

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

HDRC CASE NO: 2020-001
ADDRESS: 819 LAMAR ST
LEGAL DESCRIPTION: NCB 1368 BLK 5 LOT 19
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Michael Cisneros/Harmony Custom Homes
OWNER: Nickolas Markov
TYPE OF WORK: Construction of a 1-story residential structure
APPLICATION RECEIVED: August 21, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is a Certificate of Appropriateness for approval to construct a 1-story, single-family residential structure on the vacant lot at 819 Lamar, located within the Dignowity Hill 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 a Certificate of Appropriateness for approval to construct a 1-story, single-family residential structure on the vacant lot at 819 Lamar, located within the Dignowity Hill Historic District.
- b. **CONTEXT & DEVELOPMENT PATTERN** – The context and development pattern of this block of Lamar Street predominantly features single story historic structures, in addition to one, 2-story historic structure. Recently, the Historic and Design Review Commission has approved new construction featuring 1-story in height.
- c. **DESIGN REVIEW COMMITTEE** – The applicant presented an updated design to the Design Review Committee on August 25, 2020. At that meeting, the applicant received positive feedback regarding the proposed massing. The Committee recommended that the applicant incorporate additional fenestration.
- 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. The applicant has noted a setback of thirty (30) feet from the front porch to the property line; however, the applicant has not noted how the correlates to historic structures found on the block. Staff finds that the applicant should provide documentation noting that the proposed new construction will feature a setback that is equal to or greater than those found historically on the block.
- 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 to orient the proposed new construction and its entrance toward Lamar. This is consistent with the Guidelines.

- 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 for the new construction to feature one story in height. Staff finds this to be appropriate and consistent with the Guidelines.
- 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. This block of Lamar features historic structures that feature foundation heights of between one and three feet in height. The applicant has proposed a foundation height of approximately one (1) foot in height. Generally, staff finds the proposed foundation height to be appropriate; however, staff finds that the proposed foundation height should be annotated on each elevation.
- h. **ROOF FORM** – The applicant has proposed for the structure to feature both front and side facing gabled roofs as well as hipped roofs. This block of Lamar feature gabled and hipped historic roof forms. Staff finds the proposed roof form to be appropriate; however, the proposed dormer is atypical in location and profile of those found historically within the district. Staff finds that is should be eliminated from this location on the front façade.
- 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 applicant’s proposed lot coverage is consistent with the Guidelines.
- j. **MATERIALS** – The applicant has noted materials that include composite siding and trim, asphalt shingle roofing and metal windows. The proposed siding should feature an exposure of four inches, a smooth finish, a thickness of ¾” and mitered corners. Columns should be six inches square.
- k. **WINDOW MATERIALS** – The applicant has noted the installation of metal windows, but has not specified a specific product or material. Staff finds that windows should be consistent with staff standards for windows in new construction, noted in the applicable citations.
- l. **WINDOW & DOOR OPENINGS** – Per the submitted documents, the applicant has proposed blank walls near the front elevation on both side elevations. Staff finds that windows should be added to separate expanses of wall that do not feature windows. Additionally, window should be grouped in a manner that is consistent with those found historically on the block, be separated by a six inch wood mullion rather than siding, feature a one over one profile and equally sized sashes.
- m. **WINDOW & DOOR OPENINGS** – Per the submitted documents, the applicant has proposed window profiles that are atypical of those found historically within the district. The proposed windows feature sizes that are larger than those found historically within the district, or feature non-traditional profiles, such as fixed, square windows. Staff finds that windows that are consistent with those found historically within the district in regards to size and profile be installed.
- n. **ARCHITECTURAL DETAILS** – As noted above, staff finds that roof forms and fenestration profiles should reference those found historically on the block, and that the proposed front dormer be eliminated. Additionally, the applicant has incorporated a number of Craftsman style details and architectural forms; however, the applicant has proposed siding profiles that are more consistent with Folk structures, such as the proposed board and batten siding.
- o. **DRIVEWAY** – The applicant has proposed to install a driveway on the east side of the lot, consistent with the historic examples found on the block. This is consistent with the Guidelines.
- p. **FRONT WALKWAY** – The applicant has proposed a front walkway that leads to the on site driveway, rather than leading to the sidewalk at the right of way, as is the historic pattern within the district. The Guidelines for Site Elements note that front yard sidewalks should appear similar to those found historically within the district in regards to their materials, width, alignment and configuration. Staff finds that the proposed front yard walkway is inconsistent with the Guidelines, and that a simple, concrete walkway that matches those found historically within the district be installed.
- q. **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.

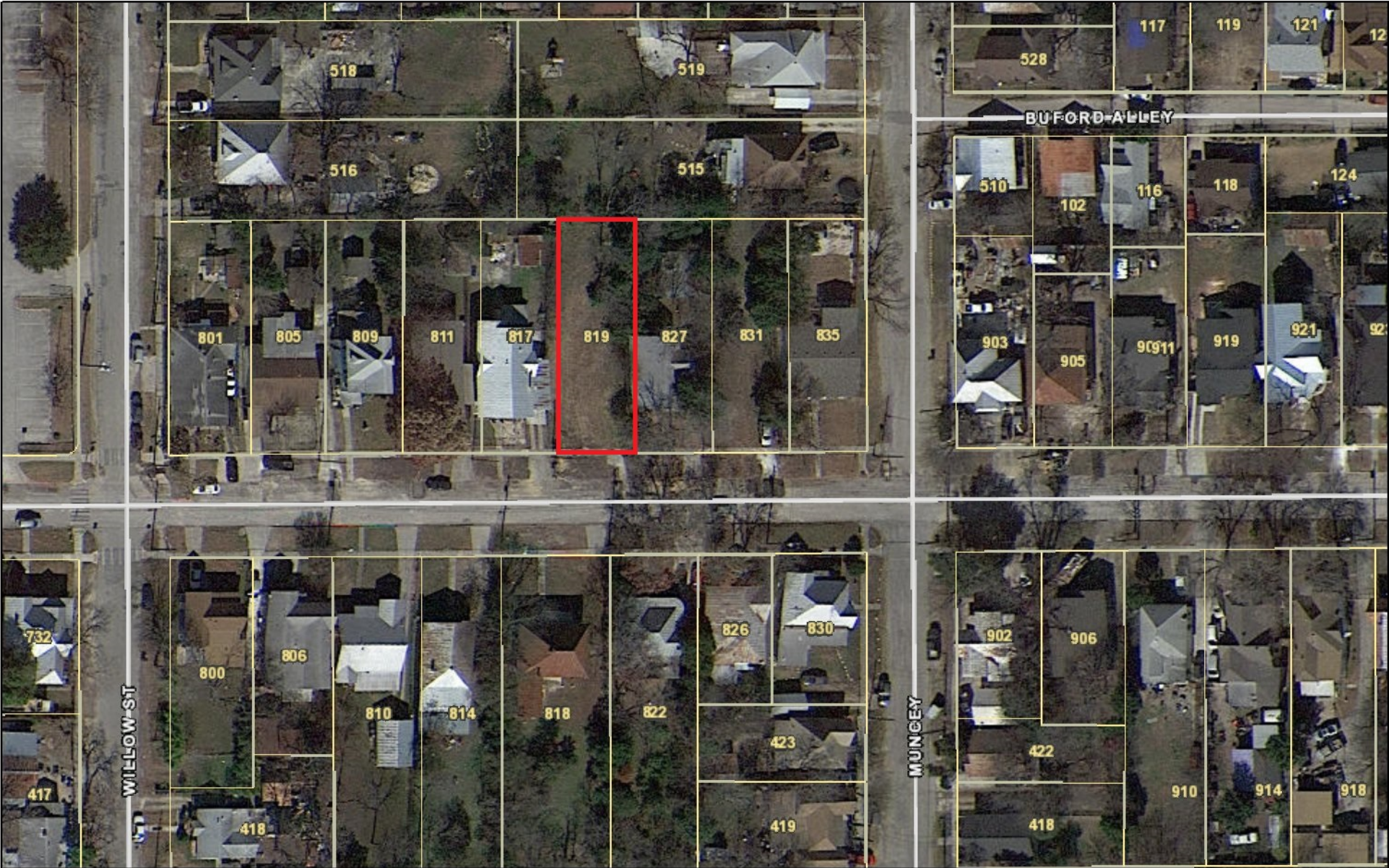
- r. LANDSCAPING – At this time the applicant has not provided information regarding landscaping. A detailed landscaping plan should be submitted to OHP staff for review and approval. Landscaping should be consistent with the Guidelines for Site Elements.

RECOMMENDATION:

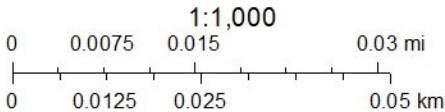
Staff does not recommend approval based on findings a through q. Staff recommends that the applicant address the following items prior to receiving a recommendation for approval:

- i. That the applicant provide documentation noting that the proposed new construction will feature a setback that is equal to or greater than those found historically on the block.
- ii. That the proposed front facing dormer be eliminated as noted in finding h.
- iii. That wood or composition siding is appropriate in a four (4) inch exposure with mitered corners and a smooth finish. Column details should be submitted to staff for review and approval. The proposed board and batten siding should be eliminated, and siding should no change profiles on one elevation.
- iv. That windows that are consistent with staff's standards for windows in new construction be installed, as noted in finding k and in the applicable citations.
- v. That fenestration be added to blank walls on the east and west elevations, and that window be grouped and detailed consistent with those found historically on the block. Windows should be separated by a wood mullion of six inches in width, and should feature sizes and profiles that are consistent with those found historically within the block and district.
- vi. That the front walkway lead to the walkway at the right of way, that a landscaping plan be developed, and that mechanical equipment be screened from view from the public right of way.

City of San Antonio One Stop



September 11, 2020





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: August 25, 2020

HDRC Case #:

ADDRESS: 819 Lamar

Meeting Location: WebEx

APPLICANT: Michael Cisneros

DRC Members present: Jeff Fetzer

Staff Present: Edward Hall

Others present:

REQUEST: Construction of a 1-story residential structure

COMMENTS/CONCERNS:

MC: Overview of updates to the design.

JF: Design a specific roof form to present to the Commission.

JF: Windows on the front façade can be ganged windows.

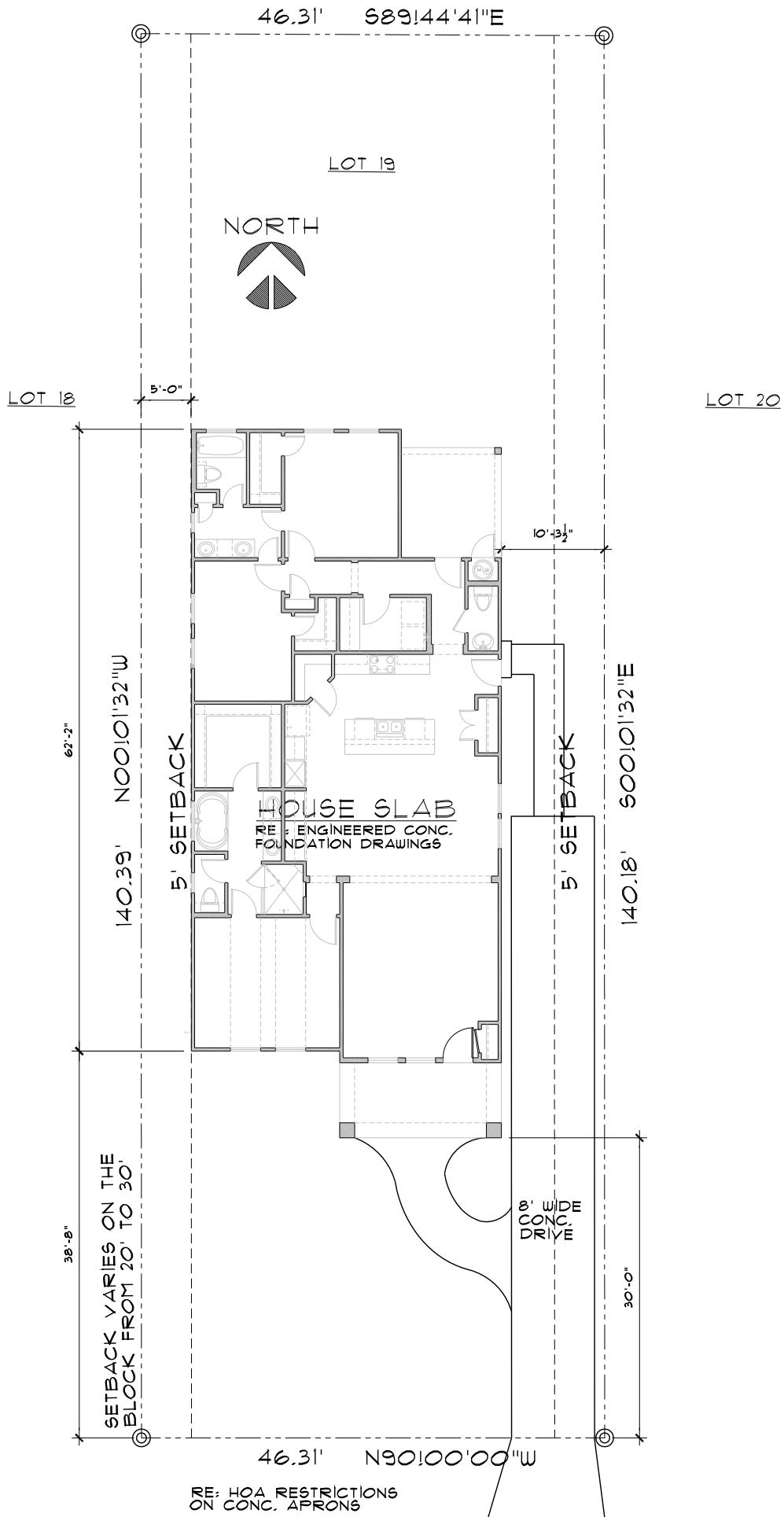
JF: Develop a sidewalk from the porch to the street

JF: Questions about setbacks

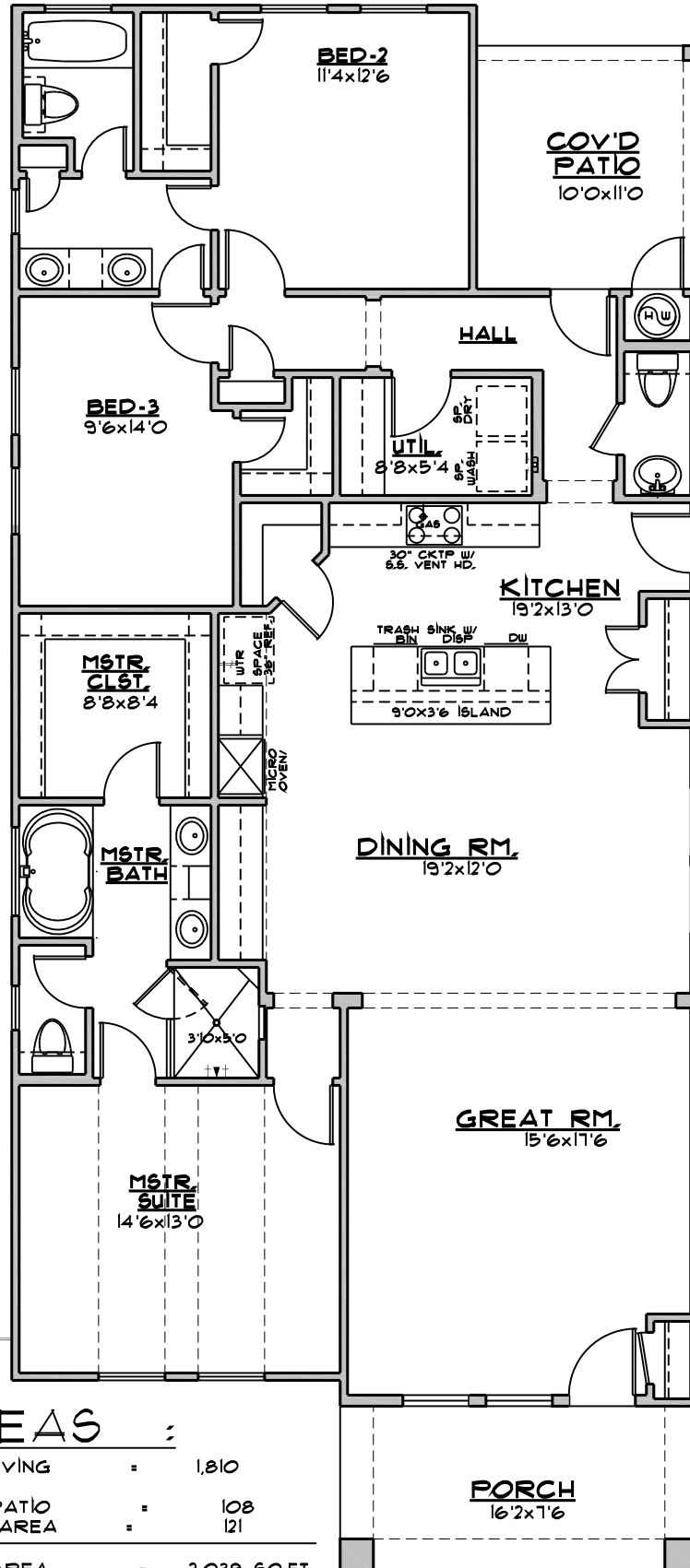
JF: Lot coverage appears to be appropriate.

JF: Windows should be added to both side facades.

OVERALL COMMENTS:



819 Lamar St.



AREAS :

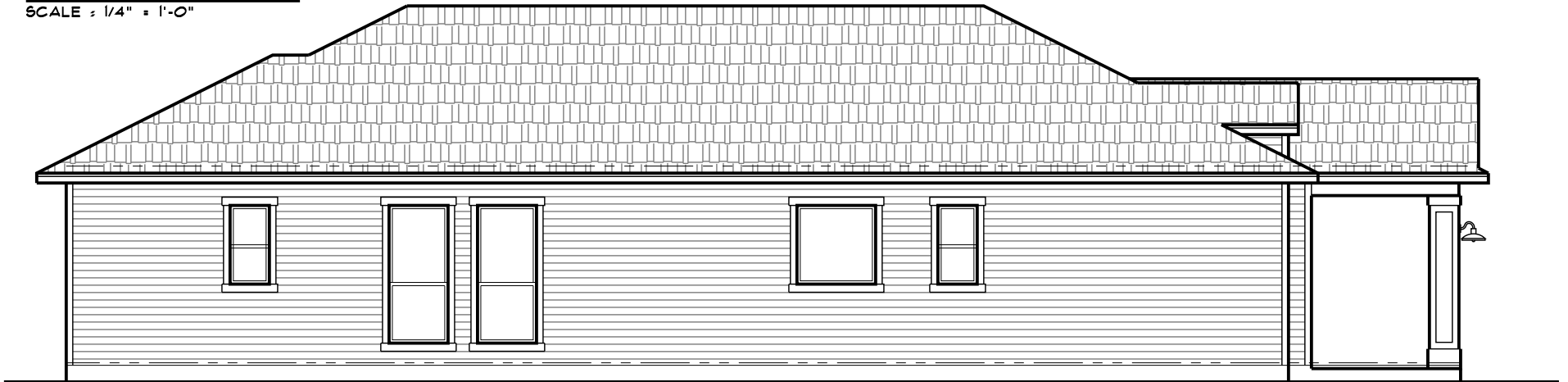
TOTAL LIVING	=	1,810
COV'D PATIO	=	108
PORCH AREA	=	121
TOTAL AREA	=	2,039 SQ.FT.





RIGHT ELEVATION

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



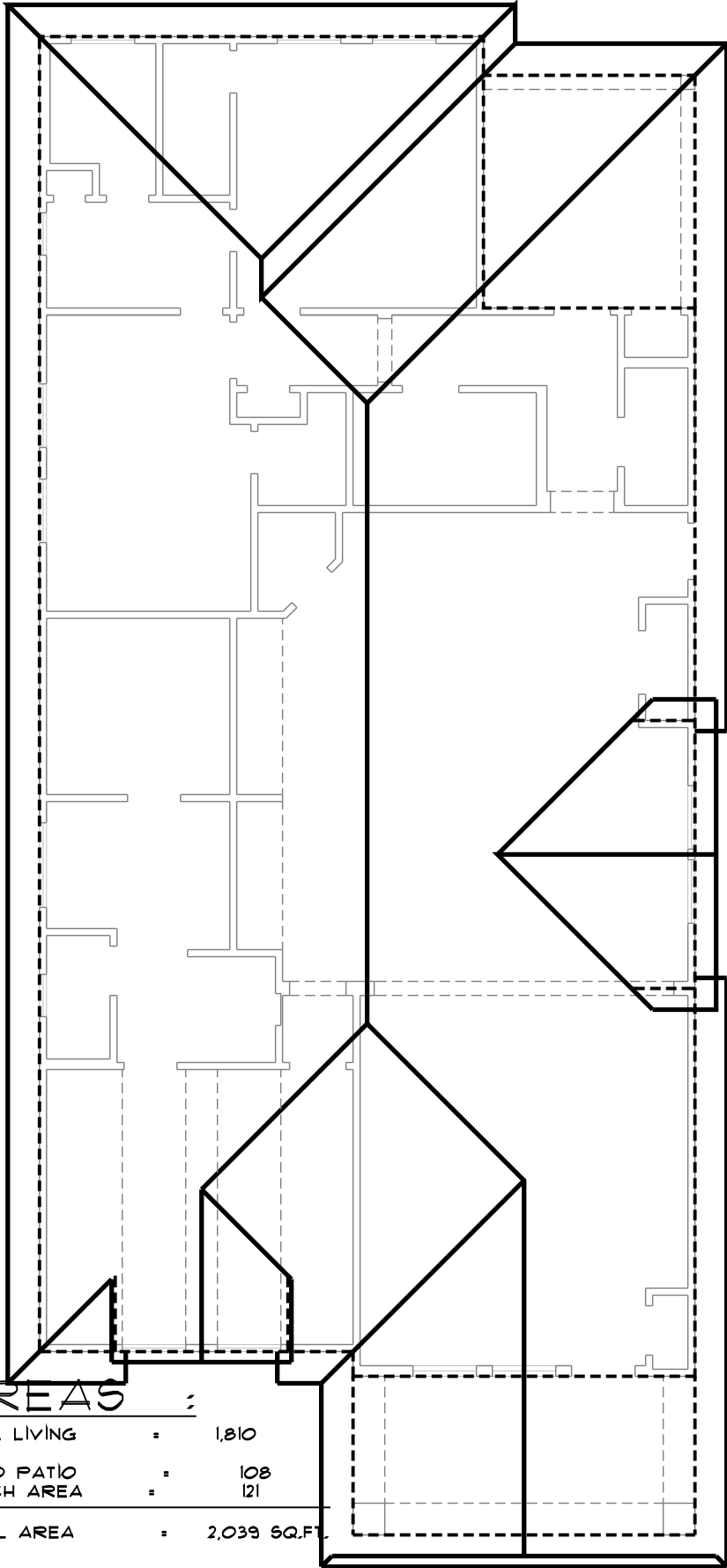
LEFT ELEVATION

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



REAR ELEVATION

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



AREAS :

TOTAL LIVING	=	1,810
COV'D PATIO	=	108
PORCH AREA	=	121
<hr/>		
TOTAL AREA	=	2,039 SQ.FT.