

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2015

Agenda Item No: 3

HDRC CASE NO: 2015-086
ADDRESS: 636 LEIGH ST
632 LEIGH ST
LEGAL DESCRIPTION: NCB 2739 BLK E 41.65 FT OF 7 ARB A19
NCB 2739 BLK LOT W 41.6 FT OF A19
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: French & Michigan
OWNER: Mary Ann Ohlenbusch
TYPE OF WORK: Construction of two new houses
REQUEST:

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

1. Construct a two story, single family house at 632 Leigh Street. The proposed house is to be 900 square feet and feature wood board and batt siding along the long side faces of the house, corrugated metal panels on the front and rear short sides of the house, a double volume screen porch with bronze screen and an articulated board and batt panel detail to create façade separation, wood doors, metal framed windows, an asphalt shingle roof, a decomposed granite driveway bound by concrete curbs and a concrete parking pad for one vehicle.
2. Construct a two story, single family house at 636 Leigh Street. The proposed house is to be 900 square feet and feature wood board and batt siding along the long side faces of the house, corrugated metal panels on the front and rear short sides of the house, a double volume screen porch with bronze screen and an articulated board and batt panel detail to create façade separation, wood doors, metal framed windows, an asphalt shingle roof, a decomposed granite driveway bound by concrete curbs and a concrete parking pad for one vehicle.

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 non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Facade configuration*—The primary facade 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 facade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

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.

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

3. Landscape Design

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- 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

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.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. This request for a Certificate of Appropriateness of the construction of two, two story, single family homes at 632 and 636 Leigh was reviewed by the Design Review Committee on February 24, 2015. At that meeting, committee members noted that they feel the use of metal siding in this setting is appropriate and that they would like to see updated drawings at the HDRC meeting on March 6, 2015, showing the addition of windows into the currently blank

facades. Committee members also expressed concern over the lack of an overhang or shadow line.

- b. Leigh Street features building orientations and setbacks that are not commonly found in Lavaca, particularly due to the angled shape and orientation of each lot. The applicant has proposed to orient the facades of both 632 and 636 Leigh in a manner that would orient the front façade of the proposed houses at an angle in relationship to Leigh. This is consistent with the predominant orientation of historic buildings along the street frontage as well as the Guidelines for New Construction 1.A.i and ii.
- c. The Guidelines for New Construction state that primary building entrances, porches and landings should be oriented to be consistent with the predominant orientation of historic buildings along the street frontage. The applicant has proposed a double volume screen porch on the front façade with the porch door located on the east façade and the main door to the house being located on the front (north façade) within the screened porch. This entrance orientation is consistent with the Guidelines for New Construction 1.B.i.
- d. According to the Guidelines for New Construction, new construction in historic districts should feature a height and scale similar to those found throughout the district. The Guidelines state that the overall height of new construction should not exceed that of the majority of historic buildings by more than one story. The applicant's proposal of two stories is consistent with the Guidelines for New Construction 2.A.i. While most historic homes found along Leigh are one story, some feature tall gable roofs and some newer infill houses feature two stories. Staff finds that the proposed plate height of 17' – 4" and an overall height of approximately 25' are appropriate for this particular setting on Leigh.
- e. The applicant has utilized the proposed screened porch on the front (north) façade in order to separate the façade to create a visual transition from the first to the second level of the proposed houses. In addition to this, the applicant has proposed to align the floor heights of the proposed houses with those of surrounding houses. This is consistent with the Guidelines for New Construction 2.A.ii and iii.
- f. The applicant has proposed a front gabled roof with an asphalt shingled roof. This roof form is similar to those found throughout the neighborhood and is consistent with the Guidelines for New Construction 2.B.i.
- g. Window and door openings of new construction in historic districts should have a similar proportion to those of other houses located within the historic district. Blank walls should be avoided and each façade should possess elements that separate the façade into three distinct segments. The applicant's proposal for one blank façade (east), one façade with only two window openings (west) is not consistent with the Guidelines for New Construction 2.C.i. Staff recommends that the applicant explore ways to incorporate appropriately sized window openings into the east and west facades to incorporate a human scale and separate the façades into three distinct sections. The applicant noted to the Design Review Committee on February 25, 2015, that new elevations with addition windows and façade separation would be presented to the HDRC at the March 6, 2015, meeting.
- h. Both proposed houses will have a footprint of 900 square feet each. Both lots are approximately 3,500 square feet in size. The applicant's proposed footprint for both houses is consistent with the Guidelines for New Construction 2.D.i. in regards to lot coverage.
- i. The applicant has proposed to use a wood board and batten siding on the east and west facades, metal corrugated steel panel siding with a galvalume finish on the front (north) and rear (south) facades behind a bronze insect screen on the front screened porch. While the applicant's proposal to use wood siding is appropriate and consistent with the Guidelines for New Construction 3.A.i, the proposal to use corrugated steel panel siding is not. The Guidelines for New Construction 3.A.v. states that imitation or synthetic materials such as vinyl siding, plastic, or corrugated metal sheeting should not be used, however, staff finds that in this instance where the metal siding is not an element of the building envelope that can be seen from the public right of way, the metal siding is appropriate.
- j. The applicant has proposed an asphalt shingle roof. This is consistent with roof materials found throughout the district and is consistent with the Guidelines for New Construction 3.A.iii.
- k. The applicant has designed the proposed houses in a manner which is void of ornate or elaborate design elements that would distract from the historic integrity of the district. This is consistent with the Guidelines for New Construction 4.A.ii.
- l. The applicant has not specified the location of mechanical equipment. The Guidelines for New Construction 6.A.i states that utility boxes, air conditioners, rooftop mechanical equipment and other roof appurtenances should not be placed in a manner that make them clearly visible from the public right of way. The applicant is responsible for complying with the section of the Historic Design Guidelines.
- m. The applicant has proposed a crushed granite driveway with a 20' x 9' concrete parking pad to be located at the rear of each house. This is consistent with the Guidelines for Site Elements 3.B.i and iii.
- n. According to the Guidelines for Site Elements, mature trees and heritage trees should be preserved and protected from damage. Staff recommends that the applicant provide a tree survey of the existing trees on the two lots as well as a site plan with each tree shown as it appears that tree removal will occur with the construction of these two houses.
- o. The applicant has proposed two (2) driveways, one for each house. Both driveways and curb cuts are to be nine (9)

feet in width. This is consistent with the Guidelines for Site Elements 5.A.iii.

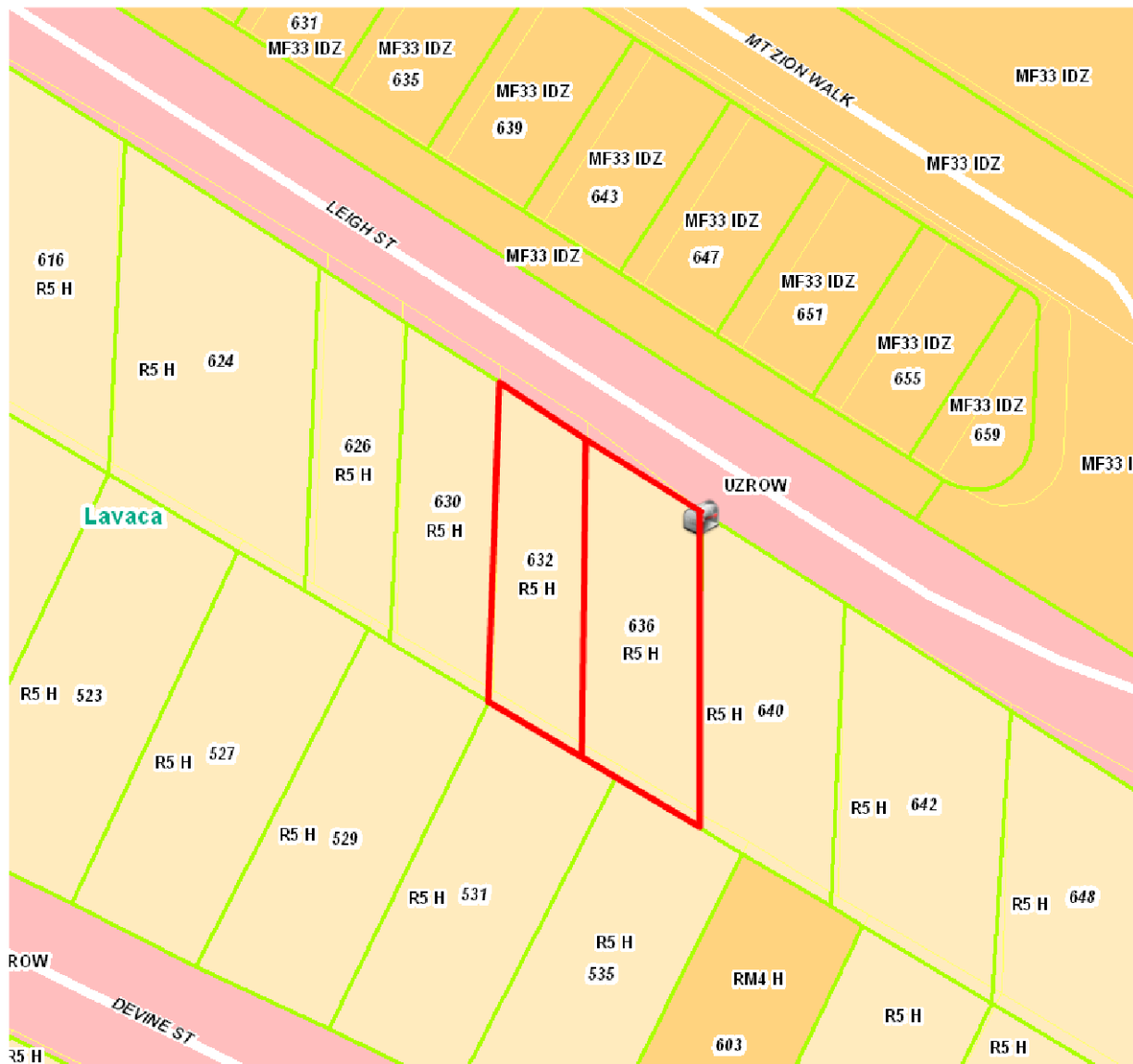
RECOMMENDATION:

Staff recommends approval of items #1 and #2 with the following stipulations:

- i. That the applicant provide updated elevations that display the separation of the façade and additional window placement in addition to details on the proposed materials. The updated drawings should reflect the amount of detail and specification that is required for a Certificate of Appropriateness.
- ii. That the applicant provide a tree survey and tree replacement plan.

CASE MANAGER:

Edward Hall



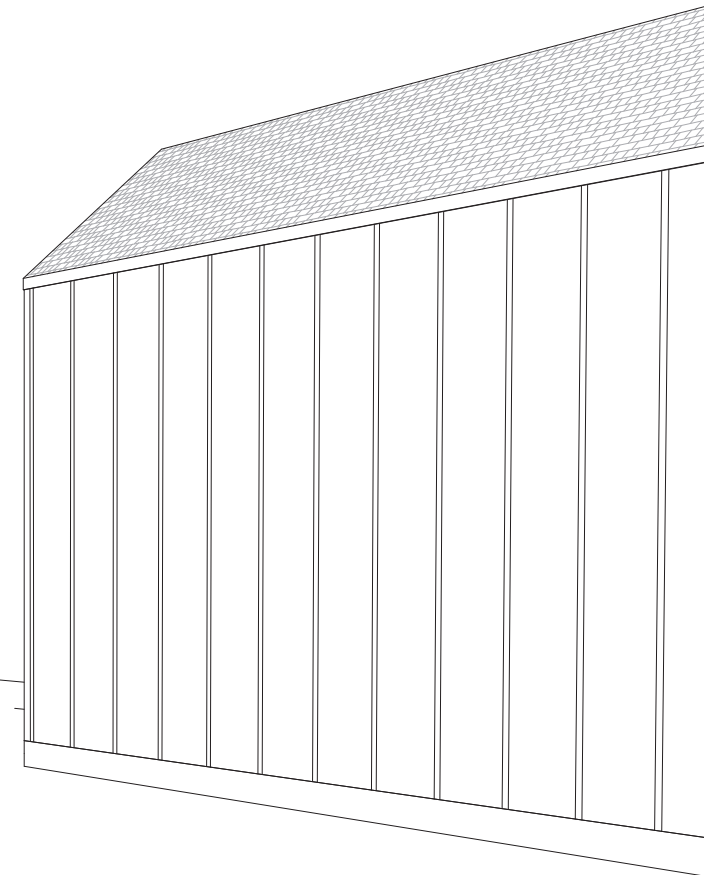
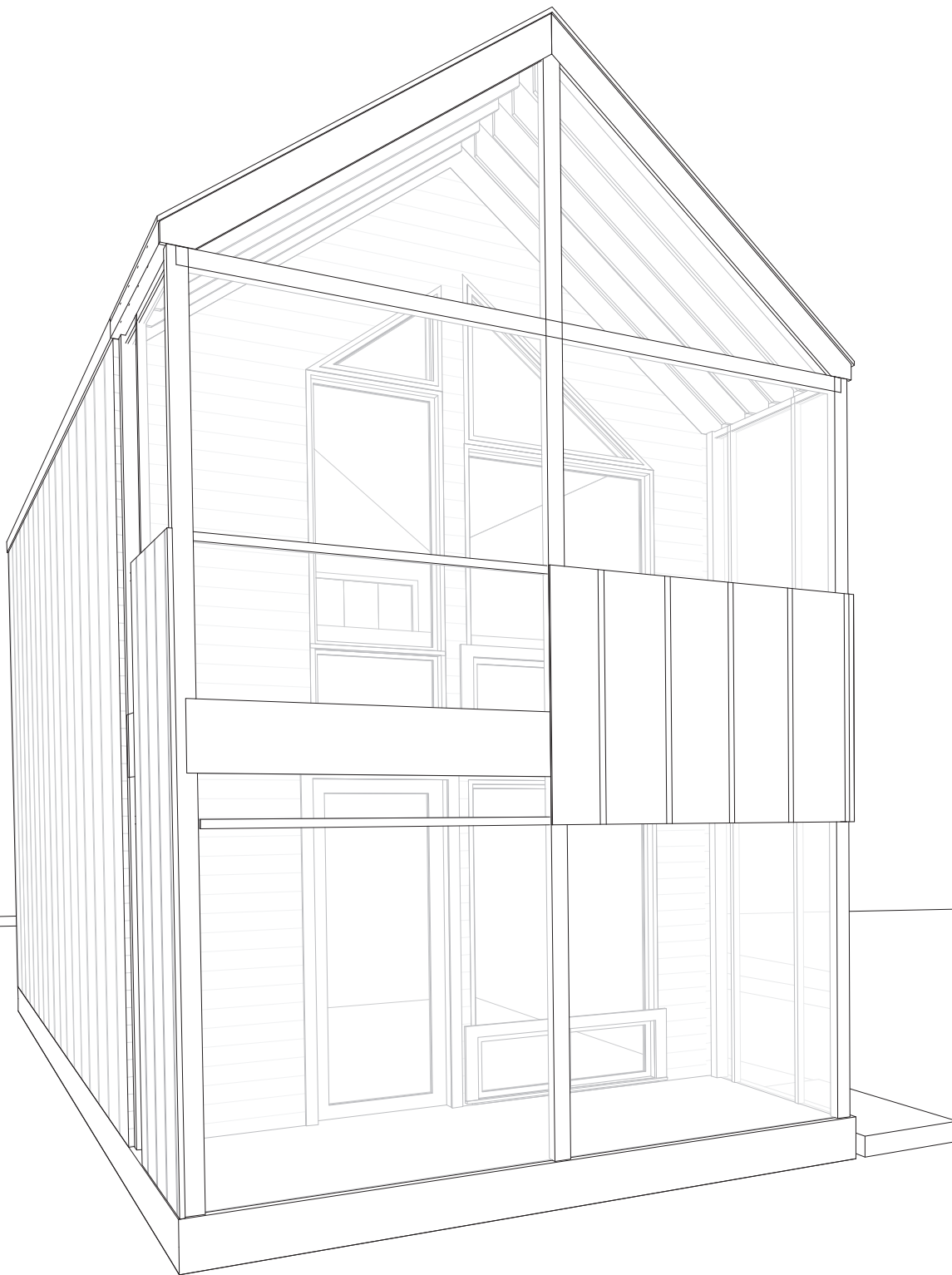


Flex Viewer

Powered by ArcGIS Server

Printed: Feb 24, 2015

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636 | Leigh St

632 & 636 Leigh Street - Proposed New Single Family Homes

The proposed projects at 632 & 636 Leigh Street are two new two story single family homes (one on each addressed property)

The homes are approximately 900 total gross square feet.

The exterior cladding is wood board and batt siding along the long side faces of the house, with corrugated metal panels on the front and rear short sides of the house.

The front approach to the house is a double volume screen porch with bronze screen and an articulated board and batt panel detail to break up the overall facade.

Exterior doors will be wood and the exterior windows will be thermally broken insulated metal framed windows.

The roof material is a dimensional asphalt shingle roof.

The driveway is proposed to be a decomposed granite drive bound by concrete curbs with a concrete parking pad for a single vehicle.

Paint and finish colors are to be selected and submitted for approval at a later date.

Description of Work



view from street



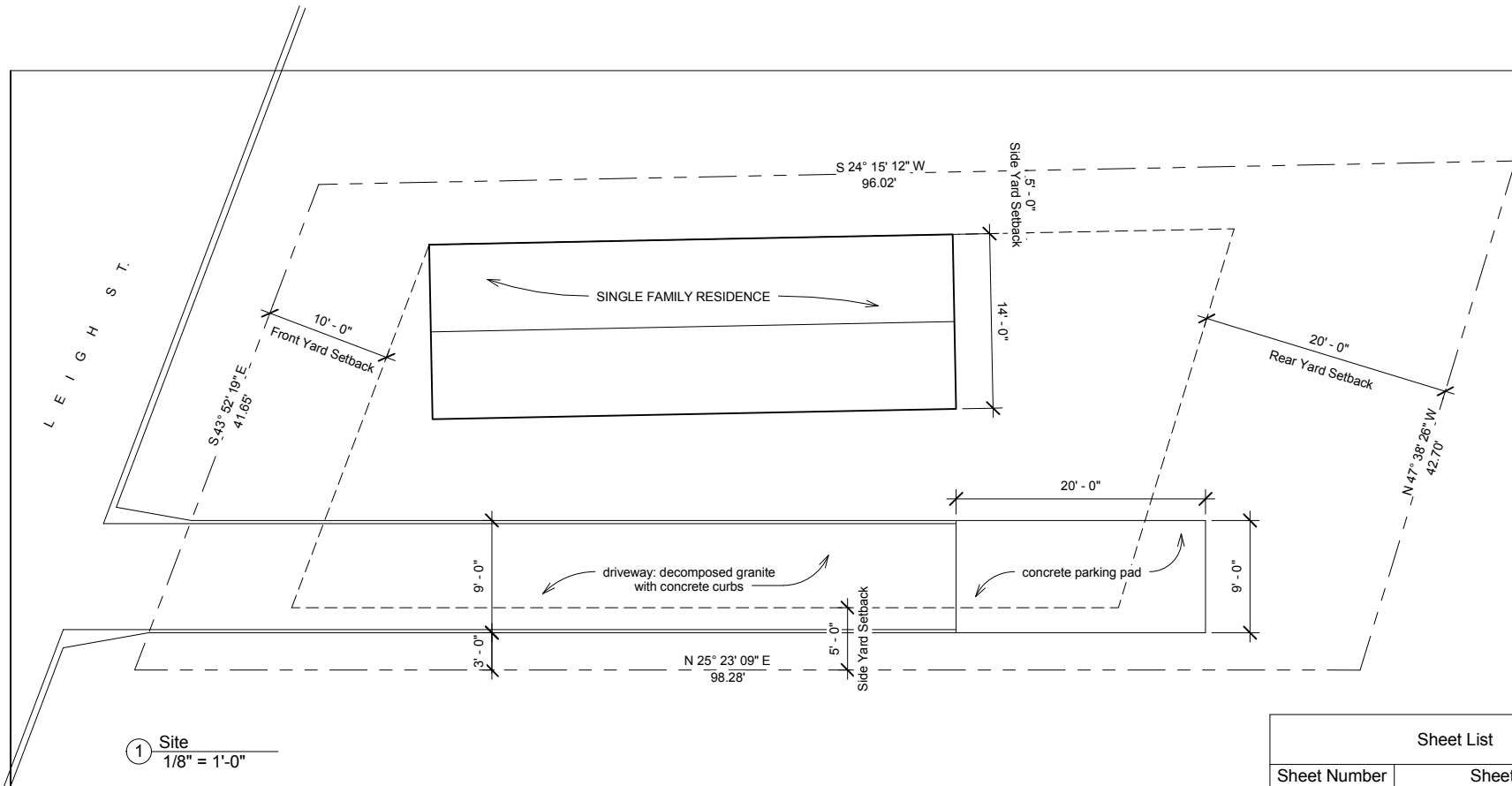
facing southwest



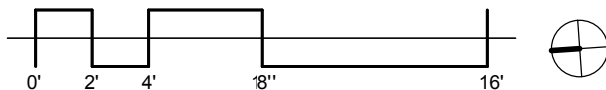
view from opposite side walk



facing southeast



| Sheet List | |
|--------------|--------------------------|
| Sheet Number | Sheet Name |
| a100 | 636 Leigh St. |
| a101 | First Floor |
| a102 | Second Floor |
| a103 | Section 1 |
| a104 | Section 2 |
| a105 | East Elevation |
| a106 | West Elevation |
| a107 | North & South Elevations |
| a108 | Perspectives |

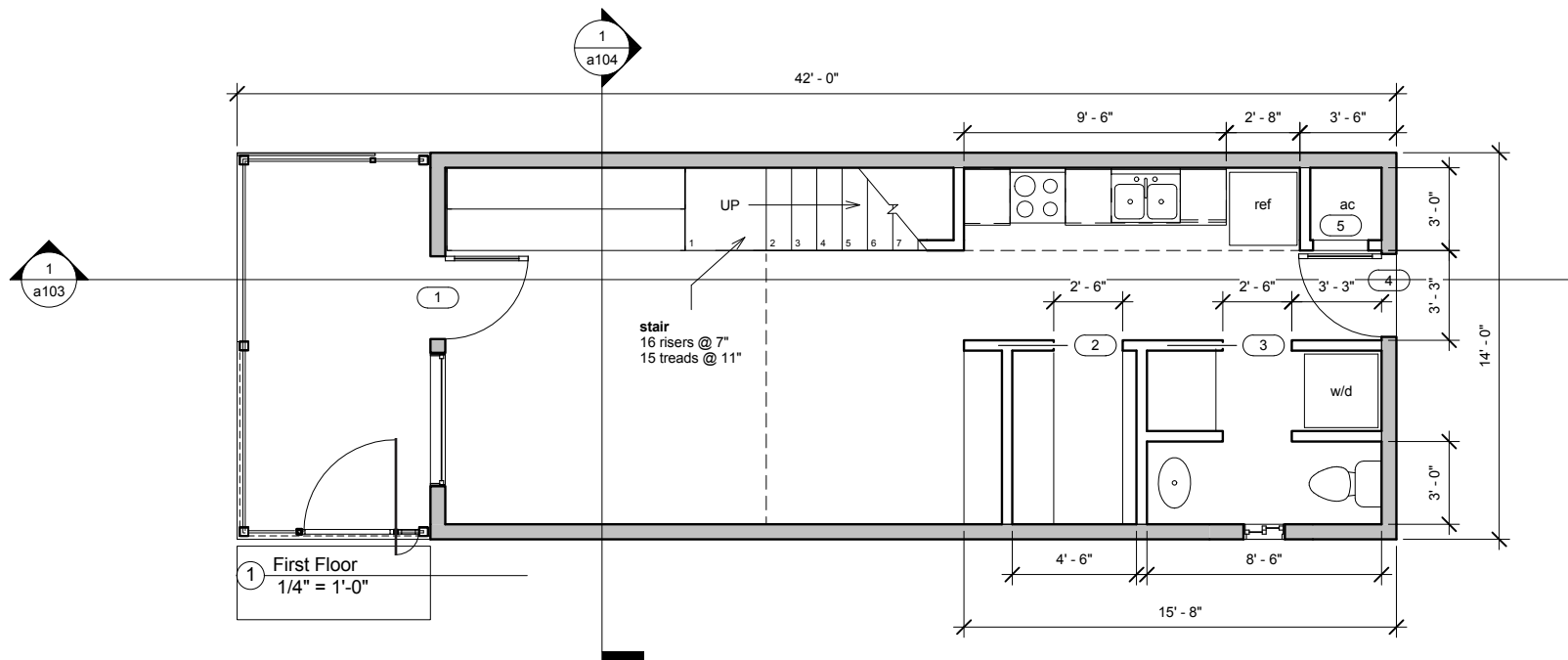


Project Information
 Address 632 Leigh St
 Legal Desc. NCB 2739 BLK LOT W 41.6 FT OF A19
 Zoning R5
 Property ID 134684

a100 636 Leigh St.

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 Code OHL019

Team DO BW NM ST
 Notes



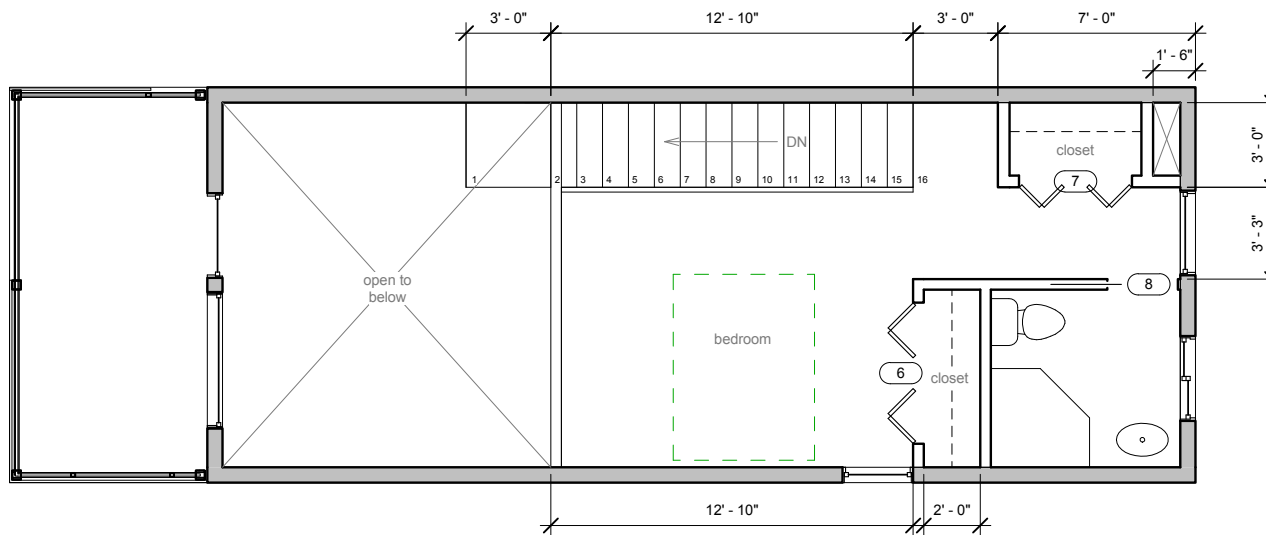
1 First Floor
1/4" = 1'-0"

| Door Schedule | | | |
|---------------|--------------------------------|---------|---------|
| Mark | Family | Width | Height |
| 1 | Single-Glass 1 | 3' - 0" | 8' - 0" |
| 2 | Pocket_Door_Single_7140 | 2' - 6" | 6' - 8" |
| 3 | Pocket_Door_Single_7140 | 2' - 6" | 6' - 8" |
| 4 | Single-Glass 1 | 3' - 0" | 8' - 0" |
| 5 | Single-Flush | 2' - 0" | 4' - 0" |
| 6 | Bifold_Door_-_Flush_Panel_6981 | 5' - 0" | 6' - 8" |
| 7 | Bifold_Door_-_Flush_Panel_6981 | 4' - 0" | 6' - 8" |
| 8 | Pocket_Door_Single_7140 | 2' - 6" | 6' - 8" |
| 10 | pivoter1 | | |

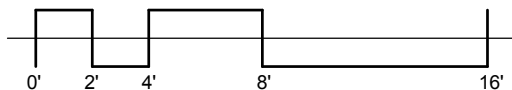
a101 First Floor

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Team DO BW NM ST
Notes



① Second Floor
1/4" = 1'-0"

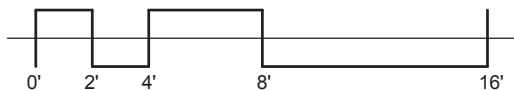
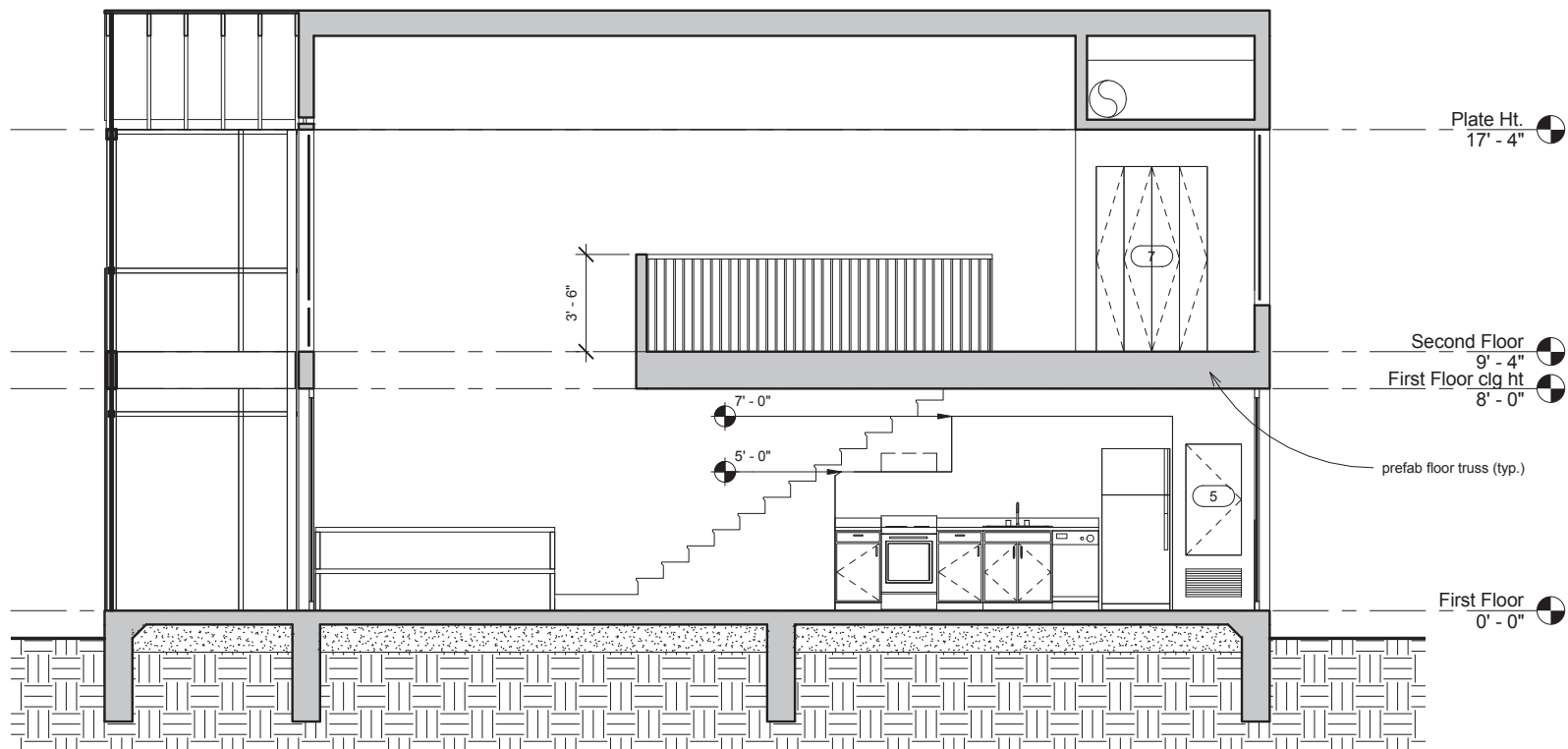


| Window Schedule | | | | |
|-----------------|-------|-----------------------|----------|-------------|
| Type Mark | Count | Family | Width | Height |
| a | 2 | Fixed | 3' - 0" | 6' - 4" |
| b | 1 | Double Hung | 2' - 6" | 6' - 6" |
| d | 1 | Triangle_Window_11845 | 3' - 0" | 3' - 0" |
| e | 1 | Triangle_Window_11845 | 4' - 10" | 3' - 0" |
| f | 1 | Fixed | 3' - 0" | 1' - 9 1/2" |
| g | 2 | Slider with Trim | 4' - 9" | 1' - 8" |
| h | 1 | Fixed | 4' - 10" | 6' - 4" |
| i | 1 | Slider with Trim | 3' - 0" | 3' - 0" |
| j | 1 | Fixed | 4' - 10" | 5' - 2" |
| k | 1 | Slider with Trim | 1' - 6" | 1' - 6" |

a102 Second Floor

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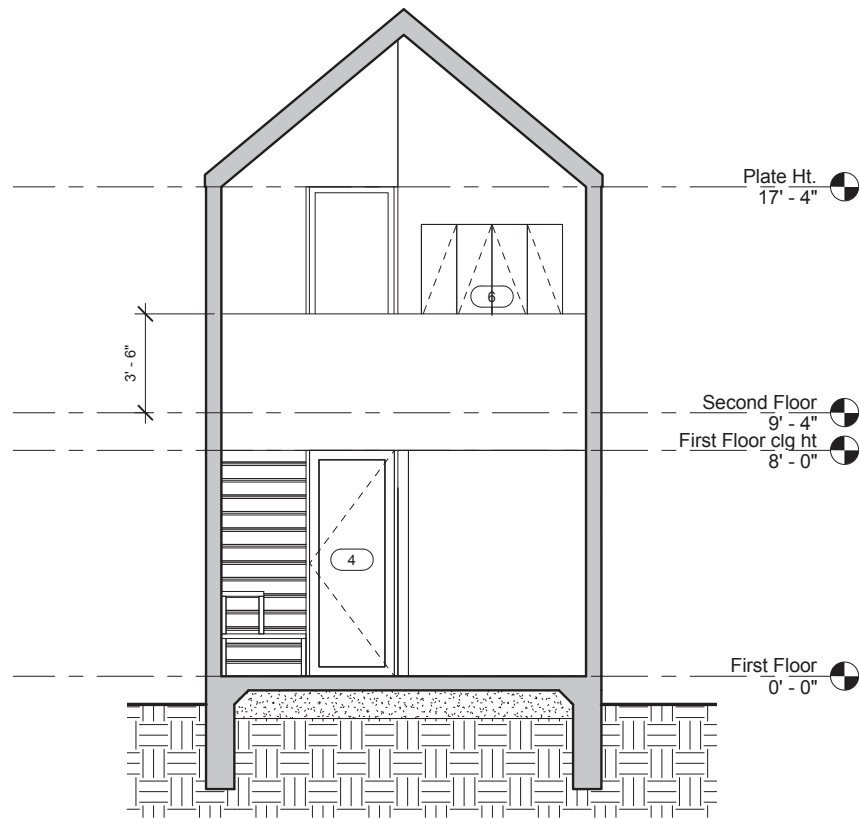
Team DO BW NM ST
Notes



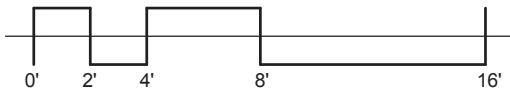
a103 Section 1

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Team DO BW NM ST
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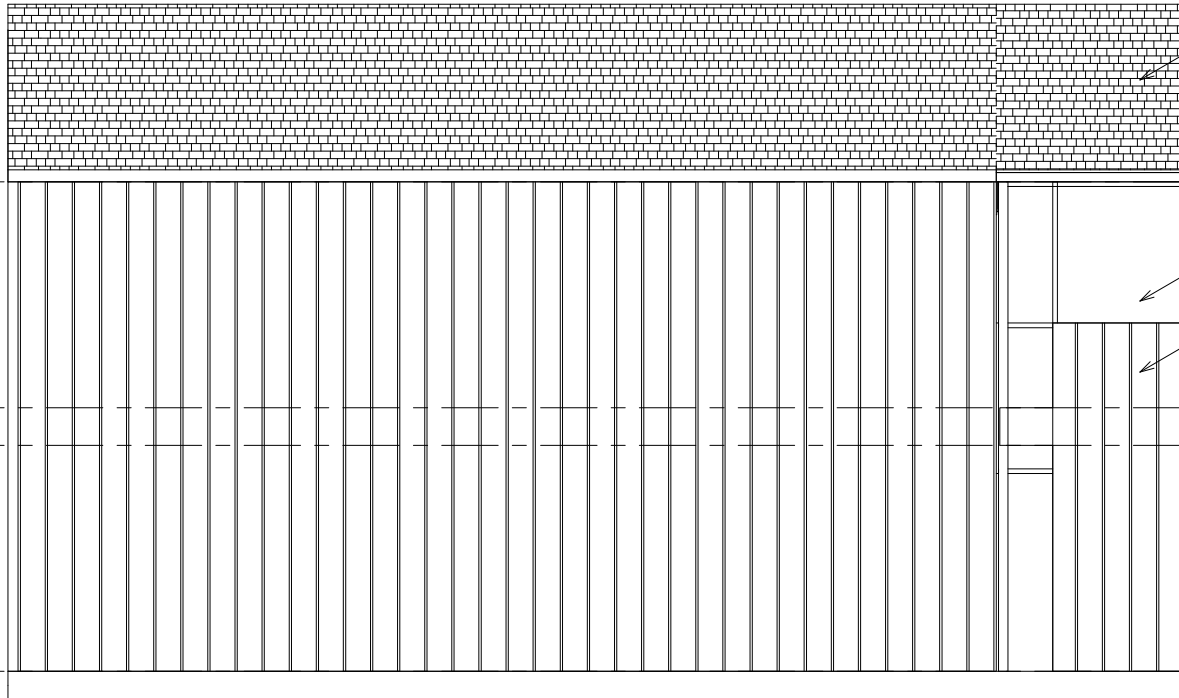
① Section 2
1/4" = 1'-0"



a104 Section 2

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Team DO BW NM ST
Notes



40 Year Dimensional
Asphalt Shingle Roof

Plate Ht.
17' - 4"

Bronze Insect Screen (typ.)

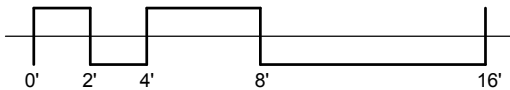
Board + Batten Finish
16" o.c., typ.

Second Floor
9' - 4"

First Floor clg ht
8' - 0"

First Floor
0' - 0"

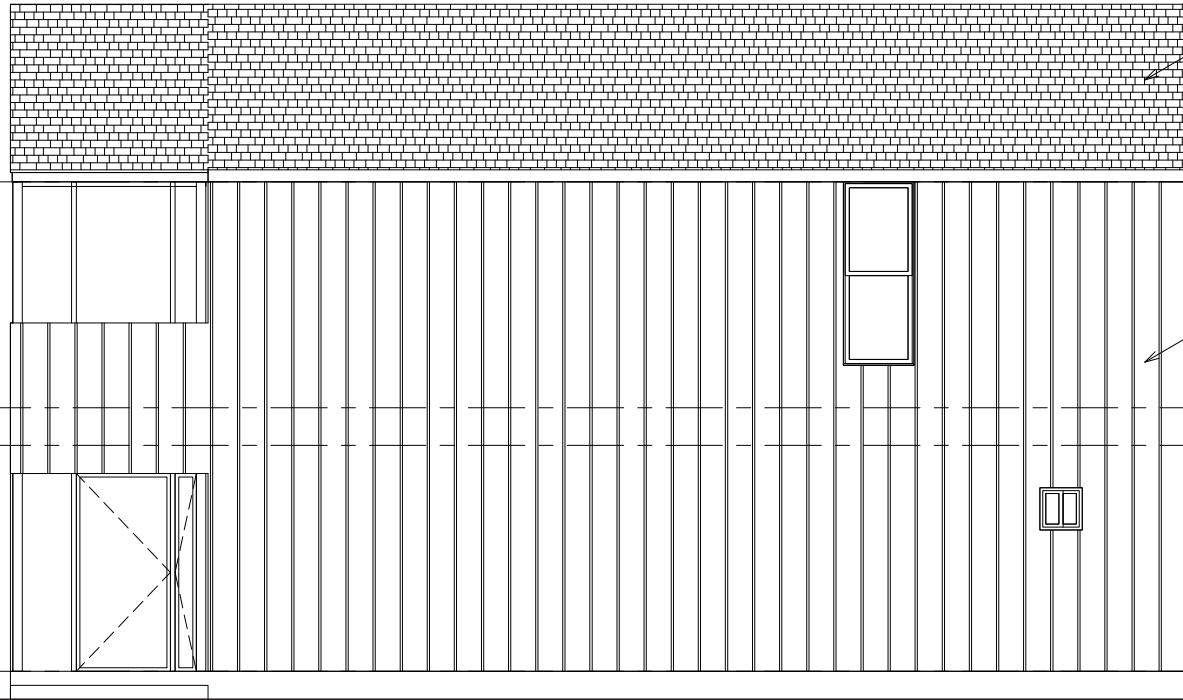
① East
1/4" = 1'-0"



a105 East Elevation

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Team DO BW NM ST
Notes



40 Year Dimensional
Asphalt Shingle Roof

Plate Ht.
17' - 4"

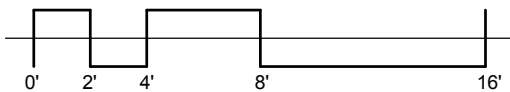
Board + Batten Finish
16" o.c., typ.

Second Floor
9' - 4"

First Floor c/g ht
8' - 0"

First Floor
0' - 0"

① West
1/4" = 1'-0"



a106 West Elevation

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Team DO BW NM ST
Notes

