

HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2022

HDRC CASE NO: 2022-302
ADDRESS: 136 LAVACA ST
LEGAL DESCRIPTION: NCB 712 BLK 9 LOT 14
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Joe Zetzsche/ZETZSCHE JOE DON
OWNER: Joe Zetzsche/ZETZSCHE JOE DON
TYPE OF WORK: New construction of a rear accessory structure
APPLICATION RECEIVED: May 06, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an 800-square foot accessory structure in the rear yard.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

FINDINGS:

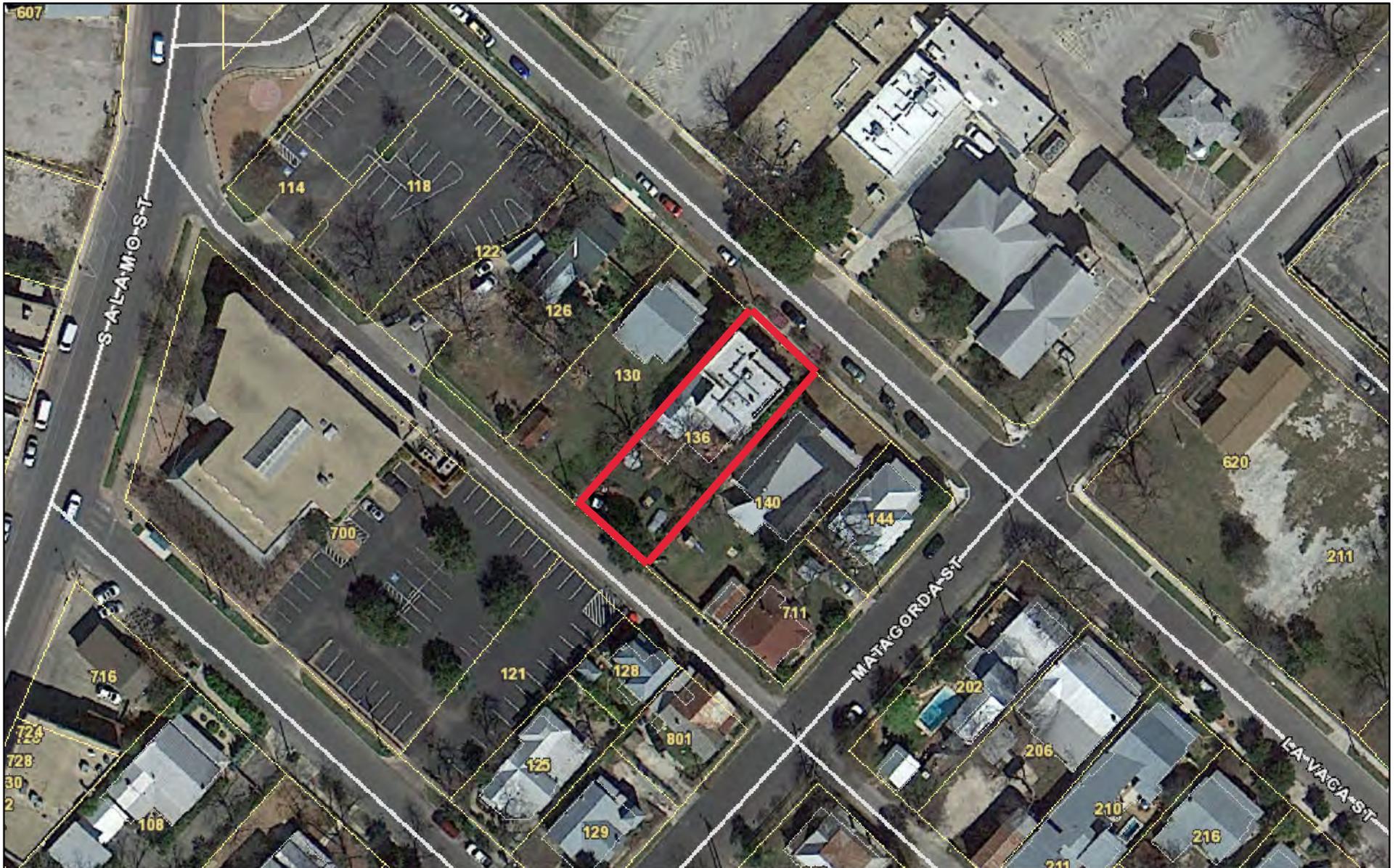
- a. The primary structure at 136 Lavaca is a two-story, single-family residence featuring an Italianate architectural style. The structure features a standing seam metal roof, an asymmetrical, two-story front porch on Victorian-influenced wood post supports, exposed brick and sandstone siding. The structure is ornamented with castellations along the roof, and dog-tooth pattern borders in the brickwork. The 1924 and 1951 Sanborn maps and historic records show that the property featured a triple-isle, wooden monitor barn at the rear of the property during this time period that has since been demolished. The property is contributing to the Lavaca Historic District.
- b. **REAR ACCESSORY STRUCTURE** – The applicant is proposing to construct a rear accessory carport structure to feature approximately 800 square feet.
- c. **MASSING AND FORM** – Per the Guidelines for New Construction 5.A.i., applicants should design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The applicant is proposing to construct a metal, barn-style structure with a maximum height of 13 feet, and area of 20 x 44 feet.
- d. **BUILDING SIZE** – Per the Guidelines for New Construction 5.A.ii., new outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. The accessory structure will feature a footprint of 800 square feet. Generally, per the submitted site plan, staff finds the proposed rear accessory structure to feature an appropriate footprint.
- e. **CHARACTER** – Per the Guidelines for New Construction 5.A.iii., applicants should relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The proposed structure will feature a pre-fabricated, monitor barn-style metal frame with metal siding. The Guidelines for New Construction 3.Ai-iii make material recommendations for new construction: materials should 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. As noted in finding a, the primary structure is Italianate in style and features exposed brick and ornate architectural features. The main portion of the historic structure features a flat roof. Staff finds the proposed materials and architectural features to be inconsistent with the guidelines. Staff finds that the accessory structure should feature traditional or wood materials. Staff finds the monitor barn style architecture of the structure to be appropriate. A wooden garage or carport structure that featured either standing seam metal or shingle roofing would be appropriate.
- f. **WINDOWS AND DOORS** – Per the Guidelines for New Construction 5.A.iv., applicants should design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions. The pre-fabricated structure features three square breezeways on the front and rear elevations. Additionally, the applicant has proposed to install painted, carriage-style garage doors on the rear side of the structure facing Refugio street. The Guidelines for New Construction 5.A.iv note to incorporate garage doors with similar proportions as those traditionally found in the district, and to feature similar materials, i.e., wood or smooth metal panel painted to look like wood. Staff finds that the proposed design of the structure does not comply with the Guidelines regarding fenestration patterns and similar garage door openings.
- g. **SETBACK & ORIENTATION** – Per the Guidelines for New Construction 5.B.i., applicants should match the predominant garage orientation found along the block. Per the Guidelines for New Construction 5.B.ii., applicants should follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. The applicant has proposed to construct the accessory structure at the rear of the property where a monitor barn-style garage was historically present, which will be oriented consistently with the

primary structure and other structures on Lavaca St and Refugio St. Staff finds the orientation and setback to be contextually appropriate, but additional variances may be required to satisfy code requirements.

RECOMMENDATION:

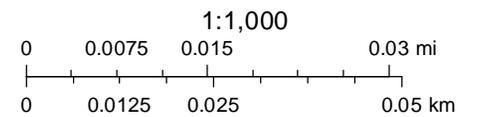
Staff does not recommend approval based on findings e. Staff recommends that the applicant propose a rear accessory structure that features a profile, materials, fenestration pattern and architectural details that are comparable to those found historically within the district or relate to the materials or design of the primary structure.

City of San Antonio One Stop



May 27, 2022

 User drawn lines



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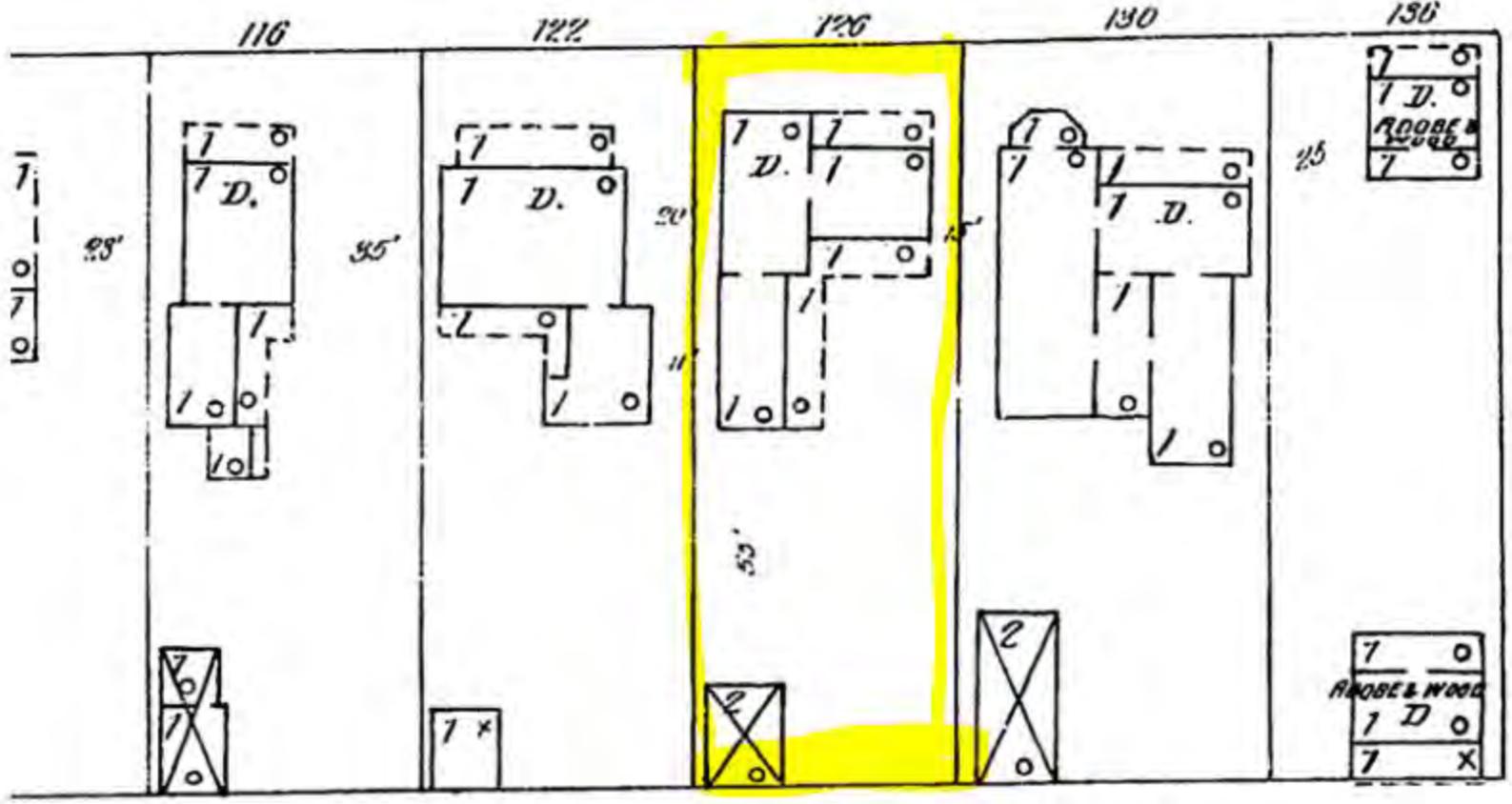
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LAVACA



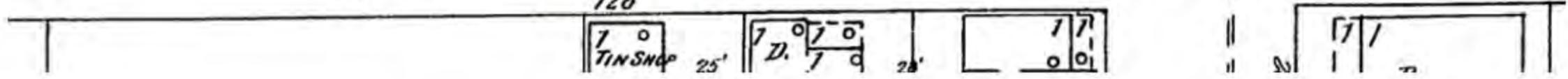
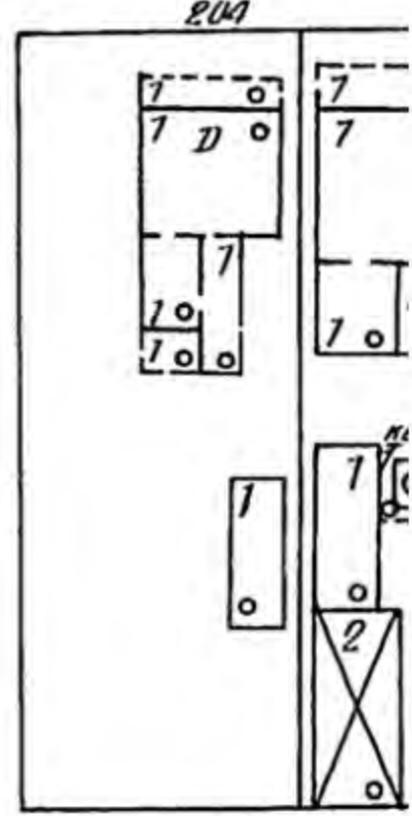
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REFUGIO

95

MATAGORDA

94



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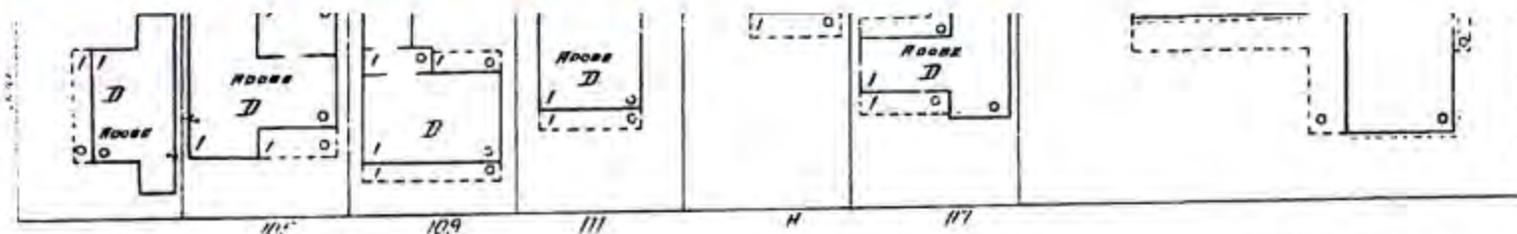
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Date: 1904

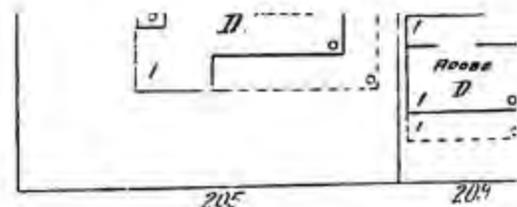
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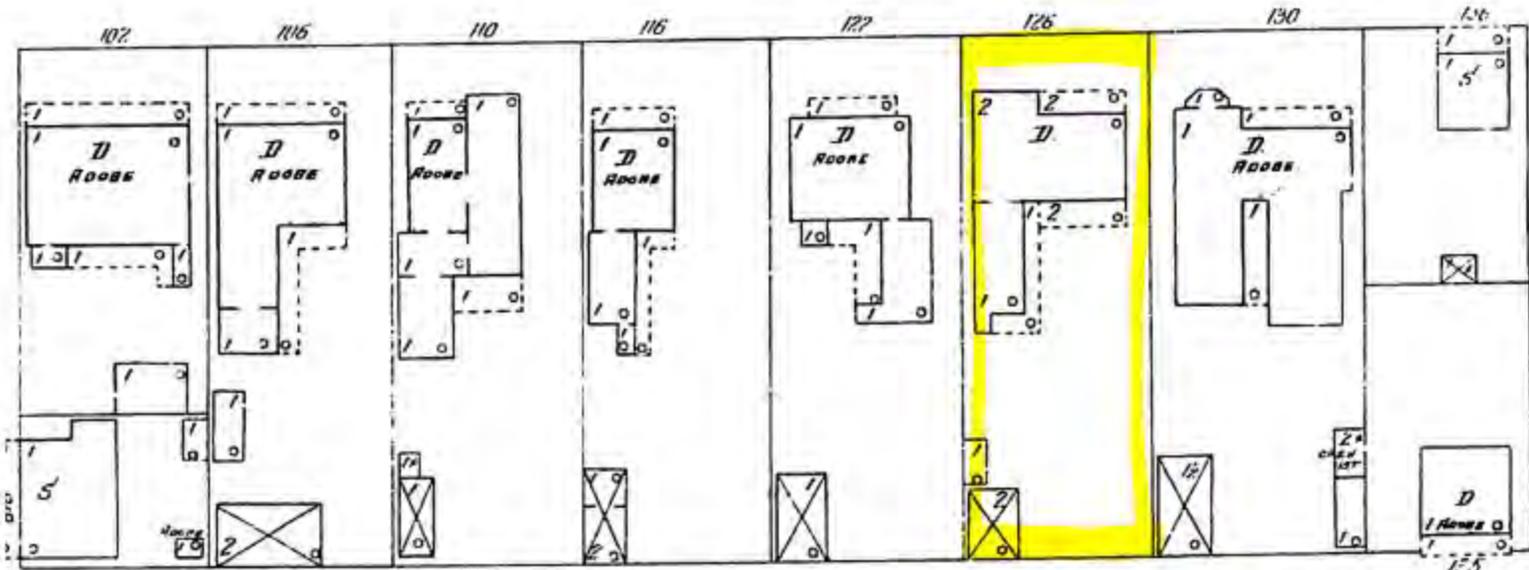


MA



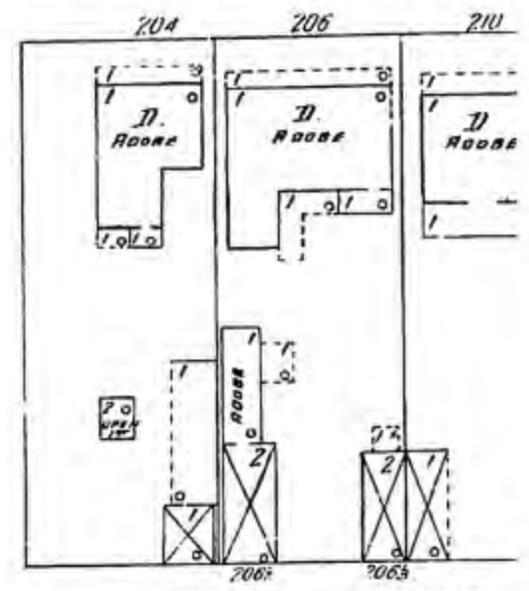
LAVACA

9.5' U. W. PIPE NOT PAVED

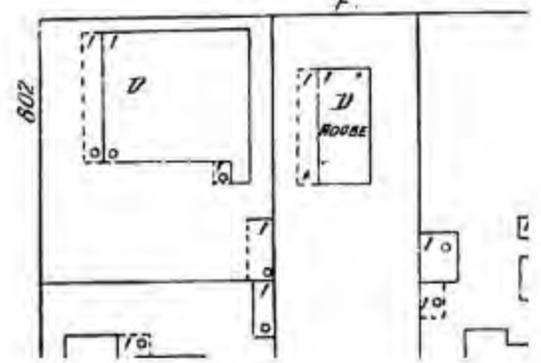
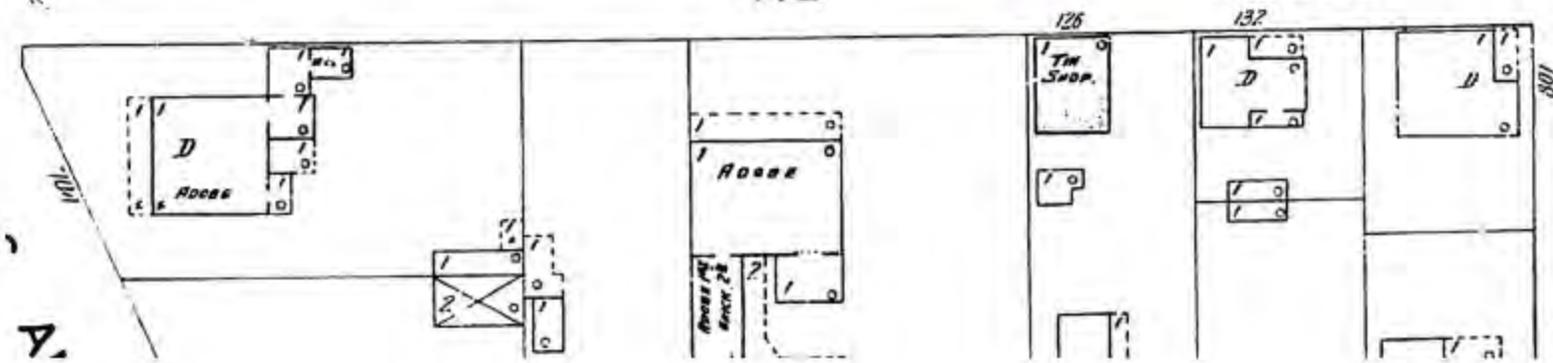


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REFUGIO



ALLEY NOT PAVED



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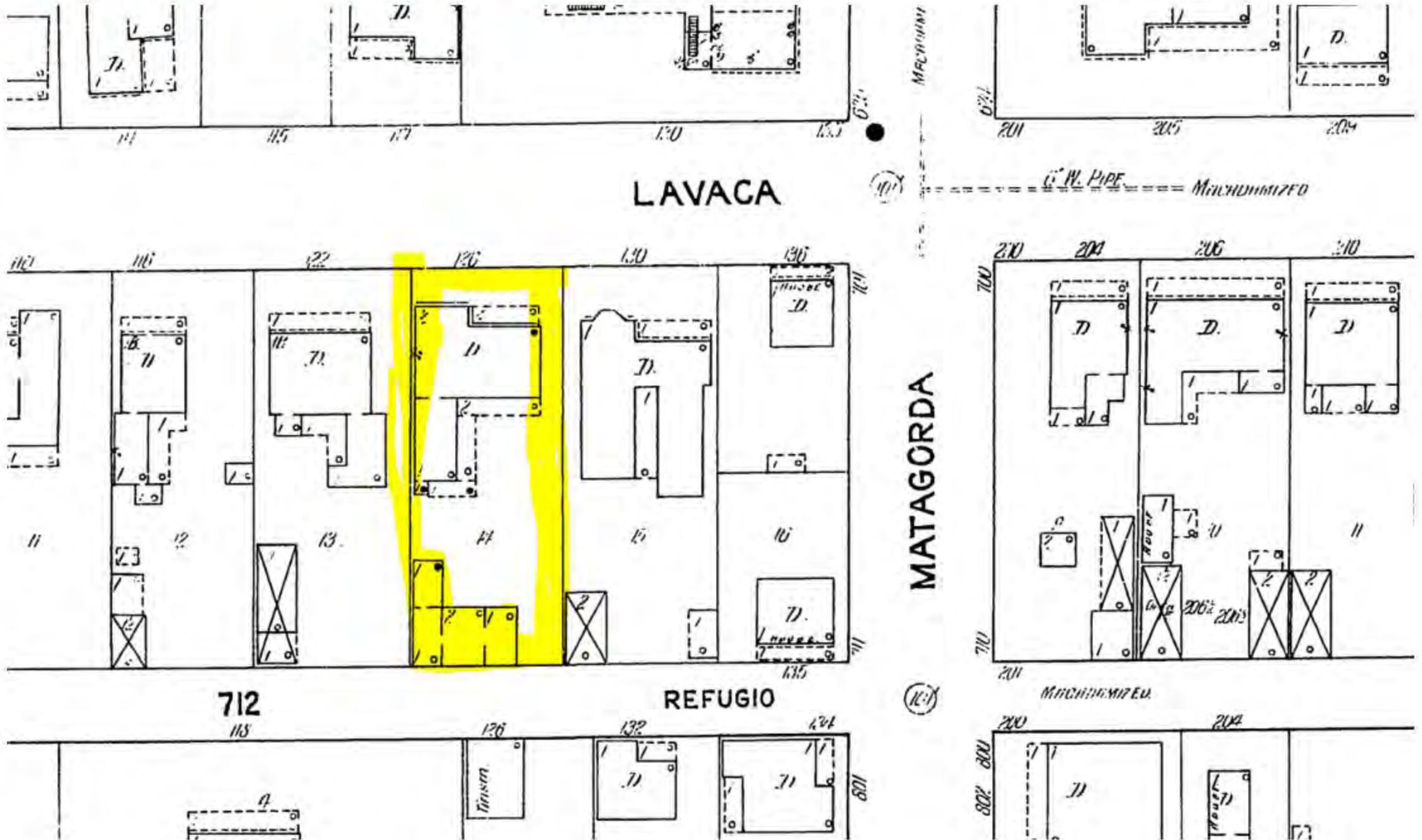
City: San Antonio

Date: 1911-1924

Volume: vol. 3, 1912



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ZONE 4
PERMIT
PARKING
ONLY
TANK-CAM
ONLY













ZONE 4
PERMIT
PARKING
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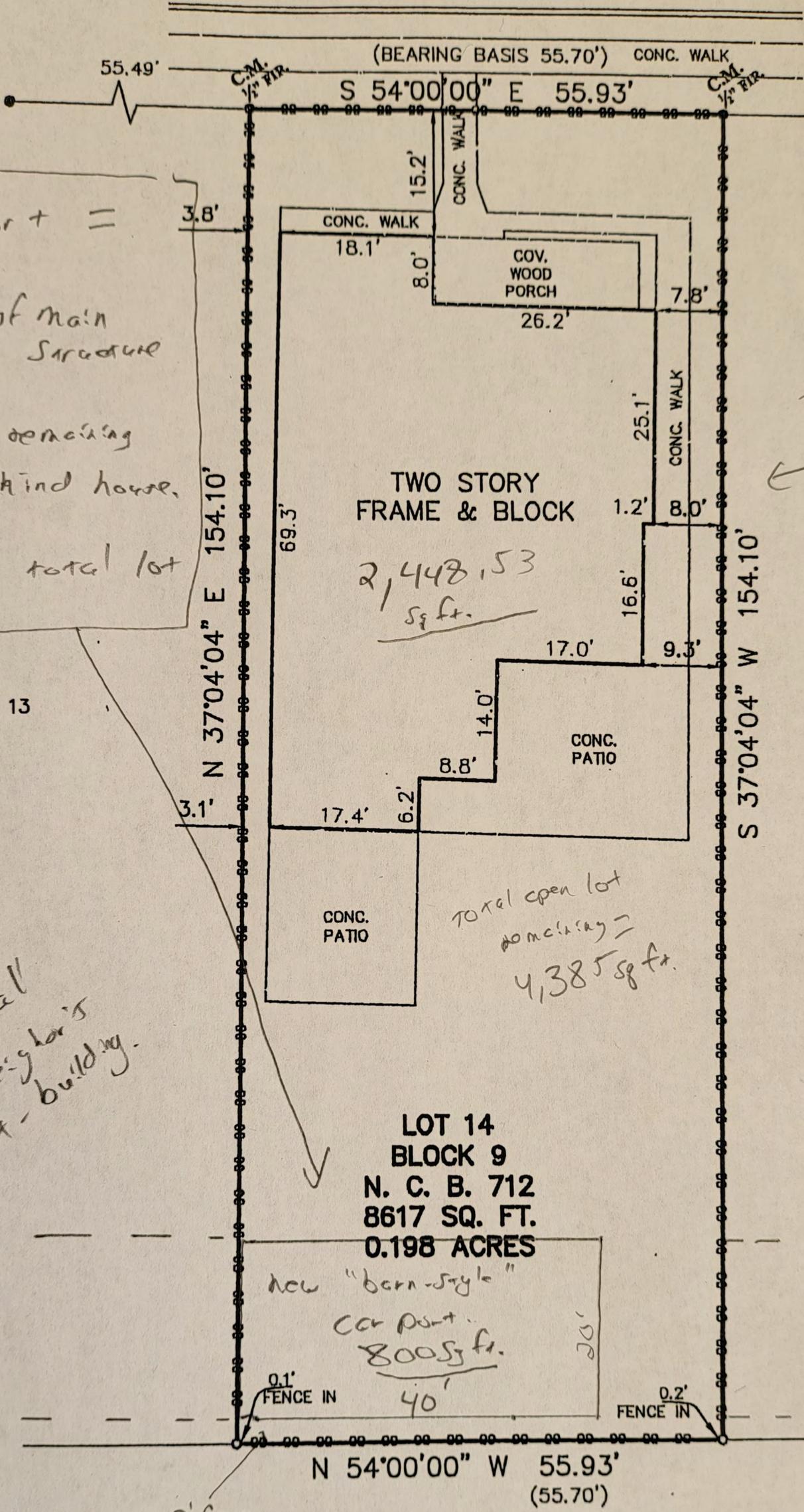


LAVACA STREET

(50' R.O.W.)



SCALE: 1"=20'



New Carport =
- 32.67% of main Structure
- 18.2% of remaining lot behind house.
- 4.5% of total lot

Total Lot equals 8,800 sq. feet

Total open lot remaining = 4,385 sq. ft.

back wall of neighbor's out-building.
Same 3' set back neighbor's out-building.

back wall of neighbor's carport.

Same 3' set back neighbor's out-building

LOT 14
BLOCK 9
N. C. B. 712
8617 SQ. FT.
0.198 ACRES

new "barn-style" carport 800 sq. ft.

NOTE: BEARINGS SHOWN HEREON ARE ASSUMED.

THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 8280, PAGE 1975, VOLUME 9130, PAGE 2118, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

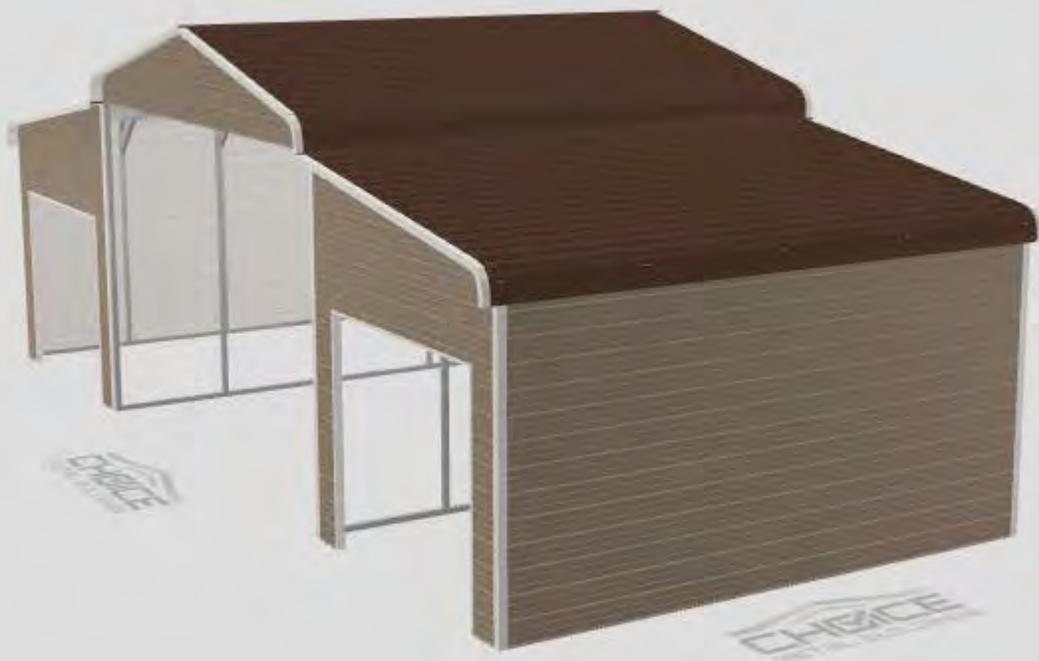
PROPERTY ADDRESS

136 LAVACA STREET

As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 48029C, Panel No. 0465E, Panel Dated 06-18-07, this tract is in Zone(s) X and is not in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials.

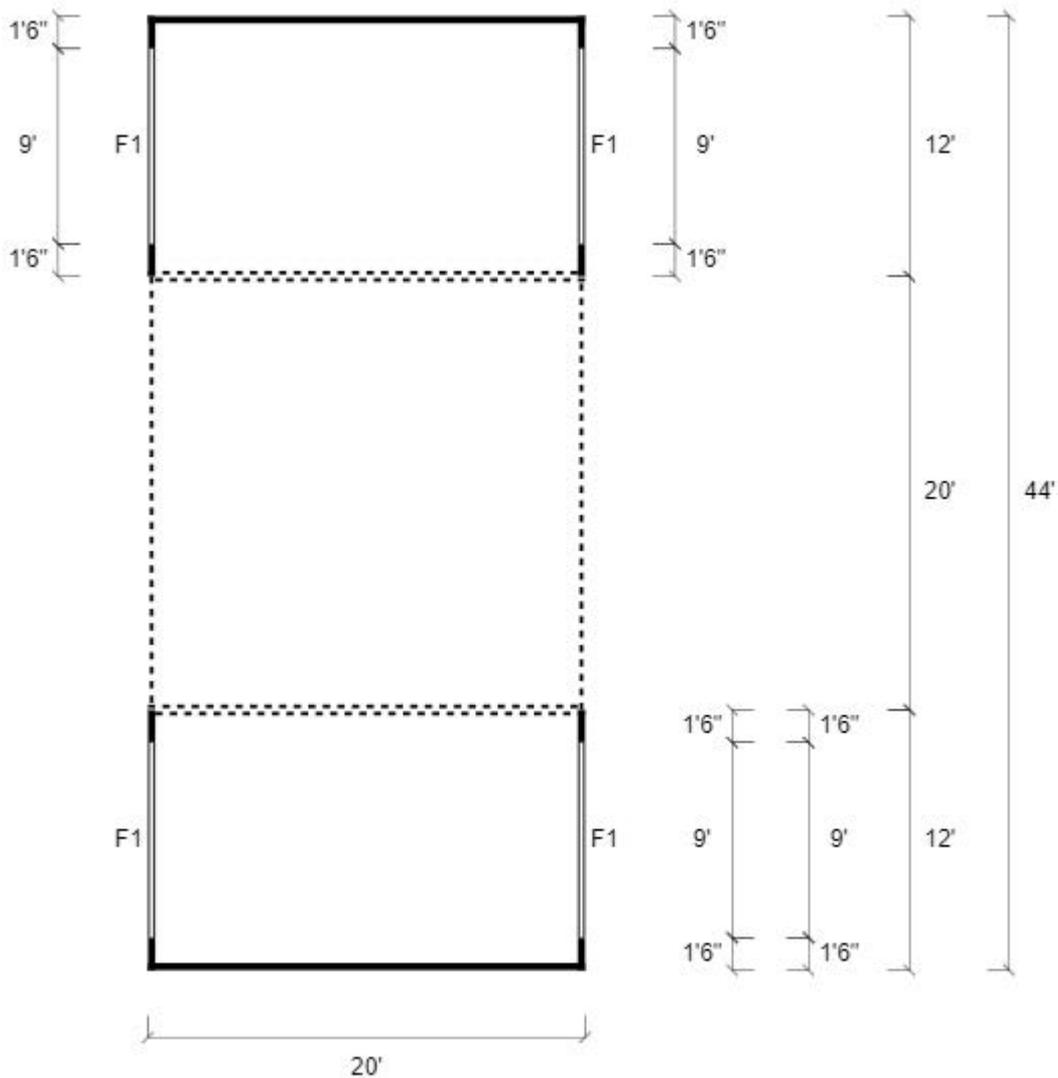


44' W x 20' L x 13'/10' H



44' W x 20' L x 13'/10' H

LEFT SIDE



FRONT

BACK

RIGHT SIDE



BEFORE



AFTER

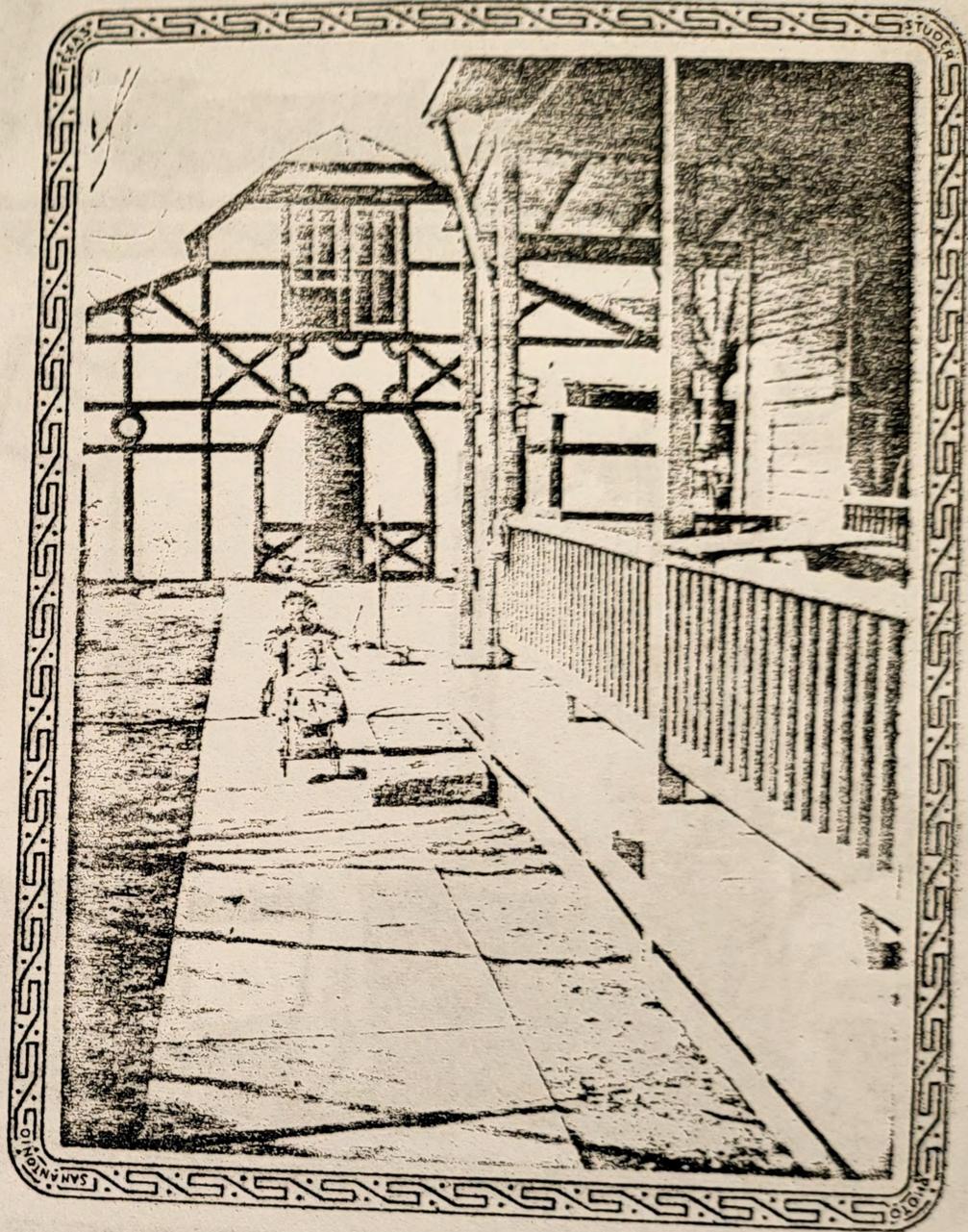
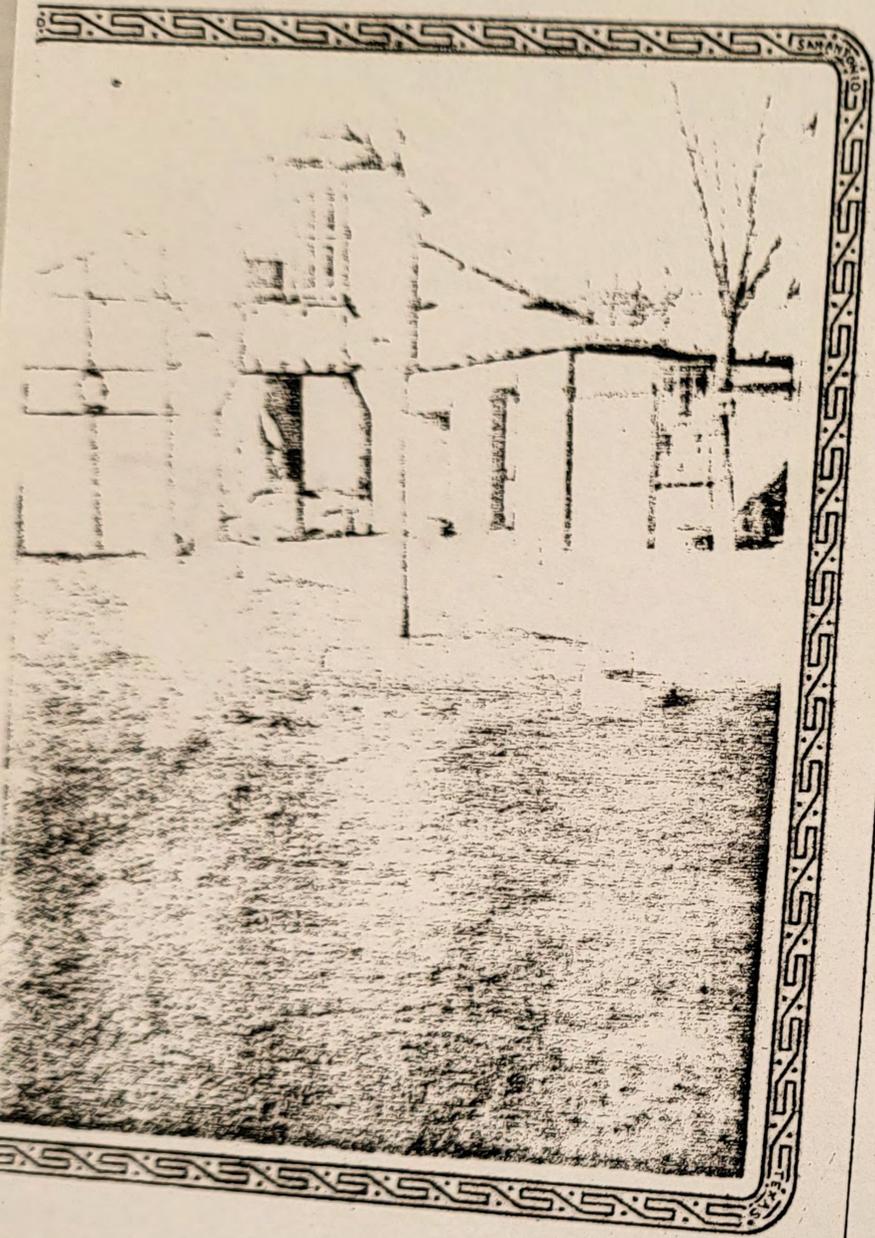
Actual door color and glass transparency may vary from shown due to device presentation; ask your dealer for samples before ordering. Amarr reserves the right to modify designs without notice.

Door 1



- Size 8' Wide x 7' Tall
- Brand Amarr
- Collection Carriage Court
- Construction CC4000
- Design Ashley
- Window Closed
- Placement
- Window Type Closed Square
- Color Sandtone
- Glass Type Clear
- Hardware Castle Rock
Handles Hinges
- Clavos No
- Notes None

BARN (wash house on right side)



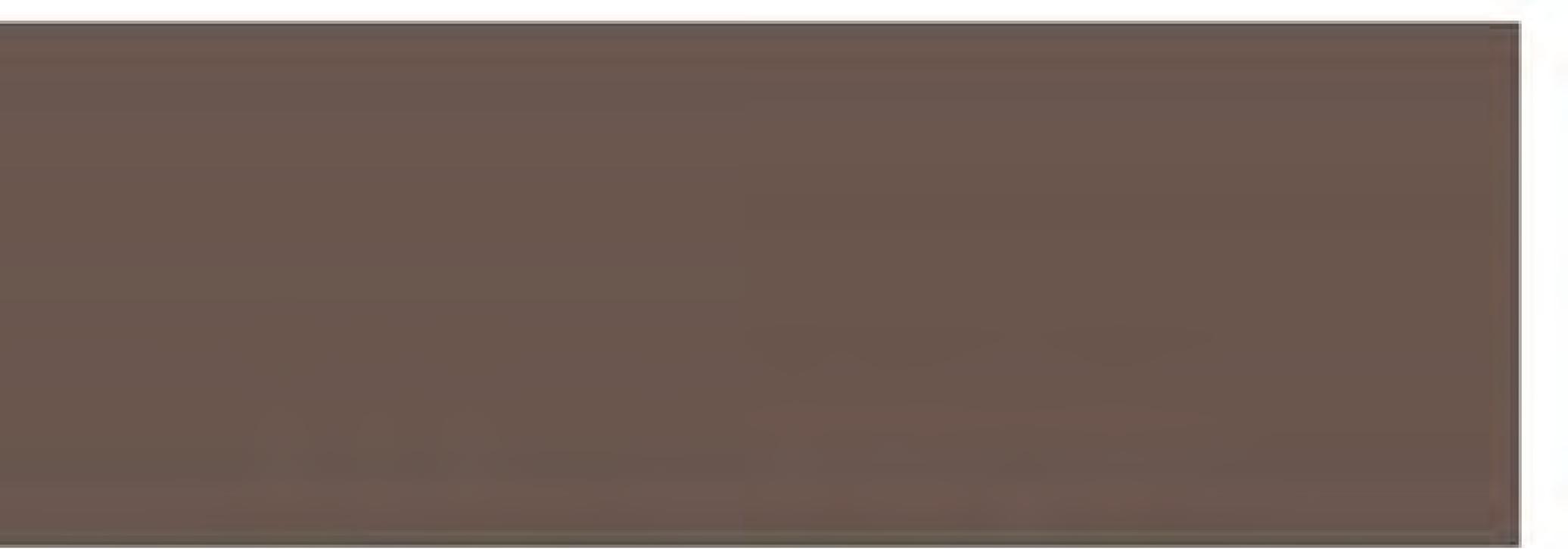
Courtesy of Mrs. Roy Mueller

Copy of photos owned by Mrs. Roy M. Mueller (Inez Dielmann), 110 Camellia Way, 78209, Phone--822-5839.

Apr. 19...







EARTH BROWN

WHITE*

CLAY*