

## HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

Agenda Item No: 18

**HDRC CASE NO:** 2016-145  
**ADDRESS:** 311 BARRERA  
**LEGAL DESCRIPTION:** NCB 714 BLK 11 LOT S 77.05 FT OF 3  
**ZONING:** RM4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Steve Newman  
**OWNER:** Jody Bailey Newman  
**TYPE OF WORK:** New Construction of Duplex  
**REQUEST:**

The applicant is requesting conceptual approval to construct a one to two-story duplex with a footprint of approximately 2,400 sf on the vacant lot at 311 Barrera. Proposed materials consist of stucco and wood siding.

### 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.

##### 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. *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.

### FINDINGS:

- a) Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- b) A non-contributing building at this property was approved for demolition in February of 2016. The property is currently vacant.
- c) The north face of this block of Barrera largely consists of small, one-story vernacular houses with side-gabled roofs and full-width porches. The parcels on the south side of Barrera have been developed with modern, two-story townhomes.
- d) The proposed duplex maintains the same approximate front yard setback as the neighboring houses. This is consistent with the Guidelines for New Construction 1.A.i.
- e) The proposed duplex features front (street) facing entrances. This is consistent with the pattern established on the block and within the district and conforms with the Guidelines for New Construction 1.A.ii.
- f) The street-side of the proposed duplex is one story in height with a shed roof extending upward to the rear of the property. A two-story bump out is located at the rear of the property away from the street. This allows the street-side of the duplex to maintain the one-story scale of this block of Barrera, consistent with the Guidelines for New Construction 2.A.i.
- g) The two-story massing of the proposed duplex is positioned away from the street, providing a transition away from the uniform scale of the street consistent with the Guidelines for New Construction 2.A.ii.
- h) Based on schematic plans submitted by the applicant, the proposed duplex appears to maintain a similar foundation height as the neighboring houses. This is consistent with the Guidelines for New Construction 2.A.iii.
- i) The roof form of the proposed duplex consists of a simple shed that slopes upward to the rear, two-story portion of the

duplex. This is dissimilar to the precedent of side-gabled roofs established by the existing houses on the block and is not consistent with the Guidelines for New Construction 2.B.i. Maintain a side gable configuration along the block face would be more appropriate.

- j) Existing houses on the block feature traditional, one-over-one or two-over-two wood sash windows. The proposed duplex does not incorporate traditional window sizes in the design. This is not consistent with the Guidelines for New Construction 2.C.i. Incorporating traditional window sizes on the primary facades, or those that are visible from the street, would be more appropriate.
- k) The front plane of the proposed duplex features a deep recess establishing two separate units. This results in a condition that is not otherwise found on this block of Barrera which is typically not consistent with the Guidelines for New Construction 2.C.ii. However, staff finds that the recess reduces the overall massing of the street-facing façade and is appropriate.
- l) The proposed duplex covers a large portion of its lot and exceeds the recommended 50% building footprint to lot ratio in the Guidelines for New Construction 2.D.i. However, staff finds that because lot sizes in the Lavaca Historic District are smaller than in other neighborhoods, the proposed duplex is not out of scale with other houses in the district.
- m) The proposed exterior materials of wood and stucco are generally consistent with the Guidelines for New Construction 3.A.i. Additional information regarding window and door selections should be submitted prior to final approval to determine consistency with the historic design guidelines. Imitation or synthetic materials, such as vinyl windows, are not recommended by the Guidelines for New Construction 3.A.v.

#### **RECOMMENDATION:**


Staff recommends conceptual approval with the follow stipulations:

1. That a side-gabled roof for the portion closest to the street be explored based on finding i; and
2. More traditional sizes of window openings be used on the portions closest to the street based on finding j.

#### **CASE MANAGER:**

Cory Edwards



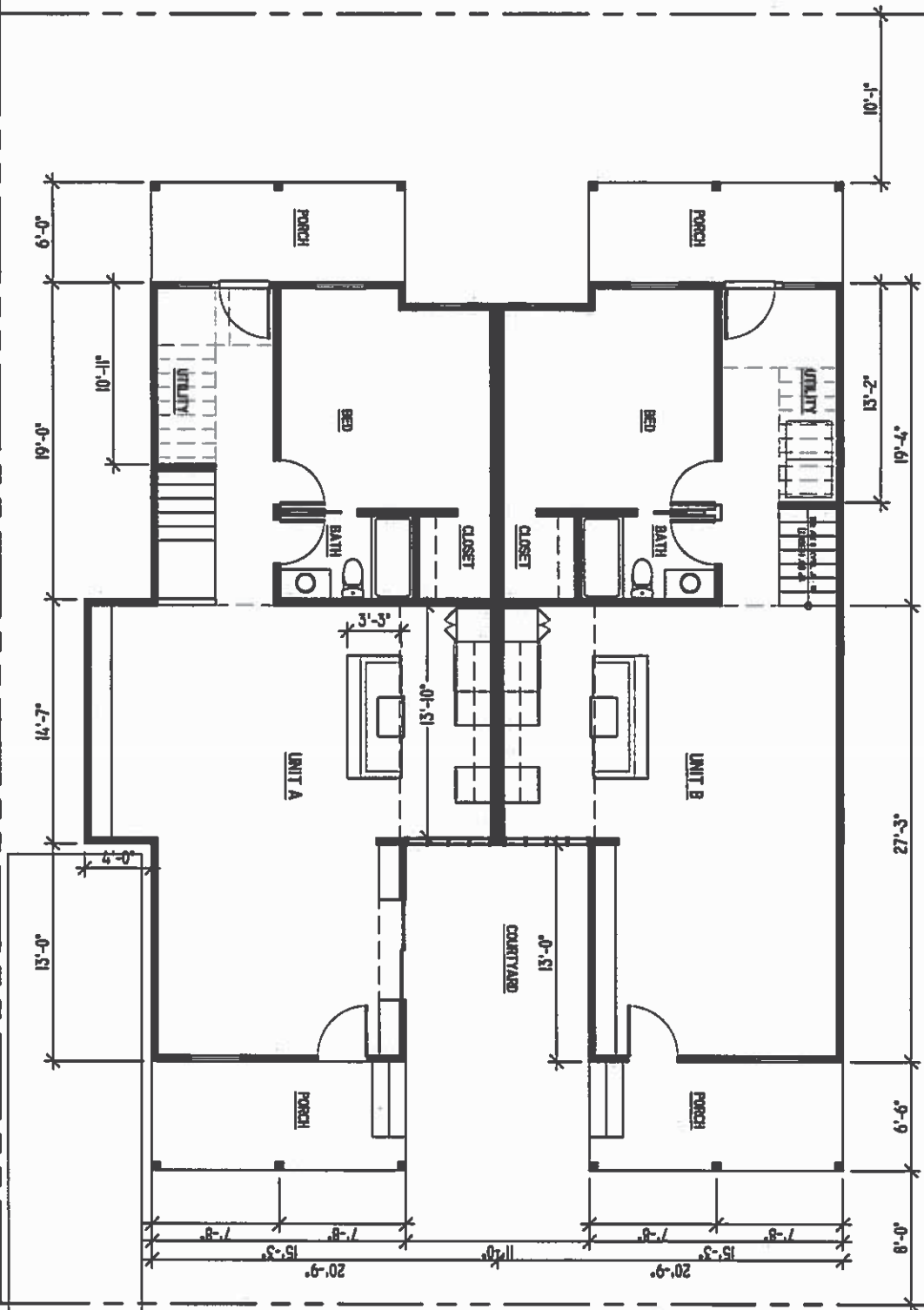


## 311 Barrera

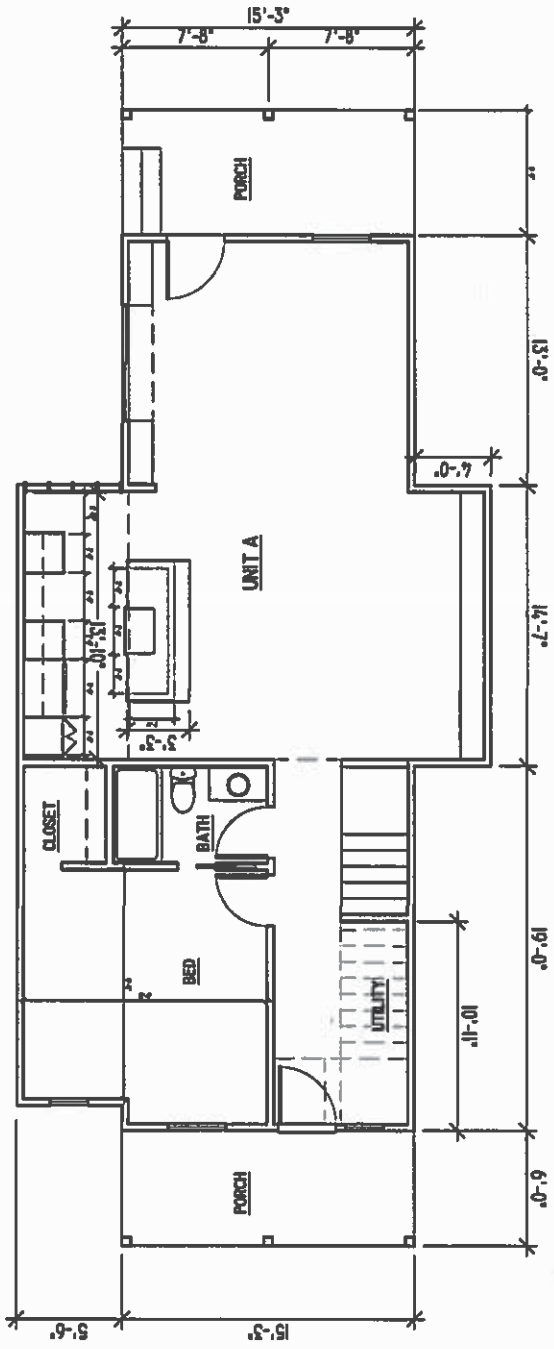
Printed: Apr 07, 2016

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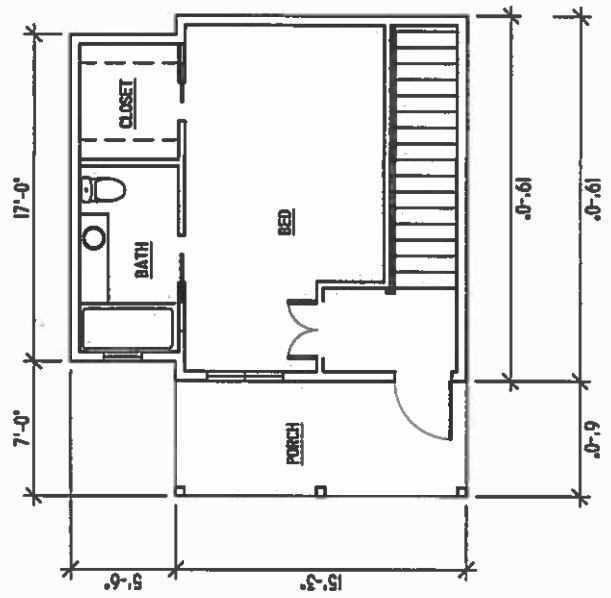
**SITE PLAN + FIRST FLOOR PLAN**  
 1" = 10'



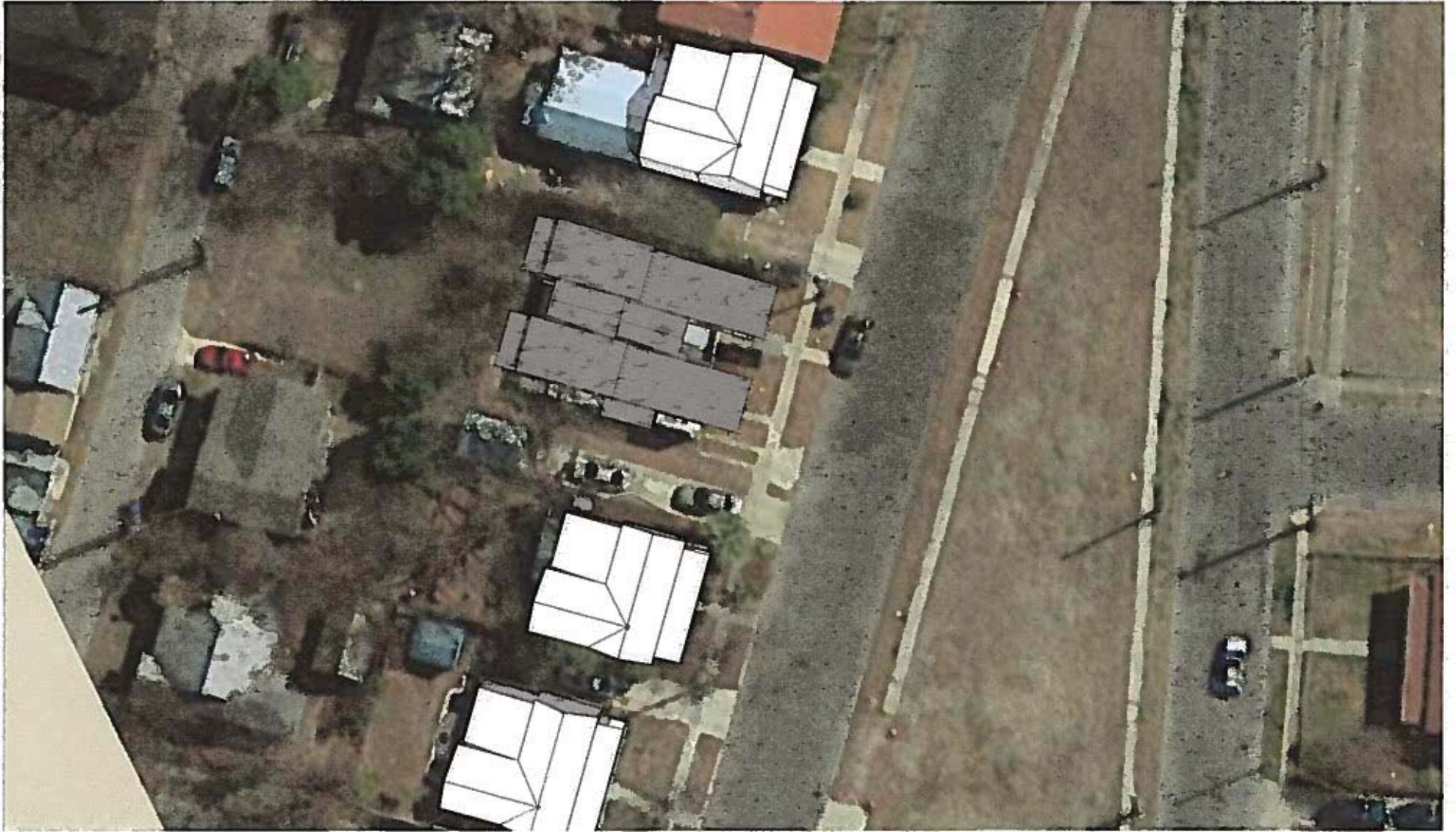
**BARRERA STREET**



FIRST FLOOR PLAN  
1/8" = 1'-0"



SECOND FLOOR PLAN  
1/8" = 1'-0"



Aerial View



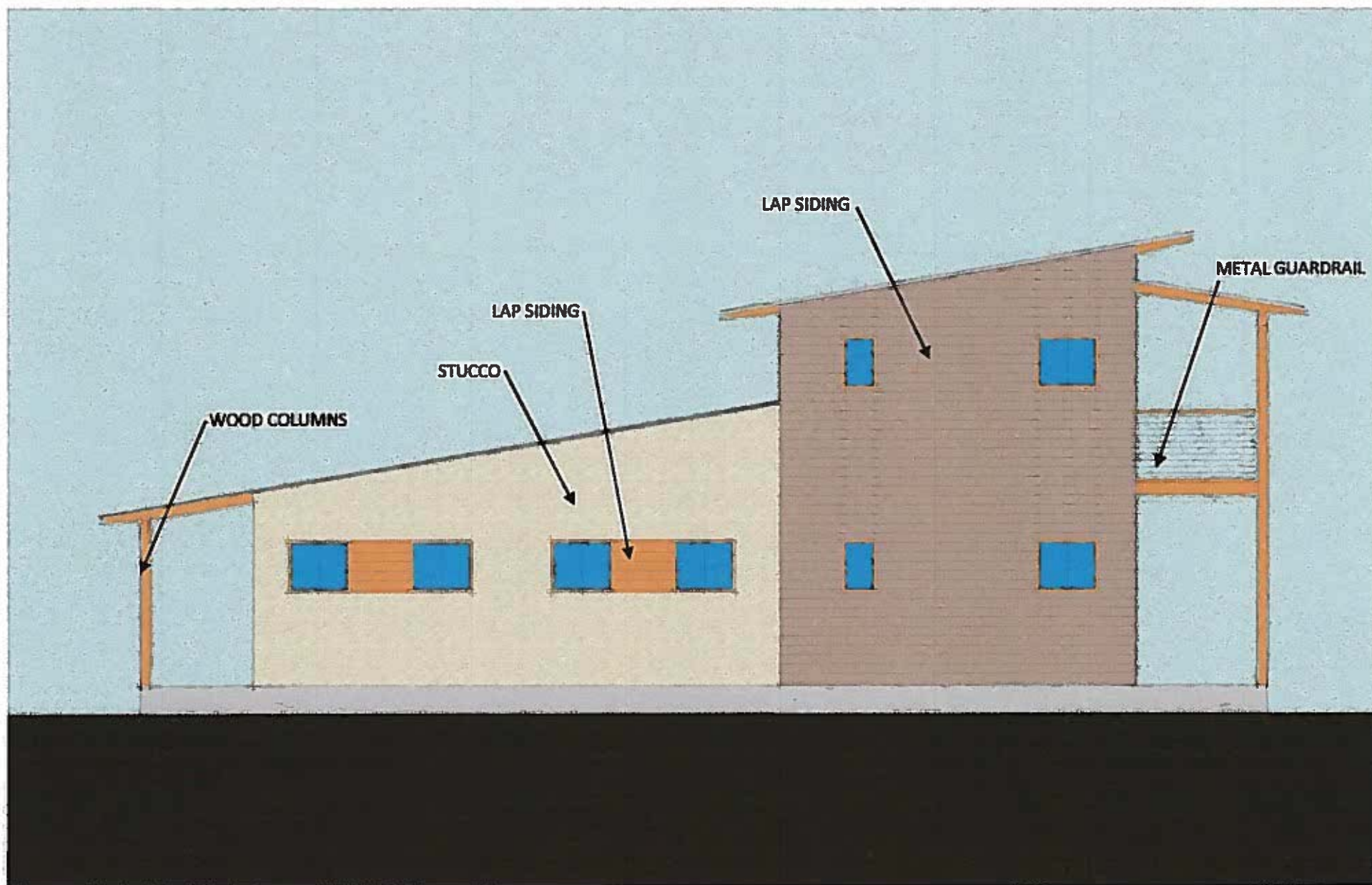
Street View looking West



Street View looking East



Aerial View



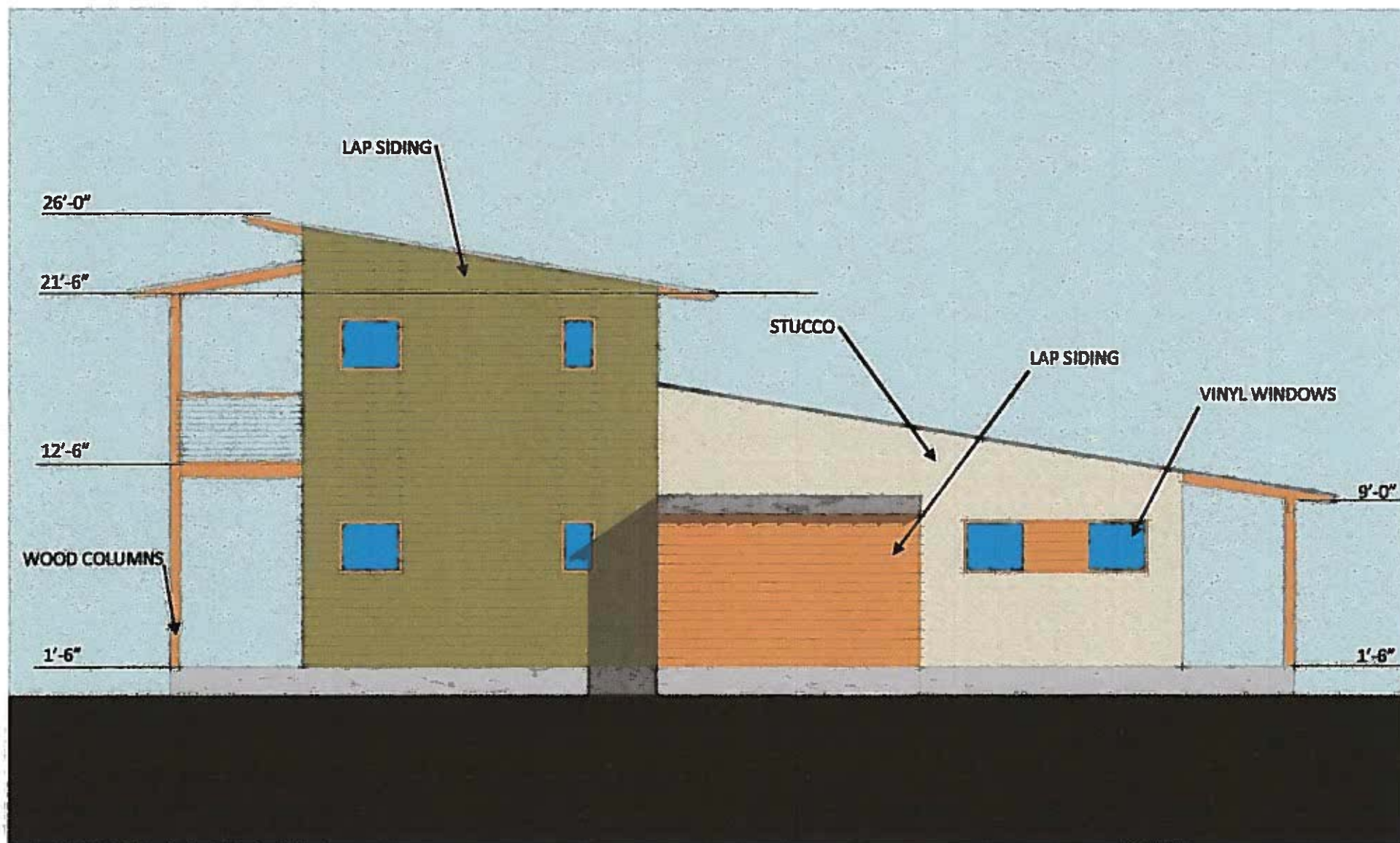
East Elevation



Rear Elevation



Barrera St. Elevation



West Elevation

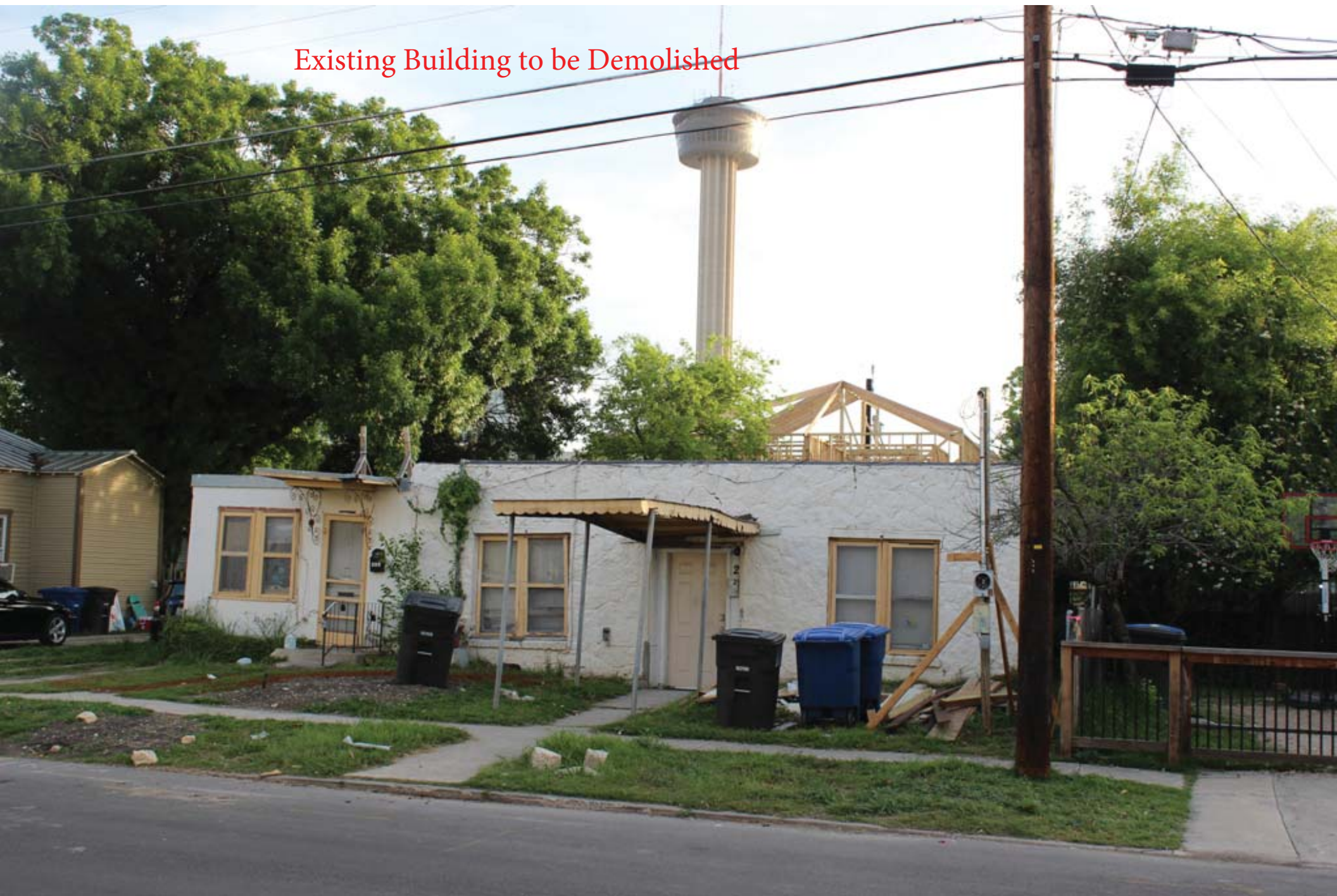








Existing Building to be Demolished







Development across the street



