

# HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2022

**HDRC CASE NO:** 2022-039  
**ADDRESS:** 214 LOTUS ST  
**LEGAL DESCRIPTION:** NCB 3036 BLK 30 LOT 4&5  
**ZONING:** RM-4,HL  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Individual Landmark  
**APPLICANT:** LOTUS HOUSE INVESTMENTS LLC  
**OWNER:** LOTUS HOUSE INVESTMENTS LLC  
**TYPE OF WORK:** Approval of site plan and 2-story rear accessory structure, site modifications  
**APPLICATION RECEIVED:** January 03, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a 2-story rear accessory structure behind the primary structure at 214 Lotus.
2. Front yard hardscaping modifications to include the installation of permeable pavers alongside the existing concrete driveway and replacement of an existing concrete walkway with permeable pavers.

The request also includes conceptual approval of a site plan that may include additional rear structures in a future phase.

## 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.

## 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.

## *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 finish. 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. 214 Lotus St is a single-story Queen Anne residence with rear accessory structure built in 1909. The house is comprised of the historic core and a number of additions. The historic core has clapboard siding and a hipped standing seam metal roof with front-facing gable over a bay window in a recessed porch. Round columns with newer brick bases and wood balustrades line the edge of the concrete porch. Character-defining features of 214 Lotus St include clapboard siding on the historic core, round columns on a recessed front porch, decorative surround on front door, shingled gable over bay window on historic core, and one-over-one wood windows and screens where found on the historic core. The structure was designated as an individual local historic landmark by City Council on August 20, 2020.
- b. **DESIGN REVIEW COMMITTEE** – The applicant met with the Design Review Committee (DRC) on January 12, 2022. At that time, the requested project featured three, 3-story rear accessory structures and has been updated since the meeting. The DRC expressed concern over the scale and lot coverage of the project due to a lack of precedence. The DRC recommended that the height of the structure(s) be reduced to be subordinate to the primary structure, the rooflines and fenestration patterns updated to be more reflective of established context, and the overall number of rear structures be reconsidered.
- c. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, orientation of new construction should be consistent with the historic examples found on the block, including rear structures. The proposed structure is located towards the rear of the property and does not feature primary street frontage. The applicant has proposed to orient the 2-story structure towards the street at the end of the existing driveway, which is consistent with established development patterns.
- d. **SCALE & 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. Historically, rear accessory structures in historic district feature a scale that is subordinate to that of the primary historic structure. The applicant has proposed a new rear structure that matches the height of the tallest ridge line of the primary structure. Staff finds the request consistent.
- e. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant's proposed entrance orientation is consistent with the Guidelines.
- f. **ROOF FORMS** – The applicant has proposed a hipped roofline with gable elements. Staff generally finds these roof forms to be consistent based on the surrounding context.

- g. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Per the elevations that the applicant has submitted, staff finds the proposed windows to be consistent with the Guidelines. The proposed sizes, configurations, and rhythm are found historically within the vicinity. Staff finds that that applicant should comply with the window and door stipulations in the recommendation.
- h. **MATERIALS** – At this time the applicant has not submitted final information regarding materials. Staff finds that all siding should feature a maximum 4-6 inch exposure, a thickness of  $\frac{3}{4}$ ", mitered corners and a smooth finish. Any stucco elements should feature a true trowel application and finish in lieu of EFIS or a similar product. Columns should be six inches square, and window materials should meet staff's standards for windows in new construction.
- i. **ARCHITECTURAL DETAILS** – As noted in the previous findings, staff finds that many of the proposed architectural details, including porch massing, roof massing, and window proportions are consistent with the Guidelines.
- j. **HARDSCAPING** – The applicant has proposed to install permeable pavers alongside the existing concrete driveway and to replace the existing front concrete walkway with the same pavers. Per the Guidelines, existing hardscaping should be retained and driveways should not be widened. Staff does not find the requests consistent with the Guidelines.
- k. **ADMINISTRATIVE APPROVAL** – The request includes various scopes that are eligible for administrative approval, including a new inground pool, privacy fencing, rear hardscaping, and rear landscaping.
- l. **SITE PLAN** – The submitted site plan indicates future development on the southwest corner of the lot. The potential scope is not indicated, but the applicant has previously expressed an intent to construct two additional structures. Staff finds that any future development in this area should be restricted to a maximum of two stories with a height that is subordinate or equal to the tallest ridgeline of the primary historic structure. Lot coverage guidelines should be followed for building footprints and impervious materials. The applicant should provide detailed contextual drawings or analyses to demonstrate compatibility of multiple rear structures relative to the surrounding context. Approval of one rear structure as part of this application does not grant automatic approval for future development.

## RECOMMENDATION:

Item 1, Staff recommends final approval of the proposed 2-story rear accessory structure based on findings a through j with the following stipulations:

- i. That the applicant submits a detailed specification for all proposed new windows. All new windows must meet the following stipulations: windows must be fully wood windows and feature a one over one configuration as noted in finding f. 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 concealed by a wood window screen set within the opening. The applicant is required to submit a detailed drawing and specification for the new front window to staff prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits all final material specifications to staff prior to the issuance of a Certificate of Appropriateness. If fiber cement siding or skirting is used, boards should feature a smooth finish with a maximum reveal of six inches or reveal to match the existing historic structure. Faux grain is not permitted.
- iii. That the applicant complies with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment if applicable.
- iv. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.

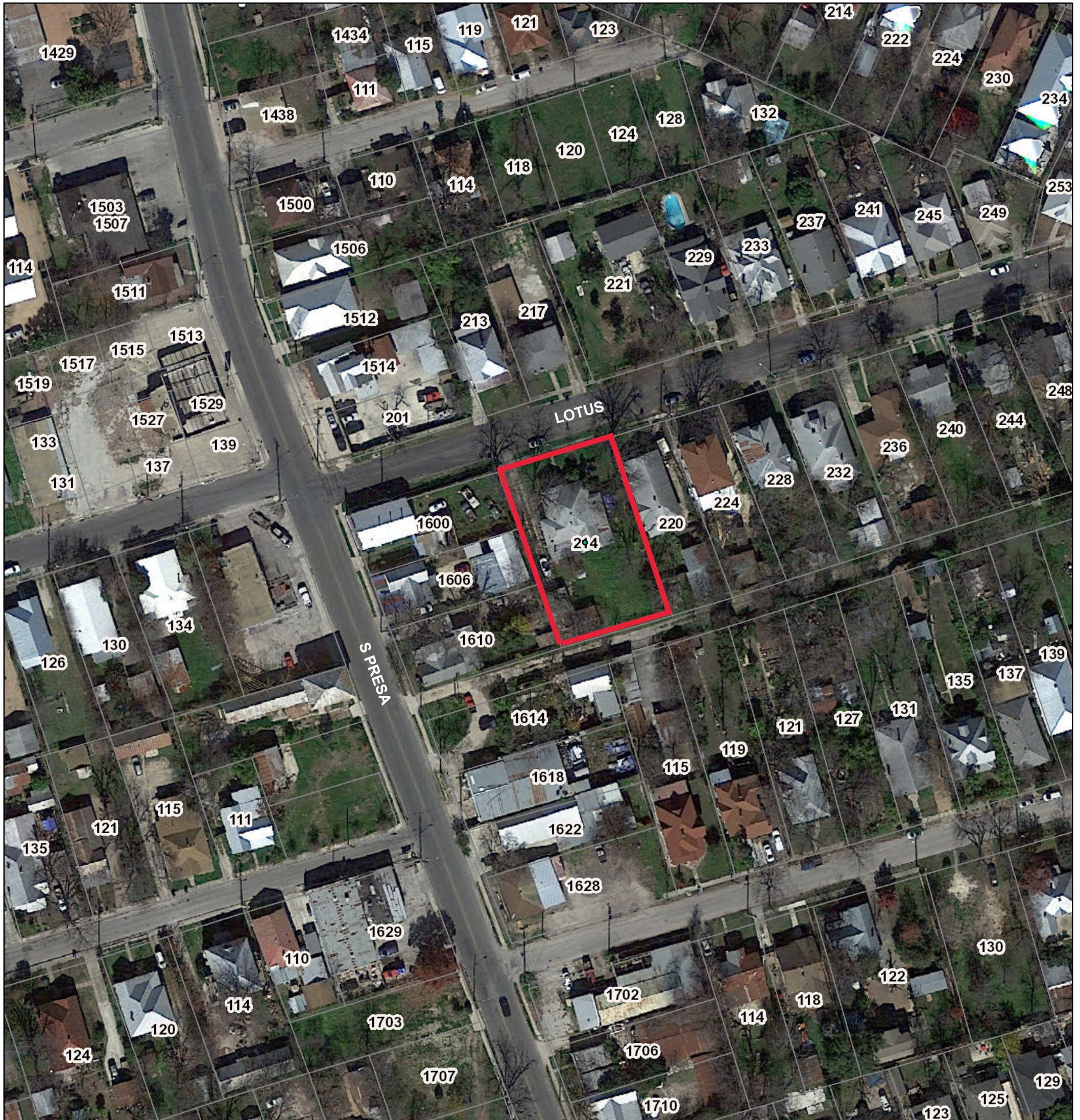
Item 2, Staff does not recommend approval of the proposed pavers alongside the existing driveway and for replacement of the existing concrete walkway.

Staff recommends conceptual approval of the proposed site plan based on findings a through l with the following stipulations:

- i. That any new development introduced to the lot be a maximum of two stories with a height that is subordinate or equal to the tallest ridgeline of the primary historic structure.
- ii. That the overall scale and massing be consistent with the context of the property and lot as a whole and follow established historic development pattern in the vicinity.
- iii. That lot coverage guidelines be followed for building footprints and impervious materials.
- iv. That the applicant provide detailed contextual drawings or analyses to demonstrate compatibility of multiple rear structures relative to the surrounding context.
- v. That the applicant submits all final material specifications for final approval and complies with staff's standard stipulations for windows, siding, and roofing as noted in Item 1 above.



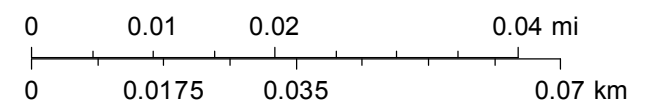
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February 25, 2022

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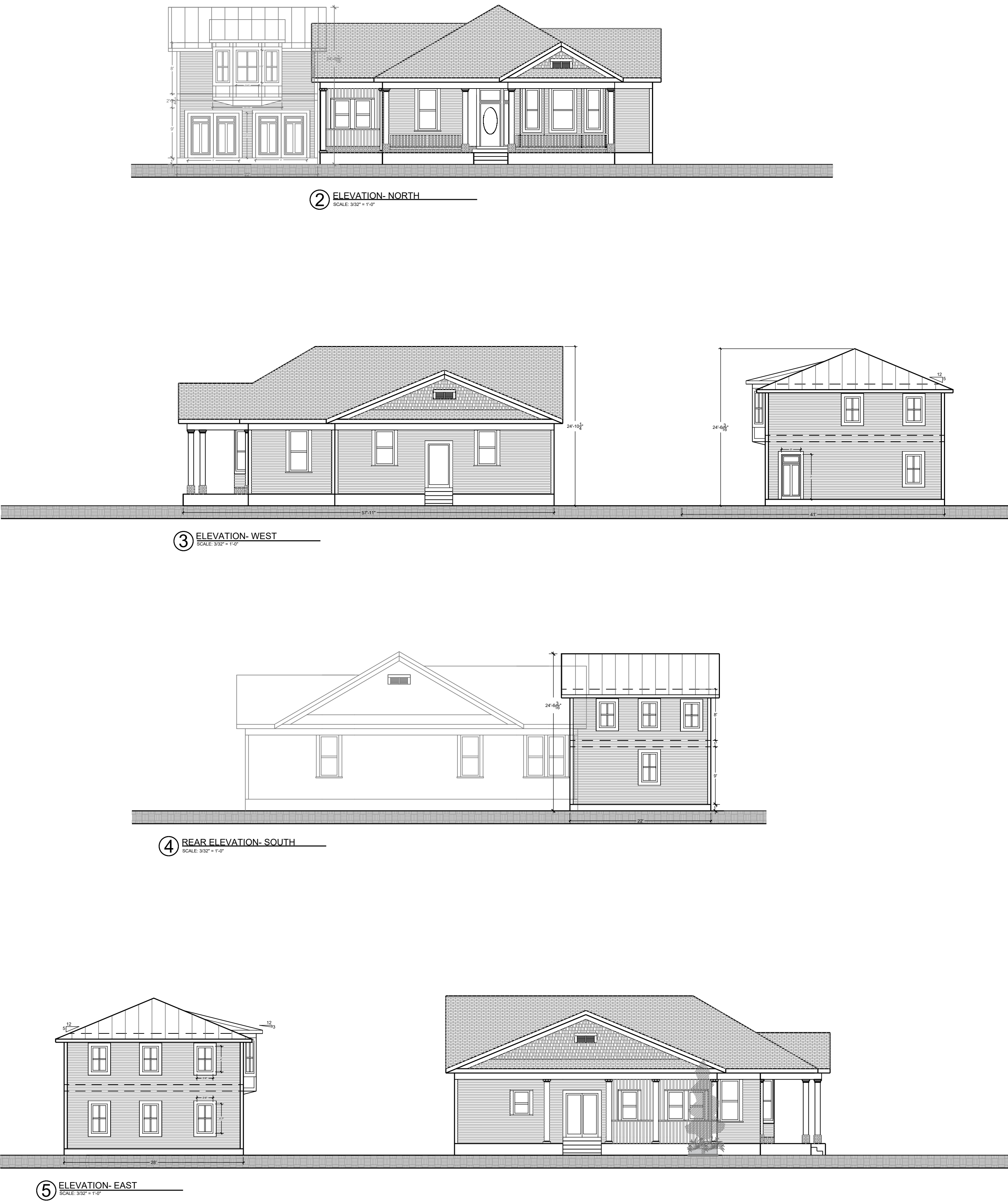
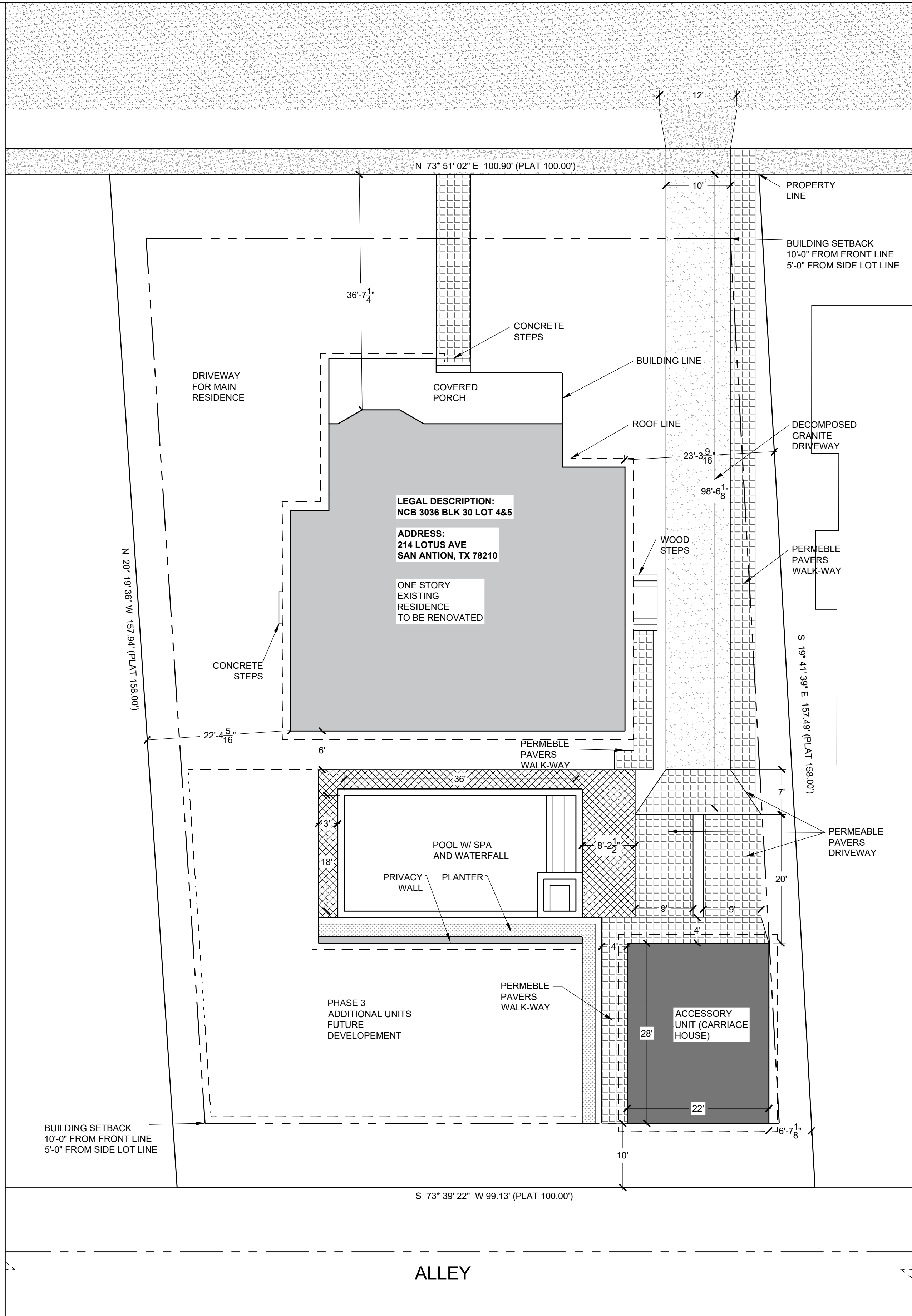
- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels











PROJECT:  
214 Lotus St.  
Accessory Unit

CLIENT:  
JONES COMPANY

ADDRESS:  
214 Lotus Ave, San  
Antonio, TX 78210

REVISIONS:

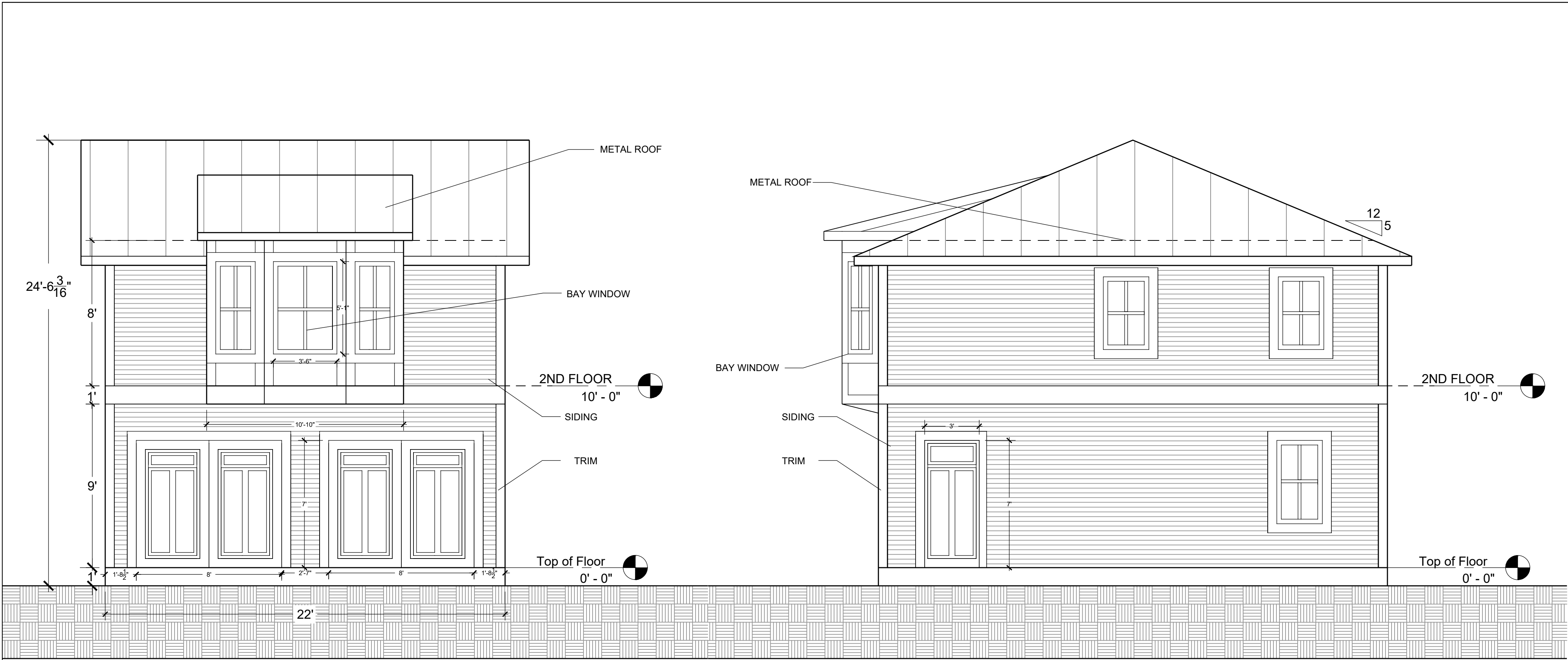
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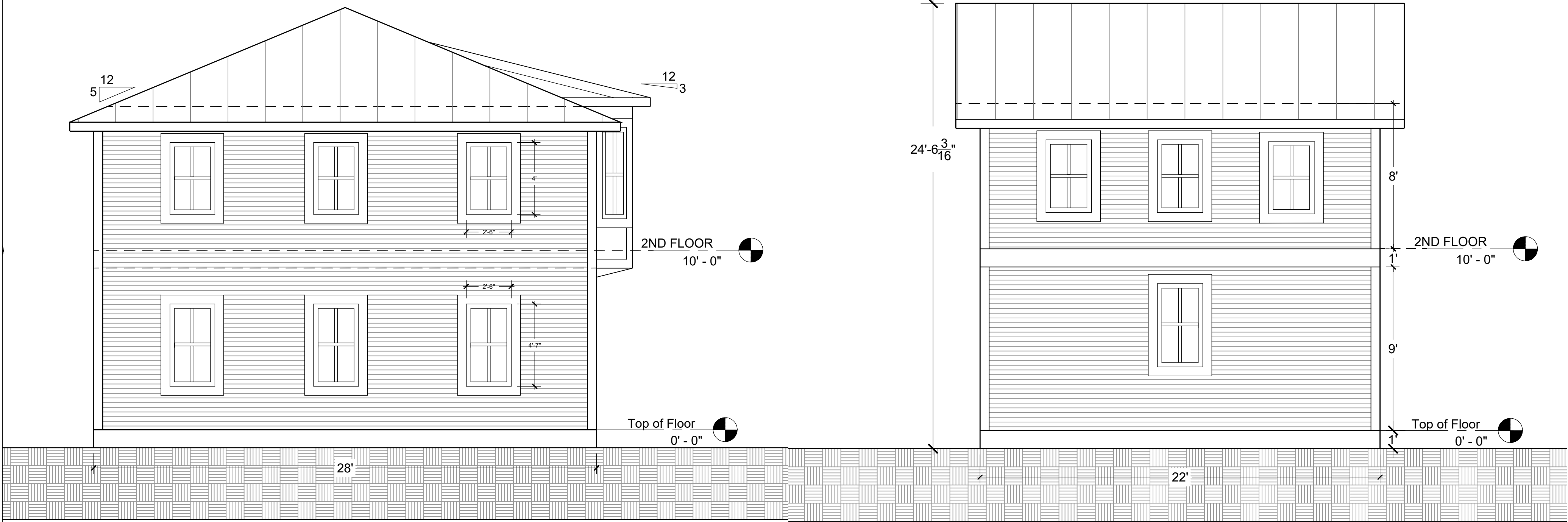
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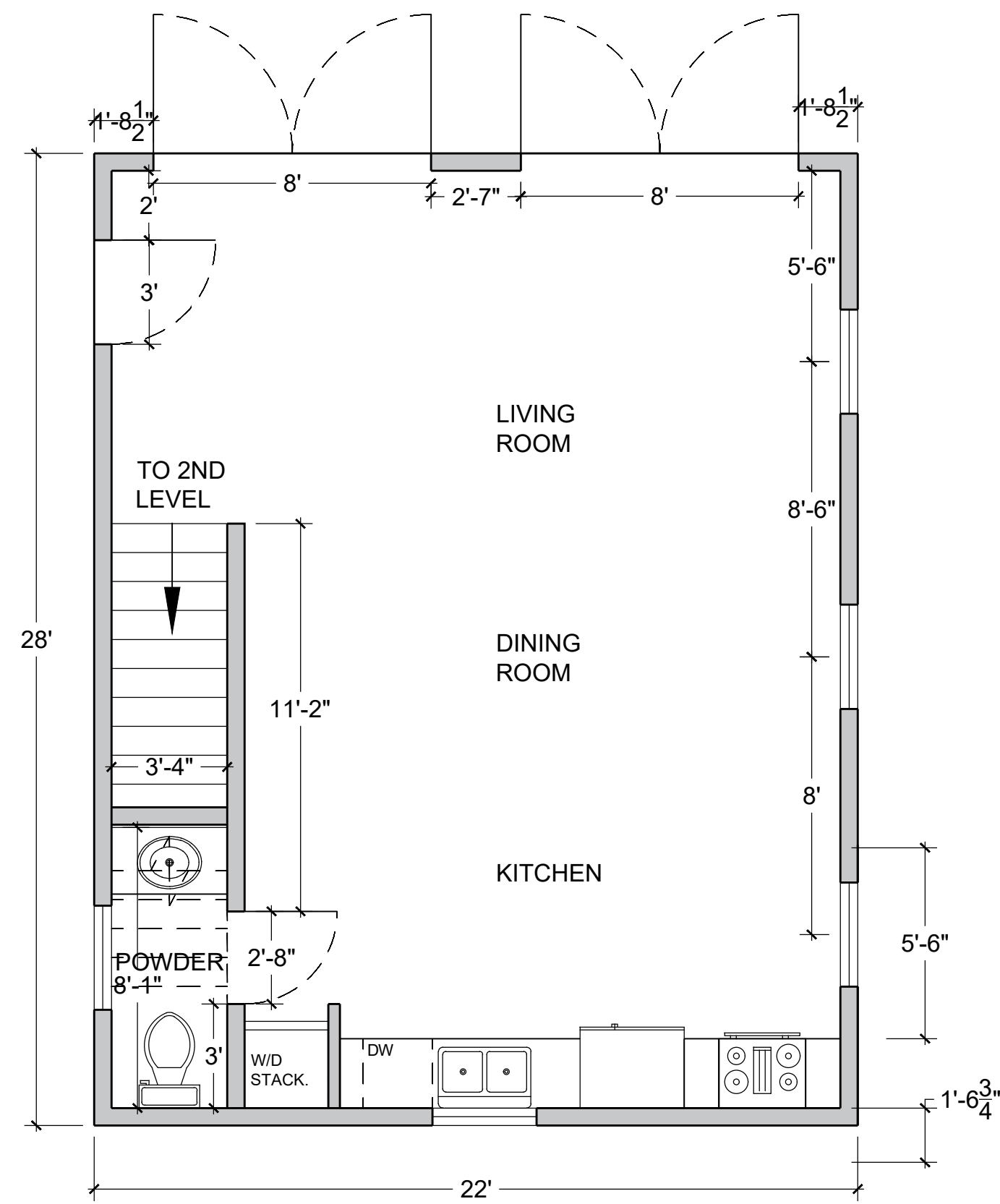
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2 SIDE ELEVATION- WEST  
SCALE: 1/4" = 1'-0"

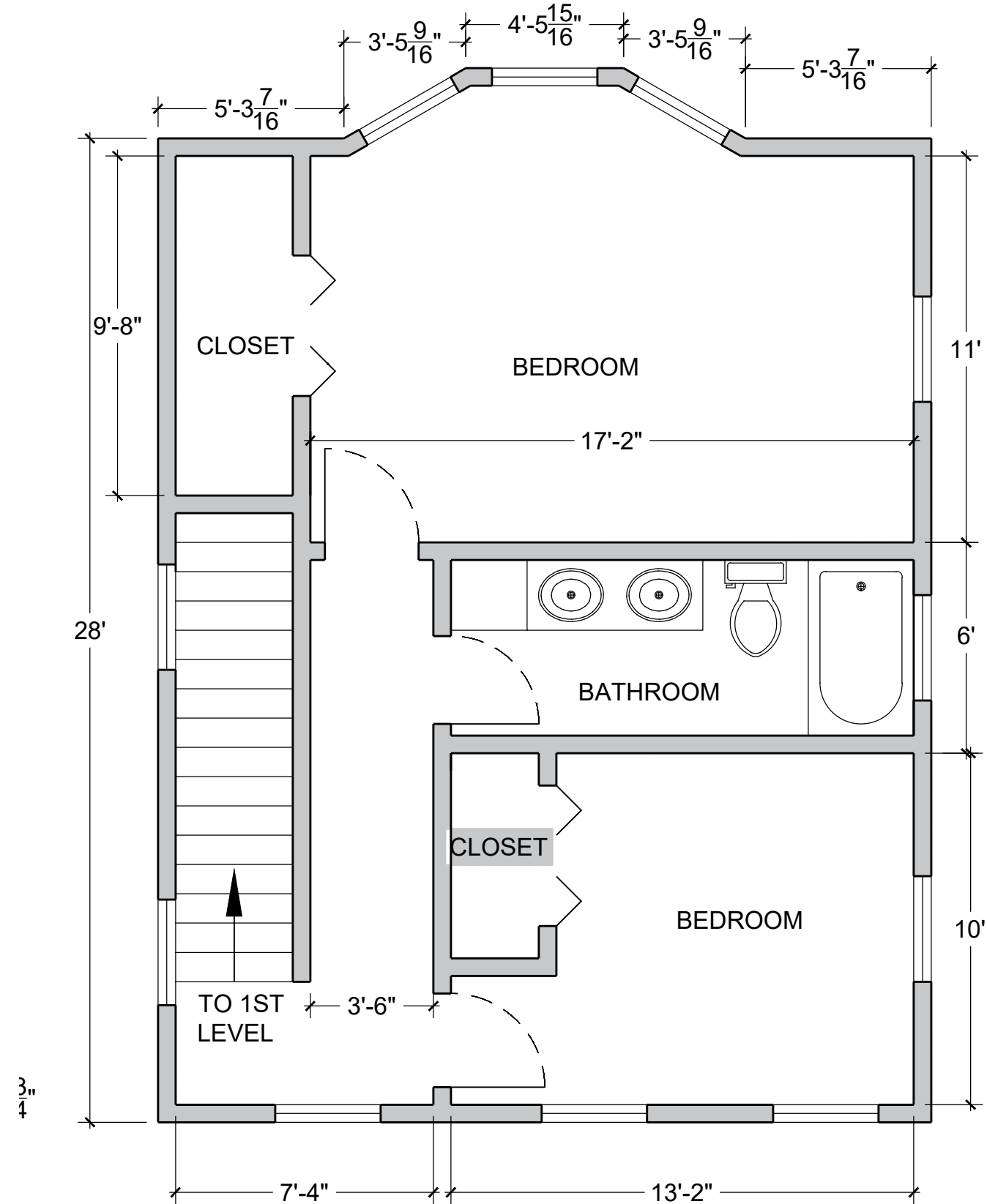


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SCALE: 1/4" = 1'-0"

4 REAR ELEVATION- SOUTH  
SCALE: 1/4" = 1'-0"



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



2 FLOOR PLAN- 2ND LEVEL  
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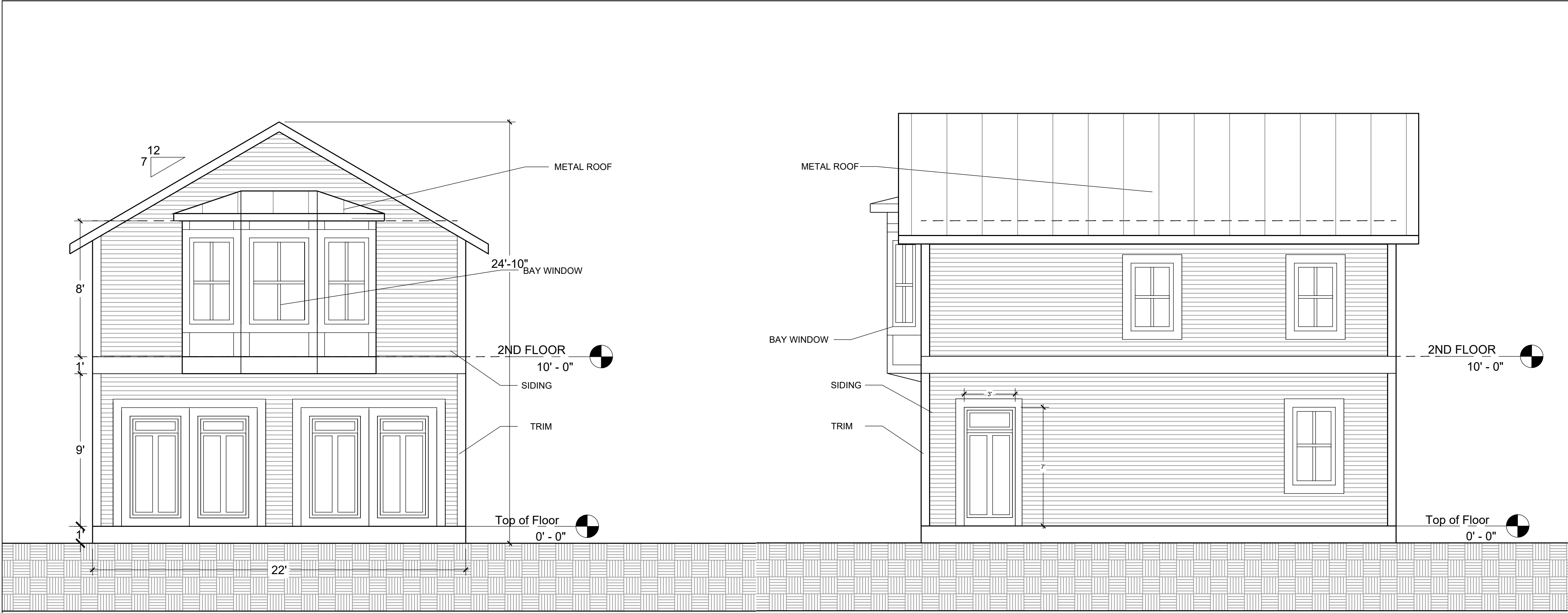
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REVISIONS:

JOB #A301  
DATE: 02/14/22

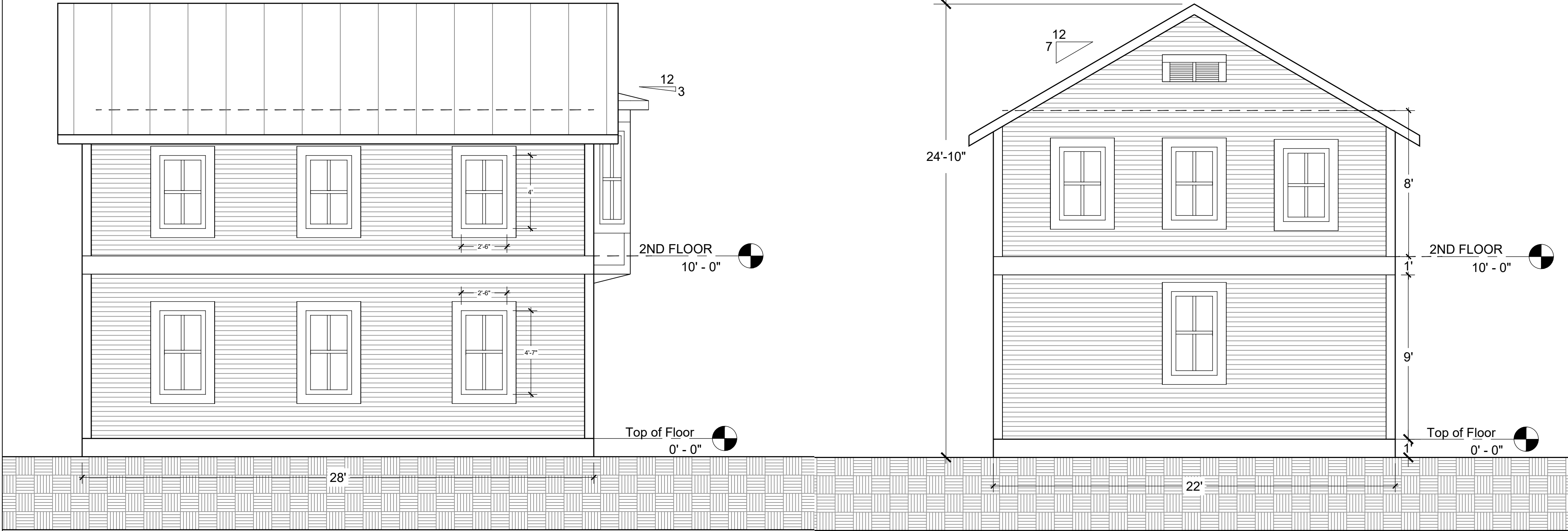
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PAGE 2 OF #





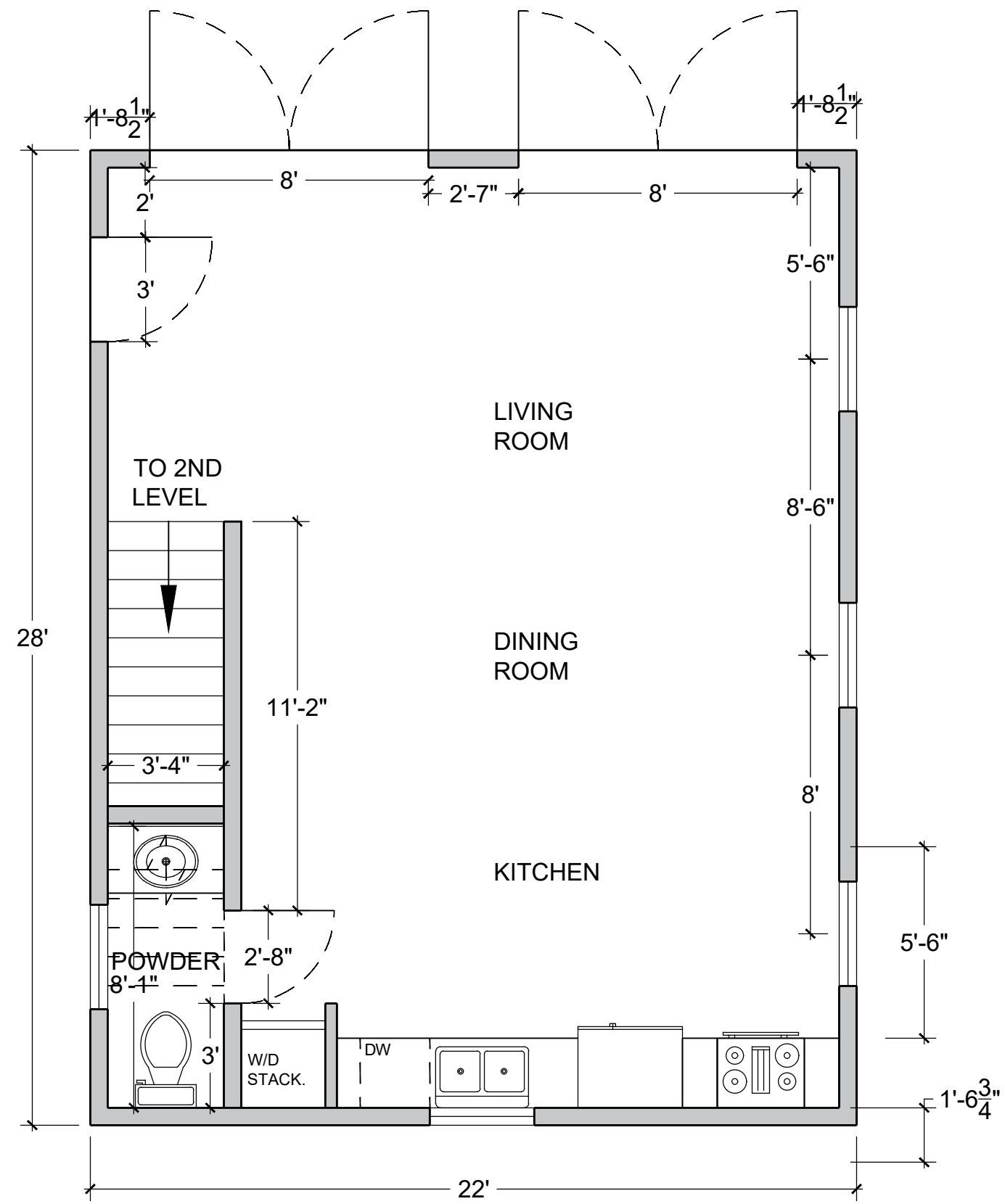
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**2 SIDE ELEVATION- WEST**  
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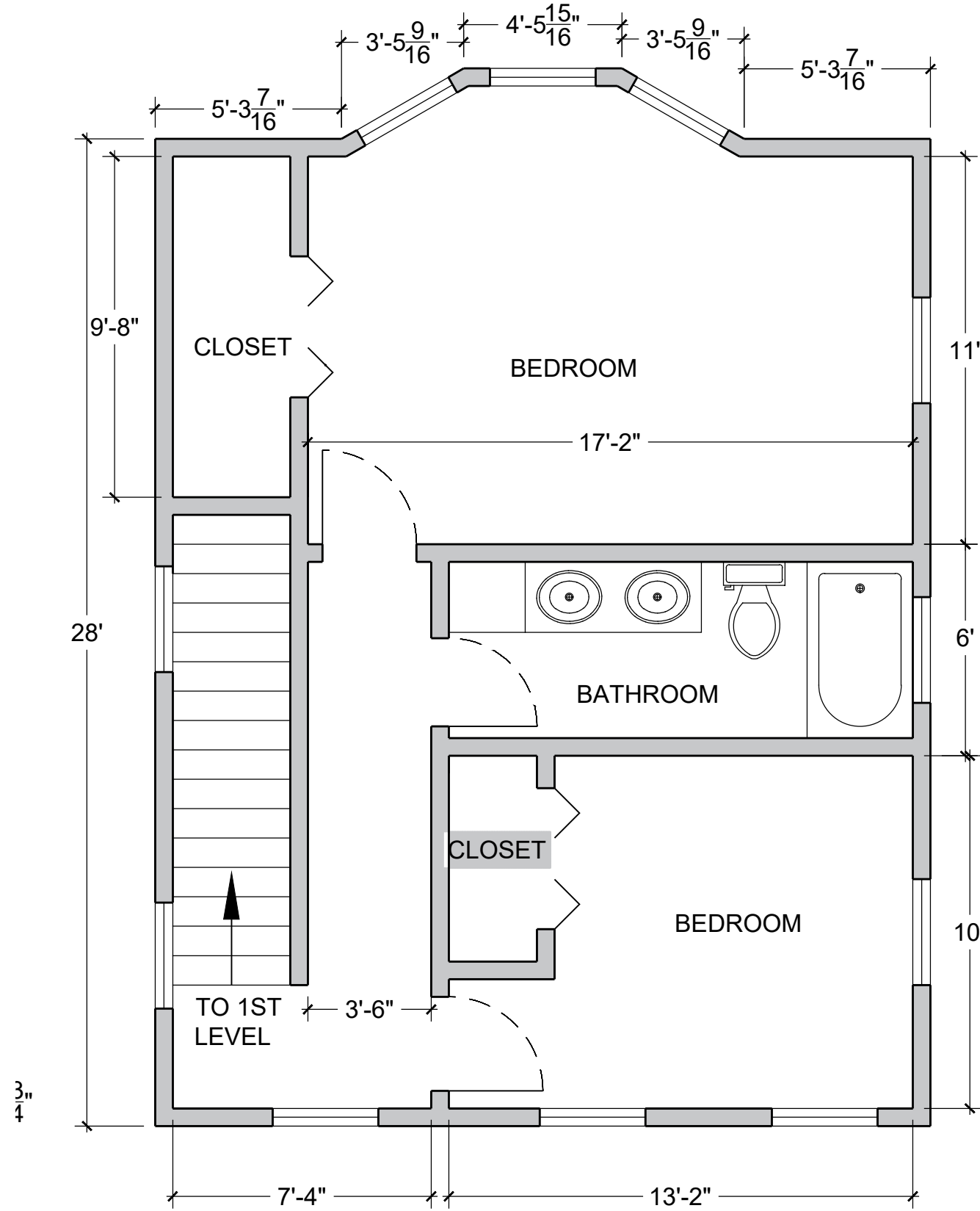


**3 SIDE ELEVATION- EAST**  
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**4 REAR ELEVATION- SOUTH**  
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**1 FLOOR PLAN- 1ST LEVEL**  
SCALE: 1/4" = 1'-0"



**2 FLOOR PLAN- 2ND LEVEL**  
SCALE: 1/4" = 1'-0"

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SHEET#:

**A2**

PAGE 2 OF #