

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2020

HDRC CASE NO: 2020-324
ADDRESS: 126 BARRERA
LEGAL DESCRIPTION: NCB 716 BLK 13 LOT 6 EXC W 4.65 FT
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: william lambert/French & Michigan
OWNER: Belinda Molina/RODRIGUEZ MARGIE S
TYPE OF WORK: Exterior modifications, reconstruction of a rear addition, construction of a carport and screened porch, swimming pool installation
APPLICATION RECEIVED: August 14, 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:

1. Perform rehabilitative scopes of work to the primary historic structure including roof replacement, foundation repair, and other structural scopes of work.
2. Remove an addition constructed on the rear porch.
3. Reconstruct a 2-story, rear addition to feature a larger footprint than it currently features.
4. Construct an open air carport at the rear of the lot.
5. Construct a screened patio between the residential structure and the proposed open air carport.
6. Install a swimming pool on site.
7. Install solar panels to the roofs of the proposed carport and addition's porch.

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

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. Inspections—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. Cleaning—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. Paint preparation—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
- v. Repair—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary. iii.

Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

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 facade 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 Alterations 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 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 alleyloaded 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 126 Barrera was constructed circa 1895 and is contributing to the Lacava Historic District. The structure features traditional architectural elements including a side gabled roof, but no longer features its original porch. The structure has been added to numerous times resulting in both a one story and two story addition.
- b. **CONCEPTUAL APPROVAL** – This request received conceptual approval at the August 5, 2020, Historic and Design Review Commission hearing with the following stipulations:

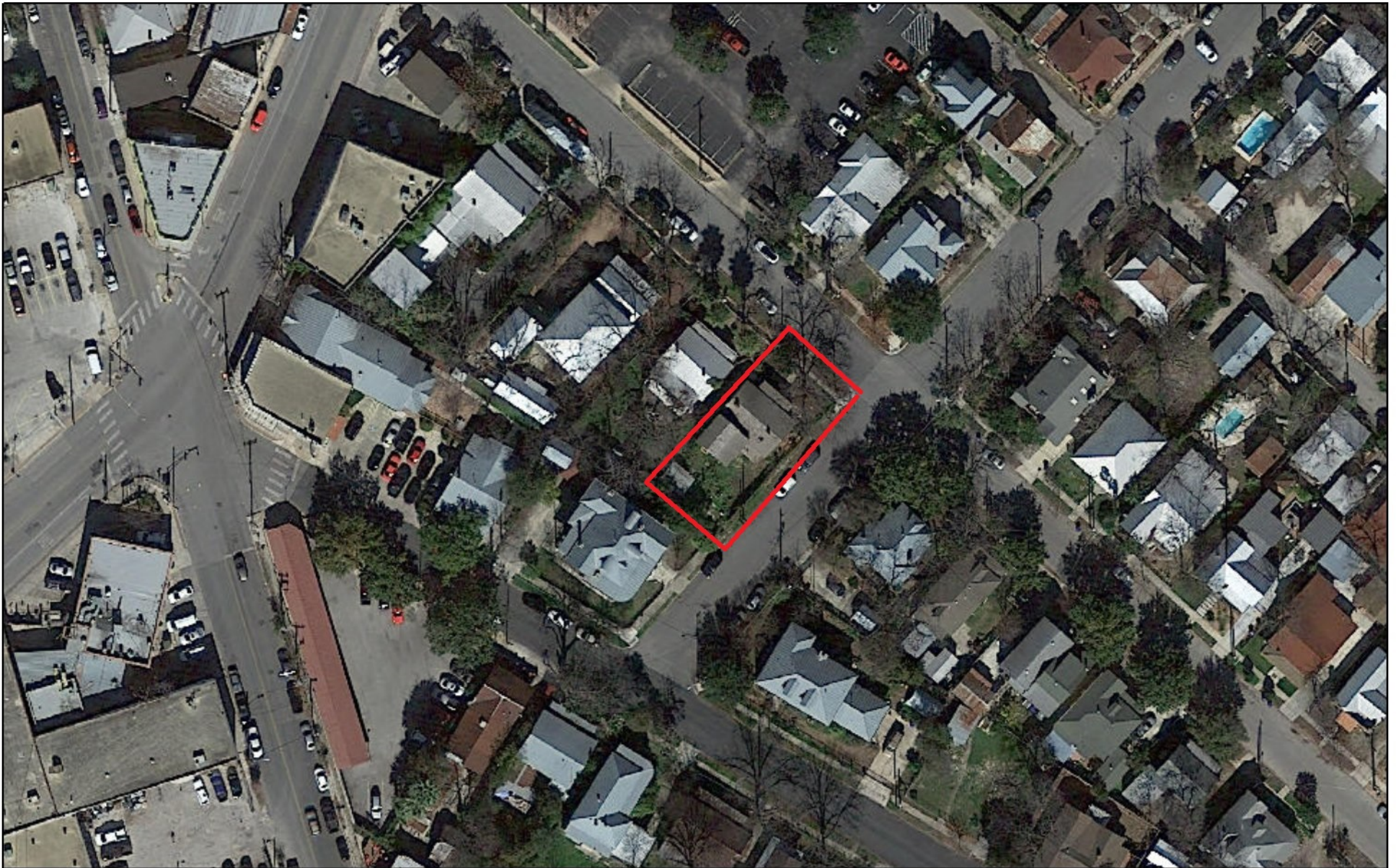
- i. That the second story mass of the proposed addition be set back from the ridge line of the historic structure to better distinguish the massing of the two forms and establish the two-story addition as a subordinate mass.
 - ii. That all repair work be done in-kind with like materials.
- c. REHABILITATION – The applicant has proposed rehabilitative scopes of work to the primary historic structure including roof replacement, foundation repair, and other structural scopes of work. Staff finds the proposed rehabilitative scopes of work to be appropriate and consistent with the Guidelines.
- d. WOOD WINDOW REPAIR – The applicant has noted that existing wood windows will be repaired, and replaced if necessary. Staff finds that replacement with a matching wood windows is appropriate; however, window replacement must be reviewed and approved by OHP staff. Replacement with an in-kind window is eligible for administrative approval.
- e. EXISTING 1-STORY ADDITION – The applicant has proposed to remove an existing, 1-story rear addition. Staff finds this request to be appropriate as this addition is in a deteriorated condition and is not original to the primary historic structure.
- f. RECONSTRUCTION/ADDITION – The applicant has proposed to reconstruct a 2-story, rear addition to feature a larger footprint than it currently features. The expanded footprint will result in a new footprint that extends further to the east as well as a second story massing that extends to the extend of the ridge line of the primary historic structure.
- g. RECONSTRUCTION/ADDITION – The applicant has proposed for the reconstructed addition to feature materials including board and batten siding. Generally, staff finds board and batten siding to be appropriate and consistent with the Guidelines for Additions. At the roof form of the proposed reconstructed addition, the applicant has proposed to install solar panels. Staff finds the location of the proposed panels to be appropriate. The applicant has noted that existing siding and materials from the existing additions will be salvaged and reused, when possible.
- h. RECONSTRUCTION/ADDITION – The Guides for Additions 1.A. notes that residential additions should be sited to the rear of the primary historic structure, should be designed to be in keeping with the historic context of the block, should feature a similar roof form, and should utilize a transition between the new and old. Generally, staff finds that the proposed reconstructed mass is consistent with the Guidelines. However, staff finds that the second story mass of the proposed addition should feature an increased setback from the ridge line of the historic structure to better distinguish the massing of the two forms and establish the two-story addition as a subordinate mass. Staff finds that the current massing, as proposed, intrudes on the historic profile of the primary historic structure. Staff finds that a separation of at least two (2) feet would be appropriate.
- i. CARPORT – The applicant has proposed to construct a carport at the southwest corner of the lot. Staff finds the location of the proposed carport to be appropriate. Additionally, the applicant has proposed a west sloping roof to accommodate the installation of solar panels on the proposed carport's roof. Staff finds this to be appropriate and consistent with the Guidelines.
- j. SCREENED PATIO – The applicant has proposed to construct a screened patio to connect the reconstructed addition to the proposed carport. Staff finds the proposed screened patio to be appropriate.
- k. SWIMMING POOL – The applicant has proposed to install a swimming pool in the side yard. Staff finds the location to be appropriate.

RECOMMENDATION:

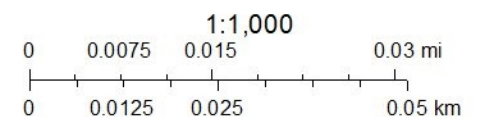
Staff recommends approval based on findings a through k with the following stipulation:

- i. That the second story mass of the proposed addition feature an increased setback from the ridge line of the historic structure to better distinguish the massing of the two forms and establish the two-story addition as a subordinate mass. Staff recommends a separation of at least two (2) feet.

City of San Antonio One Stop



July 30, 2020



126 Barrera Street, SAT 78210 - Existing Conditions



Front - North Elevation



Front - NE Corner



Front - NW Corner/West Elevation



Rear - SE Corner

126 Barrera Street, SAT 78210 - Existing Conditions



Front - North Elevation 2



Rear - SE Corner Bathroom Addition



Side - East Elevation Main House



Side - West Elevation

126 Barrera Street, SAT 78210 - Existing Conditions



Rear - South Elevation Addition/Porch



Rear - East Elevation Shed



Rear - North Elevation Shed

126 Barrera Street, SAT 78210 - Aerials

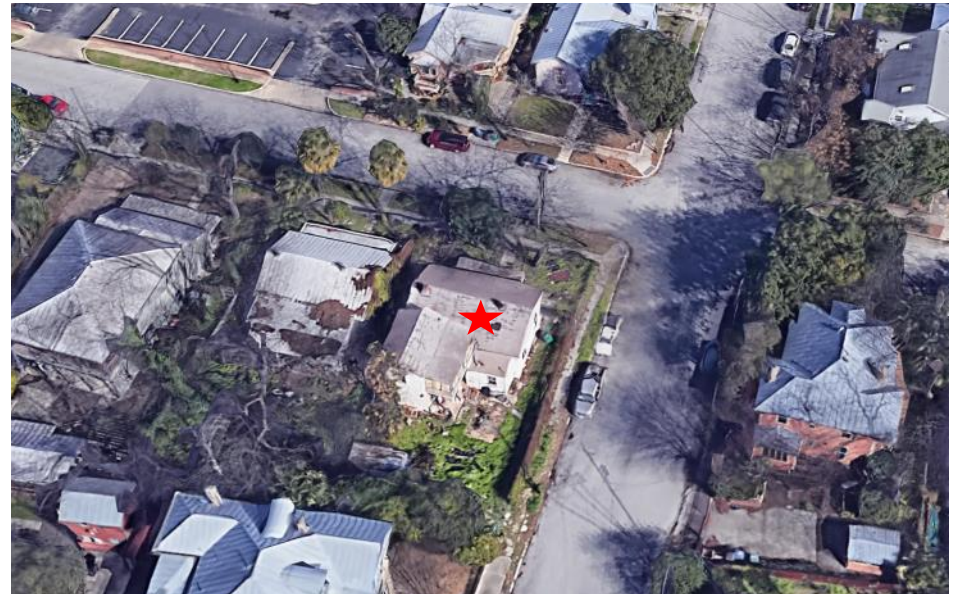
Front
Looking SW

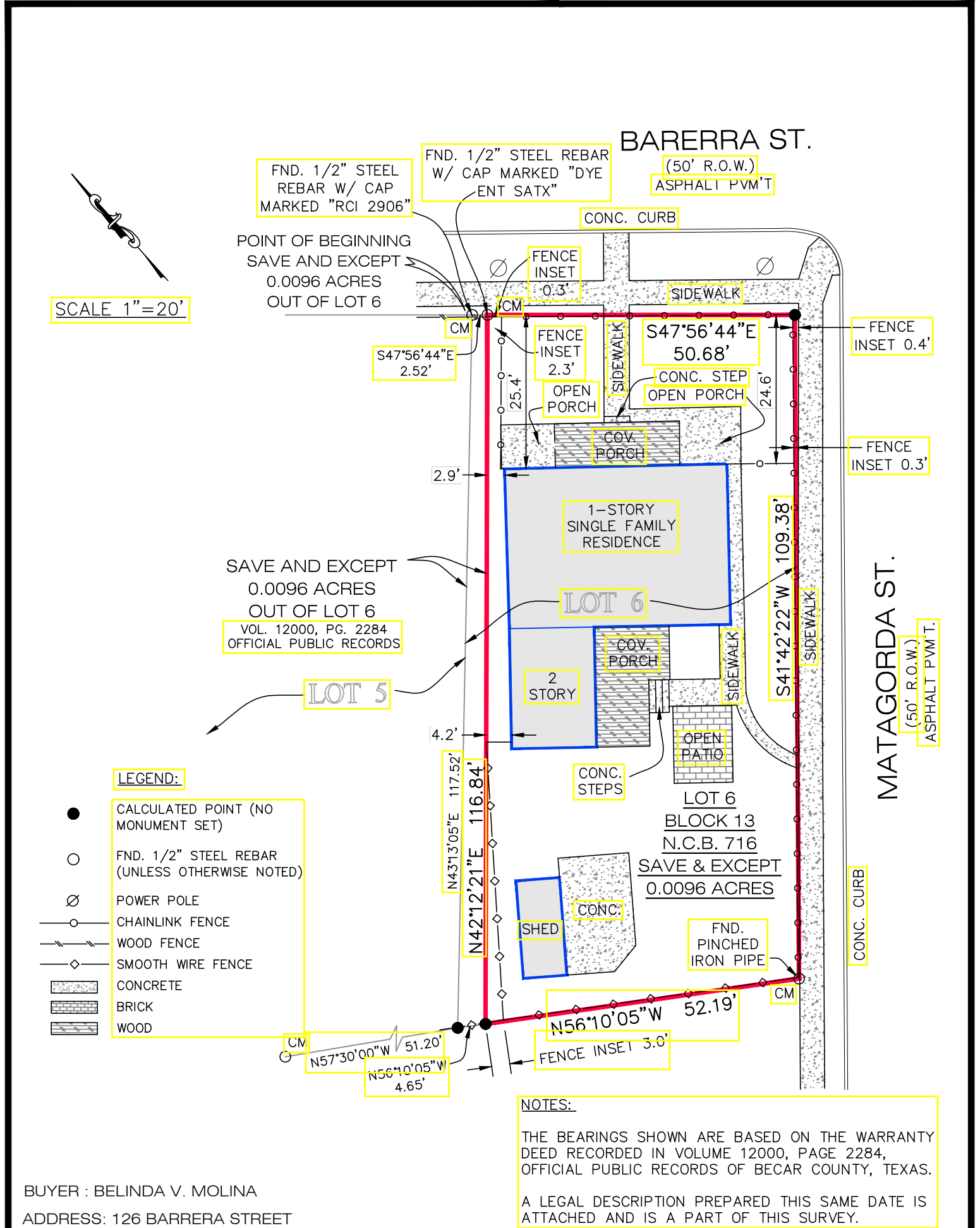


Front
Looking South



Rear
Looking North





BUYER : BELINDA V. MOLINA
ADDRESS: 126 BARRERA STREET

LOT 6, BLOCK 13, NEW CITY BLOCK 716, LAVACA ADDITION, IN THE CITY OF SAN ANTONIO, SAVE AND EXCEPT A 0.0096 ACRE TRACT KNOWN AS TRACT II RECORDED IN VOLUME 12000, PAGE 2284, OFFICIAL PUBLIC, BEXAR COUNTY, TEXAS.

TITLE COMPANY: FIRST AMERICAN TITLE GUARANTY COMPANY G.F. NO. 1-200436
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN:
VOL. 9751 PG. 51, VOL. 9130 PG. 2118, VOL. 16817 PG. 1967, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

DYE ENTERPRISES
ENGINEERS • SURVEYORS • PLANNERS
TBPE, FIRM REGISTRATION #F-2257
TBPLS, FIRM REGISTRATION #10087900
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL. (210) 599-4123
FAX (210) 599-4191

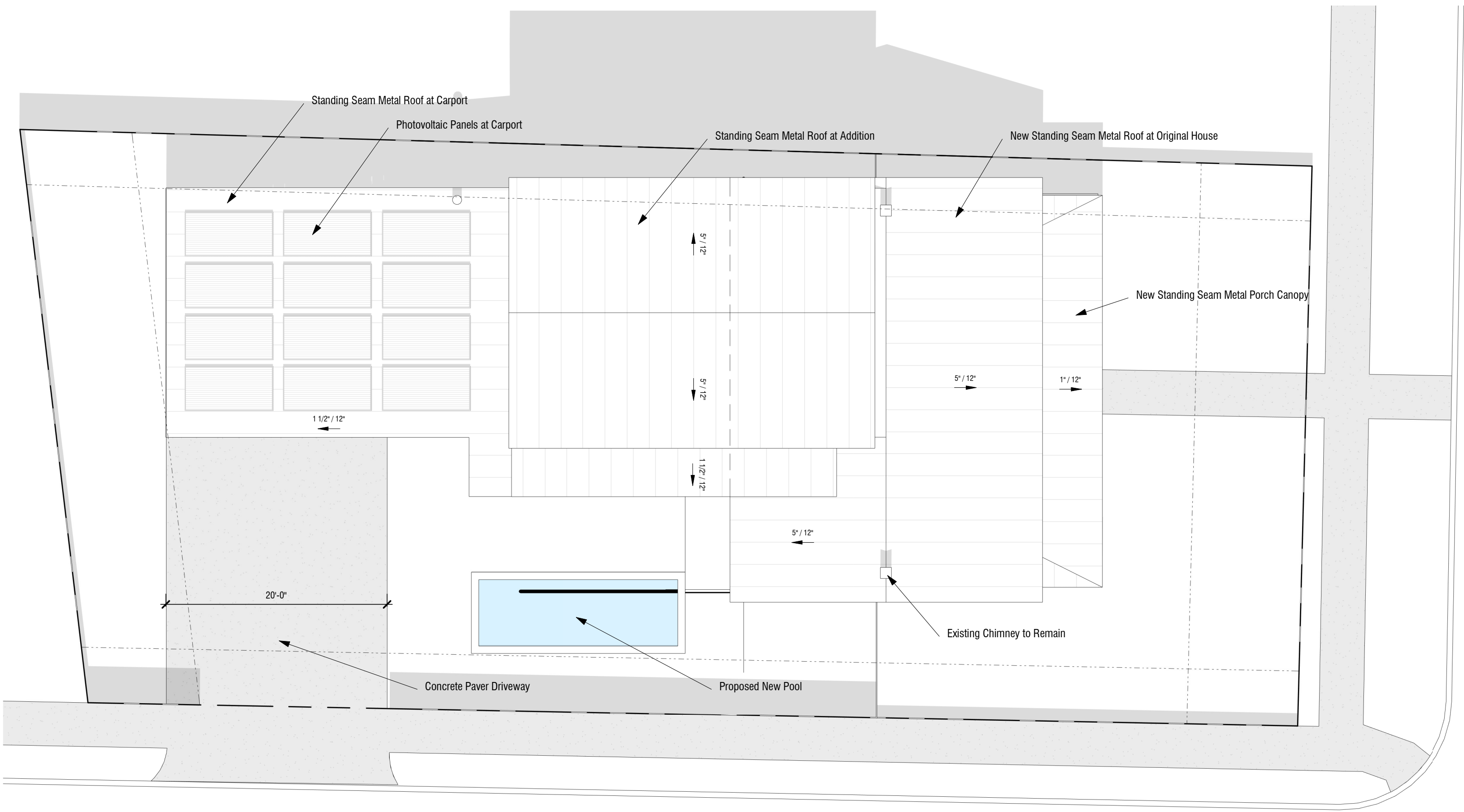
DRAWN BY: D.S.D. / J.R.C. / M.J.W.
JOB NO: 020502-01
FIELD WORK COMP: 05-28-20



STATE OF TEXAS
COUNTY OF BEXAR
THE ABOVE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY
MADE ON THE GROUND UNDER MY SUPERVISION. MUNICIPAL
RECORDS NOT RESEARCHED.
THIS 9th DAY OF JUNE 2020, A.D.
D. Scott Dye
D. SCOTT DYE R.P.L.S. NO. 5315

PROJECT INFORMATION

OWNER			
Name	Belinda Molina & Steve Yndo		
Phone	-		
Email	belindavmolina@gmail.com ; steve@yndoco.com		
DESIGNER			
Name	Billy Lambert		
Phone	(210) 417-8841		
Address	1200 S. Presa, San Antonio, Texas 78210		
Email	billy@frenchandmichiga.com		
PARCEL			
Address	126 Barrera St, San Antonio, TX 78210		
Zoning	RM-4		
Legal Desc.	-		
Neighborhood	Lavaca Historic District		
Year Built	-		
APPLICABLE CITY OF SAN ANTONIO CODES			
2018IBC	2018IMC	2018IPC	2018IEBC
2018IFGC	2018IFC	2018IECC	2017NEC

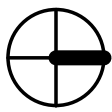


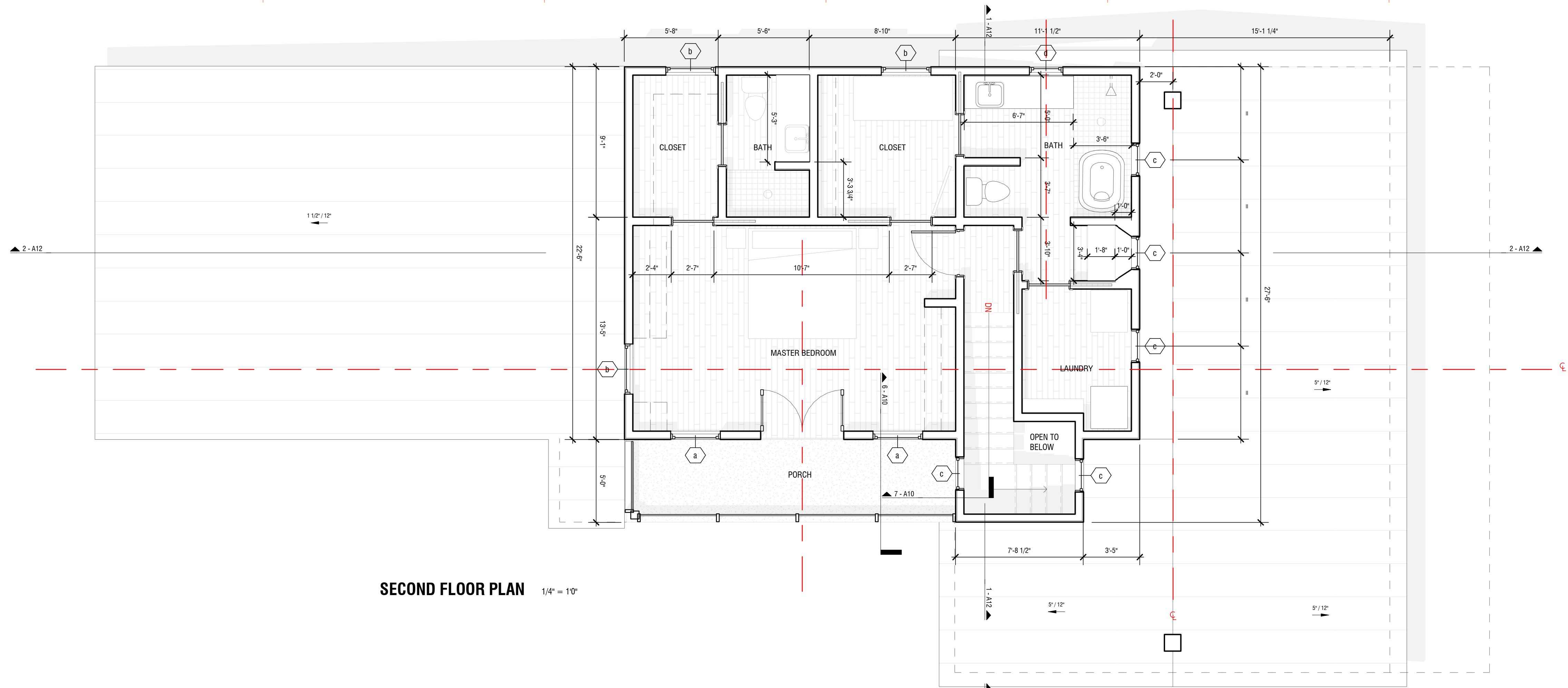
ABBREVIATIONS

ac	acoustical	frm	frame	sched	schedule
adi	adjustable	frmg	framing	sec	section
af	above finish floor	GA	gauge	sim	similar
bd	board	int	interior	struct	structure
bdg	building	jt	joint	susp	suspended
blk	block	lp	low point	thk	thick
bm	beam	matl	material	to	top of
bot	bottom	max	maximum	typ	typical
bur	built up roof	mbr	member		
c/ch	channel	mech	mechanical		
cl	centerline	mod	module		
clg	ceiling	nic	not in contact		
col	column	no	number		
cond	condition	nts	not to scale		
cont	continuous	oc	on center		
contr	contractor	od	outside diameter		
corr	corridor	otci	owner furnished		
det	detail		contractor installed		
dwg	drawing	oh	opposite hand		
ea	each	opng	opening		
elec	electrical	osol	owner supplied owner		
eleva	elevation		installed		
eq	equal	plt	plate		
equip	equipment	pld	painted		
ext	exterior	rad	radius		
fbo	furnished by others	recp	receptacle		
fr	finish floor	ref	reference		
fin	finish	reinf	reinforced		

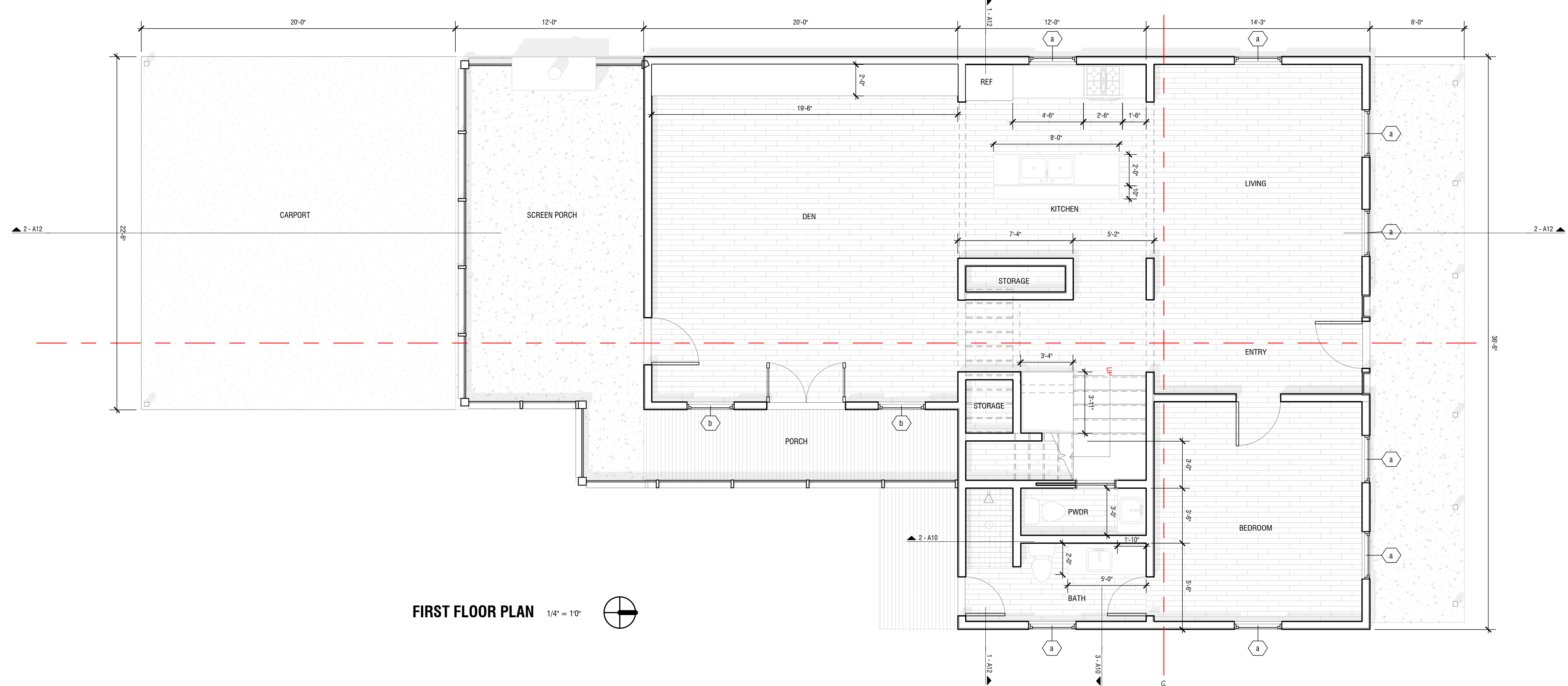
SITE PLAN ROOF PLAN

1/4" = 1'0"

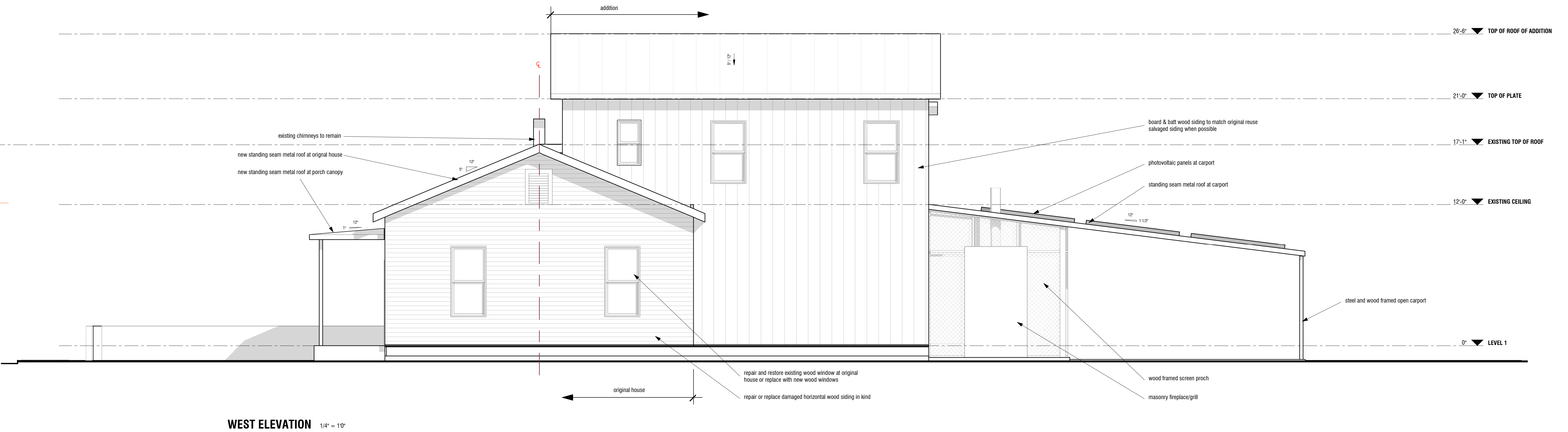
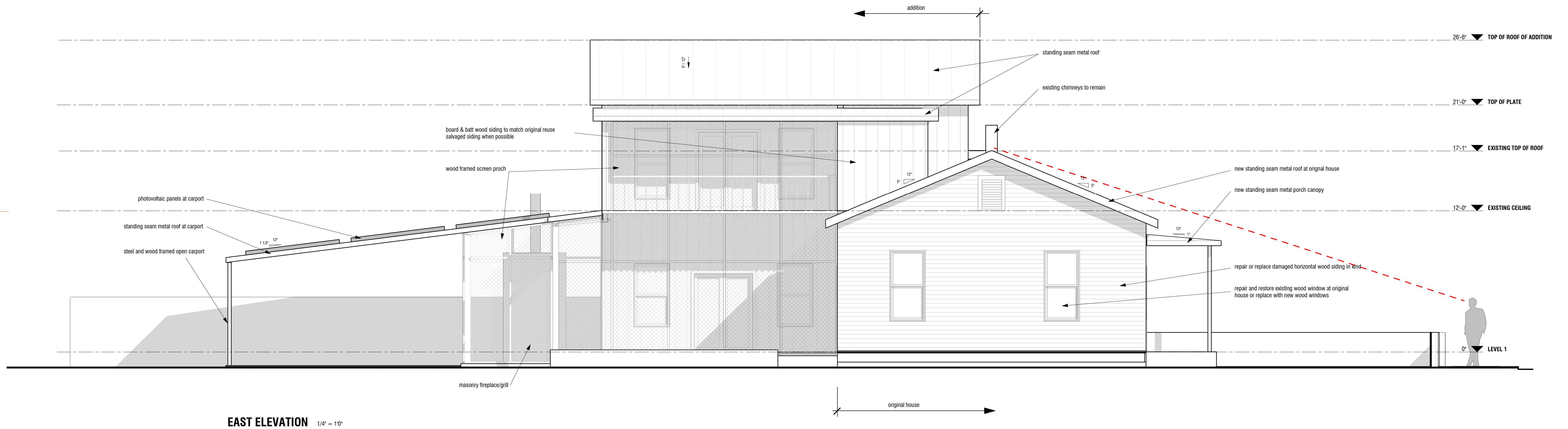


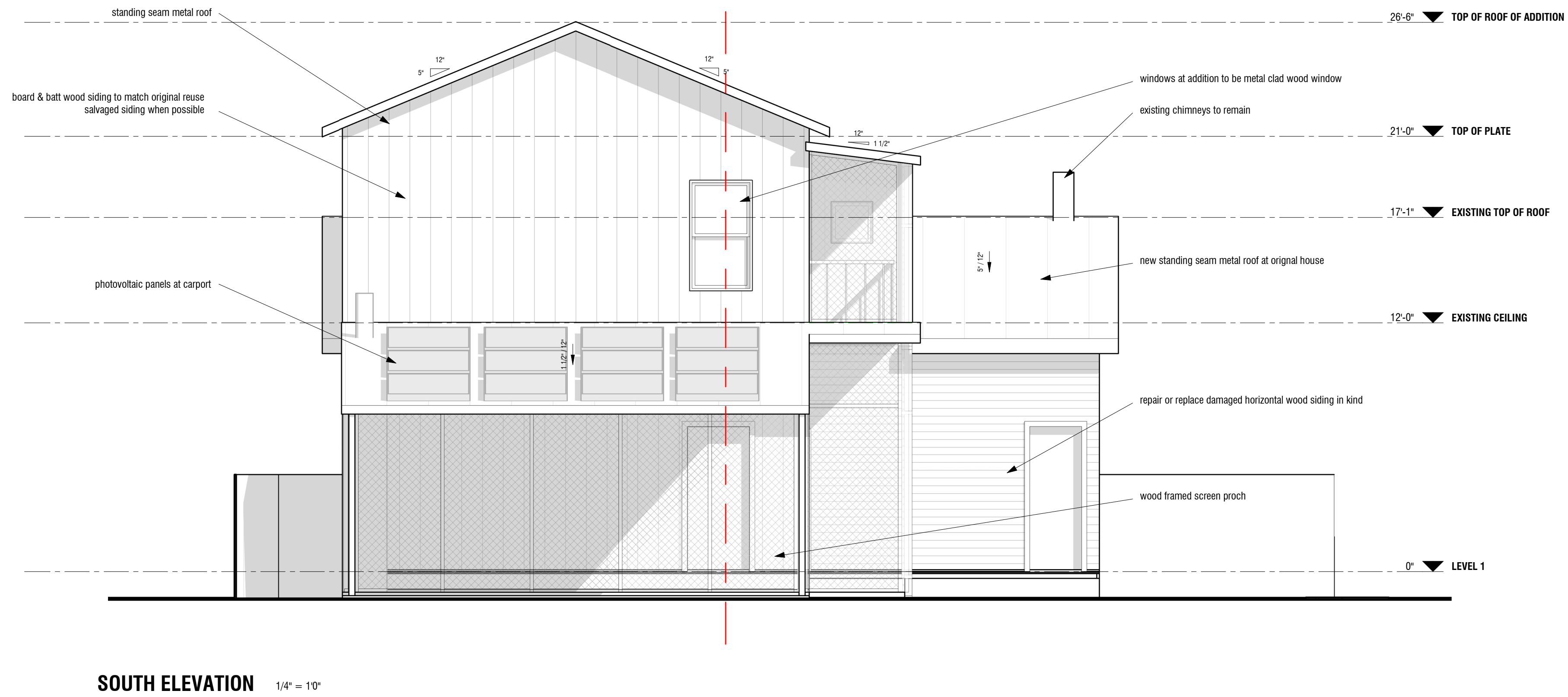
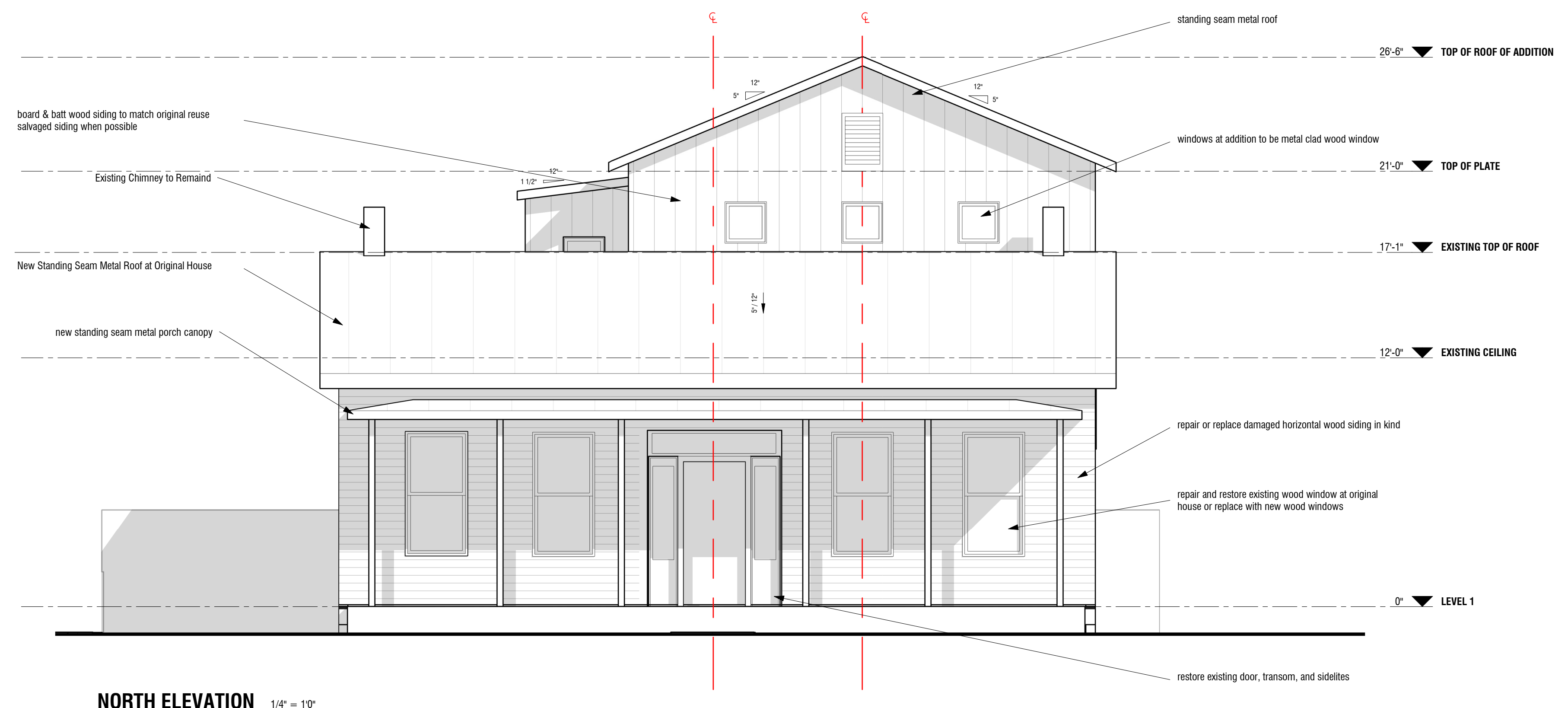


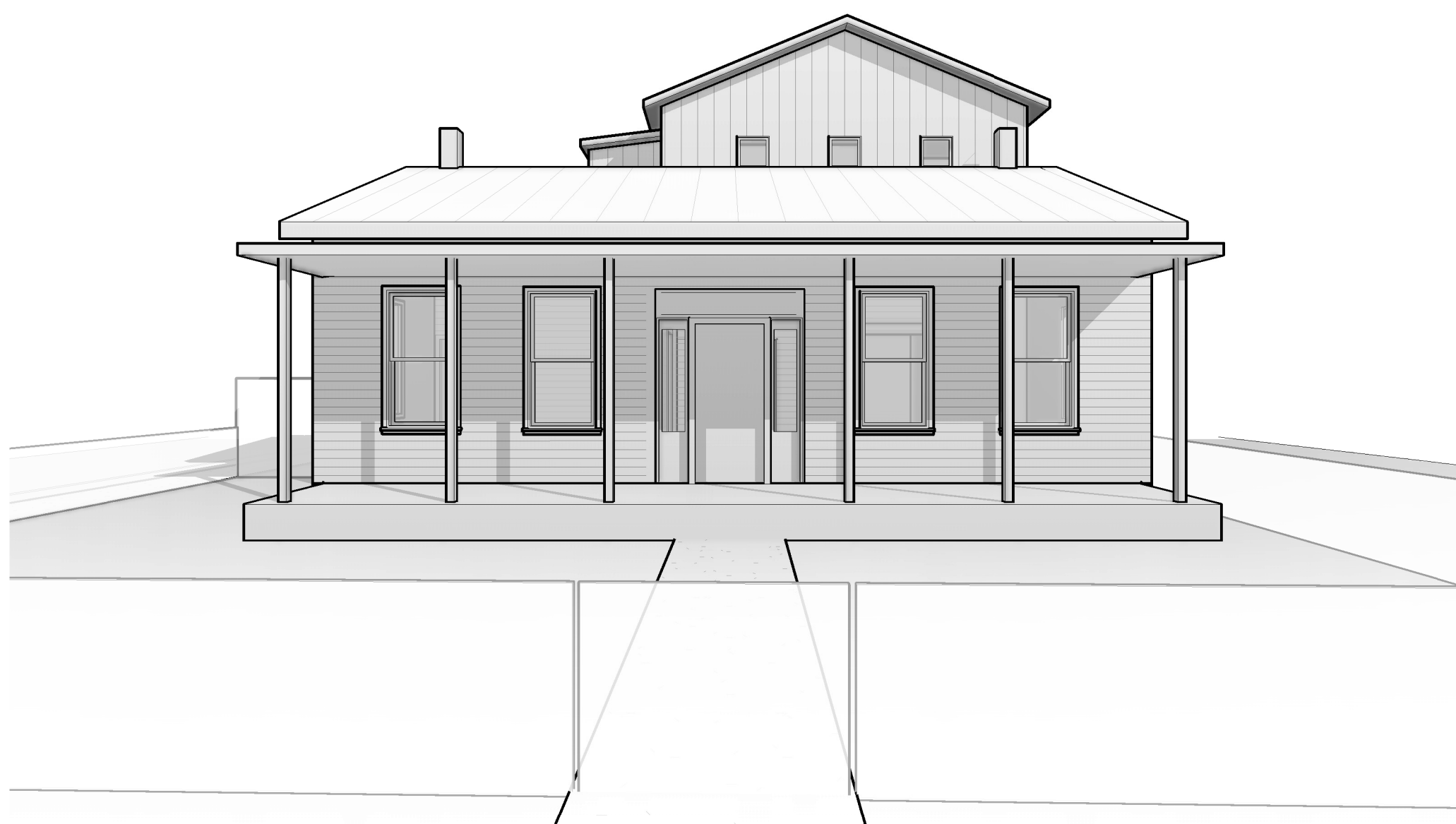
SECOND FLOOR PLAN 1/4" = 1'0"



FIRST FLOOR PLAN 1/4" = 1'0"







PERSPECTIVE OF FRONT