

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2015

Agenda Item No: 18

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 nonresidential 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. This request was heard by the Historic and Design Review Commission on July 15, 2015. At that hearing, the applicant addressed staff's recommendations and was referred to the Design Review Committee. This request was reviewed by the Design Review Committee on July 21, 2015, where committee members commented that the

proposed new construction should relate to other neighborhood structures regarding height, garages and porch columns. Committee members also expressed concern over the proximity of the proposed driveway to the existing tree canopy and the configuration of a curb cut.

- b. Staff previously noted various elements with the new construction that were not consistent with the Guidelines for New Construction. These elements and comments included that the mass of the two story addition should be set back toward the rear of the structure, the use of materials be simplified throughout, fenestration patterns along the sides and rear be revised to be more consistent with historic facades, architectural details be simplified, the garage should be detached to be more consistent with the neighborhood pattern, provide information regarding landscaping, fencing and mechanical equipment and window and door specification be supplied to staff. The applicant has revised the design of the new construction and has met many of staff's recommendations.
- c. 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.
- d. 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. Addressing the overall height as well as the height of the ridge line could potentially present a more appropriate design.
- e. 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.
- f. 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. The applicant has simplified the overall composition of the roof to relate more to those found throughout the district. This is consistent with the Guidelines.
- g. 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. The applicant has revised original documents to include windows on the rear façade which is consistent with the Guidelines.
- h. 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 applicant has proposed cement board siding and has revised the original design to include uniform siding dimensions throughout.
- i. 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.
- j. 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.
- k. 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 applicant has proposed to construct a detached garage at the rear of the property, consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on findings d and i. Staff recommends that the applicant address inconsistencies with the Historic Design Guidelines regarding the proposed new construction's height and simplification of architectural detailing.

CASE MANAGER:

Edward Hall

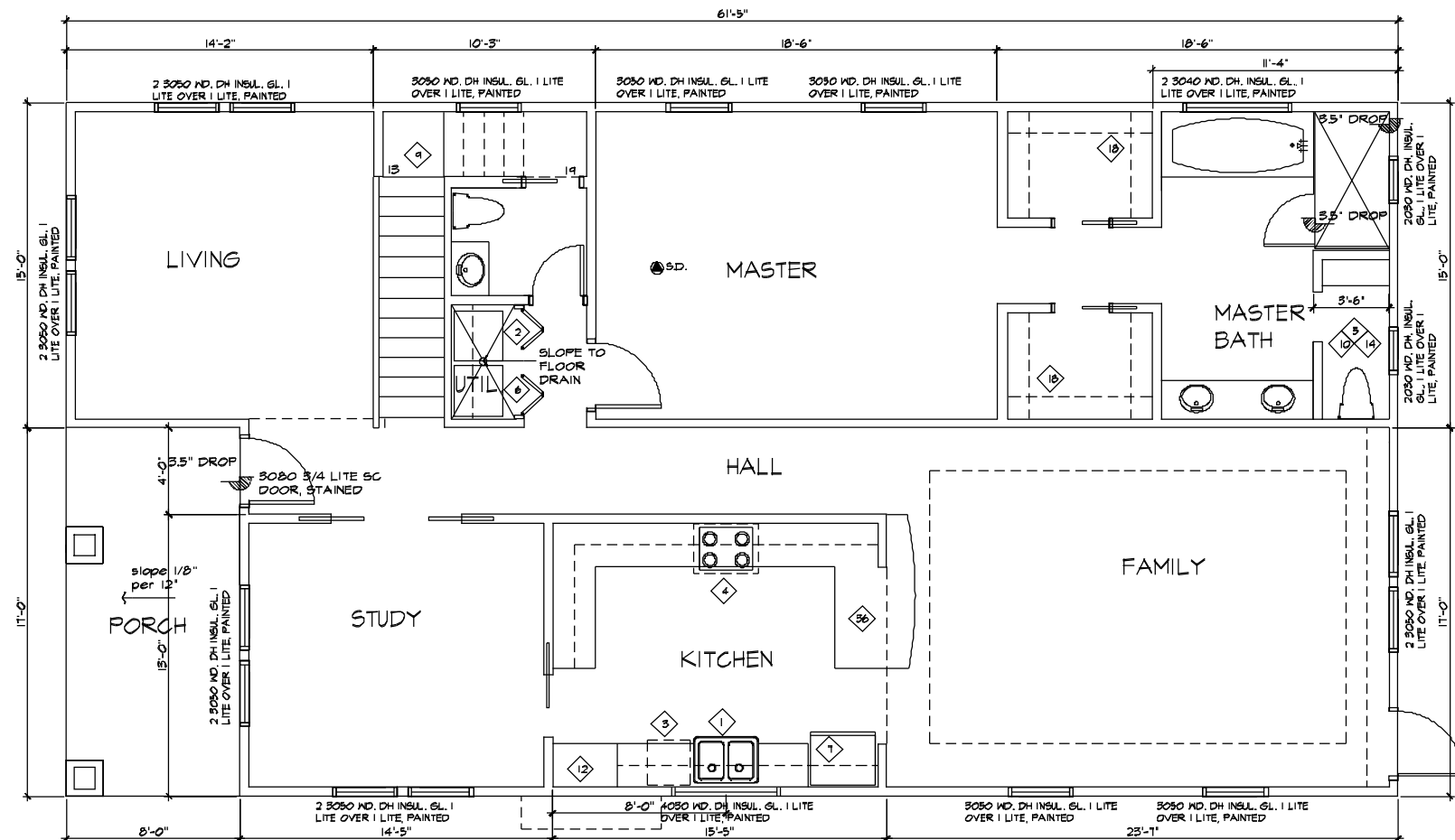


Flex Viewer

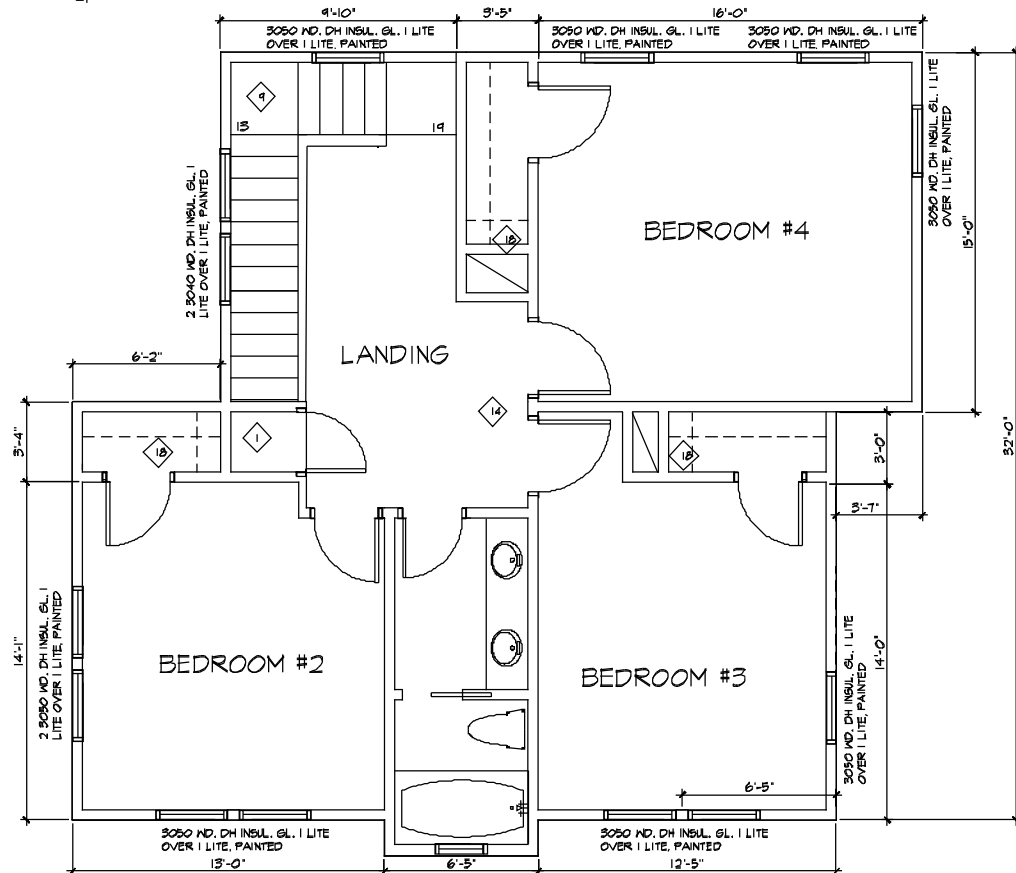
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Printed: Jul 29, 2015

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01 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



02 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

GENERAL PLAN NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND GRADES PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT/DESIGNER OF ANY DISCREPANCIES. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS STATED OTHERWISE.
- ALL EXTERIOR WALLS TO BE 2X4 CONSTRUCTION AT 16" O.C. ALL INTERIOR WALLS TO BE 2X4 AT 16" O.C. UNLESS OTHERWISE NOTED. (ALL SOUTHERN PINE #2 MIN.) ALL PLUMBING WALLS TO BE 2X6.
- ALL INTERIOR GYP. BD. CEILINGS TO BE 5/8" AS SPEC. ALL GYP BD. WALLS TO BE 1/2" GYP. BD. TAPE, FLOAT, TEXTURE, AND PAINT UNLESS NOTED OTHERWISE. BASE BID 1C1 PAINT, BASE BID 1 COAT OF PRIMER AND 2 FINISH COATS.
- CONTRACTOR TO PROVIDE WATERPROOF CEMENTITIOUS BACKER BOARD AT ALL WET AREAS.
- ALL CONSTRUCTION SHALL CONFORM TO ALL BUILDING CODES AND REGULATIONS, CITY ORDINANCES AND OSHA SAFETY STANDARDS.

FLOOR PLAN LEGEND

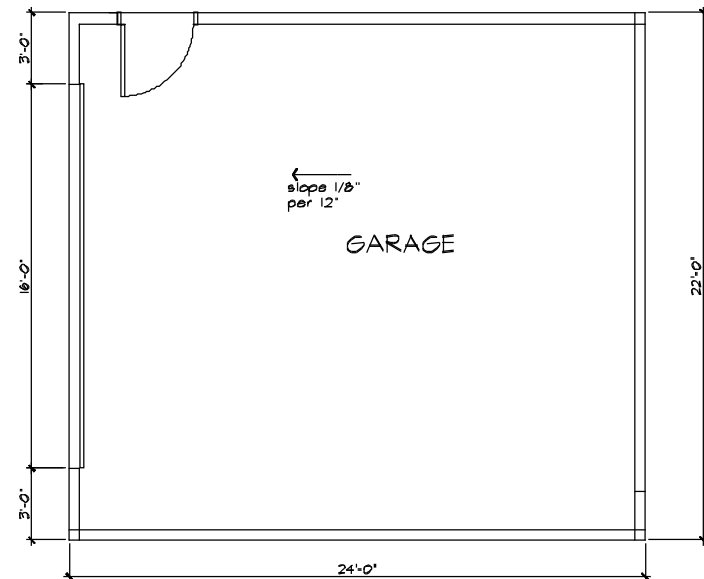
- EXISTING 2X4 STUD WALLS
- EXISTING 2X4 STUD WALLS TO BE REMOVED
- NEW 2X4 STUDS (SOUTHERN PINE #2) AT 16" O.C. WALL CONSTRUCTION

FLOOR AREA

FIRST FLOOR AC	1829 S.F.
SECOND FLOOR AC	916 S.F.
GARAGE	542 S.F.
FRONT PORCH	136 S.F.
TOTAL AC	2745 S.F.
TOTAL PROJECT	3409 S.F.

FLOOR PLAN KEY NOTES

- 2 COMPARTMENT SINK W/ GARBAGE DISPOSAL
- WASHER AND GAS DRYER
- NEW DISHWASHER
- NEW GAS RANGE W/ VENT HOOD ABOVE
- 15 GALLON GAS WATER HEATER, IN ATTIC
- 4" FLOOR DRAIN
- NEW REF./FRZ WITH WATER SUPPLY
- NEW CONC. LANDINGS AND STEPS 1" MAX RISER, 11" MIN TREAD.
- STAIRS WITH PAINTED RISERS TMAX, OAK TREADS STAINED 10" MIN. PLUS 1.25" OAK NOSING
- NEW AC IN ATTIC, BASE BID TRANE, 15 SEER
- TREATED WOOD DECK AND RAILING
- PANTRY & ADJ. SHELVES
- 36" HIGH ISLAND
- HEAVY DUTY 24"x48" FULL DOWN STAIRS
- CONCRETE LANDING
- NEW 8X8 CEDAR COLUMN, PAINTED
- NEW OAK HANDRAIL AT 2'-10" ABOVE NOSING



GENERAL CONSTRUCTION NOTES

- ALL CONTRACTORS AND TRADES SHALL VERIFY CONDITIONS AFFECTING THEIR WORK, DIMENSIONS, HEIGHTS, QUANTITIES, MATERIALS, ETC. AND SHALL COORDINATE ALL ITEMS INVOLVED INCLUDING BUT NOT LIMITED TO FINISHES, MATERIALS, PATTERNS, EQUIPMENT, PLUMBING, ELECTRICAL, MECHANICAL, AND THE INTENDED QUALITY.
- CONTRACTORS SHALL SUPPLY ALL LABOR, MATERIALS, SCAFFOLDING, APPARATUS, EQUIPMENT, TOOLS, SECURITY, TEMPORARY POWER AND LIGHTING, AS WELL AS ALL NECESSARY PERMITS, LICENSES, INSURANCE, TAXES, FEES AND BONDS FOR THE ENTIRE AND PROPER EXECUTION AND COMPLETION OF THE WORK. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR THE SAFE AND PROPER AND LAWFUL USE AND MAINTENANCE OF SAME. CONTRACTORS SHALL FURTHER PERFORM IN THE MOST COMPLETE AND BEST WORKMANLIKE MANNER ALL WORK COVERED WITHIN THESE DOCUMENTS, PROPERLY INCIDENTAL THERETO OF REASONABLY IMPLIED INCLUDING ALL MECHANICAL AND ELECTRICAL WORK.
- ALL BIDS SHALL BE QUALIFIED IF NECESSARY TO REFLECT THE INTENT AND REQUIREMENTS OF THESE PLANS AND ALL CLARIFICATION ITEMS DISCUSSED WITH OWNER AND AGREED TO BE FURNISHED. SUBMIT ADEQUATE SUPPLEMENTAL BID DATA AND SCHEDULE OF VALUES TO OWNER TO SUBSTANTIATE BIDS AND ALL PRICES. THE PARTIES MAY ELECT TO REVIEW AND CLARIFY SPECIFIC ITEMS PRIOR TO ENTERING AN AGREEMENT.
- ALL SUPPLEMENTARY ITEMS, TRIMS, MOULDINGS, FITTINGS, GROUNDS, ANCHORS, CAULKING, SEALANTS, WATERPROOFING, FRAMING, CONNECTIONS, BLOCKING, FORMING, ETC., NECESSARY TO PROPERLY EXECUTE EACH ITEM OF WORK SHALL BE PROVIDED IN A COMPLETE MANNER BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, IF REASONABLY IMPLIED AND IS A COMMON TRADE PRACTICE FOR SUPERIOR WORK IN THIS AREA.
- COORDINATE AND CLARIFY WITH OWNER ALL ALLOWANCES, CONTINGENCIES, POTENTIAL EXTRAS AND OPTIONAL ITEMS WITH BID SUBMITTAL. SUBMIT A LIST OF EQUIPMENT, FIXTURES, MATERIALS, TRIM, ETC., PROPOSED THAT IS NOT CLEARLY SPELLED OUT IN PLANS AND SPECS TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CITY BUILDING CODE REQUIREMENTS, NATIONAL ELECTRIC CODE AND BEST TRADE PRACTICES
- SUBMIT PLANS TO ARCHITECTURAL CONTROL COMMITTEE FOR APPROVAL (OR VERIFY THAT APPROVAL HAS BEEN OBTAINED) IF APPLICABLE. NOTIFY OWNER OF BUILDING PERMIT "NOTATIONS" AND RELATED INSPECTOR PROBLEMS DURING CONSTRUCTION. VERIFY THAT ALL PERMITS HAVE BEEN PROPERLY OBTAINED.
- FOUNDATION CONTRACTOR MUST COORDINATE FOUNDATION DRAWINGS WITH ARCHITECTURAL PLANS ON THE JOB. GENERAL CONTRACTOR SHALL MAKE SURE THIS IS DONE ESPECIALLY DROPS, LUGS, DIMENSIONS, CURBS, WATER PROOFING, GRADES, ETC. MASONRY LUGS WILL BE LOWERED TO A DESIGNATED MAXIMUM DISTANCE ABOVE FINISH GRADES AND MUST BE "DROPPED" AS REQUIRED.

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Issued for Historic
Approval
Not for Construction
07-24-2015

New Residence
for
Santana Remodeling
315 Lamar

San Antonio
Texas, 78210

for historic review
San Antonio, Texas

REVISED DATE

PROJECT NO.
2015.011

DATE
07.17.2015

PROPOSED
FLOOR PLAN
A2.1

315 Lamar



Exit Street View

N



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Google earth

[Report a problem](#)

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



Google earth

feet
meters

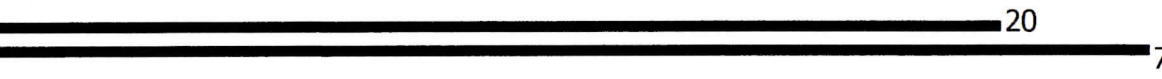


EXHIBIT A



20

8

EXHIBIT B



Google earth

feet
meters



EXHIBIT C



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feet
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EXHIBIT D



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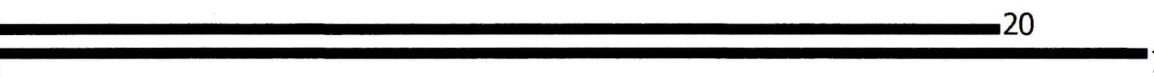


EXHIBIT E





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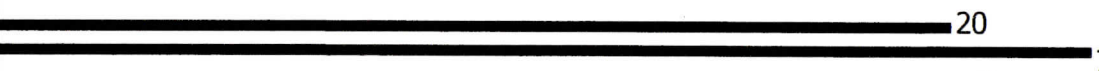
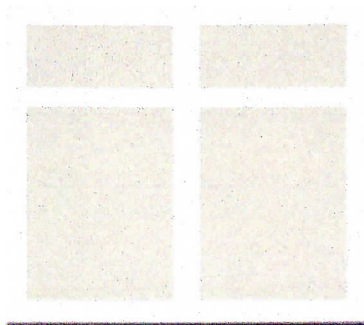


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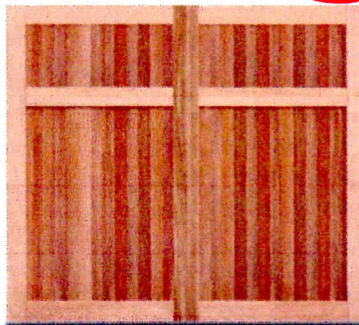


C.H.I. Carriage House Overlay Series

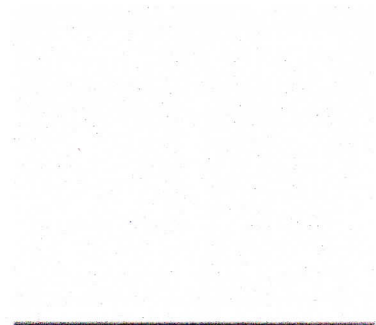
Make an entrance.



Steel : 5300 / 5600

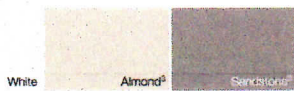


Wood : 5400 / 5700

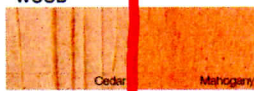


Fiberglass : 5500 / 5800

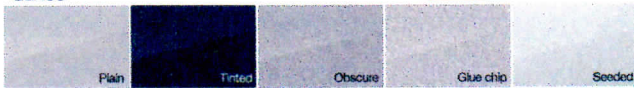
■ OPTIONS COLORS²



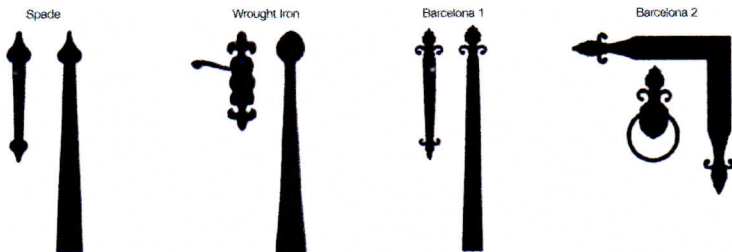
WOOD



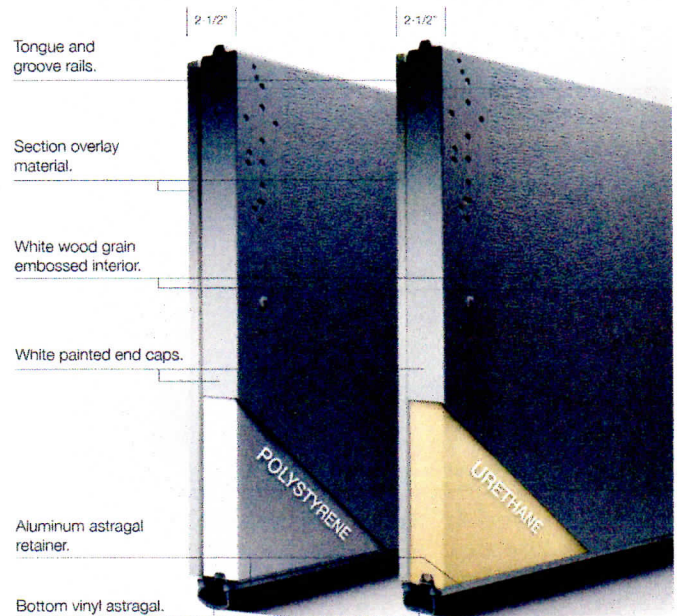
GLASS⁵



EXTERIOR HARDWARE

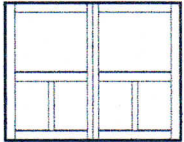


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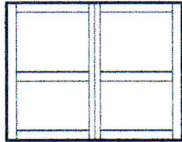


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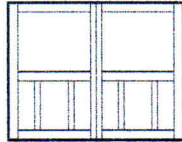
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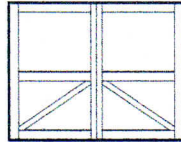
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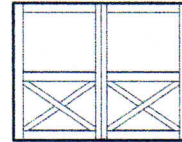
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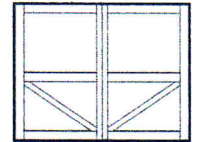
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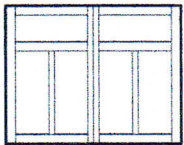
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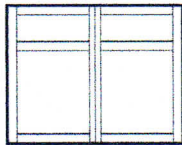
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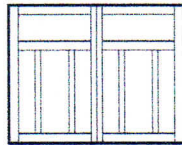
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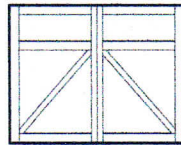
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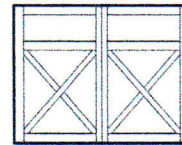
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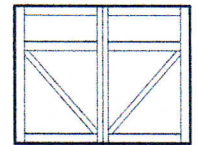
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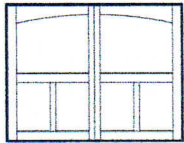


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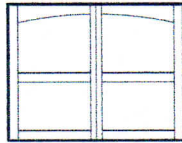


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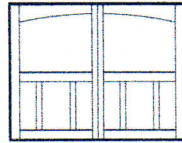
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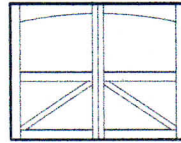
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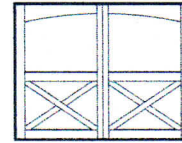
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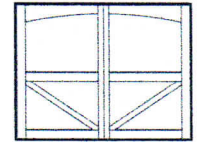
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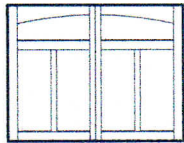
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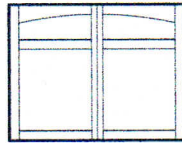
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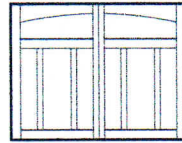
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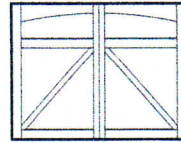
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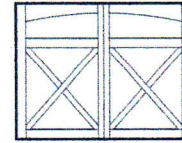
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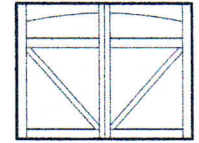
32A



33A



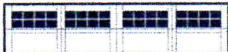
34A



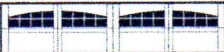
35A

WINDOW DESIGNS

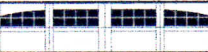
SINGLE ROW



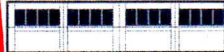
Stockton



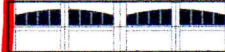
2-2 piece Arched Stockton



4 piece Arched Stockton



Madison

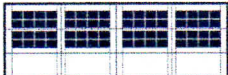


2-2 piece Arched Madison

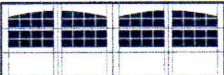


4 piece Arched Madison

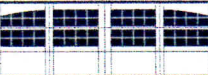
DOUBLE ROW



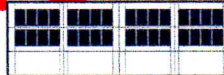
Stockton



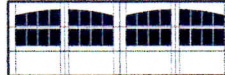
2-2 piece Arched Stockton



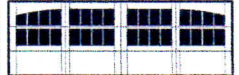
4 piece Arched Stockton



Madison



2-2 piece Arched Madison



4 piece Arched Madison

C.H.I. Carriage House Overlay Series

Specifications.

Product	5300	5400	5500	5600	5700	5800
Section Joint	Tongue and groove sandwich.			Thermally-broken tongue and groove sandwich.		
Section Thickness	2-1/2"	2-3/4"	2-1/2"	2-1/2"	2-3/4"	2-1/2"
Section Material	Steel with wood grain textured polystyrene overlay accent boards.	Steel with wood tongue & groove face boards and wood overlay accent boards.	Steel with fiberglass beadboard face and wood grain textured polystyrene overlay accent boards.	Steel with wood grain textured polystyrene overlay accent boards.	Steel with wood tongue & groove face boards and wood overlay accent boards.	Steel with fiberglass beadboard face and wood grain textured polystyrene overlay accent boards.
Insulation	1-13/16" cfc [chlorofluorocarbon] free polystyrene.			1-7/8" foam injected cfc [chlorofluorocarbon] free urethane.		
R-value ¹	10.29	10.78	10.67	17.54	18.03	17.92
Options						
Colors ²	White, almond ³ , sandstone ³ .	n/a	White, almond, sandstone.	White, almond ³ , sandstone ³ .	n/a	White, almond, sandstone.
Wood ⁴	n/a	Cedar, mahogany.	n/a	n/a	Cedar, mahogany.	n/a
Glass ⁵	Plain ⁶ , tinted, obscure, glue chip, seeded			Plain ⁶ , tinted, obscure, glue chip, seeded		
Window Designs	Stockton, arched stockton, madison, arched madison			Stockton, arched stockton, madison, arched madison		
Warranty						
Sections	3-years.	1-year.	3-years.	3-years.	1-year.	3-years.
Hardware	6-years.			6-years.		
Springs	3-years for doors up to 8' high.			3-years for doors up to 8' high.		



C.H.I. Overhead Doors | 1485 Sunrise Drive | Arthur, IL 61911 | USA
 chiohd.com

1 R-value testing is in accordance with ASTM C518 standards. 2 Refer to your local C.H.I. dealer for exact color match. 3 Available in the 5300 and 5600 series with white wood grain textured polystyrene overlay accent boards for a two-tone design. 4 Wood types used are Western Red Cedar and Fijian Mahogany. 5 All glass is either transparent or semi-transparent and available as non-insulated or insulated. 6 Also available as 1/8" polycarbonate.

*Please refer to your local C.H.I. dealer for details on door design and hardware options. C.H.I. Overhead Doors is a registered trademark of C.H.I. Overhead Doors.