HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO:	**2019-320**
ADDRESS:	311 BARRERA
LEGAL DESCRIPTION:	NCB 714 BLK 11 LOT S 77.05 FT OF 3
ZONING:	RM-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Cotton Estes/HighCotton Architects
OWNER:	Tracey Kop/KOP TRACEY DAWN
TYPE OF WORK:	Construction of a 2-story single family structure with attached carport
APPLICATION RECEIVED:	May 31, 2019
60-DAY REVIEW:	July 30, 2019
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting conceptual approval to construct a 2-story single family structure totaling approximately 2,100 square feet with an attached carport.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4,Guidelines for New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space

as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.
D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures
A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof material*s—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.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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.

7. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document
Windows used in new construction should:
- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;

• Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct a single family house on the lot at 311 Barrera. The lot is currently vacant. Historically per Sanborn Maps, the lot featured a 1-story commercial structure housing a dry cleaning business with no rear accessory structure. This structure was converted into a residential home and demolished in 2016. This block of Barrera between Indianola St and Catherine St is highly intact and features 1-story single family structures designed in the Folk Victorian style with side gable configurations; deep, low-sloping, full-width front porches; symmetrical facades; standing seam metal roofs; and rectangular windows. The southern portion of this block of Barrera features new 2-story residential structures.
b. 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. The applicant met with the Design Review Committee on June 11, 2019. The DRC feedback included articulating the front door in a physical or symbolic manner that responds to existing patterns in the neighborhood; introducing vertical elements to add rhythm found in neighborhood historic structures to break up the strong horizontality of the proposal; and further exploring the fenestration pattern and depth, the door/gate condition, massing and design of the side façades; and the front façade's relationship with the surrounding intact historic structures.
d. CONTEXT - The north face of this block of Barrera largely consists of small, one-story vernacular houses with side-gabled roofs and simple shed or hipped porches. The Historic Design Guidelines instructs new construction designs to carefully consider the historic context of the block and surrounding district when designing a new structure. New construction should be distinguishable from historic structures in the district without detracting from them. Staff finds that the proposed design deviates from the strongly-established pattern of this block and risks detracting, rather than complementing the historic context. Staff finds that the massing of the proposed design should be revised to follow the established pattern of a small, side-gabled entry with street-facing front porch.
e. 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 example found on the block. The applicant has proposed an overall setback of approximately ten feet from the right-of-way. The setback is greater than the historic structure to the northwest but less than the historic structure to the southeast. Staff finds that the proposed setback should be increased to be equal or greater than the adjacent historic structure to the southeast to be consistent with the Guidelines.
f. 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 to orient the primary entrance toward Barrera. This is generally consistent with the Guidelines, but the proposed front door is behind a freestanding slatted fence element and is not visible from the public right-of-way. This is a deviation from existing massing and entrance precedents in the district, which feature a prominently visible front door on the primary façade.
g. 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. The applicant has proposed to construct a structure which features a single height portion toward Barrera and a portion which features 2 ½ stories at the rear of the lot. Staff finds that there are examples of single family structures that feature multiple levels of height in the vicinity. Additionally, the applicant has provided staff with various perspectives noting that the proposed massing will feature a massing similar to an adjacent property's double height accessory structure and that the proposed rear height will be visually removed from the public right-of-way.
h. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. The applicant has not clearly indicated the proposed foundation height in the submitted application, but drawings indicate that the height will be fairly minimal due to the slab-on-grade construction an attached carport. Additionally, per the applicant, the low landscape wall and sill height of the windows will echo the 12-24" foundation height of neighboring houses, providing a visual continuity along the streetscape. The minimal foundation height will also

keep the overall roof height lower on this primary 1-story block. While the proposal is not consistent with the Guidelines, staff finds that the overall design considerations of the proposal create a visual condition that is compatible with existing foundation height conditions and is appropriate based on these site and design specific considerations.

i. ROOF FORM – The applicant has proposed roof forms that include front facing shed roofs. Additionally, the applicant has provided a street elevation noting the proposed new construction's roof form in context with the roof forms of the neighboring historic structures. Staff finds the overall proposed roof form consistent with the Guidelines, but as noted in finding d, does not find the proposed porch roof form consistent at this time.
j. WINDOW & DOOR OPENINGS – The applicant has proposed several window and door proportions that are conceptually proportionate, especially on the front façade. However, as noted in finding d, the proposed front door is behind a freestanding slatted fence element and is not visible from the public right-of-way. This is a deviation from existing massing and entrance precedents in the district, which feature a prominently visible front door on the primary façade. Additionally, the side facades feature long, horizontal windows, which deviate from traditional patterns in the district. Portions of these facades will be visible from the public right-of-way on a block that is largely intact and features primarily Folk Victorian historic houses that share very similar fenestration and architectural language. Staff finds that the fenestration pattern on these facades should incorporate the proportionality and rhythm introduced on the front façade. Staff also finds that the applicant should explore more traditional window depths, configurations, and screen designs that reflect the existing proportions and patterns on the block.
k. LOT COVERAGE – The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area unless adjacent historic buildings establish a precedent with a greater building to lot ration. The applicant has proposed a building to lot ratio that is greater than fifty (50) percent; however, many historic structures on Barrera feature a similar building to lot ration. The applicant's proposed building to lot ratio is appropriate.
l. MATERIALS – The applicant has proposed materials that include finished stucco, a standing seam metal roof, horizontal wood slats, and fiberglass-clad wood windows. Staff finds this material palette to be generally appropriate based on the existing context within the district. 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 or a low profile ridge cap and a standard galvalume finish.
m. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds that the proposed new construction features architectural forms that are complementary to the architecture found historically in the district.
n. MECHANICAL EQUIPMENT – The applicant has noted the location of mechanical equipment at the rear of the proposed new construction. This is consistent with the Guidelines.
o. CARPORT – The applicant has proposed to construct an attached single-bay carport on the northwest side of the structure. The carport will be partially screened with wood slats and partially enclosed by a stucco façade. Along the streetscape, the carport will be concealed by a wood slat screening that will function as a sliding driveway gate. Visually, the carport reads as an integral portion of the structure's mass. According to the Historic Design Guidelines, rear garages should be detached from the primary structure or follow historic precedents in the district. Traditionally, residential structures in the Lavaca Historic District featured a primary structure along the street and a rear detached accessory structure accessed either from a service alley or by a driveway from the street. The historic residential properties along Barrera generally follow this pattern. However, the lot was not traditionally used as a residential property and did not historically feature a detached auto structure. The lot dimensions and configurations also limit the opportunity for a rear accessory structure within the buildable footprint. Based on these specific site considerations, staff finds the concept of an attached carport appropriate, but finds that the design should fully integrate and respond to a front porch and gable configuration as noted in finding d.
p. DRIVEWAY – Per the site plan, the applicant has proposed to utilize the existing curb cut for a new driveway. The driveway width should not exceed ten (10) feet in width.
q. SIDEWALK – The applicant has proposed a front yard sidewalk to connect the proposed front porch to the public right of way. The applicant should ensure that the width of the proposed front walk is consistent with those found on the block.
r. LANDSCAPING – At this time, the applicant has provided limited conceptual documentation relating to

landscaping and hardscaping, including native, drought-tolerant plantings and a concrete pad walkway. The applicant is required to provide a full landscaping plan for final approval, and staff encourages integrating a front walkway condition that responds to the existing context of the district, like poured concrete or a similar continuous surface.

RECOMMENDATION:

Staff does not recommend conceptual approval at this time. Staff recommends that the applicant address the following stipulations prior to returning to the HDRC:

i. That that the massing of the proposed design is revised to follow the established pattern of a small, side-gabled entry with street-facing front porch as noted in finding d.
ii. That the applicant utilizes a front setback that is more consistent with the Historic Design Guidelines as noted in finding e.
iii. That the applicant proposes a front door configuration that is more consistent with existing patterns in the district as noted in finding f and j.
iv. That the applicant proposes a fenestration pattern and window opening proportions on the side facades that are more consistent with the examples found in the Lavaca Historic District as noted in finding j.
v. That the applicant explores more traditional window depths, configurations, and screen designs that reflect the existing proportions and patterns on the block.
vi. That the applicant proposes a front walkway condition that responds to the existing context of the district, like poured concrete or a similar continuous surface, as noted in finding r.

N

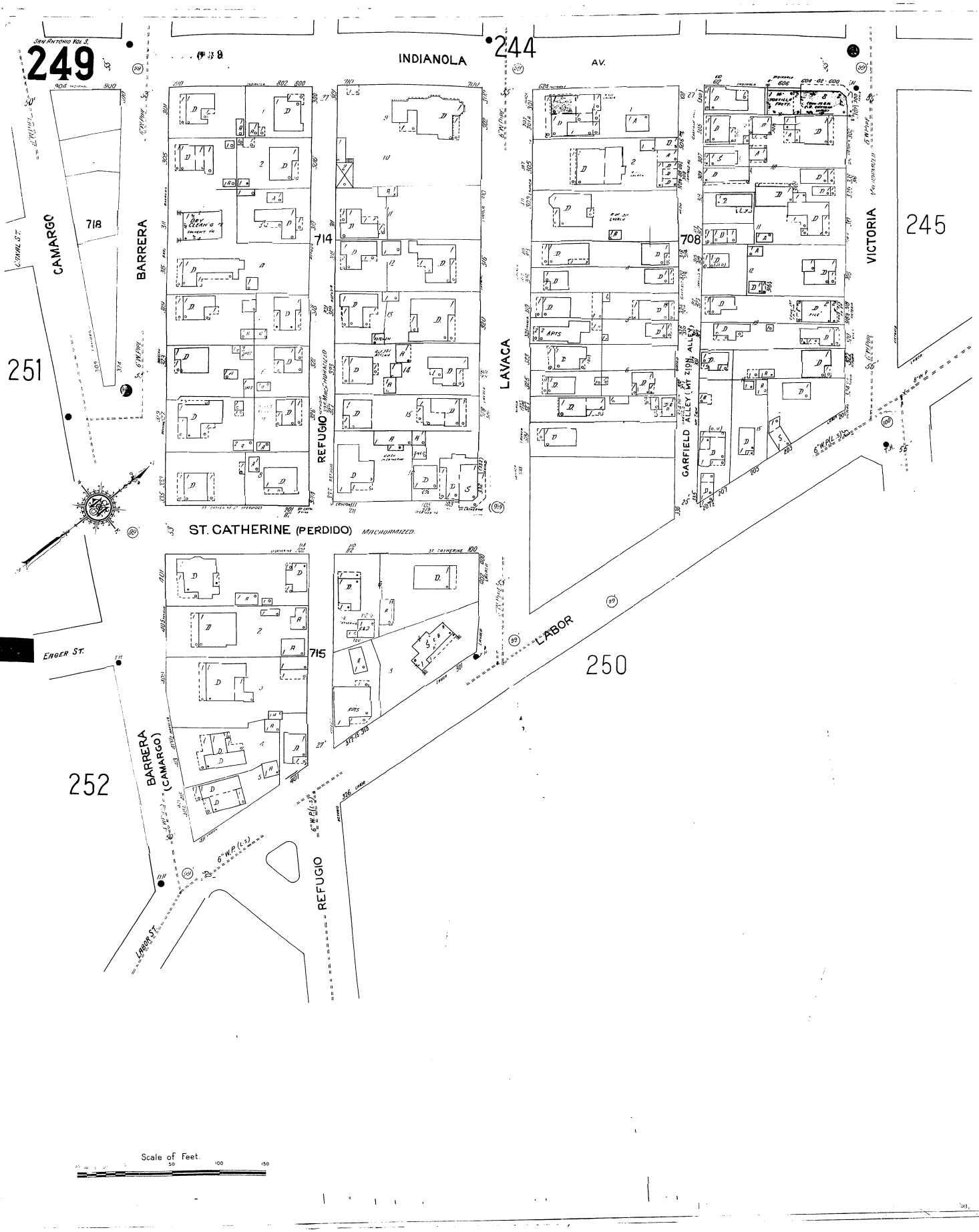
Flex Viewer

Powered by ArcGIS Server

Printed:Jan 13, 2017


SWMD
SOLID WASTE
MANAGEMENT

SANBORN MAP 1911-1951



CONCEPT

The concept for 311 Barrera Street hinges on creating wonderful indoor-outdoor spaces on a constrained lot while offering a modern interpretation of the immediate historical context.

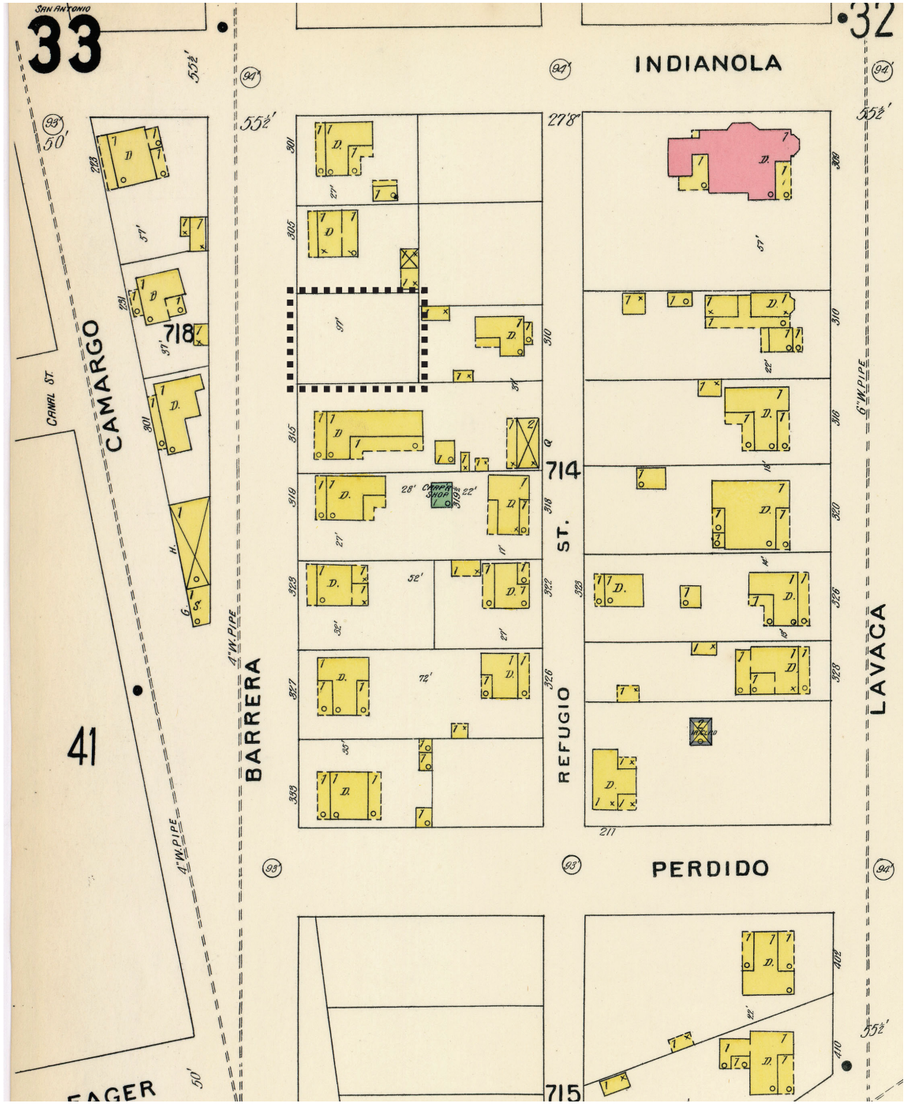
The basic architectural parti consists of a front and back courtyard which are bridged by the primary living spaces. Low-sloping roof lines respond to the adjacent front porches found on this side of Barrera Street. The second story is set back 25' from the street, foregrounded by courtyard landscaping and low landscape wall which help to recess the second story massing. A continuous gable defines the second story, relating to the roof lines of adjacent houses.

The material palette draws from nearby examples (found both in historical and new construction) of horizontal wood siding, louvers, and stucco. This combination of materials is used for screening and shading, and reinforces the horizontal proportions of the house.

UPDATED SUBMITTAL RECEIVED BY STAFF ON 6.19.19

PROPERTY HISTORY

- SANBORN MAPS INDICATE THAT THIS BLOCK OF BARRERA STREET WAS ESTABLISHED BEFORE 1896
- THE SANBORN MAPS INDICATE THAT 311 BARRERA WAS NOT BUILT UPON UNTIL AFTER 1912



1896 SANBORN MAP
SHEET 33

1912 SANBORN MAP
VOL. 3 SHEET 249

PROPERTY HISTORY

- 2015 BEXAR COUNTY RECORDS INDICATE THAT A 1,840 SQ.FT. BUILDING WAS CONSTRUCTED IN 1945
- BASED ON SATELLITE IMAGERY DATING 2008, WE ASSUME THE BUILDING ERECTED IN 1945 ON 311 BARRERA WAS A SINGLE-STORY, MASONRY STRUCTURE WITH FLAT ROOF

Bexar CAD

Property Search Results > 108074 JS&WS HOLDINGS LLC for Year 2015

Details | Map

Click on a title bar to expand or collapse the information.

Property

Account

Property ID:	108074	Legal Description:	NCB 714 BLK 11 LOT S 77.05 FT OF 3
Geographic ID:	00714-011-0060	Zoning:	RM-4
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	311 BARRERA ST SAN ANTONIO, TX 78210	Mapsco:	616F6
Neighborhood:	LAVACA HISTORIC DIST	Map ID:	
Neighborhood CD:	57047		

Owner

Name:	JS&WS HOLDINGS LLC	Owner ID:	2930992
Mailing Address:	12002 BANDERA RD STE 102 HELOTES, TX 78023-4669	% Ownership:	100.0000000000%
		Exemptions:	

Values

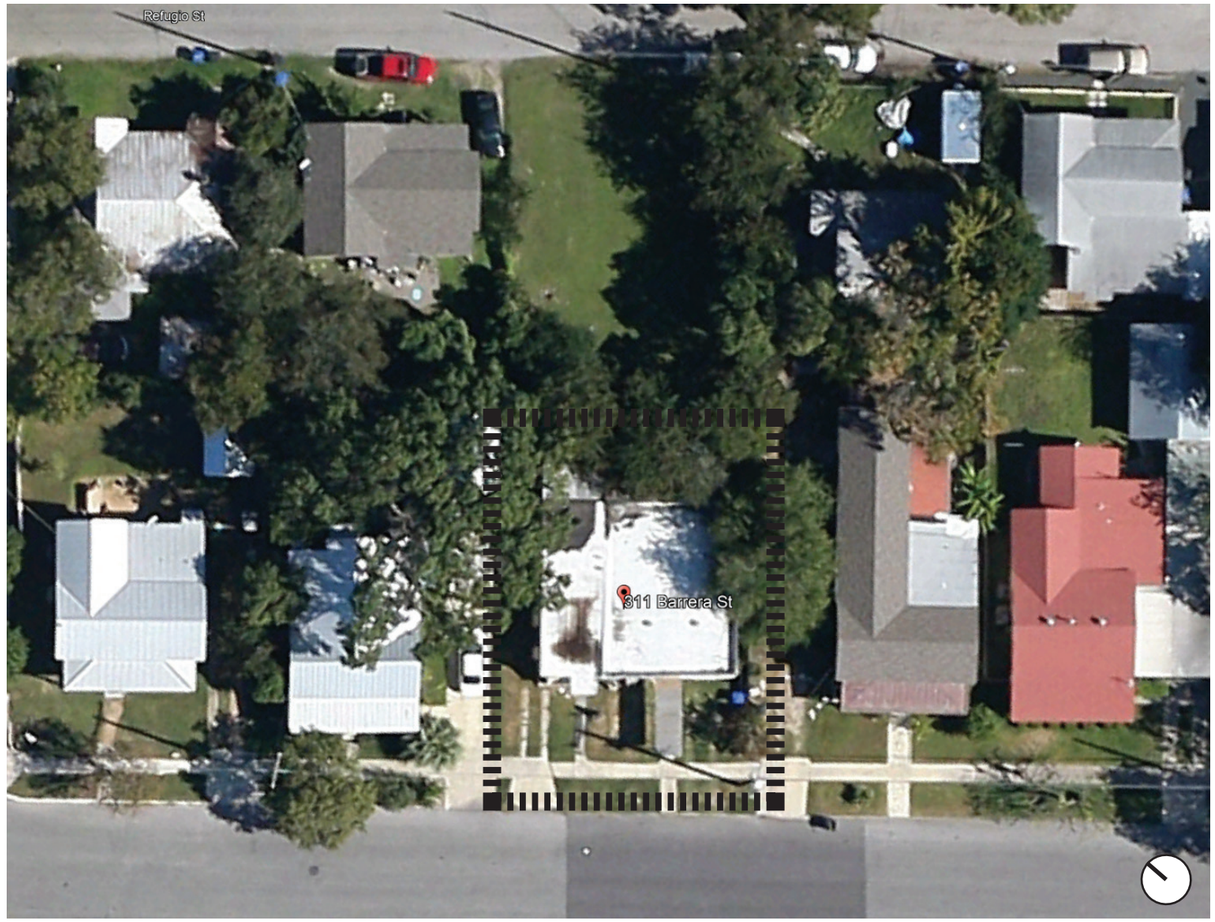
Taxing Jurisdiction

Improvement / Building

Improvement #1: Multi Family 2-4 Units **State Code:** B1 **Living Area:** 1840.0 sqft **Value:** $84,170

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - SS	SS	1945	1840.0
PAC	Terrace with cover	A - NO		0	460.0

2015 BEXAR COUNTY RECORDS, 311 BARRERA



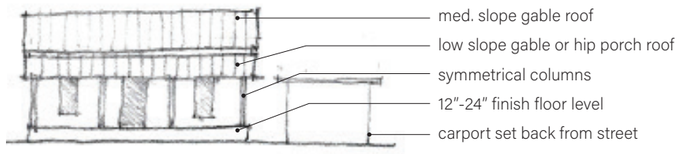
2015 SATELLITE IMAGERY, 311 BARRERA

CONTEXT STUDY

IMMEDIATE ARCHITECTURAL CONTEXT

- The property is within the Historical District of Lavaca
- The property is located mid-block among a consistent pattern of single-story historical homes
- Nearly all homes on this side of the block feature full width front porches with gabled roofs, with slope facing the street
- Setbacks along this side of the block range from +/- 6'-15'
- Across the street, this block consists of modern two-story houses with 0'-5' setbacks with flat roofs and stucco/wood/steel mesh siding

TYPICAL MASSING ON NORTH SIDE OF BLOCK



CONTEXT STUDY

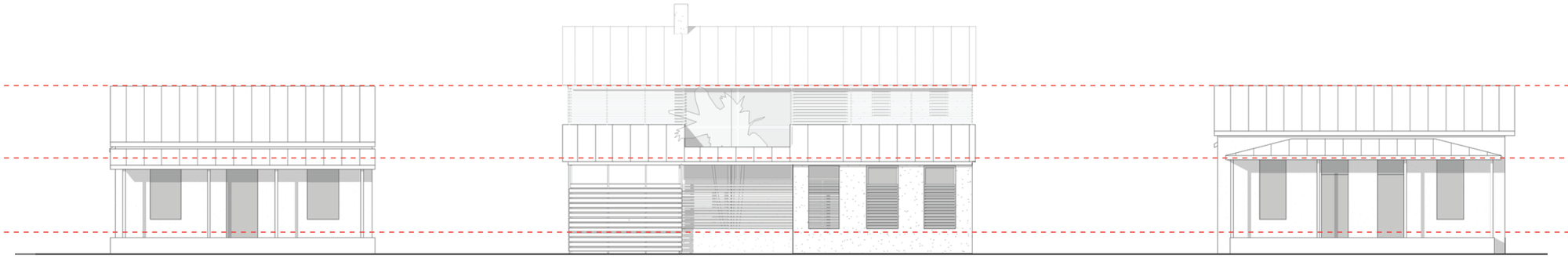
MASSING & CONTEXT DIAGRAM

This diagram shows the massing relationships between the proposed project and its immediate neighbors.

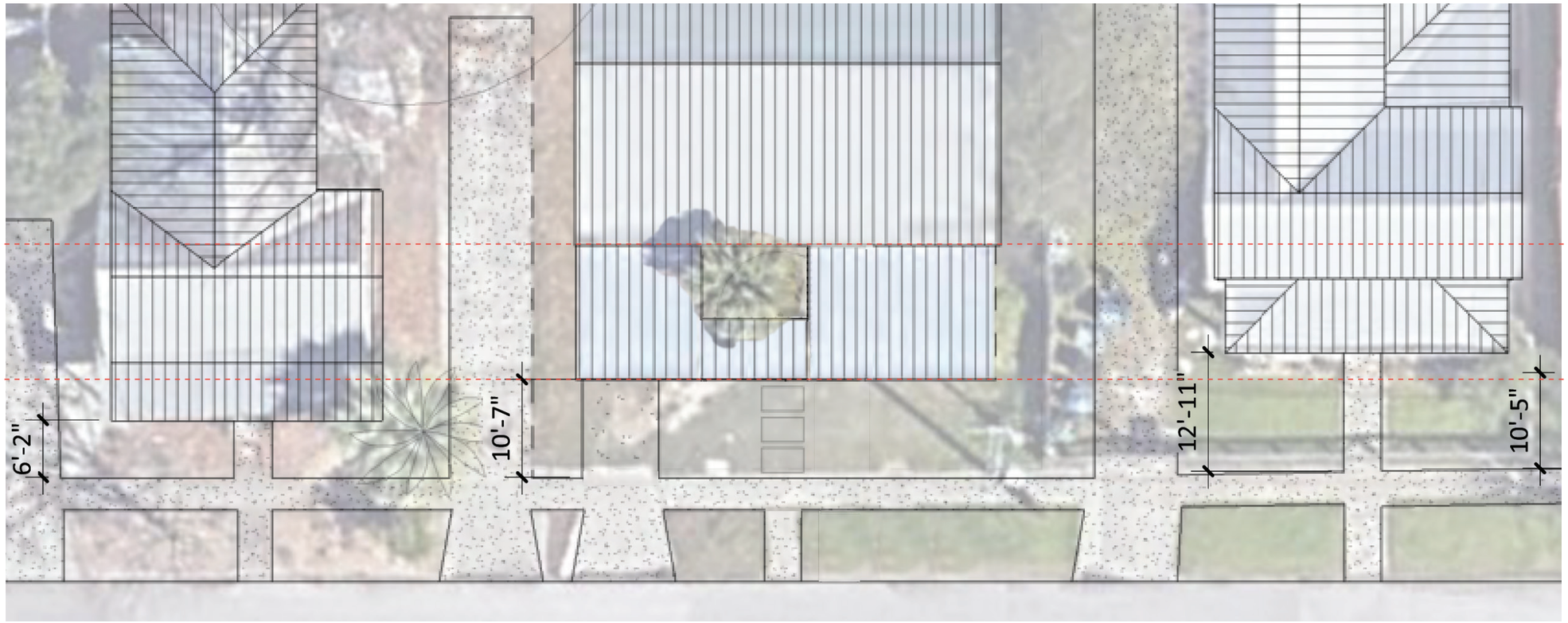
The single-story continuous roofline of the proposed structure relates to the height and slope of adjacent single-story front porches. The second story roofline roughly aligns with the roof peak of the adjacent houses, and is set 25' back from the street. The low landscape wall and sill height of the windows echos the 12"-24" skirt height of nearby houses, many of which are masonry.

The proposed symmetrical windows relate to windows of similar proportion and spacing on the neighboring houses.

** Please note, dimensions of neighboring houses have been inferred from photographs and rough measurements taken from the sidewalk.*



STREET ELEVATION



CONTEXT MAP

NTS

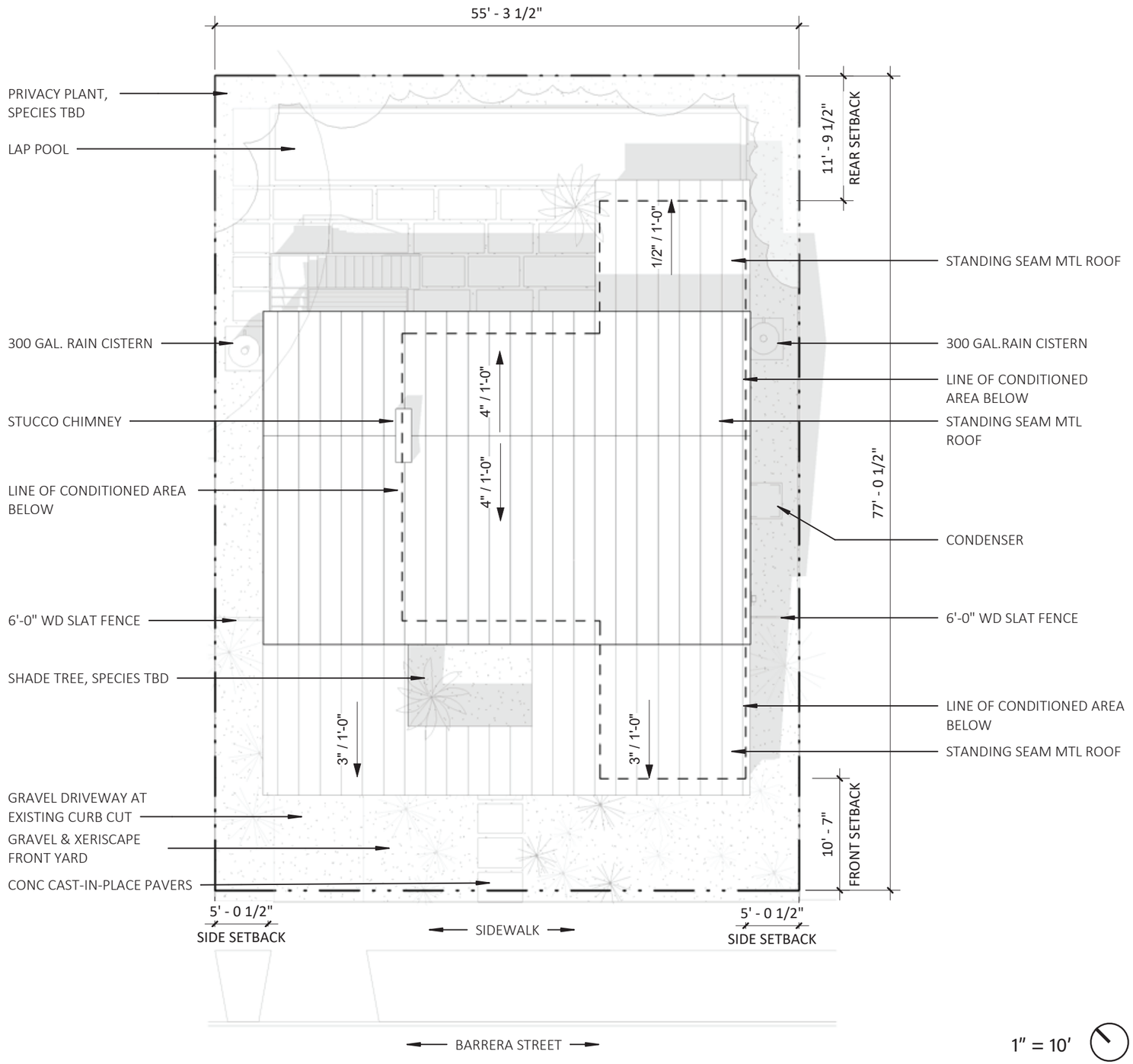
SITE PLAN

PROPERTY:

LOT SIZE:	4,278 sq.ft.
ZONING:	RM-4
SETBACK REQ.:	10′ front, 5′ sides, 10′ rear

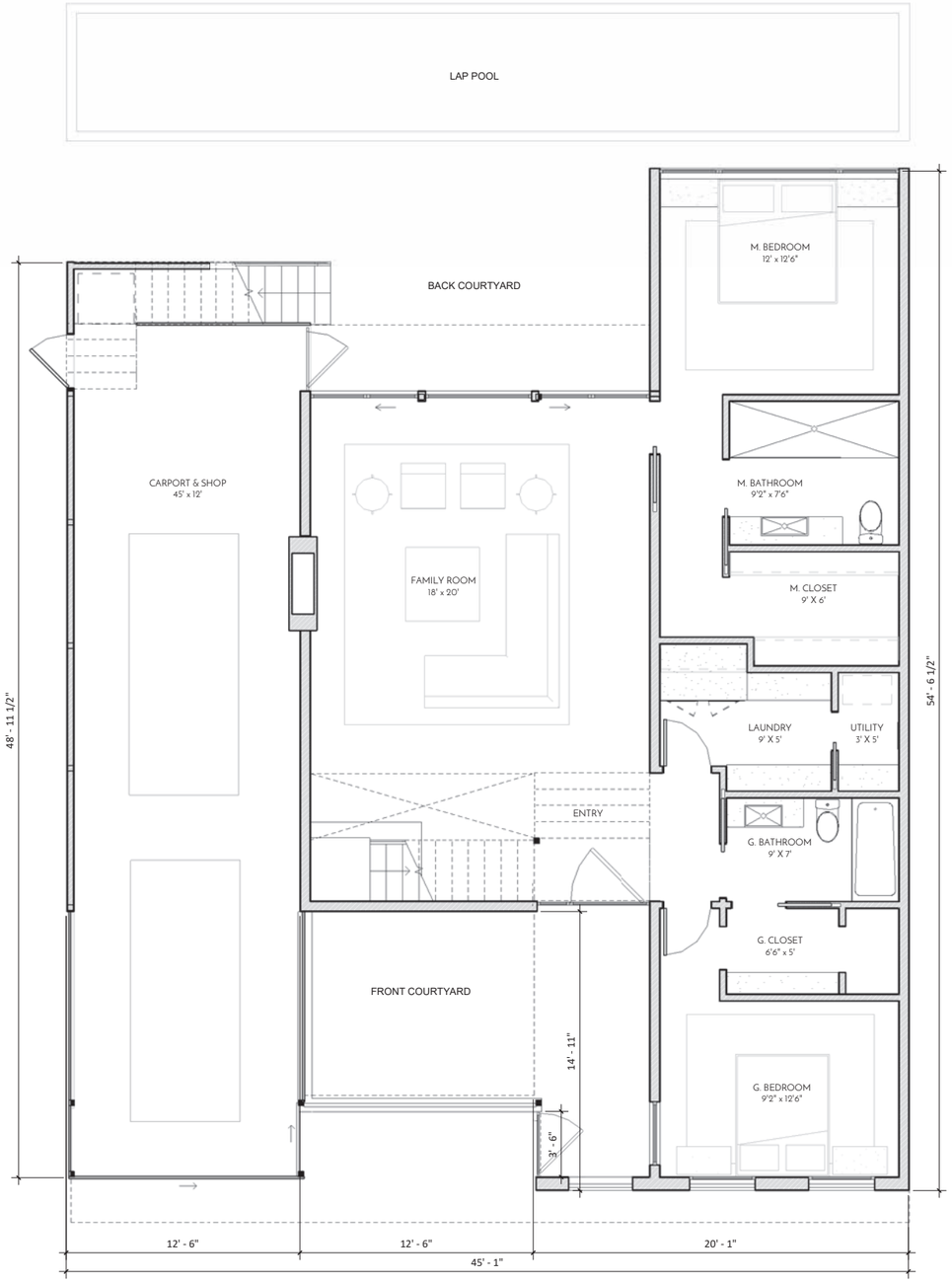
BUILDING:

TOTAL CONDIT. AREA:	2,100 sq.ft. (conditioned, usable area)
ROOF AREA:	1,990 sq.ft.
IMPERV. COVER RATIO:	46%



1″ = 10′

FLOOR PLANS



FLOOR PLAN LEVEL 1

FLOOR PLAN LEVEL 2

1/8" = 1'

311 BARRERA STREET

CONCEPT DESIGN | 05.31.2019

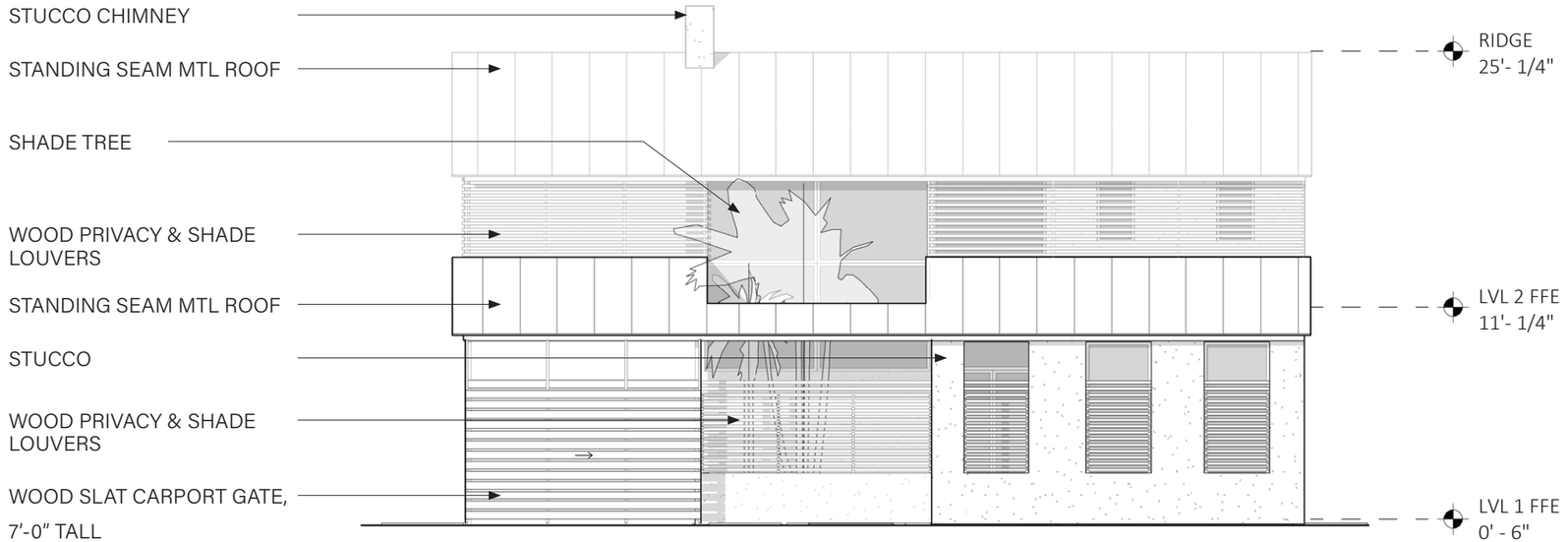
highcotton ARCHITECTS

ELEVATIONS & PRECEDENTS

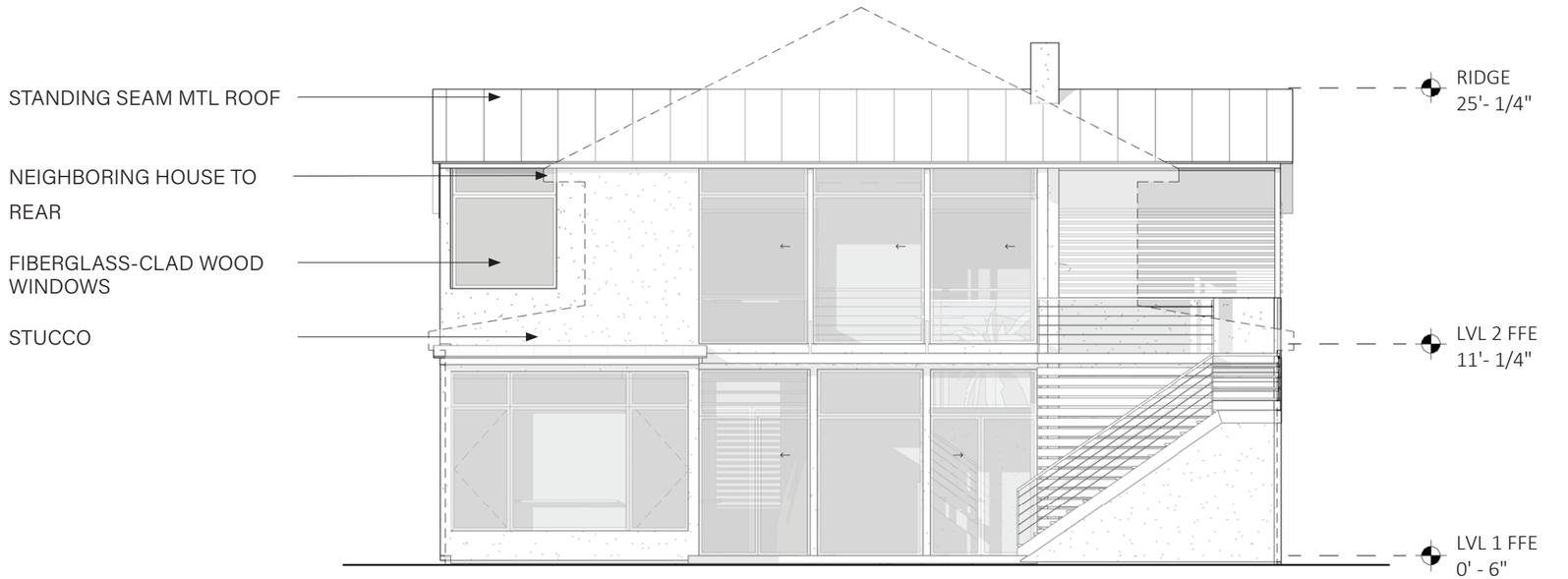
HISTORICAL USE OF STUCCO & SLATTED WOOD

Top and Bottom: Local historical buildings, similar in form, architectural style and period to neighboring buildings on Lavaca St., feature stucco siding and wood louvered windows and doors.

Bottom: Many historical homes from this period feature attic vents, using horizontal or vertical slats to vent the upstairs.



SOUTHWEST ELEVATION (STREET)

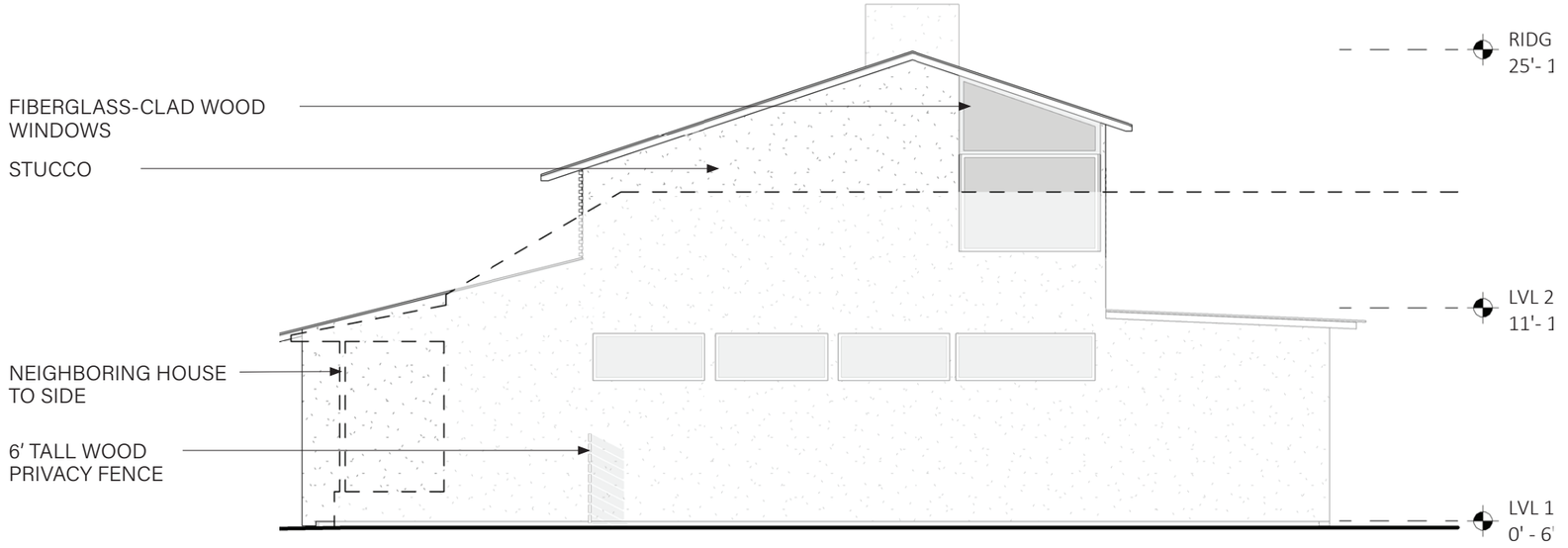


NORTHEAST ELEVATION (REAR)

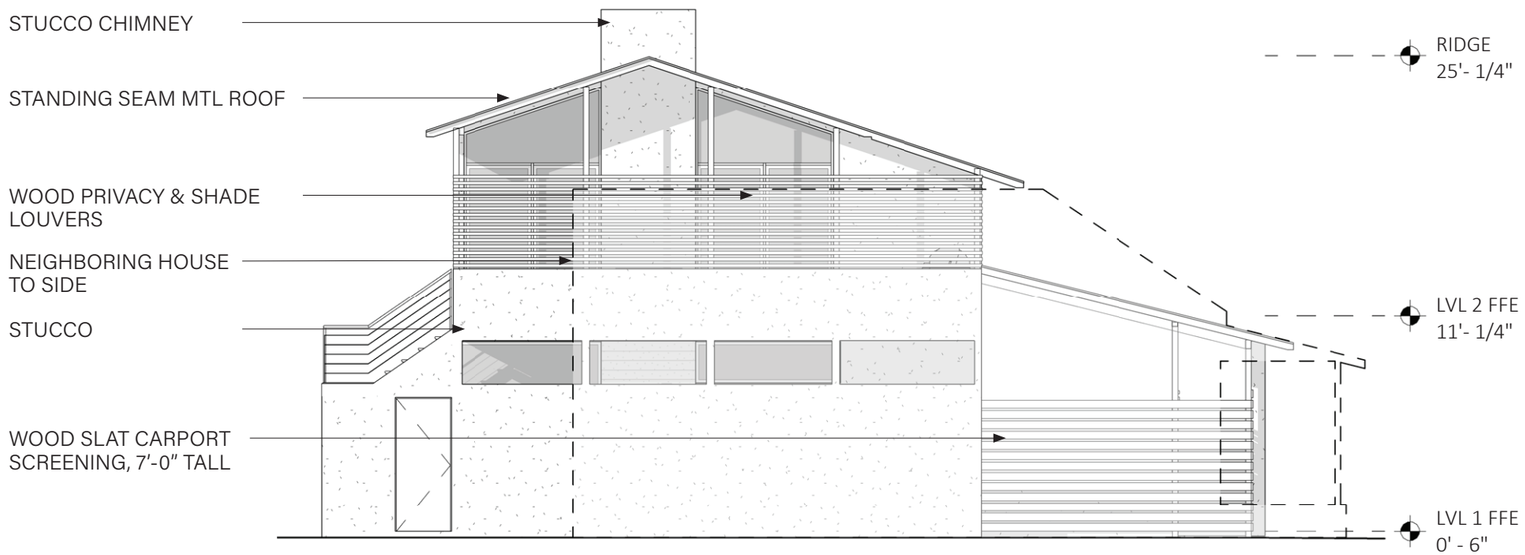
1/8" = 1'

ELEVATIONS & PRECEDENTS

CONTEMPORAY USES OF STUCCO &
SLATTED WOOD IN LAVACA



SOUTHEAST ELEVATION (SIDE)



NORTHWEST ELEVATION (SIDE)

STREET VIEWS

EAST & WEST ON BARRERA STREET

EXISTING

PROPOSED

LOOKING EAST
ON BARRERA STREET

LOOKING WEST
ON BARRERA STREET

311 BARRERA STREET

CONCEPT DESIGN | 05.31.2019

highcotton
ARCHITECTS

STREET VIEWS

NORTH & SOUTH BARRERA STREET

STREET VIEW OF SOUTH SIDE OF BARRERA,
WITH EXISTING TWO-STORY MASSING & LARGE OPENINGS

STREET VIEW OF NORTH SIDE OF BARRERA,
WITH PROPOSED MASSING & FENESTRATION

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 6/11/2019 HDRC Case# 2019-320

ADDRESS: 311 BARRERA Meeting Location: OHP

APPLICANT: COTTON ESTES / HIGHCOTTON ARCHITECTS

DRC Members present: FISH, BOWMAN, HARRIS

Staff present: STEPHANIE PHILLIPS

Others present: TRACY KOP (OWNER)

REQUEST: CONSTRUCTION OF A 2-STORY RESIDENTIAL STRUCTURE

COMMENTS/CONCERNS:

- 2'-4" CLOSER TO STREET THAN ADJACENT; 4' BEHIND ANOTHER (IN TERMS OF SETBACKS)
- APPLICANT (CE): MODERN INTERPRETATION OF LANGUAGE OF FENESTRATION OF EXISTING HOUSES.
- CF: DOOR MASS / POSITION IS DIFFERENT THAN PATTERN.
- MB: CONSIDER FUNCTIONALIM OF WINDOW SCREENS - REMOVABLE / OPERABLE? SOMETHING TO CONSIDER. →

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

Committee Chair Signature (or representative) 6-19-19 Date

- CF: STRONGLY HORIZONTAL ELEMENTS IN PROPOSAL. BREAK UP VISUAL LINES W/ VERTICAL ELEMENTS.

- ALL: SETBACKS GENERALLY FINE; GIVEN CONTEXT/ EXISTING SETBACKS.
  MASSING GENERALLY OK.

- MB: MAIN CONCERN IS FENESTRATION. INTRODUCE VERTICAL ELEMENTS. NEEDS DETAILING TO MAKE ARGUMENT.

- CF: FENCE & GATE: STRUGGING TO RECONCILE ITS RELATIONSHIP WITH HOUSE.
  LOCATION – IS IT ~~CONFIRM~~ CONSISTENT WITH UDC?
  LOCATION COULD HELP JUSTIFY SCREEN/ POSITION/ ELABORATION OF THE FENCE. PARKING CONFIGURATION HELPS W/ NEIGHBORHOOD – NOT ~~IN~~ IN FRONT OF HOUSE, ETC.

MB: CENTRAL FENCE, TOO – NEEDS TO BE RESOLVED BEFORE COMMISSION HEARING (FENCE/ HEIGHT/ UDC APPLICABILITY.)

- SET WINDOWS IN FACADE – BETTER THAN FAUX WINDOW. CF: EXPLORE DOOR/ GATE IDEA FOR COMPATIBILITY. ELEVATION DOESNT HAVE A DOOR – NEEDS TO BE INTEGRATED TRULY OR SYMBOLICALLY.

CF: HOW IS SIDE ELEVATION EXPERIENCED? 3D VIEWS WOULD HELP.