

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2020

HDRC CASE NO: 2020-347
COMMON NAME: 255 BRAHAN
LEGAL DESCRIPTION: NCB 3856 (255 BRAHAN {AMENDING}), BLOCK 2 LOT 26 & 27
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Westfort Historic District
APPLICANT: Cy Goudge
OWNER: PEP Capital
TYPE OF WORK: Construction of two, 2-story, multi-family residential structures
APPLICATION RECEIVED: August 03, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting conceptual approval for the general footprint, setbacks and massing of two, 2-story, multi-family residential structures at 255 Brahan, located within the Westfort Historic District.

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.

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.

Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **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.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **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 real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The applicant is requesting conceptual approval for the general footprint, setbacks and massing of two, 2-story, multi-family residential structures at 255 Brahan, located within the Westfort Historic District.
- b. **CONCEPTUAL APPROVAL** – 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. **CONTEXT & DEVELOPMENT PATTERN** – This lot is located at the corner of Brahan Boulevard and Haywood Avenue. The lot is currently void of any structures. Single-family residential structures featuring multiple stories in height are found in the immediate vicinity of this lot.
- d. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on August 12, 2020. At that meeting, committee members commented that the new construction should be designed with setbacks, massing and architectural details in mind.
- e. **SETBACKS & ORIENTATION (Brahan)**– Regarding setbacks, the applicant has proposed for the structures facing Brahan to feature a setback of forty-eight feet from the street to the front façade, not including the porch and porch roof.. Regardless of the measured setback, staff finds that the proposed new construction should feature setbacks on both Brahan that are equal to or greater than those of the adjacent historic structures. This should be demonstrated by submitted a site plan that includes the existing structures on each block.
- f. **SETBACKS & ORIENTATION (Haywood)** – The applicant has proposed setbacks of twenty-one (21) and twenty-two (22) feet on Haywood Avenue. Regardless of the measured setback, staff finds that the proposed new construction should feature setbacks Haywood that are equal to or greater than those of the adjacent historic

structures. This should be demonstrated by submitted a site plan that includes the existing structures on each block.

- g. LOT COVERAGE – Per the Guidelines for New Construction 2.D.i., applicants should 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. Per the submitted site plan, it appears that the applicant’s proposal is consistent with the Guidelines. The applicant has noted forty-seven (47) percent impervious cover.
- h. SCALE & MASS (Height) – 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. Per the submitted massing models, the applicant has proposed an overall height of two (2) stories and approximately twenty-eight (28) feet in height. As noted in finding c, there are historic structures in the immediate vicinity that feature two stories in height, including the primary historic structures to the immediate north and east. Generally, staff finds that two stories in height is appropriate; however, the applicant should continue to develop height and mass reducing architectural elements and roof forms.
- i. SCALE & MASS (Width) – The applicant has proposed for both the front and rear structures to feature overall widths of approximately eighty (80) to eight-four (84) feet in width. Both of the proposed widths are considerably wider than building widths found historically within the district. The applicant has separated the massing of both structures be incorporating a number of setbacks and projecting massing elements. While staff finds this to be generally appropriate; staff finds that the proposed widths are not. Staff finds that building widths should be reduced.
- j. ENTRANCE ELEMENTS – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has oriented entrances of the southern structure to front Brahan; however, no door currently faces Brahan. Staff finds that a door should be installed toward Brahan, consistent with the historic examples found on the block. Additionally, staff finds that the rear structure should feature entrance elements that address Haywood. Entrance elements should include massing and architectural elements consistent with the front façade of a historic structure.
- k. FOUNDATION & FLOOR HEIGHTS – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. At this time the applicant has not provided information regarding foundation heights. Staff finds that the applicant should utilize foundation heights that are consistent with the Guidelines.
- l. ROOF FORMS – The applicant has proposed both front and side facing gabled roofs, both of which are consistent with the Guidelines and historic examples found within the district; however, staff finds that the overall roof massing is atypical of those found historically within the district due to its overall size.
- m. MATERIALS – The applicant has noted on the conceptual elevations that composite siding with a four inch exposure will be installed. Staff finds that all siding should feature a four (4) inch exposure, a thickness of ¾”, mitered corners and a smooth finish. Columns should be six inches square, and window materials should meet staff’s standards for windows in new construction.
- n. WINDOW MATERIALS – The applicant has noted that windows are to match those found on the adjacent historic structures. Staff finds that all windows should be consistent with staff’s standards for windows in new construction, found in the applicable citations.
- o. ARCHITECTURAL DETAILS – As noted in the findings above, staff finds that the general massing is inconsistent with historic examples found within the district. Staff finds that the applicant should continue to develop massing and architectural elements that relate to those found historically within the district, such as width, massing, roof massing and materials. Additionally, the rear structure should feature entrance elements and entrance massing that addresses Haywood, as noted in finding j.
- p. DRIVEWAY – The applicant has proposed a driveway with access from Haywood into the interior of the site. The applicant has noted a driveway width of ten (10) feet. This is consistent with the Guidelines.
- q. PARKING – The applicant has proposed for the new construction to feature rear facing, attached garages. Access to each garage is proposed to be from an internal driveway with access from Haywood, and from the existing alley.
- r. WALKWAYS – Per the submitted site plan, the applicant has proposed a walkway to connect the front porch of the front structure to the sidewalk at the public right of way, parallel to Brahan. This is consistent with the Guidelines. Staff finds that a similar walkway should connect to Haywood.

RECOMMENDATION:

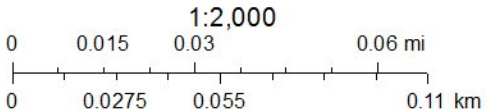
Staff does not recommend conceptual approval at this time. Staff recommends that the applicant reduce the proposed massing in regards to the proposed width of both structures. While the proposed setbacks and height appear to be appropriate, staff does not find the proposed width of both structures to be consistent with the Guidelines nor the width of historic structures found within the district. Additionally, staff recommends that the applicant address the following items:

- i. That the applicant provide a site plan that include the adjacent historic structures to provide context and confirm that the proposed setbacks on both Brahan and Haywood are appropriate, as noted in findings e and f.
- ii. That the applicant reduce the overall width of both structures as noted in finding i.
- iii. That the applicant incorporate entrance elements and entrance massing to address Haywood for the rear structure, as noted in finding j. Additionally, staff recommends that entrances be incorporated into the Brahan facing façade.
- iv. That the applicant utilize foundation and floor heights that are consistent with the Guidelines as noted in finding k.
- v. That the applicant reduce the overall massing of the proposed roof, consistent with the reduction in width, as noted in finding l.
- vi. That the applicant adhere to the materials and window standards noted in the applicable citations and in findings m and n.
- vii. That the applicant include a walkway on Haywood and connect the recommended entrance elements to the sidewalk at the right of way, as noted in finding r.

City of San Antonio One Stop



August 27, 2020

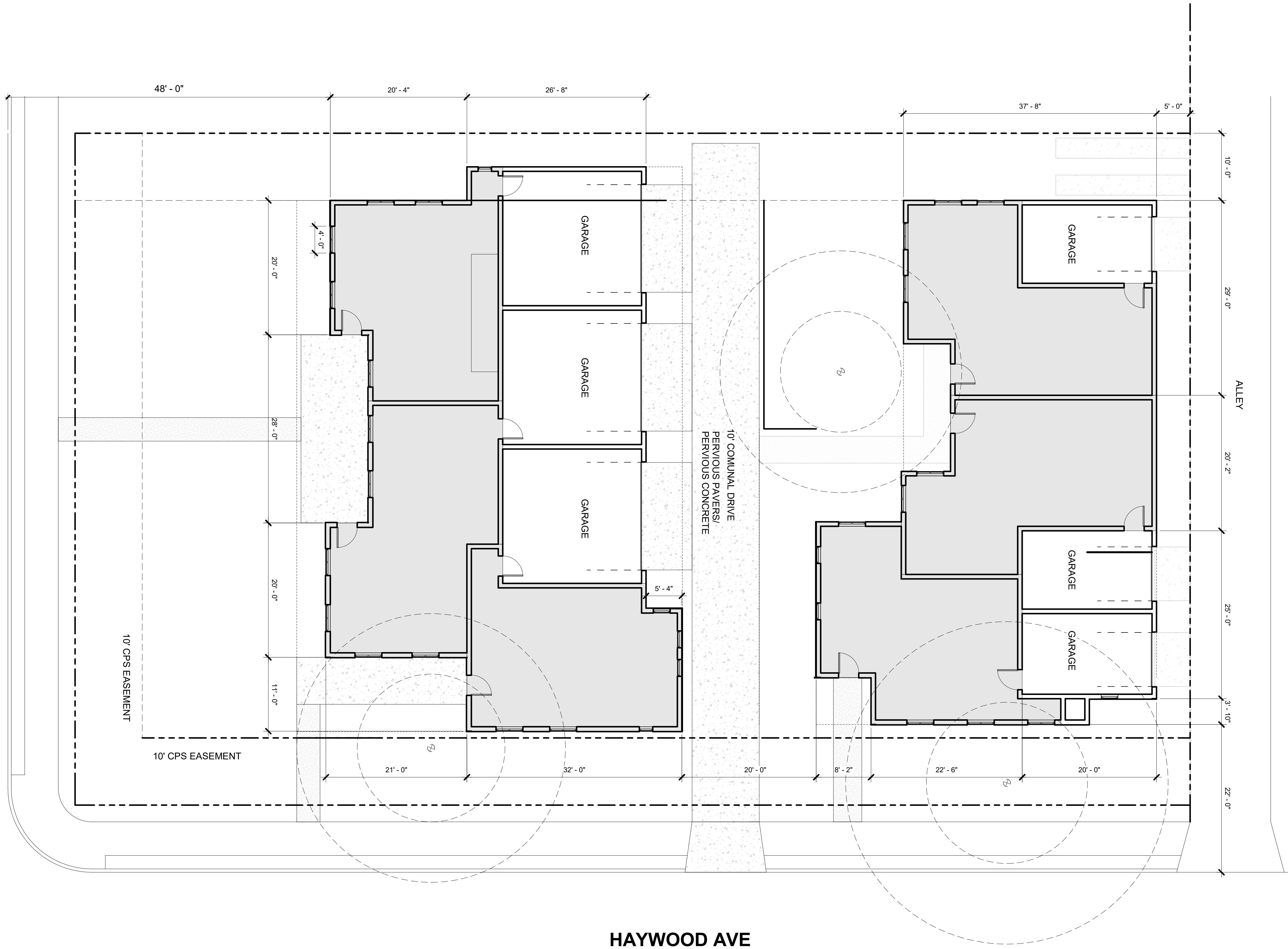








BRAHAN BLVD

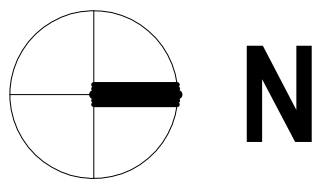


HAYWOOD AVE

CONCEPTUAL SITE PLAN

1/8" = 1' - 0"

LOT SIZE : 16,600sf
TOTAL CONDITIONED SPACE: 10,575sf
TOTAL IMPERVIOUS COVER: 7,800sf (47%)
-ALL DRIVES WALKS TO BE PERVIOUS
CONCRETE OR PERVIOUS PAVERS



ARCHADIA DESIGN

PROJECT TITLE

SEAL

SHEET INFORMATION

1144 SALINA STREET
AUSTIN, TX 78702
TEL: 423.298.2224

WEST FORT DEV.
255 BRAHAN BLVD. | SAN ANTONIO, TEXAS | 78215

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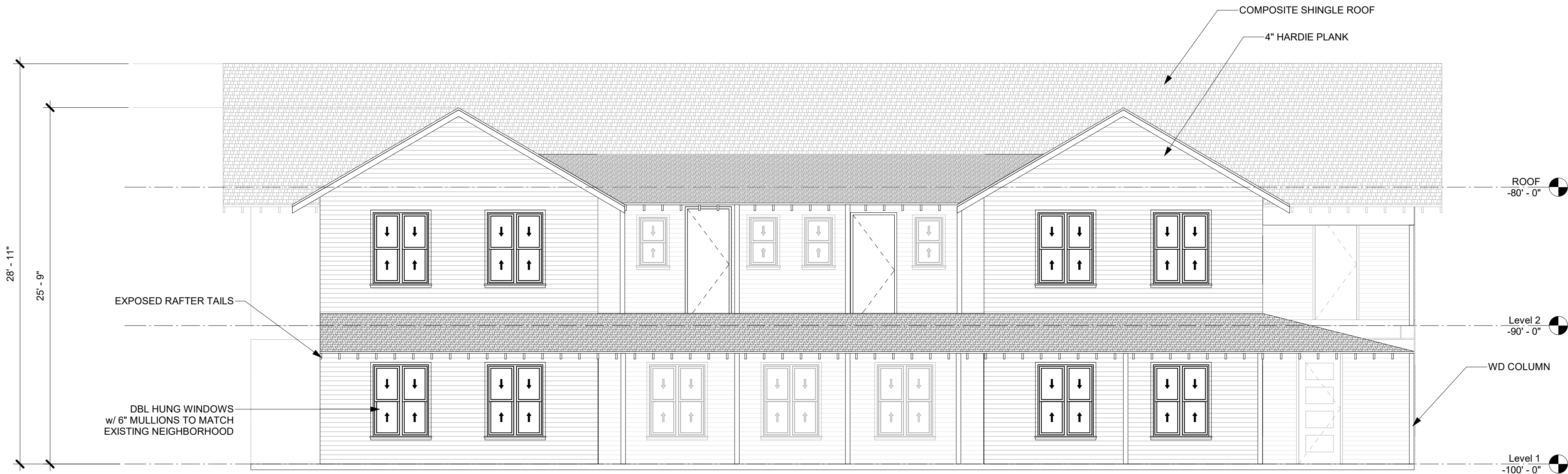
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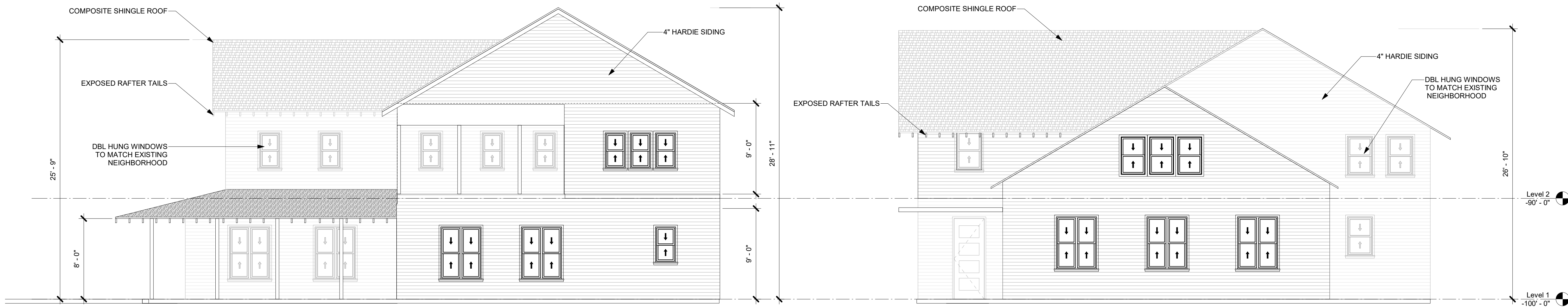
REVISIONS:

DRAWING TITLE:
**CONCEPTUAL
SITE PLAN**

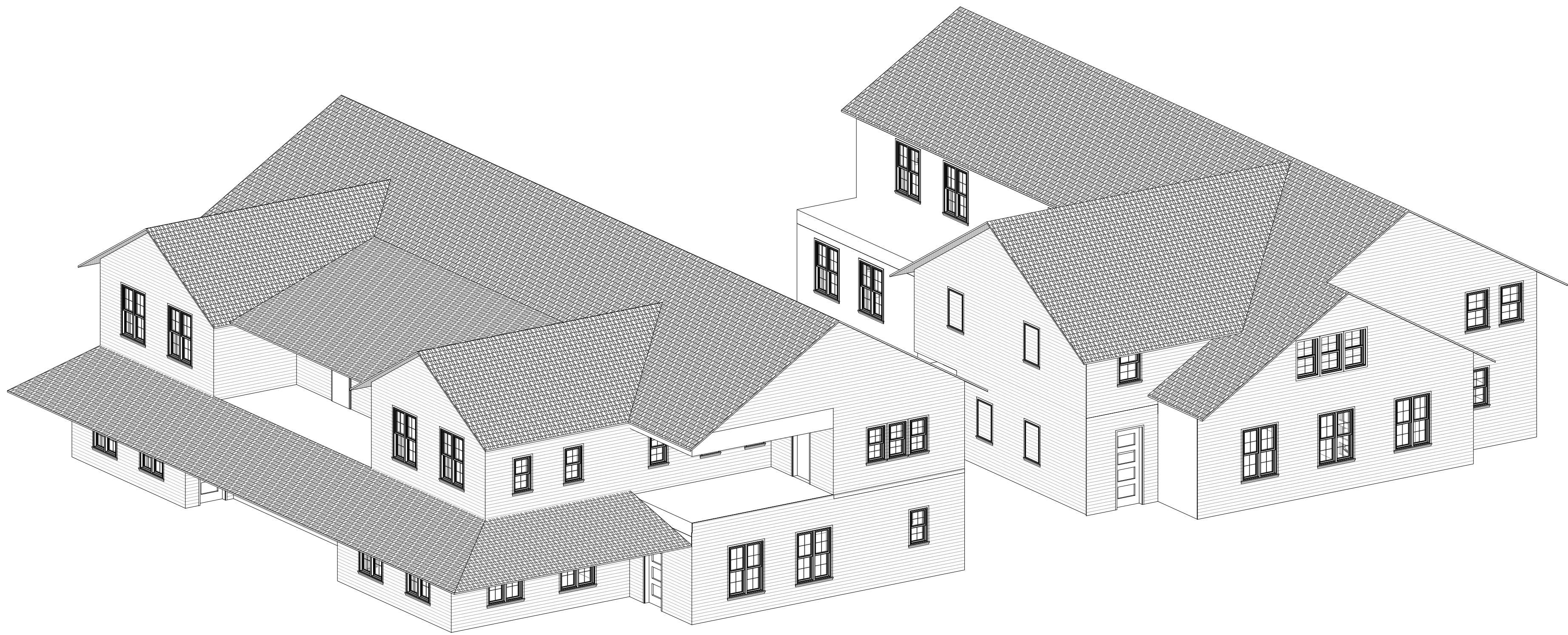
A100



2 South
3/16" = 1'-0"



1 East
3/16" = 1'-0"



ARCHADIA DESIGN

1144 SALINA STREET
AUSTIN, TX 78702
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PROJECT TITLE

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REVISIONS:

SHEET INFORMATION

A401

DRAWING TITLE:
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