

HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2020

HDRC CASE NO: 2020-300
ADDRESS: 2323 BUENA VISTA ST
LEGAL DESCRIPTION: NCB 2319 BLK 23 LOT 9 & 10
ZONING: C-2,HL
CITY COUNCIL DIST.: 5
LANDMARK: Individual Landmark
APPLICANT: Michael Komet
OWNER: Michael Komet
TYPE OF WORK: Construction of 1-story accessory structure
APPLICATION RECEIVED: June 16, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a 1-story rear structure to measure 630 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 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.

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.

FINDINGS:

- a. The primary structure at 2323 Buena Vista is a 2-story commercial structure constructed circa 1925 in the Spanish Eclectic style. The structure was originally a fire station and features a brick façade, side gable configuration with parapets, a symmetrical front façade with arched window openings, and a pair of six-lite storefront windows in the location of the former fire truck bays. The structure is an individually listed local landmark.

- b. **NEW ACCESSORY STRUCTURE** – The applicant is requesting to construct a greenhouse behind the primary structure. According to the applicant, the structure will be a light deprivation greenhouse with solid walls built with flexible form rammed earth construction and a fixed roof with solatubes for daylighting. The structure will measure 15 x 42, or 630 square feet, in footprint, and approximately 14 feet in height based on the submitted drawings. According to the Historic Design Guidelines, new outbuildings should be located at the rear of the structure or follow historic development patterns, should feature compatible materials, and should feature a scale that does not visually compete with the primary structure. While the proposed materials are unique for the site, staff finds the proposal appropriate based on its location on the site, minimal visibility from the primary public right-of-way, its subordinate scale, its impermanent construction method, and its use of regional materials.

RECOMMENDATION:

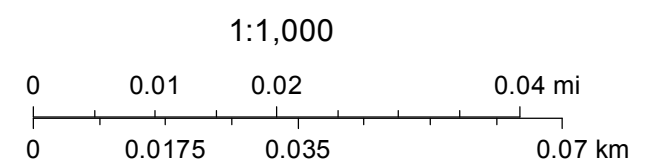
Staff recommends approval based on findings a and b with the following stipulations:

- i. That the applicant submits all final permit-level drawings and material specifications to staff prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant complies with all building codes and setbacks as required by the City's Zoning division and obtains a variance from the board of adjustment if applicable.

City of San Antonio One Stop



July 9, 2020











*BEARING OF RECORD

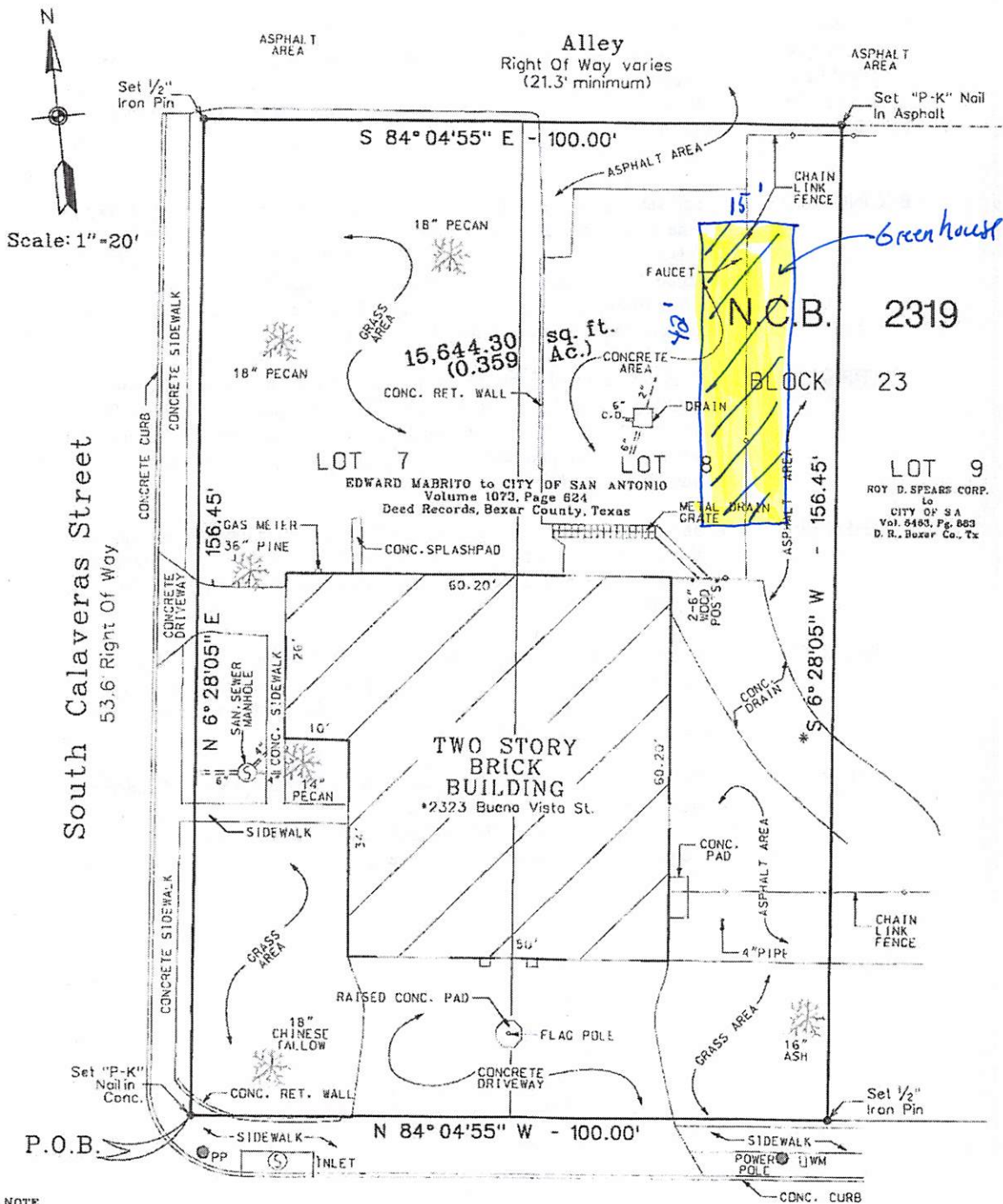
Source:
2026 COMMERCE ST. SUB'D.
Volume 9561, Page 120
Deed & Plat Records
Bexar County, Texas

FEE SIMPLE

LOT 13

LOT 5

LOT 4



NOTE
1/2" Iron Pin with Orange Plastic
Cap marked COSA-CIMS set at
each corner, except as shown.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT
IS TRUE AND CORRECT ACCORDING TO AN
ACTUAL SURVEY MADE ON THE GROUND
UNDER MY SUPERVISION AND THAT THERE
ARE NO VISIBLE ENCROACHMENTS OR
EASEMENTS EXCEPT AS SHOWN.

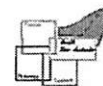
THIS 5TH DAY OF FEB., 2010.

RAZI S. HOSSEINI
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5174

Buena Vista Street
55.6' Right of Way

SURVEY OF:

A TRACT OF LAND CONTAINING 15,644.30
SQ.FT. (0.359 AC.) BEING LOT 7 AND LOT 8,
BLOCK 23, N.C.B. 2319, CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS



CITY OF SAN ANTONIO
CAPITAL IMPR. MGMT. SERV. DEPT.
TECHNICAL SERVICES DIVISION
DATE: JANUARY 25, 2010
SURVEYOR: N. DEL VALLE, BK.*62

FEE SIMPLE

Field notes for a tract of land containing 15,644.30 square feet (0.359 Acres) being Lot 7 and Lot 8, Block 23, N.C.B. 2319, City of San Antonio, Bexar County, Texas and being that tract of land conveyed by Edward Mabrito to the City of San Antonio as recorded in Volume 1073, Page 624 of the Deed Records of Bexar County, Texas and being more particularly described by metes and bounds as surveyed as follows:

BEGINNING: at "P-K" nail set in concrete at the point of intersection of the north right-of-way line of Buena Vista Street and the east right-of-way line South Calaveras Street, said point also being the southwest corner of Lot 7, Block 23, N.C.B. 2319, City of San Antonio, Bexar County, Texas conveyed by Edward Mabrito to the City of San Antonio as recorded in Volume 1073, Page 624 of the Deed Records of Bexar County, Texas for the southwest corner of this tract;

THENCE: N 6°28'05" E with the east right-of-way line of South Calaveras Street and with the west boundary line of Lot 7, Block 23, N.C.B. 2319 a distance of 156.45 feet to a ½" iron pin set at the point of intersection with the south right-of-way line of an Alley varying in width, said point also being the northwest corner of said Lot 7 for the northwest corner of this tract;

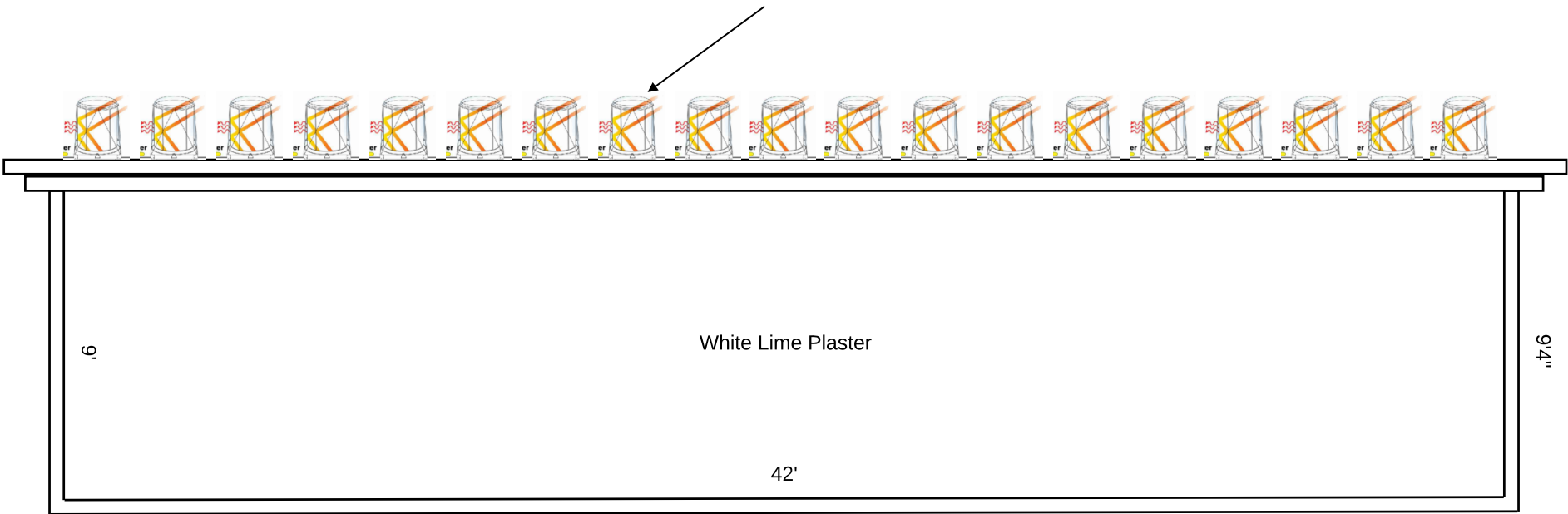
THENCE: S 84°04'55" E with the south right-of-way line of said Alley and the north boundary line of Lot 7 and Lot 8, Block 23, N.C.B. 2319 a distance of 100.00 feet to a "P-K" nail set in asphalt at the northeast corner of said Lot 8 for the northeast corner of this tract;

THENCE: S 6°28'05" W with the common boundary line of Lot 8 and Lot 9, Block 23, N.C.B. 2319 a distance of 156.45 feet to a ½" iron pin set along the north right-of-way line of Buena Vista Street, said point also being the southeast corner of said Lot 8 for the southeast corner of this tract;

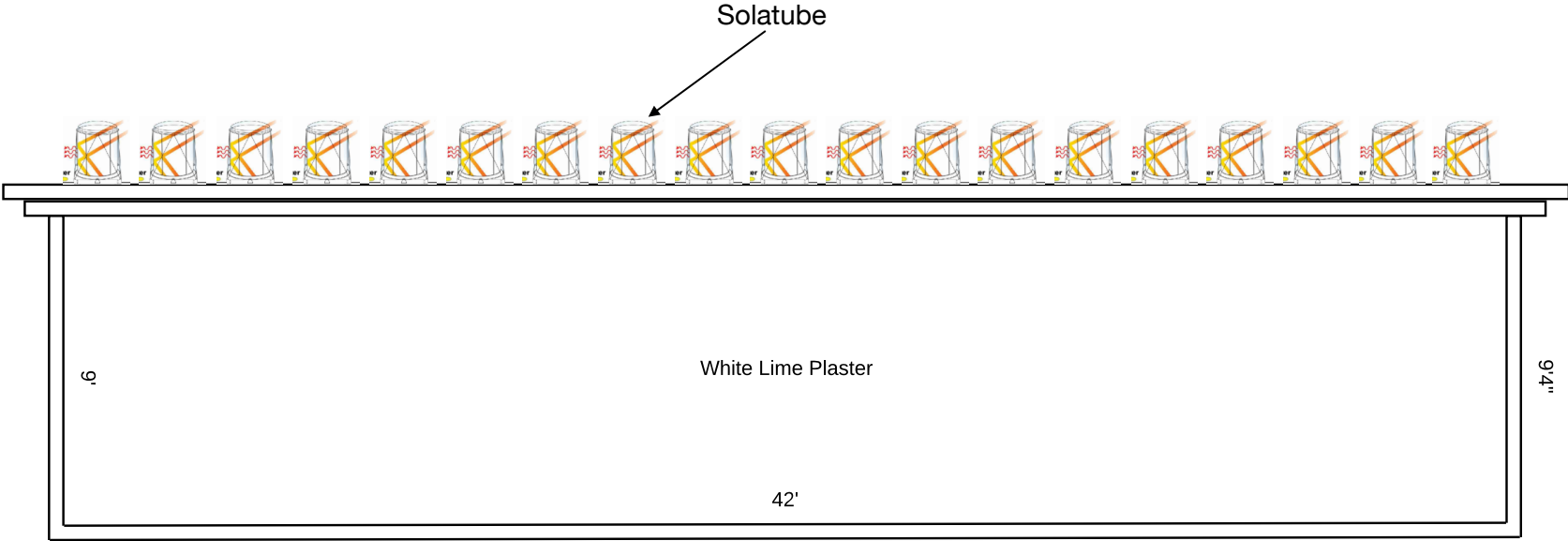
THENCE: N 84°04'55" W with the north right-of-way line of Buena Vista Street and the south boundary line of Lot 8 and Lot 7, Block 23, N.C.B. 2319 a distance of 100.00 feet to the POINT OF BEGINNING for this tract of land containing 15,644.30 square feet (0.359 Acres), more or less.

2/5/2010
A circular surveyor's seal is stamped over a handwritten signature. The signature appears to read "Rafael H. Hester". The seal contains the word "SURVEYOR" and some other illegible text.

Solatube

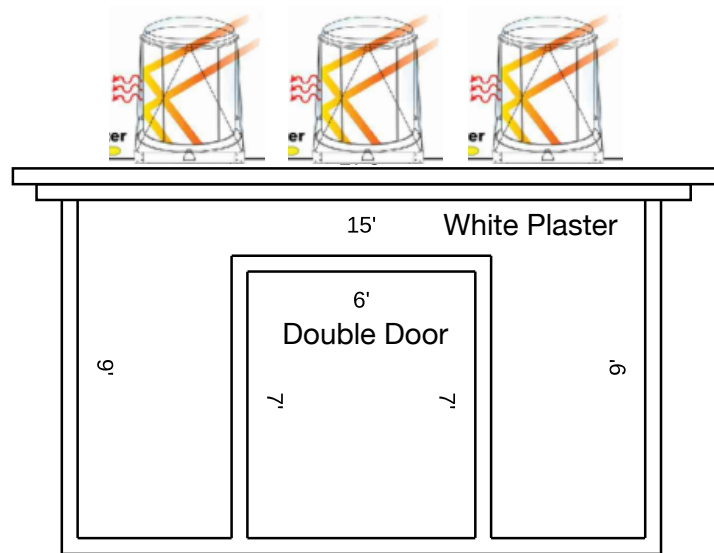


West Elevation



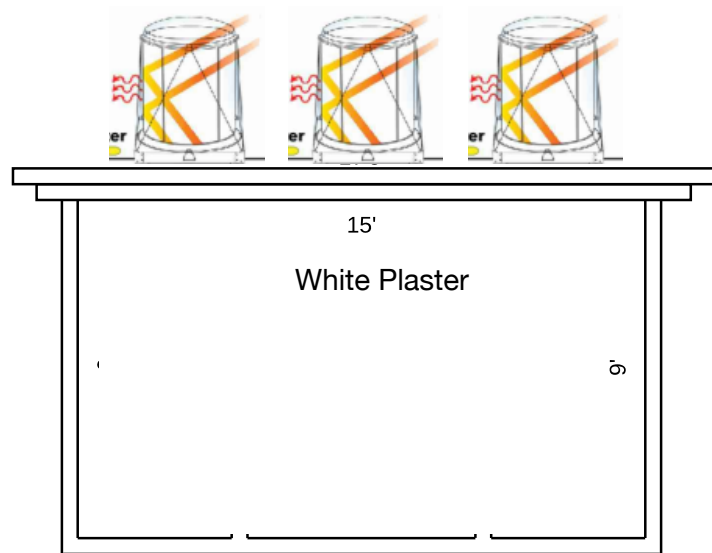
East Elevation

Solatubes



Southern Elevation

Solatubes



Northern Elevation

The proposed accessory structure is a 15x42 foot greenhouse, or 630 square feet. It is a light deprivation oriented greenhouse that will be built out of flexible form rammed earth, with solatubes on the roof for daylighting. The design is targeting a low embodied carbon build, with a low operating energy profile in line with our sustainability goals.



Sample flexible form rammed earth wall structure. To be coated on interior and exterior with a traditional white lime plaster



Solatubes mounted on greenhouse roof example. Roof structure displayed in this photograph is not representative. The roof structure will be flat and constructed out of wood.