

# HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2019

**HDRC CASE NO:** 2019-411  
**ADDRESS:** 104 BEAUREGARD  
**LEGAL DESCRIPTION:** NCB 742 BLK 1 LOT NE 75.4 FT OF 1 & 2  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Daniel Cruz/Design Coop  
**OWNER:** Marlo Montoya/MONTOYA MARLO R  
**TYPE OF WORK:** Construction of a 1-story rear accessory structure  
**APPLICATION RECEIVED:** September 23, 2019  
**60-DAY REVIEW:** November 22, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting final approval to:

1. Construct a 1-story rear accessory structure.
2. Modify the existing rear staircase on the primary structure to connect to the proposed primary structure.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

#### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

*Historic Design Guidelines, Chapter 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. *Facade 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 principal 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 primary structure located at 104 Beauregard is a 2-story single-family home constructed in approximately 1910 in the Neoclassical style. It is a contributing structure within the King William Historic District.
- b. The proposal received conceptual approval from the Historic and Design Review Commission (HDRC) on August 21, 2019. The approval carried the following stipulations:
  1. That the applicant integrates window opening proportions that are more consistent with the Guidelines, the OHP Window Policy document, and the historic examples found in the King William Historic District; **this stipulation has not been met.**
  2. That the applicant install windows that include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details; **this stipulation has not been met.**
  3. That the applicant explores ways to incorporate architectural details and materials that are representative of the historic context of the district; **this stipulation has been partially met.**
- c. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) on August 13, 2019. The DRC found the location, footprint, setback, orientation, height, and general massing appropriate, but found the material combination and fenestration pattern inconsistent with the Guidelines and precedents in the district. The DRC recommended relating the proposal to existing historic or traditional architectural features in the district, such as screened porches or existing carriage style garages, versus responding to new construction in the vicinity. The DRC recommended exploring woodlap siding and combining the glass features with opaque siding in a manner that is more consistent with precedents in the district. The DRC also recommended separating the staircase from the new structure to clearly delineate the primary and the accessory structure. The applicant met again with the Design Review Committee (DRC) on October 8, 2019, after receiving conceptual approval from the Historic and Design Review Commission (HDRC). The DRC noted that while the front façade windows were modified, the proposed windows still did not feature traditional proportions or detailing. The DRC emphasized incorporating historic or traditional proportionality if contemporary materials and forms are proposed. The DRC also encouraged emphasizing the siding detail in the massing and to explore the craftsmanship and detailing of the proposed new stair railing.
- d. FOOTPRINT – The applicant as proposed to construct a new 1-story accessory structure in the rear of the lot. While the dimensions are not indicated in the submitted documents, the footprint appears to be approximately 400 square feet. The Historic Design Guidelines for Additions stipulate that new garages and outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the proposal generally consistent with the Guidelines.

- e. **ORIENTATION AND SETBACK** – The applicant has proposed to orient the new accessory structure towards Beauregard. Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the Guidelines.
- f. **SCALE & MASS** – The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff generally finds a 1-story structure consistent with the Guidelines.
- g. **ROOF FORM** – The applicant has proposed a 1-story accessory structure with a multi-height flat roof. The lower portion of the structure will be approximately 10 feet and the tallest portion of the structure will measure approximately 10'-10" from the ground. Based on the submitted elevations, the parapet will be inset from the main façade of the structure and will be clad with a pre-patina copper flashing. The Guidelines stipulate that architectural details of new construction should keep with the predominant architectural style along the block face or within the district when one exists. Staff finds the general concept of a flat roof appropriate for the site, especially since the previous historic carriage house featured a flat roof with a slight slope, but does not find the structure as currently designed consistent with traditional roof forms and configurations.
- h. **WINDOWS & DOORS** – The applicant has proposed 3 large picture windows on the front façade. The drawings indicate that windows will be inset within a wood frame. Additionally, a pair of wood sliding doors and a window wood door will be installed on the left façade; three pairs of solid wood doors will be installed on the rear façade; and a horizontal single lite window will be installed right façade. According to the Historic Design Guidelines, window and door openings should be designed 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. While staff finds the solid and sliding doors appropriate, the proposed window configurations are not consistent with existing precedents in the district or the existing primary historic structure. Staff does not find the proposal consistent with the Guidelines. Staff finds that the applicant should integrate window opening proportions that are more consistent with the Guidelines, the OHP Window Policy document, and the historic examples found in the King William Historic District.
- i. **FAÇADE MATERIALS** – The applicant has proposed horizontal woodlap siding. Staff generally finds the approach to be consistent.
- j. **ARCHITECTURAL DETAILS** – Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. New outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff does not find the overall proposal consistent with the Guidelines.
- k. **STAIRWAY MODIFICATIONS** – The applicant has proposed to remove the rear wooden stairway on the primary structure and construct a new steel stairway with wood treads that connects to the northwest façade of the proposed rear accessory structure. The staircase will feature glass on the sides in lieu of a traditional picket or balustrade detail. According to the Historic Design Guidelines, existing porch features should be preserved. If modification is necessary, new elements, such as stairs, should be simply designed and utilize similar materials to the historic structure. Staff finds that a simple steel staircase with balustrades would be more consistent with the Guidelines.

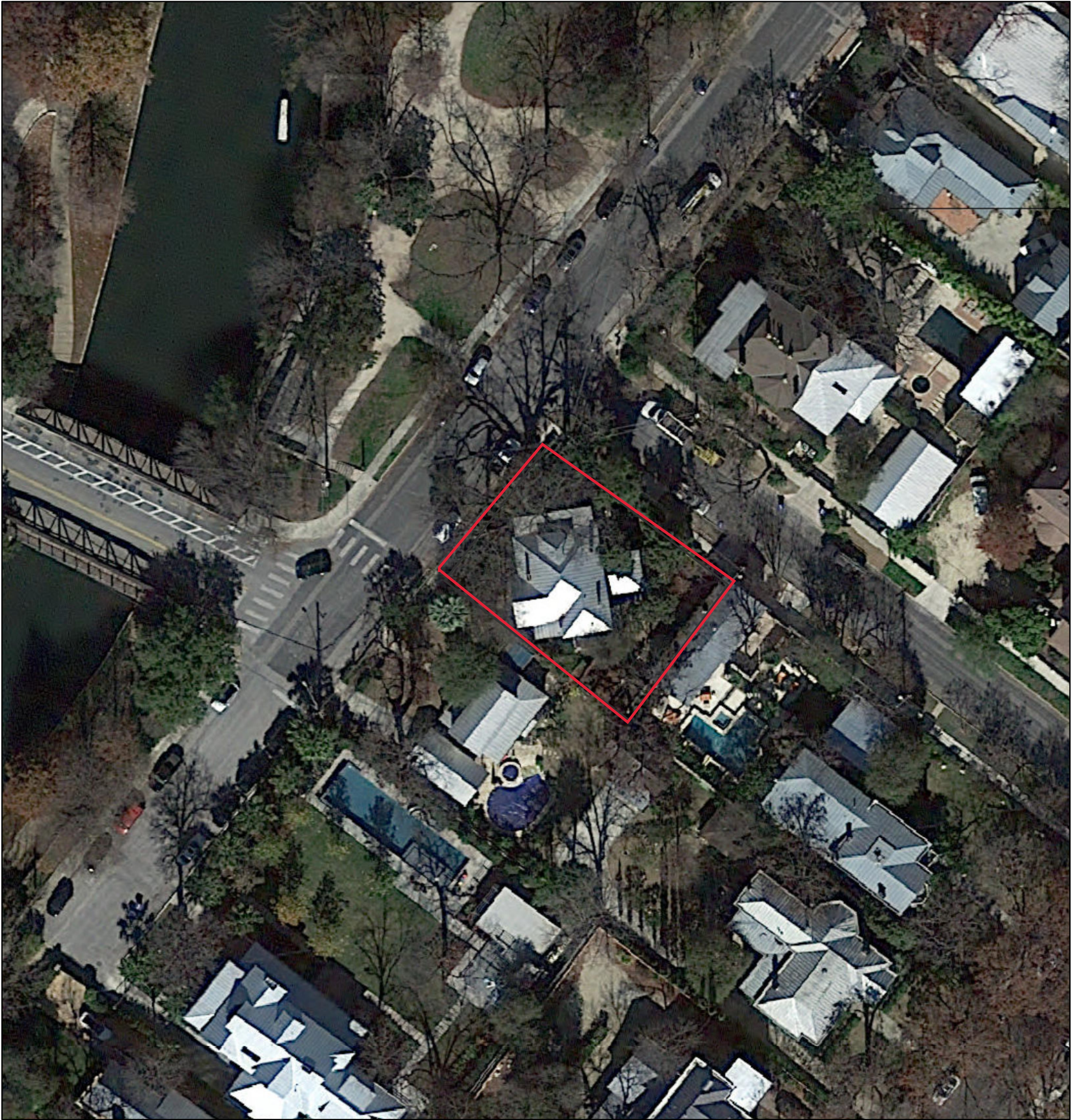
## **RECOMMENDATION:**

Staff does not recommend final approval of the proposed accessory structure and rear stair modifications at this time. Staff recommends that the applicant address the following stipulations prior to returning to the HDRC:

- i. That the applicant integrates window opening proportions that are more consistent with the Guidelines, the OHP Window Policy document, and the historic examples found in the King William Historic District as noted in finding h.
- ii. That the applicant install windows that include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details as noted in findings f and h.
- iii. That the applicant integrates traditional roof forms and detailing as noted in finding g.
- iv. That the applicant proposes a simple wood and steel staircase with traditional balustrades and pickets as noted in finding k.

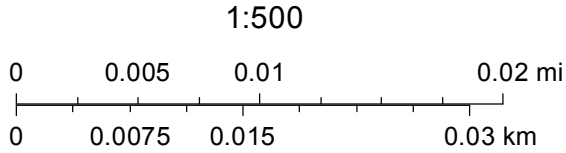


City of San Antonio One Stop



July 12, 2019

— User drawn lines



CoSA









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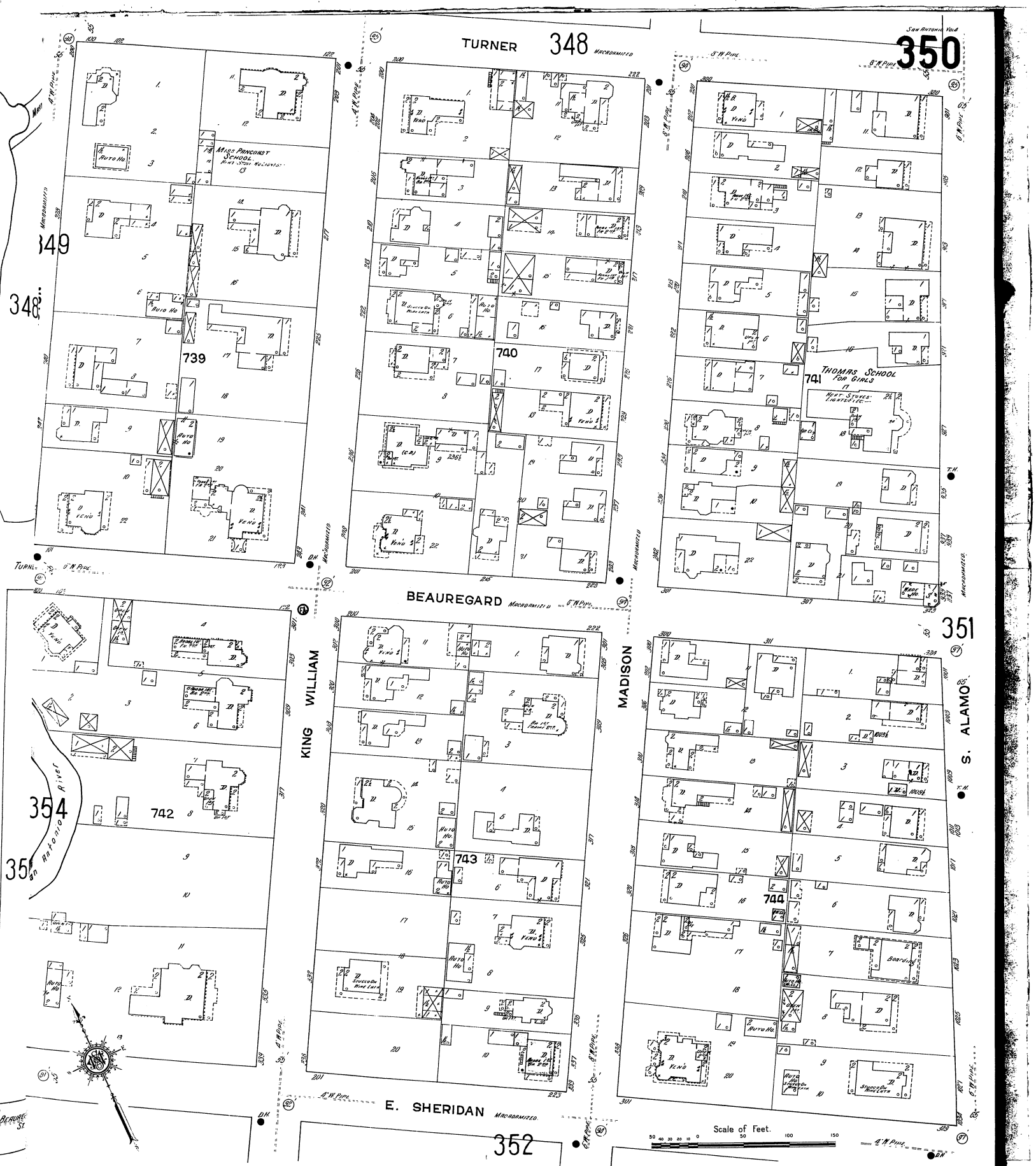






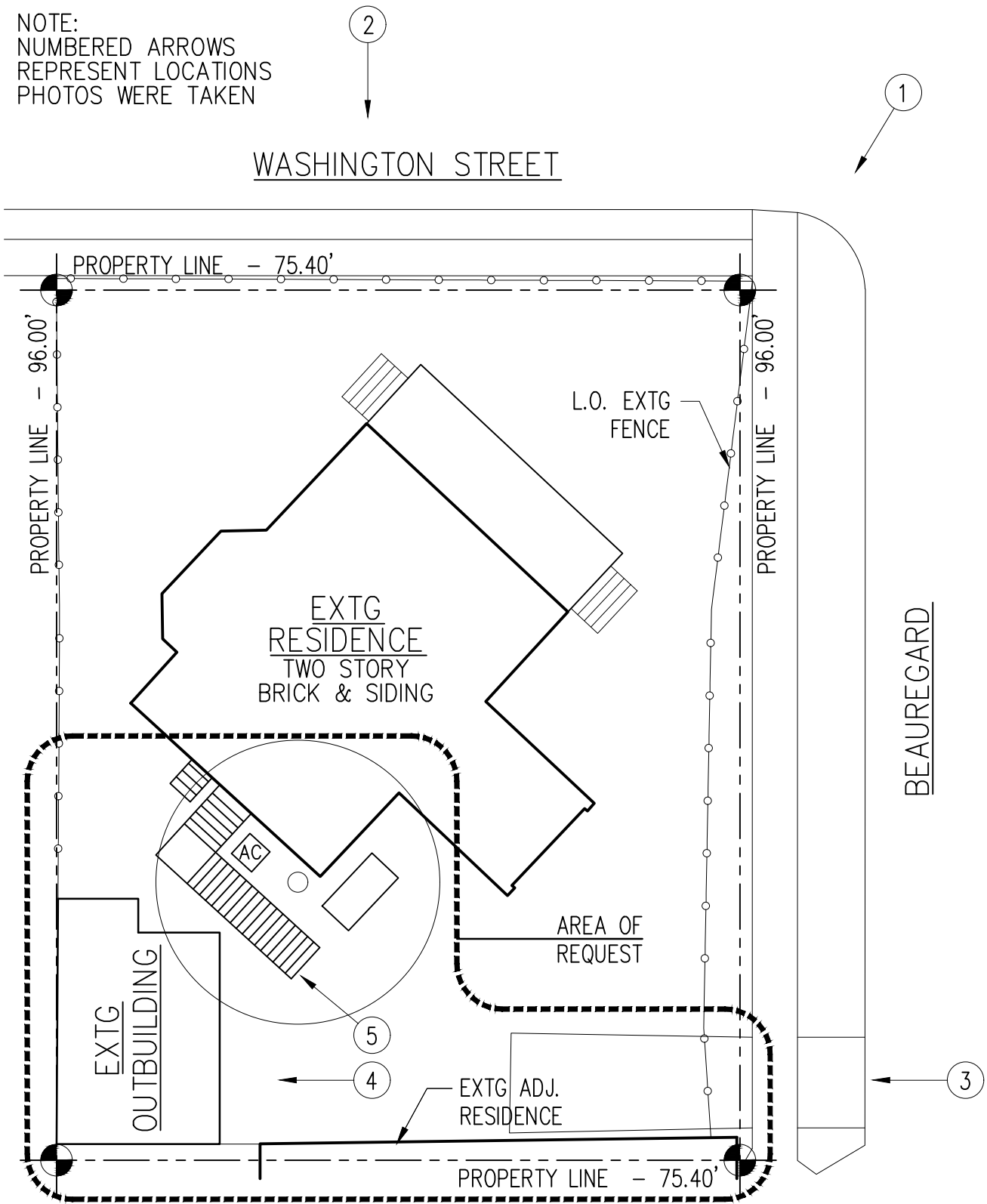
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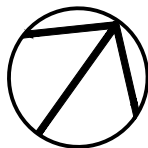




NOTE:  
NUMBERED ARROWS  
REPRESENT LOCATIONS  
PHOTOS WERE TAKEN



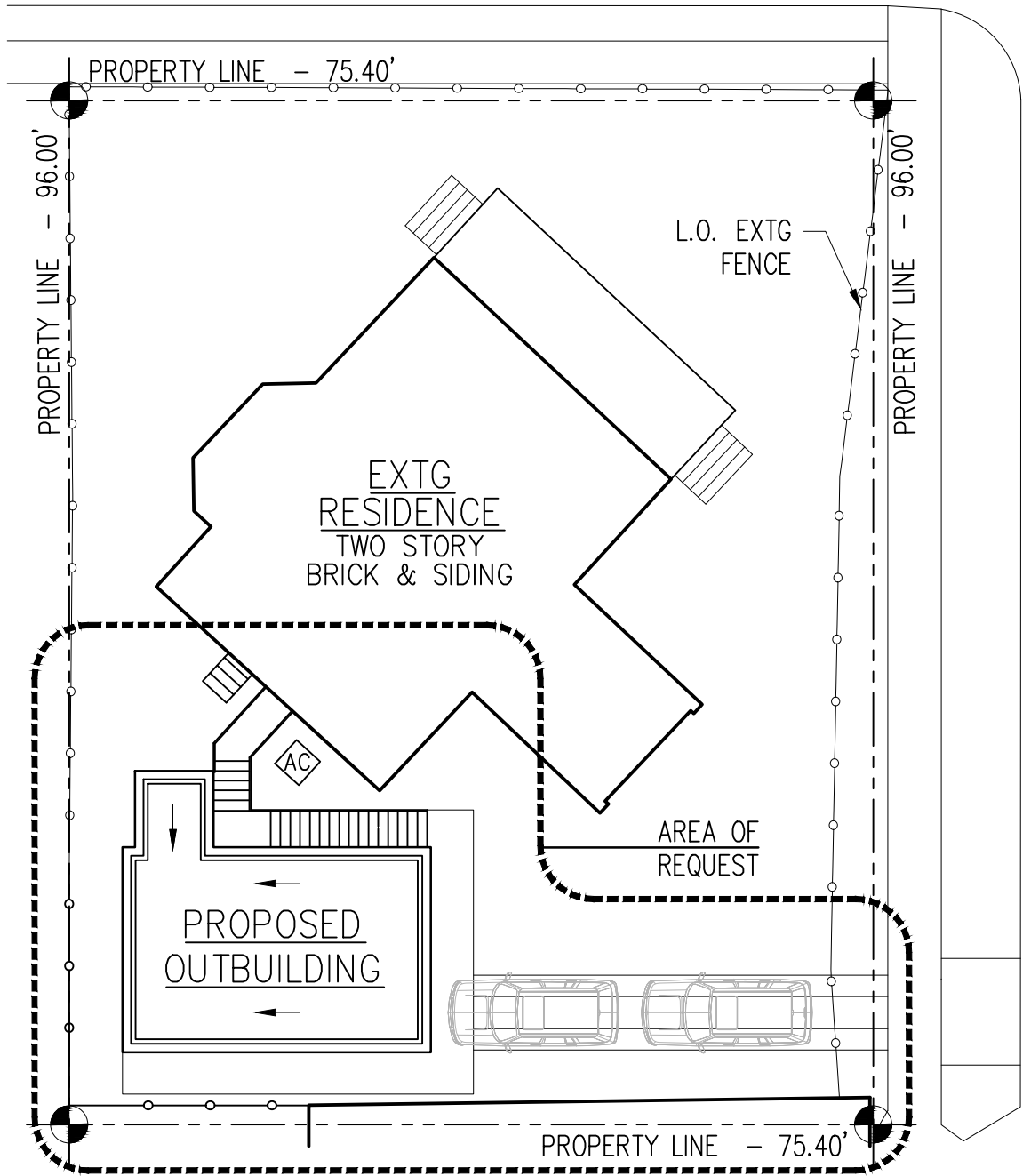
SITE PLAN: EXTG  
SCALE: 1/16" = 1'-0"



104 BEAUREGARD	A0.1 SHT 1 OF 8
DATE: SEPT 20, 2019	
DESIGN COOP	



WASHINGTON STREET



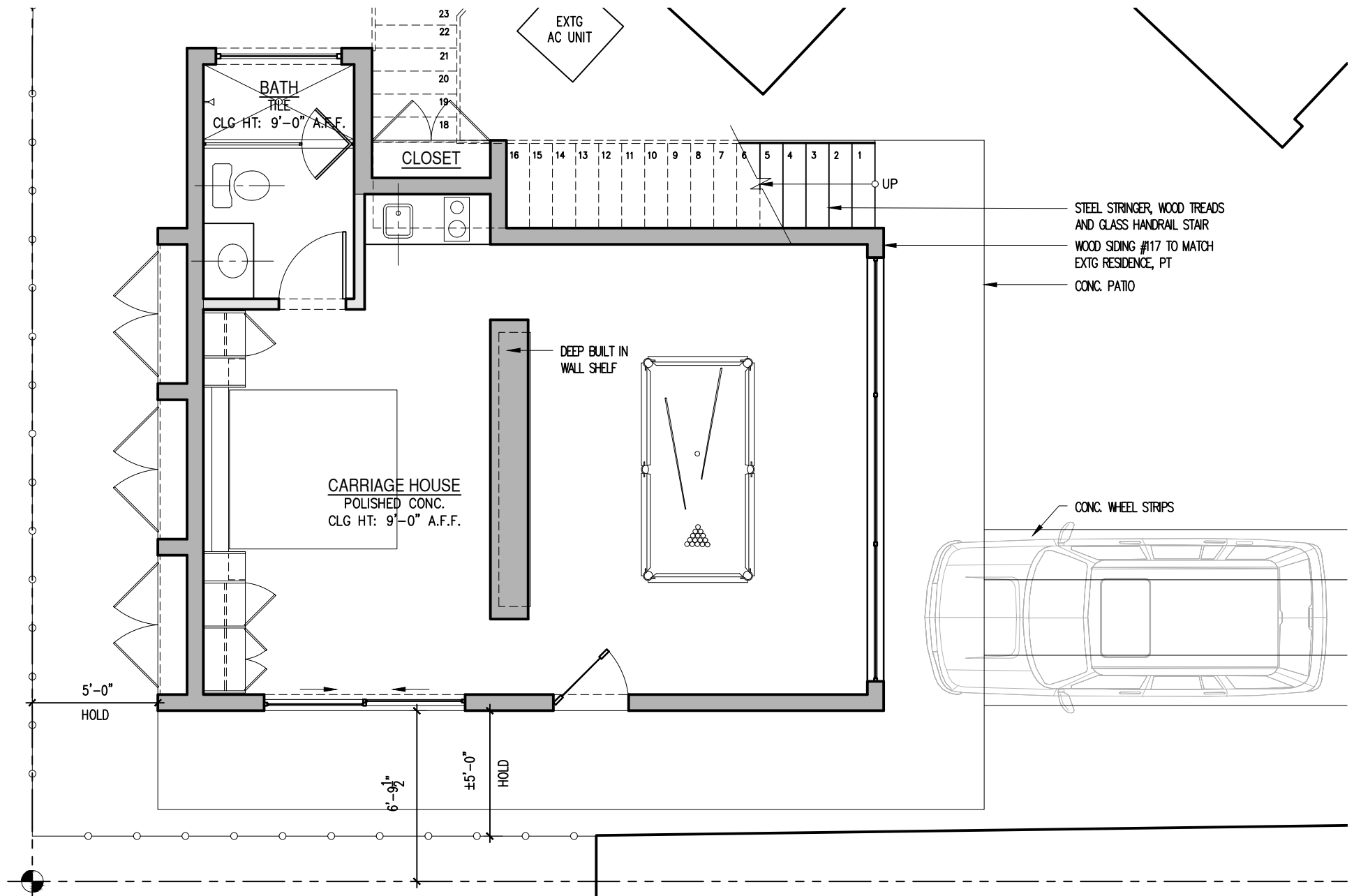
SITE PLAN: PROPOSED

SCALE: 1/16" = 1'-0"



104 BEAUREGARD	A0.2 SHT 2 OF 8
DATE: SEPT 20, 2019	
DESIGN COOP	

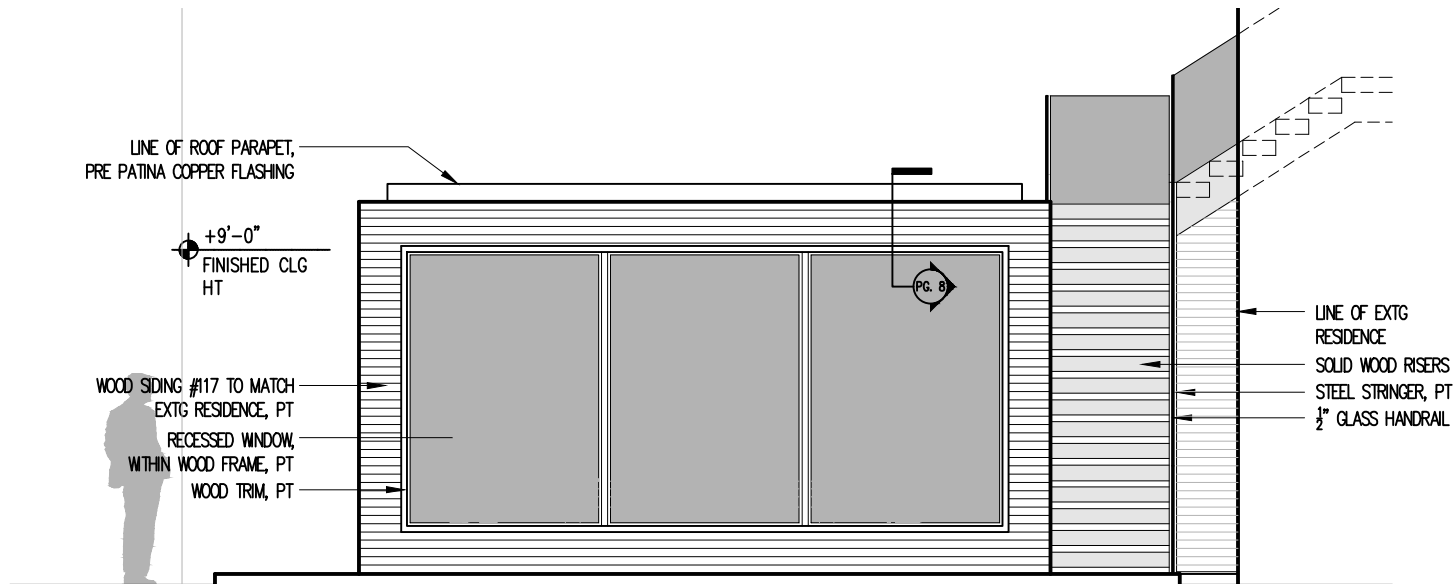




PLAN: PROPOSED  
SCALE: 3/16" = 1'-0"

104 BEAUREGARD	A1.0 SHT 3 OF 8
DATE: SEPT 20, 2019	
DESIGN COOP	





ELEVATION: FRONT

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SCALE: 3/16" = 1'-0"

104 BEAUREGARD

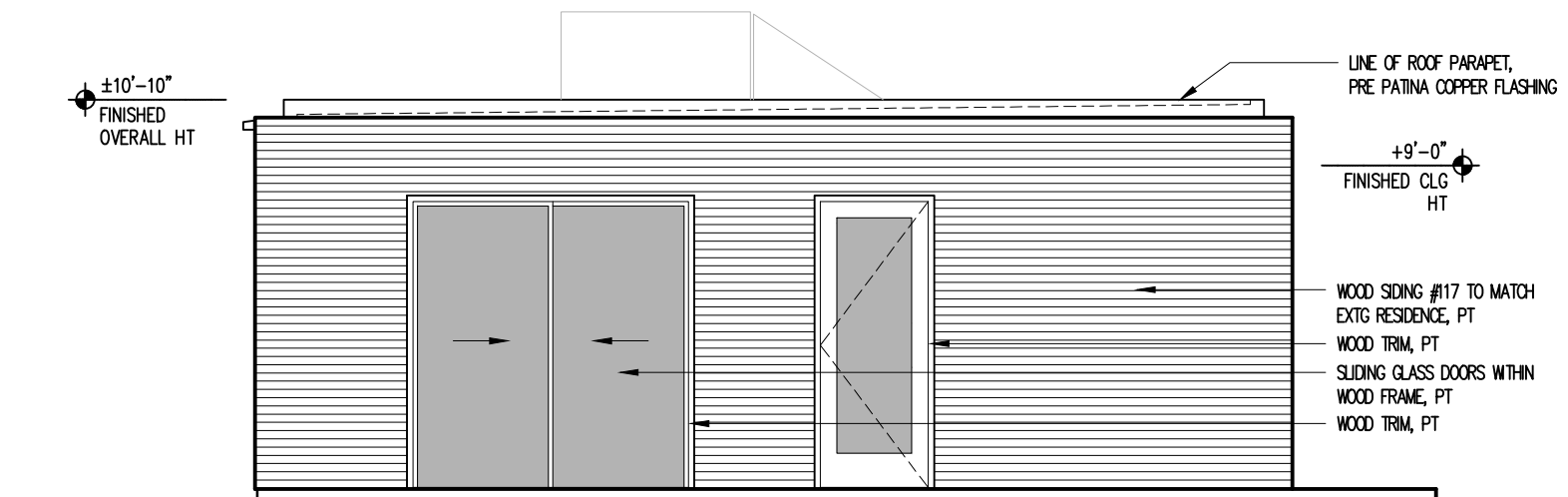
DATE: SEPT 20, 2019

DESIGN COOP

A2.0

SHT 4 OF 8





ELEVATION: LEFT

SCALE: 3/16" = 1'-0"

104 BEAUREGARD

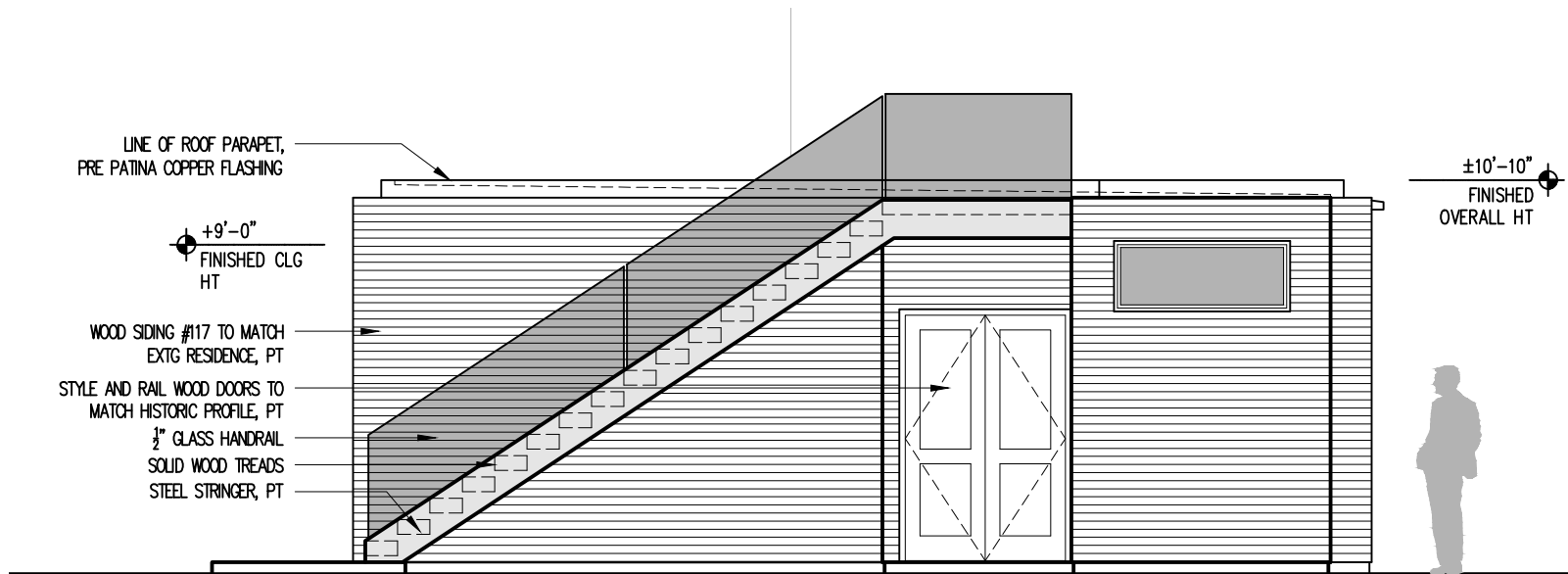
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DESIGN COOP

A2.1

SHT 5 OF 8





ELEVATION: RIGHT

SCALE: 3/16" = 1'-0"

104 BEAUREGARD

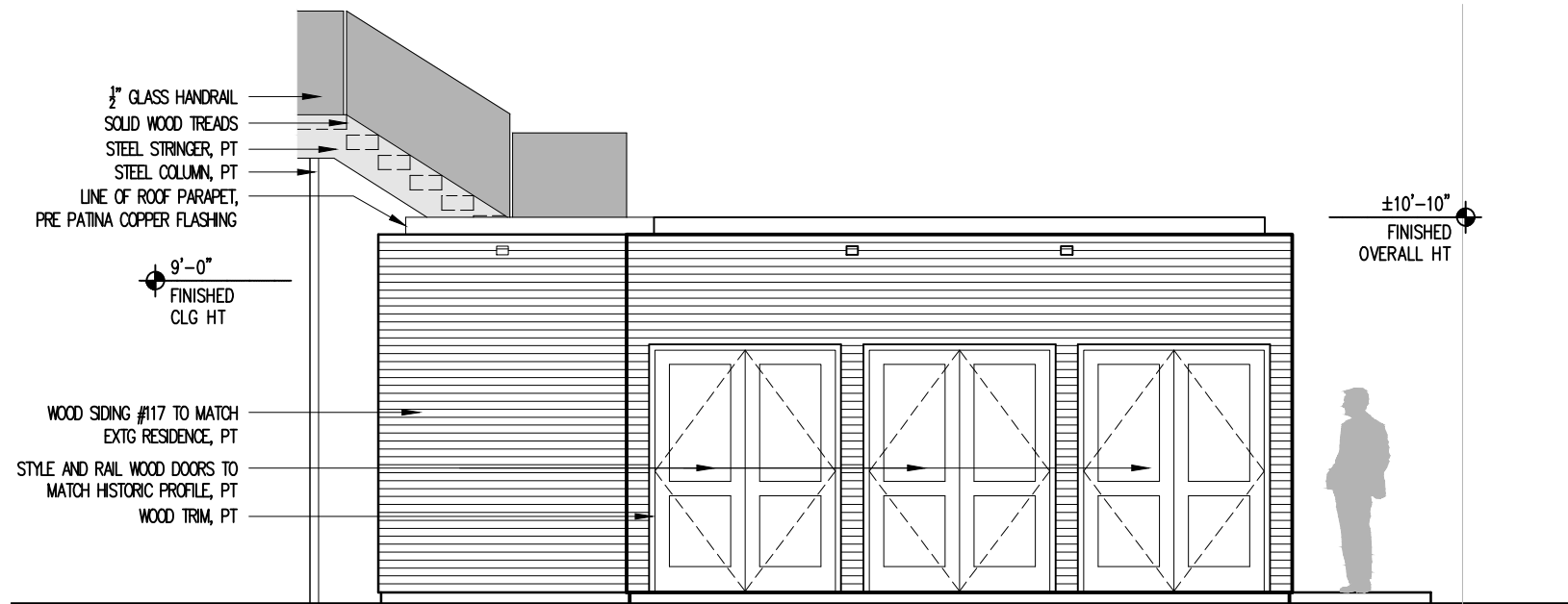
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DESIGN COOP

A2.2

SHT 6 OF 8





ELEVATION: BACK

SCALE:  $\frac{3}{16}" = 1'-0"$

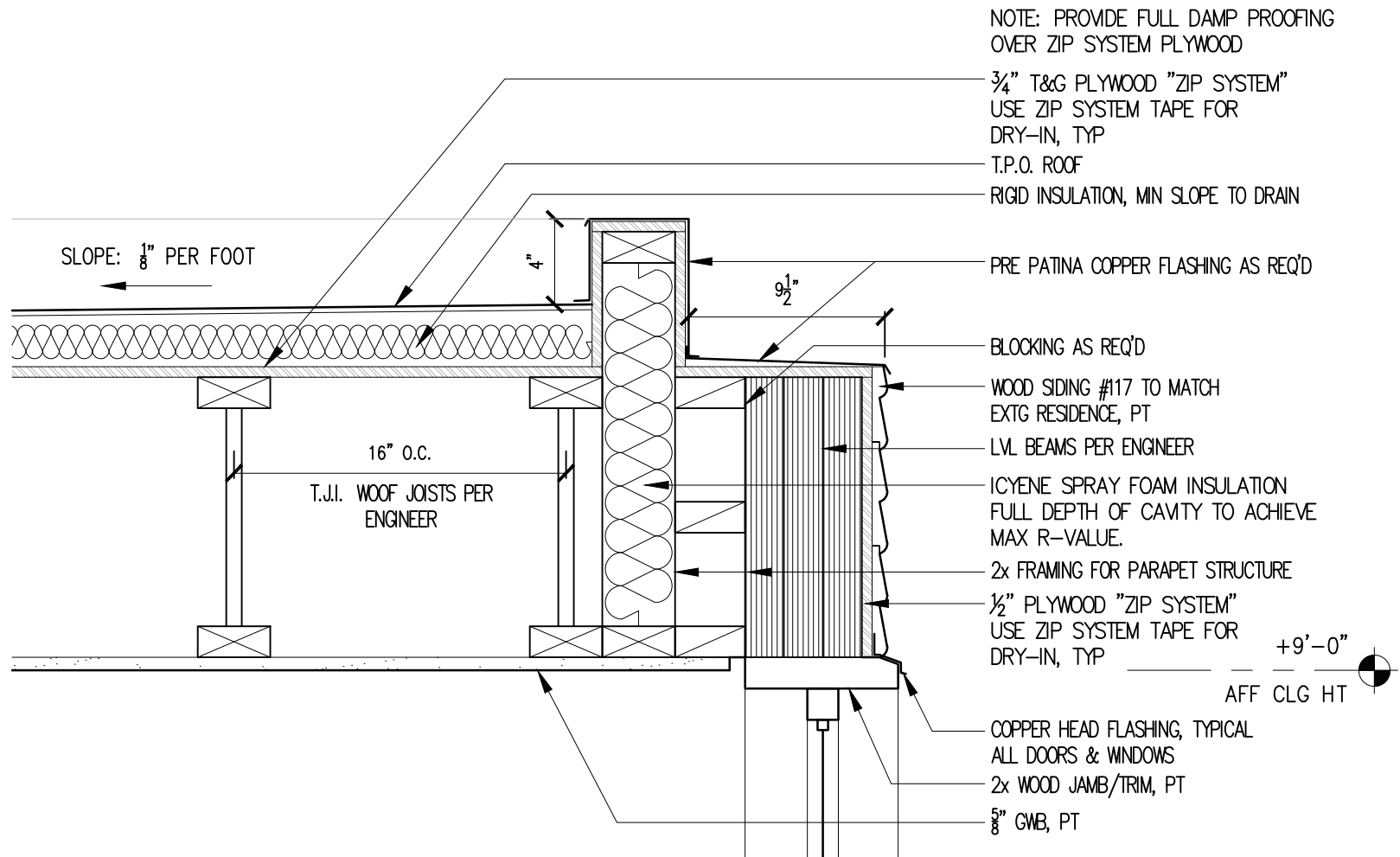
104 BEAUREGARD

DATE: SEPT 20, 2019

DESIGN COOP

A2.3

SHT 7 OF 8



DETAIL: ROOF STRUCTURE  
SCALE: 1 1/2" = 1'-0"

104 BEAUREGARD	A3.0 SHT 8 OF 8
DATE: SEPT 20, 2019	
DESIGN COOP	





CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: 10/8/2019

HDRC Case# 2019

ADDRESS: 104 Beauregard

Meeting Location: Pecan Room

APPLICANT: Marlo Montoya + Design Coop

DRC Members present: \_\_\_\_\_

Staff present: HUY PHAM,

Others present: REAR ACCESSORY STRUCTURE

REQUEST: \_\_\_\_\_

**COMMENTS/CONCERNS:** \_\_\_\_\_

- Applicant identified changes: FORM, TEAR DROP SIDING,  
no changes to flat roof, glass handrail with  
steel / wood stairs, removal of clerestory, no change to program
- DRC asked about integration to historic house.
- WINDOWS CHANGE TO LARGE-PICTURE WINDOWS  
IN FRONT FACADE.

**COMMITTEE RECOMMENDATION:**

APPROVE [ ]

DISAPPROVE [ ]

**APPROVE WITH COMMENTS/STIPULATIONS:**



Committee Chair Signature (or representative)

OCT. 8, 2019.

Date

- DRC supports steel stairs over wood, but acknowledges differentiation with glass rail.
- Flat roof structure references previous flat roof
- DRC emphasized breaking up 3 picture windows (4x8')
- DRC emphasized historic proportions if contemporary materials & forms proposed.
- DRC ~~decreasing~~ encourages more width on side elevation flanking large window detail; i.e. emphasize sitting detail in massing.

glass staircase railing should be casted rather manufactured or poured into the steel staircase.

- Carpenter more supportive of original steel picket design rather than glass.
- DRC concerned about setback permit