

HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2015

Agenda Item No: 22

HDRC CASE NO: 2015-284
ADDRESS: 315 LAMAR ST
LEGAL DESCRIPTION: NCB 519 BLK 24 LOT 14
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Oscar Santana
OWNER: Corby Walker/CBW Financial Inc
TYPE OF WORK: New construction of two story single family house
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a two story single family house on a vacant lot. The proposed house will have an attached garage. The structure will be clad in hardi plank siding with an asphalt shingle roof at the main house and standing seam metal at the front porch.

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.

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%.

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.

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.

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.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

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.

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.

Secretary of the Interior Standards for Rehabilitation

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

FINDINGS:

- a. Consistent with the Guidelines for New Construction, new buildings should align with front facades of adjacent buildings when a consistent setback is established. Houses along the north side of Lamar Street have front setbacks that range between approximately 30ft to 60ft. The proposed house is consistent with the guidelines.
- b. As recommended by the Guidelines for New Construction, new buildings should have a height and overall scale 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. 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%. The 300 block of Lamar Street is predominantly composed of one story houses. Only three two-story houses exist on the block. In addition, the single story houses across from the proposed site are very small and the proposed design will overwhelm the scale of these structures in height and scale. Setting the two-story mass of the home further back would be more appropriate to better relate to the small historic homes across the street.
- c. According to the Guidelines for New Construction, foundations should align within one foot of floor-to-floor

heights on adjacent historic structures. The proposed design has a raised foundation and is consistent with the guidelines.

- d. As recommended by the Guidelines for New Construction, new roof forms should be consistent with those predominantly found on the block in pitch, overhangs, and orientation. The proposed roof is consistent with other historic roofs in pitch and orientation. However, the composition of the roof should be simplified to be more consistent with the configuration of historic roofs.
- e. Consistent with the Guidelines for New Construction, window and door openings should have a similar proportion of wall to window space as typical 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. The proposed fenestration pattern along the front of the house is consistent with the guidelines; however the fenestration pattern along the sides and rear should be revised to be more consistent with nearby historic facades. In addition, large expanses of black walls are not typical of historic facades and should be avoided.
- f. According to the Guidelines for New Construction, materials that complement the type, color, and texture of materials traditionally found in the district should be used. The proposed cement board siding may be appropriate if proper dimension, finish and texture is used, however wood siding would be more appropriate. In addition, use of materials should be simplified to provide a more consistent appearance throughout.
- a. Consistent with the Guidelines for New Construction, new buildings should be of their time while respecting the historic context. In addition, consistent with the Secretary of the Interior Standards for Rehabilitation #3, changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, should not be undertaken. The proposed columns create a false sense of history and are not an accurate representation of the building's time of construction. Simplified architectural detailing that does not compete with its historic context would be more appropriate.
- g. As recommended by the Guidelines for New Construction, new outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form; no larger in plan than 40 percent of the principal historic structure footprint; and relate to the period of construction of the principal building through the use of complementary materials and simplified architectural details. The proposed garage is consistent with the guidelines in height, mass, form and details.
- h. According to the Guidelines for New Construction, the predominant garage orientation found along the block should be matched. Garages attached to the primary structure should be avoided were not historically used. Garages within the Dignowity Hill Historic District are typically detached, located behind the main structure, and accessed through a front linear driveway or an alley. The proposed attached garage is not consistent with the historic pattern of garage placement and is not in keeping with the guidelines.

RECOMMENDATION:


Staff does not recommend approval at this time based on findings a-h. Staff recommends the following:

- a. The mass of the two-story portion of the house is set back to better relate to adjacent historic structures
- b. Use of materials is simplified to be more consistent throughout
- c. Fenestration pattern along the sides and rear is revised to be more consistent with historic facades
- d. Architectural details are simplified
- e. Garage is detached to be consistent with historic garage placement
- f. Information on landscaping, fencing and mechanical system placement is submitted for review
- g. Specifications for windows and doors are submitted for review

CASE MANAGER:

Adriana Ziga



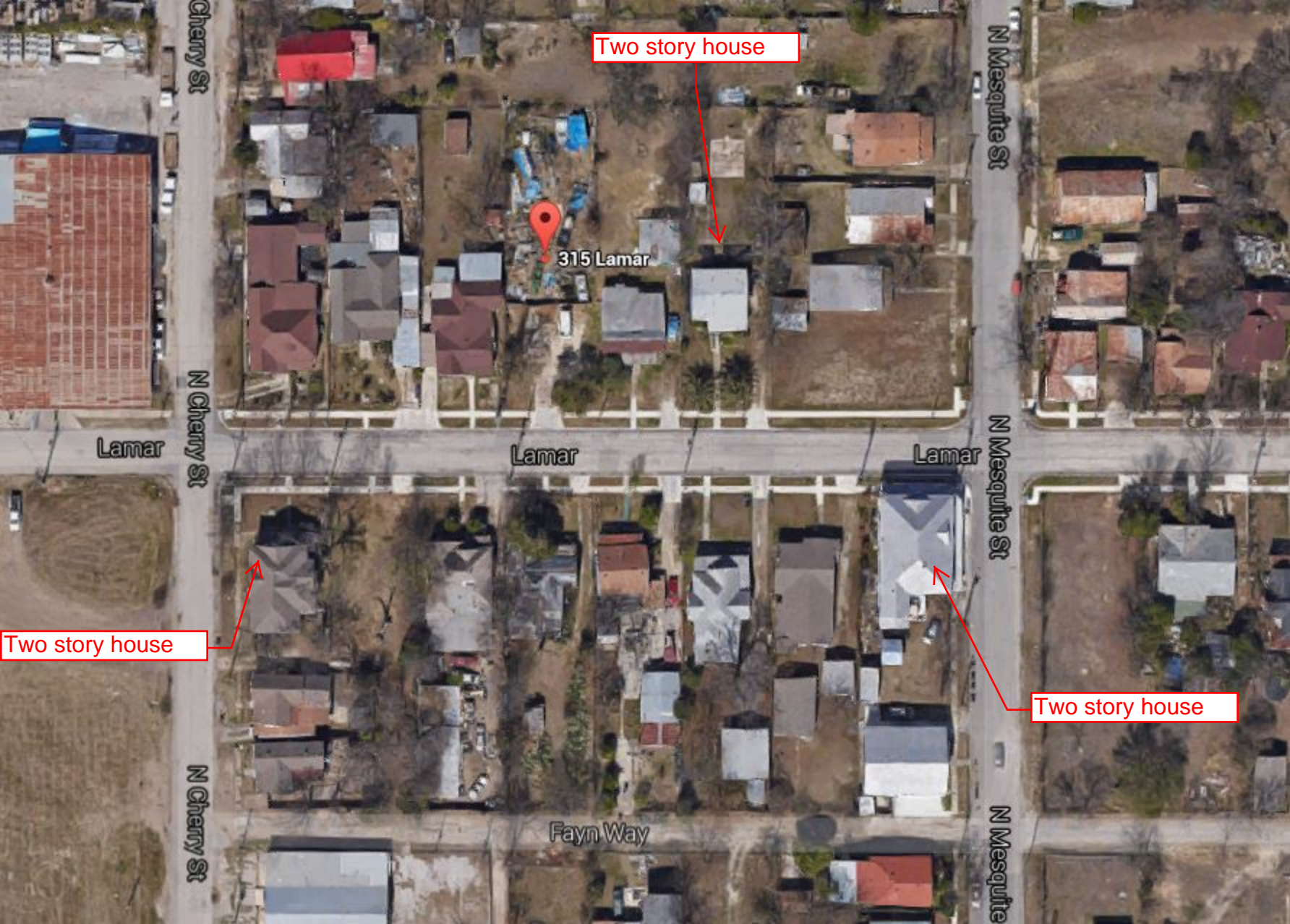


315 Lamar

Powered by ArcGIS Server

Printed: Jul 08, 2015

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Two story house

315 Lamar

Lamar

Lamar

Lamar

Two story house

Two story house

Fayn Way

315 Lamar



Exit Street View

N



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29°25'53.71" N 98°28'31.92" W elev 696 ft eye alt 704 ft

302 Lamar



301 and 305 Lamar



308 Lamar



311 Lamar (adjacent house)



317 Lamar (adjacent house)



314 Lamar (across street)



318 Lamar (across street)



317 and 327 Lamar



322 and 326 Lamar



901 N Mesquite at Lamar



330 Lamar



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Issued for Historic
Review
Not for Construction
06-15-2015

New Residence
for
Santana Remodeling
315 Lamar

San Antonio
Texas, 78210

historical review
Houston, Texas

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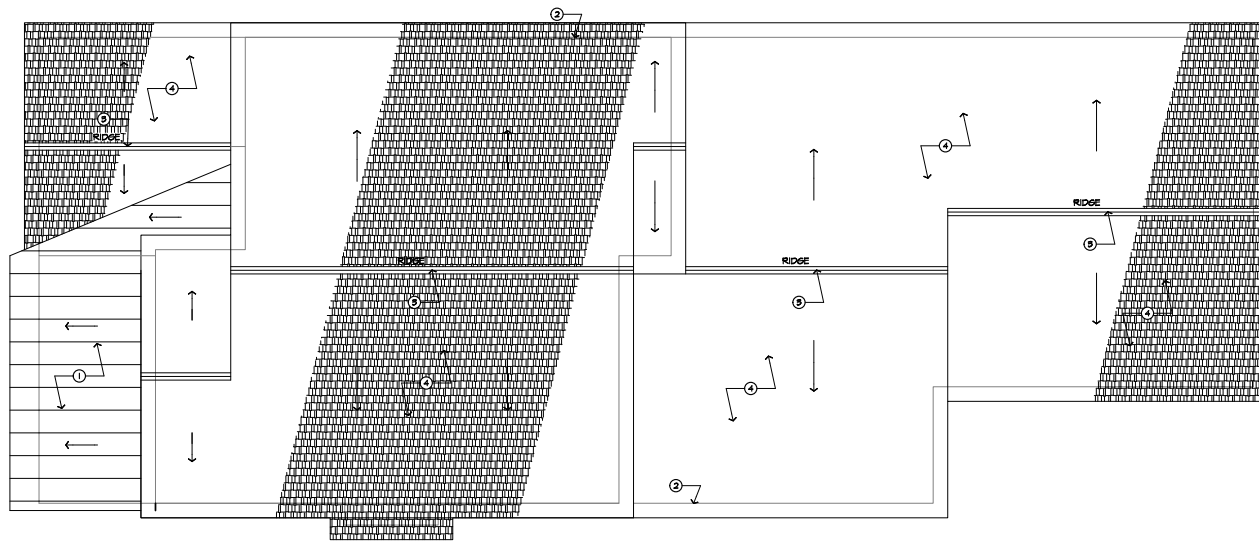
ROOF PLAN
A3.1

ROOF PLAN GENERAL NOTE

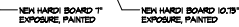
1. ROOF SYSTEM AND SUPPORT TO BE USED TO HOIST LIFT DESIGN CRITERIA
2. VERIFY MEP ROOF PENETRATIONS-QUANTITIES AND LOCATIONS WITH MEP DRAWINGS
3. ALL ROOF CURB, ROOF JACKS, REGISTRATION STRUCTURAL COMPONENTS AND FLASHING MATERIALS SHALL BE MANUFACTURER'S STANDARD MATERIALS REQUIRED FOR A WEATHERTIGHT INSTALLATION
4. PROVIDE GALVALUME GUTTERS AND DOWNSPOUTS. COORDINATE ALL REQUIREMENTS PRIOR TO CONSTRUCTION.

ROOF PLAN KEY NOTES

- ① 24 GA. STANDING SEAM MTL. ROOF - GALVALUME FINISH
- ② LINE OF BUILDING BELOW
- ③ CONT. RIDGE VENT
- ④ 25 YEAR COMPOSITION SHINGLE ROOF



 **01 PROPOSED ROOF PLAN**
SCALE: 1/4" = 1'-0"



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



03 EAST ELEVATION
SCALE: 1/4" = 1'-0"

A5.1

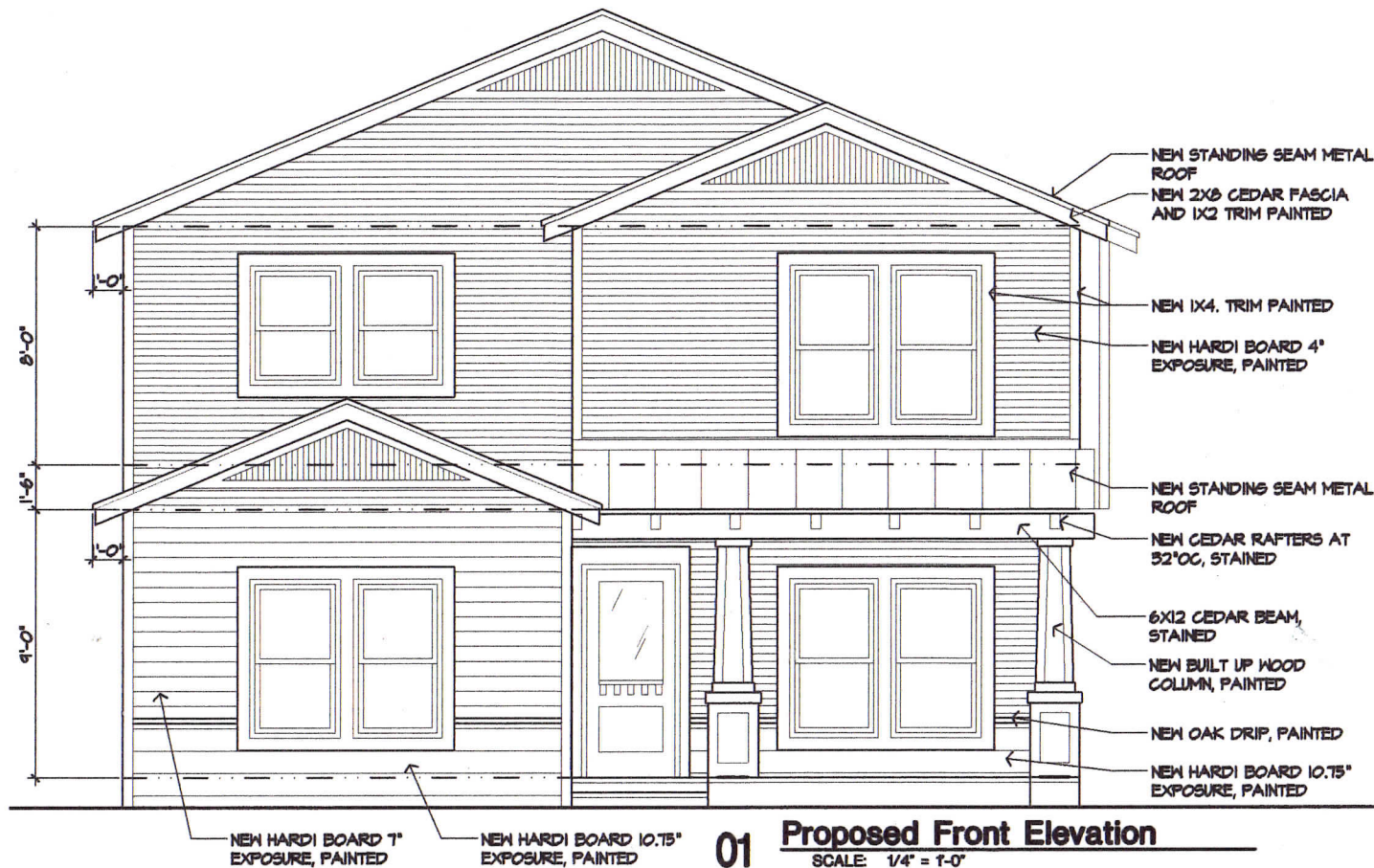
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315 LAMAR STREET RESIDENCE

Issued for Historic
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06-25-2015



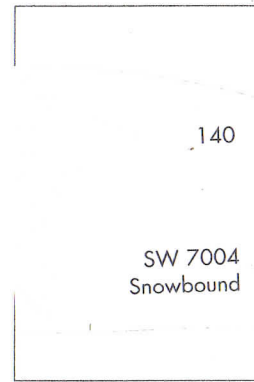
02 Roof Color



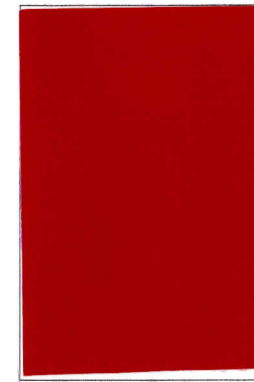
03 House Color



04 Trim Color



05 Window Color



06 Door Color

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