

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2024

HDRC CASE NO: 2023-507
ADDRESS: 331 FURR DR
LEGAL DESCRIPTION: NCB 6698 BLK 7 LOT 8 E 5 FEET OF 9
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Aaron Longoria | All In Remodeling
OWNER: Alfredo Garcia
TYPE OF WORK: Handrail installation, additions construction, front entryway enclosure, vinyl siding and skirting installation
APPLICATION RECEIVED: December 12, 2023
60-DAY REVIEW: February 10, 2024
CASE MANAGER: Bryan Morales

REQUEST:

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

1. Install iron handrails on the front yard concrete steps.
2. Construct a side addition.
3. Construct a rear addition.
4. Enclose the existing front entryway.
5. Replace the existing vinyl siding in-kind.
6. Install vinyl foundation skirting.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.

ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.

iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. *Preserve*—Retain historic fences and walls.

ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location*—Do not use privacy fences in front yards.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.

ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

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 roofappearance 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 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: 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 331 Furr Dr is a one-story, single-family Tudor Revival structure constructed c. 1926 and first appears on the 1931 Sanborn map. The property features a composition shingle roof with a front-facing gable, a distinctive front window, wood and aluminum windows, and a prominent chimney. This property contributes to the Monticello Park Historic District.
- b. HANDRAIL INSTALLATION – The applicant is requesting approval to install steel decorative handrails along the existing front concrete steps. Staff finds the installation of handrails generally appropriate.
- c. SIDE ADDITION (LOT COVERAGE) – The applicant is requesting approval to construct an approximately 56-square-foot, 1-story side addition to the east side of the primary structure. The total lot measures 8,250 sqft. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more

than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. Staff finds that the size of the proposed addition is generally appropriate.

- d. **SIDE ADDITION (MASSING & FOOTPRINT)** – The applicant is requesting approval to construct a 56-square-foot, 1-story side addition. The existing primary structure is a 2-story, single-family structure. Additions 1.B.i states residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 2.B.iv states 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. The proposed addition will be on the east side of the primary structure. Staff finds the massing and footprint of the proposed side addition generally appropriate.
- e. **SIDE ADDITION (ROOF FORM & MATERIAL)** – The applicant is requesting approval to install a composition shingle roof to match the existing roof condition. Additions 1.A.iii stipulates residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Additions 3.A.iii. states to match original roofs in terms of form and materials. Staff finds the proposed roof material and installation method conforms to guidelines. Staff finds the proposed roof form conforms to guidelines.
- f. **SIDE ADDITION (RELATIONSHIP OF SOLIDS AND VOIDS)** – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the lack of fenestration does not conform to guidelines.
- g. **SIDE ADDITION (MATERIALS)** – The applicant is requesting approval to install vinyl siding and skirting to match the existing vinyl cladding on the structure. Additions 3.A.i. states 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 and that 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. Staff finds the proposed vinyl siding and skirting does not conform to guidelines.
- h. **REAR ADDITION (LOT COVERAGE)** – The applicant has proposed to construct an approximately 70-square-foot, 1-story rear addition. The applicant has not provided the total percentage of lot coverage to staff for review at this time. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. Staff finds that the size of the proposed addition is generally appropriate, but that the applicant should submit the total percentage of lot coverage to staff for review.
- i. **REAR ADDITION (MASSING & FOOTPRINT)** – The applicant has proposed to construct a 70-square-foot, 1-story rear addition. The existing primary structure is a 2-story, single-family structure. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 2.B.iv states 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. Staff finds the proposal generally appropriate.
- j. **REAR ADDITION (ROOF FORM)** – The applicant has proposed to install a gable roof form for the rear addition. Additions 1.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof form conforms to guidelines.
- k. **REAR ADDITION (ROOF MATERIAL)** – The applicant has proposed to install a composition shingle roof on the proposed rear addition. Additions 3.A.iii. states to match original roofs in terms of form and materials. Staff finds the proposed roof material conforms to guidelines.
- l. **REAR ADDITION (RELATIONSHIP OF SOLIDS AND VOIDS)** – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposed fenestration pattern generally appropriate.
- m. **REAR ADDITION (MATERIALS)** – The applicant is requesting approval to install vinyl siding and skirting to match the existing vinyl cladding on the structure. Additions 3.A.i. states 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 and that 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. Staff finds the proposed vinyl siding and skirting does not conform to guidelines.

- n. **REAR ADDITION (ARCHITECTURAL DETAILS)** – The applicant is requesting approval to construct a 1-story rear addition. Additions 4.A.ii states additions should 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. Additions 4.A.iii states applicants should 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. Additions 2.A.v recommends that 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. Staff finds the proposed rear addition generally appropriate.
- o. **FRONT ENTRYWAY ENCLOSURE** – The applicant is requesting approval to enclose the existing front entryway. The Historic Design Guidelines for Exterior Maintenance and Alterations 7.A.i. states to preserve porches, balconies, and porte-cocheres. Exterior Maintenance and Alterations 7.B.i. states to refrain from enclosing front porches. Exterior Maintenance and Alterations 6.B.ii. states to ensure that new entrances are compatible in size, scale, shape, proportion, material, and massing with historic entrances. Sanborn maps provide evidence that the existing entryway was the original front porch prior to the construction of the front addition. Staff finds the enclosure of the front entryway does not conform to guidelines.
- p. **WHOLESALE SIDING REPLACEMENT** – The applicant is requesting approval to replace the existing vinyl siding in-kind. The applicant has also suggested the installation of engineered treated composite siding or James Hardie board siding as alternatives to vinyl. Exterior Maintenance and Alterations 1.B.i. states to avoid removing materials that are in good condition or that can be repaired in place and to consider exposing original wood siding if it is currently covered with vinyl siding that has not achieved historic significance. Exterior Maintenance and Alterations 1.B.ii. states to use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair and to ensure replacement siding is installed to match the original pattern, including exposures. Additionally, 1.B.ii. states to not introduce modern materials that can accelerate and hide deterioration of historic materials and that Hardieboard and other cementitious materials are not recommended. Exterior Maintenance and Alterations 1.B.iii. states to replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair. Staff finds that the applicant should repair the covered wood siding in-kind, and the reinstallation of a vinyl product or other modern materials does not conform to guidelines.
- q. **FOUNDATION SKIRTING INSTALLATION** – The applicant is requesting approval to install vinyl skirting that matches the requested vinyl siding. The applicant has also suggested the installation of engineered treated composite siding or James Hardie board siding as alternatives to vinyl. Exterior Maintenance and Alterations 1.B.ii. states to use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair and to ensure replacement siding is installed to match the original pattern, including exposures. Exterior Maintenance and Alterations 1.B.iii. states to replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair. Exterior Maintenance and Alterations 8.B.i. states replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact. Staff finds the requested vinyl skirting does not conform to guidelines.

RECOMMENDATION:

Staff recommends approval of items 1 through 3, based on findings a though n, with the following stipulations:

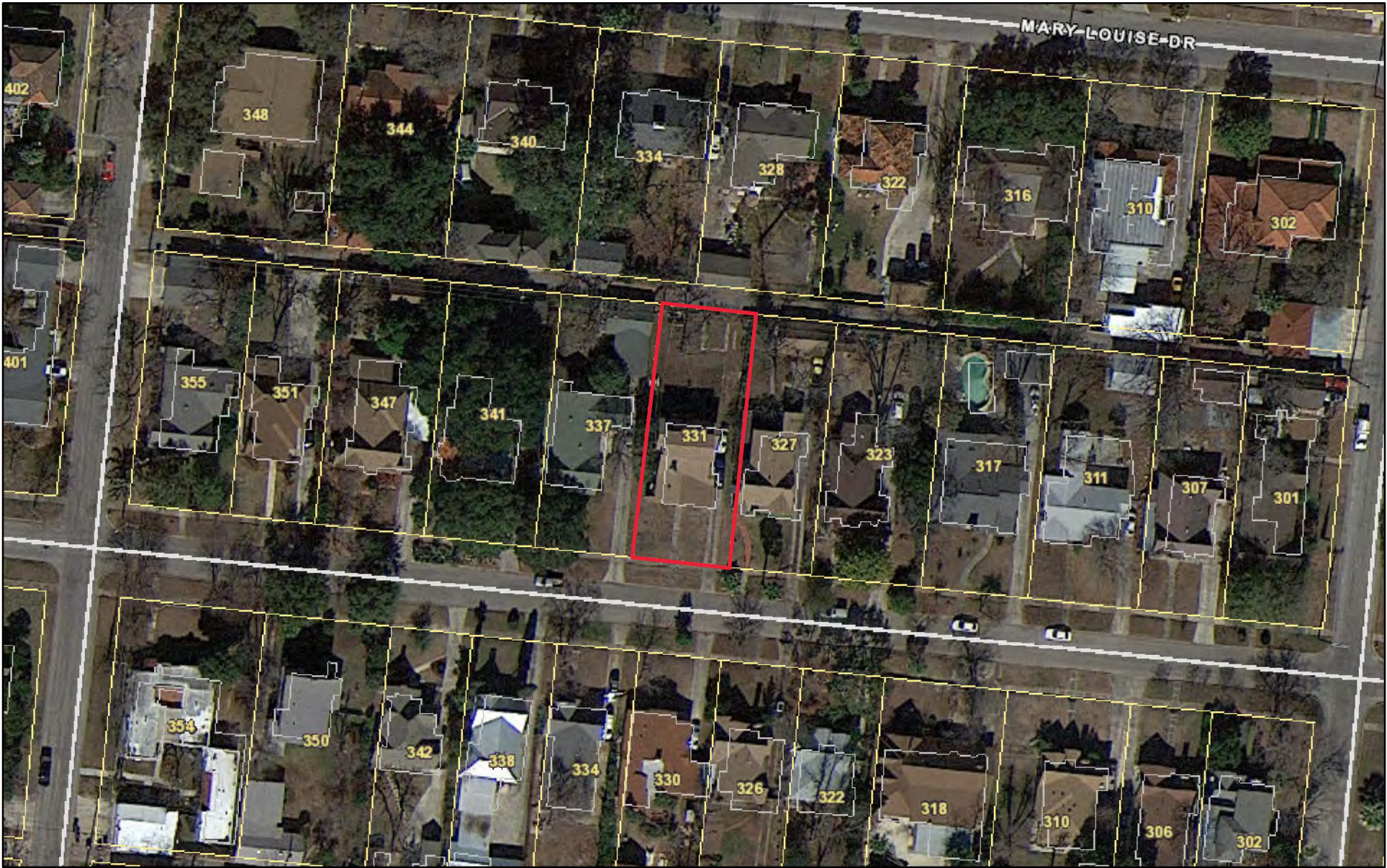
- i. That the applicant submit an updated site plan reflecting the property limits and the project in relation to the lot.
- ii. That the applicant submit measured elevation drawings for staff review.
- iii. That the applicant add window openings to the side addition that are fully wood and meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should 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". White manufacturer's color is not allowed, and color selection must be presented to staff. 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.

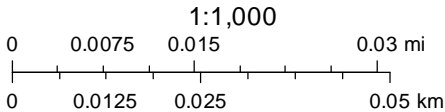
- iv. That the applicant install wood siding and skirting to the proposed additions that match the vinyl covered wood siding.
- v. That the applicant submit a product description of the proposed rear addition's exterior.
- vi. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

Staff does not recommend approval of items 4 through 6, based on findings a and o through q. Staff recommends that the applicant retain the existing front entryway, repair the covered wood siding in-kind, and install matching wood skirting or cement fiber board siding with a maximum of a 6-inch reveal and the smooth side facing outward.

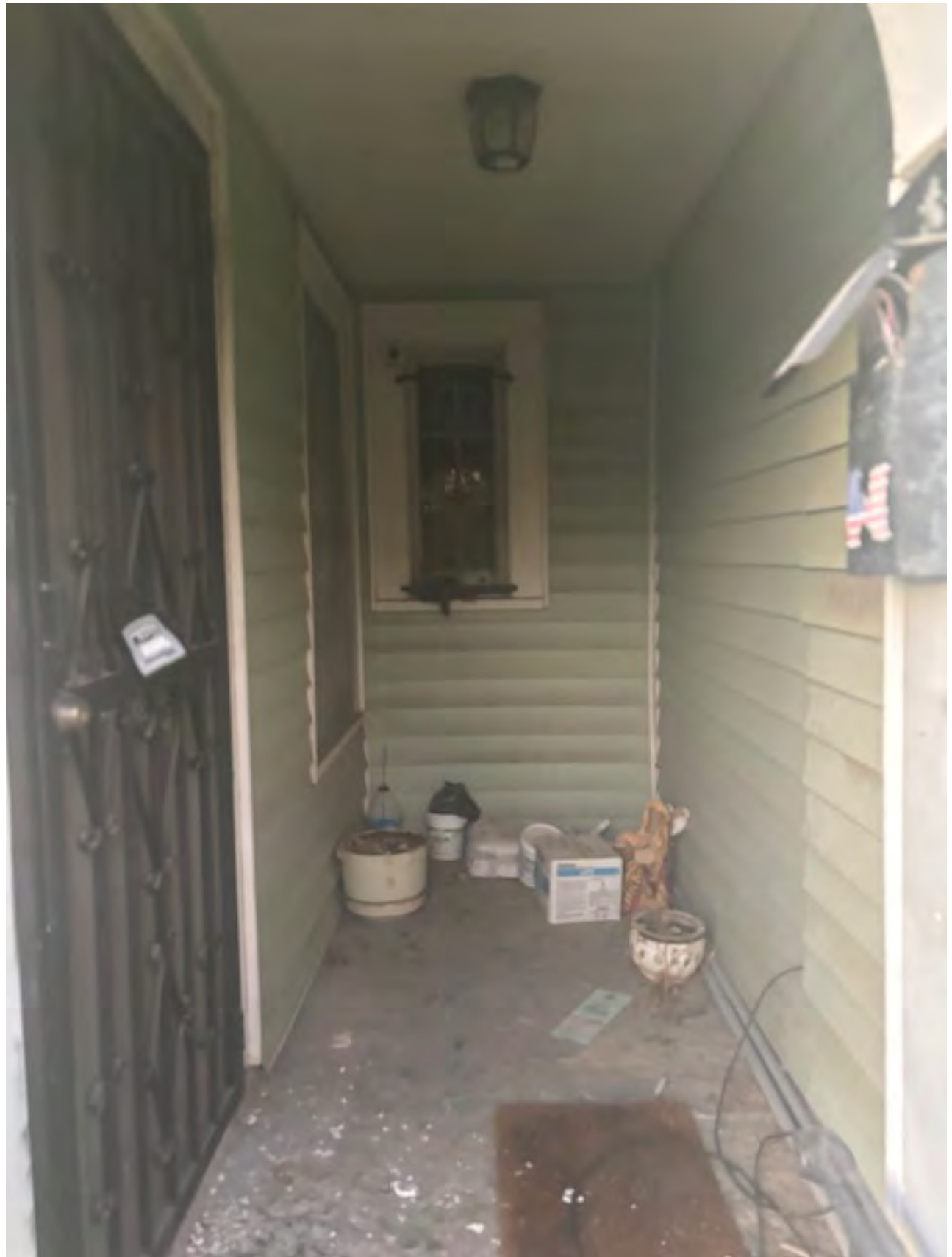
City of San Antonio One Stop



January 29, 2024





























TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

BUYER/OWNER: ALFREDO GARCIA
ADDRESS: 331 FURR DRIVE
CITY, STATE, ZIP: SAN ANTONIO, TEXAS 78201
TITLE COMPANY: STEWART TITLE GUARANTY COMPANY
GF NUMBER: NTX-1393668
EFFECTIVE DATE: SEPTEMBER 27, 2023
ISSUE DATE: 10/26/2023

LAND TITLE SURVEY

LOT 8, AND THE EAST 5 FEET OF LOT 9, BLOCK 7, NEW CITY BLOCK 6698, NORTH WOODLAWN TERRACE, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 642 PAGE 189, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

{1} ITEM {10-1} SCHEDULE B HAS BEEN DELETED BY STEWART TITLE GUARANTY COMPANY.

{10-5} EASEMENTS AS SHOWN IN INSTRUMENT FILED AS PLAT, VOLUME 642, PAGE 189 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS. (NOT SHOWN ON FACE OF DOCUMENT)

ACCORDING TO FEMA MAP NO. 48029C0384H WITH AN EFFECTIVE DATE OF 06/19/2020, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

LEGEND

	BOUNDARY
	SETBACK LINE
	EASEMENTS
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC
	FOUND 1/2" IRON ROD (UNLESS NOTED)
	SET 1/2" IRON ROD W/CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 6500"
	CALCULATED POINT
	RECORD INFORMATION
	VOLUME/PAGE
	SIDING COLUM W/WALL
	JUNCTION BOX
	ELECTRIC METER
	WATER METER
	GAS METER
	SEWER CO. LID
	POWER POLE
	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
	CONCRETE
	COVERED CONCRETE
	RIGHT-OF-WAY

LOT 12 & THE WEST
15 FT OF LOT 11
BLOCK 7

THE WEST 30 FT OF LOT 10
& THE EAST 35 FT OF LOT 11
BLOCK 7

THE WEST 45 FT OF LOT 9
& THE EAST 20 FT OF LOT 10
BLOCK 7

**LOT 8 &
THE EAST 5 FT
OF LOT 9
BLOCK 7
0.189 ACRES
TWO STORY
SIDING RESIDENCE
ON PIER & BEAM**

LOT 7
BLOCK 7

LOT 6 & THE WEST
16.67 FT OF LOT 5
BLOCK 7

N 83°53'27" W
(298.9') 299.60'

WDF
OUT 1.0'

5.0'
COLUM
IN

N 83°53'27" W
(55') 55.00' CURB

FURR DRIVE
(60' R.O.W.)
(642/189 DPR)

STONE RET.
WALL

S 83°53'27" E
(183.34') 184.17'

S 83°53'27" E
(66.67') 66.09'

SCALE
1" = 30'



I, Cory Blake Silva, Registered Professional Land Surveyor number 6500, do hereby certify that a survey was made on the ground, under my supervision, on date as shown, of the property hereon described, and I do declare there are no conflicts known to me except as shown.

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6500

JOB NO. 231015738

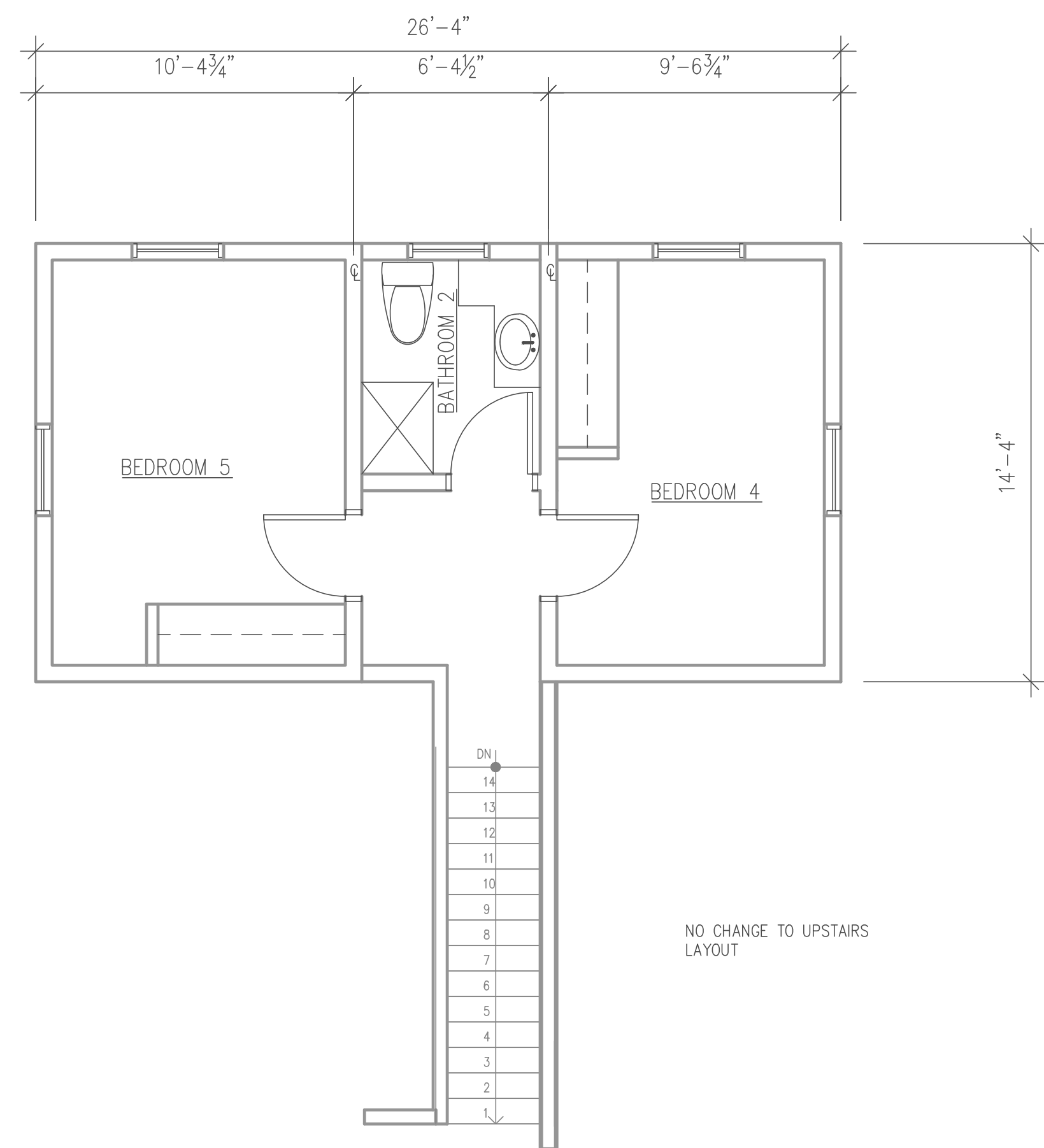
CREW: L.G.
DATE: 10/27/2023


DRAWN:
E.A.

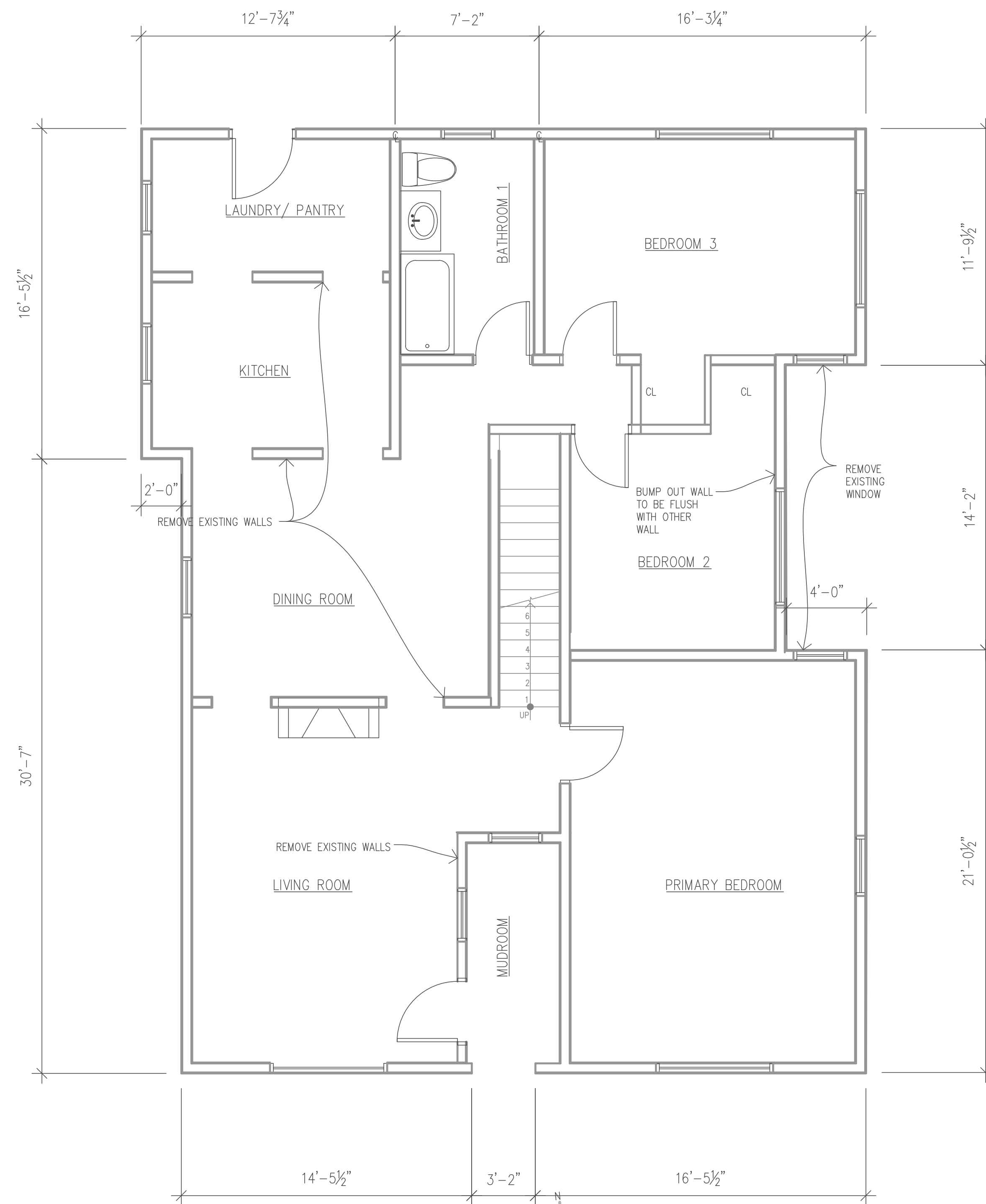
REVIEW:
C.B.S.

REVISION DATE: --/--/----

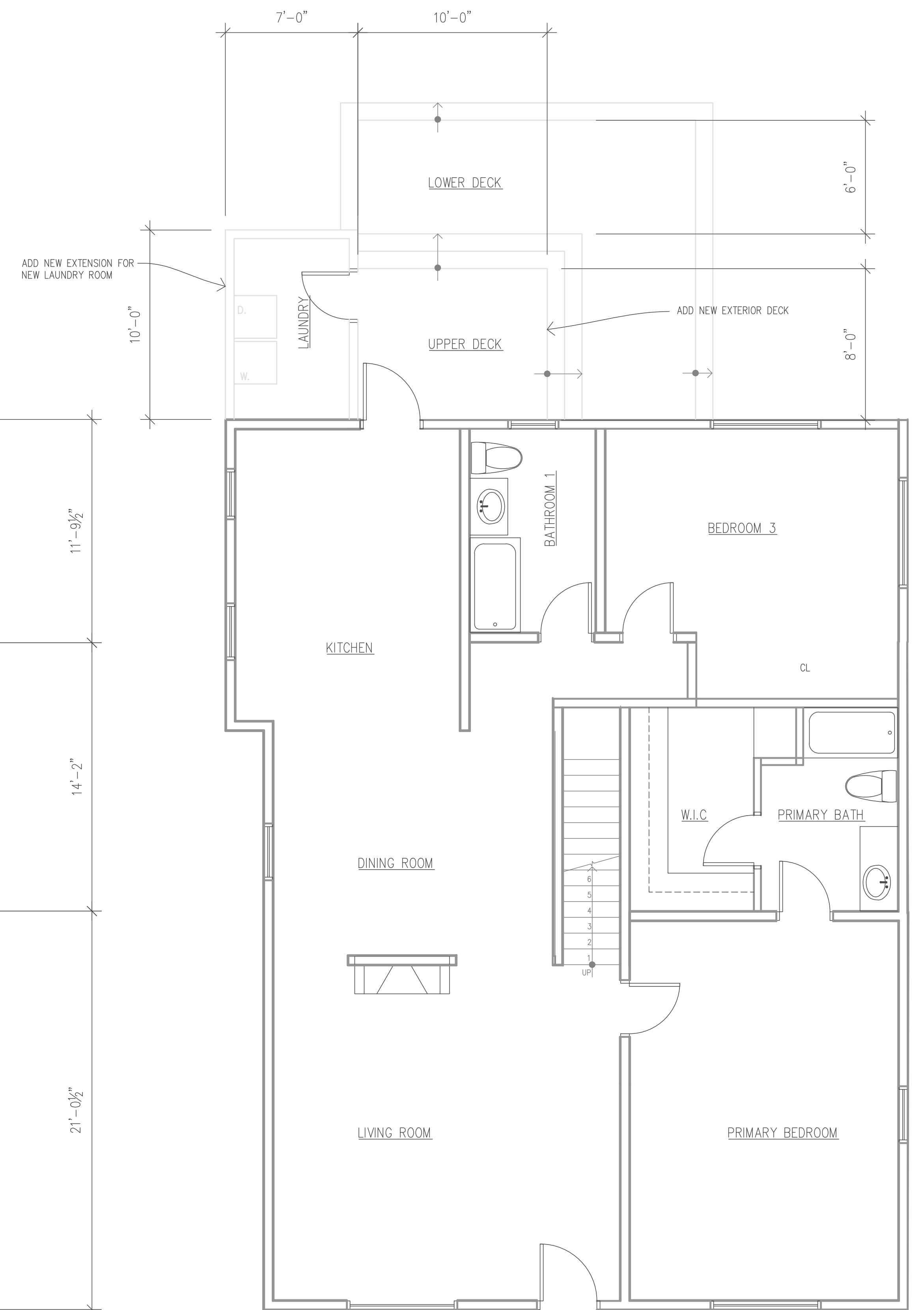
DATE: 10/30/2023



 **EXISTING 2nd FLOOR PLAN**
SCALE: 1/4" = 1'-0"



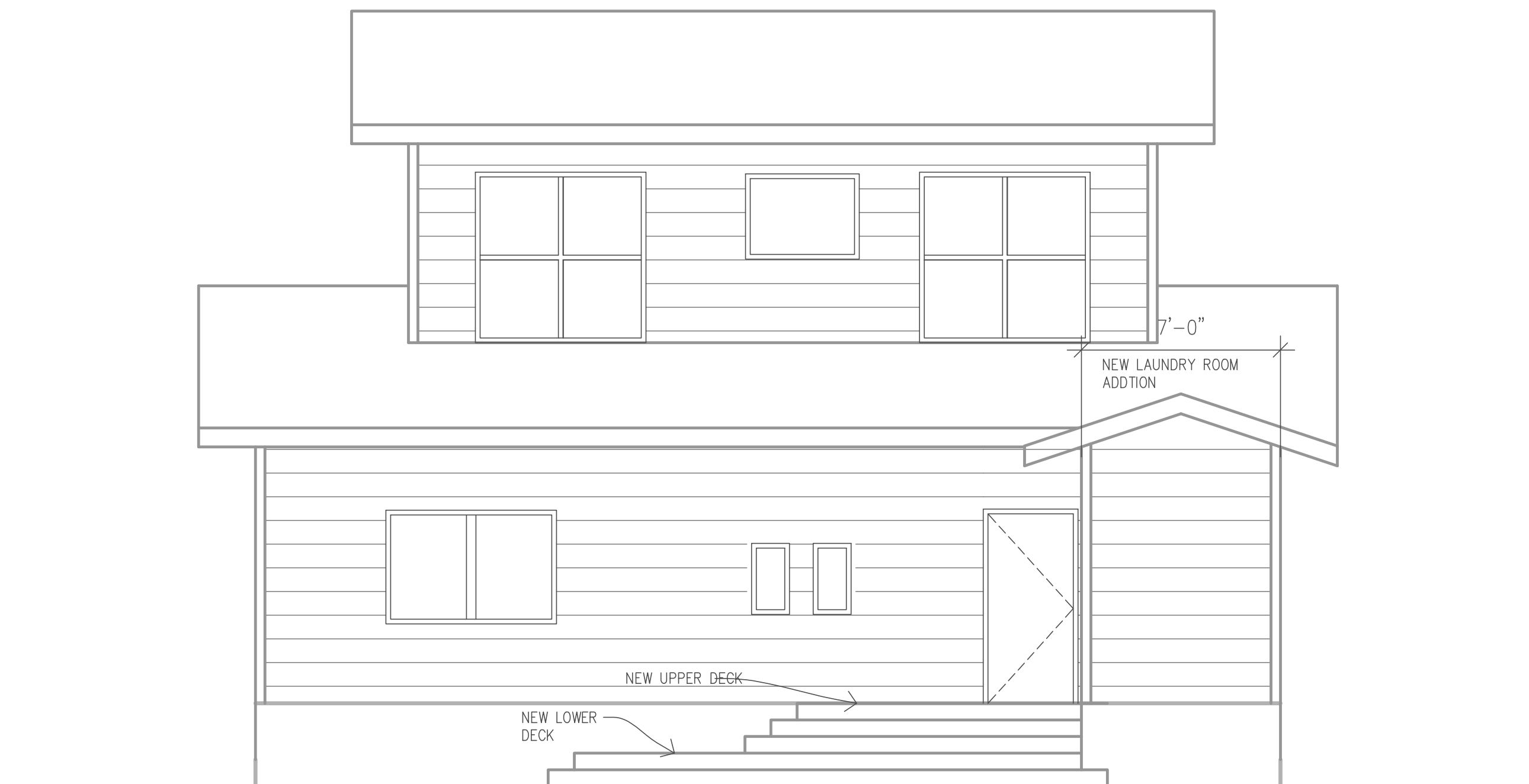
 **EXISTING FLOOR PLAN**
SCALE: 1/4" = 1'-0"



 **REVISE FLOOR PLAN**
SCALE: 1/4" = 1'-0"



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



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



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



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























Ply Gem

Take Home Sample Progressions

Double 5 in. x 24 in. Dutch Lap Vinyl Siding in Pewter

★★★★☆ (32) ✓





Veranda

5-1/2 in. x 96 in. White PVC Bead Board Siding (8-Piece)

★★★★☆ (16) ✓





Ply Gem (Brand Rating: 4.4/5) ⓘ

Take Home Sample Transformations Double 4 in. x 24 in. Vinyl Siding in Sand

★★★★☆ (6) ✓



MARY LOUISE DRIVE (CLEVELAND)

FURR DRIVE (CONSTANTIA)

DONALDSON AV.

W. GRAMERCY PL. (JOHNS AV.)

W. KINGS HIGHWAY

W. SUMMIT AV.

W. MULBERRY AV.

FREDERICKSBURG

BLVD (AV.)

SAN ANTONIO

ELMIENDORF



Scale 100 Ft. to One Inch.

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< Back to Browse Maps

State: Texas

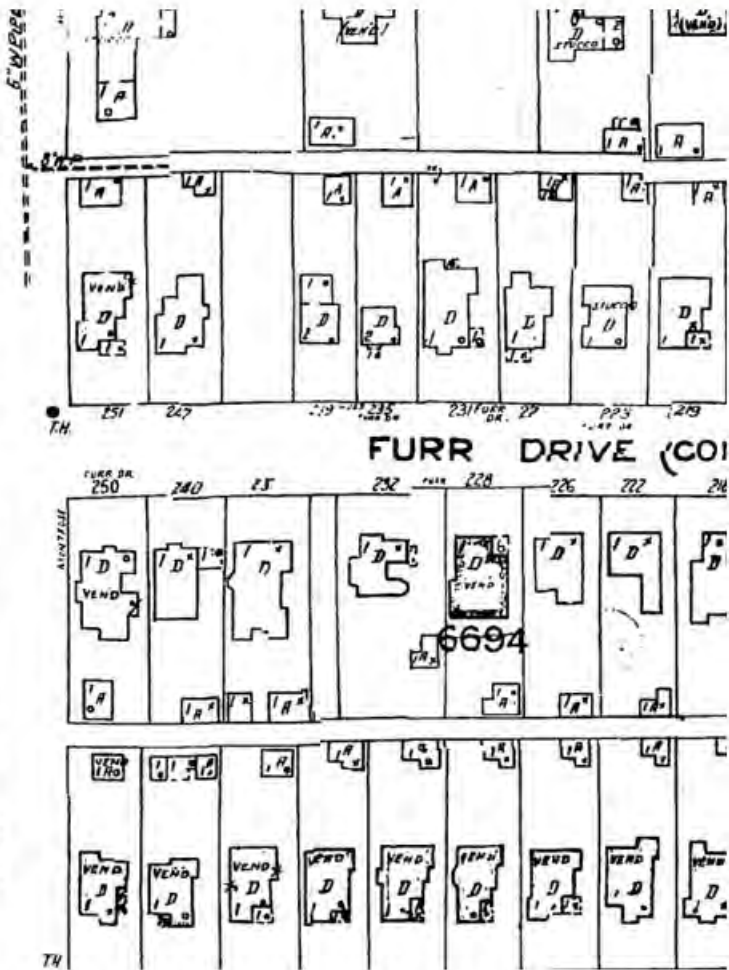
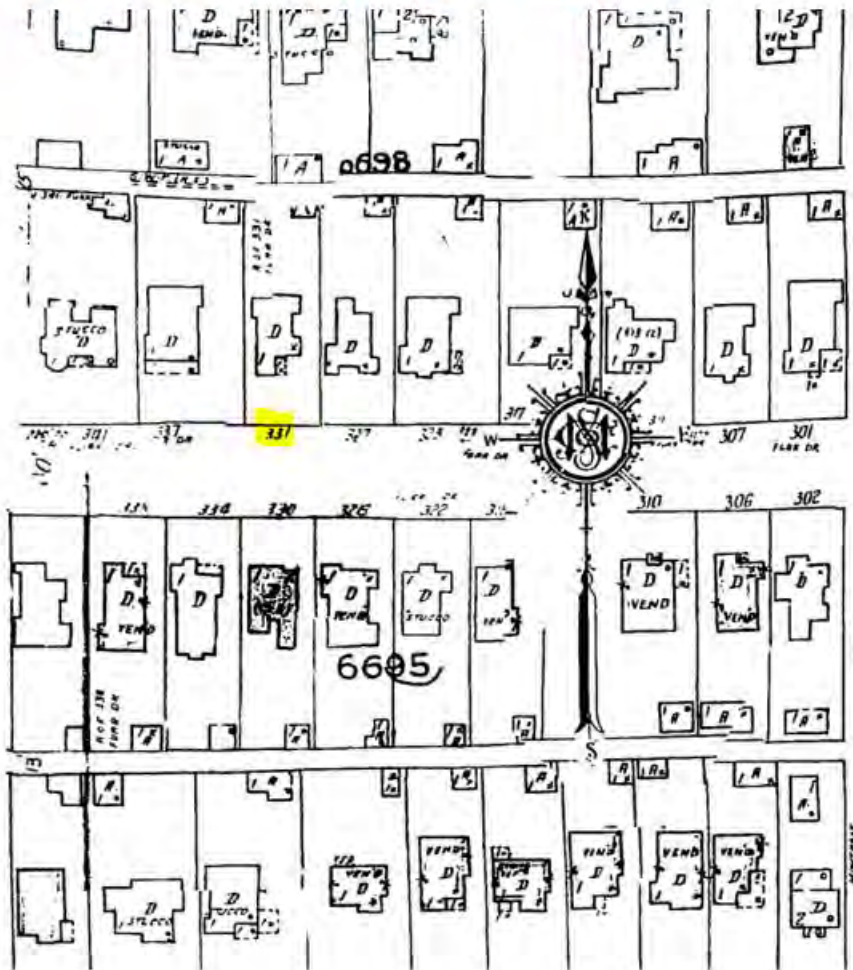
City: San Antonio

Date: 1911-Mar. 1951 *

Volume: vol. 5, 1924-June 1950



< Previous Next >



Kenneth C. Perry

Ever

617-618 Bedell B

W. C. Manlove & Co.

Investment
Securities

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Sell
Stocks, Bonds
and
Real Estate
Notes

Business
Enterprises

Loans
Negotiated

Phone
Crockett
426

407-8-9 City
National
Bank Bldg.

Bernard intscts
607 Keller Robt (h)
FUENTE AL
Bg 600 Vine ext se to Con-
cepcion av
120 Scull Silas (r)
Porter intscts
125 Delgado Manuel (r)
131 Delgado Josefa (r)
134 Childs Thos (r)

FULTON AV
Bg 2815 San Pedro av ext
w to S A & A P R R
402 Vacant
412 Vacant
414 Zander L E (h)
415 Brown Peter (h)
419 Keller H W (h)
424 Lowrey T N Rev (h)
427 Saunders W E (h)
432 Duckwall M W (h)

Breeden av intscts
510 Martinez Dolores Mrs
(h)
513 Flack Clyde (h)
518 Botts C A (h)
522 Davis R S (h)
530 Yoe J E (h)

N Flores intscts
602 Forrest J T (h)
606 McDonald M J (h)
607 Duffy C H (h)
610 Derichs Margt (h)
611 Gardner R J (h)
I-G N R R intscts
743 Haywood M A Mrs (h)
766 Llewellyn C E (h)

Aganier av intscts
803 Schwerke N D (h)
807 James Lila Mrs (h)
831 Lambrecht Harry (h)
839 Hall J A (h)

Blanco rd intscts
904 Stewart J T (h)
907 King Sidney (h)
908 Luckenbach B W (h)
911 Chambers F W (h)
912 Naveles Jas (r)
919 Keithley W S (h)
920 Irwin C C (h)
923 Quillin C C (r)
924 Ball A T (r)
927 Crosby L L Mrs
928 Story Henry (h)
932 St John J W (h)
934 Piper E D (r)
935 Shelton W H (h)
936 Cole C A (h)
940 Leske A C (h)

Michigan av intscts
1103 Chesser W E (r)
1105 Stroud Geo (r)
1111 Young H B (h)
1115 Tandy W C (r)
1117 Sorenson R O (r)
1127 Northrup J L (h)
1131 Curry B Mrs

FUNSTON PLACE
Bg 3400 Broadway ext e
N New Braunfels av
114 Vacant
126 Headrick W J (h)
130 Stark H K (r)
134 Kelly Edna Mrs (h)
136 Vacant
138 Jones T F (h)
142 Kirk N T (r)
144 Leeman R W (r)
146 Johnson W C (r)
148 Vacant

FURNISH AV
Bg 2201 S Flores ext w to
San Pedro creek
108 Yoehle O F (h)
111 Rubio Frank (h)
112 Graeger Dena Mrs (h)
113 Gutierrez Sixto (r)
119 Ballard F C (r)
121 Stricker C H (r)
122 Neal Ray (r)
124 Hobrecht Amanda Mrs
(h)

125 Trevino Jose (r)
Perkins J B (r)
rear Puento Lucio (r)
Lopez Eusebio (r)
Aguilar Federico (r)
125 1/2 Lopez Julia Mrs (r)
126 Lopez Dolores Mrs (r)
127 Gonzales Nicolas (h)
128 Flores J J (h)
134 Davenport S H (h)
135 Espinosa L G (h)
136 Vacant
140 Alcalde Miguel (r)
141 Mateu R R (h)
145 Fernandez Serapio (h)

Mockert intscts
201 Cardenas Alicia Mrs (r)
203 Stone E J (r)
204 Willms C J E (r)
205 Flores I R (h)
213 Kunz Ferdinand (r)
214 Martinez C N (h)
217 Ponton B D (r)
219 Lanham John (h)
220 Hildreth J R (h)
222 Sherman T C (r)

422 Cortez Crescencio (h)
rear Cortez Marcelino (r)
424 Perales Carmen Mrs
(r)
425 Morales Leopoldo (h)
426 Aredondo Augusta (r)
427 Vacant
428 Torres J A (r)
430 Greeven Otto (h)
432 Cruz John (r)
433 Escobedo Antonio (h)
435 Claffkin Leonetta Mrs
(r)
437 Murie Louise Mrs (r)
440 Delgado Adolpho (h)
441 McBurney Frank (r)
Hernandez Jesus (r)
442 Cervantes Antonio Mrs
(r)
444 Reeves Wm (r)
445 Perales Jesus (h)
448 Flores Jesus (h)
457 Esceda Florencio (r)
458 Krause Alfred (r)
459 Sanchez Sotero (h)
460 Vacant
461 Hernandez L T (r)
463 Harris Ethel

FURR DRIVE
Bg 1803 Fredericksburg rd
ext w to Sharer blvd
134 Sapp W F (h)
San Antonio intscts
203 Vacant
218 Vogt R B
222 Gilliam C T (h)
223 Vacant
226 McCreless B O (h)
227 Kibele Eug (h)
227 Vacant
rear Vacant
238 Vacant
244 Wilson J T Jr (r)
241 Vacant

Montrose intscts
301 Vacant
302 Buchek V F (h)
318 Willard T W (h)
322 Vacant
323 Francis J W (h)
326 Vacant
327 Proper D E (h)
330 Vacant
331 Vacant
344 Vacant

G Bg 600 Concepcion av ext
e 3 blks

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Richmond and Camden





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