HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No: 32

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

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a single story house at 302 Callaghan. The applicant has proposed materials to include a stucco and cedar façade, a standing seam metal roof, and front and side roof gables.

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 a single story structure at 302 Callaghan, which is the lot at the corner of Callaghan and Eager. At the June 17, 2015, HDRC hearing, this project received conceptual approval with the stipulations that the applicant provide a detailed landscaping plan noting the location of any landscaping installations, site paving and vehicle parking, that the applicant provide a site plan noting the placement of any mechanical equipment and that the applicant provide detailed information regarding the proposed louver system. Since that time, the applicant has modified the proposed design to exclude the proposed louver system.

b. This block of Callaghan currently features historic structures that feature no setbacks from the existing sidewalks, setbacks of approximately ten (10) feet and setbacks of approximately fifteen (15) feet. The applicant has proposed a setback of ten (10) feet from the public right of way at Callaghan as well as a consistent setback along Eager. This is consistent with the Guidelines.

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 a series of front gable roofs to front Callaghan as well as two side gable roofs to front Eager and a rear facing gable roof. Staff finds the proposed side gables that are fronting Eager to be an appropriate contemporary interpretation of a historic element. 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. The applicant has proposed window and door openings that feature similar proportions to those found in the Lavaca Historic District, however, the applicant has proposed for the left elevation to feature only three small windows leaving this façade relatively blank. Staff recommends the applicant incorporate additional window openings into the left façade as well as the potential of increasing the height of window openings on the façade facing Eager.

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 materials to include a façade of stucco and cedar siding and a standing seam metal roof, however, the applicant has not specified window and door materials. According to the Guidelines for New Construction, materials that are complementary in type, color and texture of materials to those traditionally found in the district should be used. Staff finds that wood is an appropriate window and door material and recommends the applicant provide additional information regarding window and door installation.

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 noted that the proposed mechanical equipment will be located to the rear of the property. While this proposed location is appropriate, the recommendation for site elements notes that mechanical equipment should be screened by a landscaping or architectural element. The applicant is responsible for complying with this.

j. The applicant has provided a site plan noting the installation of a front sidewalk consistent with those of the neighborhood and a side yard driveway with access to Eager consistent with the example set forth in the district. This is consistent with the Guidelines. Staff finds that a detailed landscaping plan should be provided to ensure appropriate landscape design.

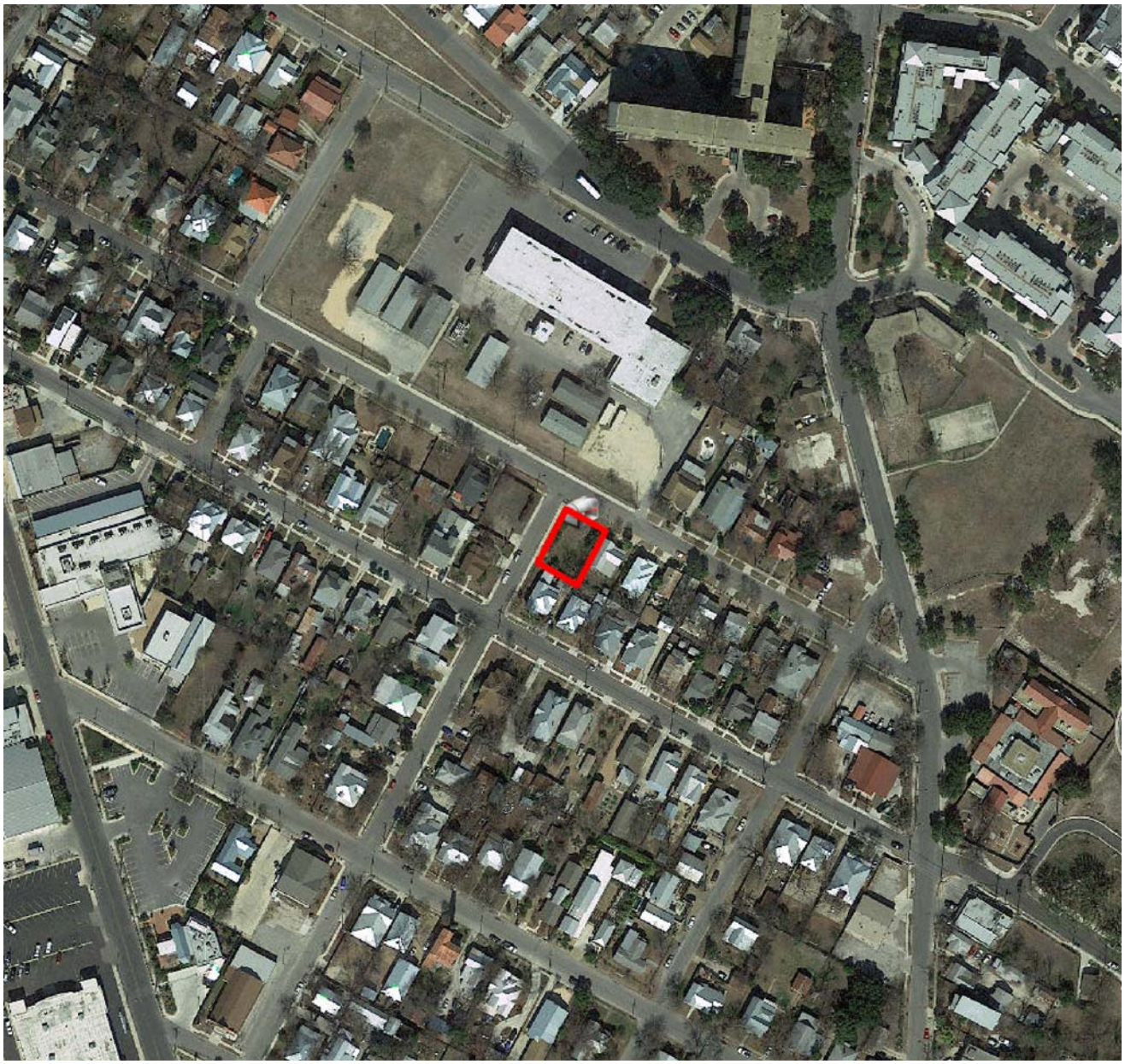
k. At this time, the applicant's site plan notes a 17' x 20' carport, which the applicant has not provided an elevation of at this time. The applicant is responsible for provided adequate construction documents for the approval of this carport.

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

i. That the applicant address staff's concerns regarding the lack of window fenestration as noted in finding e.
ii. That the applicant provide additional information regarding window and door materials as noted in finding g.
iii. That the applicant provide additional information regarding the screening of mechanical equipment as well as a detailed landscaping plan as noted in findings i and j.
iv. That the applicant eliminate the proposed gable returns.

CASE MANAGER:

Edward Hall



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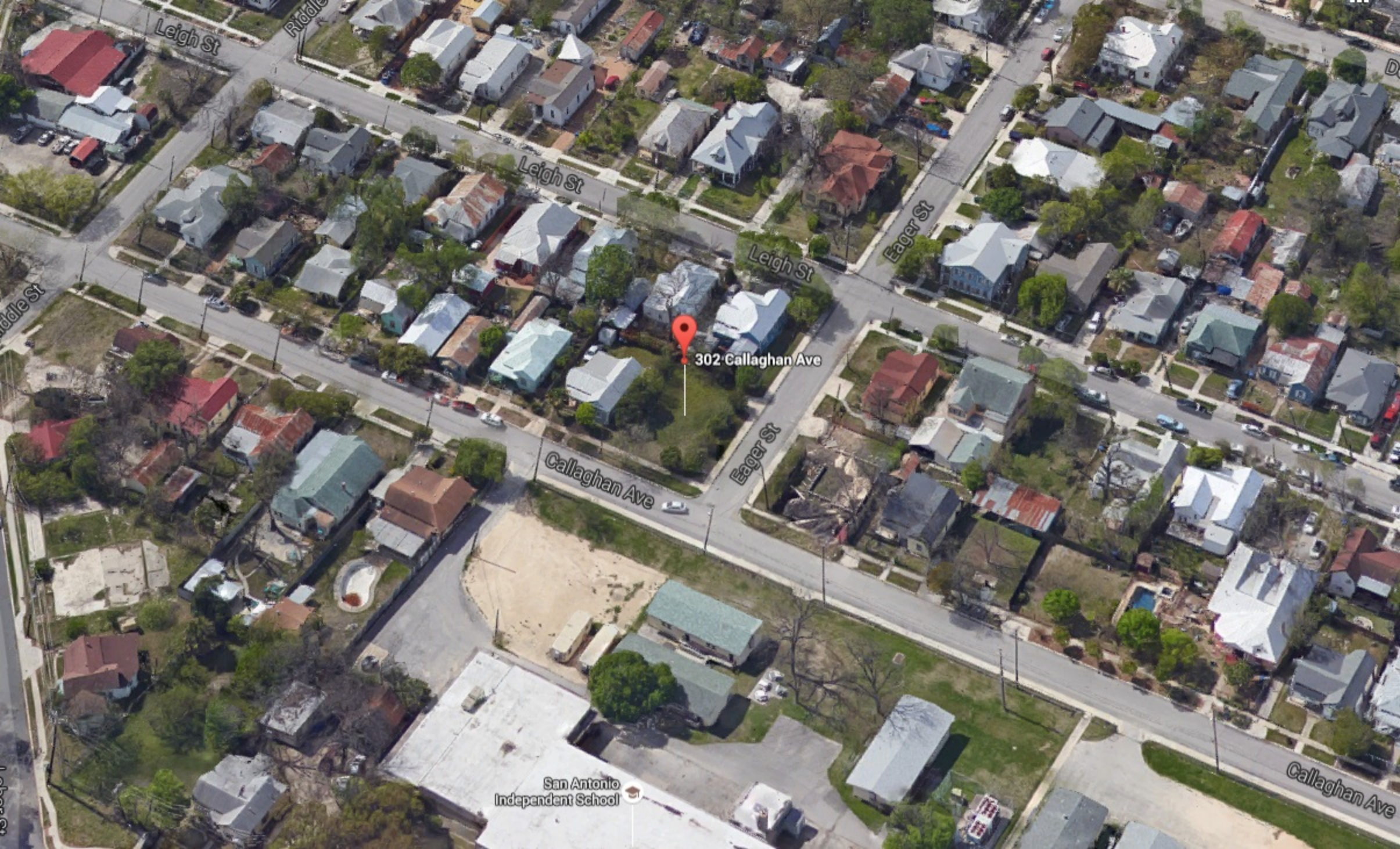
Flex Viewer

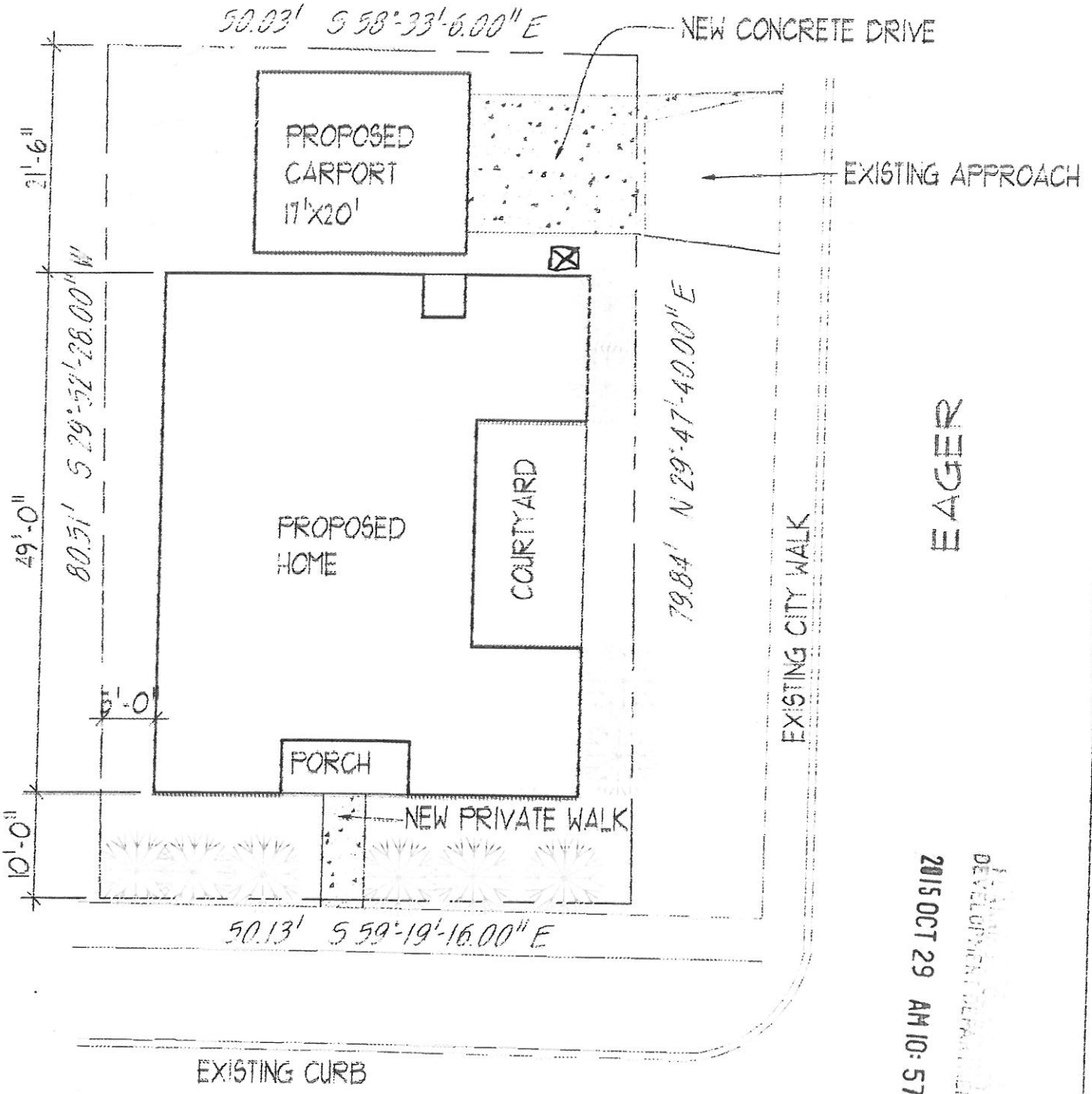
Powered by ArcGIS Server

Printed:Jan 12, 2016


Leigh St
Riddle
Leigh St
Leigh St
Eager St
302 Callaghan Ave
Callaghan Ave
Eager St
San Antonio
Independent School
Callaghan Ave


Callaghan Ave
Eager St

⊠ = HVAC Compressor



302 CALLAGHAN AVE

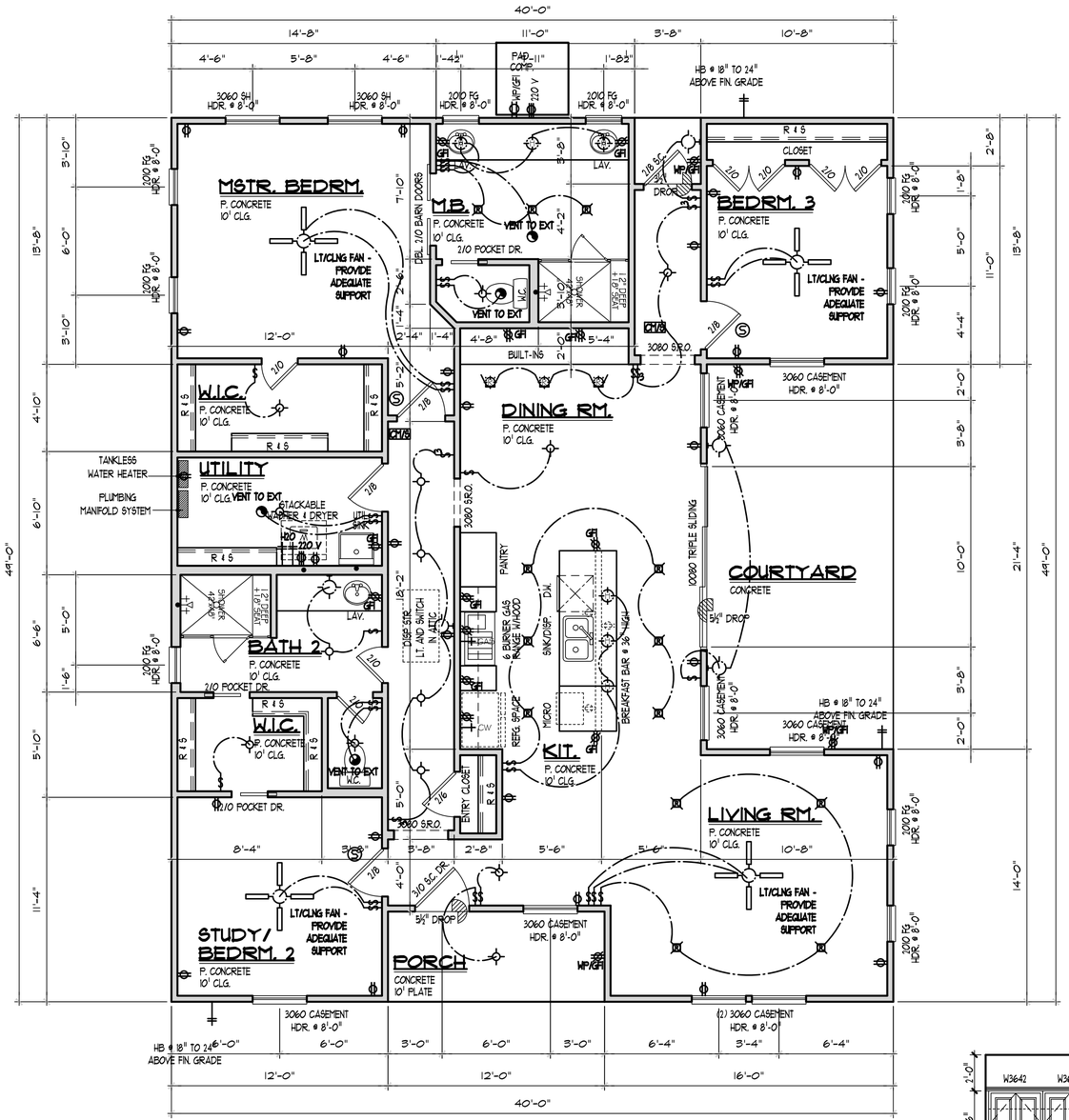
2015 OCT 29 AM 10:57

SITE PLAN

N.T.S.

FRANK TELLES
BUILDER SERVICES
Phone 210.400.5617
frank.telles@gmail.com

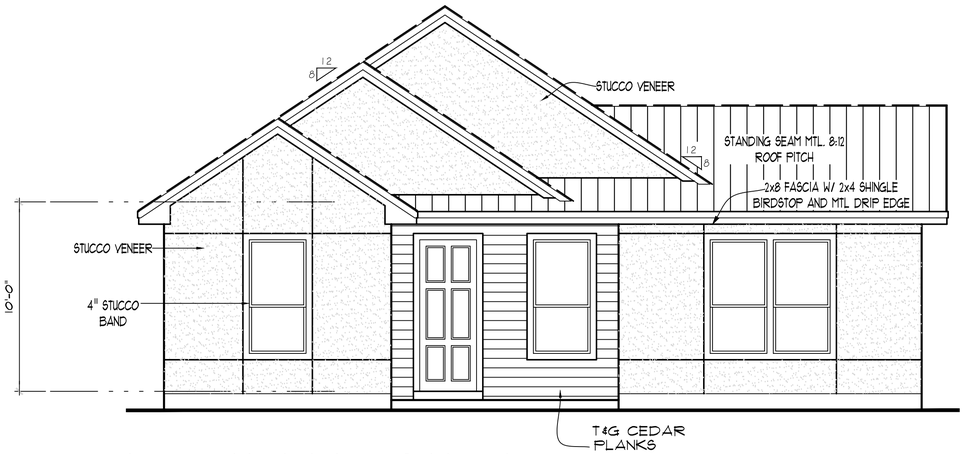
* The proposed louver system over the windows has been withdrawn



FLOOR PLAN

SCALE: 1/8" = 1'-0" (11X17 SHEET)
SCALE: 1/4" = 1'-0" (22X34 SHEET)

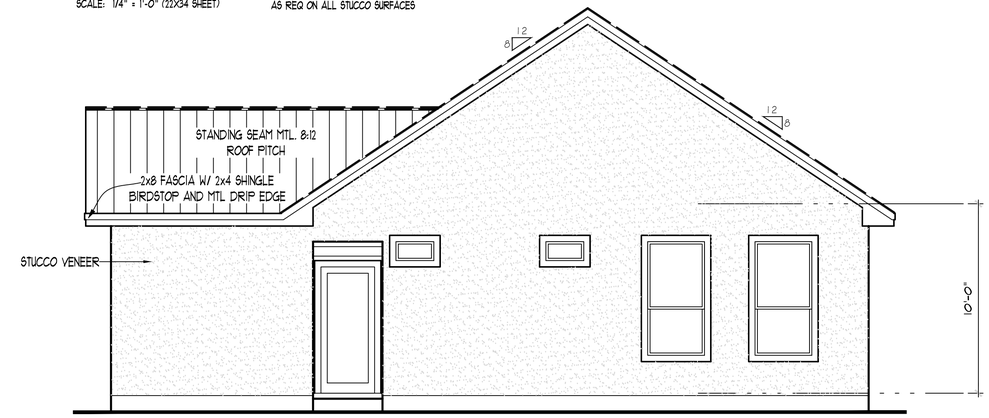
FOOTAGES:	
FIRST FLOOR	1666
TOTAL LIVING	1666
FRONT PORCH	60
REAR PORCH	13
TOTAL COVERED	1739



FRONT ELEVATION

SCALE: 1/8" = 1'-0" (11X17 SHEET)
SCALE: 1/4" = 1'-0" (22X34 SHEET)

NOTE: PROVIDE EXPANSION JOINTS AS REQ ON ALL STUCCO SURFACES



REAR ELEVATION

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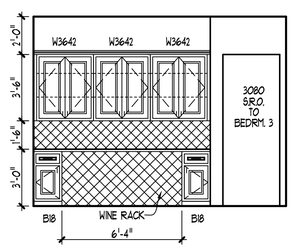
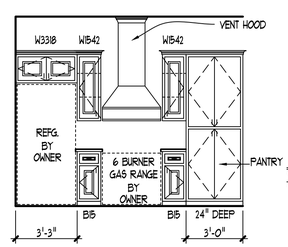
NOTE: PROVIDE EXPANSION JOINTS AS REQ ON ALL STUCCO SURFACES



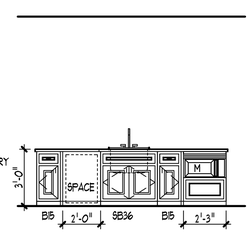
DINING AREA

BUILT-IN'S



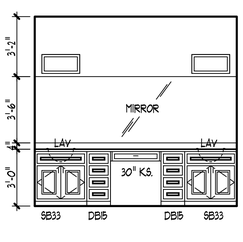
KITCHEN

REFG./RANGE WALL



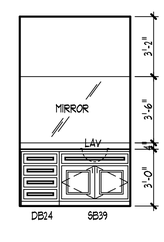
KITCHEN

KIT. ISLAND/DW/SINK/DISP.



MSTR. BATH

VANITIES



BATH 2

VANITY

INTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0" (11X17 SHEET)
SCALE: 1/4" = 1'-0" (22X34 SHEET)

FRANK TELLES BUILDER SERVICES
Phone 210.400.5617
frank.telles@gmail.com

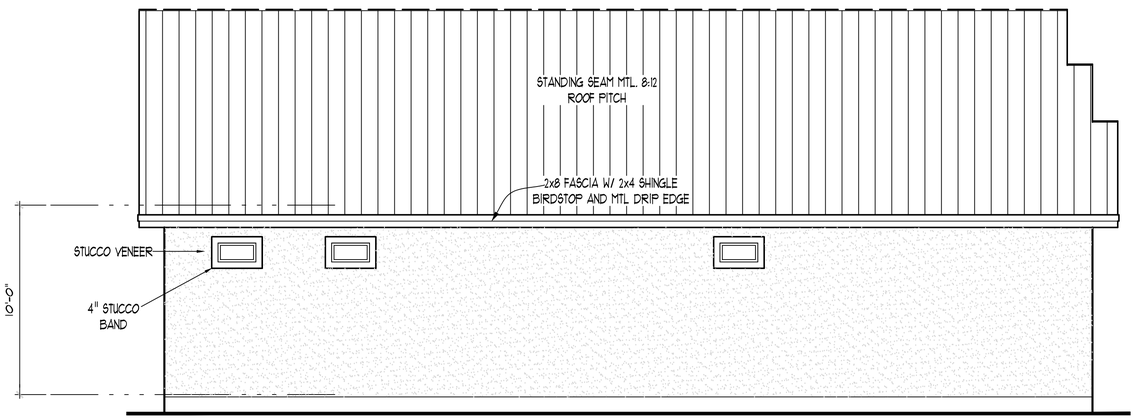
NOTES

CUSTOM HOME PLAN FOR:
NEWMAN RESIDENCE
302 CALLAGHAN AVE
SAN ANTONIO, TEXAS

PLAN NO.
1739
10/26/15

SHEET

A-1



LEFT ELEVATION

SCALE: 1/8" = 1'-0" (11X17 SHEET)
SCALE: 1/4" = 1'-0" (22X34 SHEET)

NOTE: PROVIDE EXPANSION JOINTS AS REQ ON ALL STUCCO SURFACES

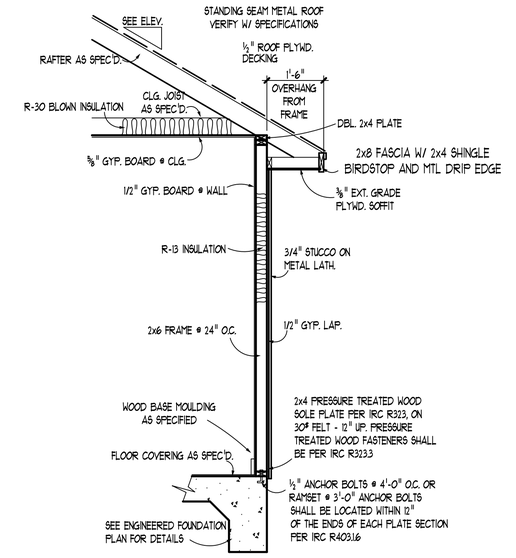
WOOD FRAMING NOTES:

WALL FRAMING

1. STUDS ARE TO BE MINIMUM 2x4 SPACED A MAXIMUM OF 16" O.C. AT EXTERIOR WALLS AND 24" O.C. AT INTERIOR WALLS.
2. NOT LESS THAN 3 STUDS SHALL BE INSTALLED AT EACH CORNER OF AN EXTERIOR WALL.
3. ALL EXTERIOR AND BEARING WALLS SHALL HAVE TWO TOP PLATES, OVERLAPPING AT CORNERS. END JOINTS SHALL BE OFFSET AT LEAST 48" AND SHALL BE NAILED WITH NOT LESS THAN (8) 16d NAILS ON EACH SIDE OF THE JOINT.
4. HEADER STUDS OR KING STUDS AT OPENINGS SHALL BE DOUBLED WHERE THE SPAN OF THE HEADER EXCEEDS 4'.
5. STUDS SHALL HAVE FULL BEARING ON A PLATE EQUAL IN SIZE TO THE STUDS.

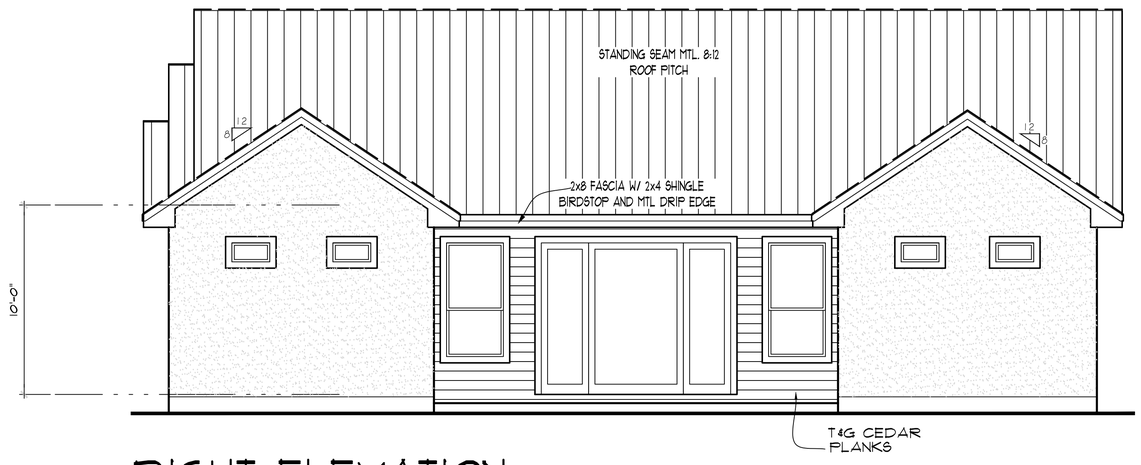
ROOF AND CEILING

1. ALL LUMBER TO BE #2 SOUTHERN YELLOW PINE OR #2 D. FIR OR BETTER.
2. RAFTERS TO BE 2X6's AT 24" O.C.
U.N.O. CEILING JOISTS TO BE 2x6's AT 24" O.C.
3. HIPS VALLEYS AND RIDGES TO BE 2" NOMINAL THICKNESS WITH DEPTH NOT LESS THAN THE CUT END OF THE RAFTER.
4. RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE.
5. NOTCHING AT THE END OF RAFTERS AND CEILING JOISTS SHALL NOT EXCEED 1/4th THE DEPTH. NOTCHES AT THE TOPS OR BOTTOM OF RAFTERS SHALL NOT EXCEED 1/6th THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
6. HOLES BORED INTO RAFTERS OR CEILING JOISTS SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM AND THEIR DIAMETER SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER.
7. PURLIN MAY BE INSTALLED TO REDUCE THE SPANS OF THE THE RAFTERS. THE PURLIN MUST BE THE SAME SIZE OR LARGER THAN THE RAFTER IT IS CARRYING. THE STRUTS OR PURLIN BRACE MUST BE NO SMALLER THAN 2X4. THEIR ANGLE CAN BE NO LESS THAN 45 DEGREES TO THE HORIZONTAL. THE MAXIMUM UNBRACED LENGTH OF THE STRUT IS 8'. THE STRUTS SHOULD BE PLACED 4' ON CENTER.
8. CEILING JOISTS SHALL REQUIRE BRIDGING IF THEY ARE 2X10 OR LARGER. THE BRIDGING SHALL BE NO SMALLER THAN 1X4. THERE SHALL BE 1 LINE OF BRIDGING FOR EACH 8' OF SPAN.
9. PREFABRICATED WOOD I-JOISTS, STRUCTURAL GLUE LAMINATED TIMBER AND STRUCTURAL COMPOSITE LUMBER SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY THE MANUFACTURERS RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY THE DESIGN PROFFESIONAL.
10. ROOF SHEATHING SHALL BE MINIMUM 7/16" OSB SHEATHING OR 1/2" CD STRUCTURAL PLYWOOD. ATTACH SHEATHING TO RAFTERS WITH 8d NAILS OR 2", 16 GAGE STAPLES SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE FRAMING.
11. REFER TO ARCHITECTURAL PLANS FOR ALL ROOF SLOPES.



TYP. STUCCO WALL SECTION

SCALE: 1/4" = 1'-0" (11X17 SHEET)
SCALE: 1/2" = 1'-0" (22X34 SHEET)



RIGHT ELEVATION

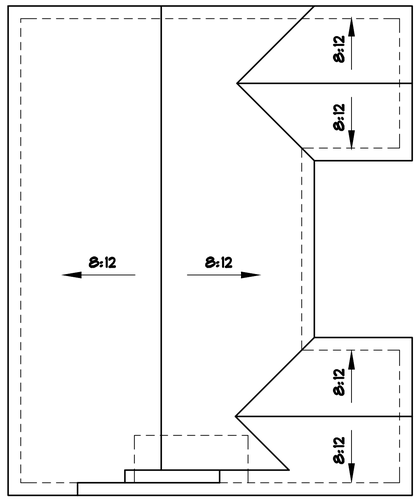
SCALE: 1/8" = 1'-0" (11X17 SHEET)
SCALE: 1/4" = 1'-0" (22X34 SHEET)

NOTE: PROVIDE EXPANSION JOINTS AS REQ ON ALL STUCCO SURFACES

ATTIC NOTES

AREA TO BE VENTED:
1739# / 300 = 5.9 REQ'D. FREE AIR

PROVIDE MINIMUM :
(2) AIRHAWKS @ 2.0 # EACH = 4.0 # F.A.
48 L.F. 2" VENT FIBER CEMENT SOFFIT VENT @ 1.0 # PER. 16'-0" = 3.0 # F.A
TOTAL FREE AIR = 7.0 #



ROOF PLAN

SCALE: 1/16" = 1'-0" (11X17 SHEET)
SCALE: 1/8" = 1'-0" (22X34 SHEET)

FRANK TELLES BUILDER SERVICES
Phone 210.400.5617
frank.telles@gmail.com

NOTES

CUSTOM HOME PLAN FOR:
NEWMAN RESIDENCE
302 CALLAGHAN AVE
SAN ANTONIO, TEXAS

PLAN NO.
1739
10/26/15

SHEET

A-2