HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2015

Agenda Item No: 17

HDRC CASE NO:	**2015-243**
ADDRESS:	302 CALLAGHAN AVE
LEGAL DESCRIPTION:	NCB 721 BLK 3 LOT N 80.04FT OF 1
ZONING:	RM4 H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Jim Ferrell
OWNER:	Jim Ferrell/Mesa Verde Capital LLC
TYPE OF WORK:	New construction of single family residence

REQUEST:

The applicant is requesting conceptual approval to:

Construct an 1,800 square foot single story house at 302 Callaghan. The applicant has proposed materials to include stucco facades, a standing seam metal roof, stained wood louver shading elements and an interior courtyard.

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.
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 the house at 302 Callaghan, which is the lot at the corner of Callaghan and Eager. The applicant has aligned the proposed new construction similar to not only the existing setbacks of houses fronting Callaghan, but also those fronting Eager. This is consistent with the Guidelines for New Construction 1.A.i. and ii.
b. The Guidelines for New Construction state that primary building entrances should be oriented to be consistent with

the predominant orientation of historic buildings along the street frontage. The applicant has proposed for the primary entrance of the house to front Callaghan. This 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 section of Lavaca features modest, single story houses and occasionally a modest two story house. The applicant's proposed height and scale is consistent with the historic precedent in Lavaca as well as the Historic Design Guidelines 2.A.i.
d. The majority of the homes in Lavaca in the direct vicinity of 302 Callaghan feature front gable roofs. The applicant has proposed both a front and side gable roof as viewed from Callaghan. This is consistent with the Guidelines for New Construction 2.B.i.
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. While larger than those used traditionally, the applicant's proposed window and door openings relate to those found throughout the district featured on historic structures. This is consistent with the Guidelines for New Construction.
f. The Guidelines for New Construction 2.D. in regards to lot coverage state that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Furthermore, the Guidelines state that the building footprint for new construction should be no more than fifty (50) percent of the total lot area unless adjacent historic buildings present an establish pattern with a greater building to lot ratio. The applicant has proposed a structure that does not cover more than fifty (50) percent of the existing lot area and is consistent with the lot coverage shown historically throughout the district. This is consistent with the Guidelines for New Construction 4.D.i.
g. The applicant has proposed exterior materials which include painted stucco, a standing seam metal roof and stained wood louver shading elements at the windows and doors. The applicant's proposed materials are consistent with the Guidelines for New Construction 3.A.i.
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. The applicant has not noted the specific location of any mechanical equipment associated with the proposed new construction. The applicant is responsible for complying with the Guidelines for New Construction 6.A. and 6.B.
j. The applicant has not provided a detailed site plan noting any proposed landscaping installations, site paving or proposed parking. Staff recommends that the applicant provide a site plan that is consistent with the Guidelines for Site Elements 3.D.
k. The applicant has proposed a stained wood louver shading system that is to partially cover the proposed windows and doors. Staff recommends that the applicant provide more information include details of the proposed louver system.

RECOMMENDATION:

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

i. That the applicant provide a detailed landscaping plan noting the location of any landscaping installations, site paving and vehicle parking.
ii. That the applicant provide a site plan noting the placement of any mechanical equipment.
iii. That the applicant provide detailed information regarding the proposed louver system.

CASE MANAGER:

Edward Hall

N

Flex Viewer

Powered by ArcGIS Server

Printed:Jun 09, 2015

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JAMES W. FERRELL, JR.
MESA VERDE CAPITAL, LLC

PROPOSED THEIS FAMILY RESIDENCE

SUSAN AND RICHARD THEIS AND FAMILY

302 CALLAGHAN AVENUE
SAN ANTONIO, TX

MAY 28,2015

PROJECT DESCRIPTION

Proposal for a House at 302 Callaghan Ave. San Antonio, Texas

1-View of the site

2-View of the proposal

These documents are a preliminary schematic design for a house at 302 Callaghan Ave. San Antonio, Texas in the Lavaca Neighborhood. The purpose of this document is to explain how we will approach this project to the Historical and Design Review Commission of the Lavaca Neighborhood. Based on the recommendations of the Commission we will develop the project.

The program of the house is organized around an interior courtyard in a single story structure. In this sense the house will be fully accessible. The main entrance is on Callaghan Avenue and the driveway is placed at the rear of the site on Eager Street.

The program is organized around the courtyard with the bedrooms facing the south-east oriented towards the neighbor's house. The public areas of the house (living room, dining room and kitchen) are oriented to the north-west, facing Callaghan Avenue and Eager Street.

At the rear of the house a bar with different service programs provides a protected back entrance from the driveway.

From the courtyard a stair gives access to a roof deck, hidden from the streets. The position of the roof deck in between the roof scape gives some privacy to the users, blocking the views to the nearby buildings of the Campus Services of the David G. Burnet Center but allowing the views of the skyline of the city.

The total square footage of the house will be around 1800 sf.

With the intention of integrating the house in the language and massing of the neighborhood, the project has taken elements of the houses in the neighborhood. The roof scape has taken into consideration the shape, sizes and proportions of the neighboring roofs.

3-Aerial view with photomontage of the proposed roof scape

The main façade of the house at Callaghan Avenue is a reinterpretation of the house nearby at 306 Callaghan Ave. The composition of the house expresses the main volume of the public spaces, the profile of the pitched roof is expressed on the front façade. The entrance, through a porch, is placed at the left of the main volume with a lower roof line. The façade at Eager Street follows the line of the roof of the house nearby and uses the tall vertical proportions of its windows. The big window opening at the front façade takes the language of some of the contemporary houses in the neighborhood and emphasizes the main façade of the house.

4-House at 306 Callaghan Ave.

5- From the site to the house at Callaghan

6-House at 303 Eager.

7-House at 230 Callaghan Ave.

8-Contemporary house in Lavaca

The wood louvers that act as screens for some windows and doors will give a sense of scale to the house and relates with the traditional crafting of certain elements of the old houses of the neighborhood.

Some trees at Callaghan Ave. and Eager Street will follow the lines of the existing trees and will complete the landscape.

The idea for the house will be to use, as much as possible, passive systems for cooling and heating. Moveable solar protections, cross ventilation, earth tubes will be considered during the process of design for this house.

The main materials for the exterior of the house will be metal roof, stucco facades with stained wood louver shading elements.

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AERIAL SITE PLAN
SCALE NTS
SHEET 5






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SITE PHOTOS
SCALE NTS
SHEET 3

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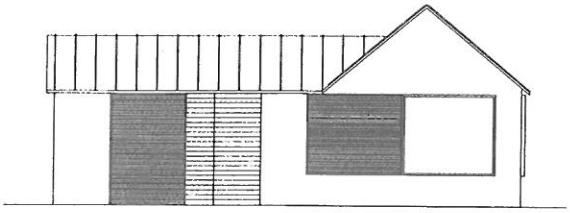
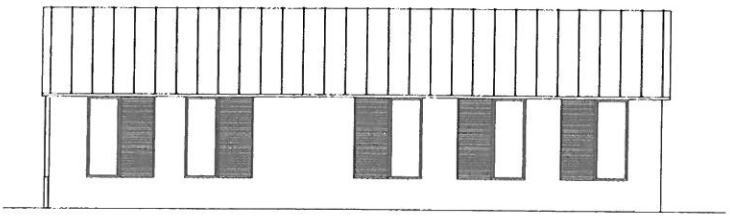
PROPOSED HOUSE VIEW
SCALE NTS
SHEET 10



NORTH ELEVATION



WEST ELEVATION

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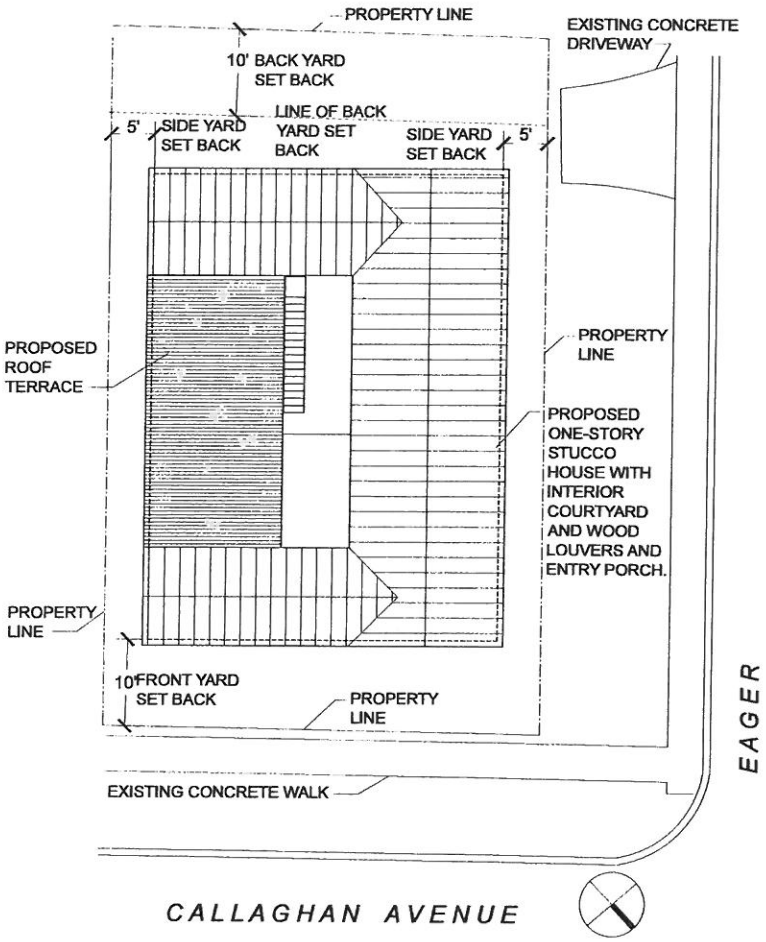
ELEVATIONS
SCALE 1/8" = 1'-0"
SHEET 9



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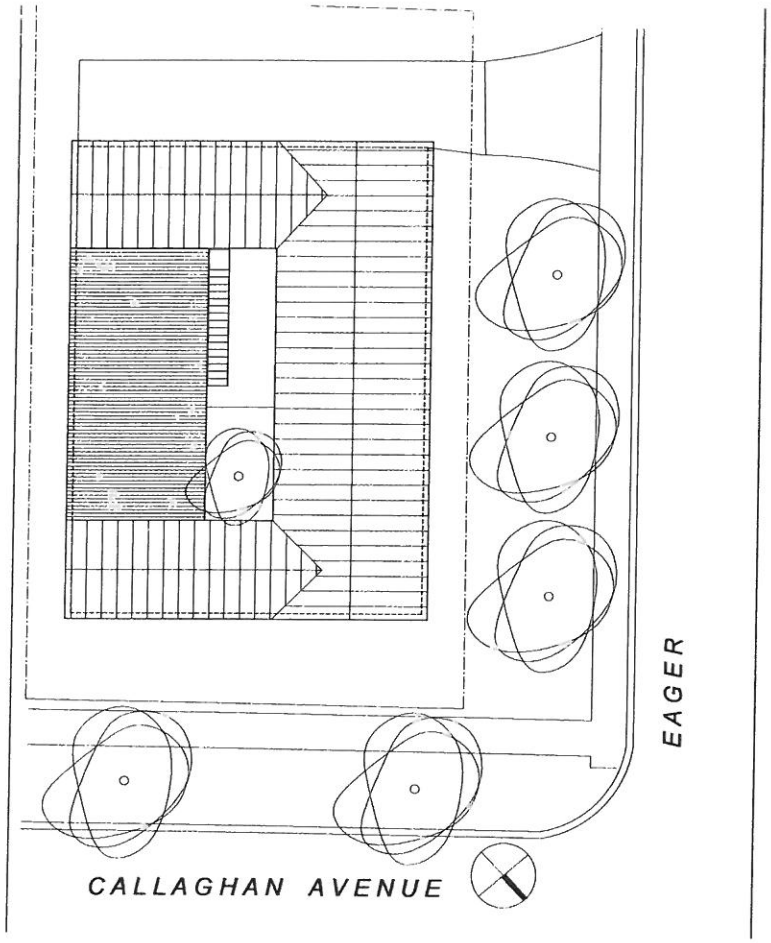
SITE PLAN WITH ZONING
SCALE 3/32" = 1'-0"
SHEET 6



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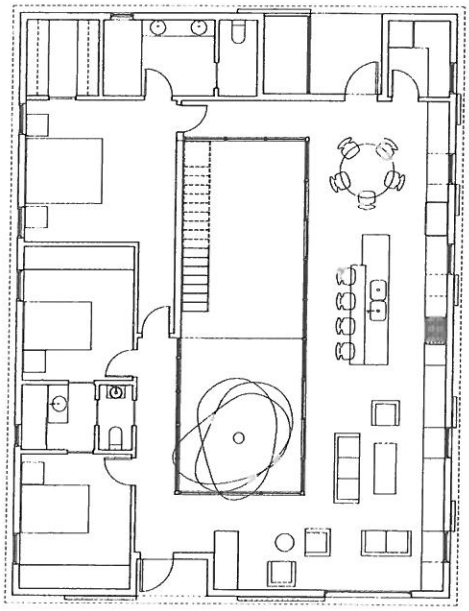
SITE PLAN WITH TREES
SCALE 3/32" = 1'-0"
SHEET 7



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PLAN
SCALE 1/8" = 1'-0"
SHEET 8