HISTORIC AND DESIGN REVIEW COMMISSION

December 21, 2022

HDRC CASE NO:	**2022-586**
ADDRESS:	311 EAGLELAND DR
LEGAL DESCRIPTION:	NCB 2914 BLK 3 LOT 11 & S 11.7 FT OF 10
ZONING:	RM-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	540 Adams LLC/(not updated in BCAD yet)
OWNER:	(not updated in BCAD yet)
TYPE OF WORK:	Partial demolition and the construction of a second-story addition to the rear accessory structure
APPLICATION RECEIVED:	December 02, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Rachel Rettaliata

REQUEST:

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

1. Partially demolish the rear accessory structure with the removal of the west elevation.
2. Reconstruct the west elevation.
3. Construct a second-story addition to the rear accessory structure.

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 striping 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. *Façade 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.

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.

3. Materials: Roofs
A. MAINTENANCE (PRESERVATION)
i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal
A. MAINTENANCE (PRESERVATION)
i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting
A. MAINTENANCE (PRESERVATION)
i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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.

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.

11. Canopies and Awnings
A. MAINTENANCE (PRESERVATION)
i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

12. Increasing Energy Efficiency
A. MAINTENANCE (PRESERVATION)
i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
iii. *Windows*— Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
viii. *Cool roofs*—Do not install white or ━cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.

ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

Standard Specifications for Original Wood Window Replacement

- 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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*— Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—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.
ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. 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.
D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction 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.

3. Materials and Textures
A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof material*s—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. *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.
v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.
B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.
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.

7. 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.

FINDINGS:

a. The structure located at 311 Eagleland is a 1-story rear accessory structure that first appears on the 1931 Sanborn Map in the same location as existing, but in a smaller footprint consisting of a 1-story auto structure along Eagleland (then known as Temple) and an attached 1-story dwelling with a porch facing west. The structure is currently addressed separately but is located on the same lot as the primary structure addressed as 540 Adams and was the rear accessory structure for 540 Adams. The rear accessory structure is rectangular in plan and features three (3) distinct volumes that are joined by one continuous composition shingle shed roof. The existing roof features overhanging eaves and exposed brackets and the structure features varying top plate heights and variations of horizontal and vertical wood cladding, aluminum windows and wood doors. The previous auto structure and 1-story dwelling exist in the original footprint but have been modified over time, with the enclosure of the auto structure openings that originally faced Eagleland and the enclosure of the porch of the dwelling structure. According to the 1973 Historic Aerial Map, the northmost volume of the rear accessory structure appears in a modified footprint but does not feature the existing configuration at that time. The property is contributing to the King William Historic District.
b. DESIGN REVIEW COMMITTEE – The applicant attending a Design Review Committee (DRC) meeting on December 13, 2022. The DRC discussion included the scope of demolition, the condition and build date of the existing rear accessory structure, the proposed height of the raised 1-story structure and the second-story addition in relation to the primary structure, the treatment of the south elevation facing Eagleland, materials, and proposed site work.
c. PARTIAL DEMOLITION – The applicant is requesting to demolish the west elevation of the rear accessory structure only. The applicant has proposed to deconstruct and retain the north, east, and south elevations and reconstruct the first story of the rear accessory structure using salvageable material from the deconstruction and construct a new west elevation in the same footprint as existing. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
d. CONTRIBUTING STATUS – The existing rear accessory structure is a 1-story dwelling that was originally constructed as an auto structure and first appears on the 1931 Sanborn Map with an attached 1-story dwelling to the north of the auto structure. The original structure was smaller in footprint than existing. The structure appears in the same location, footprint, and configuration on the 1951 Sanborn Map. The northmost volume of the existing rear accessory structure appears on the 1973 Historic Aerial Map with a smaller footprint. The structure is contributing to the district, but the footprint, materials, and use have been greatly modified over time.

<u>Findings related to request item #1:</u>

1a. The applicant has proposed to demolish the west elevation of the rear accessory structure. As noted in finding e, staff finds this structure to be contributing to the King William Historic District and finds its full demolition to be inappropriate; however, staff finds the demolition and reconstruction of the west elevation only and the removal and structural stabilization of the north, east, and south elevations to match the existing footprint to be generally appropriate.

1b. EXTERIOR MODIFICATIONS – As part of the reconstruction, the applicant has requested to perform various exterior modifications to the existing rear accessory structure. The existing footprint will be retained. Changes proposed include foundation repair and leveling the structure, which will raise the structure, fenestration modifications, roof form modifications, and the construction of a second-story addition.

1c. In general, staff encourages the rehabilitation, and when necessary, reconstruction of historic structures. Such work is eligible for local tax incentives. The financial benefit of the incentives should be taken into account when weighing the costs of rehabilitation against the costs of demolition with new construction.

<u>Findings related to request items #2 & #3:</u>

2a. SETBACKS & ORIENTATION – The applicant has proposed to reconstruct the west elevation, rehabilitate the existing rear accessory structure, and construct a 2-story rear addition. The proposed footprint of the rear accessory structure is approximately 1,260 square feet to match the existing structure with a 415-square-foot second-story addition. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to orient the proposed reconstructed rear accessory structure facing the rear of the primary structure, facing Adams Street, which reflects the orientation of the historic structure currently on the site. The applicant has proposed to set the reconstructed garage along the property line. The existing structure is currently located on the rear property line with zero setback. Staff finds the setback and orientation appropriate and consistent with the existing structure.

2b. SCALE & MASS – The applicant has proposed a 2-story rear accessory structure with a side gable roof with a central cross gable volume. The top plate height proposed is 22 feet. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structures. Staff finds that the applicant should submit height information for the primary structure and provide a diagram showing how the proposed height for the rear accessory structure will relate to the primary structure and adjacent structures.

2c. FOOTPRINT – The applicant has proposed a footprint of approximately 1,260 square feet for the rear accessory structure and approximately 415 square feet for the second-story addition. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Additionally, Guideline 2.D.i for New Construction states that the building footprint for new construction should be limited to no more that 50 percent of the total lot area. The proposed garage reconstruction will match the footprint of the existing garage structure. Staff finds the proposal appropriate but finds that the applicant should submit the percentage of total lot coverage to staff for review.

2d. ROOF FORM – The applicant has proposed a side gable roof form with a central cross gable volume for the second-story addition. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms – pitch, overhangs, and orientation – that are consistent with those predominantly found on the block. Additionally, Guideline 5.A.i for New Construction states that garages and outbuildings should be constructed to be visually subordinate to the principal historic structure in terms of height, massing, and form. The roof form on the existing rear accessory structure is a shed roof form of varying heights and the primary structure features a hip roof form with a front gable over the entry. Staff finds the roof form generally appropriate but finds that the applicant should simplify the roof form so that the rear accessory structure remains subordinate to and does not visually compete with the primary structure. The installation of traditional dormers within the roof plane would be appropriate in lieu of the proposed second-story roof form.

2e. MATERIALS – The applicant has proposed to clad the rear accessory structure in horizontal cement fiber board with a 4-inch reveal, vertical siding on the central volume, and smooth cement fiber board siding.

The proposed rear accessory structure modifications also include the installation of a standing seam metal roof. The existing structure features various types of wood siding and a composition shingle roof. The primary structure features wood siding and a composition shingle roof as well. Structures along this block feature both standing seam metal and composition shingle roofs. Guideline 3.A.vi for Exterior Maintenance and Alterations states that metal roofs may be used on structures that historically had metal roofs or where a metal roof is appropriate for the style or construction period. Staff finds the proposed materials appropriate.

2f. MATERIALS: DOORS AND WINDOWS – The applicant has proposed to install one-over-one windows with divided lites, solid doors, and a set of full-lite sliding doors. At this time, the applicant has not provided material specifications for the window and door products, but has committed to installing the windows with a 2-inch recess into the facades. Fully wood or aluminum-clad wood windows and doors would be most appropriate and the windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Staff finds that the applicant should submit final material specifications to staff for review.

2g. RELATIONSHIP OF SOLIDS TO VOIDS – Guideline 2.C.i for New Construction stipulates that 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. Guideline 5.A.iv for New Construction states that window and door openings should be designed to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. The applicant has submitted renderings of the reconstructed rear accessory structure that feature windows with traditional operations. Staff finds that the applicant should incorporate a more traditional fenestration pattern into the plans for the rear accessory structure and provide evidence that the window proportions are similar to those on surrounding garages and outbuildings.

2h. ARCHITECTURAL DETAILS – New structures should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The applicant has proposed fascia boards, one window awning, and wood post supports for the west façade porch. Staff finds that the applicant should submit material specifications for the proposed wood posts and window awning on the south elevation to staff for review.

2i. FENCING AND LANDSCAPING – The applicant has proposed to install a 7-foot-tall rear privacy fence. Per the Historic Design Guidelines, rear privacy fences should not exceed 6 feet in height. Staff finds that the applicant should reduce the overall height of the rear privacy fence and submit a comprehensive site plan showing the fence location, site work modifications, and a landscaping plan to staff for review.

RECOMMENDATION:

Item 1, staff recommends approval based on findings 1a through 1c with the following stipulation:

i. That the existing west elevation is deconstructed versus demolished and that any existing siding that is not deteriorated beyond repair is salvaged where possible to be reused in the reconstruction.

Items 2 & 3, staff recommends approval of the reconstruction of the west elevation with the construction of a second-story addition based on findings 2a through 2i with the following stipulations:

i. That the applicant submits height information for the primary structure and provides a diagram showing the relationship between the proposed height for the rear accessory structure and adjacent structures and that the rear accessory structure will be visually subordinate to the primary structure to staff for review prior to the issuance of a Certificate of Appropriateness based on finding 2b.

ii. That the applicant submits the percentage of total lot coverage to staff for review prior to the issuance of a Certificate of Appropriateness based on finding 2c.

iii. That the applicant simplifies the proposed roof form and submits updated drawings to staff for review prior to the issuance of a Certificate of Appropriateness based on finding 2d.

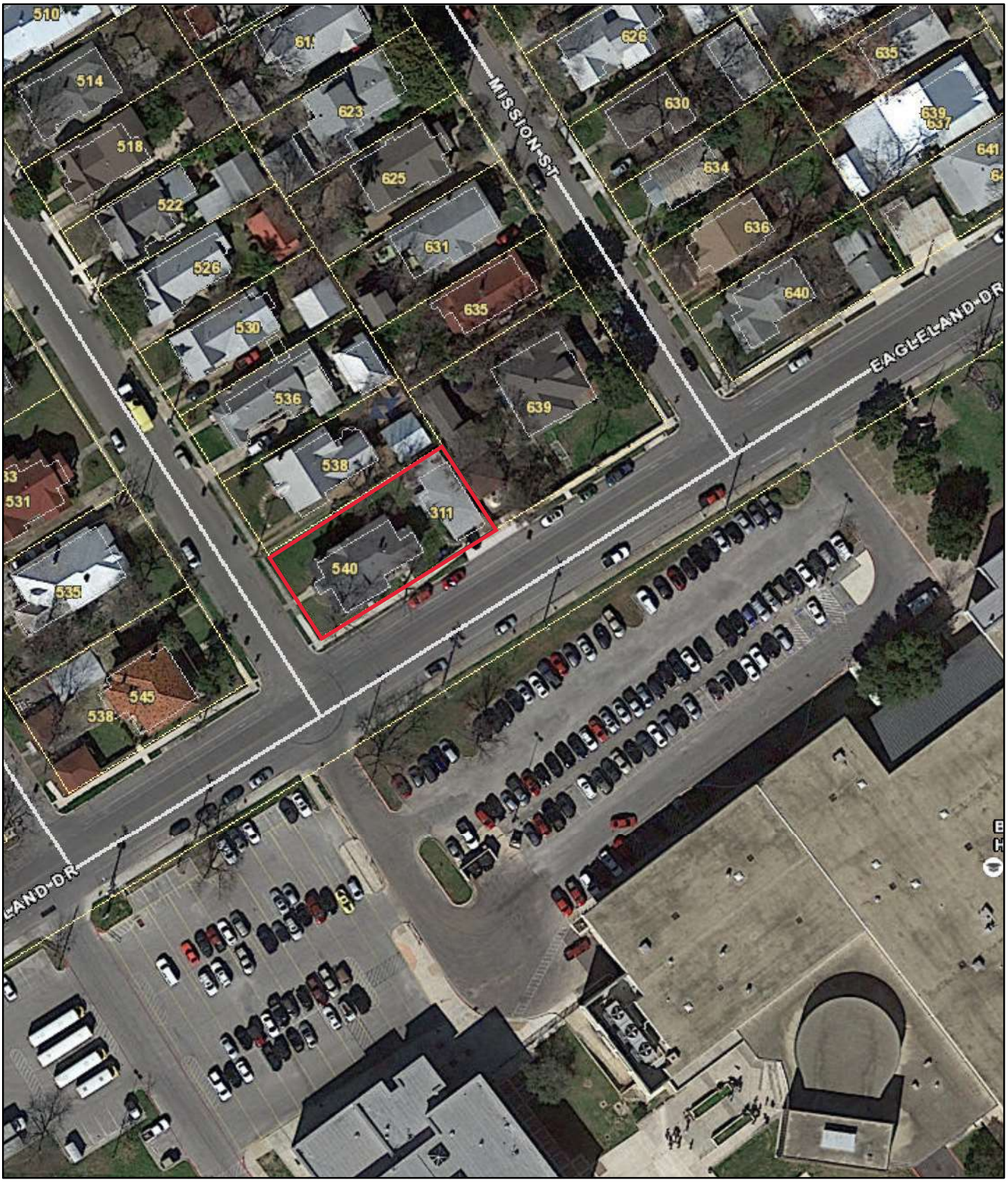
iv. That the applicant installs fully wood or aluminum-clad wood windows and doors that meet staff's standard window specifications and submits final material specifications to staff for review prior to the issuance of a Certificate of Appropriateness based on finding 2f. Wood windows should feature 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. Faux divided lites are not permitted.

v. That the applicant incorporates a more traditional fenestration pattern into the plans for the rear accessory structure and provides evidence that the window proportions are similar to those on surrounding garages and outbuildings based on finding 2g. The applicant should submit updated drawings and documentation to staff for review prior to the issuance of a Certificate of Appropriateness.

vi. That the applicant submits final material specifications and dimensions for the proposed wood post supports and the proposed window awning to staff for review prior to the issuance of a Certificate of Appropriateness based on finding 2h.

vii. That the applicant submits a comprehensive site plan showing the fence location, site work modifications, and a landscaping plan to staff for review prior to the issuance of a Certificate of Appropriateness based on finding 2i.

City of San Antonio One Stop



December 15, 2022

User drawn lines

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Google Maps 311 Eagleland Dr

Map data ©2022 , Map data ©2022 Google 20 ft

Google Maps 311 Eagleland Dr

Imagery ©2022 Google, Map data ©2022 Google 20 ft

Google Maps 311 Eagleland Dr

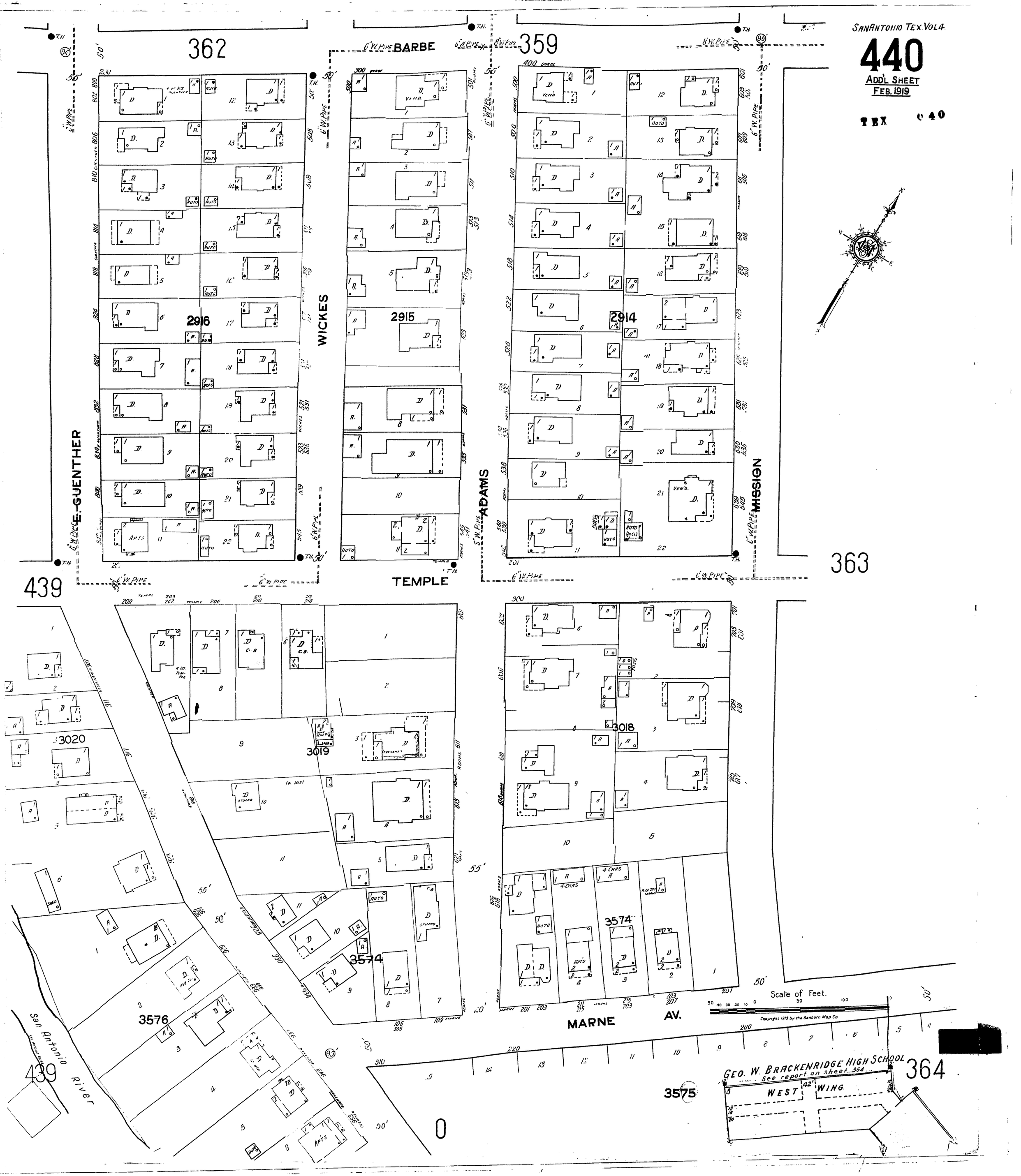
Imagery ©2022 Google, Map data ©2022 Google 20 ft

Google Maps 311 Eagleland Dr

Imagery ©2022 Google, Map data ©2022 Google 20 ft

Google Maps 311 Eagleland Dr

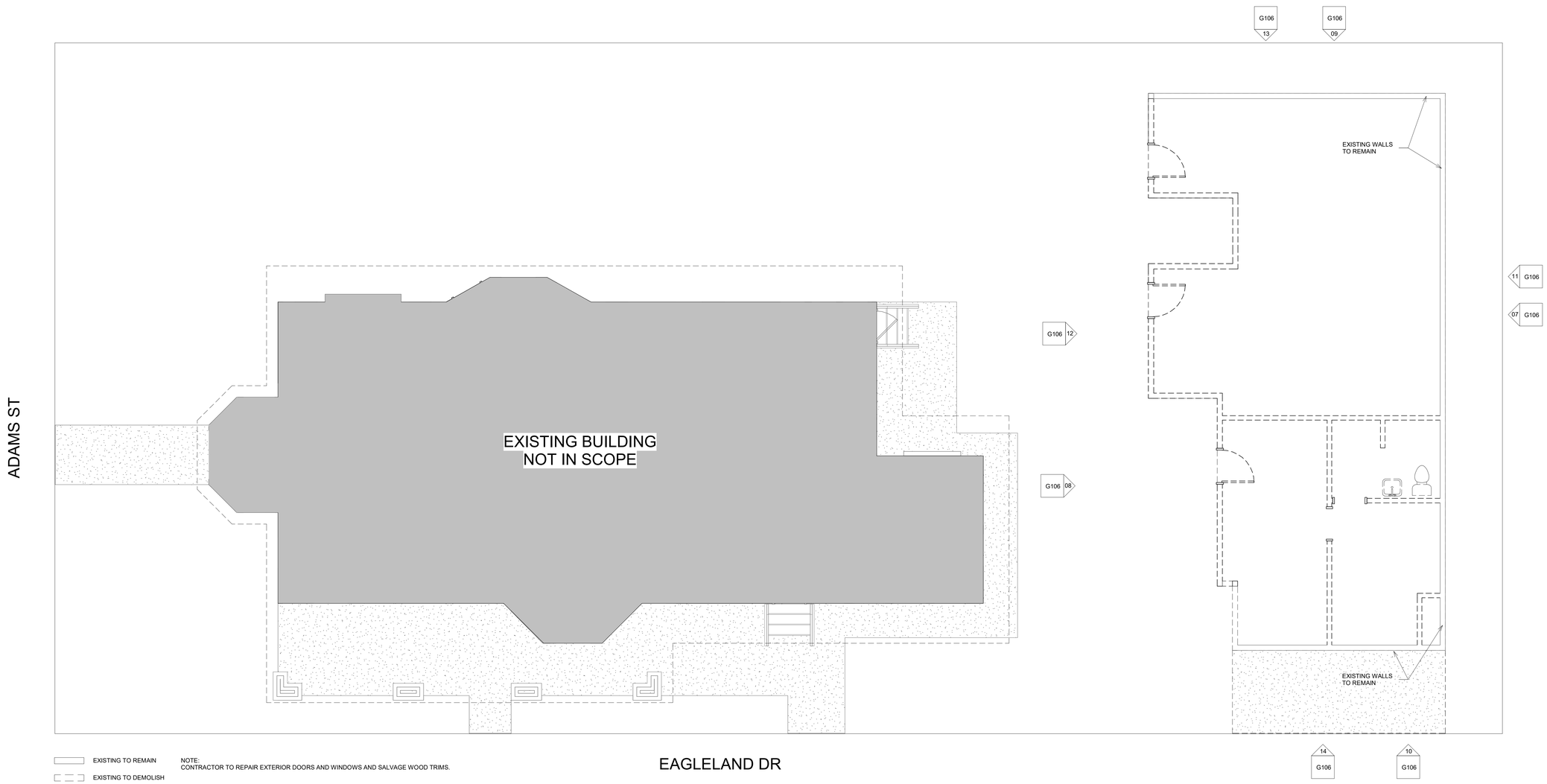
Imagery ©2022 Google, Map data ©2022 Google 20 ft


SAN ANTONIO TEX. VOL 4.
440
ADD'L SHEET
FEB. 1919
TEX
362
359
363
439
364
BARBE
WICKES
E. GUENTHER
ADAMS
MISSION
TEMPLE
MARNE AV.
2916
2915
2914
3020
3019
3018
3574
3576
3575
San Antonio River
GEO. W. BRACKENRIDGE HIGH SCHOOL
See report on sheet 364
WEST WING
Scale of Feet.
Copyright 1919 by the Sanborn Map Co.

+ 540 Adams san antonio, tx go ← purchase image and/or print

aerials
1973
topos
atlases
compare
overlays
measure

2020
2018
2016
2014
2012
2010
2008
2004
1995
1986
1983
1973
1966
1963
1955



EXISTING TO REMAIN

EXISTING TO DEMOLISH

NOTE:
CONTRACTOR TO REPAIR EXTERIOR DOORS AND WINDOWS AND SALVAGE WOOD TRIMS.

1 DEMOLITION FLOOR PLAN
1/4" = 1'-0"

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

No.	Description	Date

CHRISTOPHER GILL
LYDIA ZAIDMAN

311 EAGLELAND DR
SAN ANTONIO, TX 78210

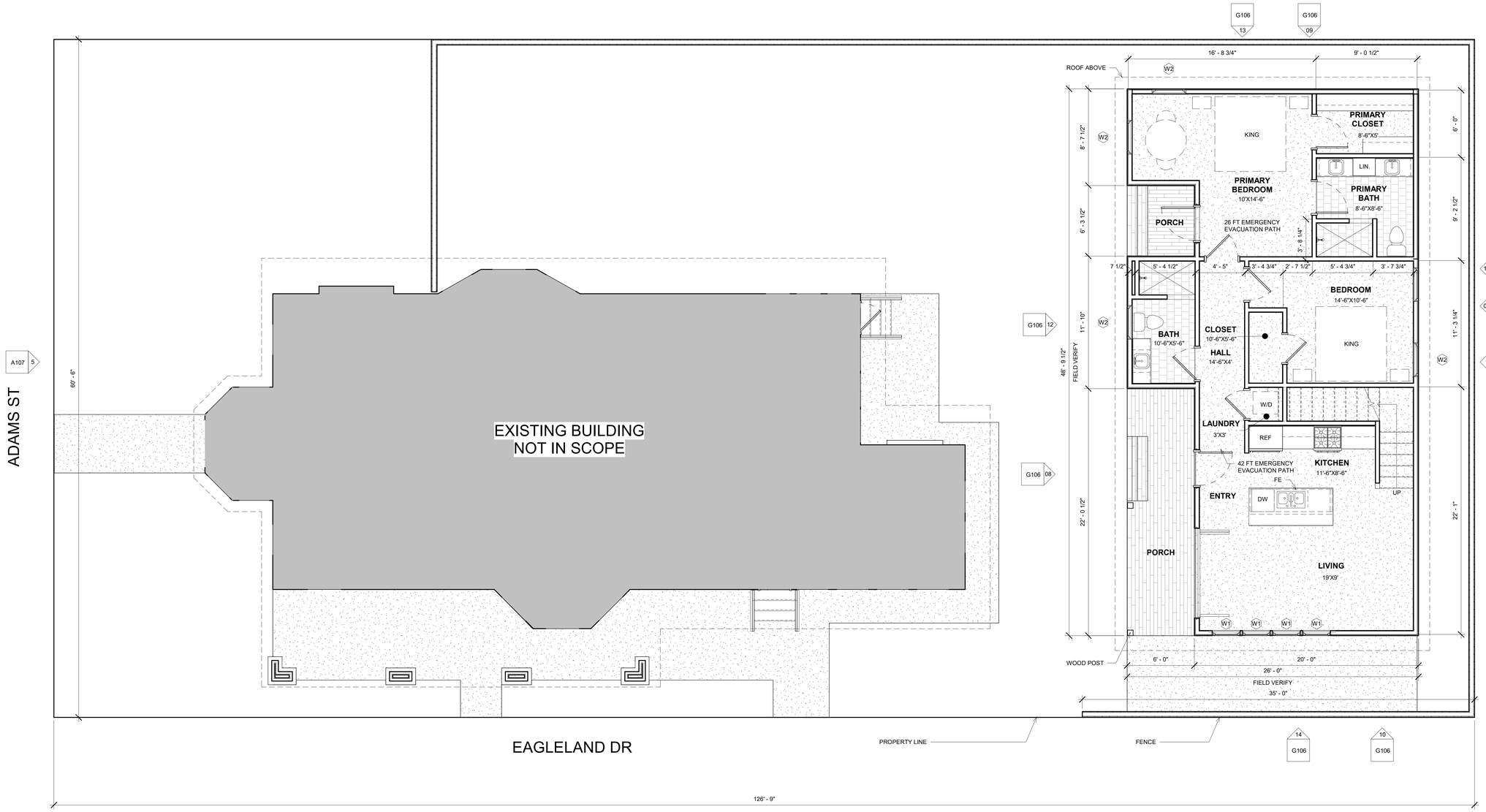
EXISTING FLOOR PLAN

Project Number	Project Number
Date	8.16.2022
Drawn By	Author
Checked By	Checker

G101

Scale	1/4" = 1'-0"

12/2/2022 3:54:12 PM



EXISTING TO REMAIN

PROPOSED

FE FIRE EXTINGUISHER

EMERGENCY EVACUATION PATH

GENERAL NOTE:
CONTRACTOR TO CONFIRM EXISTING CONDITION AND REPORT ANY DISCREPANCIES TO OWNER.

SHORT TERM RENTAL INFORMATION:
SLEEPING AREAS AREAS ARE NAMED BEDROOM
2 GUESTS / BEDROOM
MAX NUMBER OF GUESTS: 12 PERSON

1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

No.	Description	Date

CHRISTOPHER GILL
LYDIA ZAIDMAN

311 EAGLELAND DR
SAN ANTONIO, TX 78210

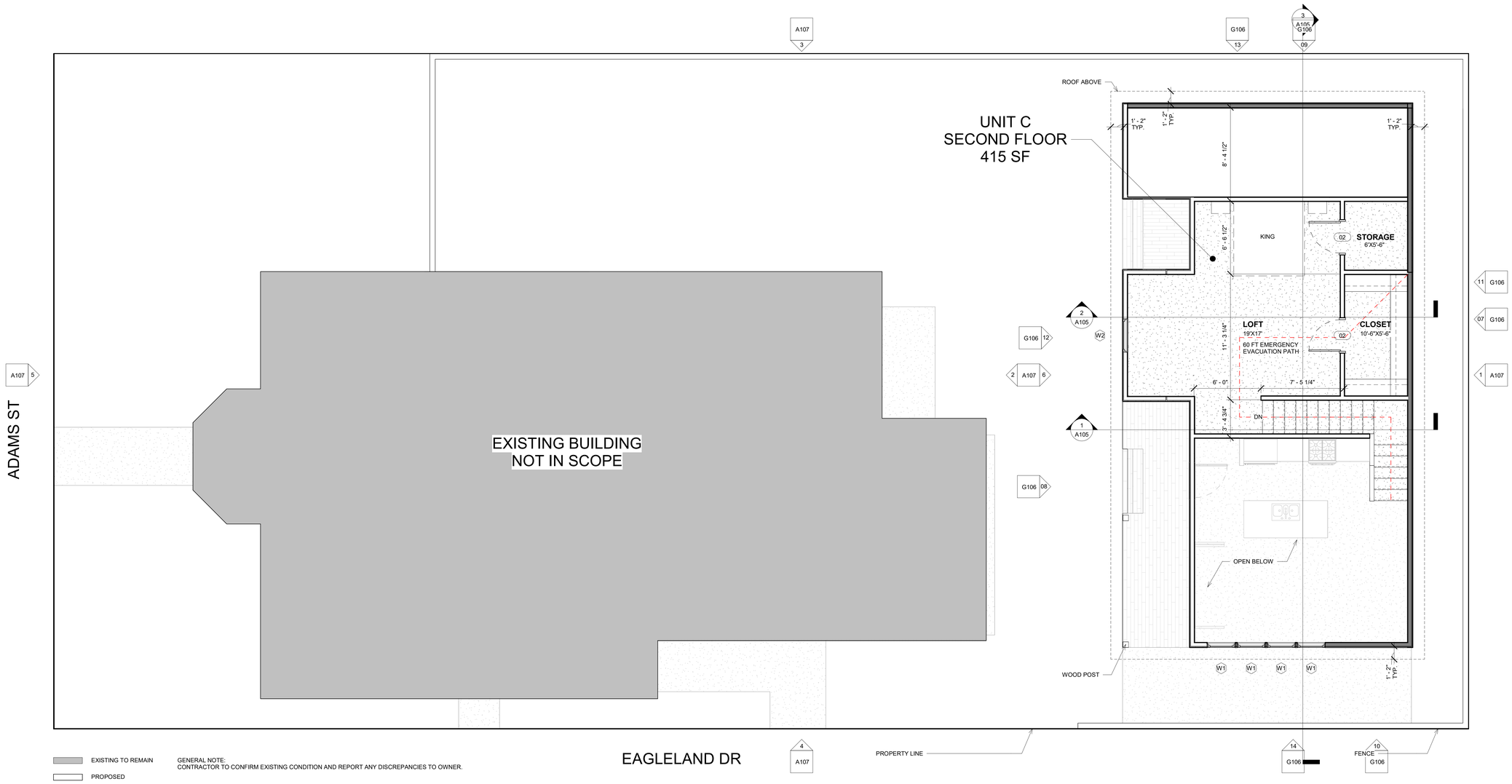
PROPOSED FIRST FLOOR PLAN

Project Number	Project Number
Date	8.16.2022
Drawn By	Author
Checked By	Checker

G102

Scale 1/4" = 1'-0"

12/2/2022 3:54:15 PM



EXISTING TO REMAIN

PROPOSED

FE FIRE EXTINGUISHER

EMERGENCY EVACUATION PATH

GENERAL NOTE:
CONTRACTOR TO CONFIRM EXISTING CONDITION AND REPORT ANY DISCREPANCIES TO OWNER.

1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

No.	Description	Date

CHRISTOPHER GILL
LYDIA ZAIDMAN

311 EAGLELAND DR
SAN ANTONIO, TX 78210

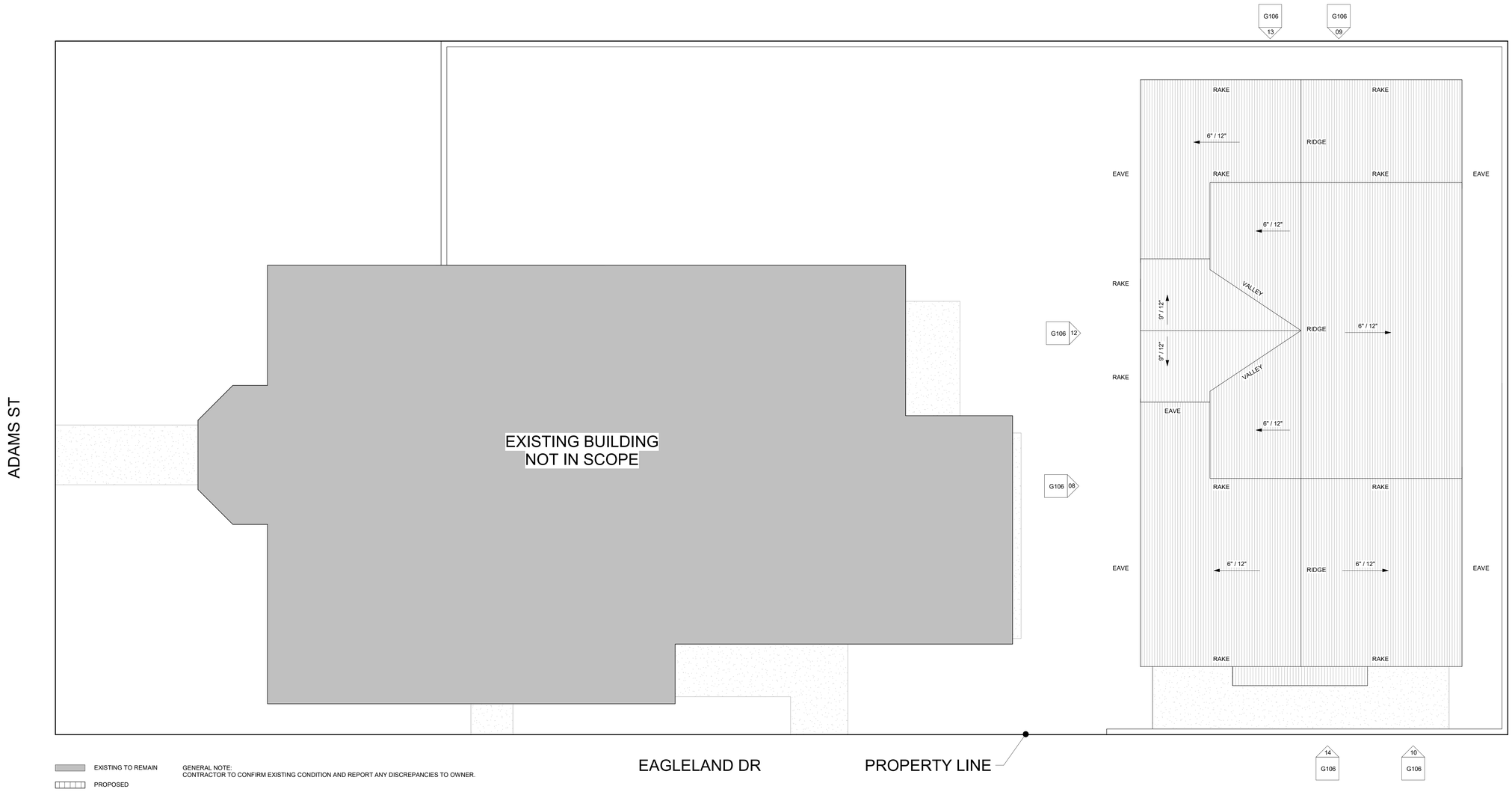
PROPOSED SECOND FLOOR PLAN

Project Number	Project Number
Date	8.16.2022
Drawn By	Author
Checked By	Checker

G103

Scale	1/4" = 1'-0"

12/2/2022 3:54:16 PM



EXISTING TO REMAIN

PROPOSED

GENERAL NOTE:
CONTRACTOR TO CONFIRM EXISTING CONDITION AND REPORT ANY DISCREPANCIES TO OWNER.

1 ROOF PLAN Copy 1
1/4" = 1'-0"

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

No.	Description	Date

CHRISTOPHER GILL
LYDIA ZAIDMAN

311 EAGLELAND DR
SAN ANTONIO, TX 78210

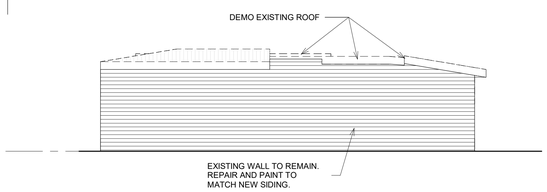
PROPOSED ROOF PLAN

Project Number	Project Number
Date	8.16.2022
Drawn By	Author
Checked By	Checker

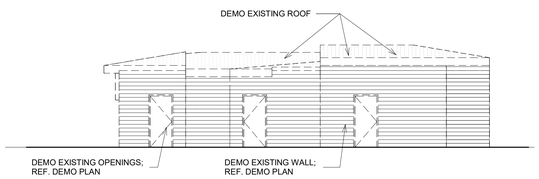
G104

Scale	1/4" = 1'-0"

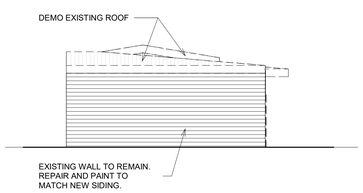
12/2/2022 3:54:17 PM



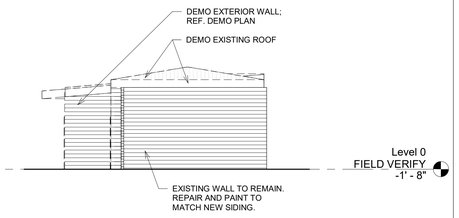
11 EXISTING EAST ELEVATION
1/8" = 1'-0"



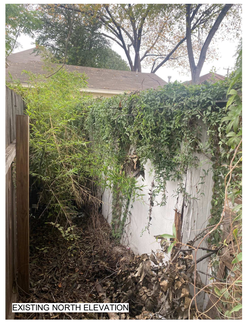
12 EXISTING WEST ELEVATION
1/8" = 1'-0"

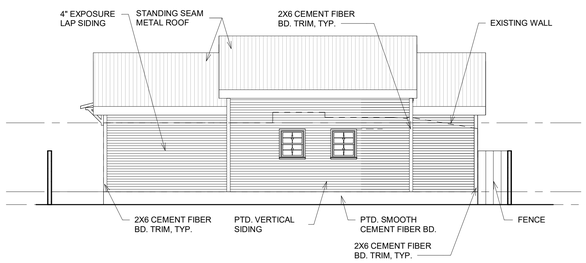


13 EXSITNG NORTH ELEVATION
1/8" = 1'-0"

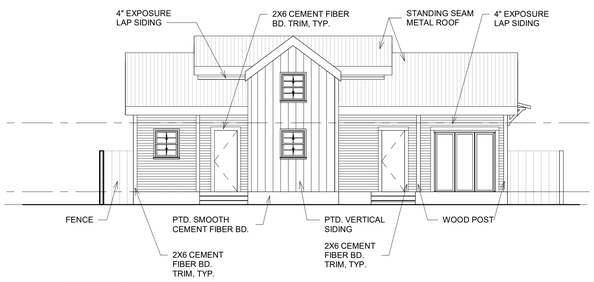


14 EXISITNG SOUTH ELEVATION
1/8" = 1'-0"

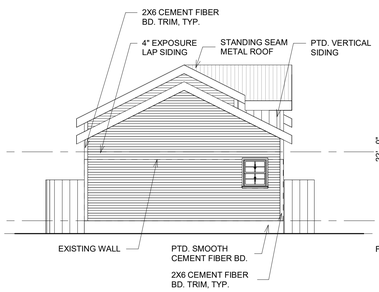




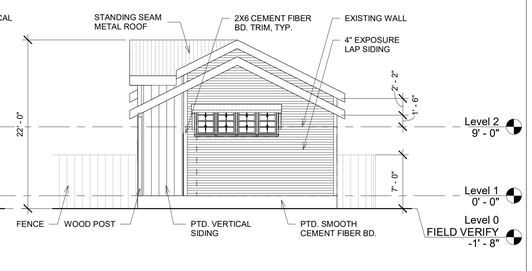
07 PROPOSED EAST ELEVATION
1/8" = 1'-0"



08 PROPOSED WEST ELEVATION
1/8" = 1'-0"



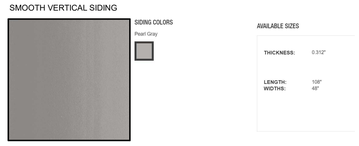
09 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



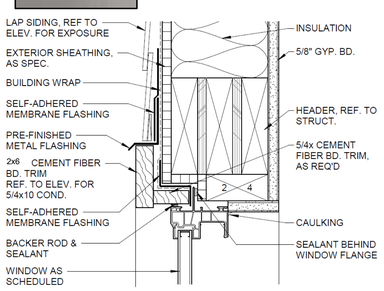
10 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

PROPSED EXTERIOR FINISHES & COLOR:

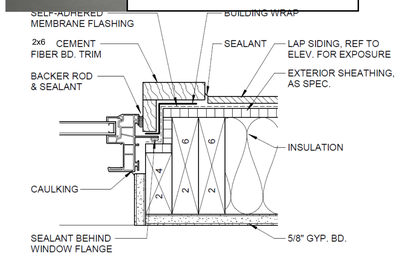
SMOOTH VERTICAL SIDING



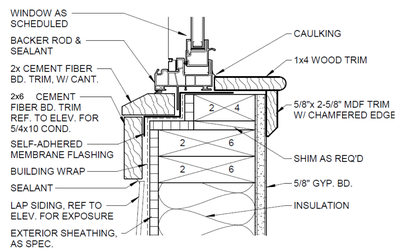
SMOOTH LAP SIDING



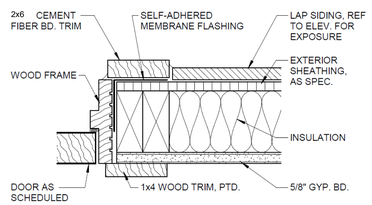
1 WINDOW HEAD - LAP SIDING
3" = 1'-0"



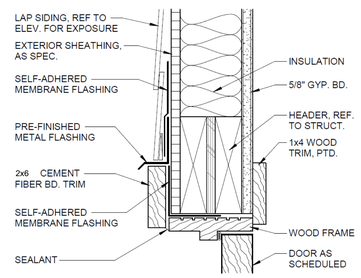
2 WINDOW JAMB - LAP SIDING
3" = 1'-0"



3 WINDOW SILL - LAP SIDING
3" = 1'-0"



4 DOOR JAMB - LAP SIDING
3" = 1'-0"



5 DOOR HEAD - LAP SIDING
3" = 1'-0"

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

No.	Description	Date

CHRISTOPHER GILL
LYDIA ZAIDMAN

311 EAGLELAND DR
SAN ANTONIO, TX 78210

BUILDING ELEVATION, OPENING DETAIL & EXTERIOR FINISHES

Project Number	Project Number
Date	8.16.2022
Drawn By	Author
Checked By	Checker

G105

Scale	As indicated

12/2/2022 3:59:40 PM

311 Eagleland – Rehab Scope

This scope of work is for the remodel and upstairs addition to 311 Eagleland. Dr. San Antonio, TX 78210.

This unit is currently being used as a 3 bedroom / 2 bath home that will be remodeled into a 2 bedroom / 2 bath home with an upstairs loft space.

The repairs will include new framing of interior and repair of exterior walls, new siding, doors, windows and porch, new exterior lighting, and new paint to stay in character with other homes in the King William area.

The current footprint and dimensions of the property will be maintained in keeping with the current structure. The exterior walls will be increased in height and framed to create a more cohesive structure instead of several “joined together” additions.

The structure being repaired is listed on BCAD as having been built in the 1980 and no historic significance has been identified.

The massing of the finished structure will be inferior to the main house at 540 Adams with total ridge height for the upstairs loft at 20’ 4” to finish floor, with the lower ridge height at 18’ 2”.


CITY OF SAN ANTONIO
WE RECYCLE


540
HM

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: 12/13/2022

HDRC Case #:

Address: 311 Eagleland

Meeting Location: WebEx

APPLICANT: Christopher Gill, Mansour Yousefpour

DRC Members present: Monica Savino, Scott Carpenter, Roland Mazuca

Staff Present: Rachel Rettaliata

Others present: Lisa Garza

REQUEST: Exterior modifications and second-story addition to the rear accessory structure

COMMENTS/CONCERNS:

MY: The main building does not feature a foundation and is a safety hazard. We will start with the foundation and then move on to the walls that we plan to keep. Regarding materials and finishes, we are proposing lap siding and smooth siding and that is the color we are thinking of as of now. For windows, we are proposing windows similar to the front house with similar trim work and a shadow box. They will feature the 2-inch recess.

LG: I know you said this is the existing footprint – it looks like a stretch that you are saving this building, because you are removing the walls and looking at reassembling the walls. This looks more like a new project.

MY: This direction was brought to our attention with our first preliminary review meeting, to take advantage of the setbacks and to use the existing footprint to take advantage of those.

LG: I have participated in other meetings where property owners have tried something similar, but it has been denied.

MY: Edward mentioned that we could proceed with keeping two walls and we chose to keep the three walls that

CG: The footprint is increasing by 30%.

LG: It looks like it is competing with the primary structure.

LG: The curb cut on the floor plan, there is no garage there.

CG: We would be leaving the existing curb cuts.

MY: We are open to simplifying the proposed elevations.

MS: I agree completely with Lisa's concerns. Can you talk to us about how the foundation will be addressed? You show a raised foundation in the elevations, will you take the remaining walls and place them on the foundation.

CG: We will restore the crawl space which was at one time there and then show the separation for how we will clad the foundation. We will establish a height based on San Antonio Code and raise all the walls to that height. The foundation will all be raised and the new foundation will be assembled underneath it.

MS: The entire foundation of this building is slab?

CG: It is pier and beam with wood trusses. There is no evidence that this was ever a garage.

JF: Are you matching the existing roof pitch of the main house?

MY: we are showing a 6 inch per foot which is the lowest roof pitch, but we an match the front house. We will need to know the existing house pitch and whether this looks more prominent. It is hard to tell from the google photos. And 22 feet is the ridge of the gable? And that is from grade or the finish floor?

MY: The grade varies and 2 feet up from the finish floor is 20 feet and the ridgeline on the main house is 22 feet.

JF: So you are right at the height of the main house, more or less. The main house also has a dormer on the eagleland side and it is a shed dormer with small windows. I think that your design with the second story and its gable makes the accessory structure look more

prominent. Is it possible to re-study the second story and the gable with the window and look to a shed dormer like the main house?

MY: In order to make these structures a bit different, are you recommending to match the slope of the front house or different to separate the houses from each other?

JF: I think we are looking at what the roof pitch is doing for the accessory structure. I'm not sure if steeper is more appropriate, but moreso how the pitch compares to the design.

SC: I really appreciate the details at the windows, that you are showing a 4-inch reveal on the siding to draw upon historic siding profiles, and that your added massing is tucked into the roof of the lower structure, so it is suppressing and down playing the proportion. I think those are going well. I have concerns regarding how it fronts the street, it looks like it is calling for a carriage approach. Putting that aside, I think if drawing 10 was pulled out in its aperture so we could see the existing house in relation it would help with the concerns. Showing more of the street frontage will help to put it into context.

MY: Originally, we planned to include those, we were told to remove reference of the front building. We can easily include those.

SC: Context would be important in historic matters. We have the photographic evidence for the existing structure. The second thing that would be helpful would be the mass. I don't know if you are over or under the lot coverage percentage. I understand why you are retaining those three walls; however, it does seem like it is a lot of effort for a little bit of gain.

MY: The main reason that we are pursuing renovation because we would like to take advantage of the existing footprint. If we want to follow the new construction rules, I do not think it would be feasible with a 15-foot setback on the back side. For the pitch, the main house may have more prominence than the rear accessory structure.

JF: The existing has concrete strip drives that go from the sidewalk to the building face, so those will remain with grass in between?

CG: Yes.

JF: You may want to label that on your drawings.

CG: We would hope to mimick the look of the garage but the initial historic input was to not use it as that if it was not the purpose.

JF: I think a garage door would make more sense with the garage strip in front of it. You could frame in a garage door. It is a little disingenuous with the raised foundation.

RM: My concern is the Eagleland streetscape. It would be nice to see the adjacent comments.

MS: On the east and north elevations might you consider more windows in the blank areas?

MY: Yes.

MS: My question for Rachel, because of the existing accessory building looks like it has been cobbled on over time, when do these portions date to?

JF: Are you proposing a 7-foot fence or is that existing?

MY: That is a new fence and we can reduce the height of it.

LG: As it is currently designed, the conservation society would not endorse this project and it is testing the limits of the Guidelines and not demo the walls and raise the foundation or make is a single story. I think that might be something to consider. It is a big building in the back there. You can get away with it now because it is existing and close to the adjacent properties.

MY: We are staying within the same exact footprint and the back houses in the neighborhood have auxiliary structure that are 2-story. We would study a one-story structure.

JF: dimensions to the property line will be helpful

SC: In google maps, it looks like if you zoom into elevation 12, the area to the right was added onto an earlier garage structure that the ribbon driveway went to and the next section over was the original garage. The volume to the right of that was added on. The siding profiles are older.

OVERALL COMMENTS: