HISTORIC AND DESIGN REVIEW COMMISSION

December 21, 2016

Agenda Item No: 12

HDRC CASE NO:	**2016-514**
ADDRESS:	919 LAMAR ST
LEGAL DESCRIPTION:	NCB 1369 BLK 6 LOT S 127.5 FT OF 13
ZONING:	R-4 CD,H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Yussy El-Hibri/Y Designs, LLC
OWNER:	Yussy El-Hibri/Y Designs, LLC
TYPE OF WORK:	Construction of a rear addition, front porch modifications, fencing and exterior modifications

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing aluminum windows with new windows.
2. Increase the depth of the front porch by two (2) feet,
3. Install new porch columns and install a new front door.
4. Replace the existing chain link fencing with cedar fencing.
5. Perform exterior modifications including the removal of a front window opening.
6. Construct a rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)
i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. Screens and shutters—Preserve historic window screens and shutters.
v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural

style of the building, patterned, leaded, or colored glass can be used.
vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. Security bars—Install security bars only on the interior of windows and doors.
ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)
i. Existing porches, balconies, and porte-cocheres—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. Side and rear porches—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL
i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM
i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the

form of the original structure are not appropriate.
iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS
i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and M aintenance section for additional specifications regarding metal roofs.
iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS
i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS
i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL
i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

a. The structure at 919 Lamar was constructed circa 1965 and features a side gabled roof, a projecting front porch roof with a front facing gable, six over six aluminum windows, an asphalt shingle roof and wood siding. Per historic aerial photos, the historic structure at this location which was constructed circa 1910 was demolished circa 1960. The applicant has proposed some items which are eligible for administrative approval. These items include roof repair and replacement and painting.
b. This request was heard by the HDRC on December 18, 2017, where it was referred to the Design Review

Committee. This request was reviewed by the Design Review Committee on January 10, 2017, where committee members noted that the proposed changed were appropriate, that the proposed parking location was appropriate and that a landscaping plan should be provided at a later date noting all landscaping materials.

c. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, six over six wood windows with new, double pane windows. The applicant has not provided a specific material for the proposed replacement windows; however, the applicant has noted that each window will be inset two to three inches within each wall. This framing method is appropriate. The applicant should provide additional information to staff regarding window materials and profiles.
d. FRONT FAÇADE MODIFICATIONS – The front façade of the primary structure currently features three window openings. The applicant has proposed to remove one of the existing window openings and modify the other two openings' location on the front façade. Staff finds the proposed modifications appropriate.
e. FRONT PORCH MODIFICATION – The applicant has proposed to increase the depth of the front porch by two (2) feet. The current porch features a concrete stoop with a gabled roof overhang. Staff finds that the increase in depth of the front porch will not negatively impact the structure, nor interrupt the setbacks of historic structures on this block of Nolan, primarily given that this structure features a setback that is greater than other structures.
f. COLUMN REPLACEMENT – The applicant has proposed to install Craftsman style columns on the front porch to replace the existing square columns. According to the Guidelines for Exterior Maintenance and Alterations 7.B.v., items that portray a false sense of historic should not be installed. Staff finds that the installation of Craftsman style columns on a structure with traditional architectural forms is not correct. Staff recommends the applicant install columns that are architecturally appropriate as well as those that feature an appropriate scale.
g. FRONT DOOR REPLACEMENT – The applicant has proposed to replace the existing front door with a new front door. The applicant has proposed a front door which is appropriate in style for the structure and district. Staff finds this appropriate.
h. FENCING – The property currently features a chain link fence which is located on each side of the structure including the front along the public right of way. The applicant has proposed to replace this fencing with new, cedar fencing, featuring both vertically and horizontally oriented panels. Staff finds the removal and replacement of this fencing appropriate; however, the applicant has proposed fencing that includes a design that is not consistent with the Guidelines. The Guidelines for Site Elements 2.A.i. states that new fences and walls should appear similar to those used historically in the district. Where front yard fences are found historically on Lamar Street in the Dignowity Hill Historic District, they consist of wrought iron materials.
i. ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct an addition featuring a footprint of approximately 620 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed to construct the addition in a manner where the addition would feature a ridge height that exceeds that of the primary structure and a proposed massing. The applicant has provided a line of sign study that notes the proposed addition's height will not be seen from the public right of way.
j. SCALE, MASS & FORM – As noted in finding i, the massing and form of the rear addition should be subordinate to that of the primary structure. The applicant has proposed an overall scale that is comparable to the primary historic structure; however, the height of the addition's ridge line is greater than that of the primary structure. The applicant has provided a line of sight study which notes that the addition's height will not be seen from the public right of way at Lamar. Staff finds that given the construction period of the primary structure as well as the primary's structure's overall height, which is significantly shorter than heights of neighboring historic structure, that the proposed addition's height is appropriate.
k. MATERIALS – The applicant has proposed materials that include wood siding to match that of the primary structure, an asphalt shingle roof, and one over one windows which the applicant has proposed to inset two to three inches. Generally, these materials are appropriate.

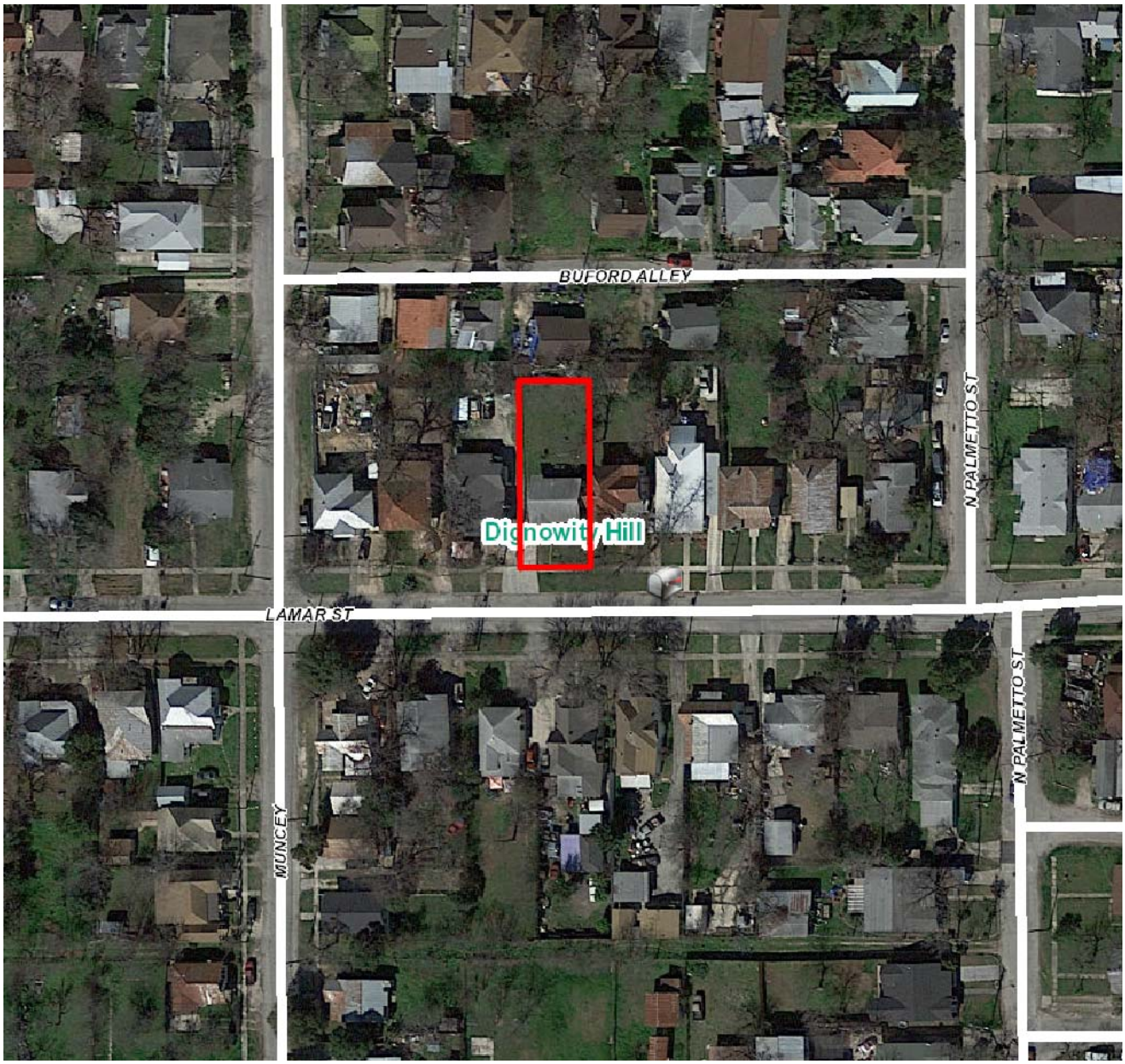
RECOMMENDATION:

Staff recommends approval of items #1 through 6 based on findings b and d with the following stipulations:

i. That the applicant provide a final fencing detail that is appropriate for the Dignowity Hill Historic District for the replacement fence.
ii. That the applicant provide east and north elevations that note the installation of façade openings and window fenestration.

CASE MANAGER:

Edward Hall



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Flex Viewer

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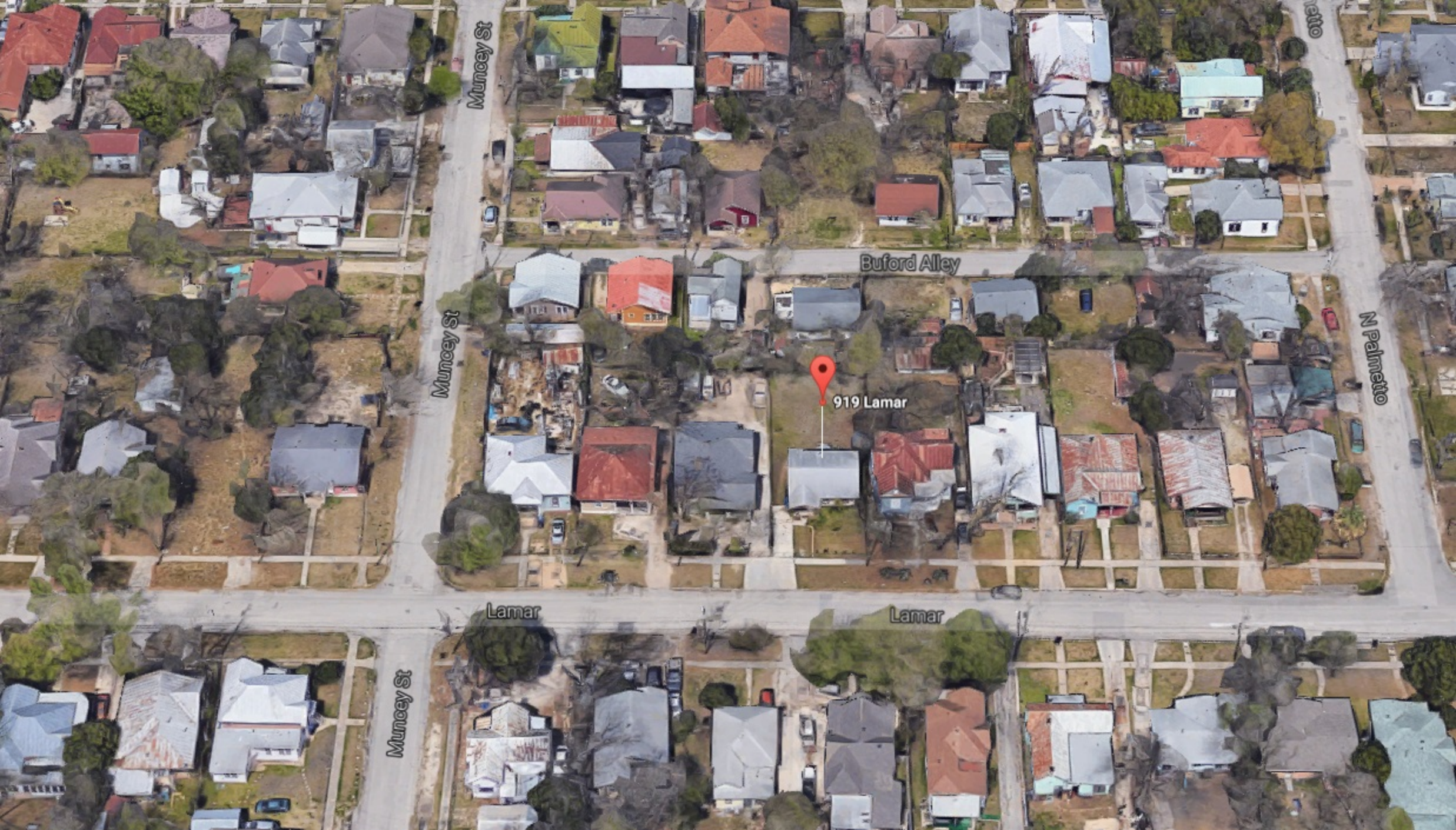
Muncey St
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Buford Alley
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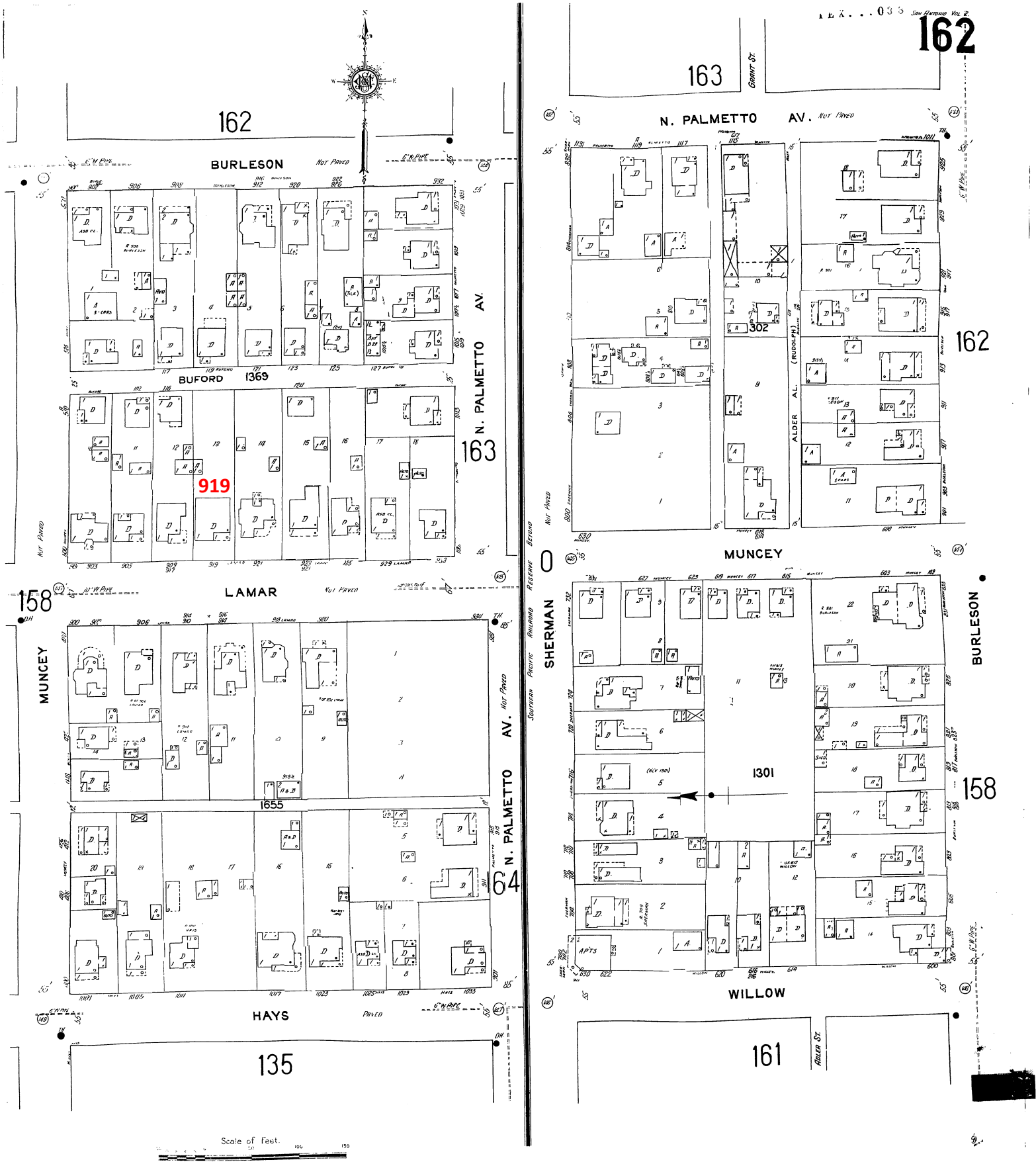
1951 Sanborn Map



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: JANUARY 10, 2017 HDRC Case#

ADDRESS: 919 LAMAR Meeting Location: 1901 S ALAMO

APPLICANT: YUSSY EL-HIBRI

DRC Members present: MICHAEL GUARINO, JOHN LAFFOON

Staff present: EDWARD HALL

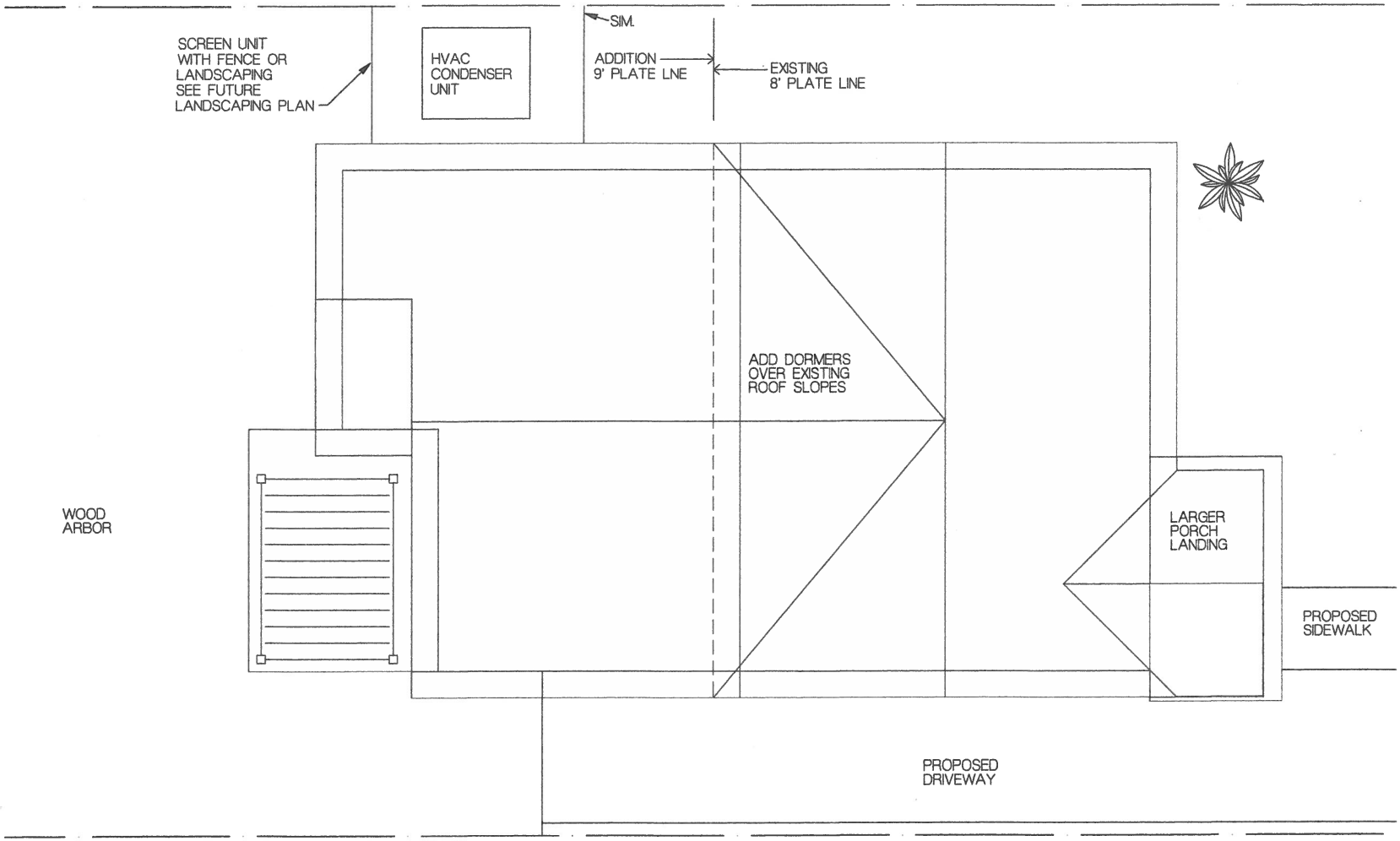
Others present: JOHN SPIEGEL

REQUEST: EXTERIOR MODIFICATIONS, REAR ADDITION

COMMENTS/CONCERNS: MG: QUESTIONS REGARDING THE PROPOSED NEW ROOF HEIGHT/MASSING. HOW HAS THE PROPOSED ROOF PITCH CHANGED? - CURRENT MODIFICATIONS HAVE APPROPRIATE CHANGES. THE PROPOSED PARKING LOCATION IS APPROPRIATE REGARDING EXISTING SITE LOCATIONS. JL: A LANDSCAPING PLAN SHOULD BE [redacted] PROVIDED AT A LATER DATE NOTING ALL MATERIALS. MG: THE SITE PLAN SHOULD INCLUDE ALL SITE ELEMENTS. HVAC UNITS SHOULD BE SCREENED; LANDSCAPING OR A SMALL FENCE

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

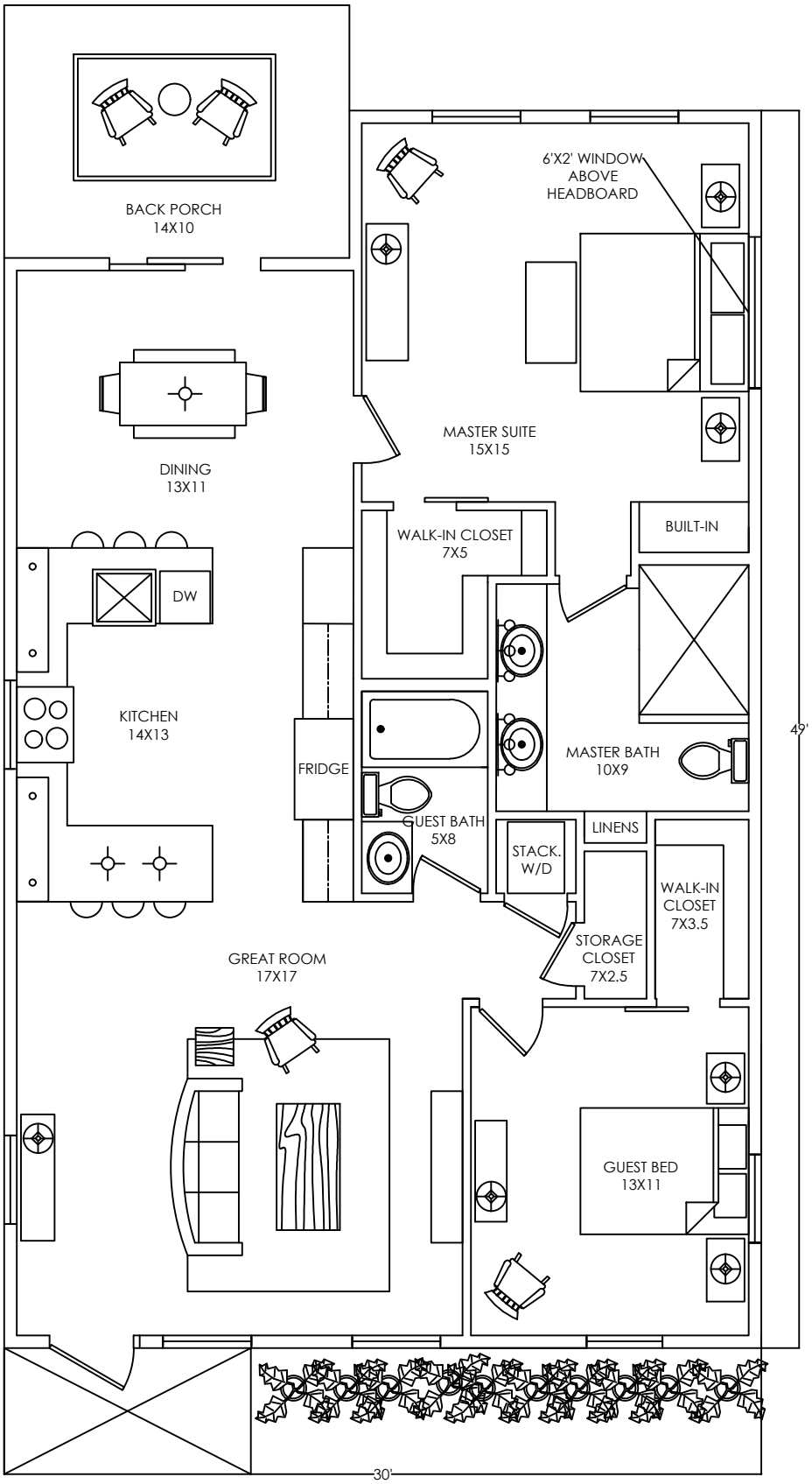
Committee Chair Signature (or representative) Jan 10, 2017 Date



ROOF / SITE PLAN

1/10/17

919 LAMAR STREET



919 LAMAR ST FURNITURE PLAN - 1390 SQ FT 2 BED 2 BATH

NOT TO SCALE

Key Notes

2.1) Select structural compacted fill as recommended by the geotechnical engineer.

2.2) Final drainage of surface water from under floor and landscaped areas shall be constructed in a manner that shall be sloped away from the perimeter beam.

3.1) 10 mil thick plastic vapor retarder, type recommended to be in contact with the soil or fill under a concrete slab, listed in ASTM 1745 Class A with a permeance less than 0.036 as determined by ASTM E96. Polyethylene is not acceptable. Install vapor retarder solidly within and below slab surface with joints lapped at least 6 inches and taped continuously with recommended pressure-sensitive tape. Extend vapor retarder down the sides of the beam trenches and terminate so that it does not extend across the trench bottom. Contractor and Architect (not structural engineer) shall verify that vapor retarder selected is compatible with proposed floor finishes.

3.2) #4 at 12 inches on center each way centered in concrete slab thickness. Extend slab reinforcing to top outside perimeter beam bar. Start slab steel spacing not more than 6 inches from top inside beam bar Add 3-#4 diagonal bars x 4' long above typical slab reinforcing at all slab interior corners. Add #4 "Z" bars at 12 inches on center where slab steps down greater than 3 inches.

3.3) 2- #6 continuous beam reinforcing bars top and bottom with #3 stirrups at 18" on center. Start stirrup spacing at ends of horizontal beam bars. Lap #6 "Z" bars to horizontal bars where beam steps down greater than 3". Lap 2- #6 corner bars top and 2- #6 corner bars bottom to horizontal beam bars at all beam corners and dead end beam intersections. For beams with depth exceeding 3'-0", add #4 contin. mid-height horizontal bars at each beam face at 12" on center.

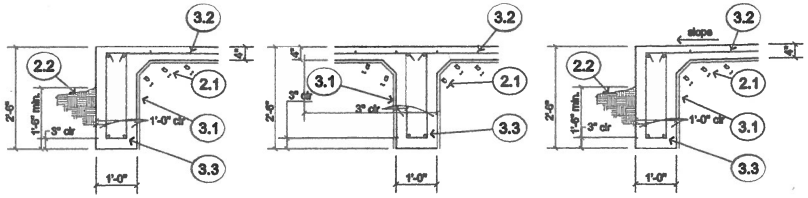
3.9) #4 continuous nose bar with #3 pins x 24" long at 24" on center.

General Notes

A. Provide #3 dowels, 16" long, at 24" o.c. Drill into existing beam 6" and epoxy dowels.

B. Verify door dimension widths to provide proper threshold width.

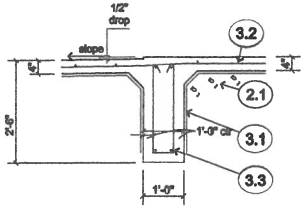
C. Extend rebar into lower beam steel.



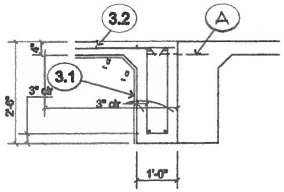
A- Exterior Beam

B- Interior Beam

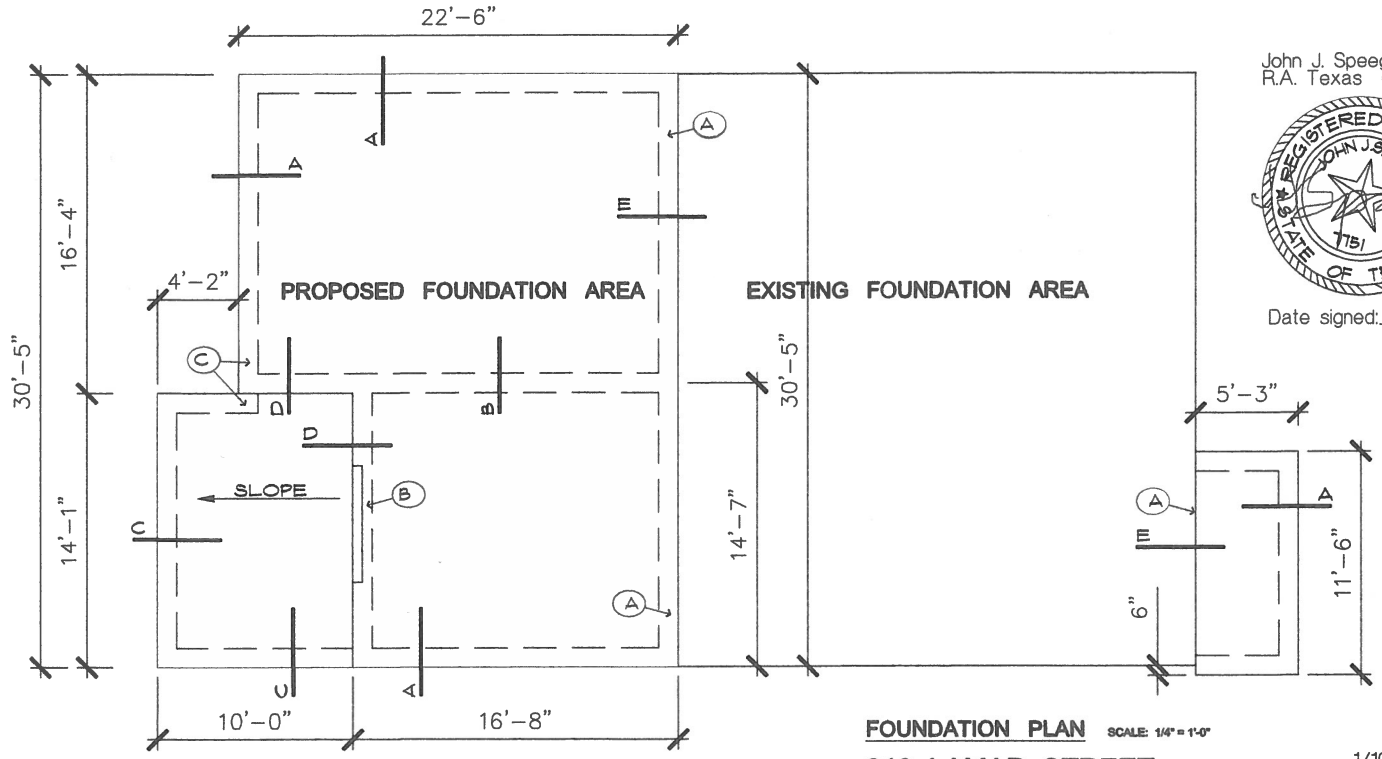
C- Exterior Beam



D- Interior Beam at Porch at Porch



E- Interior Beam at Existing Interior Beam



FOUNDATION PLAN SCALE: 1/4" = 1'-0"

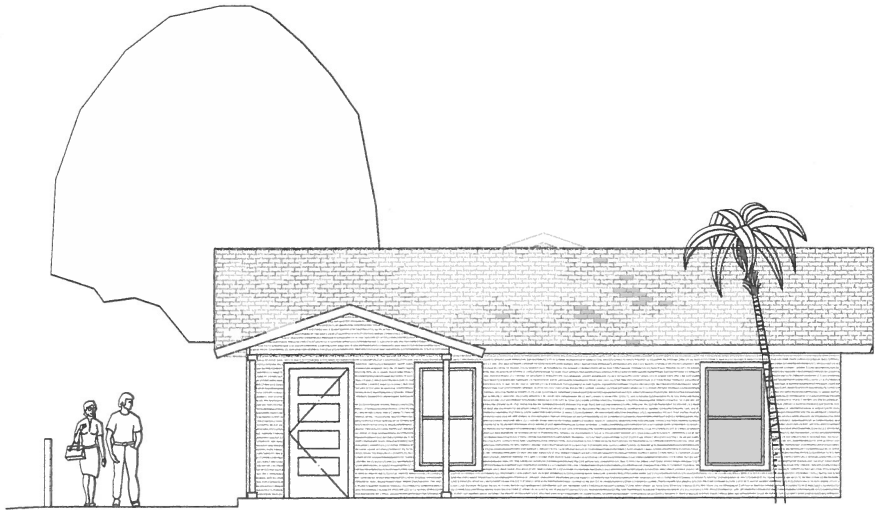
919 LAMAR STREET

1/10/17

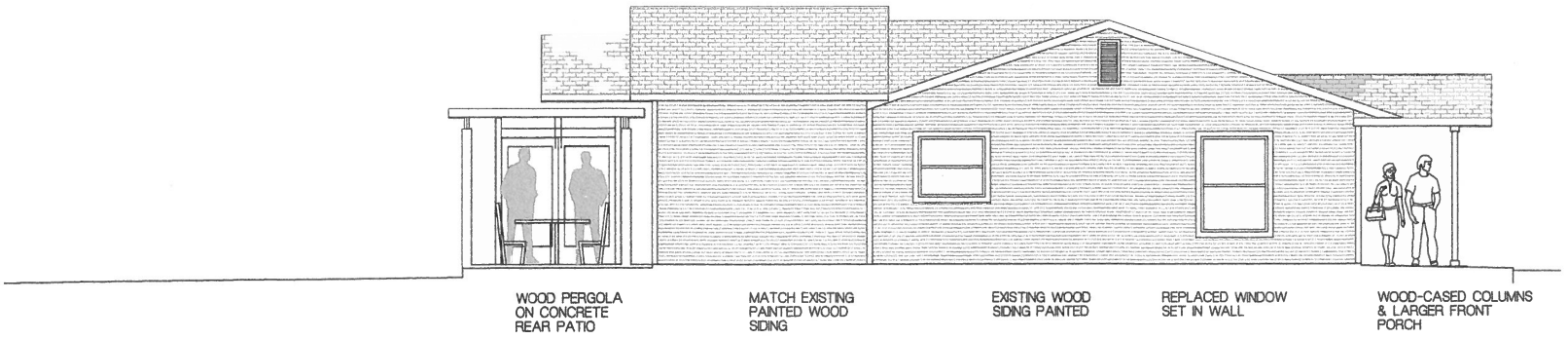
John J. Speegle, Architect
R.A. Texas #7751

REGISTERED ARCHITECT JOHN J. SPEEGLE 7751 STATE OF TEXAS

Date signed: 1/10/17



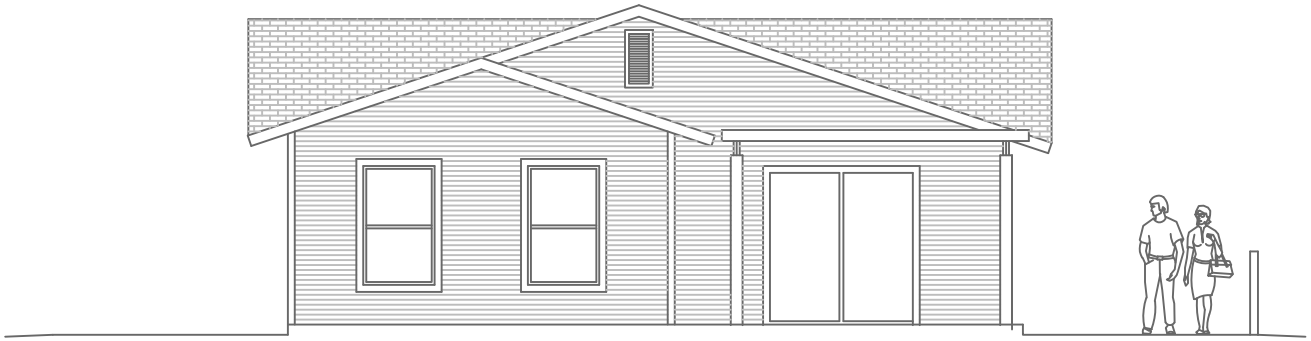
FRONT ELEVATION



LEFT SIDE ELEVATION

1/10/17

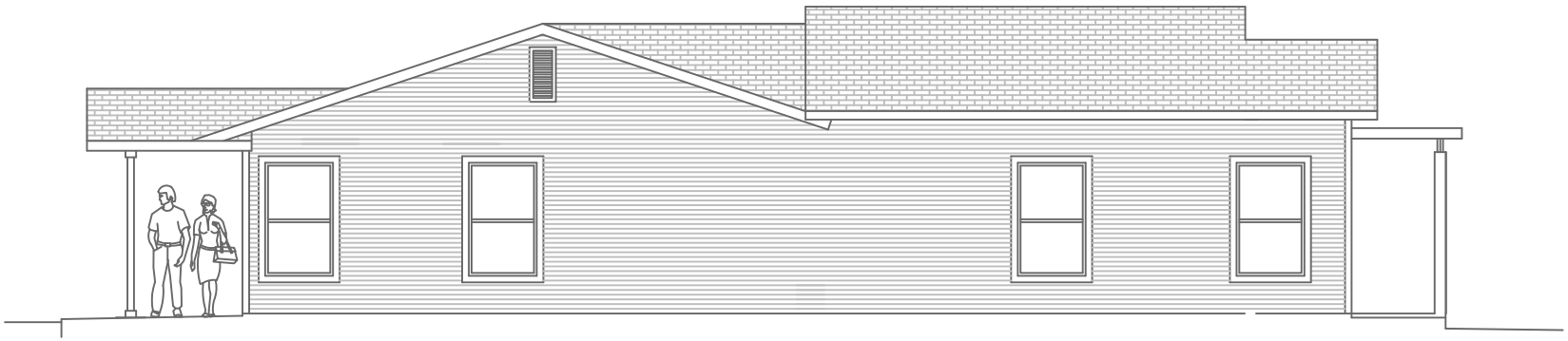
919 LAMAR STREET



MATCH WOOD TRIM
AND WOOD SIDING

WOOD PERGOLA
ON CONCRETE
AT REAR PATIO

REAR ELEVATION



WOOD-CASED COLUMNS
& LARGER FRONT
PORCH

EXISTING WOOD
SIDING PAINTED

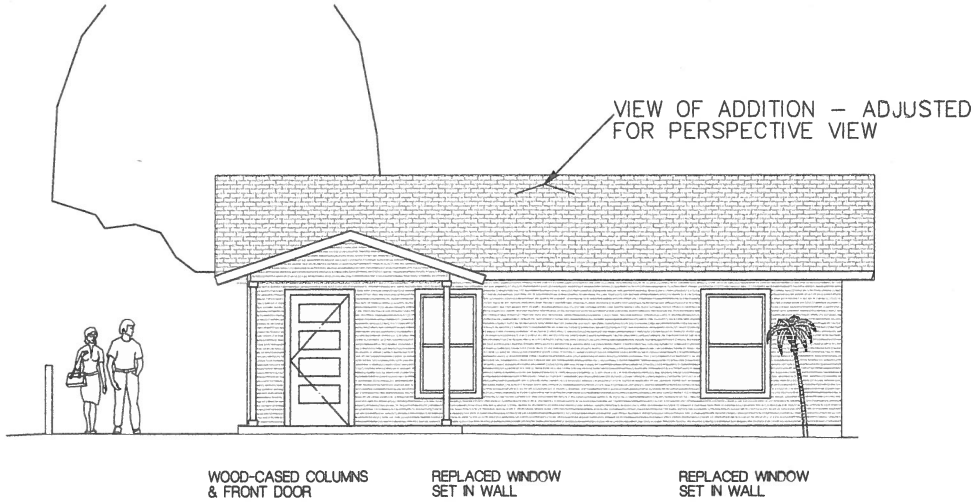
MATCH EXISTING
PAINTED WOOD
SIDING

WOOD PERGOLA
ON CONCRETE
REAR PATIO

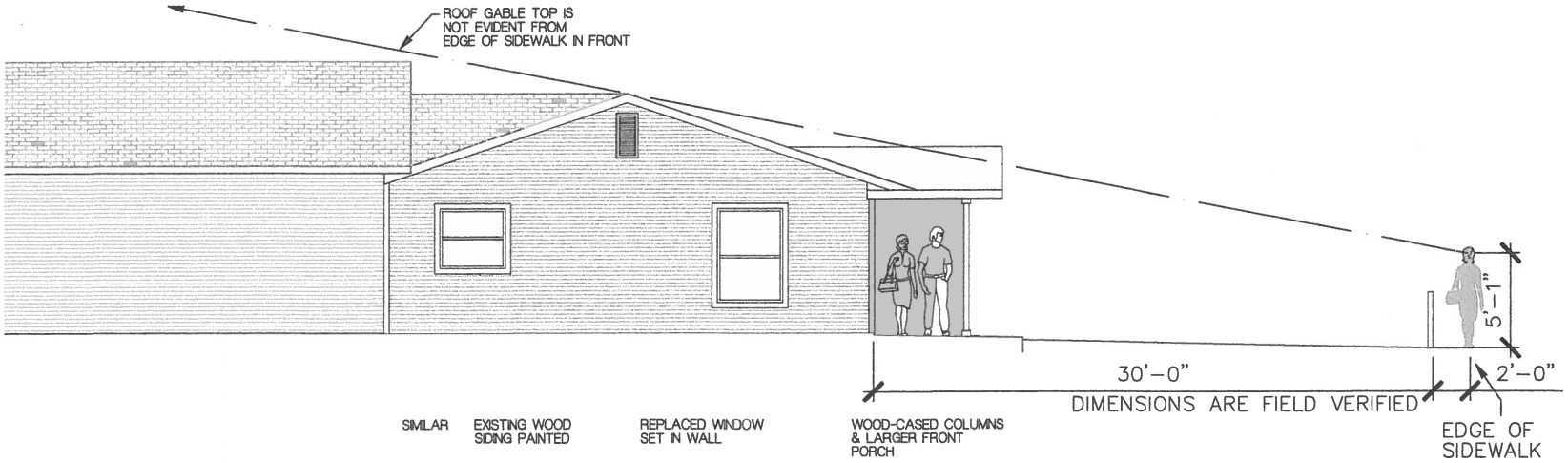
RIGHT SIDE ELEVATION

1/27/17

919 LAMAR STREET



FRONT ELEVATION



SITE LINE DIAGRAM

1/10/17

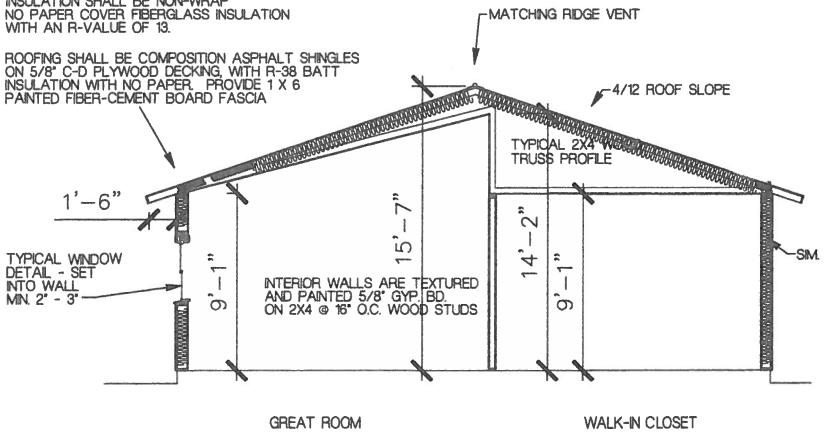
919 LAMAR STREET

John J. Speegle, Architect
R.A. Texas #7751

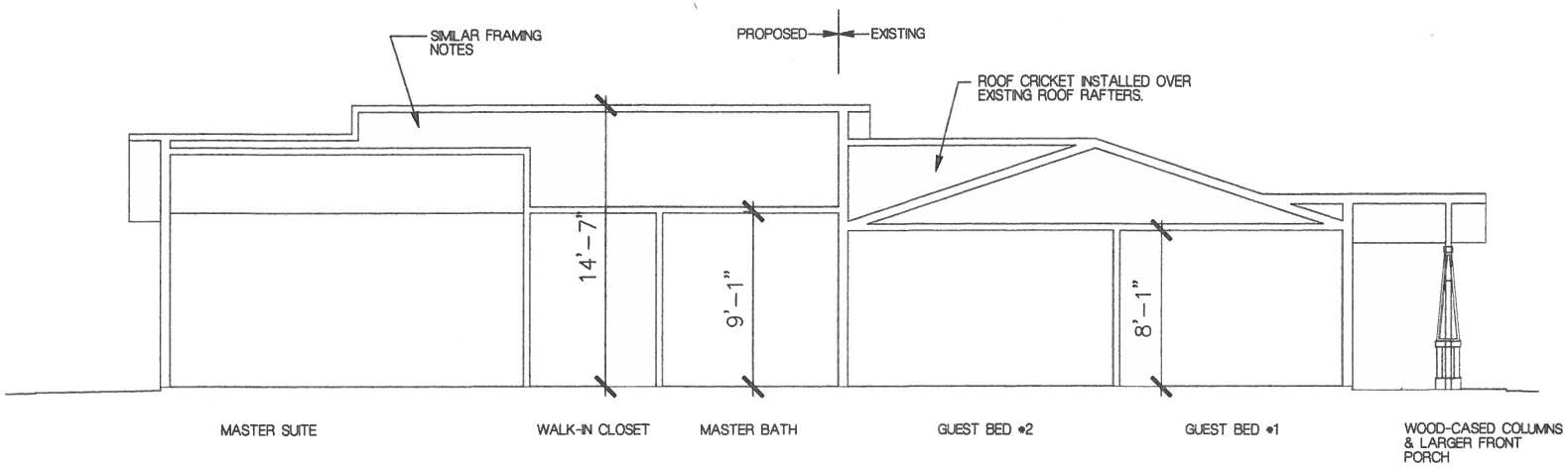
Date signed: 1/10/17

NOTE: PROVIDE SEALANT BEAD UNDERNEATH ALL EXTERIOR AND INTERIOR WALL PLATES.

TYPICAL WALLS ARE 2 X 6 @ 24" O.C. WITH 5/8" SHEATHING BOARD WITH A CONTINUOUS AIR BARRIER EQUAL TO TYVEK "HOMEWRAP." EXTERIOR SIDING SHALL BE HARDI-FIBER-CEMENT BOARDS, MATCH PROFILE. INSULATION SHALL BE NON-WRAP NO PAPER COVER FIBERGLASS INSULATION WITH AN R-VALUE OF 13.



REAR SECTION



REAR TO FRONT SECTION

ADJUSTED FOR LOWER PLATE LINE

1/10/17

919 LAMAR STREET

Key Notes

2.1) Select structural compacted fill as recommended by the geotechnical engineer.

2.2) Final drainage of surface water from under floor and landscaped areas shall be constructed in a manner that shall be sloped away from the perimeter beam.

3.1) 10 mil thick plastic vapor retarder, type recommended to be in contact with the soil or fill under a concrete slab, listed in ASTM 1745 Class A with a permeance less than 0.035 as determined by ASTM E96. Polyethylene is not acceptable. Install vapor retarder solidly within and below slab surface with joints lapped at least 6 inches and taped continuously with recommended pressure-sensitive tape. Extend vapor retarder down the sides of the beam trenches and terminate so that it does not extend across the trench bottom. Contractor and Architect (not structural engineer) shall verify that vapor retarder selected is compatible with proposed floor finishes.

3.2) #4 at 12 inches on center each way centered in concrete slab thickness. Extend slab reinforcing to top outside perimeter beam bar. Start slab steel spacing not more than 6 inches from top inside beam bar Add 3-#4 diagonal bars x 4' long above typical slab reinforcing at all slab interior corners. Add #4 "Z" bars at 12 inches on center where slab steps down greater than 3 inches.

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General Notes

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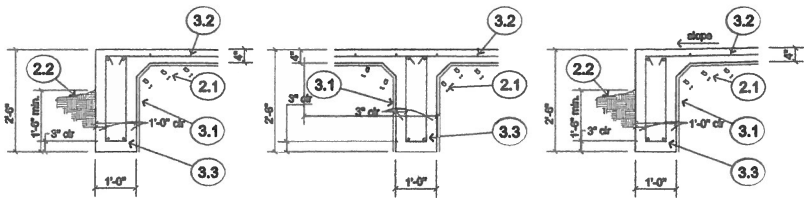
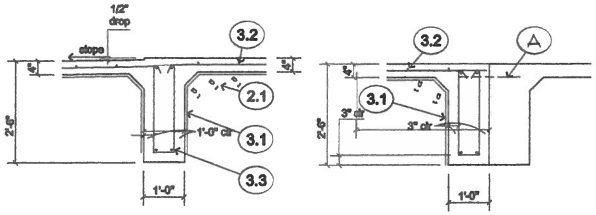
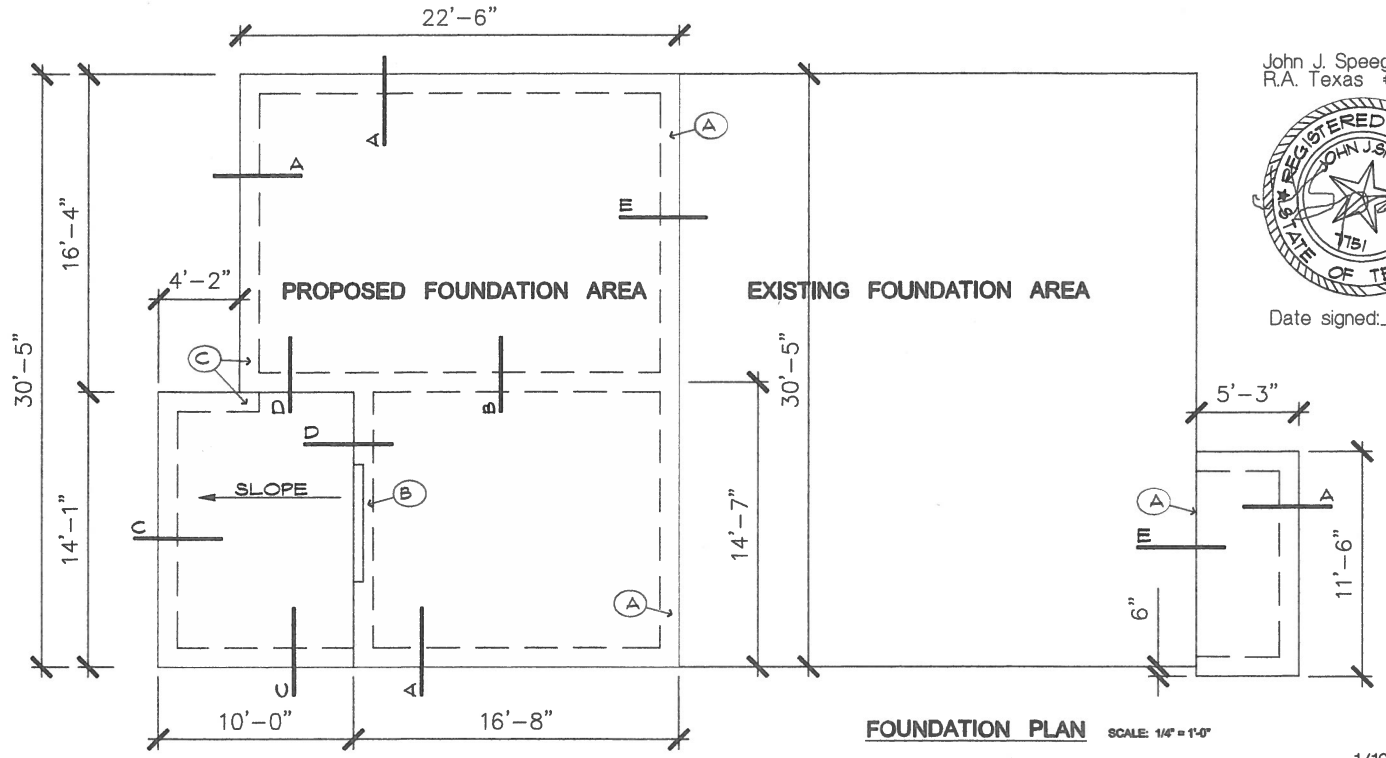


A- Exterior Beam B- Interior Beam C- Exterior Beam



D- Interior Beam at Porch at Porch E- Interior Beam at Existing Interior Beam



FOUNDATION PLAN SCALE: 1/4" = 1'-0"

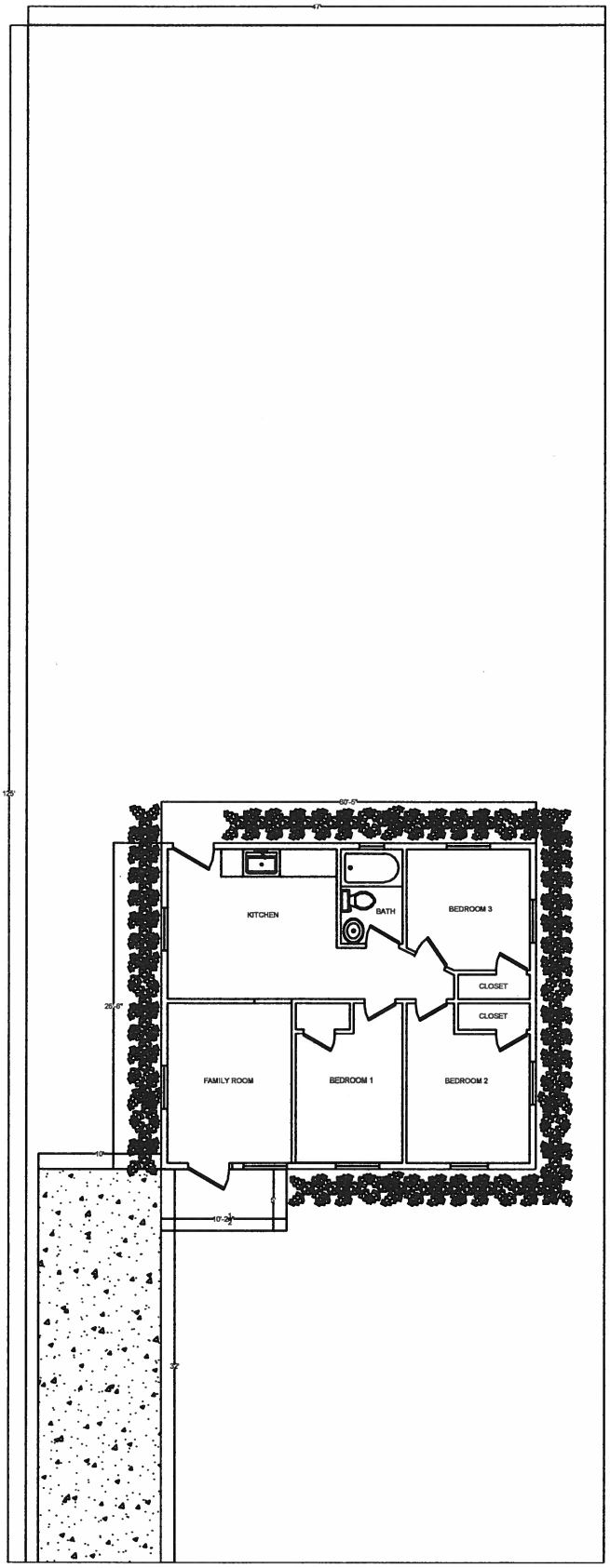
919 LAMAR STREET

1/10/17

John J. Speegle, Architect
R.A. Texas #7751

REGISTERED ARCHITECT JOHN J. SPEEGLE 7751 STATE OF TEXAS

Date signed: 1/10/17



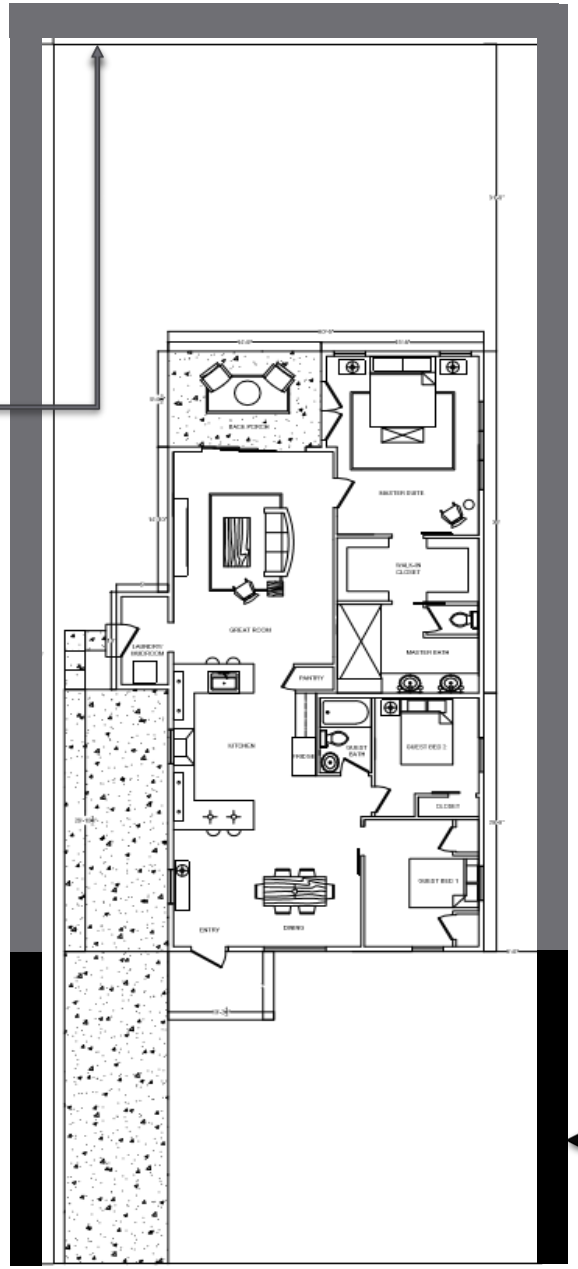
919 LAMAR ST PROPOSED SITE PLAN

NOT TO SCALE

COLUMN DETAIL

FENCE STYLE 1

PRIVACY FENCE TO MATCH NEIGHBORING PROPERTY AT 6' HIGH



SPACED CEDAR PLANK FENCING AT 42" HIGH

FENCE STYLE 2

PRIVACY FENCE TO MATCH NEIGHBORING PROPERTY AT 6' HIGH

3 RAIL CEDAR PLANK FENCING AT 42" HIGH

WINDOWS

Dimensions

Grid Width (in.)	None	Product Width (in.)	35.25
Jamb Depth (in.)	1.0625	Rough Opening Height	60
Product Depth (in.)	2.4375	Rough Opening Width	36
Product Height (in.)	59.25		

Details

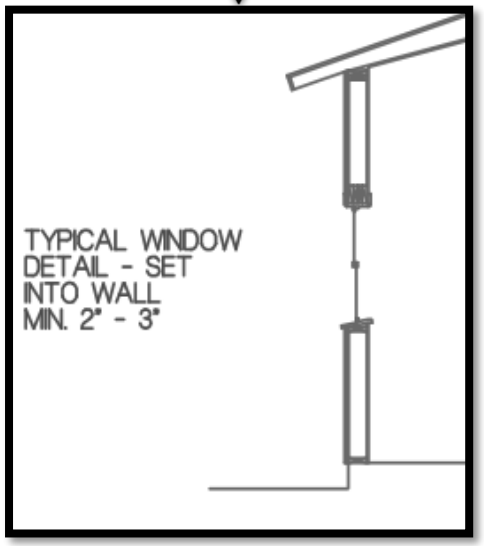
Exterior Color/Finish Family	White	Number of Locks	2
Features	Hardware Included,LowE Glass,Screen Included	Privacy glass	No
Frame Material	Aluminum	Product Weight (lb.)	42lb
Glazing Type	Double-Pane	Solar Heat Gain Coefficient	.32
Grid Pattern	None	Storm window	No
Hardware Color/Finish Family	White	Tilt-in cleaning	No
Insect screen included	Yes	Tinted glass	No
Integral J-channel	No	U-Factor	.30
Interior Color/Finish Family	White	Window Type	Single Hung
Lock Type	Cam Action	Window Use Type	New Construction
Locking	Yes		

SPECIFICATIONS

SW 7020
Black Fox
Interior / Exterior
Locator Number: 244-C7

TRIM COLOR

CUT SECTION



EXISTING HOUSE

FRONT

EXISTING HOUSE

LEFT SIDE

EXISTING HOUSE

BACK

EXISTING HOUSE

RIGHT SIDE

EXISTING BACKYARD

LEFT SIDE

EXISTING BACKYARD

RIGHT SIDE

EXISTING BACKYARD

FAR RIGHT SIDE OF BACKYARD