

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-653
ADDRESS: 808 E CARSON
LEGAL DESCRIPTION: NCB 1266 BLK 2 LOT 2
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Peggy Brimhall/Figurd
OWNER: 808 E Carson St, LLC
TYPE OF WORK: Construction of two, two story, multi-family residential structures
APPLICATION RECEIVED: December 4, 2017
60-DAY REVIEW: February 2, 2018

REQUEST:

The applicant is requesting conceptual approval to construct two, two story, multi-family residential structures on the vacant lot at 808 E Carson.

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.

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 is requesting conceptual approval to construct two, two story, multi-family residential structures on the vacant lot at 808 E Carson. This lot is located within the Government Hill Historic District.
- b. CONCEPTUAL APPROVAL – 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.

- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the design review committee on December 14, 2017. At that meeting, committee members noted that the proposed massing, architectural form, parking locations and lot design were generally appropriate.
- d. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed setbacks as well as orientations that are consistent with the historic examples found throughout the district and the Guidelines.
- e. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed architectural for both structures that signal entrances; however, formal entrance massing and doors have not been proposed to front either E Carson, for the northern structure or Colita Street, for the southern structure.
- f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. This structure of E Carson features seven residential structures, three of which feature two stories in height. Generally, staff finds the proposed massing of the northern unit appropriate; however, staff finds that the massing of structures on Colita Street is subordinate to that of those on E Carson. Staff finds that the rear (southern) unit should be reduced in overall massing to present itself subordinate to the structure that fronts E Carson. This would follow the pattern of large massing for primary structures and subordinate massing for accessory structures.
- g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has not provided specifics for foundation heights at this time. The applicant is responsible for complying with the Guidelines.
- h. ROOF FORM – The applicant has proposed roof forms that include gabled and hipped roofs. Generally, these proposed roof form are appropriate and are found historically throughout the Government Hill Historic District; however, the applicant has proposed a series of roof voids to accommodate rooftop decks and viewing areas. Staff finds this inappropriate and inconsistent with overall roof massing and form of the district.
- i. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally, the applicant has proposed fenestration that features an overall size consistent with that found on historic structures throughout the district; however, staff finds that additional fenestration should be added to ground level facades, particularly those visible from the public right of way at E Carson and Colita.
- j. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Generally, staff finds the proposed lot coverage to be appropriate.
- k. MATERIALS – The applicant has proposed materials that include both vertical and horizontal Hardi siding and standing seam metal roofs. Staff finds that the proposed standing seam metal roofs should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A smooth finished should be used along with an exposure of four inches for the proposed lap siding. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide.
- l. ARCHITECTURAL DETAILS – The applicant has proposed structures that generally feature massing that is appropriate for this block; however, various architectural details should be addressed prior to receiving conceptual approval, such as recessed porch massing, ground level fenestration and façade depth. The applicant has proposed an architectural form features forms and profiles found commonly in the historic, Folk Victorian style; specifically, porches on Folk Victorian structures are recessed behind the massing of protruding bays. This should be addressed by the applicant prior to receiving conceptual approval.
- m. ARCHITECTURAL DETAILS / PARKING LOCATIONS – The applicant has proposed for the driveways to pass through each structure and for parking to be located on the ground level of both structures. Staff suggests that the applicant study interior courtyard parking which could potentially lead to a reduction in massing and the incorporation of additional ground level fenestration.
- n. LANDSCAPING – At this time, the applicant has not submitted a landscaping plan. The applicant is responsible for complying with the Guidelines for Site Elements when producing landscaping documents.

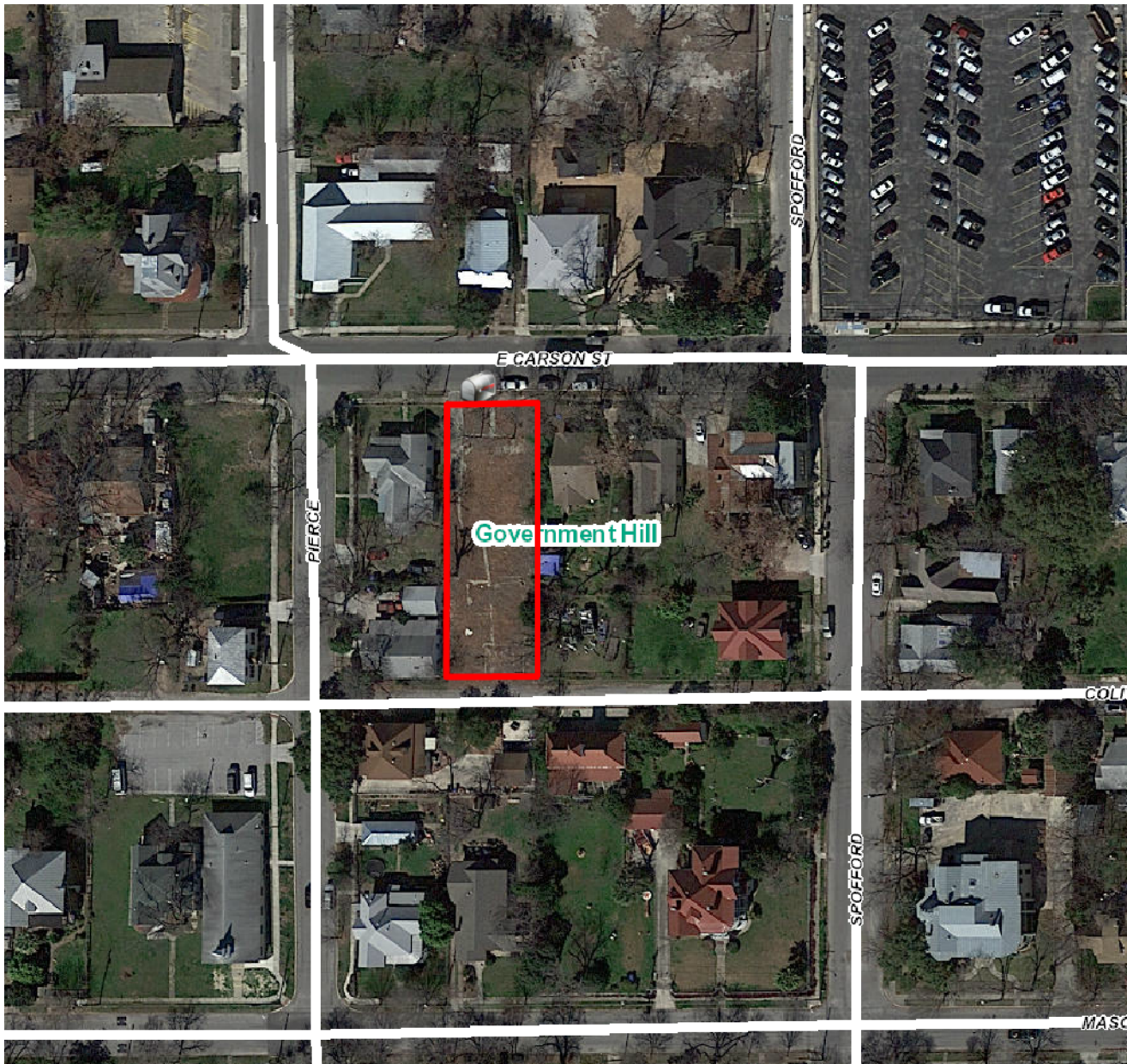
RECOMMENDATION:

Staff does not recommend final approval at this time. Staff recommends the applicant address the following items prior to receiving conceptual approval:

- i. That the rear structure feature a massing that is subordinate to that of the structure that is proposed to front E Carson to follow the historic pattern of rear structures appearing subordinate to primary, street fronting structures as noted in finding e.
- ii. That the applicant locate parking areas within the interior of the site to reduce building massing and to incorporate ground level fenestration as noted in finding l.
- iii. That the applicant introduce additional window fenestration comparable to that found on neighboring historic structures as noted in finding h.
- iv. That the applicant incorporate appropriate architectural details including recessed porch massing, ground level fenestration, façade depth that is consistent with that found historically throughout the district as noted in finding k.
- v. That the overall massing, including proposed voids in the roof form be simplified to follow historic building forms. Roofs should feature hipped or gabled forms with appropriate eave depth and windows should feature proportions that are consistent with those of historic structures.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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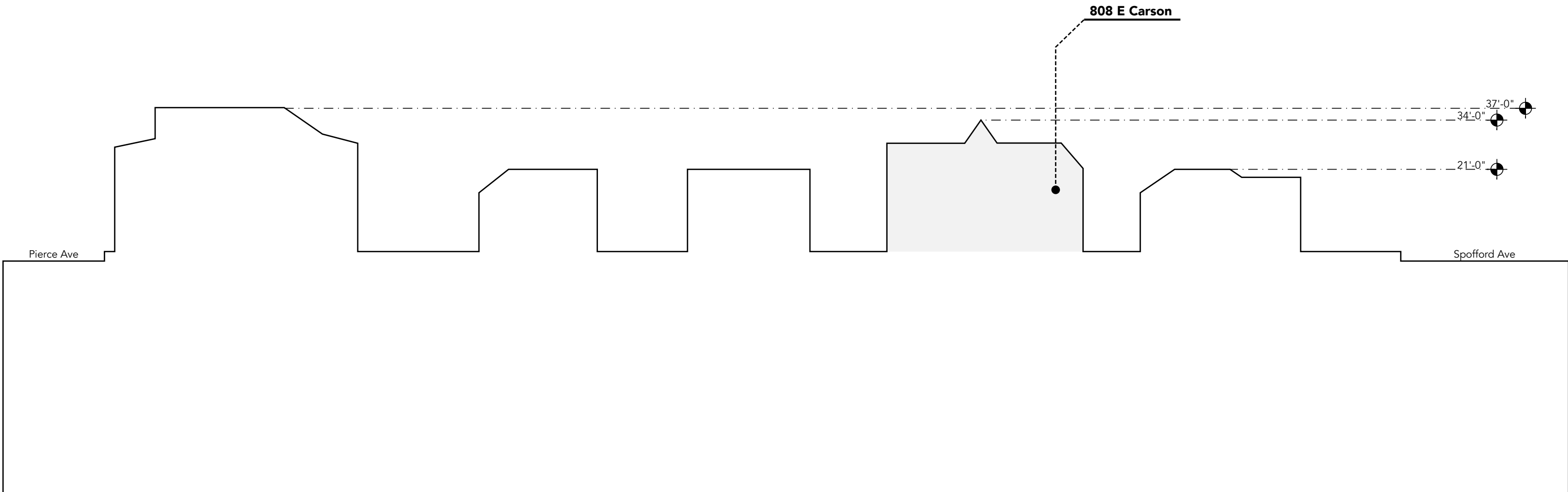


808 East Carson

Carson Street
Christian Church



1 ON CARSON STREET



2 ELEVATION STUDY DIAGRAM

808 E Carson Street in historic Government Hill

The historic Government Hill district has hosted an abundance of architecturally significant single-family homes to multifamily housing since World War II. The neighborhood is a unique and vibrant community with a diverse mix of architectural styles and building types, including Victorian architecture in the Gothic Revival Style. Our project at 808 E Carson continues the traditions utilizing updated construction methods and use of space and forms.

We intend to build two multi-storey neo-Victorian structures, one facing North towards Carson Street and the other facing south toward Colita alley. Each structure will contain 4 units for sale so to encourage ownership. Each unit will have an onsite two-car garage and a rooftop patio. Total height of the structure will be similar to other two story structures on Carson Street and adjacent to Colita Alley.

The Victorian style we are utilizing evolved largely from the imposing, elaborate Gothic style, which appealed to the romantic Victorian idea that fashion, architecture and furnishings should be beautiful. Ideas from the Gothic style may have started the Victorian styles, but the Industrial Revolution nationalized the trend and made it affordable to everyone, the result is much of what we see in historic Government Hill. After this period, a more streamlined style came to be. Our project shows that the beauty and proportions of a Victorian style can also be streamlined and beautiful, in a modern way.

Key Elements of Victorian Styles

- Two to three stories. Victorian homes are usually large and imposing, ours is two stories and utilizes the attic as living space.
- Wood or stone exterior. The majority of Victorian styles use wood siding, we will emulate the pattern wood makes using today's fiber cement materials.
- Complicated, asymmetrical shape. Victorian homes have wings and bays in many directions, ours will too.
- Decorative trim. Victorian homes are usually decorated with elaborate wood or metal trim. We will use trim in some areas and in others we will create interest and detail at edges where trim typically is through articulations of shade and shadow.
- Textured wall surfaces. We will use metal screen patterns, board and batten, and custom cute fiber cement panel to create texture.
- Steep, multi-faceted roof or Mansard roof. Victorian homes often have steep, imposing rooflines with many gables facing in different directions. The Second Empire Victorian style has a flat-topped Mansard roof with windows in the side to allow for maximum space inside the house. We utilize Mansard roofs and incorporate Gable roofs, common to Government Hill.
- Two-story porch as open space. Common to Victorian examples in Government Hill, we will use these proportions to dress open spaces in the structure.
- Towers. Some high-end Victorian homes are embellished with a round or octagonal tower with a steep, pointed roof. We will embellish our gabled "towers."
- Vibrant colors. Before the Victorian era, most houses were painted all one color, usually white or beige. By 1867, bright earth tones like burnt sienna and mustard yellow were in vogue. We will take from the neighborhood and create a duo-tone palette.

3 NARRATIVE



Mansard roof and vertical texture.

Townhome facade.



Gable tower with streamlined trim.



Tall, multi-roof structure.



Townhome facade.



Mansard roof with dormer.



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808 E Carson

808 E Carson Street
San Antonio, Texas 78208

APN: XXX-XX-XXX

Document Date:
01/12/2017
Phase:
Schematic
Design

Revisions		
No.	Date	Remark

Project Number:
XXXXX

Sheet Contents:
Project Data

Sheet Number:

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