

## HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

Agenda Item No: 4

**HDRC CASE NO:** 2015-139  
**ADDRESS:** 236 BARRERA  
**LEGAL DESCRIPTION:** NCB 717 BLK 14 LOT 8  
**ZONING:** UZROW  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Jody Newman  
**OWNER:** Judy Bailey  
**TYPE OF WORK:** Construction of a new house  
**REQUEST:**

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

Construct a new house on the vacant lot at 236 Barrera.

### 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. 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.

### 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*

## 2. Fences and Walls

### B. NEW FENCES AND WALLS

*i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

*ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

*iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

*iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

*v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

## 3. Landscape Design

### A. PLANTINGS

*i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

*ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

*iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

*iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

*v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

### B. ROCKS OR HARDSCAPE

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

historically located.

*ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

*iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

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

### B. DRIVEWAYS

*i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

*ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

### FINDINGS:

- a. This request for a Certificate of Appropriateness of the construction of a new two-story, single family house at 236 Barrera was reviews by the Design Review Committee on April 21, 2015. At that meeting, committee members noted that proposed house had an overall attractive massing, however the applicant should explore alternate window configurations. In addition to this, committee members noted that fiberglass materials have not been used on a primary façade, however it may be an appropriate application and that the proposed setbacks are consistent with those of the block face.
- b. 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 for the primary building of this house to be oriented toward Barrera, which is consistent with the Guidelines for New Construction 1.B.i.
- c. 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. This particular section of Lavaca features homes that are both one, one and one half and two-story homes ranging from those that are modest in size to those that are quite prominent on their respective blocks and are the center pieces of the district. The applicant's proposal to construct a two-story structure is consistent with the Guidelines for New Construction 2.A.i.
- d. The Guidelines for New Construction 4.B.i. states that new construction should feature a similar roof form as the historic structures found throughout the district. The applicant has proposed both a front gable roof which will face Barrera and a sloped roof which will slope toward the rear, or west of the site. The applicant's proposal is consistent with the Guidelines.
- e. 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. Generally, the applicant has met these requirements and is consistent with the Guidelines, however staff has some concerns regarding the lack of first level windows on the east elevation; something that is not common in historic districts. Staff recommends that the applicant address the lack of first level windows on the east elevation.
- f. The Guidelines for New Construction 2.D.i. states that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. While the applicant has proposed to cover more than 50% of the lot with the proposed new construction, this is the precedent that has been historically set in this portion of Lavaca and is consistent with the Guidelines.
- g. The applicant has proposed a number of exterior materials which include stucco, cementitious lap siding, wood window trim, smooth cedar batten, steel framed balcony railing and a standing seam metal roof. According to the Guidelines for New Construction 3.A.i., materials that complement the type, color and texture of materials traditionally found in the district should be used. The proposed materials are consistent with the Guidelines.
- h. The applicant has proposed a standing seam metal roof. This is consistent with the roof materials found throughout Lavaca and is consistent with the Guidelines for New Construction 3.A.iii.



- i. In regards to architectural details, the applicant has proposed to incorporate various aspects of the neighborhood into the design of the new construction all while not mirroring or replicating them. The applicant has proposed simple details with complementary and traditional materials that are in kind with those found throughout Lavaca. This is consistent with the Guidelines for New Construction 4.A.
- j. According to the provided site plan, the applicant has proposed to place mechanical equipment at ground level at the rear of the house. This is consistent with the Guidelines for New Construction 6.A.i. and 6.B.ii. The mechanical equipment is to be screened by a proposed four (4) foot tall wood privacy fence.
- k. The applicant has proposed a wood privacy fence that at some locations is four (4) feet tall and at others is as tall as eight (8) feet tall. Per the UDC, the maximum height of any fence may not exceed six (6) feet tall. The applicant's request is not consistent with the UDC.
- l. The applicant has provided a site plan, however has not provided a detailed landscaping plan. The applicant should submit a detailed landscaping plan to staff and the HDRC prior to receiving a Certificate of Appropriateness.
- m. The applicant has not noted the specifics on the width nor materials of the proposed driveway. The applicant is responsible with complying with the Guidelines for Site Elements 5.B.

**RECOMMENDATION:**

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

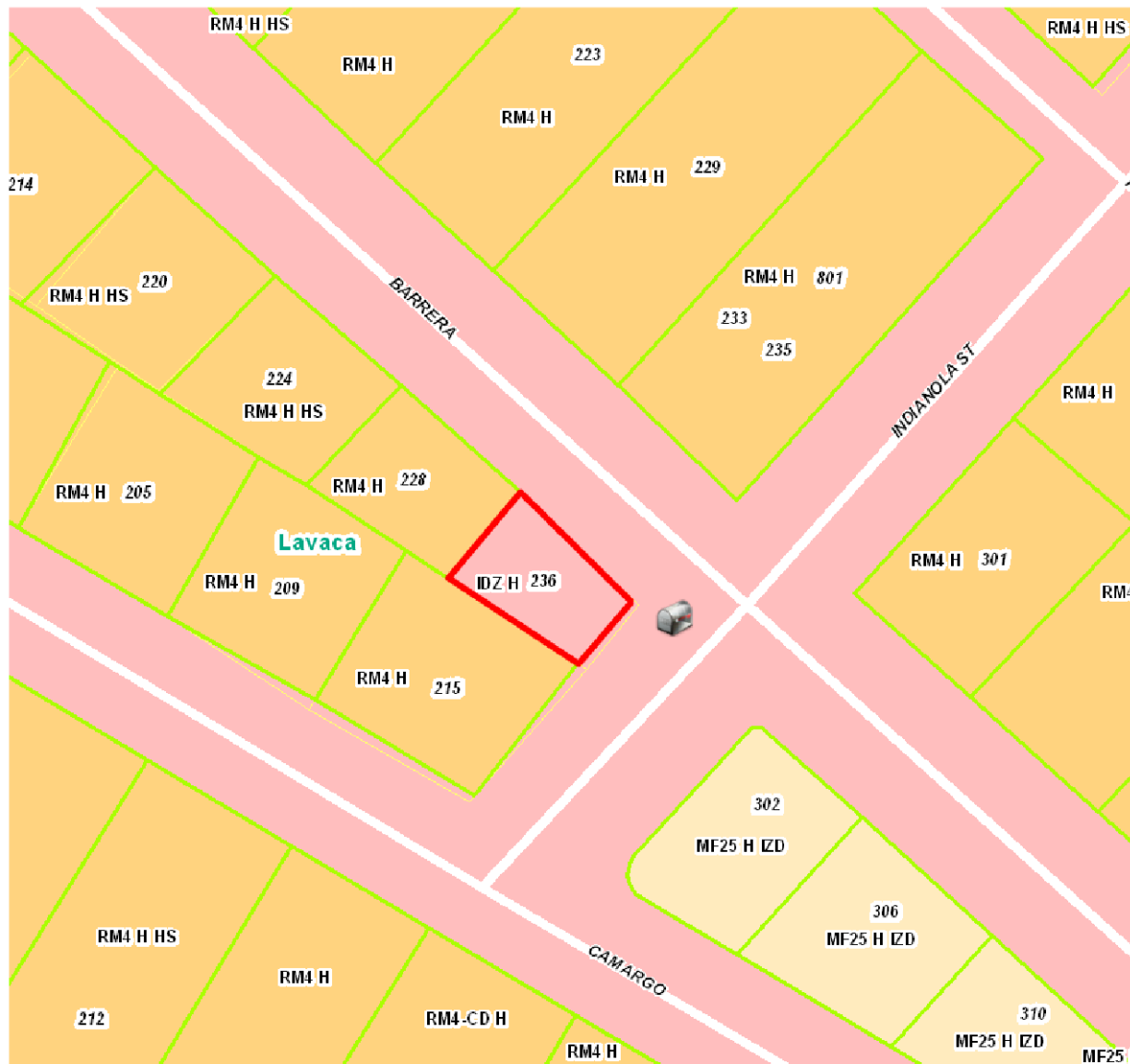
- i. That the applicant reduce the height of the proposed wood privacy fence to four (4) feet in height in the front yard and no more than six (6) feet in height in the rear and side yard.
- ii. That the applicant provide a detailed landscaping plan.
- iii. That the applicant provide information regarding site paving, particularly that of the proposed driveway.

**CASE COMMENT:**

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

**CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Apr 28, 2015

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

HVAC GENERAL NOTES

- 1. MINI-SPLIT DUCTLESS SYSTEM. MITSUBISHI MSZ-FE SERIES FOR HEAT & COOL. 5-ZONE SYSTEM, 5 AIR HANDLERS, 3 CONDENSERS. FINAL SIZING TO BE COMPLETED BY CONTRACTOR PER MANUAL J.
- 2. BATHROOMS TO HAVE VENT/HEATER COMBO, PANASONIC FV-IIVH2. NO LIGHT.

ELECTRICAL GENERAL NOTES

- 1. CONTRACTOR TO VERIFY WITH DESIGNER THE LOCATION OF ELECTRICAL PANELS AND OVERHEAD LINES.
- 2. ALL LIGHT FIXTURES TO BE ENERGY STAR RATED.
- 3. INSTALL HOME SECURITY SYSTEM.
- 4. UNDERCABINET LIGHTING IN KITCHEN
- 5. 2 ADJUSTABLE READING LAMPS ON BED WALL IN BEDROOM I

PLUMBING GENERAL NOTES

- 1. TANKLESS HOT WATER HEATER TO BE SIZED BY CONTRACTOR.
- 2. WHOLE HOUSE ANTI-SCALE WATER CONDITIONER TO BE INSTALLED BEFORE HOT AND COLD WATER DISTRIBUTION TO HOUSE PLUMBING SYSTEM. AQUASANA WHOLE HOUSE SIMPLYSOFT, SALT FREE WATER CONDITIONER.

BUILDING ENVELOPE GENERAL NOTES:

FOUNDATION:

- 1. SLAB ON GRADE PER STRUCTURAL ENGINEER.
- 2. INSTALL MOISTURE BARRIER BELOW SLAB.

WALLS:

- 1. 2X4 WOOD FRAME. TO BE DETERMINED BY STRUCTURAL ENGINEER.
- 2. 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
- 3. SPRAY FOAM INSULATION, MIN R-VALUE 3.7/INCH (R-13 MIN OVERALL WALL)
- 4. I5LB FELT PAPER WATER RESISTIVE BARRIER. DOUBLE LAP.
- 5. 3-COAT STUCCO WITH SAND FINISH ON METAL LATH. PAINT TO BE DETERMINED.
- 6. I6MM CLEAR POLYCARBONATE PANEL, POLYGAL STANDARD GRADE OR EQUAL.
- 7. CEMENTITIOUS LAP SIDING BY OWNER
- 8. EXTERIOR TRIM TO BE PRE-PRIMED REAL TRIM, UNLESS NOTED OTHERWISE.
- 9. CEDAR TRIM AND LAP SIDING TO BE SMOOTH CUT. SEMI-TRANSPARENT STAIN FINISH.

ROOF:

- 1. WOOD FRAMING SIZED PER STRUCTURAL ENGINEER.
- 2. 3/4" EXTERIOR GRADE PLYWOOD SHEATHING
- 3. SPRAY FOAM INSULATION, MIN R-VALUE 3.7/INCH (R-30 MIN OVERALL ROOF)
- 4. I5LB FELT PAPER WATER RESISTIVE BARRIER. DOUBLE LAP.
- 5. STANDING SEAM METAL ROOF WITH NON-REFLECTIVE FINISH.

INTERIOR FINISH GENERAL NOTES

FLOORS:

- 1. BATHROOM AND LAUNDRY ROOM FLOORS TO BE DAL TILE OCTAGON & DOT IN MATTE WHITE WITH GRAY GROUT.
- 2. ALL OTHER FLOORS TO BE MORNING STAR NATURAL STRAND BAMBOO 7/16" x 3 3/4" INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ALTERNATE: EARTHWERKS VINYL PLANK THRESHOLDS AT WOOD-TO-TILE FLOOR TRANSITIONS TO BE WHITE MARBLE, EXCEPT AT FIREPLACE. APPROXIMATELY 590 SQUARE FEET.
- 3. 8X8 MISSION TILE UNDER FIREPLACE OPENING.

WALLS:

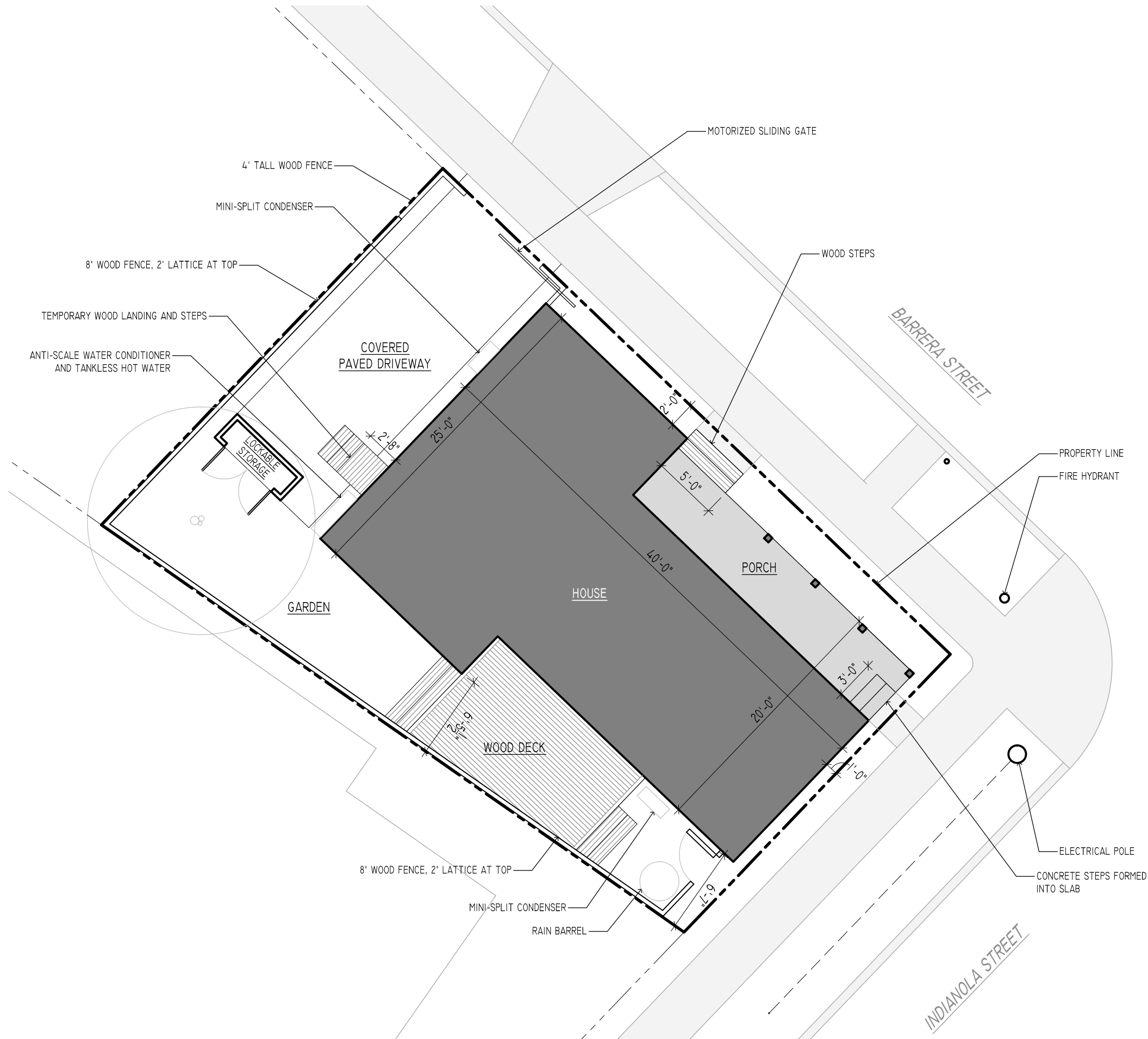
- 1. TYPICAL INTERIOR WALL FINISH TO BE PAINTED 1/2" GYPSUM WALL BOARD.
- 2. DAL TILE WHITE SUBWAY TILE WITH GRAY GROUT AT SHOWER/TUB WALLS AND KITCHEN BACKSPLASH. ACCENT TILE BAND TO BE DETERMINED.
- 3. POLYCARBONATE BOARD AND CEDAR BATTEN WALL AS INDICATED ON ELEVATIONS.
- 4. MISSION TILE FIREPLACE ENCLOSURE

CEILINGS:

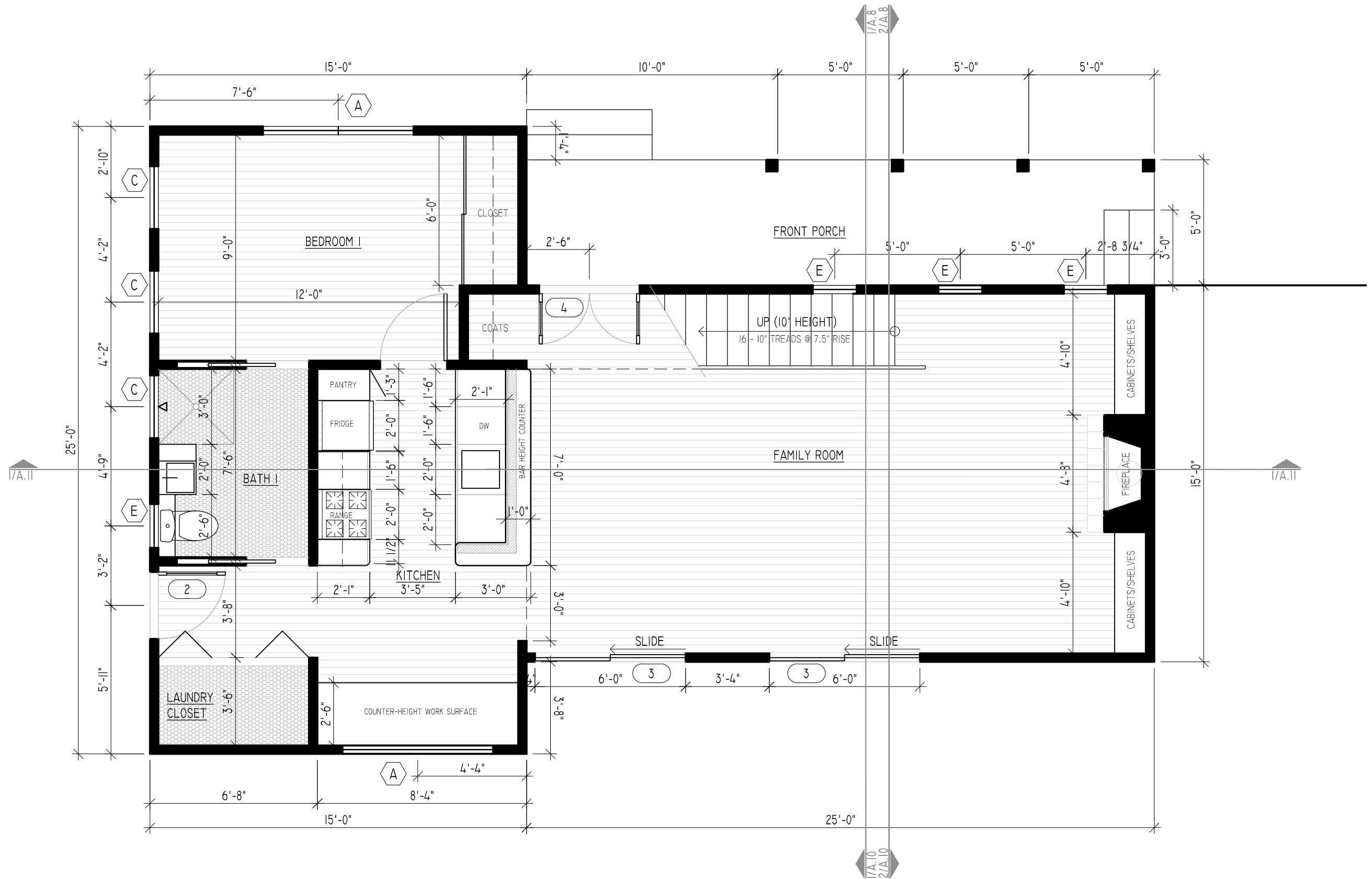
- 1. ALL CEILINGS TO BE PAINTED GYPSUM WALL BOARD EXCEPT IN KITCHEN AND OVER SHOWER AND TUB.
- 2. KITCHEN TO HAVE EXPOSED FLOOR JOISTS, PAINTED, COLOR TO BE DETERMINED.
- 3. CEILINGS OVER SHOWER AND TUB TILED TO MATCH WALLS.

TRIM:

- 1. I"x6" WOOD BASE TRIM
- 2. I"x4" WOOD DOOR AND WINDOW TRIM
- 3. WOOD SILLS AT ALL WINDOWS

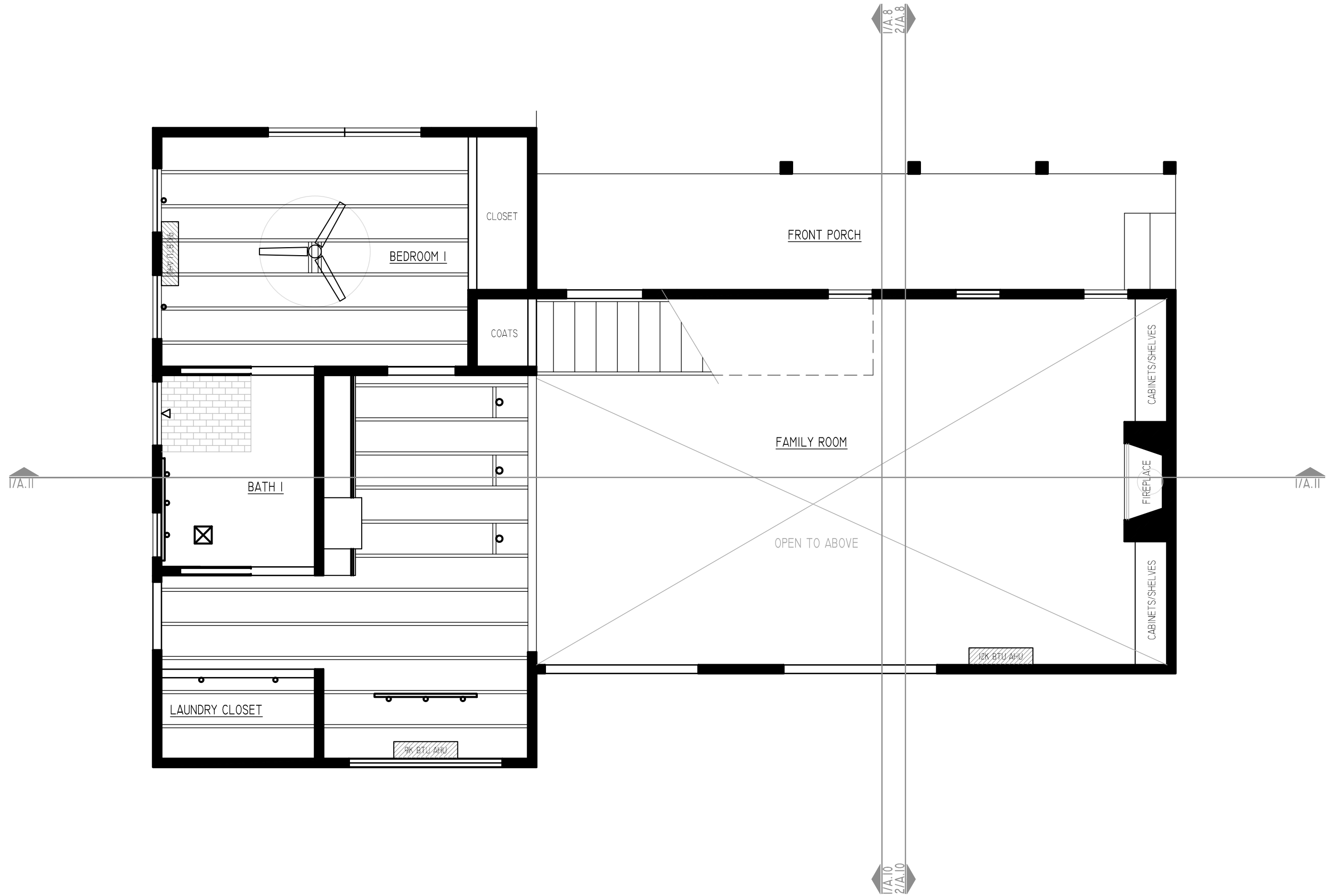


SCALE: 1" = 10'

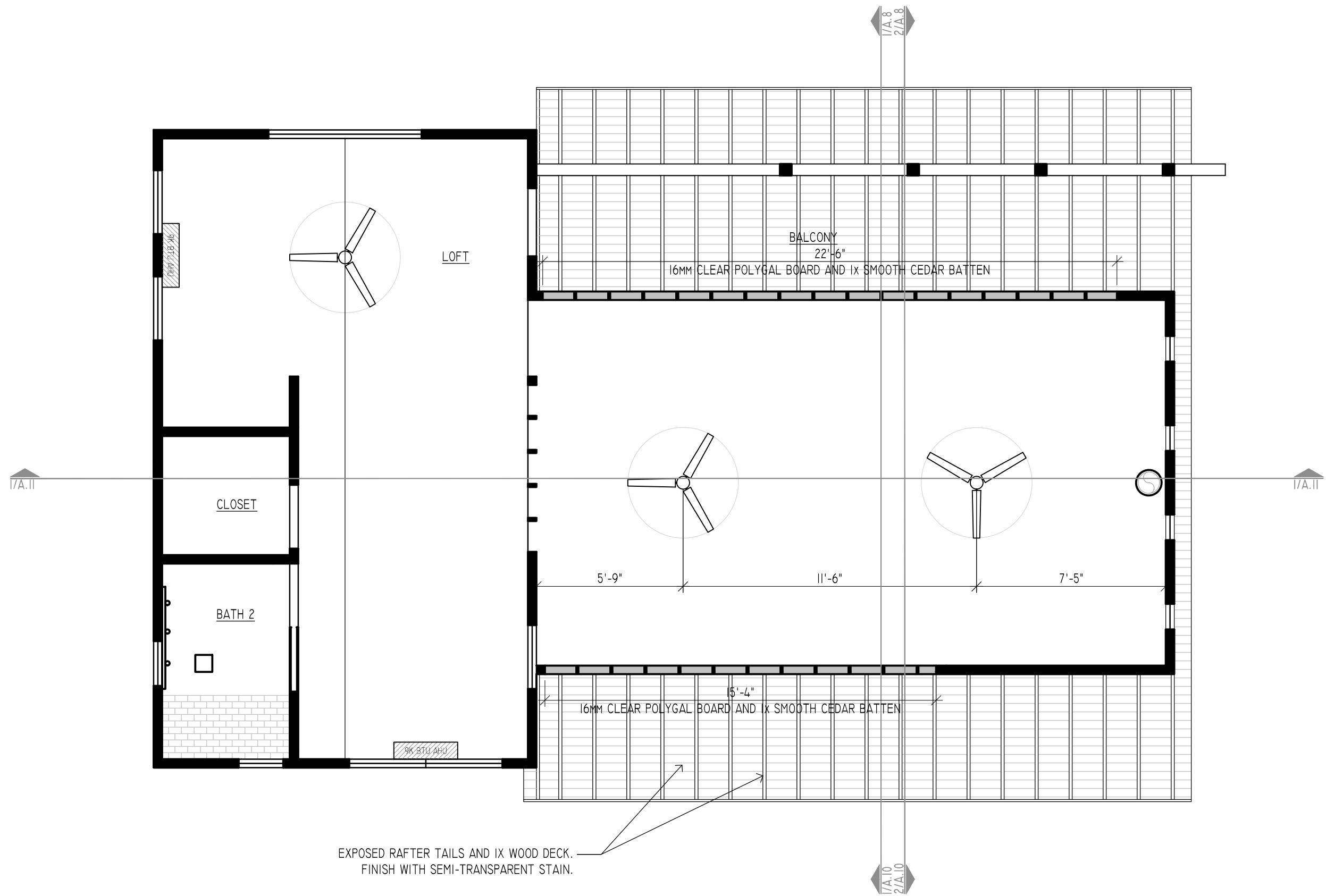


SCALE: 1/4" = 1'-0"



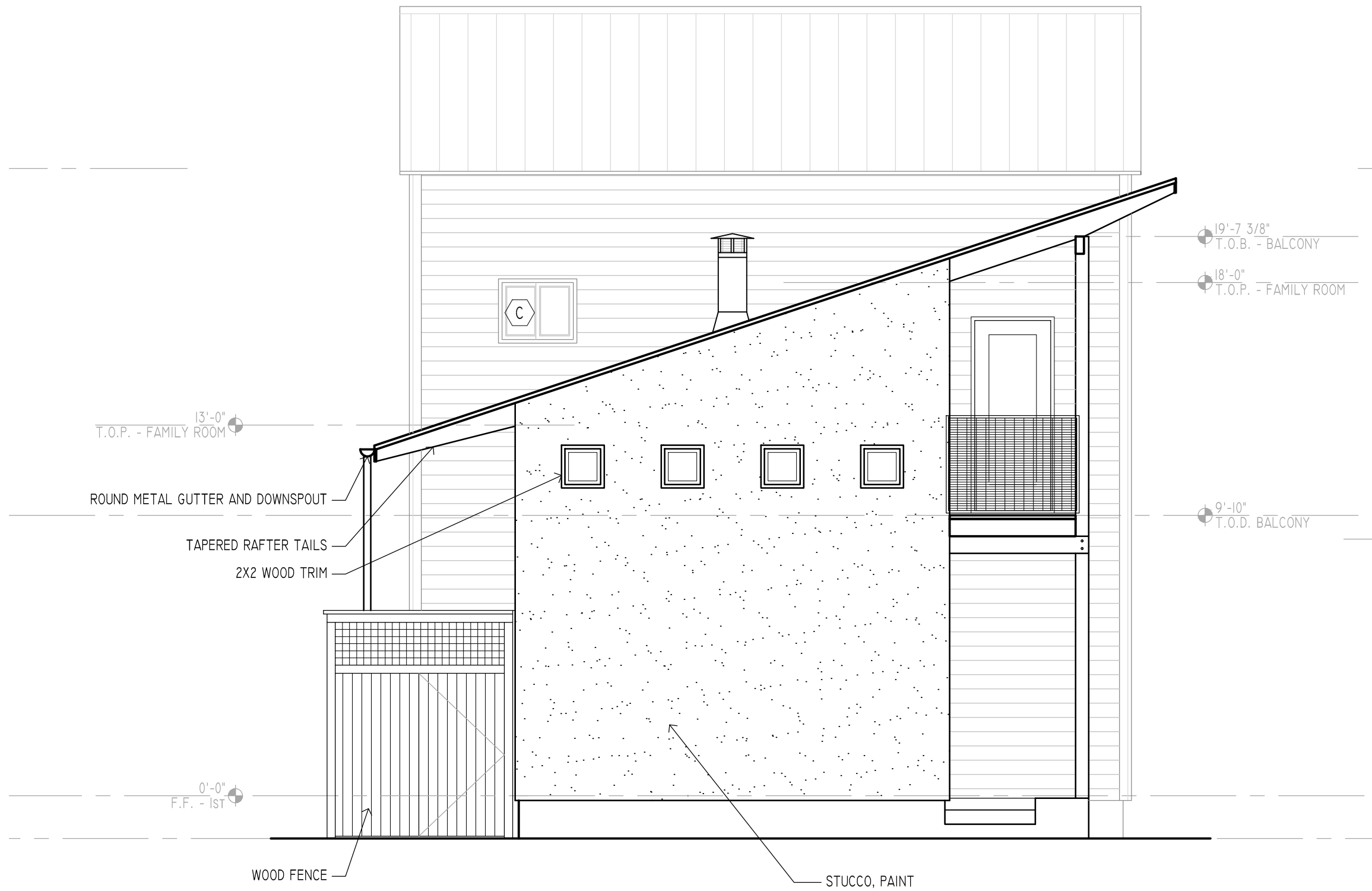


SCALE: 1/4" = 1'-0"



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





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



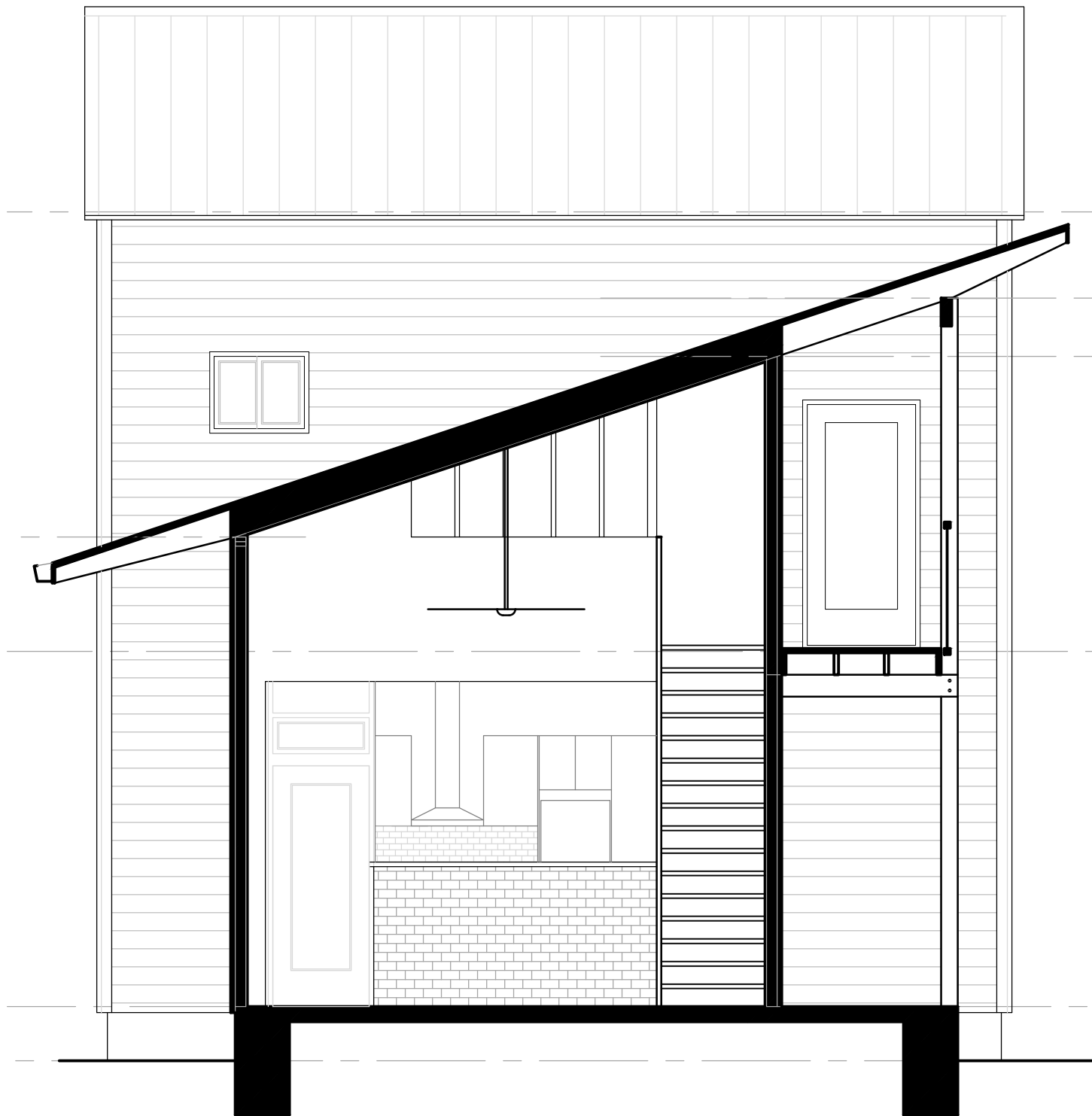
SCALE: 1/4" = 1'-0"



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



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



SECTION  
1/4" = 1'-0"

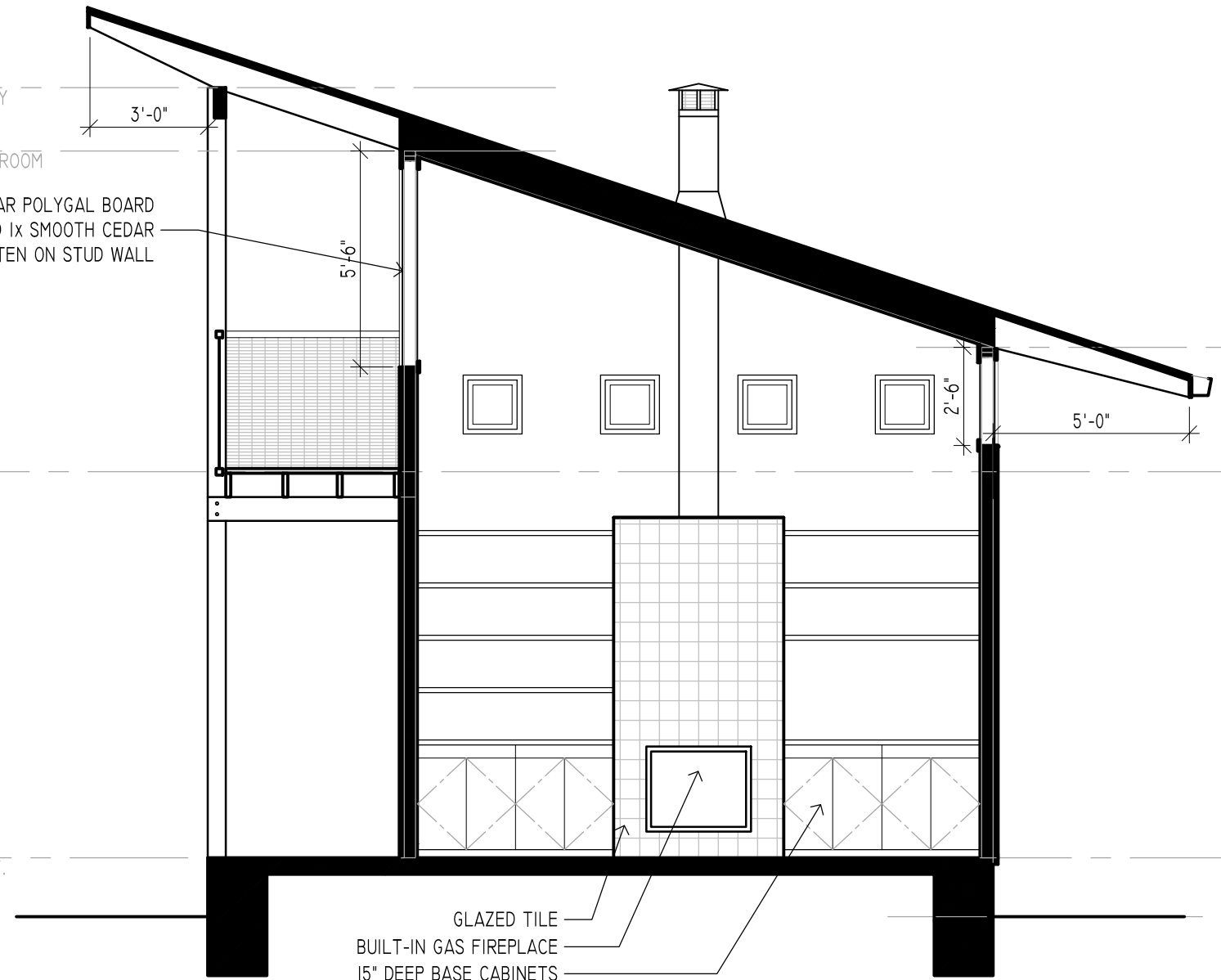
19'-7 3/8"  
T.O.B. - BALCONY

18'-0"  
T.O.P. - FAMILY ROOM

16MM CLEAR POLYGL BOARD  
AND 1x SMOOTH CEDAR  
BATTEN ON STUD WALL

9'-10"  
T.O.D. BALCONY

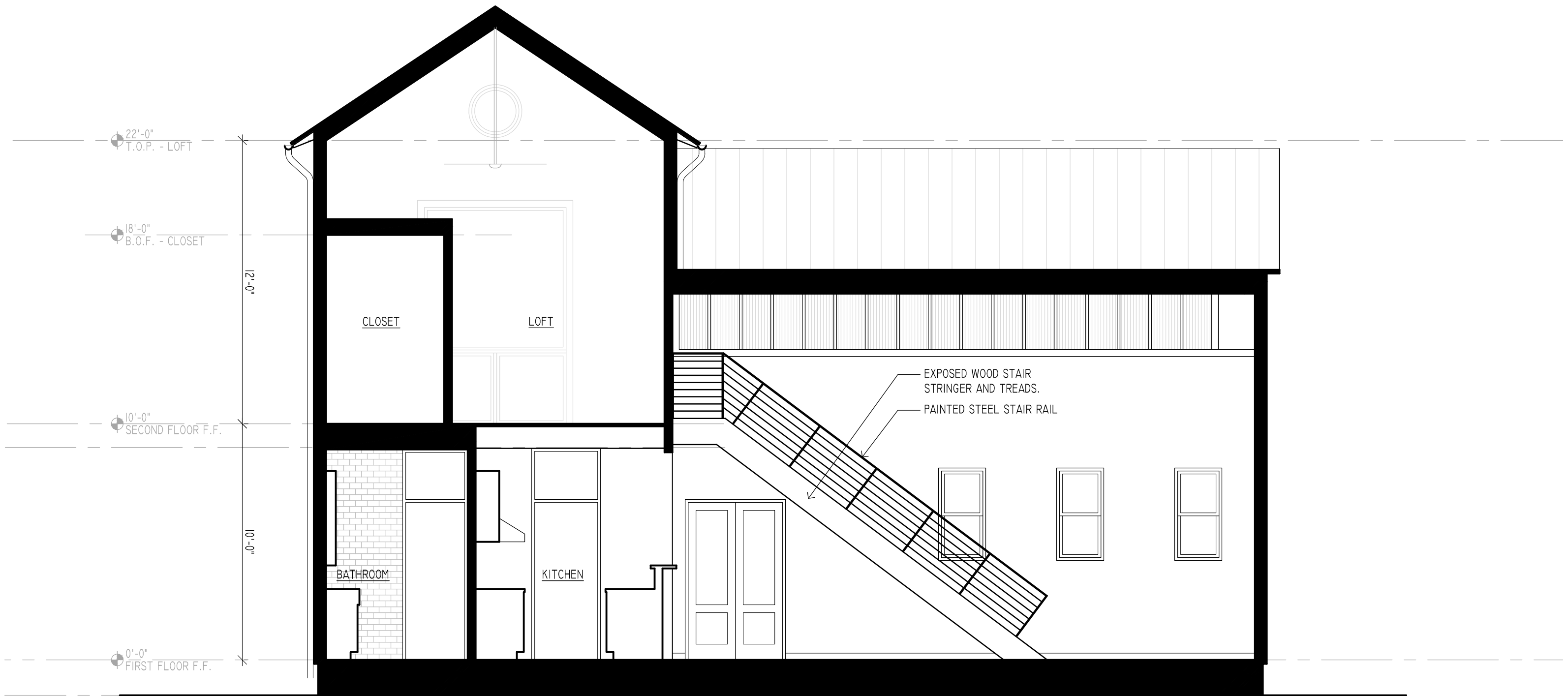
0'-0"  
FIRST FLOOR F.F.



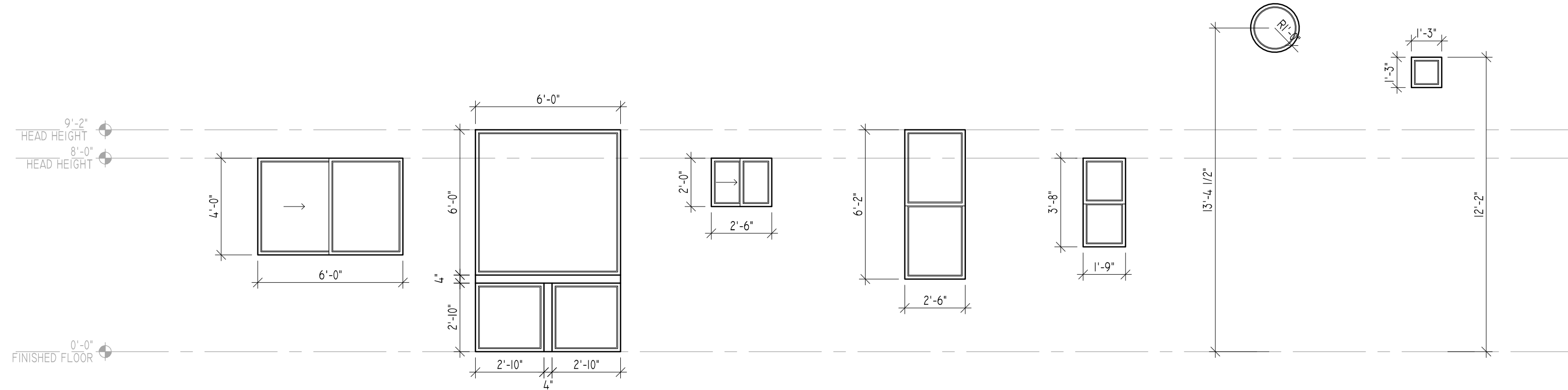
2 SECTION  
1/4" = 1'-0"

GLAZED TILE  
BUILT-IN GAS FIREPLACE  
15" DEEP BASE CABINETS

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



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



**WINDOW SCHEDULE**

ALL WINDOWS **JELD-WEN SITELINE EX** SERIES ALUMINUM-CLAD WOOD WINDOWS WITH NAILING FIN. JAMB TO MATCH EXTERIOR WALL CONSTRUCTION. CHESTNUT BRONZE FINISH.

**A** SLIDER

**B** 3 FIXED WINDOWS  
BOTTOM 2 TO BE TEMPERED

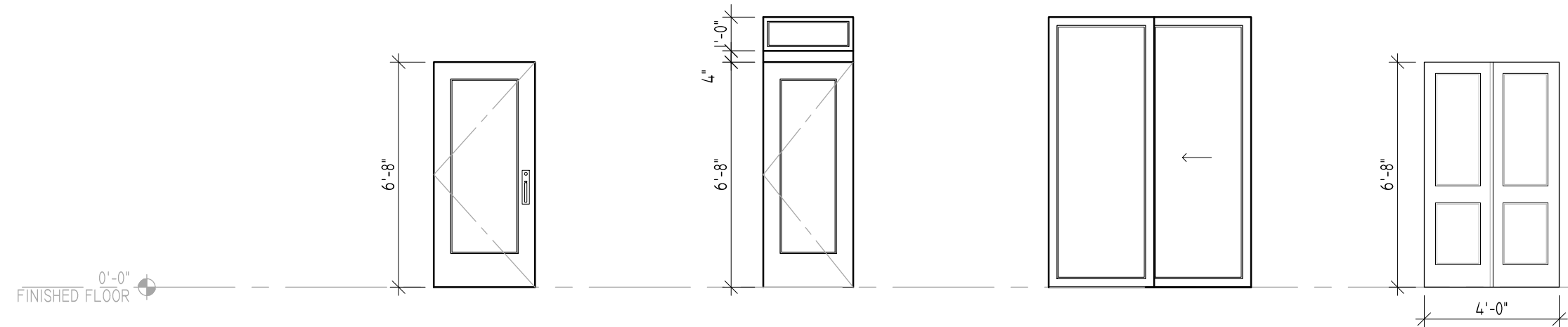
**C** SLIDER

**D** DOUBLE HUNG

**E** DOUBLE HUNG

**F** FIXED ROUND

**G** FIXED SQUARE



**DOOR SCHEDULE**

SLIDING PATIO DOOR TO BE **JELD-WEN SITELINE EX** SERIES ALUMINUM-CLAD WOOD. JAMB TO MATCH EXTERIOR WALL CONSTRUCTION. CHESTNUT BRONZE FINISH.

**1** 2'-8" x 6'-8" EXTERIOR WOOD DOOR W/ SINGLE INSULATED LIGHT

**2** 2'-8" x 6'-8" EXTERIOR WOOD DOOR W/ SINGLE INSULATED LIGHT & FIXED TRANSOM

**3** 6'-0" x 8'-0" SLIDING PATIO DOOR W/ INSULATED LIGHT

**4** DOUBLE 2'-0" x 6'-8" EXTERIOR WOOD DOOR

INTERIOR DOORS TO BE SOLID CORE SLAB DOORS.

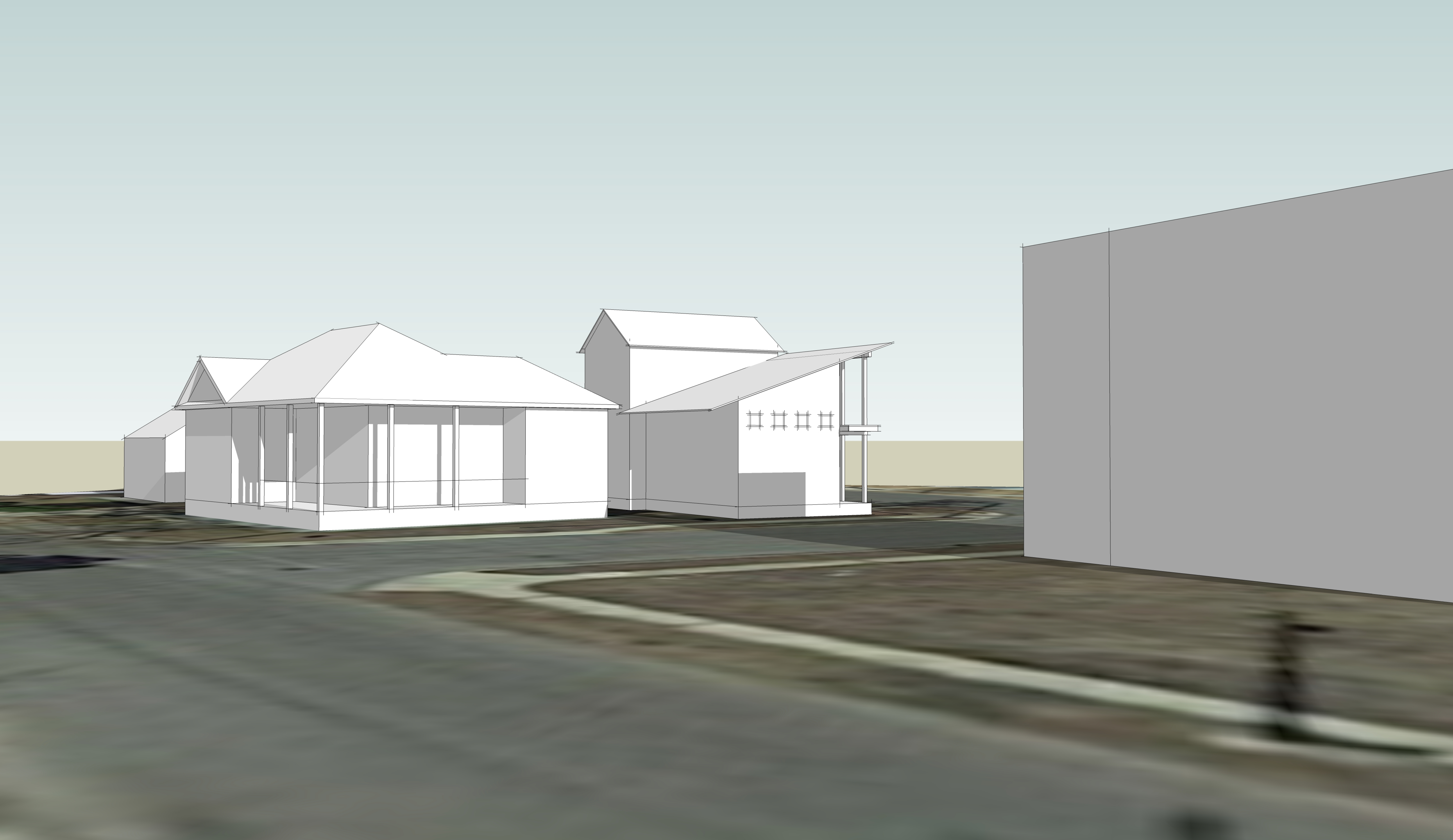
SCALE: 1/4" = 1'-0"



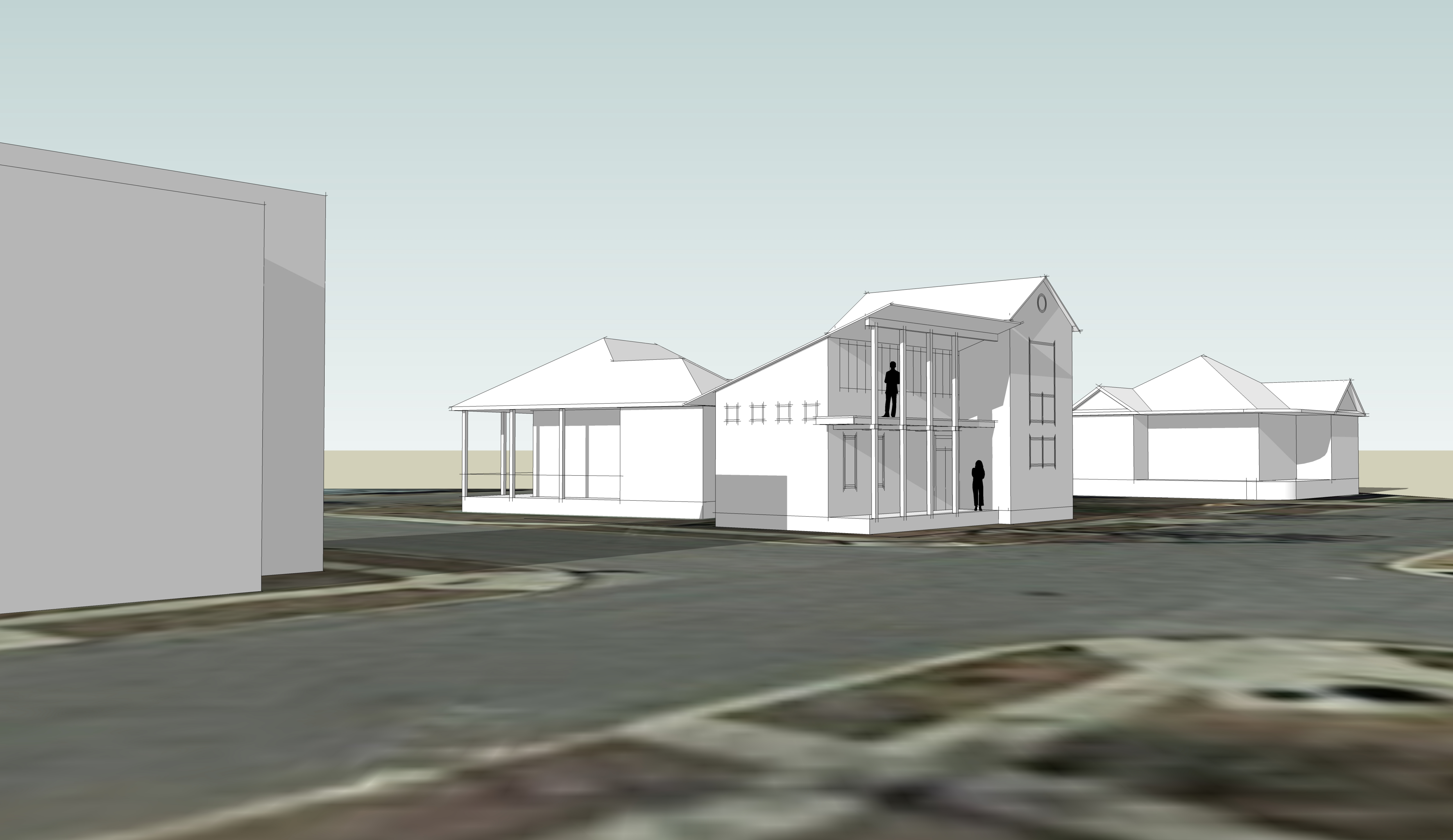




















VA  
32

GERSTNER  
BUILDING