

HISTORIC AND DESIGN REVIEW COMMISSION

February 02, 2022

HDRC CASE NO: 2022-053
ADDRESS: 112 SAN ARTURO
LEGAL DESCRIPTION: NCB 924 BLK 5 LOT S 35 FT OF 1 & 2
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Nathan Manfred/French & Michigan
OWNER: Harvey Mireles
TYPE OF WORK: Construction of a 2-story rear accessory structure
APPLICATION RECEIVED: January 13, 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 for approval to construct a 2-story rear accessory structure.

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 principal 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 finished. 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. The primary structure located at 112 San Arturo is a 1-story residential structure constructed circa 1915 in the Folk Victorian style. The structure features a cross gable configuration, woodlap siding, and an asymmetrical front porch with turned and wrought iron columns. The structure is contributing to the Lavaca Historic District.
- b. **REAR CARPORT** – The property features a 1-story non-contributing metal carport set behind the main residential house. The garage is accessible from the side alley. Staff finds its removal eligible for administrative approval.
- c. **SETBACKS** – The proposed structure has a rear setback of 10' and a side setback of 5'. According to the Guidelines for New Construction 5.B.ii., historic setback pattern of similar structures along the block should be followed. Staff finds that the proposed setbacks are consistent with the historic development pattern along the block. The applicant may require a variance from the Board of Adjustment and is responsible for complying with setback requirements as necessitated by the Development Services Department.
- d. **SCALE AND MASS** – The proposed new accessory is a 2-story structure with a footprint of 600 square feet and a height of 27'-6" to the ridge peak. According to the Guidelines, new rear structures should be designed to be visually subordinate to the principal structure in terms of their height, massing, and form. Staff finds that the new structure does not overwhelm or visually compete with the main structure and is consistent with existing accessory structure heights in the vicinity. Several 2-story primary structures with large footprints and 2-story additions exist immediately to the north along Callaghan. A 2-story rear structure with a similar footprint, roof form, and design is located directly across the alley from the proposed structure on this property. The Guidelines also state that rear structures should not be any larger than 40% of the primary structure in plan. While the footprint exceeds this guideline, staff finds that, given the site constraints and immediate context of densely developed lots, the proposed scale and mass are generally appropriate for this specific site.
- e. **ROOF FORM** - The proposed new structure features a primary gable configuration. Per the applicant, the design keeps the new proposed height at a minimum. The roof will feature asphalt shingles to match the existing primary structure. According to the Guidelines, similar roof forms, pitches, and overhangs should be used on new accessory structures as the primary structure and historic structures in the vicinity. Staff finds the proposed roof form consistent with the Guidelines.
- f. **WINDOWS AND DOORS** – The proposed structure includes wood one over one windows with same profile as existing on the primary structure, several double or single pedestrian doors, and two single-bay garage doors. According to the Guidelines for New Construction 2.C.i, window and door openings should have a similar proportion of wall to window space as typical with nearby historic facades. Staff finds the proposed one over one windows, doors, and garage doors consistent with the Guidelines.
- g. **MATERIALITY** – The applicant has proposed to utilize board and batten siding, asphalt shingle roofing, metal clad wood windows, and a wooden staircase. Staff finds the proposal generally consistent with the Guidelines.
- h. **ARCHITECTURAL DETAILS** – According to the Guidelines, new accessory structures should incorporate architectural details that are in keeping with the style of the original structure. Staff finds the proposal generally consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through h 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 installs fully wood, single-bay garage doors or garage doors with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. 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.
- iv. That the applicant complies with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment if applicable.

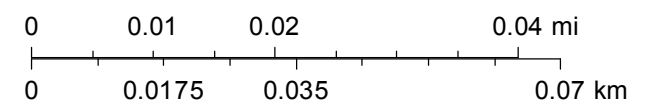
City of San Antonio One Stop



January 22, 2022

1:1,000

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



112 San Arturo - Exterior Photos of Main House



Front of House - West Facing (Facing San Arturo)

112 San Arturo - Exterior Photos of Main House



Side of House - North Facing

112 San Arturo - Exterior Photos of Main House



Rear of House - East Facing

112 San Arturo - Exterior Photos of Main House



Side of House (Alley Side) - South Facing

112 San Arturo - Project Description

The owner of 112 San Arturo is requesting to construct a two story detached accessory structure behind the original main residential structure.

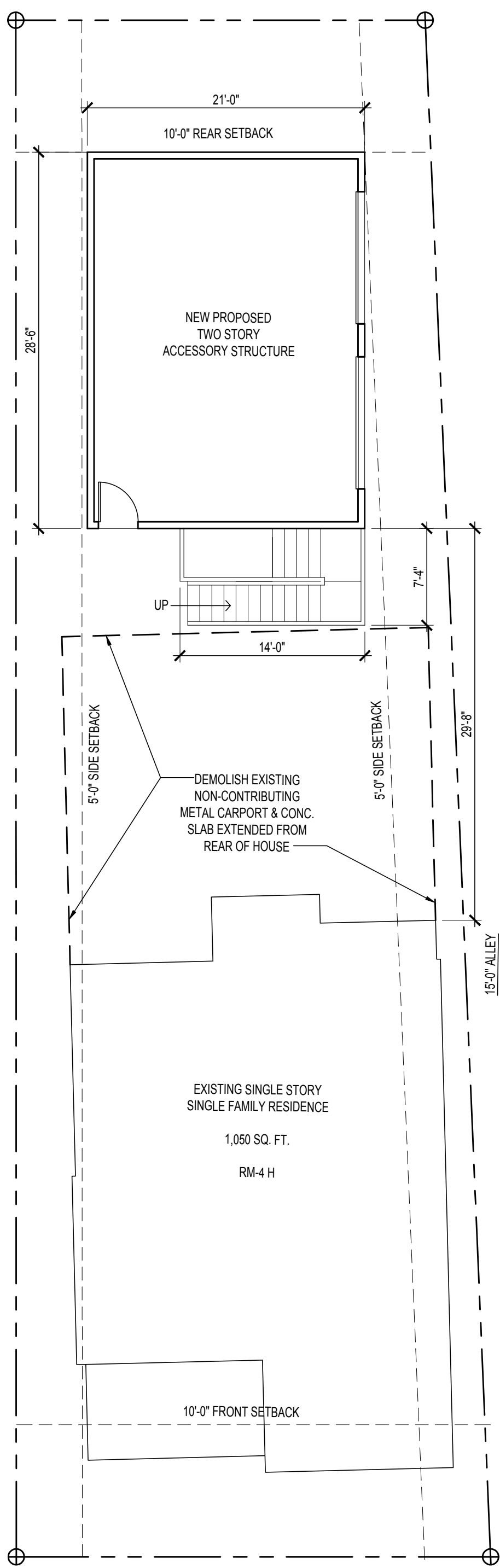
The new accessory structure will consist of a 600 sq. ft. first floor garage with a 600 sq. ft. detached dwelling structure on the second floor.

The building will be located along the 10'-0" rear setback line and between both 5'-0" side setback lines. The garage will be accessed from the existing 15'-0" alley along the West side of the property.

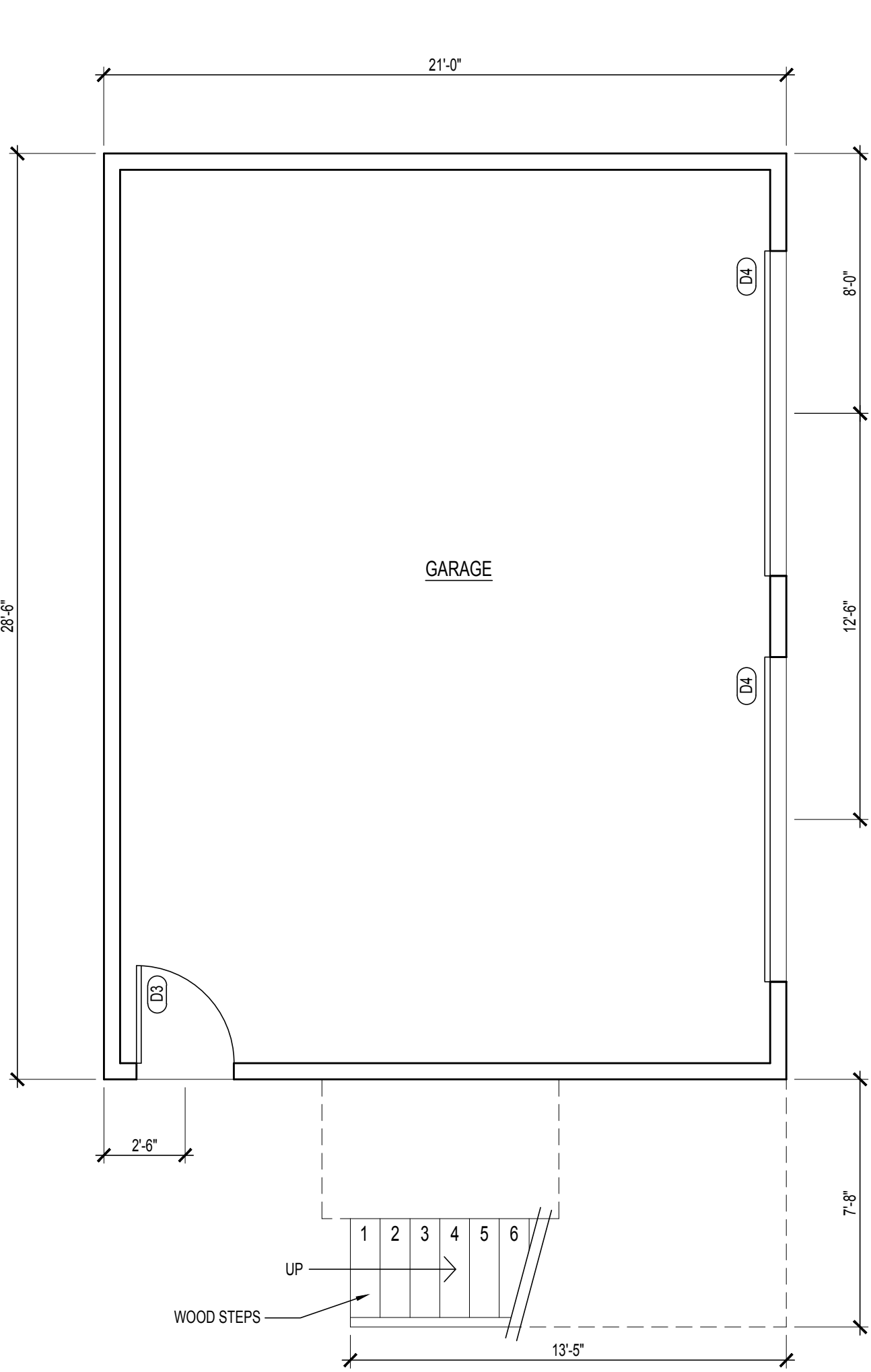
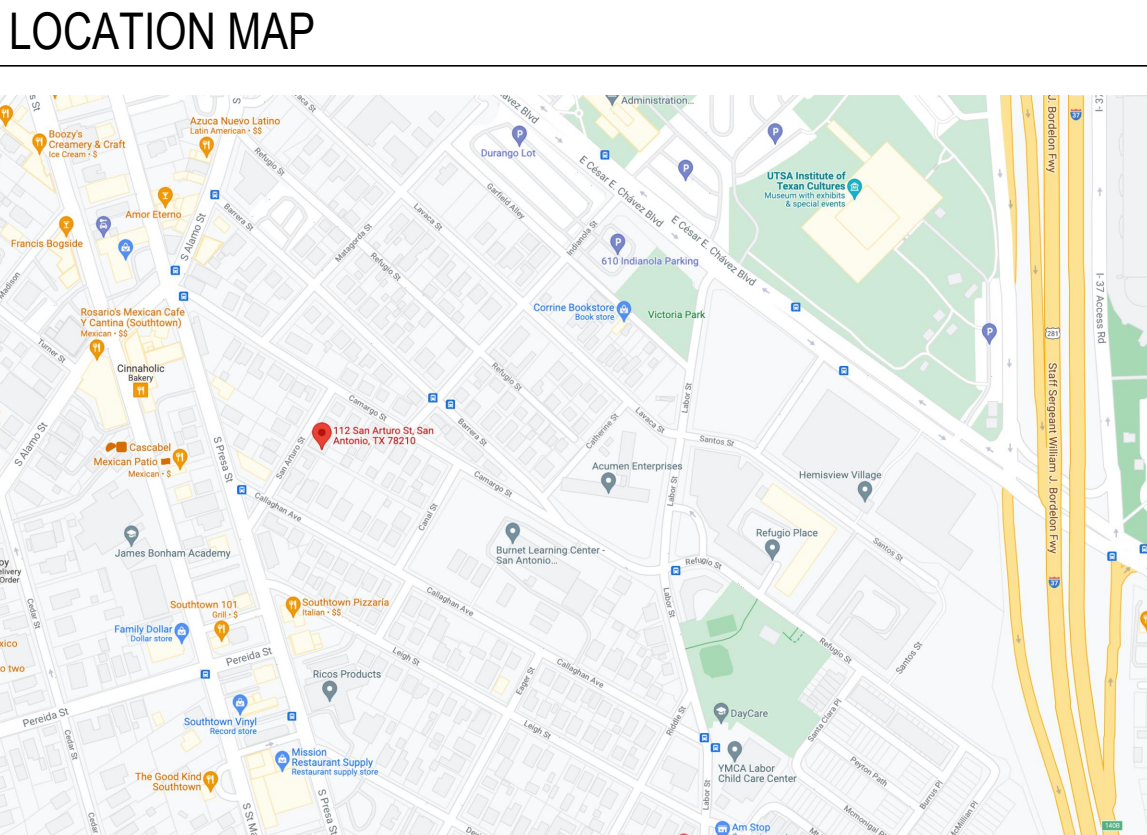
In order to accommodate the new proposed accessory structure, the owner is planning on demolishing an existing non-contributing metal carport and concrete slab that extends from the rear of the existing main residence.

The accessory structure will be clad in cementitious board & batt siding and trim and will have metal clad wood exterior doors and windows. The roof will be asphalt shingles to match the existing main residence. The second floor accessory dwelling unit will be accessed from a set of exterior wood stairs and deck.

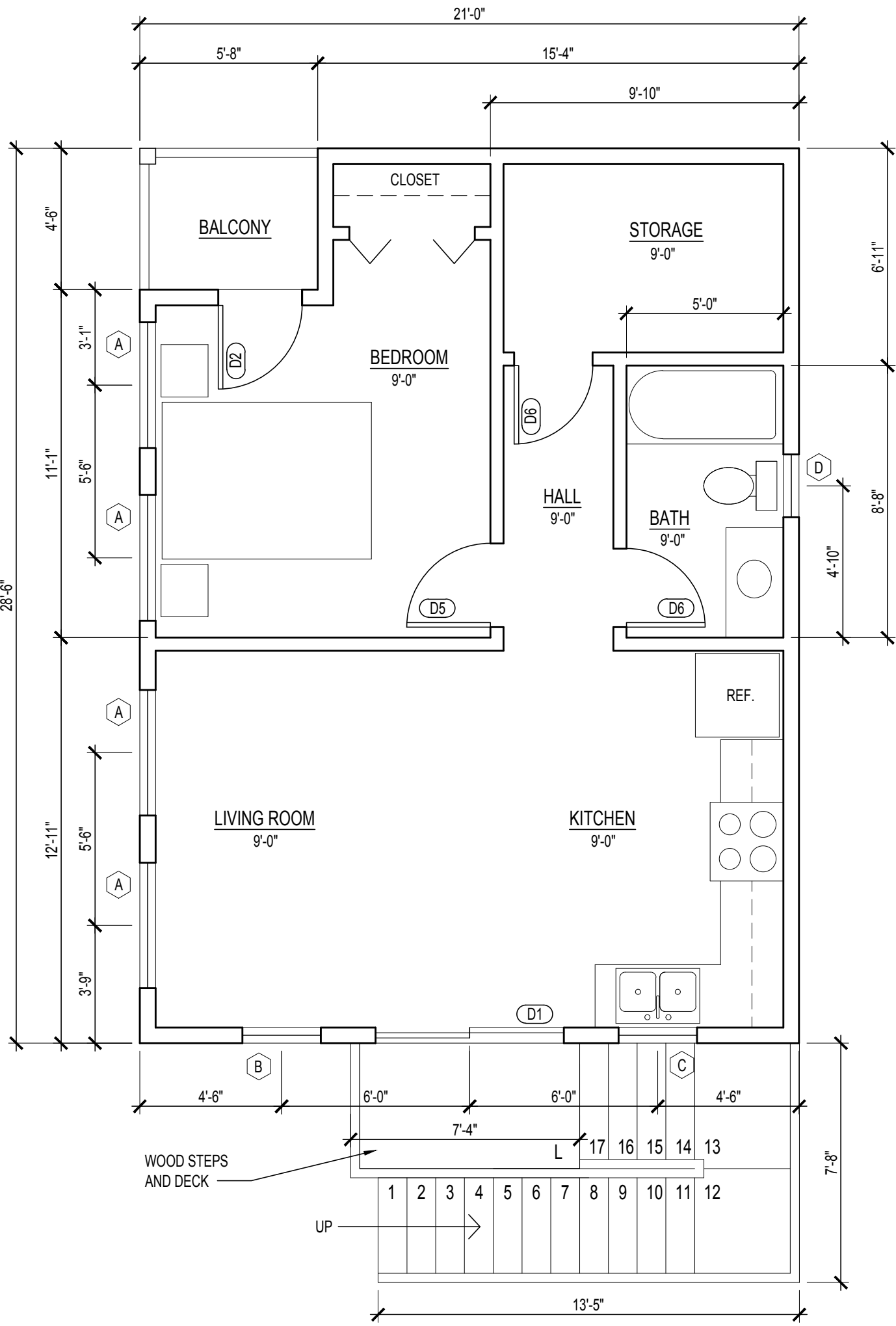
Based on the nature of the proposed project we would like to meet with the design review committee for feedback on the project.



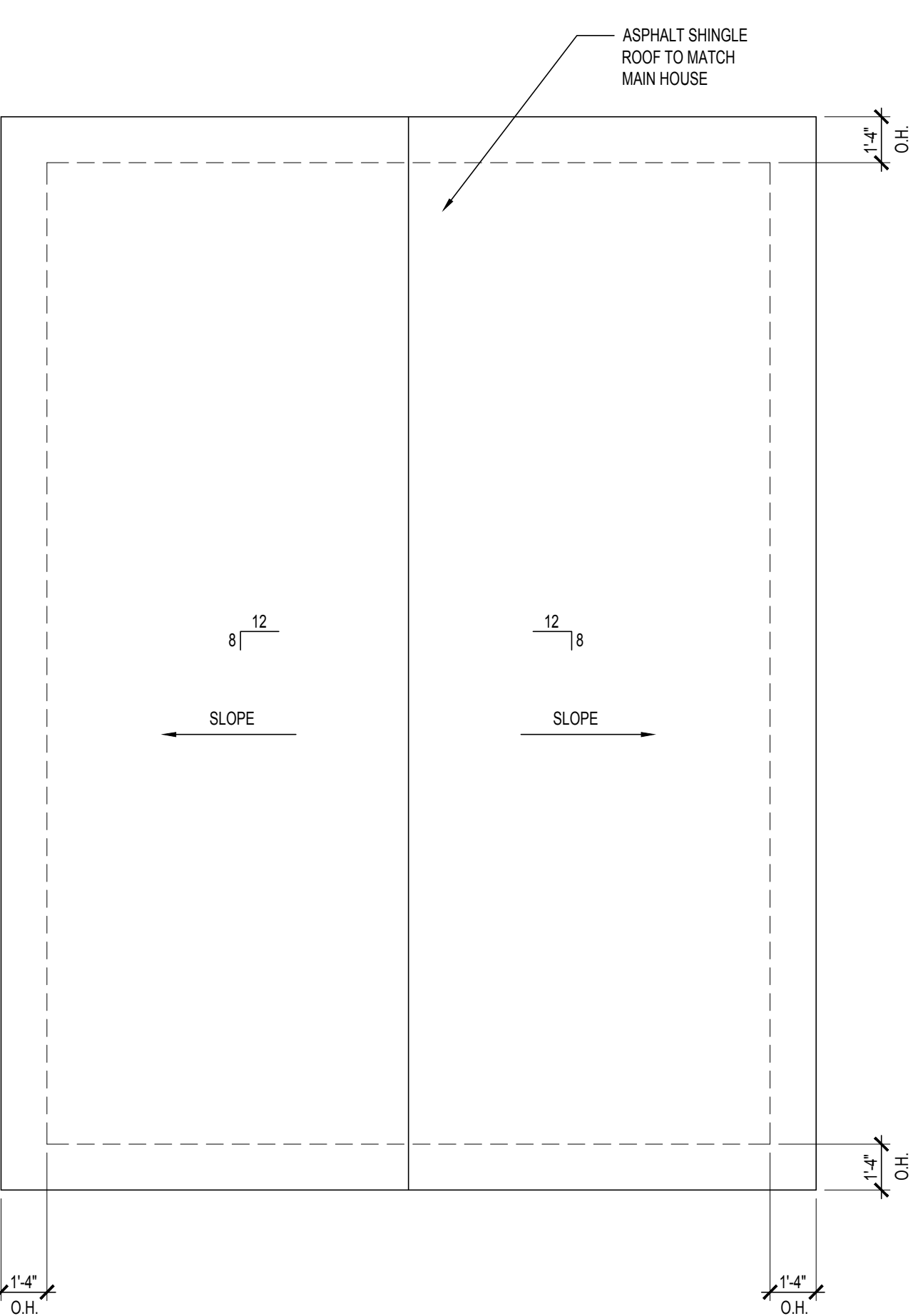
1 112 SAN ARTURO - SITE PLAN
SCALE: 1/8" = 1'-0"



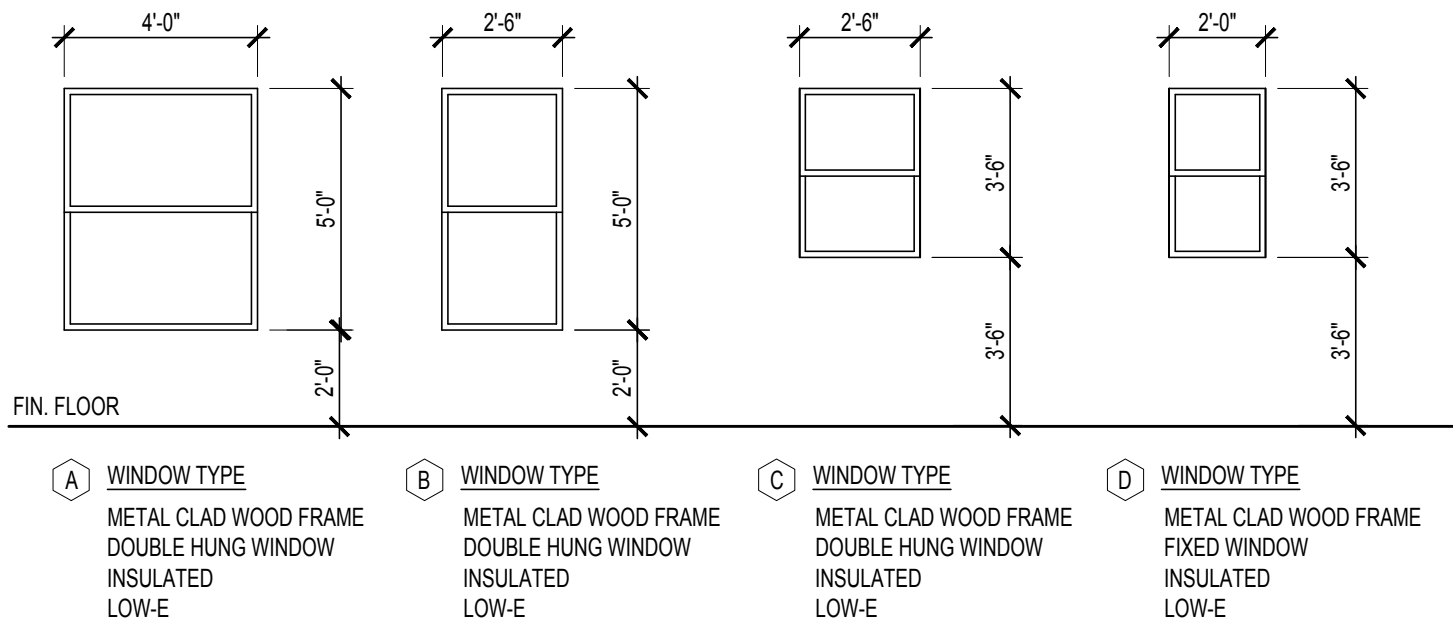
2 112 SAN ARTURO - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



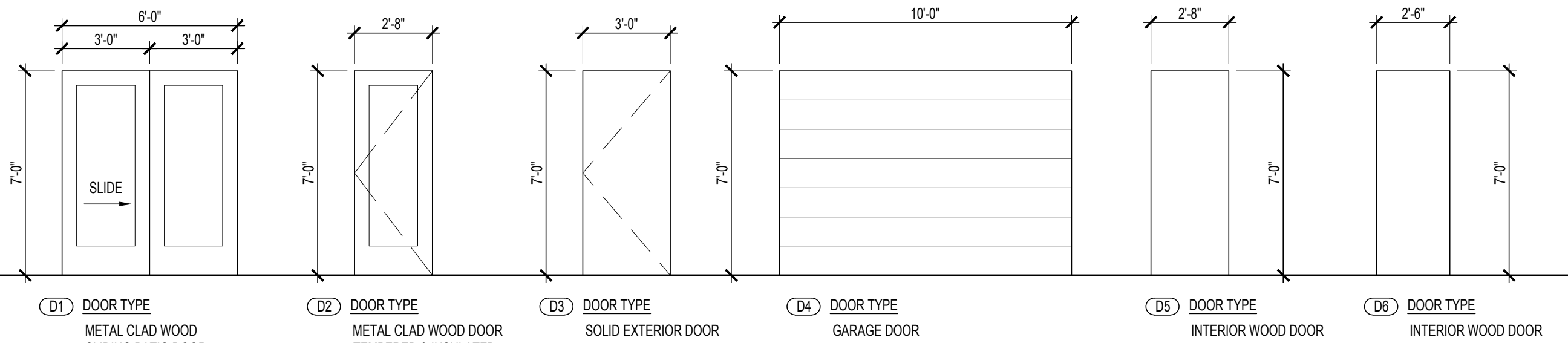
3 112 SAN ARTURO - SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 112 SAN ARTURO - ROOF PLAN
SCALE: 1/4" = 1'-0"



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



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

PROJECT INFORMATION

ADDRESS: 112 SAN ARTURO, SAN ANTONIO, TEXAS 78210
LEGAL DESCRIPTION: NCB 924 BLK 5 LOT S 35 FT OF 1 & 2
ZONING: RM-4 H
EXISTING CONSTRUCTION TYPE: V-B
BCAD PARCEL ID: 110306
TYPE: REAL
PROPERTY USE: SINGLE FAMILY
PROPERTY USE CODE: 001

APPLICABLE BUILDING CODES
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

LIST OF DRAWINGS

A1 PROJECT INFORMATION, SITE PLAN, FLOOR PLANS, & ROOF PLAN
A2 EXTERIOR ELEVATIONS

SCOPE OF WORK

CONSTRUCT NEW TWO STORY DETACHED ACCESSORY STRUCTURE (FIRST FLOOR GARAGE / SECOND FLOOR DETACHED DWELLING UNIT) AT THE REAR OF THE PROPERTY ALONG THE ALLEY SIDE.

AREA TABULATIONS FOR STRUCTURE:

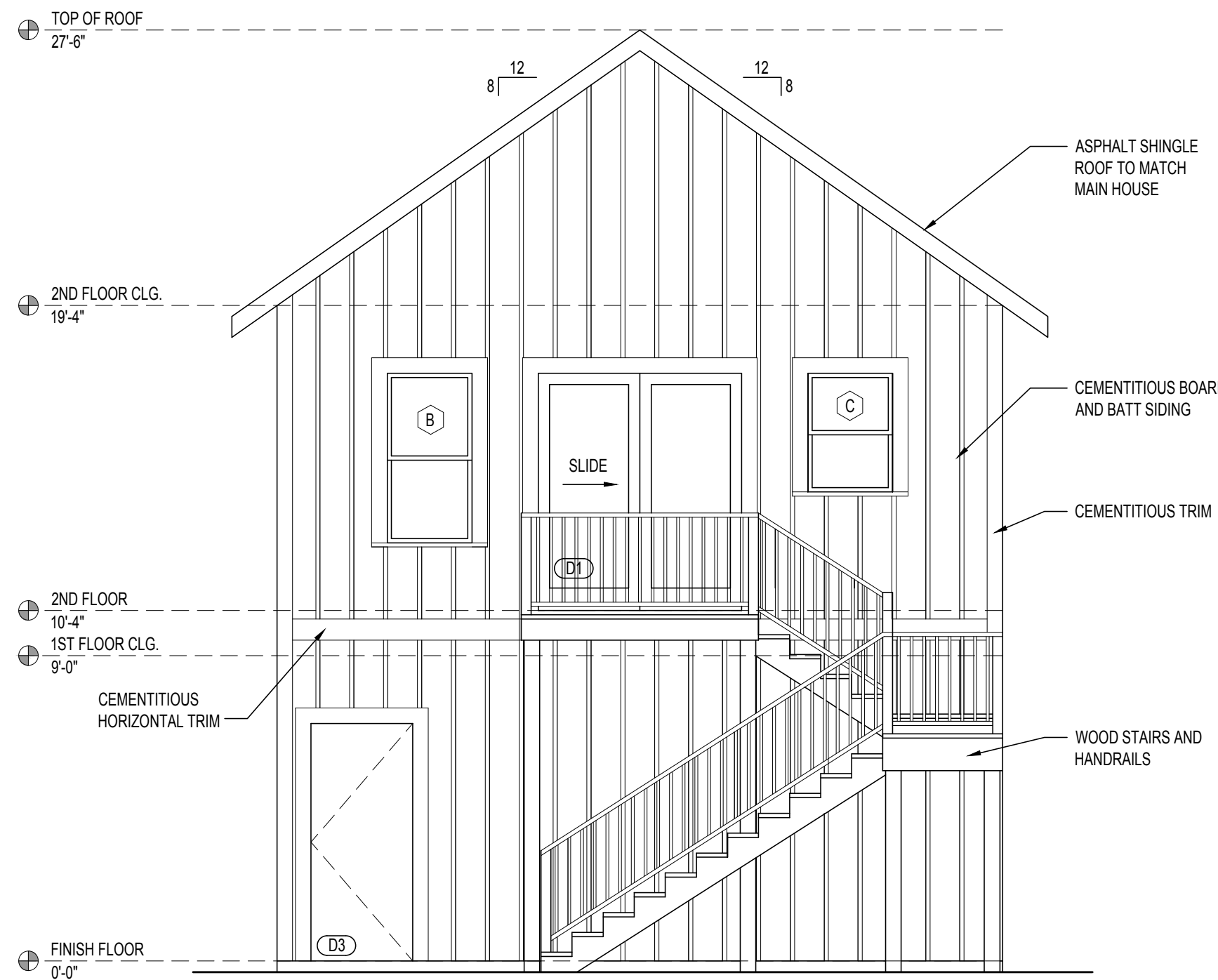
NON-CONDITIONED GARAGE: = 575 S.F.
CONDITIONED LIVING SPACE: = 425 S.F.

FRENCH & MICHIGAN

1 / 14 / 2022

NEW ACCESSORY STRUCTURE
112 SAN ARTURO
SAN ANTONIO, TEXAS 78210

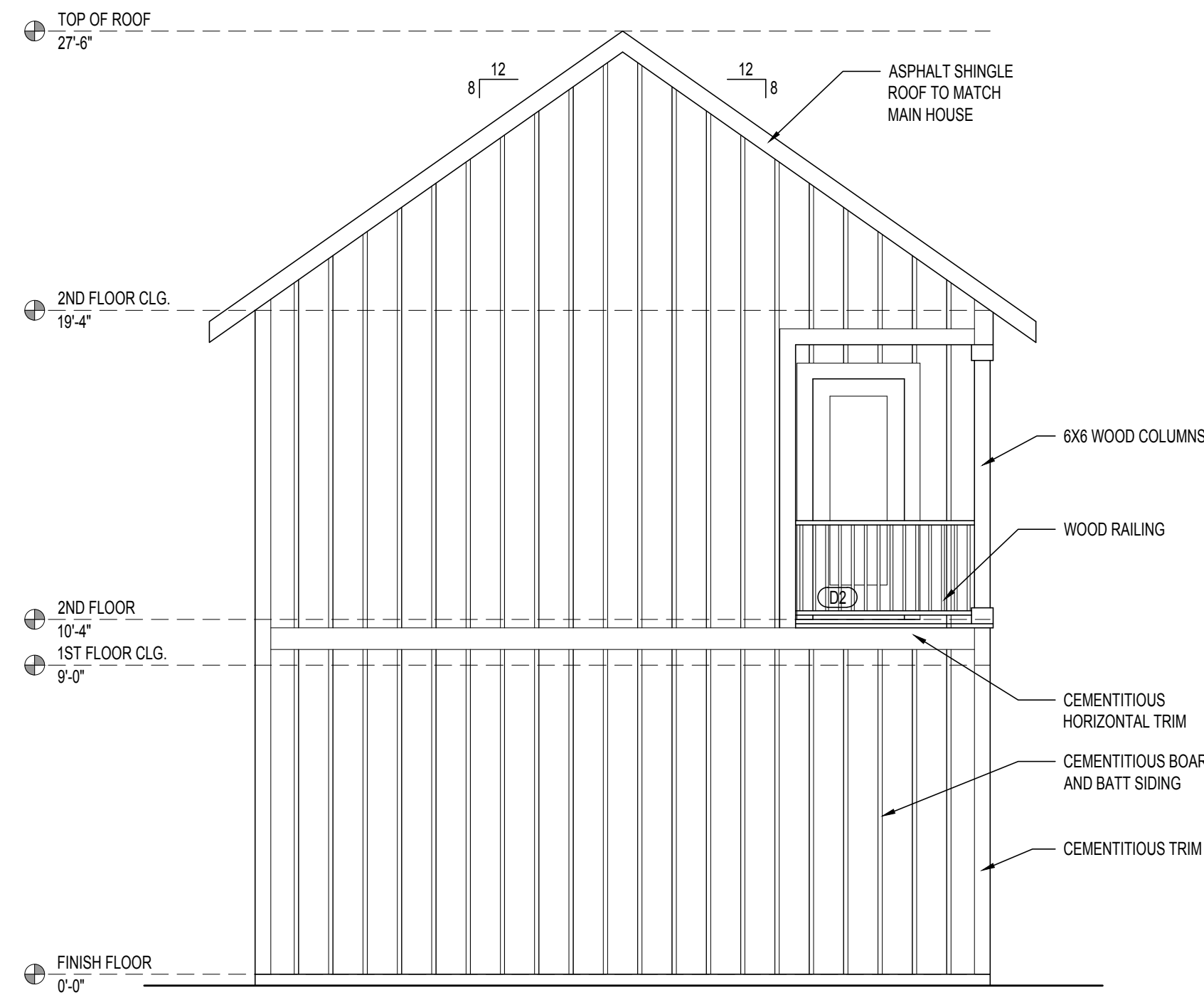
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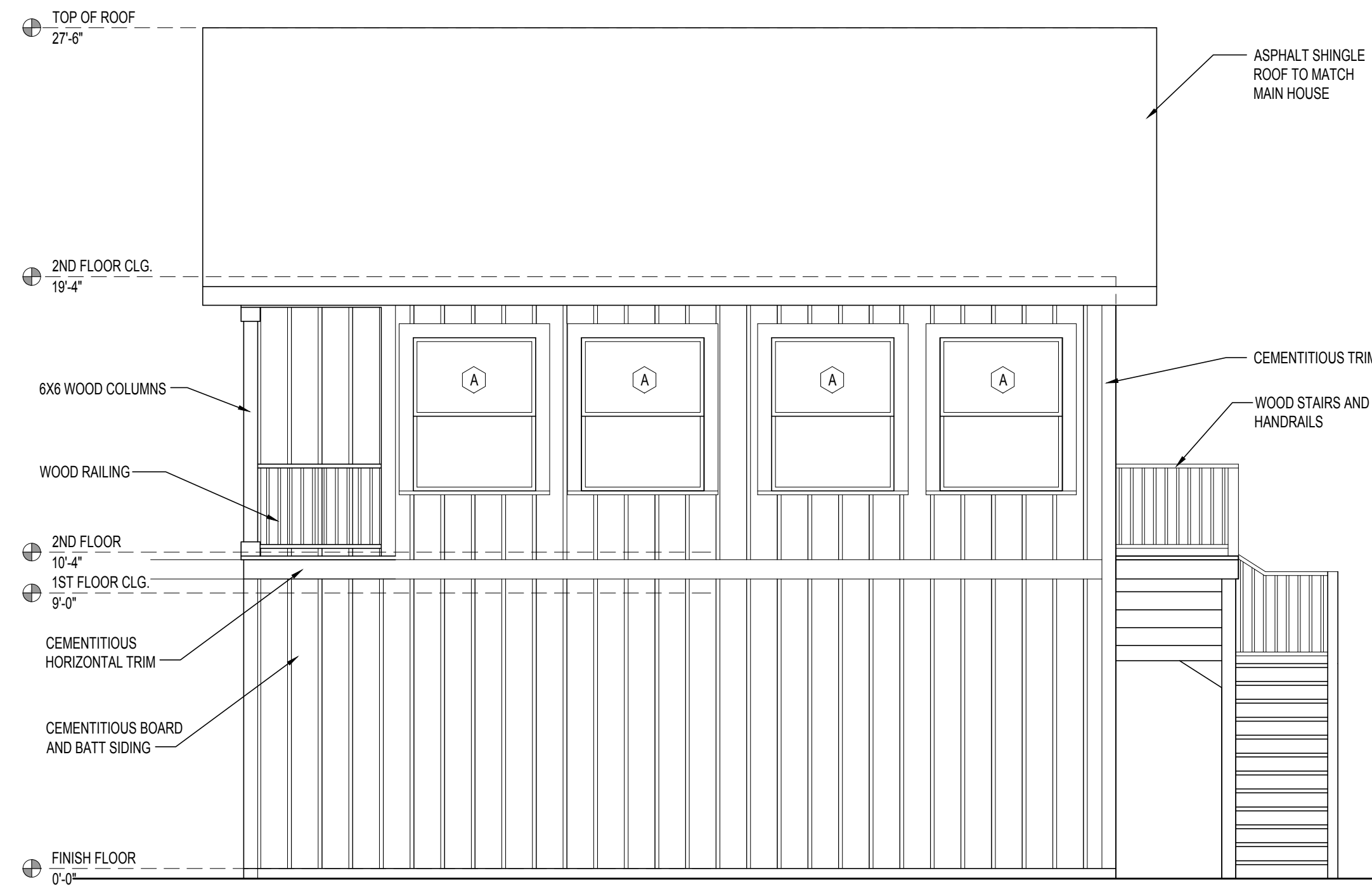
1 112 SAN ARTURO - WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 112 SAN ARTURO - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 112 SAN ARTURO - EAST ELEVATION
SCALE: 1/4" = 1'-0"

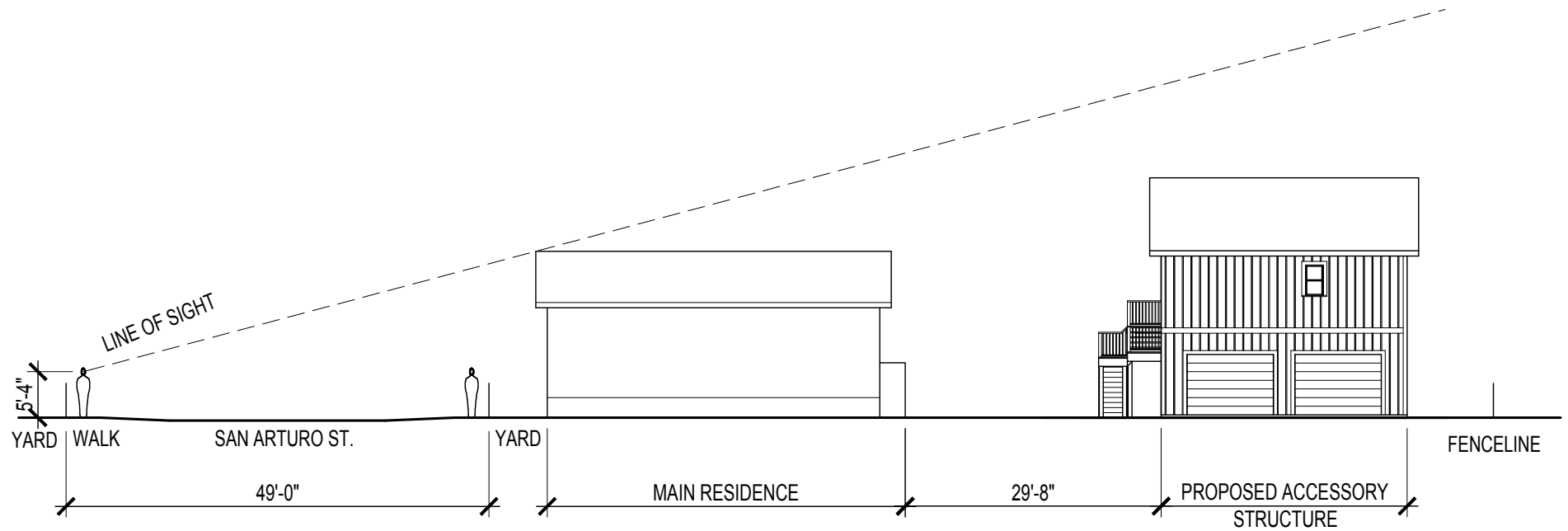


2 112 SAN ARTURO - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

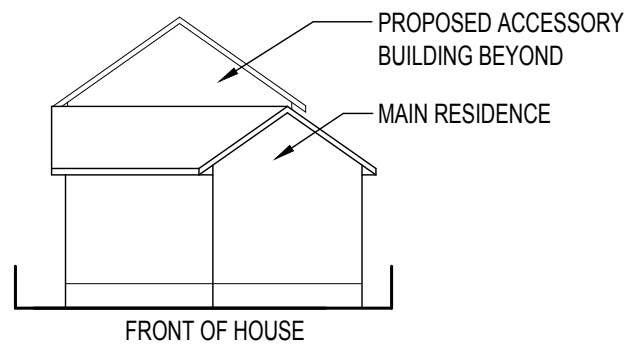
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NEW ACCESSORY STRUCTURE
1 / 14 / 2022
112 SAN ARTURO
SAN ANTONIO, TEXAS 78210

A2



112 SAN ARTURO - LINE OF SIGHT DIAGRAM 1
1 / 14 / 2022



112 SAN ARTURO - LINE OF SIGHT DIAGRAM 2
1 / 14 / 2022