

## HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2022

**HDRC CASE NO:** 2022-202  
**ADDRESS:** 221 VANCE ST  
**LEGAL DESCRIPTION:** NCB 733 BLK 5 LOT 16  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 1  
**HIST. DIST. NAME:** Lavaca  
**APPLICANT:** SCOTT T MARTIN  
**OWNER:** SCOTT T MARTIN  
**TYPE OF WORK:** New construction of accessory buildings  
**APPLICATION RECEIVED:** March 27, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Jessica Anderson

### REQUEST:

The applicant is requesting a conceptual approval to construct a 437-square-foot accessory structure and 160-square-foot screened porch.

### 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

- i. *Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

- ii. *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.
- iii. *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.
- iv. *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.

## 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. 221 Vance St is a single-story, single-family Queen Anne-style residence built c. 1912. The property first appears in city directories and on Sanborn Fire Insurance maps in 1912. The house has a gable-on-hip standing seam metal roof and is clad in wood lap siding with decorative shingles in the primary gable over a cutaway bay window. The wood porch wraps around the southeast corner of the house and has tapered round columns with a simple balustrade. Windows are predominately one-over-one, except the central bay window which has a leaded glass window in the upper sash. The property contributes to the Lavaca historic district.
- b. **ACCESSORY STRUCTURE:** The Guidelines for New Construction 5.A. notes that new garages and outbuilding should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing structure on the lot features a footprint of 1,895 square feet and one story in height. The proposed accessory structures feature a total footprint of 597 square feet. Staff finds the proposed height and general massing to be subordinate to that of the primary historic structure. However, staff finds that the applicant should submit a full site plan and construction drawings that include the primary structure to better illustrate the relationship between the primary structure and the proposed accessory structures.

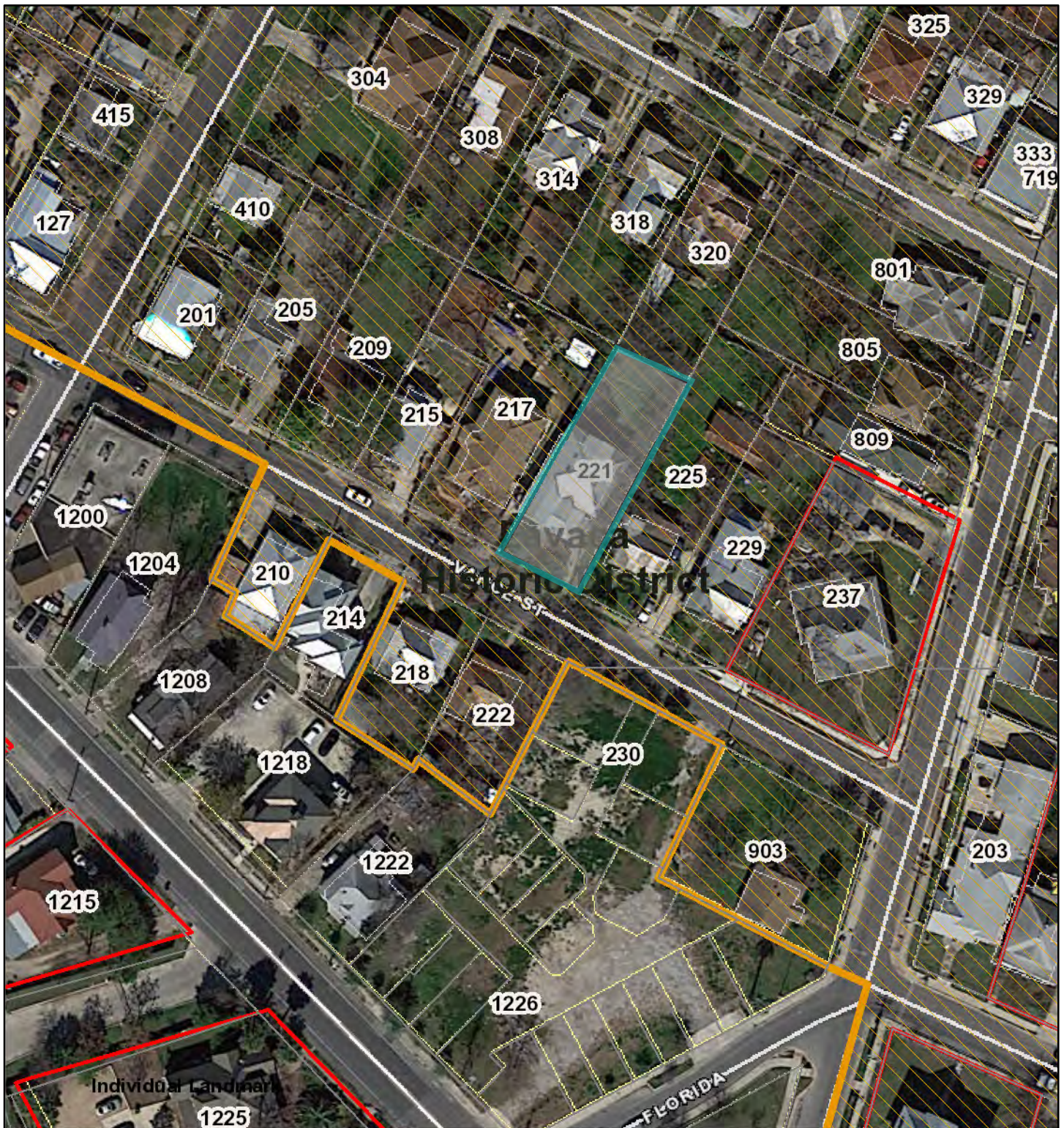
- c. **ORIENTATION & SETBACKS:** The applicant has proposed both an orientation and setbacks that are consistent with the Guidelines for New Construction 5.B.
- d. **ARCHITECTURAL DETAILS (Materials):** The Guidelines for New Construction 5.A.iii. and iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant has not yet determined final materials but proposes using historically appropriate materials that fit into the neighborhood. Staff finds that lap siding with a four (4) inch exposure would be appropriate to relate to the horizontal wood siding of the primary historic structure, and any composite siding should feature a smooth finish. Guideline 5.A.v for New Construction states that garage doors should be incorporated with similar proportions and materials as those traditionally found in the district. Staff finds that a fully wood garage door or a composite material with a design that mimics wood construction and features a smooth finish without a faux wood grain texture would be most appropriate.
- e. **WINDOWS:** The applicant proposes a single-lite square window on the west elevation, a single-light gable window above the garage door on the east elevation, a grid of fixed windows on the south elevation, and clerestory windows on the north elevation. Windows on the primary historic structure are predominately rectangular one-over-one operable wood windows. Per Standard Specifications for Windows in Additions and New Construction, 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. Staff finds the proposed window profiles are not consistent with these specifications.

**RECOMMENDATION:**

Staff recommends conceptual approval to construct a 437-square-foot accessory structure and 160-square-foot screened porch, with the following stipulations:

- i. That materials submitted for final approval include a full site plan and constructions drawings that include the primary structure.
- ii. That the applicant proposes window profiles for the smaller fixed windows that have more traditional proportions and operable sashes and that proposed windows otherwise meet the Standard Specifications for Windows in Additions and New Construction.
- iii. That the applicant propose a fully wood garage door or a garage door 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.

# City of San Antonio One Stop



April 14, 2022

**drawGraphics\_poly**



User drawn polygons

CoSA Addresses



Community Service Centers



Pre-K Sites



CoSA Parcels

BCAD Parcels

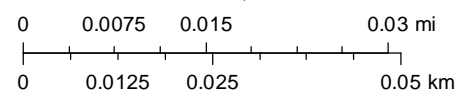


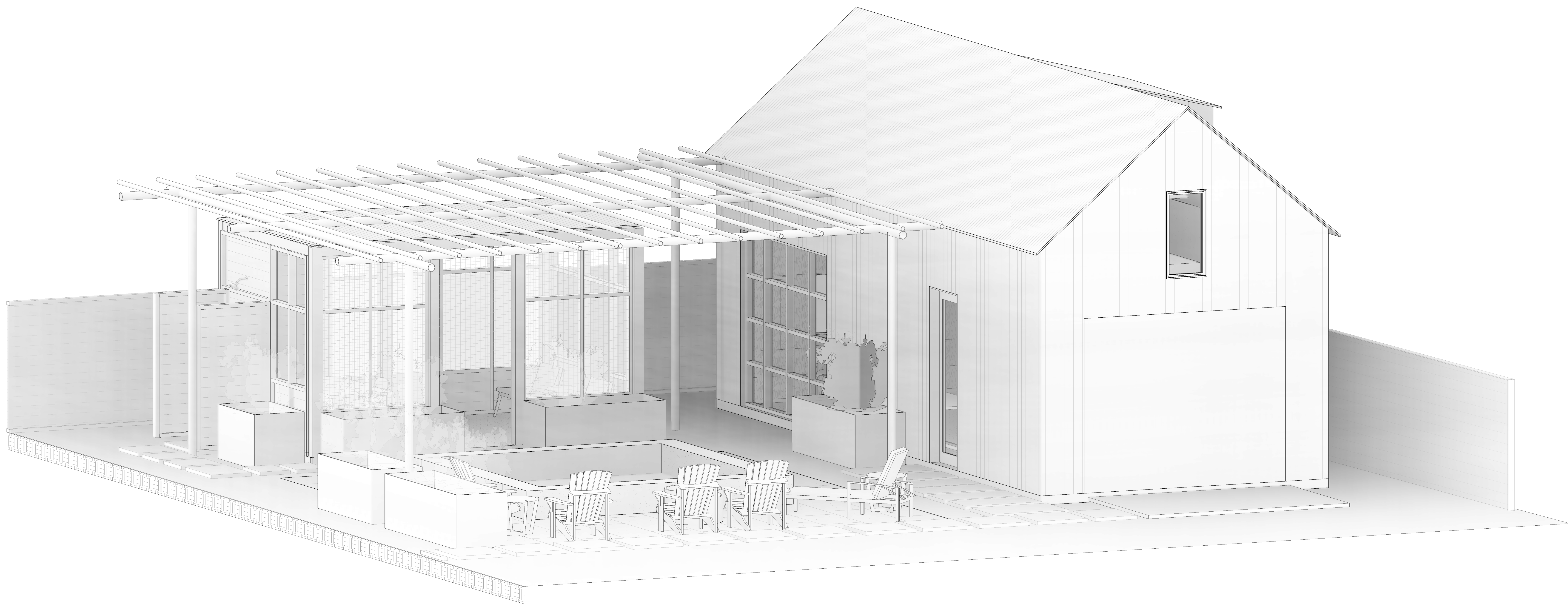
Historic Landmark Sites



Historic Districts

1:1,000



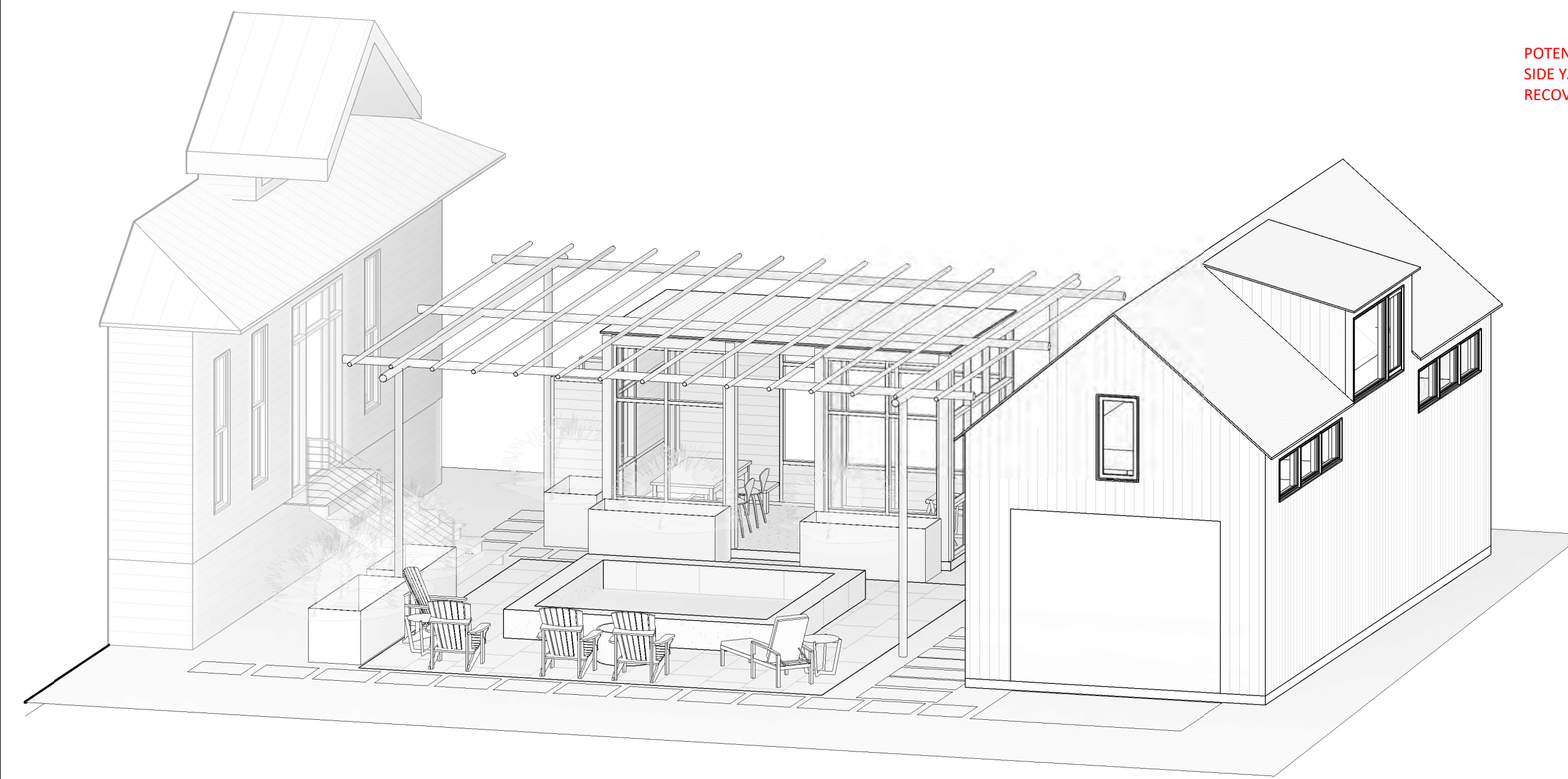
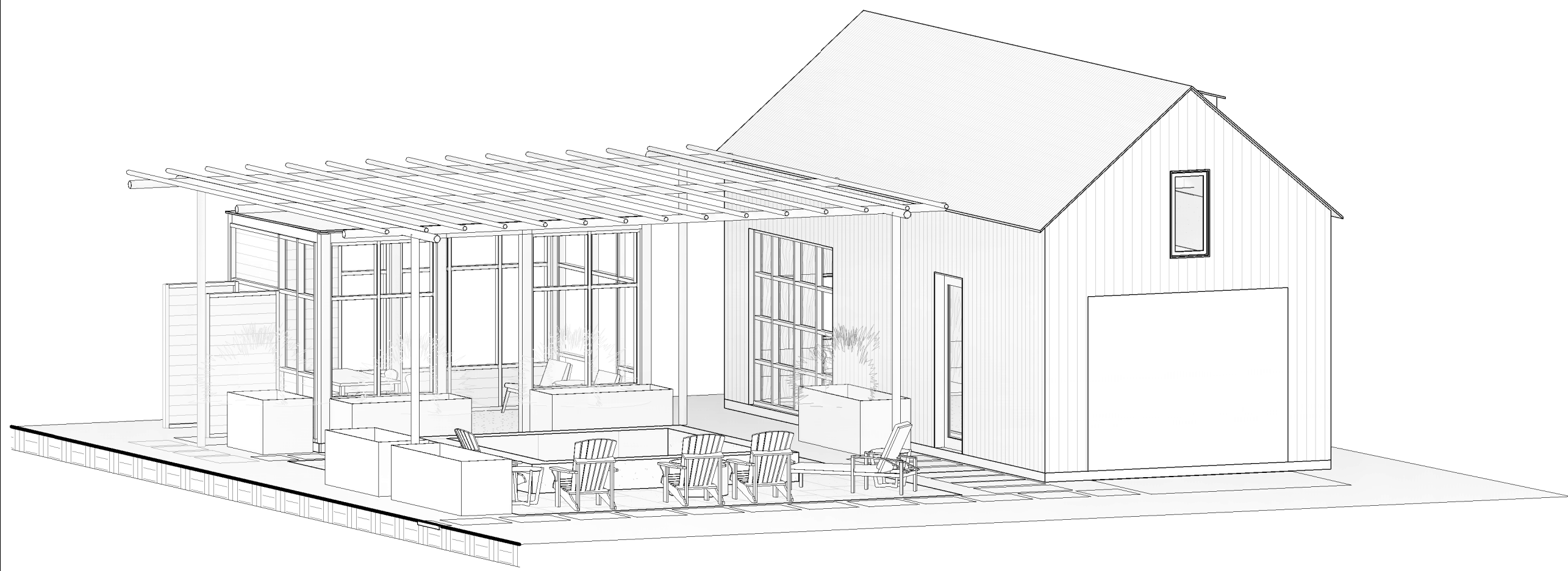


MARTIN | BROWNE  
221 VANCE STREET  
LAVACA, SAN ANTONIO  
78210

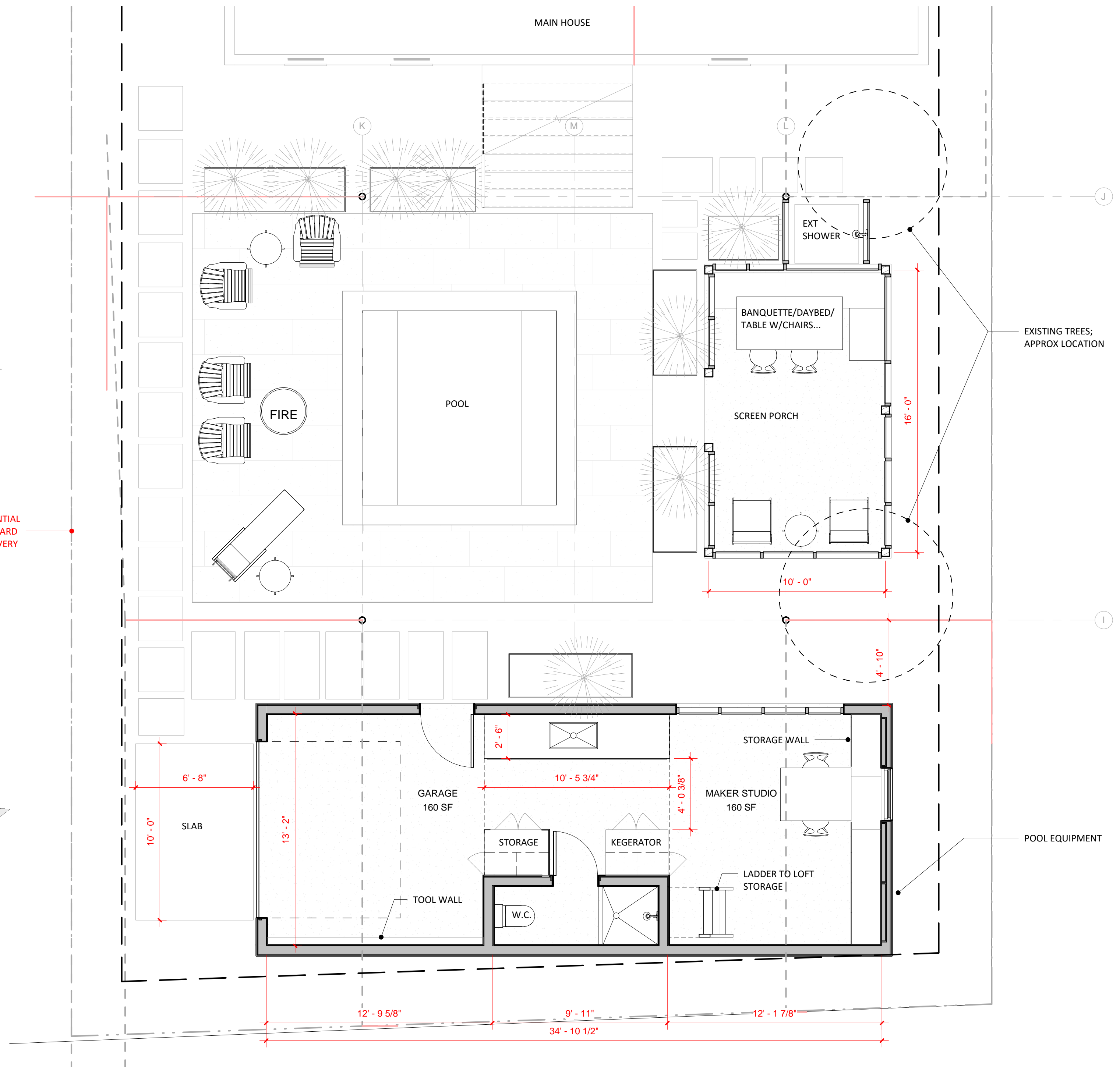
2021.12.03  
CONCEPT DESIGN



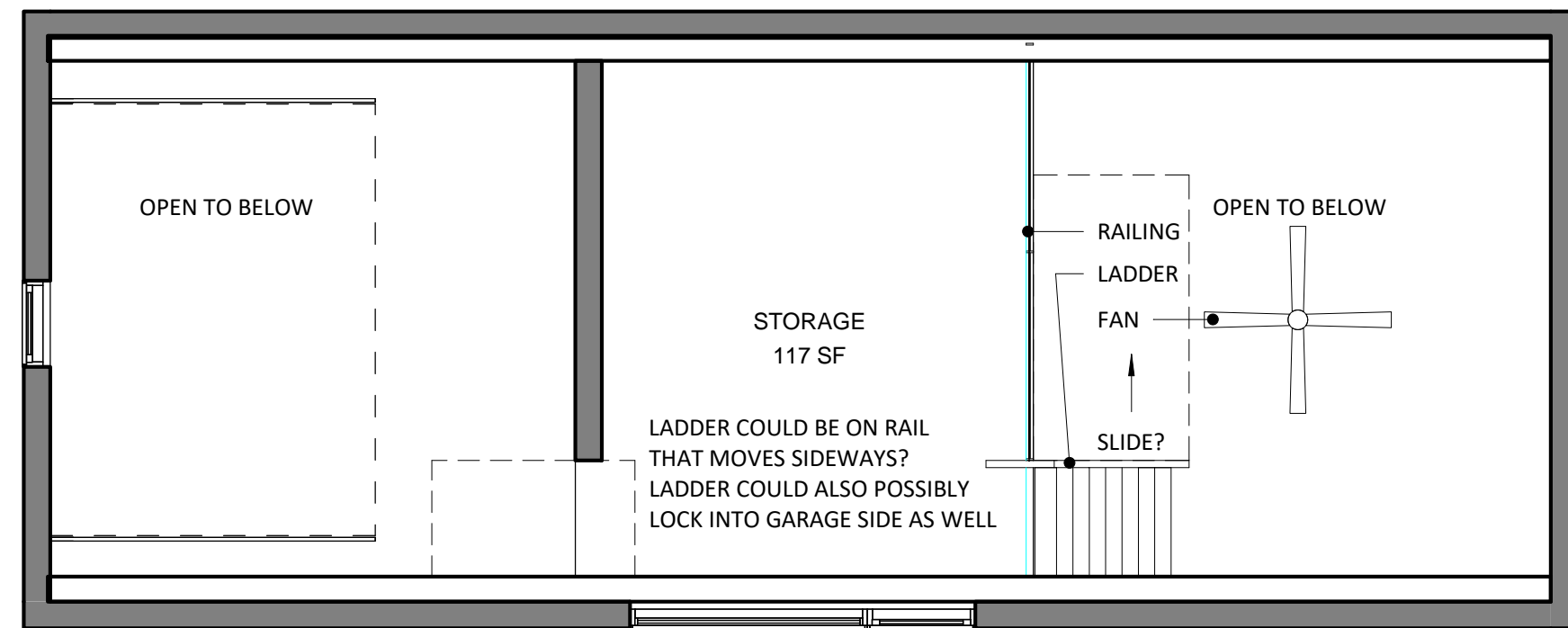
WREN ATELIER, LLC



MAKERS STUDIO VIEW FROM EAST



SITE PLAN - D



STUDIO D - LVL 2



NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING  
OR  
CONSTRUCTION

MARTIN|BROWNE  
STUDIO

221 VANCE STREET  
LAVACA, SAN ANTONIO  
78210

2021.11.01

PROJ. ARCHITECT

SET ISSUE DATES

DATE	ISSUE
20211101	CONCEPT

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPT DESIGN

SITE PLAN D

A103



NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING  
OR  
CONSTRUCTION

MARTIN|BROWNE  
STUDIO

221 VANCE STREET  
LAVACA, SAN ANTONIO  
78210

2021.11.01

PROJ. ARCHITECT

SET ISSUE DATES	
DATE	ISSUE
20211101	CONCEPT

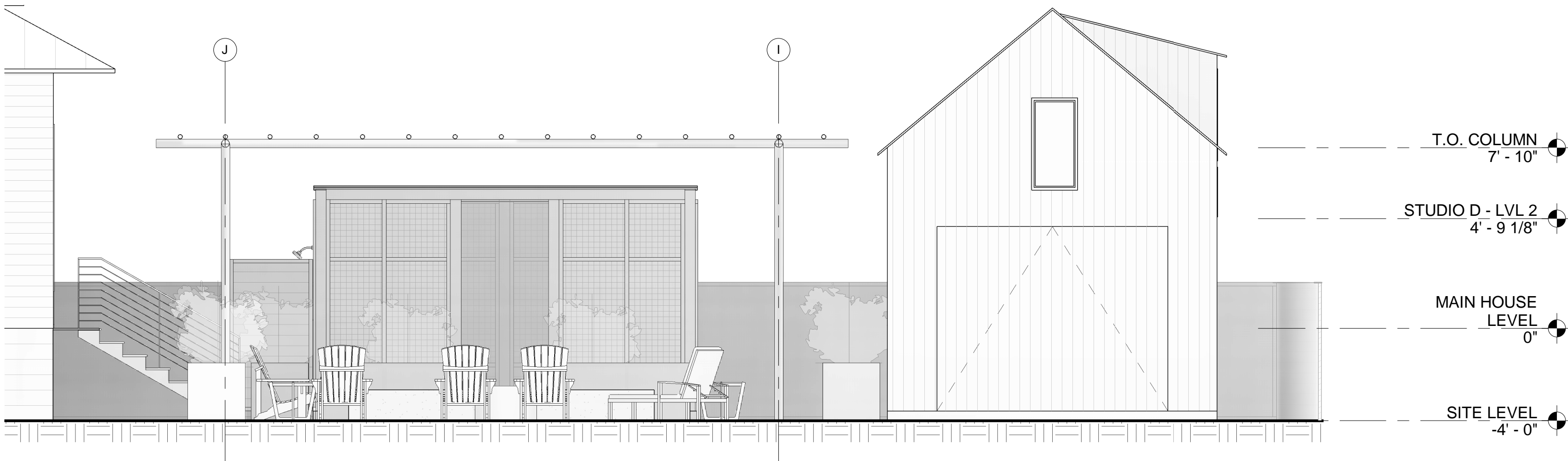
REVISIONS

NO.	DATE	DESCRIPTION

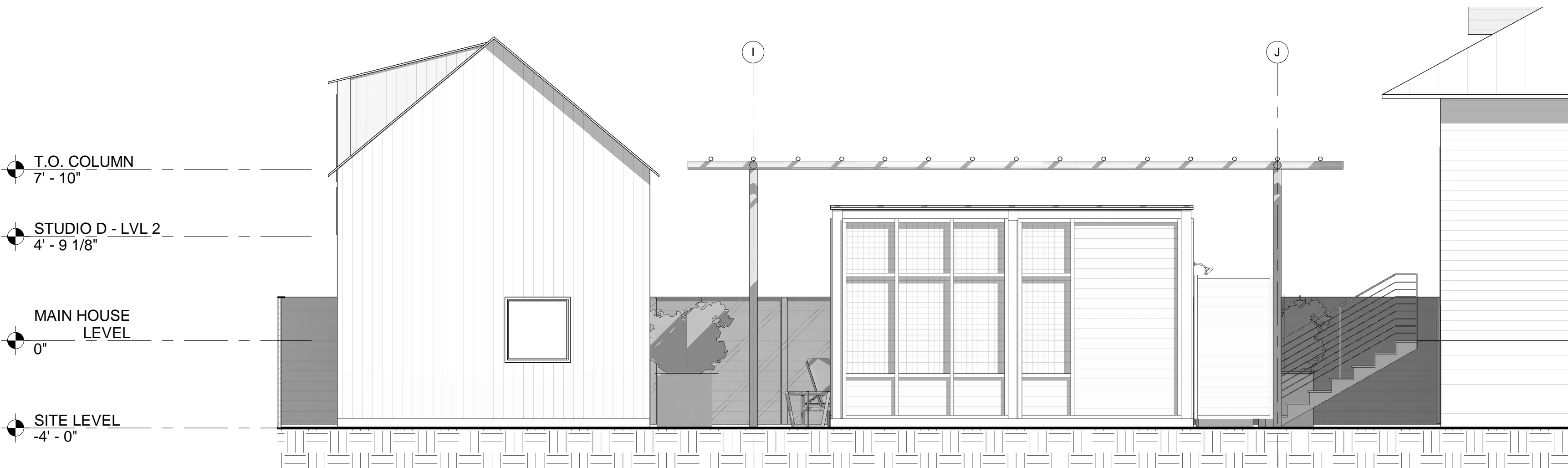
CONCEPT DESIGN

EXTERIOR  
ELEVATIONS

A400



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



3 SCHEME D - WEST ELEVATION  
SCALE: 1/4" = 1'-0"

