

## HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2016

Agenda Item No: 25

**HDRC CASE NO:** 2016-227  
**ADDRESS:** 319 BARRERA  
**LEGAL DESCRIPTION:** NCB 714 BLK 11 LOT S 102.6 FT OF 5 & W 2.8 FT OF 6  
**ZONING:** RM4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Ignacio Salas-Humara  
**OWNER:** Juan Pablo Fernandez  
**TYPE OF WORK:** Rehabilitation and addition to an existing accessory structure  
**REQUEST:**

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

1. Apply a new mortar color to the existing, non-original stone.
2. Remove the existing wrought iron elements of the primary historic structure including the railing, columns and security bars.
3. Remove the existing vinyl siding and install wood and corrugated metal siding.
4. Install new 6x6 cedar columns.
5. Perform exterior modifications to the existing porch including the separation of the porch roof from the side gable roof and the removal of the existing, non-original porch tiles.
6. Install standing seam metal roof.
7. Construct a rear addition of approximately 100 square feet.
8. Perform exterior modification and construct a second level addition to the rear, non-original accessory structure.
9. Perform modifications to the existing carport structure.
10. Install a new, crushed granite driveway.
11. Install a new front yard fence to replace the existing chain link fence.
12. Landscaping including xeriscaping.

### APPLICABLE CITATIONS:

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

#### 1. Materials: Woodwork

#### 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. Hardboard 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.

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

#### 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

### 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.

## 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.

## Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

## 2. Fences and Walls

### 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.

### 5. Sidewalks, Walkways, Driveways and Curbing

#### 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.

### FINDINGS:

- a. The historic structure located at 319 Barrera was constructed circa 1890 and features a side gable roof similar to many of the other historic structures in the 300 block of Barrera. The structure currently bears many modifications including a non-historic stone front façade, vinyl siding, a red standing seam metal roof, wrought iron porch railings and columns, non-original porch tile, aluminum windows and a series of small additions at the rear. The property also features a non-original accessory structure and a car porch which spans the entire width of the driveway from the front façade of the primary historic structure to the rear accessory structure.

- b. Staff performed a site visit in February 2016, as well as on June 22, 2016, and found that the introduction of an accessory structure featuring multiple floors is not in keeping with the historic context of Lavaca where accessory structures are modest in size and massing.
- c. FAÇADE MATERIALS – The applicant has proposed to maintain the existing stone façade and apply a new mortar color over the existing stone. Staff finds that the existing stone façade provides a false sense of history. Staff recommends the applicant study remove the existing stone and installing an appropriate siding material.
- d. FAÇADE MATERIALS – The applicant has proposed to remove the existing vinyl siding that currently exists on the west, north and east facades and install wood siding on the primary historic structure. Staff finds this request appropriate and consistent with the Guidelines.
- e. FAÇADE MATERIALS – The historic structure currently features two additions to its east side, both of which the applicant has proposed to clad in a flat-seamed metal siding. The applicant has proposed corten, galvalume or a grey zinc finish. The Guidelines for Additions 3.A.i. states that complementary materials that match the original materials in type, color and texture should be used. Staff finds the use of metal siding inappropriate.
- f. PORCH MODIFICATIONS – The applicant has proposed to remove the existing wrought iron railings, security bars, floor tile and columns currently existing on the front façade. The applicant has proposed to install cedar 6x6 columns to replace the existing wrought iron columns. The removal of the existing wrought iron elements and floor tile are appropriate, however, the applicant’s proposal of a simple square column is not appropriate for a Folk Victorian style house. Staff recommends the applicant propose a column design that is architecturally appropriate.
- g. PORCH MODIFICATIONS – The applicant has proposed to reconfigure the roof of the front porch roof to be complete separate from that of the side gable; this would result in a side gable with a front shed. The separation of those two roof forms is appropriate, however, the front facing roof form should feature a pyramidal or tapered hipped form, similar to the roof forms found at 315 Barrera, 305 Barrera and 301 Barrera. Staff recommends the applicant incorporate a similar, architecturally appropriate roof form into the proposed design at 315 Barrera.
- h. ROOF MATERIALS – The applicant has proposed to replace the existing, red standing seam metal roof with a new standing seam metal roof. The applicant should ensure that panels that are 18 to 21 inches in width should be used, seams are 1 to 2 inches in height should be used, that a crimped ridge seam that’s historically appropriate be used, that a low profile ridge cap be used and that a galvalume finish be used.
- i. ADDITION – PRIMARY – At the rear of the primary historic structure, the applicant has proposed to construct an addition of approximately 100 square feet to include a similar roof height and roof form as the primary historic structure. Staff finds the applicant’s proposed footprint and location, at the rear of the primary historic structure appropriate.
- j. ADDITION – ACCESSORY – At the rear of the primary historic structure on the east side of the lot, the applicant has proposed to construct a second story addition to the existing accessory structure. According to the Guidelines for Additions 1.A., additions should be designed in keeping with the historic context of the block. Additionally, according to the Guidelines for Additions 1.B., additions should be subordinate to the principle facade of the original structure in terms of their scale and mass. The applicant has proposed a two story metal clad accessory structure to the rear (east) of a single story historic structure. Staff finds the applicant’s proposal inappropriate and inconsistent with the Guidelines.
- k. ADDITION – ACCESSORY – In regards to height, additions should be consistent in height with the primary historic structure. The applicant has proposed an overall height of 21’ – 6” with an additional 10’ of trellis structure for the accessory structure’s addition. The overall height of the primary historic structure is approximately fifteen (15) feet in height. The applicant has provided a line of sight diagram which notes that the proposed addition to the accessory structure will not be seen from the public right of way on Barrera; however, the accessory structure is not immediately to the rear of the primary historic structure and will be visible from the public right of way.
- l. ADDITION – ACCESSORY – In regards to materials, the applicant has proposed materials which include solid, corrugated and perforated corten siding, a metal canopy and a metal trellis structure. Staff finds that these materials may be appropriate is properly dimensioned to complement the traditional siding dimensions found throughout the Lavaca Historic District. Staff finds that the applicant should include windows that are consistent

with the Historic Design Guidelines, Window Policy Document.

- m. **ADDITION – ACCESSORY** – Architecturally, the applicant has proposed an addition to the existing accessory structure that provides little façade separation and does not provide a clear contemporary interpretation to relate it to the primary historic structure on the lot or other structures located in the Lavaca Historic District. Staff finds that modified roof forms, such as a shed roof or partial hipped roof or a partial split level plan featuring a shed roof with a similar profile as the street facing slope of the historic structure’s side gable roof may not only reduce the massing of the proposed structure, but also provide an appropriate contemporary interpretation.
- n. **CARPORT** – Currently, a lean-to type carport structure existing on the property that spans from the front façade of the primary historic structure to the front façade of the rear accessory structure. The applicant has proposed to modify the length of the carport by removing a portion of the carport that extends to the front of the primary historic structure. The applicant has also proposed to reduce the overall width of the carport. Staff finds that the applicant’s reduction in mass to the existing carport is appropriate. Staff recommends the removal of the proposed galvanized pipe trellis to continue to reduce overall massing.
- o. **DRIVEWAY** - The applicant has proposed to remove the existing concrete driveway and install a crushed granite driveway to be ten (10) feet in width. According to the Guidelines for Site Elements 5.A., driveways in historic districts should be no wider than ten (10) feet in width. The applicant’s proposal is consistent with the Guidelines.
- p. **FENCING** – The applicant has proposed to replace the existing side yard chain link fence with a new perforated corten fence and gate. According to the Guidelines for Site Elements 2.B.v., new fences should be constructed of materials found historically throughout the district. Staff finds that a corten fence is not appropriate, however, a contemporary interpretation of a wrought iron fence may be appropriate.
- q. **SIDEWALK** – The applicant has proposed to install a front sidewalk of large stone or concrete pavers. Staff finds that the installation of a front sidewalk is appropriate; however, the applicant should follow the historic width found on Barrera.
- r. **XERISCAPING** – The applicant has proposed to maintain the natural grass area in the front yard and xeriscape the sideyard with native plants. Staff recommends the applicant maintain all front yard grass and xeriscape behind the front façade of the house.

#### **RECOMMENDATION:**

Staff does not recommend approval at this time. Staff recommends the applicant address the following:

- i. That the applicant propose siding that is complementary of the historic structure for the existing additions.
- ii. That the applicant introduce columns appropriate for a Folk Victorian house.
- iii. That the applicant reduce the overall massing of the proposed accessory structure’s addition.
- iv. That the applicant remove the proposed pipe trellis structure from the carport to reduce its overall mass.
- v. That the applicant include windows that are consistent with the Historic Design Guidelines, Window Policy Document.
- vi. That the the applicant maintain all front yard grass and xeriscape behind the front façade of the house.

#### **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Jun 16, 2016

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Indfanola St

Refugio St

Lavaca St

Barrera St

Catherine St

319 Barrera St

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Victoria Plaza

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Catherine St

319 Barrera St

Refugio St

Catherine St



The objective of the Barrera St remodel is to enhance the dwelling while creating a design that is cohesive with its surrounding while respecting the historic district.

### **Stone Front Façade and Porch**

Apply new stone-color mortar over existing stone- “German Smear” over old dark mortar. Remove the existing iron railings, post, and security grilles at windows. Replace the iron post with 6”X6” Cedar posts. Remove the porch ceiling as well as the side and fascia boards to expose the roof rafters. The solid area of vinyl siding wall around the porch is to be removed and replaced with cedar beam to hold up the rafters. The result will simplify the structure and visually lighten the look of the porch. The existing detailed trim in front of the doorways are to be kept and the existing doors replaced with historically appropriate doors. Since the roof is going to be replaced and front porch redone- the porch rafters are to be lowered by 8” so the porch roof is separated from the house roof just like the house next door (see 319 Barrera Proposed Remodel attachment). This separation will emphasize the gabled form of the house.

The Mexican Saltillo tiles on the porch floor will be removed and the concrete landing will be polished or stained. If the concrete is to deteriorated an alternative would be a wood porch.

Materials and colors to be used are intended to reflect the quality and nature of their time and use. The design goal is to remodel the home and make it seem as if the house has been a part of the fabric of Lavaca.

### **Main Structure**

The Main structure’s existing foot print and proposed foot print have minimal variations. The additions are done on the backside of the main structure by basically squaring off the rear of the home to create a softer squared off look compared to the existing muddled additions that were done throughout the years. Furthermore, the existing roof plan and proposed roof plan on the main structure in terms of height and slope are the same.

The existing main structure roof is to be replaced with new standing seam galvalume. This will give the home an iconic timeless Texas feel that will blend with its surroundings and is used throughout the LAVACA district.

### **Garage/Studio**

The existing garage will be converted to a studio on the first floor and a second guest room floor with roof wood deck will be added while respecting the scale and place of the original structure. The existing footprint will not be changed. The studio will have a combination of solid, corrugated, perforated corten and metal cladding (galvalume) siding that will sensitively coexist with the main structure and accentuate its features and details- this is also used throughout the Lavaca district on additions and secondary structures that have been updated. A light pipe and metal canopy over entry door of the guest will tie in to the design elements of the main structure, fencing, and carport.

## **Carport**

The new proposal reduces the size of the carport by setting it back about 14 ft from its original starting point at the fence line. The existing carport will be improved by replacing the existing iron post with 6"X6" cedar or steel tube posts with 8"X8" concrete bases. The existing roof panels will be replaced with wood decking and railing to create a deck over the carport. There will be one staircase accesses to the deck. The carport will have light metal pipe trellis and a pipe trellis over hanging the rolling gate. Deck railing is to be perforated stainless steel cables. The carport will remain connected to the garage/studio. A staircase on carport deck will provide access to the roof top.

## **Driveway**

The existing concrete driveway under the carport will be removed and ground leveled. The new driveway will be topped with crushed granite with matching wood decking along the main structure side and rear entrances.

## **Fencing**

The existing chain link fence in the front side of the main structure and driveway is to be replaced with a fence fabricated with metal framing and hogwire – this is also very prevalent in the area when modernizing a fence. The driveway chain link gate is to be replaced with a rolling gate using the same materials. The chain link fencing around the sides and rear of property are to be replaced with new wood fence or matching metal fence. The fencing material finishes chosen will enhance the main structure. See proposal renderings for visual.

## **Landscaping**

Xeriscape garden to minimize water usage and maintenance. The use of cactuses and native plants will be thoughtfully placed to enhance the historic look of the main structures façade and surrounding. A combination of pavers, decking, and crushed granite and stones. The front lawn will remain at 50% or more in a native grass – perhaps a buffalo grass as recommended by the Staff.

Note: Option of placing a cistern to collect rain water for plants.

## **Siding Materials Exterior**

Wood Siding

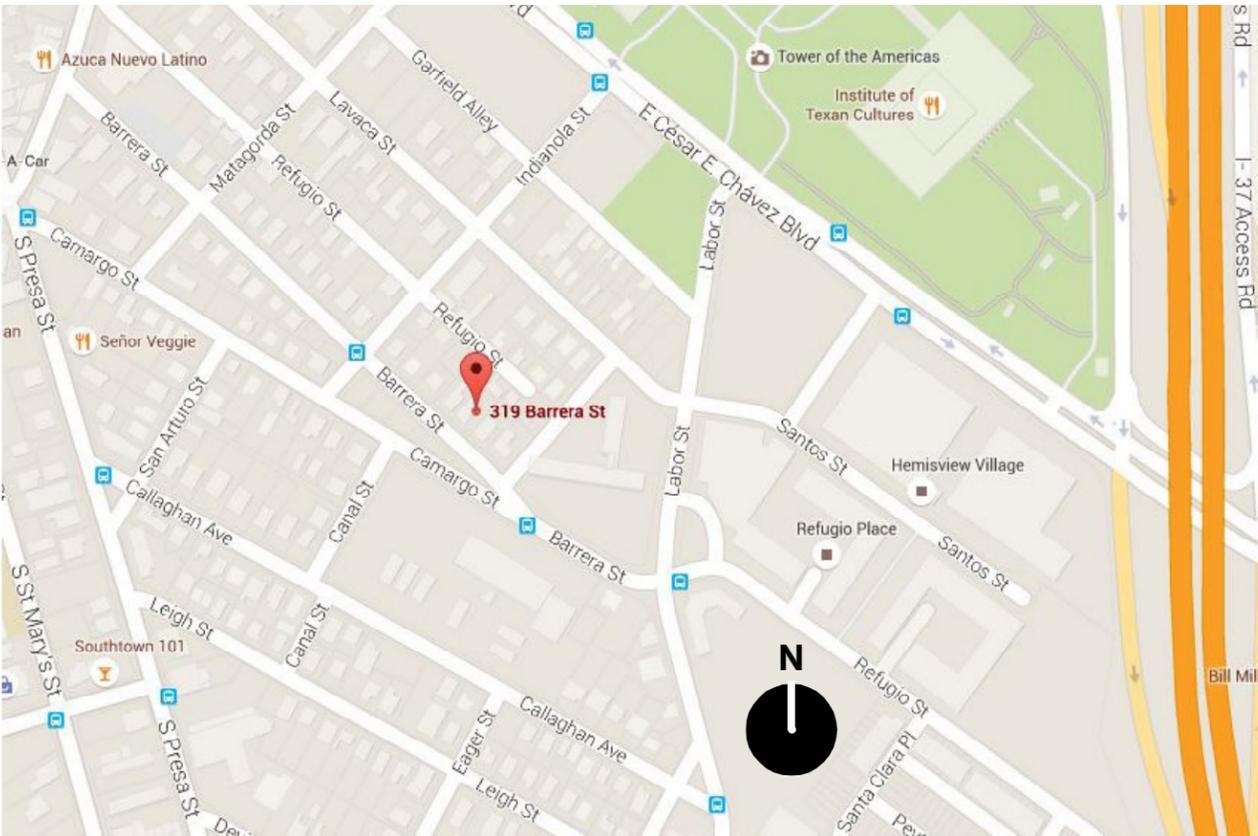
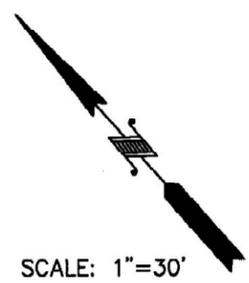
Corten Corrugated /Perforated or 18" Flat seamed

Galvalume/Corten or Metal Cladding

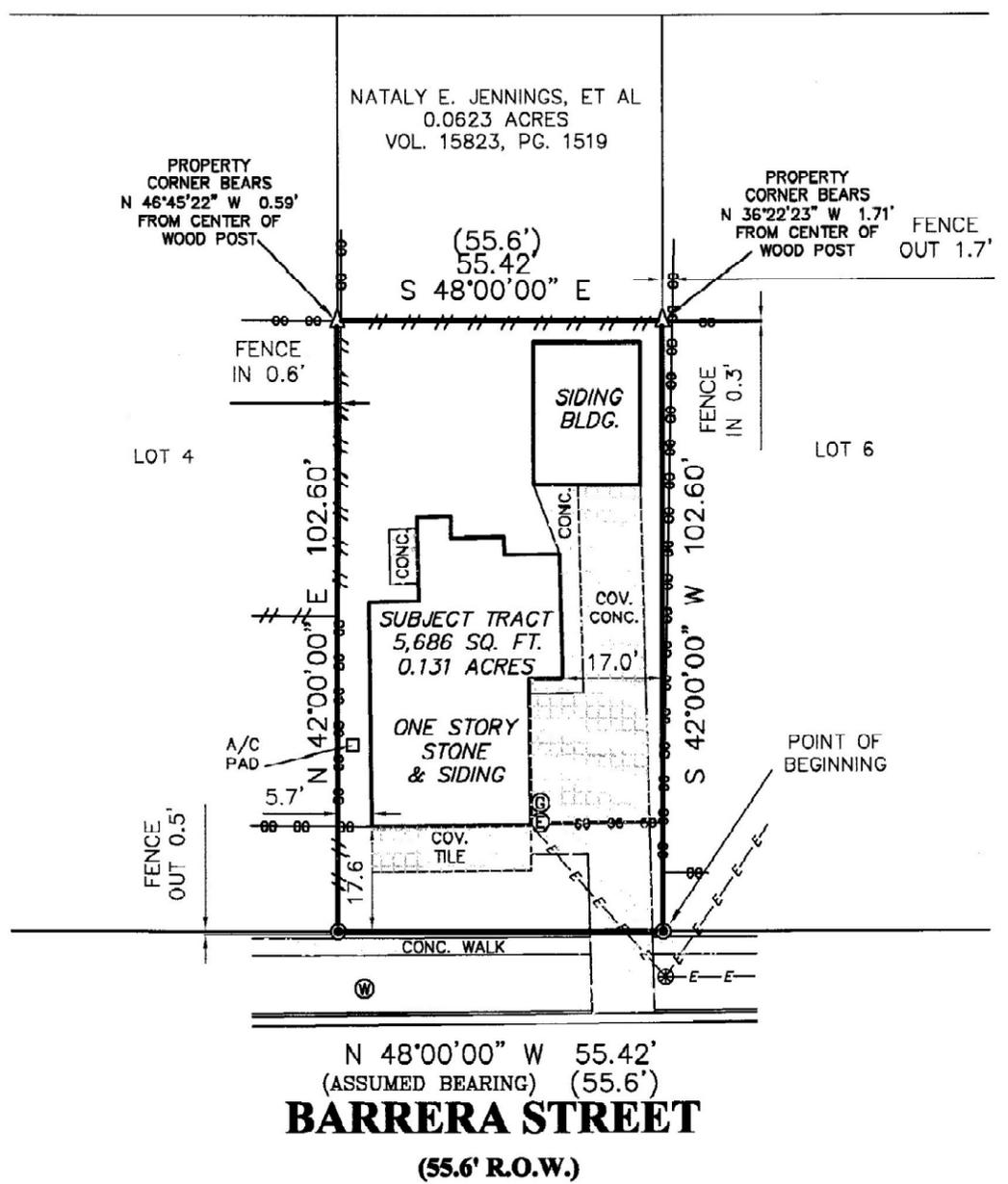
Stained Cedar

**319 Barrera Proposed Remodel**  
 San Antonio, Texas  
 Ignacio Salas-Humara, Architect LLC  
 210-274-6817 salas@hctc.net isharchitect.com

Survey  
**REFUGIO STREET**  
 (27.8' R.O.W.)



Location Map  
 Existing House





Street view



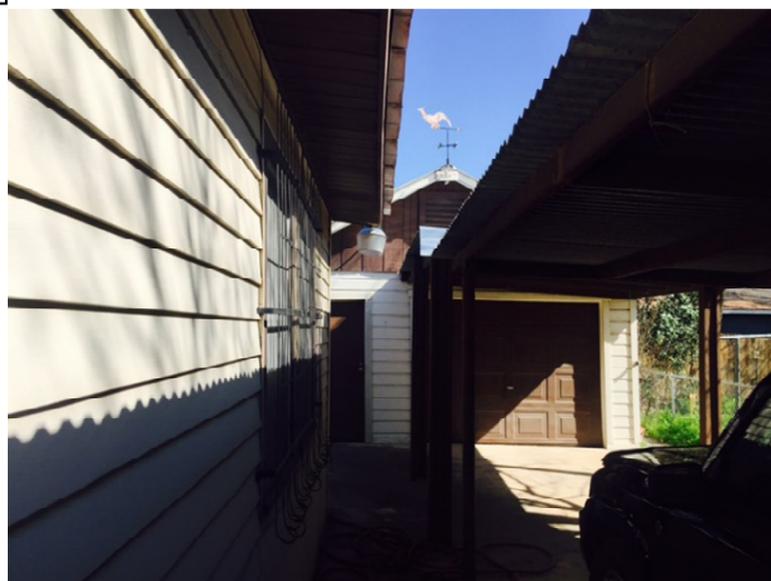
Carport



Front Porch



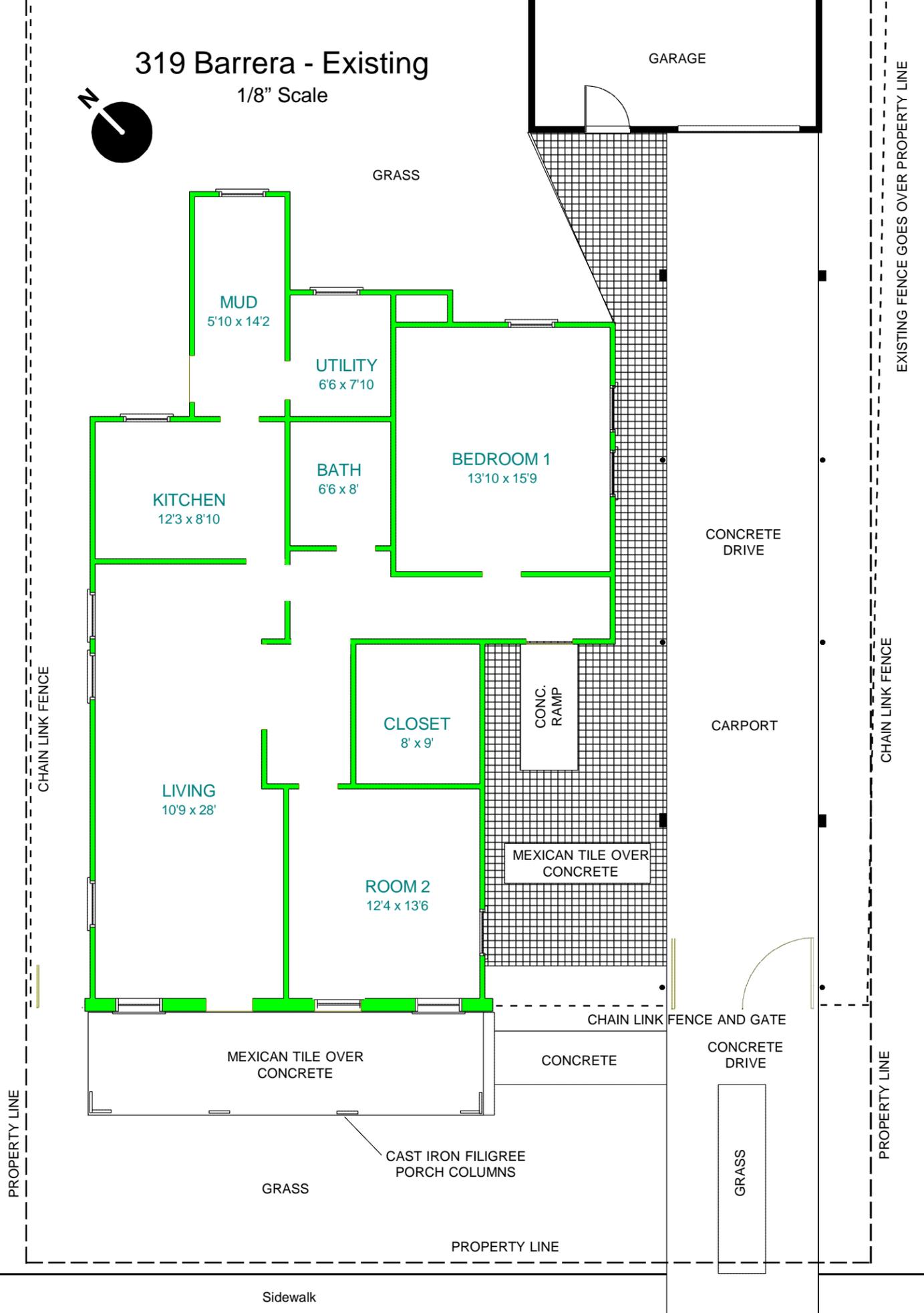
Side

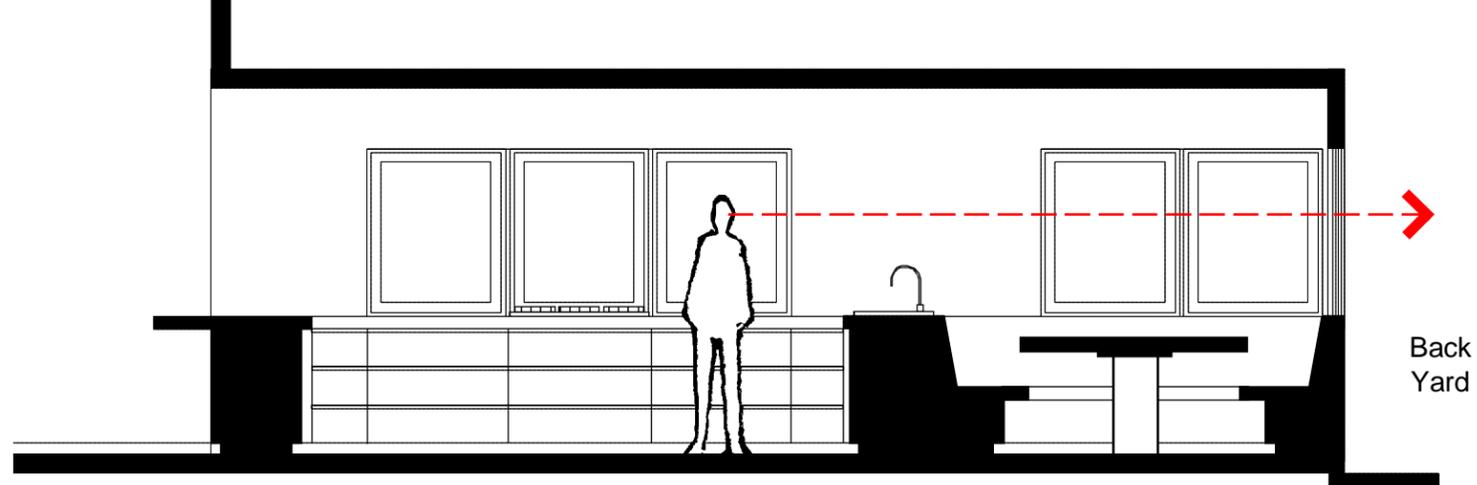


Carport



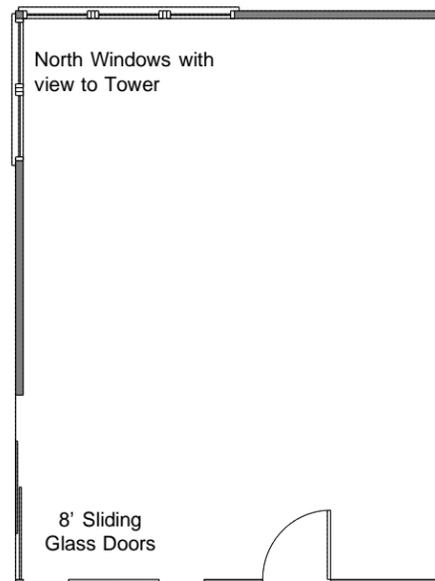
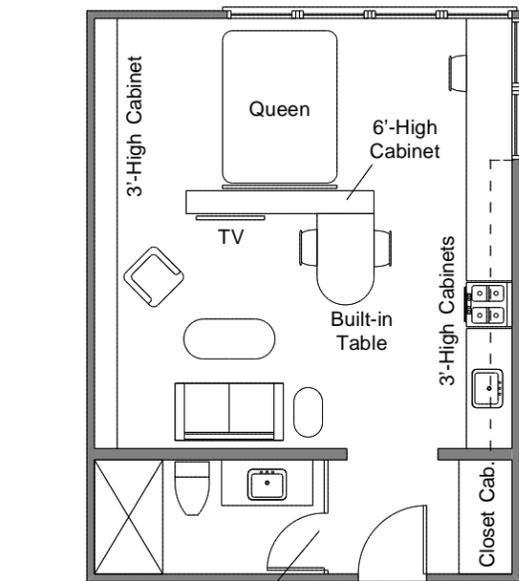
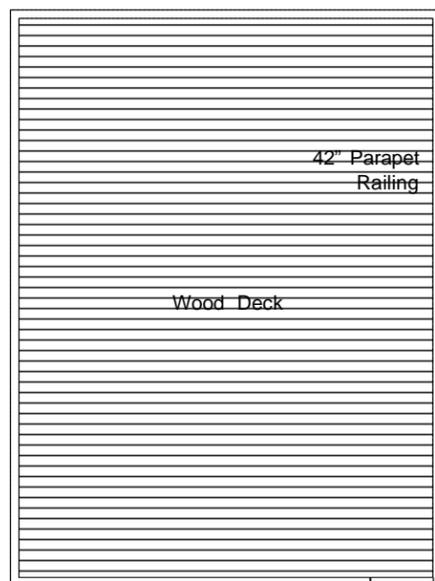
Neighbors across the street!





**Section Through Kitchen to Back Yard**  
1/4" Scale

Windows purposely don't look onto back yard for Owner privacy



**Observation Deck**  
18'-4 x 18'-10

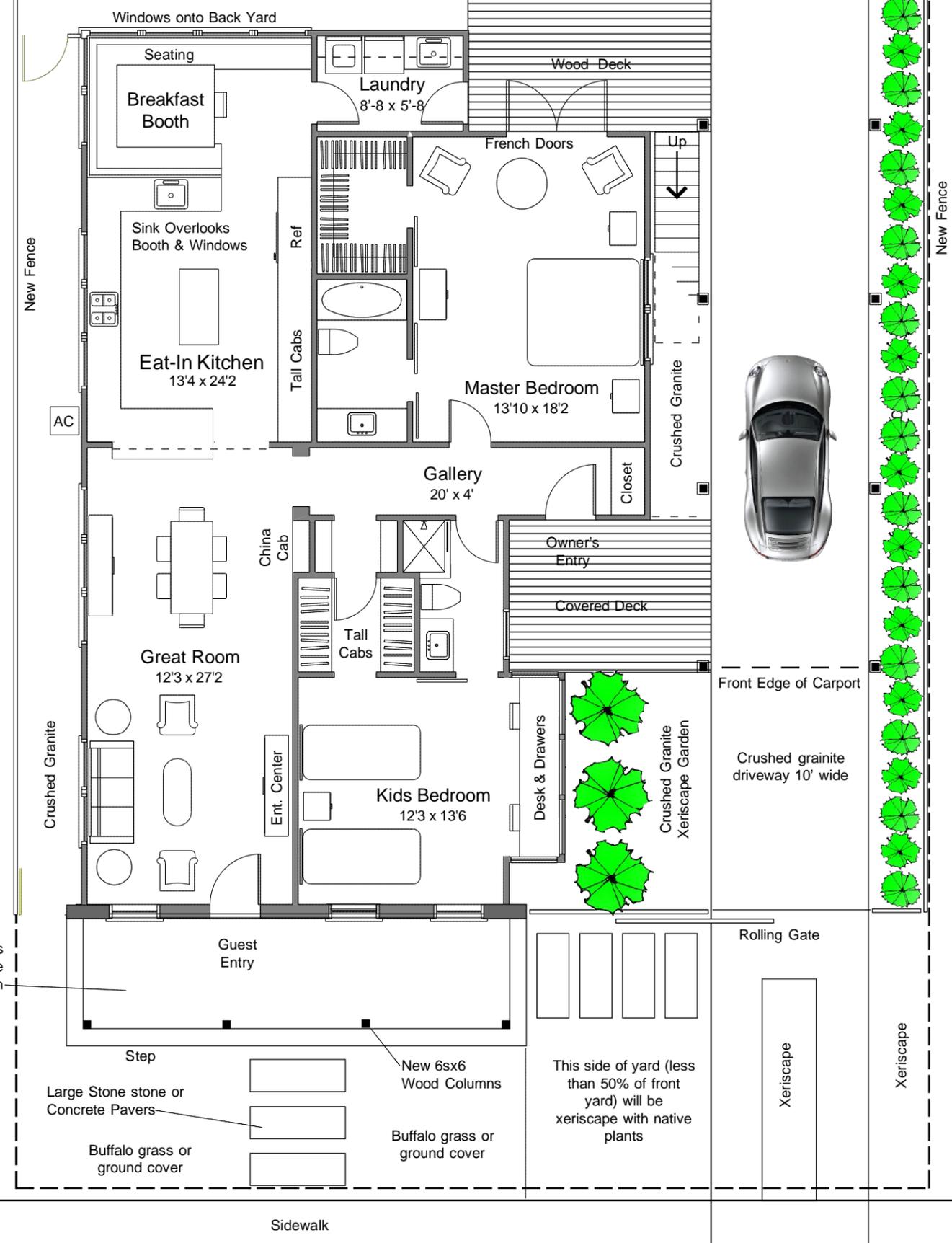
**Mother-In-Law Apt.**  
18'-4 x 18'-10

**Studio**  
18'-4 x 24'-4

**Proposed Remodel Garage**  
1/8" Scale

**319 Barrera Remodel**  
San Antonio, Texas  
Ignacio Salas-Humara, Architect LLC  
210-274-6817 salas@hctc.net isharchitect.com

**319 Barrera - Proposed**  
**Floor Plan 1.4.3**  
1/8" Scale  
1500 sf House + 475 sf Studio  
+ 475sf Guest Apt.



Remove Mexican Tiles and Stain Concrete Beneath

Step  
Large Stone stone or Concrete Pavers  
Buffalo grass or ground cover  
New 6sx6 Wood Columns  
Buffalo grass or ground cover

This side of yard (less than 50% of front yard) will be xeriscaping with native plants

Rolling Gate

Xeriscaping

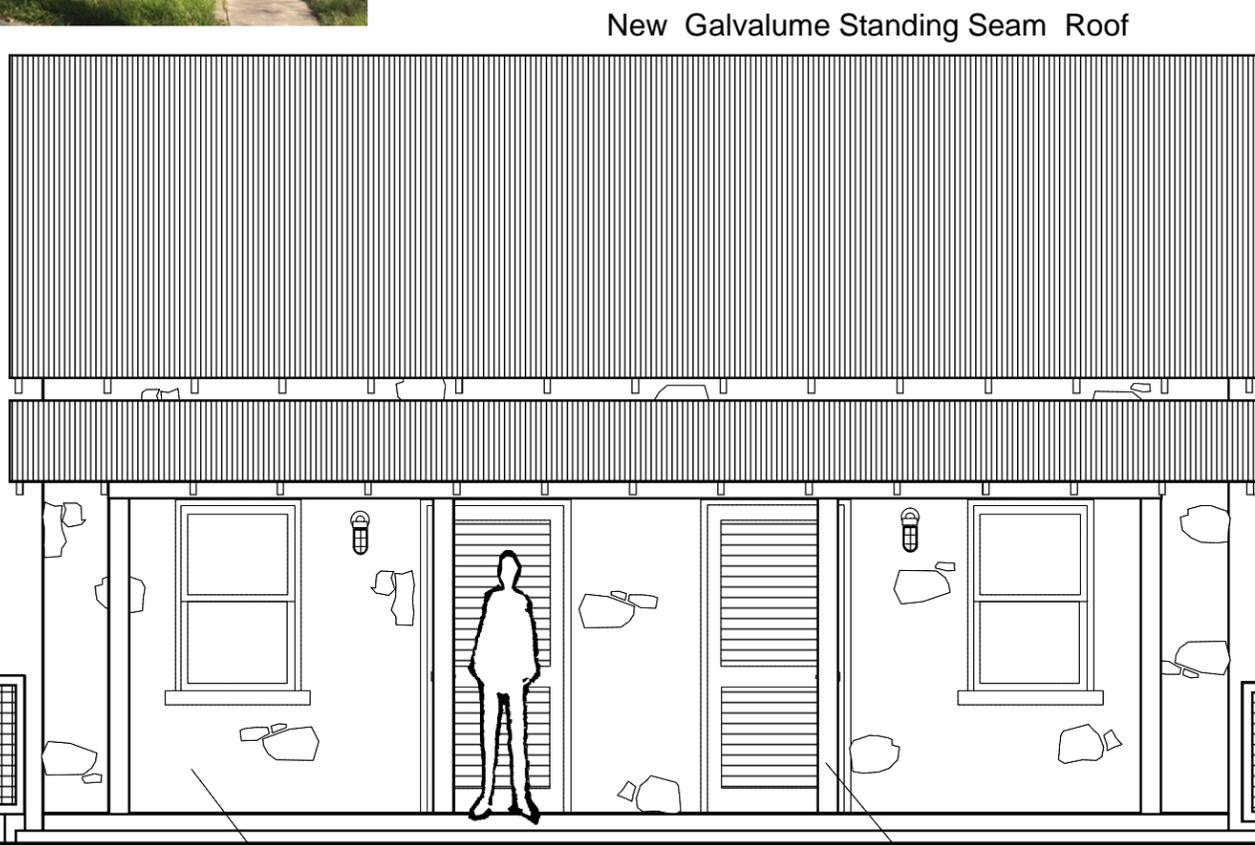
Xeriscaping

Sidewalk



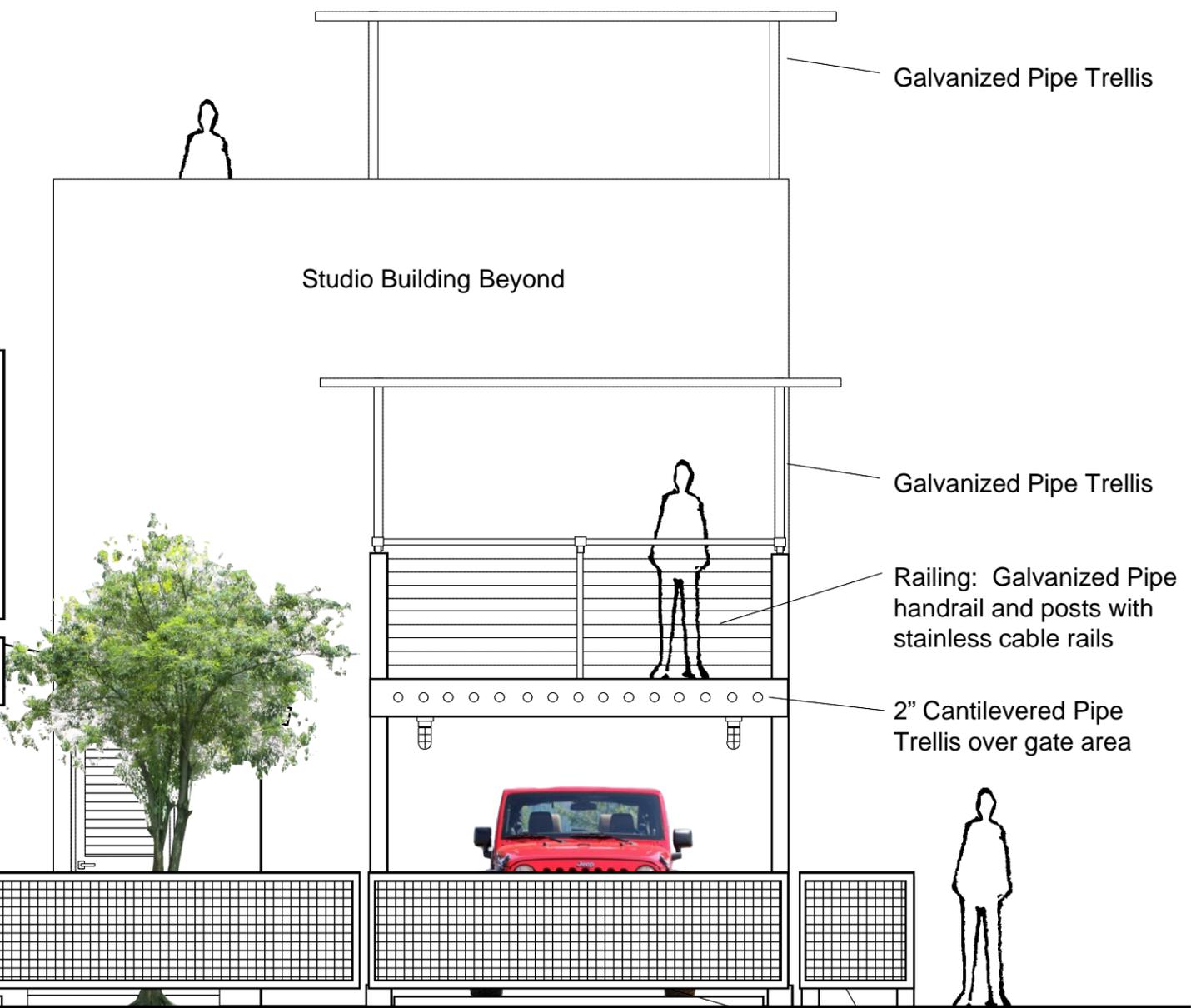


Existing Street Elevation



New Galvalume Standing Seam Roof

Lower the porch roof 8" to separate it from the main roof.



Studio Building Beyond

Galvanized Pipe Trellis

Galvanized Pipe Trellis

Railing: Galvanized Pipe handrail and posts with stainless cable rails

2" Cantilevered Pipe Trellis over gate area

4x4 wire grid steel fence similar to below

New, stone-color mortar, German smeared, over old, dark mortar

6x6 Cedar Posts and Beam

Rolling Gate

4x4 wire grid steel fence similar to below

## Proposed Street Elevation

1/4" Scale



For the back yard fence, where we want more privacy, we would use perforated metal for the panels either in Corten or plain steel

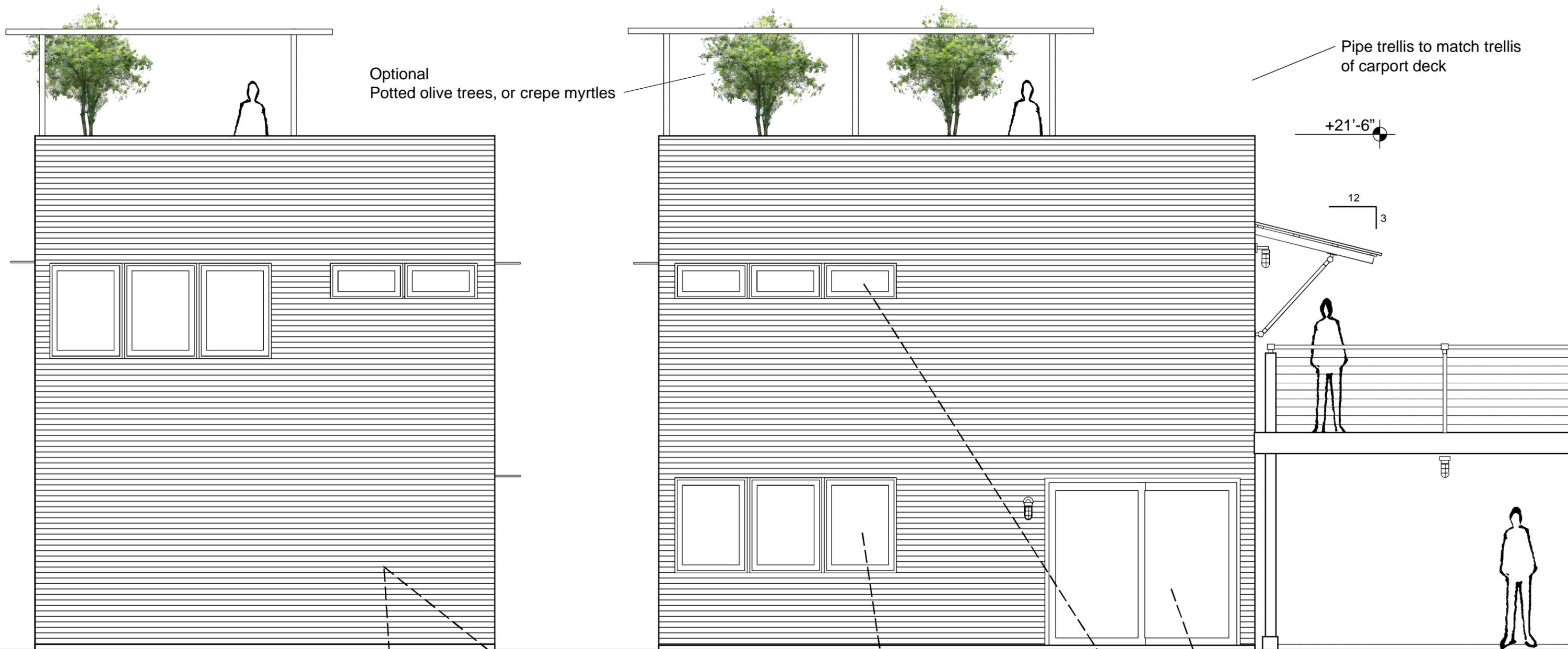


**319 Barrera Remodel**

San Antonio, Texas

**Ignacio Salas-Humara, Architect LLC**

210-274-6817 salas@hctc.net isharchitect.com



Northeast Elevation  
(facing rear neighbor)

Northwest Elevation  
(facing back yard)

## Proposed Remodel Garage

1/4" Scale

**319 Barrera Remodel**

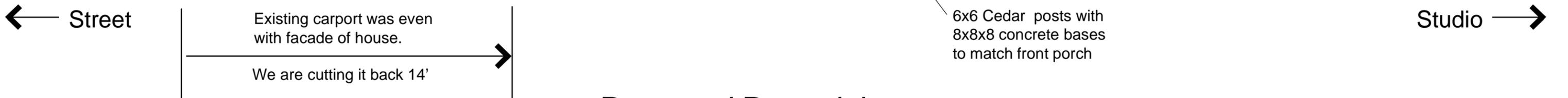
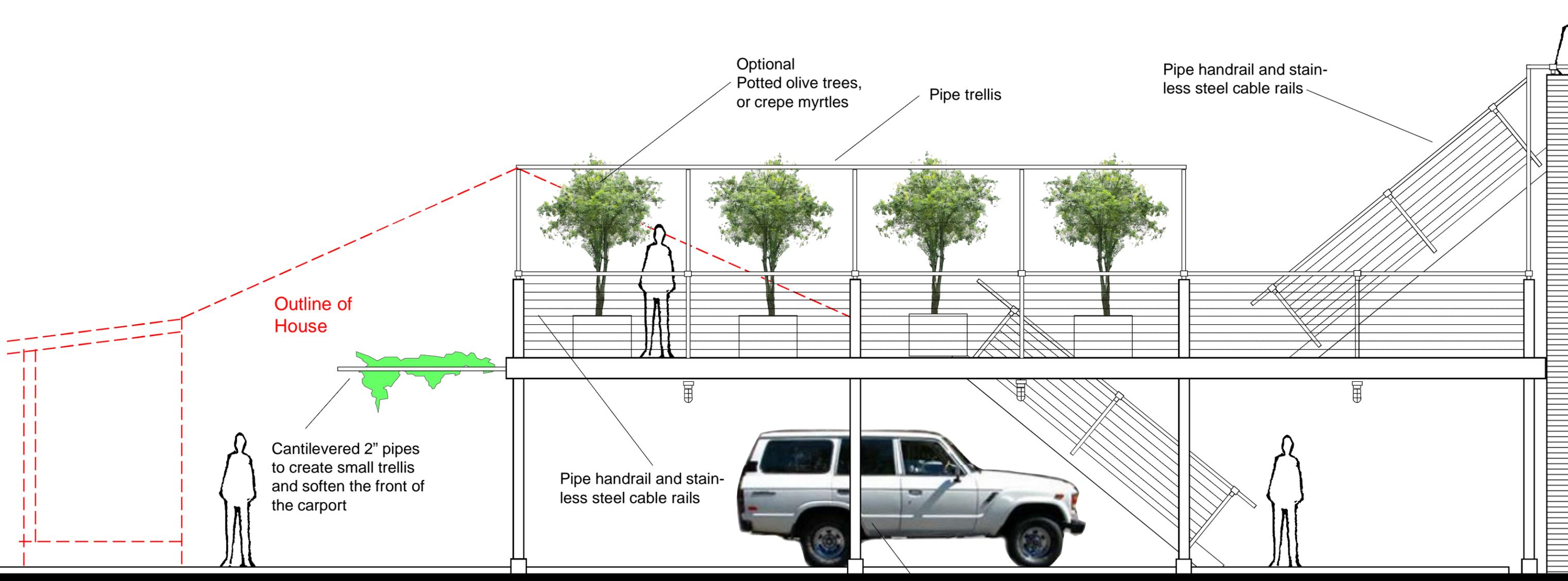
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Siding: Horizontal flat seam metal in either Galvalume (left), Corten, or grey zinc (below)

Modern windows and sliding doors are used in new additions in neighborhood (left and right)





Proposed Remodel  
Carport  
(facing neighbor)  
1/4" Scale

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Expose the roof rafters by removing the ceiling as well as side and end fascia boards.

Remove this solid area and replace with 6x6 cedar beam that holds up the roof rafters.

The result reveals and simplifies the structure and visually lightens the look of the porch like this one at 210 Lavaca.



210 Lavaca St.



Keep original doorway trim. Replace doors with historically appropriate wood doors.



- Smear new, rock-toned grout over existing dark grout and feather the edges of the stones with it in "German Smear" style.

- Remove Mexican tiles and polish the concrete landing beneath.

- Remove iron railings and posts and iron grilles at windows.



- Move electrical service meter and panel to location behind the stone wall extension so it's more hidden.  
 - Possibly run the service line from pole underground to the meter.

Since we are going to replace the roof and are re-doing the front porch, move the porch rafters down about 8" so the porch roof is separated from the house roof, like the neighbor's house. It's a better look. The separation emphasizes the gabled form of the house on the left. We would like to keep the original shed-style roof of porch instead of changing it to a hip roof per staff recommendation.



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Owner wishes to retain existing stone veneer facade, even though it is not original. We propose to change the existing dark mortar (see photo below) to a buff-color and do an historic "German Smear" type of mortar application more in keeping with historic masonry practice in the area (bottom photos). This will lighten the overall appearance of the stone facade similar to the stone of other houses in the neighborhood.

### Existing limestone facade with dark mortar



Limestone houses in the neighborhood with light-colored, German-smear mortar.



**PROPOSED 6X6 WOOD PORCH POSTS**

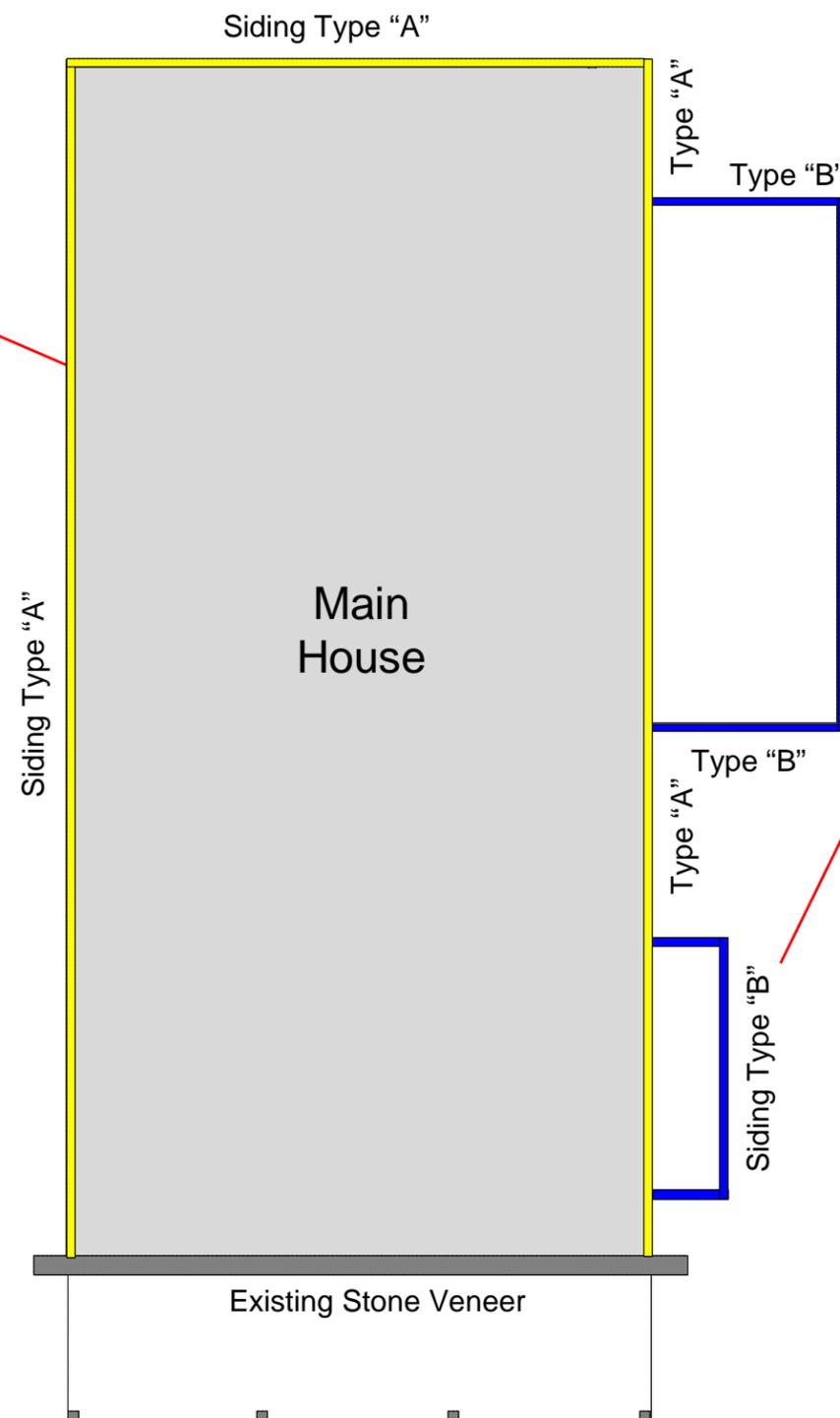
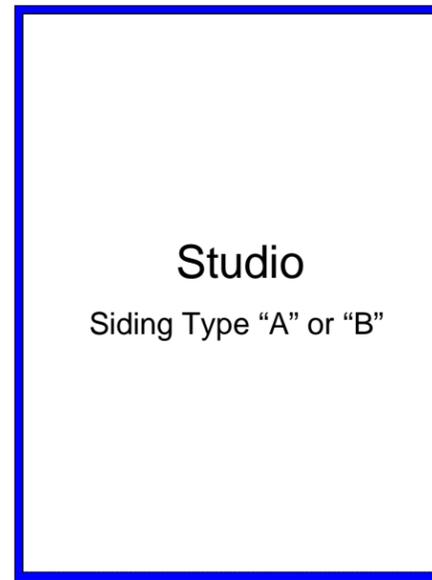
Since we are keeping the stone facade we feel that the 6x6 cedar columns are appropriate. See photos this page of existing examples of square porch posts in the neighborhood, on houses with stone facades, and with Folk Victorian houses:



House next door (left) to our house



# Proposed Siding Materials for Main House, Additions, and Accessory Structure



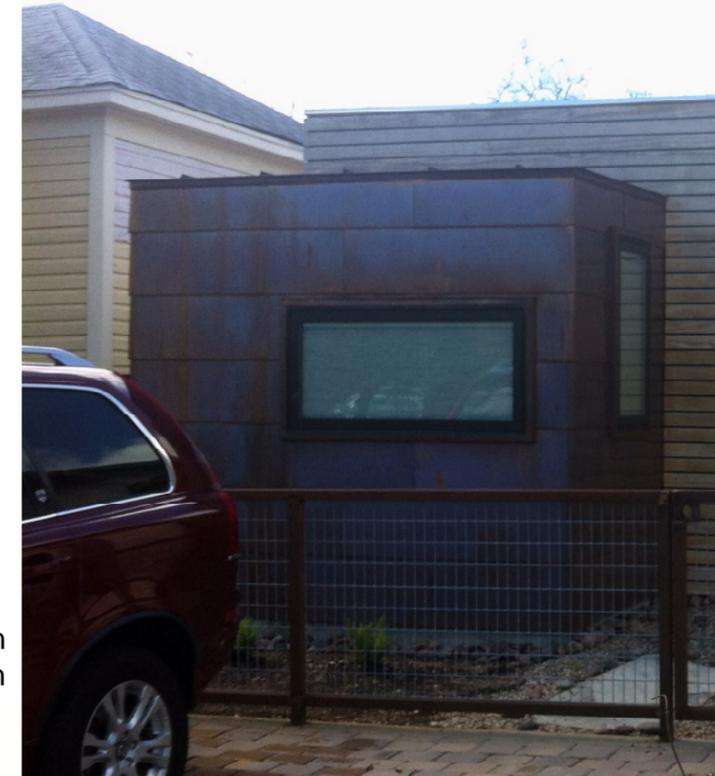
This siding material defines the "original house"



Siding Type "A"  
Horizontal white-painted shiplap wood siding to match original siding

This siding material defines the additions and accessory structure

Siding Type "B"  
Flat-seamed metal siding, either Corten, Galvalume or Grey Zinc finish  
All photos are from the neighborhood



Galvalume finish



TWO-STORY HEIGHT OF ACCESSORY STRUCTURE

- There are existing examples of two story structures in the neighborhood.



**TWO-STORY HEIGHT OF ACCESSORY STRUCTURE**

- The house is on the edge of the neighborhood, with some very tall structures nearby.
- There are existing examples of tall structures in the immediate vicinity of the house, from two-story to nine-story (see photos).
- Because of these tall structures surrounding the house we feel that a small 2-story accessory building at the rear of the 103' lot would be OK in this context.



Nine-story apartment building is three houses down the street. Phototaken on the street in front of the house



This photo is taken from the back yard with garage in foreground.



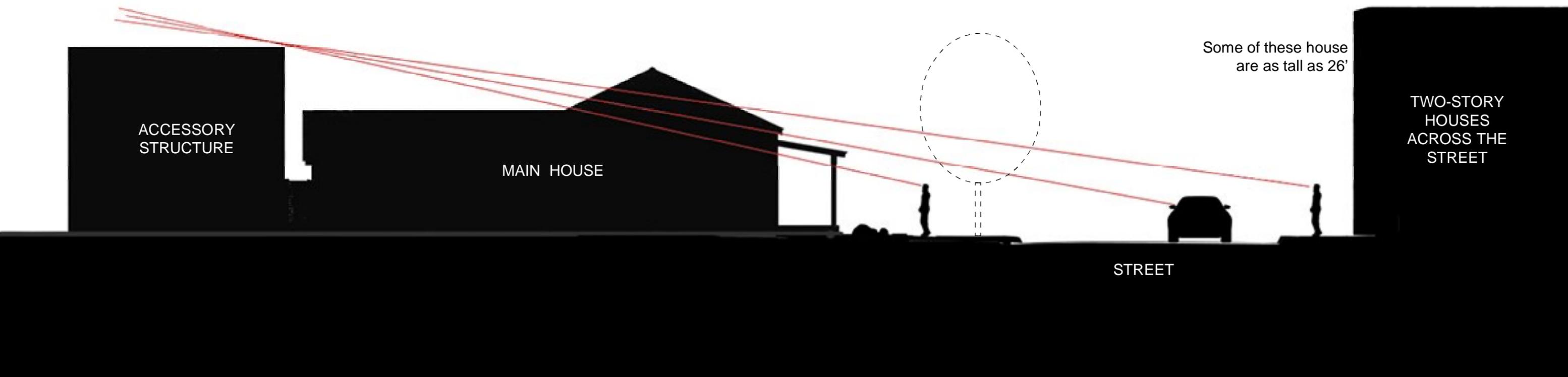
This photo is taken from the front yard. Nine-story apartment building is three houses down the street.



There is an entire block of two-story houses across the street.

TWO-STORY HEIGHT OF ACCESSORY STRUCTURE

- Being at the rear of the lot, the accessory structure will be hidden from view from the street by the main house, by the houses on either side, and by the existing trees.



**TWO-STORY HEIGHT OF ACCESSORY STRUCTURE**

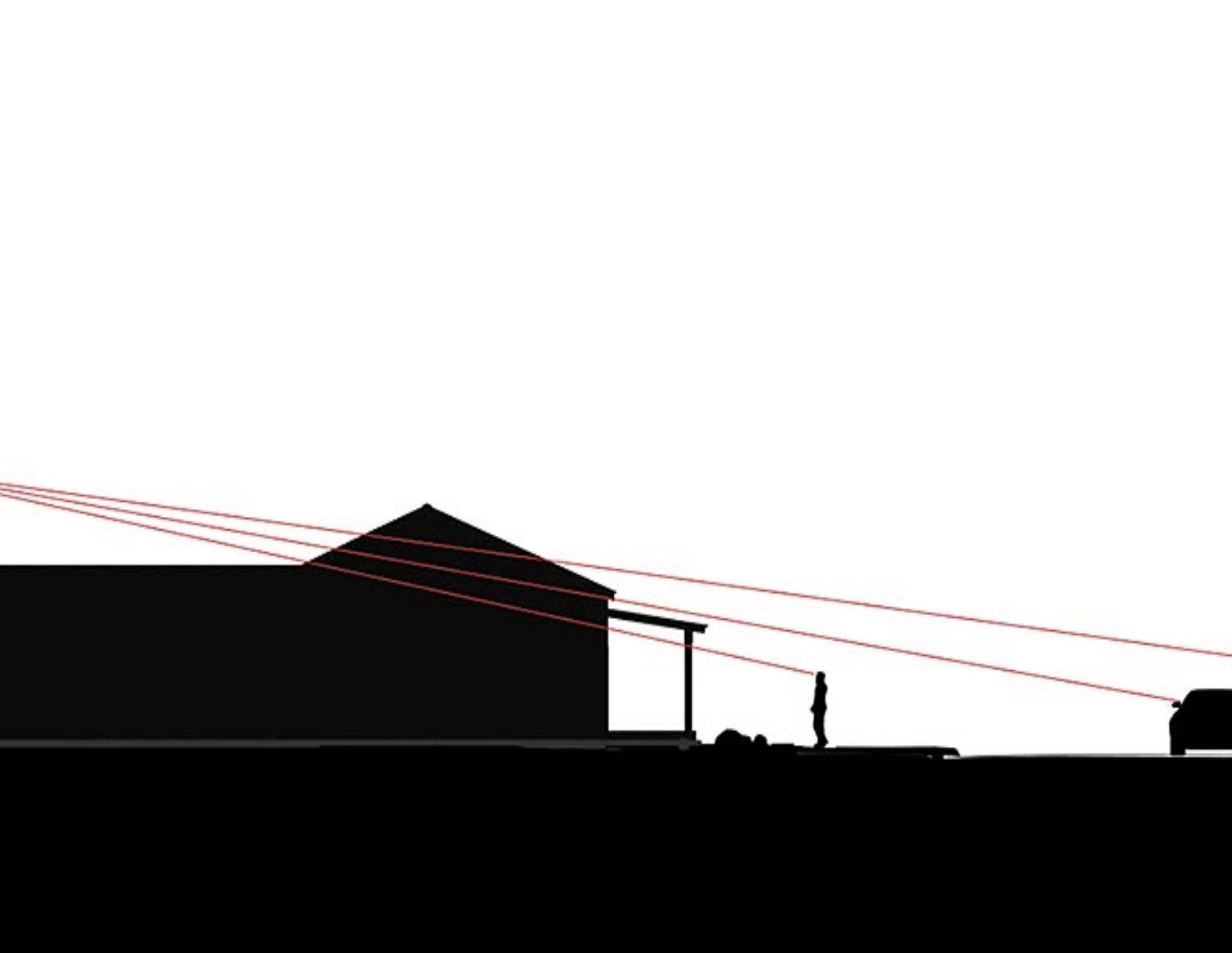
- Being at the rear of the lot, the accessory structure will be hidden from view from the street by the main house, by the houses on either side, and by the existing trees. The only time you can see it is when you are standing directly in front of the driveway, and then, the roof height of the Accessory Structure is lower than the height of the house.



The only time you can see it is when you are standing directly in front of the driveway. Even then, the roof height of the Accessory Structure is lower than the height of the house.













319

CITY OF SAN ANTONIO  
OFFICE OF PLANNING  
DEPARTMENT OF PUBLIC WORKS  
1000 MARSHALL AVENUE  
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CITY OF SAN ANTONIO  
OFFICE OF HISTORIC  
PRESERVATION

Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation

DATE: JULY 13, 2016

HDRC Case# 2016-227

ADDRESS: 314 BARBERA

Meeting Location: 1901 S ALAMO

APPLICANT: IGNACIO SALAS-HUMADA

DRC Members present: BETTY FELMAN, DESIREE SALMON

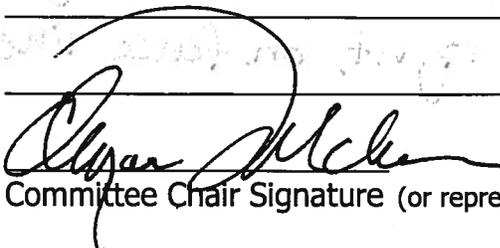
Staff present: EDWARD HALL, LAUREN SAGE

Others present: JUAN PABLO FERNANDEZ

REQUEST: ADDITION, EXTERIOR MODIFICATIONS, ADDITION TO AN ACCESSORY  
STRUCTURE

COMMENTS/CONCERNS: BE: A LINE OF SIGHT STUDY IS NEEDED TO  
DETERMINE THE OVERALL IMPACT OF MASSING OF PROPOSE ~~SEE~~ ADDITION.  
ACCESSORY STRUCTURE WILL APPEAR AS A LOOMING ELEMENT BEHIND THE  
PRIMARY HISTORIC STRUCTURE. CONTEXT OF THE NEIGHBORHOOD SHOULD  
BE INCLUDED WITH PRESENTATION, AS! QUESTIONS REGARDING THE  
REUSE OF THE EXISTING CARPORT. BE: CARPORT SHOULD BE REMOVED  
OR REDUCED IN OVERALL SIZE - PULL BACK TO PREVIOUS ADDITION.  
COLUMNS SHOULD BE ARCHITECTURALLY APPROPRIATE.

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

  
Committee Chair Signature (or representative)

07-13-2016  
Date

BF: comments on different roof forms, whether persons access roof. comments regarding top roof element.

DS: asked about shade alternatives

BF: concerns about 3 story building  
Wants to see a stronger case what's proposed  
Concerns with patio elements falling  
Not an appropriate design for historic district  
Suggested come back with some changes, ~~before~~  
coming back

Visually, three stories  
Commented on large deck  
DS: Changing the roof?

BF: okay with shed roof over front porch

DS: Need more green landscaping. suggests  
buffalo grass or alternate ground cover.

BF: Provide section of side elevation.

DS: Bring posts under eanport.

The fence feels heavy in massing.

BF: call out examples of fencing in the  
district

DS: The height is an issue, the real concern  
is the massing.

BF: Rendering does not help because not  
accurate. The sketch shows technical detail.  
Draw perspective.

DS. How close is property line to neighboring house  
to the right?

Taller to shrub to the right, on fence line. \$