

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2021

HDRC CASE NO: 2021-250
ADDRESS: 115 CALLAGHAN AVE
LEGAL DESCRIPTION: NCB 924 BLK 2 LOT 11 & E 25 FT OF 10
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Adan Ochoa/AO Design, LLC
OWNER: CASTORENA MARIA L/E
TYPE OF WORK: Construction of a rear addition
APPLICATION RECEIVED: May 15, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition totaling approximately 1,066 square feet.

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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

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.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

7. Off-Street Parking

A. LOCATION

- i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

FINDINGS:

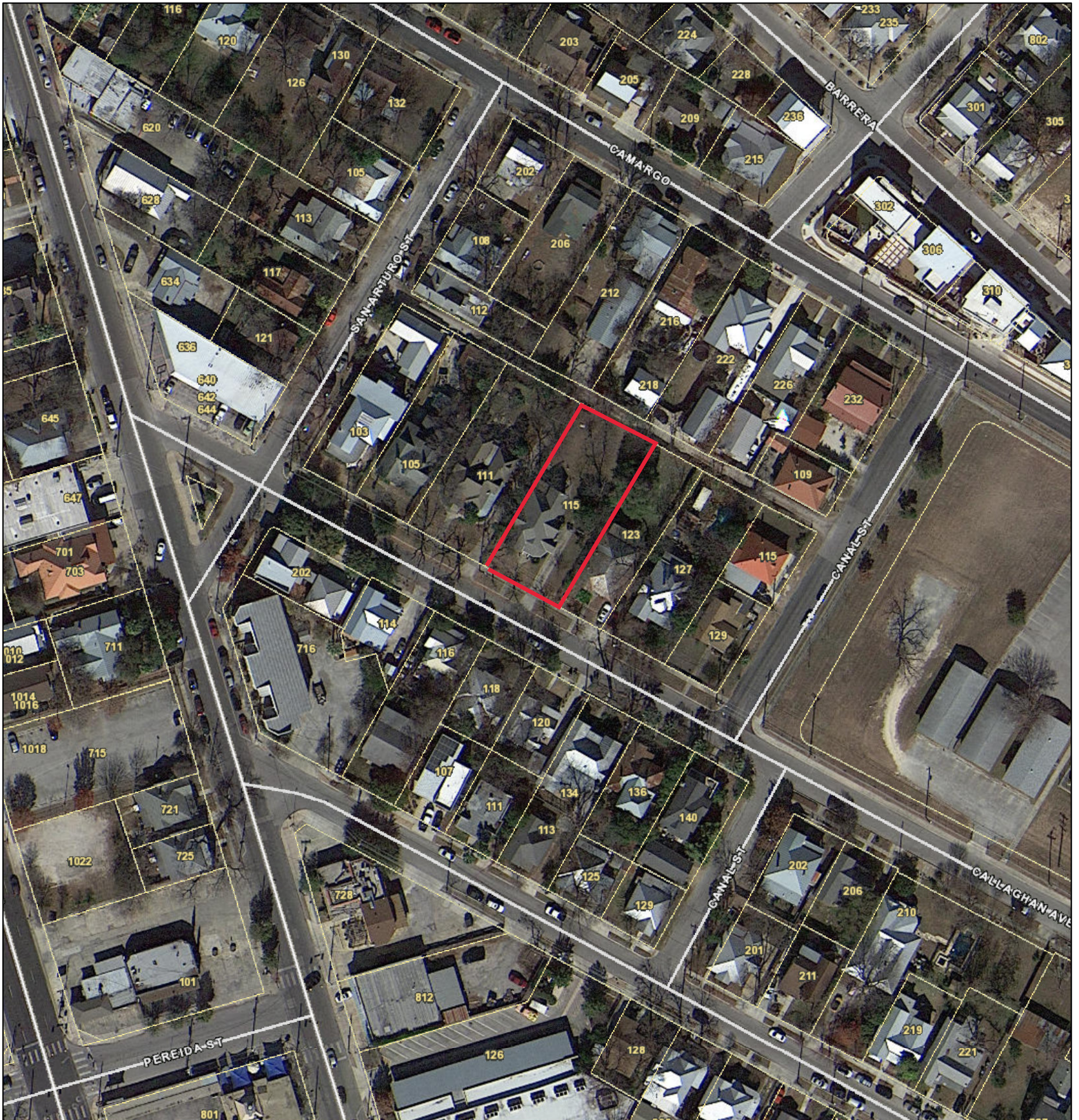
- a. The primary structure located at 115 Callaghan is a 1-story residential structure constructed circa 1910 in the Queen Anne style. The home features a primary hipped roof configuration with projecting front and side gables, woodlap siding, an asymmetrical wraparound front porch with gingerbreading, and original wood windows. The structure is contributing to the Lavaca Historic District.
- b. DESIGN REVIEW COMMITTEE – The applicant was referred to the January 27, 2021, Design Review Committee (DRC) at the January 20, 2021, HDRC hearing. The DRC encouraged incorporating traditional window proportions and patterns and providing additional documentation and analysis that conveyed the deep setback of the proposed side addition. The DRC explored the impacts of both a side addition and rear addition and encouraged the applicant to return to another subcommittee meeting. The applicant also attended the March 24, 2021, DRC meeting. The DRC was generally in favor of the proposed addition footprint, but suggested aligning the addition's front columns with the existing column patterns on the primary structure and again providing additional documentation that conveyed the visual impact of the setback from the street. The DRC remained concerned about the potential impact of front yard parking. The applicant was referred to the DRC at the April 21, 2021, HDRC hearing. The applicant presented several site plan options that incorporated staff and DRC feedback. The DRC encouraged pursuing a site plan presented that recessed the addition towards the rear, which is consistent with the proposal under consideration for approval as part of this recommendation. The applicant attended the May 11, 2021, DRC meeting with additional refinement of the requested plan, which received broad DRC support.
- c. FOOTPRINT – The applicant as proposed to construct a new addition to the primary structure totaling approximately 1,066 square feet. The existing primary structure's square footage is approximately 1,639 square feet. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds that the proposal generally meets this guideline.
- d. ORIENTATION AND SETBACK – The applicant has proposed to construct an addition to the rear and side of the structure. The eastern façade of the addition will extend beyond the existing side façade of the historic house, but its impact is mitigated by its deep recessed location, consistent with earlier staff recommendations for the project. Per the Guidelines, additions should be located at the rear of the structure whenever possible and should be inset behind the front façade to minimize the impact on the public streetscape. Staff finds the request appropriate.
- e. SCALE – The proposed addition is 1-story and will be slightly shorter than the primary historic structure's tallest ridge. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds a 1-story structure consistent with the Guidelines in terms of height.
- f. FENESTRATION – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. The applicant is requesting one over one wood windows and additional window proportions on rear facades that are consistent with windows found on the structure. Staff generally finds the requested fenestration pattern to be appropriate with the stipulations listed in the recommendation.
- g. MATERIALITY – The applicant has proposed to use smooth Hardie siding in a profile to closely match the existing structure, shake skirting, asphalt shingle roofing, and clad wood windows. The applicant has also proposed to install a vertical trim piece where the addition and original structure meet. Staff finds this generally appropriate.
- h. ROOF FORM – The proposed rear addition will utilize a gable roof form with a height that is lower than the primary hip of the structure. Staff finds the rear roof form to be generally appropriate.

RECOMMENDATION:

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

- i. That the applicant submits final window specifications to staff for review and approval. Windows should be feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- ii. That the siding on the addition be woodlap or smooth composite siding that closely matches the reveal on the existing structure as noted in finding g. Faux grain siding is not approved.
- iii. That new wood columns be a maximum of 6x6” in width and feature a traditional cap and base and chamfered corners.

City of San Antonio One Stop



January 14, 2021







ZONE 4
PERMIT
PARKING
ONLY
7AM-2AM
DAILY



115 Callaghan Ave.

Legend

■ Barrera & Indianola

Google Earth

© 2020 Google

6.89 ft



















Description of Scope of Work

Client is requesting to have their 1910 Queen Ann residential home located in the LaVaca District be remodeled and include an addition. Their existing residence has a current square footage of 1,639, they are wishing to remove existing interior walls and would like to add an additional 1,506 square feet. The addition will include: a master bathroom, master closet, master bedroom, expand their current kitchen, and add an additional half bath and mud room. The existing residence will have foundation work to it, to include leveling and replacing cedar post with concrete post. The client would like to repair any rotten siding by matching the existing wood siding, but if they find that it is not available and/or are unable to purchase a custom made siding, then they would like to install the option wood siding D-105. On the new addition they would like to use HardiPlank Lap Siding (Smooth), the reveal will be close to what is existing (7-3/8"). All old siding being removed for new addition will be reused for patching of the existing home. The existing shingle roof will be removed and installed with new shingles (color undetermined). The new roof will match the three tab asphalt shingles. Repair all wood windows with new glass (if needed), re-glazing, new ropes (fix any rotten wood). All new windows will match the existing one over one wood windows (wood Clad) and all window/ door trim will be that of 1x6. Client will submit drawings of new windows for approval. The client would like to add a side and back entrance to include a small wood tongue and groove porch, to be oriented perpendicular to the house, all railings would match the existing and columns will match existing front columns. Repair existing front porch deck and matching any repairs. Repair any rotten skirting to match existing cedar shake shingles, on the new addition, Hardiplank lap siding will be installed. All new gable insets will be HardiShingle Siding Staggered Edge. All new plumbing, electrical and add an additional ac unit. Install new insulation in walls and ceiling.

The client would like to "Thank You" for your time and consideration on their project.

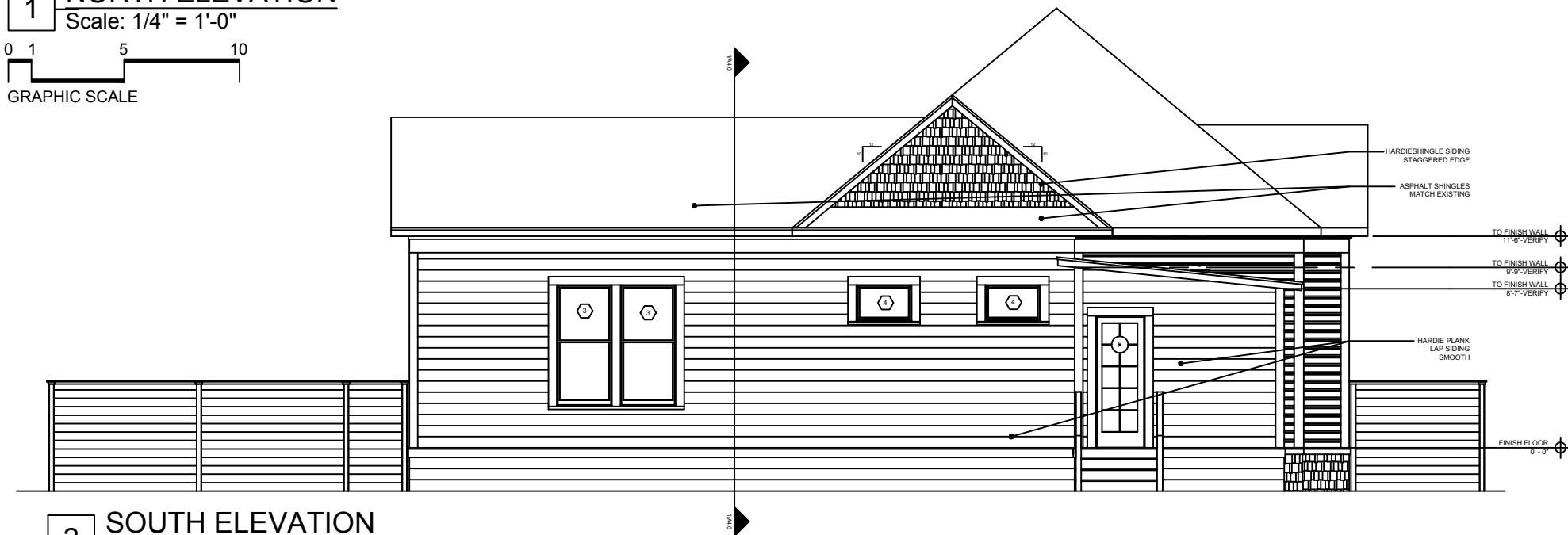
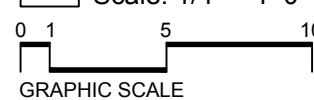
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5	A1.0 OVERALL PLAN
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14	E1.1 ELECTRICAL- POWER
15	P1.0 PLUMBING- WATER
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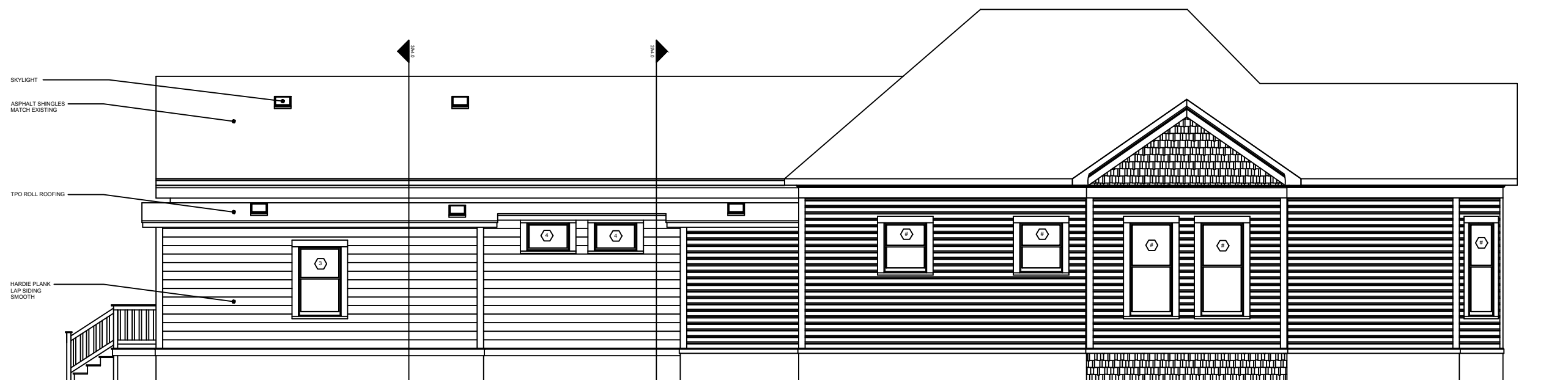
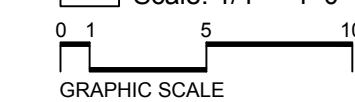
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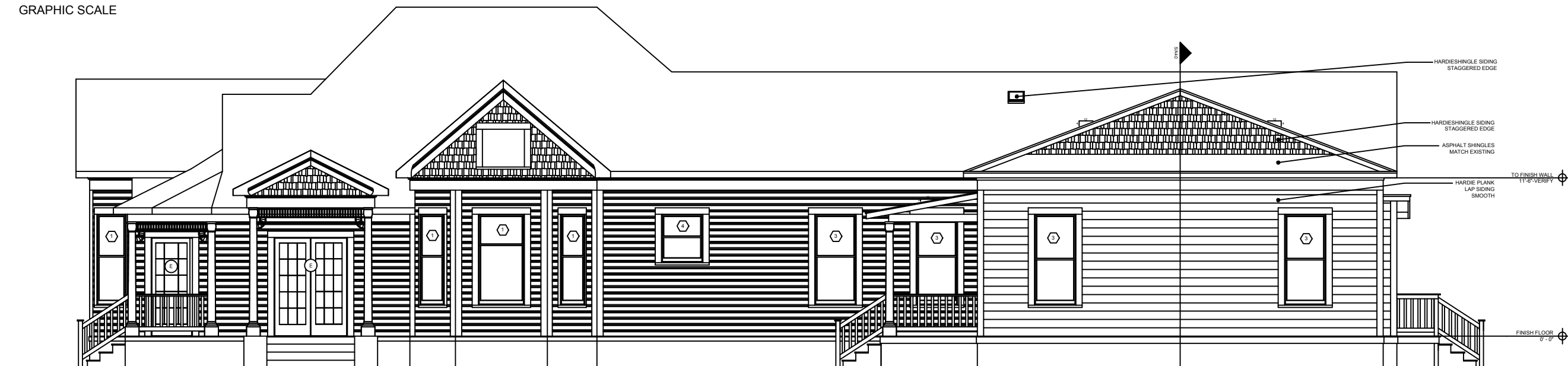
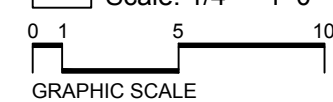
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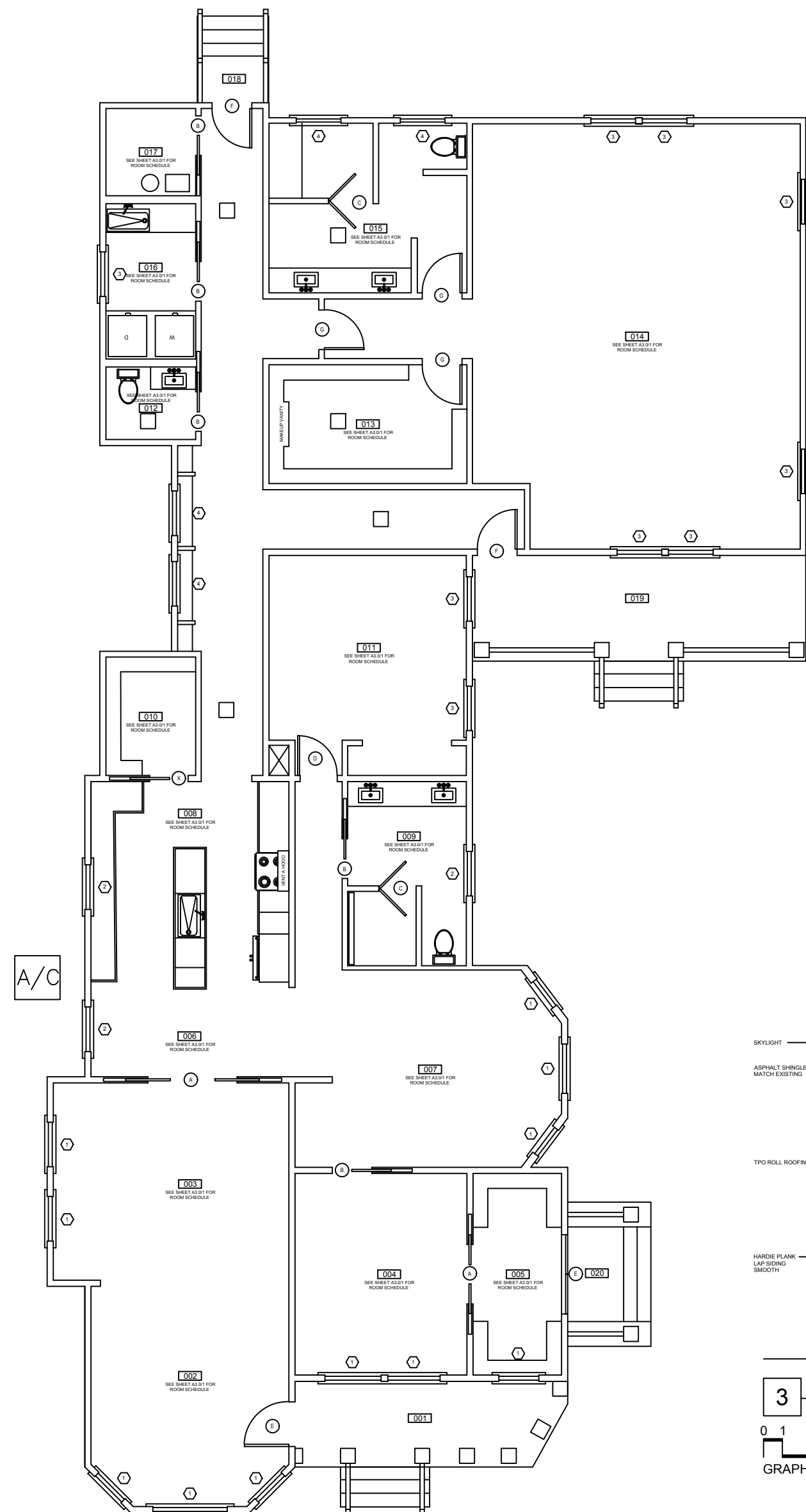
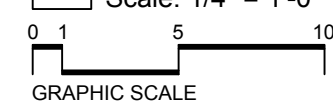
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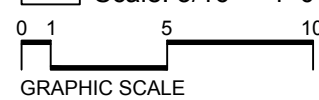
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4 WEST ELEVATION
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1 FLOOR PLAN
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LEGEND	
001 FRONT PORCH	031 BEDROOM #2
002 LIVING ROOM	032 HALF BATH
003 DINING ROOM	033 MASTER CLOSET
004 BEDROOM #1	034 MASTER BEDROOM
005 WALK-IN CLOSET	035 MASTER BATH
006 BREAKFAST AREA	036 WASHER/ DRYER
007 DEN	037 UTILITY ROOM
008 KITCHEN	038 BACK PATIO
009 SHARED BATHROOM	039 ADDITION PORCH
010 PANTRY	040 SIDE ENTRY

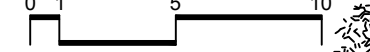
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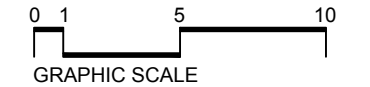
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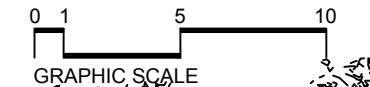
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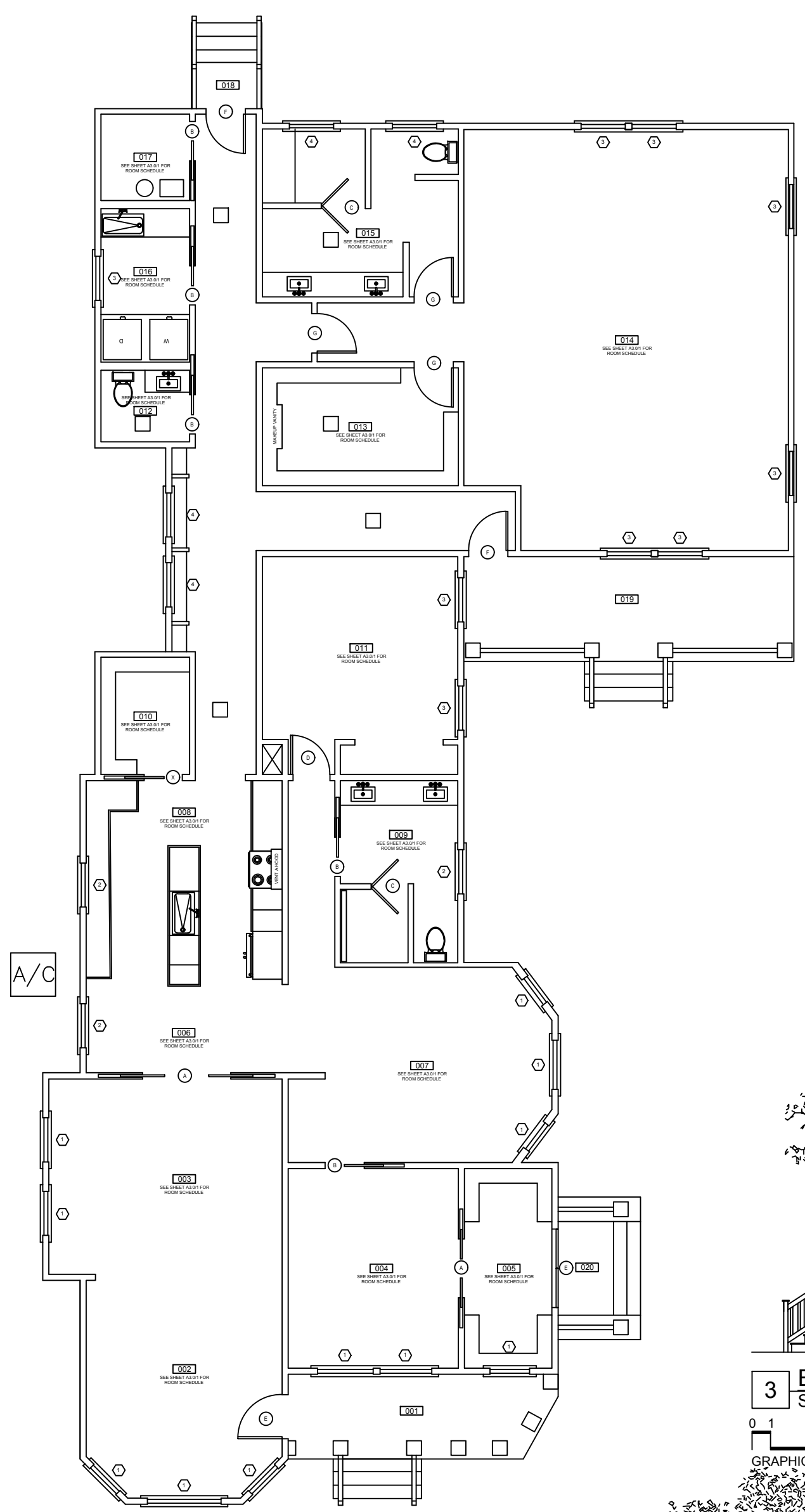
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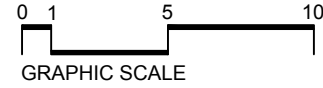
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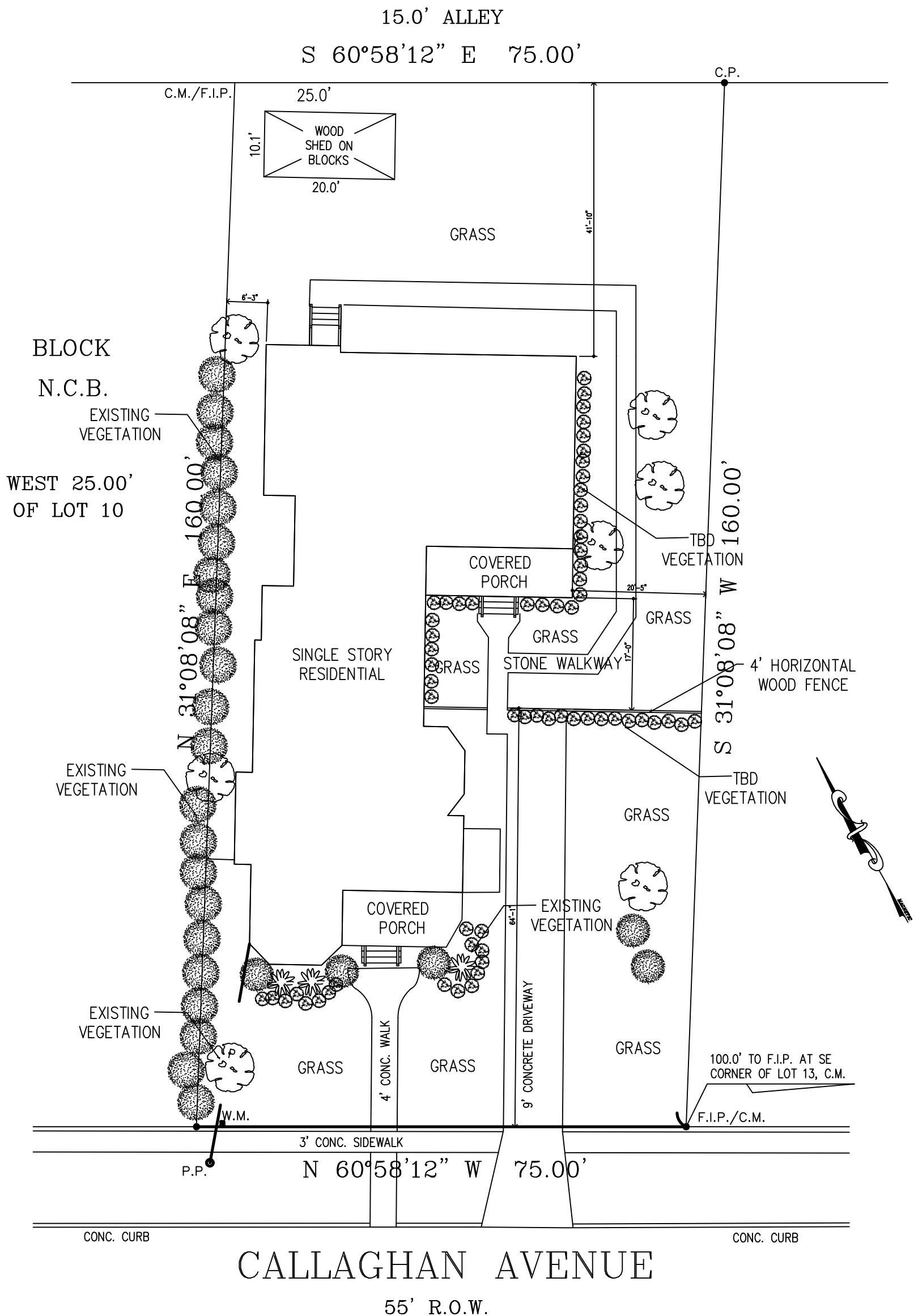
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DESIGNER: ADAN OCHOA

ADDRESS
115 CALLAGHAN AVE.
LOT 11 AND THE EAST 25 FEET OF LOT 10
BLK 2 N.C.B. 924

General Notes

1. THE INTENT OF THESE DRAWINGS IS TO PROVIDE LEVEL, AND SQUARE CONSTRUCTION UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER FOR CLARIFICATION.
2. DO NOT SCALE DRAWINGS: ALL DRAWINGS SHALL HAVE PREFERENCE OVER SCALED AND FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ DESIGNER BEFORE COMMENCING WORK.
3. DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER PRIOR TO COMMENCEMENT OF WORK. OWNER AND/OR PROJECT DESIGNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS AND SETBACK REQUIREMENTS.
4. VERIFY EXACT LOCATION OF REMODEL AT JOB SITE WITH OWNER.
5. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND COORDINATE W/ENGINEER/ DESIGNER ON ANY DISCREPANCIES.
6. CONTRACTOR SHALL VERIFY AND CONFORM TO ALL LOCAL CODES, DEED RESTRICTIONS AND REQUIREMENTS GOVERNING THIS PROJECT. WORKMANSHIP SHALL CONFORM TO STANDARD TRADE PRACTICES.
7. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER.
8. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND MUST BE REVIEWED WITH ENGINEER/ DESIGNER.
9. CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S LATEST WRITTEN SPECIFICATIONS AND INSTRUCTIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE WATERPROOFING / FLASHING JOB AND SHALL NOTIFY DESIGNER IN WRITING OF ANY CONDITIONS THAT MAY REQUIRE FLASHING NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS SO THAT THE DESIGNER CAN ASSIST IN THE PROPER DETAILING OF SUCH CONDITIONS. IF THE CONTRACTOR FINDS ANY DETAILS WHICH ARE UNSOUND OR IF HE/SHE IS ABLE TO RECOMMEND AN ALTERNATE APPROACH WHICH IS SUPERIOR TO THE DESIGNER'S DETAILS, IT IS HIS/HER DUTY TO NOTIFY THE ENGINEER/ DESIGNER BEFORE PROCEEDING WITH THE WORK.
11. ALL WORK TO BE PERFORMED IN ACCORDANCE TO 2018 IBC.
12. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR BETTER. CONTACT ENGINEER FOR MATERIAL CHANGE APPROVAL.
13. PROVIDE DETAIL INSTRUCTIONS ON TREE TRIMMING AND/ OR REMOVAL.



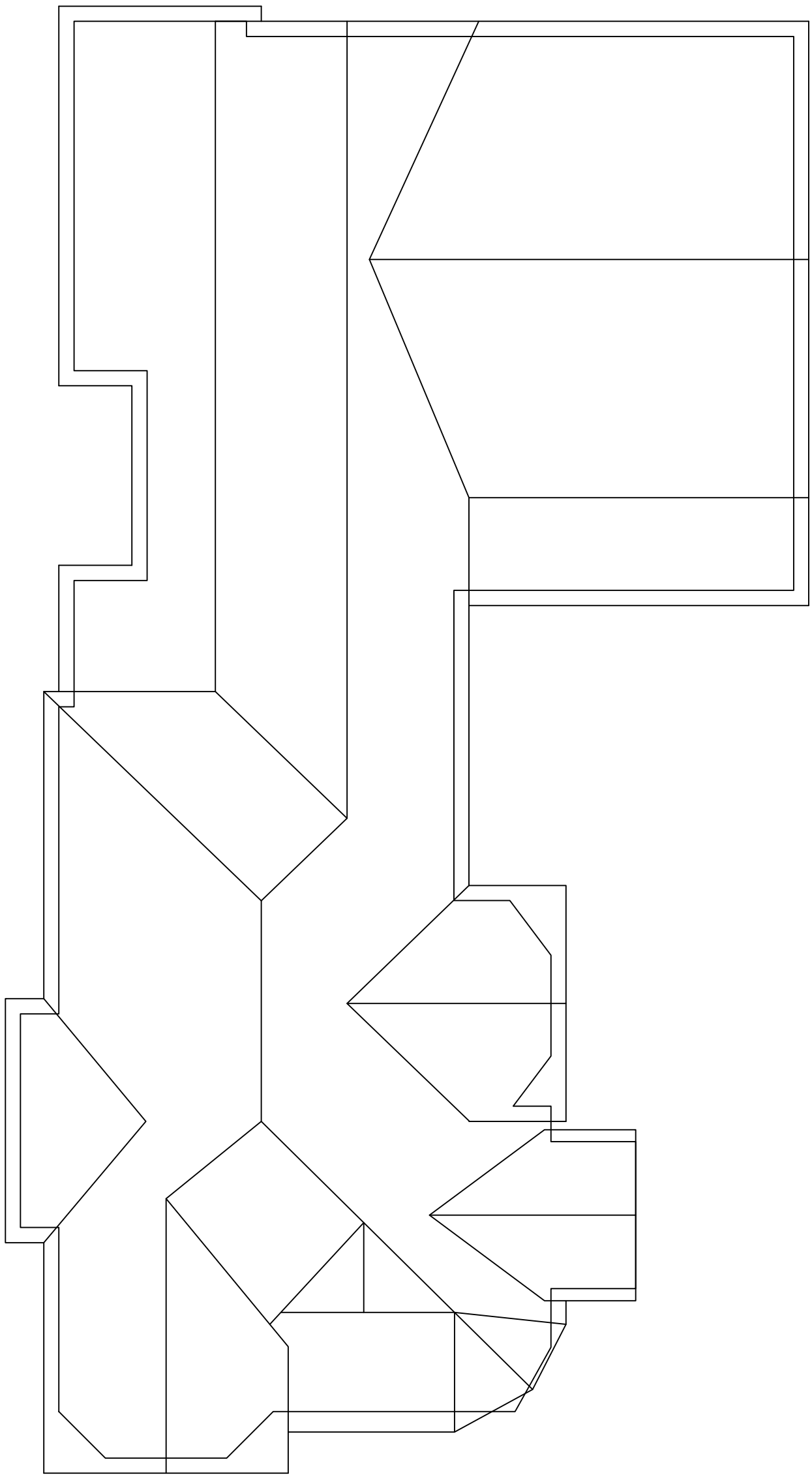
1 SURVEY PLAN
Scale: NOT TO SCALE



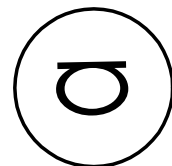
1 WEST RENDERING ELEVATION
Scale: NOT TO SCALE



2 FRONT PERSPECTIVE ELEVATION
Scale: NOT TO SCALE



1 ROOF PLAN
Scale: NOT TO SCALE



DESIGN

AO DESIGN, LLC
ADAN OCHOA
234 GROSVENOR
SAN ANTONIO, TEXAS
T. 210-632-2154
E. aodesign.ochoa@gmail.com

115 CALLAGHAN AVENUE

SHEET INDEX	
1	A0.0 COVER
2	A0.1 INFORMATION
3	A0.2 SITE PLAN
4	D1.0 DEMOLITION PLAN
5	A1.0 OVERALL PLAN
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9	A2.1 EXTERIOR ELEVATION
10	A3.0 ROOF PLAN
11	A4.0 ROOM/ DOOR/ WINDOW
12	M1.0 MECHANICAL- PLAN
13	E1.0 ELECTRICAL- LIGHTING
14	E1.1 ELECTRICAL- POWER
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16	P1.1 PLUMBING- SEWER
17	S1.0 FOUNDATION PLAN
18	S1.1 FOUNDATION DETAILS

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DESIGN DRAWINGS AND SPECS
AS INSTRUMENTS OF SERVICE
ARE AND SHALL REMAIN
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DESIGNER WHETHER THE
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ARE MADE IS TO BE EXECUTED
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RESPONSIBILITY OF THE
CLIENT. ALL M.E.P IS DESIGNED
AS SCHEMATIC. OWNER IS
RESPONSIBLE FOR HIRING A
M.E.P ENGINEER IF NEEDED.

PROJECT NO. XXX-XX
DATE: DECEMBER 16, 2020
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

sheet

A2.0

X of: 16

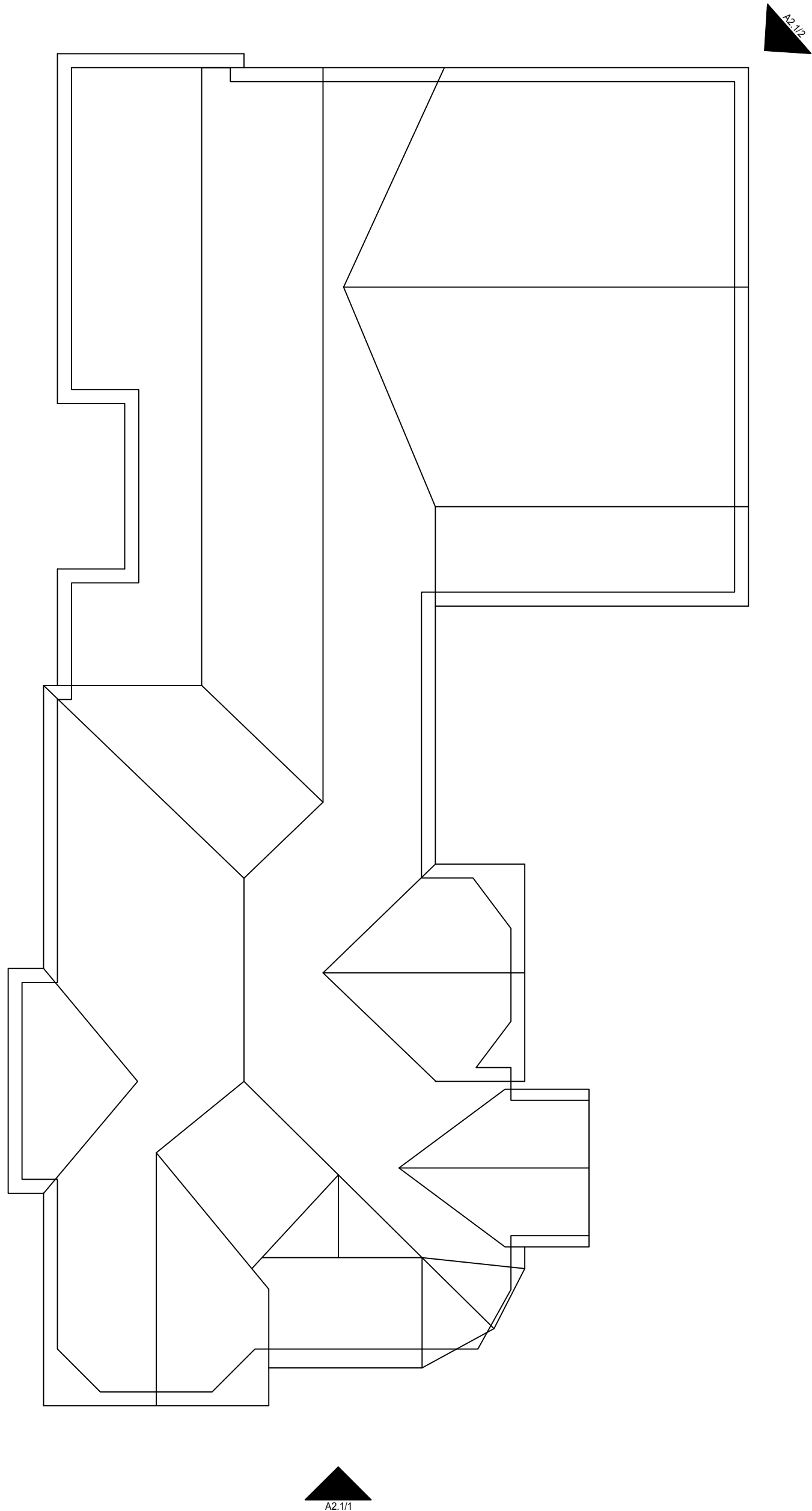
RENDERING ELEVATION



1 NORTH RENDERING ELEVATION
Scale: NOT TO SCALE



2 BACK PERSPECTIVE ELEVATION
Scale: NOT TO SCALE



1 ROOF PLAN
Scale: NOT TO SCALE

RENDERING ELEVATION

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3 TAB ASPHALT SHINGLES



D GRADE 105 SIDING



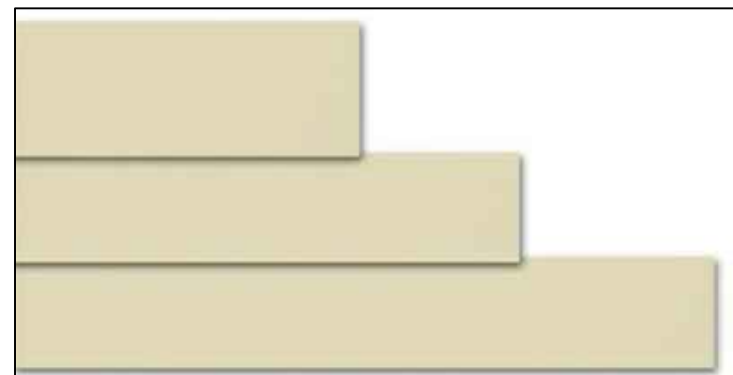
AWNING WOOD WINDOW



D GRADE CENTER FLOOR



HARDIESHINGLE SIDING
(STAGGERED EDGE)



HARDIEPLANK LAP SIDING
(SMOOTH)



EXISTING RAILING
RETURN TO STAFF FOR APPR



EXISTING COLUMN
RETURN TO STAFF FOR APPR

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