

HISTORIC AND DESIGN REVIEW COMMISSION

February 17, 2021

HDRC CASE NO: 2021-062
ADDRESS: 318 CALLAGHAN AVE
LEGAL DESCRIPTION: NCB 721 BLK 3 LOT N. 80.4 FT OF 5
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Kurt Walker/Renaissance 7 LLC
OWNER: Lara Fischer/FISCHER LARA
TYPE OF WORK: Construction of a rear addition
APPLICATION RECEIVED: January 29, 2021
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 construct a rear addition at 318 Callaghan, located within the Lavaca Historic District.

APPLICABLE CITATIONS:

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 façade 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 Alternations 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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** 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.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **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 true, exterior muntins.

- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The historic structure at 318 Callaghan was constructed circa 1910 and is first found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style and features a traditional L plan. The structure currently features two rear additions, neither of which are found on the 1952 Sanborn Map. The structure and two rear additions feature a variety of window profiles and materials. At this time, the applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition at 318 Callaghan, located within the Lavaca Historic District.
- b. **REAR ADDITION** – The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should not feature a footprint so large as to double the historic structure's footprint. The applicant has located the proposed addition at the rear of the primary historic structure, has proposed an inset in wall planes to separate the addition from the historic structure, and has proposed a footprint that is consistent with the Guidelines.
- c. **REAR ADDITION (Materials)** – The Guidelines for Additions note that additions should feature similar architectural details and materials as the historic structure. Staff finds the standing seam metal roof to be appropriate; however, staff finds that the roof should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam, and a standard galvalume finish. The board and batten siding should feature boards that are 12 inches wide with battens that are 1.5 inches wide. If composite materials are used, they should feature a smooth finish with no faux wood grain.
- d. **REAR ADDITION (Fenestration and window materials)** – The applicant has proposed to incorporate some of the existing additions window openings into the new design while proposing some new window openings. Generally, the applicant has proposed an addition that results in expanses of side and rear facades that are void of fenestration. Staff finds that additional fenestration should be added to the right of left elevation beneath the gable as this will be visible from the right of way at the sidewalk and street. Regarding window materials, the applicant has not provided staff with information regarding window materials. Staff finds that wood or aluminum clad wood windows should be installed that are consistent with staff's standards for windows in additions, as noted in the applicable citations.
- e. **ARCHITECTURAL DETAILS** – Per the Guidelines, additions should 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. Staff finds that simple gable ends/returns should be used, and that matching those of the historic structure is not appropriate.

RECOMMENDATION:

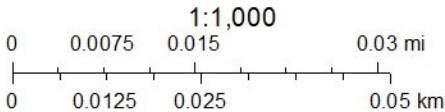
Staff recommends approval based on findings a through e with the following stipulations:

- i. Staff recommends that the standing seam metal roof is to feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam, and a standard galvalume finish. The board and batten siding should feature boards that are 12 inches wide with battens that are 1.5 inches wide. If composite materials are used, they should feature a smooth finish with no faux wood grain.
- ii. That fenestration be added beneath the gable on the right elevation as noted in finding d, and that wood or aluminum clad wood windows be installed as noted in finding d.
- iii. That simple gable ends/returns be used rather than matching those of the primary historic structure.

City of San Antonio One Stop



February 11, 2021



1912 SANBORN MAP

249

250

SAN ANTONIO VOL. 3.
252

249

BARRERA

REFUGIO

250

APPLE

EAGER

LABOR

926

BARRERA

957

CALLAGHAN

AV. NOT PAVED

CALLAGHAN AV.

CAMARGO

251

318

721

722

253

LEIGH

LEIGH ST.

EAGER

RIDDLE

LABOR

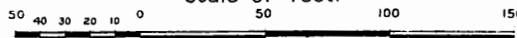
724

725

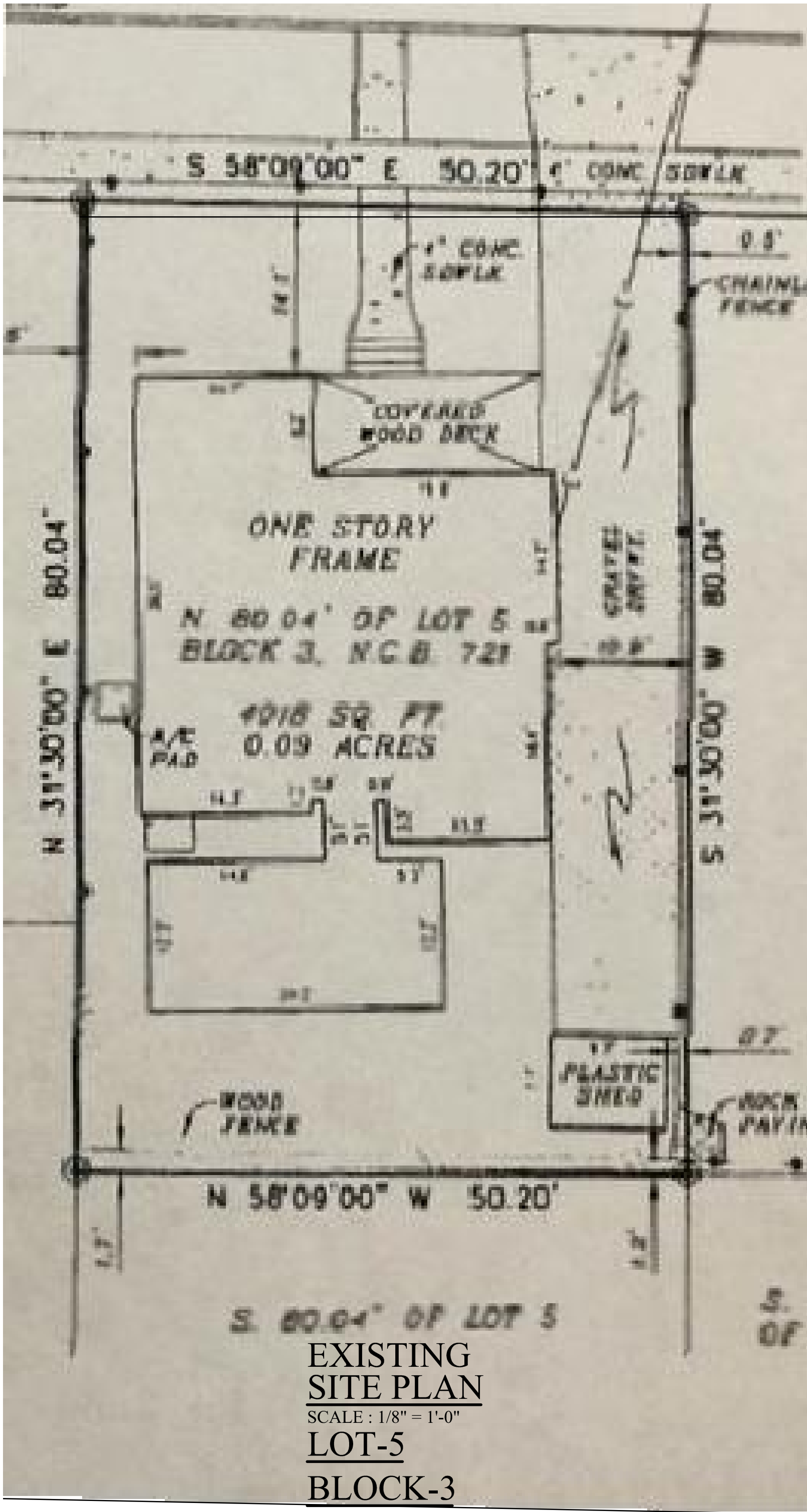
DEVINE

257

Scale of Feet.







EXISTING
SITE PLAN

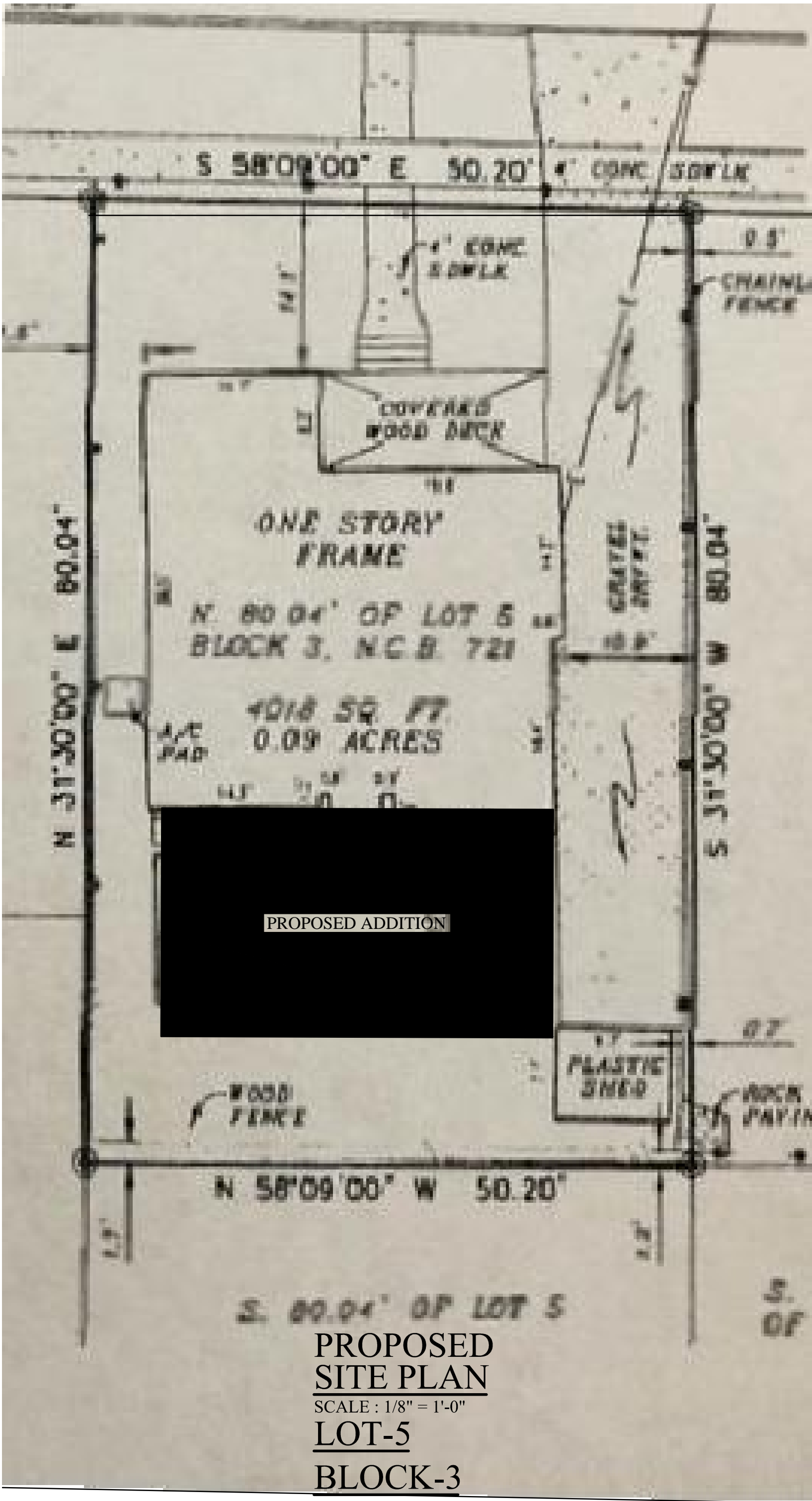
SCALE : 1/8" = 1'-0"

LOT-5

BLOCK-3

N.C.B.-721

318 CALLAGHAN AVE.



PROPOSED
SITE PLAN

SCALE : 1/8" = 1'-0"

LOT-5

BLOCK-3

N.C.B.-721

318 CALLAGHAN AVE.

REVISIONS

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FISCHER ADDITION & RENOVATION

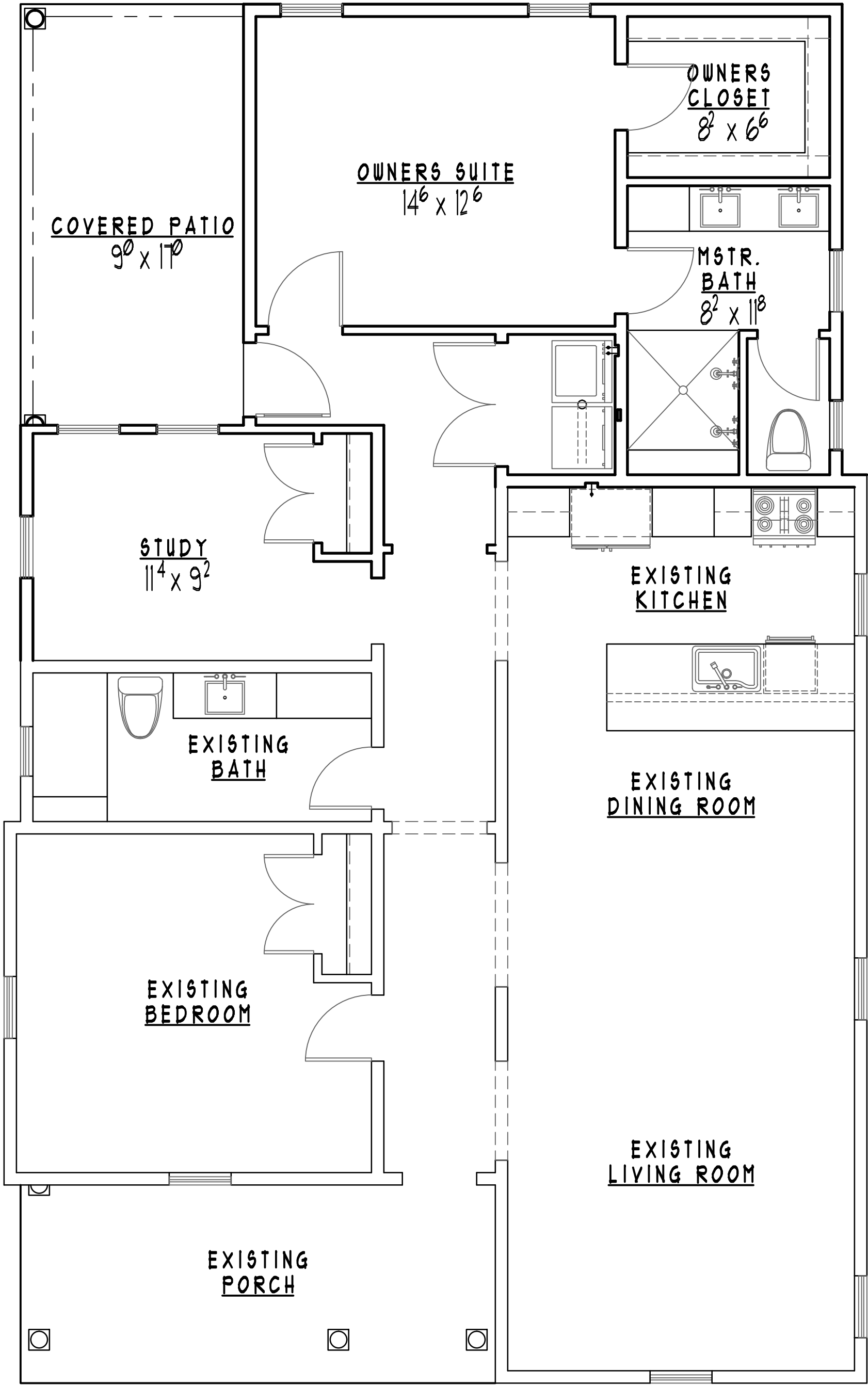
318 CALLAGHAN AVE, LOT-5, BLOCK-3, N.C.B.-721



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DATE DRAWN
JANUARY 13, 2021

SHEET
A-1
1 OF 5



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

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FISCHER ADDITION & RENOVATION

318 CALLAGHAN AVE. LOT-5, BLOCK-3, N.C.B.-721



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DATE DRAWN
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SHEET
A-2
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FRONT ELEVATION
SCALE : 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE : 1/4"=1'-0"

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JANUARY 13, 2021

SHEET
A-3
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REAR ELEVATION
SCALE : 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE : 1/4"=1'-0"

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A-4
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SHEET
A-5
5 OF 5



STREETSCAPE











