

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

HDRC CASE NO: 2019-632
ADDRESS: 314 LAMAR ST
LEGAL DESCRIPTION: NCB 528 BLK 1 LOT 4
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Timothy Patrick/FDN Home, LLC
OWNER: 10X Properties Investments Series, LLC
TYPE OF WORK: Rehabilitation, construction of a rear addition, and construction of a rear accessory structure
APPLICATION RECEIVED: October 18, 2019
60-DAY REVIEW: December 17, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear, two story addition and enclose an original, covered rear porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

FINDINGS:

- a. The historic structure at 314 Lamar was constructed circa 1910 in the Folk Victorian style and is contributing to the Dignowity Hill Historic District. The structure features a traditional L-plan with a front and side gabled roof, original spindle work and original columns. The previous two owners have been cited for Demolition by Neglect in 2017 and 2019.
- b. CONSTRUCTION DOCUMENTS & ORNAMENTATION – The submitted construction documents do not include many of the original, ornate architectural elements, such as the original turned columns, spindle work and trim. Staff finds that these elements should be salvaged, repaired and reinstalled. Where original elements are deteriorated beyond repair, staff finds that the applicant should match them in-kind. Mass produced, commercial elements should not be installed as they often do not feature an appropriate profile.
- c. PREVIOUS APPROVAL – The applicant received approval to perform foundation repair, framing repair, roof repair, siding and trim repair, front porch reconstruction and to install new windows and doors where existing windows and doors no longer exist at the November 6, 2019, Historic and Design Review Commission hearing. Stipulations were included in that approval. The construction of a rear addition and rear accessory structure were referred to the Design Review Committee.
- d. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 300 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Generally, staff finds the size of the proposed rear addition to be appropriate and consistent with the Guidelines regarding footprint, scale and massing.
- e. ROOF FORM – The Guidelines note that roof forms should be comparable to those found on the historic house. The applicant has proposed both gabled and hipped roof element. The proposed roof forms are consistent with the Guidelines.
- f. HEIGHT – The applicant has proposed an addition that features a height that is consistent with the historic structure's primary ridge line. Generally, staff finds the proposed height to be appropriate and consistent with the Guidelines.
- g. MATERIALS – The applicant has not specified materials at this time. Staff finds that either wood siding to match that found on the original structure, or composite siding with a profile to match that found on the historic structure should be installed. Additionally, staff finds that skirting and roofing profiles and material should match. All materials for the addition, including windows, doors and trim work should be submitted to staff for review and approval prior to installation.
- h. WINDOW MATERIALS – Regarding windows, staff finds that wood, one over one windows that match those found on the historic structure should be installed. The proposed windows should feature an inset of two (2) inches within facades. Meeting rails should 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 an 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. Window specifications should be submitted to staff for review and approval prior to purchase and installation.
- i. ARCHITECTURAL DETAILS – Generally, staff finds the architectural details of the proposed addition to be appropriate and consistent with the Guidelines.

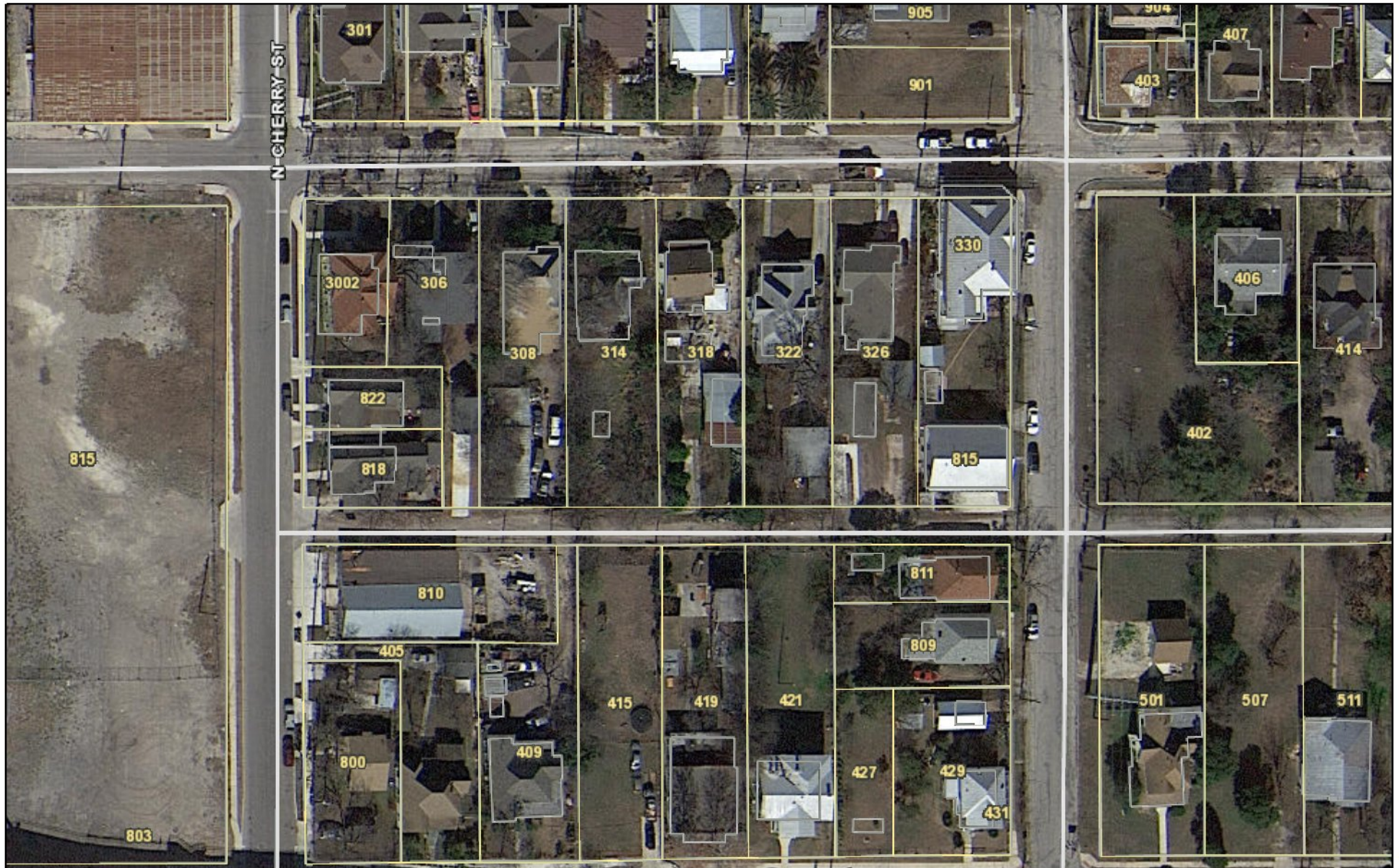
RECOMMENDATION:

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

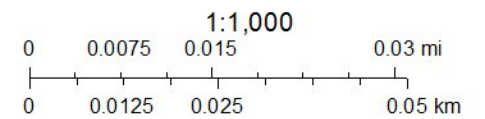
- i. That either wood siding to match that found on the original structure, or composite siding with a profile to match that found on the historic structure be installed. Additionally, staff recommends that skirting and roofing profiles and material match those existing on the historic structure. All materials for the addition, including windows, doors and trim work should be submitted to staff for review and approval prior to installation.
- ii. That wood, one over one windows that match those found on the historic structure should be installed. The proposed windows should feature an inset of two (2) inches within facades. Meeting rails should 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 an architecturally appropriate sill detail. Window track components must be painted to

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City of San Antonio One Stop



October 30, 2019



SAN ANTONIO, Vol. 2

156

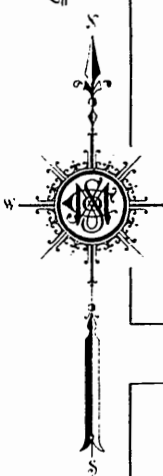
160

BURLESON *53*

50 Not Paid

6" W. PIPE

5" W PIPE



LAMAR

NOT PAVED

12" W. PIPE

N. CHERRY

N. MESQUITE

N. HACKBERRY=

314

528

529

HAYS

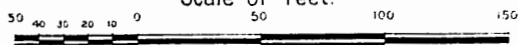
MAGNIFIED

4" W. Pipe

CONCRETE VINDUCT

146

Scale of Feet.



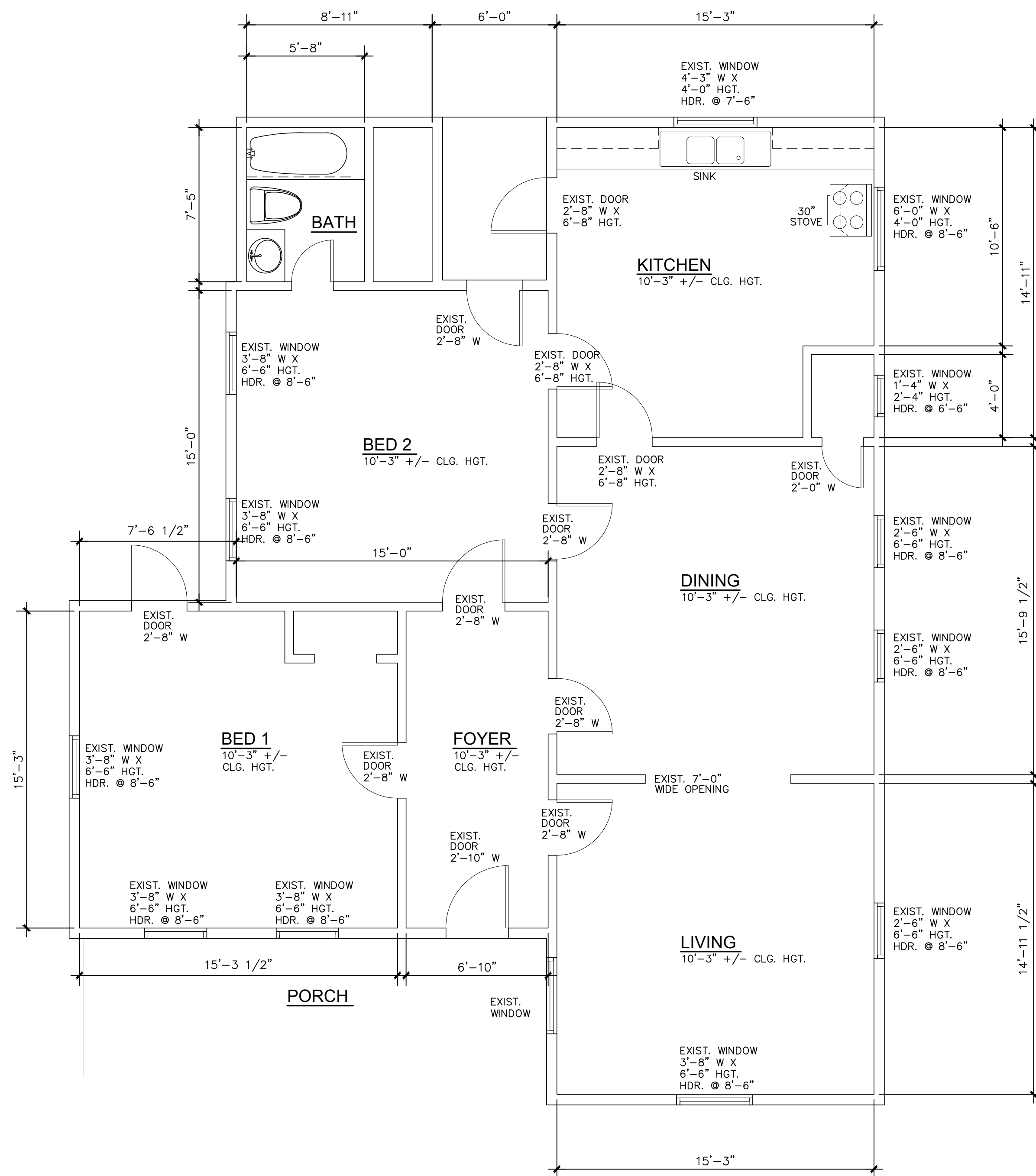




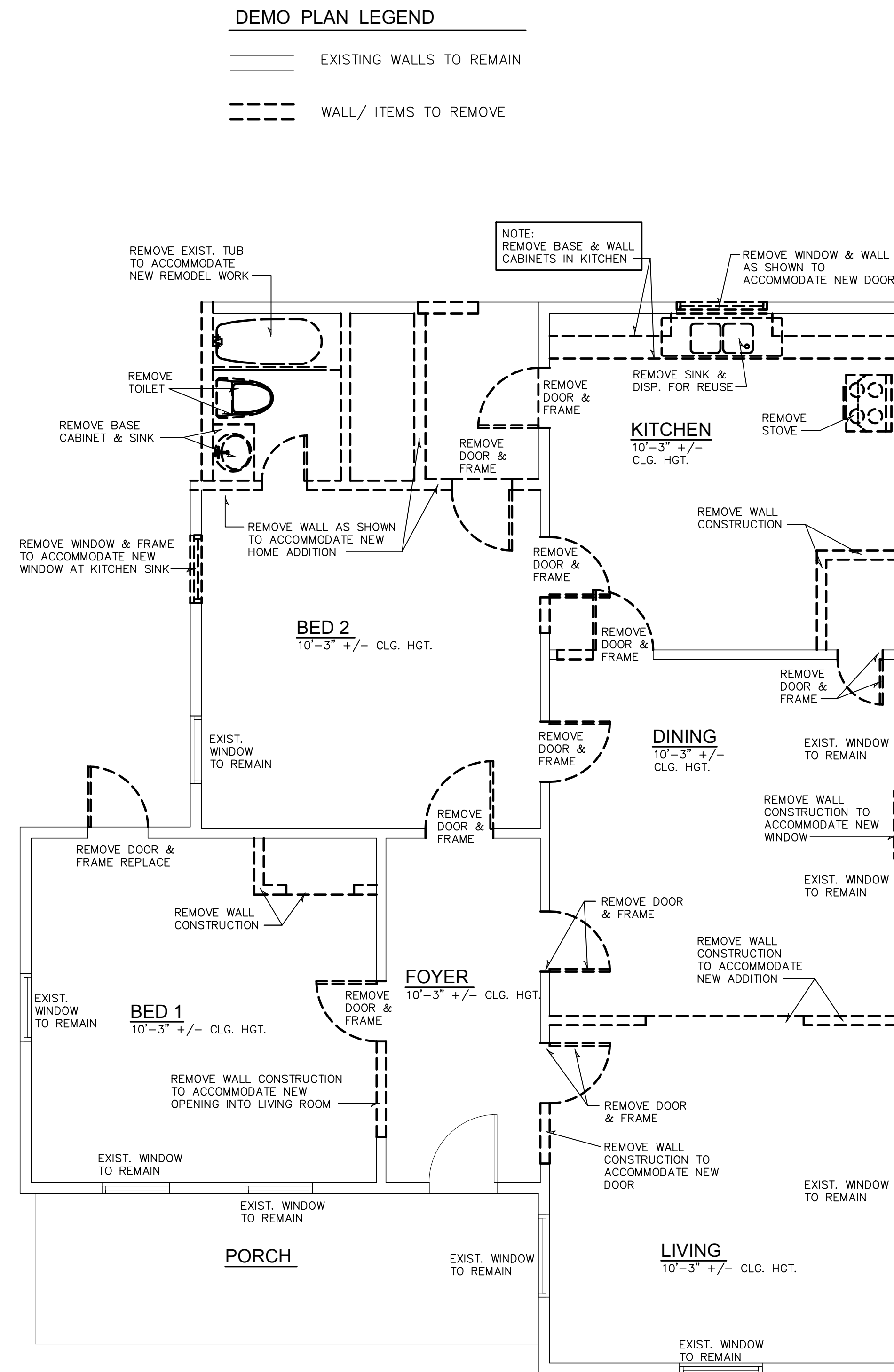








EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

Square Foot Chart	
Existing Home:	1,460 sq. ft.
Existing Patio:	39 sq. ft.
Existing Living Total:	1,499 sq. ft.
Existing Porch:	149 sq. ft.
Additional Bed:	131 sq. ft.
Additional Loft:	165 sq. ft.
Additional Living Area Total:	296 sq. ft.
Living Area Total:	1,795 sq. ft.
Additional Balcony:	55 sq. ft.
Total House Areas:	1,999 sq. ft.
3 Car Garage Area:	608 sq. ft.

REVISIONS

GENERAL DEMO NOTES:	
1.	REMOVE ALL EXTERIOR WINDOWS.
2.	REMOVE FLOOR & REPLACE FLOOR STRUCTURE AS REQUIRED.
3.	REMOVE ALL ELECTRICAL LINES & LIGHTS TO BE REPLACED.
4.	REMOVE ALL PLUMBING FIXTURES. REMOVE PLUMBING LINES AS REQUIRED.
5.	REMOVE ROOF & STRUCTURE AS REQUIRED.

NOT TO SCALE DRAWING 12 - 3 - 19

A RESIDENCE FOR:
3114 LAMAR HOME REMODEL
3114 LAMAR
SAN ANTONIO, TEXAS 78202

CUSTOM HOME DESIGN
HOUSE PLANS
DESIGN - HOME REMODELS/
HOME ADDITIONS

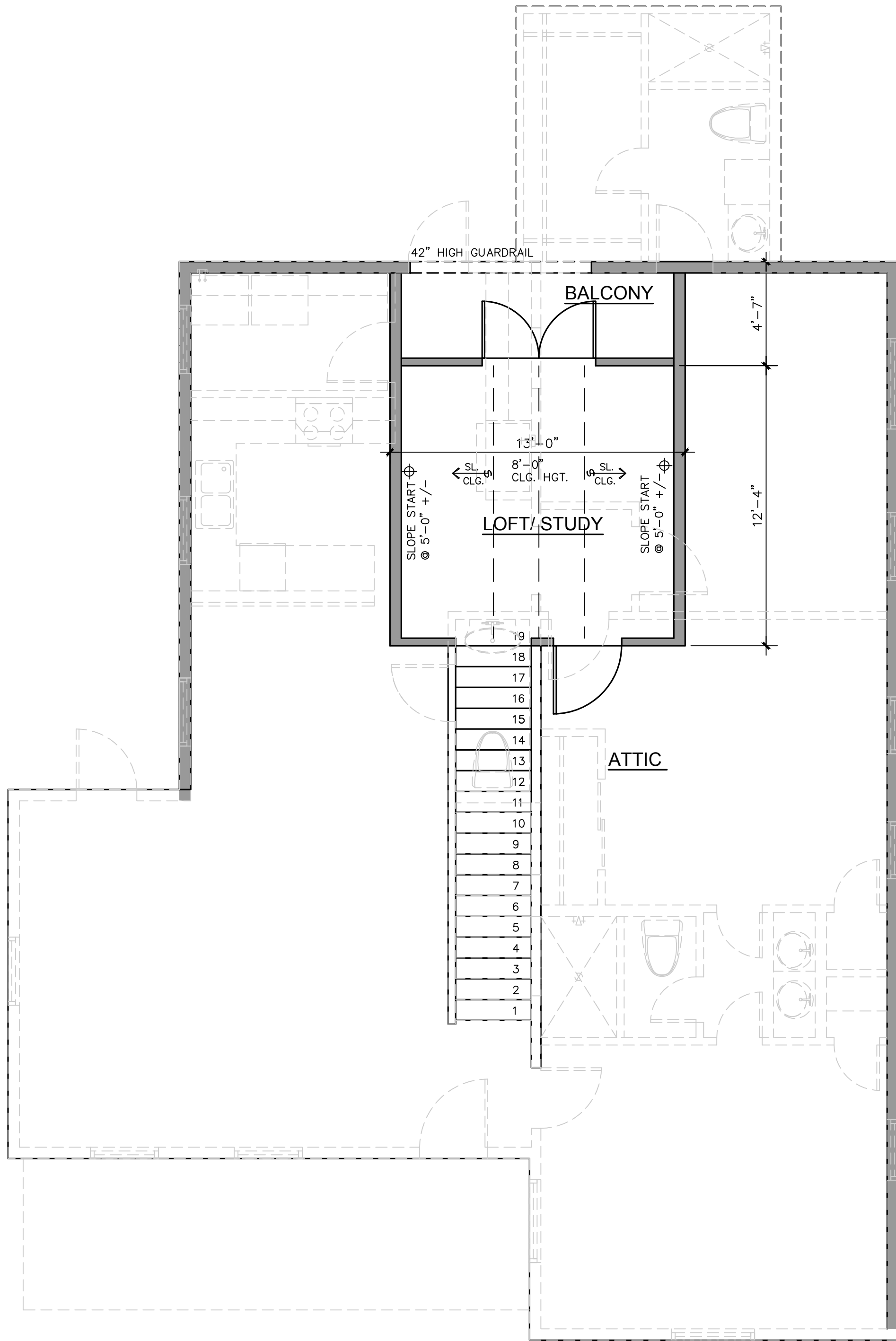
BRC DESIGN STUDIO LLC
725 FM 1103 SUITE 216 CIBOLO, TEXAS 78108
PH: 1-210-577-1304
EMAIL: brcdesign.info@gmail.com

PROJECT
2019.090

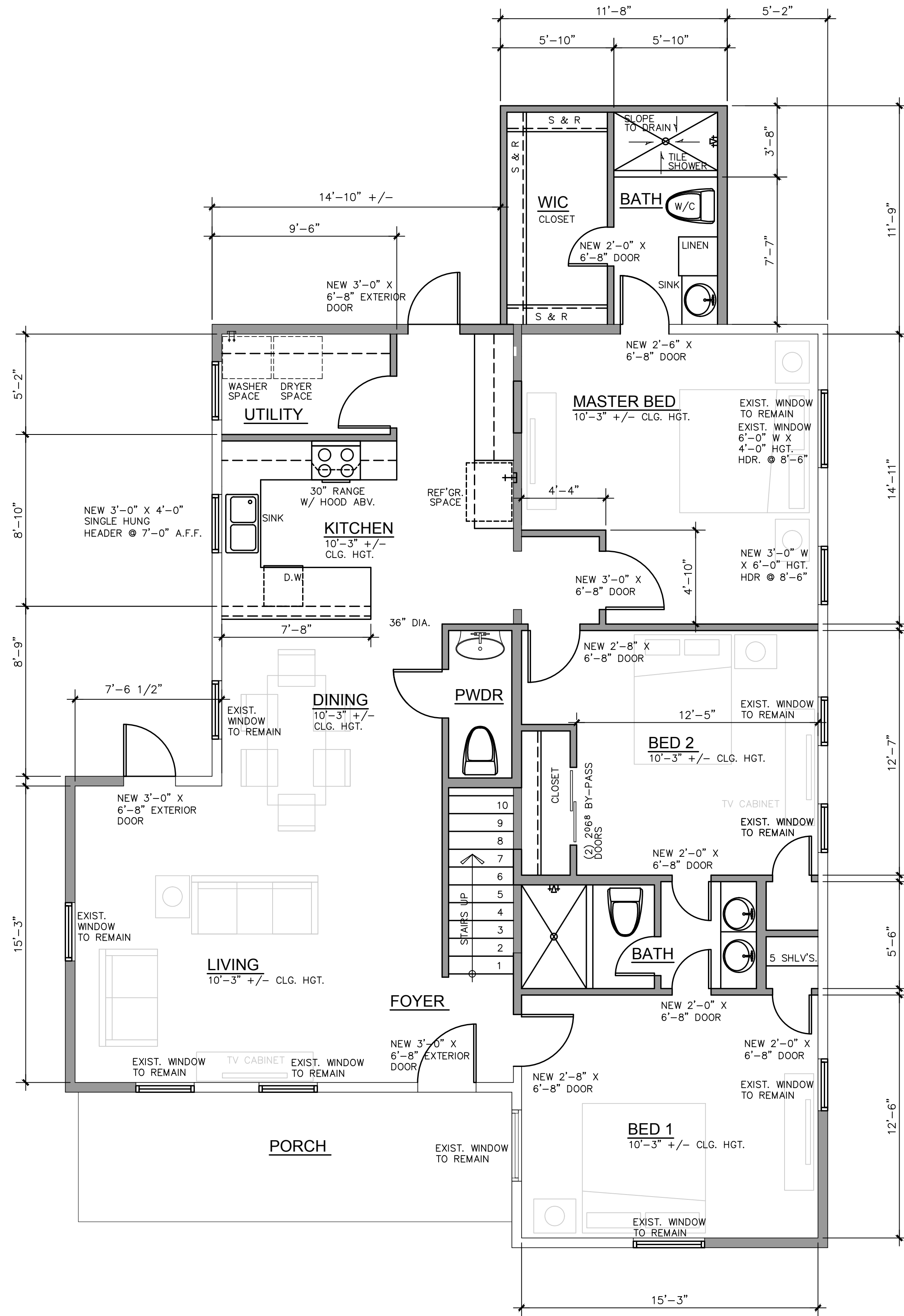
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NEW WORK
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



NEW WORK
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



NEW WORK FLOOR PLAN LEGEND

EXISTING WALLS TO REMAIN

NEW CONSTRUCTION

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NOT FOR PERMIT
NOT FOR CONSTRUCTION
REVIEW ONLY

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314 LAMAR
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DESIGN - HOME REMODELS/
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EMAIL: brcdesign.info@gmail.com

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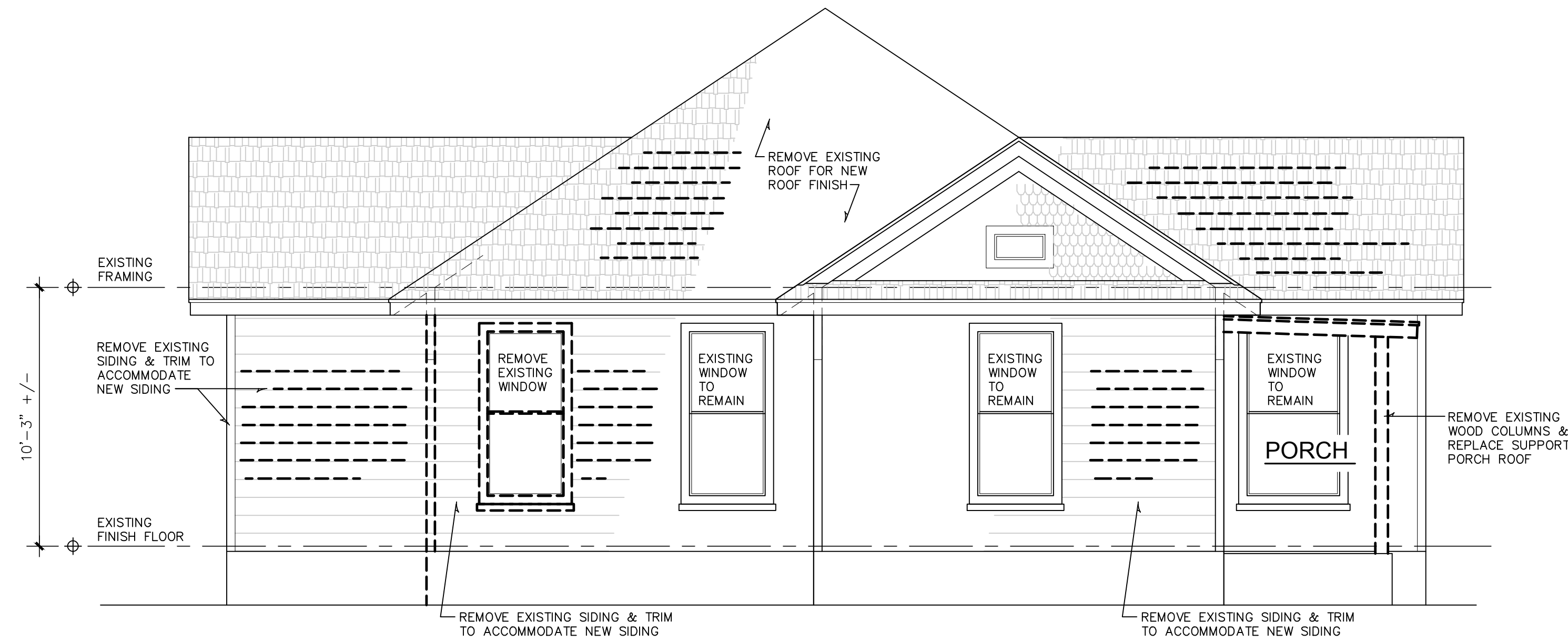
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REVISIONS

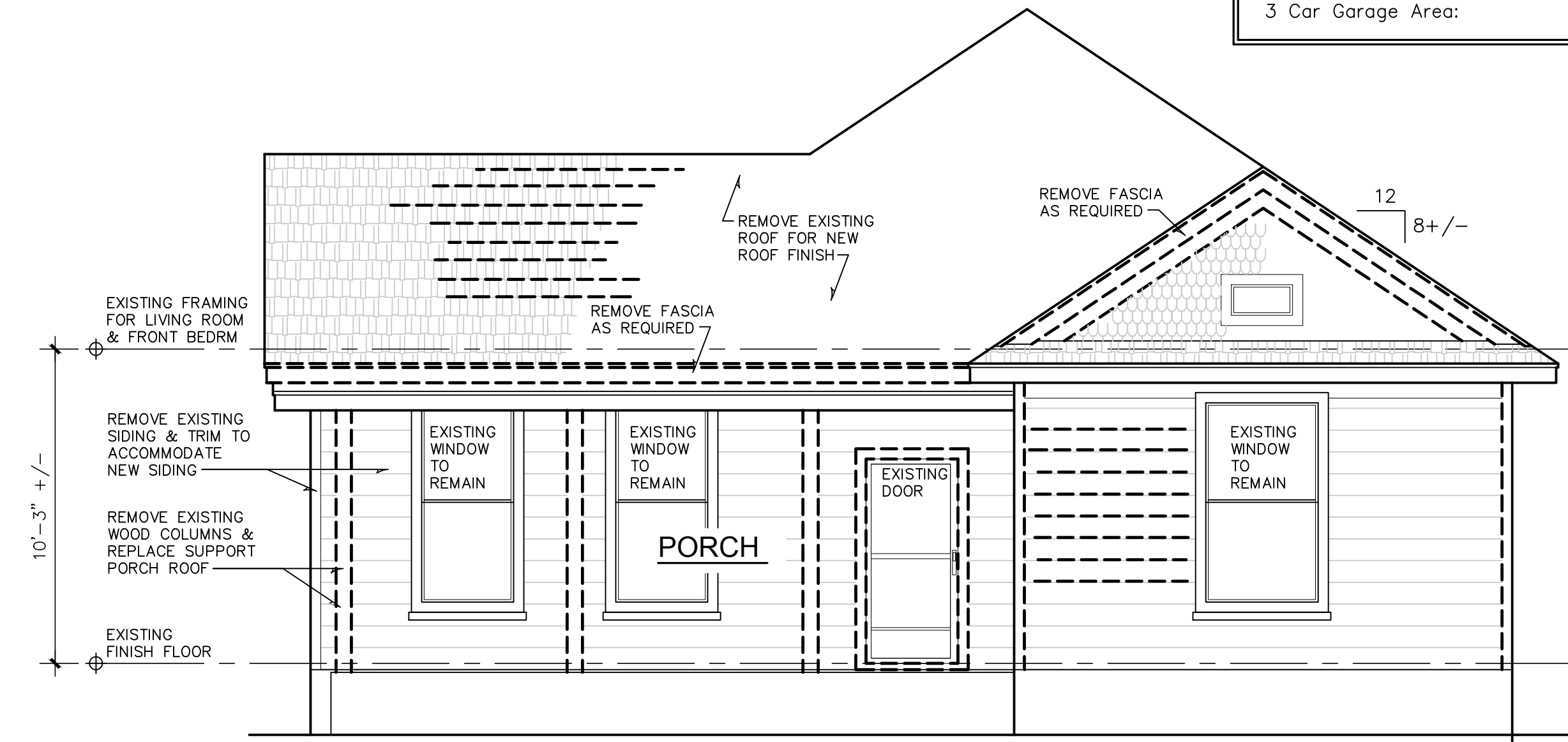
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**NOT FOR
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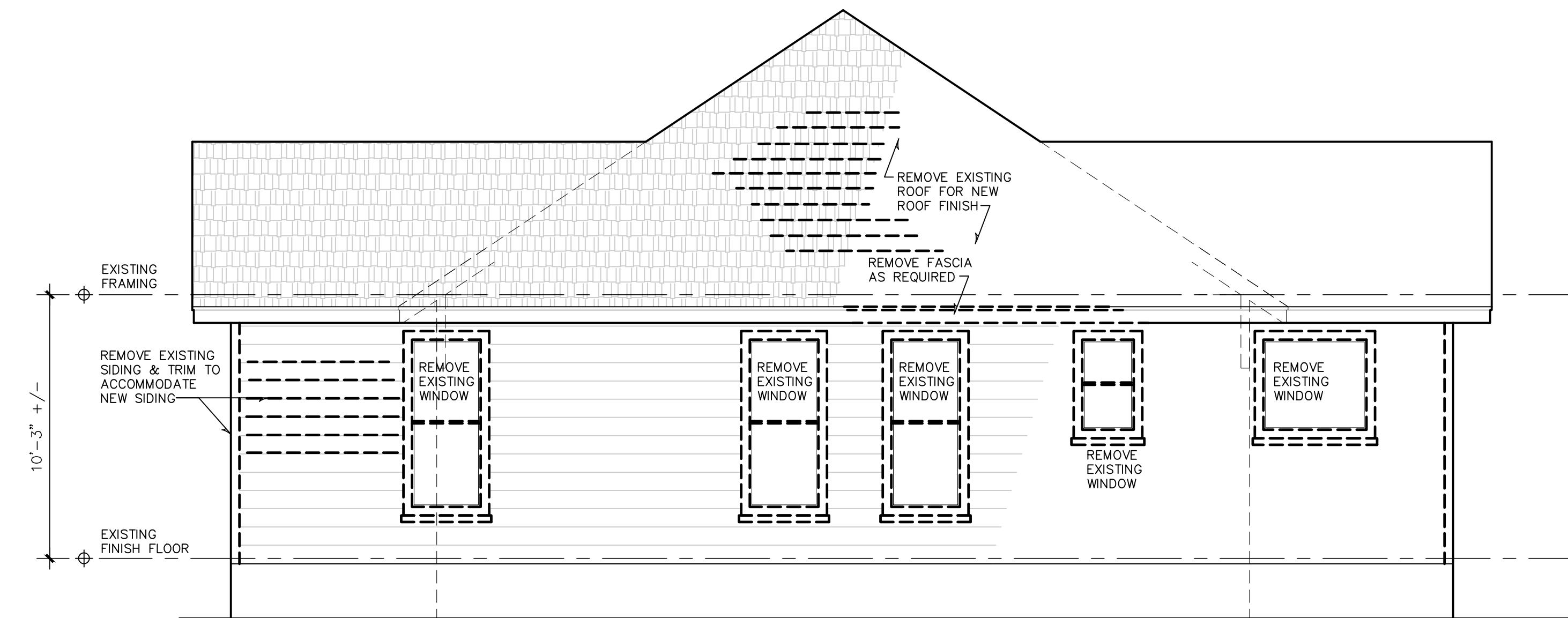
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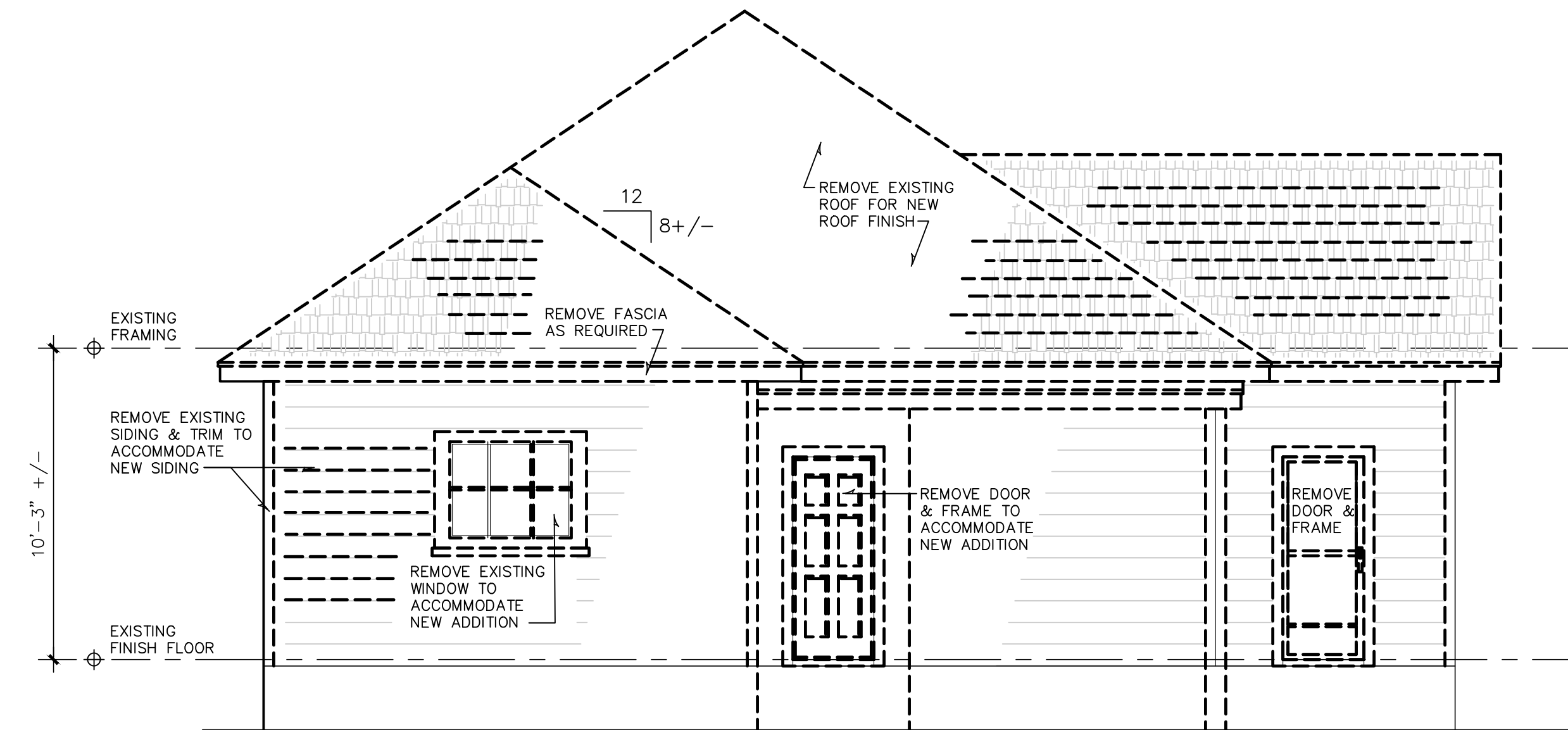
EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOT TO SCALE DRAWING 12 - 3 - 19

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3114 LAMAR HOME REMODEL
3114 LAMAR
SAN ANTONIO, TEXAS 78202

CUSTOM HOME DESIGN
HOUSE PLANS
DESIGN - HOME REMODELS/
HOME ADDITIONS

BRC DESIGN STUDIO LLC
725 FM 1103 SUITE 216 CIBOLO, TEXAS 78108
PH: 1-210-577-1304
EMAIL: brodesign.info@gmail.com

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REVISIONS

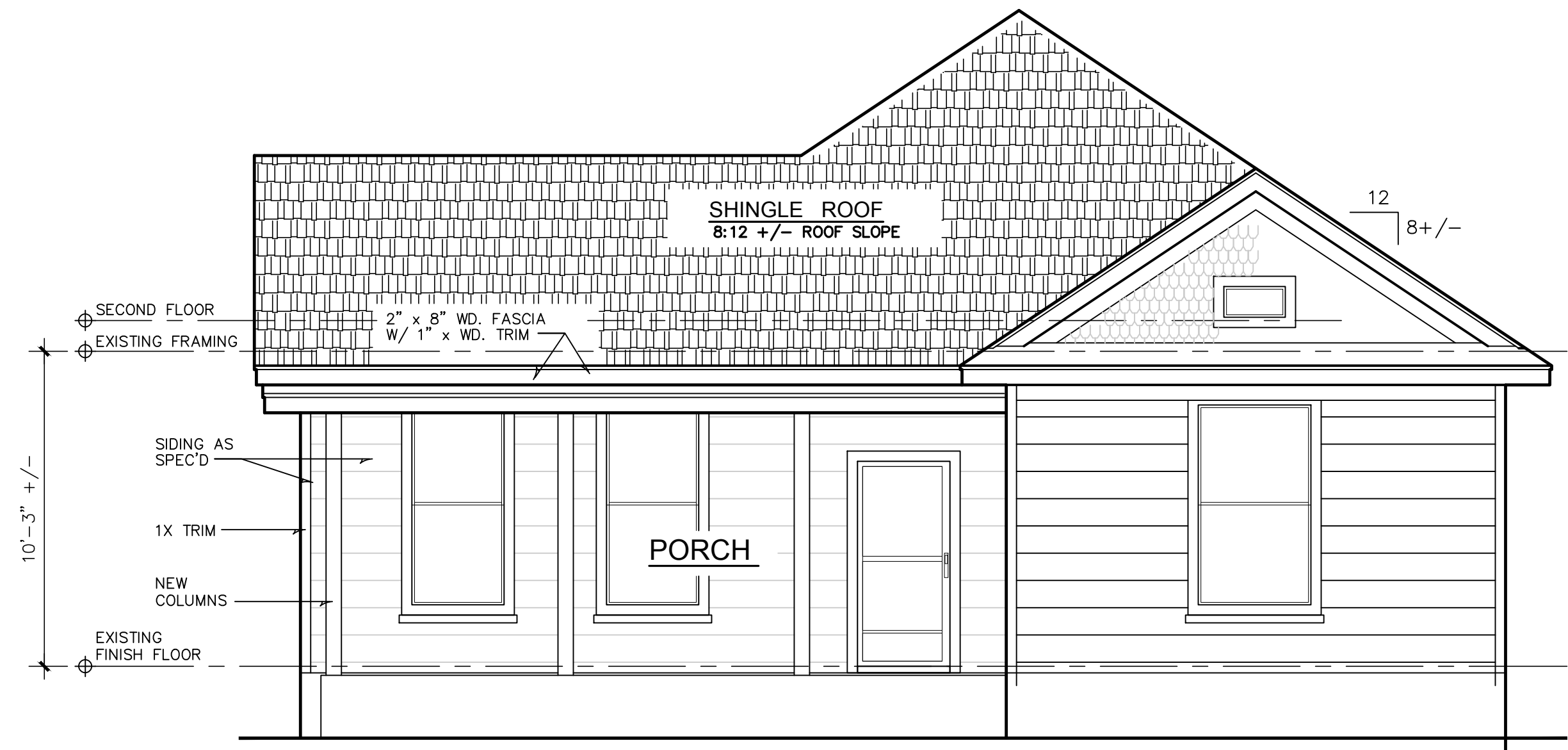
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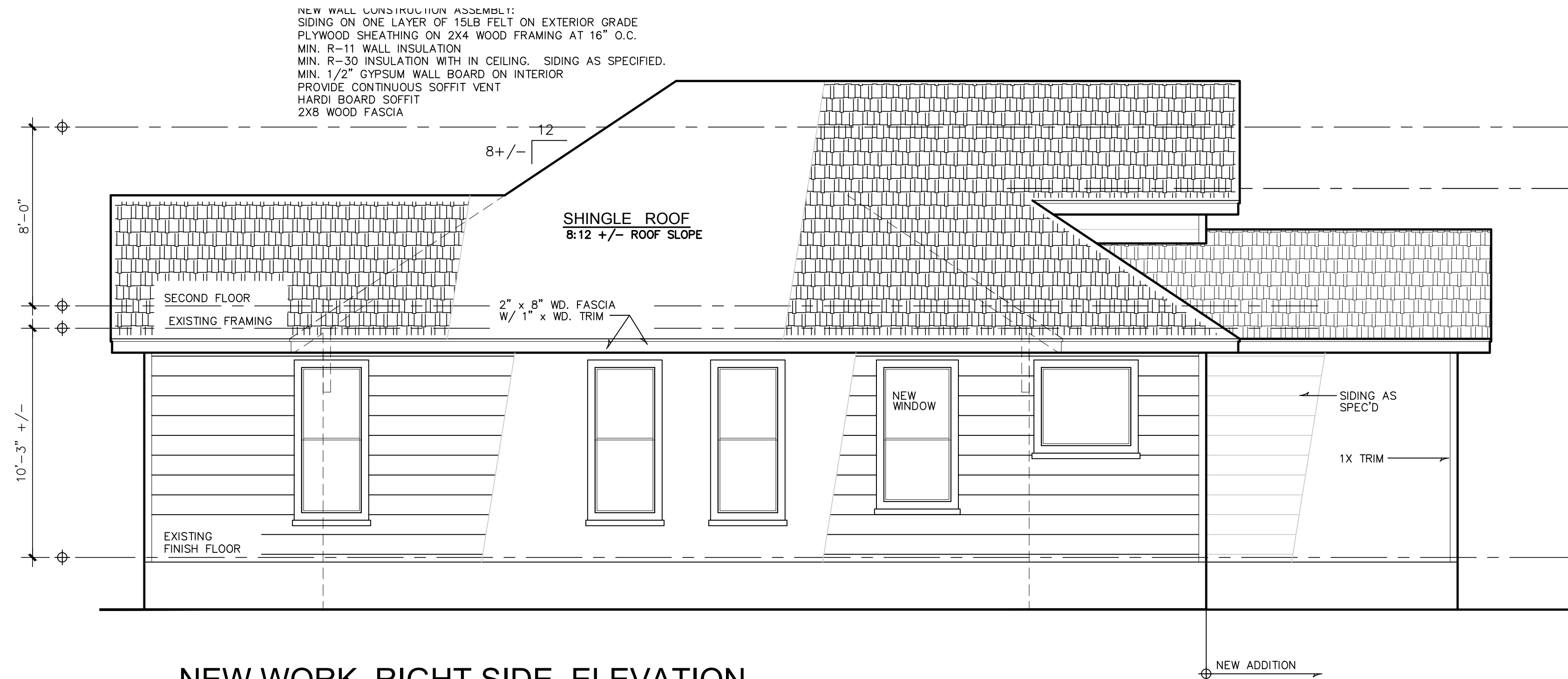
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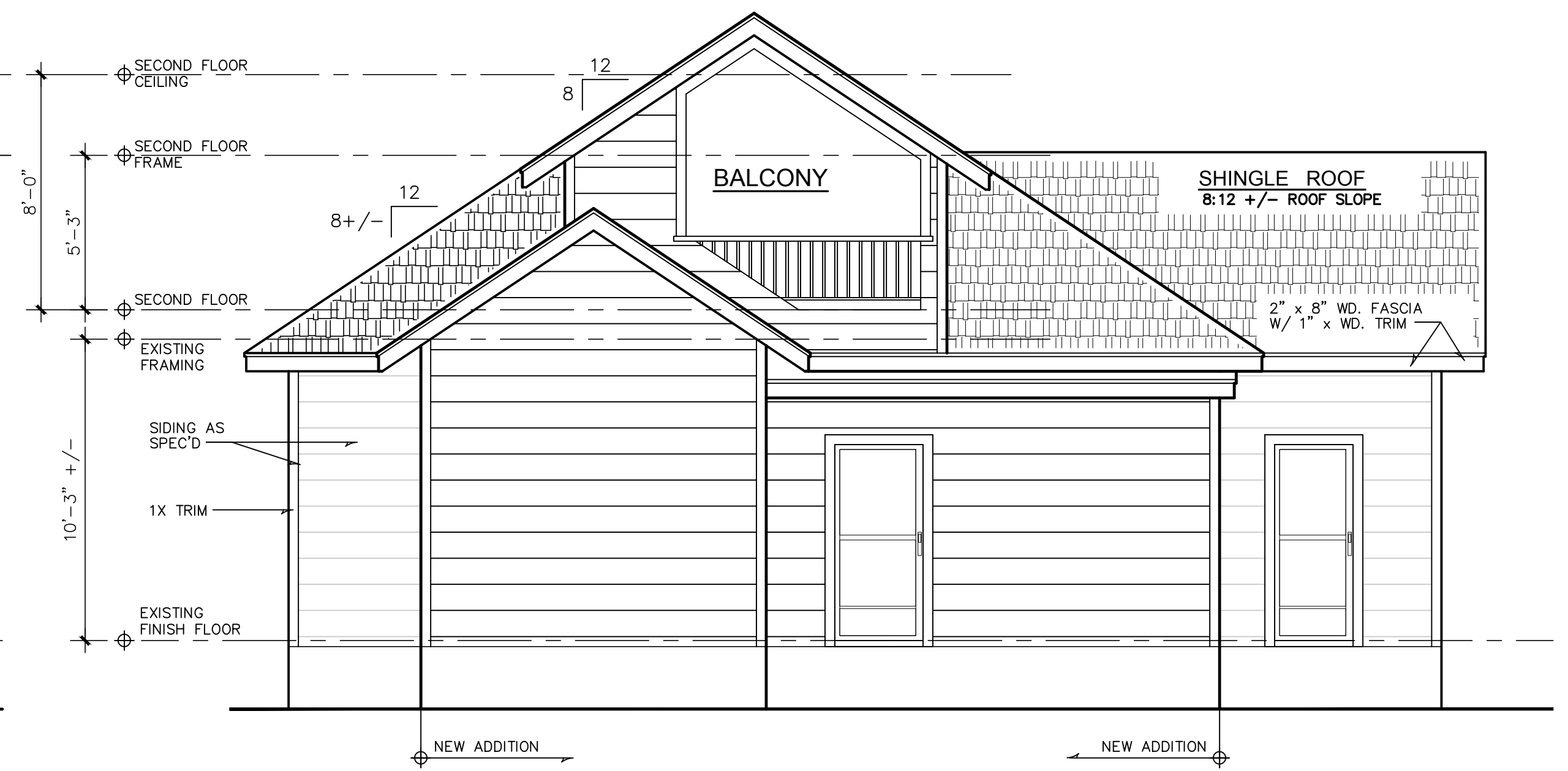
NEW WORK LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



NEW WORK FRONT ELEVATION
SCALE: 1/4" = 1'-0"



NEW WORK RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



NEW WORK REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOT TO SCALE DRAWING 12-3-19

A RESIDENCE FOR:
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3114 LAMAR
SAN ANTONIO, TEXAS 78202

CUSTOM HOME DESIGN
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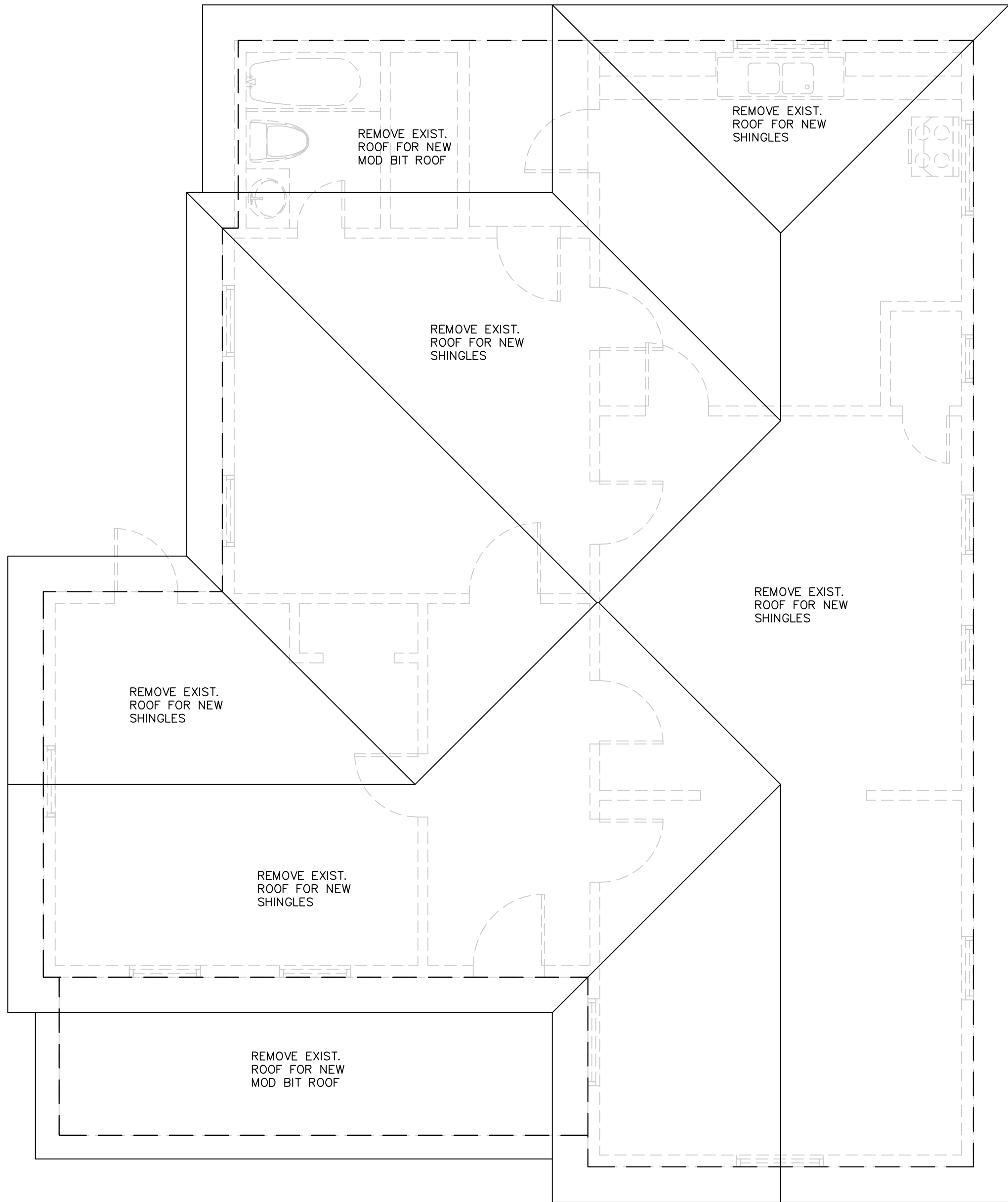
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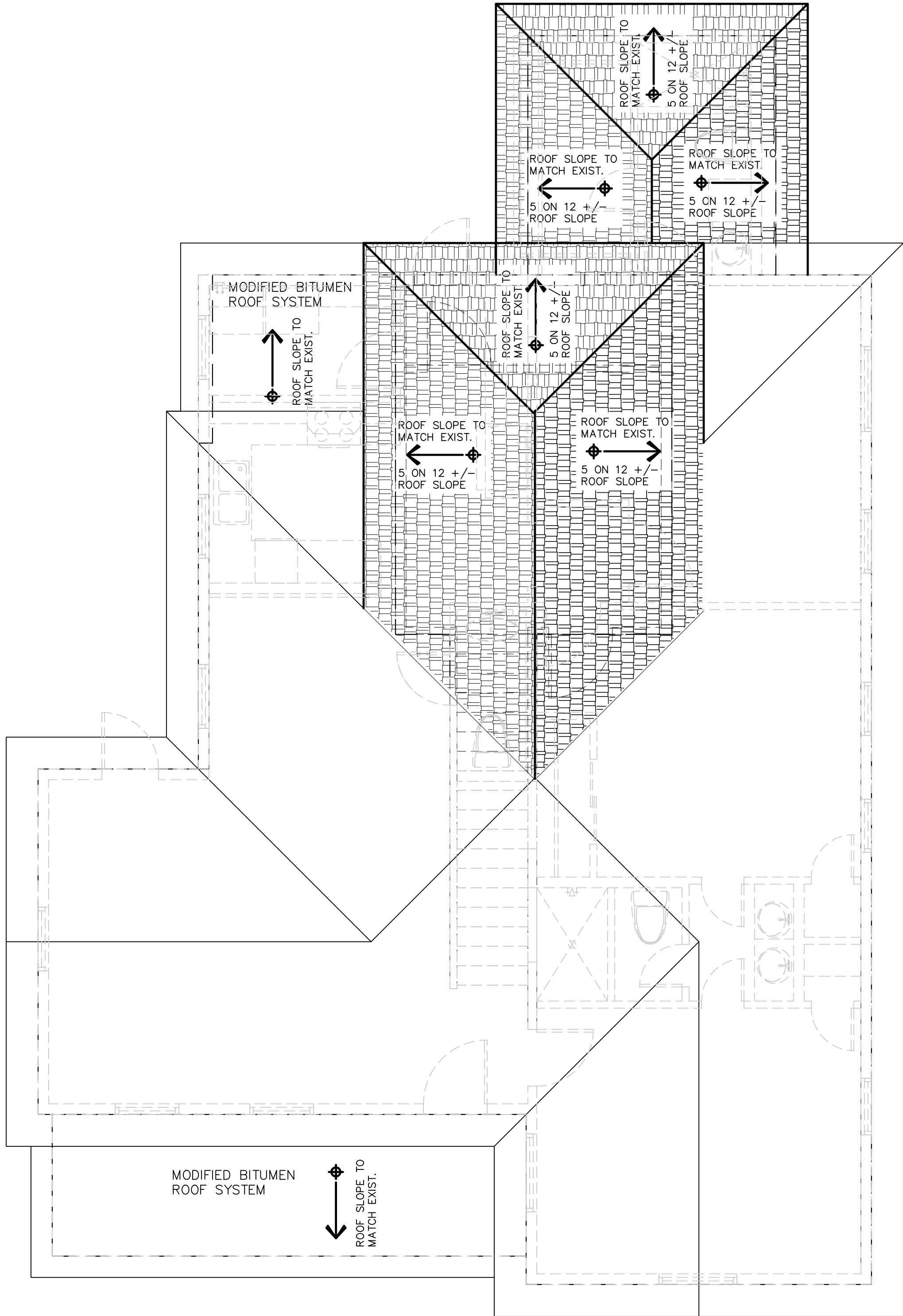
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314 Lamar



EXISTING ROOF
SCALE: 1/4" = 1'-0"



NEW WORK ROOF PLAN
SCALE: 1/4" = 1'-0"

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ROOF PLAN NOTES:

1. ROOF CONSTRUCTION TO MEET MINIMUM REQUIREMENTS FOR LOCAL UPLIFT DESIGN REQUIREMENTS BY CURRENT BUILDING CODE.
2. ALL ROOF CONSTRUCTION COMPONENTS TO PROVIDE WEATHERTIGHT INSTALLATION.
3. PROVIDE MINIMUM ROOF VENTILATION AS REQUIRED BY CURRENT RESIDENTIAL CODE.

REVISIONS

FOR REVIEW
ONLY

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CONSTRUCTION

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NOT TO SCALE DRAWING 12-3-19

A RESIDENCE FOR:

314 LAMAR HOME REMODEL
314 LAMAR
ANTONIO TEVAO 70000

HOUSE PLANS
DESIGN - HOME REMODELS/
HOME ADDITIONS

FOR REVIEW ONLY - NOT FOR CONSTRUCTION - NOT FOR PERMIT

BRC DESIGN STUDIO LLC
725 FM 1103 SUITE 216 CIBOLO, TEXAS 78108
PH: 1 - 210 - 577 - 1304
EMAIL: brcdesign.info@gmail.com

PROJECT:
2019.090

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7