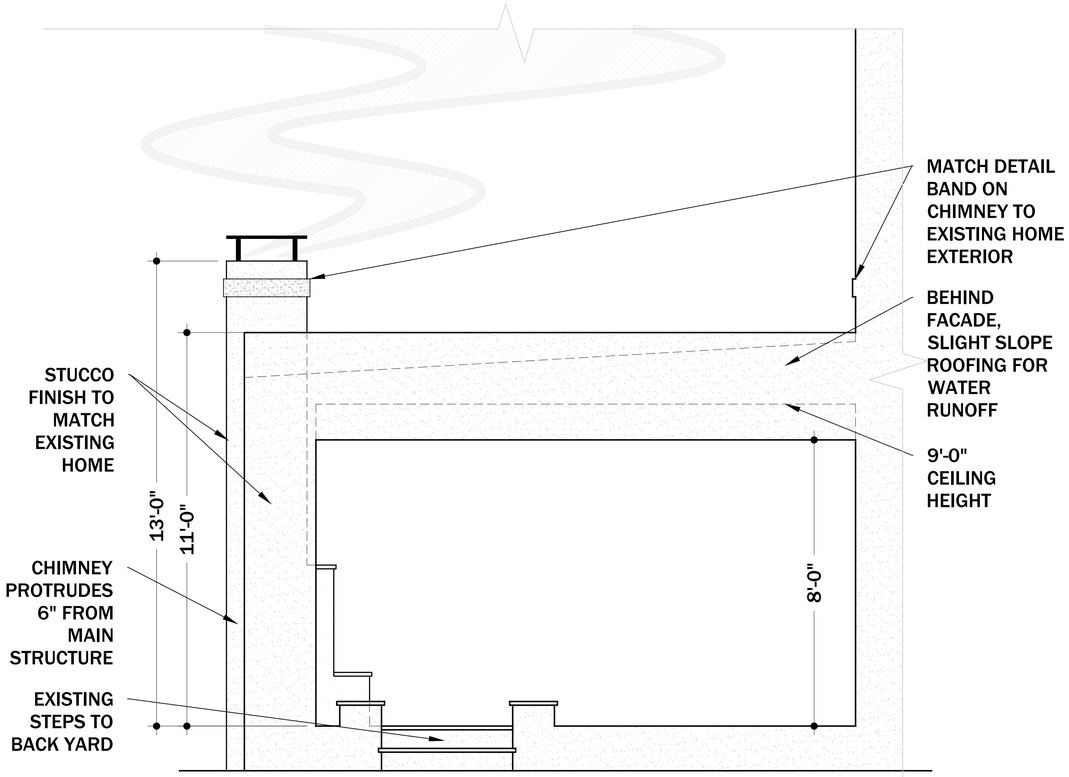
ELECTRICAL LEGEND

ONLY NEW ELECTRICAL LOCATIONS BY DESIGNER INDICATED.
OTHER NECESSARY ITEMS BY CODE OR ARE EXISTING.
SWITCHING TO STAY IN EXISTING LOCATIONS UNLESS NOTED

- OUTDOOR RATED / WATERPROOF OUTLET FOR TV
- 4" OUTDOOR RATED RECESSED LED
- 56" OUTDOOR RATED CEILING FAN
- SWITCH (DIMMING CIRCUIT)

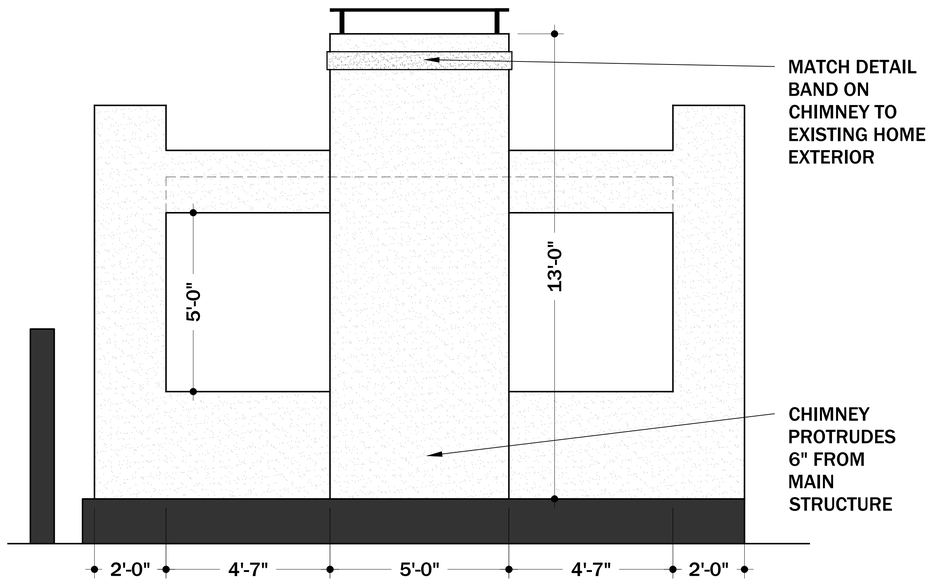
1 COVERED PATIO

SCALE: 1/4" = 1'-0"



2 NORTH EXTERIOR ELEV.

SCALE: 1/2" = 1'-0"



3 EAST EXTERIOR ELEV.

SCALE: 1/2" = 1'-0"

0 2 4 8 12 FT.
1/4" GRAPHIC SCALE

E.H. & Co.
INTERIOR ARCHITECTURE
415 HARRISON AVE, SAN ANTONIO, TX 78209

HALFF PATIO

315 W. SUMMIT, TX

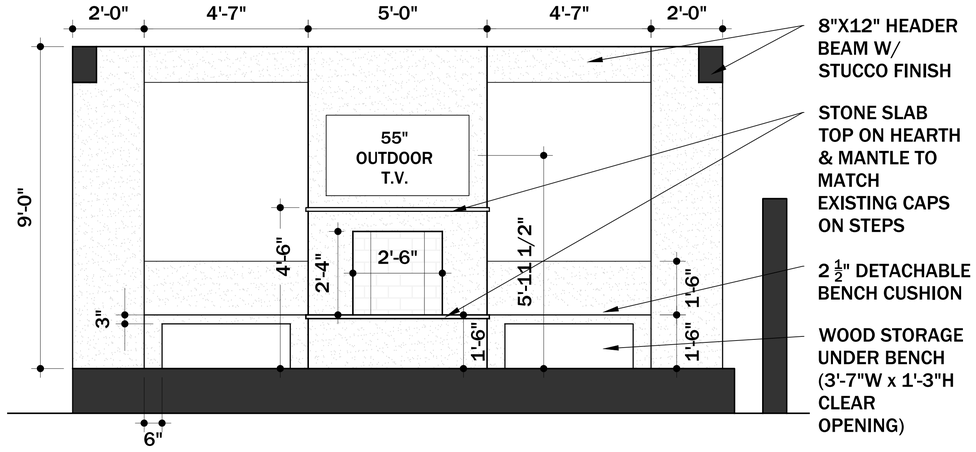
Project No. 003 00.00.20XX

2.13.2024

Revisions
00.00.20XX

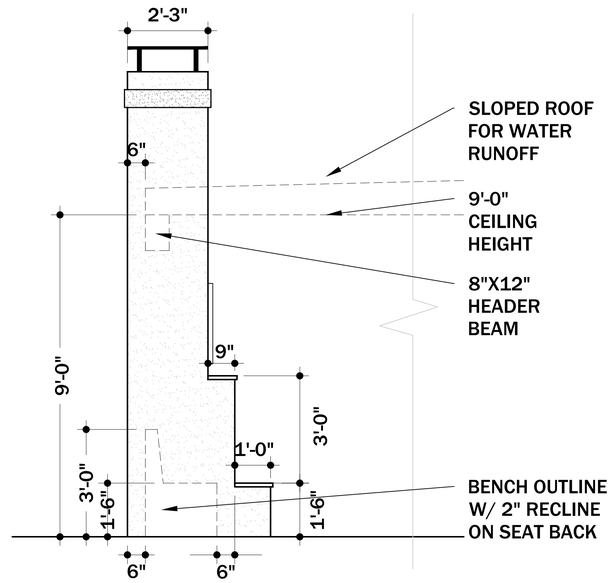
Notes
1. ALL DIMENSIONS ARE APPROXIMATE
2. STRUCTURAL PLANS BY OTHERS
3. VERIFY ALL DIMENSIONS ON SITE
4. VERIFY ALL DIMENSIONS WITH MANUFACTURES SPECIFICATIONS & DIMENSIONS
5. VERIFY ALL FINAL SELECTIONS WITH OWNER / CONTRACTOR BEFORE CONSTRUCTION & OR INSTALLATION BEGINS

A 1.1
Sheet No.



4 WEST INTERIOR ELEV.

SCALE: 1/2" = 1'-0"



5 FIREPLACE PROFILE

SCALE: 1/2" = 1'-0"

0 2 4 8 12 FT.

1/4" GRAPHIC SCALE

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A 1.2

Sheet No.

1 **FULL SOUTH ELEVATION - EXISTING**

SCALE: 1/4" = 1'-0"

2 **FULL SOUTH ELEVATION - PROPOSED**

SCALE: 1/4" = 1'-0"

N

0 2 4 8 12 FT.

1/4" GRAPHIC SCALE

E.H. & Co.

INTERIOR ARCHITECTURE

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NOT FOR CONSTRUCTION

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A 2.1

Sheet No.

3 **FULL EAST ELEVATION - EXISTING**

SCALE: 1/4" = 1'-0"

4 **FULL EAST ELEVATION - PROPOSED**

SCALE: 1/4" = 1'-0"

N

0 2 4 8 12 FT.

1/4" GRAPHIC SCALE

E.H. & Co.

INTERIOR ARCHITECTURE

415 HARRISON AVE, SAN ANTONIO, TX 78209

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A 2.2

Sheet No.

5 **FULL NORTH ELEVATION - EXISTING**

SCALE: 1/4" = 1'-0"

6 **FULL NORTH ELEVATION - PROPOSED**

SCALE: 1/4" = 1'-0"

N

0 2 4 8 12 FT.

1/4" GRAPHIC SCALE

E.H. & Co.

INTERIOR ARCHITECTURE

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HALFF PATIO

315 W. SUMMIT, TX

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A 2.3

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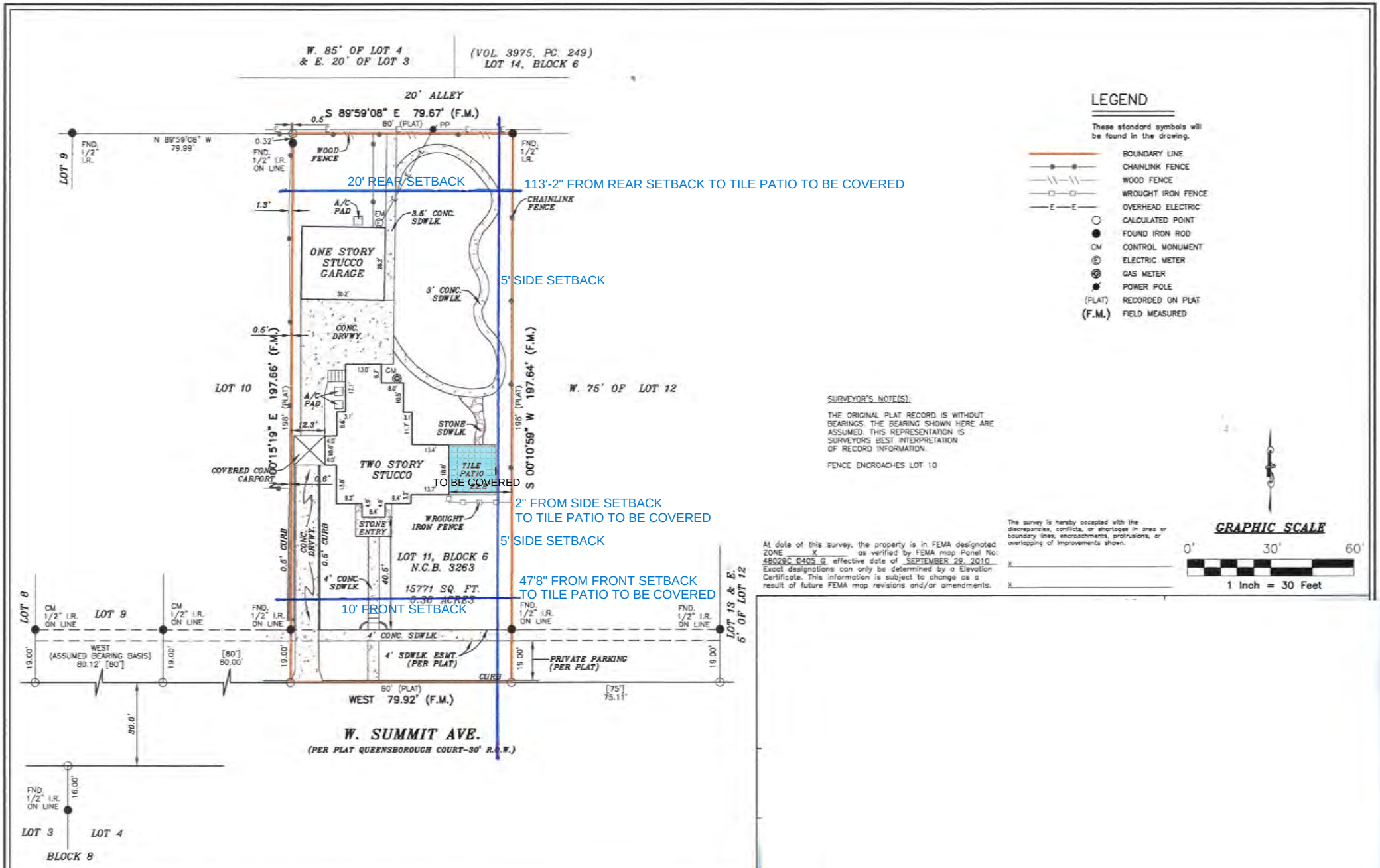

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- CALCULATED POINT
- FOUND IRON ROD
- CM — CONTROL MONUMENT
- (E) — ELECTRIC METER
- (G) — GAS METER
- POWER POLE
- (PLAT) — RECORDED ON PLAT
- (F.M.) — FIELD MEASURED

SURVEYOR'S NOTE(S):

THE ORIGINAL PLAT RECORD IS WITHOUT BEARINGS. THE BEARING SHOWN HERE ARE ASSUMED. THIS REPRESENTATION IS SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION.

FENCE ENCROACHES LOT 10

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: 48029C 0405 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____

X _____

GRAPHIC SCALE

0' 30' 60'

1 Inch = 30 Feet

Copyright © AmeriSurveyors LLC. FIRM REGISTRATION NUMBER 10146400. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a title report

Image submitted May 2020

Image submitted May 2020