

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

HDRC CASE NO: 2019-606
ADDRESS: 511 E CRAIG PLACE
LEGAL DESCRIPTION: NCB 6204 BLK 5 LOT 18 THRU 21
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: John Larcade
OWNER: John Larcade
TYPE OF WORK: Construction of a 1-story rear accessory structure
APPLICATION RECEIVED: October 14, 2019
60-DAY REVIEW: December 13, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting conceptual approval to construct a 1-story accessory structure measuring approximately 800 square feet.

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 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 511 E Craig Pl is a 1-story single family structure constructed circa 1935 in the Minimal Traditional style. The structure features a cross-gable roof configuration, a corrugated metal roof and siding, aluminum windows, and decorative wood board and batten gable detailing. The structure is contributing to the River Road Historic District.
- 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. FOOTPRINT – The applicant as proposed to construct a new 1-story accessory structure at the northwestern property line. The footprint is to be approximately 800 square feet. The Historic Design Guidelines for New Construction 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.
- d. ORIENTATION AND SETBACK – The applicant has proposed to orient the new accessory structure towards the interior of the lot, facing east towards the primary structure. 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. This particular lot is unique within the River Road Historic District in terms of its size and the siting of existing buildings. The structure will front Lindell Pl, a primary street, through will function as a rear accessory structure. Based on the unique characteristics of the lot, as well as the existing development pattern of the historic structures in the district, staff finds that the structure should be oriented towards Lindell Pl or feature a deeper setback that is similar to the neighboring property on Lindell Pl to be more consistent with the Guidelines and the existing fabric of the district.
- e. 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.
- f. ROOF FORM – The applicant has proposed a 1-story accessory structure with a cross gable configuration. A portion of the roof will extend up to create a visual 1.5 story condition from the public right-of-way. The tallest portion of the structure will measure approximately 15'-0" from the ground. 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 cross gable roof appropriate for the site, but as noted in finding d, finds that the roof orientation should respond to a change in orientation to be more consistent with the district and Guidelines.
- g. WINDOWS & DOORS – The applicant has proposed various window styles, proportions, and configurations. The east elevation will feature a large multi-lite casement style window, a smaller casement window with a vertical orientation, and two horizontal wood windows. Additionally, six fixed horizontal windows and a one over one wood window will be installed on the west elevation; one horizontal fixed window and a screened porch will be featured on the north elevation; and a screened porch and a fixed glass window system will be installed in a gable on the south elevation. 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 one over one and casement style windows appropriate, staff finds that the proposed horizontal fixed window configurations as proposed are not consistent with existing precedents, particularly on the west elevation, which will be facing Lindell Pl, a primary street. Staff finds that the applicant should integrate window opening proportions that are more consistent with the Guidelines, the OHP Window Policy document, and historic examples fronting area streets.
- h. FAÇADE MATERIALS – The applicant has proposed a stucco façade and metal roof. Staff generally finds the approach to be consistent.
- i. 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 finds the proposal generally consistent with the Guidelines.
- j. LANDSCAPING – Due to the unique siting and orientation of the lot, staff finds that a landscaping buffer or similar screening method should be employed along Lindell Pl if the setback is not increased as noted in finding d. Lindell Pl is a primary street with several primary structures fronting the street in near proximity. Based on the proposed orientation of the accessory structure, the rear façade will be fronting Lindell Pl. Staff finds that a buffer will mitigate this visibility to reinforce the existing primary structure as the predominant historic resource on the lot; establish the new structure as a secondary, accessory mass; and maintain visual continuity from the public

right-of-way.

RECOMMENDATION:

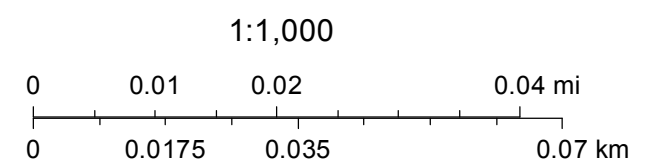
Staff does not recommend conceptual approval at this time based on findings a through j. Staff recommends that the applicant address the following:

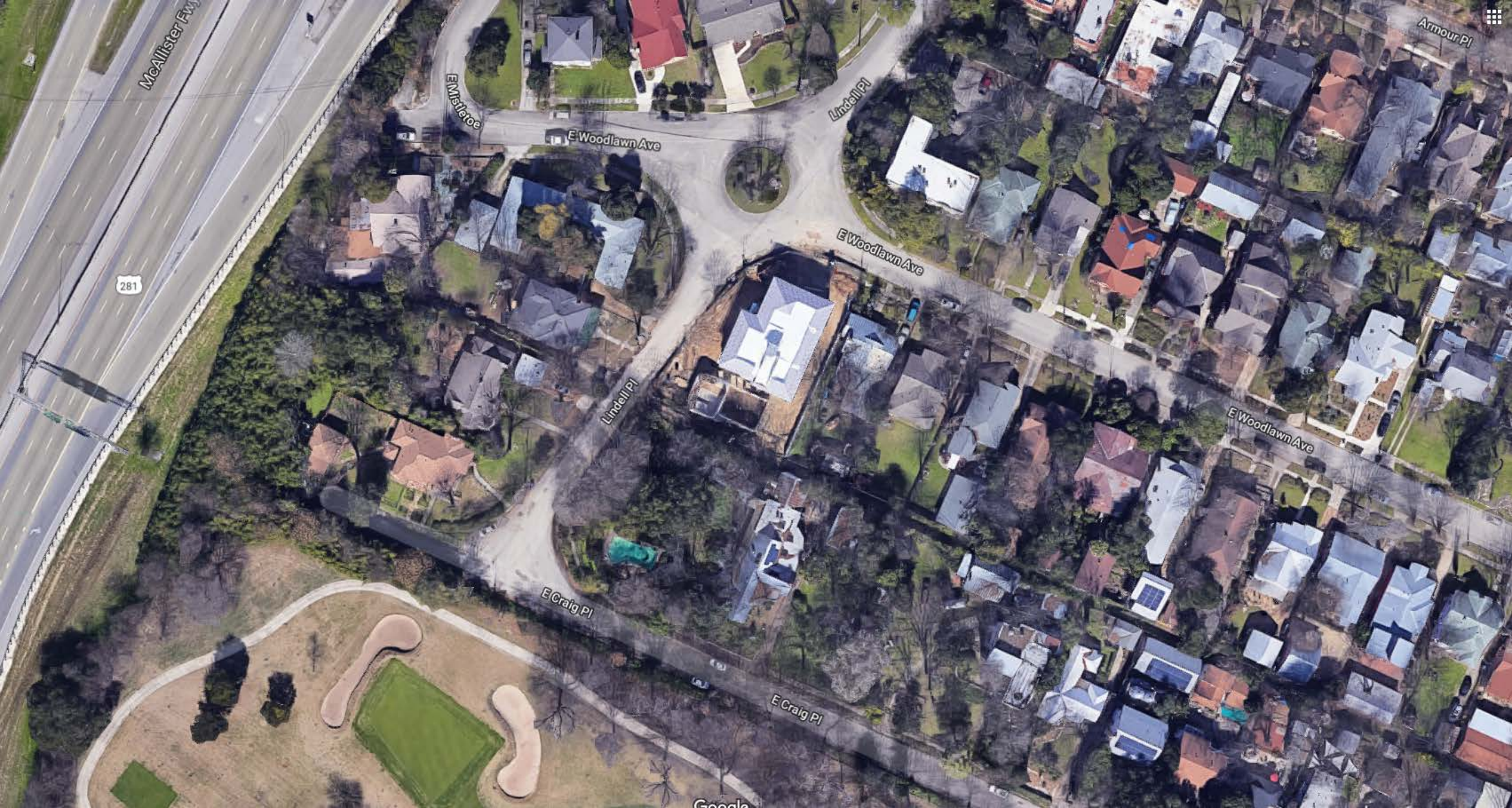
- i. That the applicant maintains a similar setback from the street as the neighboring primary structures on Lindell Pl and provides a contextual site plan that demonstrates the proposed rear accessory structure in relationship with the established streetscape as noted in finding d.
- ii. That the applicant orients the structure towards Lindell Pl or incorporates a landscape buffer or alternative screening method along the Lindell Pl façade as noted in findings d and j.
- iii. 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 River Road Historic District as noted in finding g.
- iv. 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 finding g.
- v. That the applicant complies with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment, if applicable.

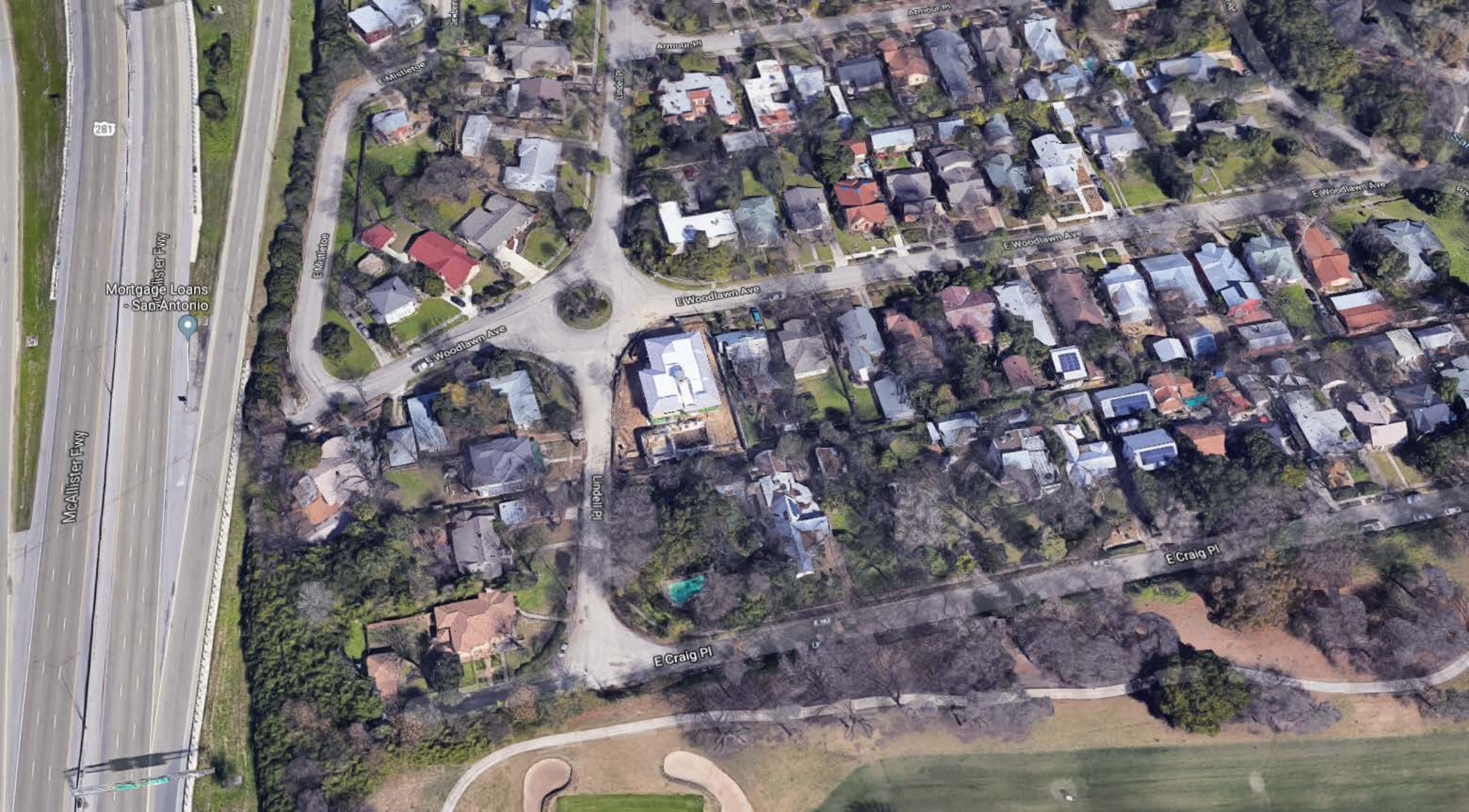
City of San Antonio One Stop



November 1, 2019







261

McAllister Fwy

Mortgage Loans
- San Antonio

E Mitchell

E Mitchell

Line B

Armour Pl

Armour Pl

E Woodlawn Ave

E Woodlawn Ave

E Woodlawn Ave

Lindell Pl

E Craig Pl

E Craig Pl

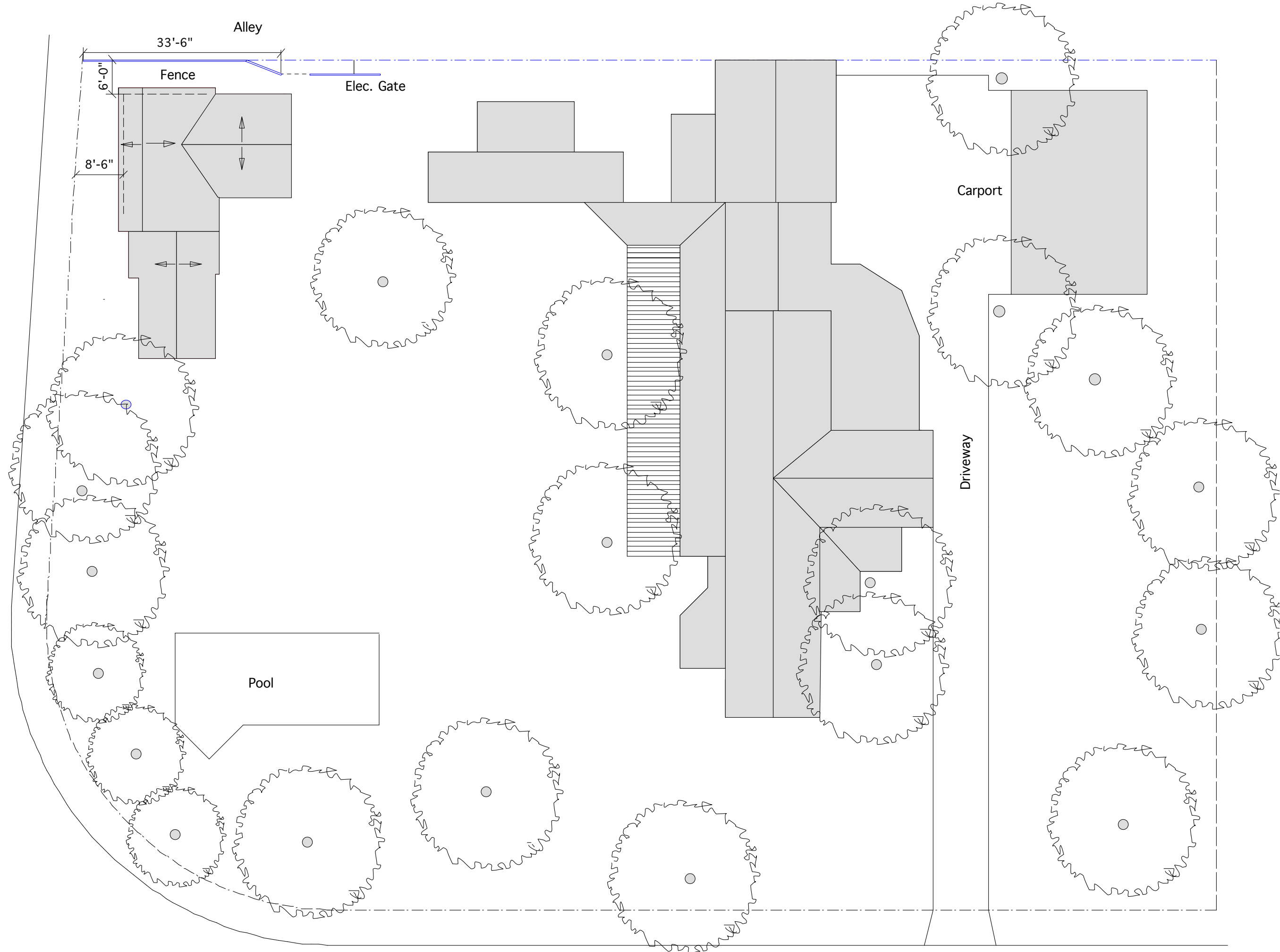




511







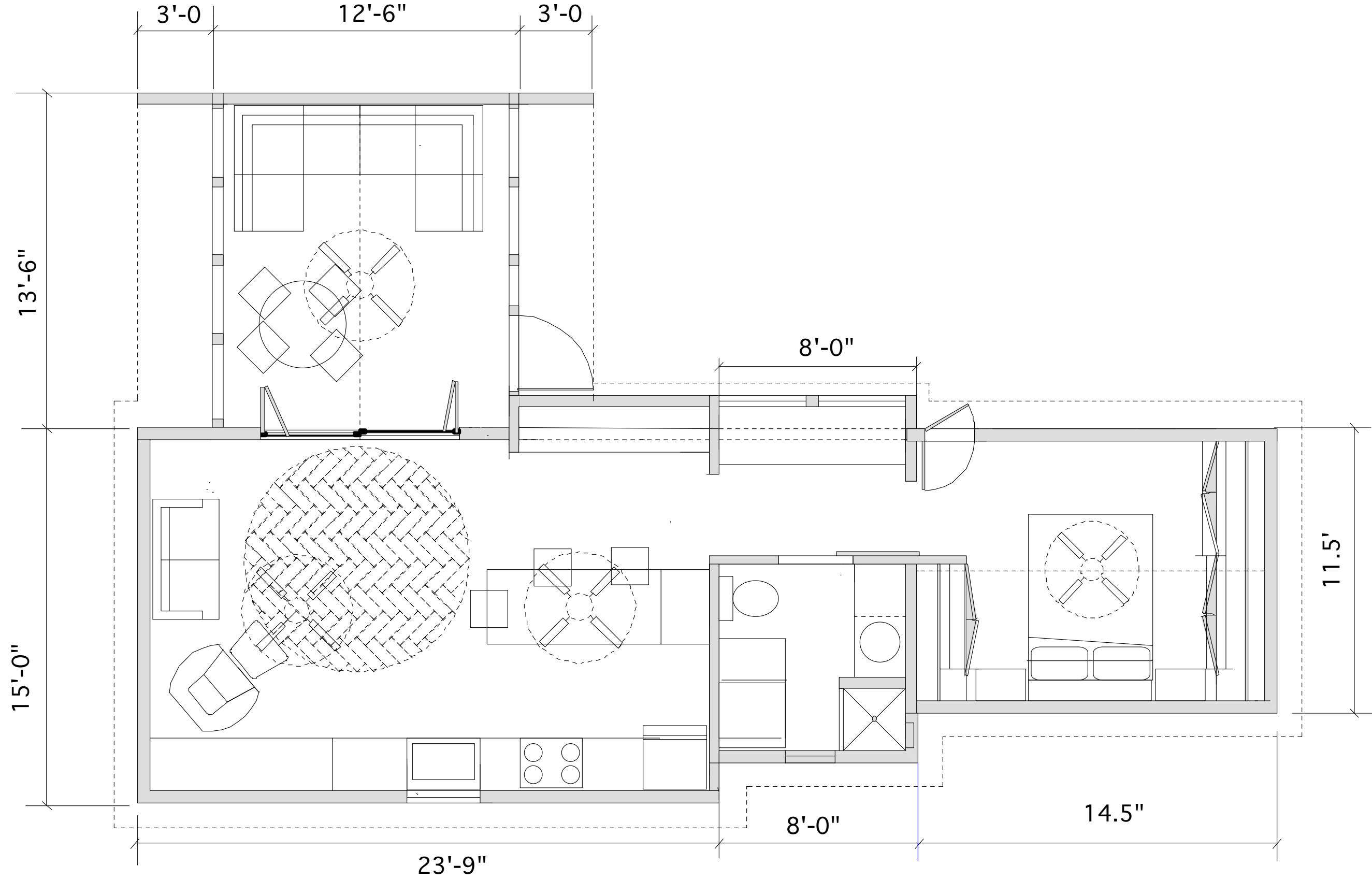
Accessory Building at 511 East Craig Place

San Antonio, Texas 78212

John Larcade, Architect (210) 464-3220

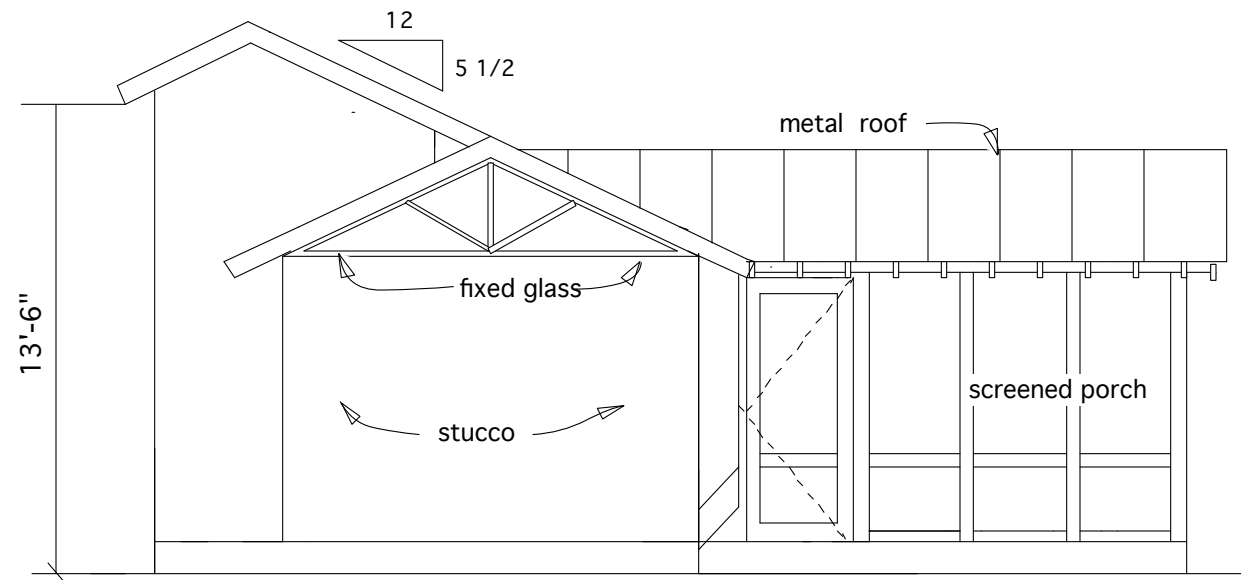
john@larcadelarcade.com

9/26/2019

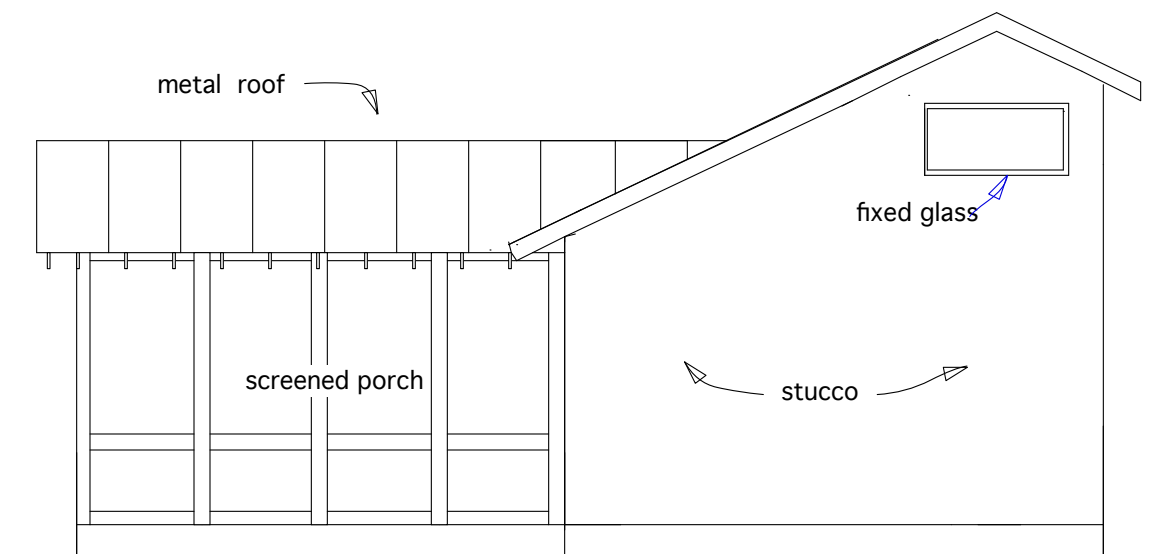


Plan scale: 1/4" = 1'- 0"

Accessory Building at 511 East Craig Place
San Antonio, Texas 78212
John Larcade, Architect (210) 464-3220
john@larcadelarcade.com 9/26/2019

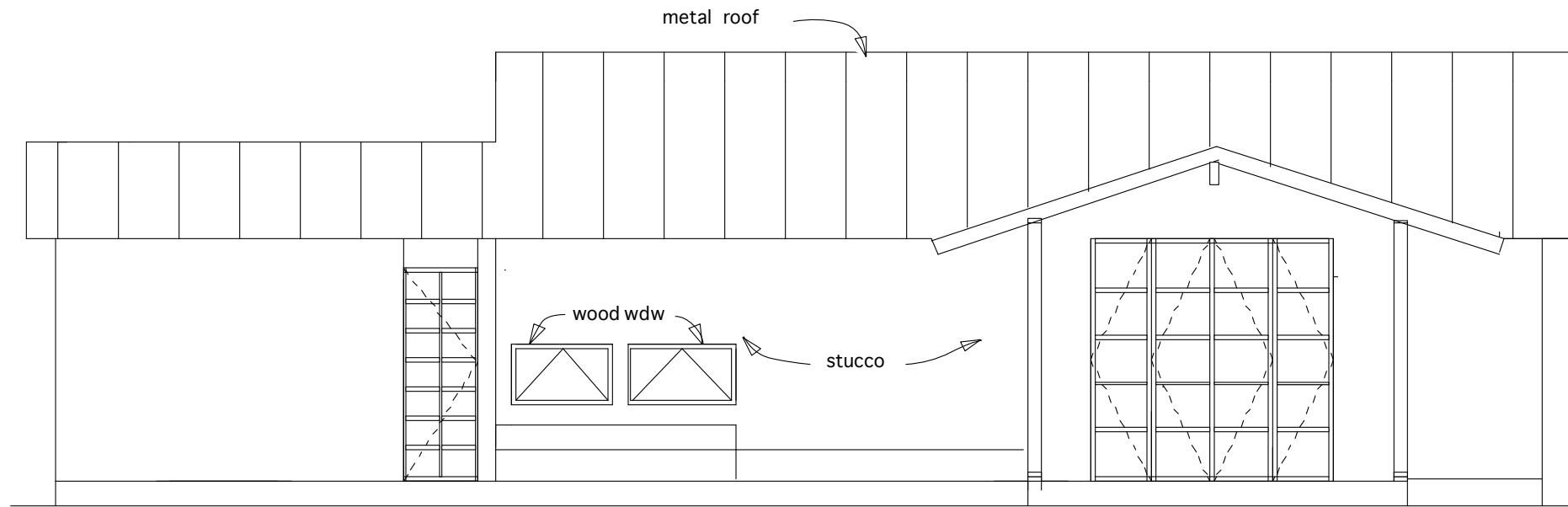


South Elevation scale: 3/16"= 1'-0

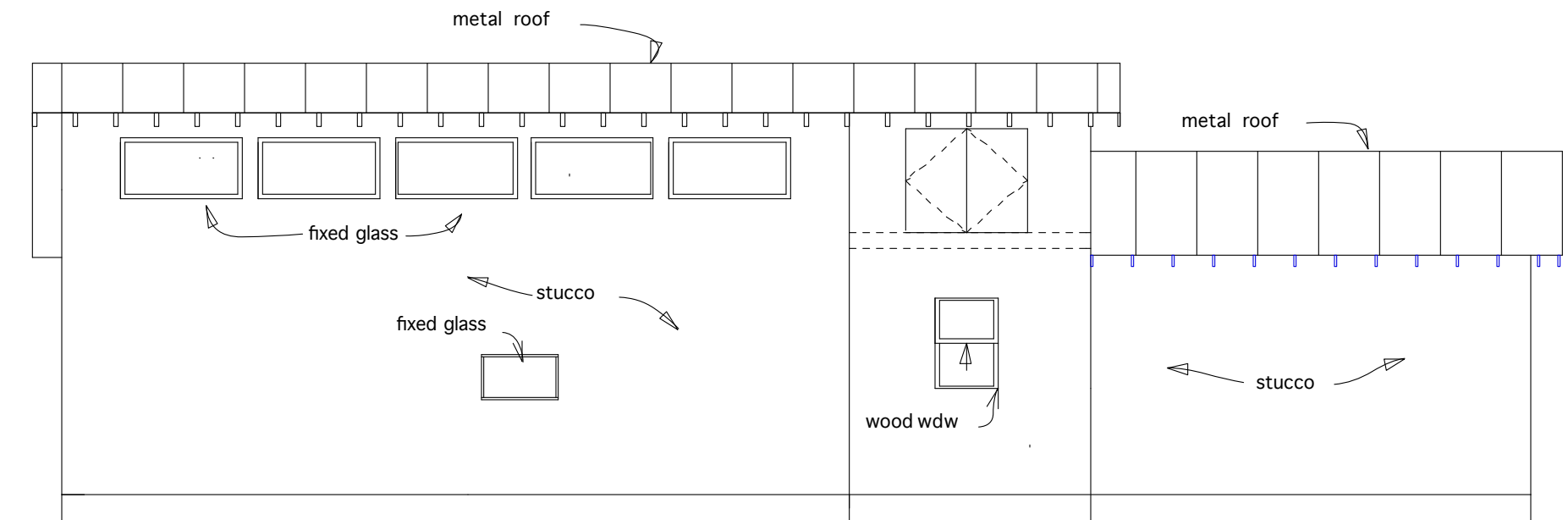


North Elevation scale: 3/16"= 1'-0

Accessory Building at 511 East Craig Place
 San Antonio, Texas 78212
 John Larcade, Architect (210) 464-3220
 john@larcadelarcade.com 9/26/2019

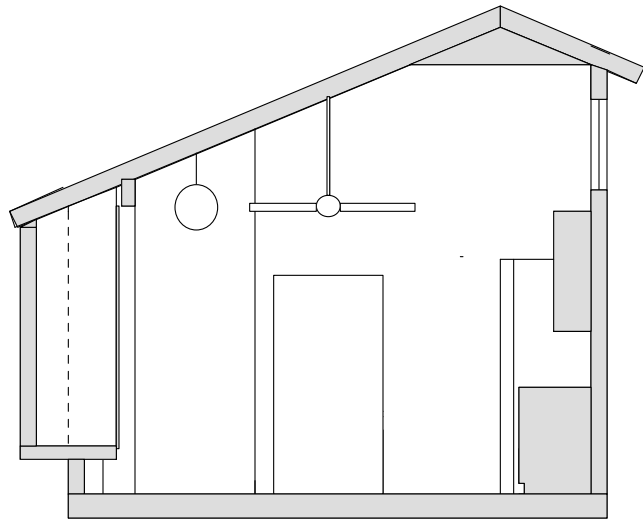


East Elevation scale: 3/16" = 1'-0

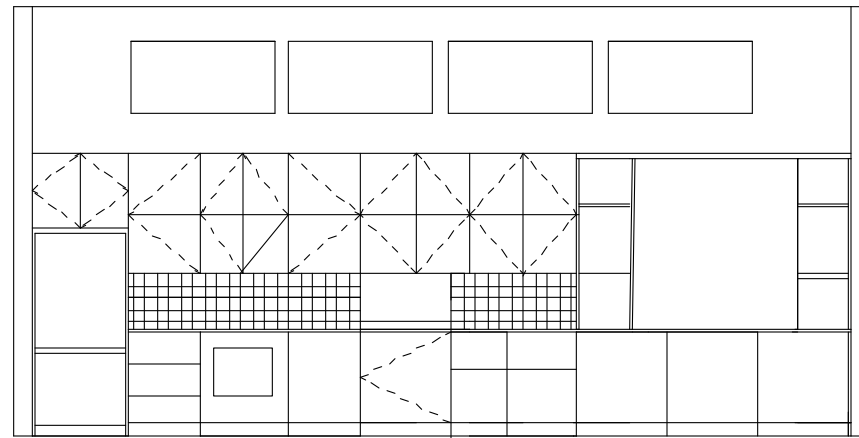


West Elevation scale: 3/16" = 1'-0

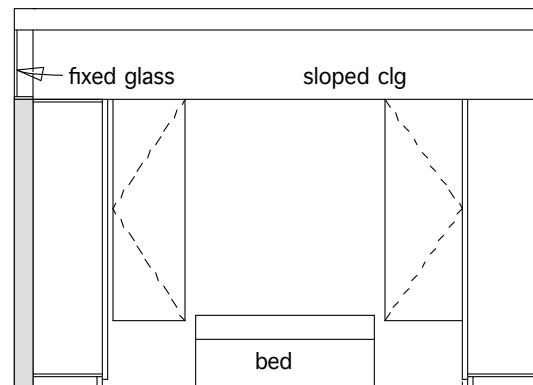
Accessory Building at 511 East Craig Place
 San Antonio, Texas 78212
 John Larcade, Architect (210) 464-3220
 john@larcadelarcade.com 9/26/2019



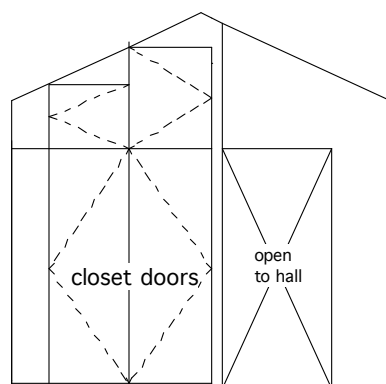
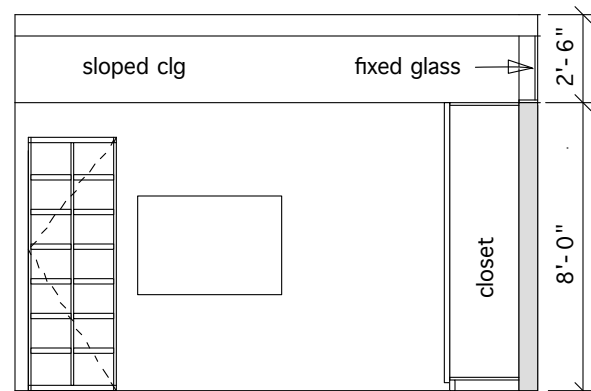
Section scale: 3/16"= 1'-0



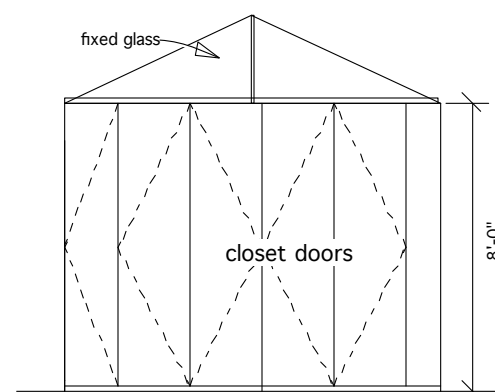
Elevation East Wall (Kitchen) scale: 3/16"= 1'-0



Bedroom East & West Walls scale: 3/16"= 1'-0



Bedroom North & South Walls scale: 3/16"= 1'-0



Accessory Building at 511 East Craig Place
 San Antonio, Texas 78212
 John Larcade, Architect (210) 464-3220
 john@larcadelarcade.com 9/26/2019