

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2018

HDRC CASE NO:

2017-623

ADDRESS:

925 LAMAR ST

LEGAL DESCRIPTION:

NCB 1369 BLK 6 LOT S 135 FT OF 16 & W 4.6 OF S 135 FT OF 17

ZONING:

R-4, H

CITY COUNCIL DIST.:

2

DISTRICT:

Dignowity Hill Historic District

APPLICANT:

FDN Home, LLC

OWNER:

DiaLuz Realty LLC

TYPE OF WORK:

Rear Addition

APPLICATION RECEIVED:

December 01, 2017

60-DAY REVIEW:

January 30, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition to feature approximately 300 square feet.

APPLICABLE CITATIONS:

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 façade 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.

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.

FINDINGS:

- a. The structure at 925 Lamar was constructed circa 1920 and features Folk Victorian architectural elements include both a front and side gabled roof and a shed porch roof. At this time, the applicant has proposed to construct a rear addition to feature 300 square feet.
- b. REAR ADDITION – The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the rear addition to feature a hipped roof that is to feature a ridgeline that per the construction documents is slightly greater than that of the primary historic structure. For a rear transition, the applicant has proposed for the width of the proposed addition to be subordinate to that of the historic structure and has proposed to construct the majority of the addition's massing separate from the massing of the historic structure. Staff finds that the addition should feature a roofline that is subordinate to that of the primary historic structure.
- c. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed for the addition to feature an overall footprint and massing that is subordinate to that of the historic structure. This is consistent with the Guidelines.
- d. MATERIALS – The applicant has proposed materials that include a standing seam metal roof, vinyl siding, wood windows, one aluminum window and one steel exterior door. Per the Guidelines for Additions 3.A.i., materials that are compatible with the architecture style and materials of the original structure should be used on the addition. While currently found on the historic structure, the use of vinyl siding on the addition is not consistent with the Guidelines. Staff recommends the applicant use wood or a cememtitious siding to feature an exposure of four (4) inches and a smooth exterior finish.
- e. MATERIALS – Regarding materials, the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A large ridge cap should not be used. Regarding windows, the applicant has proposed to install all wood windows. Regarding window installation, 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 an 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. Details on each should be submitted to staff for review.
- f. ARCHITECTURAL DETAILS – Generally, the applicant's proposed addition is consistent with the Guidelines in regards to massing, design and materials; however, the above noted inconsistencies are to be addressed prior to

approval.

RECOMMENDATION:

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

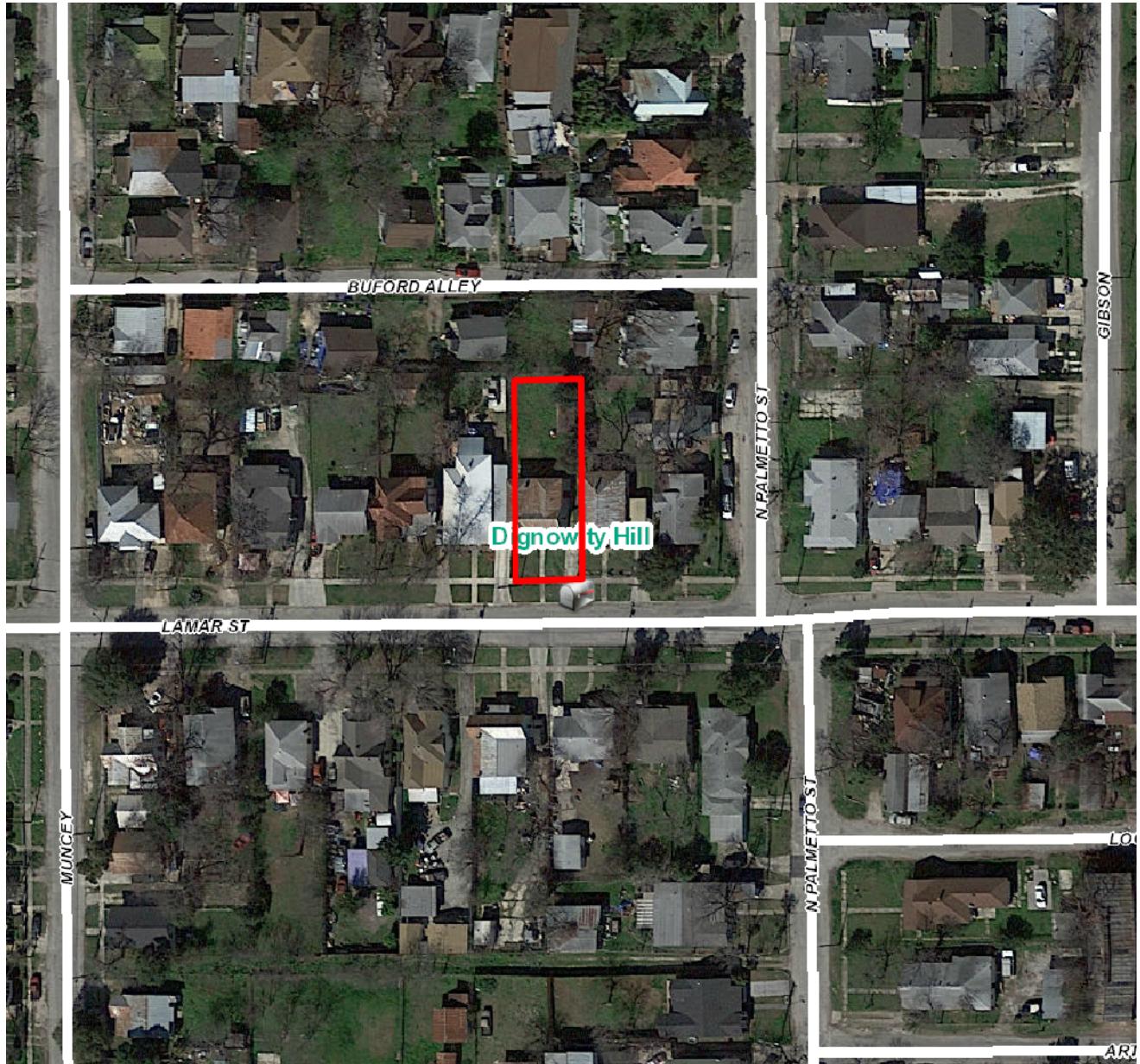
- i. That the rear addition feature an overall height that is consistent with or subordinate to that of the primary structure as noted in finding b.
- ii. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish as noted in finding e.
- iii. That the addition feature wood or a cementitious siding that features an exposure of four inches and a smooth exterior finish as noted in finding d.
- iv. That the proposed wood windows follow specifications noted in finding e.

CASE MANAGER:

Edward Hall

CASE COMMENT:

A roofing inspection must be scheduled with OHP staff prior to the installation of the proposed standing seam metal roof. Inspections may be scheduled by calling (210) 219-2093.



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 11, 2017

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Historic & Design Review Commission Application Form

Property Address: 925 Lamar
Historic District: Dignowity Hill
Parcel ID: NCB 1369 Block 6 Lot S 135 FT of 16 & W 4.6 of S R-4

Required Attachments:

- ORIGINAL PRINTED COPY OF ALL MATERIALS LISTED BELOW
- COPY OF ALL DRAWINGS, AND PHOTOS ON CD IN PDF OR JPG FORMAT
- Completed HDRC Application
- Photos of all sides of the structure and site (color photos no smaller than 4" x 6")
- Written narrative explaining the proposed work
- Site Plan
- Elevation drawings and floor plans of planned addition or alterations (8 1/2" x 11" reproducible sheets)
- Specifications of materials to be used

Completed HDRC Application

Signed by homeowner, designating FDN Home, LLC as an authorized representative – separate document.

Photos of all sides of the structure and site



925 Lamar - Front



925 Lamar - Back



925 Lamar – Side (right)



925 Lamar – Side (left)

Site plan

Prepared by BRC Design Studio LLC – separate document.

Elevation and floor plan of proposed addition

Prepared by BRC Design Studio LLC – separate documents.

Written narrative explaining the proposed work

Master suite addition (approximately 300 square feet), added to rear of existing structure. Design and construction to match existing structure. New addition will include pier and beam foundation, metal roof, vinyl siding to ground with appropriate side venting, wood windows, back door and concrete steps (existing) leading to back yard. One aluminum window in bathroom shower – to match window from existing structure.

Specification of materials to be used

Foundation

- Foundation – 7.5" diameter, 48-inch concrete piers, 4"x4" beams with 2"x8" joists, $\frac{3}{4}$ " plywood tongue & groove subfloor

Roof

- Existing Roof - Will be painted charcoal gray matching new material color.
- New Roof on Master Suite Addition - will be installed to match existing roof material and mimic roof line of original structure.
24-gauge metal 18" wide panel, fabricate trim, drip edge, valley and ridge cap from same metal panel material



Siding

- Vinyl siding, 0.40-inch thick, 8" vertical panels, trim edges from same vinyl panel material
- Siding will be painted Sherwin Williams 0017 Calico to match existing house color



Sample Photo

Windows

- 32" x 40", double-hung, wood windows with single pane glass (bedroom); 24" x 12" vinyl, single pane, sliding (bathroom)
- Painted white and trimmed to match existing windows



Door

- Door – 32" x 80", two-panel, steel, exterior door
- Painted, Sherwin Williams 2810 Rookwood Sash Green to match exterior trim color



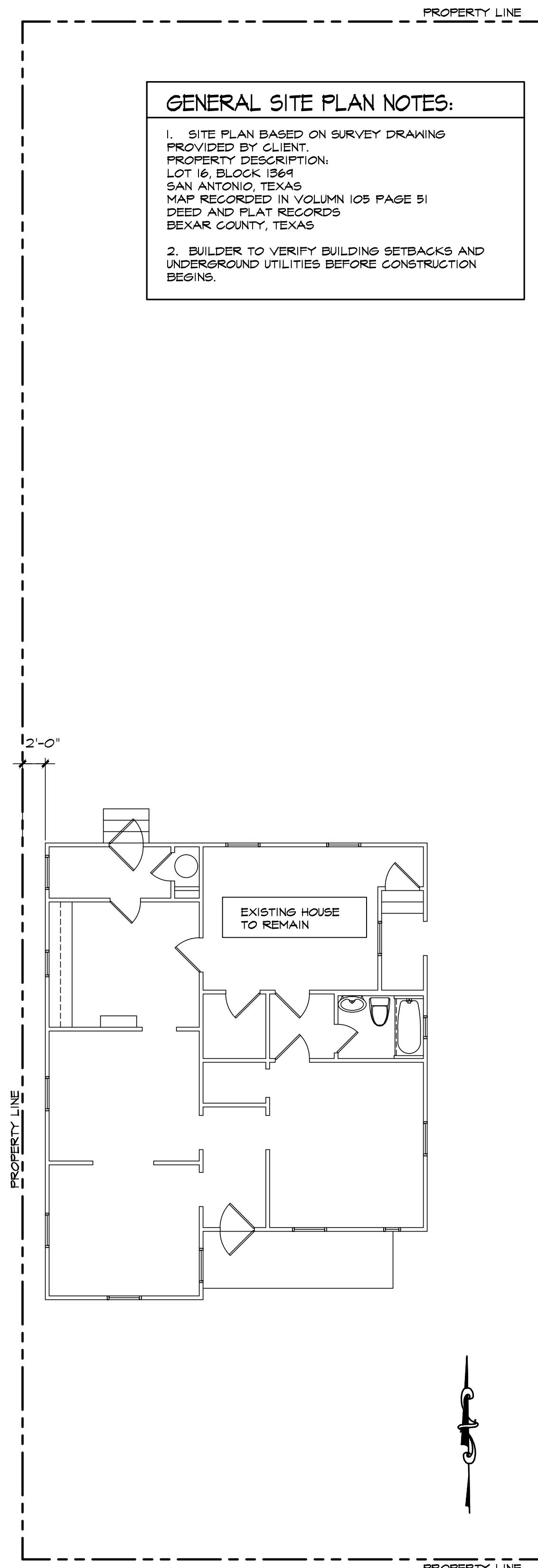
SW 2810
Rookwood Sash Green
Interior / Exterior

[View All Historic Color Paint Colors →](#)

R: 80 G: 106 B: 103 Hex Value: #506a67 LRV: 13

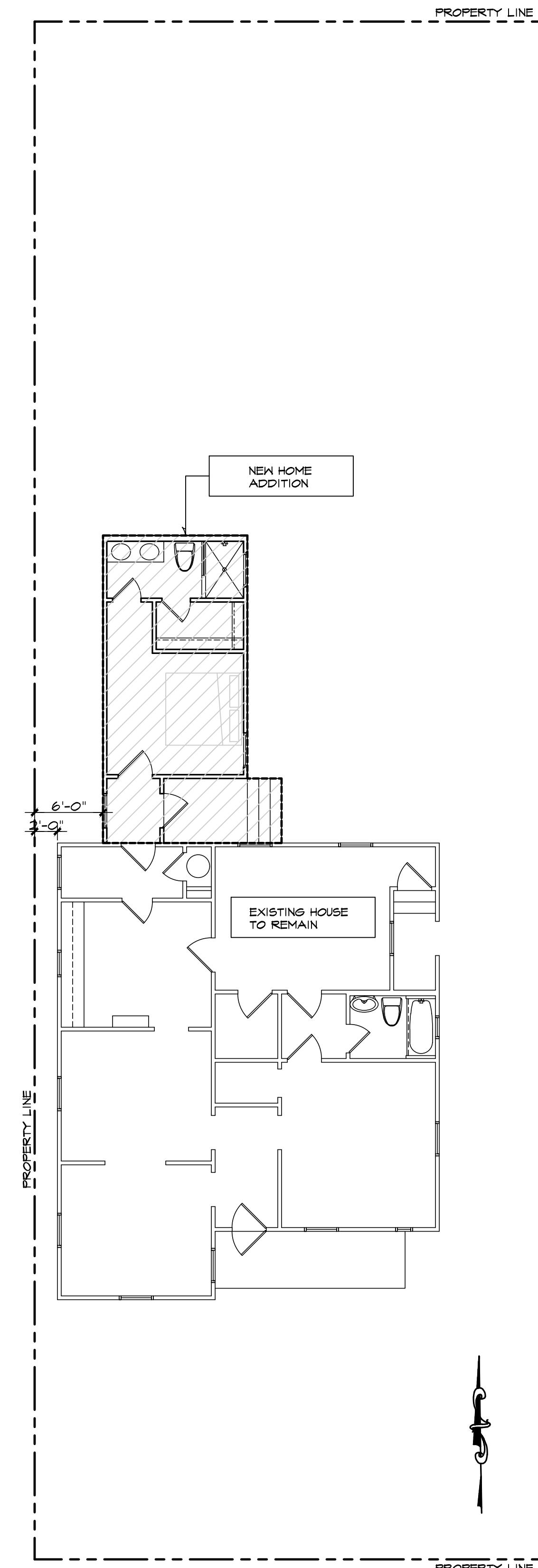
Color Collections: Historic Exterior Color Wall

COORDINATING COLORS SIMILAR COLORS **DETAILS**



925 LAMAR STREET

1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

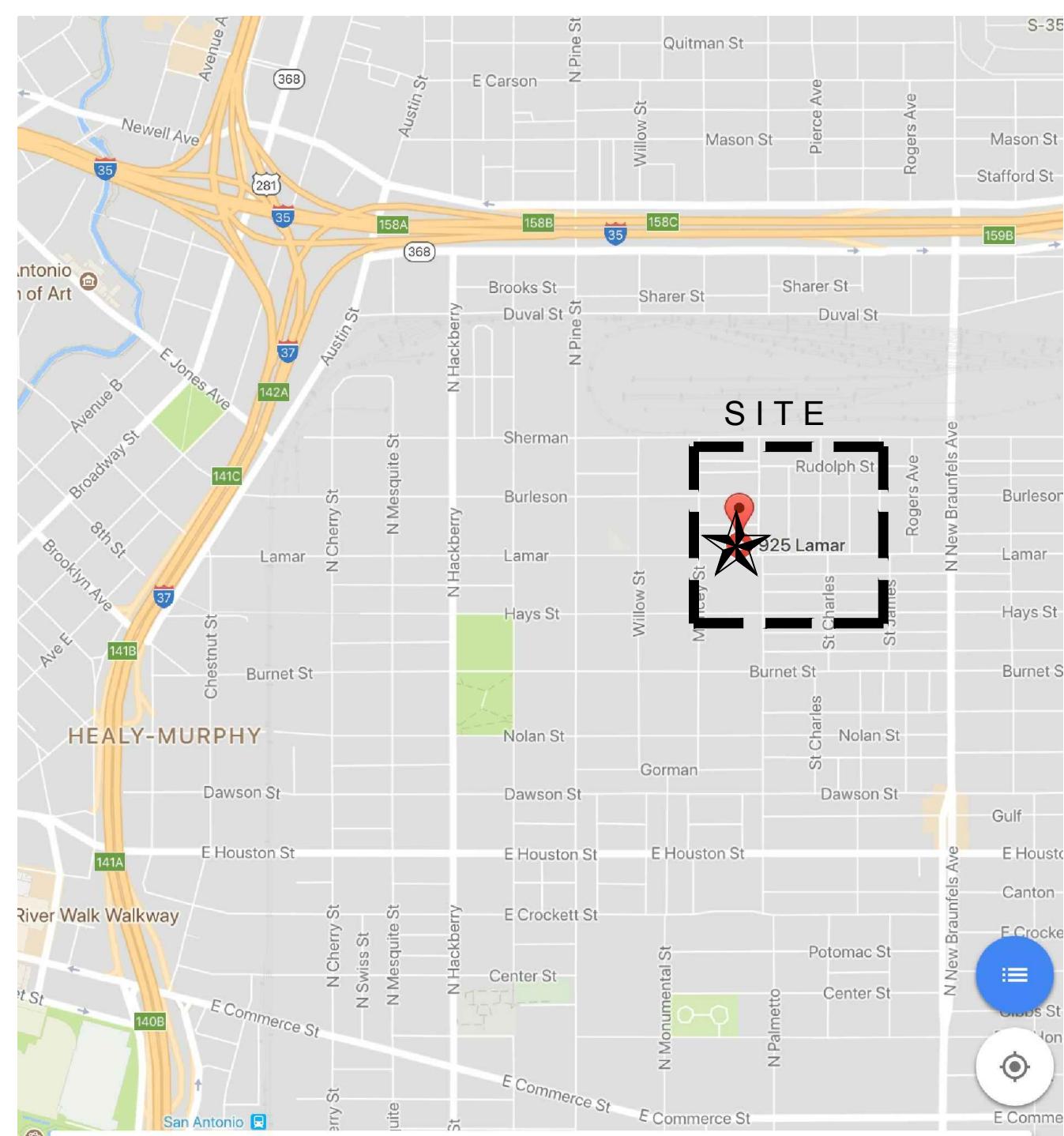


2 NEW WORK SITE PLAN
SCALE: 1/8" = 1'-0"

925 LAMAR STREET HOME ADDITION

GENERAL REQUIREMENTS

1. contractor shall visit the job site and become familiar with the entire project and all things pertaining to the execution and completion of the work.
2. contractor shall verify all existing dimensions and conditions at the job site, any discrepancies and/or inconsistencies shall be brought to the attention of the architect prior to the execution of the work.
3. contractor shall be held responsible for any damage to the job site and/or improvements resulting from his/her operations, the contractor shall, at his/her own expense, make all necessary repairs to restore the job site to its original or like-new condition.
4. any and all deviations and/or changes from the plans shall be approved by BRC DESIGN STUDIO LLC prior to execution.
5. contractor shall verify locations of, and protect all existing utilities during all operations.
6. unless indicated otherwise, all debris shall become the property of the contractor and shall be removed from the job site on a weekly basis.
7. contractor shall comply with all laws, codes and ordinances applicable to the project, contractor shall obtain and pay for all permits required in connection with the execution and completion of the project, contractor shall pay all taxes and fees required, contractor is responsible and liable for securing any and all inspections required.
8. provide any necessary preparation, blocking, substrata, etc. required to properly install and finish the work.
9. contractor shall provide temporary security fencing and any other necessary barriers around the entire area of operations. coordinate extent and location of fencing with owner.
10. contractor shall coordinate with the owner for access to the site, such access shall include a haul route for materials, parking areas and entrance to the site for the contractor.
11. all work shall comply with all applicable local building codes and regulations.
12. Do not scale drawings, all dimensions indicated shall govern any larger scale details of lesser scale drawings.
13. site access and hours/days of construction shall be coordinated with the owner.
14. contractor shall be responsible for restoring to its original, or better condition any damage done to existing buildings, utilities, fences, pavement, curbs or drives.
15. contractor shall be responsible for coordinating with all necessary utility companies for providing temporary utility services during construction.
16. contractor shall be responsible for acquiring all permits, tests, approvals and acceptances required to complete construction of this project.
17. contractor will note the presence of underground utility and high voltage overhead electric lines adjacent to this project.



SITE LOCATION MAP
SCALE: not to scale

925 LAMAR STREET

CODE ANALYSIS

BUILDING CODES:
2015 INTERNATIONAL RESIDENTIAL CODE
AND LOCAL AMENDMENTS

2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2014 NEC
2015 IECC

SCOPE OF WORK

NEW HOME ADDITION TO BE A NEW BEDROOM
W/ FULL BATH AND WALK IN CLOSET. NEW
HOME ADDITION WILL CONNECT THRU A NEW
HALLWAY TO THE EXISTING ONE STORY HOME.

THESE PLANS ARE FOR A NEW 300 SQ. FT.
HOME ADDITION.

THE EXISTING HOME IS 2X4 WOOD STUD
CONSTRUCTION. THE EXISTING ROOF IS
STANDING SEAM METAL ROOF.

THE NEW ADDITION TO BE 2X WOOD STUD
CONSTRUCTION. WILL HAVE A NEW STANDING
SEAM METAL ROOF ONLY ON THE ADDITION.

INDEX OF DRAWINGS

A1 COVER / SITE PLANS
A2 DEMO / NEW WORK FLOOR PLAN
NEW WORK ELECTRICAL PLAN
A3 EXTERIOR ELEVATIONS / ROOF PLAN

NOT TO SCALE DRAWING 12 - 12 - 17

A RESIDENCE FOR: PRIVATE RESIDENCE
925 LAMAR STREET, LOT 16, NCB 1359
SAN ANTONIO, TEXAS 78202

PROJECT:
2017.051

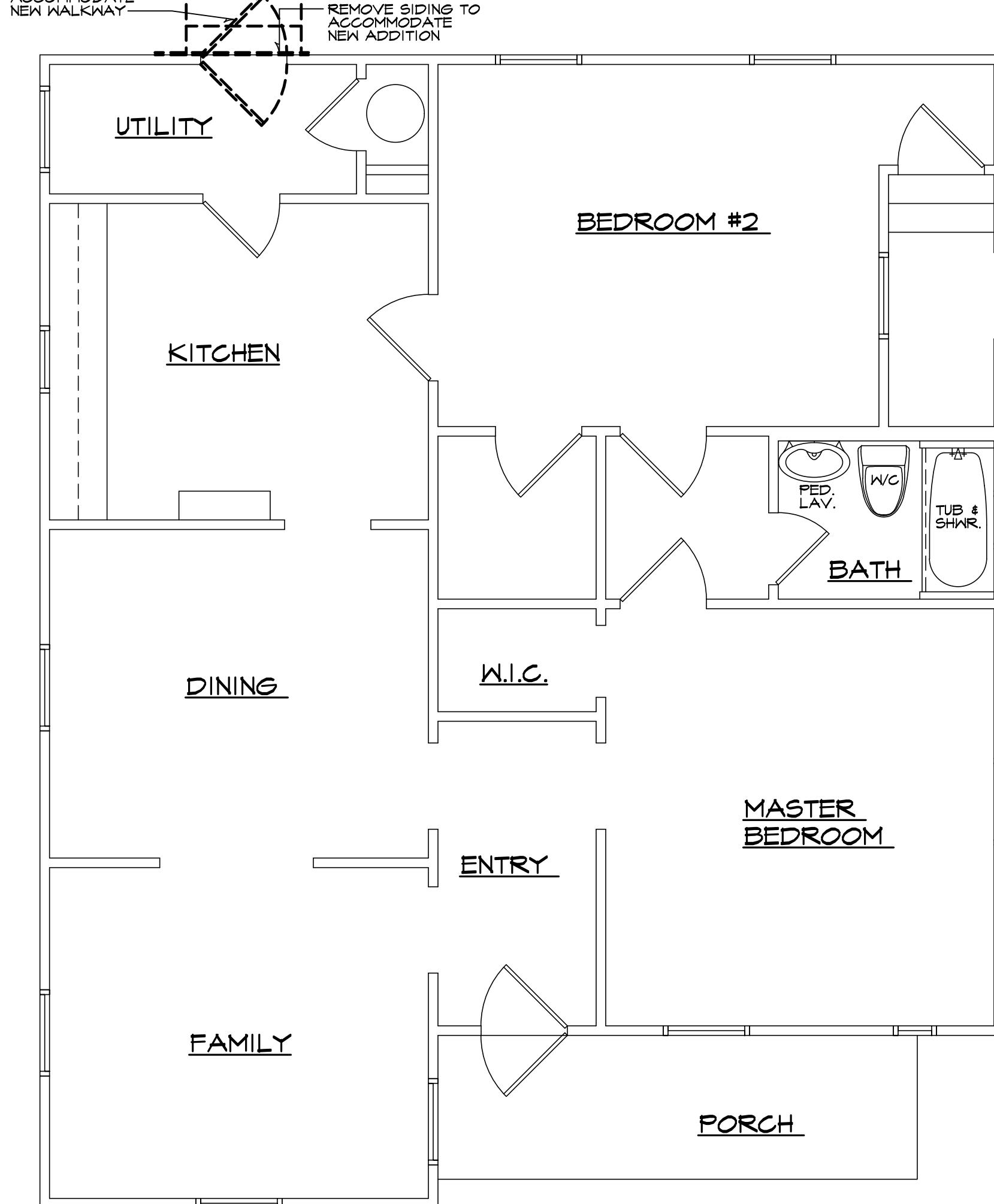
DATE

SHEET NO.

A1

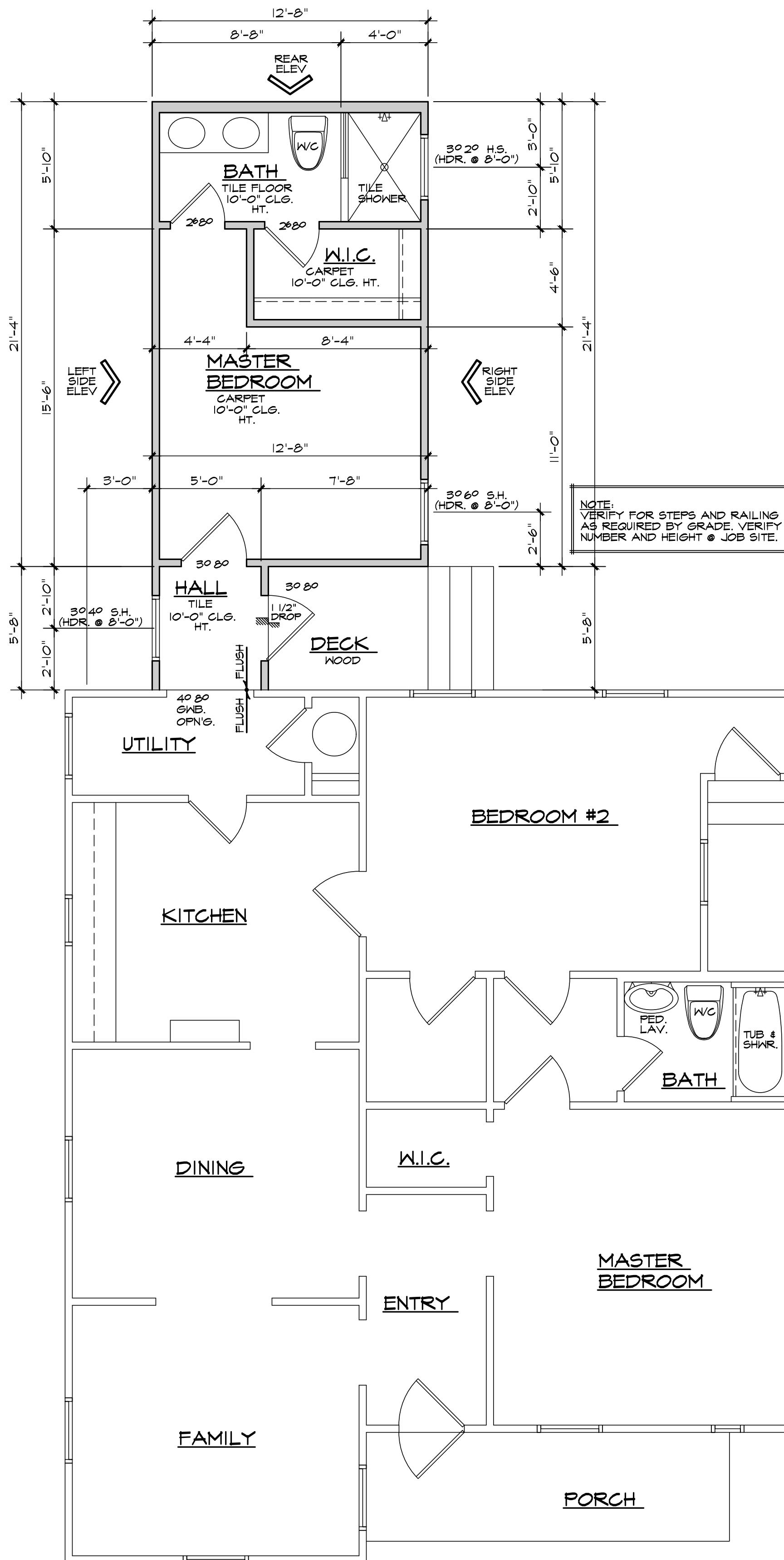
REVISIONS
FOR REVIEW
ONLY
NOT FOR
CONSTRUCTION
NOT FOR
PERMIT

BRICK DESIGN STUDIO LLC
1408 NACOGDOCHES ROAD SUITE 530 SAN ANTONIO, TX 78247
PH: 210-577-1394
EMAIL: brcdesign.studio@gmail.com



1 EXISTING/ DEMO PLAN

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

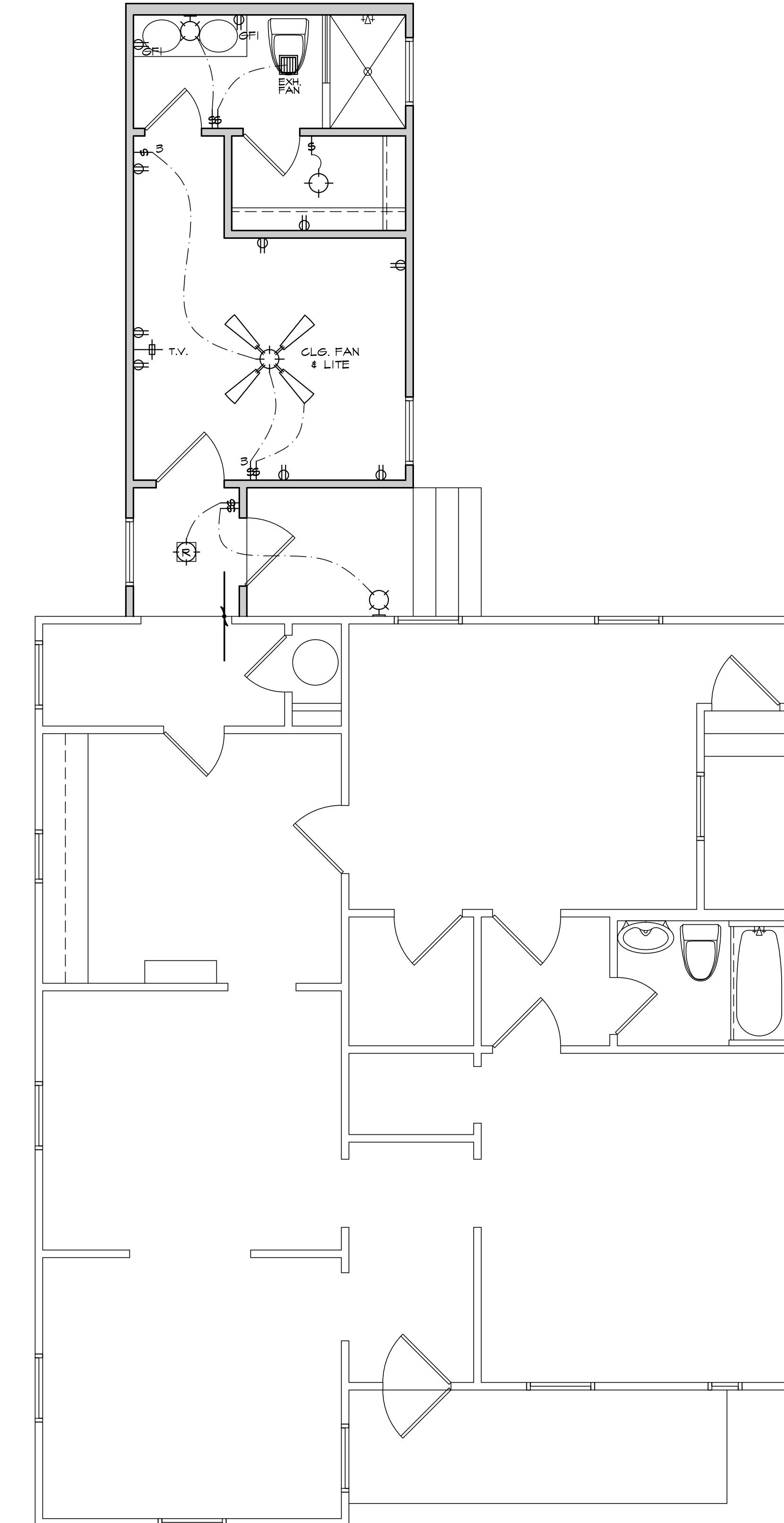


2 NEW WORK FLOOR PLAN

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

3 NEW WORK
ELECTRICAL PLAN

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



FOR REVIEW ONLY - NOT FOR CONSTRUCTION - NOT FOR PERMIT
A RESIDENCE FOR: PRIVATE RESIDENCE
925 LAMAR STREET, LOT 16, NCB 359
SAN ANTONIO, TEXAS 78202

NOT TO SCALE DRAWING 12 - 12 - 17
FDN Home LLC
REAL ESTATE INVESTMENT - PROJECT MANAGEMENT
PH: 1-210-566-7230
EMAIL: tim@right-degrees-north.com

BR C DESIGN STUDIO LLC
1408 NACOGDOCHES ROAD SUITE 539 SAN ANTONIO, TEXAS 78247
PH: 1-210-577-1394
EMAIL: brcdesign.net@gmail.com

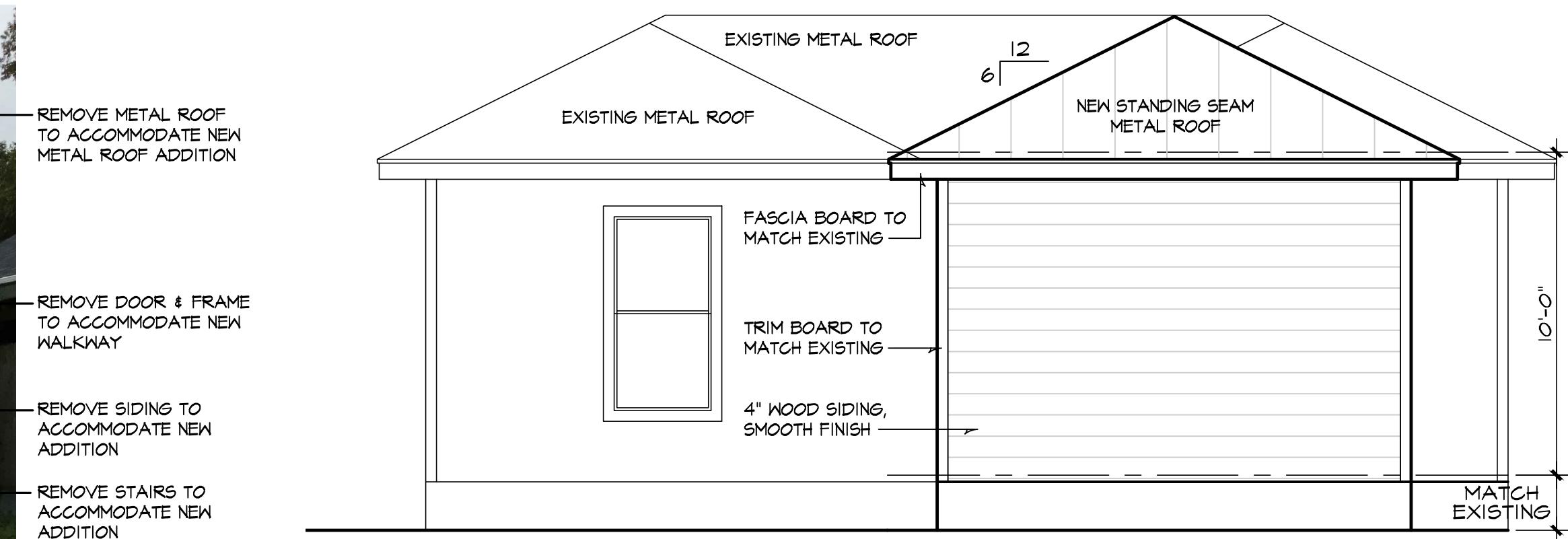
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2017.051
DATE:
SHEET NO.
A2



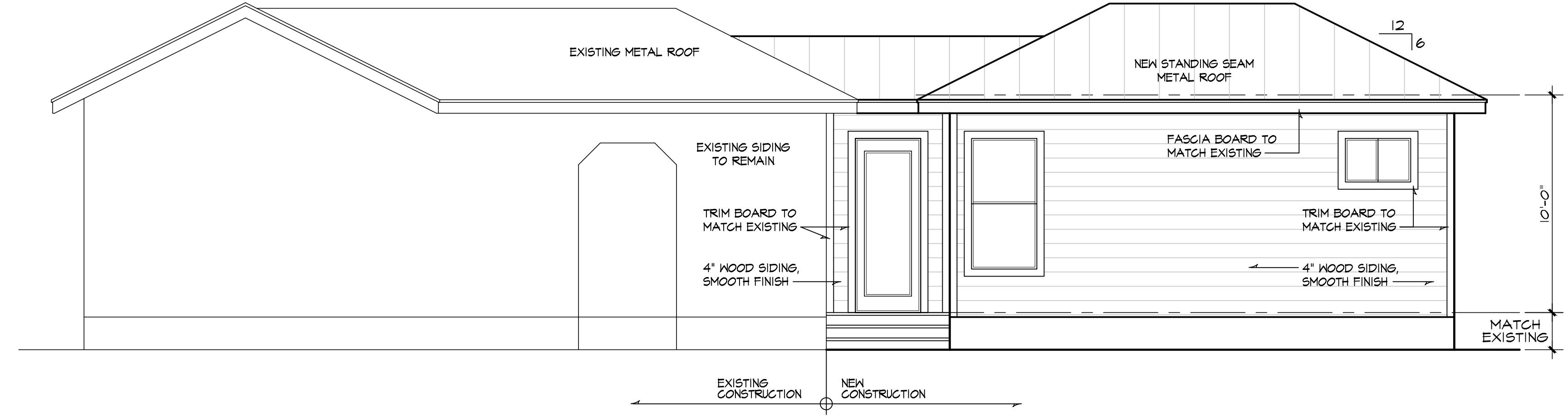
① DEMO REAR ELEVATION

SCALE: NOT TO SCALE



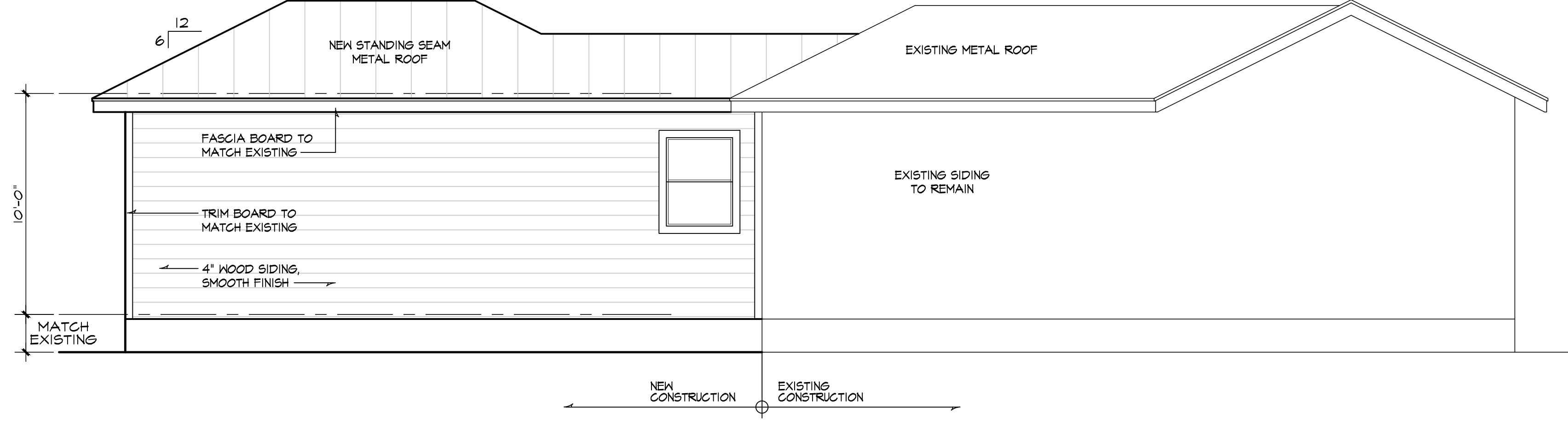
② REAR ELEVATION

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



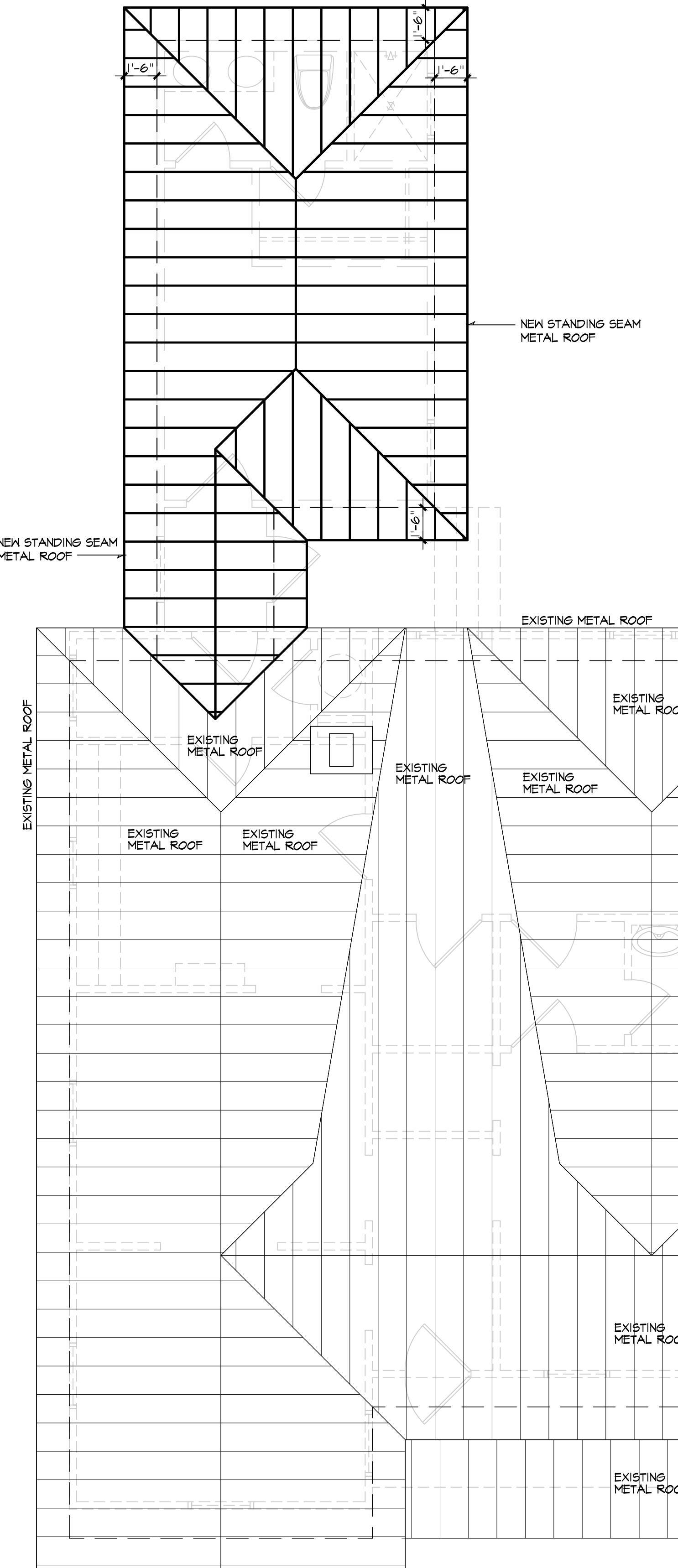
③ RIGHT SIDE ELEVATION

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



④ LEFT SIDE ELEVATION

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



⑤ ROOF PLAN

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

Square Foot Chart	300#
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REVISIONS

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NOT TO SCALE DRAWING 12 - 12 - 17

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EMAIL: tim@right-angles-north.com

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PROJECT: 2017.051
DATE
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