**HISTORIC AND DESIGN REVIEW COMMISSION**
**April 21, 2021**

| | |
|---|---|
| **HDRC CASE NO:** | **2021-186** |
| **ADDRESS:** | 2115 N IH 35 |
| **LEGAL DESCRIPTION:** | NCB 1274 BLK 6 LOT 7 |
| **ZONING:** | R-6, H |
| **CITY COUNCIL DIST.:** | 2 |
| **DISTRICT:** | Government Hill Historic District |
| **APPLICANT:** | RODRIGO RIVERA/Open Studio Architecture PLLC |
| **OWNER:** | Chris Coker/COKER CHRISTOPHER & AVA |
| **60-DAY REVIEW:** | Not applicable due to City Council Emergency Orders |
| **CASE MANAGER:** | Huy Pham |

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1575 square foot one-and-a-half story secondary dwelling facing Glouchester St

**APPLICABLE CITATIONS:**
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.

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.

5.Guidelines for Site Elements
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.

*Standard Specifications for Windows in Additions and New Construction*

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in 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. Whole window systems should match the size of historic windows on property unless otherwise approved.

- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

**FINDINGS:**

a. The primary historic structure at 2115 N IH 35 was constructed in the Folk Victorian style and contributes to the Government Hill Historic District. The one-and-a-half story single-family structure features a front-facing gabled bay window with ornamental divided lites, an side flanking inset porch, a primary hipped roof with a front facing dormer, and wood lap siding.
b. SECONDARY DWELLING STRUCTURE – The applicant is requesting to construct a 1575 square foot, one-and-a-half story secondary dwelling behind the 1603 square foot, one-and-a-half story primary dwelling separated by an existing wood privacy fence. The new and existing structures will face opposing Glouchester Street and N IH 35 access road respectively.
c. SCALE AND MASSING – Per the Guidelines for New Construction 2.A.i., applicants should 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 The application has proposed to construct a two-story rear accessory structure featuring similar hipped and gabled roof forms. Staff finds that the scale and missing are consistent with the Guidelines.
d. CHARACTER – Per the Guidelines for New Construction 5.A.iii., applicants should 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. The applicant has proposed to feature matching historic features of the primary structure such as ornamental divided lights, gable vents, wood lap siding and columns, and roof and porch forms.
e. WINDOWS AND DOORS – Per the Guidelines for New Construction 5.A.iv., applicants should 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. The applicant has proposed an appropriate spaced fenestration pattern with one-over-one sash windows. The final window product has not been submitted at this time and should adhere to the *Standard Specifications for Windows in New Construction.*
f. FAÇADE ORIENTATION – Per the Guidelines for New Construction 1.A.i., applicant should align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Staff finds the orientation to Glouchester St given the context of the development as two individual dwellings on shared lot.
g. SETBACK – Per the Guidelines for New Construction 5.B.ii., applicants should follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. The applicant has proposed setbacks of 20' from the rear of Glouchester St, 5' from the west side property line, and 12'-9" from the east side property line.

h. DRIVEWAY – Per the Guidelines for Site Elements 5.B.i., applicants should incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site, and that historic driveways are typically no wider than 10 feet. The applicant has proposed to install a 25-foot-wide driveway fronting Glouchester St. Staff finds that a parking pad of that size may be appropriate in the rear yard screened by a privacy fence. However, since the proposed development is visible from and fronts Glouchester, staff finds the width should be reduced to 10 feet.

**RECOMMENDATION:**
Staff recommends approval based on the findings with the stipulations:

i. That the driveway width is reduced to 10 feet instead of the proposed 25 feet.
ii. That the design of the "decorative fence and gate" depicted in the site plan is submitted to staff for review prior to installation
iii. That the metal roof adheres to the *Standard Specifications for Metal Roofs*
**iv.** That the final window products adhere to the *Standard Specifications for Windows in New Construction and are submitted to staff for verification*

The applicant is responsible for meeting all setback requirements for permitting. Updated and final drawings and materials specifications must be submitted to staff prior to the issuance of a Certificate of Appropriateness.

# 2115 N IH 35

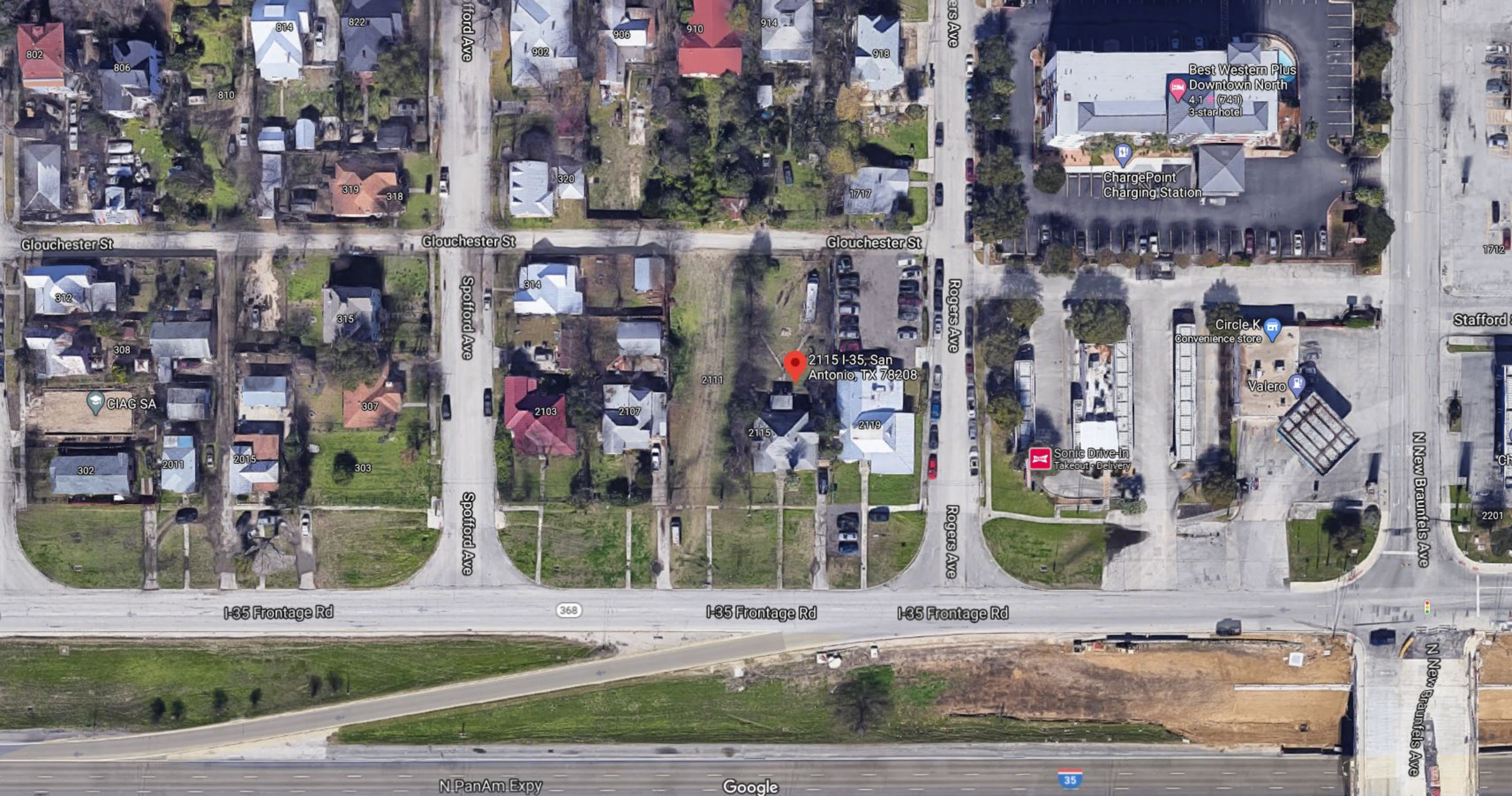
April 13, 2021

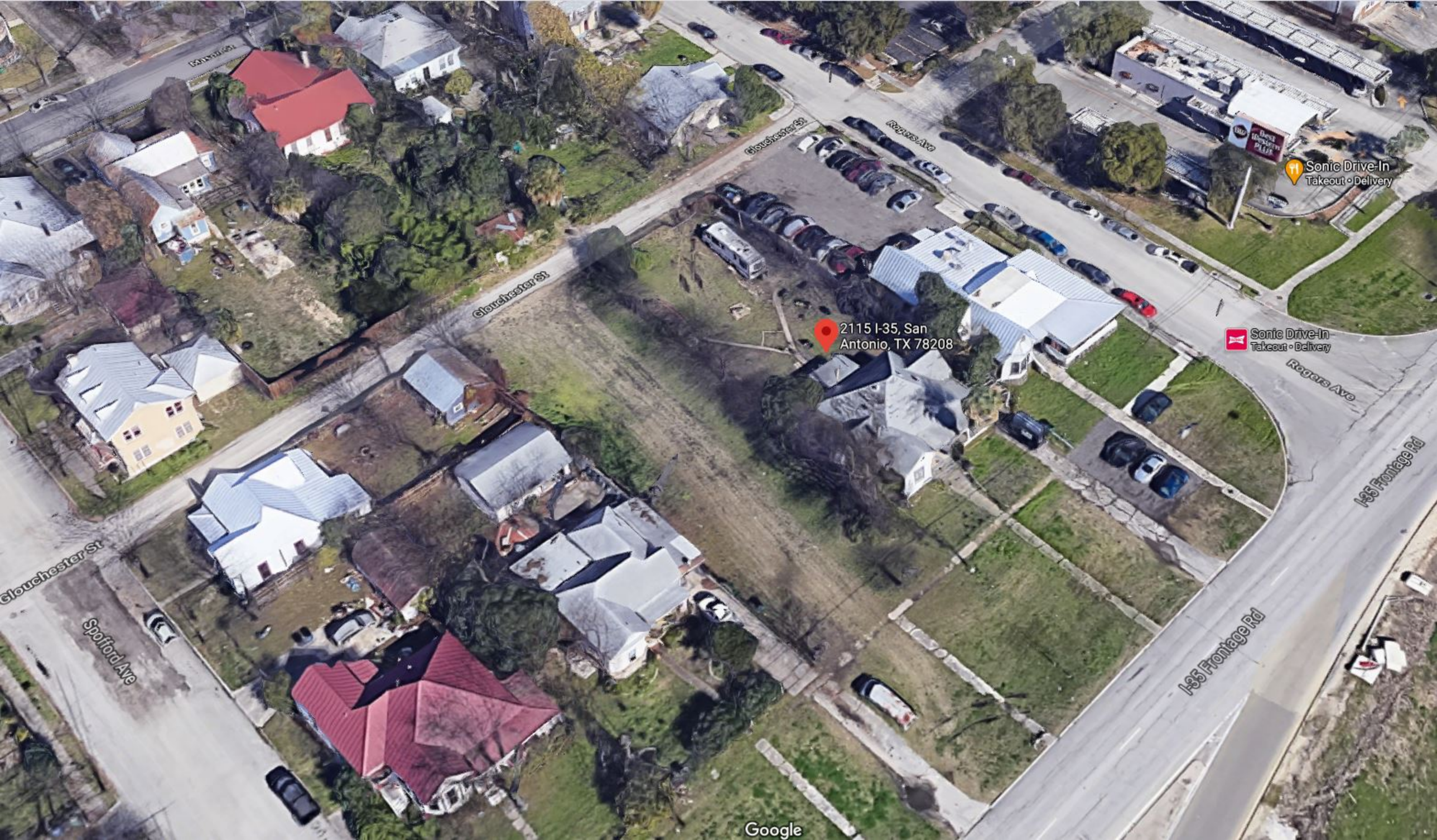
1:1,000

0 0.0075 0.015 0.03 mi

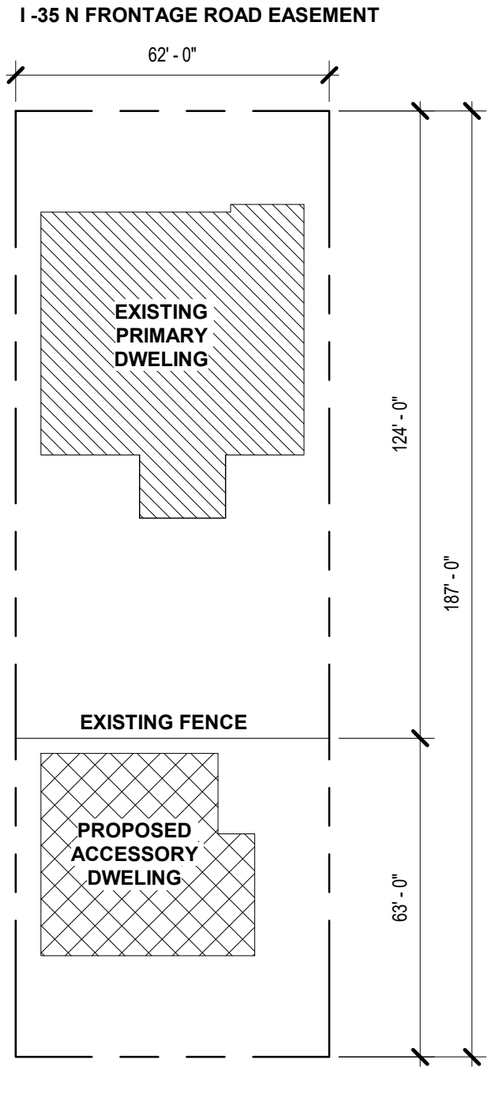
0 0.0125 0.025 0.05 km

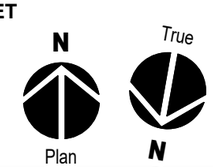
City of San Antonio GIS
Copyright 4-13-2021


Gloucester St
Gloucester St
Gloucester St
Spofford Ave
Spofford Ave
Rogers Ave
Rogers Ave
N New Braunfels Ave
N New Braunfels Ave
I-35 Frontage Rd
I-35 Frontage Rd
I-35 Frontage Rd
368
N PanAm Expy
35
Google
2115 I-35, San Antonio, TX 78208
Best Western Plus Downtown North
4.1 (741)
3-star hotel
ChargePoint Charging Station
Circle K
Convenience store
Valero
Sonic Drive-In
Takeout · Delivery
CIAG SA
802
806
810
814
822
902
906
910
914
918
319
318
320
1717
1712
312
315
308
314
2111
2103
2107
2115
2119
307
302
2011
2015
303
2201


Gloucester St
Gloucester St
Gloucester St
Rogers Ave
Rogers Ave
Spofford Ave
I-35 Frontage Rd
I-35 Frontage Rd
2115 I-35, San Antonio, TX 78208
Sonic Drive-In
Takeout • Delivery
Sonic Drive-In
Takeout • Delivery
Google

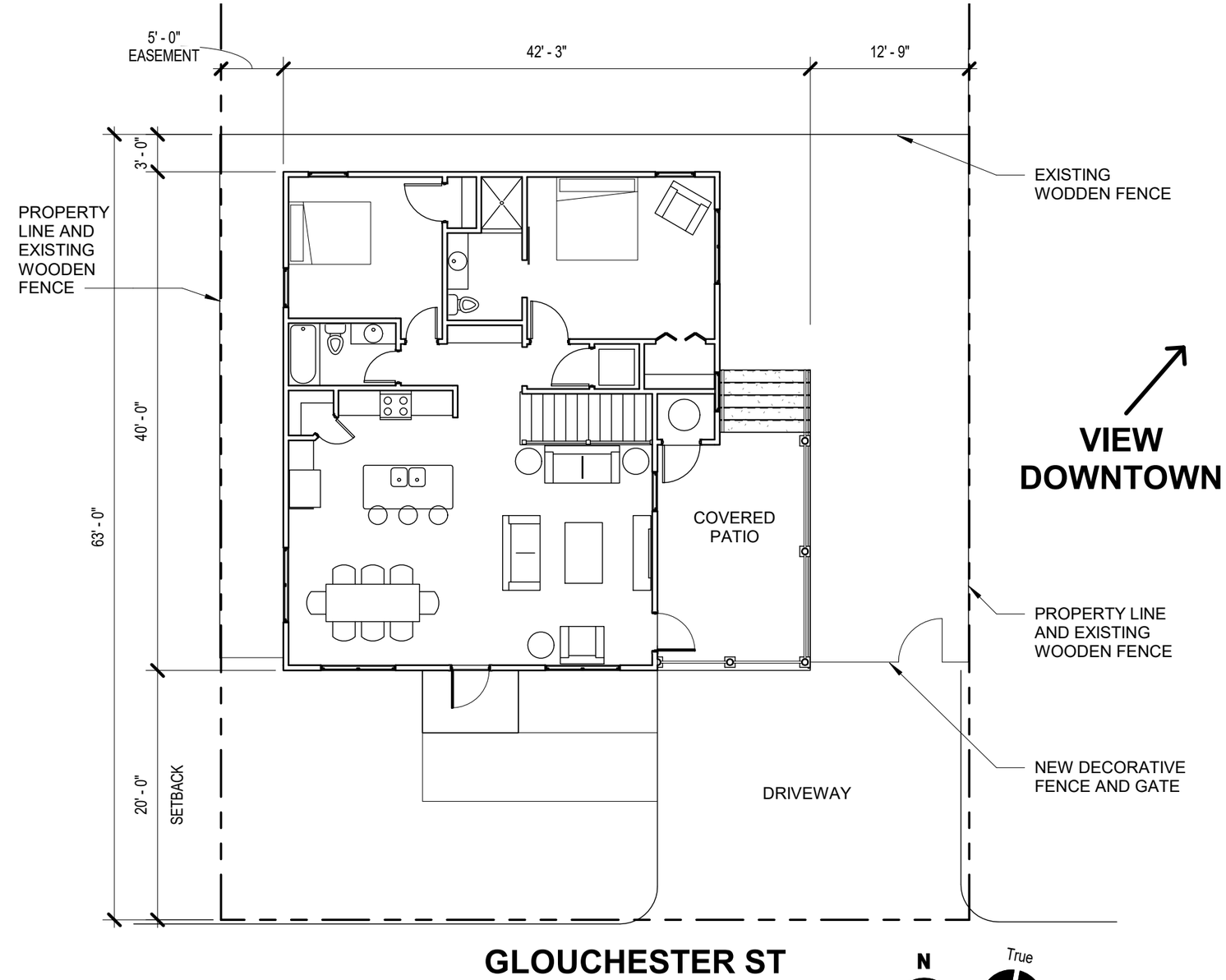
I-35 Frontage Rd
San Antonio, Texas
Google
Street View
Creole Kitchen
Colita St
Mason St
2115 I-3
Antonio,
as Tacos
Sharer St
Google

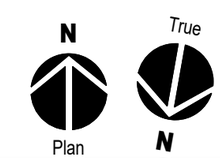



## 1 LOT PLAN

SCALE: 1" = 30'-0"




## 2 ENLARGED SCHEMATIC SITE PLAN

SCALE: 1" = 10'-0"

Open studio architecture

# 2115 I-35 BED & BREAKFAST

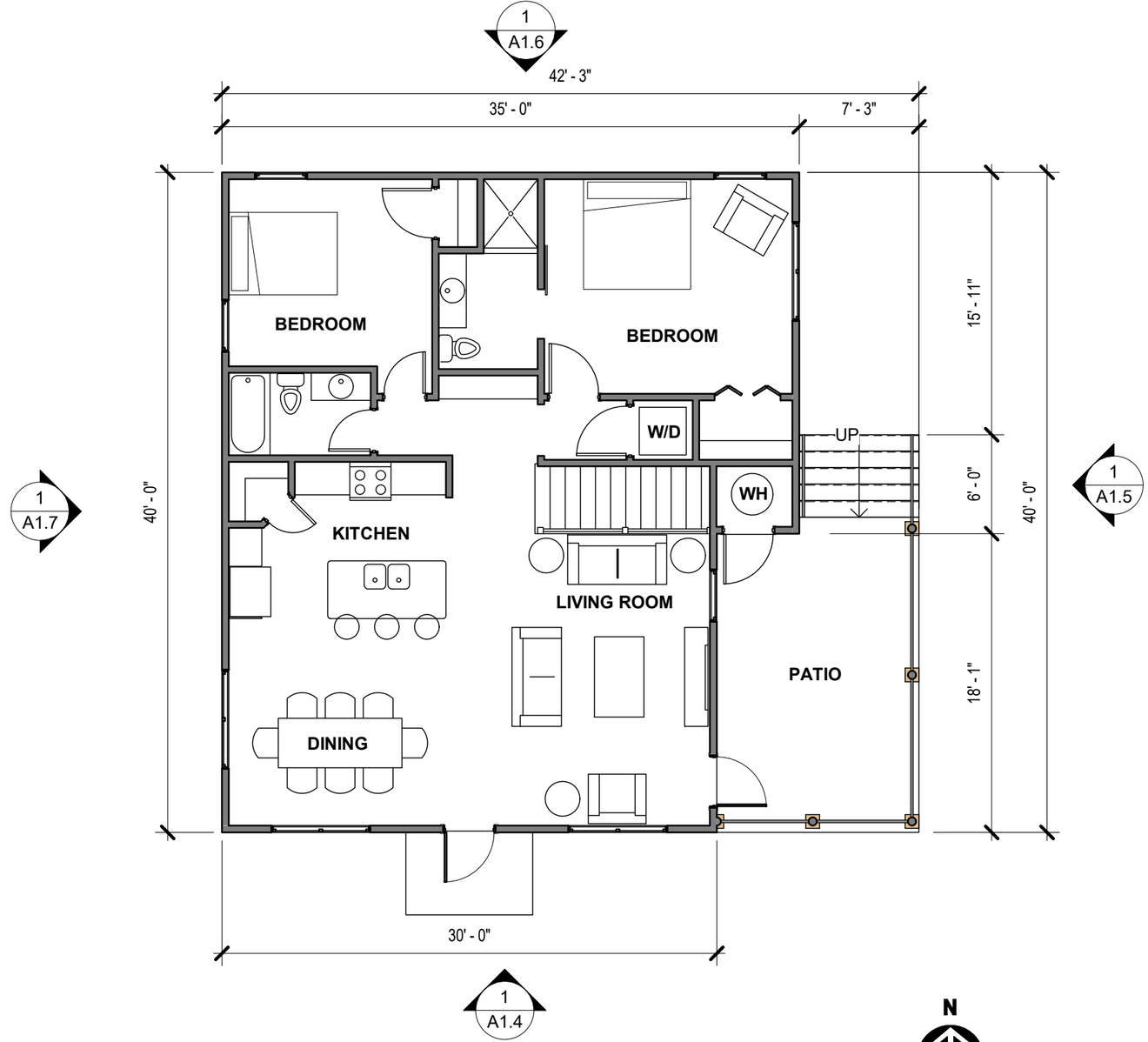
2115 HWY I-35 SAN ANTONIO TEXAS 78208

**SCHEMATIC SITE**

project #: 21.065

4/10/2021

**A1.1**




1 **FIRST FLOOR SCHEMATIC PLAN**

SCALE: 1/8" = 1'-0"

**FIRST FLOOR OVERALL FOOTPRINT: 1,575 SF**

**SECOND FLOOR:.....390 SF**

**TOTAL LIVABLE SPACE:.....1,700 SF**

Open studio architecture

# 2115 I-35 BED & BREAKFAST

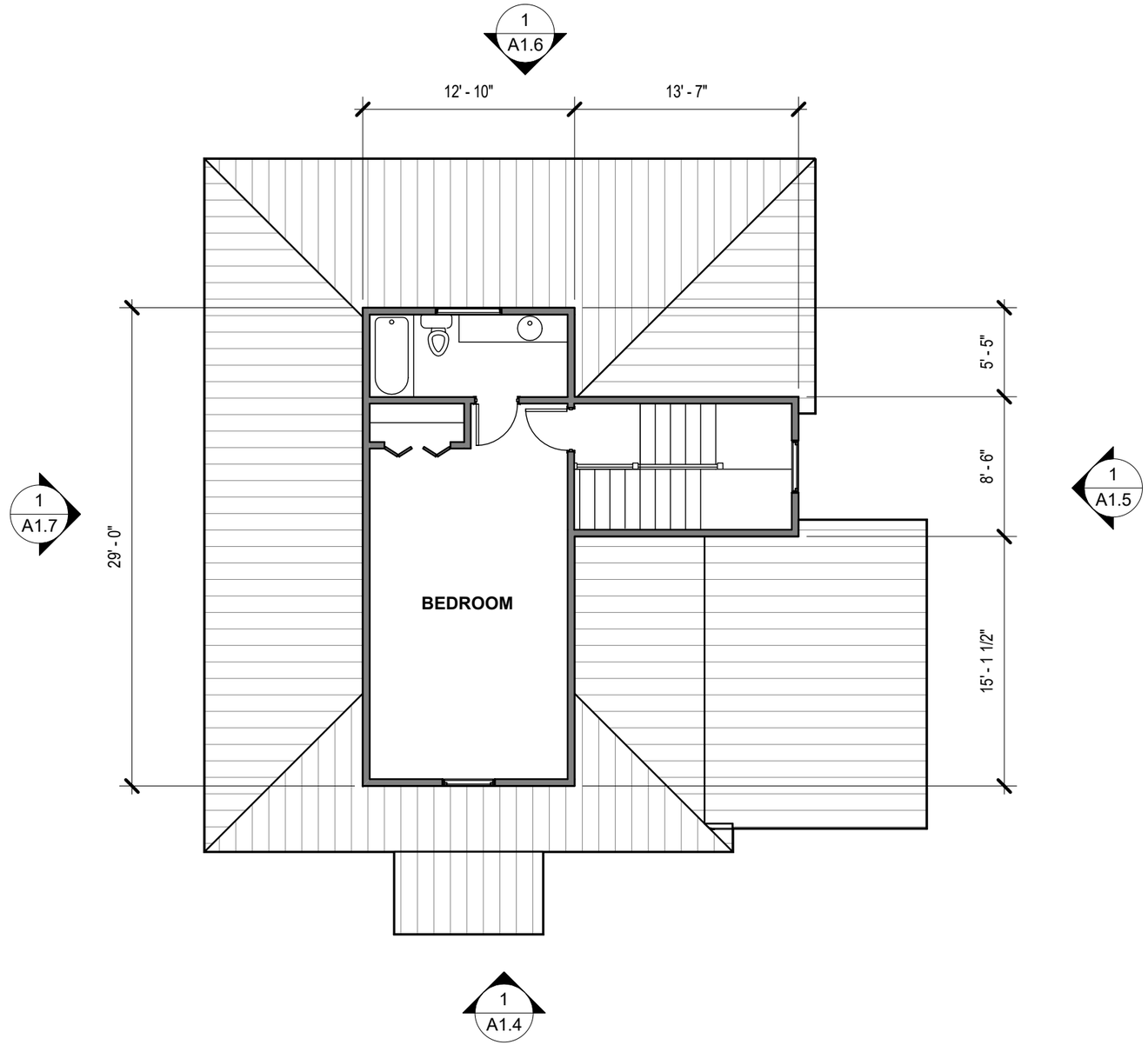
2115 HWY I-35 SAN ANTONIO TEXAS 78208

**SCHEMATIC PLANS**

project #: 21.065

4/10/2021

**A1.2**




## 1 SECOND FLOOR SCHEMATIC PLAN

SCALE: 1/8" = 1'-0"

**FIRST FLOOR OVERALL FOOTPRINT: 1,575 SF**

**SECOND FLOOR:.....390 SF**

**TOTAL LIVABLE SPACE:.....1,700 SF**

Open studio architecture

# 2115 I-35 BED & BREAKFAST

2115 HWY I-35 SAN ANTONIO TEXAS 78208

**SCHEMATIC PLANS**

project #: 21.065

4/10/2021

**A1.3**

## 1 PLAN SOUTH ELEVATION

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

Open studio architecture

# 2115 I-35 BED & BREAKFAST

2115 HWY I-35 SAN ANTONIO TEXAS 78208

**SCHEMATIC ELEVATIONS**

project #: 21.065

4/10/2021

**A1.4**

## 1 PLAN EAST ELEVATION

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

Open studio architecture

# 2115 I-35 BED & BREAKFAST

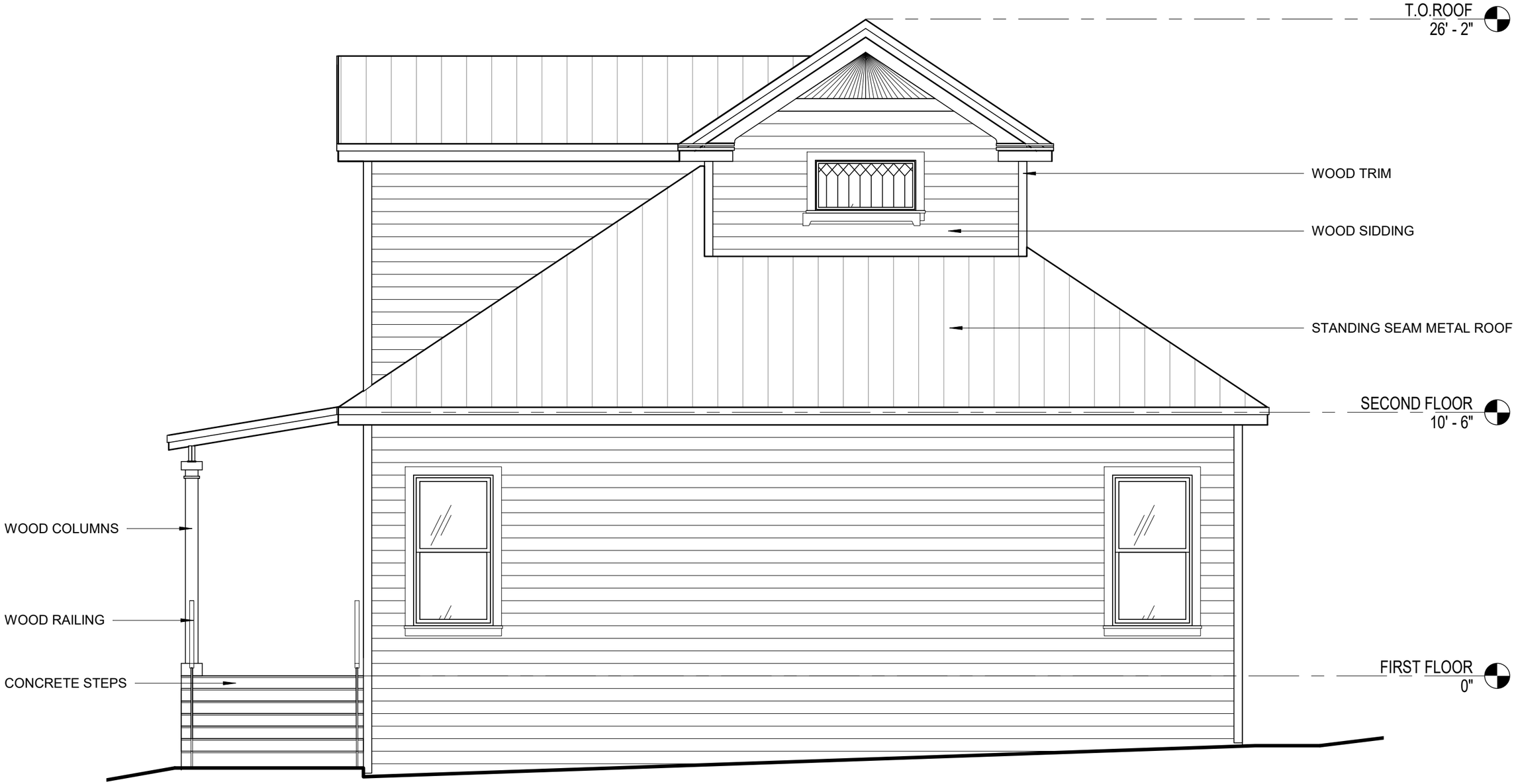
2115 HWY I-35 SAN ANTONIO TEXAS 78208

**SCHEMATIC ELEVATIONS**

project #: 21.065

4/10/2021

**A1.5**




## 1 PLAN NORTH ELEVATION

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

Open studio architecture

# 2115 I-35 BED & BREAKFAST

2115 HWY I-35 SAN ANTONIO TEXAS 78208

**SCHEMATIC ELEVATIONS**

project #: 21.065

4/10/2021

**A1.6**

## 1 PLAN WEST ELEVATION

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

Open studio architecture

# 2115 I-35 BED & BREAKFAST

2115 HWY I-35 SAN ANTONIO TEXAS 78208

## SCHEMATIC ELEVATIONS

project #: 21.065

4/10/2021

**A1.7**

West
Western
PLUS

BW
Best
Western
PLUS