

HISTORIC AND DESIGN REVIEW COMMISSION

February 1, 2017

Agenda Item No: 25

HDRC CASE NO: 2017-024
ADDRESS: 311 BARRERA
LEGAL DESCRIPTION: NCB 714 BLK 11 LOT S 77.05 FT OF 3
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Steve Newman
OWNER: JS & WS Holdings, LLC
TYPE OF WORK: Construction of a single family structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a single family house at 311 Barrera.

APPLICABLE CITATIONS:

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 nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

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 materials—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.

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

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

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.
- 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. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially

cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a single family house on the lot at 311 Barrera.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on January 11, 2017. At that meeting, the committee questioned the existing massing context of the block, recommended that the applicant include a massing diagram in the presentation, noted that the proposed porch design is appropriate, suggested that the applicant modify the side facing shed roof or rotate the side facing shed roof and noted that properly framed aluminum windows were appropriate.

- c. DESIGN REVIEW COMMITTEE – This request was reviewed a second time by the Design Review Committee on January 25, 2017, where committee members noted that the proposed shed roofs were appropriate, that the structure’s rear fenestration did not appear very clear, that window patterns may provide future concerns and that additional information should be provided, that aluminum clad wood windows should feature a profile that relates to that of historic wood windows, that an updated roof plan should be provided and that additional block context should be provided.
- d. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed an overall setback of approximately nine (9) feet from the public right of way at Barrera. Staff recommends the applicant provide additional information noting that the proposed setback is consistent with the example found on Barrera.
- e. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance toward Barrera. This is consistent with the Guidelines.
- f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed to construct a structure which features a single height portion toward Barrera and a portion which features 2 ½ stories at the rear of the lot. Staff finds that there are examples of single family structures features multiple levels of height in the vicinity. Additionally, the applicant has provided staff with various perspectives noting that the proposed massing will feature a massing similar to an adjacent property’s double height accessory structure and that the proposed rear height will be far removed from the public right of way.
- g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundations. The applicant has proposed a floor height of eighteen (18) inches. This is consistent with the Guidelines.
- h. ROOF FORM – The applicant has proposed a roof form that includes a shed roof that slopes to the side yard. This block of Barrera features historic structures on the north side of the street that predominantly feature shed roofs that slope toward the street. Staff finds that the proposal of a roof form that does not follow this historic example is inappropriate and inconsistent with the Guidelines for New Construction which notes that new construction should complement historic structures throughout the district.
- i. ROOF RORM – Regarding roof form, staff finds that the proposed side facing shed roof should be modified to feature a downward slope that fronts the public right of way. Additionally, staff finds that the applicant should modify the proposed round window on the proposed side facing shed roof.
- j. WINDOW & DOOR OPENINGS – The applicant has proposed window and door openings that are generally appropriately sized. The applicant should provide staff with a detailed wall section noting the framing depths of all windows as well as information regarding window materials. The applicant has proposed aluminum clad wood windows. Staff finds that the applicant should install wood windows that are consistent with the Historic Design Guidelines, Guidelines for New Construction and Window Policy Document.
- k. LOT COVERAGE – The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area unless adjacent historic buildings establish a precedent with a greater building to lot ration. The applicant has proposed a building to lot ratio that is greater than fifty (50) percent; however, many historic structures on Barrera feature a similar building to lot ration. The applicant’s proposed building to lot ratio is consistent with the Guidelines.
- l. MATERIALS – The applicant has proposed materials which include stucco, stained wood lap siding, dark bronze framed aluminum clad wood windows and a galvalume standing seam metal roof. Staff finds that there is no historic precedent for the use of stucco. Additionally, staff recommends the applicant install wood windows as noted in finding j.
- m. ARCHITECTURAL DETAILS – New buildings 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. Staff finds that the applicant has proposed many architectural features that are not representative of the historic structures located in the Lavaca Historic District.
- n. MECHANICAL EQUIPMENT – The applicant has not noted the location and screening of mechanical equipment. The applicant is responsible for screening all mechanical equipment from view of the public right of way.
- o. DRIVEWAY – Per the site plan, the applicant has proposed to utilize the existing curbcut and driveway. The

driveway width should not exceed ten (10) feet in width.

- p. SIDEWALK – The applicant has proposed a front yard sidewalk to connect the proposed front porch to the public right of way. The applicant should ensure that the width of the proposed front walk is consistent with those found on the block.
- q. LANDSCAPING – At this time, the applicant has not provided a detailed landscaping plan. Staff recommends the applicant provide a detailed landscaping plan prior to receiving a Certificate of Appropriateness.

RECOMMENDATION:

Staff does not recommend approval based on findings a through q. Staff recommends that the applicant proposed a roof form that is consistent with the historic examples found on the northern side of the block as well as incorporate architectural elements that are representative of historic structures in the district. Additionally, staff finds that the applicant should address other inconsistencies with the Guidelines as noted in findings j, l and m.

CASE MANAGER:

Edward Hall



N



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 13, 2017

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CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
 PRESERVATION**

**Historic and Design Review Commission
 Design Review Committee
 Report & Recommendation**

DATE: JANUARY 11, 2017 HDRC Case# 2017-024

ADDRESS: 311 BARREDA Meeting Location: 1901 SALAMO

APPLICANT: STEVE NEWMAN

DRC Members present: MICHAEL GUZINO

Staff present: EDWARD HALL

Others present: ~~MIKE~~ NIKOLAS MELDE, JON NEWMAN

REQUEST: NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE

COMMENTS/CONCERNS: MG: QUESTIONS REGARDING THE EXISTING
CONDITIONS ON THE BLOCK (IN REGARDS TO HEIGHT/MASSING). QUESTIONS
REGARDING PROPOSED HEIGHT AND SHED ROOF. MG: INCLUDE
MASSING DIAGRAM / ELEVATION THAT INCLUDES CONTEXT OF
NEIGHBORING STRUCTURE. PORCH DESIGN IS APPROPRIATE, CONSIDER
ROTATING SHED ROOF OVER CARPORT TO FRONT BARREDA. CAN
"SHED" ROOM WINDOWS BE MODIFIED. QUESTIONS REGARDING
OPENING AT THE REAR OF PORCH. COULD SHED ROOF BE TRANSFORMED
INTO A GABLED ROOF. THE PLAN IS APPROPRIATE.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
 APPROVE WITH COMMENTS/STIPULATIONS:

NO QUORUM

 Committee Chair Signature (or representative)

 Date

MG: PROPOSED ALUMINUM WINDOW IS APPROPRIATE.
STUCCO, LAP SIDING AND A METAL ROOF IS APPROPRIATE.



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
 PRESERVATION**

**Historic and Design Review Commission
 Design Review Committee
 Report & Recommendation**

DATE: JANUARY 24, 2017 HDRC Case# 2017-024

ADDRESS: 311 BARRERA Meeting Location: 1901 S ALAMO

APPLICANT: STEVE NEWMAN

DRC Members present: MICHAEL GUARINO, KENT BRITAIN

Staff present: EDWARD HALL

Others present: NICK MELDE, JOLY NEWMAN

REQUEST: CONSTRUCTION OF A SINGLE FAMILY HOUSE ON A VACANT
 LOT

COMMENTS/CONCERNS: MG: QUESTIONS REGARDING THE VOLUME
 AT THE TOP LEVEL OF REAR MASSING - WHAT IS THE USE? NM:
 ATTIC SPACE, NOT A FULL HEIGHT FLOOR. MG: PROPOSING A SHEA
 ROOF IS IMPORTANT TO PRESERVING THE EXISTING CONTINUITY
 ON THE BLOCK. MG: REAR MASSING'S PENETRATION DOES NOT
 APPEAR TO BE VERY CLEAR; THERE ARE VARIOUS SIZES. WHAT
 OF THE REAR ELEVATION WILL BE SEEN? PRESENT MORE

CONTEXT ON HOW THE STRUCTURE WILL BE SEEN FROM VARIOUS
 LOCATIONS. KB: THERE ARE VARIOUS INCONSISTENCIES WITH DOCUMENTS.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
 APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

1/24/17
 Date

MG: COMMISSIONERS MAY BE CONCERNED ABOUT WINDOW PATTERNS. ADDITIONAL CONTEXT AND DESIGN REASONS MAY BE NEEDED.

MG: PHOTOGRAPHS OF NEW CONSTRUCTION ACROSS THE STREET SHOULD BE INCLUDED. A STREET SECTION WOULD ALSO BE NEEDED.

MG: ALUMINUM WINDOWS (ALUMINUM LAD WOOD) SHOULD FEATURE A PROFILE THAT IS COMPARABLE / RELATES TO HISTORIC PROFILES.

KB: AN UPDATED ROOF PLAN SHOULD BE PROVIDED.

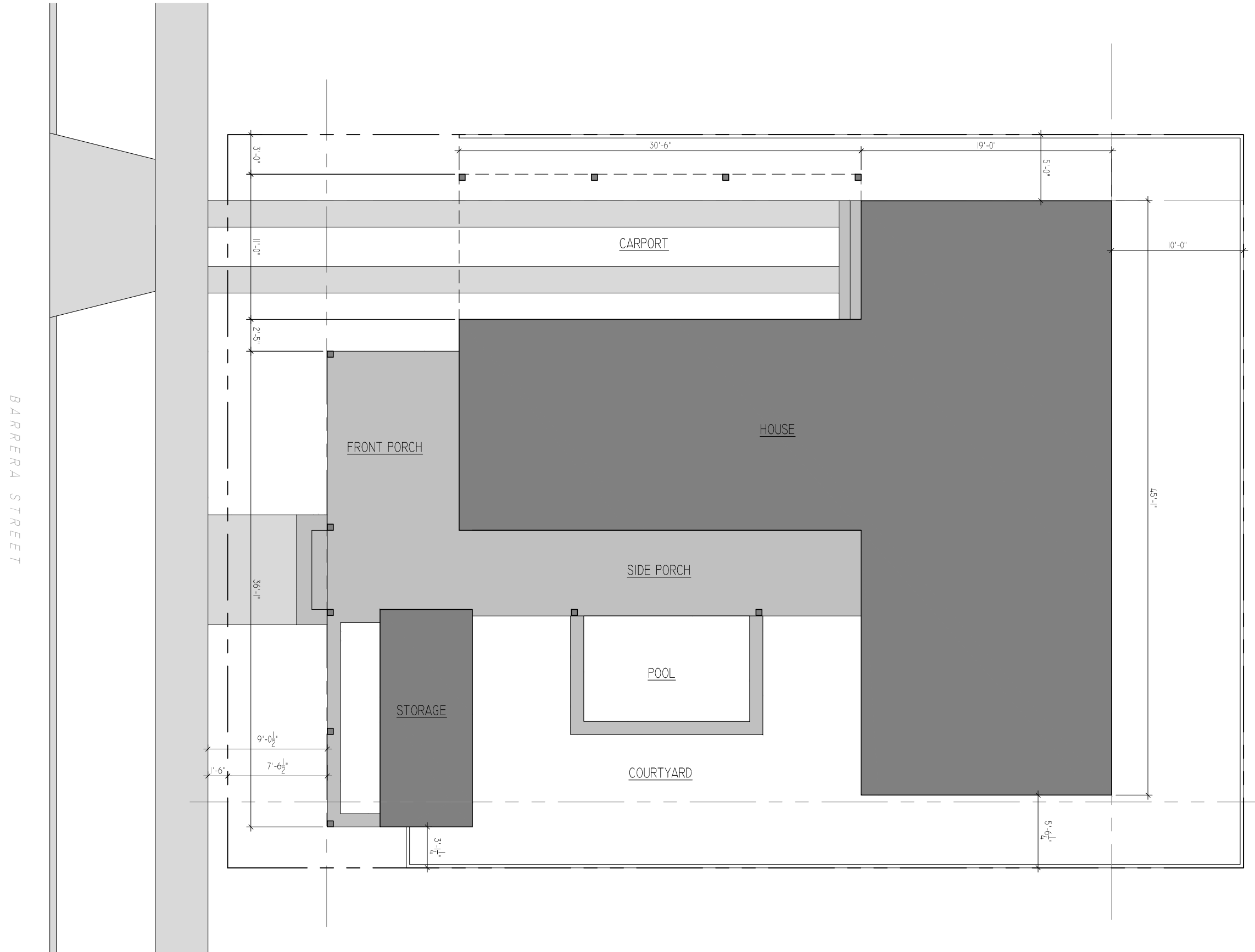
MG: ADDITIONAL BLOCK CONTEXT / MATERIAL INFORMATION SHOULD BE PROVIDED.


Newman Residence
311 Barrera
San Antonio, TX 78210

HDRC Application: Project Summary

New construction of a single family residence is proposed at 311 Barrera Street in the Lavaca Historic District. This block of the neighborhood is characterized by late-19th century single-story houses with front porches that span the full length of front façade. Sensitive to this character, the proposed home features a broad front porch facing the street with a single-story mass at the front of the property and a 2½ story mass at the rear of the property. The exterior finishes of the home will consist of stucco (integral color to be determined), stained wood framing, stained wood lap siding, dark bronze framed windows, and a galvalume standing seam roof.

We are working with the Lavaca Neighborhood Association's Architectural Review Committee on the design in order to gain their approval with a letter of support.

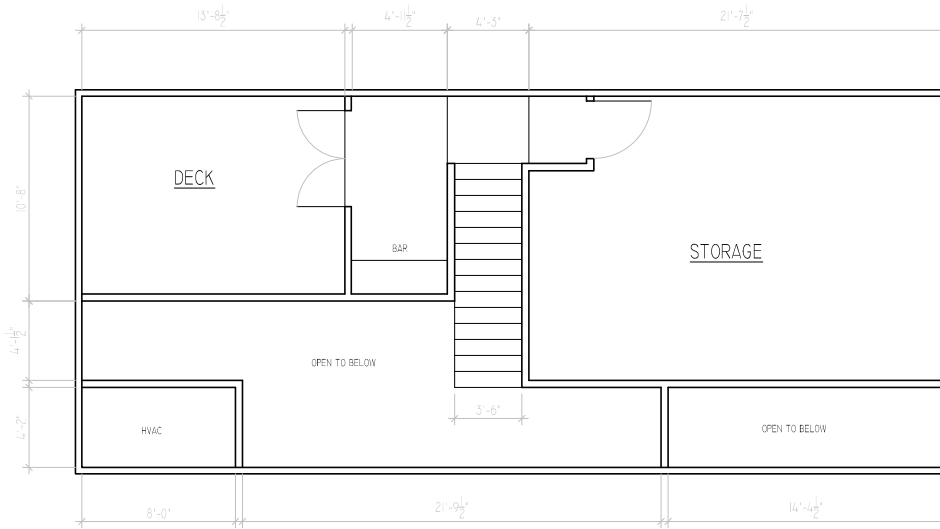


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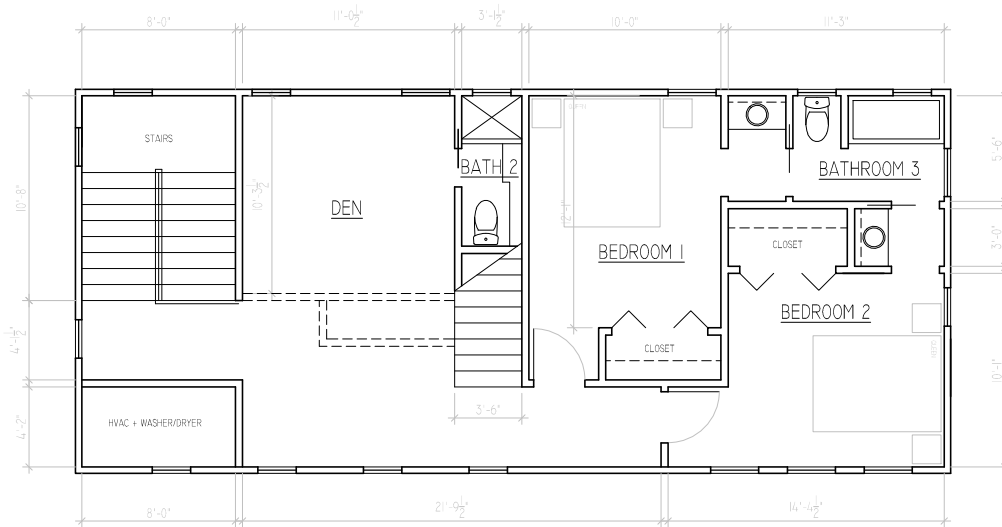
NEWMAN RESIDENCE
 311 BARRERA STREET, SAN ANTONIO, TEXAS 78210
 NICHOLAS MELDE, ARCHITECT

PERMIT DRAWINGS
 FEBRUARY 2017
SITE PLAN

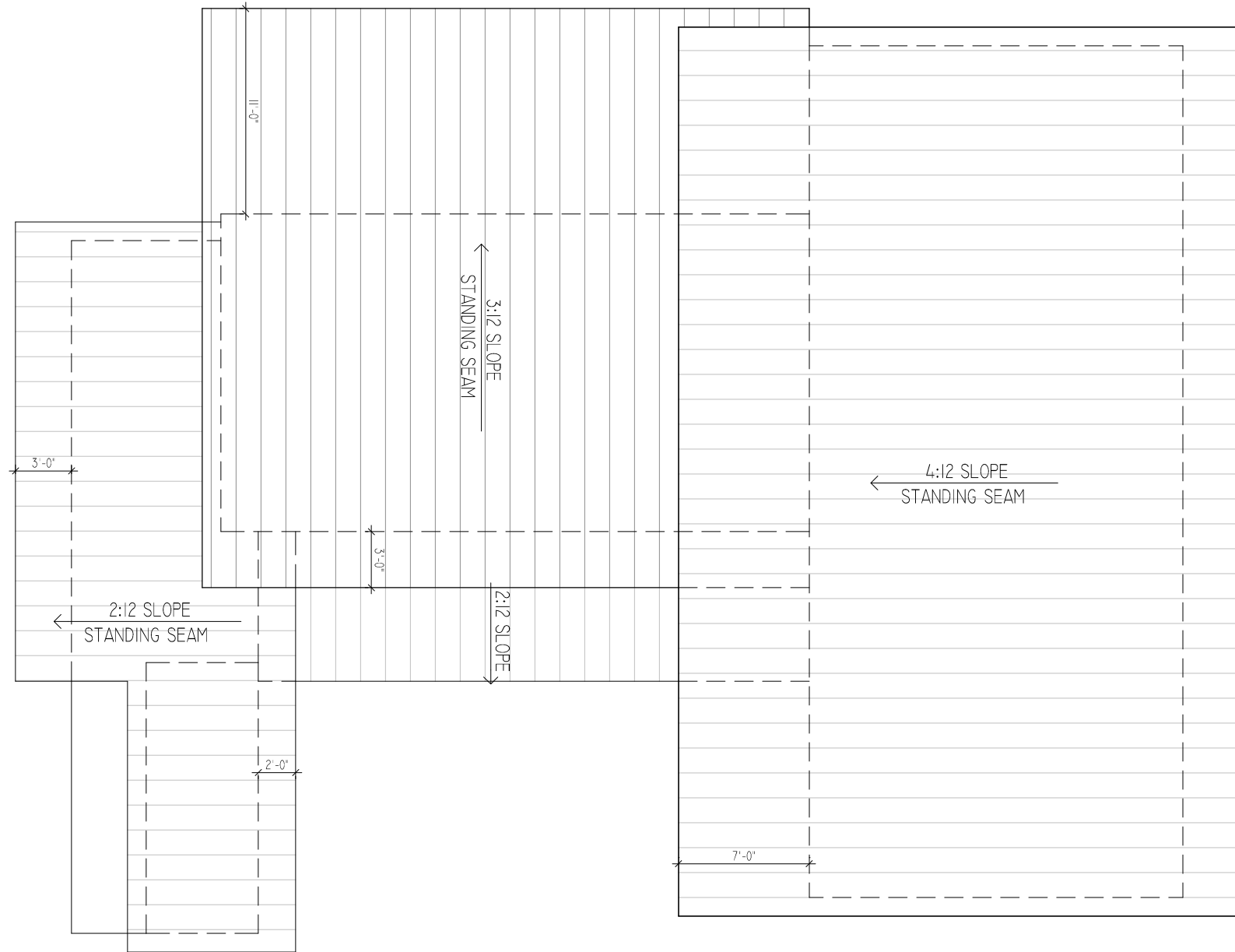
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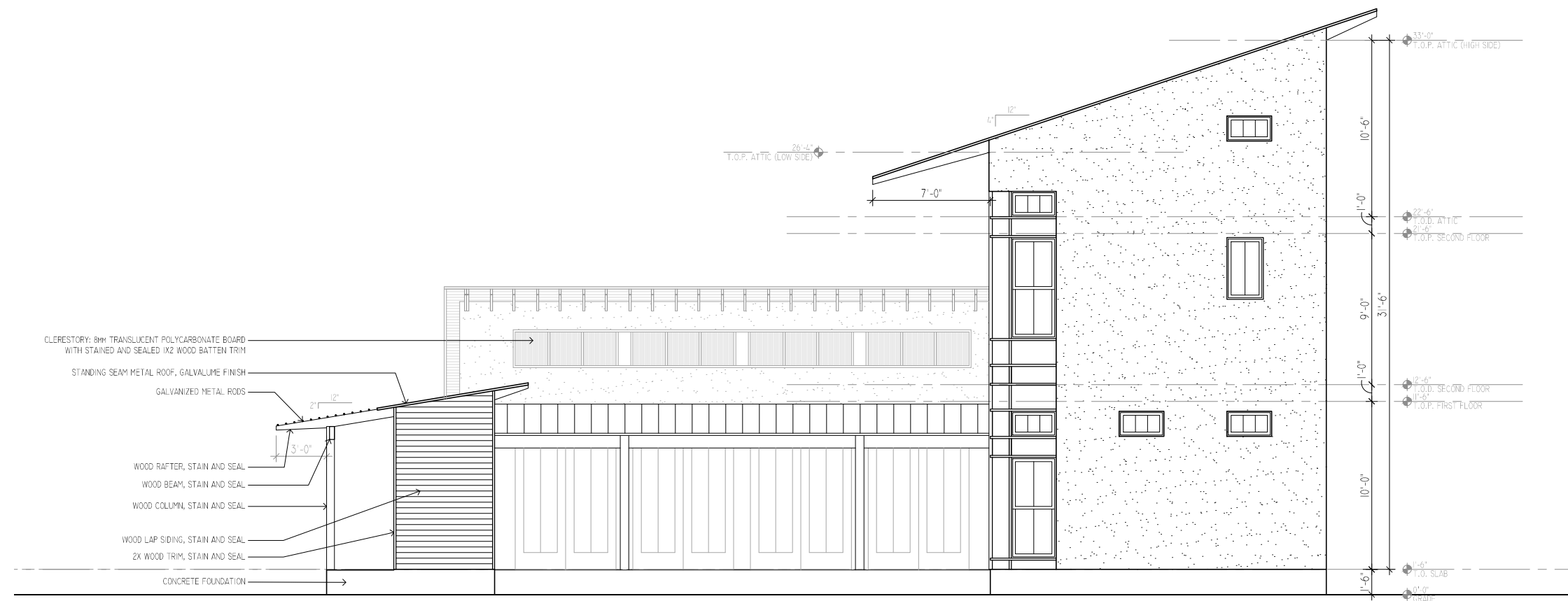
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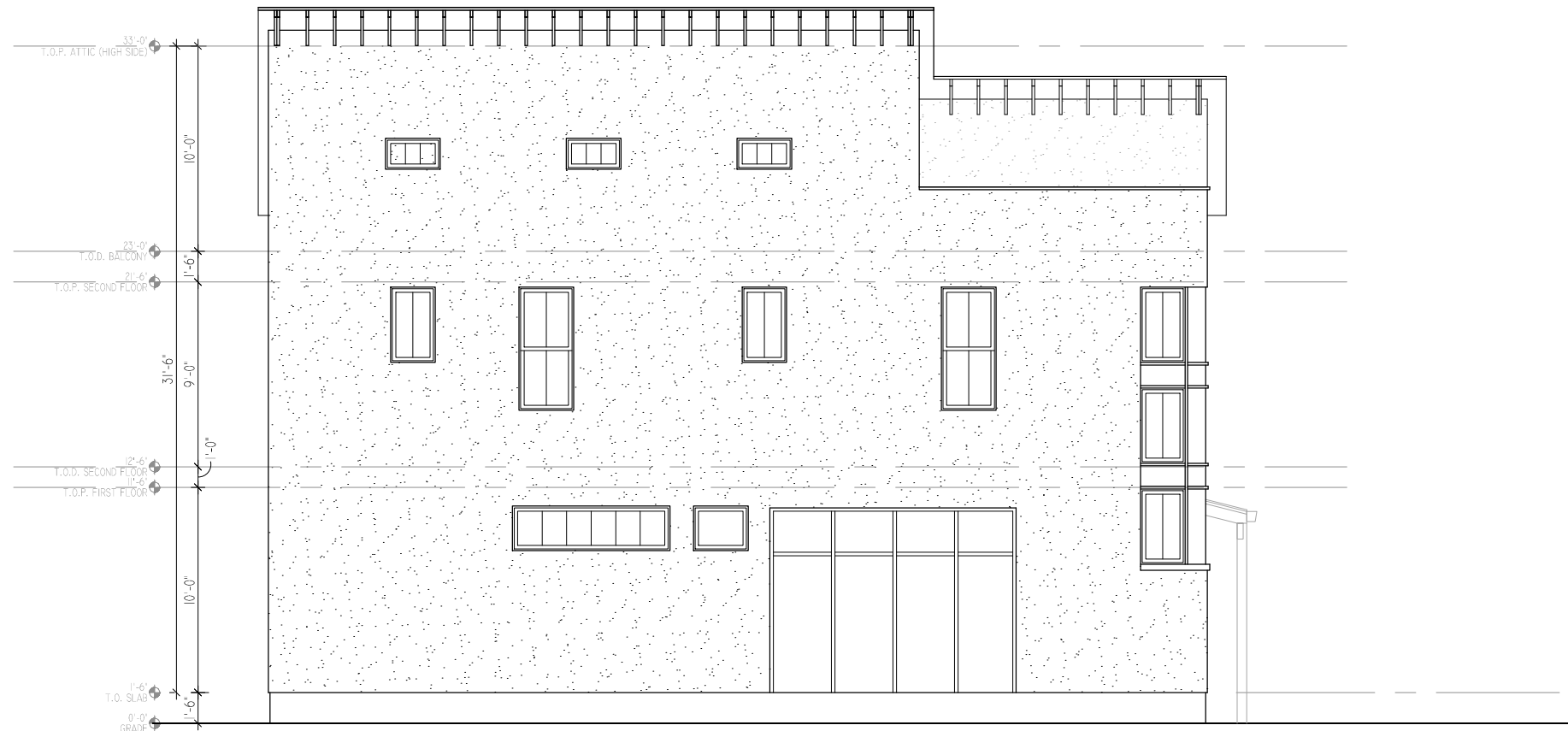
SECOND FLOOR 1"=10'



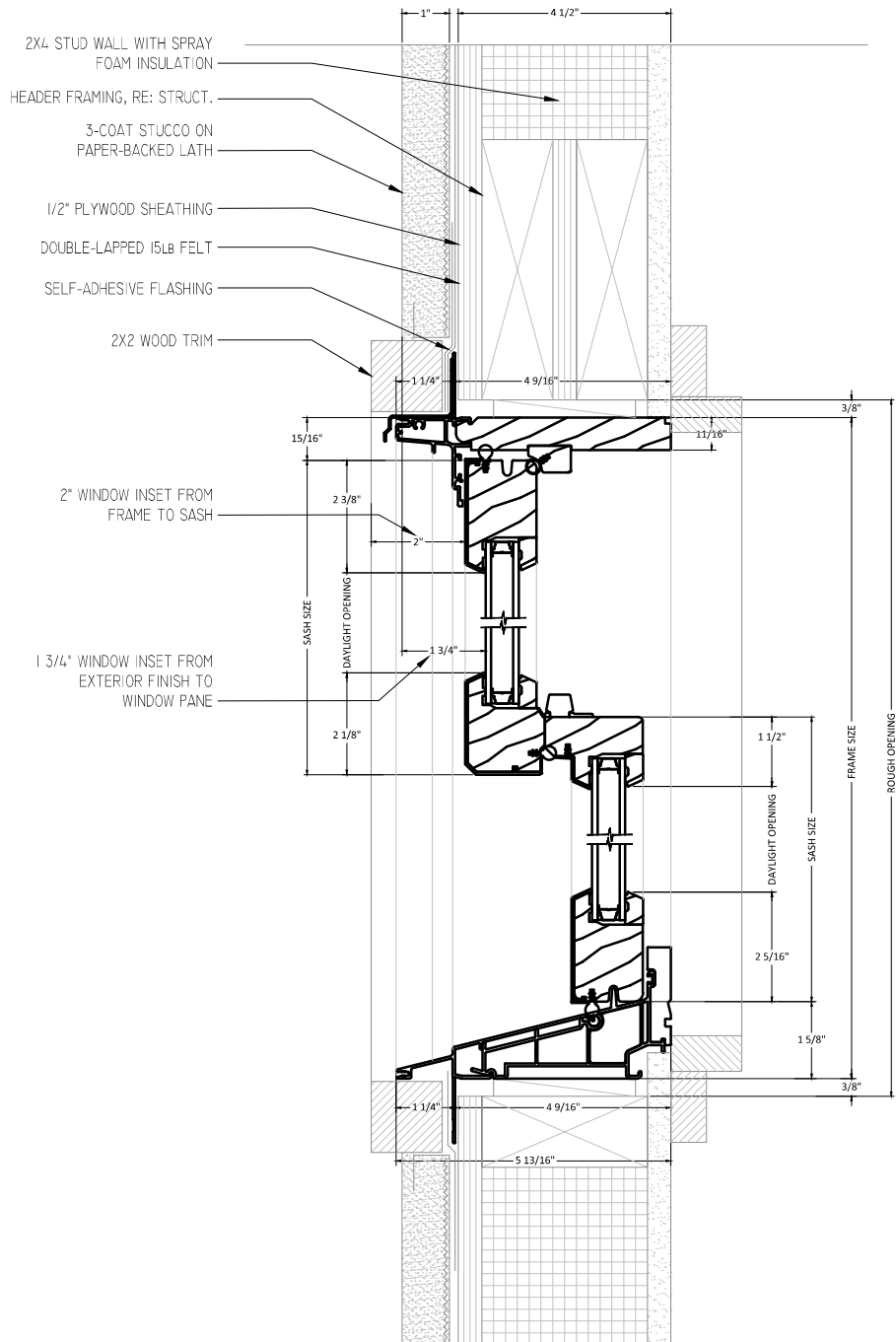
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SCALE: 1/4" = 1'-0"



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



TYPICAL WINDOW DETAIL

SCALE: 3" = 1'-0"

SELECTING WINDOWS FOR NEW BUILDINGS

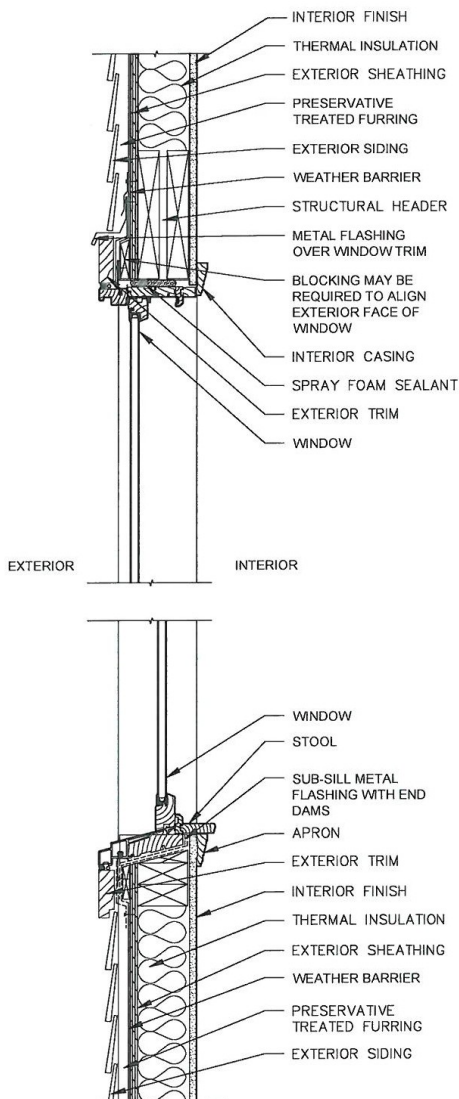
3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.

The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

Examples in New Construction:



Block Frame



(not recommended)



Flush Flange













