

HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2023

HDRC CASE NO: 2023-184
ADDRESS: 419 FLORIDA ST
LEGAL DESCRIPTION: NCB 3008 BLK 6 LOT 13
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca
APPLICANT: Nick Melde | Architexas
OWNER: Hamid Mizani | H2A Ventures
TYPE OF WORK: Rear addition roof form
APPLICATION RECEIVED: April 13, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting an amendment to a previous Certificate of Appropriateness for approval to modify the roof form of the previously approved rear addition from a lower sloped shed roof to a steeply sloped shed form.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

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

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The primary structure located at 419 Florida is a one-story residential structure constructed c. 1925 in the Craftsman style. The structure features a primary hipped roof with a front gable and exposed rafter tails, wood waterfall siding, and an asymmetrical front porch. This structure contributes to the Lavaca historic district.
- b. CASE HISTORY – On November 3, 2021, the HDRC approved the applicants request to modify the existing east fenestration pattern, replace the existing wrought iron porch column with a new wood boxed column, replace the existing composition shingle roof with a standing seam metal roof, construct a new side porch on the primary historic structure, construct a new one-story rear addition, and to construct a one-story rear accessory structure with the following stipulations:
 - i. That the proposed square windows be modified to feature a vertical orientation and one-over-one configuration to be more consistent with established historic patterns on the historic structure and in the district.
 - ii. That the applicant submits final window specifications for the addition to staff for review and approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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.
 - iii. That new wood columns be a maximum of 6x6” in width and feature a traditional cap and base and chamfered corners.
 - iv. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.

- v. That the applicant comply with all setback requirements as required by Zoning and obtain a variance from the Board of Adjustment if applicable.
- vi. That the applicant submit all final material specifications to staff prior to the issuance of a Certificate of Appropriateness. If fiber cement siding or skirting is used, boards should feature a smooth finish with a maximum reveal of six inches or reveal to match the existing historic structure. Faux grain is not permitted.

On May 3, 2023, the HDRC approved the applicant's request to amend the previous Certificate of Appropriateness to infill three windows and add four windows to the existing structure, install eight windows on the rear addition, removal and replacement of all wood 117 waterfall siding on the house and to paint the non-masonry exterior, replacement of all aluminum and vinyl windows on the existing structure with aluminum-clad wood windows, and to install a two-car carport at the rear of the property with the following stipulations:

- i. That the proposed square, clerestory, and fixed windows be modified to feature window profiles that are more consistent with the established patterns found on the historic structure and in the district. Updated elevation drawings are required for final approval.
 - ii. That the applicant retain the historic window openings and replace the non-original windows with the proposed aluminum-clad wood windows.
 - iii. That the 117 wood waterfall siding replacement be installed in the same manner as the siding previously removed without additional sheathing to maintain the same wall thickness and detail where the siding meets the existing window trim.
 - iv. That the applicant submit to staff carport construction documents for review.
 - v. That the applicant return for final approval of the addition's roof form.
- c. SITE VISIT – Staff visited the site on May 10, 2023, at 4:00 PM and took photos of the addition's roof form. Staff finds that the roof pitch was not accurately represented on the updated construction documents and does not pose a problem for approval.
 - d. ROOF FORM (ADDITION) – The applicant is requesting to modify their previously approved roof form of the rear addition by increasing the pitch of the shed form. The Historic Design Guidelines for Additions 1.A.iii. states to utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions. Additionally, Additions 1.B.i stipulates to design residential additions to be subordinate to the principal façade of the original structure in terms of their scale and mass. Staff finds the change in roof form generally conform to Guidelines.

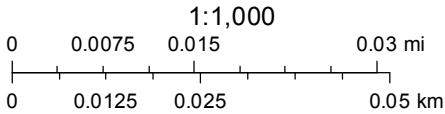
RECOMMENDATION:

Staff recommends approval of the request, based on findings c and d.

City of San Antonio One Stop



April 18, 2023





May 10, 2023 at 4:06:22 PM
418 Florida St
San Antonio TX 78210
United States



May 10, 2023 at 4:06:41 PM
419 Florida St
San Antonio TX 78210
United States



May 10, 2023 at 4:06:08 PM
418 Florida St
San Antonio TX 78210
United States



May 10, 2023 at 4:06:53 PM
419 Florida St
San Antonio TX 78210
United States

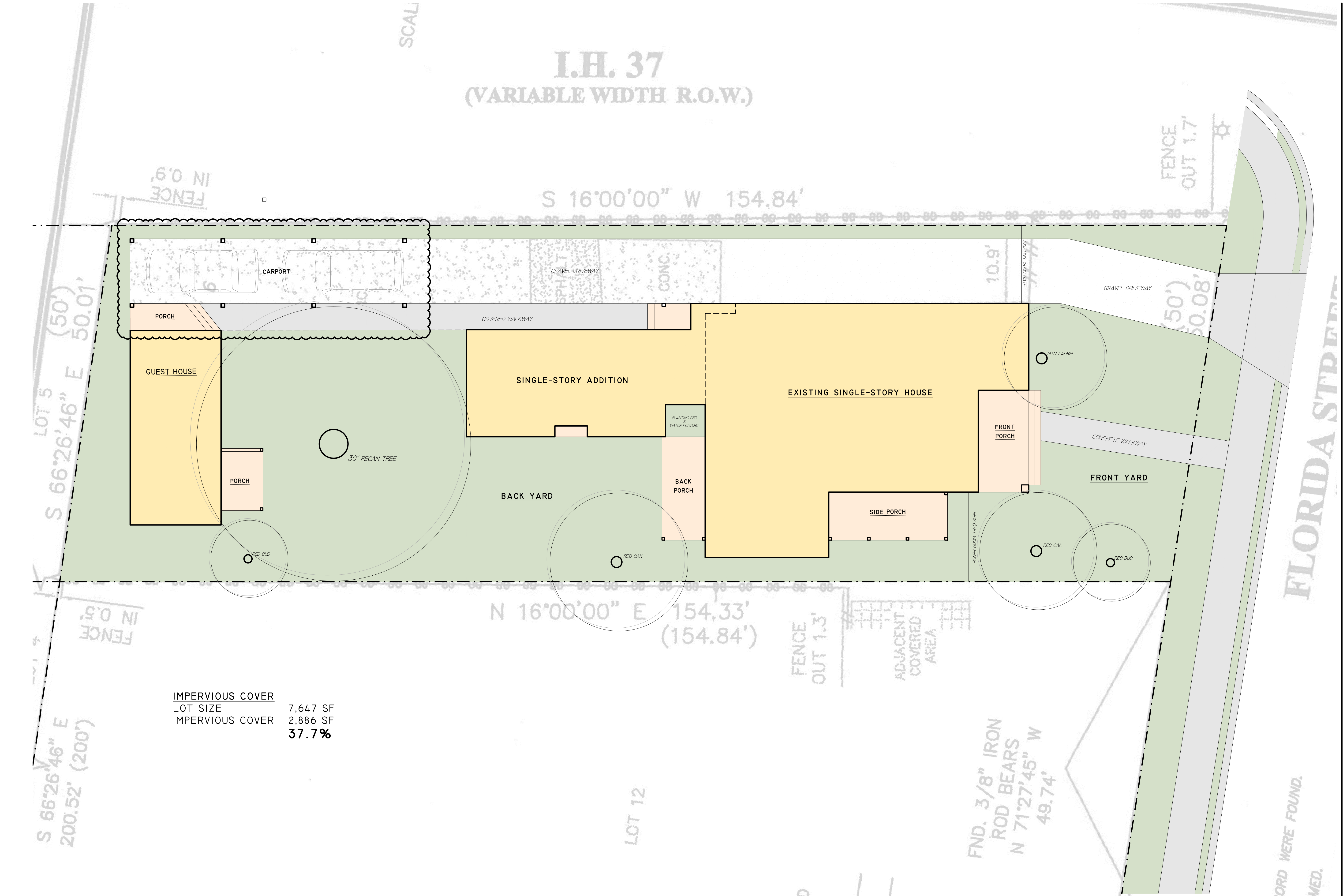


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San Antonio TX 78210
United States

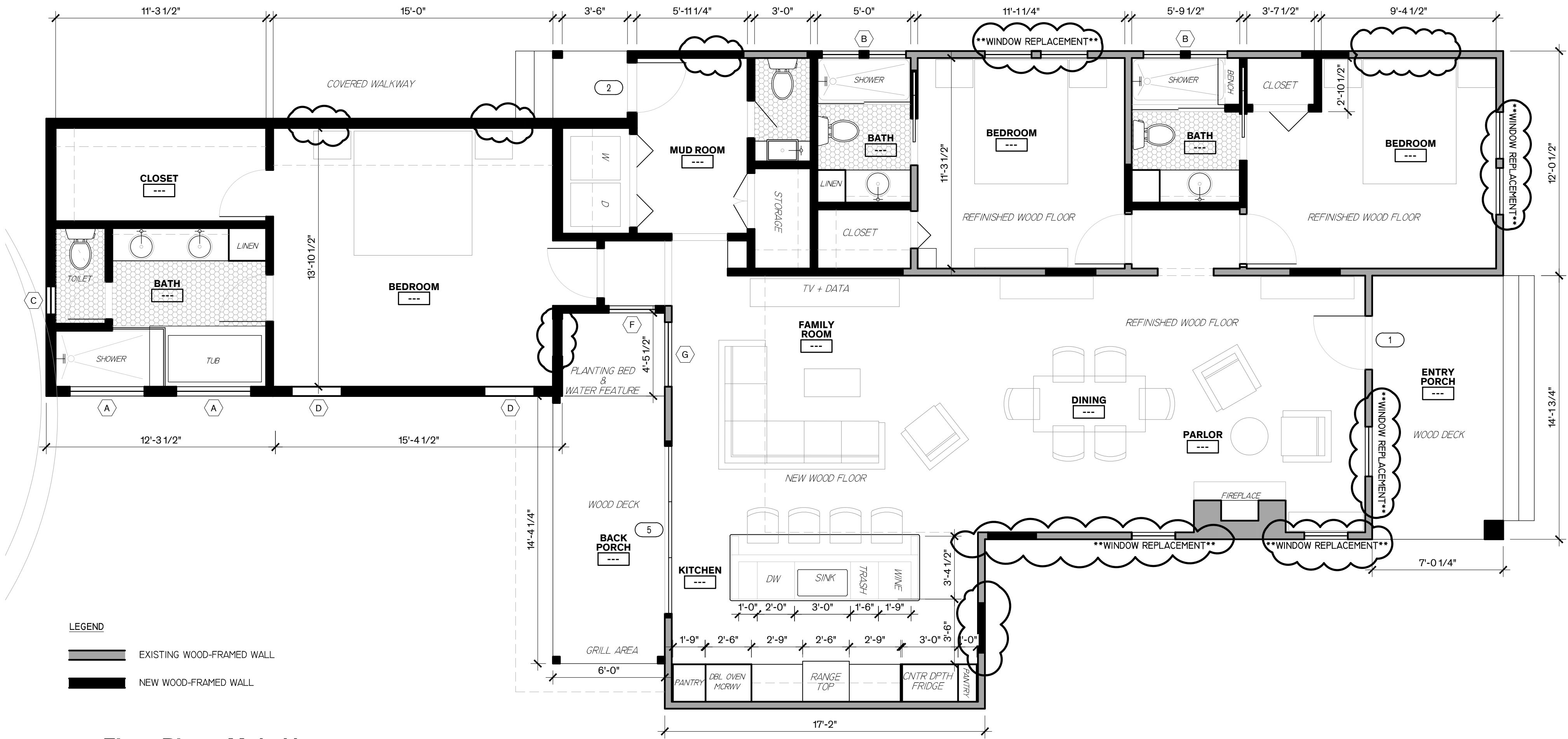


May 10, 2023 at 4:08:52 PM
419 Florida St
San Antonio TX 78210
United States





IMPERVIOUS COVER
LOT SIZE 7,647 SF
IMPERVIOUS COVER 2,886 SF
37.7%



1 Floor Plan - Main House
1/4" = 1'-0"

Rehabilitation + Addition

419 Florida Street
San Antonio, TX 78215

REVISION HISTORY

PERMIT DOCUMENTS

Architexas No. 2139 Date October 15, 2021

Sheet Name
Floor Plan

Sheet Number

Rehabilitation + Addition

419 Florida Street
San Antonio, TX 78215

REVISION HISTORY

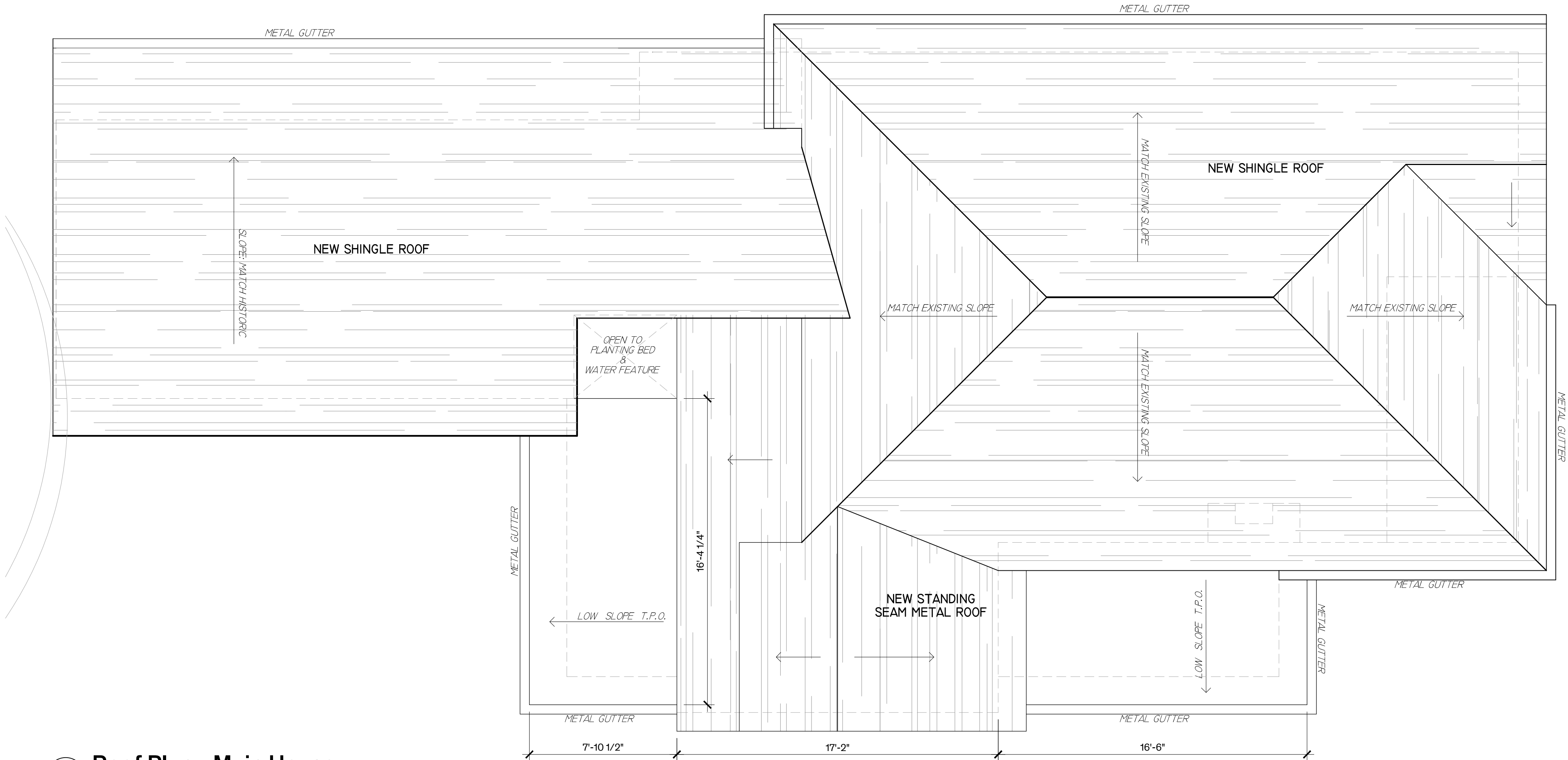
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Architexas No.
2139

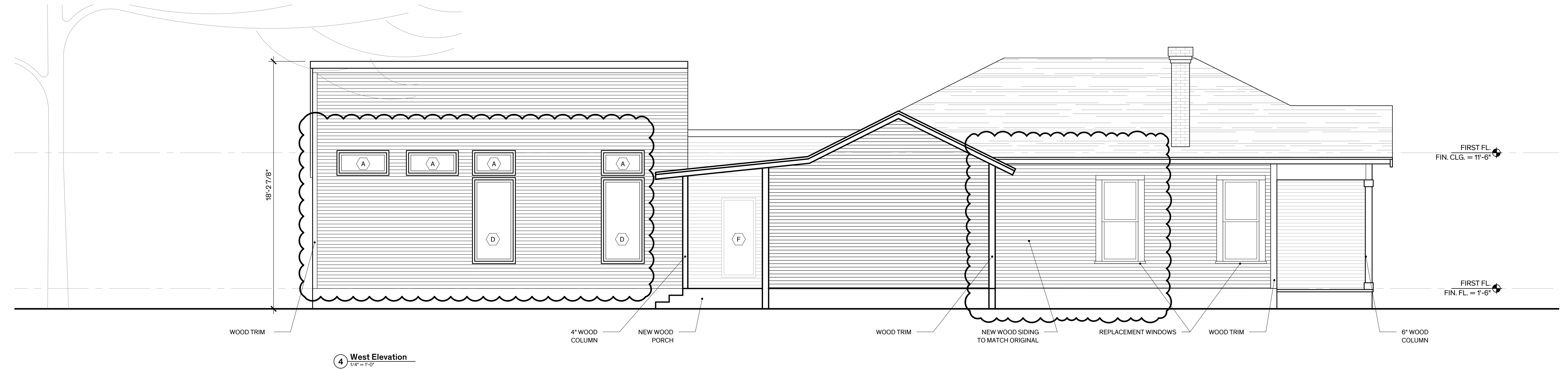
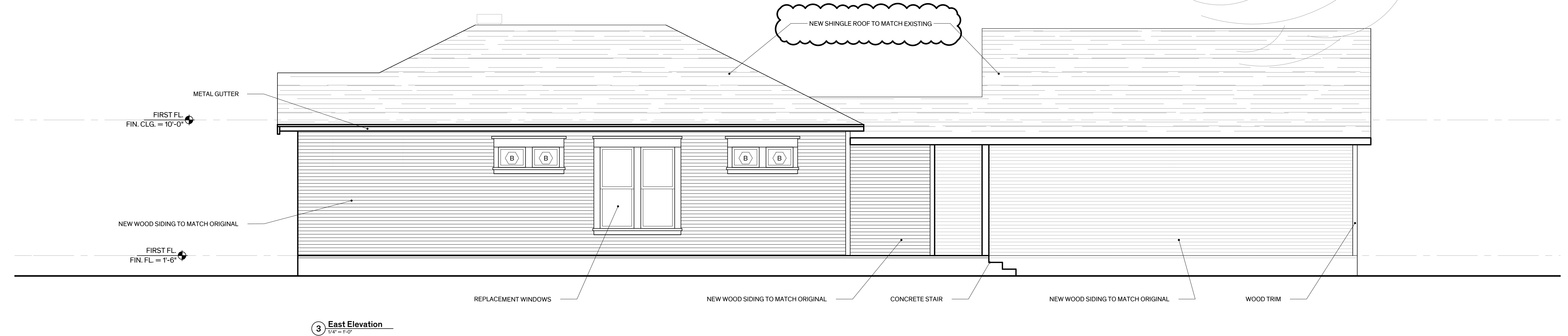
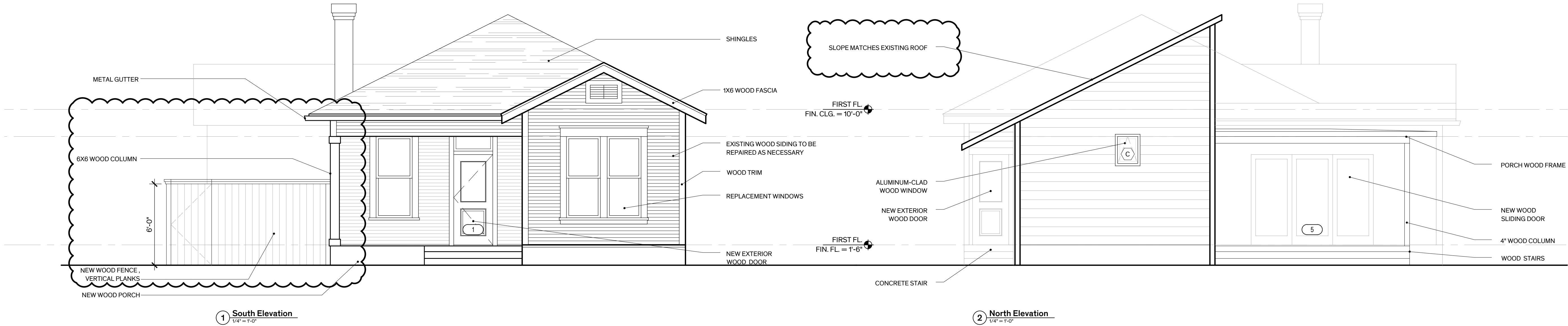
Date
October 15, 2021

Sheet Name
Roof Plan

Sheet Number



1 Roof Plan - Main House
1/4" = 1'-0"



Rehabilitation + Addition

419 Florida Street
San Antonio, TX 78215

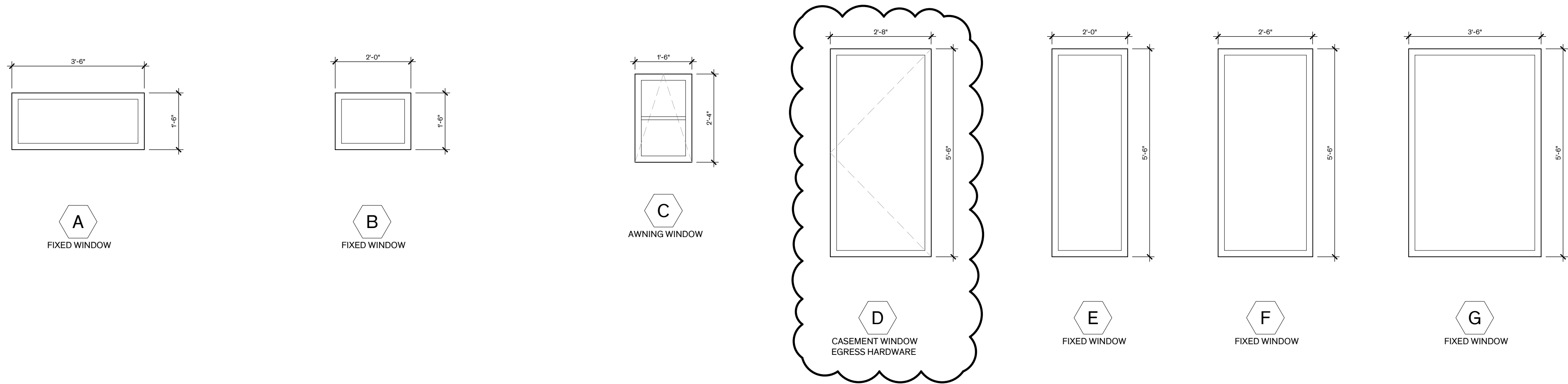
REVISION HISTORY

PERMIT DOCUMENTS

Architexas No. 2139 Date October 15, 2021

Sheet Name
Proposed Exterior Elevations -
Main House

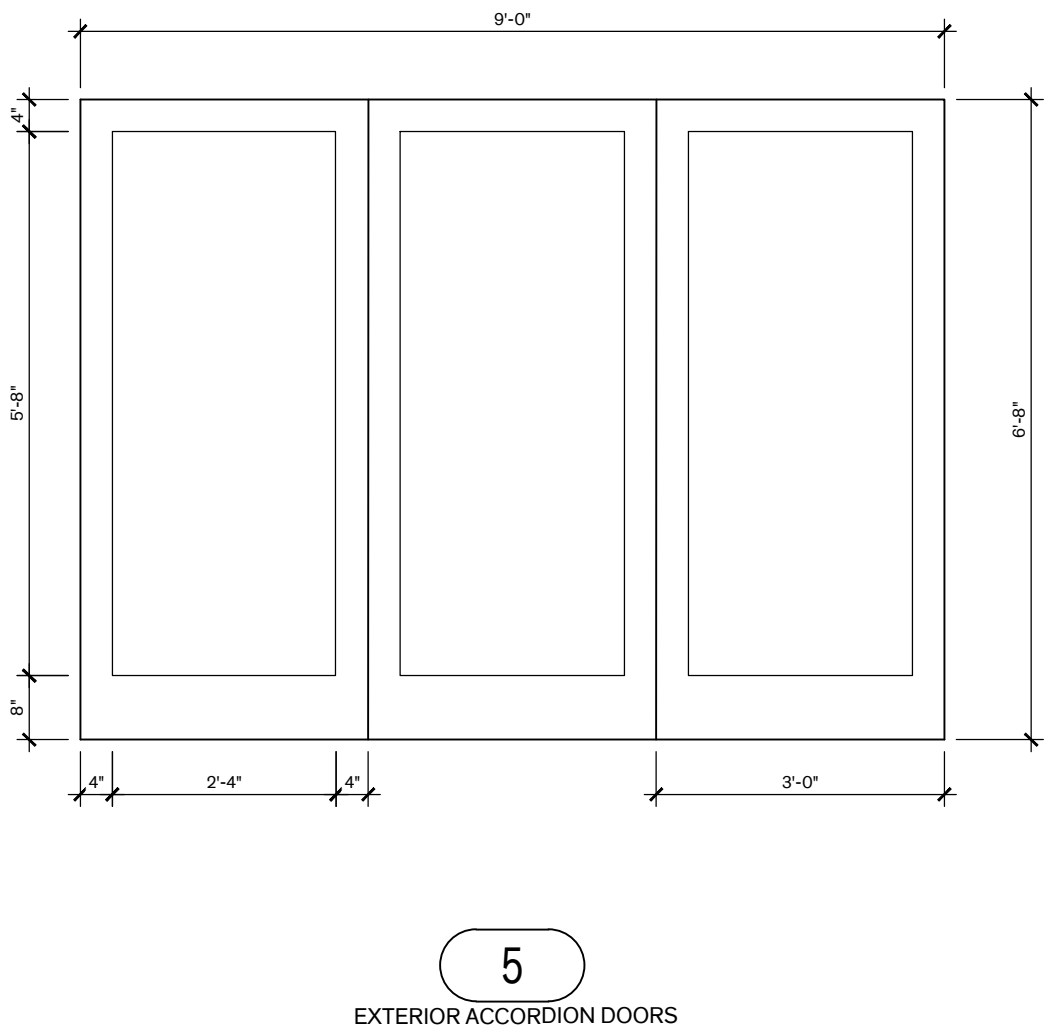
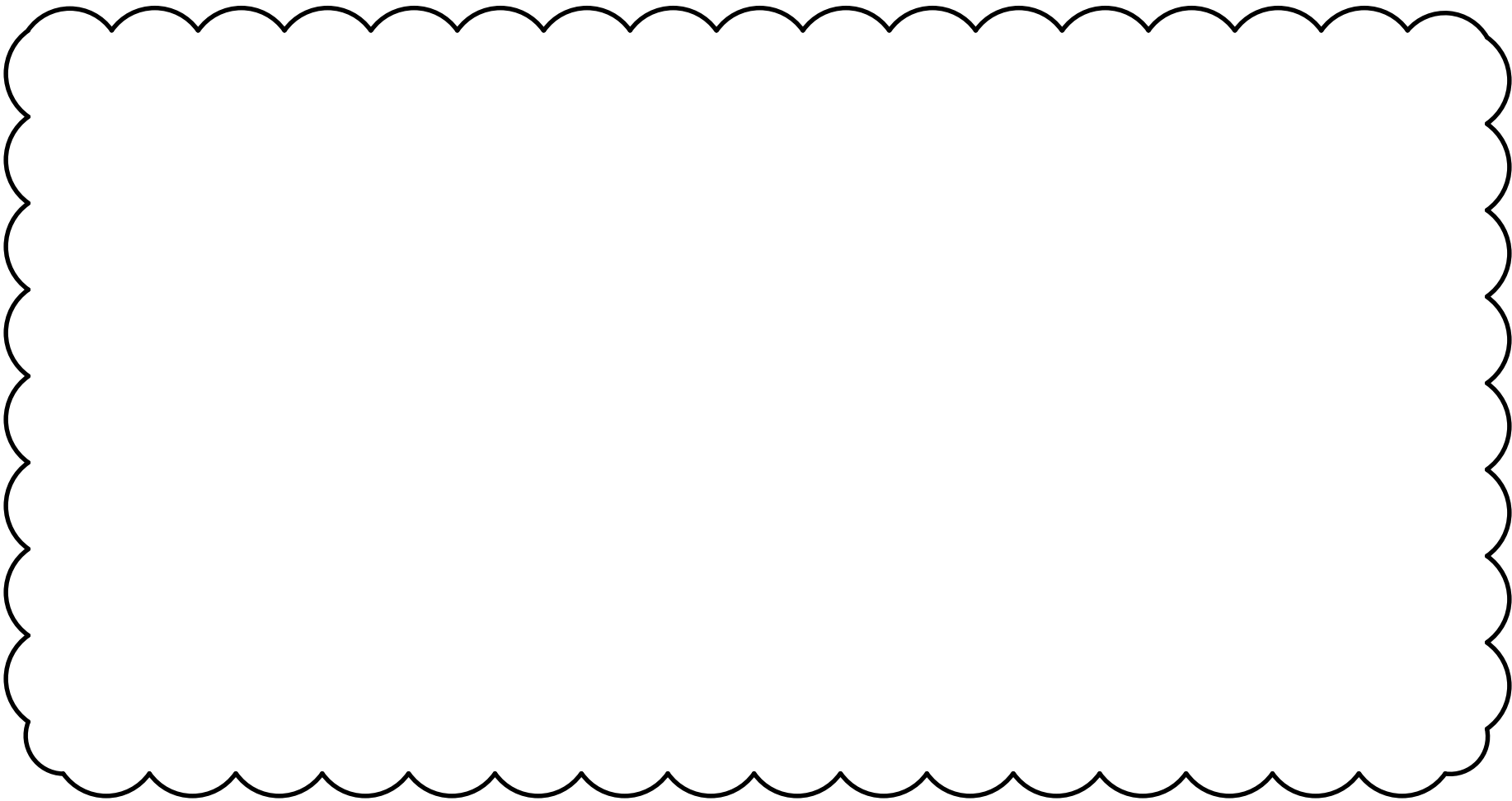
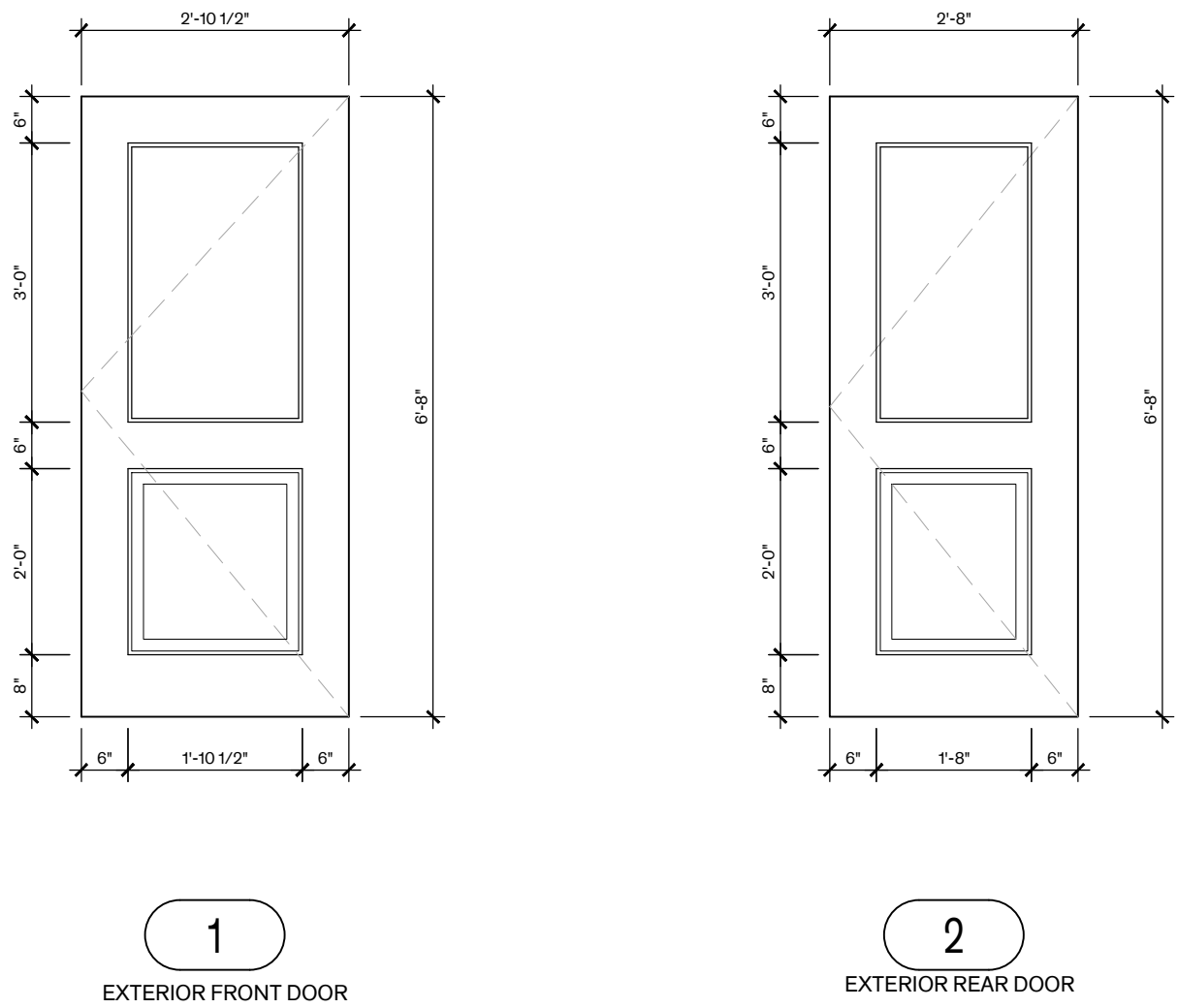
Sheet Number



GENERAL NOTES

REFER TO FLOOR PLANS AND ELEVATIONS FOR WINDOW LOCATIONS AND HEAD HEIGHTS

ALL NEW WINDOWS, REPLACEMENT WINDOWS, AND PATIO DOORS TO BE ALUMINUM-CLAD WOOD WINDOWS, **JELD-WEN 2500 SERIES** OR APPROVED EQUAL.
SERIES OR APPROVED EQUAL.



Rehabilitation + Addition

419 Florida Street
San Antonio, TX 78215

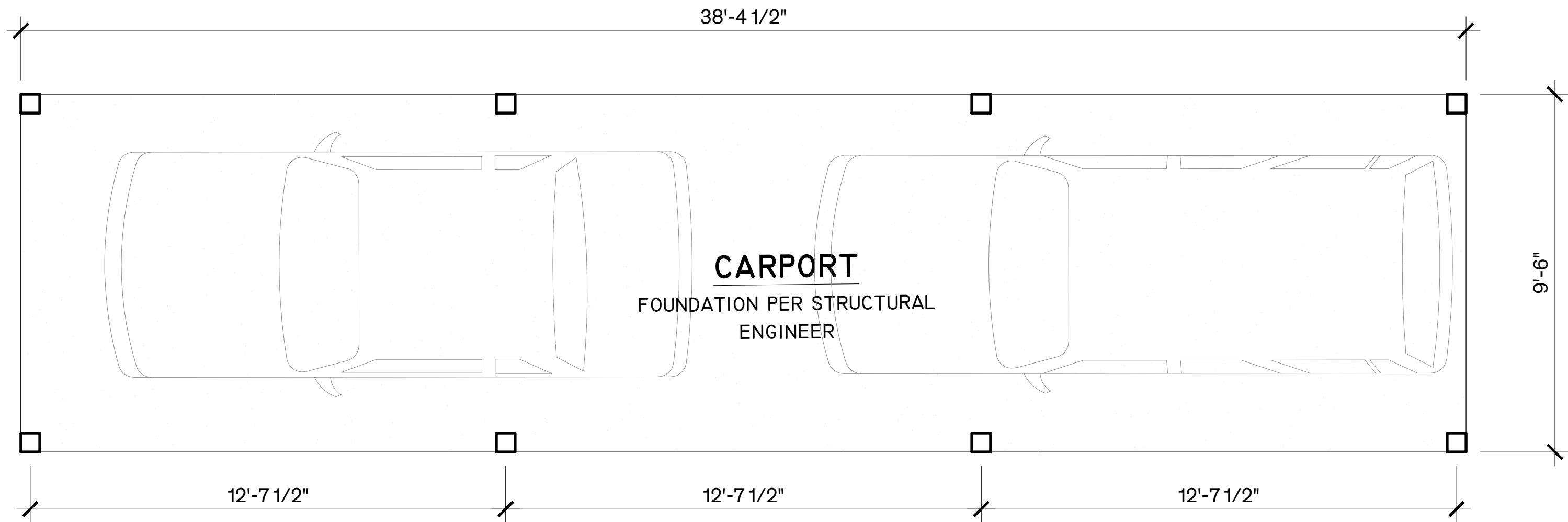
REVISION HISTORY

PERMIT DOCUMENTS

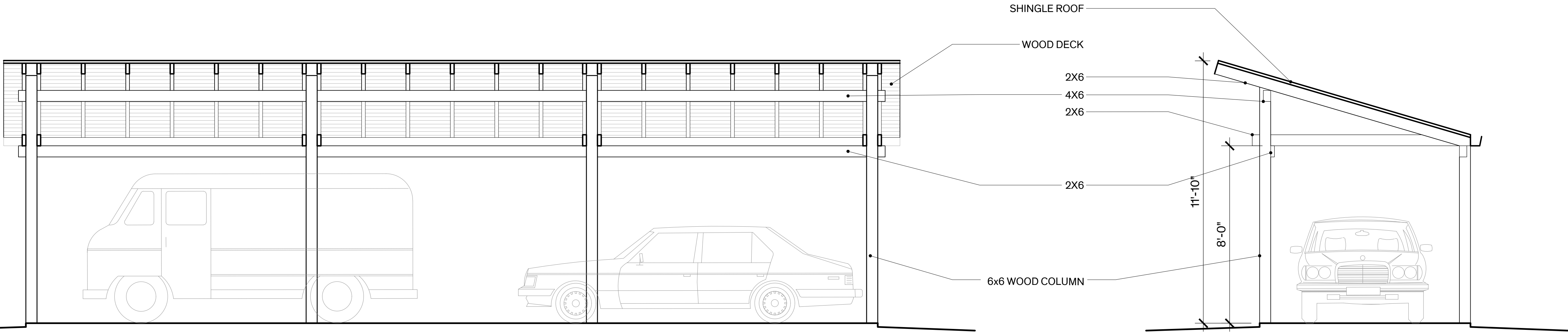
Architexas No. 2139 Date October 15, 2021

Sheet Name Window & Door Schedule

Sheet Number



3 Carport Floor Plan
3/8" = 1'-0"



2 West Elevation
3/8" = 1'-0"

1 South Elevation
3/8" = 1'-0"



419





