

HISTORIC AND DESIGN REVIEW COMMISSION

December 15, 2021

HDRC CASE NO: 2021-629
ADDRESS: 318 REFUGIO ST
LEGAL DESCRIPTION: NCB 714 BLK 11 LOT N 51.5 FT OF 5
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: MARISOL OVERSTREET/OVERSTREET DESIGN BUILD, LLC
OWNER: JENNINGS NATALY E & JOSHUA A
TYPE OF WORK: Amendment to previously approved addition
APPLICATION RECEIVED: December 03, 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 to amend a previously-approved addition siding material from board and batten to metal siding.

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.

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.

FINDINGS:

- a. The primary structure located at 318 Refugio is a 1-story residential structure constructed circa 1900 in the Folk Victorian style. The structure features woodlap siding, a cross gable configuration with fishscale siding and gingerbreading, and an asymmetrical front porch with turned columns. The structure is contributing to the Lavaca Historic District.
- b. AMENDMENT TO PREVIOUSLY APPROVED ADDITION – The applicant received approval from the Historic and Design Review Commission (HDRC) for a 140 square foot rear addition on August 18, 2021. At that time, the proposed and approved siding material was either wood or smooth cementitious board and batten with boards measuring twelve (12) inches wide with battens measuring 1 – ½" wide. The current request is to amend the siding material to a standing seam metal with a vertical orientation. Per the Historic Design Guidelines, materials used on additions should match the primary structure 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. 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. Staff finds that metal siding may be appropriate in this specific instance due to the limited visibility and minimal footprint of the addition, the material's presence as an addition material in the Lavaca Historic District, and its installation configuration that echos historic siding patterns.

RECOMMENDATION:

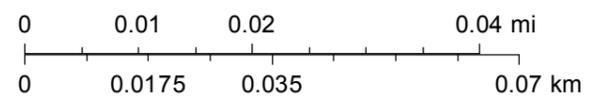
Staff recommend approval based on findings a and b with the following stipulations:

City of San Antonio One Stop



August 11, 2021

1:1,000





02 / December / 2021

210 416 3235
m.overstreet@overstreetdesignbuild.com

Attention To:
Historic & Design Review Commission

Project Address:
318 Refugio Street

Legal Description:
NCB 714 BLK 11 LOT N 51.5 FT OF 5

Historic District:
Lavaca

PUBLIC PROPERTY:
No

APPLICANT:
Marisol Overstreet
Overstreet Design Build
102 Belfast Drive
San Antonio, TX 78209

OWNER:
Nataly & Josh Jennings

TYPE OF WORK:
Addition

CURRENT HDRC CASE NO:
2021-386

EXISTING CONDITIONS OF PROPERTY



NORTH ELEVATION



NORTHWEST CORNER - MINIMAL VISIBILITY FROM STREET



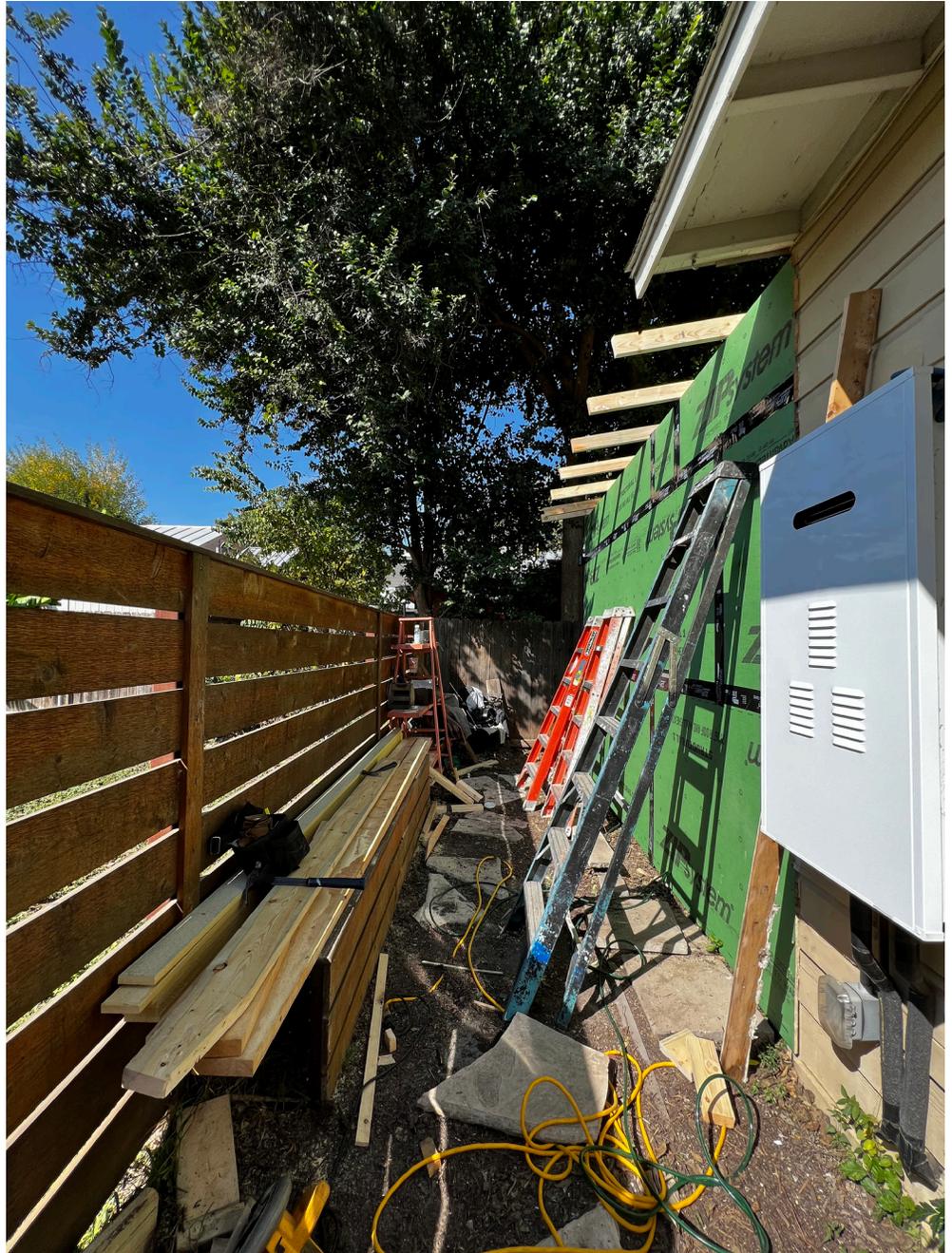
EXISTING CONDITIONS OF PROPERTY (Continued)



NORTHEAST CORNER



EXISTING CONDITIONS OF PROPERTY (Continued)



CURRENT CONDITIONS - BACK VIEW - AREA OF METAL SIDING REQUEST



EXISTING CONDITIONS OF PROPERTY (Continued)



SOUTHWEST CORNER - AREA OF METAL SIDING REQUEST - LOCATION OF ADDITION



02 / December / 2021

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Letter To:
Historic & Design Review Commission

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CURRENT HDRC CASE NO:
2021-386

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

The applicant is requesting a Certificate of Appropriateness for approval to: 1. Use of metal siding as the exterior siding of new addition only. The metal siding will be similar to the new standing seam metal roof. The metal siding is intended to be applied in a horizontal manner.

DETAILED WORK DESCRIPTION:

The structure at 318 Refugio was constructed in 1895 and first appears on the 1896 Sanborn map. The structure is of the Folk Victorian architectural style and features a front and side gabled roof, Folk Victorian detailing and a shingle roof that will be replaced with appropriate metal roof per HDRC guideline. The applicant is currently under construction of the already approved 140 square foot addition and would like to present this change in material selection from board & batten to metal siding on the new addition.

At the rear of the primary historic structure, an addition featuring a footprint of approximately 140 square feet is currently erected. The Guidelines for Additions states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new.

The applicant is currently following HDRC suggestions and guidelines of previous certificate case number 2021-386. At this time we would like HDRC to consider our new selection for board & batten exterior siding to metal siding. We believe the metal siding would keep in line with the spirit of historic renovations. The metal siding would accentuate that it is a modern intervention and not part of the original house by separating the massing to a higher degree. Metal siding has become part of the vernacular in the architecture for additions in the Lavaca Historic District. It's a material selection that has been favored by many architects in the area because of its longevity and resuable characteristics it provides to historic homes. In addition, for our specific project, its application will provide as a radiant barrier on the south facing new addition. Regarding scale, mass and form, the applicant proposes for the addition to feature a roof height that is subordinate to that of the primary historic structure and a footprint that is appropriate for the lot.

Respectfully,

Marisol Overstreet
Principal | Builder



02 / December / 2021

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m.overstreet@overstreetdesignbuild.com

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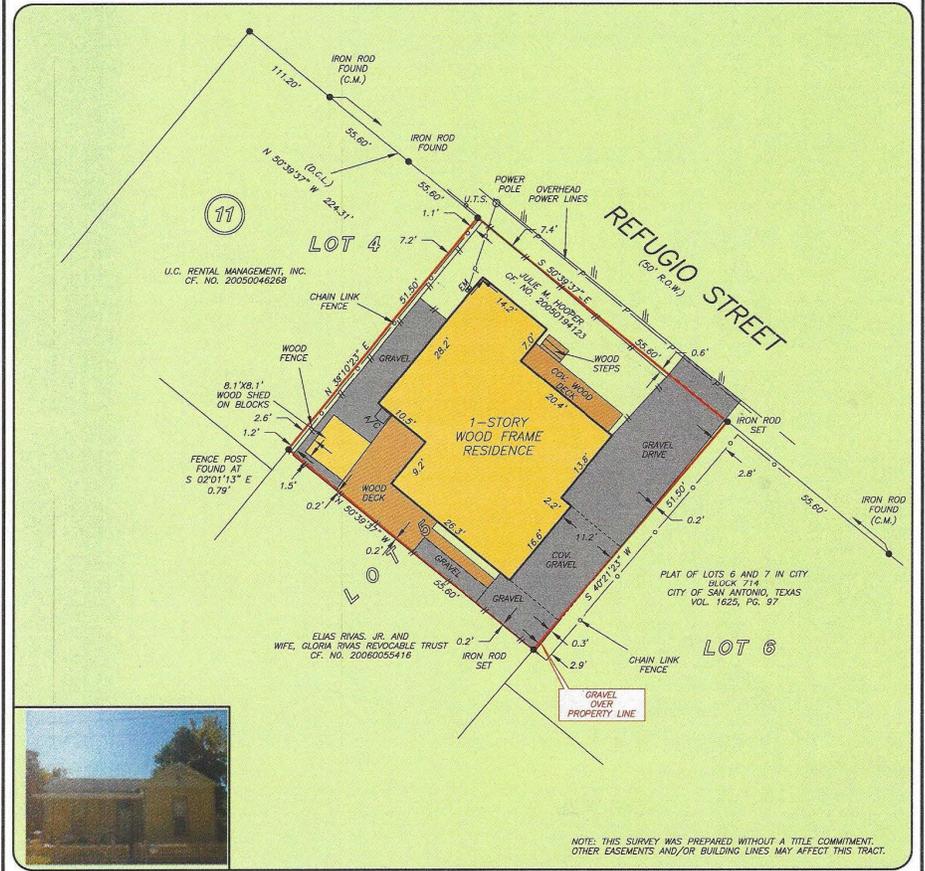
PLAT SURVEY (Provided by Owner)

ADDRESS: 318 REFUGIO STREET
SAN ANTONIO, TEXAS 78210
BORROWER: NATALY JENNINGS

**THE NORTH 51.50 FEET OF LOT 5
BLOCK 11
NEW CITY BLOCK 714**

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
ACCORDING TO THE PLAT THEREOF RECORDED
IN VDOCUMENT NO. 20090059309 OF THE DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS

SCALE: 1" = 20'



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48029C 0415 G MAP REVISION: 08-29-2010 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

U.T.S. = UNABLE TO SET
D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: DOCUMENT NO. 20090059309, B.C.D.P.R.

DRAWN BY: VT

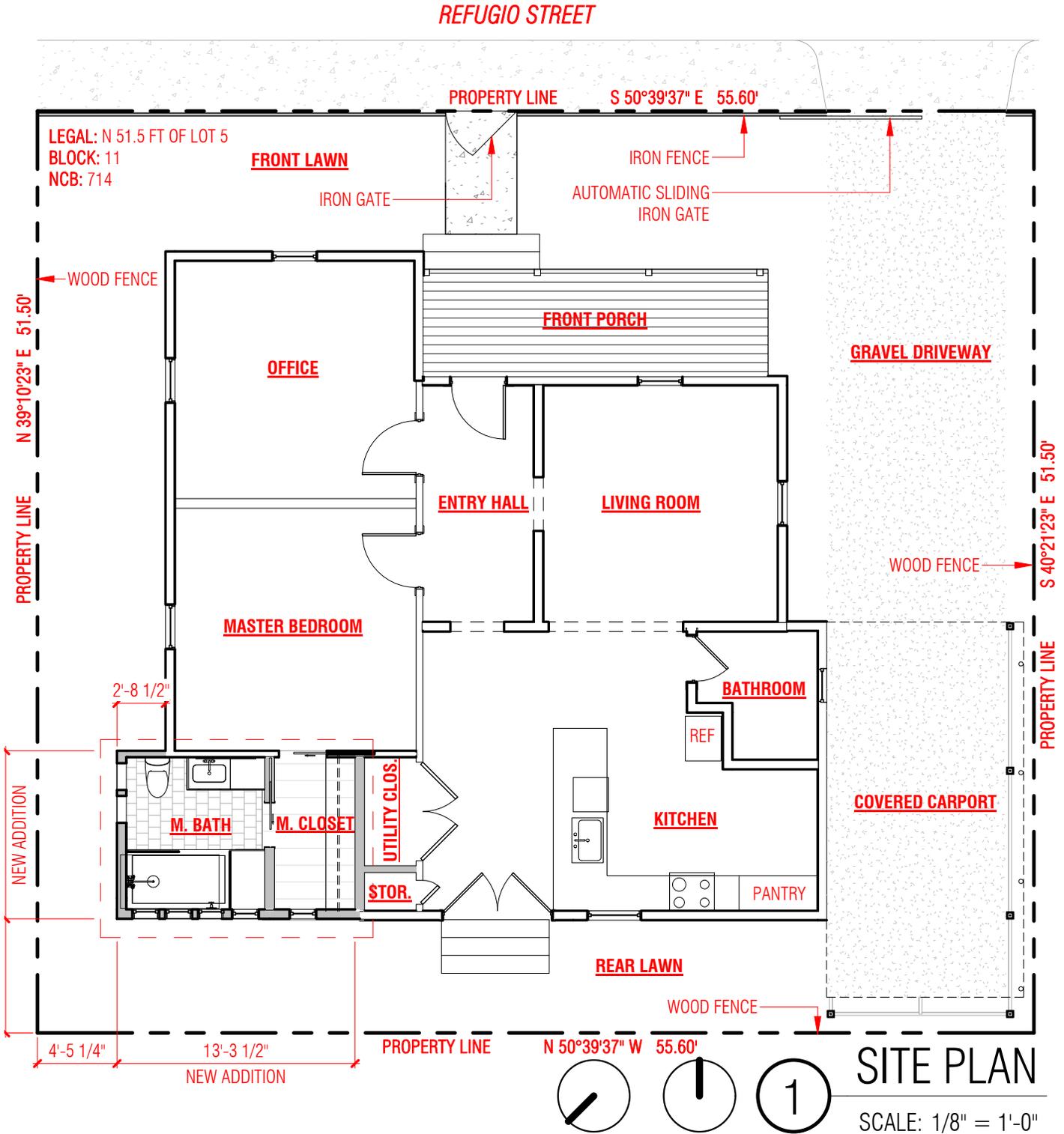
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

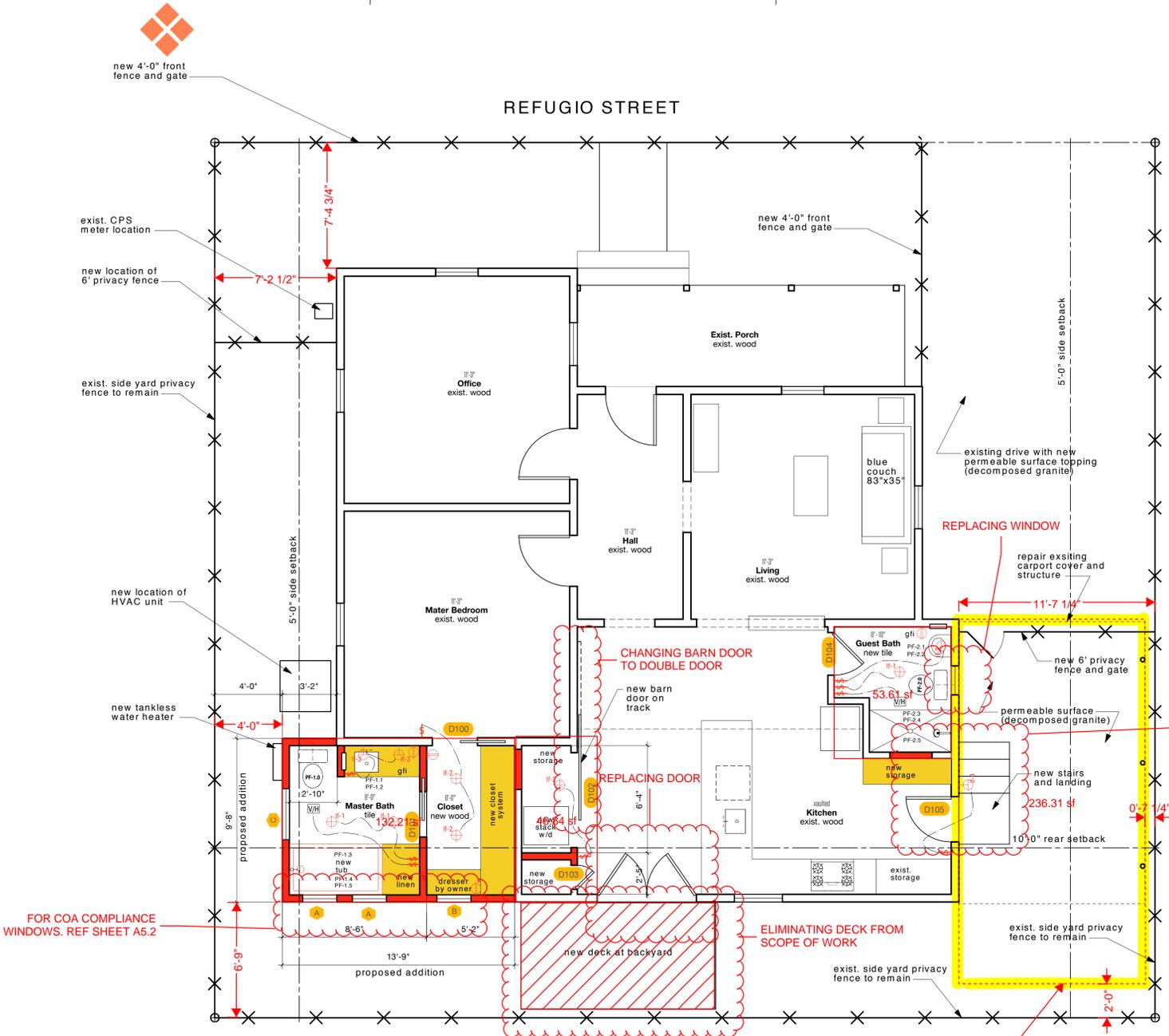
JAMES P. WALKOWIAK
PROFESSIONAL LAND SURVEYOR
NO. 5971
JOB NO. SA2012-03612
OCTOBER 30, 2012





SITE PLAN





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

FOR COA COMPLIANCE WINDOWS. REF SHEET A5.2

ACTUAL PERIMETER OF EXISTING CARPORT

Room	Floor	Base	N. Wall	E. Wall	S. Wall	W. Wall	Ceiling	Millwork	Notes
Mast. Closet	WF-X	WB-X	PT-X	PT-X	PT-X	PT-X	PT-X	MW-1 / CT-X	provide price options for custom painted millwork vs. pre-manufactured millwork
Mast. Bath	TF-X	WB-X	PT-X	PT-X	PT-X	PT-X	PT-X	MW-2 / CT-X	provide price options for custom painted millwork vs. pre-manufactured millwork
Laundry	WF-X	WB-X	PT-X	PT-X	PT-X	PT-X	PT-X	--	repair exist. wood floor as req.d for new layout
New Storage	exist	WB-X	PT-X	PT-X	PT-X	PT-X	PT-X	--	repair exist. wood floor as req.d for new layout
Guest Bath	exist	WB-X	PT-X	PT-X	PT-X	PT-X	PT-X	--	repair exist. wood floor as req.d for new layout

FINISH LEGEND	
Floor	
WF-X	new wood floor to match exist.
TF-X	new tile floor
Base	
WB-X	new painted wood base to match exist.
Paint	
PT-X	new painted sheetrock walls
PT-X	new painted sheetrock ceiling
Millwork	
MW-1	custom painted millwork
MW-2	custom painted millwork
CT-X	counter top material

ACCESSORY SCHEDULE		
AC1.0	towel ring	master bath
AC1.1	toilet paper holder	master bath
AC 1.2	towel bar	master bath
AC 1.3	medicine cabinet	master bath
AC 2.0	toilet paper holder	guest bath
AC 2.1	towel bar	guest bath
AC 2.2	medicine cabinet	guest bath

PLUMBING FIXTURE SCHEDULE

PF-1.0	new toilet - master
PF-1.1	new sink - master
PF-1.2	new faucet - master
PF-1.3	new clawfoot tub - master
PF-1.4	new tub filler / shower head - master
PF-1.5	new tub overflow - master
PF-2.0	new toilet - guest
PF-2.1	new sink - guest
PF-2.2	new faucet - guest
PF-2.3	new shower drain - guest
PF-2.4	new shower controls - guest
PF-2.5	new shower head - guest

PLAN SYMBOL KEY

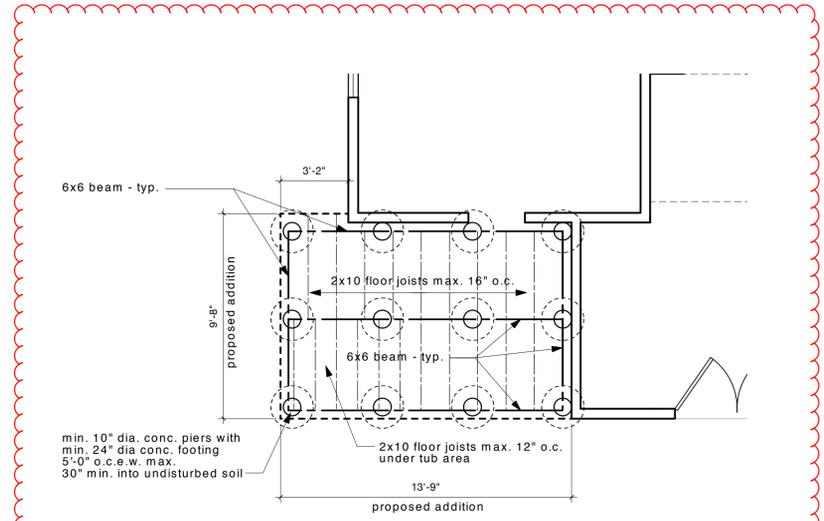
- new wall
- 110V duplex outlet
- 110V GFI duplex outlet
- new switch
- new dimmer switch
- new ceiling mounted fixture
- new ceiling mounted fixture
- new interior wall sconce fixture
- new exterior wall sconce fixture
- new vent with heater

NEW DOOR SCHEDULE

type	hardware	w	h
D100	solid core flush slab pocket door	FP / EP	2'-8" x 6'-8"
D101	solid core flush slab pocket door	FP / EP / JB	2'-6" x 6'-8"
D102	solid core barn door on track	PP	5'-7" x 6'-8"
D103	solid core flush slab interior door	P	1'-4" x 6'-8"
D104	solid core flush slab interior door	PR	2'-6" x 6'-8"
D105	solid core door with full vision lite	L / DB	2'-8" x 6'-8"

Hardware Key
 - = Exist. Hardware to Remain
 P = Passage
 L = Lockset
 DB = Deadbolt
 PR = Privacy
 D = Dummy
 FP = Flush Pull
 EP = Edge Pull
 JB = Jamb Bolt
 PP = Push Pull Handle

Door Schedule Notes
 1. Contractor to install new door hardware as scheduled.
 2. All new doors to receive 3 hinges where applicable.



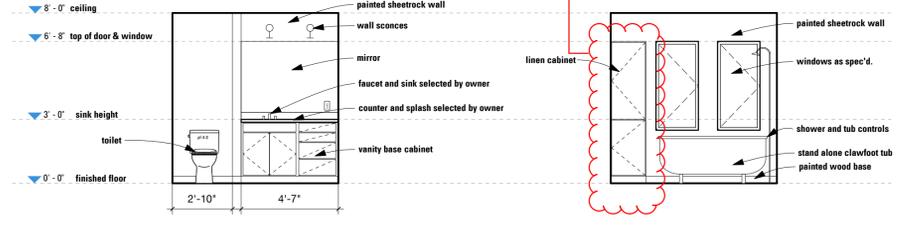
2 - PROPOSED ADDITION FOUNDATION PLAN - SCALE: 1/4"=1'-0"

NOTE: CONTRACTOR TO VERIFY FOUNDATION PLAN WITH STRUCTURAL ENGINEER

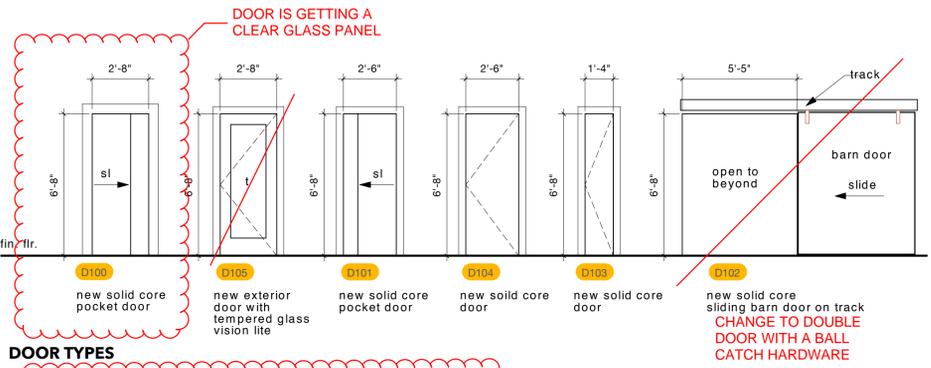
DOING A BASE CABINET FOR LINEN TO ALLOW FOR WINDOW ABOVE

FOUNDATION WAS BUILT BY OTHERS AND COMPLETED WITHIN THE 12mo GRACE PERIOD OF THE VARIANCE APPROVAL

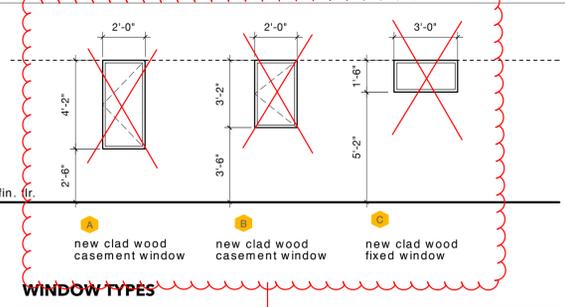
ELIMINATING DOOR AND STAIRS FROM SCOPE. KEEPING EXISTING WINDOW.



3 - MASTER BATH INTERIOR ELEVATIONS - SCALE: 1/4"=1'-0"



DOOR TYPES



WINDOW TYPES

PROJECT INFORMATION

OWNER
 Name: Josh & Nataly Jennings
 Address: 318 Refugio, San Antonio, TX 78210
 Phone: 713.962.7842
 Email: nataly.jennings@gmail.com

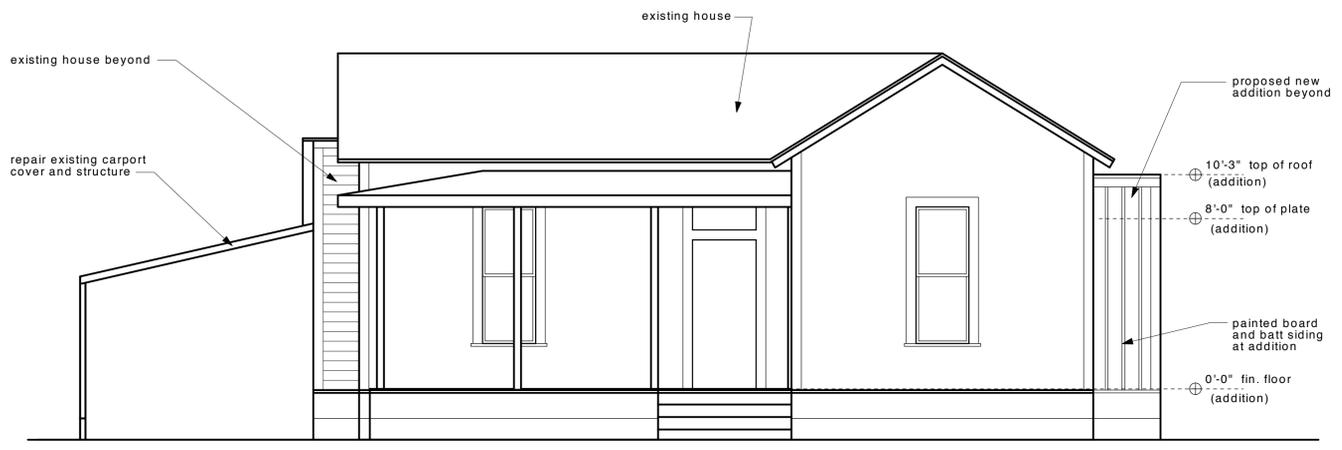
DESIGNER
 Name: French & Michigan
 Contact: Billy Lambert
 Phone: 210.378.0961
 Address: 1200 S. Press, San Antonio, Texas 78210
 Email: billy@frenchandmichigan.com

CONTRACTOR
 Name:
 Contact:
 Phone:
 Address:
 Email:

PARCEL
 Address: 318 Refugio, San Antonio, TX 78210
 Zone: RM-4H
 Property ID: 1056724
 Legal Desc: NCB 714 BLK 11 LOT N 51.5 ft of 5
 Geographic ID: 00714-011-0102
 Type: Real
 Property Code: 001
 Property Use: Single Family
 Year built: 1940

APPLICABLE CITY OF SAN ANTONIO CODES
 2015IBC 2015MNC 2015IPC 2015IEBC
 2015IFGC 2015IFC 2015IECC 2014NEC

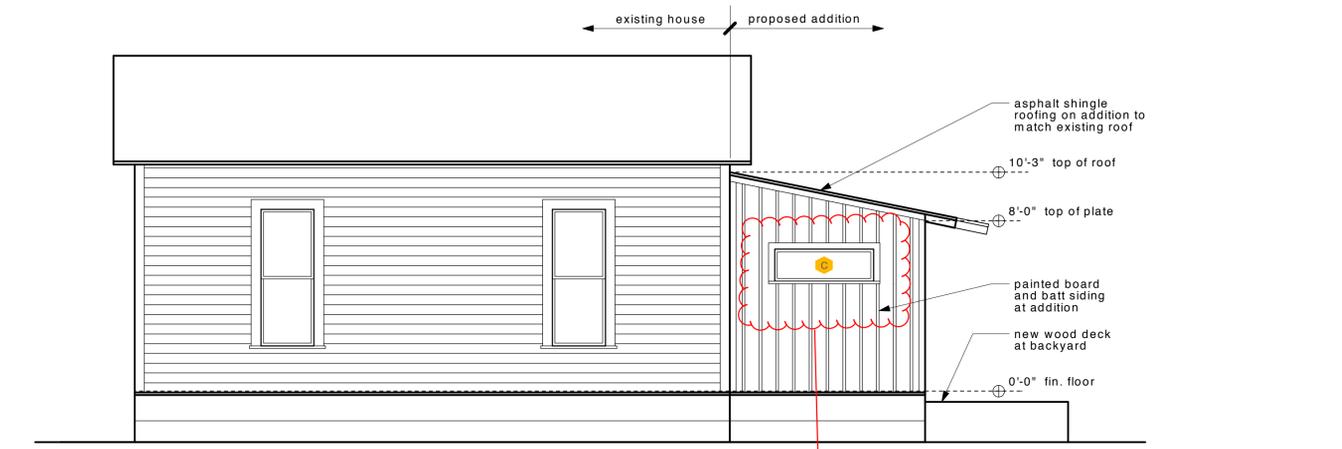
A200
 RENOVATION PLAN / SCHEDULES / INTERIOR ELEVATIONS
 SET 103.2017.14.02
 WL NM RR



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

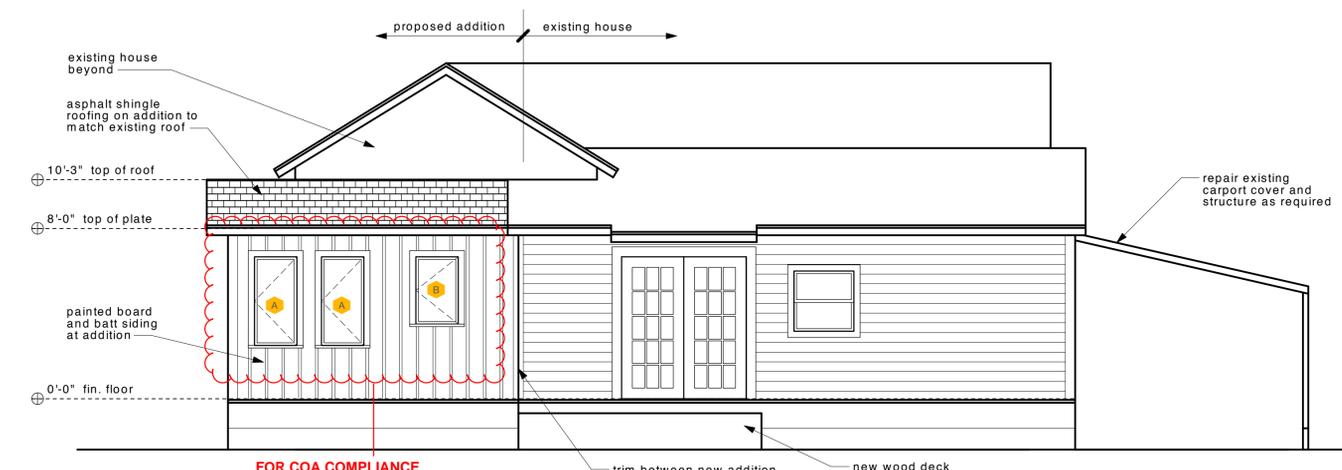


4 - EAST ELEVATION - SCALE: 1/4"=1'-0"



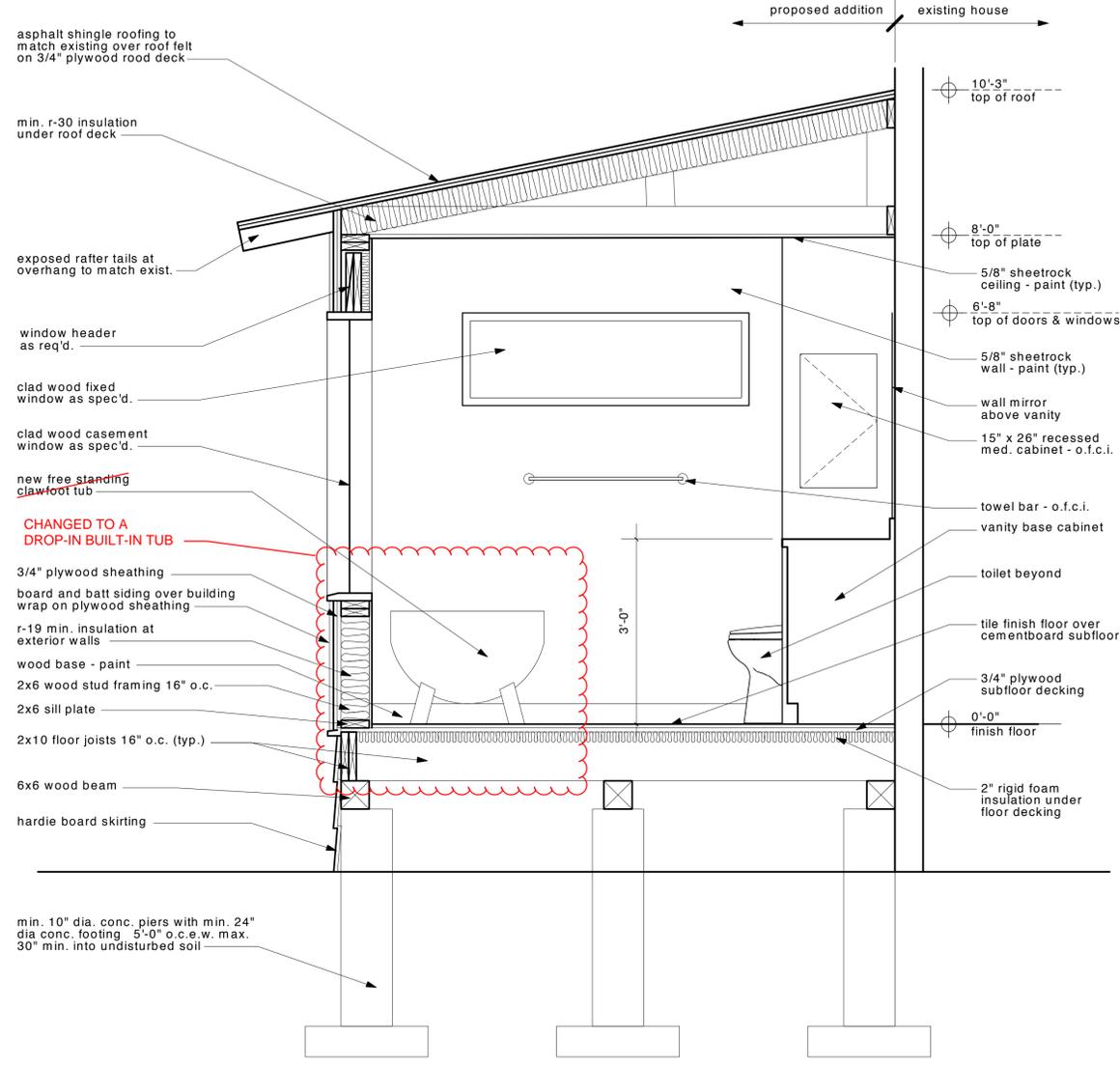
2 - WEST ELEVATION - SCALE: 1/4"=1'-0"

FOR COA COMPLIANCE WINDOWS. REF SHEET A5.2



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

FOR COA COMPLIANCE WINDOWS. REF SHEET A5.2



5 - SECTION THRU ADDITION - SCALE: 3/4"=1'-0"

NOTE: CONTRACTOR TO VERIFY FOUNDATION PLAN WITH STRUCTURAL ENGINEER

PROJECT INFORMATION

OWNER
Name: Josh & Nataly Jennings
Address: 318 Refugio, San Antonio, TX 78210
Phone: 715.962.7342
Email: natalyjennings@gmail.com

DESIGNER
Name: French & Michigan
Contact: Billy Lambert
Phone: 210.378.0961
Address: 1200 S. Presa, San Antonio, Texas 78210
Email: billy@frenchandmichigan.com

CONTRACTOR
Name:
Contact:
Phone:
Address:
Email:

PARCEL
Address: 318 Refugio, San Antonio, TX 78210
Zone: RM-4 H
Property ID: 1056724
Legal Desc: NCR 714 BLK 11 LOT N 51.5 ft of 5
Geographic ID: 00714-011-0102
Real Type: 001
Property Use: Single Family
Year built: 1940

APPLICABLE CITY OF SAN ANTONIO CODES
2015IBC 2015MPC 2015SPC 2015IECC 2015IEBC 2014NEC

A211
EXTERIOR ELEVATIONS AND SECTION
SET 103.2017.14.02
WL NM RR



OVERSTREET DESIGN BUILD, LLC

PROJECT NAME:
REFUGIO RESIDENCE

PROJECT ADDRESS:
318 REFUGIO STREET
SAN ANTONIO, TX 78210

CLIENT:
NATALY & JOSH JENNINGS

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ISSUE:

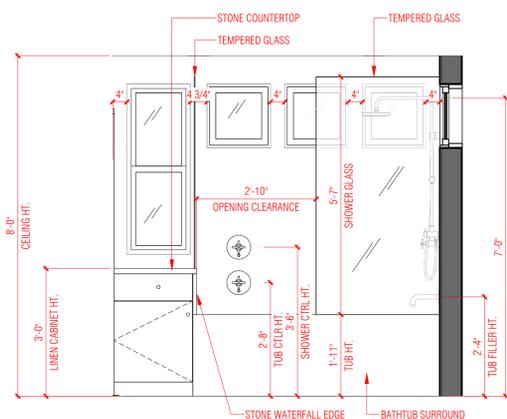
Issue Date Project Status

MASTER BATHROOM
ELEVATIONS

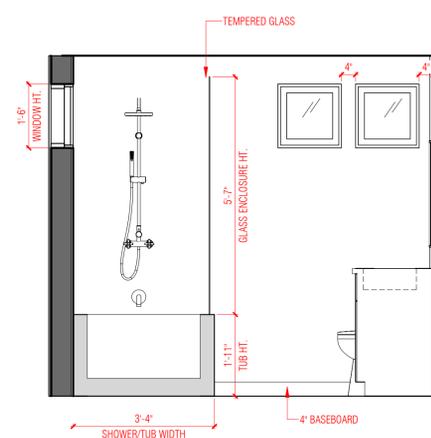
PROJECT NO: 021.2021

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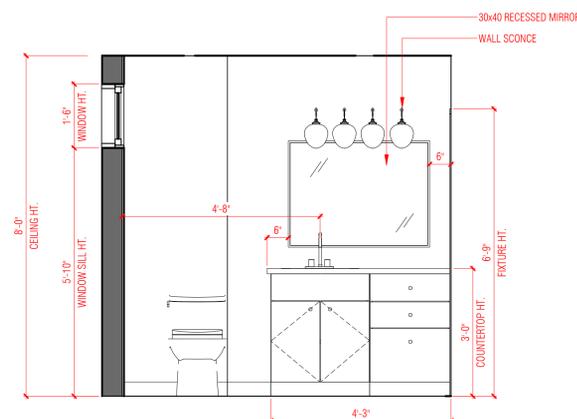
A5.2



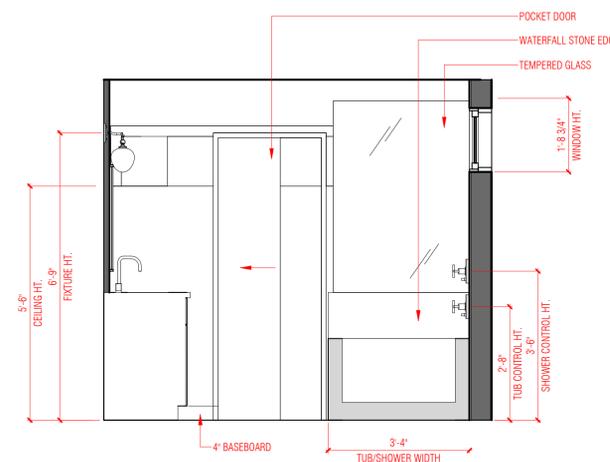
2 MASTER BATH - NORTH ELEVATION
SCALE: 1/2" = 1'-0"



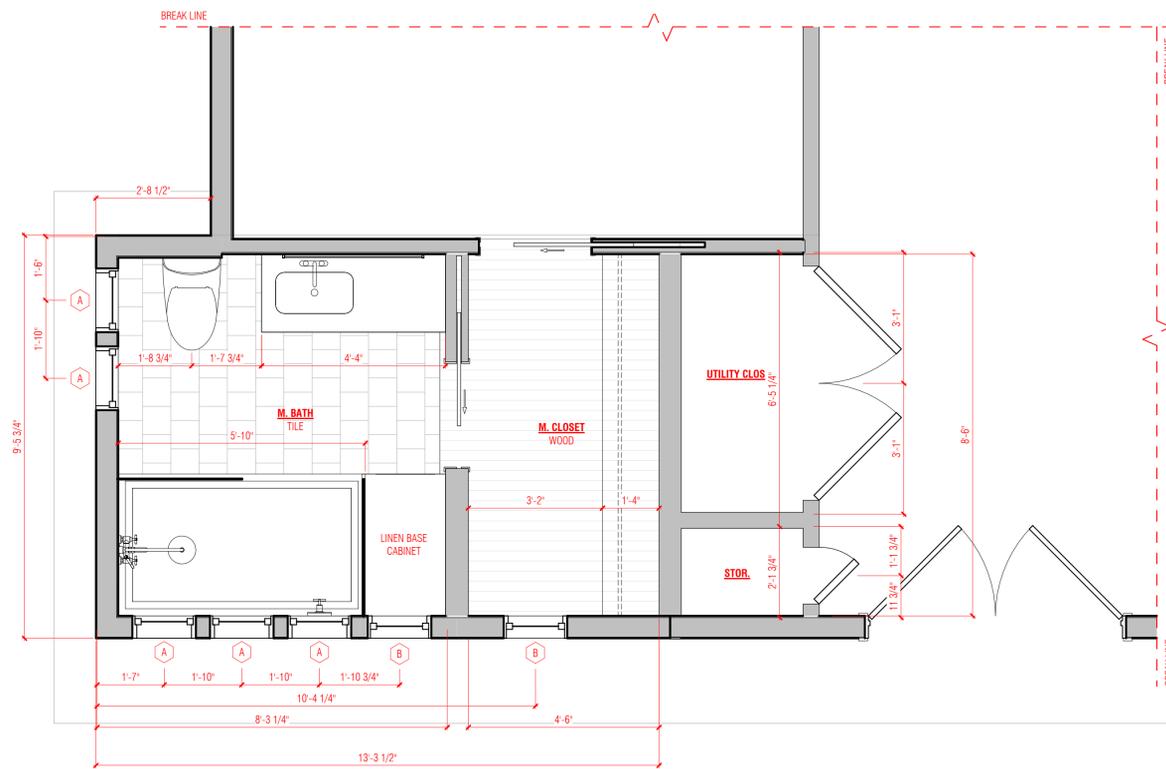
3 MASTER BATH - EAST ELEVATION
SCALE: 1/2" = 1'-0"



4 MASTER BATH - SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



5 MASTER BATH - WEST ELEVATION
SCALE: 1/2" = 1'-0"



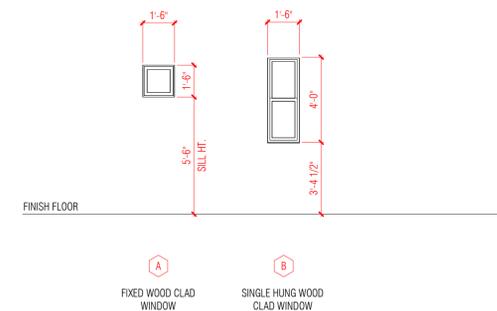
1 MASTER BATH & CLOSET FLOOR PLAN
SCALE: 1/2" = 1'-0"

MASTER SHOWER RENDER



WINDOW TYPES

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



WINDOW TYPE NOTES:
1. WINDOW SIZES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY WINDOW MANUFACTURER SIZES AND REQUIRED ROUGH OPENINGS PRIOR TO INSTALLATION.
2. REFERENCE PLAN, EXTERIOR ELEVATIONS & BUILDING SECTIONS FOR WINDOW LOCATIONS.
3. ALL WINDOW PATTERNS SHOWN FROM EXTERIOR VIEW.
4. ALL WINDOW SILL DIMENSIONS AT UPPER LEVEL SHALL BE MEASURED FROM T.O. DECK.
5. ALL WINDOW FRAMES TO BE COLOR BLACK.



INSPIRATIONAL SAMPLES IN THE LAVACA NEIGHBORHOOD WITH METAL SIDING ADDITIONS



124 DEVINE STREET - SIMILAR TO OUR INTENT OF METAL SIDING SELECTION



218 LAVACA STREET



INSPIRATIONAL SAMPLES IN THE LAVACA NEIGHBORHOOD WITH METAL SIDING ADDITIONS



215 BARRERA STREET



224 LAVACA STREET





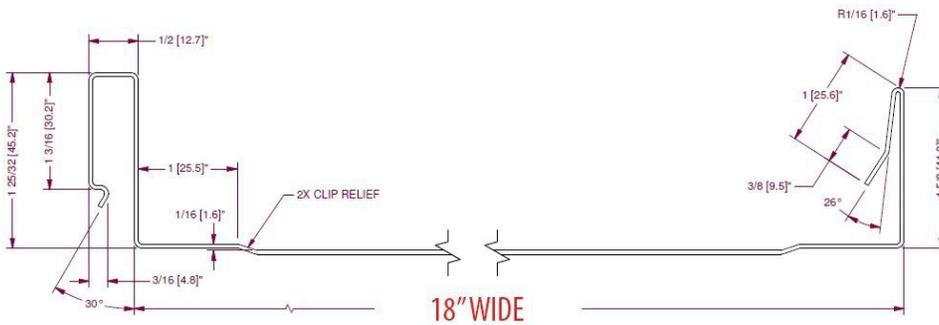
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