

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2019

HDRC CASE NO: 2019-357
ADDRESS: 831 LAMAR ST
LEGAL DESCRIPTION: NCB 1368 BLK 5 LOT 21
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Octavio Viramontes/HACAM PROPERTIES LLC
OWNER: Octavio Viramontes/HACAM PROPERTIES LLC
TYPE OF WORK: Construction of a 1-story, single family residential structure
APPLICATION RECEIVED: June 21, 2019
60-DAY REVIEW: August 20, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct one, 1-story single-family residence on the vacant lot at 831 Lamar, located within the Dignowity Hill Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established

patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
 - ii. Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - iii. Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct one, 1-story single-family residence on the vacant lot at 831 Lamar, located within the Dignowity Hill Historic District.

- b. **CONTEXT AND DEVELOPMENT PATTERN** – This block of Lamar primarily features 1-story, single family residential structures.
- c. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed lot coverage is consistent with the Guidelines.
- d. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has provided a site plan noting a setback of 20' between the front bay of the house and the front property line. GIS data suggests that this setback is likely not sufficient in order to meet or exceed the setback established by the adjacent historic properties. Staff further finds that the aerial view exhibit provided by the applicant does not appear to be accurate. The applicant is responsible for verifying existing site conditions found on the block face and proposing a setback that conforms with the Historic Design Guidelines.
- e. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant's proposed entrance orientation is appropriate and consistent with the Guidelines.
- f. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. Staff finds that the overall height of one story, and 22' – 10" in height is appropriate and consistent with the Guidelines.
- g. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has noted a foundation height of approximately two (2) feet; however, the applicant should confirm the proposed foundation height.
- h. **ROOF FORM** – The applicant has proposed roof forms that include front facing gabled roofs and a shed porch roof. Both of these roof forms, in this context, are found historically within the Dignowity Hill Historic District. Staff finds the proposed roof forms to be appropriate.
- i. **WINDOW AND DOOR OPENINGS** – The applicant has proposed window and door openings that generally are consistent with those found within the Dignowity Hill Historic District; however, staff finds that window proportions should be modified to include window heights that are taller. Additionally, staff finds that the applicant should ensure that all double windows are separated by a mullion that features at least six (6) inches in width.
- j. **MATERIALS** – The applicant has proposed materials that includes profile 117 wood siding, 8 inch square wood columns, 4 inch wood trim and architectural shingles. Staff finds the proposed materials to be appropriate; however, staff finds that the proposed wood columns should feature both capital and base trim and should feature chamfered corners.
- k. **WINDOW MATERIALS** – The applicant has proposed aluminum clad wood windows. Staff finds the proposed windows to be appropriate; however, 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.
- l. **ARCHITECTURAL DETAILS** – As noted in finding h, staff finds that the proportion of windows should be modified to feature an increased height. Additionally, staff finds that the top plate of each wall should be lowered to eliminate the excess wall height. This is combination with increasing window height will result in a proportionally accurate design.
- m. **DRIVEWAY** – The applicant has proposed a ribbon strip driveway to feature ten (10) feet in width. Staff finds that the proposed driveway is appropriate and consistent with the Guidelines.
- n. **LANDSCAPING** – The applicant has noted a material that appears xeric in nature. Staff does not find the wholesale removal of grass and installation of decomposed granite or a similar material without natural ground cover to be appropriate. Staff finds that the applicant should submit a detailed landscaping plan for review and approval.

RECOMMENDATION:

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

- i. That the applicant provide a front setback that is equal to or greater than the setback for the existing historic home located immediately to the west based on finding d. The proposed setbacks should be accurately depicted in the application materials through field verification.
- ii. That the applicant confirm the proposed foundation height is within one (1) foot of those found historically on the block.
- iii. That the applicant increase window heights to be more consistent with those found historically in the district as noted in finding i.
- iv. That the proposed wood columns feature both capital and base trim and chamfered columns as noted in finding j.
- v. That the proposed windows feature meeting rails that are 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.
- vi. That the applicant lower the top plate of each wall to eliminate excess wall height, which will result in a proportionate façade arrangement as noted in finding l.
- vii. That the applicant submit a detailed landscaping plan for review and approval as noted in finding n.

A foundation inspection must be scheduled with OHP staff to ensure that appropriate setbacks are being installed. The foundation inspection shall be scheduled prior to the pouring of the foundation

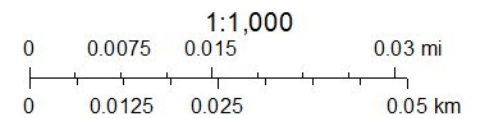
A roofing inspection must be scheduled with OHP staff to ensure that an industrial or large ridge cap is not installed. The roofing inspection shall be scheduled prior to the installation of roofing materials.

City of San Antonio One Stop



June 28, 2019

— User drawn lines



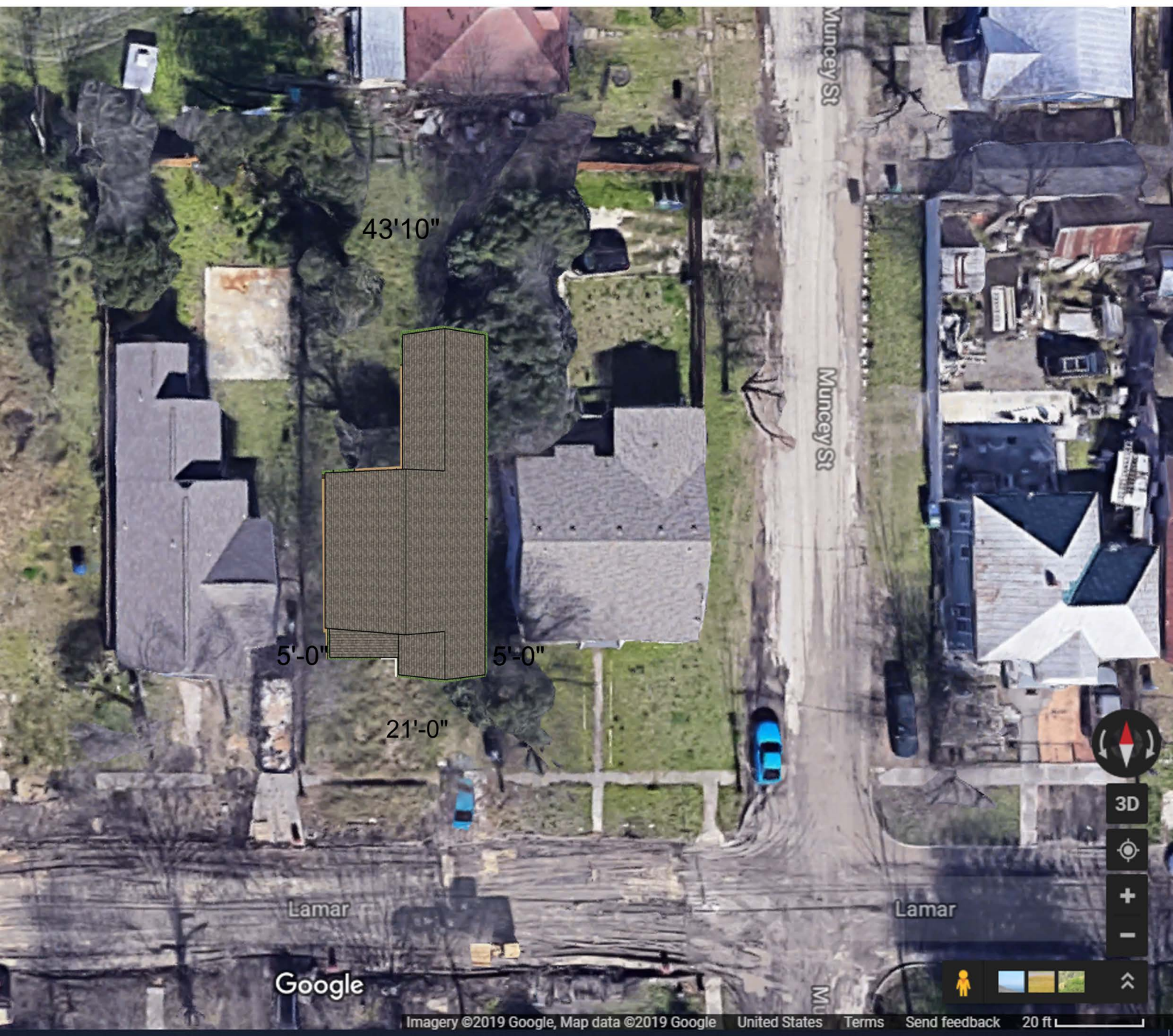


831 Lamar









43'10"

5'-0"

5'-0"

21'-0"

Muncey St

Lamar

Lamar

Google

831 LAMAR ST.
RESIDENCE

831 Lamar St
San Antonio TX 78202

SQUARE FOOTAGE

LIVING 1,650.00 SF



831 Lamar,

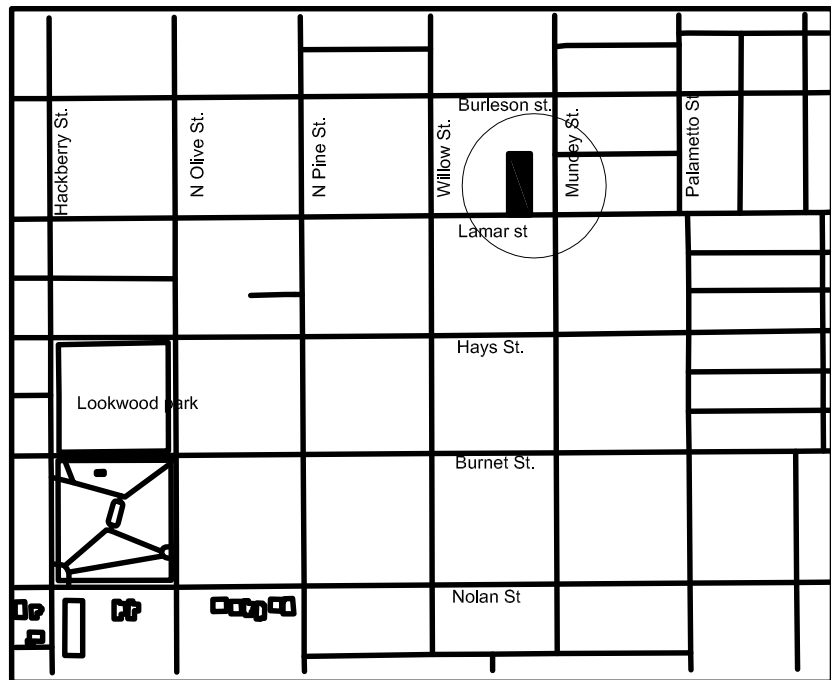
Pretends to respectfully blend into the historic community of Dignowity Hills by the use of shapes textures and colors:

A barn style gable volume with a 7/12 pitch will emulate many of the shapes around, by not exceeding 22' and it will become a transition between the west neighbor (over 22' and the east under 20').

A majestic pecan tree lives in the lot and will be the heart of the house that will embrace it and observe it from the main areas .

The concrete slab foundation will support the wood frame structure enclosed by pattern 117 wood siding, aluminum clad windows, and a wood vintage front door will be the openings to the outside. Wood columns and a wood deck in the front porch will complement the familiar language along with neutral colors as it is predominant in the area, architectural shingles will cover the mentioned gable roof.

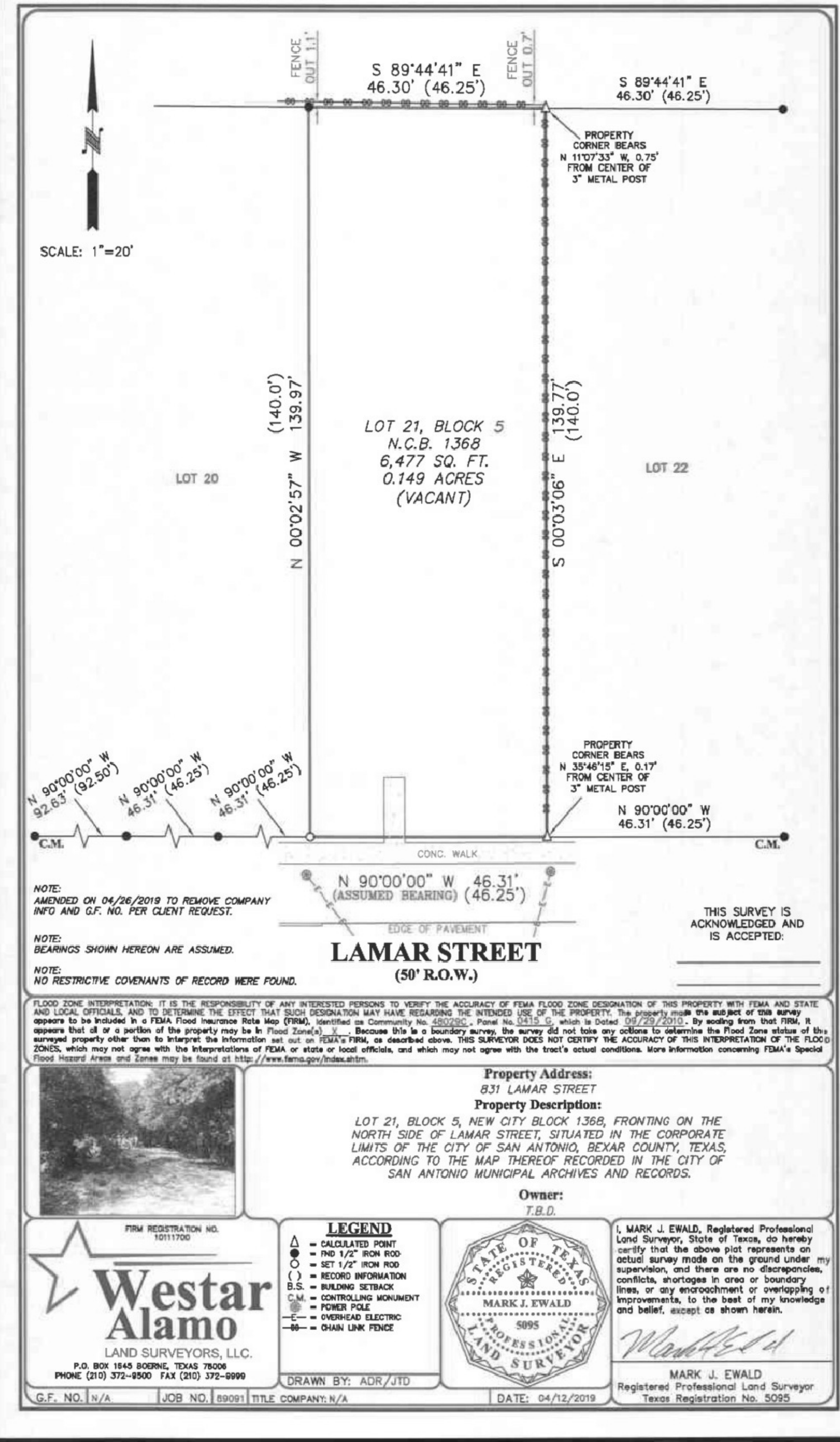
CONCEPTUAL VIEW



LOCATION

PHOTOS

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SURVEY

NEW BUILT
SINGLE HOME

LOCATION:
831 LAMAR ST
SAN ANTONIO TX. 78223

OWNER:
HACAM PROPERTIES LLC.

REFLECTED CEILING
FLOOR PLAN

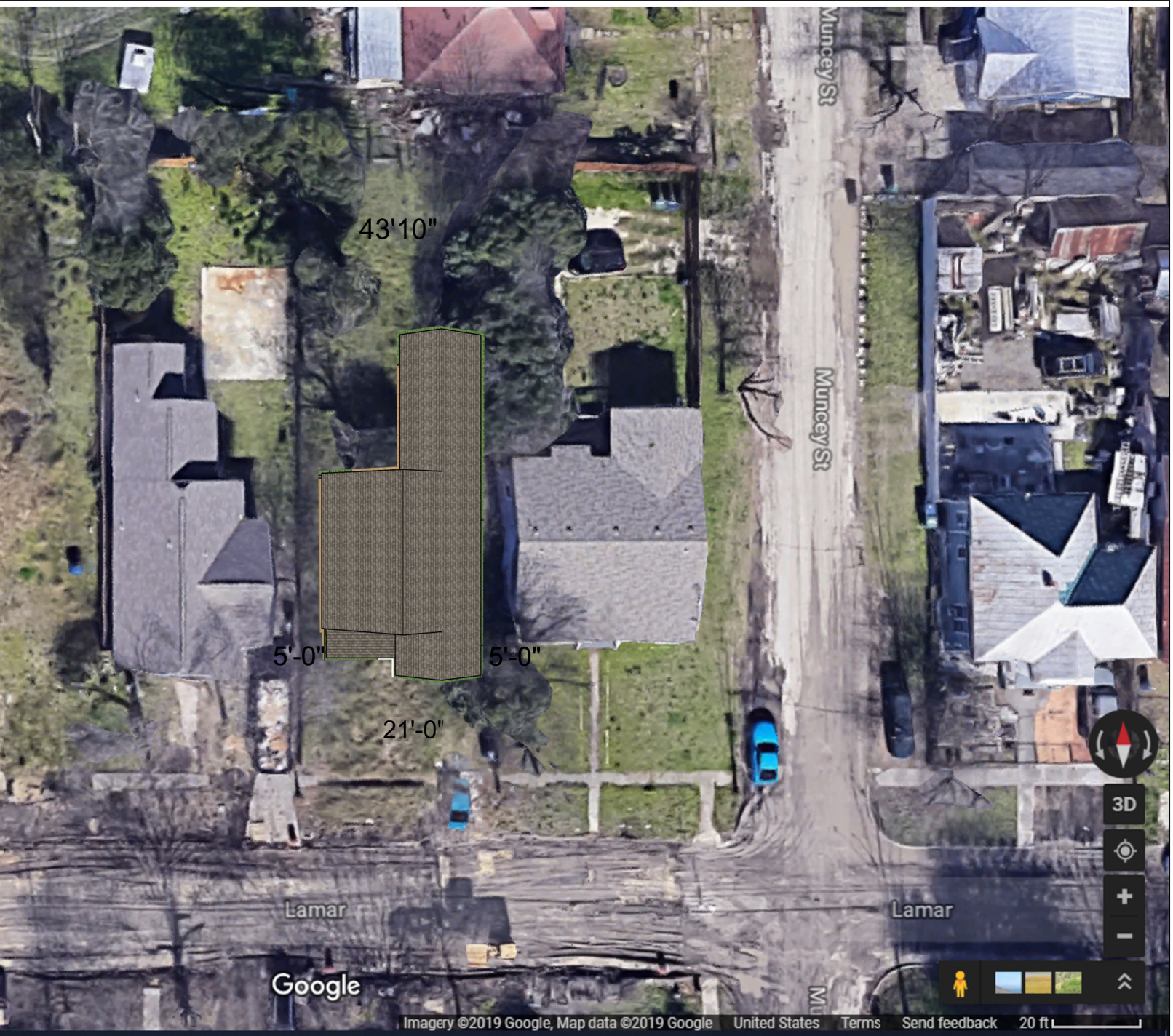
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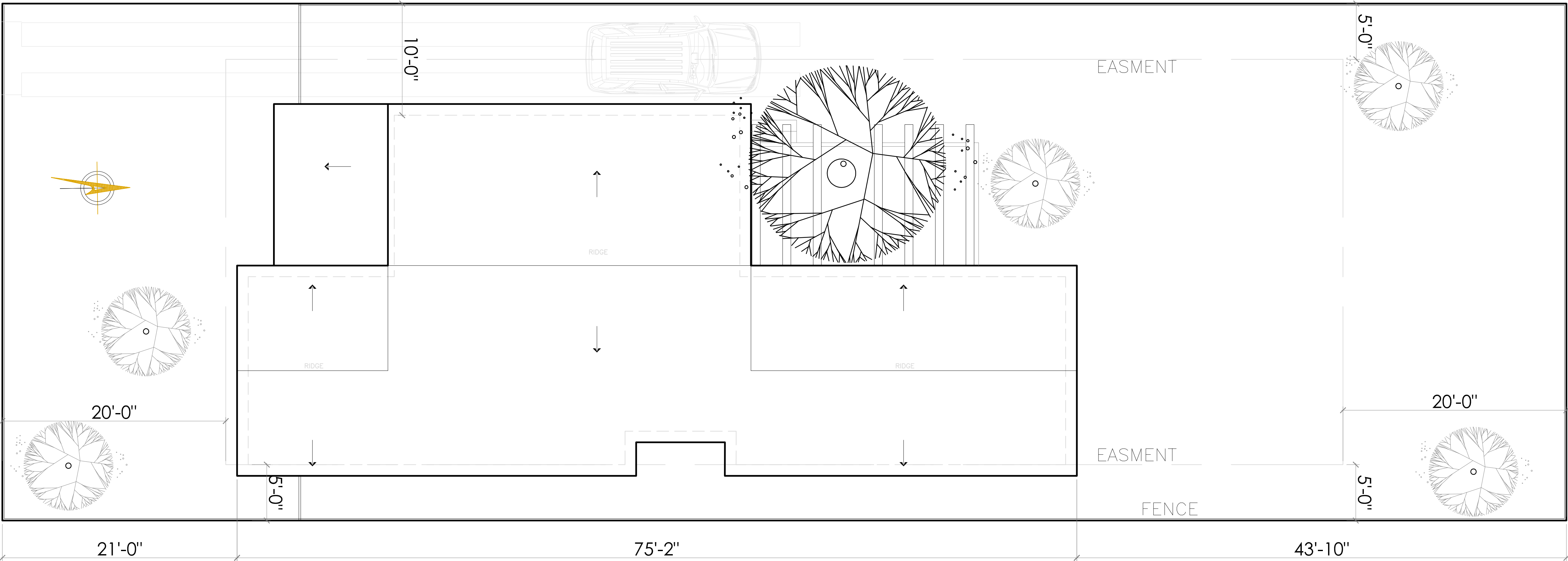


FLOOR PLAN

3/16" = 1'-0" LIVING 1,650.00 SF



AERIAL VIEW



SITE PLAN

3/16" = 1'-0" LIVING 1,650.00 SF

NEW BUILT
SINGLE HOME

LOCATION:
831 LAMAR ST
SAN ANTONIO TX. 78223

OWNER:
HACAM PROPERTIES LLC.

FLOOR PLAN
SITE PLAN

PROY. NO. HA-01
DATE: 06/18/2019
DRAWN BY: OV
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A-1 / 1

VER: 58

NEW BUILT
SINGLE HOME

LOCATION:
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SAN ANTONIO TX. 78223

OWNER:
HACAM PROPERTIES LLC.

ELEVATIONS

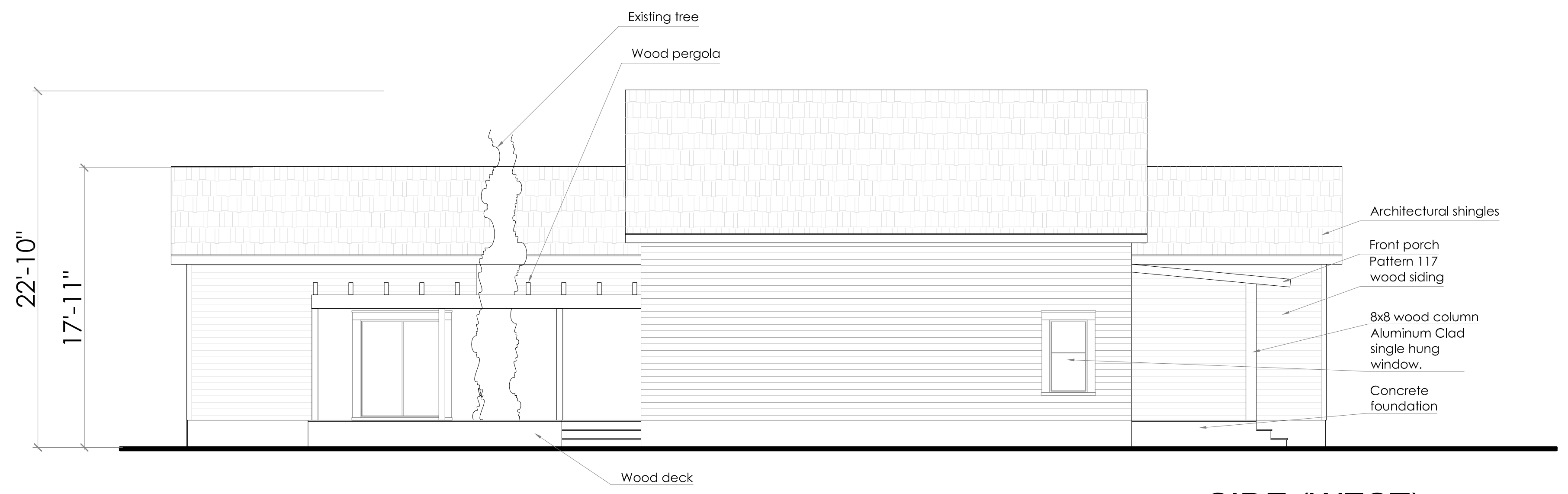
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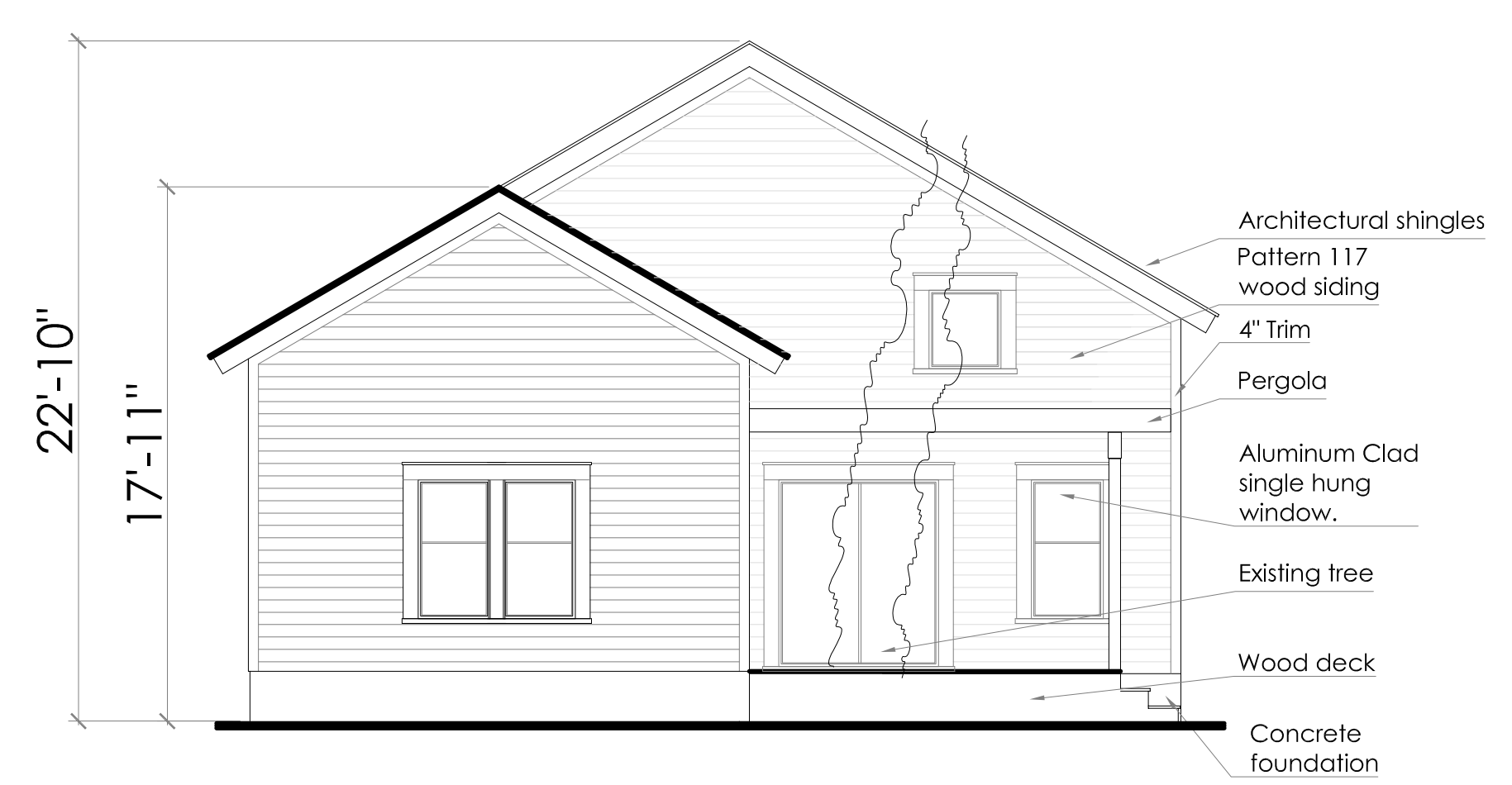
MAIN (SOUTH)
ELEVATION

3/16' = 1'-0"



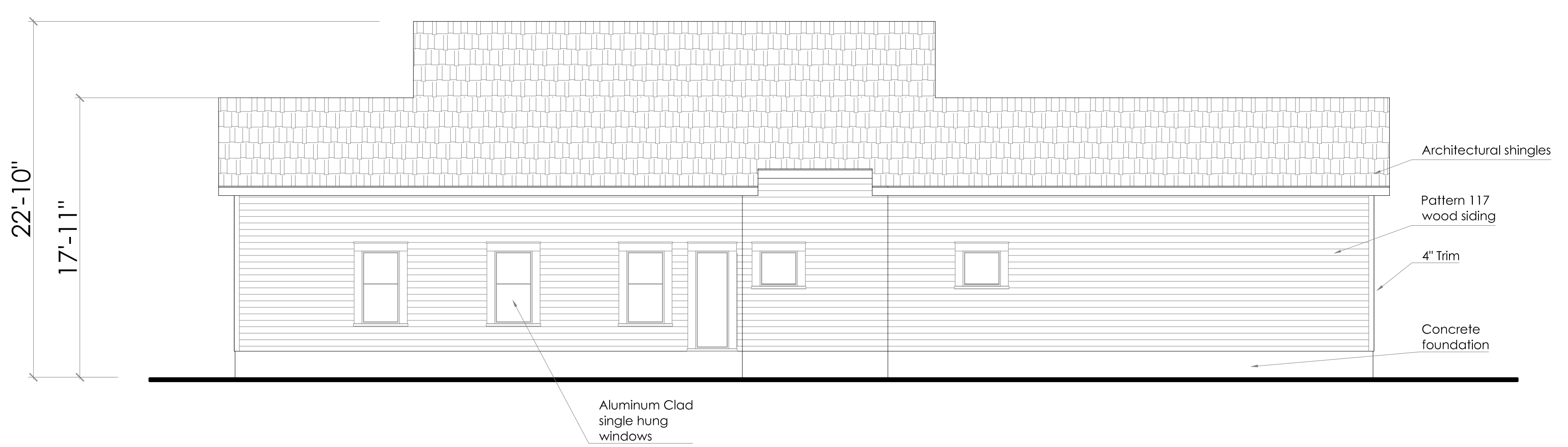
SIDE (WEST)
ELEVATION

3/16' = 1'-0"



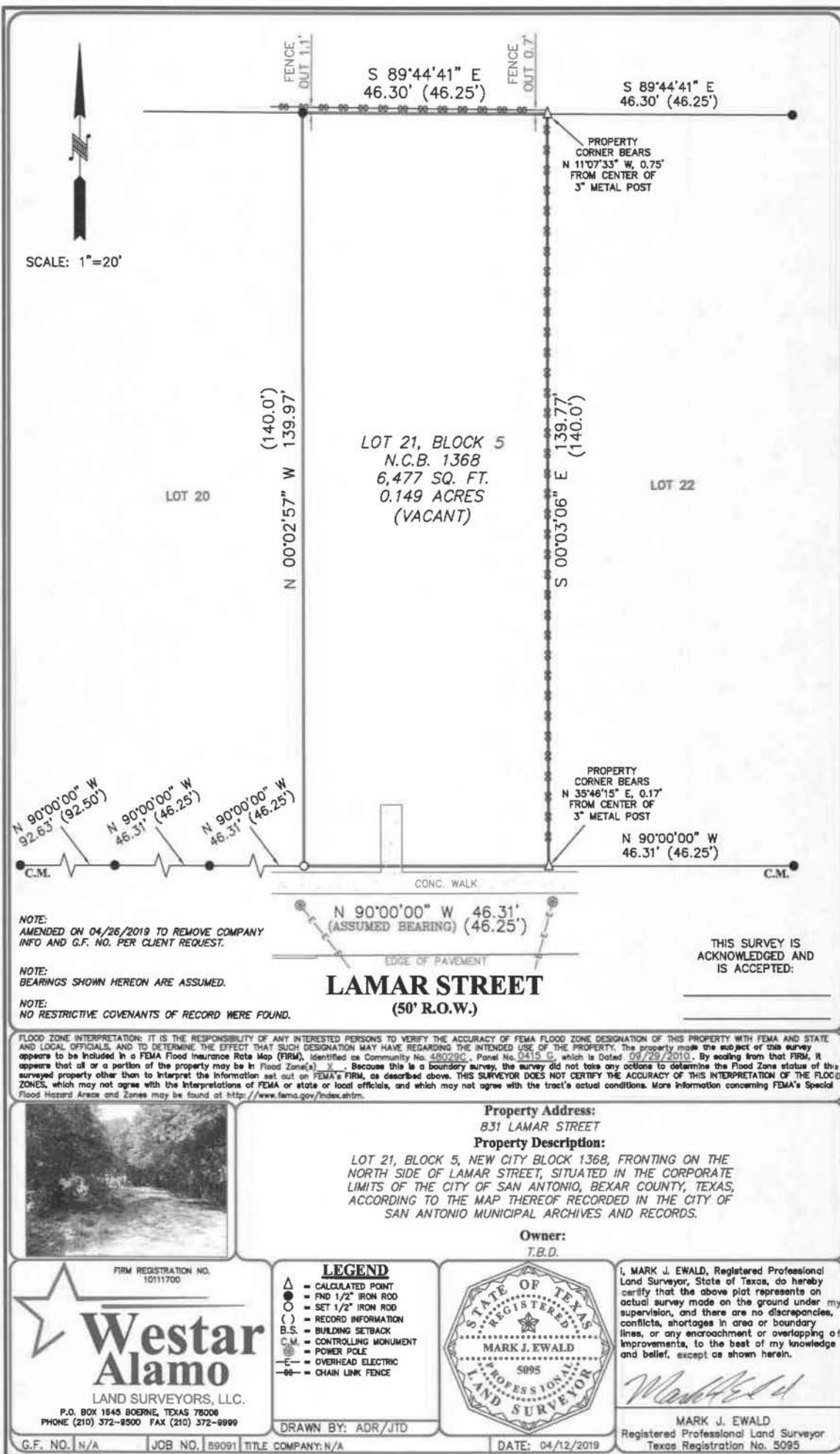
REAR (NORTH)
ELEVATION

3/16' = 1'-0"



SIDE (EAST)
ELEVATION

3/16' = 1'-0"







831 LAMAR ST. RESIDENCE

831 Lamar St
San Antonio TX 78202

SQUARE FOOTAGE
LIVING 1,650.00 SF



831 Lamar,

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CONCEPTUAL VIEW

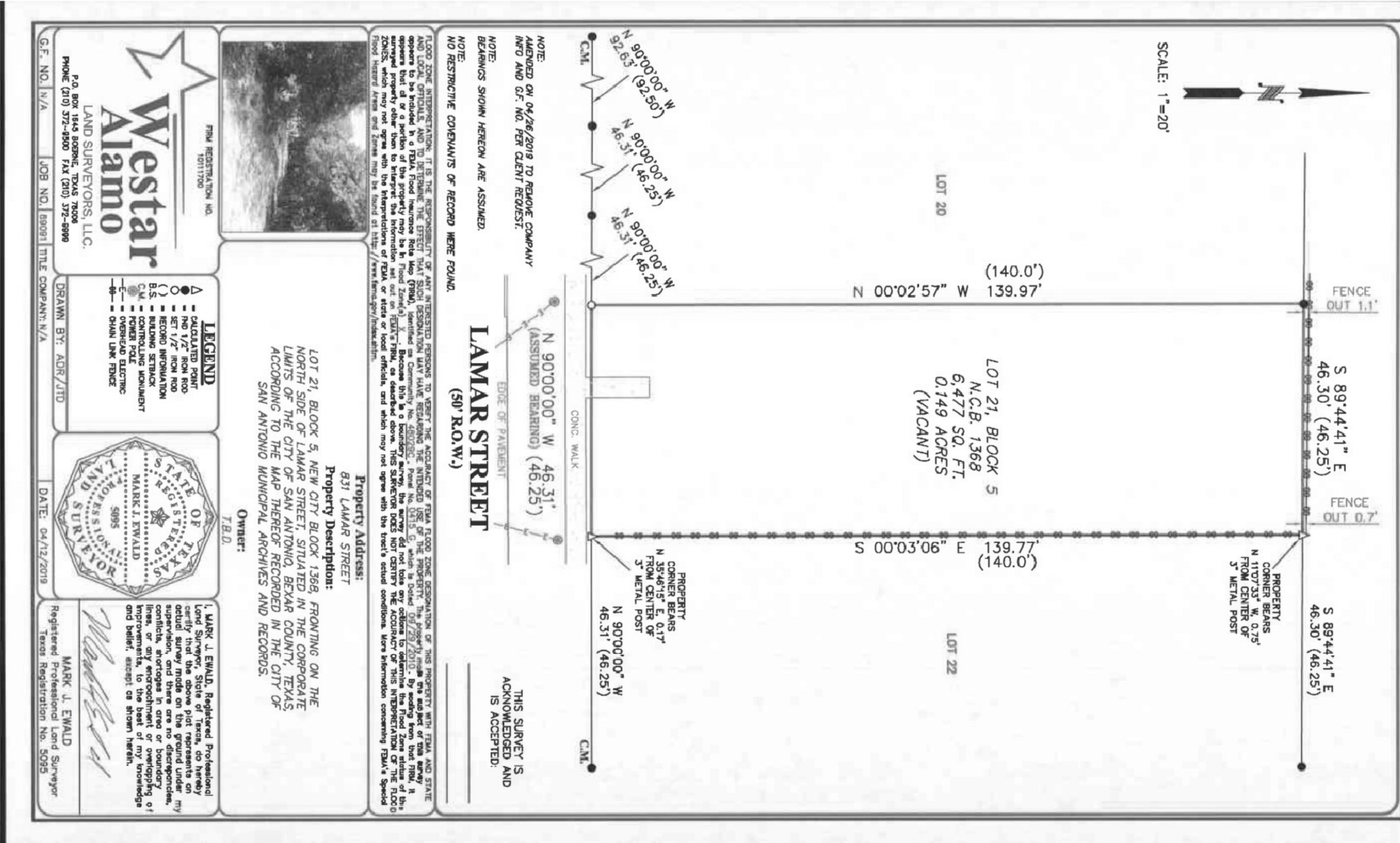
Must refer to elevations and floor plans for accurate details and finishes.



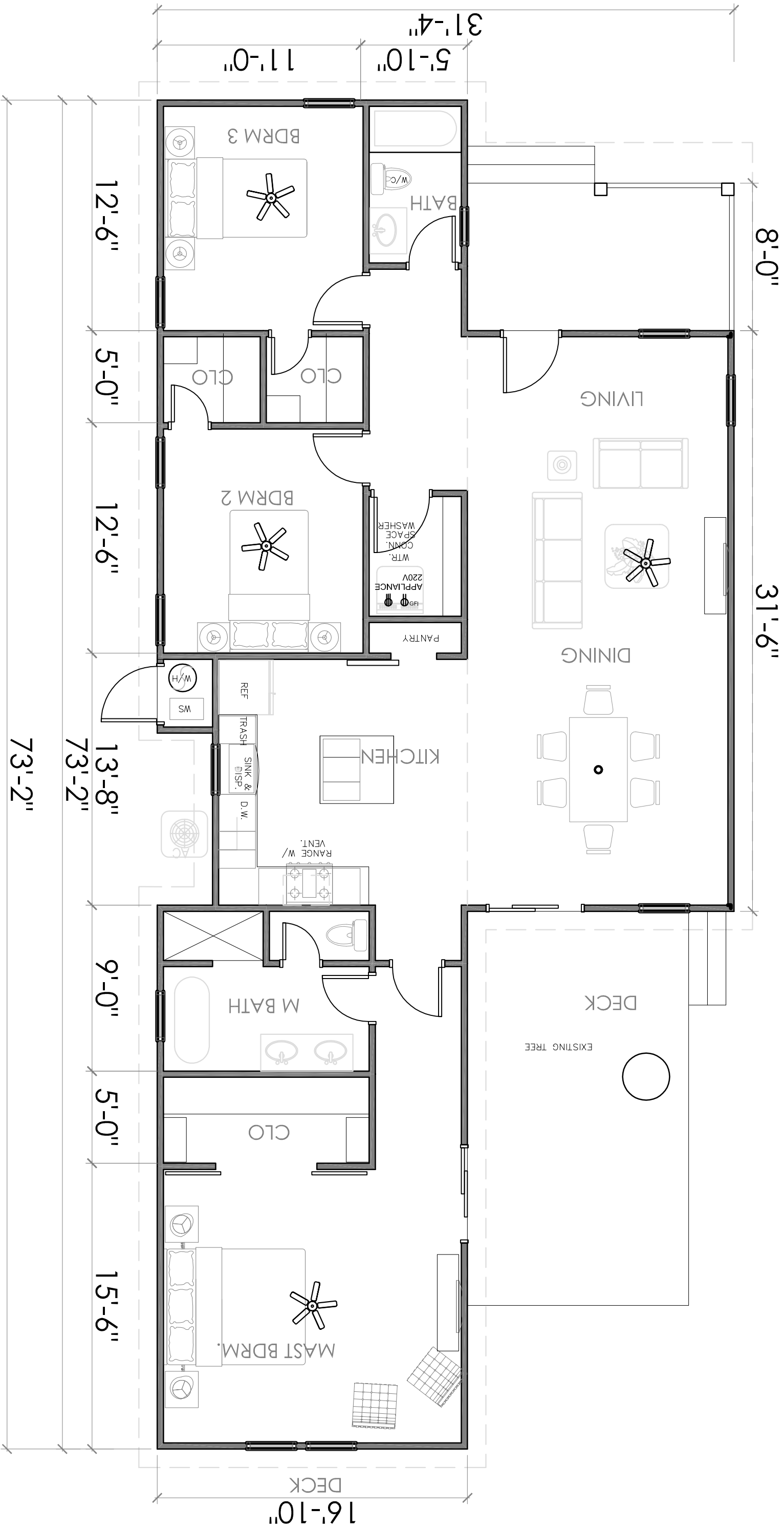
LOCATION

PHOTOS

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SURVEY



Left neighbor's distance from sidewalk 32'

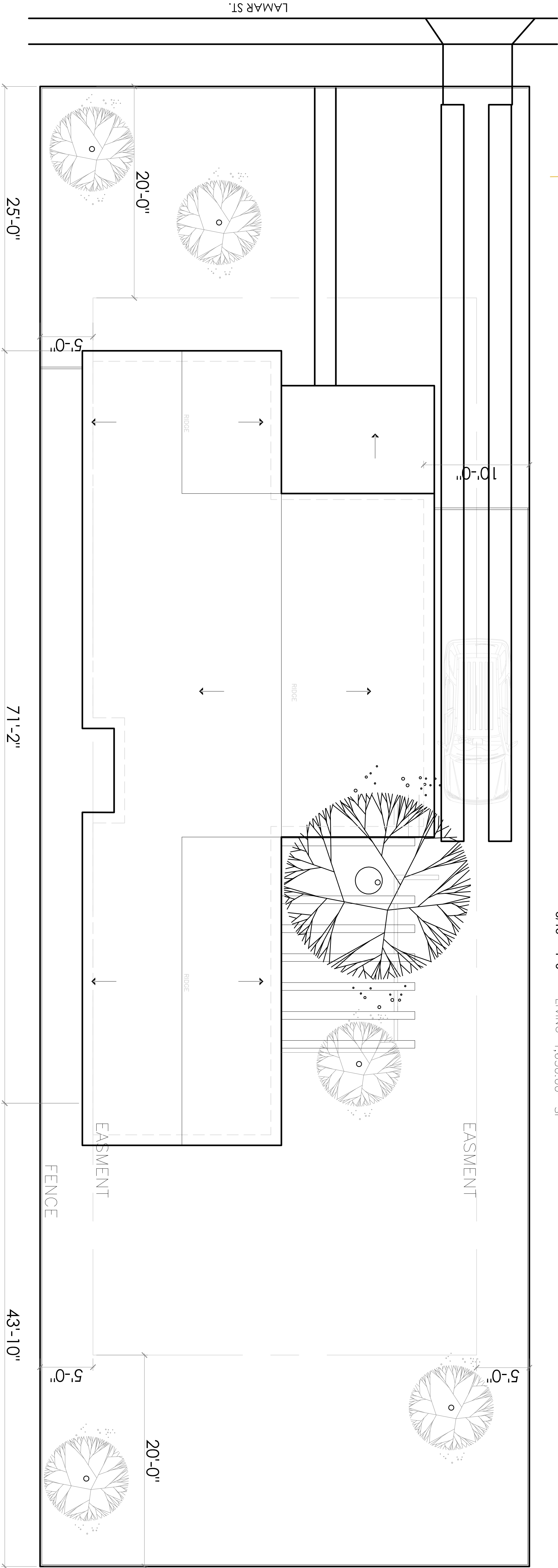
831 distances distance from sidewalk 25'

Right neighbor's distance from sidewalk 24'

FLOOR PLAN

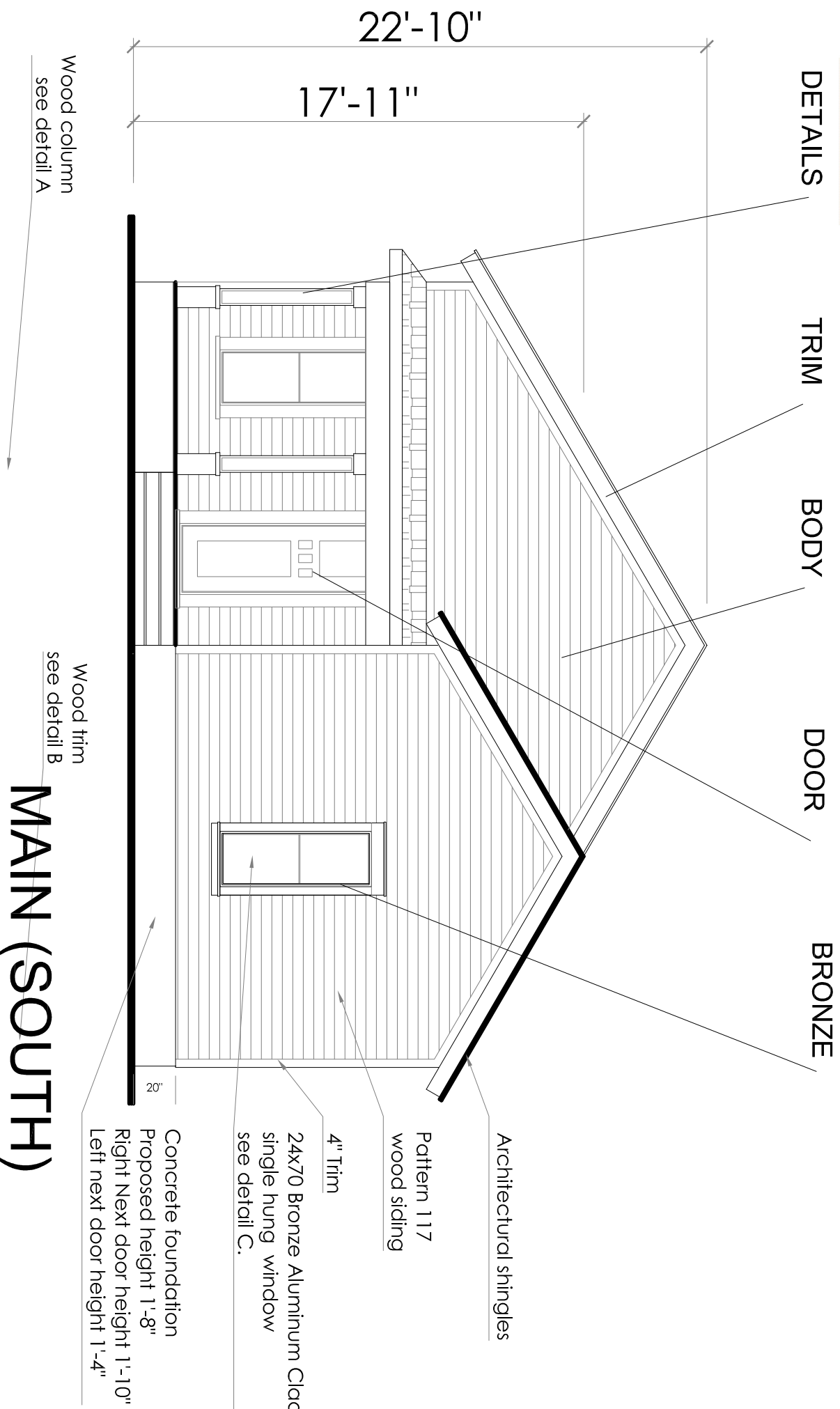
3/16" = 1'-0" LIVING 1,650.00 SF

AERIAL VIEW



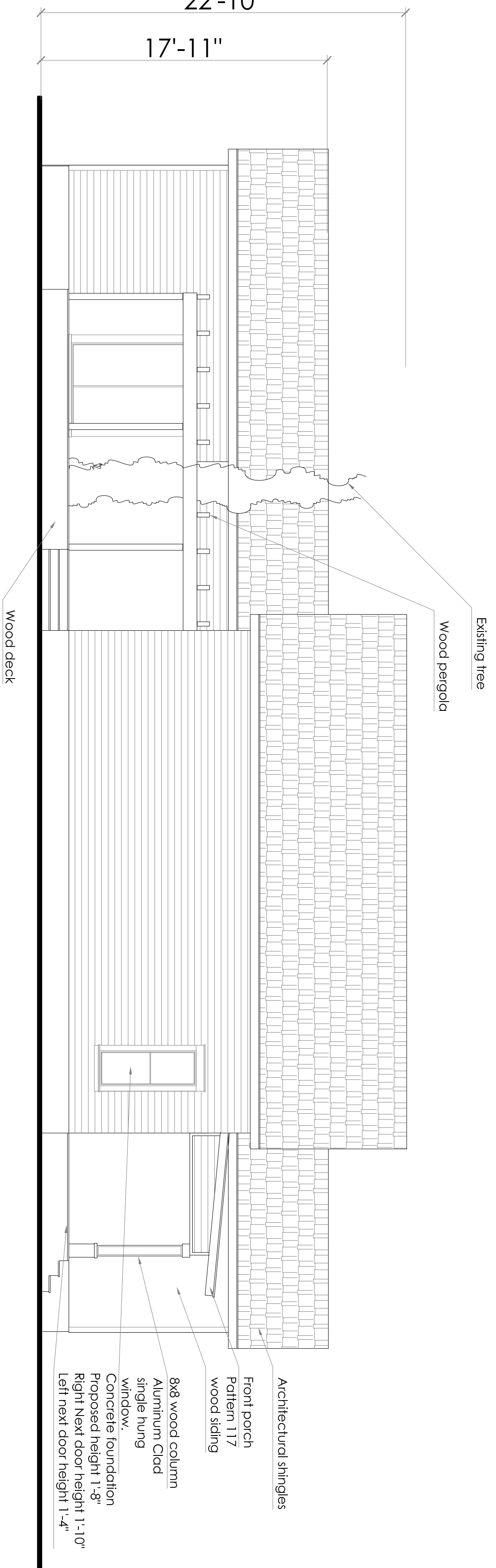
SITE PLAN

3/16" = 1'-0" LIVING 1,650.00 SF



MAIN (SOUTH)
ELEVATION

3/16" = 1'-0"



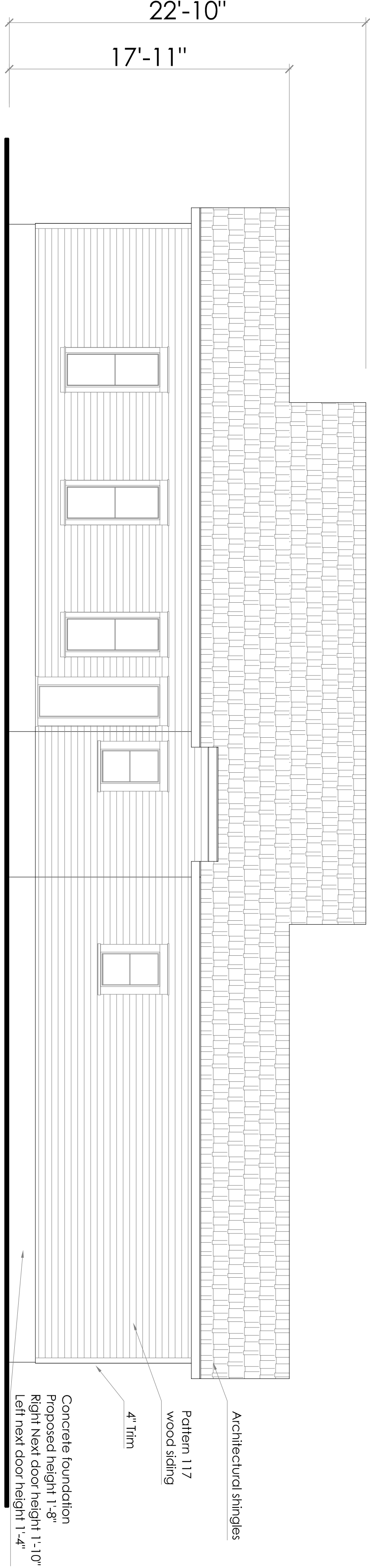
SIDE (WEST)
ELEVATION

3/16" = 1'-0"



REAR (NORTH)
ELEVATION

3/16" = 1'-0"



SIDE (EAST)
ELEVATION

3/16" = 1'-0"

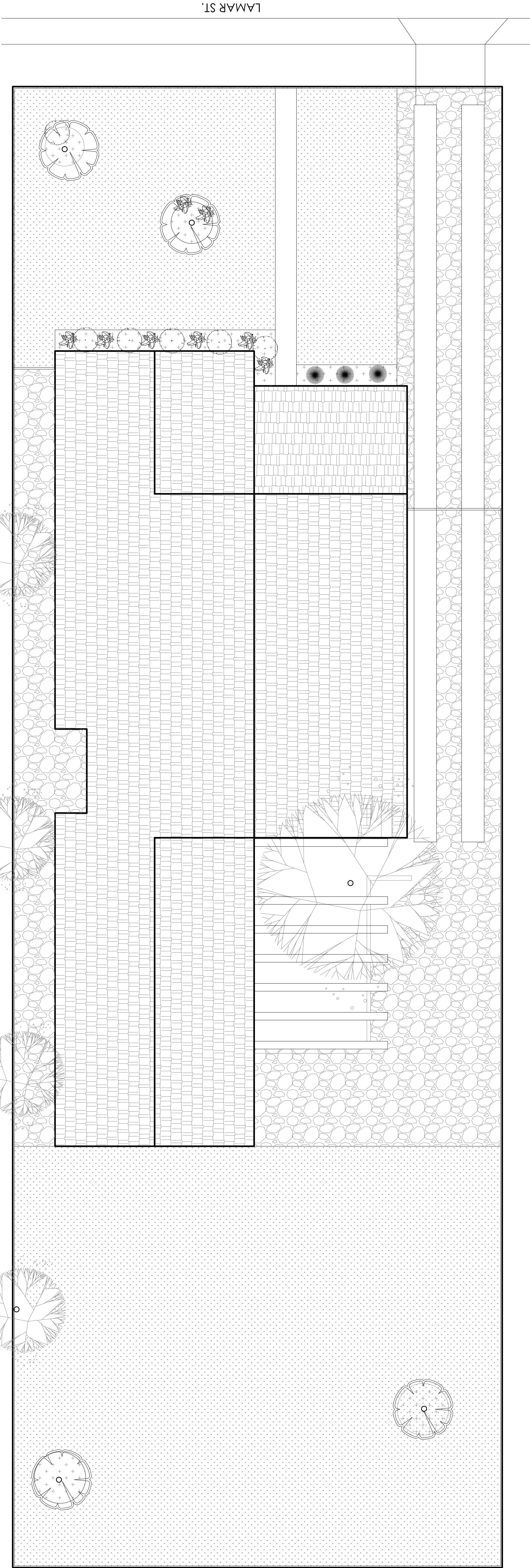
NEW BUILT
SINGLE HOME

LOCATION:
831 LAMAR ST
SAN ANTONIO TX, 78223

OWNER:
HACAM PROPERTIES LLC.

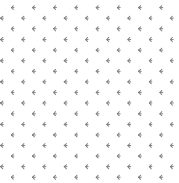
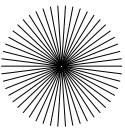
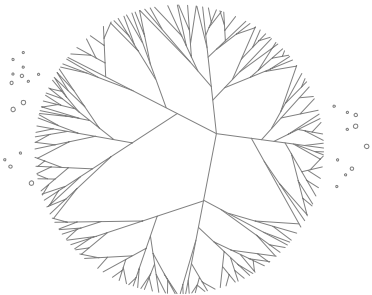
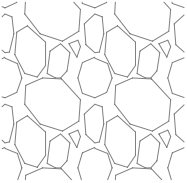
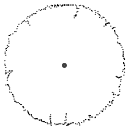
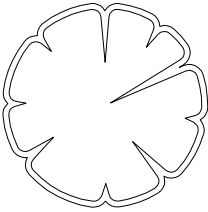
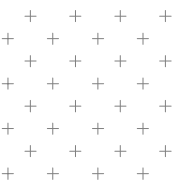

FLOOR PLAN
SITE PLAN

PROY. NO. HA-01
DATE: 07/08/2019
DRAWN BY: OV
CHECKED BY: AS
SHT. NO.

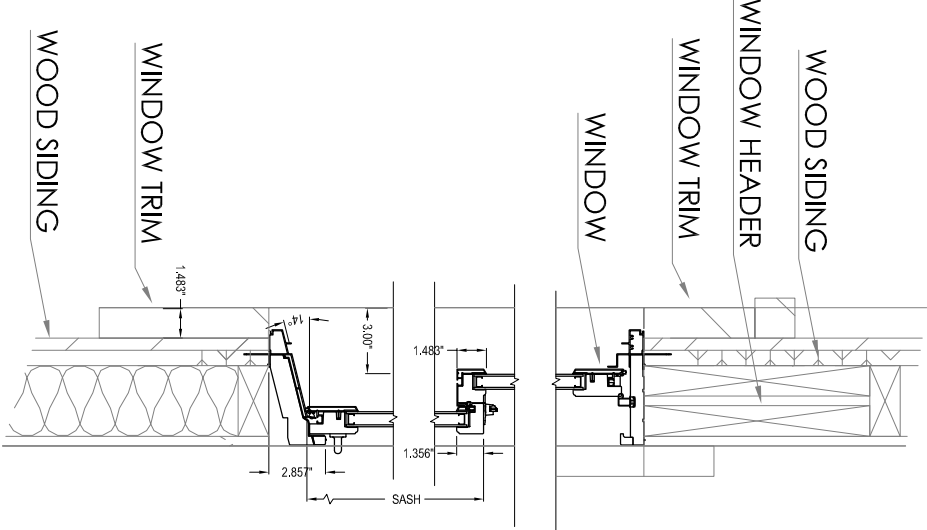


LAMAR ST.

SYMBOLS

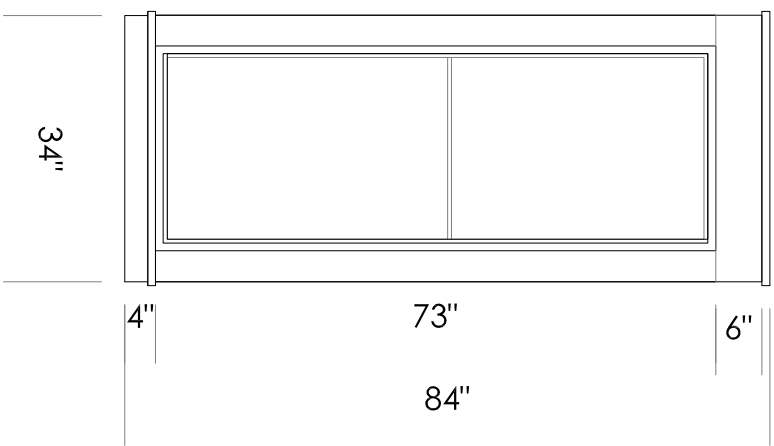
	BERMUDA GRASS		LIRIOPE		EXISTING TREE
	DECOMPOSED GRANITE		RUSSIAN SAGE		CRAPE MYRTLE
	MOLCH		BRENTHURST SAGE		

LANDSCAPING PLAN
3/16' = 1'-0"



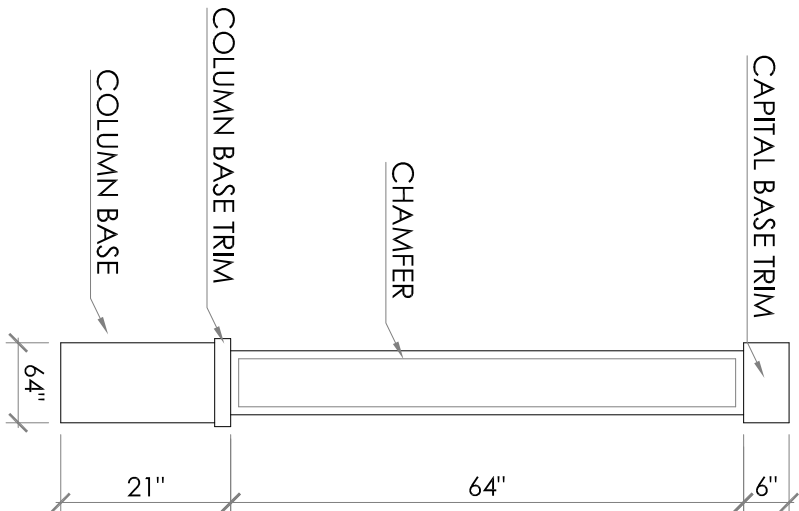
A
DETAIL

ALUMINUM CLAD WOOD WINDOWS
MIRA PREMIUM SERIES: ALUMINUM CLAD WOOD WINDOW DOUBLE-HUNG



B
DETAIL

TYPICAL WINDOW
WINDOW TRIM



C
DETAIL

TYPICAL COLUMN
WOOD COLUMN AND DETAILS