

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

HDRC CASE NO: 2023-080
ADDRESS: 250 LAUREL HEIGHTS PLACE
LEGAL DESCRIPTION: NCB 6327 B-2 L-28,29& E 45 OF 27, N 32.58 OF 57&58& N 32.58 OF E 45 FT OF 56 & BLK 2 LOT E TRI 4.16 FT OF 26 & W 5 OF 27 & W 5 OF N 32.58 FT OF 56
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: MAURICIO TAFOYA/LEON STUDIO
OWNER: BENJAMIN FACTOR/MILLER S & FACTOR B
TYPE OF WORK: Construction of a side addition and new construction of a rear accessory structure
APPLICATION RECEIVED: February 24, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

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

1. Construct a side addition on the east side of the primary historic structure to feature approximately 1,080 square feet in size.
2. Construct a detached, rear accessory structure to feature approximately 660 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 3, Guidelines for 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

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.
- vi. *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.

FINDINGS:

- a. The historic structure at 250 Laurel Heights place is a 2-story residential structure constructed circa 1925 in the Spanish Eclectic style, and is found on Sanborn Map dated 1928. The structure features terra cotta barrel tile roofing, a stucco façade, a side wing and two prominent chimneys on the front façade. The structure is contributing to the Monte Vista Historic District. At this time the applicant has proposed to construct a side addition and a detached accessory structure.
- b. SIDE ADDITION – The applicant has proposed to construct a side addition on the east side of the primary historic structure to feature approximately 1,080 square feet in size. The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should feature similar architectural details and materials as the historic structure on the block and should not feature a footprint so large as to double the historic structure’s footprint. Generally, staff finds the proposed addition to be appropriate in size given the size of the lot; however, staff finds that the proposed addition should be shifted towards the rear of the historic structure as to not obscure original an original, prominent architectural feature. Shifting this mass towards the rear of the original side wing would also result in the proposed wall being located behind the front façade, consistent with the location recommended by the Guidelines for Site Elements.
- c. SIDE ADDITION (Materials) – The applicant has proposed materials that include a clay tile roof to match the existing, steel windows and doors to match the original, and smooth stucco walls to match the original. Generally, staff finds the proposed materials to be appropriate; however, specifications for all materials should be submitted for review and approval. Staff finds that the proposed steel windows should be consistent with the adopted policy guide regarding finish and installation depth. Windows should not feature faux divided lites or internal grilles.
- d. SIDE ADDITION (Architectural Details) – Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines; however, as noted in finding b, staff finds that the proposed side wall should be shifted behind the prominent, side window.
- e. DETACHED STRUCTURE – The applicant has proposed to construct a detached, rear accessory structure to feature approximately 600 square feet. The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure’s footprint and should relate to the period of construction of the primary historic structure. Generally, staff finds the proposed structure’s footprint and location to be appropriate. While the proposed 600 square feet is in excess of what is recommended by the Guidelines, staff finds that the proposed size of appropriate given the size of the lot.
- f. DETACHED STRUCTURE (Massing & Form) – Regarding overall height, the applicant has proposed for the rear accessory structure to feature one story in height. Staff finds the proposed height to be appropriate and consistent with the Guidelines.
- g. DETACHED STRUCTURE (Orientation & Setbacks) – The Guidelines for New Construction 5.B. notes that the predominant accessory structure orientation and historic setback patterns of the block should be followed. Generally, staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate and consistent with both the Guidelines and existing structure’s location.
- h. DETACHED STRUCTURE (Materials) – The applicant has proposed materials that include a clay tile roof to match the existing, steel windows and doors to match the original, and smooth stucco walls to match the original. Generally, staff finds the proposed materials to be appropriate; however, specifications for all materials should be submitted for review and approval. Staff finds that the proposed steel windows should be consistent with the adopted policy guide regarding finish and installation depth. Windows should not feature faux divided lites or internal grilles.
- i. DETACHED STRUCTURE (Architectural Details) – The applicant has proposed an overall massing and form and materials that are generally consistent with the Guidelines and the historic architectural forms found both on site and throughout the district.

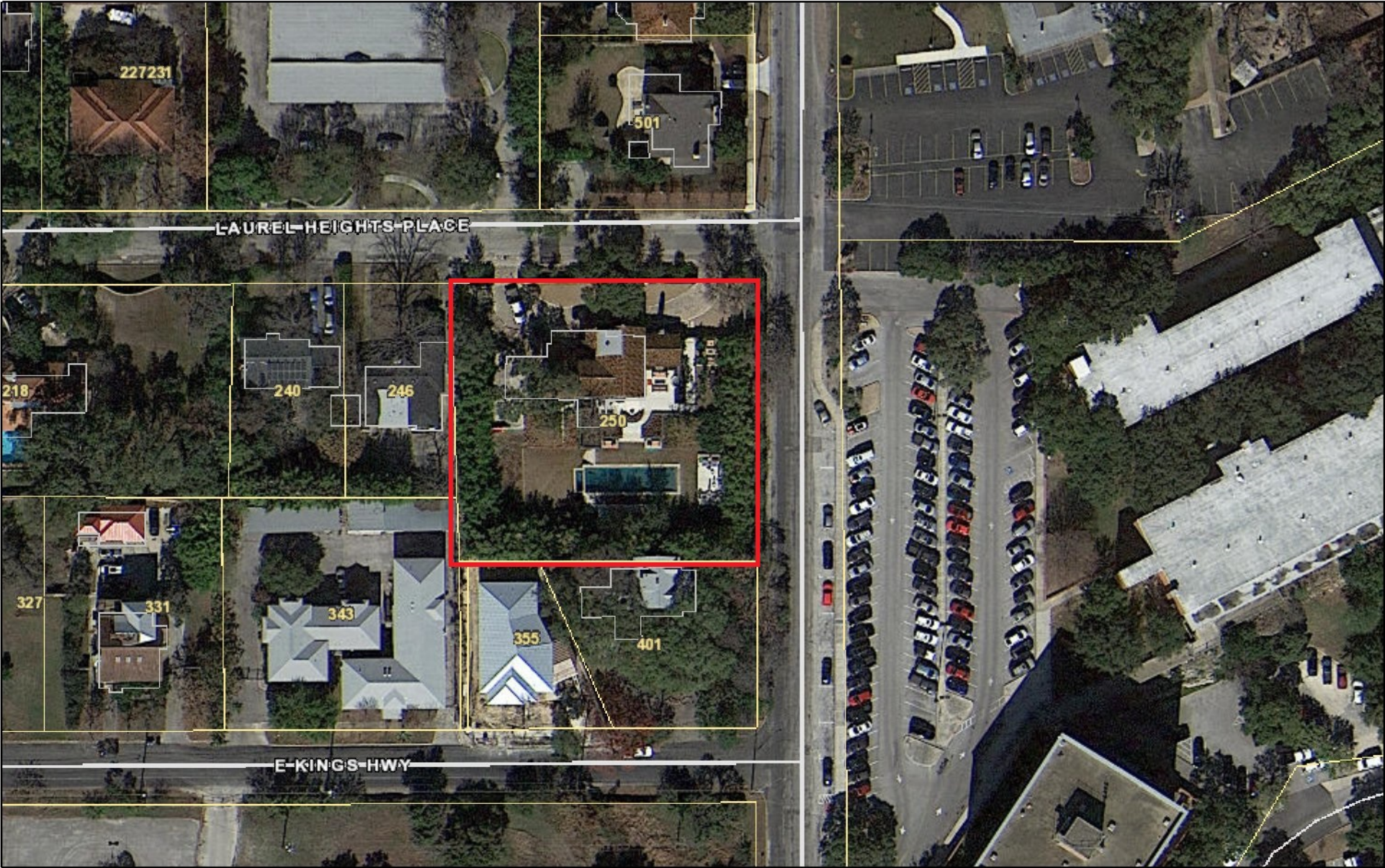
- j. LANDSCAPING – At this time the applicant has provided general landscaping information; however, a detailed landscaping plan has not been submitted for review and approval. Staff finds that a detailed landscaping plan should be submitted for review and approval.

RECOMMENDATION:

Staff does not recommend final approval at this time as a construction document set has not yet been developed with details and materials specifications. Staff recommends conceptual approval with the following stipulations:

- i. That the proposed addition be shifted towards the rear of the historic structure as to not obscure original and prominent architectural feature.
- ii. That the proposed courtyard wall should be eliminated or moved to the rear of the side arched window as not to obscure the side, arched window, as noted in finding b.
- iii. That the applicant develop a construction document set that features dimensioned construction documents, details and materials specifications as well as a detailed landscaping plan for review for a Certificate of Appropriateness.
- iv. That the proposed steel windows should be consistent with the adopted policy guide regarding finish and installation depth. Windows should not feature faux divided lites or internal grilles.

City of San Antonio One Stop



March 10, 2023



S E E U D I U M E F I U E

E. BUSHNELL AV.

AV.

6" W. PIPE

6328

LAUREL HTS. PL.

6327

ESKINGS HIGHWAY

203

6882

6885

B

QUEENS
CRESCENT

204

CITY ROCK QUARRY

PARK

LEDGE LANE

3094

3095

3096

3093

E. MULBERRY AV.

AV.

6" W. PIPE

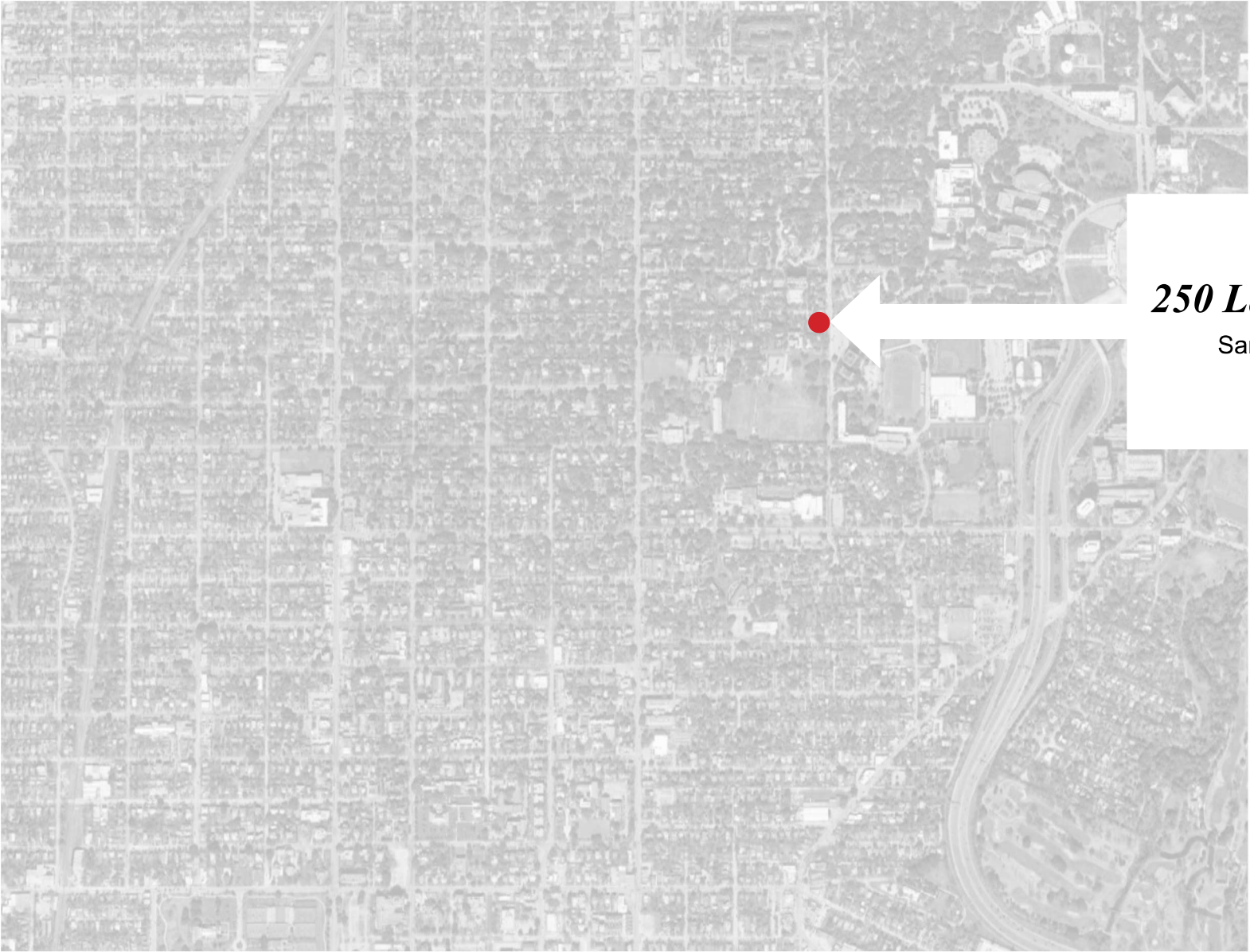
ANCONA AV.

STADIUM DR. (ALAMEDA AV.)

Scale 100 Ft. to One Inch.

Copyright 1928 by the Sanborn Map Co.

LAUREL HEIGHTS
ADDITION





250 Laurel Heights Pl.
San Antonio, TX 78212



Architectural Style: Spanish Eclectic
Design Features: Terra Cotta Barrel Tile Roof, Stucco Facade, & Prominent Chimneys
Year Built: 1930 (Approx.)



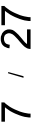
exterior view

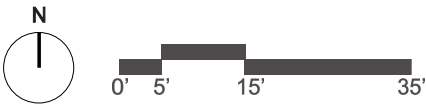
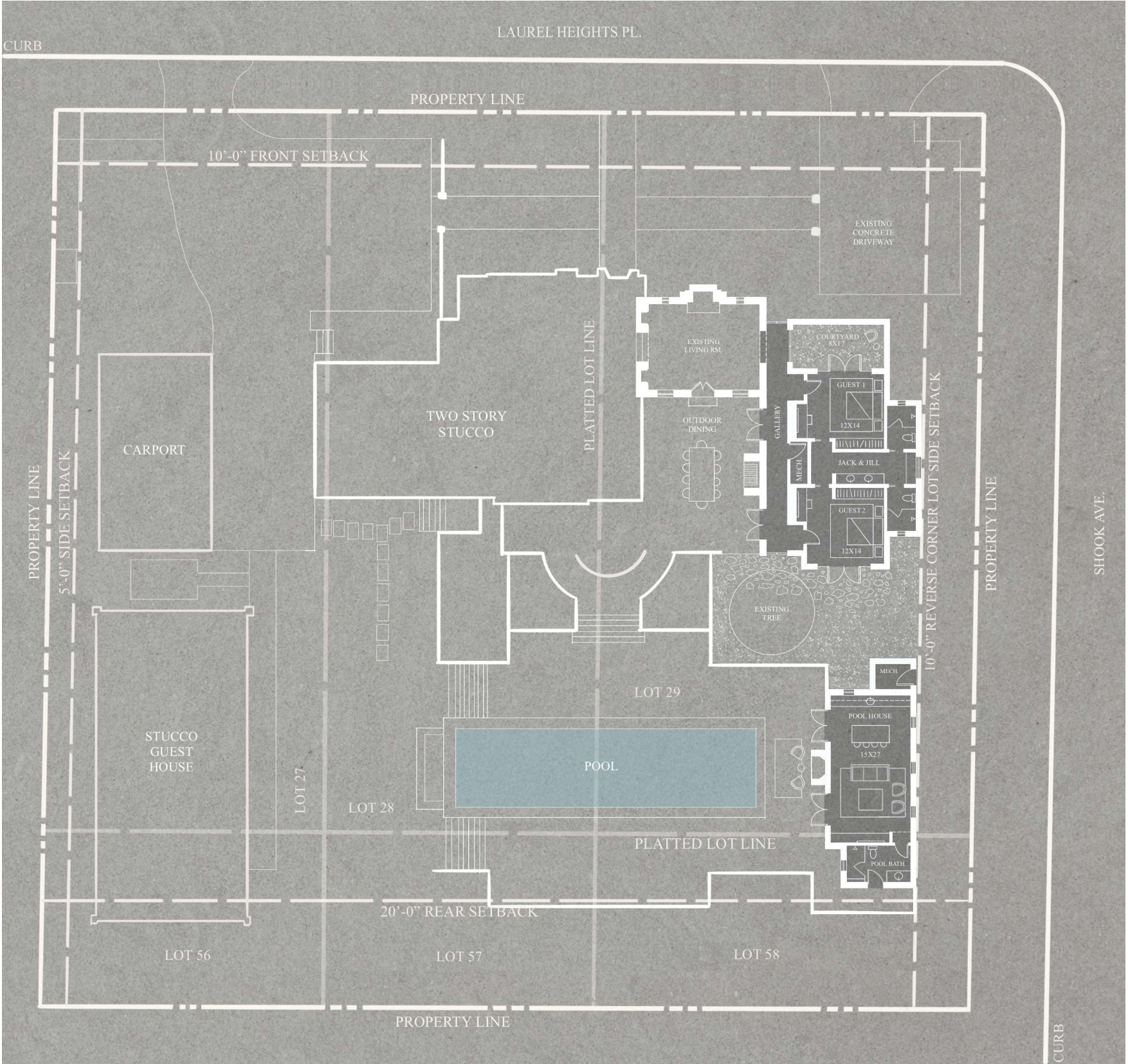


interior view

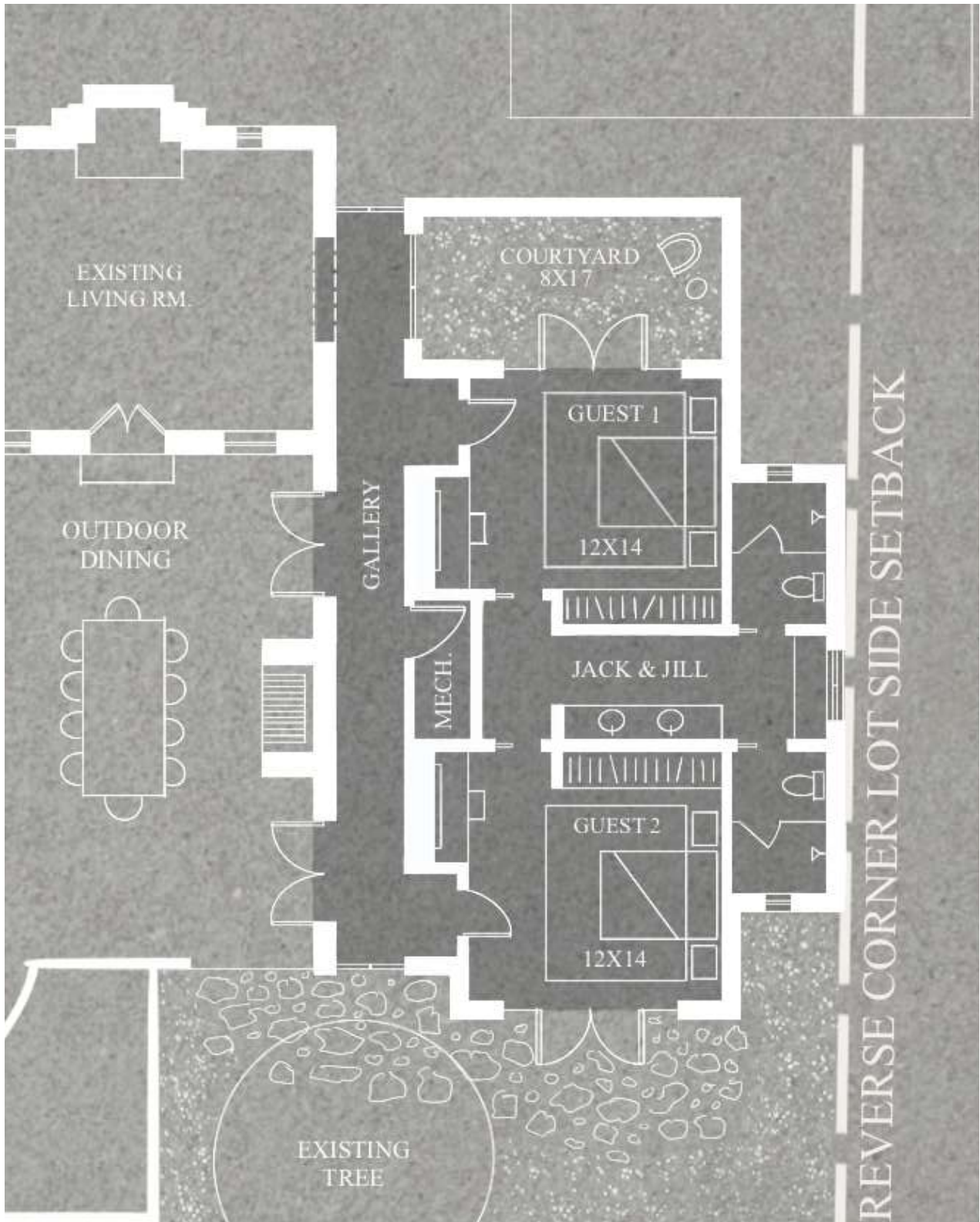


Demo existing east facing arched steel/glass window and replace with new arched doorway. Doorway to match existing dimensions of original window.

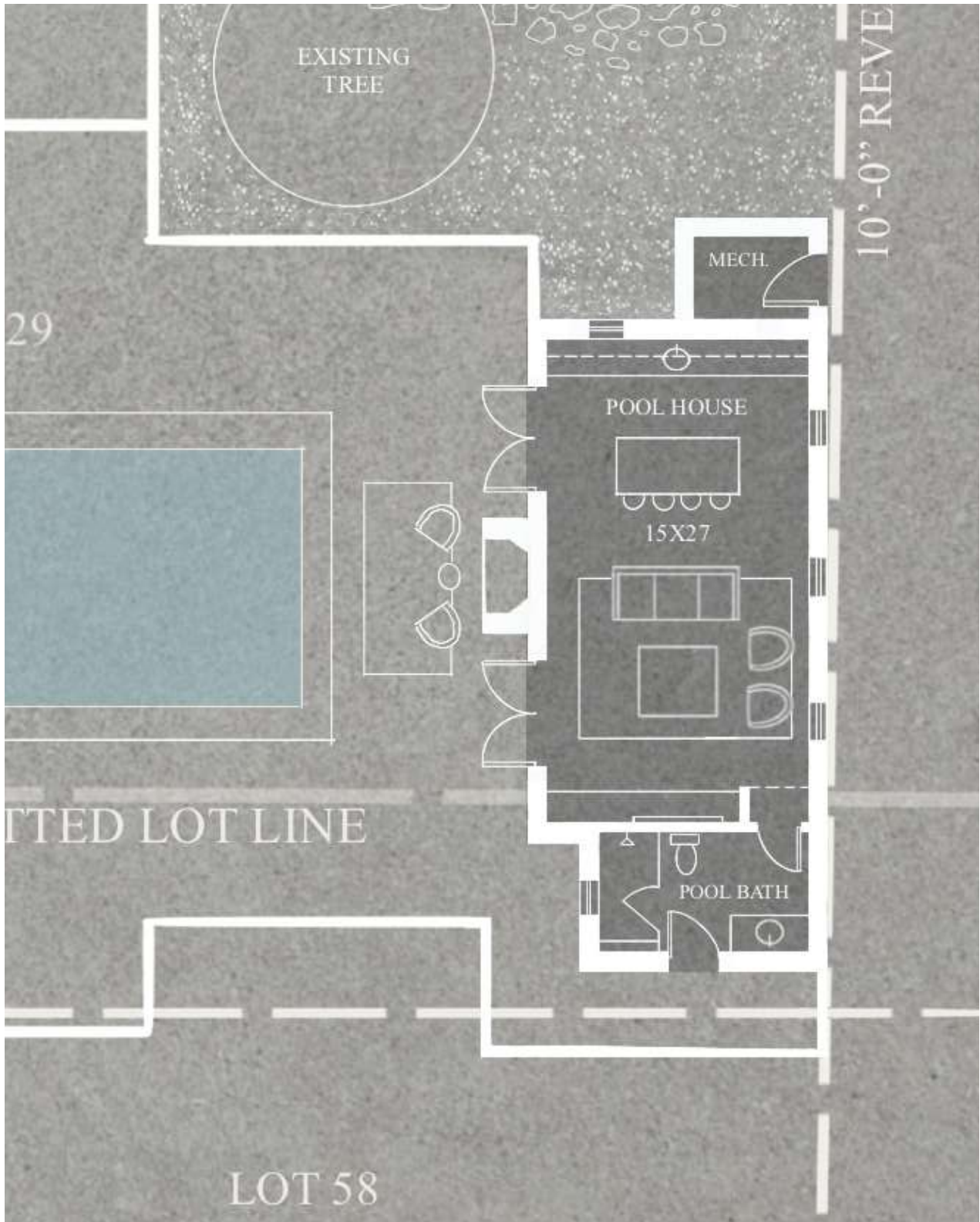




PROPOSED ADDITIONS



ADDITIONS



ADDITIONS

AREA
CALCS

Additions	
Main House Expansion	1,060 sq ft
Pool House	660 sq ft
Total Construction Area	
	1,720 sq ft

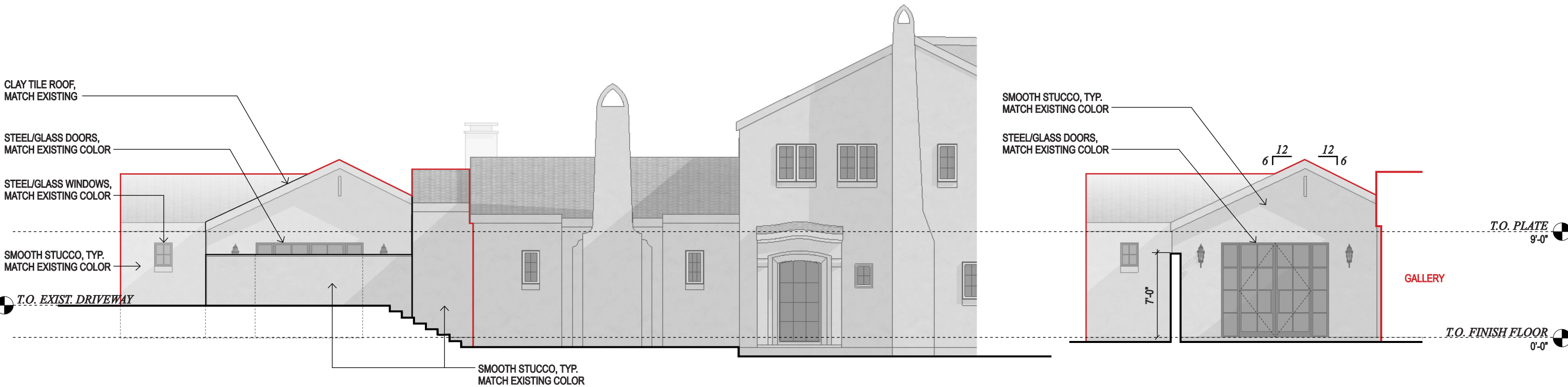
* area calcs are for conditioned spaces only



architecture

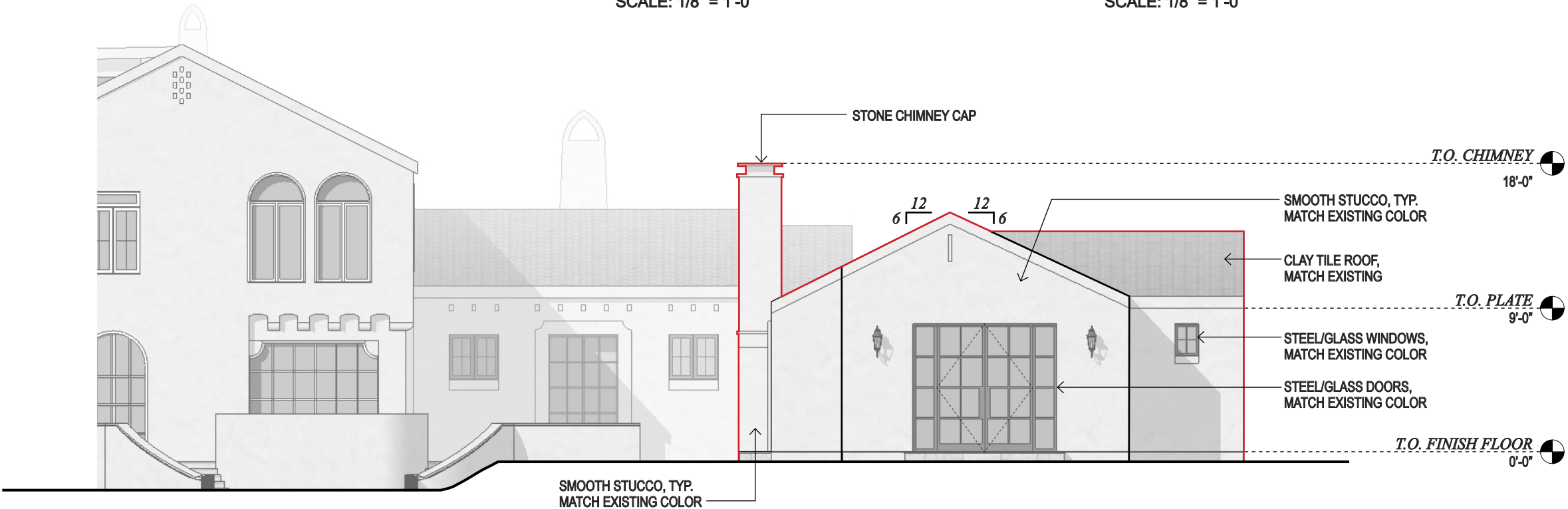
elegant | multi-generational | respectful



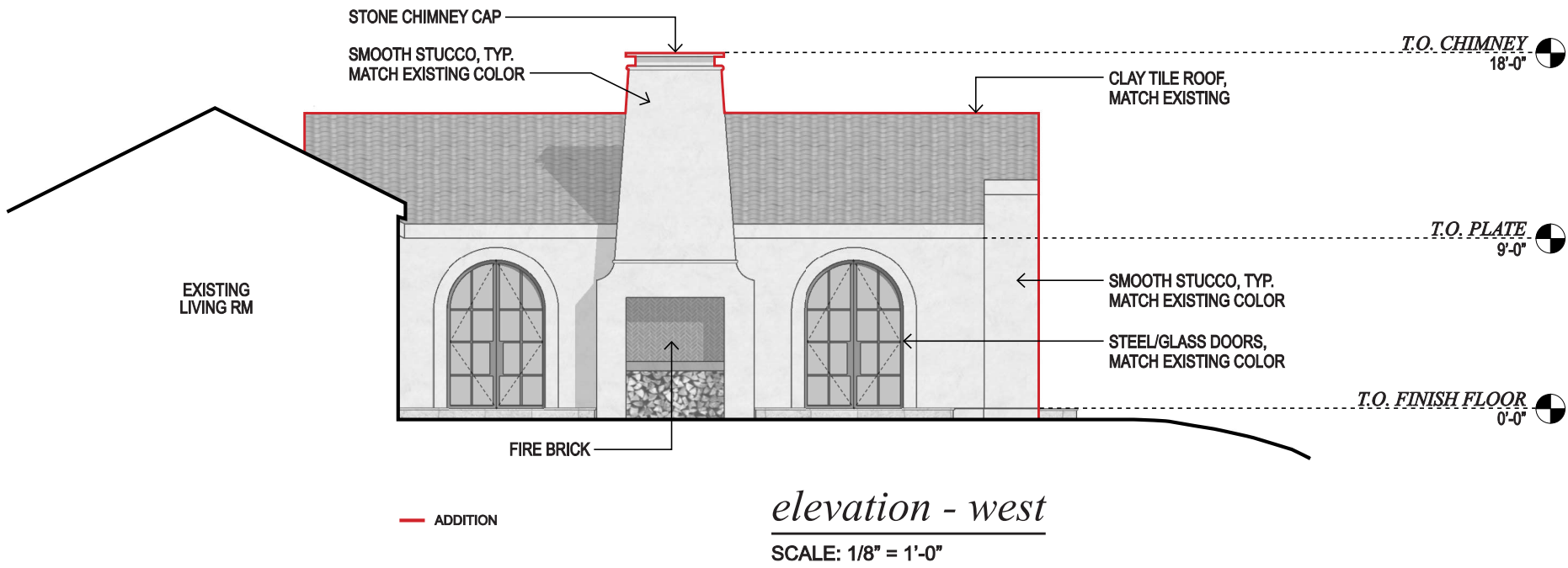
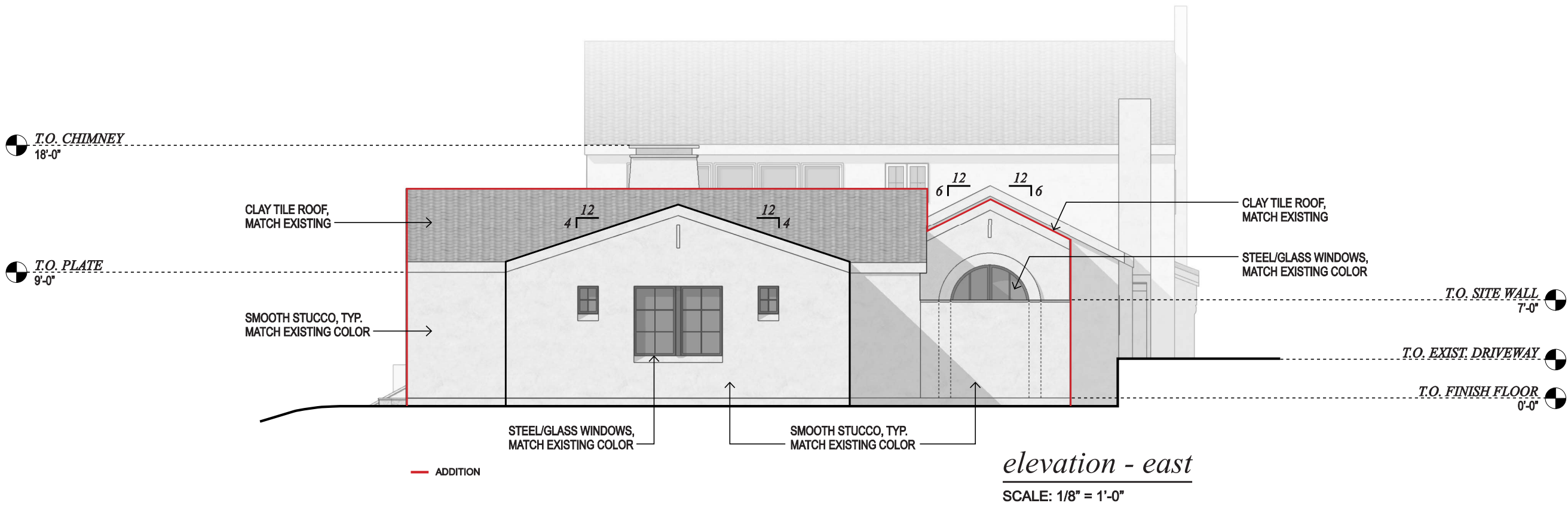


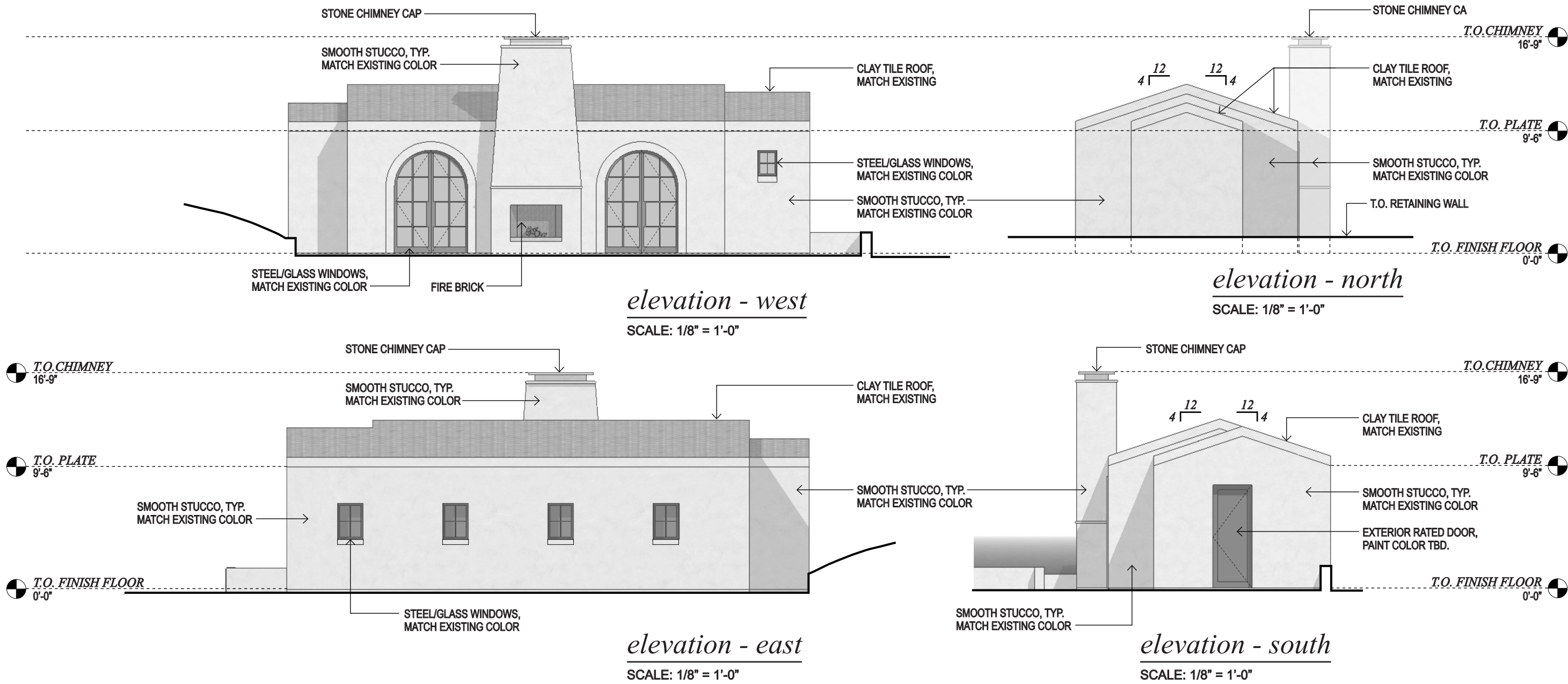
partial elevation - north

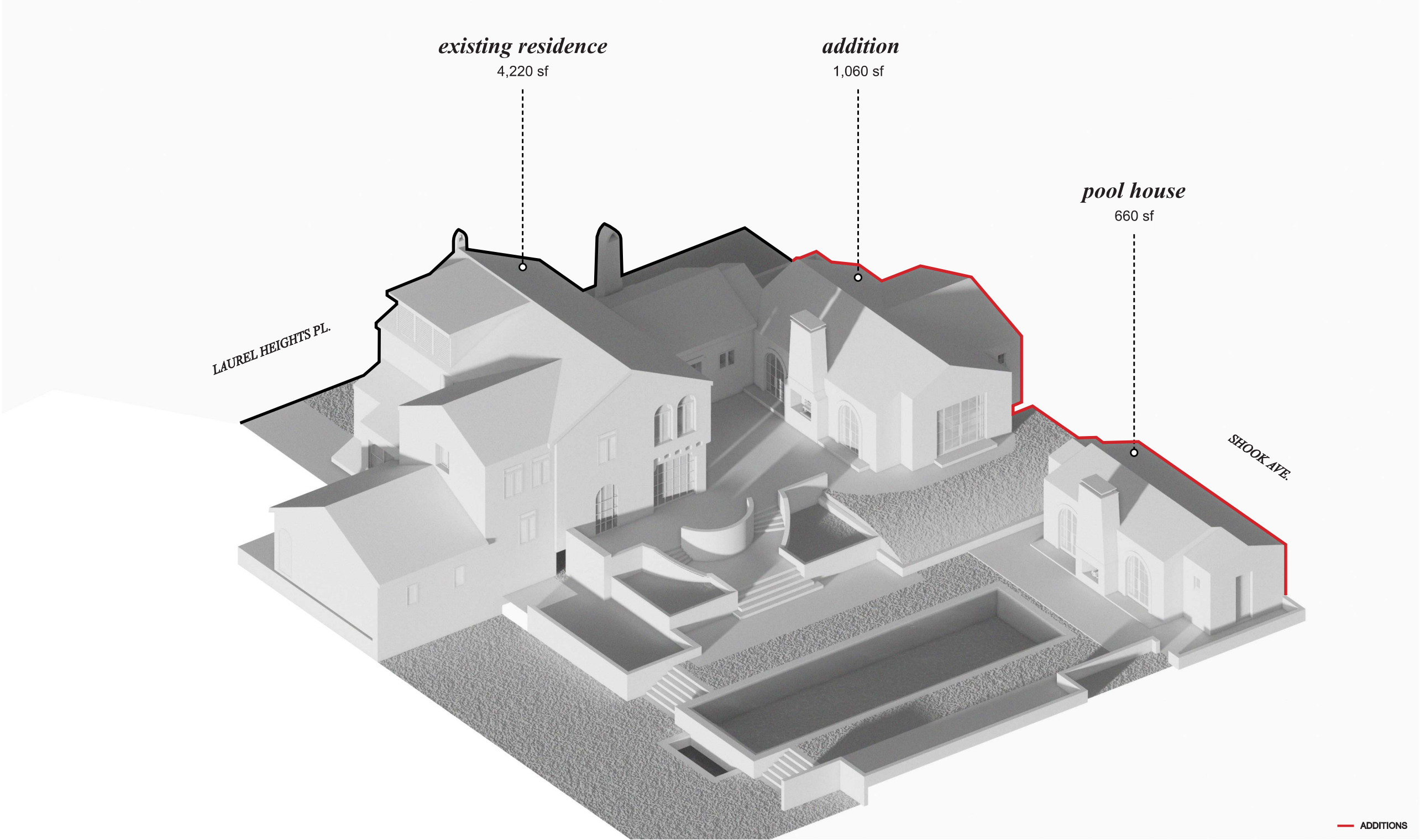
elevation - north w/o site wall



partial elevation - south





















existing



proposed



The addition of a full height site wall beyond allows us to capture an intimate courtyard space for Guest Bedroom 1 all while respecting the original design intent of framing a view out from the Existing Living Room.





THANK YOU