

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

HDRC CASE NO: 2019-357
ADDRESS: 831 LAMAR ST
LEGAL DESCRIPTION: NCB 1368 BLK 5 LOT 21
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Octavio Viramontes/HACAM PROPERTIES LLC
OWNER: Octavio Viramontes/HACAM PROPERTIES LLC
TYPE OF WORK: Construction of a 1-story, single family residential structure
APPLICATION RECEIVED: July 26, 2019
60-DAY REVIEW: August 20, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct one, 1-story single-family residence on the vacant lot at 831 Lamar, located within the Dignowity Hill Historic District.

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 one, 1-story single-family residence on the vacant lot at 831 Lamar, located within the Dignowity Hill Historic District.
- b. CONCEPTUAL APPROVAL – This request was heard by the Historic and Design Review Commission on July 17, 2019. At that hearing, the applicant received conceptual approval with the following stipulations:
 - i. That the applicant provide additional setback information to confirm that a setback that is greater than that of the historic structure to the immediate west is used. **The applicant has submitted an updated setback diagram that notes that a greater setback is proposed.**
 - ii. That the applicant confirm the proposed foundation height is within one (1) foot of those found historically on the block. **The applicant has noted a foundation height of 1' – 1".**
 - iii. That the applicant increase window heights to be more consistent with those found historically in the district. **The applicant has noted the installation of windows with heights of seventy (70) inches.**
 - iv. That the proposed wood columns feature both capital and base trim and chamfered columns. **The applicant has submitted a column detail noting capital and base trim and chamfered columns.**
 - v. That the proposed windows feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. **The applicant has noted the installation of aluminum clad wood windows.**
 - vi. That the applicant lower the top plate of each wall to eliminate excess wall height, which will result in a proportionate façade arrangement. **The applicant has complied with this stipulation.**
 - vii. That the applicant submit a detailed landscaping plan for review and approval. **The applicant has submitted a landscaping plan.**
 - viii. That the location of the existing, rear yard pecan tree be confirmed. **The applicant has confirmed the location of the existing pecan tree and has noted its location on both site and landscaping plans.**
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on July 23, 2019. At that meeting, committee members discussed the front setback, roof pitch and the addition of window fenestration.
- d. CONTEXT AND DEVELOPMENT PATTERN – This block of Lamar primarily features 1-story, single family residential structures.
- e. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed lot coverage is consistent with the Guidelines.
- f. 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 examples found on the block. Per the submitted setback diagram, the applicant has proposed a setback that is greater than that of the adjacent historic structure to the immediate west. The structure to the east was constructed circa 1957 and does not feature elements that are typical of the Dignowity Hill Historic District.
- g. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant's proposed entrance orientation is appropriate and consistent with the Guidelines.
- h. 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. 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.

Staff finds that an overall height of one story and 19' – 9" is appropriate and consistent with the Guidelines.

- i. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has proposed a foundation height of 1' – 1". This is consistent with the Guidelines.
- j. ROOF FORM – The applicant has proposed roof forms that include front facing gabled roofs and a shed porch roof. Both of these roof forms, in this context, are found historically within the Dignowity Hill Historic District. Staff finds the proposed roof forms to be appropriate.
- k. WINDOW AND DOOR OPENINGS – The applicant has proposed window and door openings that generally are consistent with those found within the Dignowity Hill Historic District.
- l. MATERIALS – The applicant has proposed materials that includes profile 117 wood siding, 8 inch square wood columns, 4 inch wood trim and architectural shingles. Staff finds the proposed materials to be appropriate and consistent with the Guidelines.
- m. WINDOW MATERIALS – The applicant has proposed aluminum clad wood windows. Staff finds the proposed windows to be appropriate; however, meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- n. ARCHITECTURAL DETAILS – Generally, staff finds the proposed details to be appropriate and consistent with the Guidelines.
- o. DRIVEWAY – The applicant has proposed a ribbon strip driveway to feature ten (10) feet in width. Staff finds that the proposed driveway is appropriate and consistent with the Guidelines.
- p. LANDSCAPING – The applicant has submitted a landscaping plan that staff finds to be appropriate and consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through p with the following stipulation:

- i. That the applicant ensures that the proposed aluminum clad wood windows meet the following specifications: Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

A foundation inspection must be scheduled with OHP staff to ensure that appropriate setbacks are being installed. The foundation inspection shall be scheduled prior to the pouring of the foundation

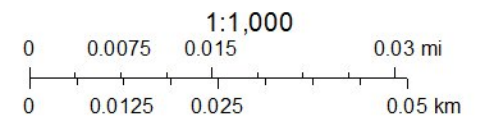
A roofing inspection must be scheduled with OHP staff to ensure that an industrial or large ridge cap is not installed. The roofing inspection shall be scheduling prior to the installation of roofing materials.

City of San Antonio One Stop



June 28, 2019

— User drawn lines





831 Lamar



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

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

DATE: JULY 23, 2019

HDRC Case# 2019-357

ADDRESS: 831 LAMAR

Meeting Location: 1401 S ALAMO

APPLICANT: OCTAVIO VIRAMONTES

DRC Members present: CURTIS FISH, DANIEL LAZARINE

Staff present: EDWARD HALL

Others present: _____

REQUEST: CONSTRUCTION OF A 1-STORY, SINGLE-FAMILY RESIDENTIAL
STRUCTURE

COMMENTS/CONCERNS: CV: OVERVIEW OF PROJECT. ALL: DISCUSSION
OF PREVIOUS STAFF COMMENTS, CF: DISCUSSION REGARDING
SETBACK, AND PEACH TREE, CF: NEW SETBACK ~~IS~~ IS APPROPRIATE,
(PROPOSED GREATER THAN HISTORIC HOUSES), CF: ADJUST ROOF
PITCH IF DESIRED. ~~ALL~~ ~~CONSIDER~~ CONSIDER ADDITIONAL PENESTRATION

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

[Signature]
Committee Chair Signature (or representative)

7-23-19
Date







831 LAMAR ST.
RESIDENCE

831 Lamar St
San Antonio TX 78202

SQUARE FOOTAGE
LIVING 1,578.00 SF



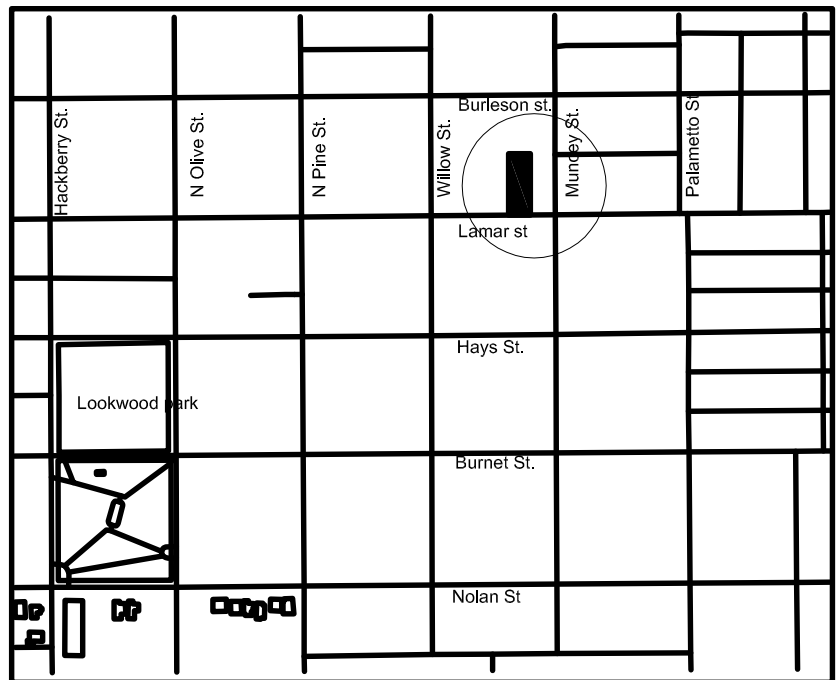
831 Lamar,
Pretends to respectfully blend into the historic community of Dignowity Hills by the use of shapes textures and colors:

A barn style gable volume with a 7/12 pitch will emulate many of the shapes around, by not exceeding 22' and it will become a transition between the west neighbor (over 22' and the east under 20').

A majestic pecan tree lives in the lot and will be the heart of the house that will embrace it and observe it from the main areas .

The concrete slab foundation will support the wood frame structure enclosed by pattern 117 wood siding, aluminum clad windows, and a wood vintage front door will be the openings to the outside. Wood columns and a wood deck in the front porch will complement the familiar language along with neutral colors as it is predominant in the area, architectural shingles will cover the mentioned gable roof.

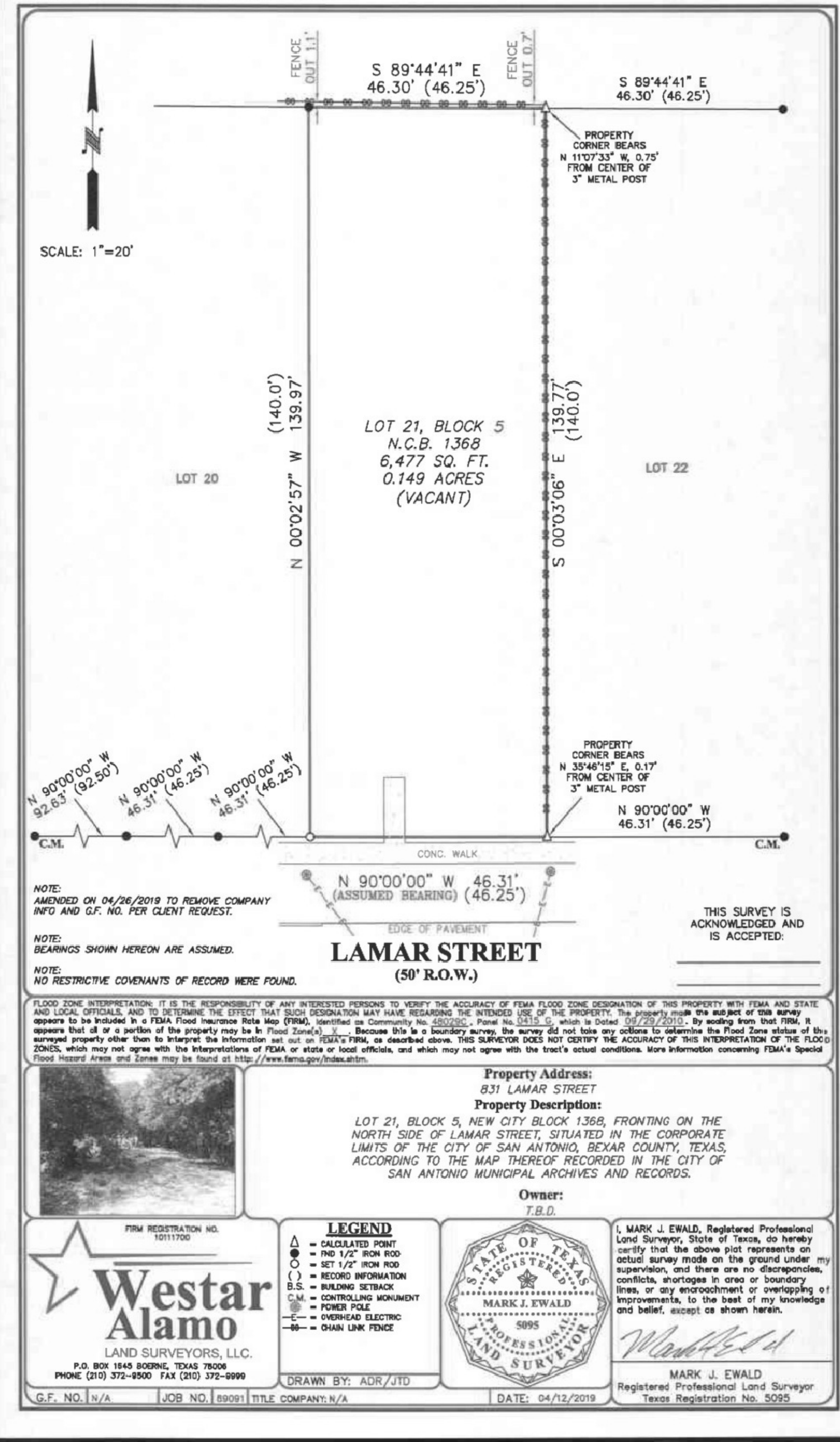
CONCEPTUAL VIEW
Must refer to elevations and floor plans for accurate details and finishes.



LOCATION

PHOTOS

DocuSign Envelope ID: C846D5C3-340E-46B3-A709-62E48A08C2DD



NEW BUILT
SINGLE HOME

LOCATION:
831 LAMAR ST
SAN ANTONIO TX. 78223

OWNER:
HACAM PROPERTIES LLC.

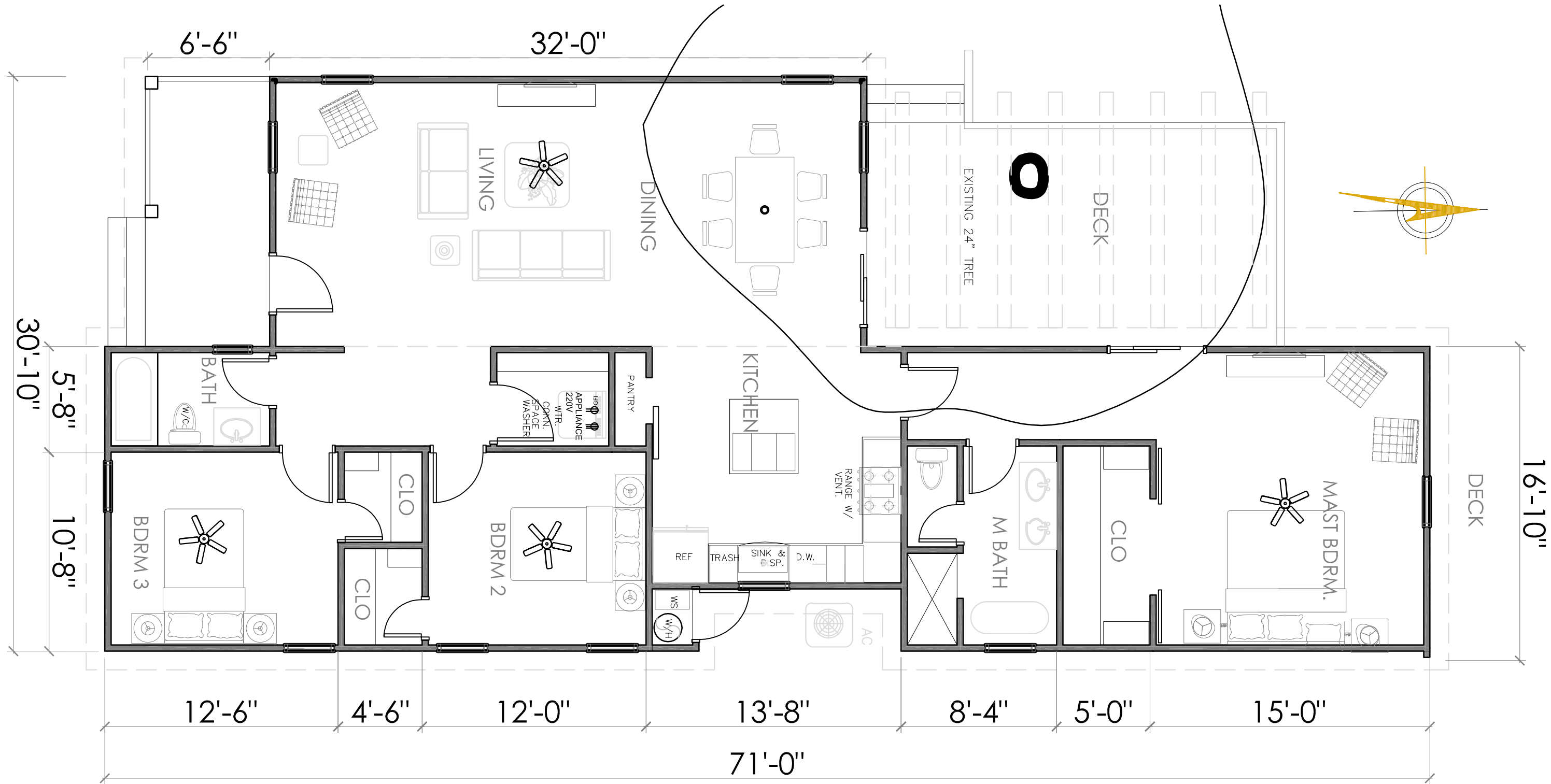
REFLECTED CEILING
FLOOR PLAN

PROY. NO. HA-01
DATE: 07/24/2019
DRAWN BY: OV
CHECKED BY: AS
SHT. NO.

A-1 / 4

VER: 3

SURVEY



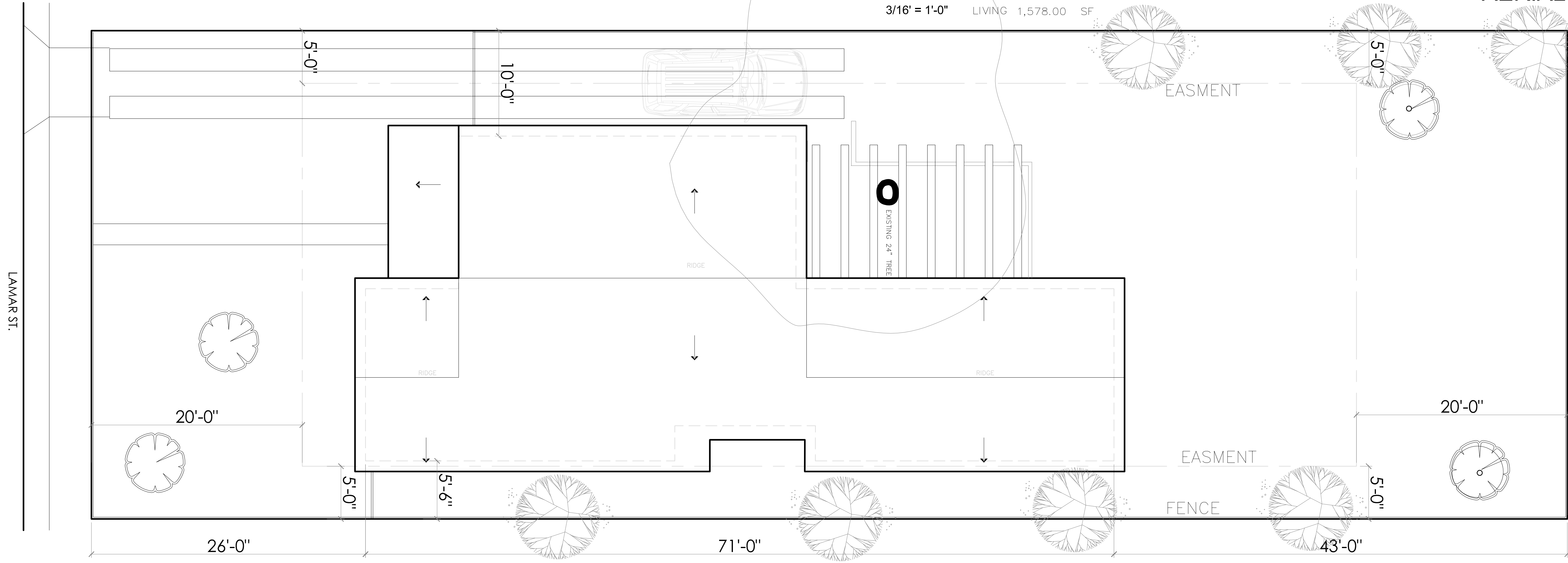
32'
25'
24'

Left neighbor's distance from sidewalk
831 distances distance from sidewalk
Right neighbor's distance from sidewalk



FLOOR PLAN

AERIAL VIEW



SITE PLAN

NEW BUILT
SINGLE HOME

LOCATION:
831 LAMAR ST
SAN ANTONIO TX. 78223

OWNER:
HACAM PROPERTIES LLC.

FLOOR PLAN
SITE PLAN

PROY. NO. HA-01
DATE: 07/24/2019
DRAWN BY: OV
CHECKED BY: AS
SHT. NO.

A-2 / 4

VER: 3

NEW BUILT
SINGLE HOME

LOCATION:

831 LAMAR ST
SAN ANTONIO TX. 78223

OWNER:

HACAM PROPERTIES LLC.

ELEVATIONS

PROY. NO.

HA-01

DATE:

07/24/2019

DRAWN BY:

OV

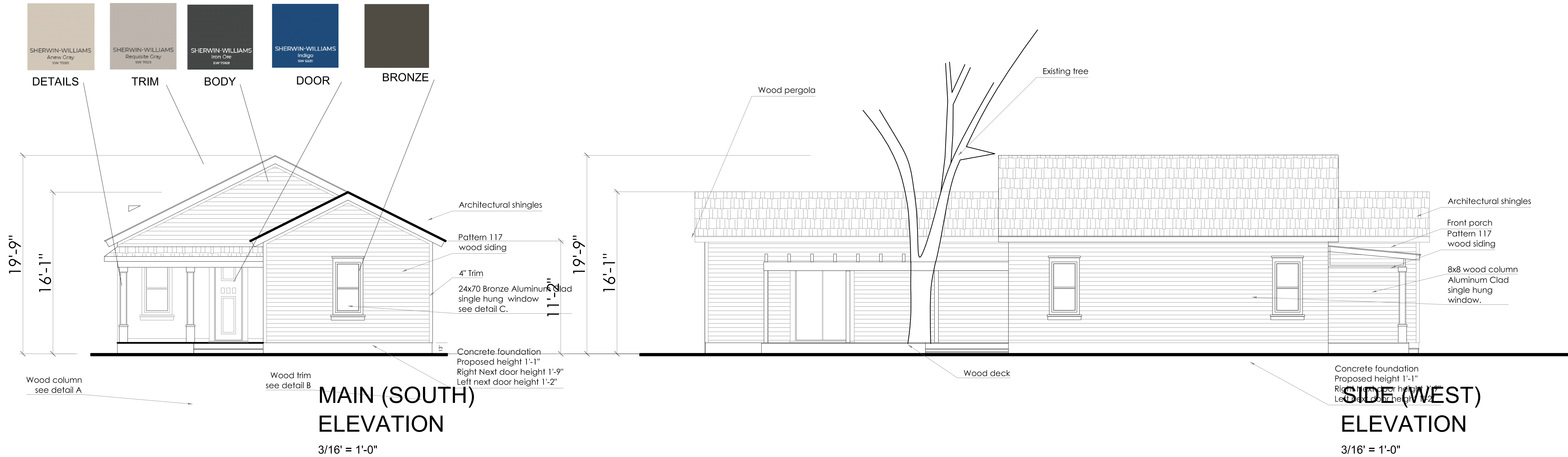
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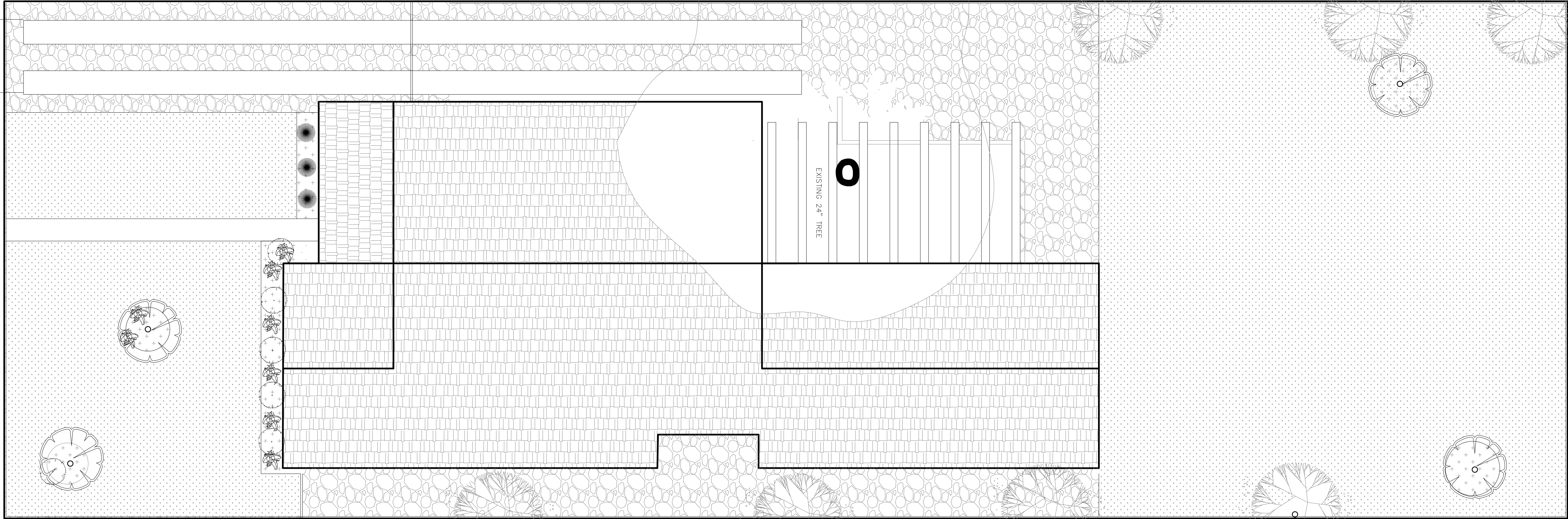
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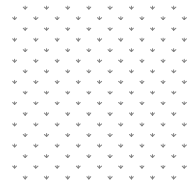
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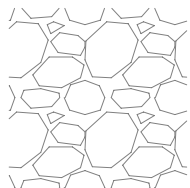
LAMAR ST.



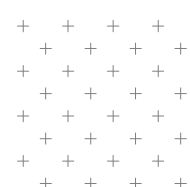
SYMBOLS



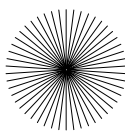
BERMUDA GRASS



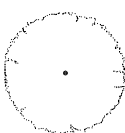
DECOMPOSED GRANITE



MOLCH



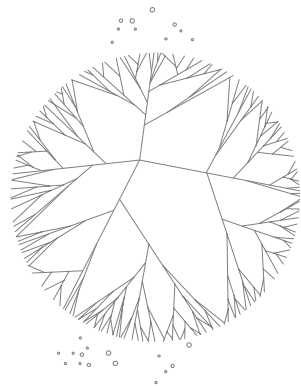
LIRIOPE



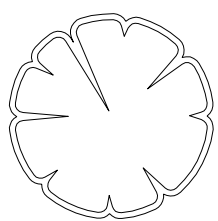
RUSSIAN SAGE



BRENTHURST SAGE



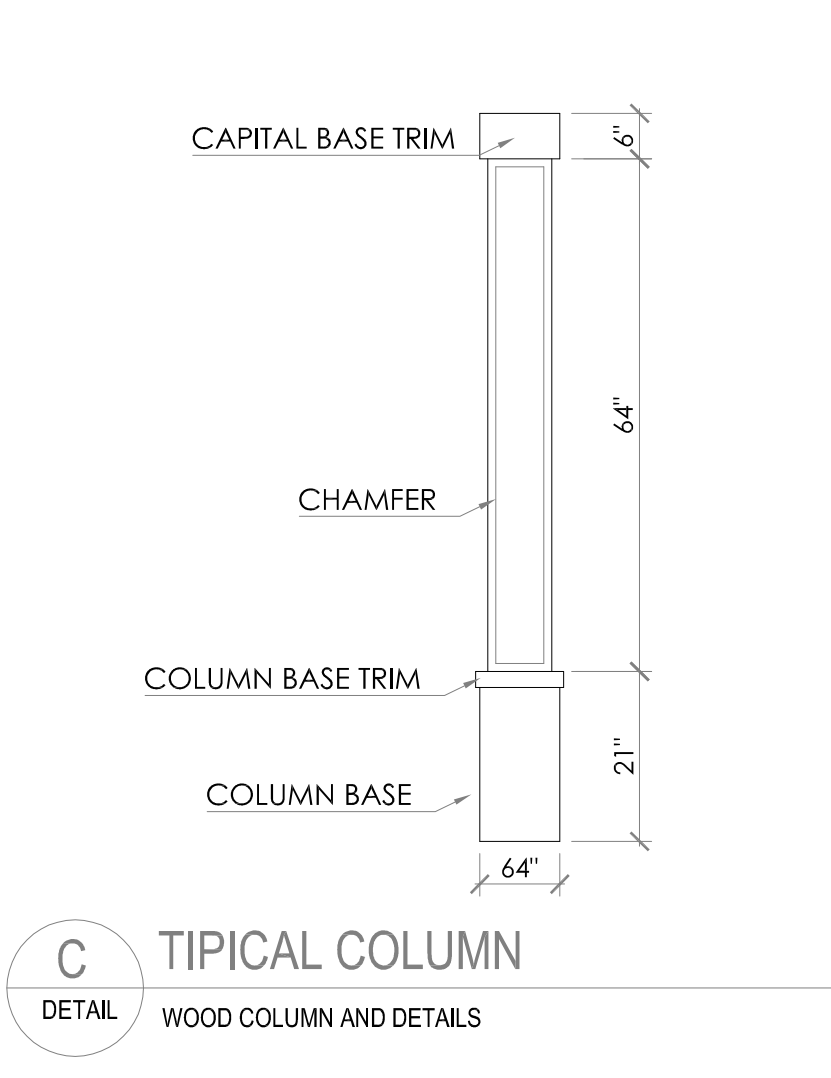
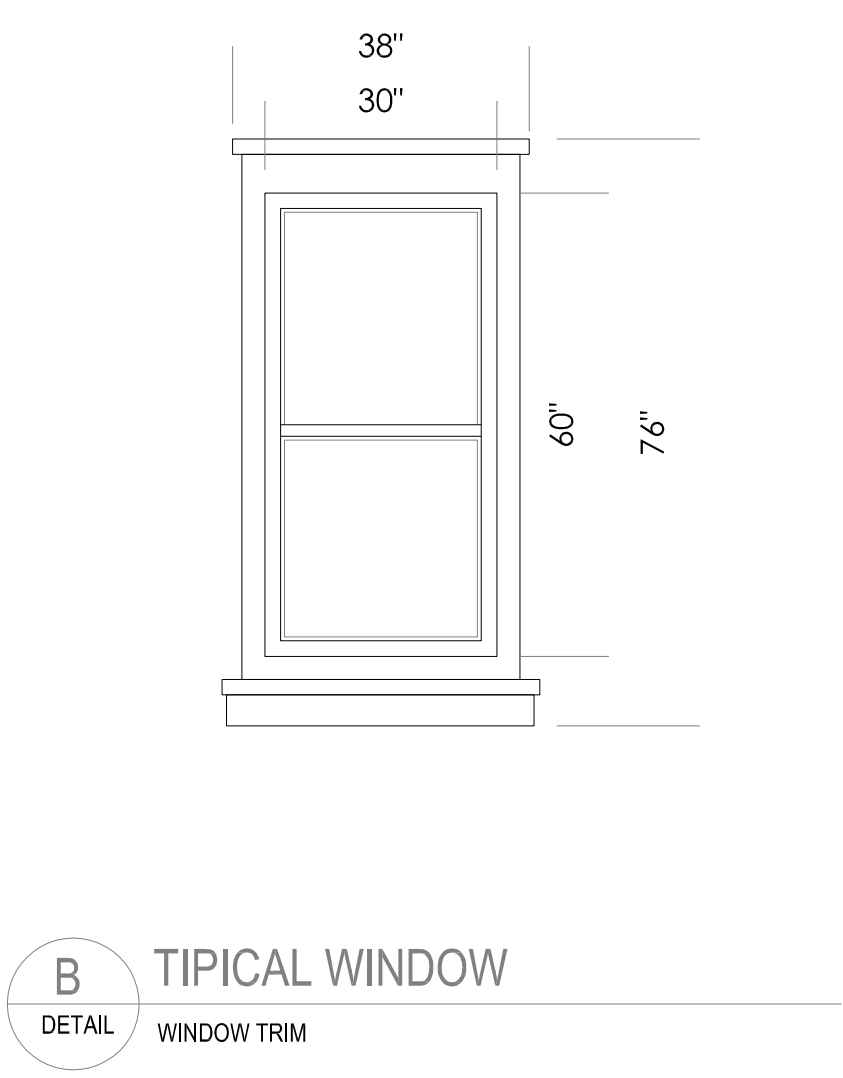
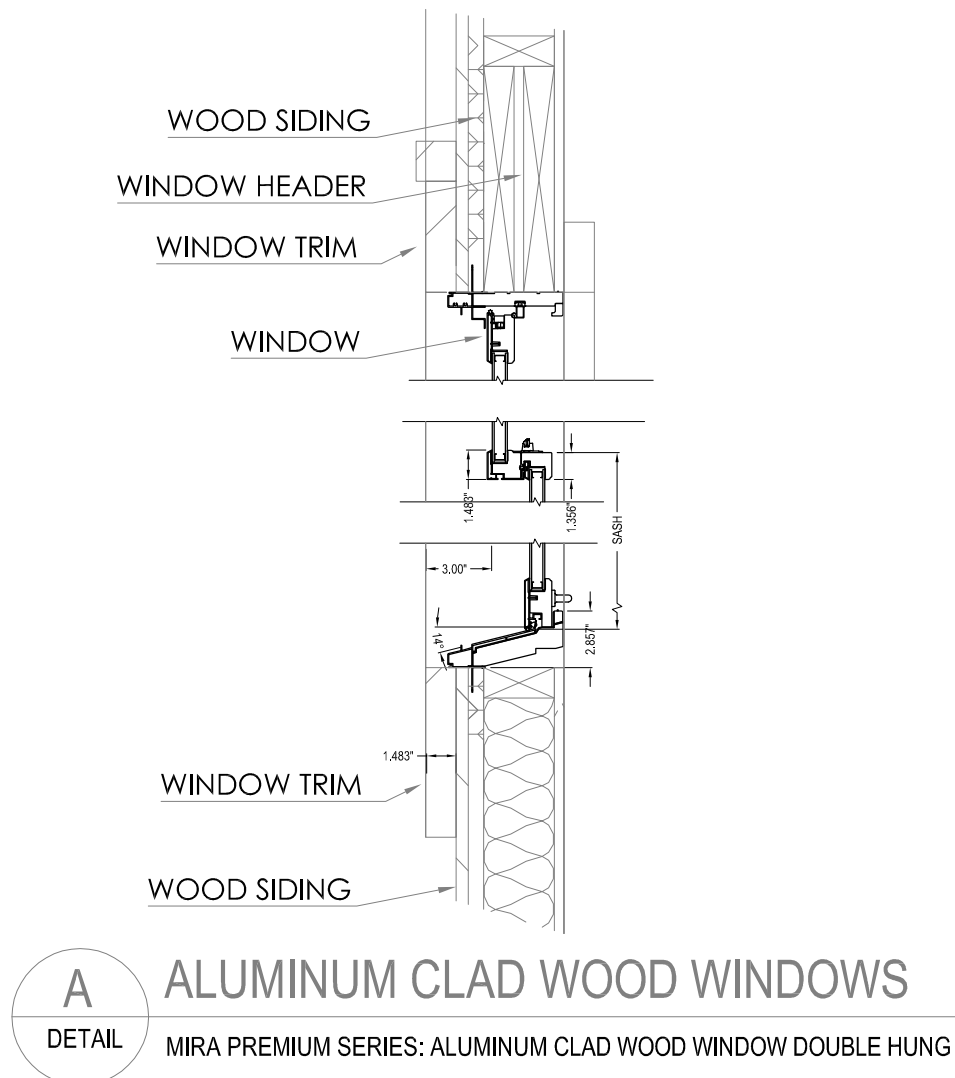
EXISTING TREE



CRAPE MYRTLE

LANDSCAPING PLAN

3/16' = 1'-0"



NEW BUILT SINGLE HOME

LOCATION:
831 LAMAR ST
SAN ANTONIO TX. 78223
OWNER:
HACAM PROPERTIES LLC.

FLOOR PLAN
SITE PLAN

PROY. NO. HA-01
DATE: 07/24/2019
DRAWN BY: OV
CHECKED BY: AS
SHT. NO.

NEW BUILT

SINGLE HOME

LOCATION:

831 LAMAR ST

SAN ANTONIO TX. 78223

OWNER:

HACAM PROPERTIES LLC.

FLOOR PLAN

SITE PLAN

PROY. NO. HA-01

DATE: 07/24/2019

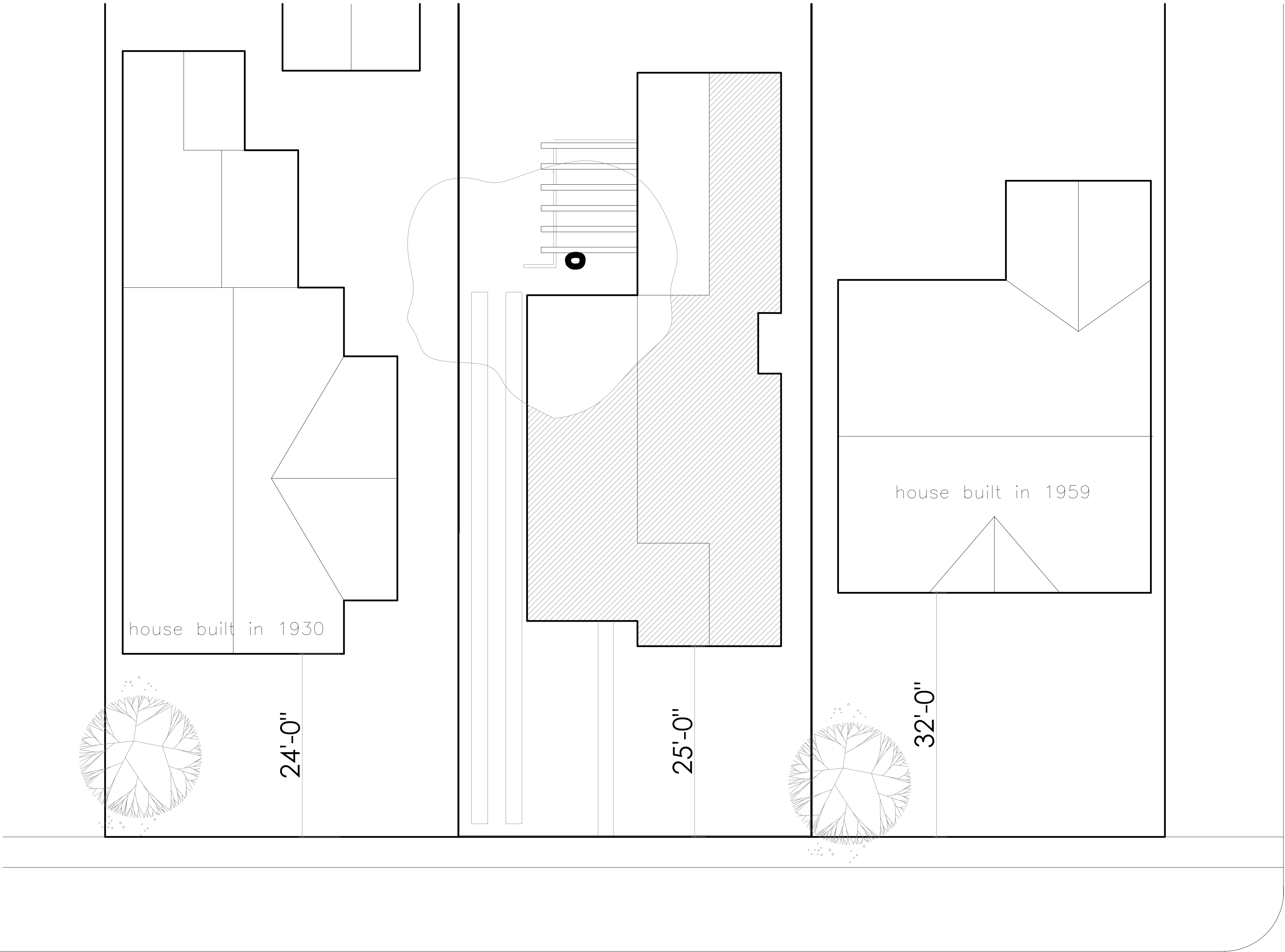
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A-4 / 4

VER: 3



Front setback comparison

1/8" = 1'-0"



Elevation comparison

1/8" = 1'-0"