

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2019

HDRC CASE NO: 2019-235
ADDRESS: 407 8TH ST
LEGAL DESCRIPTION: NCB 445 BLK 4 LOT 7 & PT OF 5 & E 28 FT OF 9 ARB A2
ZONING: FBZ T4-2,HE
CITY COUNCIL DIST.: 1
LANDMARK: Wurzbach, Charles - House
APPLICANT: David Hannan, Jr. /Fisher Heck Architects
OWNER: James McClain
TYPE OF WORK: Site modifications, exterior modifications, construction of a rear addition, fencing
APPLICATION RECEIVED: April 15, 2019
60-DAY REVIEW: June 14, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

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

1. Demolish and reconstruct a non-original rear addition.
2. Extend the asphalt parking lot towards the rear property line to include 12 additional parking spaces.
3. Install decomposed granite at the rear of the property to add additional parking spaces.
4. Construct a new ADA accessible ramp at the east side porch entrance to feature a wood frame and thin steel handrail.
5. Install a wrought iron fence around the perimeter of the property with a sliding gate. The gate will be located at the existing driveway.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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 Maintenance 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.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. *Preserve*—Retain historic fences and walls.

ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

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.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

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.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.

ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

- a. The primary structure located at 407 8th St is a 2-story single family structure constructed in approximately 1890 in the Folk Victorian style. The structure features a limestone façade, decorative gingerbreading, and a standing seam metal porch. The structure is an individually listed local landmark with the common name Charles Wurzbach House.
- b. **ADDITION** – The applicant has proposed to demolish and reconstruct a non-contributing rear addition. The proposed drawings indicate that the new addition will be slightly larger in footprint but feature a two-story open porch in lieu of an enclosed space per the submitted elevations. According to the Historic Design Guidelines, new additions or porch elements should be compatible with the historic structure and should be located at the rear whenever possible. Staff finds the proposal appropriate.
- c. **PARKING LOT EXTENSIONS** – The applicant has proposed to expand the existing parking lot to include 12 new asphalt parking spaces and additional parking spaces at the rear of the lot. The rear parking spaces will be stabilized decomposed granite. According to the Historic Design Guidelines, parking areas for non-residential and mixed-use structures should be placed at the rear of the site, behind primary structures to hide them from the public right-of-way. The expansion of the parking will not negatively impact the historic structure. Staff finds the proposal consistent.
- d. **ADA RAMP** – The applicant has proposed to install a new ADA accessible ramp on the east entrance. The ramp will be primarily wood framed with a concrete apron and a thin, painted steel handrail. The porch decking on the east façade will be modified to accommodate this installation. According to the Guidelines, ADA accessible ramps or alterations should be located at a secondary entrance where feasible and the design should be minimally intrusive to the historic structure. Staff finds the proposal appropriate.
- e. **FENCE DESIGN AND HEIGHT** – The applicant has proposed to replace the existing cattle-style front and side yard fence with a new wrought iron fence measuring 4 feet in height. The existing fence features wooden posts and a wire mesh. According to the Historic Design Guidelines, new front yard fences should appear similar to those used historically within the district in terms of their scale, transparency, and character. Staff finds that the use of wrought iron is consistent.
- f. **FENCE LOCATION** – The applicant has proposed to install fencing that spans across the 34 wide driveway instead of turning to meet the corner of the house. According to the Historic Design Guidelines, new front yard fences should follow historic fence placements in the district. While turning the fence along the driveway would be more consistent with the fence development pattern of the district, staff finds that turning the fence would result in the fence intersecting with the front plane of the house. Due to site-specific limitations, building siting, and lot restrictions, staff finds the fence location appropriate.

RECOMMENDATION:

Item 1, Staff recommends approval of the removal of the existing addition and the construction of a double height rear porch based on finding b.

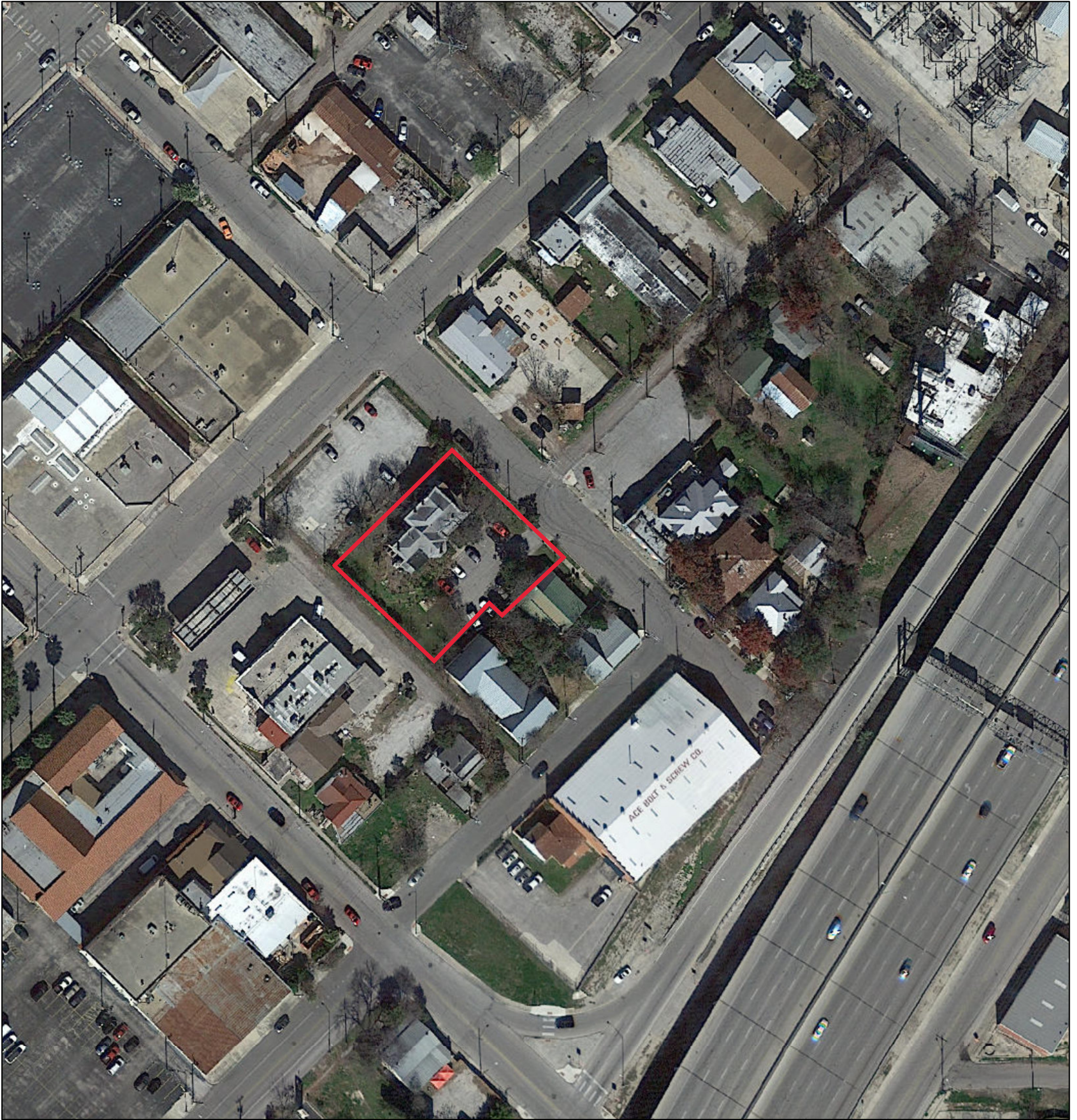
Items 2 and 3, Staff recommends approval of the parking lot expansions based on findings c and d.

Item 4, Staff recommends approval of the ADA ramp based on finding e.

Item 5, Staff recommends approval of the fencing based on findings e and f with the following stipulations:

- i. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

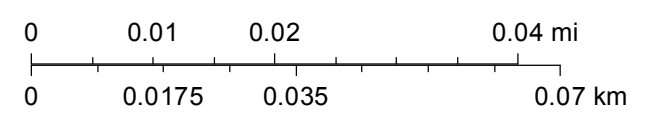
City of San Antonio One Stop



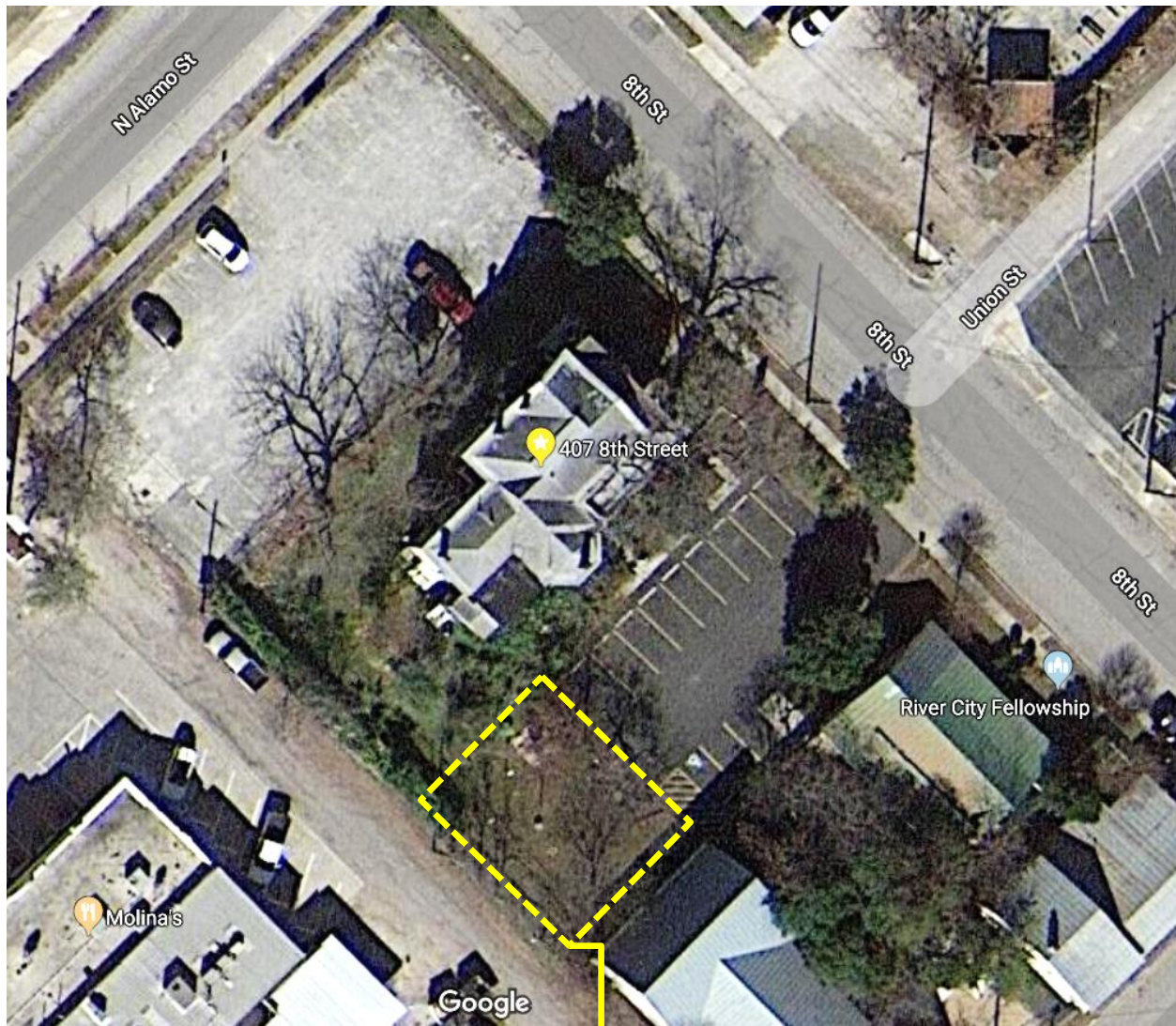
April 23, 2019

— User drawn lines

1:1,000



Site Plan:



Parking lot expansion area

Photos of Existing Conditions:



Front north façade of property



West façade of property



Rear south façade of property



East façade of property showing non-historic rear porch



Existing east entrance to property. Sidewalk will be removed and replaced with a ramp up to side entrance to the building



Existing area of property where parking lot is to expand into

April 12, 2019

City of San Antonio
Office of Historic Preservation
1901 S. Alamo Street
San Antonio, Texas 78204

Re: 407 8th Street Site Work, HDRC Application Narrative

To the HDRC Board & Staff:

The current business owner of 407 8th Street seeks to make several site improvements to their recently purchased property that will make the historic building more accessible, more secure, and more accommodating to the business staff that will occupy the building. The owner seeks to make the following improvements to the site as well as the exterior of the building:

- Expand the existing asphalt parking lot toward the rear property line providing 12 additional parking spaces that will also be shared by the adjacent property, which also belongs to the same property owner.
- Replace the existing metal roof with a new hand-crimped standing seam, galvalume metal roof. The existing integrated gutters are causing multiple water penetrations into the building. The owner wishes to close them up and install fascia-mounted metal gutters that will tie into the existing external metal downspouts.
- Construct a new accessible ramp into the building through the east side porch entrance. The ramp will be mostly wood framed with a thin steel handrail.
- Demolish the non-original, rear two-story, screened-in porch and construct a new two-story porch that will be approximately twice the size, making it much more usable than the existing one is. The new porch will be wood framed and will not be screened in.
- Install a new iron fence around the perimeter of the property providing added security for the building (it has recently been broken into). The fence will be approximately six feet tall on the sides and in the rear of the property. It will then drop down to three feet tall along the front of the property. The fence will have an integrated sliding gate at the enlarged apron into the parking lot to prohibit patrons from the surrounding bars from using this parking lot.

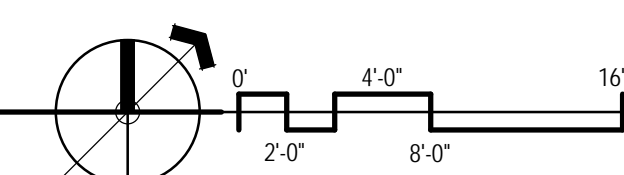
The owner has contracted Pape Dawson to provide engineered drawings of the parking lot improvements and they have hired Rubiola Construction as their General Contractor for all the site and building improvements.

Sincerely,

A handwritten signature in blue ink, reading "David Hannan Jr.", with a stylized, cursive script.

David Hannan Jr., Principal
Fisher Heck Architects
210-299-1500

1. 24 ASPHALT PARKING SPACES PROVIDED, INCLUDING TWO ADA SPACES
2. 6 ALLEYWAY SPACES PROVIDED



1 SITE PLAN
1/8" = 1'-0"

PROJECT:

PROJECT: SOLUTIO ENVIRONMENTAL HEADQUARTERS

SHEET TITLE:

SITE PLAN

PROJECT NO: 1904 A1

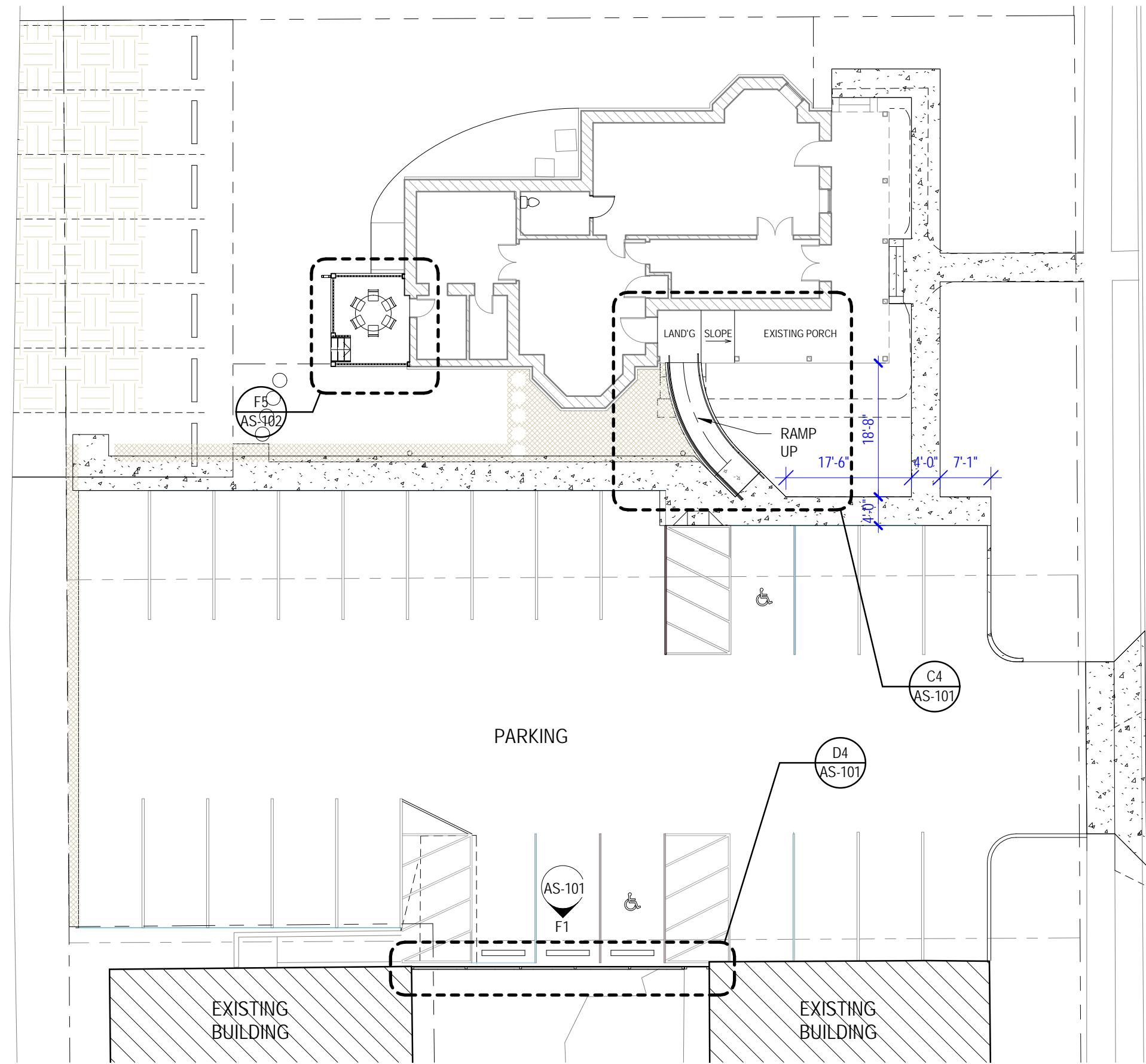
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SHEET NO:

AS-100

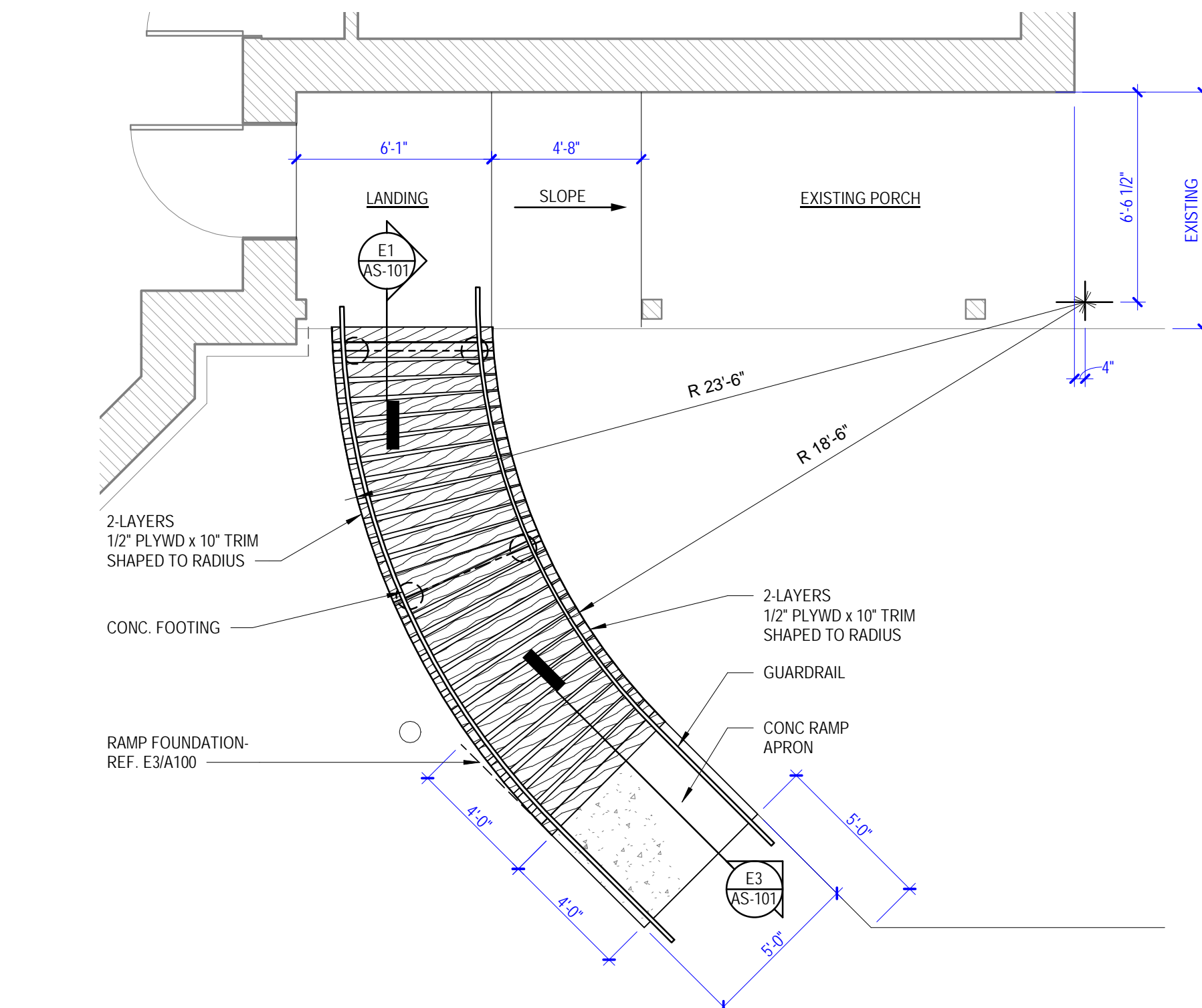
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ALLEY

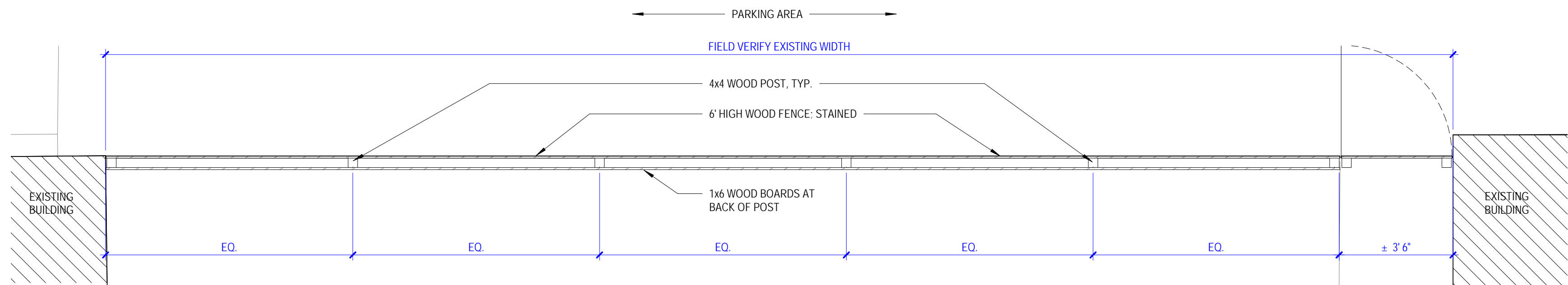


C1 SITE PLAN
1/16" = 1'-0"

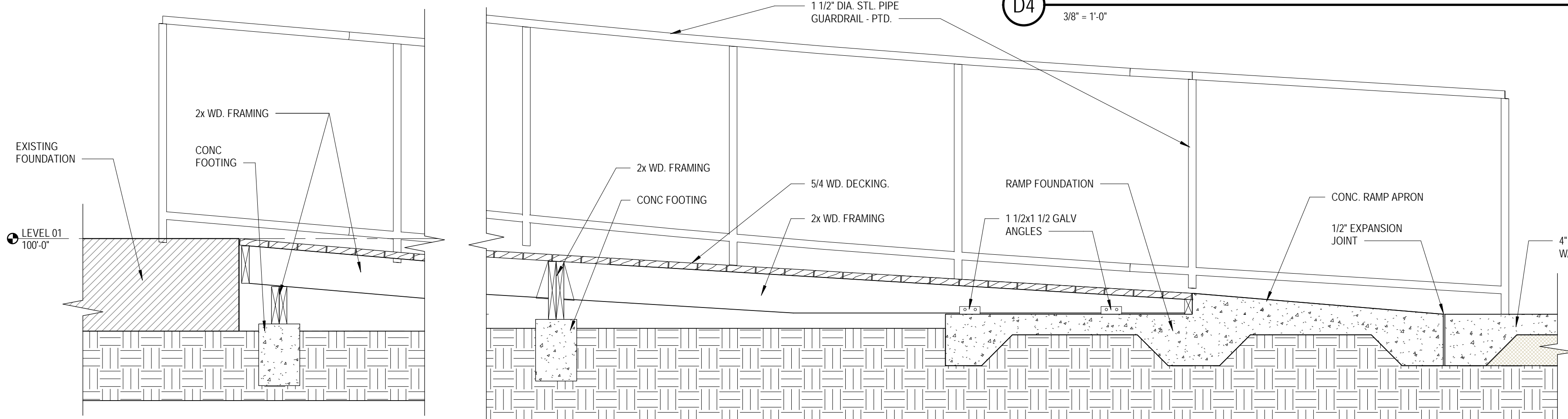
8TH STREET



C4 ENLARGED PLAN AT RAMP
1/4" = 1'-0"

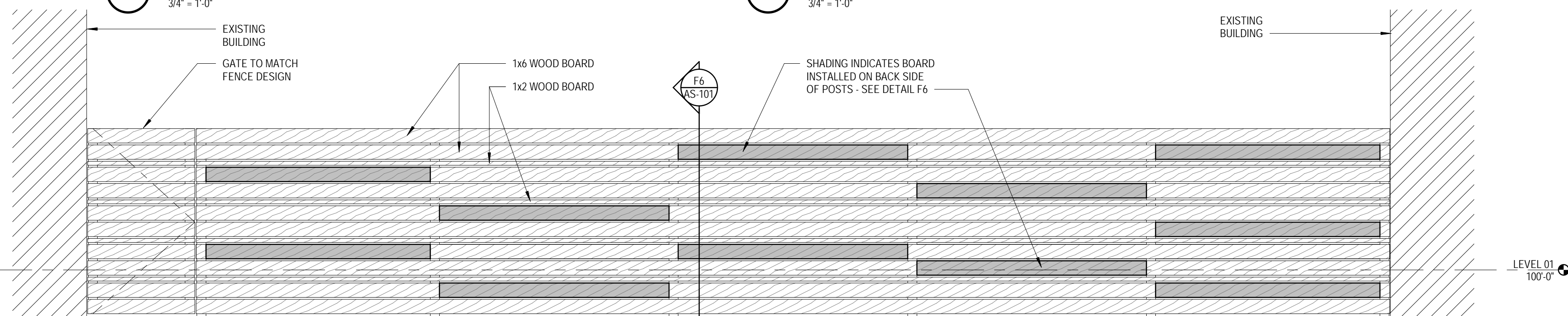


D4 ENLARGED PLAN AT FENCE
3/8" = 1'-0"

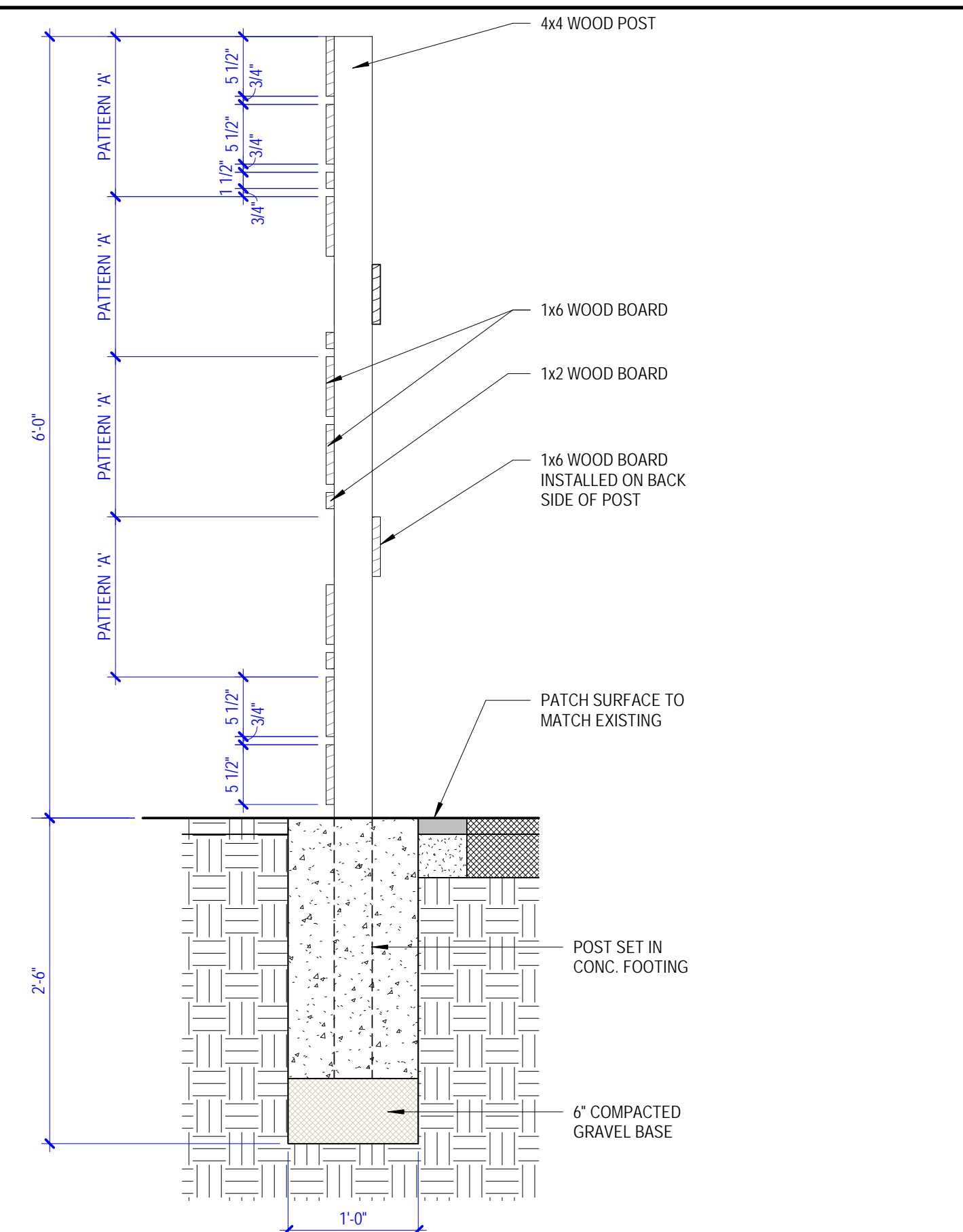


E1 Detail 2
3/4" = 1'-0"

E3 Detail 0
3/4" = 1'-0"



F1 FENCE ELEVATION
3/8" = 1'-0"



F6 FENCE SECTION
1" = 1'-0"

GENERAL NOTES

Fisher Heck
ARCHITECTS

915 SOUTH ST MARY'S STREET
SAN ANTONIO, TEXAS 78205
FISH@FHEC.COM
210-280-1500

PRELIMINARY
NOT FOR REGULATORY
APPROVAL,
PERMIT, OR CONSTRUCTION
FISHER HECK, INC., ARCHITECTS
LEWIS S. FISHER #6110

4/2/2019

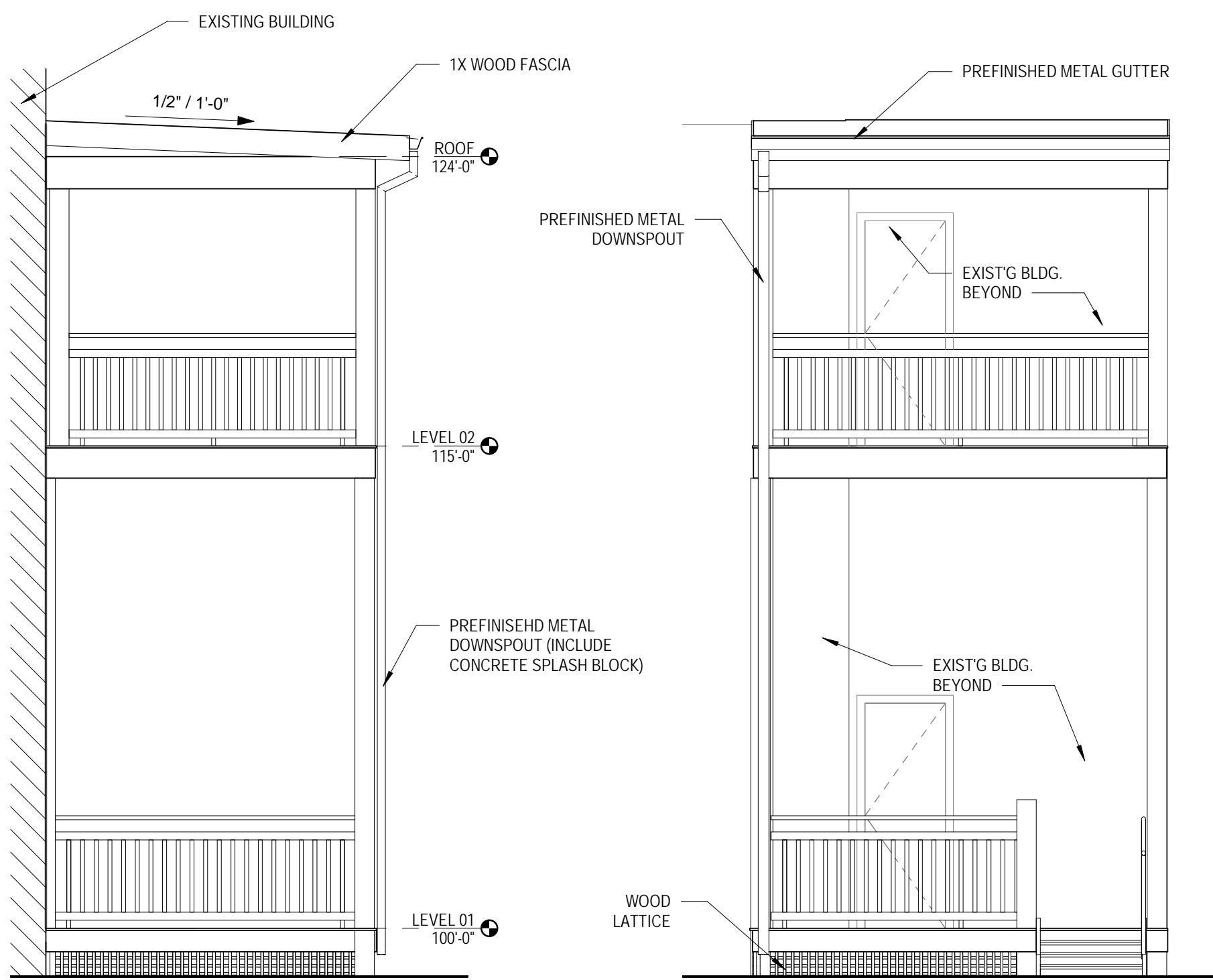
PROJECT: SOLUTIO ENVIRONMENTAL HEADQUARTERS

SHEET TITLE: RAMP & FENCE DETAILS

PROJECT NO: 1904 A1

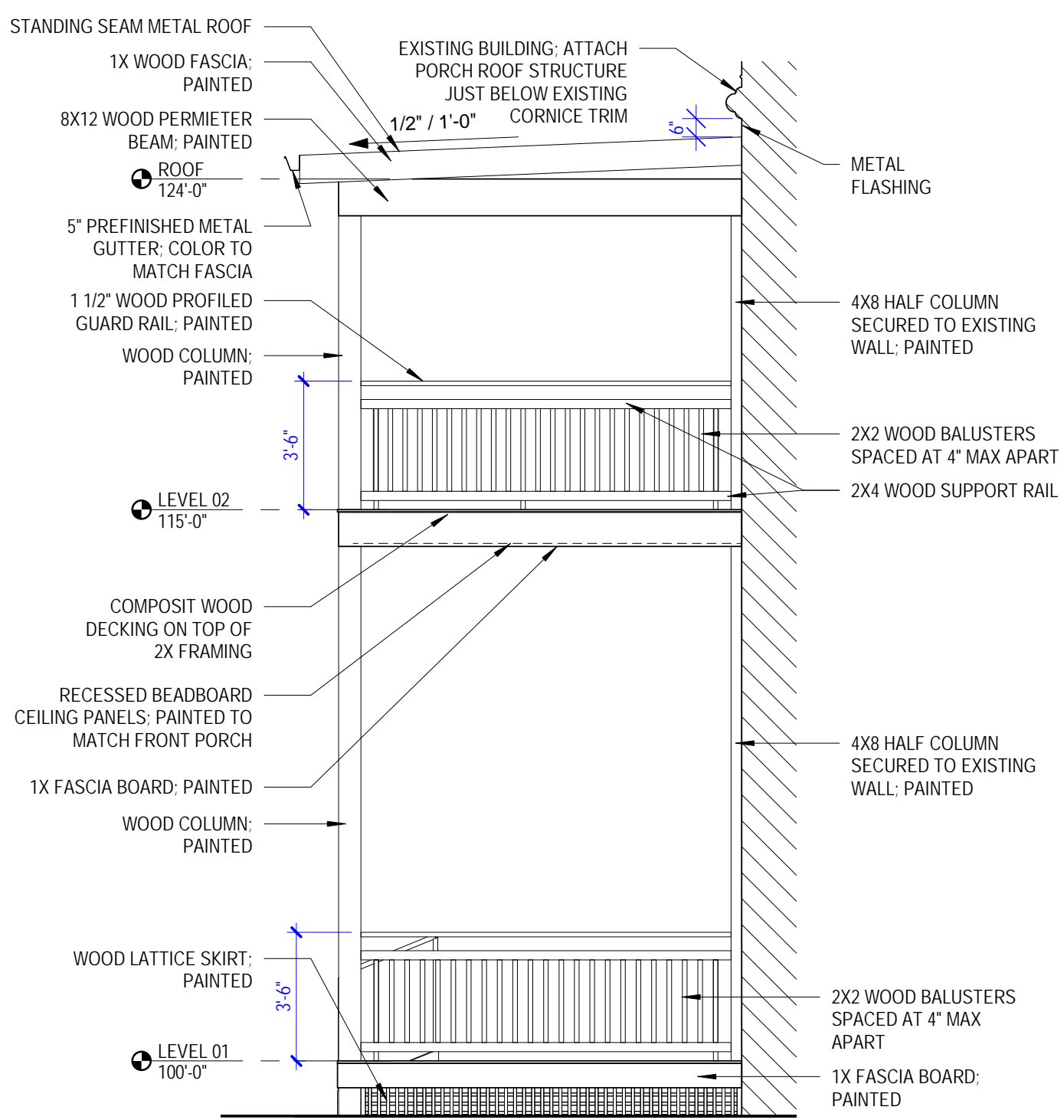
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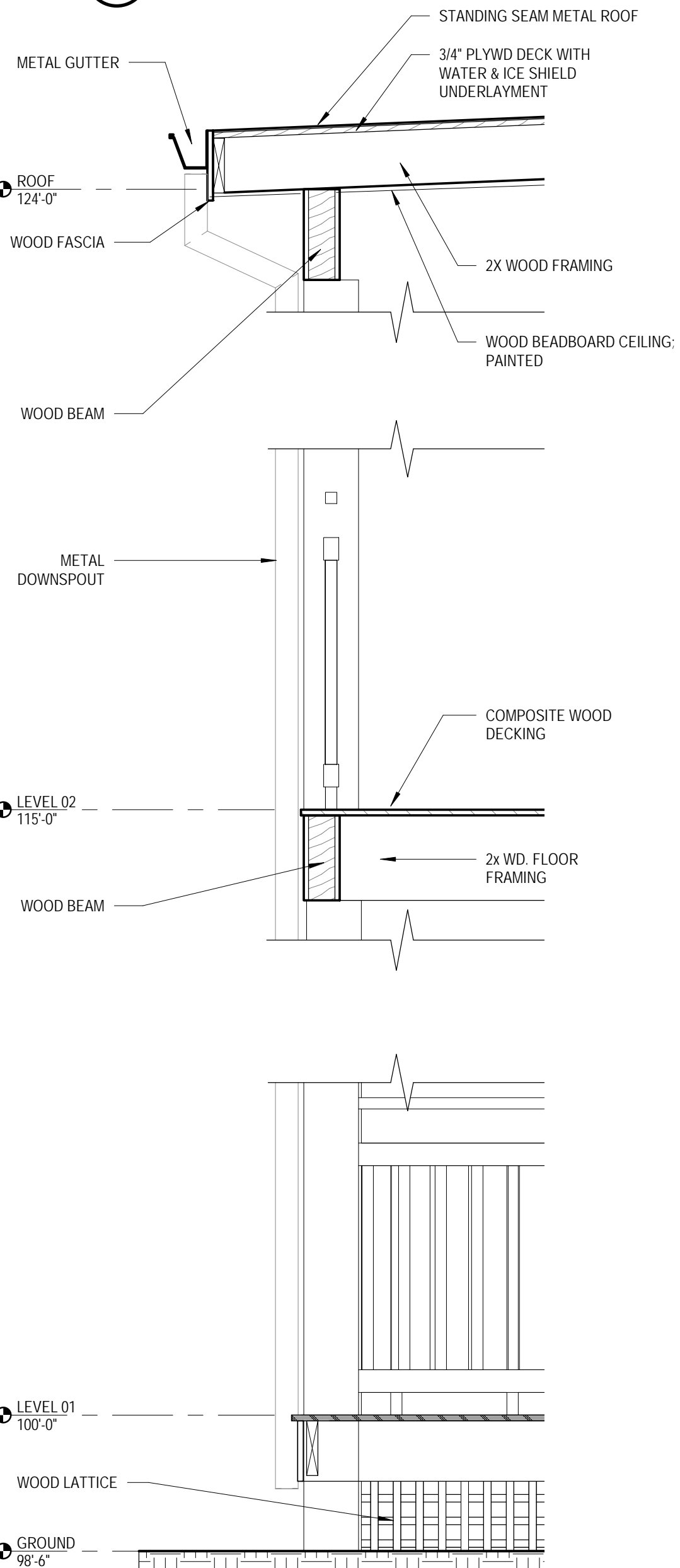


C1 ELEVATION
1/4" = 1'-0"

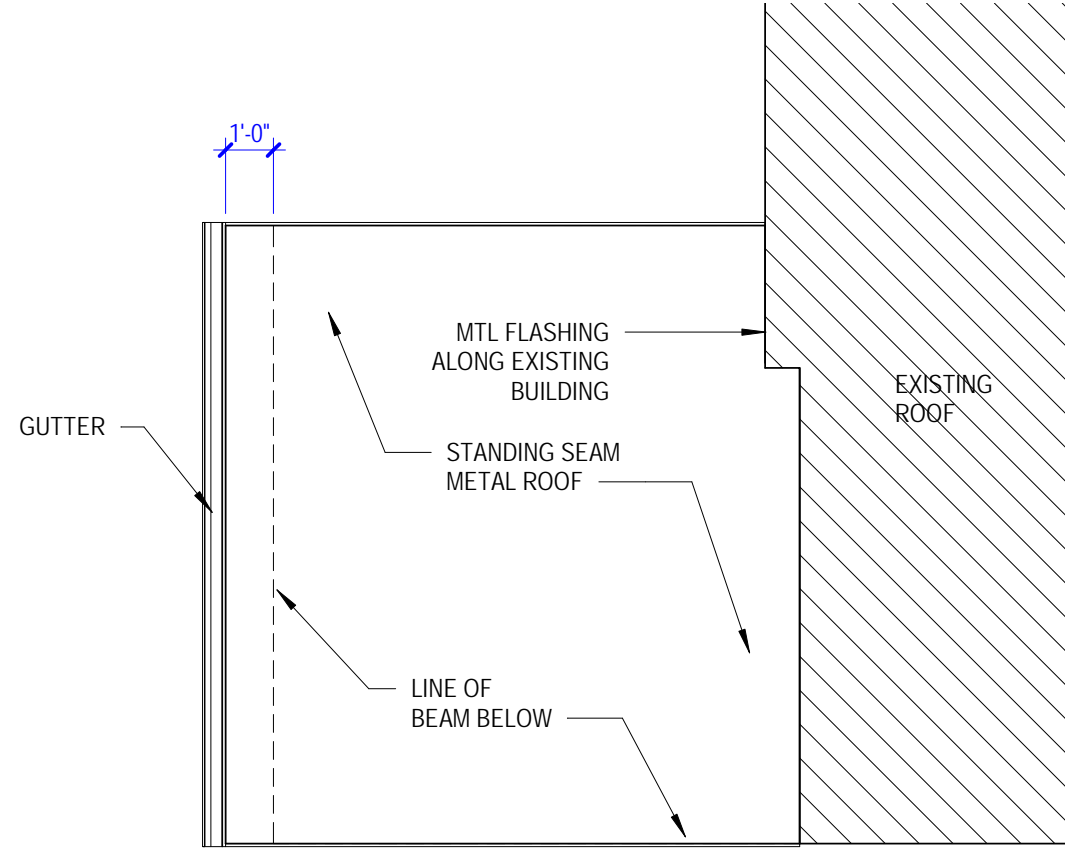
C2 ELEVATION
1/4" = 1'-0"



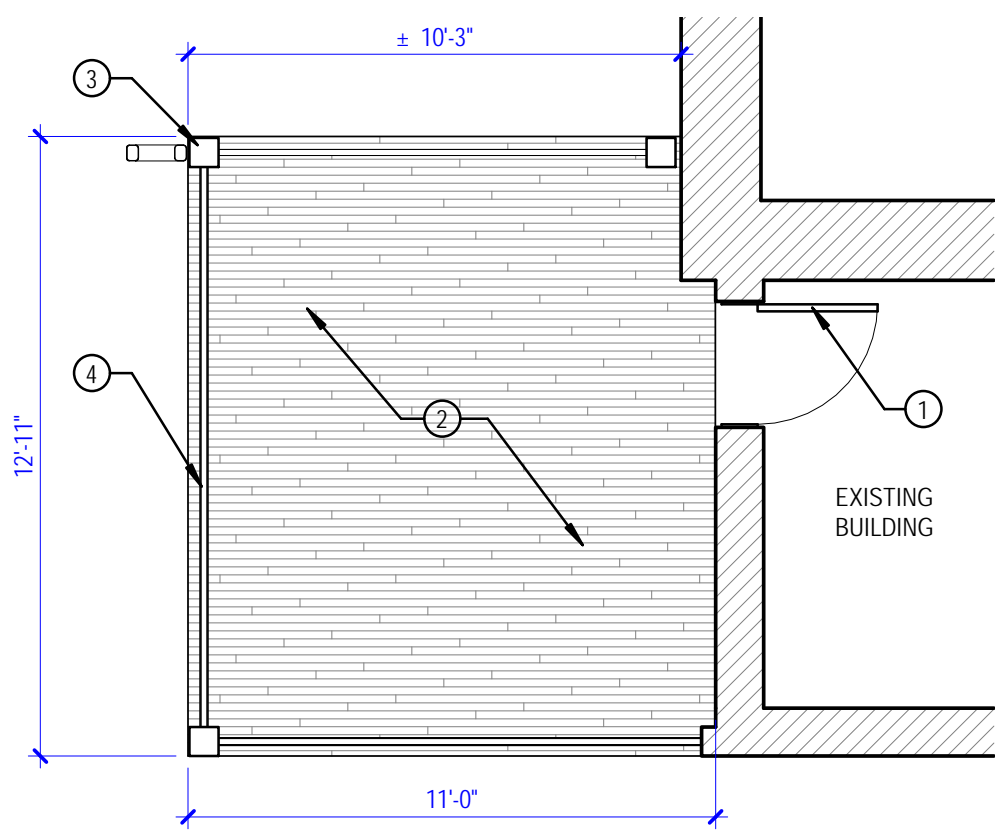
C3 ELEVATION
1/4" = 1'-0"



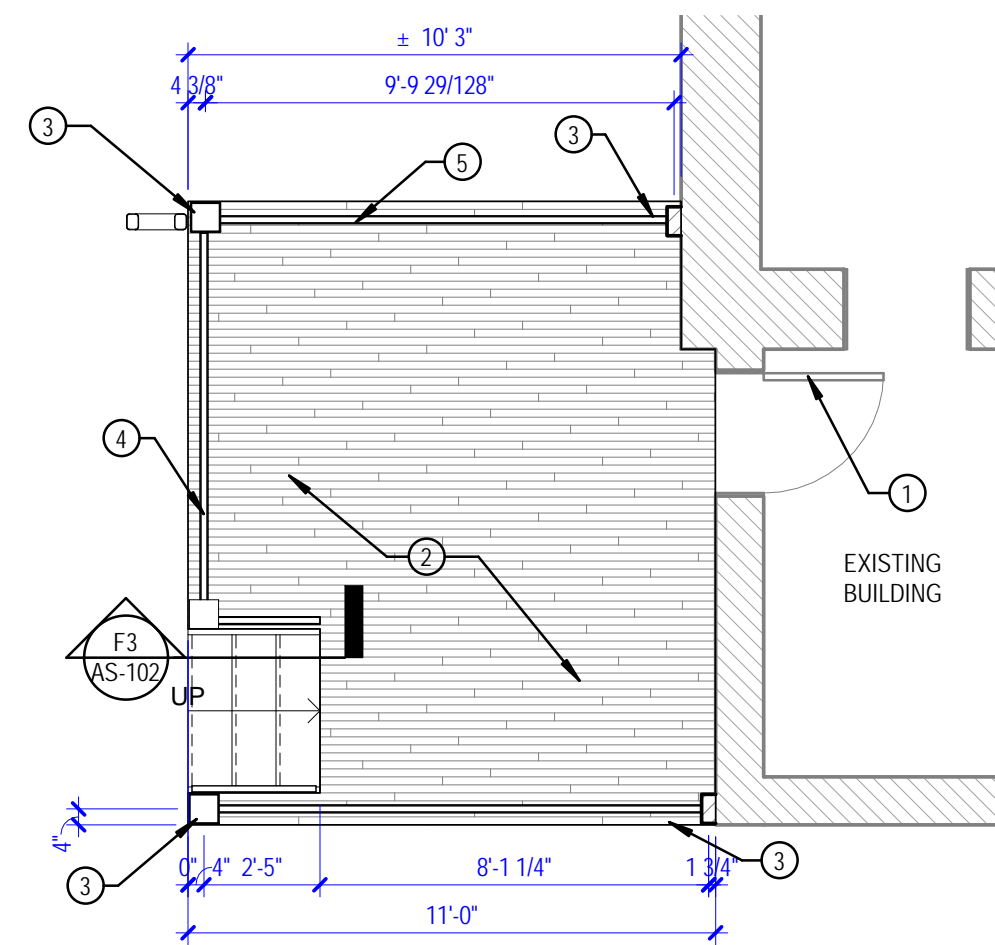
F3 WALL SECTION
3/4" = 1'-0"



C5 ROOF PLAN
1/4" = 1'-0"



D5 PORCH PLAN - LEVEL 2
1/4" = 1'-0"



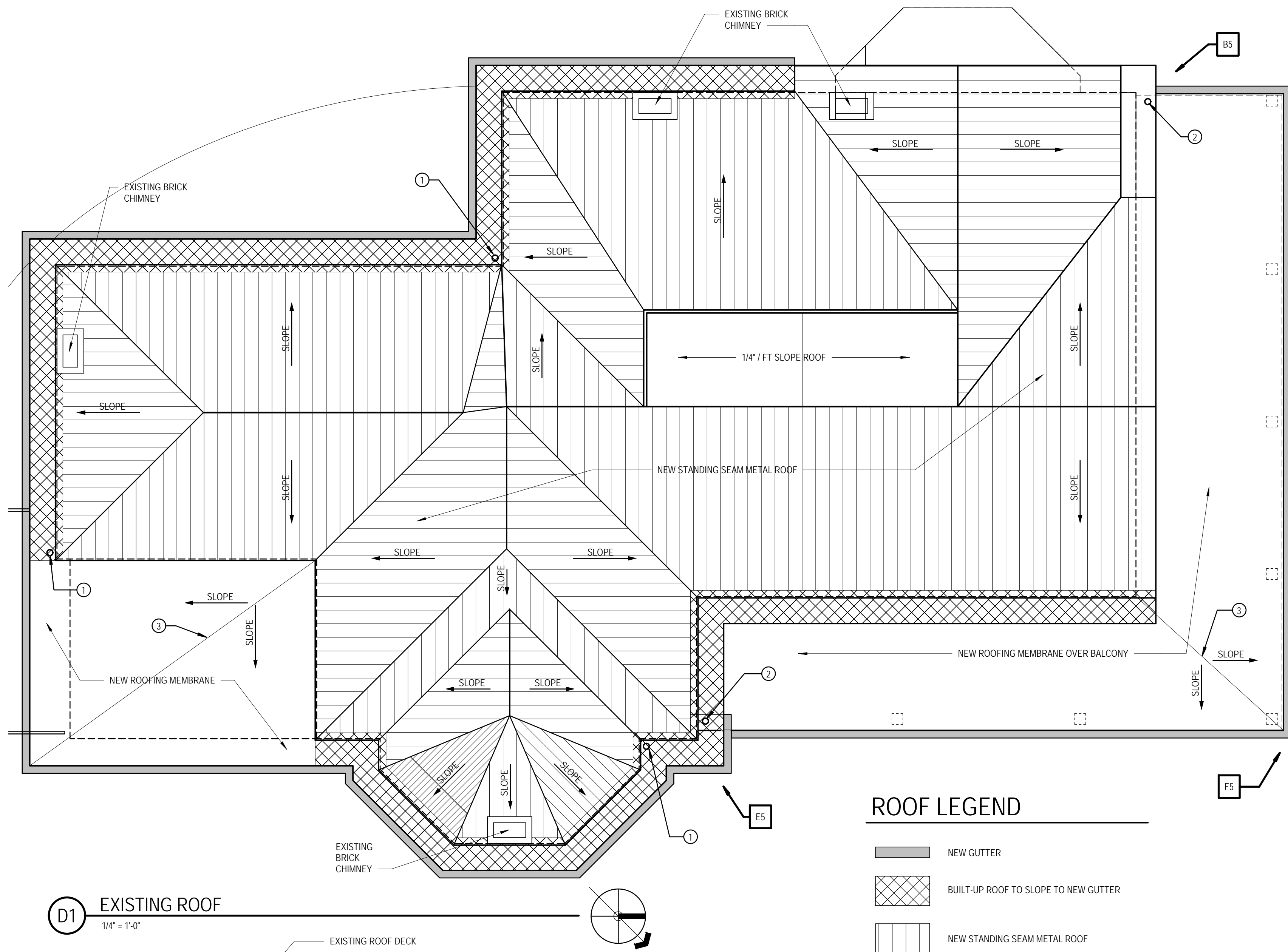
F5 PORCH PLAN - LEVEL 1
1/4" = 1'-0"

GENERAL NOTES

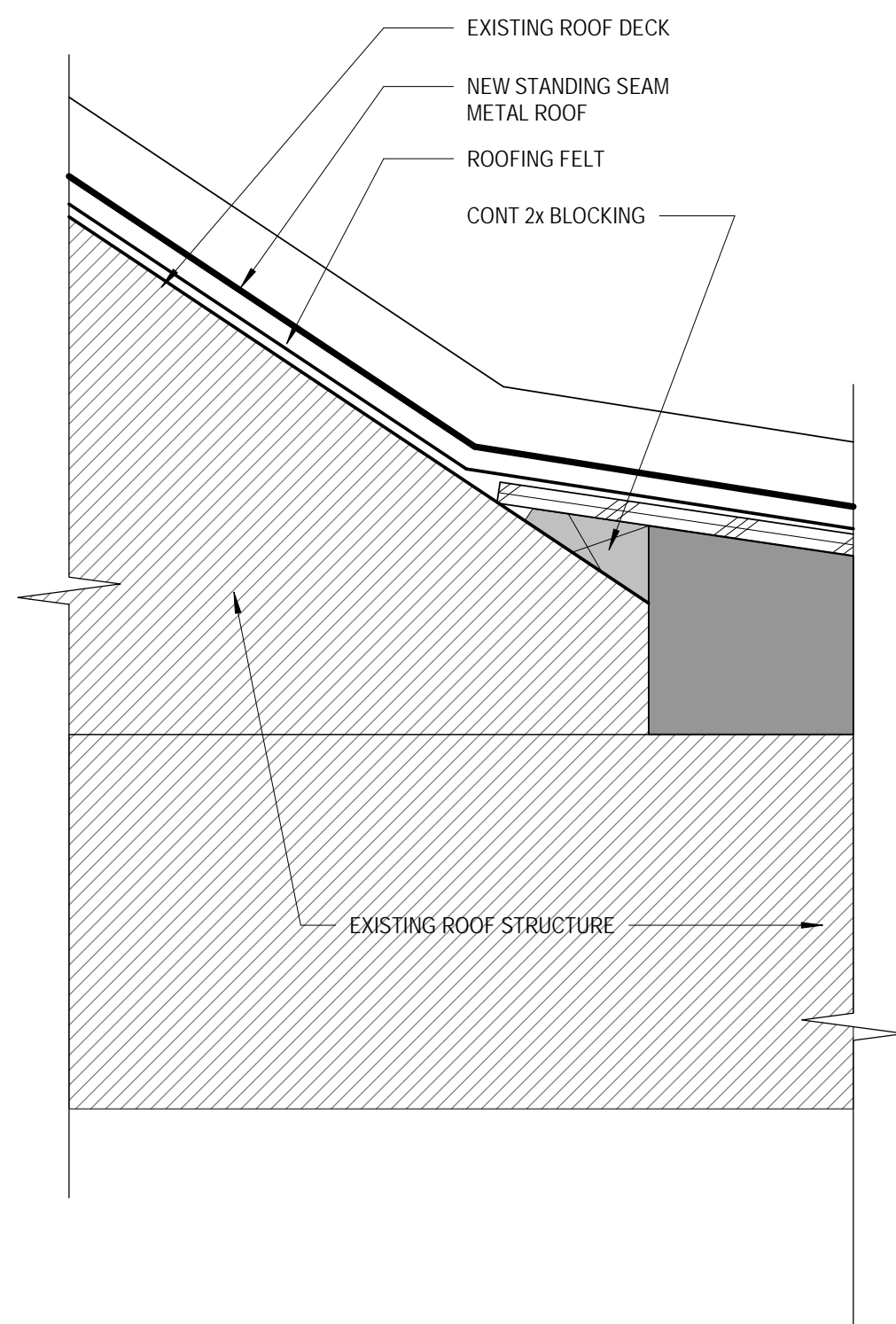
KEYNOTES

- 1 EXISTING DOOR TO REMAIN
- 2 TONGUE AND GROOVE WOOD FLOORING
- 3 8x8 WOOD COLUMNS
- 4 STEEL RAILING - PAINTED
- 5 WOOD TREADS AND RISERS

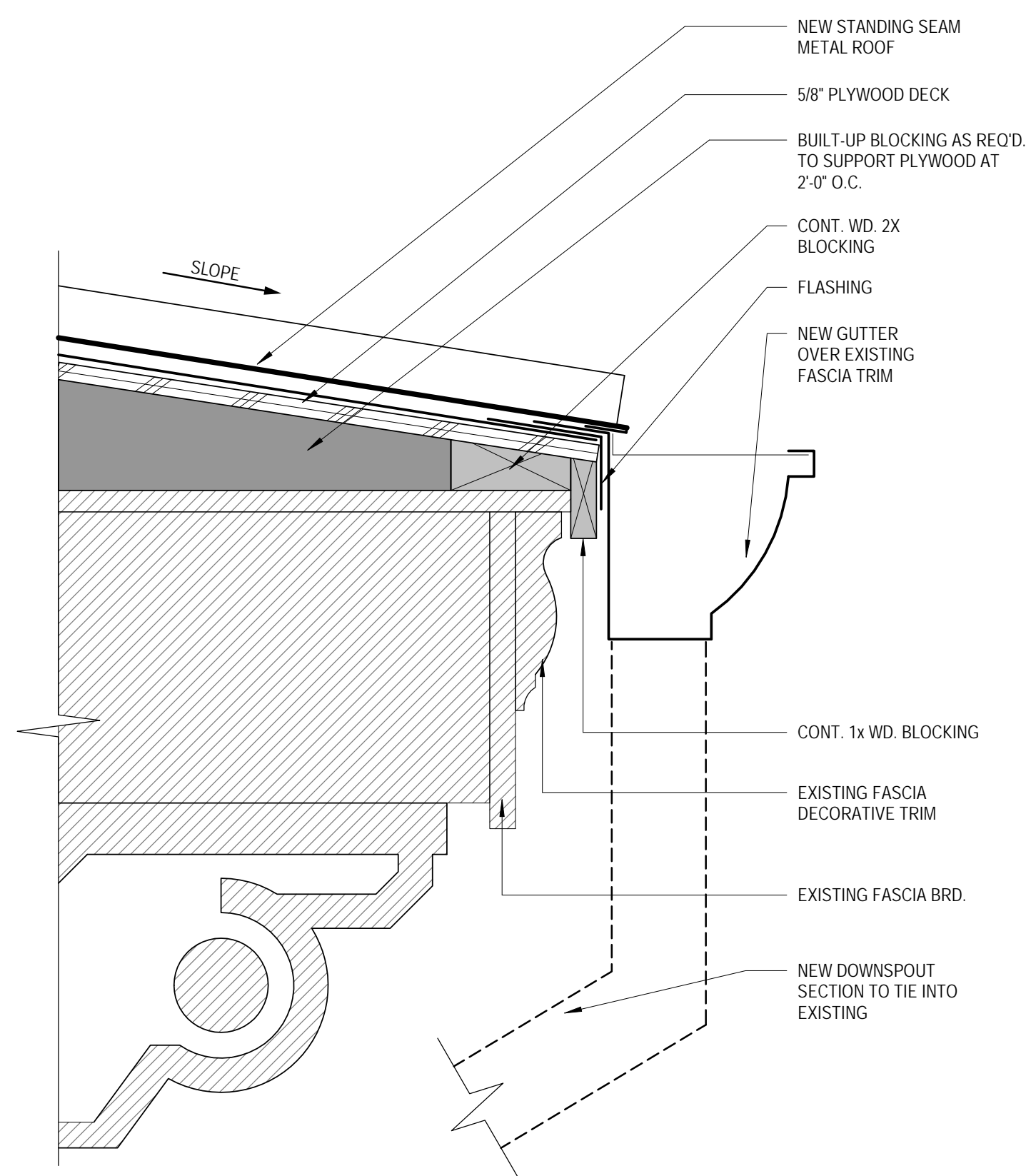
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D1 EXISTING ROOF
1/4" = 1'-0"



F1 GUTTER ON EXISTING ROOF DETAIL
3" = 1'-0"



ROOF LEGEND

- NEW GUTTER
- BUILT-UP ROOF TO SLOPE TO NEW GUTTER
- NEW STANDING SEAM METAL ROOF

GENERAL NOTES

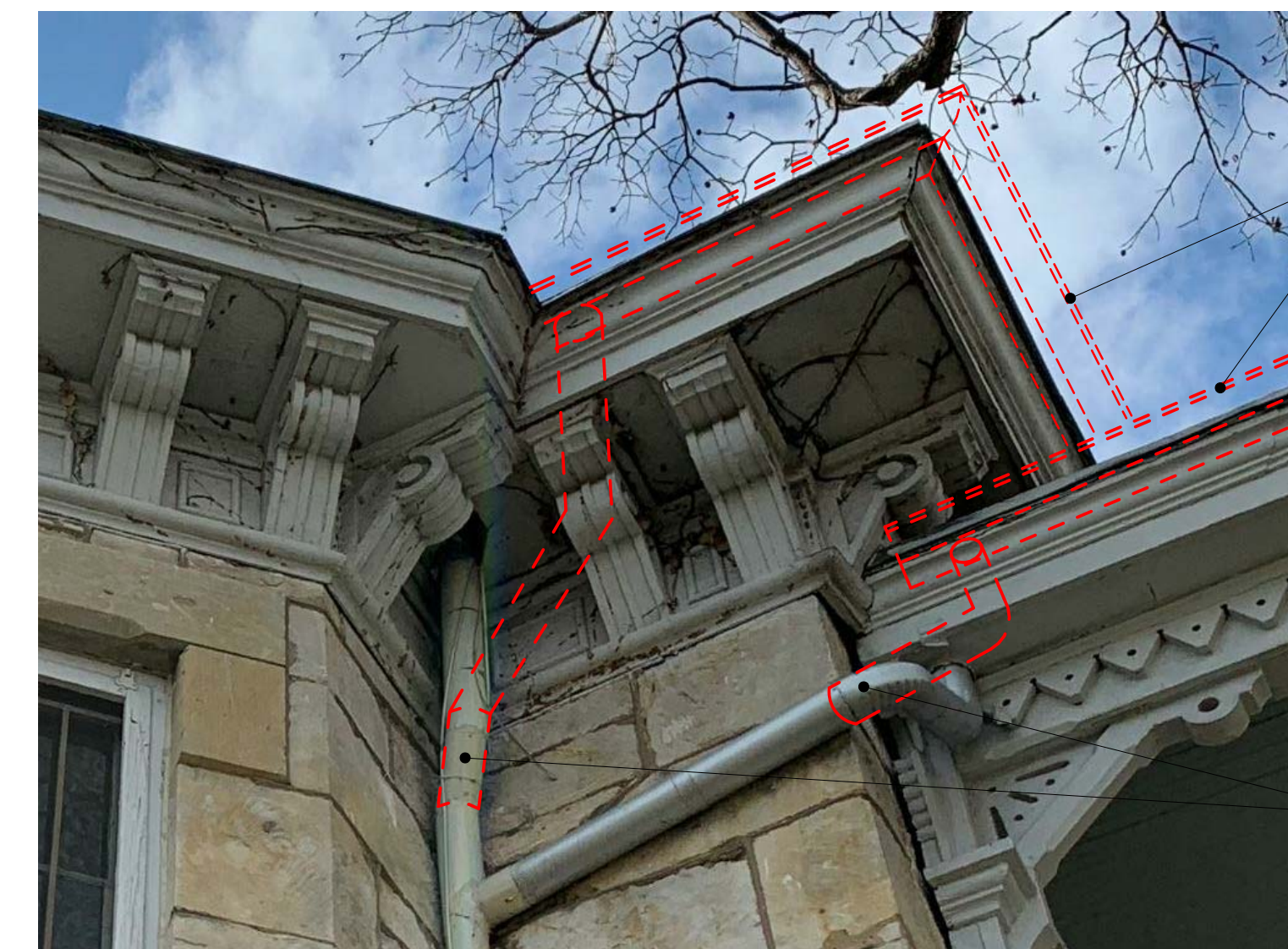
- CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS PRIOR COMMENCING OF ANY WORK.
- CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
- REMOVE EXISTING ASPHALT SHINGLE ROOF DOWN TO EXISTING DECK AND PREP FOR NEW METAL ROOF
- REMOVE EXISTING ASPHALT ROOF ON EXISTING LOW SLOPE ROOFS AND PREP FOR NEW MEMBRANE ROOF

KEYNOTES

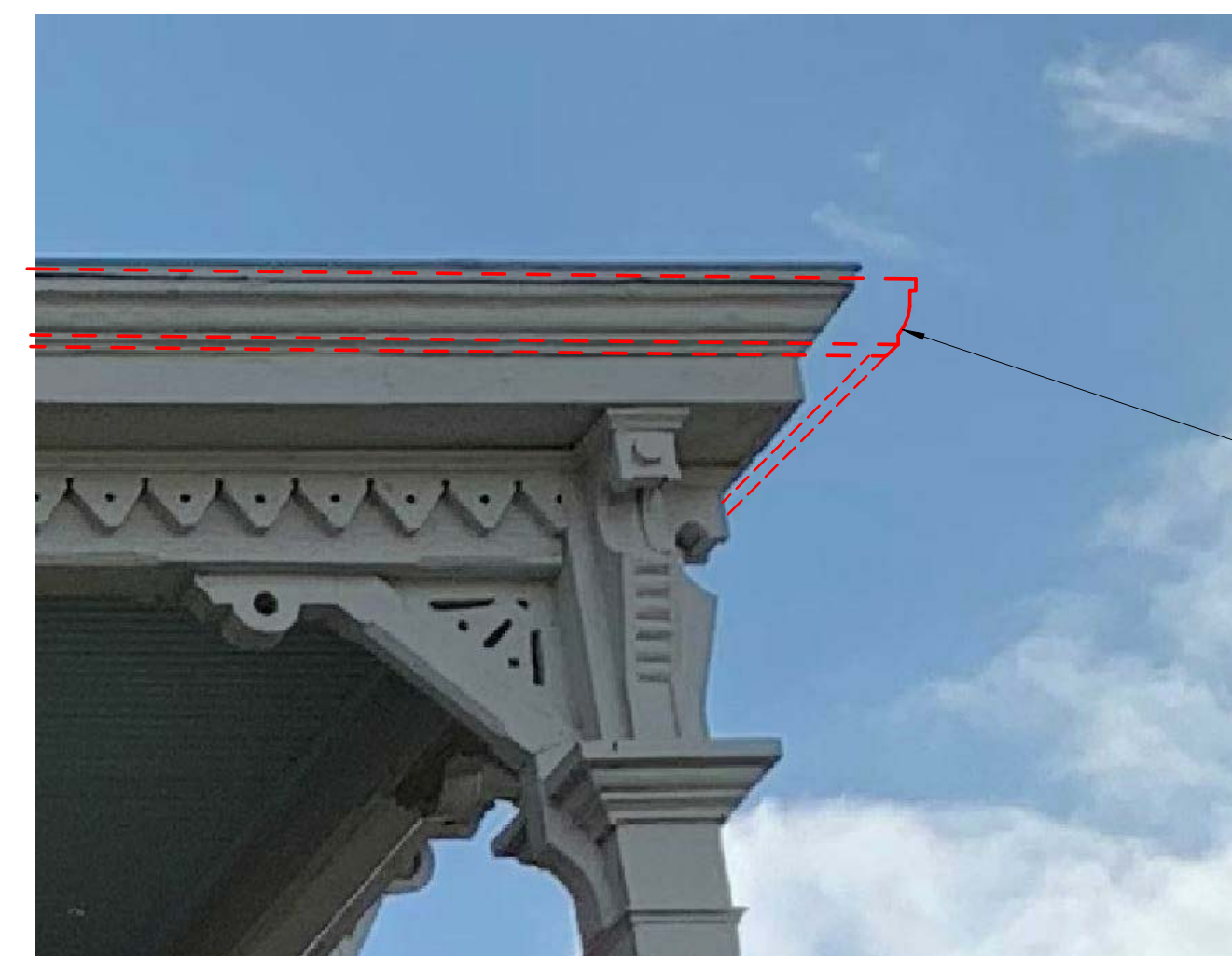
- EXISTING GUTTER DRAIN LOCATION TO BE PLUGGED PRIOR TO REROOFING
- EXISTING GUTTER DRAIN LOCATION AT LOWER ROOF - PLUG PRIOR TO REROOFING
- TAPERED INSULATION UNDER MEMBRANE ROOF. SLOPE TO DRAIN AS INDICATED



B5 EXISTING ROOF OVERHAND AND DOWNSPOUT



E5 EXISTING ROOF OVERHAND AND DOWNSPOUT



F5 EXISTING ROOF OVERHAND AT BALCONY

ROUTE NEW DOWNSPOUT INTO EXISTING LINE

NEW GUTTER ON EXISTING FASCIA TRIM

ROUTE NEW DOWNSPOUT INTO EXISTING LINE

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Materials:



Iron Fence Style



Wood Fence Style



Parking Light Fixture Style