

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2020

HDRC CASE NO: 2020-230
ADDRESS: 418 BARRERA
LEGAL DESCRIPTION: NCB 926 (EIM LAVACA), BLOCK 4 LOT 35
ZONING: IDZ, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Thomas Stamp/Currahee Property Solutions LLC
OWNER: ASKEATON REALTY LLC
TYPE OF WORK: New construction
APPLICATION RECEIVED: May 09, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct four (4), multi-story, residential structures on the vacant lot at 418 Barrera, located within the Lavaca Historic District. The lot is currently subdivided into four separate parcels.

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.

COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct four (4), multi-story, residential structures on the vacant lot at 418 Barrera, located within the Lavaca Historic District. The lot is currently subdivided into four separate parcels.
- b. **CONTEXT & DEVELOPMENT PATTERN** – As noted in finding a, this lot is currently void of any structures. This parcel is located at the northeastern edge of the district, adjacent to a vacant lot, and a lot where the Historic and Design Review Commission has previously approved construction featuring multiple stories in height. There are both residential and non-residential structure in the immediate vicinity that feature multiple stories in height.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on May 26. At that meeting, Committee members commented on the proposed massing, lot configuration, materials and architectural details. Committee members in general noted that the proposed massing and height was appropriate.
- 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. At this time, the applicant has not specified a front setback distance, or how it relates to the adjacent, historic structure. Staff finds that a setback that is consistent with the Guidelines should be used. Regarding orientation, the applicant has begun to incorporate architectural elements that address Barrera. Staff finds that additional elements should be added to the Barrera elevation, to provide a visual orientation toward Barrera, such as additional porch elements. The proposed new construction should appear to address Barrera, rather than simply feature minor architectural elements that relate to Barrera.
- e. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed an entrance to face Barrera; however, as noted in finding d, staff finds that additional entrance elements should be addressed toward Barrera, to relate to entrances found historically on the block.
- 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. The applicant has proposed an overall height of approximately twenty-seven (27) feet for the front structure, and an overall height of approximately thirty-five (35) feet for the three rear structures. The applicant has submitted a street elevation noting the proposed front structure's massing in relationship to the adjacent historic structures. Generally, staff finds the overall height and massing of the proposed first structure to be appropriate; however, staff finds that the applicant should eliminate the third story from the rear three structures.
- g. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has noted an overall foundation height of one (1) foot. The adjacent historic structures feature foundation heights of approximately two to three feet. Generally, staff finds the proposed foundation heights to be appropriate.
- h. **ROOF FORM** – The applicant has proposed roof forms that include side gables and shed roofs over entrances. Generally, staff finds the proposed roof forms to be appropriate and consistent with the Guidelines. Staff finds that the gable returns should be eliminated from the proposed gabled roofs.
- i. **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 exceeds that which is recommended by the Guidelines.
- j. **MATERIALS** – The applicant has proposed materials that include composite siding, stucco, standing seam metal roofs, and composition shingle roofs. Generally, staff finds the proposed materials to be appropriate; however, staff finds that standing seam metal roofs should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a standard galvalume finish, and a crimped ridge seam or low profile ridge cap. If a ridge cap is proposed, it should be submitted to staff for review and approval. Additionally, staff

finds that all siding should feature an exposure of four (4) inches or less (as proposed), smooth finishes, a thickness of $\frac{3}{4}$ of an inch and mitered corners.

- k. WINDOW MATERIALS – At this time, the applicant has not specified window materials. Staff finds that a window that meets staff's standard specifications for windows in new construction should be used. These specifications are noted above, in the applicable citations.
- l. FENESTRATION PROFILE – The applicant has proposed a fenestration profile that is generally consistent with those found historically throughout the district. Staff finds that all square picture windows should be modified to feature profiles that are consistent with those found historically within the district, and that all windows should feature a one over one profile.
- m. ARCHITECTURAL DETAILS – As noted in finding e, staff finds that additional entrance elements should be introduced to the proposed new construction, specifically in relationship to the front structure's street facing façade. Additionally, staff finds that the proposed third story massing should be eliminated.
- n. DRIVEWAY – The applicant has proposed a driveway width of fifteen (15) feet in width. The Guidelines for Site Elements notes that driveways within historic districts should not feature more than ten (10) feet in width.
- o. PARKING – The applicant has proposed tuck under parking for each structure in the form of carports without garage doors. While not located on the front façade, staff finds that parking located within the footprint of the structure is inappropriate within historic district. Façade designs should respond to historic precedents located within the historic district rather than parking requirements.
- p. PARKING (FRONT STRUCTURE) – The applicant has proposed a gravel parking location within the front yard setback of the proposed structure that is to address Barrera. The Guidelines for Site Elements 7.A. notes that front yard parking should not be added into the front yard setbacks. Staff finds the proposed parking location to be inconsistent with the Guidelines.
- q. WALKWAY – Historic structures within the Lavaca Historic District feature walkways leading from the front porch to the sidewalk at the public right of way. Staff finds that this should be incorporated into the applicant's front yard design.
- r. LANDSCAPING – At this time the applicant has not provided information regarding landscaping. A detailed landscaping plan should be submitted to OHP staff for review and approval. Landscaping should be consistent with the Guidelines for Site Elements.
- s. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment at this time. Staff finds that all mechanical equipment should be screened from view from the public right of way.

RECOMMENDATION:

Staff does not recommend approval at this time based on findings a through s. Staff recommends that the applicant address the following items prior to receiving a recommendation for approval:

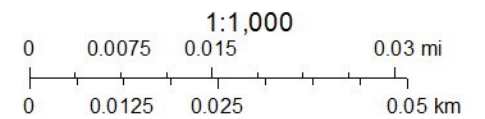
- i. That a setback that is consistent with the Guidelines be used for the street facing structure as noted in finding d.
- ii. That the applicant incorporate addition entrance elements on the street facing façade such as traditional porch elements as noted in findings d and e.
- iii. That the applicant eliminate the third story massing as noted in finding f.
- iv. That the applicant eliminate the proposed gable returns as noted in findings h.
- v. That the applicant propose a lot coverage that is consistent with Guidelines, as noted in finding i.
- vi. That standing seam metal roofs feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a standard galvalume finish, and a crimped ridge seam or low profile ridge cap. If a ridge cap is proposed, it should be submitted to staff for review and approval. Additionally, staff finds that all siding should feature an exposure of four (4) inches or less (as proposed), smooth finishes, a thickness of $\frac{3}{4}$ of an inch and mitered corners.
- vii. That the applicant incorporate windows that meet staff's standard specifications for windows in new construction as noted in finding k.
- viii. That the applicant incorporate a driveway width that is consistent with the Guidelines as noted in finding n.
- ix. That the applicant eliminate the front yard parking as noted in finding p and eliminate parking within the footprint of the proposed new construction as noted in finding o.
- x. That the applicant incorporate a front yard walkway and submit a detailed landscaping plan as noted in findings q and r.

- xi. That all mechanical equipment be screened from view from the public right of way as noted in finding s.

City of San Antonio One Stop



June 11, 2020





3 STORY LEVEL (TOWER)



LOT VIEW FROM LABOR ST.

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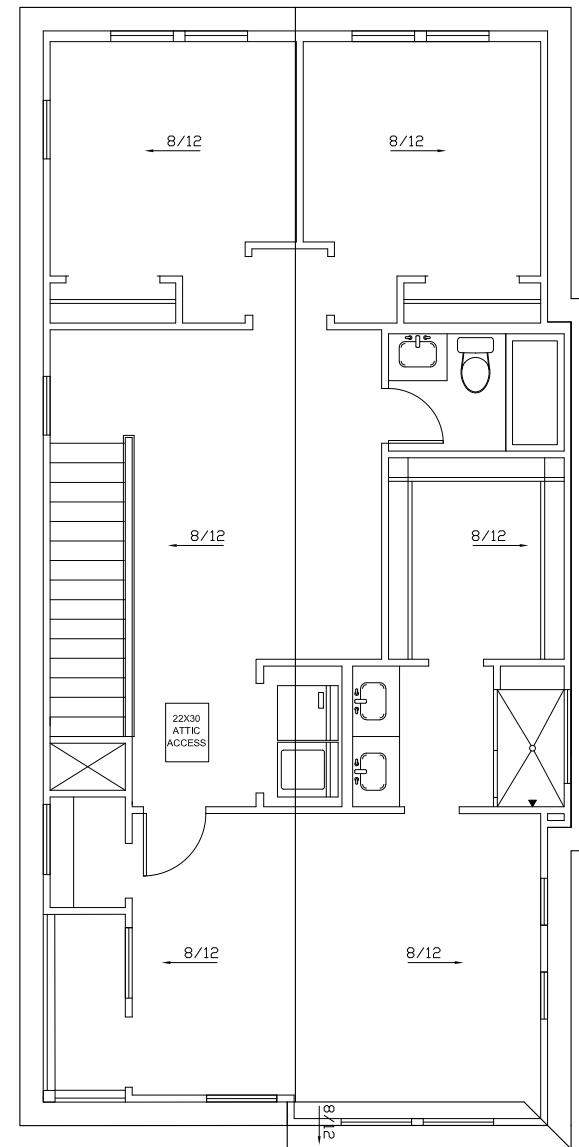
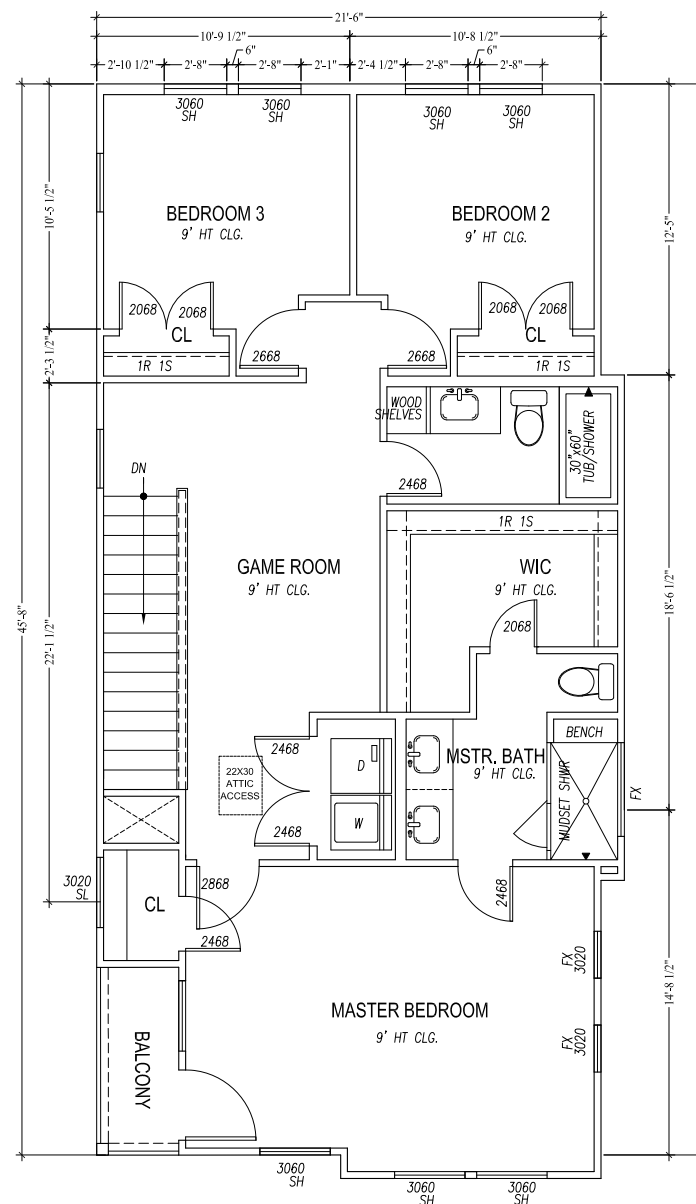
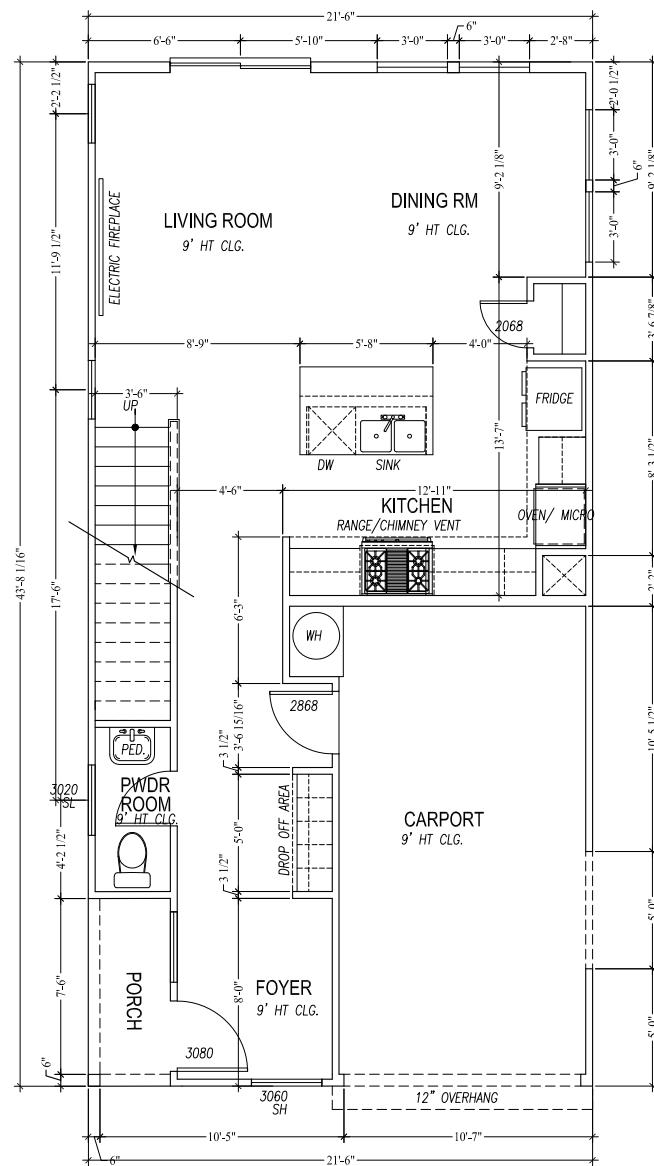
**418 BARRERA ST.
SAN ANTONIO, TX**

S3

1/8" SCALE @ 11x17 PAPER UNLESS NOTED OTHERWISE
1/4" SCALE @ 24x36 PAPER UNLESS NOTED OTHERWISE

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BUILDING A

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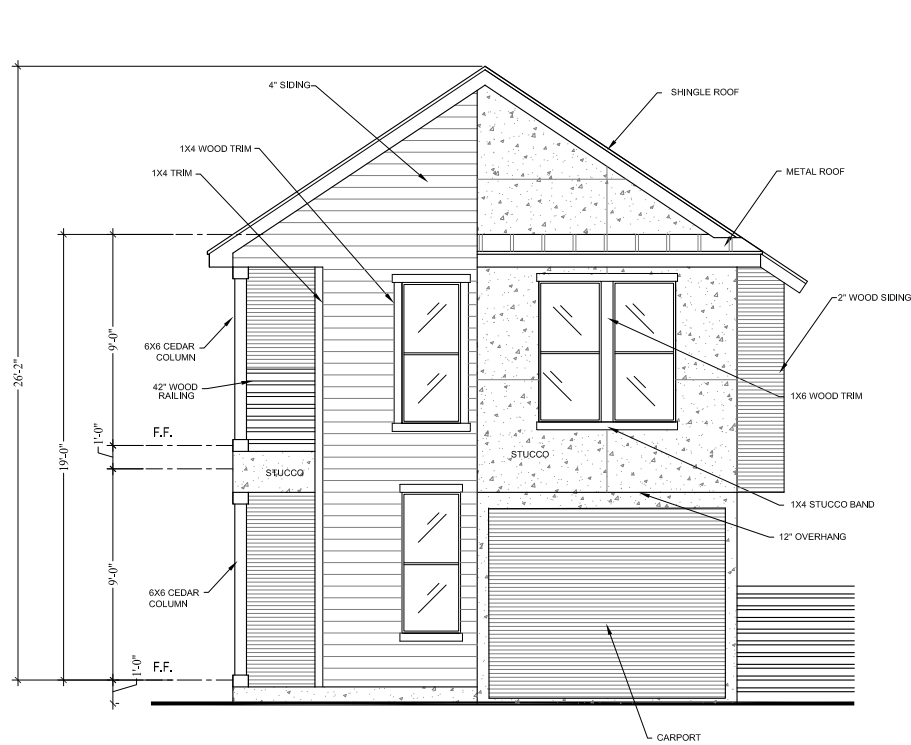
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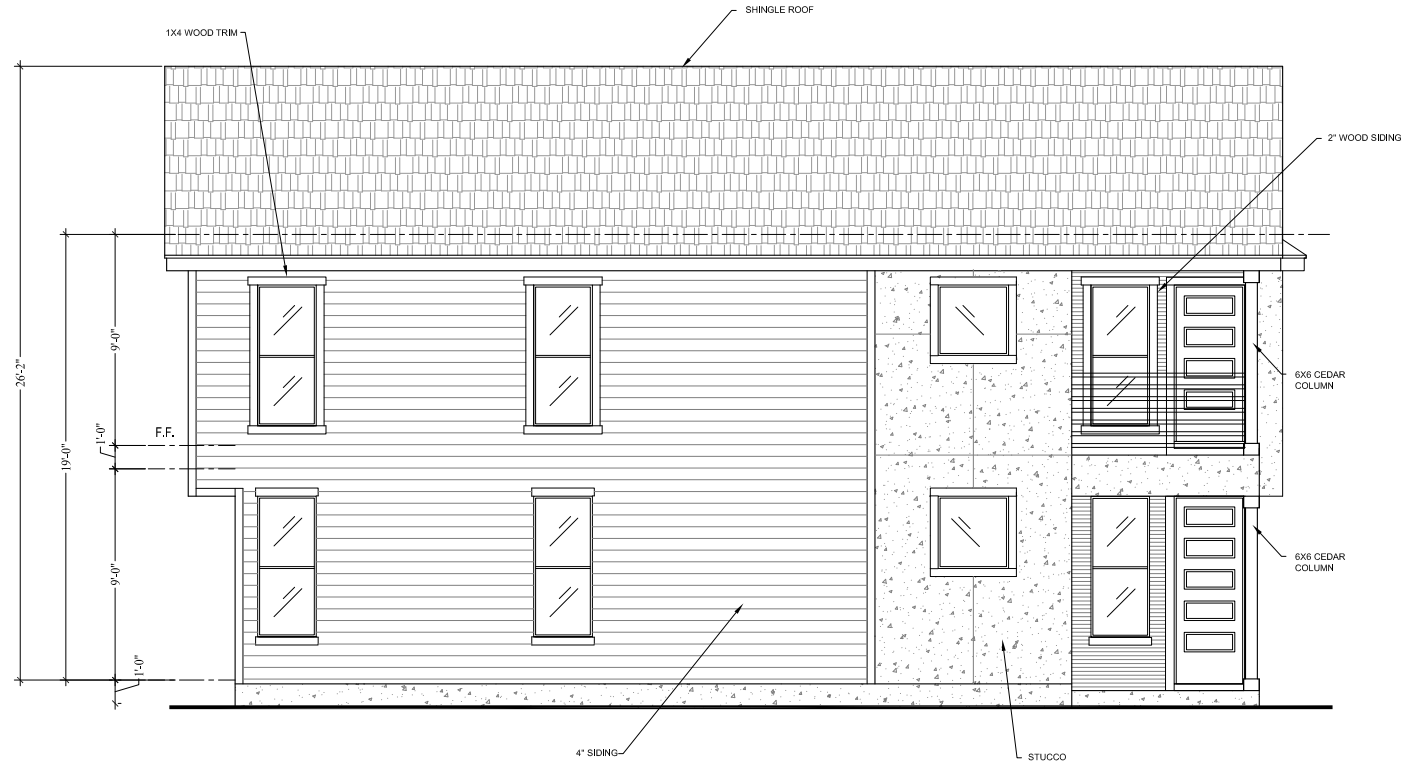
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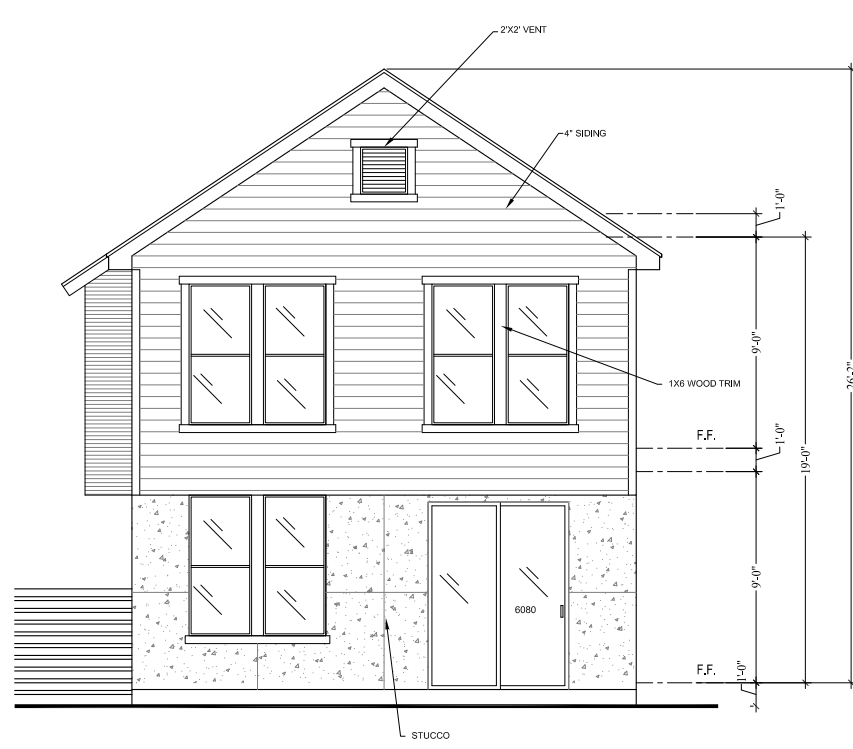
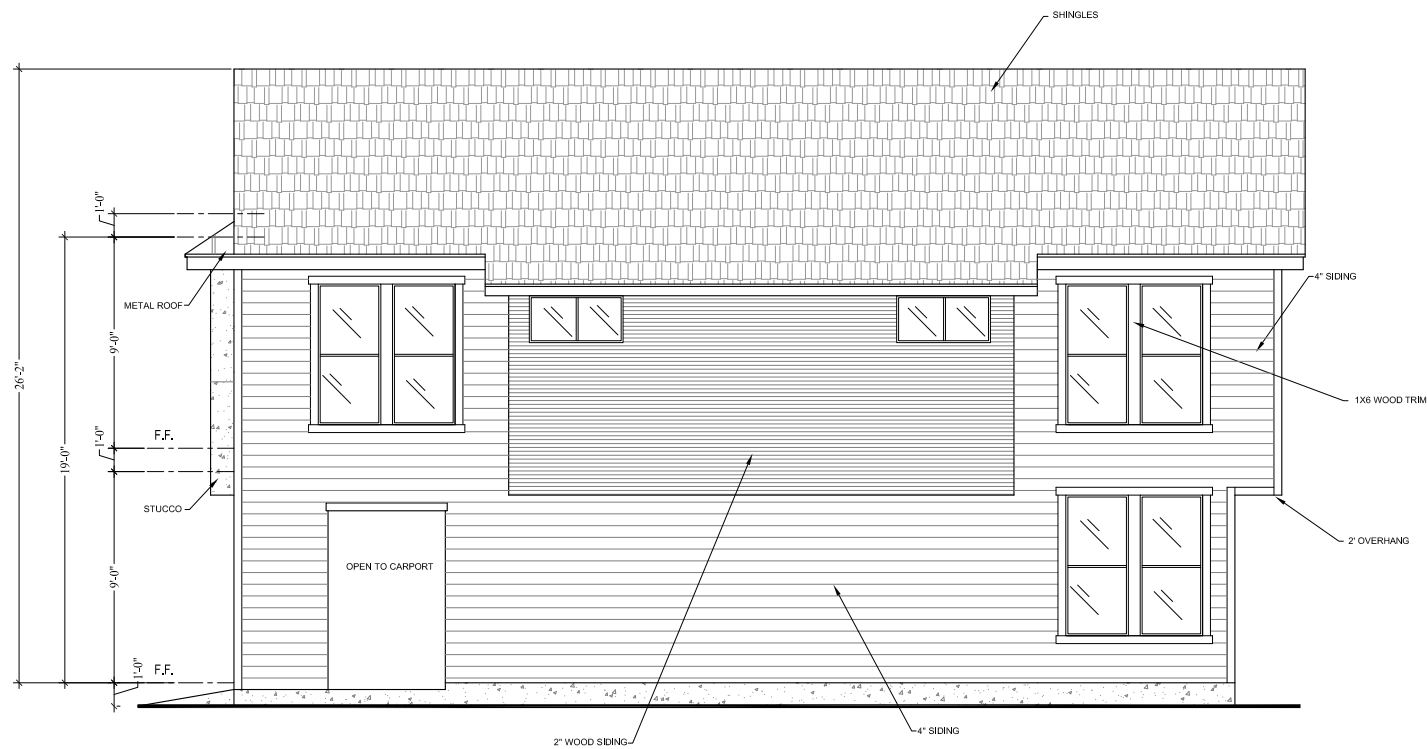
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01 FRONT ELEVATION
1/8" = 1'-0"



02 LEFT ELEVATION- BARRERA ST.
1/8" = 1'-0"



04 REAR ELEVATION- LABOR ST.
1/8" = 1'-0"

BLDG A

03 RIGHT ELEVATION
1/8" = 1'-0"

DATE	CHANGE	BY

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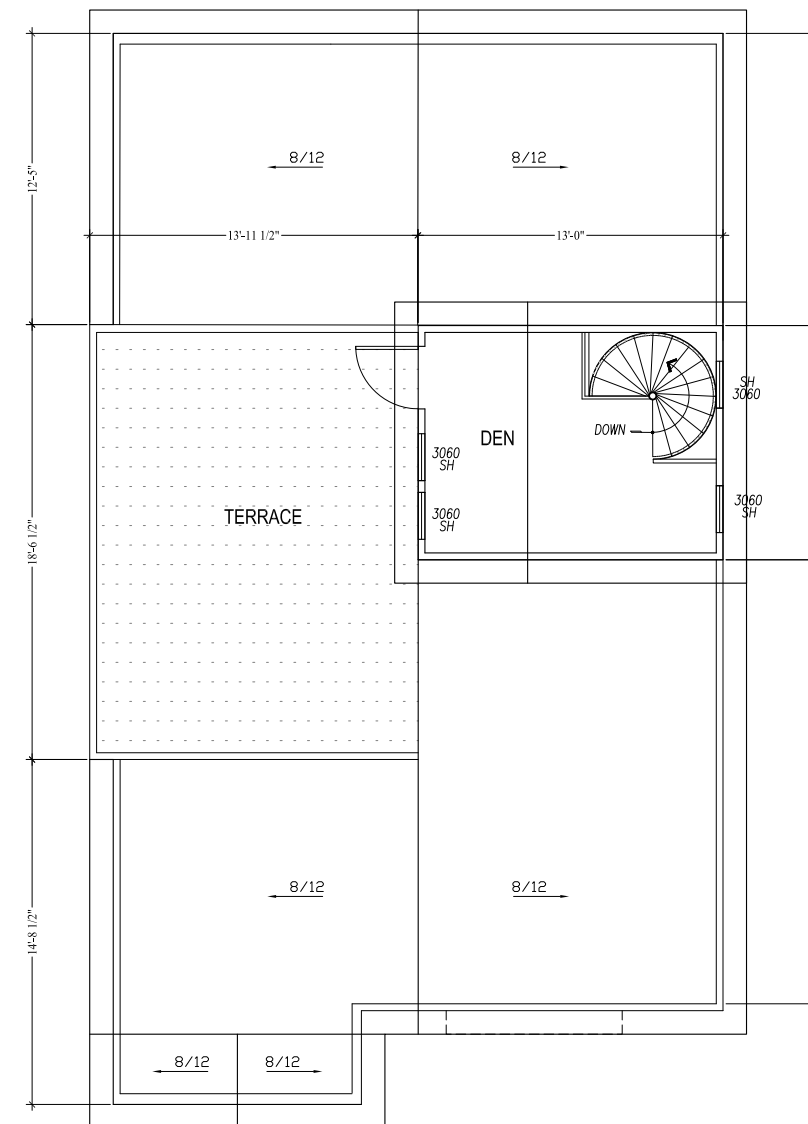
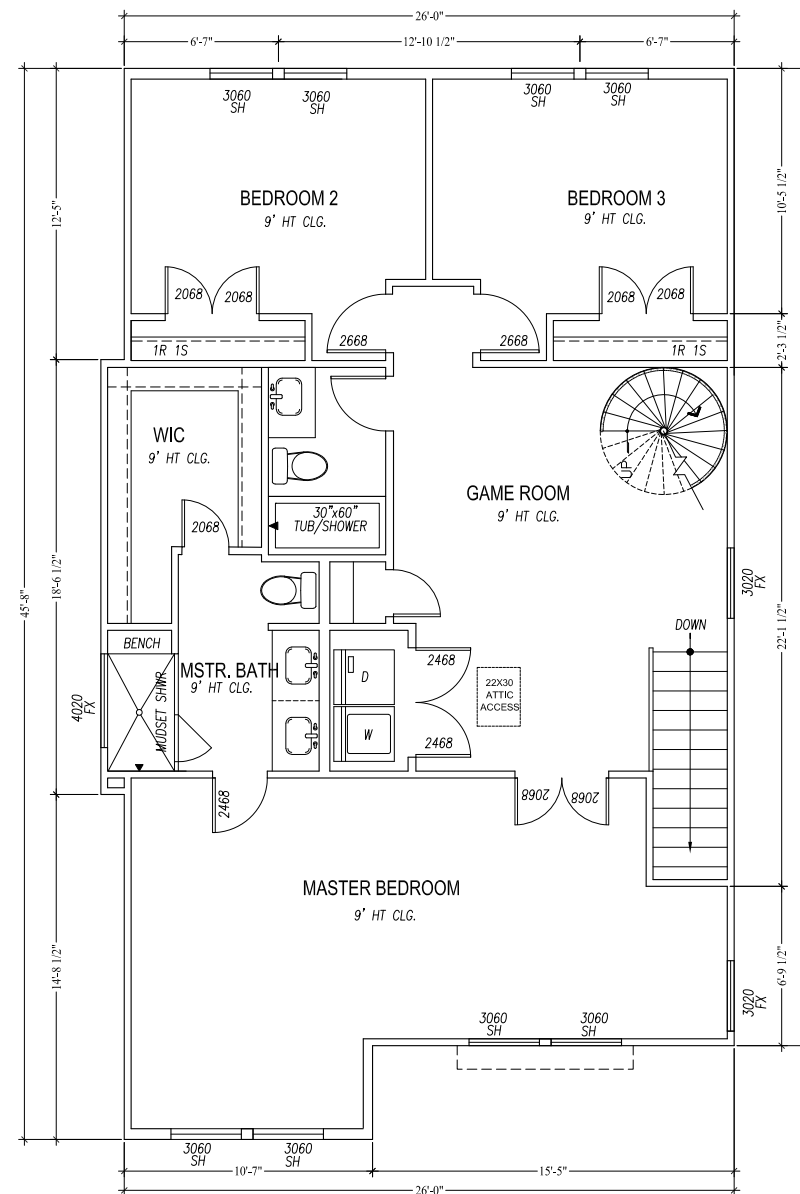
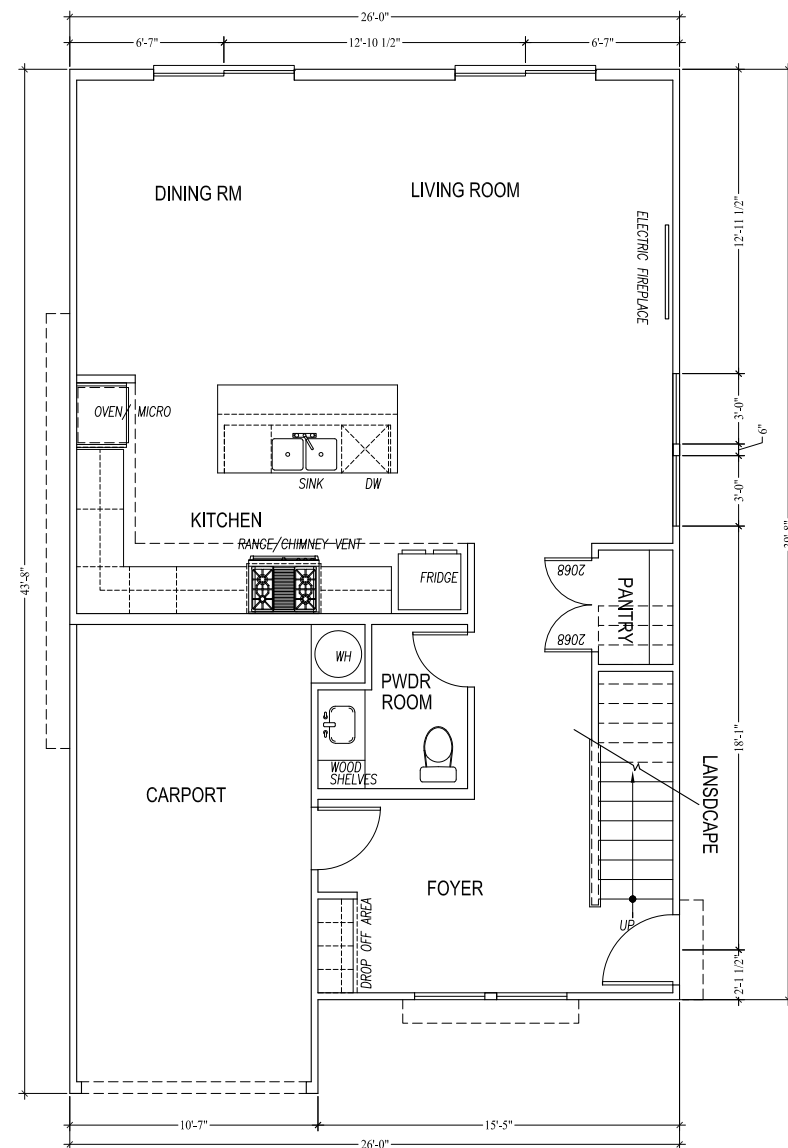
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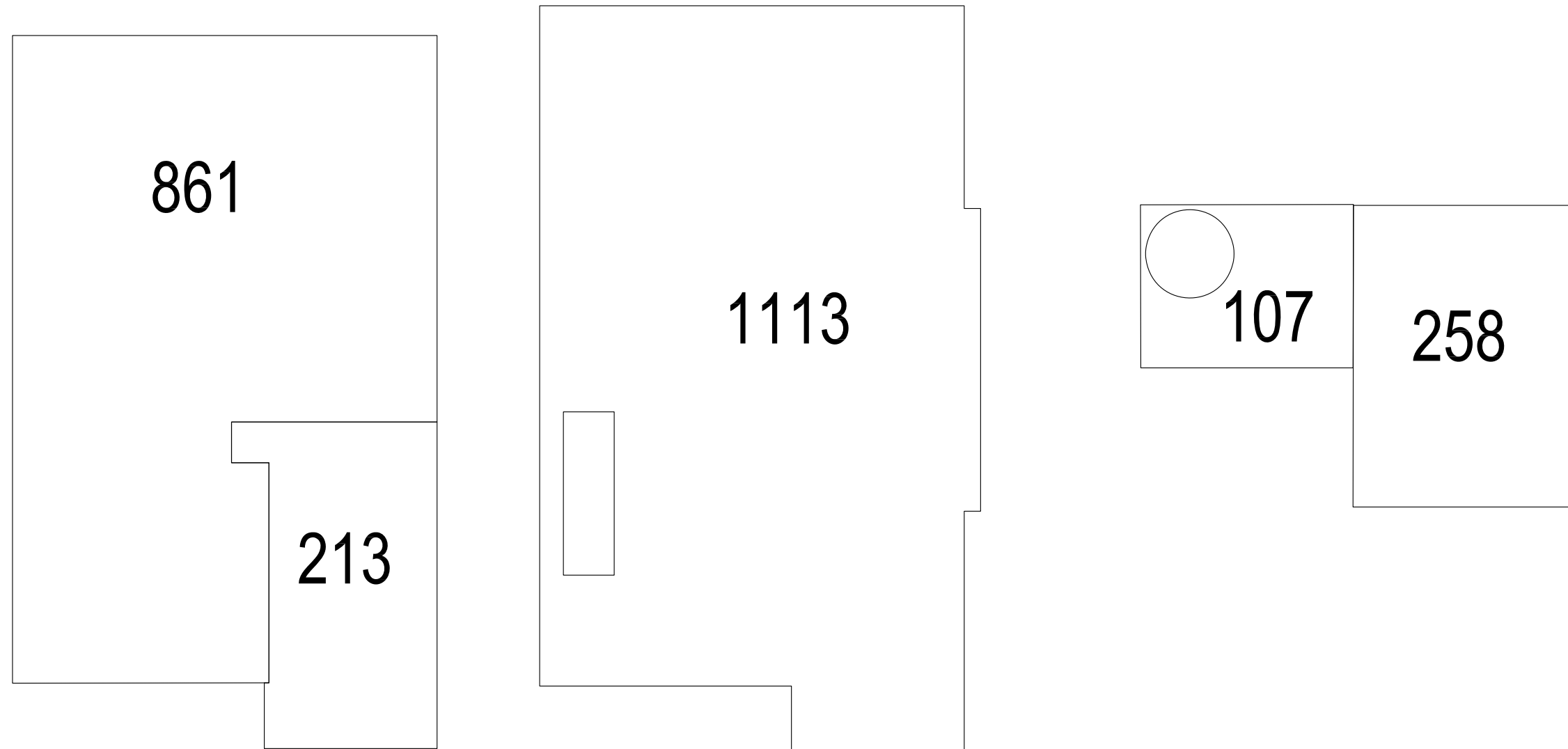
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A-4

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01 AREA CALCULATIONS

AREA CALCULATIONS	
TOTAL FLOOR A/C AREA CALCULATIONS-----	2081 SQ FT
GARAGE CALCULATIONS-----	213 SQ FT
TERRACE-----	28 SQ FT
TOTAL SQ FT. 2,552 SQ. FT.	

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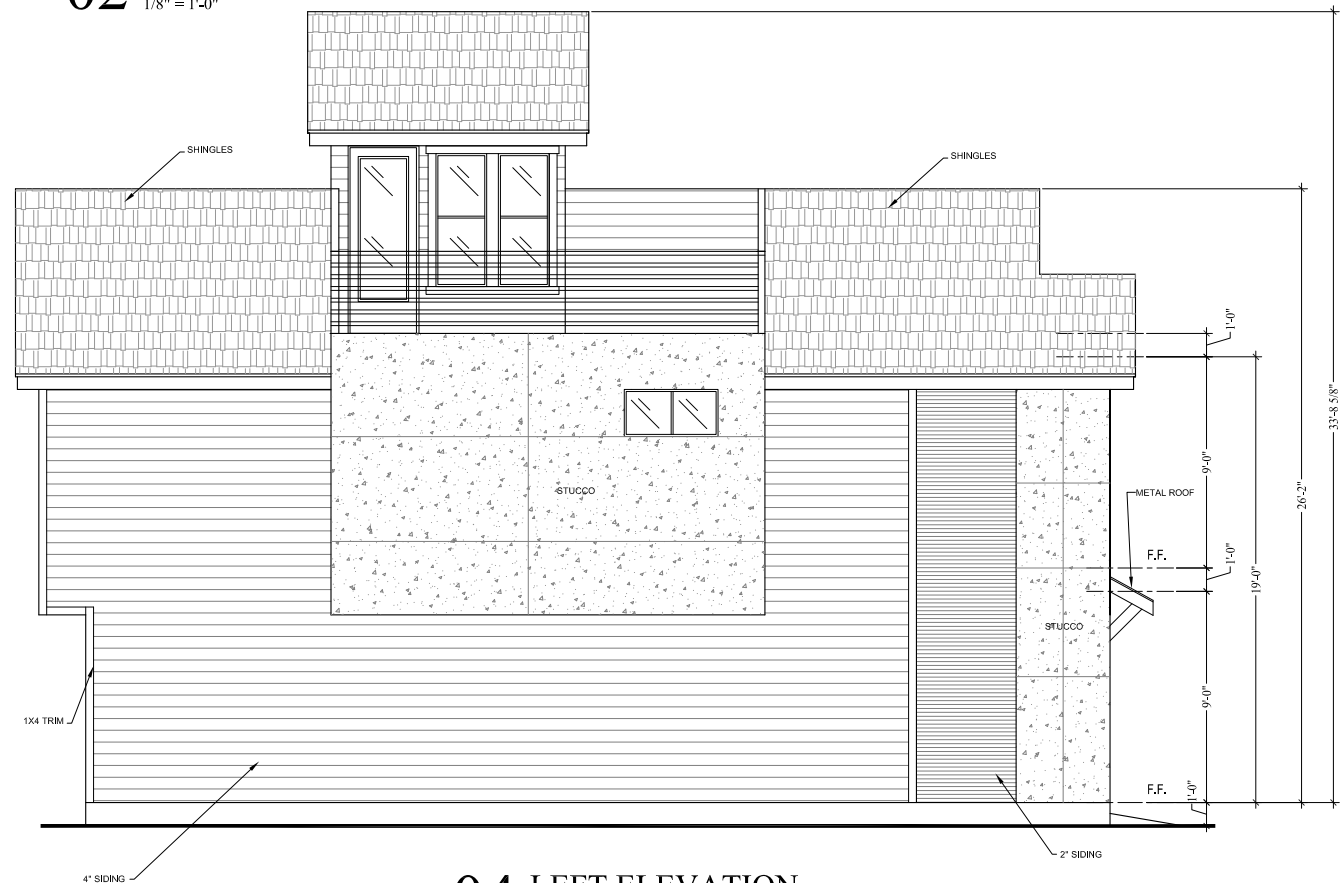
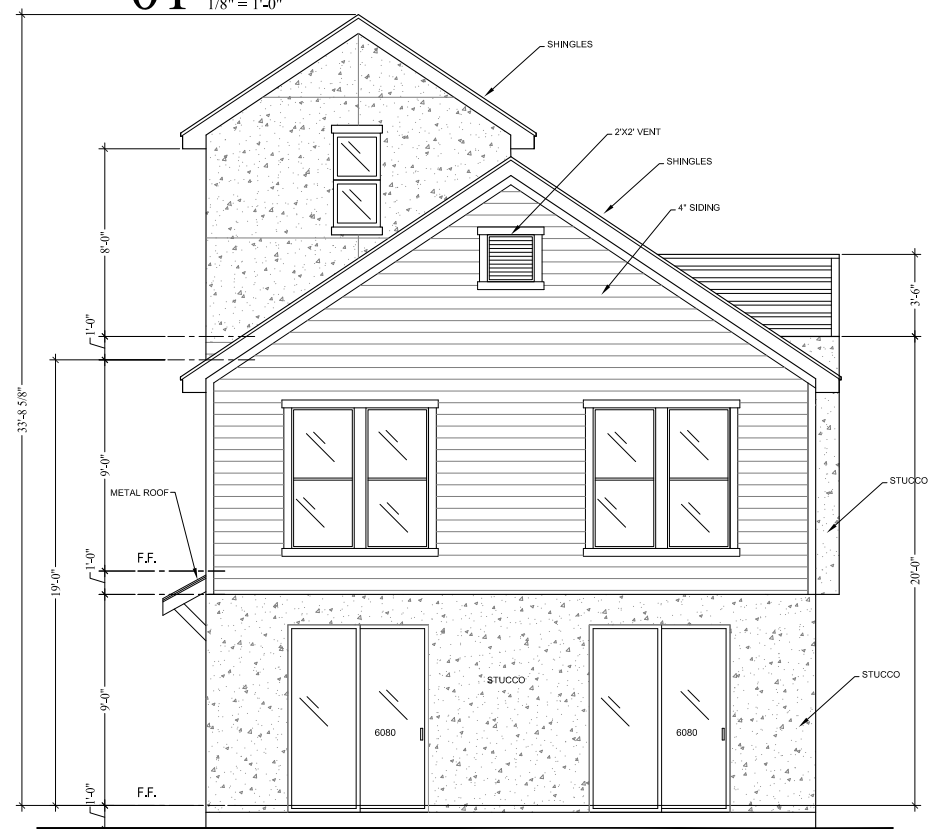
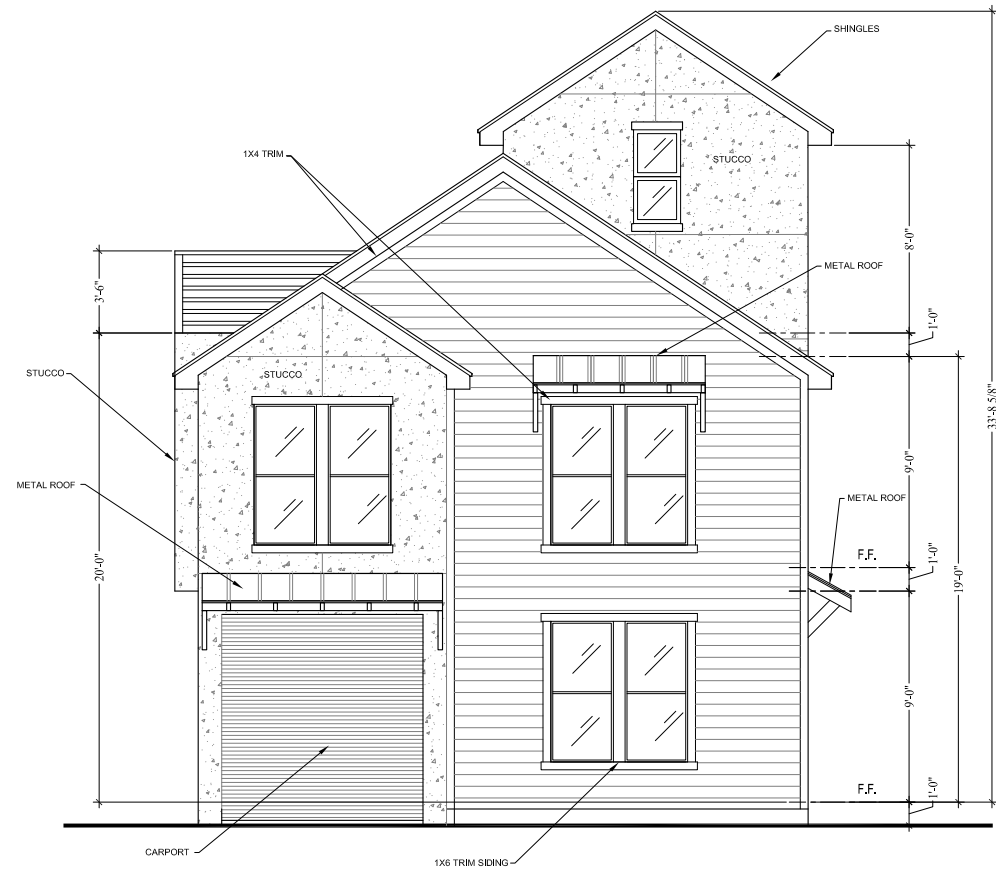
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**BUILD.
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BUILD. BCD

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