

# 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:

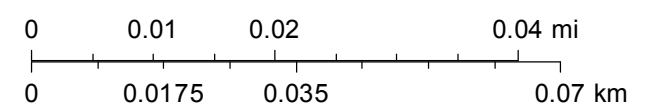


# City of San Antonio One Stop



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)**

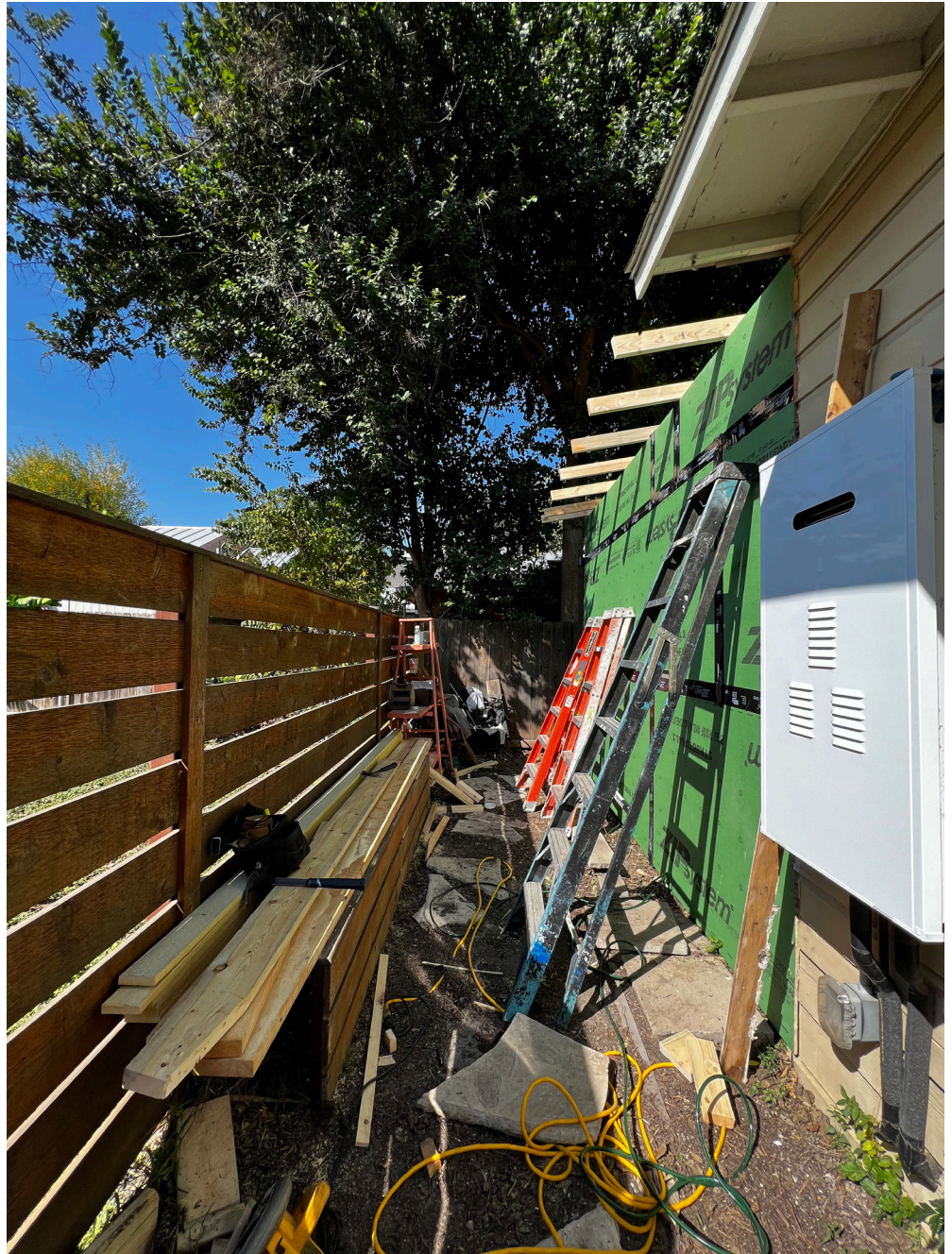


NORTHEAST CORNER





**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





**Letter 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

**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 reusable 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,

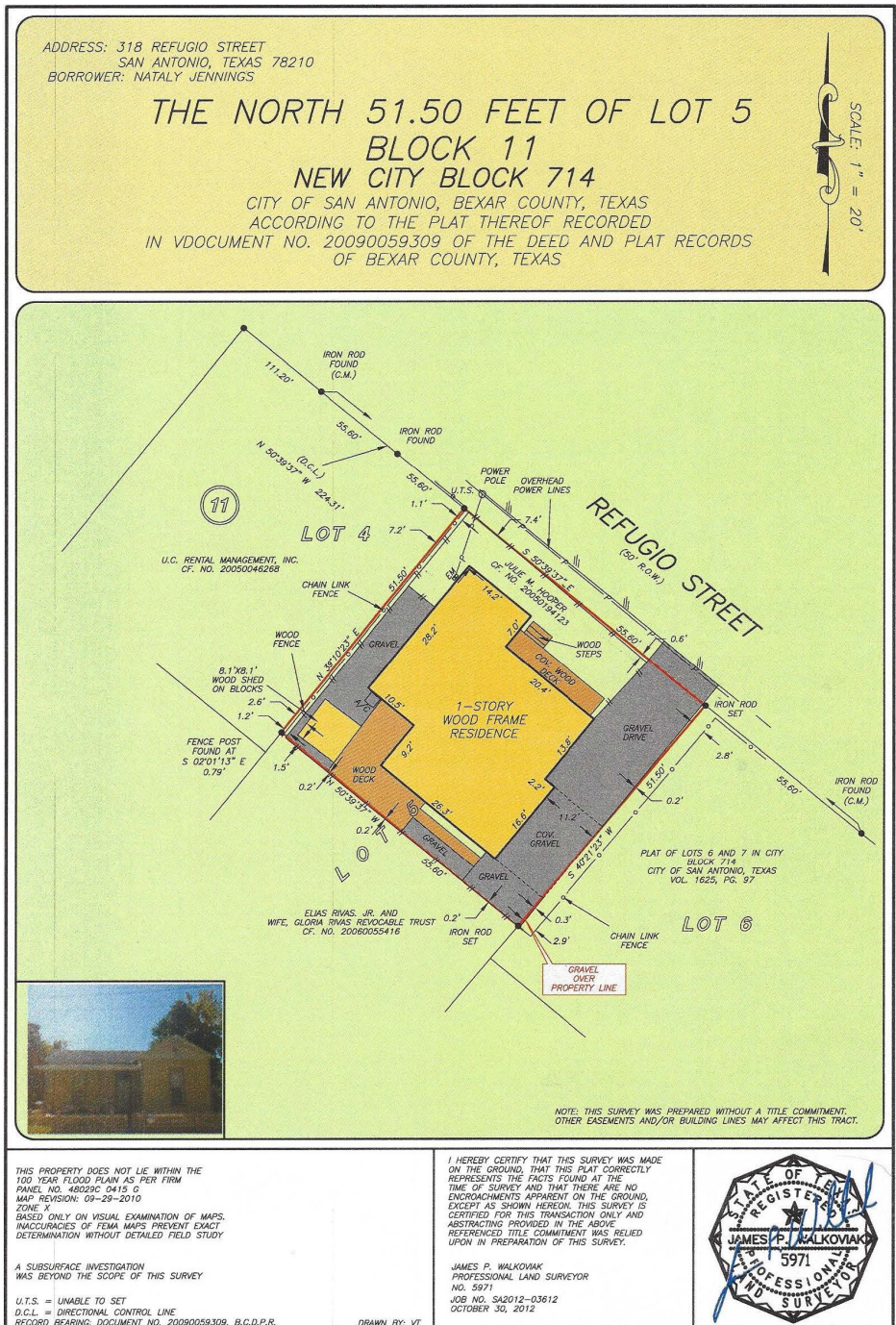
**Marisol Overstreet**

Principal | Builder



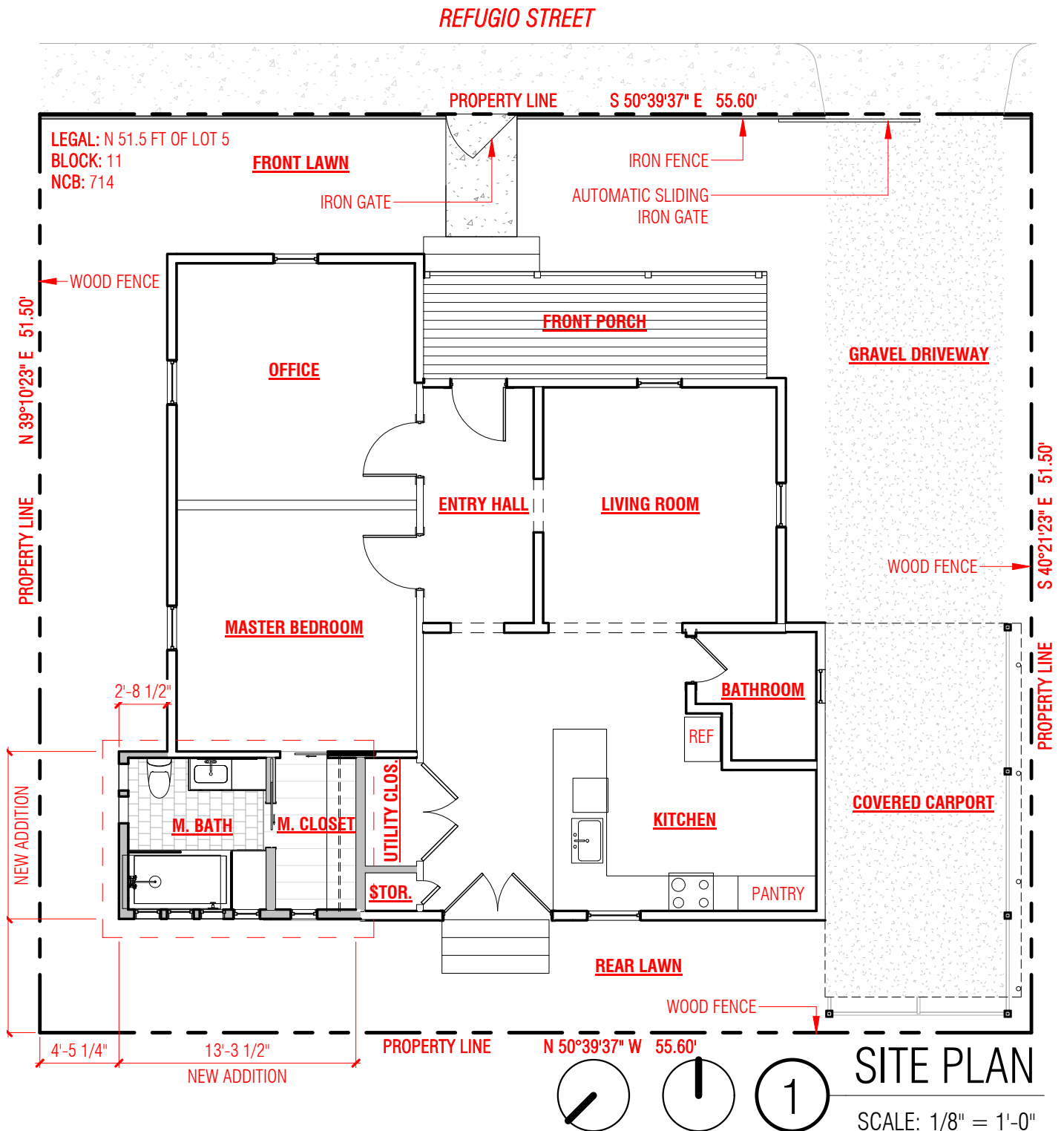


02 / December / 2021

210 416 3235  
m.overstreet@overstreetdesignbuild.com**Attention To:**  
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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**PLAT SURVEY (Provided by Owner)**



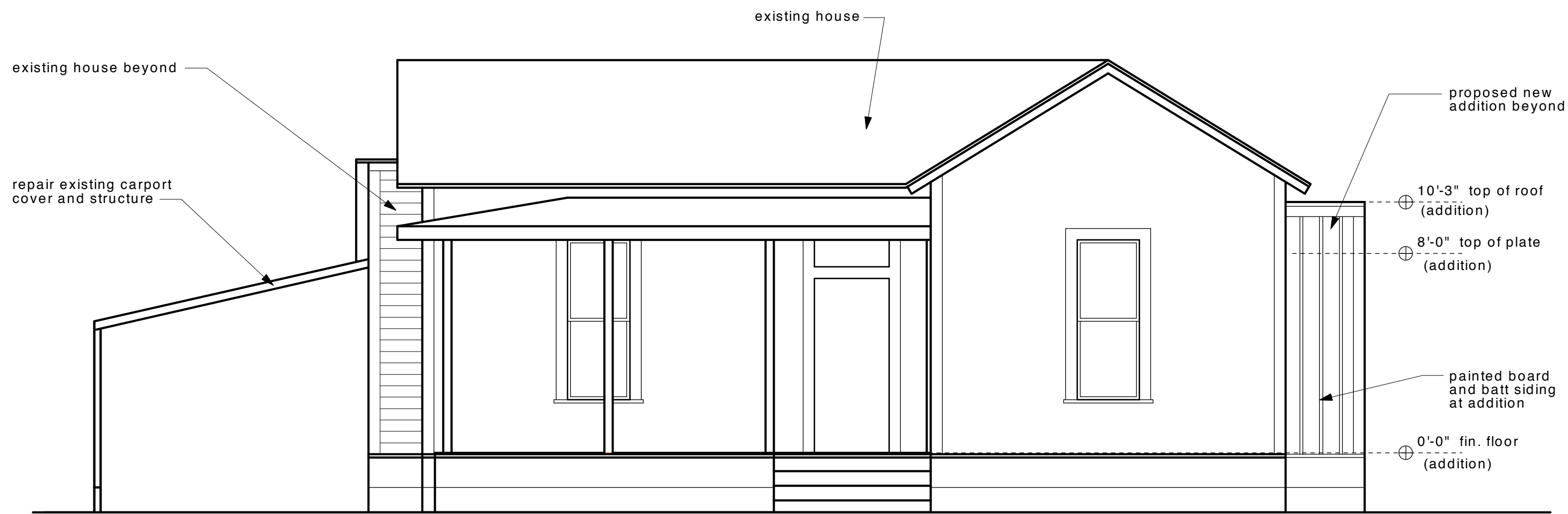
## SITE PLAN







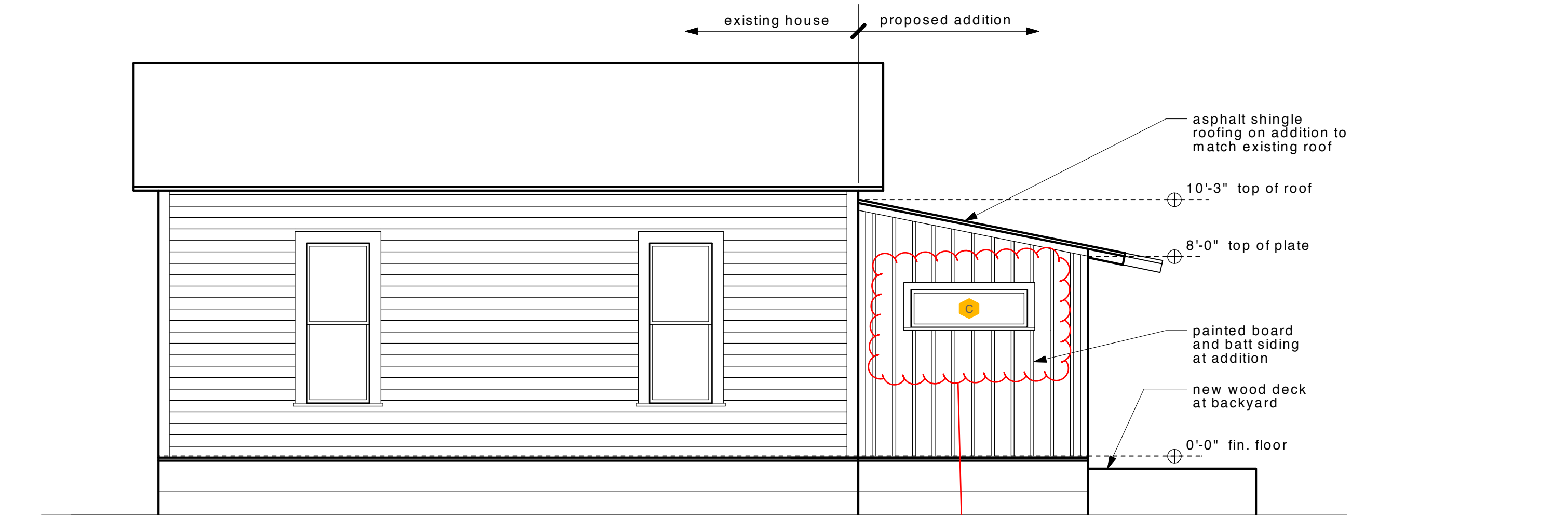




1 - NORTH ELEVATION - SCALE: 1/4"=1'-0"

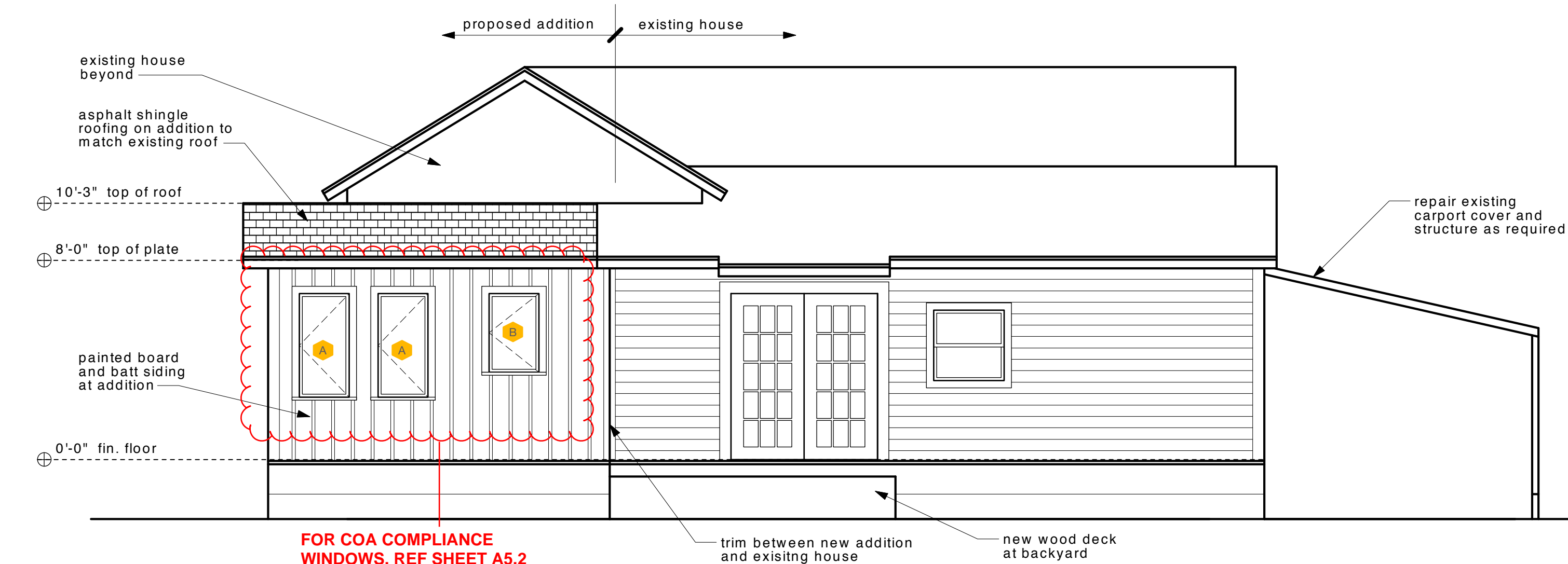


4 - EAST ELEVATION - SCALE: 1/4"=1'-0"

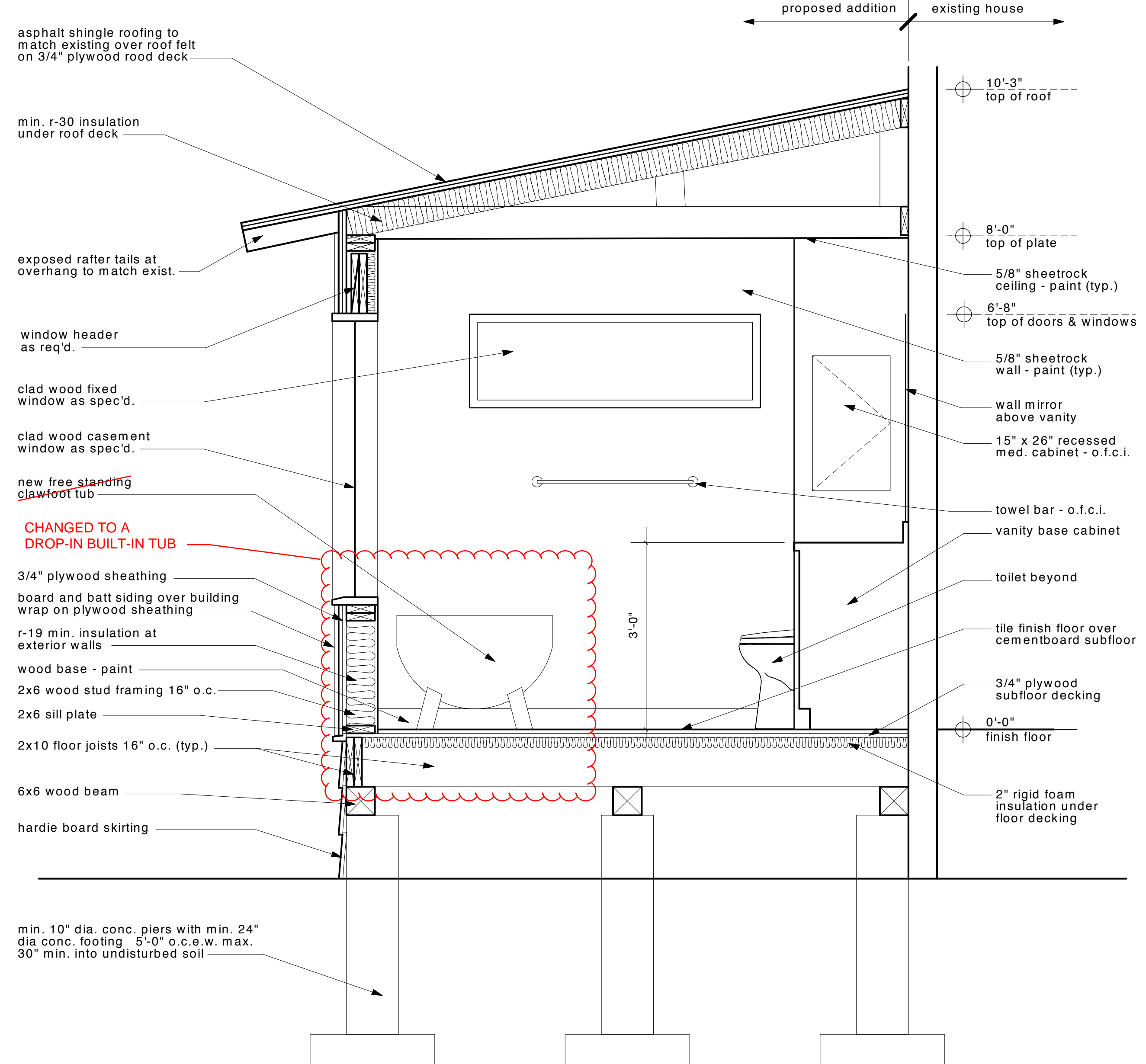


2 - WEST ELEVATION - SCALE: 1/4"=1'-0"

FOR COA COMPLIANCE  
WINDOWS. REF SHEET A5.2



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



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: 713.962.7342  
Email: natalyjennings@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: French & Michigan  
Contact: Billy Lambert  
Phone: 210.378.0961  
Address: 1200 S. Press, San Antonio, Texas 78210  
Email: billy@frenchandmichigan.com

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

**APPLICABLE CITY OF SAN ANTONIO CODES**  
2015IBC 2015IMC 2015IPC 2015IECC 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

2021 OVERSTREET DESIGN BUILD.  
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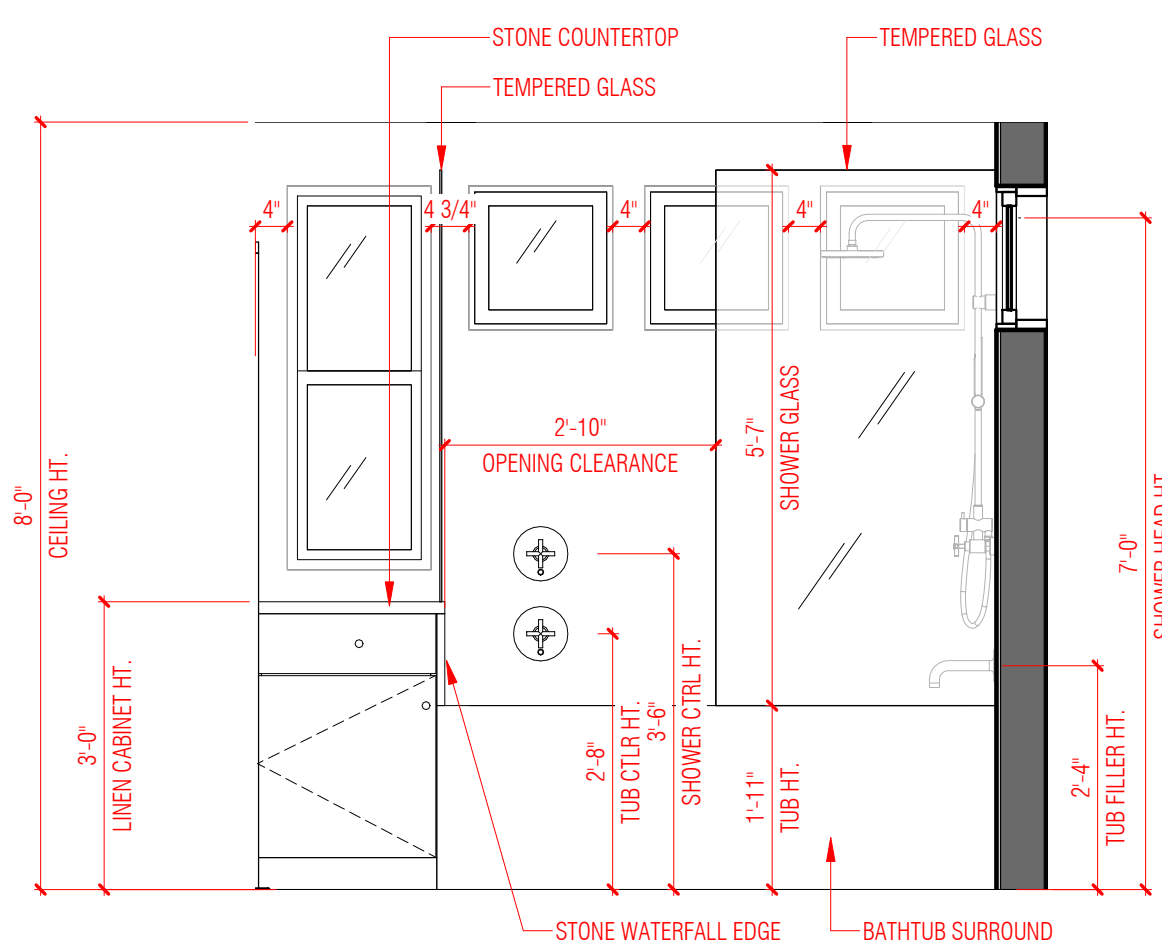
ISSUE:  
Issue Date Project Status

MASTER BATHROOM  
ELEVATIONS

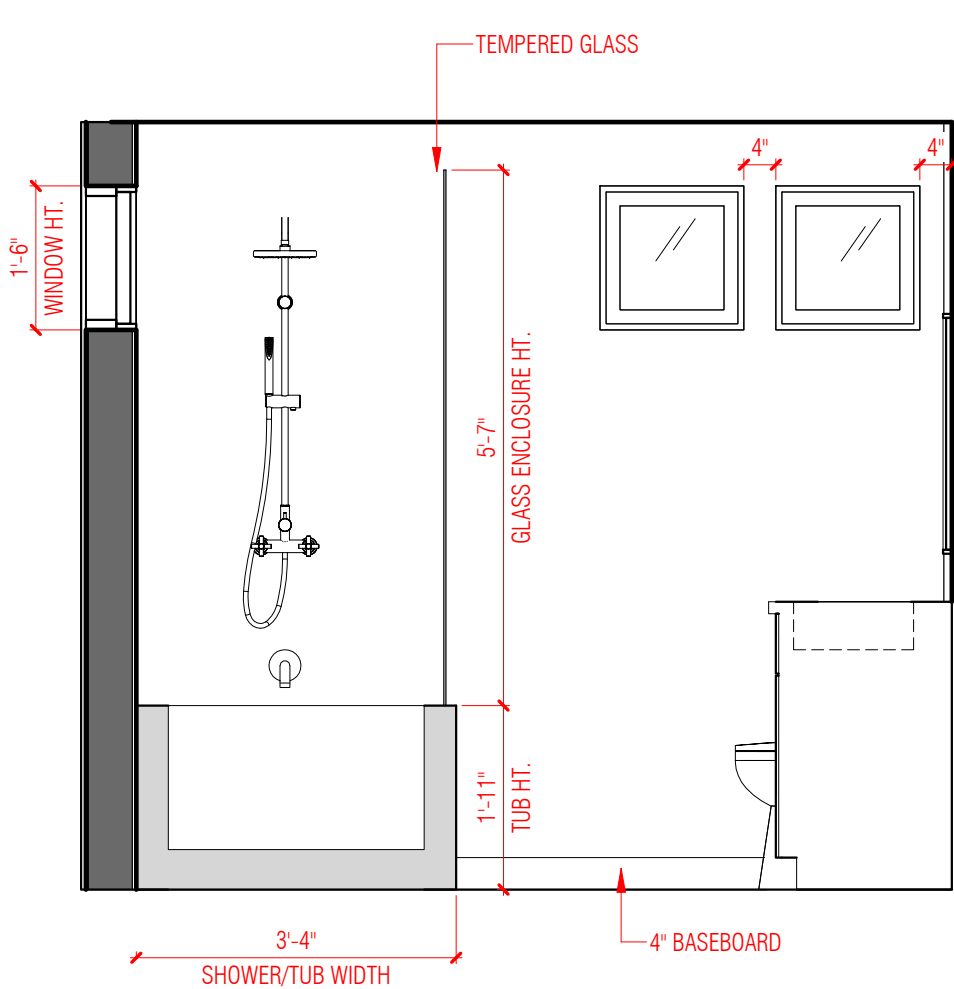
PROJECT NO: 021.2021

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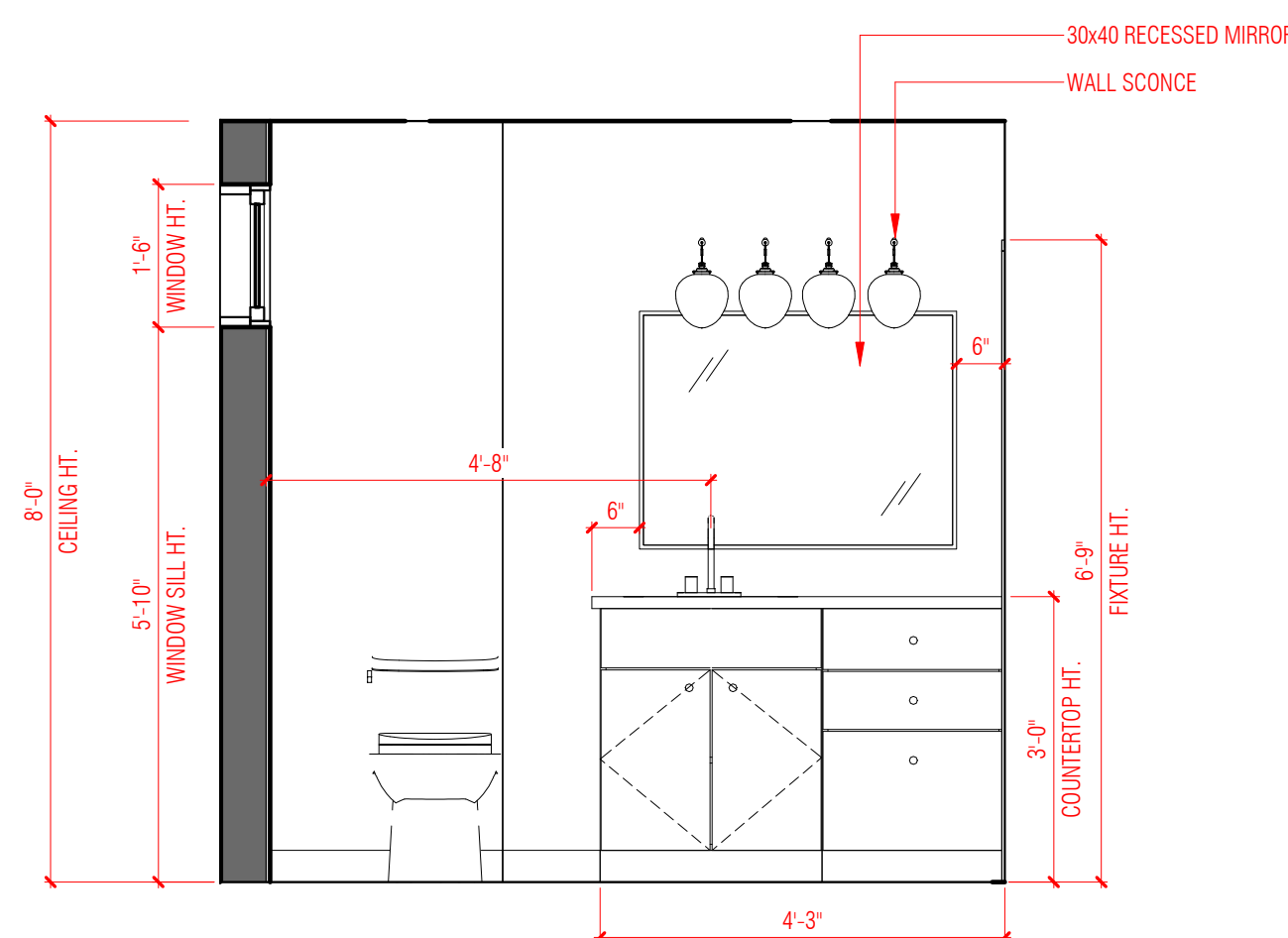
A5.2



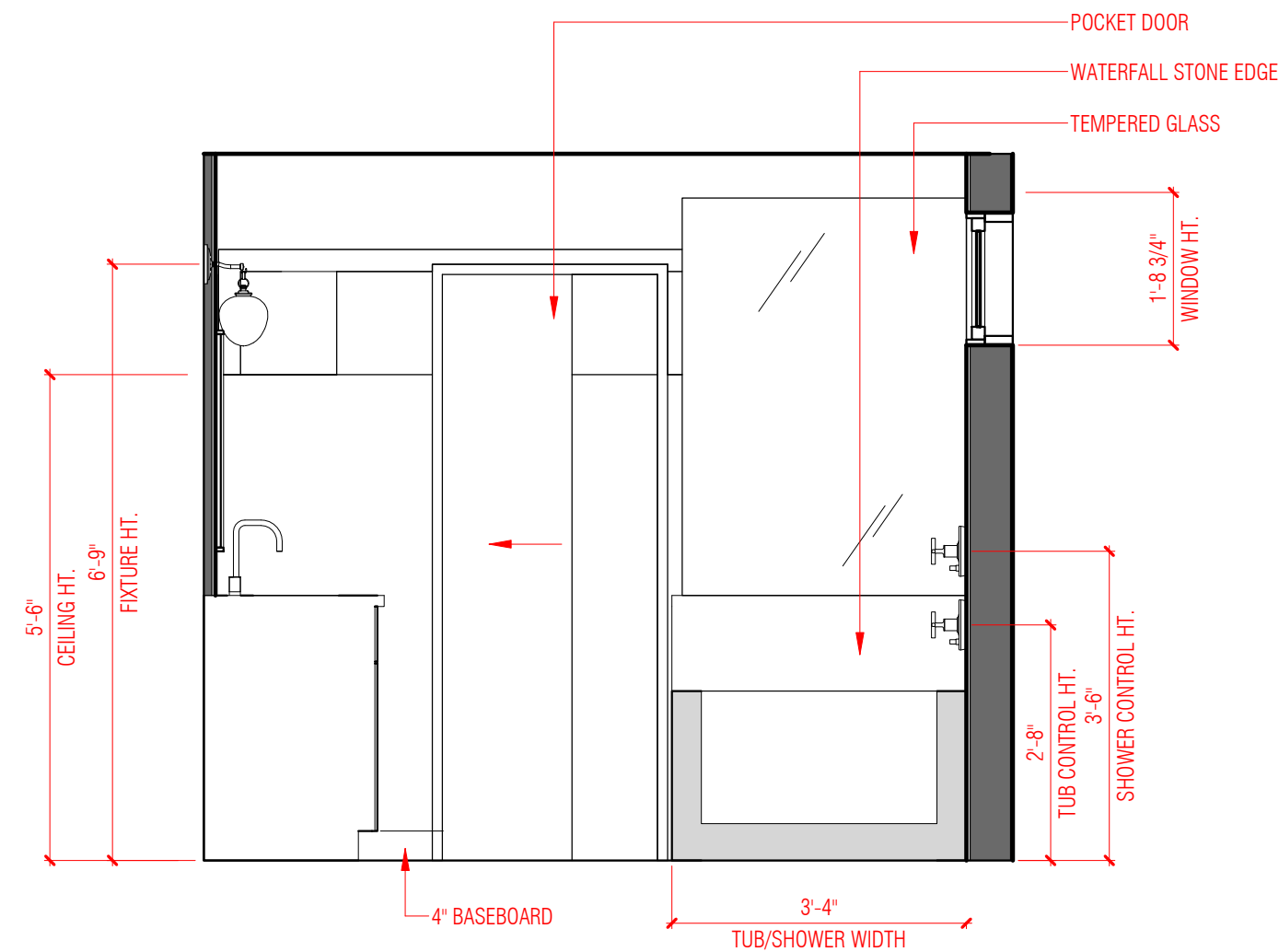
2 MASTER BATH - NORTH ELEVATION  
SCALE: 1/2" = 1'-0"



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



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



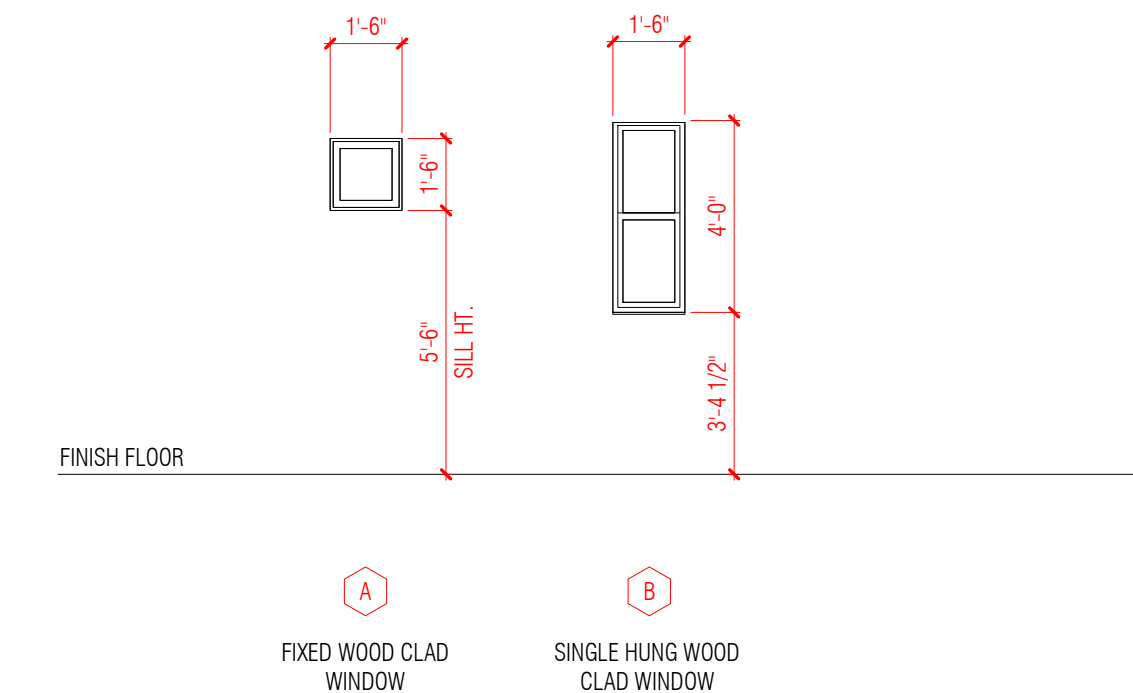
5 MASTER BATH - WEST ELEVATION  
SCALE: 1/2" = 1'-0"

## MASTER SHOWER RENDER

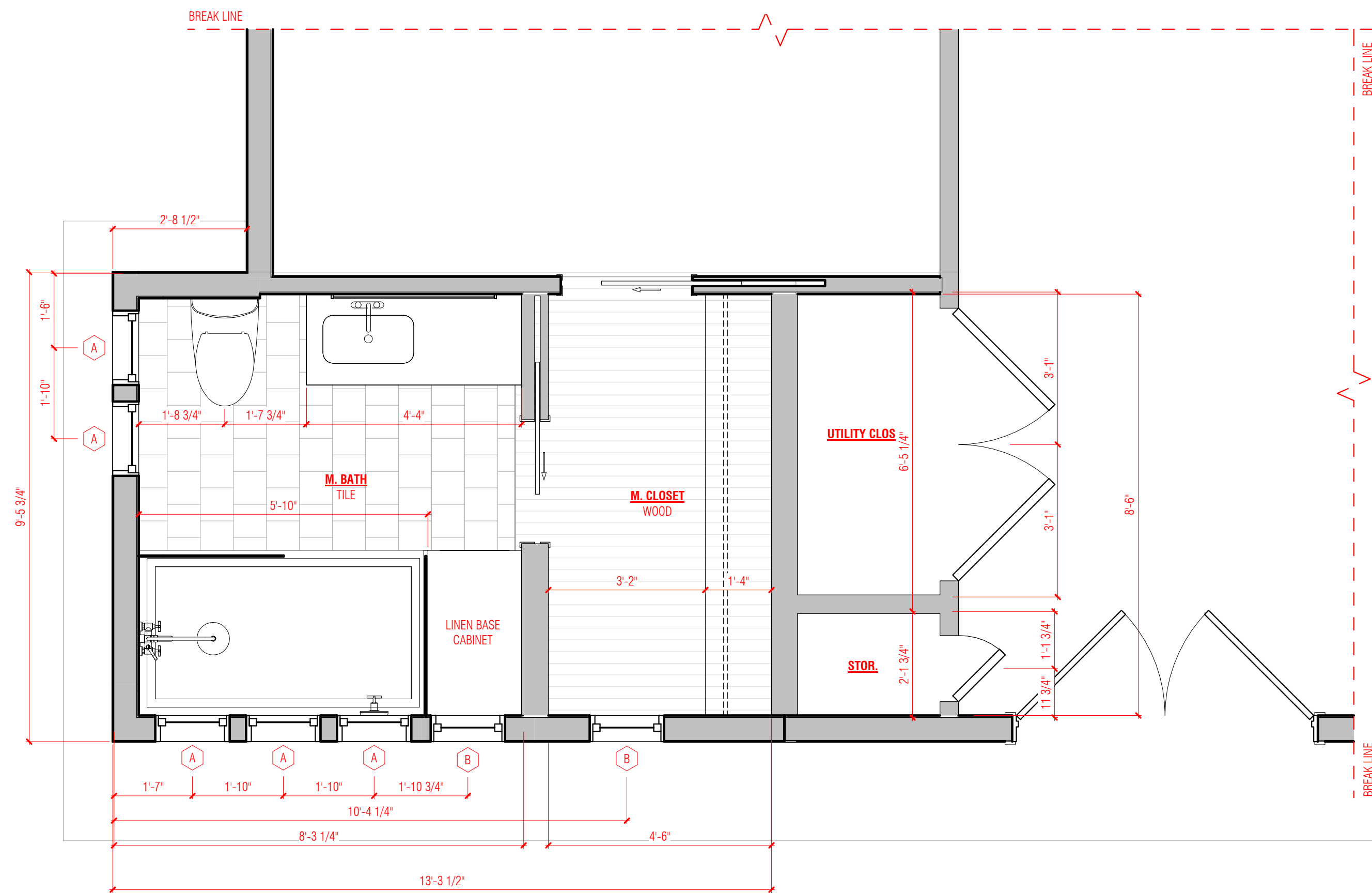


## WINDOW TYPES

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.



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



**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









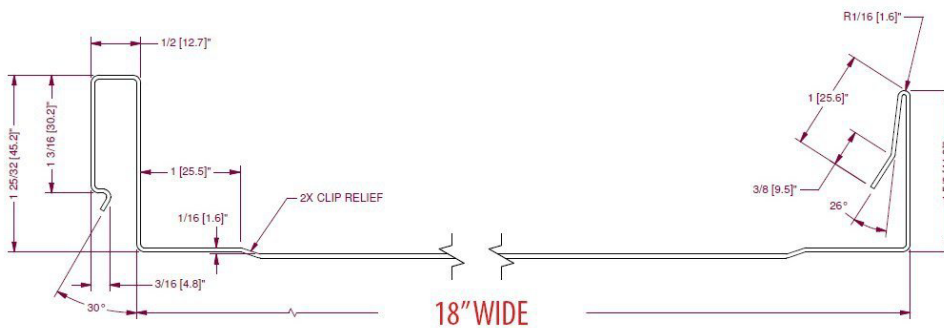
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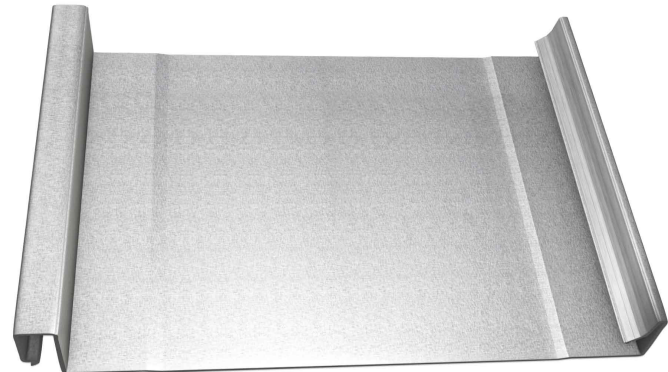
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