

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2017

HDRC CASE NO: 2017-139
ADDRESS: 131 KEARNEY ST
LEGAL DESCRIPTION: NCB 2956 BLK LOT S 60 FT OF 8
ZONING: R-6
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Adrian Gracia
OWNER: CosPlus Investments, LLC
TYPE OF WORK: Final approval of new construction
REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a single family house featuring approximately 1,870 square feet on the vacant lot at 131 Kearney in the Lavaca 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 has proposed to construct a single family house featuring approximately 1,870 square feet on the vacant lot at 131 Kearney located in the Lavaca Historic District. This lot is shares rear and side property lines with properties addressed to Carolina. This lot, 131 Kearney, is the only lot on Kearney that is zoned historic.
- b. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. This particular lot does not feature the typical orientation and street frontage found on other lots located throughout the Lavaca Historic District. The applicant has noted a setback of ten (10) feet from the public right of way, consistent with houses found along the north side of Kearney. Generally, the proposed setback is consistent with those found on Kearney and neighboring streets in the Lavaca Historic

District.

- c. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance towards Kearney. This is consistent with the Guidelines.
- d. **ENTRANCES** – The applicant has proposed to locate the front door offset of two similarly proportioned windows. Staff finds that the applicant should align the front door with the front walkway, locating the door between the proposed two windows.
- e. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a two-story structure with an overall height of approximately twenty-six (26) feet. As previously noted, this lot is the only lot on Kearney that is zoned historic; however, there are historic, two-story structures nearby on Carolina. Staff finds the proposed massing appropriate and given the rear setback of twenty, will not be intrusive to the historic structures on Carolina.
- f. **TRANSITIONS** – Step downs in building height should be utilized to transition from the height of the proposed new construction to the single story height of the neighboring structure. The applicant has proposed an inset front porch as well as a balconied second story porch, which provide a visual separation of the first and second story massing.
- g. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. There are Folk Victorian style houses found on Kearney that each feature varying foundation heights, commonly between approximately twelve (12) inches to thirty-six (36) inches. The applicant has proposed a foundation height of approximately one (1) foot in height and floor heights that are consistent with those found on Kearney and nearby on historic structures found in the Lavaca Historic District.
- h. **ROOF FORM** – The applicant has proposed a side gabled roof, consistent with many roof structures found throughout the vicinity that feature either front or side gabled roofs.
- i. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed window openings that vary in size and proportion. Many of the proposed window openings feature contemporary openings that are not reflective of historic proportions. Staff finds that the applicant should incorporate historic window openings, or openings that are proportionally based on historic window openings into the design.
- j. **LOT COVERAGE** – The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.i.
- k. **MATERIALS** – In regards to materials, the applicant has proposed materials to include Hardi board siding, stucco, a standing seam metal roof and vinyl windows. Staff finds the use of Hardi board siding appropriate; however, the siding should feature a smooth finish. The proposed standing seam metal roof is also appropriate and should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. Given that the applicant has proposed stucco as a secondary façade material, staff finds its installation appropriate. The installation of vinyl windows is not consistent with the Guidelines for New Construction. The applicant should refer to the Historic Design Guidelines, Window Policy Document to ensure that appropriate window materials and an appropriate framing depth is used. Staff finds the installation of wood windows to be appropriate.
- l. **ARCHITECTURAL DETAILS** – New building should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The applicant has proposed an overall design that features many strong architectural elements including a front porch that is fully integrated into the massing of the structure a side gabled roof; however, the installation of a front loaded garage is not appropriate architecturally for a historic district. Staff finds that a detached garage or a garage that is removed from the front façade plane would be more appropriate.
- m. **MECHANICAL EQUIPMENT** – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for complying with this.
- n. **DRIVEWAY** – The applicant has proposed a concrete driveway to be ten (10) feet in width. This is appropriate and consistent with the Guidelines for Site Elements 5.
- o. **SIDEWALK** – The applicant has proposed a front sidewalk consisting of concrete pavers. Staff finds that a solid

concrete front walkway would be more appropriate and recommends the applicant install a concrete walkway that is consistent with those found throughout the Lavaca Historic District in regards to material and width.

- p. LANDSCAPING – The applicant has provided a landscaping plan as well as information regarding materials. These materials include locations of xeric planting, front, side and rear yard natural grass and trees. This is consistent with the Guidelines.

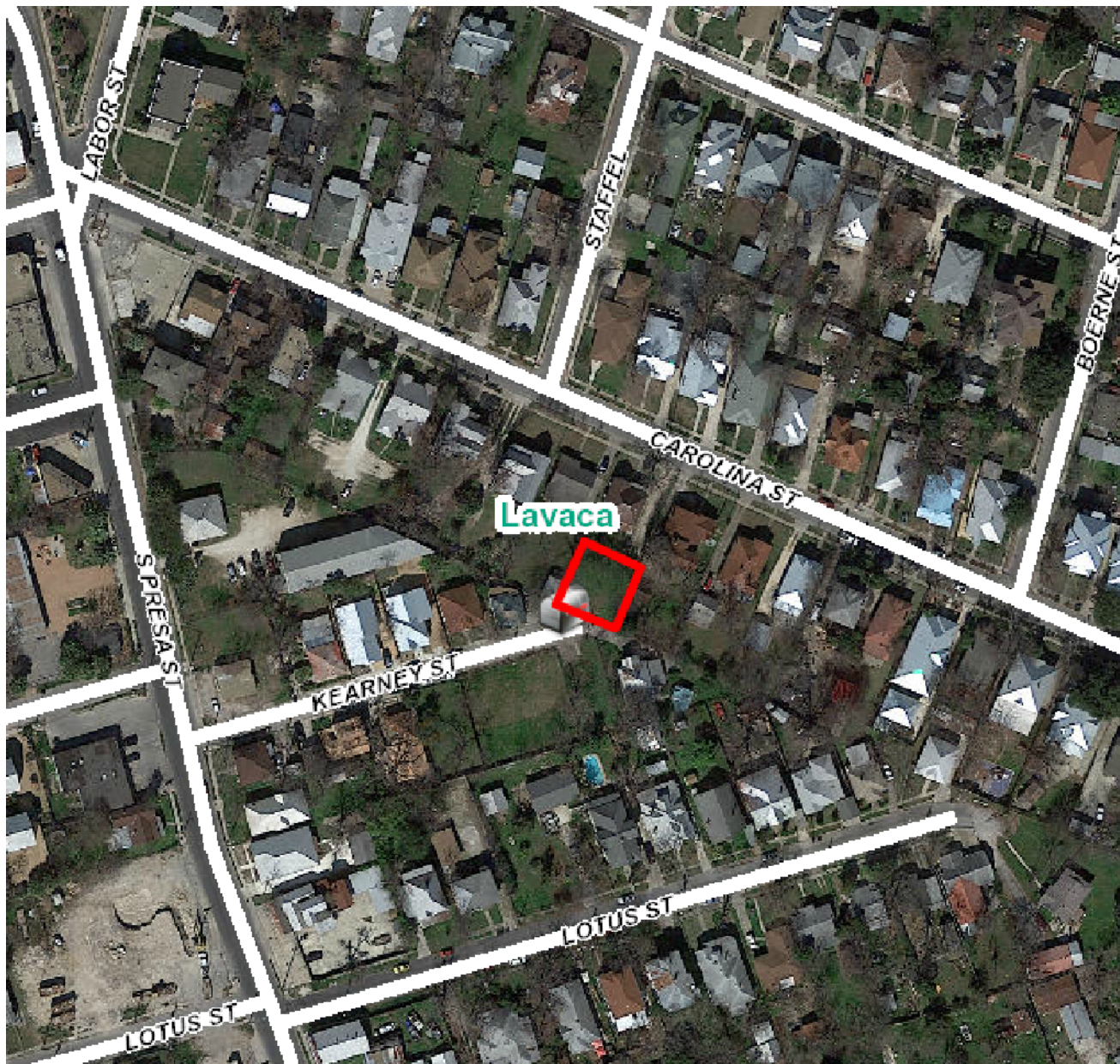
RECOMMENDATION:

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

- i. That the applicant align the front door with the front walkway, locating the door between the proposed two windows as noted in finding d.
- ii. That the applicant incorporate historic window openings, or openings that are proportionally based on historic window openings into the design as noted in finding i.
- iii. That the applicant install wood windows that are consistent with the Historic Design Guidelines, Window Policy Document as noted in finding n that are to include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
- iv. That the applicant eliminate the front loaded garage from the front façade plane as noted in finding l.
- v. That the applicant screen all mechanical equipment.
- vi. That the applicant install a front walkway that is consistent with the historic walkways found in the Lavaca Historic District as noted in finding o.

CASE MANAGER:

Edward Hall

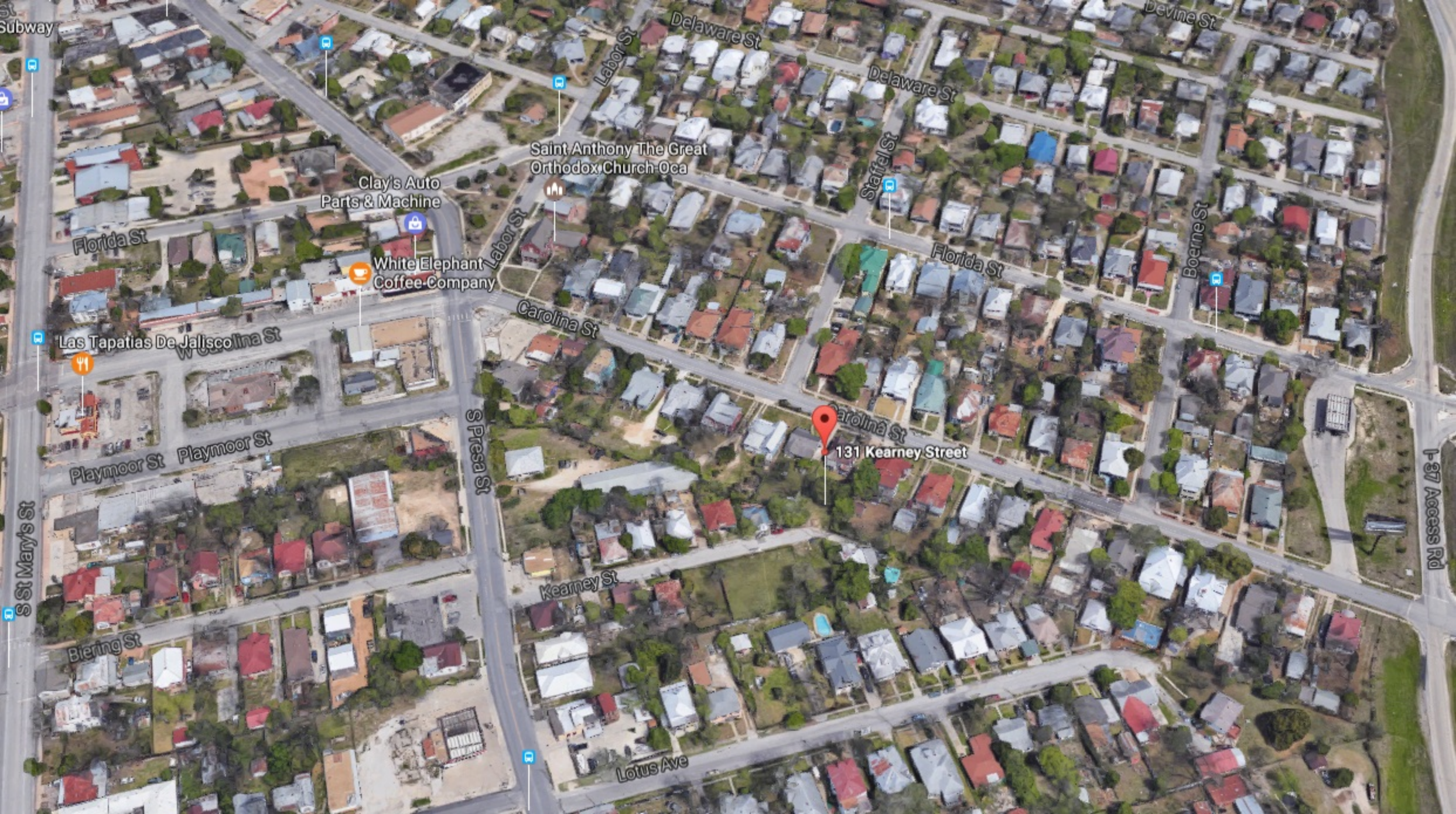


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Subway

Florida St

Las Tapatias De Jalisco

Playmoor St

Biering St

S St Mary's St

Clay's Auto
Parts & Machine

White Elephant
Coffee Company

Saint Anthony The Great
Orthodox Church-Oca

Carolina St

S Presa St

Kearney St

Lotus Ave

Delaware St

Delaware St

Staffel St

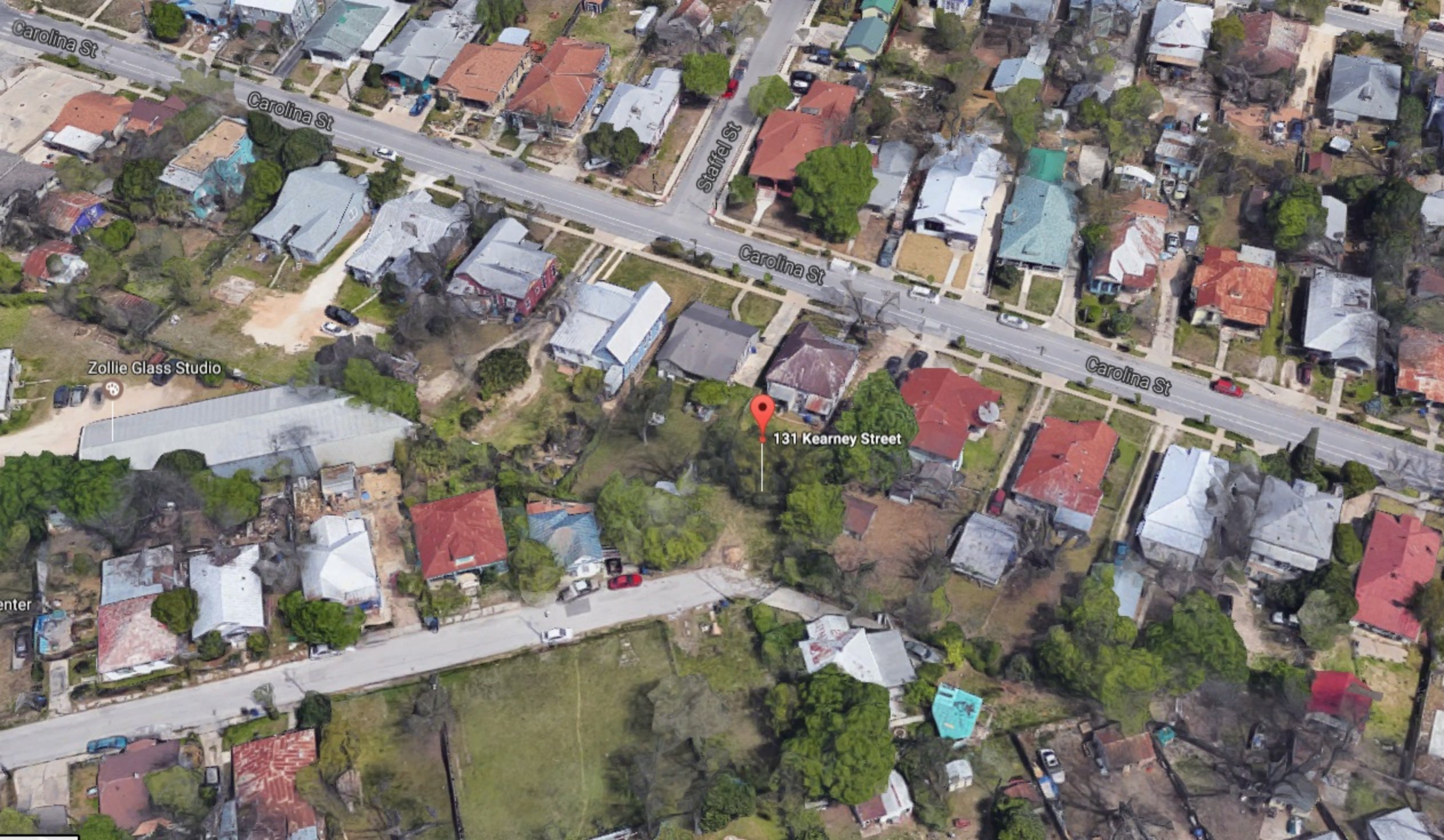
Florida St

Boerne St

Devine St

131 Kearney Street

I-37 Access Rd



Carolina St

Carolina St

Stafel St

Carolina St

Carolina St

Zollie Glass Studio

131 Kearney Street

enter

131 KEARNEY

PROJECT NARRATIVE

THIS PROJECT CONTEMPLATES A NEW 1870 SQUARE FOOT SINGLE-FAMILY HOUSE ON THE R6-H ZONED LOT AT 131 KEARNEY. TWO-STORY STUCCO, PAINTED SIDING AND STANDING SEAM METAL ROOF. THE FRONT HOUSE WITH ITS FRONT PORCH IS SET BACK FROM THE STREET IN ALIGNMENT WITH THE HOUSES ALONG THE STREET.

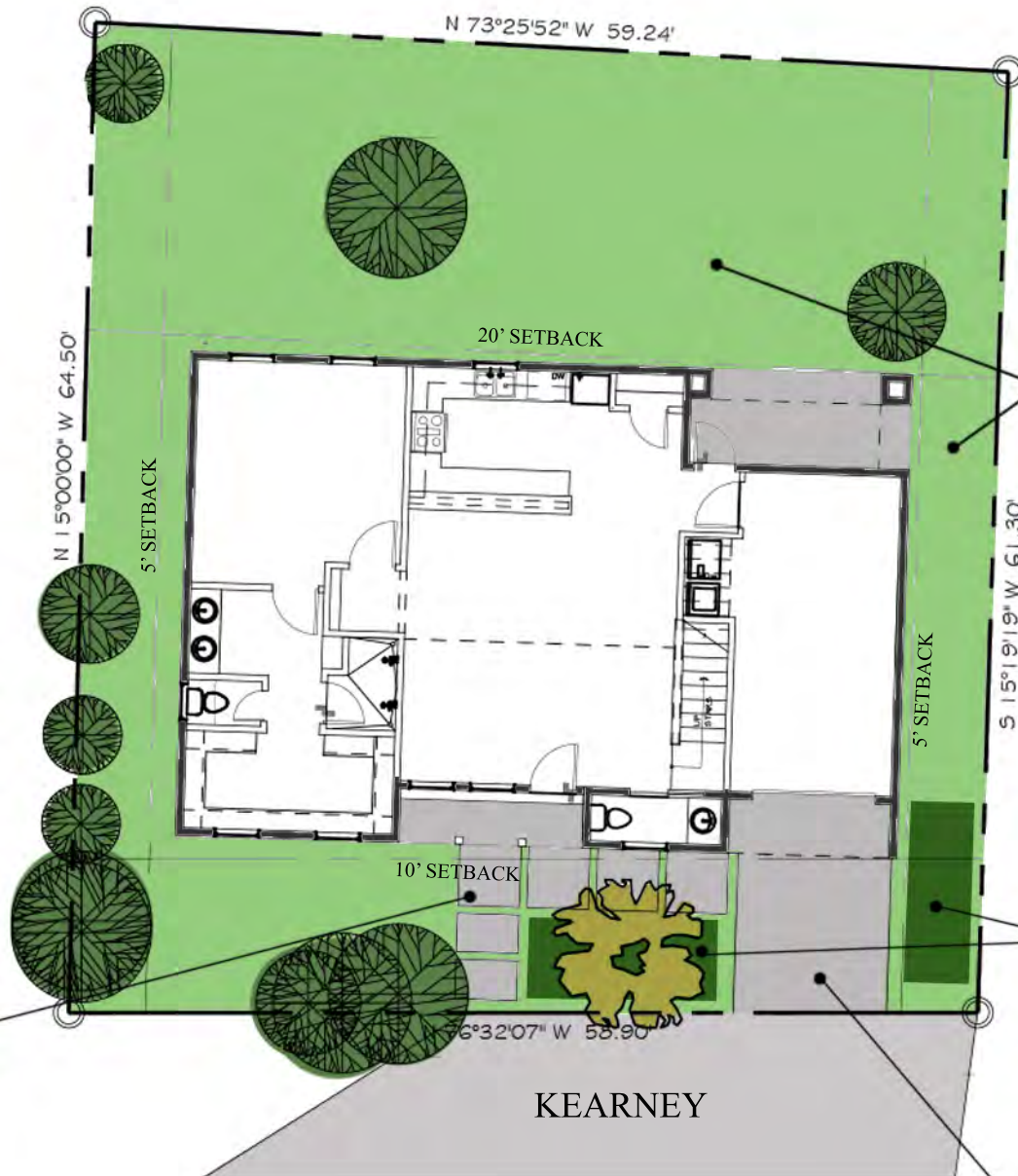


PERSPECTIVE

131 KEARNEY STREET

LA VACA HISTORIC DISTRICT, SAN ANTONIO, TX.

MARCH 2017



ZOYSA TURF GRASS



CONCRETE PAVERS



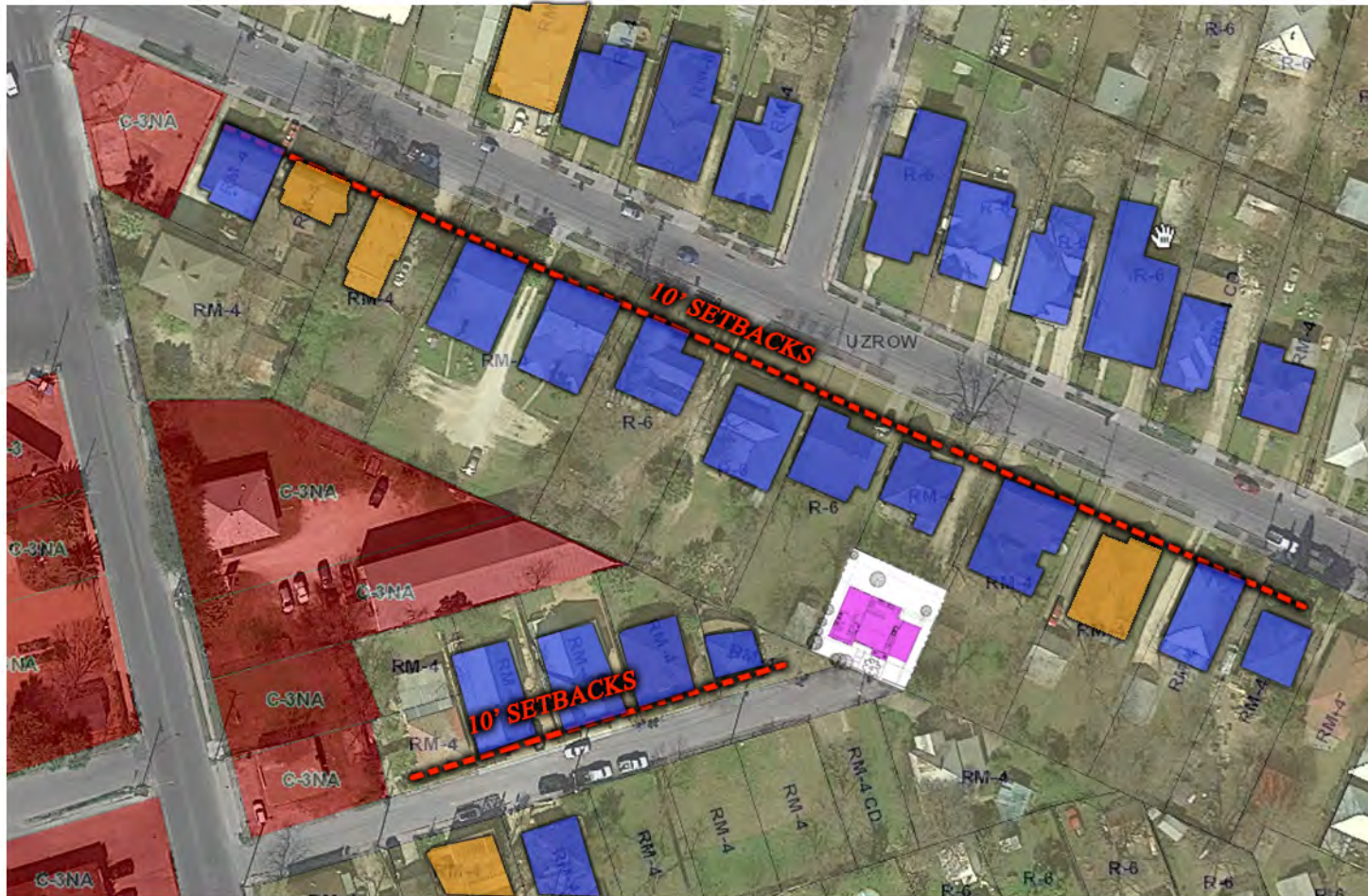
XERISCAPE PLANTING EXAMPLE

SITE PLAN

131 KEARNEY STREET

LA VACA HISTORIC DISTRICT, SAN ANTONIO, TX.

MARCH 2017



LEGEND

- SINGLE STORY HOUSE
- 2-STORY HOUSE
- 131 KEARNEY

131 KEARNEY ST.

LOT AREA = .10 ACRE
HOUSE FRONTAGE = 45'

CAROLINA STREET

AVERAGE LOT AREA = .24 ACRE
AVERAGE HOUSE FRONTAGE = 42'

KEARNEY STREET

AVERAGE LOT AREA = .10 ACRE
AVERAGE HOUSE FRONTAGE = 35'

SITE CONTEXT

131 KEARNEY STREET

LA VACA HISTORIC DISTRICT, SAN ANTONIO, TX.

MARCH 2017



CONTEXT PHOTOS - EXISTING SITE

131 KEARNEY STREET

LA VACA HISTORIC DISTRICT, SAN ANTONIO, TX.

MARCH 2017



CONTEXT PHOTOS - KEARNEY ST.

131 KEARNEY STREET

LA VACA HISTORIC DISTRICT, SAN ANTONIO, TX.

MARCH 2017

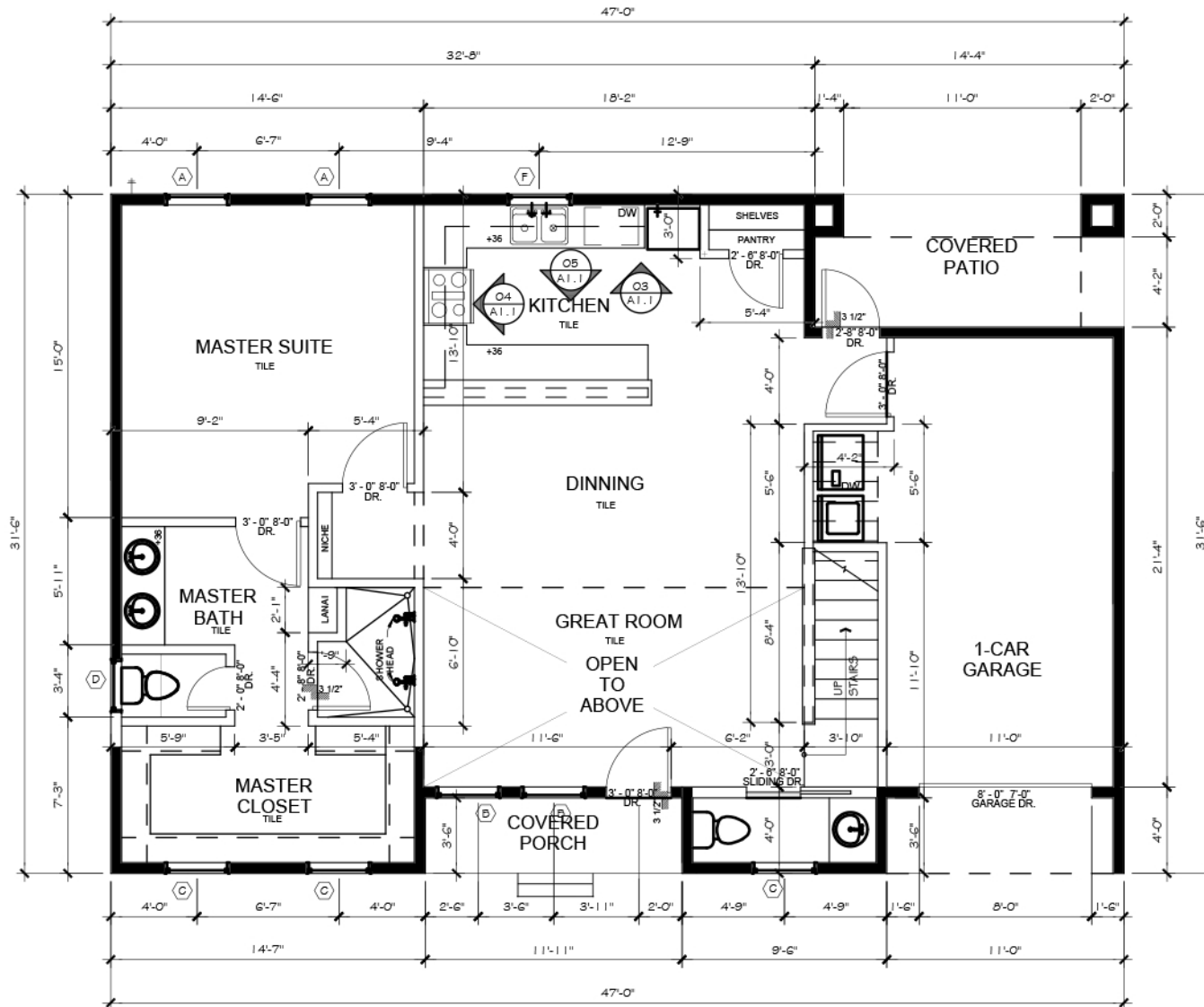


CONTEXT PHOTOS - CAROLINA ST.

131 KEARNEY STREET

LA VACA HISTORIC DISTRICT, SAN ANTONIO, TX.

MARCH 2017

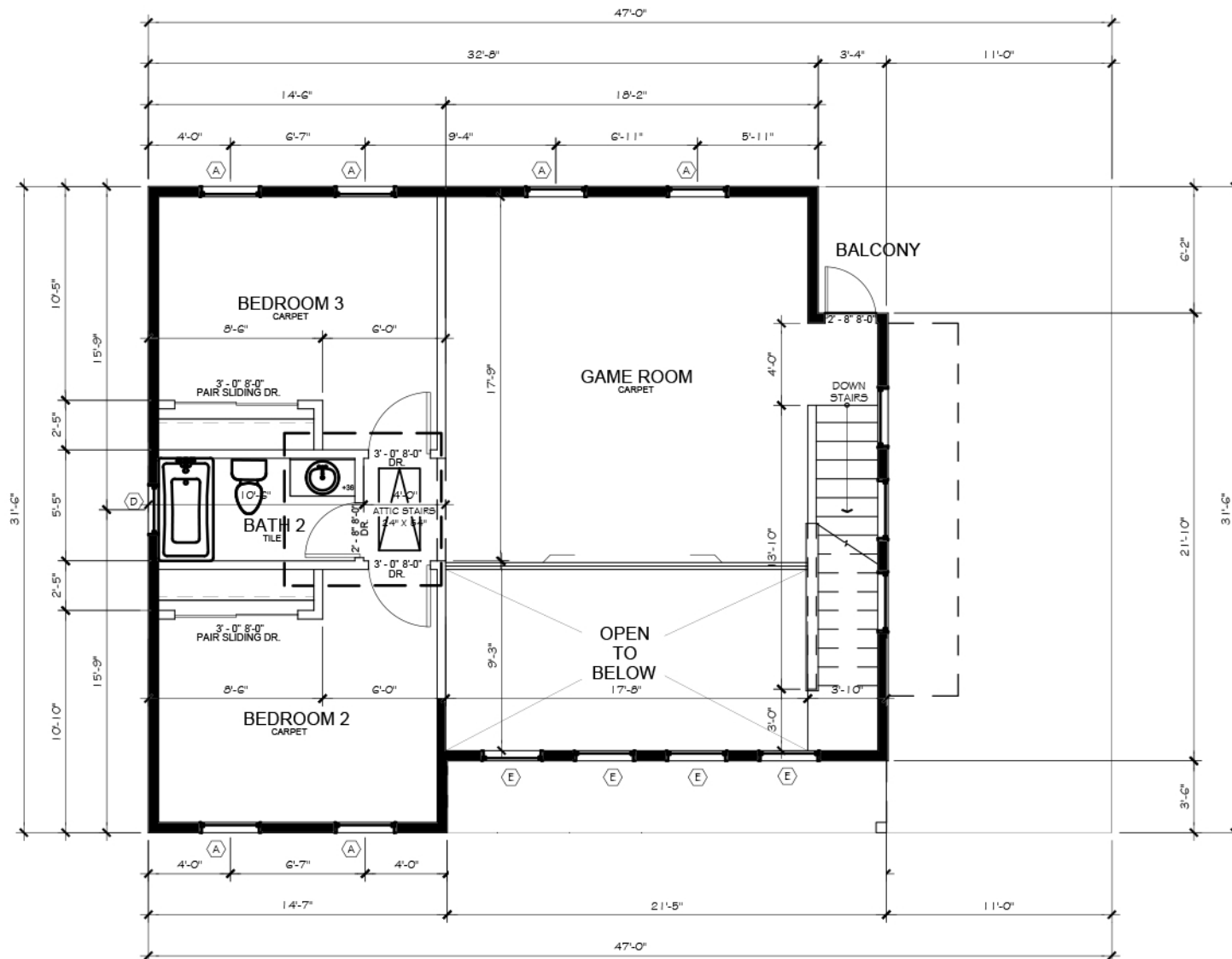


1ST LEVEL FLOOR PLAN

131 KEARNEY STREET

LA VACA HISTORIC DISTRICT, SAN ANTONIO, TX.

MARCH 2017



2ND LEVEL FLOOR PLAN

131 KEARNEY STREET

LA VACA HISTORIC DISTRICT, SAN ANTONIO, TX.

MARCH 2017



SOUTH (FRONT) ELEVATION

131 KEARNEY STREET

LA VACA HISTORIC DISTRICT, SAN ANTONIO, TX.

MARCH 2017

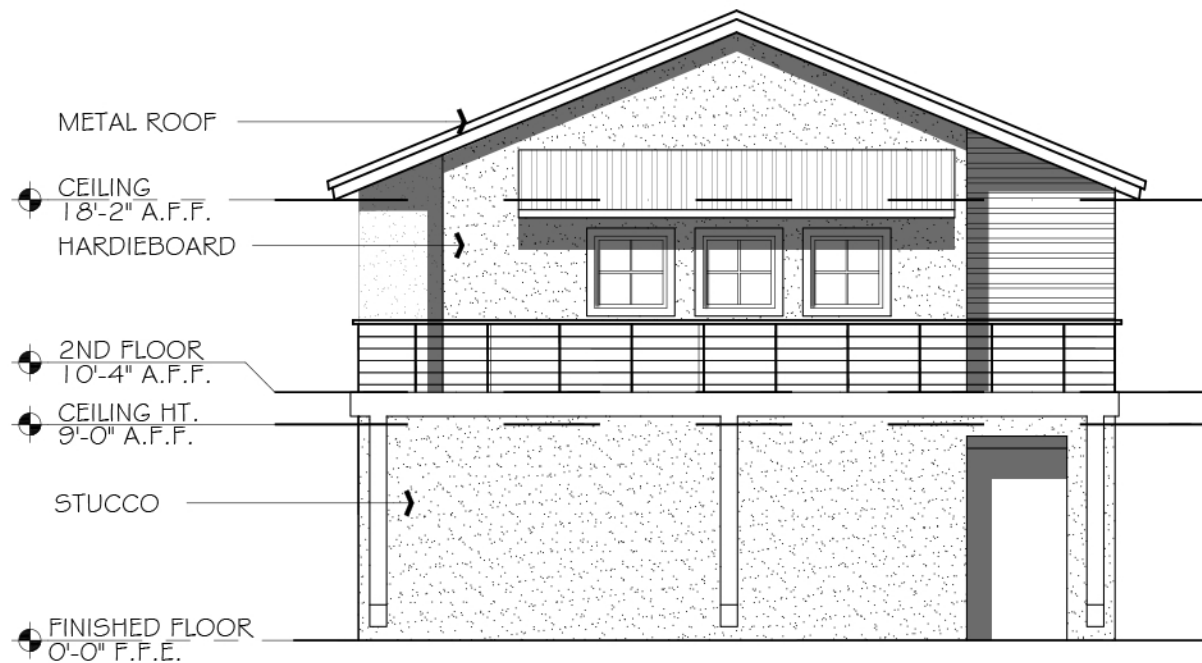


NORTH ELEVATION

131 KEARNEY STREET

LA VACA HISTORIC DISTRICT, SAN ANTONIO, TX.

MARCH 2017

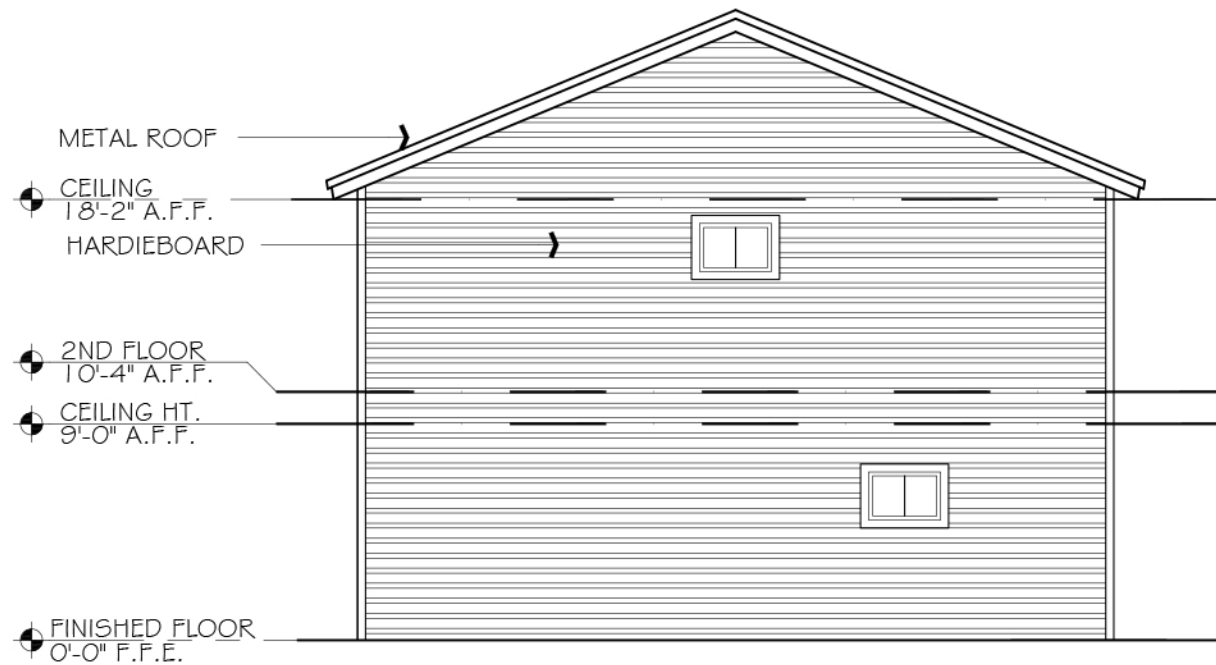


EAST ELEVATION

131 KEARNEY STREET

LA VACA HISTORIC DISTRICT, SAN ANTONIO, TX.

FEBRUARY 2017



WEST ELEVATION

131 KEARNEY STREET

LA VACA HISTORIC DISTRICT, SAN ANTONIO, TX.

MARCH 2017