HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2019

HDRC CASE NO:	**2019-373**
ADDRESS:	311 REFUGIO ST
LEGAL DESCRIPTION:	NCB 714 BLK 11 LOT 11
ZONING:	RM-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	BRIAN VOGES/VOFGES DESIGN, LLC
OWNER:	HOUSTON CARPENTER/HK DEVELOPMENT LLC
TYPE OF WORK:	Construction of four, 2-story residential structures
APPLICATION RECEIVED:	June 21, 2019
60-DAY REVIEW:	August 20, 2019
CASE MANAGER:	Adam Rajper

REQUEST:

The applicant is requesting conceptual approval to construct four, two-story single family residential structures on the vacant lot at 311 Refugio..

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 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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

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%.

FINDINGS:

a. The applicant is requesting conceptual approval to construct four, two-story single-family residential structures on the lot at 311 Refugio within the Lavaca Historic District. The lot fronts Refugio to the south and Lavaca to the north.
b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
c. SETBACKS & ORIENTATION (REFUGIO) – According to the Guidelines for New Construction, the front facades of

new buildings should align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted that the proposed setback from Refugio will be 25 feet; adjacent structures feature setbacks that range from approximately 10 to 20 feet. Staff finds the proposal generally appropriate, but finds that the applicant should provide a setback diagram noting that the proposed setback is appropriate and consistent with the Guidelines.

d. SETBACKS & ORIENTATION (LAVACA) – According to the Guidelines for New Construction, the front facades of new buildings should align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted that the proposed setback from Lavaca will be 25 feet, which is generally consistent with adjacent structures. Staff finds that the applicant should provide a setback diagram noting that the proposed setback is appropriate and consistent with the Guidelines.
e. ENTRANCES – According to Guideline1.B.i for New Construction, primary building entrances should be orientated towards the primary street. Staff finds the proposal consistent with the Guidelines.
f. SCALE & MASS – According to Guidelines 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. 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. The blocks of Refugio and Lavaca feature one- and two-story historic structures. While staff finds that the proposed scale and mass of the two structures appear generally appropriate, a massing diagram for both Refugio and Lavaca should be developed to further demonstrate conformance with the Historic Design Guidelines.
g. FOUNDATION & FLOOR HEIGHTS – According to Guideline 2.A.iii for New Construction, foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. At this time, the applicant has not noted the proposed foundation height. The applicant is responsible for complying with the Guidelines.
h. ROOF FORM – The applicant has proposed cross-gable roof forms for the proposed new construction. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The blocks of Refugio and Lavaca feature structures with front-facing gable roofs, hipped roofs, and shed porch roofs. Staff finds the proposal consistent with the Guidelines.
i. LOT COVERAGE – Per the Guidelines for New Construction, the building footprint for new construction should be no more than fifty 50) percent of the size of the total lot area. Staff finds the proposal consistent with the Guidelines, per the submitted site plan.
j. BUILDING SEPARATION – Per the submitted site plan, the proposed buildings will maintain a separation of 2'-6"along the north to south axis. According to the Historic Design Guidelines for New Construction, new buildings should generally follow historic development patterns. The existing context along Refugio and Lavaca includes primary structures that maintain at least a 10 to 15 foot separation. Additionally, according to the UDC, the fire-resistance rating of fire barriers and horizontal assemblies shall not be less than that specified for fire walls in Table 706.4 of the International Building Code. As proposed, fire walls would be required on the east and west sides of all four residences. . Staff finds that the applicant should increase the building separation in order to achieve more consistency with the historic district, especially the properties situated along Refugio and Lavaca. As an alternative , the applicant should explore ways to attach the two groups of buildings and eliminate the separation between them.
k. MATERIALS – The applicant has proposed materials that include wood siding, stucco, and standing seam metal roofs. According to the Guidelines for New Construction, new construction should feature materials that are complimentary to those found in the district. Staff finds the proposal consistent with the Guidelines. Staff also finds that the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used, but should be submitted to staff for review and approval.
l. WINDOW MATERIALS – The applicant has proposed aluminum clad casement windows. Staff finds that the windows should meet the following requirements: Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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 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.
m. ARCHITECTURAL DETAILS – According to the Guidelines for New Construction, architectural details should be based on those traditionally found in the district. Staff finds that the proposed new construction should incorporate architectural details that are respectful of the historic context and are consistent with the Guidelines.
n. DRIVEWAYS –Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regards to their materials, width and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. On the submitted site plan, the applicant has depicted ribbon

driveways that are situated along the northern and southern property line. As such, the driveways do not present front yard parking. Staff finds that the driveway location is consistent with the historic pattern on the block and throughout the district.

o. FRONT WALKWAYS – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regards to their materials, width, alignment and configuration. Staff finds the proposed walkways consistent with the Guidelines.

p. MECHANICAL EQUIPMENT – Per the Guideline 7 for New Construction 6, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.

q. LANDSCAPING PLAN – At this time, the applicant has not provided a landscaping plan. The applicant should install landscape elements that are consistent with those found historically on the blocks.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through q with the following stipulations:

i. That the applicant submit a setback diagram to staff for review and approval as noted in findings c and d.

ii. That the applicant submit a massing diagram to staff for review and approval for both Refugio and Lavaca as noted in finding f.

iii. That the applicant propose a foundation height that is consistent with the Guidelines and note the proposed foundation height in final project documents as noted in finding g.

iv. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used, but should be submitted to staff for review and approval.

v. That the applicant increases the building separation in order to achieve more consistency with the historic district as noted in finding j. The applicant should also explore alternatives to attach the two groups of buildings.

vi. That the applicant submit final window specifications for the proposed replacement windows to staff for review and approval. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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 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.

311 Refugio

May 7, 2019

User drawn lines

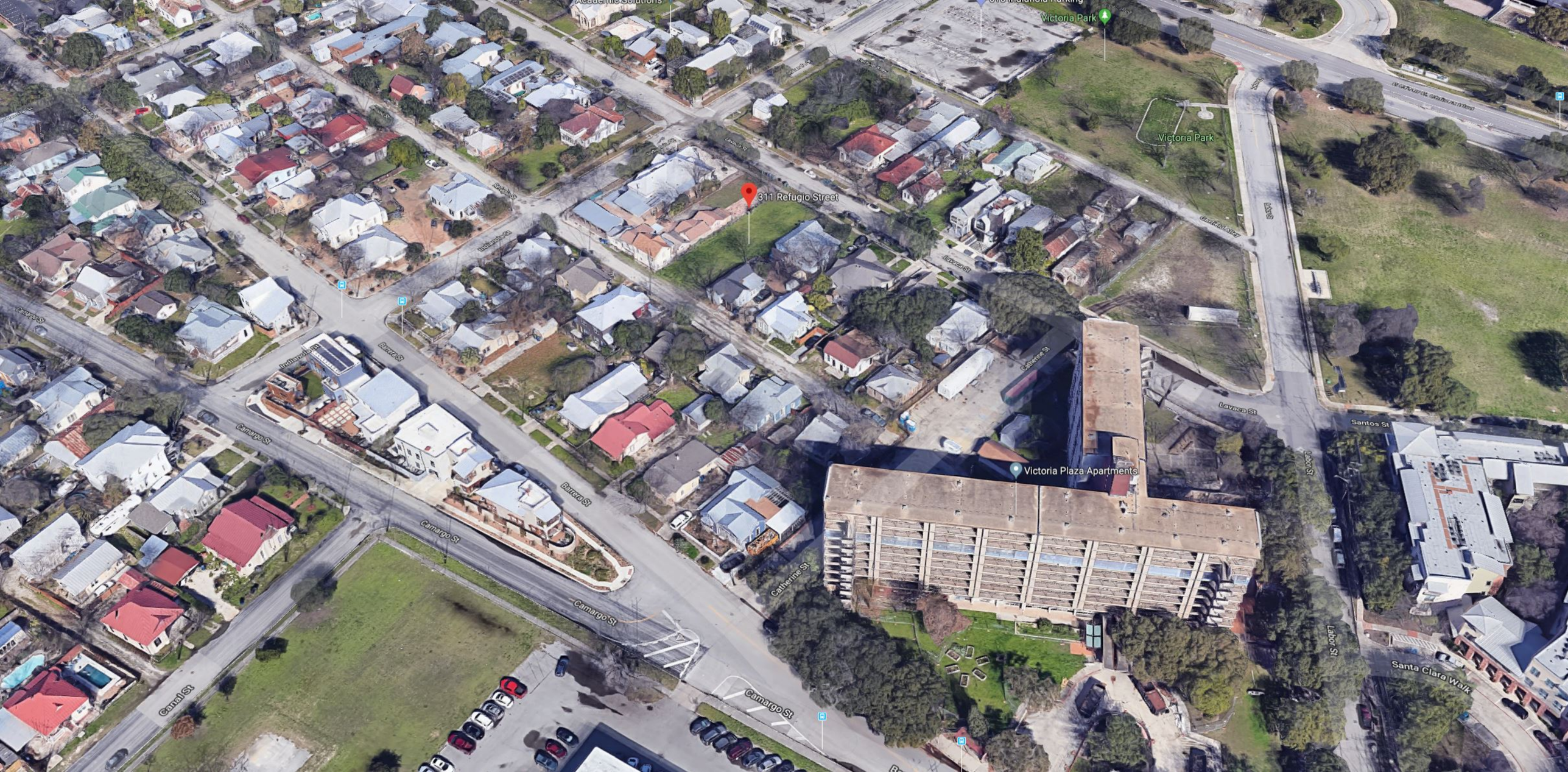
1:1,000

0 0.01 0.02 0.04 mi

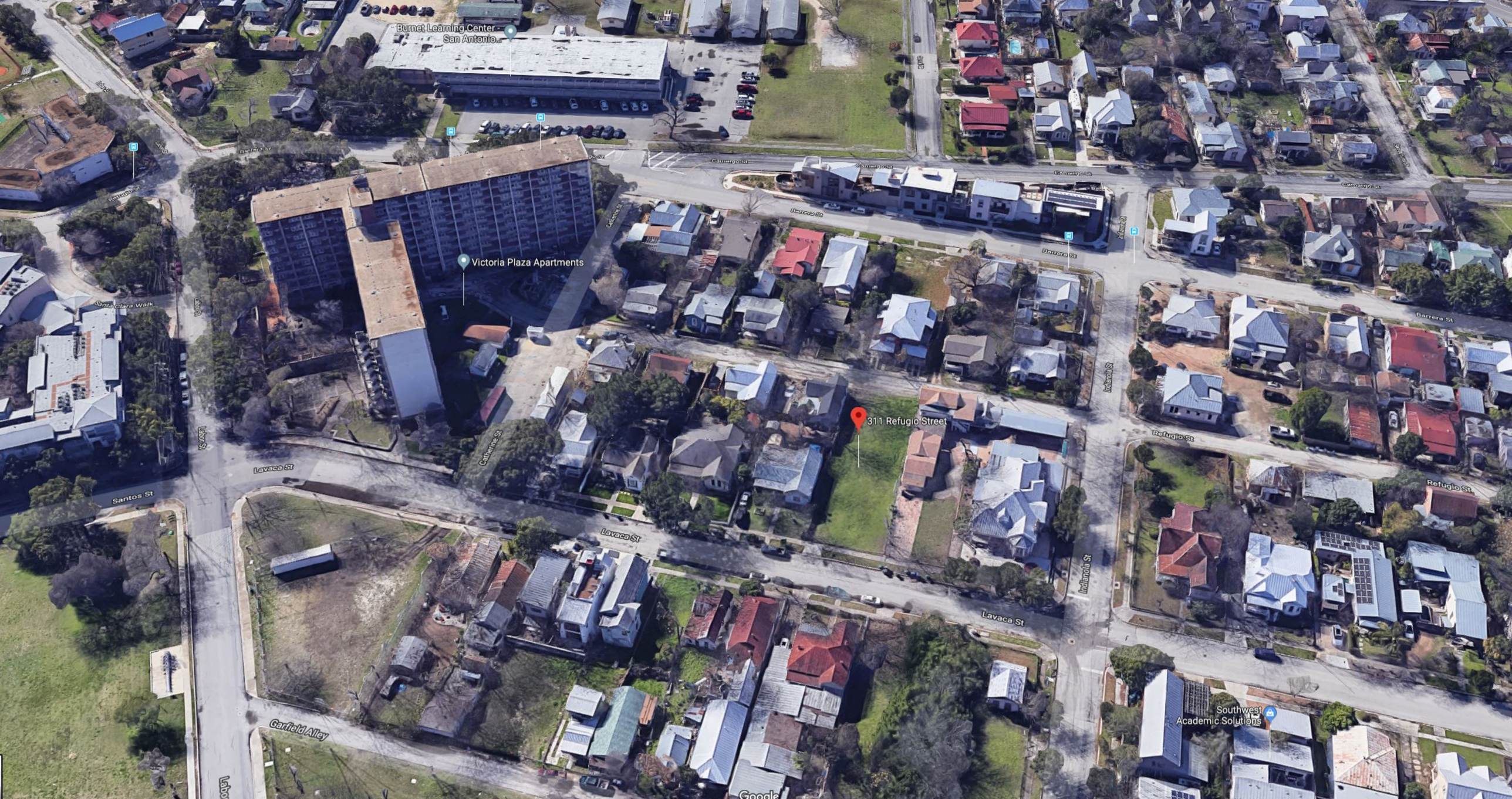
0 0.0175 0.035 0.07 km


HK


751-799 E Durango Blvd Parking
Victoria Park
Victoria Park
610 Indianola Parking
Victoria Plaza Apartments
Labor Street Park
Burnet Learning Center - San Antonio...
311 Refugio Street
Southwest Academic Solutions
E Cesar E. Chavez Blvd
Garfield Alley
Indianola St
Lavaca St
Catherine St
Barrera St
Camargo St
Refugio St
Canal St
S Main


311 Refugio Street
Victoria Park
Victoria Park
Victoria Plaza Apartments
Santos St
Santa Clara Walk
Labor St
Lavaca St
Catherine St
Barrera St
Camargo St
Canal St
Indianola St


311 Refugio Street
Southwest Academic Solutions
Burnet Learning Center - San Antonio...
Victoria Plaza Apartments
Victoria Park
610 Indiana
Catherine St
Lavaca St
Labor St
Barkers St
Indianola St
Garfield Alley


Burnet Learning Center
San Antonio...
Victoria Plaza Apartments
311 Refugio Street
Barrera St
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Refugio St
Santos St
Labor St
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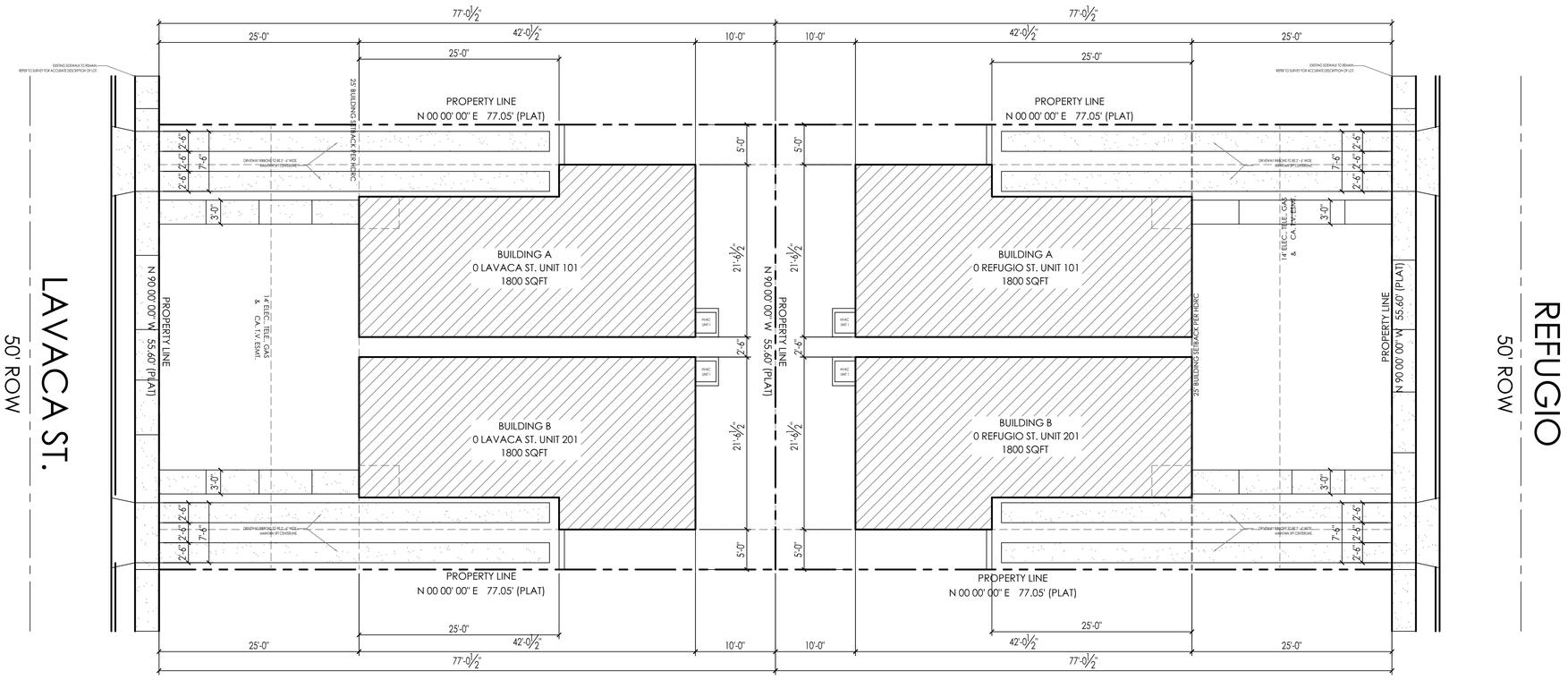
Southwest
Academic Solutions
Google



1 SITE PLAN
SCALE: 1/8" = 1'

NOTE: REFER TO SITE SURVEY
FOR ACCURATE DESRCIPTION OF LOT.

VOGES DESIGN, LLC.
11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

ARCHITECT OF RECORD:

PROJECT NAME:
LAVACAS UNDER THE TOWER
SAN ANTONIO, TEXAS
PROJECT ADDRESS:
311 REFUGIO ST.
SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT
NCB 714, BLOCK 11, LOT 11 (108083)

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES
CHECKED BY:

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

TITLE SHEET:

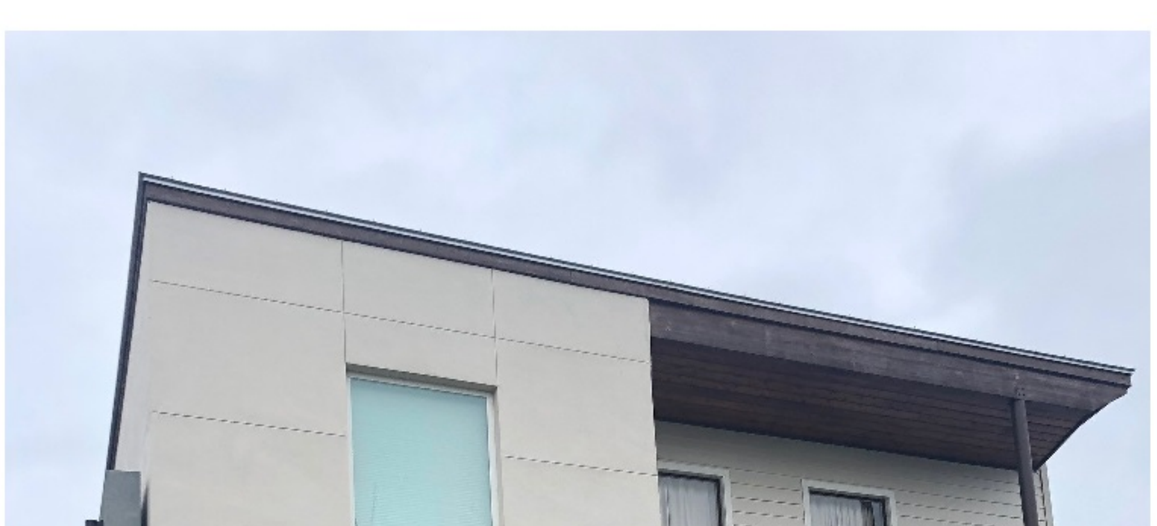
SITE PLAN
SITE NOTES

DRAWN BY: BLVOGES
DATE: 05/31/19
SCALE: NOTED
SHEET # A1.0

LAVACAS UNDER THE TOWER

4 SINGLE FAMILY RESIDENCES

HK VP



CONSISTENT *L AVACA NEIGHBORHOOD* MASSING & FINISHES

CONSISTENT *L AVACA NEIGHBORHOOD* MASSING & FINISHES

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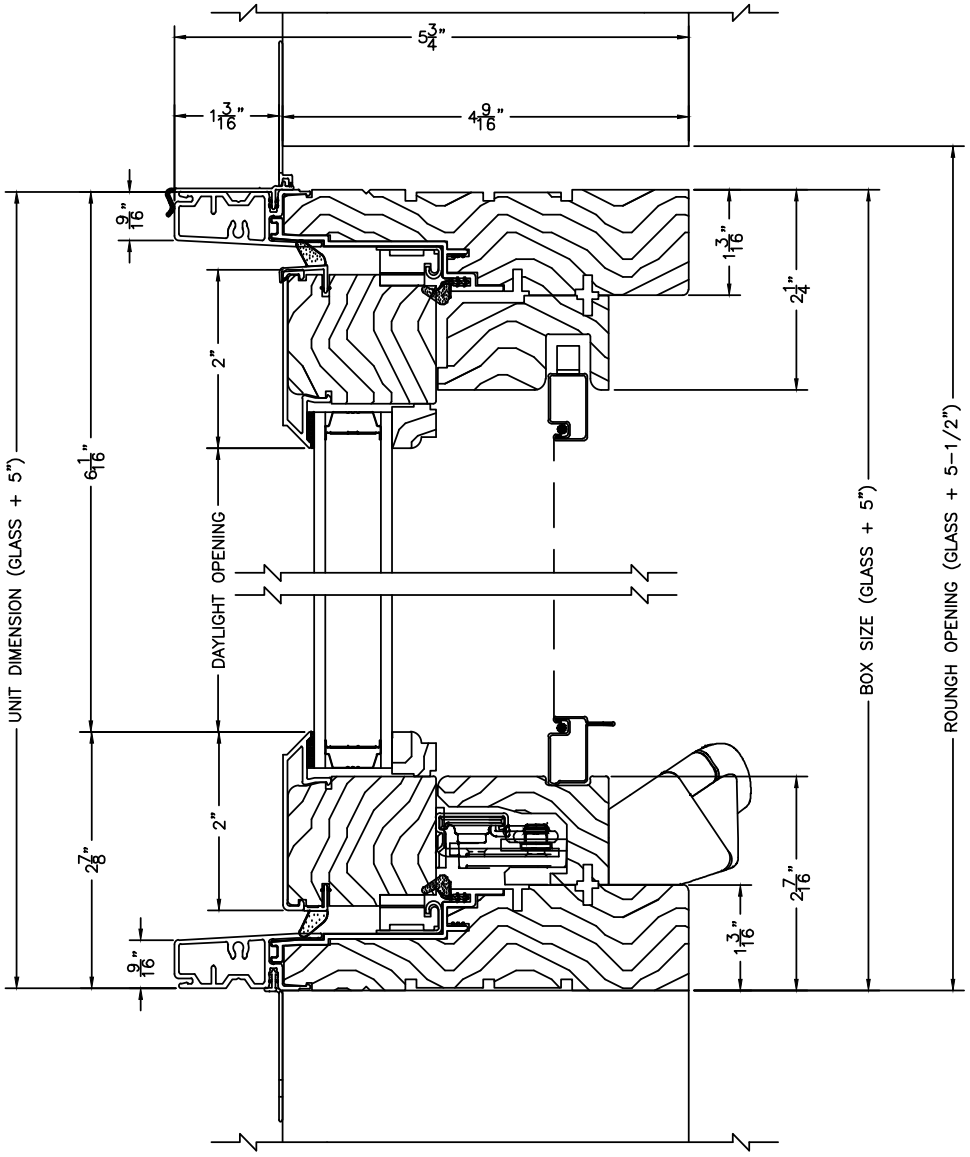
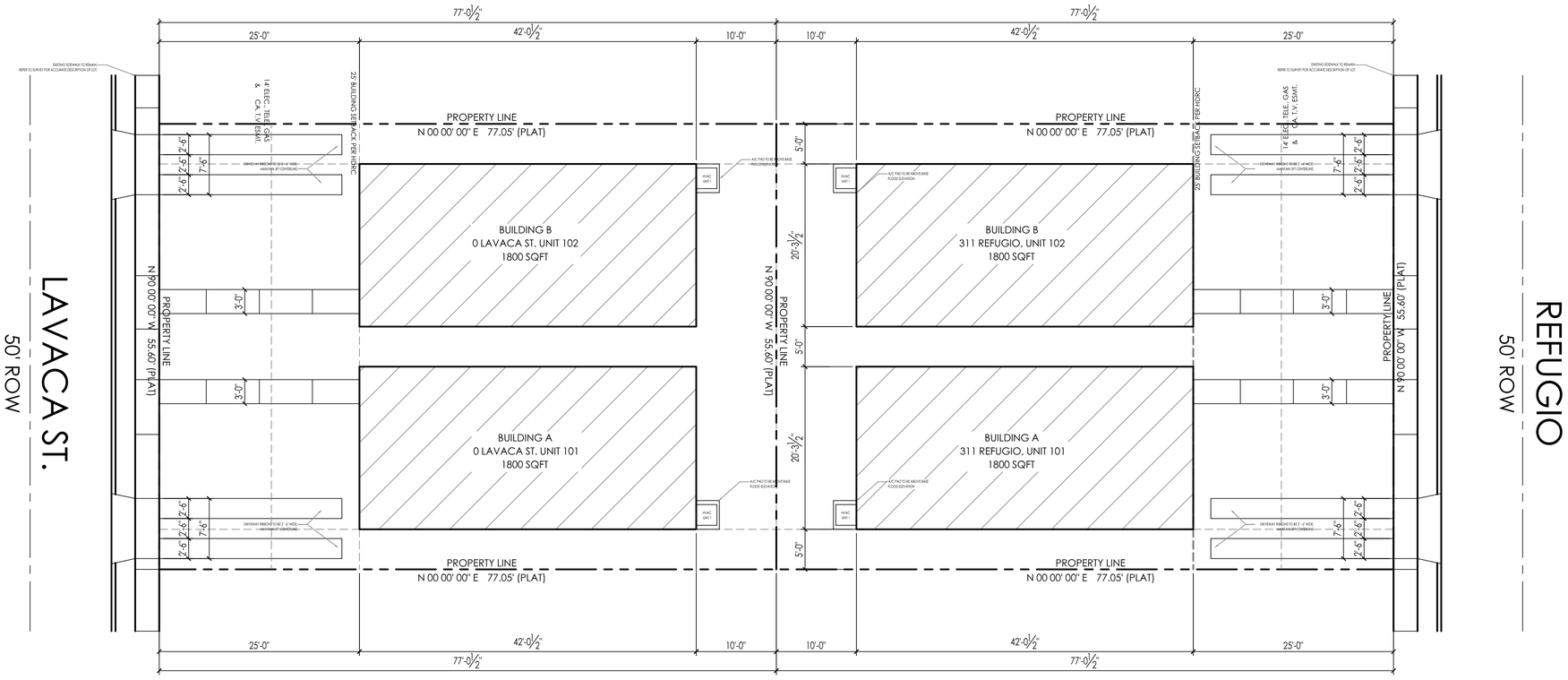


ALUMINUM CLAD CASEMENT- VERTICAL SECTION
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST. Merrill,WI 54452 (715) 536-2461

Previous Submittal



1 SITE PLAN
SCALE: 1/8" = 1'

NOTE: REFER TO SITE SURVEY
FOR ACCURATE DESRCIPTION OF LOT.

VOGES DESIGN, LLC.
11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

ARCHITECT OF RECORD:

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SAN ANTONIO, TEXAS

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SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT
NCB 714, BLOCK 11, LOT 11 (108083)

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES
CHECKED BY:

REVISION SCHEDULE

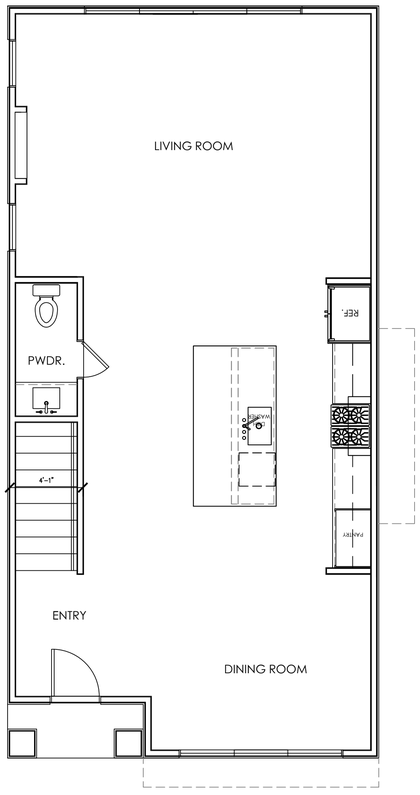
REV	DATE	BY	DESCRIPTION

TITLE SHEET:

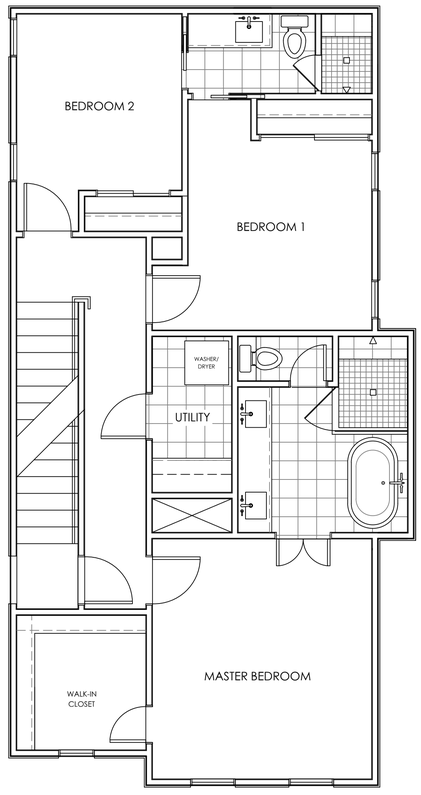
SITE PLAN
SITE NOTES

DRAWN BY: BLVOGES
DATE: 04/29/19
SCALE: NOTED
SHEET # A1.0

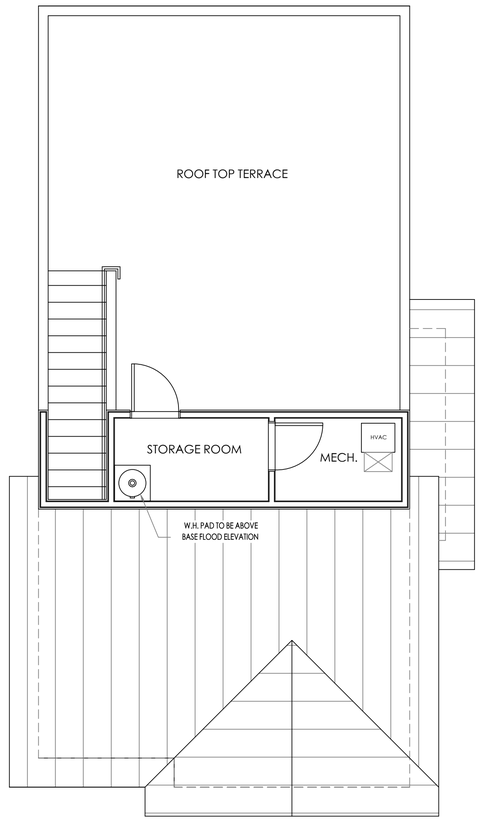
Previous Submittal



1 FLOOR PLAN-GROUND LEVEL
SCALE: 1/4" = 1'



2 FLOOR PLAN-SECOND LEVEL
SCALE: 1/4" = 1'



3 FLOOR PLAN-ROOFTOP TERRACE
SCALE: 1/4" = 1'

VOGES DESIGN, LLC.
11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

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NCB 714, BLOCK 11, LOT 11 (108083)

PROJECT DETAILS

CASEWORK CONCEPT:	HIGH
ISSUE DATE:	N/A
DESIGN MANAGER:	BRIAN VOGES
CHECKED BY:	NATHAN PEREZ, AIA

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

TITLE SHEET:

PROTOTYPICAL PLAN

DRAWN BY: BLVOGES	SHEET # A2.0
DATE: 04/29/19	
SCALE: NOTED	

Previous Submittal

VOGES DESIGN, LLC.
11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

ARCHITECT OF RECORD:

PROJECT NAME:
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SAN ANTONIO, TEXAS
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SAN ANTONIO, TEXAS 78210
LAVACA HISTORIC DISTRICT
NCB 714, BLOCK 11, LOT 11 (108083)

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES

CHECKED BY:

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

TITLE SHEET:

EXT. ELEVATION STUDY

DRAWN BY: BLVOGES
DATE: 04/29/19
SCALE: NOTED

SHEET # A2.1