

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2018-182
ADDRESS: 632 LEIGH ST
LEGAL DESCRIPTION: NCB 2739 BLK LOT W 41.6 FT OF A19
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Veronica Montemayor
OWNER: Veronica Montemayor
TYPE OF WORK: Construction of a two story, single family residential structure; installation of solar panels
APPLICATION RECEIVED: April 13, 2018
60-DAY REVIEW: June 12, 2018
REQUEST:

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

1. Construct a two story, single family residential structure at 6332 Leigh Street, located within the Lavaca Historic District.
2. Install solar panels at the rear of the proposed new construction.

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.

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

pipng 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 a Certificate of Appropriateness for approval to construction a two story, single family residential structure at 632 Leigh Street, located within the Lavaca Historic District. Only the southern block face of Leigh Street is included within the Lavaca Historic District. This request was initially heard by the Historic and Design Review Commission on May 2, 2018, where it was referred to the Design Review Committee.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the DRC on May 9, 2018. At that meeting, committee members noted concerns regarding the lack of fenestration on the front façade, noted that roofing materials should be consistent, recommended modifications to the plan to accommodate parking on the side of the

structure and noted that fenestration on the first and second floors should interact.

- c. **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. Historic structures and new construction of this block of Leigh feature angled orientations toward Leigh at which setbacks vary. Contemporary structures are located on each side of the proposed new construction and feature setbacks of approximately thirteen (13) feet at the least and approximately twenty-five (25) feet at the greatest due to their angled orientation. The applicant has proposed a setback of seventeen (17) feet. Staff finds this to be appropriate and consistent with the Guidelines. Additionally, the applicant has proposed to match the angled orientation of the existing historic and contemporary structures found on the block.
- d. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed entrance is appropriate and consistent with the Guidelines.
- e. **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 block of Leigh Street features approximately fifteen existing primary structures. Many of the existing structures are not historic in age, feature a contemporary design and two stories in massing. On each side of the proposed new construction, contemporary, two story structures exist. The applicant has proposed an overall height of approximately 28 feet. Staff finds the proposed massing to be appropriate.
- f. **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 noted specific foundation heights at this time; however, per the submitted elevations, the proposed foundation heights do not appear to be consistent with the Guidelines. The applicant is responsible for complying with the Guidelines for New Construction.
- g. **ROOF FORM** – The applicant has proposed roof forms that include shed, gabled and hipped roofs. The Guidelines for New Construction note that roof forms that are found historically in the district should be used. Staff finds that the proposed street facing roof form should be modified to feature a front facing gable, a form that is found consistently on front facades throughout the Lavaca Historic District.
- h. **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. The applicant has provided updates to the previous design. While many windows feature profiles consistent with those found historically in the district, the front façade features small, fixed windows, which are not historically found in the district. Additionally, double windows should be separated by a wood mullion rather than siding or abutting window trim.
- i. **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.
- j. **MATERIALS** – The applicant has proposed materials that include stucco, cedar siding and a standing seam metal roof. Staff finds the proposed materials to be appropriate; however, the cedar siding should feature an exposure of four (4) inches. The proposed standing seam metal roof 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 (silver).
- k. **WINDOW MATERIALS** – The applicant has noted the installation of double pane, vinyl windows. Staff recommends the installation of wood or aluminum clad wood windows. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- l. **CARPORT & DRIVEWAY LOCATION** – The development pattern along Leigh includes side yard parking in driveways located on both the east and west sides of the primary structure. The applicant has proposed a curved driveway which terminates at the front façade of the proposed new construction, resulting in front yard parking and a carport on the front façade. This is not consistent with the development pattern found along the block. Additionally, front loading garages and front yard parking are not found historically within the Lavaca Historic District. Staff finds that the proposed parking location should be modified to be located in the side yard.
- m. **ARCHITECTURAL DETAILS** – As noted in findings g, h, and l, the proposed roof forms, window openings and

fenestration patterns and carport/parking locations should be modified to become consistent with the development pattern found in the district. Additionally, the proposed new construction features an overall form that is very contemporary in nature. While this block features many houses that feature non-traditional architectural forms, staff finds these to be inconsistent with the Guidelines.

- n. SOLAR PANELS – The applicant has noted the installation of twenty-four (24) solar panels at the rear of the proposed new construction. Staff finds the proposed location to be appropriate.

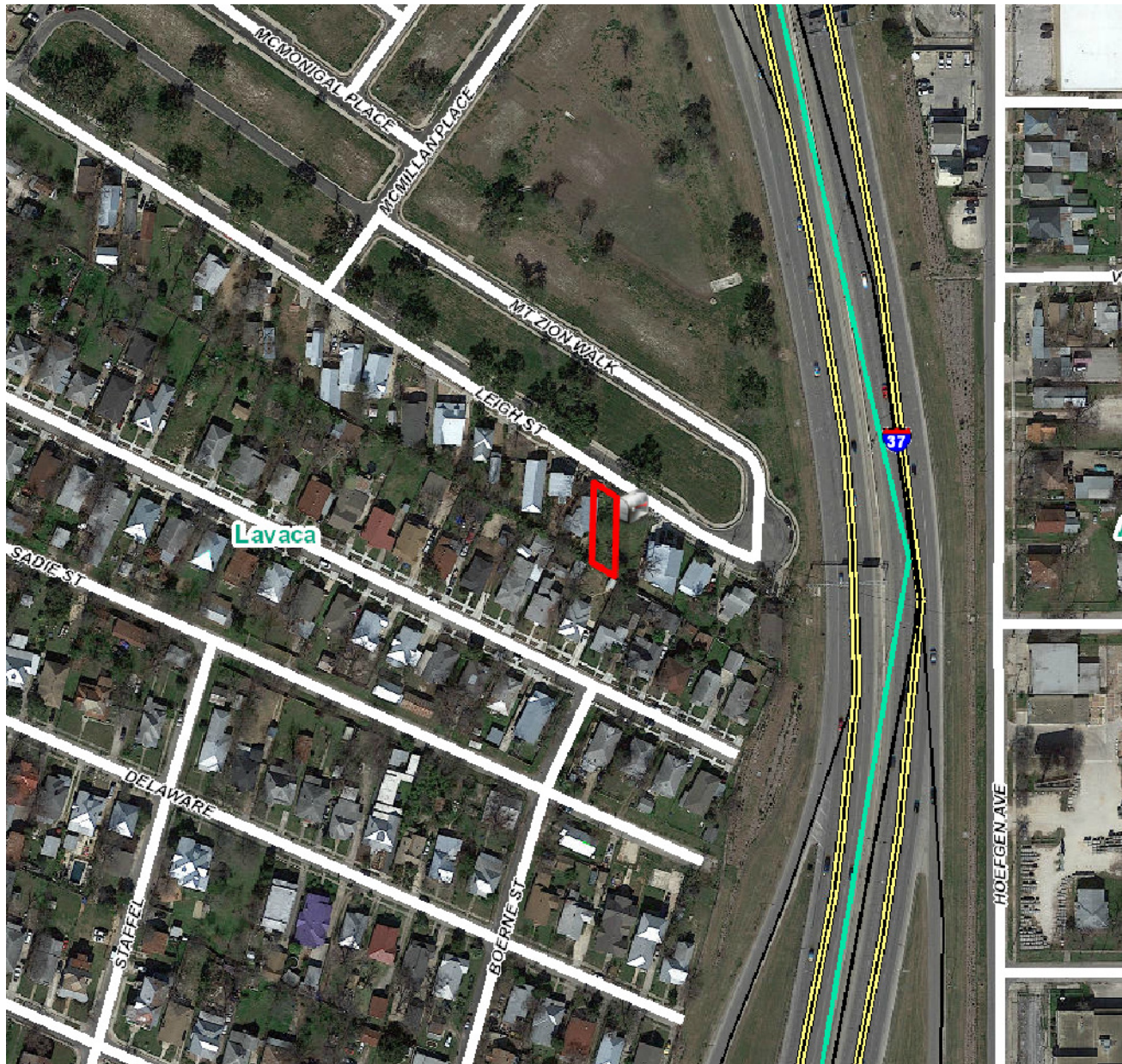
RECOMMENDATION:

Staff does not recommend approval based on findings g, h and l. Staff recommends the applicant address the following items prior to a recommendation for approval:

- i. That the applicant modify the proposed front shed roof to a roof form that is consistent with those found historically on the block, such as a front facing gabled roof as noted in finding g.
- ii. That the applicant address the small, fixed windows proposed on the front façade where typically, one over one windows are located as noted in finding h. All windows grouped in groups of two should be separated by a mullion.
- iii. That wood or aluminum clad wood windows be installed as noted in finding k. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iv. That the proposed, front loaded carport and curved driveway be modified to not result in front yard parking as noted in finding l. The propose driveway should be straight and feature no more than ten (10) feet in width to match those found historically in the district.
- v. That the proposed contemporary architectural forms be modified to accommodate traditional elements that are found throughout the district such as a front facing gabled roof.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 24, 2018

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632 Leigh Street

Leigh St

Leigh St

Leigh St

Leigh St

Mt Zion Walk

Mt Zion Walk

Mt Zion Walk

Mt Zion Walk

Mt Zion Walk

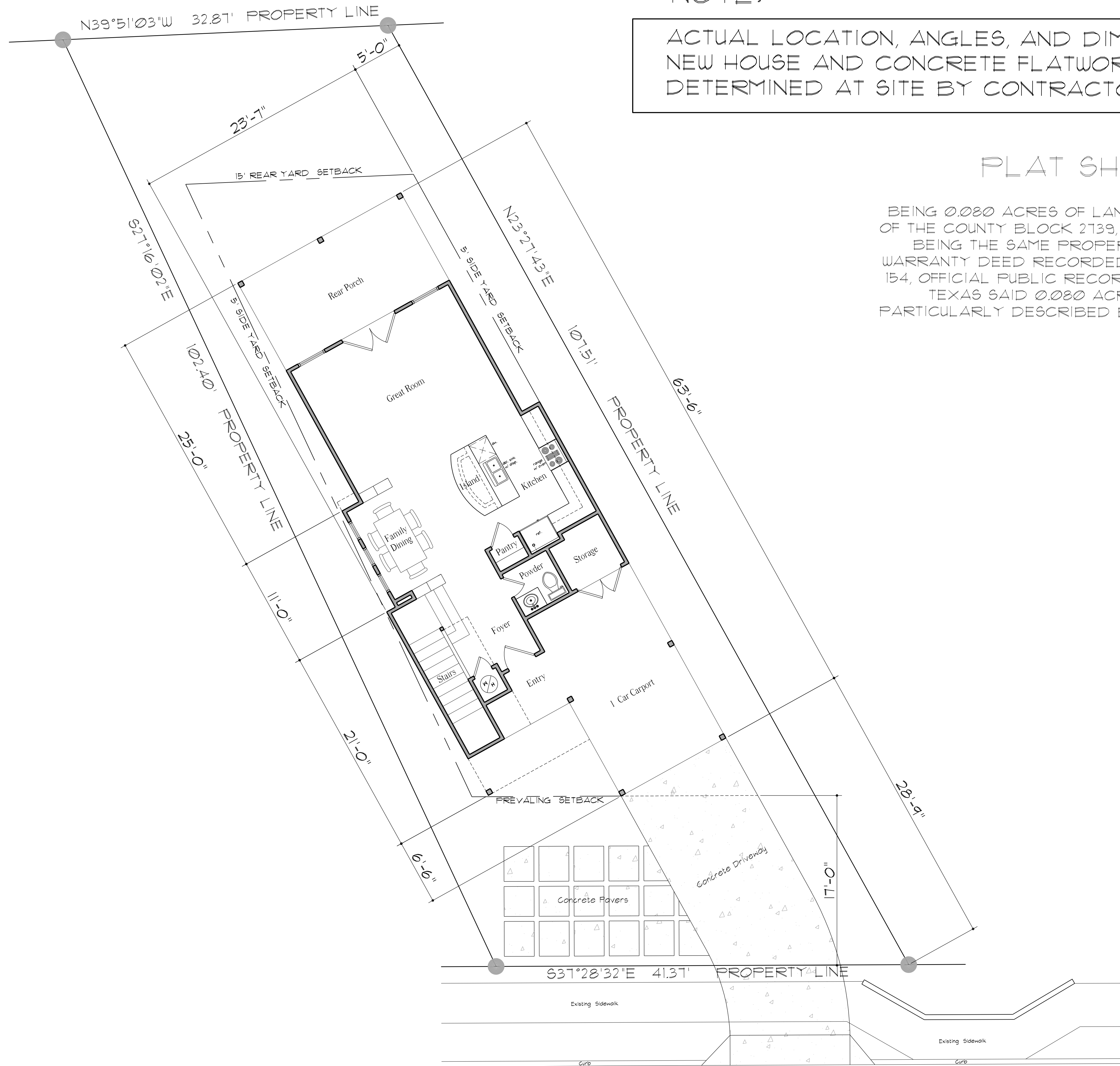
Mt Zion Walk

I am submitting for approval my plan to build a residential home at 632 Leigh Street, 78210.

It is two-story, 3 bedroom, 2.5 bath, 1645 sq. ft. home with a slab foundation. Set back of the house will match adjacent homes. Height of the home will be similar to neighboring two-story homes. Window will be double pane vinyl.

Exterior material will be stucco, with cedar planks on the front right facing of the house. Stucco color will be a light to medium shade of gray; cedar planks will be a cherry satin. A balcony will be on the front left side of the house. Roofing material will be a standing seam metal roof, silver or light grey in color.

Solar panels will be installed on the backside of the roof. 24 Mission Solar Energy MSE300SQ5T PV Modules, three rows of eight. Each module measures 65.51 in x 39.33in x 1.57in.

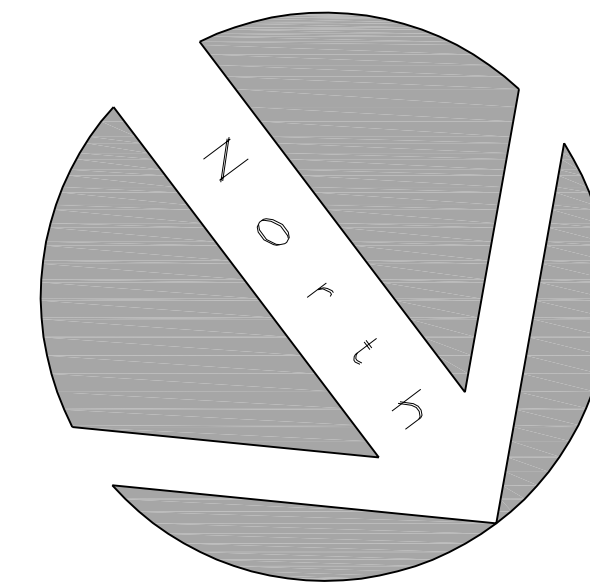


NOTE:

ACTUAL LOCATION, ANGLES, AND DIMENSIONS OF NEW HOUSE AND CONCRETE FLATWORK SHALL BE DETERMINED AT SITE BY CONTRACTOR AND OWNER.

PLAT SHOWING:

BEING 0.080 ACRES OF LAND, MORE OR LESS, OUT OF THE COUNTY BLOCK 2139, BEXAR COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 8871, PAGE 154, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS SAID 0.080 ACRES BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS.



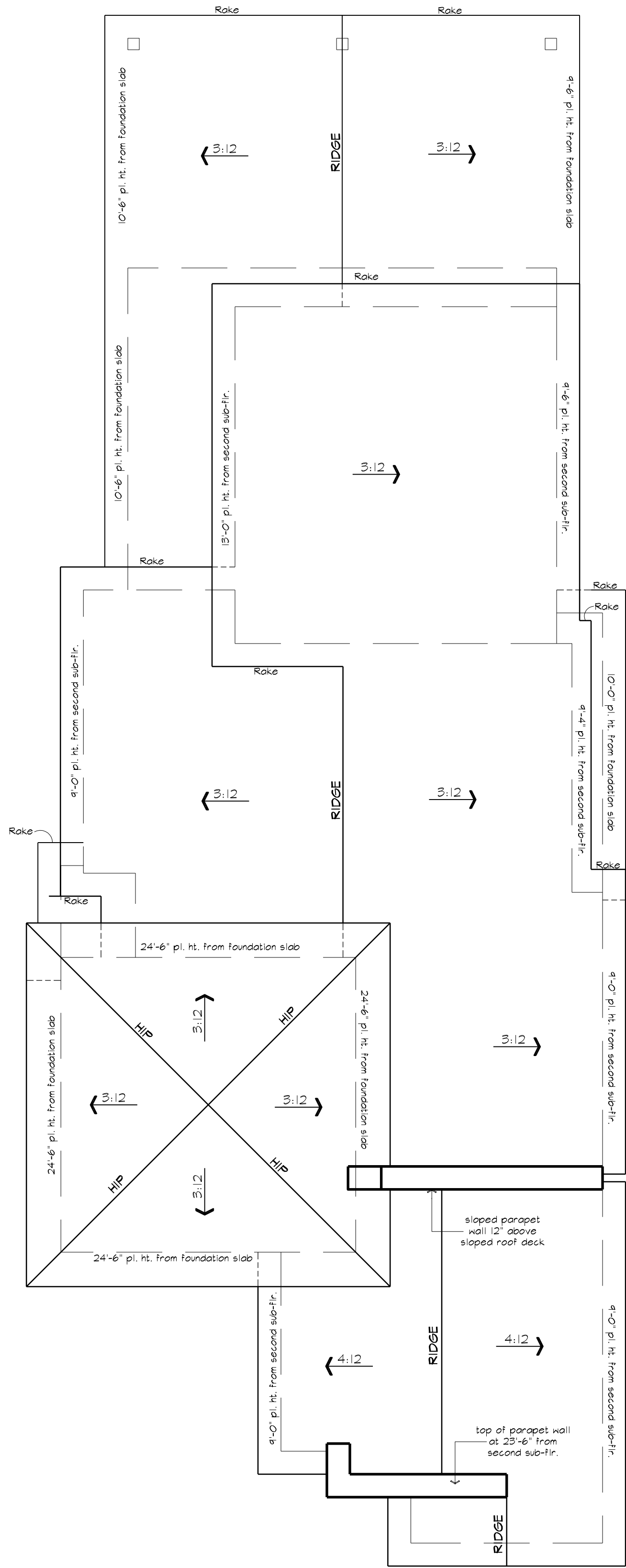
SITE PLAN
Scale 3/16" = 1'-0"

Leigh Street

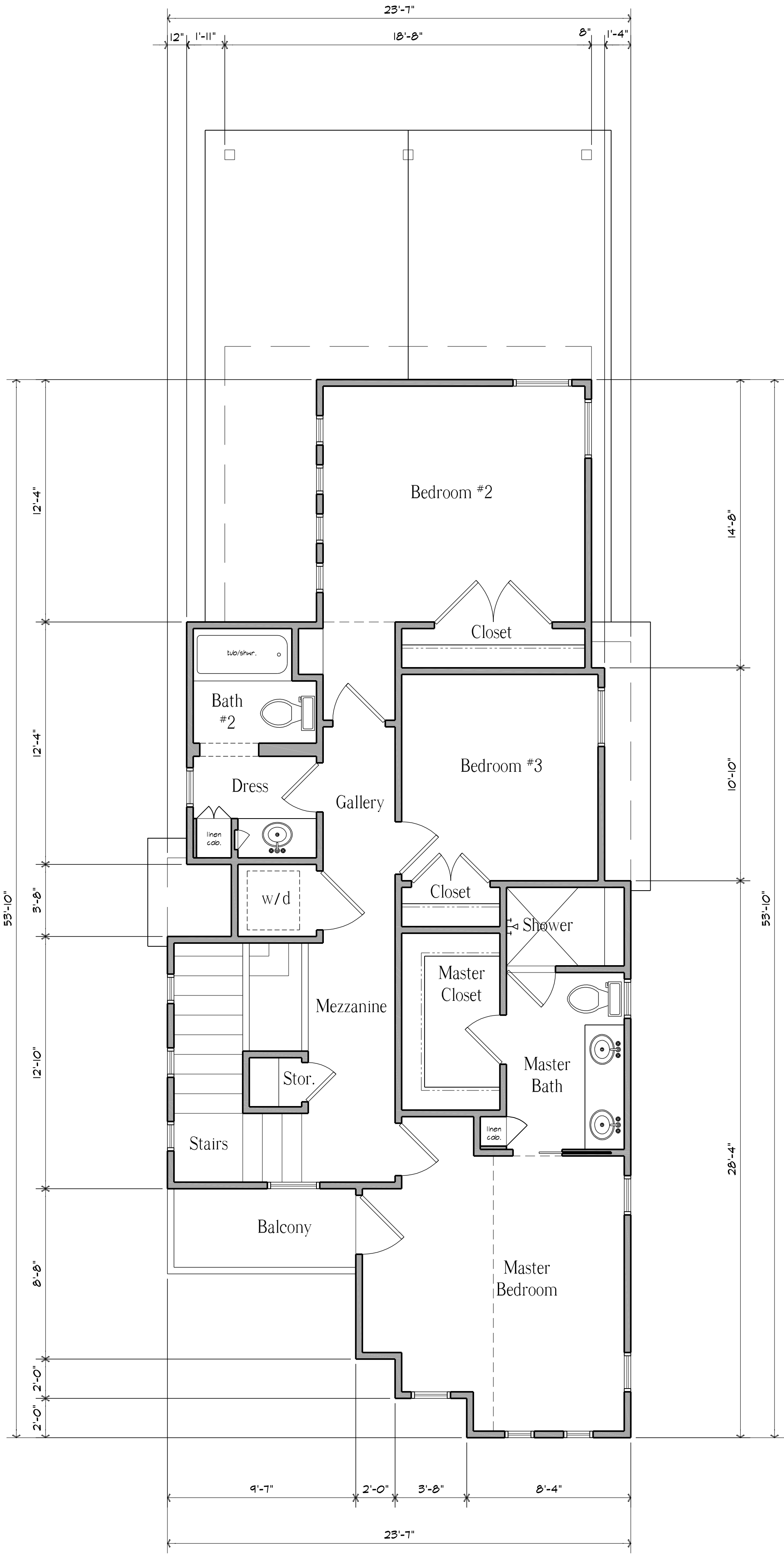
Montemayor Residence
632 Leigh Street
San Antonio, Texas

RUDY RODRIGUEZ DESIGN GROUP
(210) 380-7010

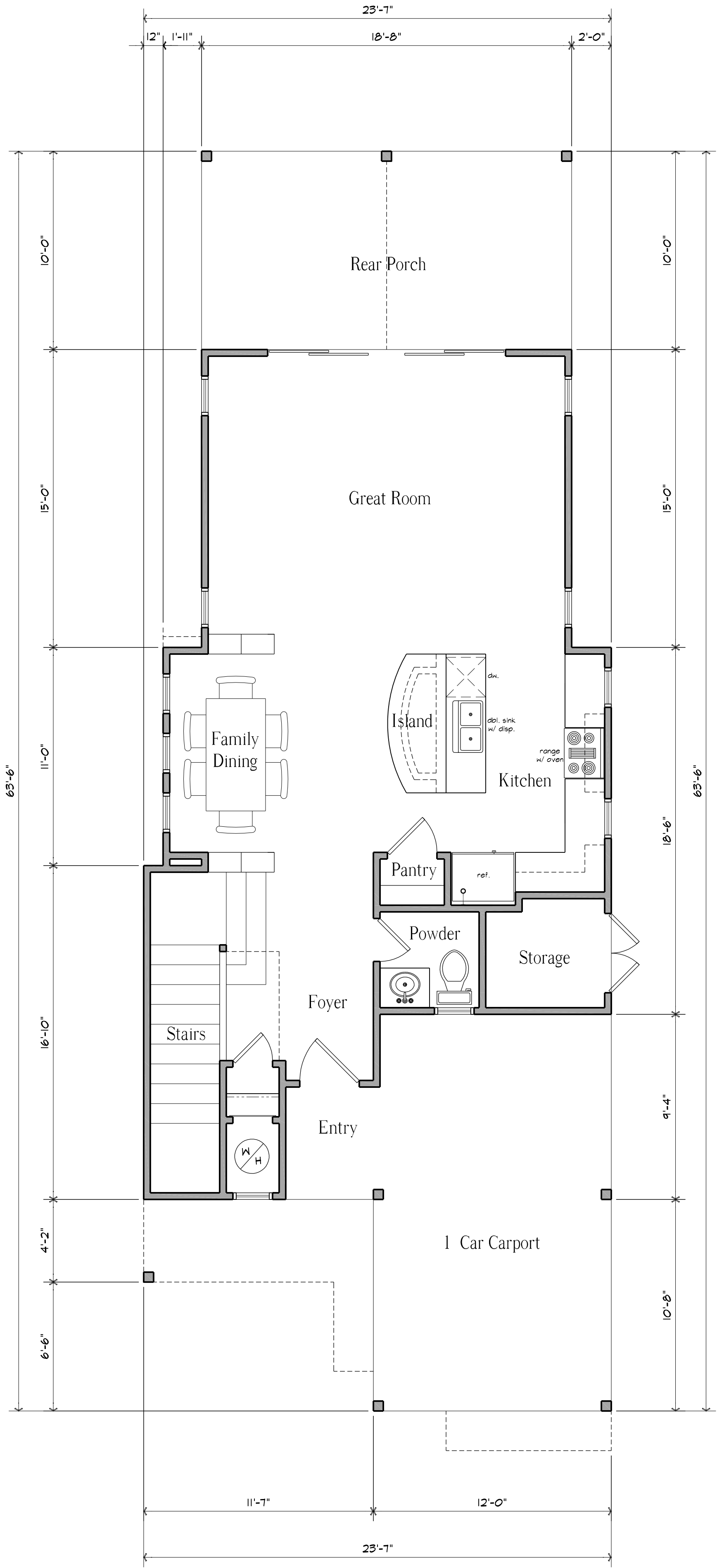
A-1



ROOF PLAN
Scale 1/4" = 1'-0"



SECOND FLOOR PLAN
Scale 1/4" = 1'-0"



FIRST FLOOR PLAN
Scale 1/4" = 1'-0"

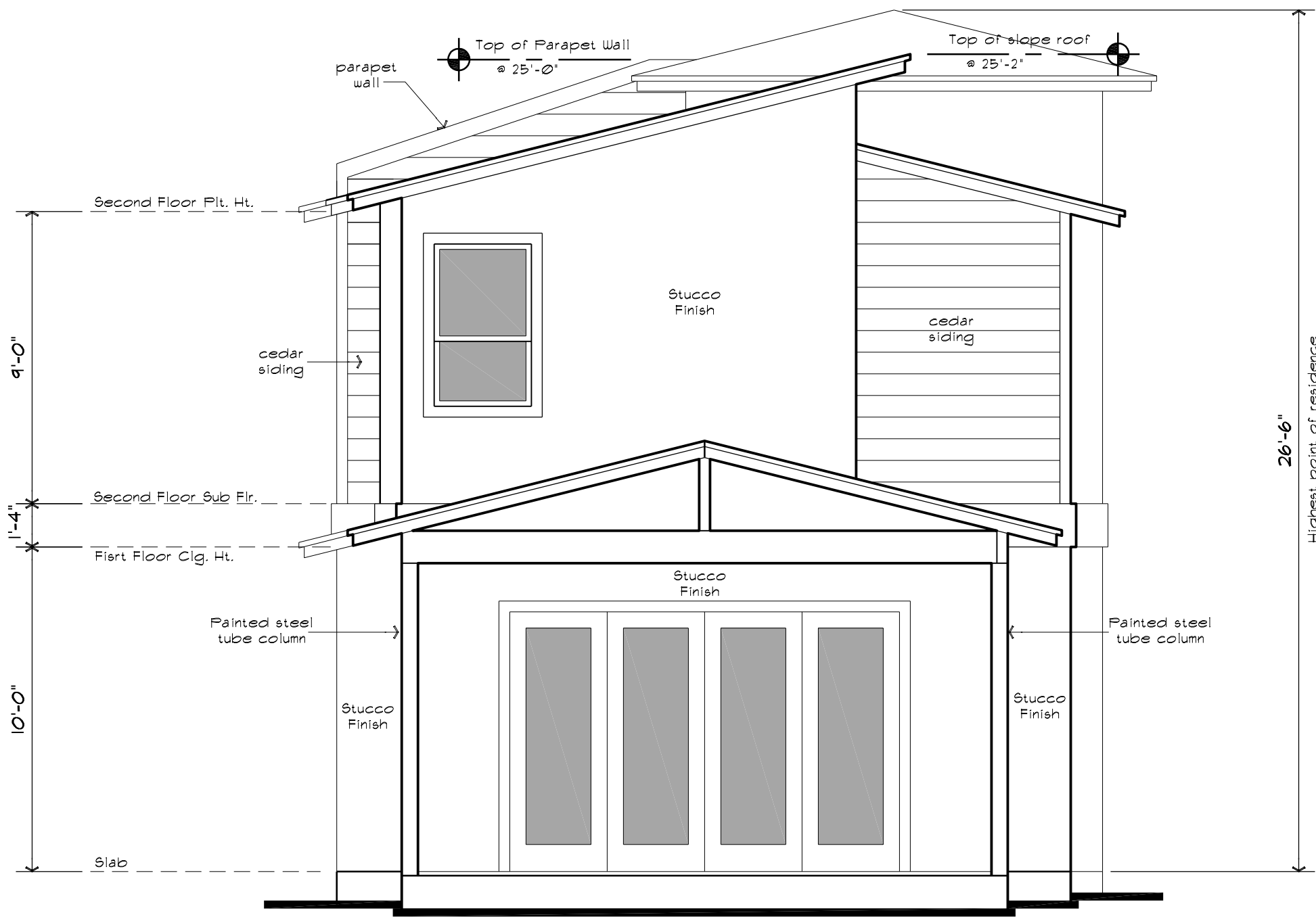
SQ. FOOTAGE

First Floor	743 S.F.
Second Floor	887 S.F.
Carport & Stor.	272 S.F.
Rear Porch	186 S.F.
Front Porch	38 S.F.
Balcony	50 S.F.
TOTAL	2,176 S.F.

Montemayor Residence
632 Leigh Street
San Antonio, Texas

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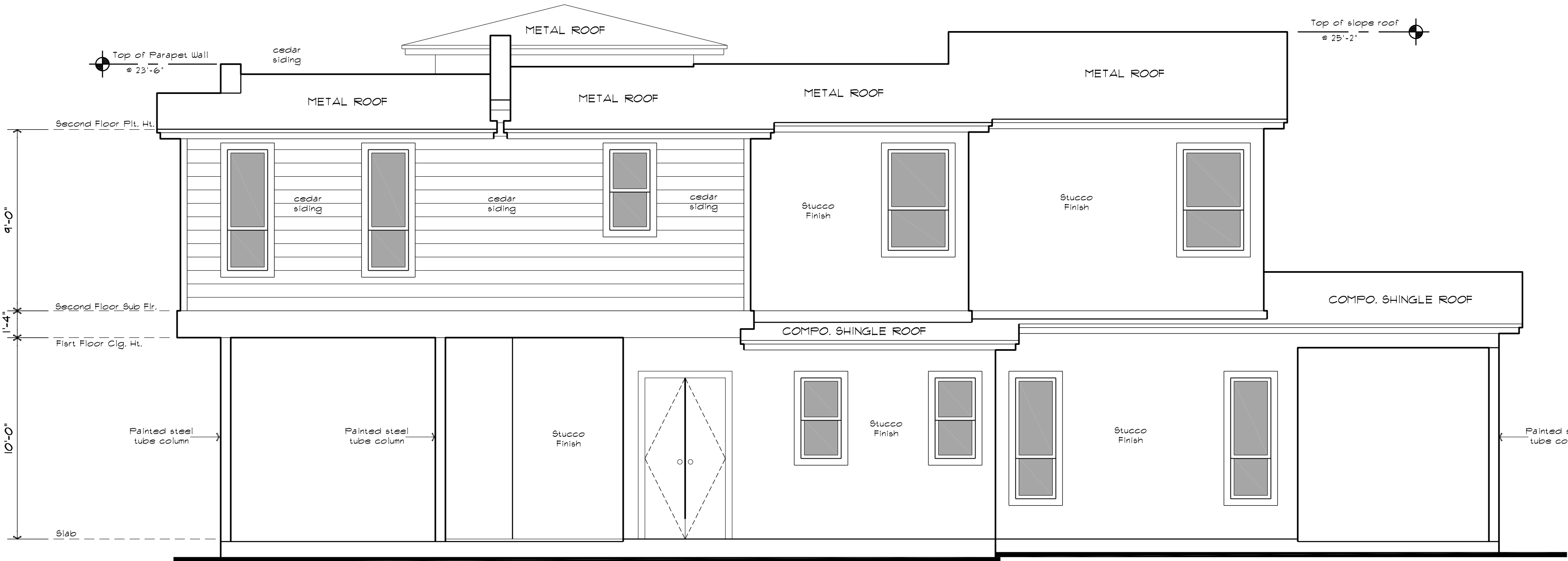
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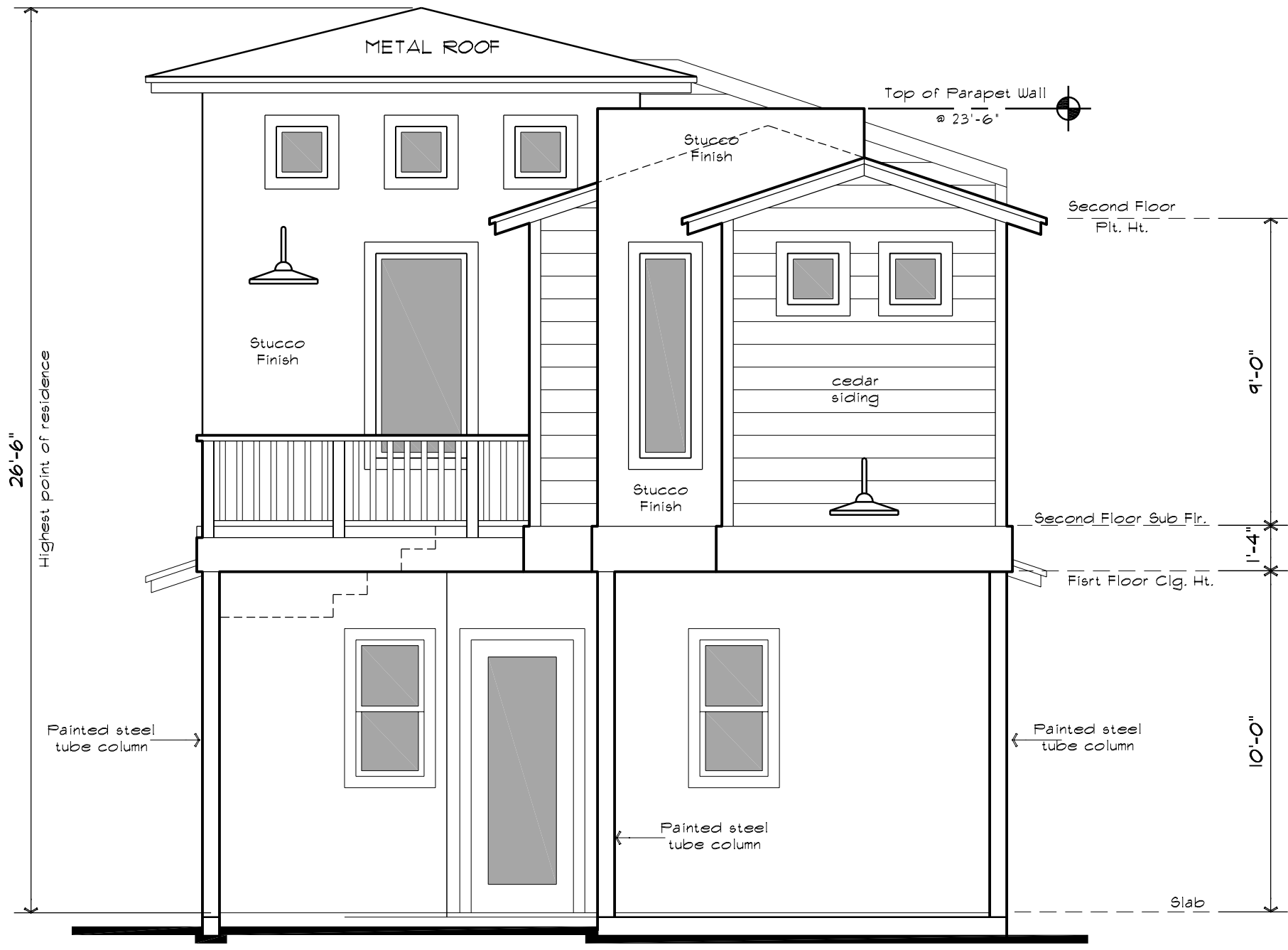
REAR ELEVATION
Scale 1/4" = 1'-0"



SIDE ELEVATION
Scale 1/4" = 1'-0"



SIDE ELEVATION
Scale 1/4" = 1'-0"



FRONT ELEVATION
Scale 1/4" = 1'-0"

Montemayor Residence
632 Leigh Street
San Antonio, Texas

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A-3

Cedar plank color



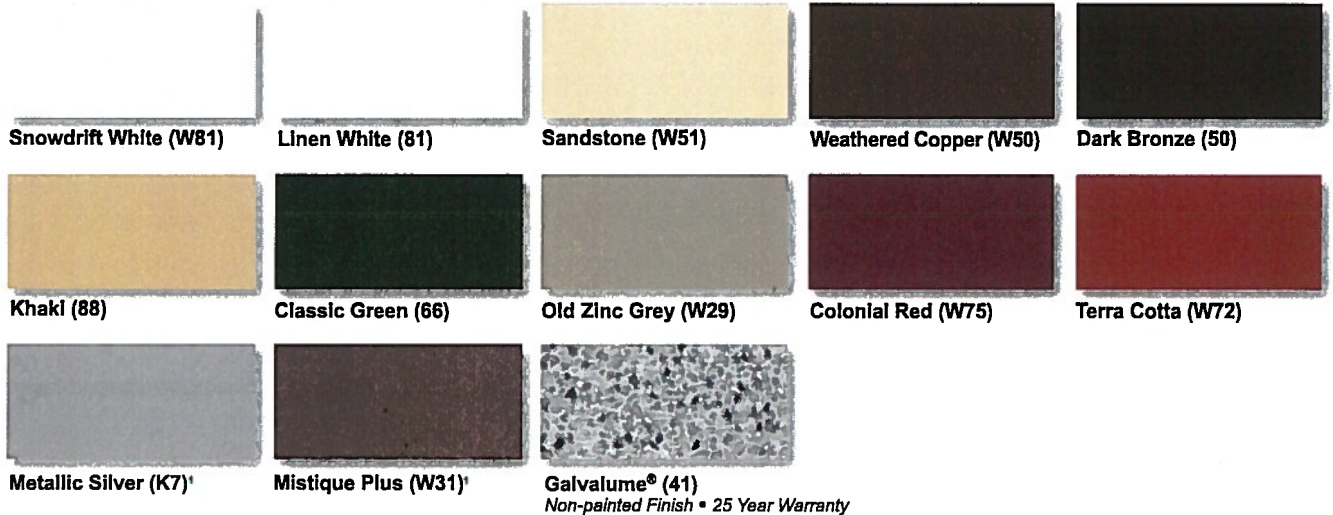
Roof color options



COLOR GUIDE

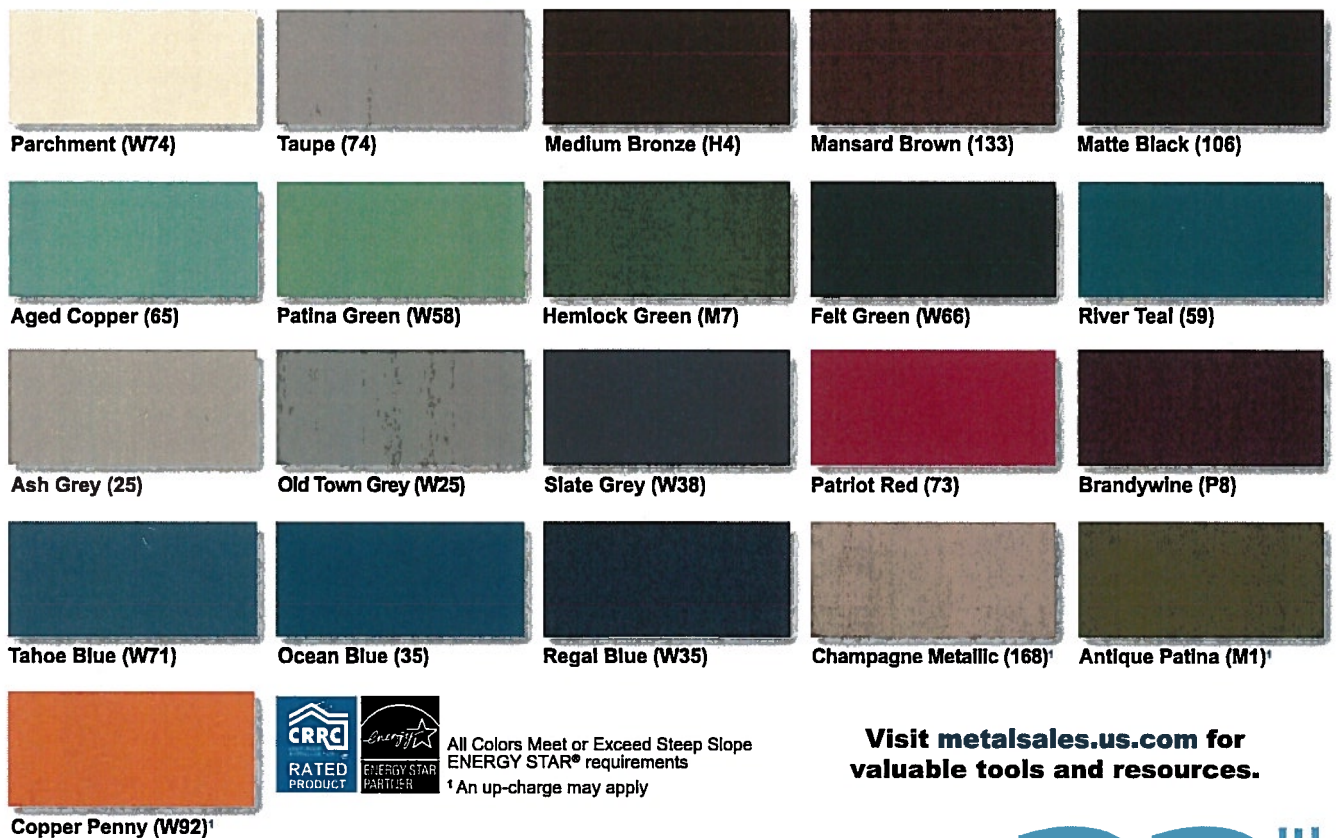
PVDF (Kynar 500®) Paint System

Standard Stocked Colors



PVDF (Kynar 500®) Paint System

Standard Non-Stocked Colors



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22 GAUGE

