

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No: 30

HDRC CASE NO: 2016-029
ADDRESS: 603 RIVER RD
LEGAL DESCRIPTION: NCB 6202 BLK 3 LOT 14 (BELMONT PLACE SUBD)
ZONING: R4 H RIO-1
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: John Kissling/Kissling Design Build
OWNER: Ethel "Myfe" Moore
TYPE OF WORK: Conceptual approval of new construction
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a single family residence totaling approximately 2,550 square feet on the vacant lot at 603 River Road.

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 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.
- ii. *Facade configuration*—The primary facade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new facade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

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.

B. REUSE OF HISTORIC MATERIALS

- i. *Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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.

4. Residential Streetscapes

A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*—Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

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.

C. CURBING

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

FINDINGS:

- a. The applicant has proposed to construct a single family residence totaling approximately 2,550 square feet on the vacant lot at 603 River Road.
- b. The lot at 603 River Road is currently a vacant lot located to the immediate west of River Road and the San Antonio River. The specific parcel is bordered to the south by Armour Pl, to the west by a parcel featuring an existing historic structure, to the north by multiple parcels featuring existing historic structures and to the east by a private drive and eventually River Road.
- c. According to the Guidelines for New Construction, primary 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 to rotate the structure to an angle that is not consistent with the precedent set along neither Armour Pl nor River Road. This is not consistent with the Guidelines. Staff recommends the applicant reorient the structure to be consistent with the Guidelines.
- d. According to the Guidelines for New Construction, new construction in historic districts should feature a height and scale similar to those found throughout the district. This particular section of the River Road Historic District features modestly sized structures primarily featuring one level. The applicant's proposal is consistent with the Guidelines.
- e. Foundation heights of new construction should be within one foot of floor to floor heights on adjacent structures. Both adjacent structures feature foundation heights that are less than one foot in height. The applicant has proposed a foundation height of approximately eighteen (!8) inches. This is consistent with the Guidelines for New Construction 2.A.iii.
- f. New construction in historic districts should include a similar roof form to those found historically throughout the district. The applicant has proposed various gable roofs as well as sloped roofs which is consistent with those found throughout the district. This is consistent with the Guidelines.
- g. The Guidelines for New Construction 2.C.i. states that window and door openings of new construction should feature a similar proportion to those of historic structures found throughout the district. Staff finds that generally the applicant has presented window openings that are consistent with the Guidelines. In addition to appropriate window and door openings, the applicant has proposed to install both wood windows and doors. This is consistent with the Guidelines for New Construction.
- h. The applicant has proposed materials consisting of wood trim, a stucco covered facade and a standing seam metal roof. Staff finds that these materials are appropriate and consistent with the Guidelines for New Construction 3.A.i.
- i. According to the Guidelines for New Construction 3.D.i., new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The applicant's proposal is consistent with the Guidelines.
- j. New construction in historic districts should be designed to reflect their time while representing the historic context of the neighborhood. The applicant has provided information regarding materials that are complementary of the historic context throughout the neighborhood and are respectful of the many architectural styles and elements of the River Road Historic District.
- k. Mechanical equipment should be located at the rear of the property and be screened from the public right of way. The applicant is responsible for appropriately locating and screening mechanical to be consistent with the Guidelines for Site Elements.
- l. The applicant has provided staff with a tree preservation plan, however, has not provided staff with a detailed landscaping plan at this time. Staff recommends the applicant provide a detailed landscaping plan noting all proposed landscaping materials.
- m. Site 41 BX293 is shown to be in the project APE. Therefore, archaeological investigations/monitoring should be required.

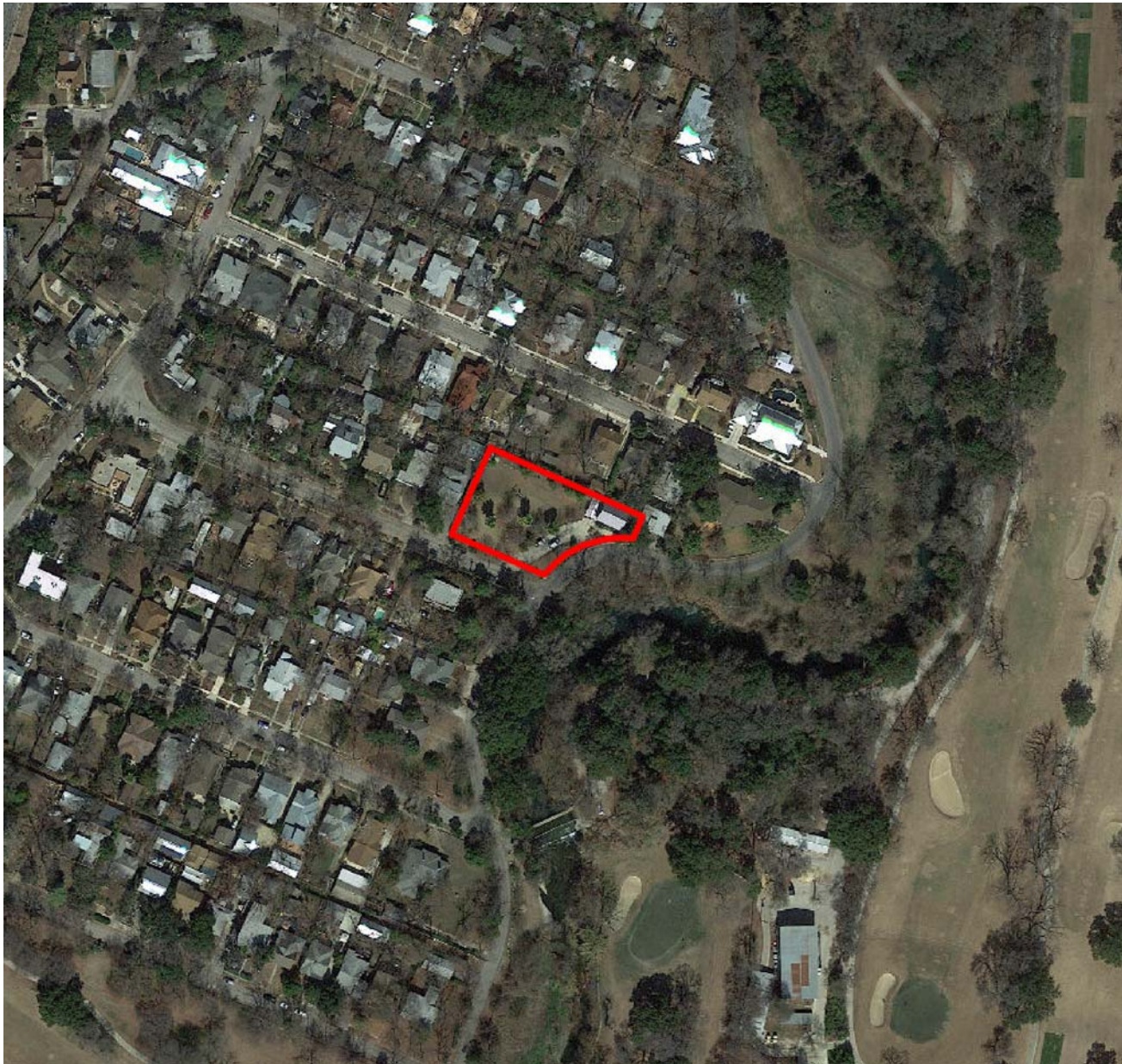
RECOMMENDATION:

Staff finds the applicant's proposed massing, form, design and material selection to be consistent with the Guidelines, however, the applicant's proposed orientation is not consistent with the example set forth in River Road nor the Historic Design Guidelines. In addition to a modified site plan, staff recommends the applicant provide a detailed landscaping plan as well as information regarding the screening of mechanical equipment.

In addition to the previously mentioned recommendations, the stipulation of an archaeological investigation is included with any approvals by the HDRC.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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KISSLING ARCHITECTURE

Date: December 18, 2015

To: City of San Antonio
Office of Historic Preservation
Attn: Design Review Commission
1901 S. Alamo Street
San Antonio, TX 78204

Project: Owner: Ethel "Myfe" White Moore
Address: 603 River Road San Antonio, TX 78212
Legal: Blk 3, Lot 14 NCB 6202, Belmont Place

Re: Request for Certificate of Appropriateness

Dear Design Review Committee:

This Request for Certificate of Appropriateness to the Historic and Design Review Commission is sought in connection with Owner's efforts to construct a new single family residence on the property located at 603 River Road in San Antonio, Texas. The design supporting this request is new and is in no way related to the previous submittal reviewed under HDRC case no. 2012-206.

The property on which this home is to be built has recently been re-platted as shown by attached exhibit "A". Additionally, images indicated by exhibits "B" through "F", show that the only improvements currently located on the property include a detached accessory structure comprised of a carport, a detached dwelling and storage. The Architectural Site Plan, exhibit "G", shows the relation of the proposed home to these existing structures. No work will be executed in connection with the existing structures.

The new home will be a single story residence consisting of 1,855 square feet of conditioned spaces and 695 square feet of unconditioned spaces. Unconditioned spaces include porches; both enclosed and unenclosed. The home will be oriented on River Road as shown on the Architectural Site Plan. For the plan layout, please refer to exhibit "H".

It is the intention of the Owner to incorporate environmentally friendly and energy efficient elements into the design with the objective of achieving LEED Platinum Certification. Owner's objective is to create a residence that showcases a budget friendly, LEED certified home in San Antonio, Texas.

The exterior walls of the home will be finished in sage stucco as shown by the Exterior Elevations; exhibits "I" through "L" as well as by the depiction of colors as shown by exhibit "M". The roofing material will be standing seam metal per the roof plan; exhibit "N". For windows and exterior doors, the Owner is selecting all wood construction with a traditional profile. Columns and exterior trim will be stained as shown by the depiction of colors marked exhibit "M'". Floor covering at porches will be stained and scored concrete. The foundation will be parge coated with integral color cementitious mortar to match the stucco color.

Applicant believes that the design strikes a balance between old and new and compliments the existing historical Architecture of the area. Accordingly, Applicant respectfully requests that this Request for Certificate of Appropriateness be granted.

The following items are included in support of this request:

Original completed HDRC Application

An 8-1/2" x 11" copy of plat no. 150415; Exhibit A

Color copies of photos of the site; Exhibits B, C, D, E and F

An 8-1/2" x 11" copy of the Architectural Site plan; Exhibit G

An 8-1/2" x 11" copy of the Floorplan; Exhibit H

An 8-1/2" X 11" copy of the East Exterior Elevation; Exhibit I

An 8-1/2" X 11" copy of the South Exterior Elevation; Exhibit J

An 8-1/2" X 11" copy of the West Exterior Elevation; Exhibit K

An 8-1/2" X 11" copy of the North Exterior Elevation; Exhibit L

Depiction of Exterior Color Scheme; Exhibit M

An 8-1/2" X 11" copy of the roof plan; Exhibit N

Payment for fees – not applicable, residential project

A COPY OF ALL EXHIBITS ON A COMPACT DISC IN PDF OR JPEG FORMAT

Respectfully,

A handwritten signature in black ink, consisting of several overlapping loops and a horizontal stroke at the bottom.

James G. Kissling, AIA, NCARB

State of Texas, Architect License no. 14343

LOCATION MAP

PLAT I.D. 150415

**AMENDING PLAT
BELMONT PLACE
SUBDIVISION**

AMENDING PLAT ALLOCATING LOTS 14 AND 15 TO BLOCK 3, MOORE RESIDENCE, LOTS 14 AND 15, BLOCK 3, MOORE RESIDENCE, SAN ANTONIO, TEXAS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, HAS CAUSED THIS PLAT TO BE PREPARED AND RECORDED FOR THE PURPOSES AND OBJECTS SET FORTH IN THE FOREGOING INSTRUMENT, AND HAS CAUSED THE SAME TO BE PREPARED AND RECORDED IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, AND HAS CAUSED THE SAME TO BE PREPARED AND RECORDED IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

JEANNE S. GARCIA
NOTARY PUBLIC
STATE OF TEXAS
MY COM. EX. 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MOORE RESIDENCE

603 River Road San Antonio, TX 78212

Request for Certificate of Appropriateness
Historic and Design Review Commission

EXHIBIT: B, View towards the northwest corner of the property

18 - December - 2015



MOORE RESIDENCE

603 River Road San Antonio, TX 78212

Request for Certificate of Appropriateness
Historic and Design Review Commission

EXHIBIT: C, View towards site of new home

18 - December - 2015



MOORE RESIDENCE

603 River Road San Antonio, TX 78212

Request for Certificate of Appropriateness
Historic and Design Review Commission

EXHIBIT: D, View towards existing building and River Road

18 - December - 2015



MOORE RESIDENCE

603 River Road San Antonio, TX 78212

Request for Certificate of Appropriateness
Historic and Design Review Commission

EXHIBIT: E, View towards Armour Road from existing building

18 - December - 2015



MOORE RESIDENCE

603 River Road San Antonio, TX 78212

Request for Certificate of Appropriateness
Historic and Design Review Commission

EXHIBIT: F, View from Armour Road towards site of new home

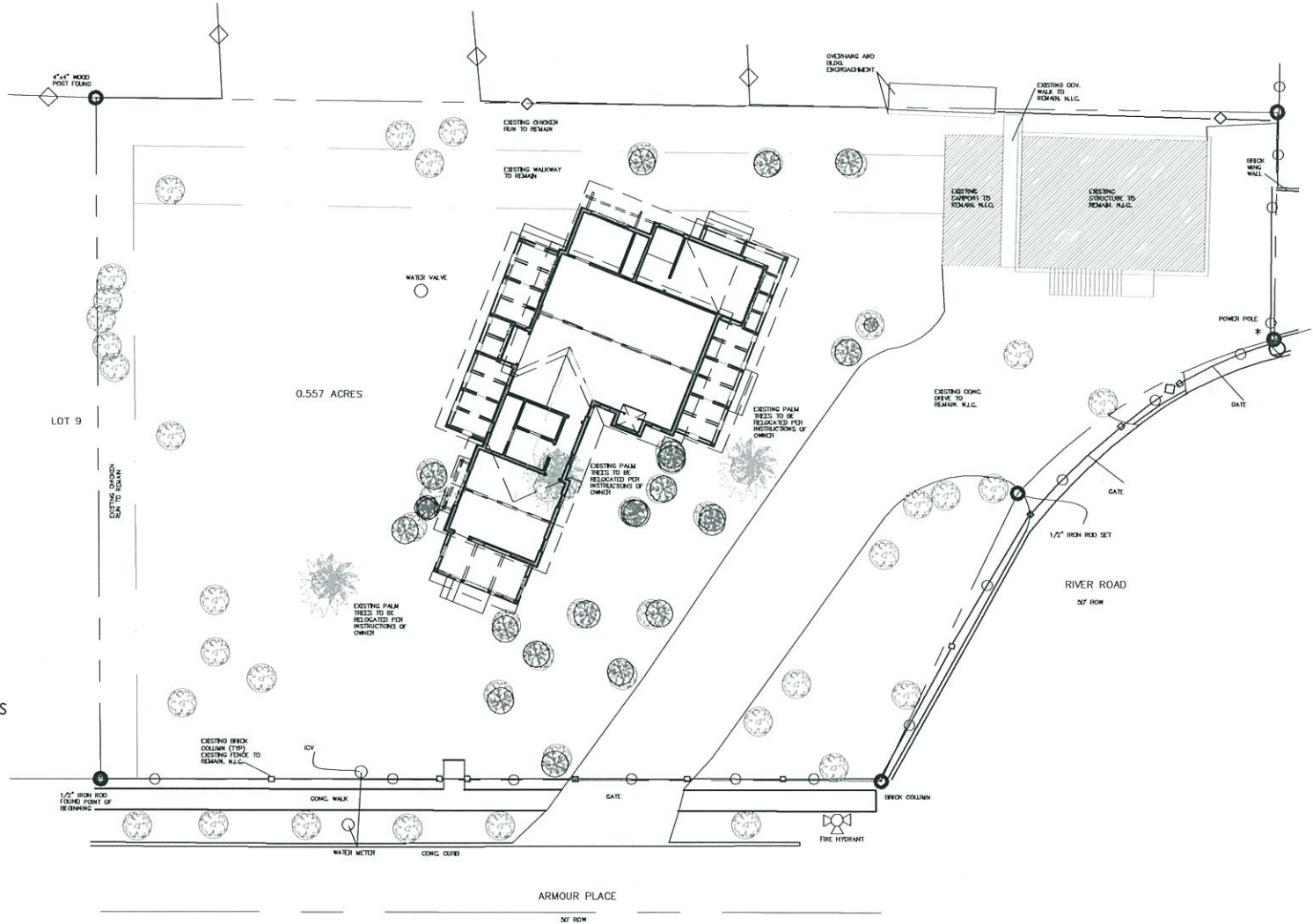
18 - December - 2015

MOORE RESIDENCE
603 River Road San Antonio, TX 78212

Request for Certificate of Appropriateness
Historic and Design Review Commission

EXHIBIT: G

18 - December - 2015

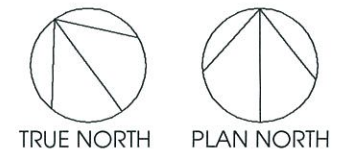


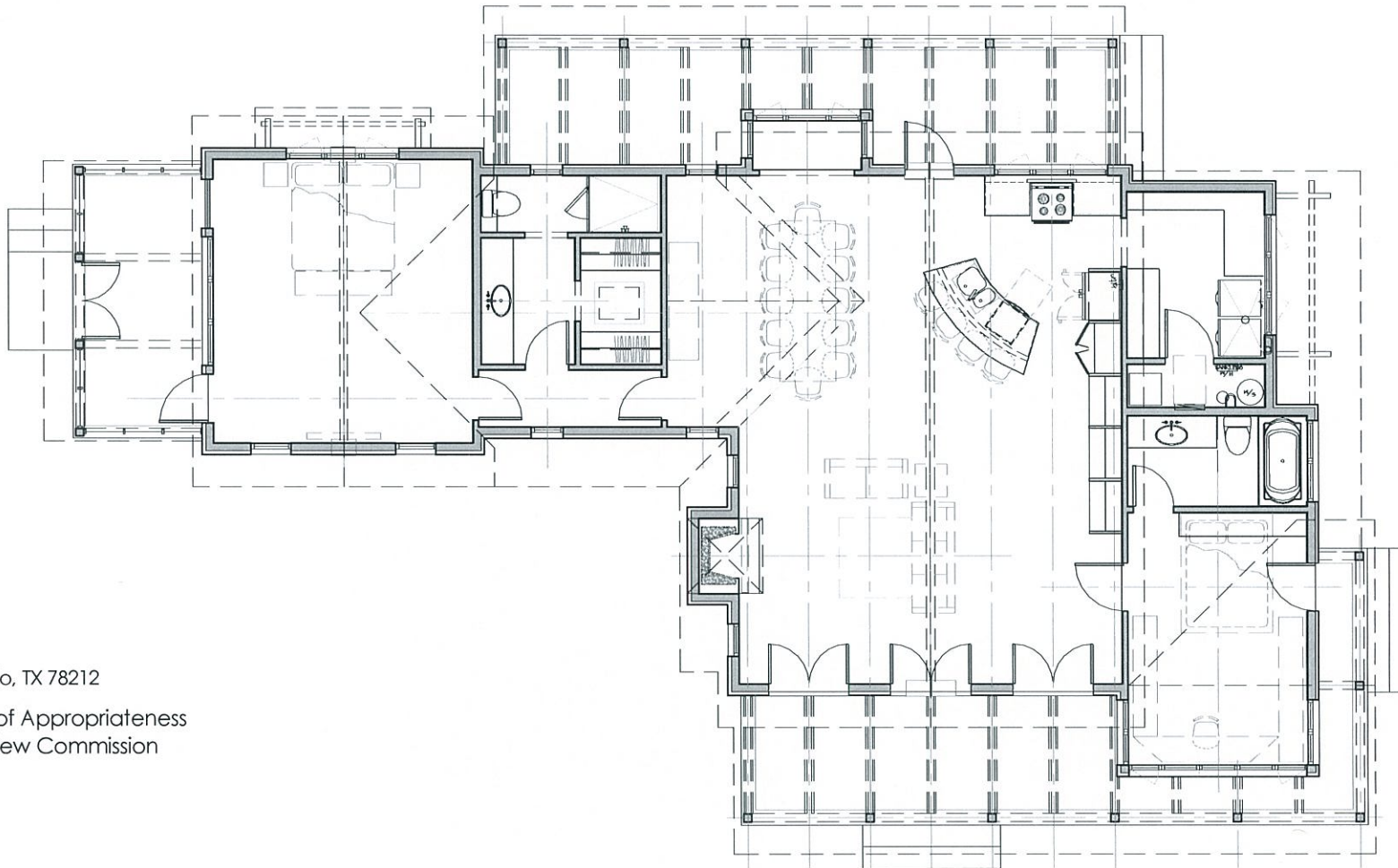
KISSLING
ARCHITECTURE

3420 WEST AMMANN ROAD
BULVERDE, TEXAS 78163
T 830.980.4773 F 888.832.4859
EMAIL INFO@KISSLINGARCHITECTURE.COM

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

1 Site Plan
SCALE : 1/32" = 1'-0"





MOORE RESIDENCE
603 River Road San Antonio, TX 78212

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Historic and Design Review Commission

EXHIBIT: H

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ARCHITECTURE

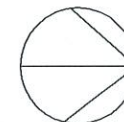
3420 WEST AMMANN ROAD
BULVERDE, TEXAS 78163
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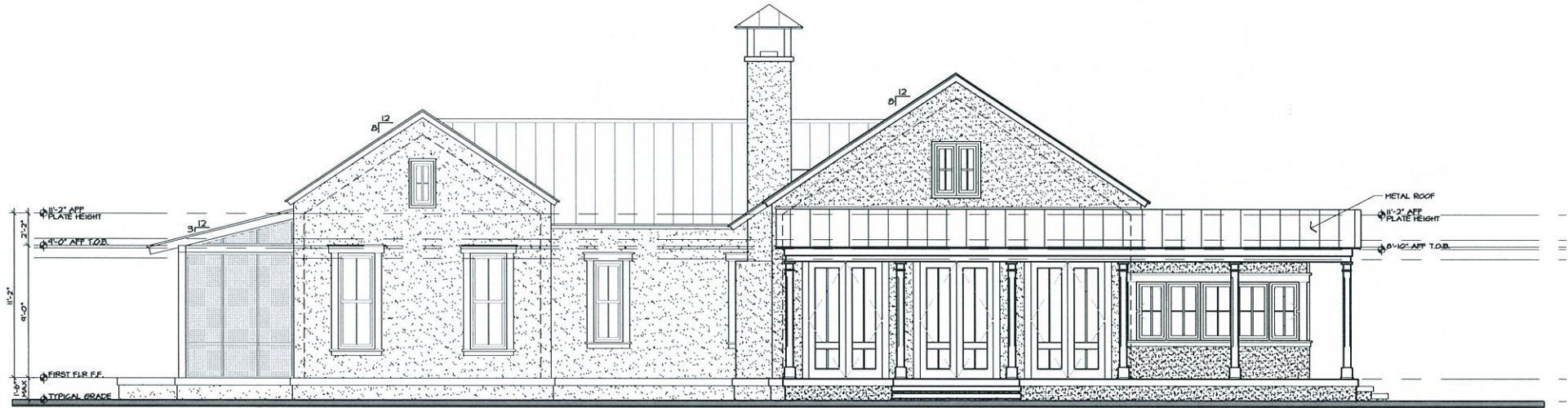
1 Floor Plan
SCALE : 3/32" = 1'-0"



TRUE NORTH



PLAN NORTH



MOORE RESIDENCE
603 River Road San Antonio, TX 78212

Request for Certificate of Appropriateness
Historic and Design Review Commission

EXHIBIT: I

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BULVERDE, TEXAS 78163
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1 East Elevation
SCALE : 3/32" = 1'-0"



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EXHIBIT: K

18 - December - 2015

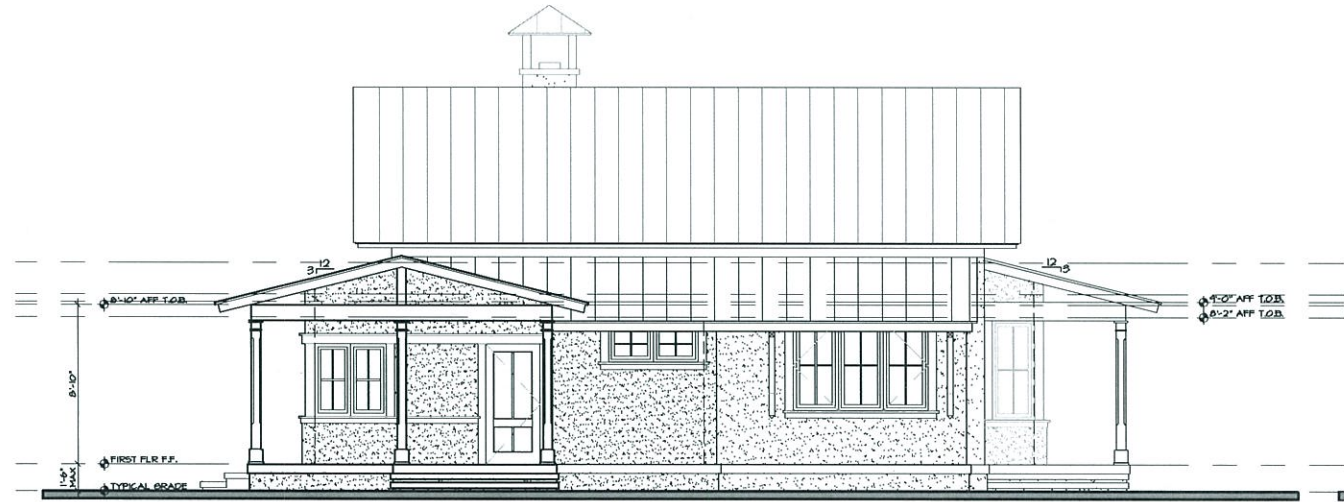


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1 West Elevation
SCALE : 3/32" = 1'-0"



MOORE RESIDENCE
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Request for Certificate of Appropriateness
Historic and Design Review Commission

EXHIBIT: L

18 - December - 2015

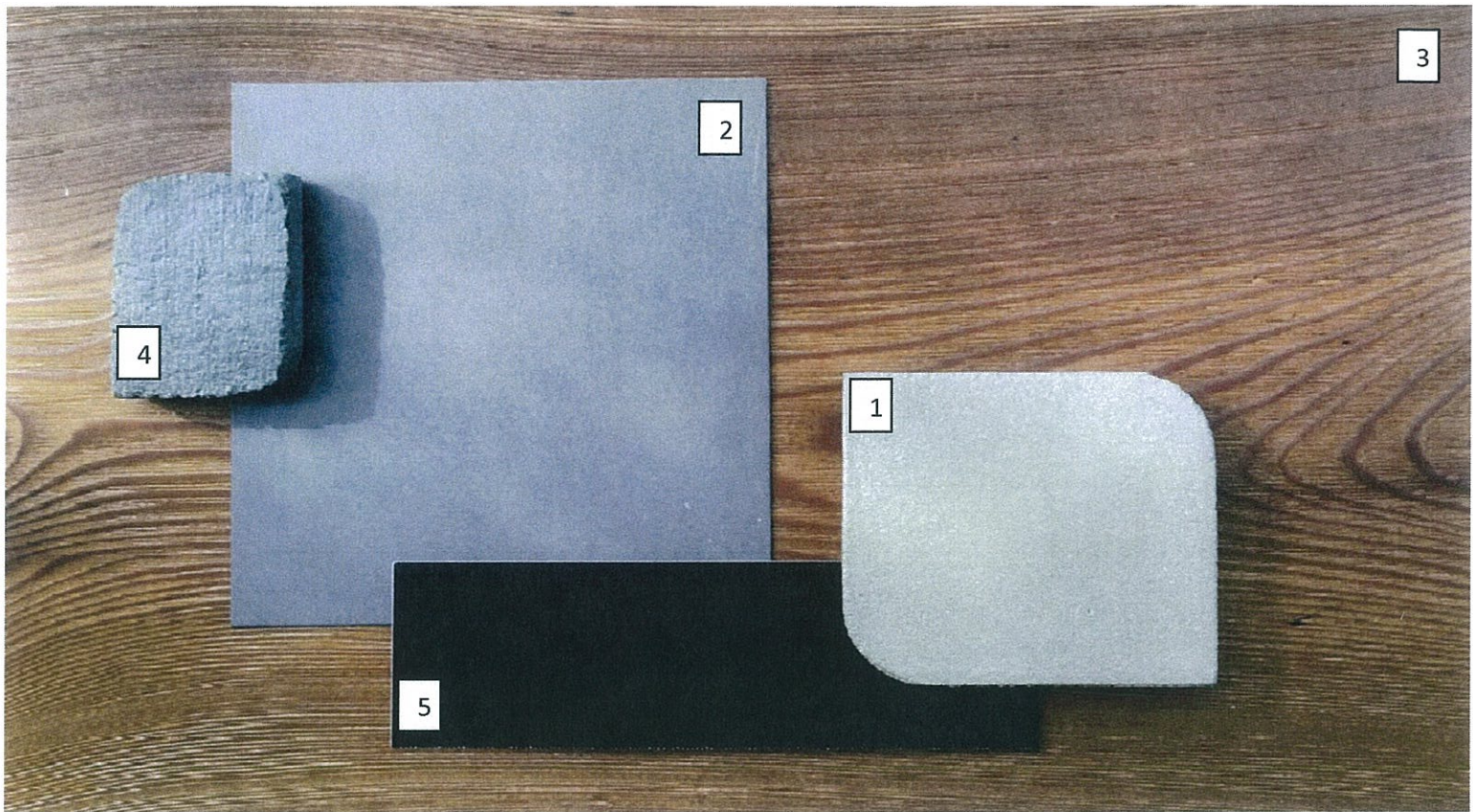


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1 North Elevation
SCALE : 3/32" = 1'-0"



- 1) Sage stucco w/smooth to light sand finish.
- 2) Warm grey standing seam metal roofing material. Roofing will be exposed under porches
- 3) Stain color for columns, door and window trim, exposed rafters at porches and fascia
- 4) Slate gray stained concrete floor covering at porches
- 5) Dark Brown paint at doors and windows

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EXHIBIT: M, Depiction of Exterior Color Scheme

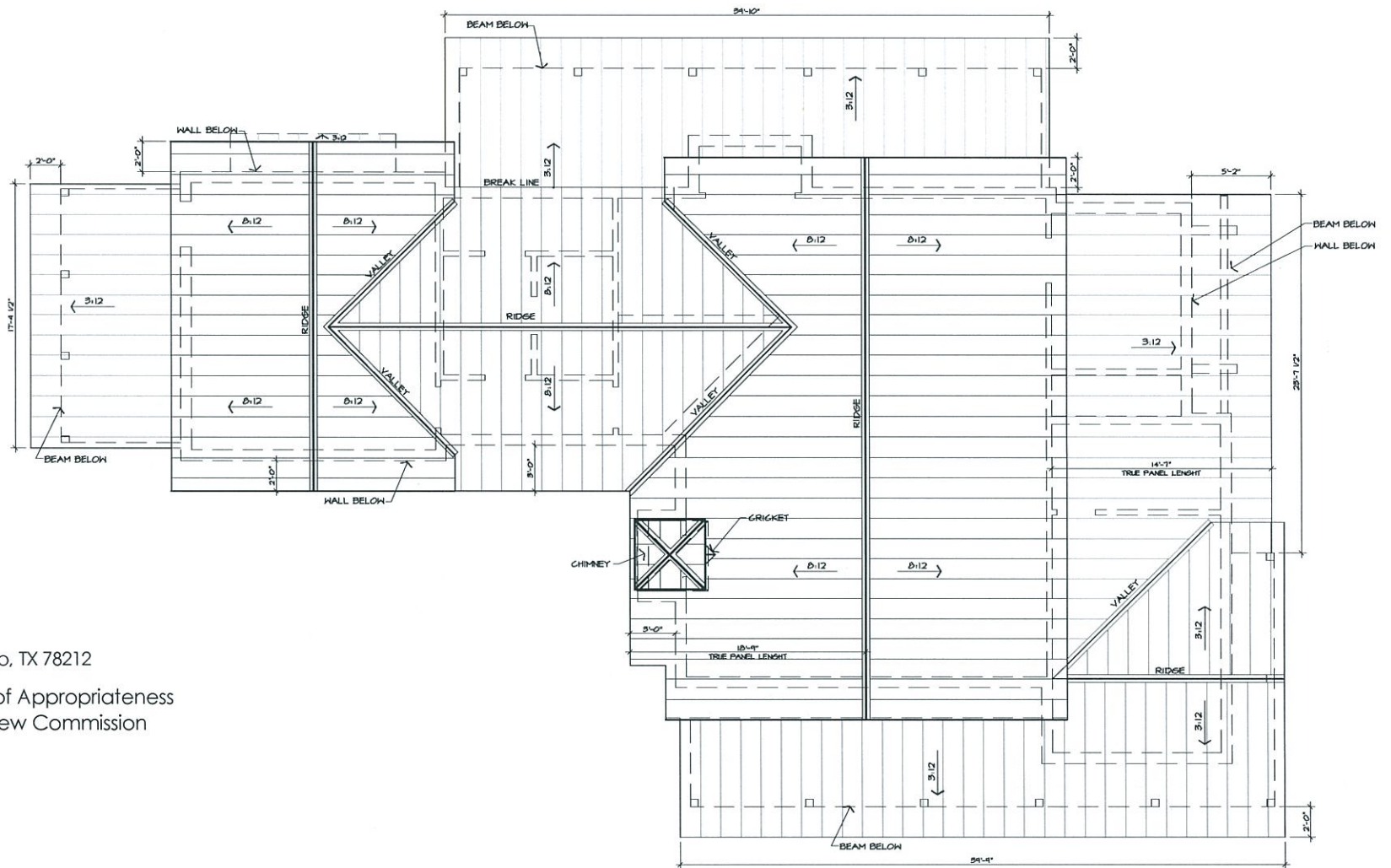
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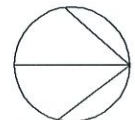
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1 Roof Plan
SCALE : 3/32" = 1'-0"



TRUE NORTH



PLAN NORTH