

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2020-577
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/JCG Homes, LLC
OWNER: OCP JCG Westfort, LLC
TYPE OF WORK: New construction
APPLICATION RECEIVED: December 21, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct four, 2-story residential structures with a detached garage structure 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 to construct four, 2-story residential structures with a detached garage structure 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. **PREVIOUS REVIEW** – The Historic and Design Review Commission issued conceptual approval with stipulations for a design at this address on October 7, 2020. At that time, the applicant's proposal included one large structure fronting Brahan and decreased setbacks. Since that time, the applicant has revised the proposed new construction to address concerns of the Commission, neighborhood and staff.
- e. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on January 5, 2020. At that meeting, the Committee noted that there were no concerns pertaining to the proposed site plan, building footprints, setbacks, and curb cuts. The Committee did request additional architectural documents, including a roof plan.
- f. **SETBACKS (Brahan)** – The applicant has proposed for the structure facing Brahan to feature setbacks of approximately forty-three (43) and forty-five (45) feet from the street. The applicant has provided a setback

diagram noting that both structures will feature setbacks that are greater than the two historic structure's setbacks to the immediate west. Generally staff finds the proposed setbacks for Brahan to be appropriate and consistent with the Guidelines.

- g. **SETBACKS (Haywood)** – The applicant has proposed setbacks of twenty (20) feet from the right of way on Haywood. This setback is greater than the adjacent historic structure's setback to Haywood. Generally, staff finds the proposed setbacks on Haywood to be appropriate and consistent with the Guidelines.
- h. **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. The applicant has noted that the percentage of impervious cover from building footprints is approximately thirty-nine (39) percent of the lot. This is consistent with the Guidelines.
- i. **BUILDING SPACING** – The applicant has submitted a diagram noting the proposed building spacing on both Brahan and Haywood in comparison to building spacing in the vicinity on Brahan, Haywood and Army. Generally, the proposed building spacing on this lot is consistent with that found historically within the district.
- j. **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-nine (29) feet in height for the southern structures and approximately twenty-four (24) feet in height for the northern structures. 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. Staff finds that a reduced massing of the corner structure would be most appropriate. In particular, the attached garage should be eliminated as it represents a condition that is atypical within the district.
- k. **SCALE & MASS (Width)** – The applicant has proposed for both southern structures to feature overall widths of approximately forty (40) feet. Per the submitted application documents, this width is generally consistent with those found historically within the district. Staff finds the proposed widths to be appropriate.
- l. **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.
- m. **ROOF FORMS** – The applicant has proposed roof forms that include gabled and hipped roofs. Generally, both of these roof forms are consistent with the Guidelines; however, staff finds that the overall roof massing should be amended to be consistent with that found historically within the district.
- n. **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.
- o. **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.
- p. **ARCHITECTURAL DETAILS** – As noted in the findings above, staff generally finds the proposed massing to be appropriate; however, staff finds that additional design consideration should be given to the roof massing of the corner structure.
- q. **DRIVEWAY** – The applicant has proposed a double width driveway on Haywood and a single width driveway at the rear alley. Generally staff finds the locations of the proposed driveways to be appropriate; however, staff finds that the proposed driveways on Haywood should be designed to appear as two separate driveway elements, to be separated by landscaping elements. Each driveway should not exceed ten (10) feet in width.
- r. **PARKING & GARAGE** – The applicant has proposed structured parking to be located within both structures that front Brahan as well as in a detached garage structure. Parking will primarily be accessed from a driveway at the rear alley, where garage doors face internally. On Haywood the applicant has proposed a street facing garage door. Staff finds that parking that is located within the footprint of a primary structure is atypical for the parking configuration found historically within the district; however, as the proposed parking does not face a

primary street and is not found on the primary façade of the structure, staff finds that it may be appropriate. As noted in finding j, elimination of the attached garage would contribute to a reduction in overall massing.

- s. WALKWAYS – The applicant has proposed for both structures on Brahan and both on Haywood to feature front walkways that connect to the sidewalk at the right of way. Staff finds this appropriate.

RECOMMENDATION:

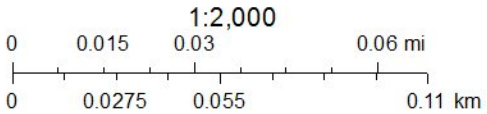
Staff recommends conceptual approval of the proposed site plan, setbacks, building spacing, building footprints and general building massing based on findings a through s. Staff recommends that the applicant address the following items prior to returning to the Commission for final approval:

- i. That the applicant continue to develop roof massing as noted in finding m, particularly that of the corner structure. As currently designed, the roofs feature profiles that are atypical of those found historically within the district on two story structures.
- ii. That the applicant utilize foundation and floor heights that are consistent with the Guidelines as noted in finding l.
- iii. That the applicant adhere to the materials and window standards noted in the applicable citations and in findings n and o.
- iv. That the proposed driveways on Haywood be separated by a landscaping element (as to read as two separate driveways), that no driveway exceed ten (10) feet in height, and that garage doors feature single widths, metal construction and windows.
- v. That the attached garage for the corner structure, as noted in findings j and r, be eliminated in order to reduce the massing of the corner structure.

City of San Antonio One Stop



August 27, 2020





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

Historic and Design Review Commission
Design Review Committee Report

DATE: January 5, 2021

HDRC Case #: 2020-577

Address: 255 Brahan

Meeting Location: WebEx

APPLICANT: Cy Coudge

DRC Members present: Jeff Fetzer, Anne-Marie Grube, Scott Carpenter, Andi Rodriguez (Centro)

Staff Present: Edward Hall

Others present:

REQUEST: Construction of four residential structures and a detached garage structure

COMMENTS/CONCERNS:

CG: Overview of updated design and updates to massing.

JF: Not too concerned about one large curb cut on Haywood. Recommends that the garage door on Haywood be separated to be consistent with examples found in the neighborhood. Not as much concern about double width garage doors on interior elevations (AMG in agreement). Include windows in top panel of garage doors.

SC: What is the setback from western property line (five feet).

SC: Supportive of updated design; finds the design and massing appropriate.

AMG: If an alternative to the ribbon driveway can be found, it would be appropriate (CG – will propose an alternative).

AMG: Why is the corner structure taller at the corner?

JF: Please provide additional elevations (of other structures)

AMG: Clarify small roof overhang behind garage.

AMG: Documents are appropriate for conceptual approval.

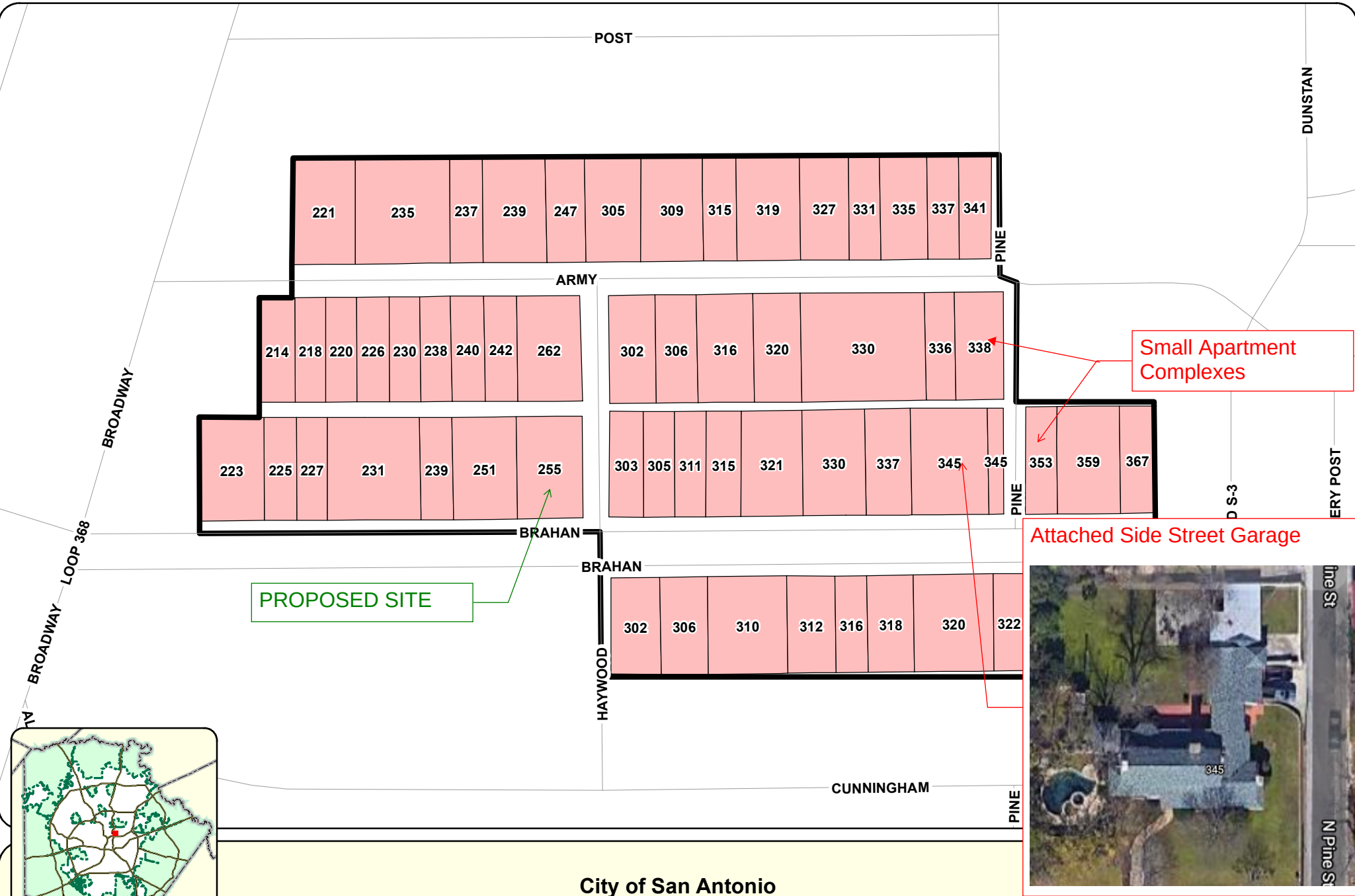
AMG: Outside of driveways, no issue with site configuration.

OVERALL COMMENTS:









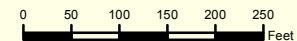
City of San Antonio Westfort Proposed Historic District

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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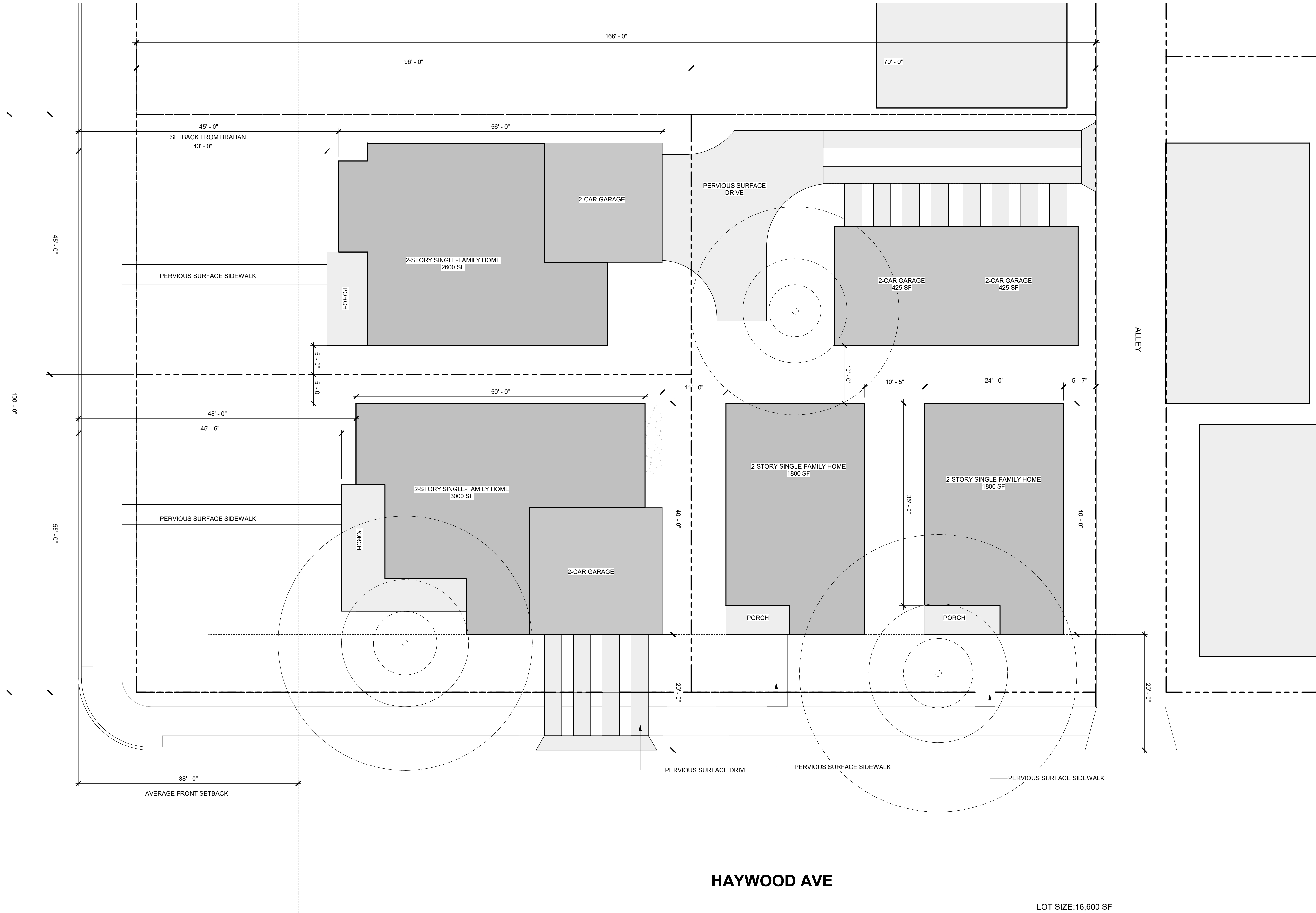
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City of San Antonio
 Information Technology Services Department
 GIS Public Services Division
 Riverview Towers
 111 Soledad St, Suite 900
 San Antonio, TX 78205





CONCEPTUAL SITE PLAN

1/8" = 1' - 0"

HAYWOOD AVE

LOT SIZE: 16,600 SF
TOTAL CONDITIONED SF: 10,050
IMPERVIOUS COVER: 39%

ARCHADIA DESIGN

PROJECT TITLE

SEAL

SHEET INFORMATION

1144 SALINA STREET
AUSTIN, TX 78702
TEL: 423.298.2224

WEST FORT HOMES

255 BRAHAN BLVD. | SAN ANTONIO, TEXAS | 78215

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PHASE:

HDRC

DATE:

12/17/2020

REVISIONS:

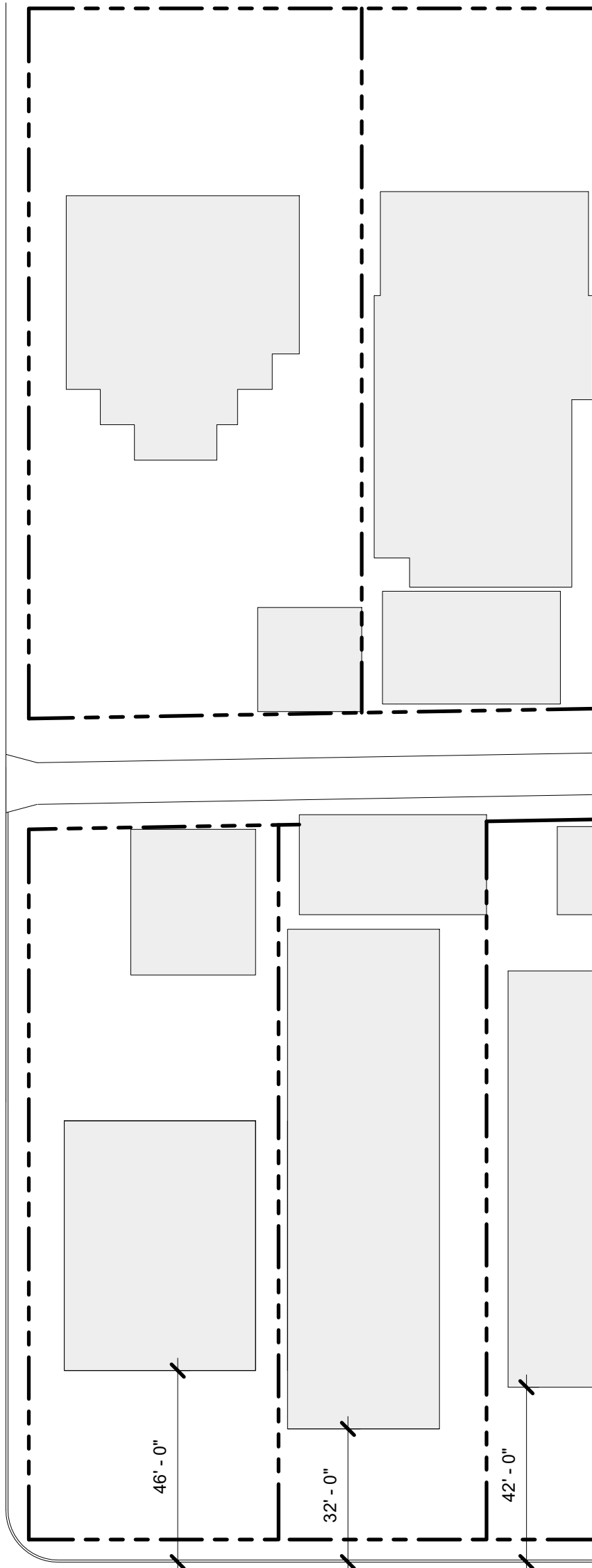
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CONCEPTUAL
SITE PLAN

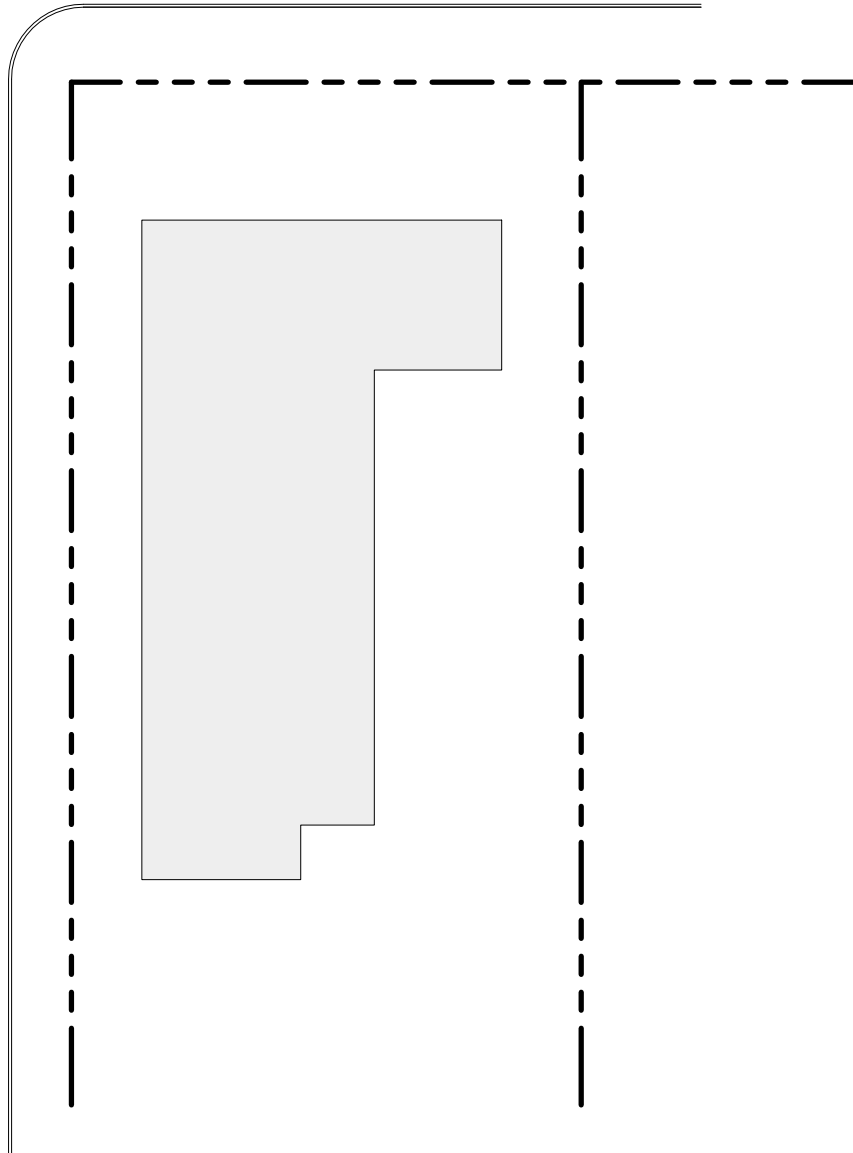
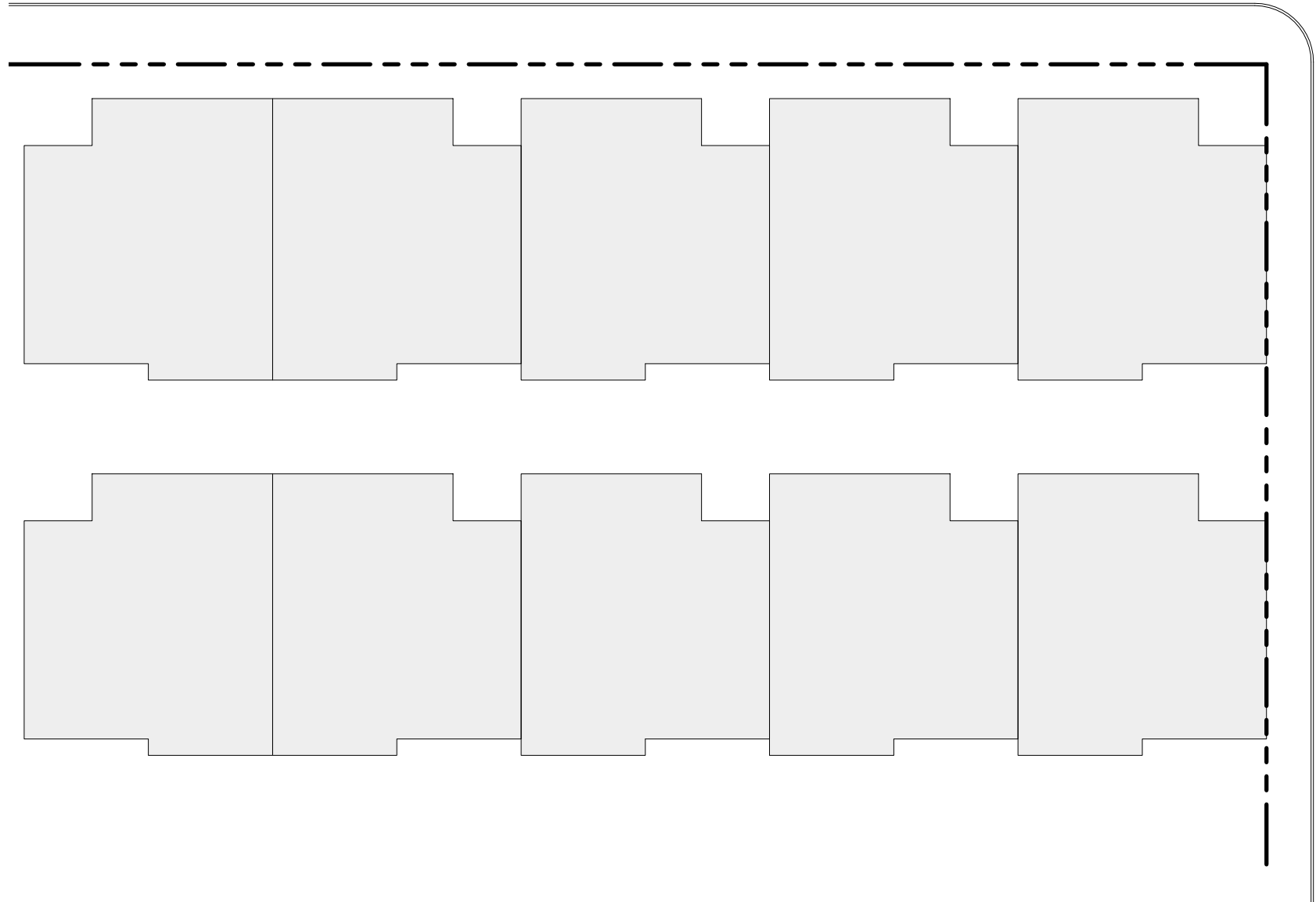
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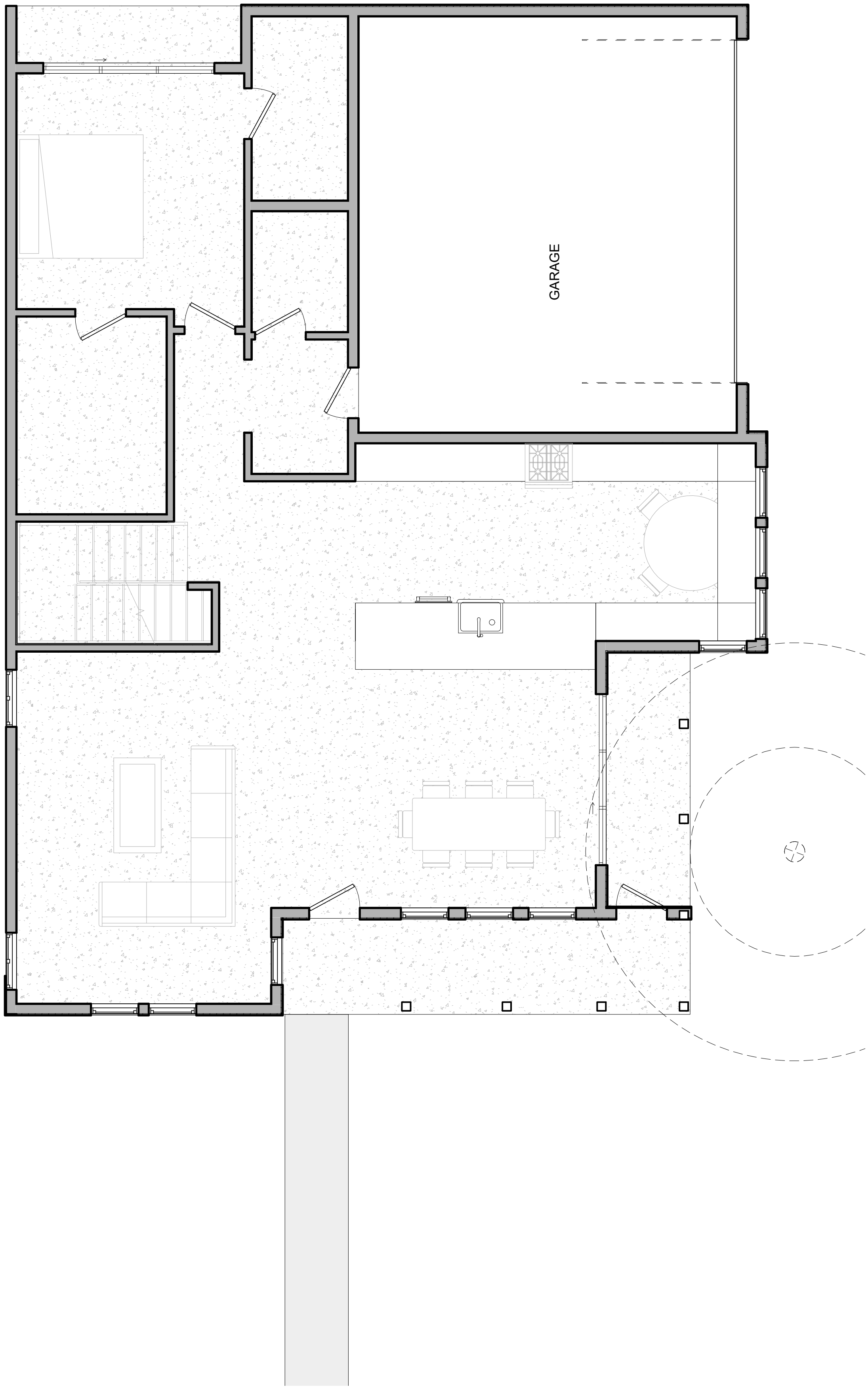
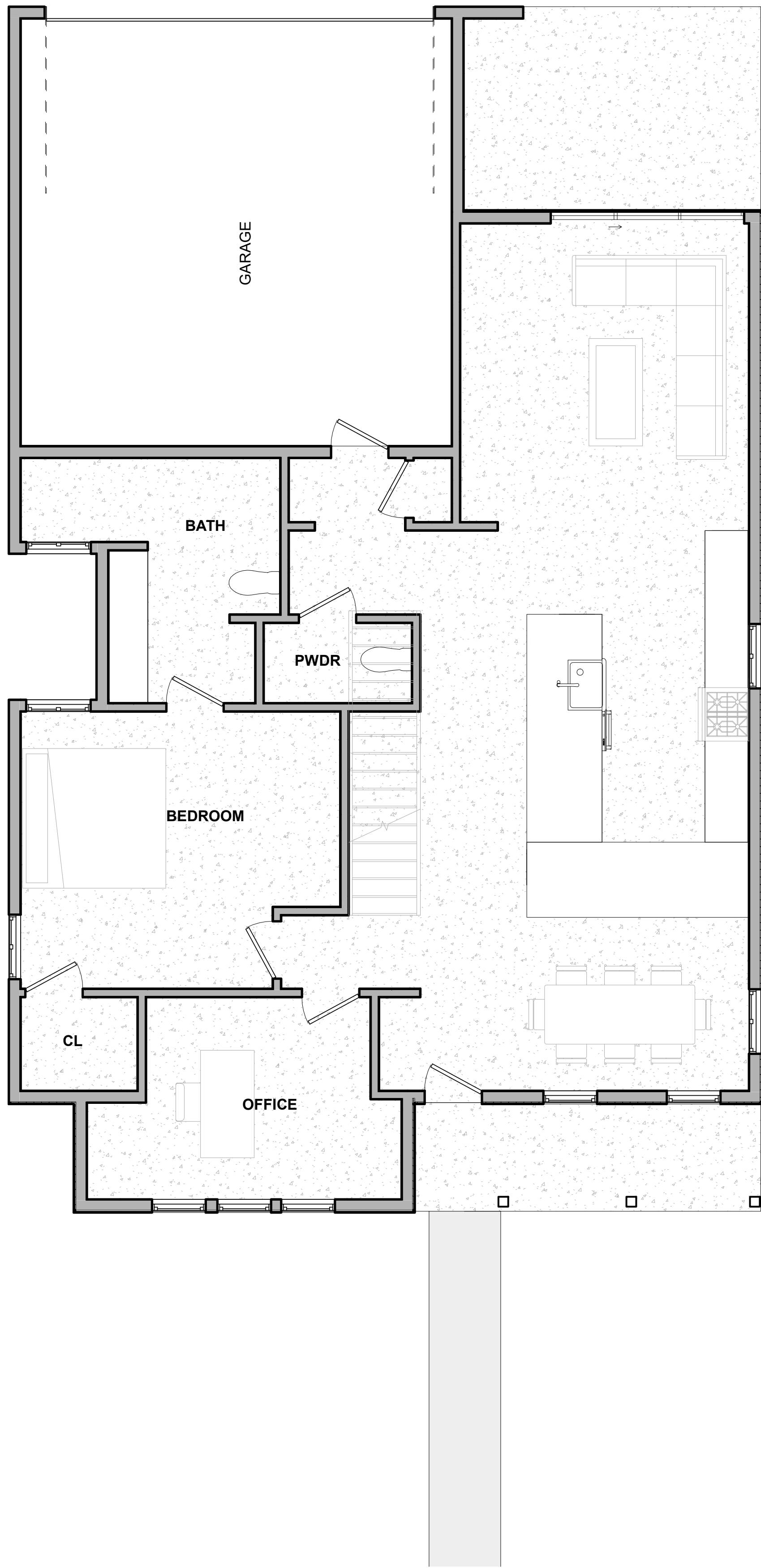


HAYWOOD AVE



BRAHAN BLVD





ARCHADIA DESIGN

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AUSTIN, TX 78702
TEL: 423.298.2224

PROJECT TITLE

WEST FORT HOMES

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12/17/2020

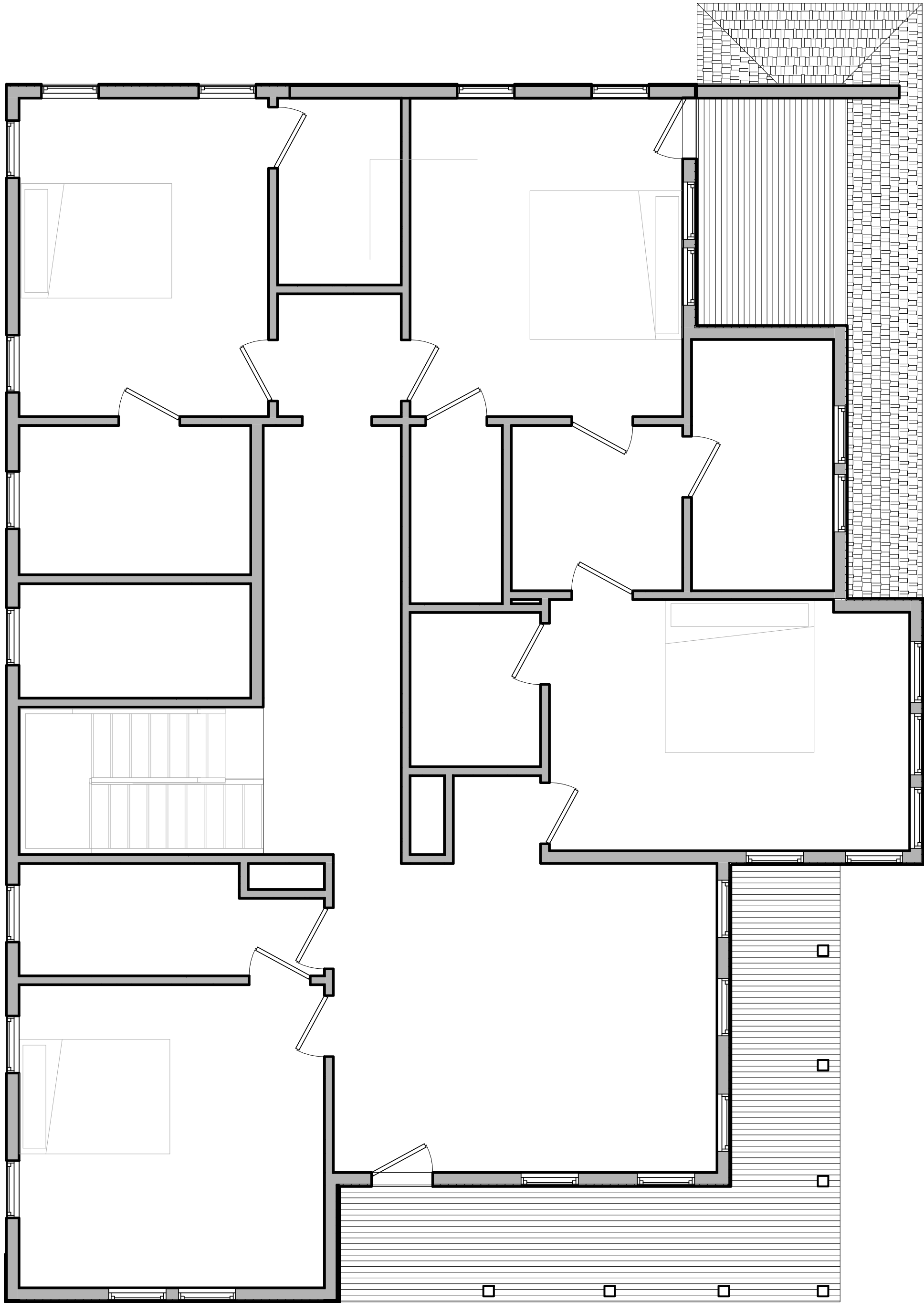
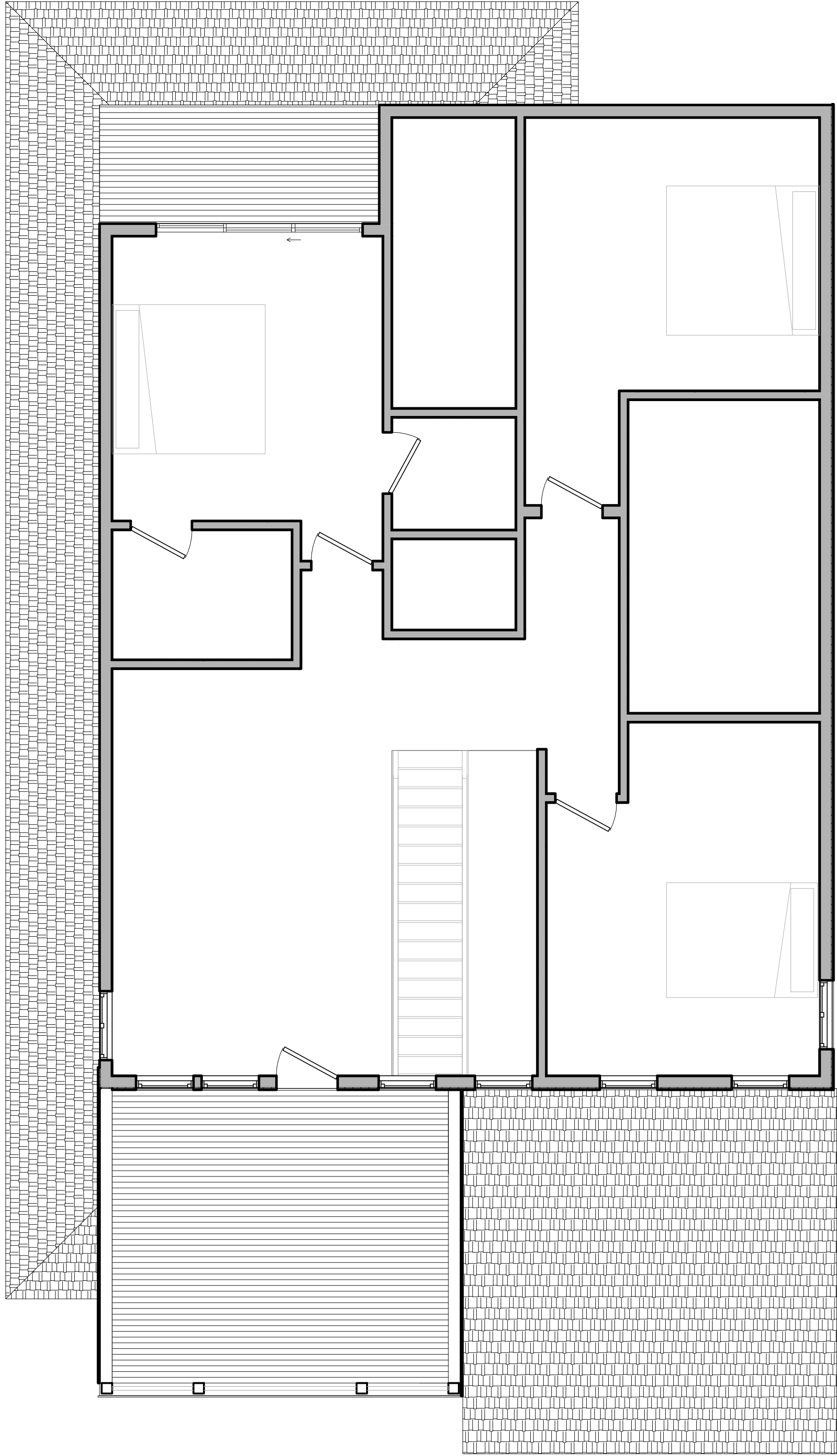
REVISIONS:

SHEET INFORMATION

A102

DRAWING TITLE:

1F PLAN - BRAHAN





① HAYWOOD - FF LEVEL 1
1/4" = 1'-0"

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WEST FORT HOMES

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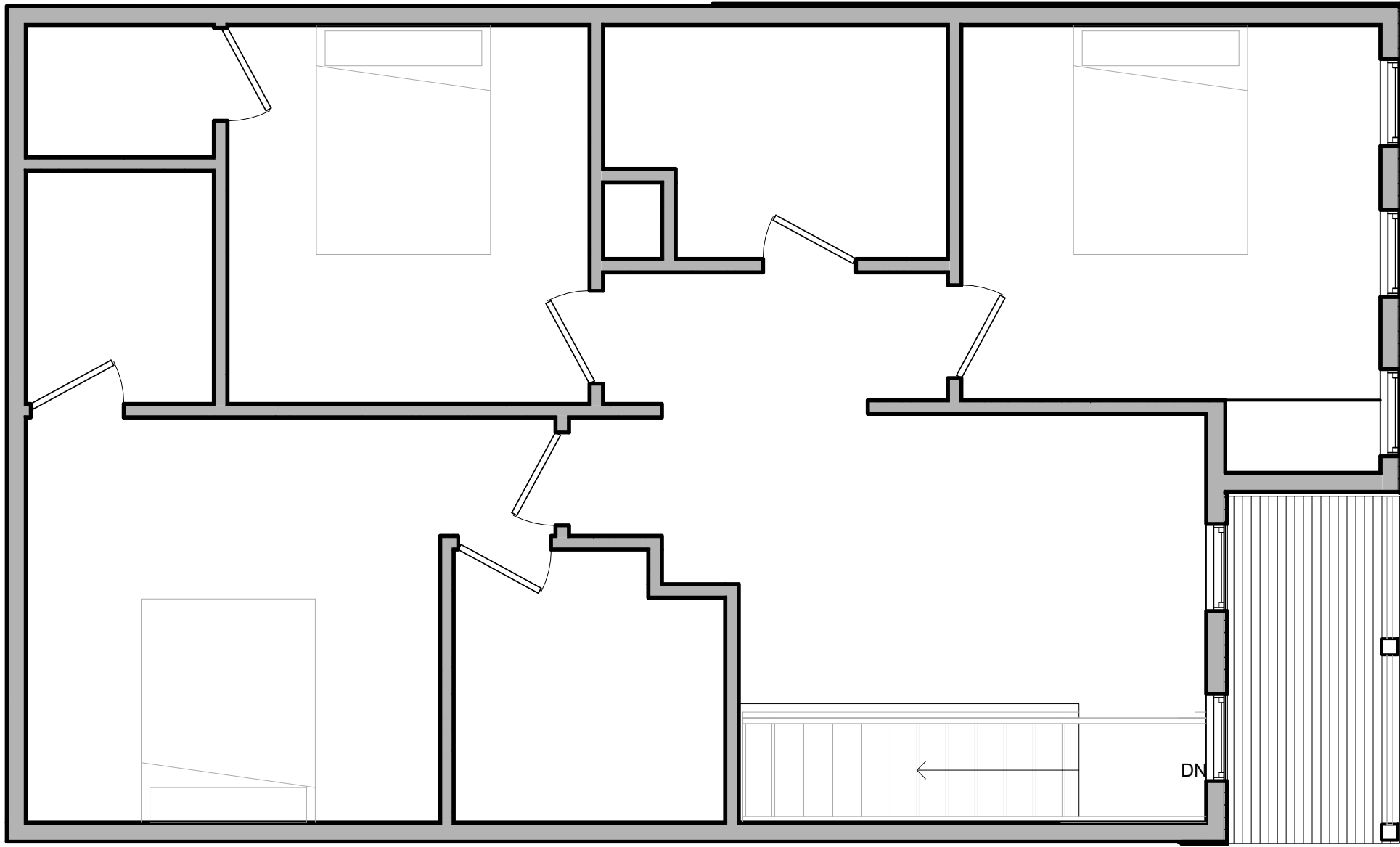
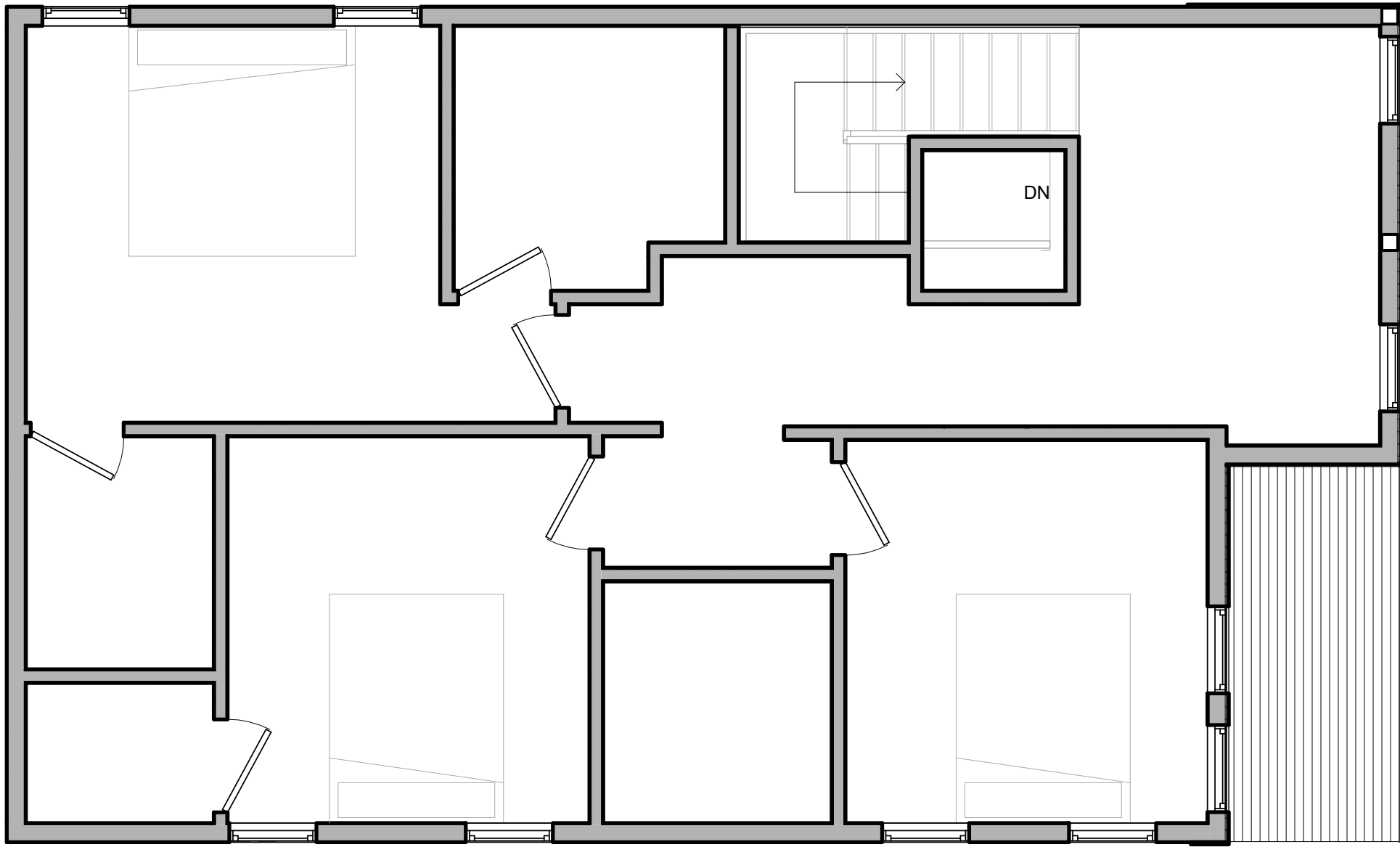
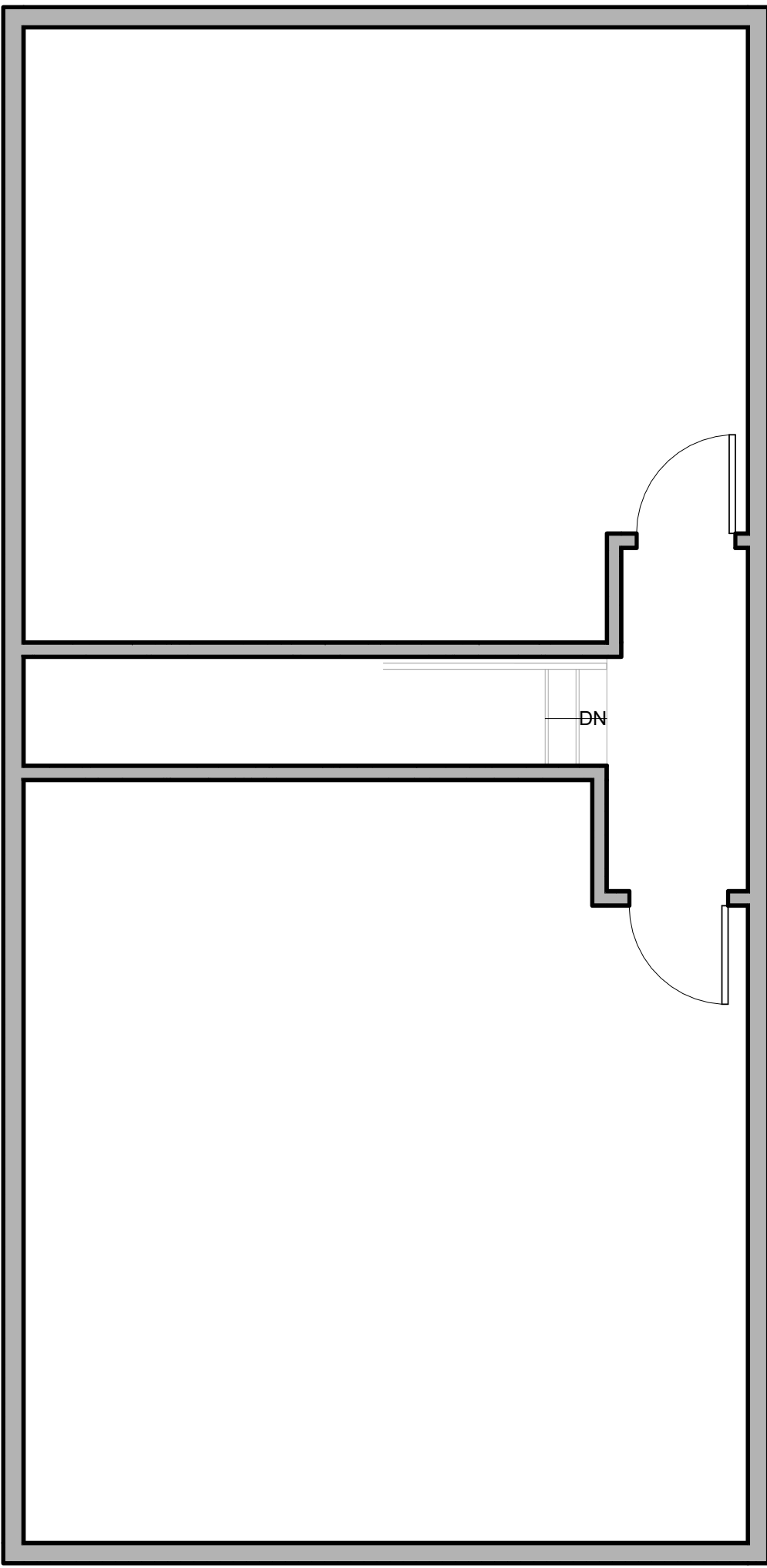
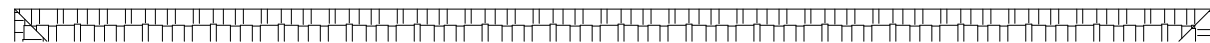
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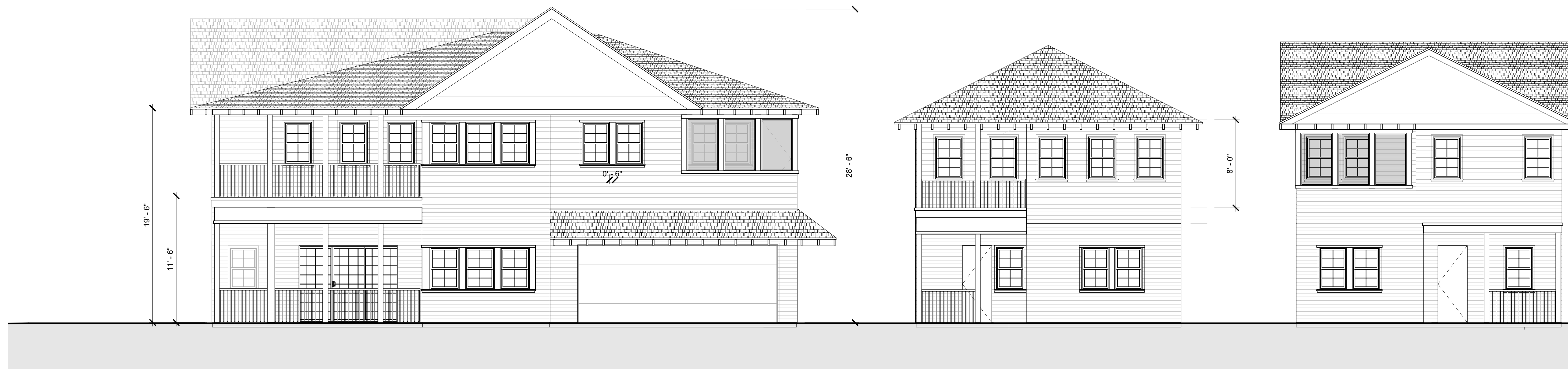
1F PLAN -
HAYWOOD

A104





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



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