

HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2017

Agenda Item No: 16

HDRC CASE NO: 2017-007
COMMON NAME: 702 SHERMAN
LEGAL DESCRIPTION: NCB 1301 BLK 2 LOT 1
ZONING: R-5 CD,H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jenny De La Rosa/HHGC, LLC
OWNER: Jenny De La Rosa/HHGC, LLC
TYPE OF WORK: Conceptual approval of new construction of a single family house
REQUEST:

The applicant is requesting conceptual approval to construct a new single family house on the vacant lot at 702 Sherman to feature approximately 1,700 square feet.

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 nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- 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.

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

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

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

pipng 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. Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

i. Historic Gardens—Maintain front yard gardens when appropriate within a specific historic district.

ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The applicant has proposed to construct a single family house on the vacant lot at 702 Sherman, in the Dignowity Hill Historic District. The applicant has noted that the proposed new construction will feature an overall square footage of approximately 1,700 square feet.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of

Appropriateness for final approval.

- c. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has noted to staff that a setback of twenty-four (24) feet has been proposed. Sherman currently features structures that feature setbacks ranging from approximately twenty feet to approximately thirty feet. Staff recommends the applicant provide a site plan with context of the adjacent structures to note both the setbacks on Sherman as well as the setbacks along Willow.
- d. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance toward Sherman. This is consistent with the Guidelines and the historic example found in this part of Dignowity Hill.
- e. **SCALE & MASS** – 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. The applicant has proposed a single story structure on a vacant lot adjacent to lots that contain historic structures of comparable heights. This is consistent with the Guidelines.
- f. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundations. The applicant has proposed a foundation height that appears to be approximately 12 to 18 inches in height. The applicant should provide additional information on the proposed foundation height that supports a foundation height that is consistent with the Guidelines.
- g. **ROOF FORM** – The applicant has proposed a roof form that includes a front gabled roof over the front porch and two hipped roofs that culminate at the rear of the proposed new construction. Both roof forms are found throughout the Dignowity Hill Historic District and are consistent with the Guidelines.
- h. **WINDOW & DOOR OPENINGS** – The applicant has proposed window and door openings that include a two double windows on the front façade, a bay window on the west façade, a single width and a double width window on the east façade and a small window opening. On the west, east and south facades, the applicant has proposed small window openings just below the plate height of each wall. Staff recommends the applicant separate the proposed double width windows on each façade and proposed additional fenestration on the west, east and south facades, particularly at near the front of the proposed new construction.
- i. **LOT COVERAGE** – T The building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant’s proposed building footprint is consistent with the Guidelines for New Construction 2.D.i.
- j. **MATERIALS** – The applicant has proposed materials to include an asphalt shingle roof, wood or aluminum windows and fiber cement siding. The materials are generally consistent with the Guidelines. The applicant should provide additional information regarding the proposed windows and their framing depths prior to returning for final approval.
- k. **ARCHITECTURAL DETAILS** – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Generally, the applicant has proposed architectural forms that are consistent with the Guidelines, including a front porch with appropriate depth and a side window bay. Staff recommends the applicant provide additional information regarding the proposed front and rear porch columns.
- l. **FRONT DOOR** – The applicant has proposed a front door that features detailing that is not comparable to historic examples found throughout the district. Staff recommends that the applicant install a front door that features design elements comparable to the many traditional doors found throughout the Dignowity Hill Historic District.
- m. **DRIVEWAY** – At the rear (south) of the lot, the applicant has proposed a driveway to provide entrance to the lot from Willow Street. The applicant has noted that the driveway will feature a width of twelve (12) feet. The Guidelines for Site Elements 5.B.ii. notes that driveways should not exceed ten (10) feet in width. The applicant should reduce the width of the proposed driveway to become consistent with the Guidelines.
- n. **LANDSCAPING** – At this time, the applicant has not provided a detailed landscaping plan. Staff recommends the applicant provide a detailed landscaping plan prior to returning to the HDRC.

RECOMMENDATION:

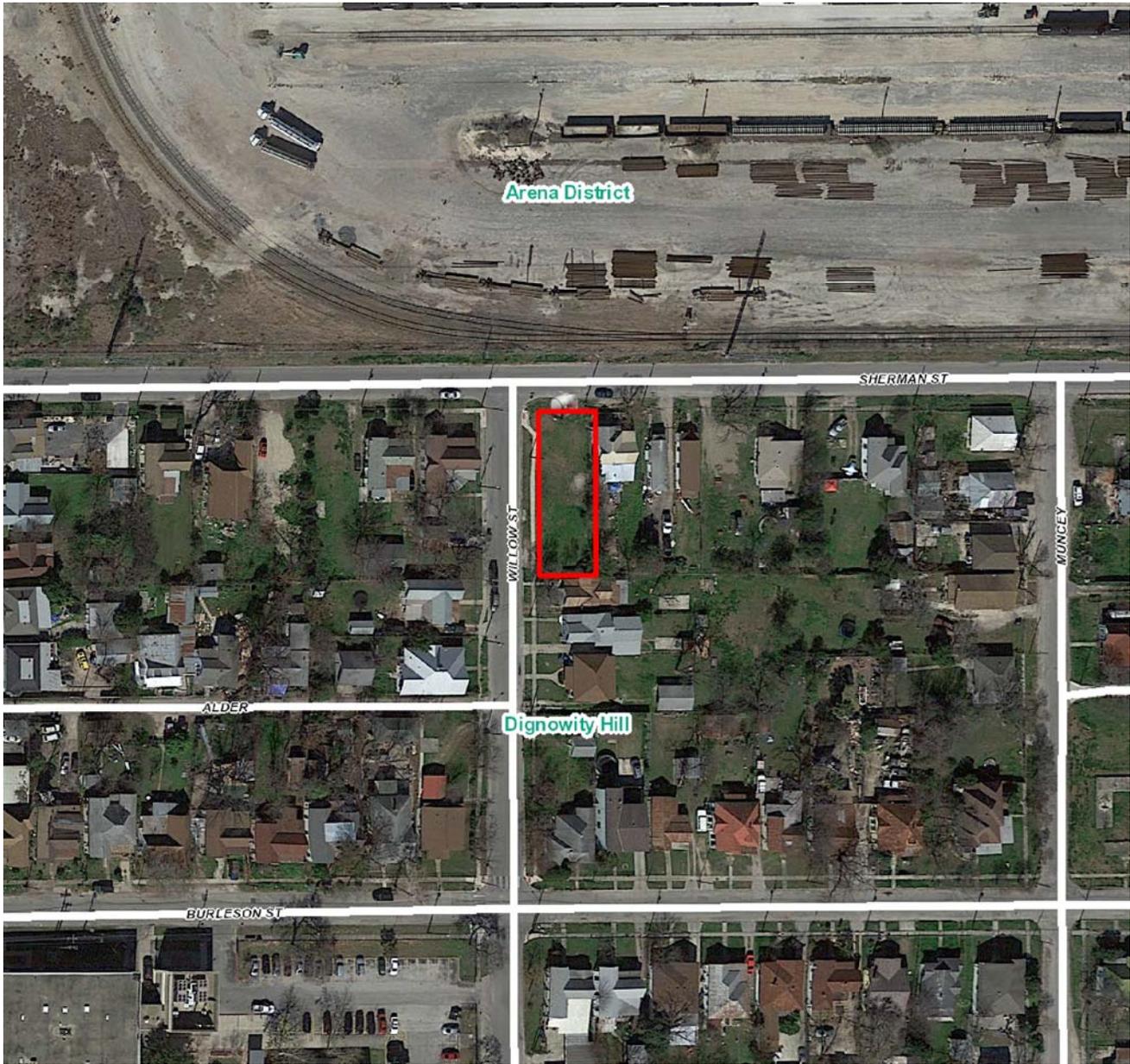
Staff recommends conceptual approval based on findings a through m with the following stipulations:

- i. That the applicant provide staff with an updated site plan noting the setback of the proposed new construction as well as the setbacks of the existing, adjacent historic structures.

- ii. That the applicant separate the proposed double width windows, install additional window fenestration and eliminate the proposed short windows from each façade.
- iii. That the applicant screen all mechanical equipment.
- iv. That the applicant provide additional information regarding window materials and the framing depth of each window.
- v. That the applicant provide additional information regarding the proposed foundation height including an exact height and information regarding consistency with neighboring historic structures.
- vi. That the applicant install a new front door as noted in finding 1.
- vii. That the applicant reduce the proposed driveway to a width of no more than ten (10) feet.

CASE MANAGER:

Edward Hall



 Flex Viewer
Powered by ArcGIS Server
Printed: Jan 09, 2017

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Sherman

W

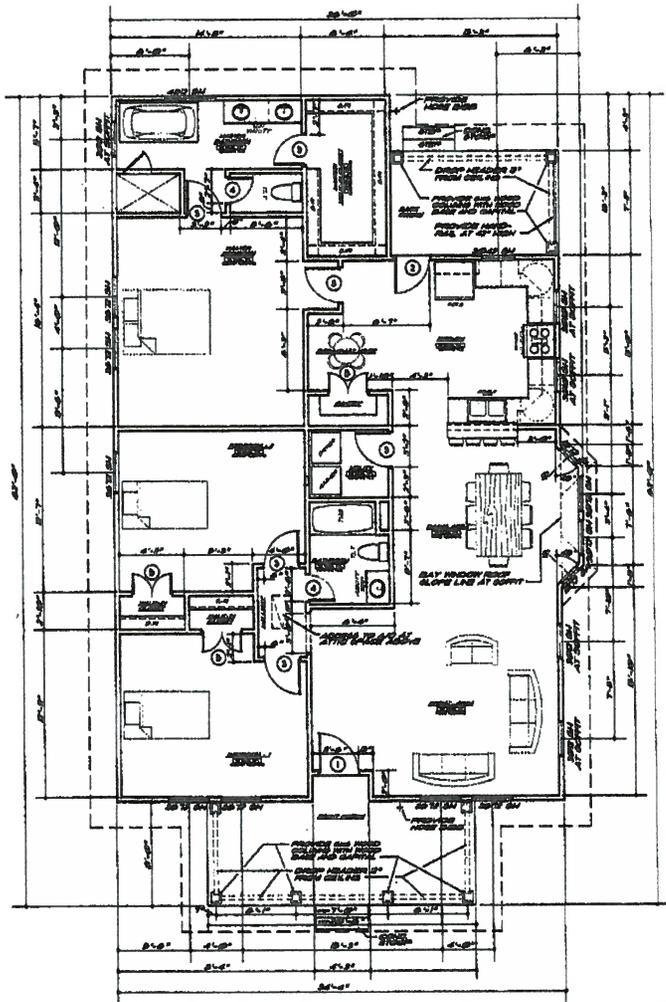


NO PARKING

New residential home to be built at 702 Sherman, SA TX 78202. This property is located in the Dignowity Hill Historic District. This 1-story home will have 3 bedrooms and 2 full baths. The living area will be approximately 1700 square feet. The elevation of the home will be similar to the homes in the surrounding area. Features will include:

- Concrete foundation slab
- Stick framing
- Wood or aluminum windows
- 10-ft ceilings
- Cement fiber siding
- Dry wall interior finish
- 1x6 exterior trim finish
- Gable roof with accent shaker siding
- Crown moulding throughout
- Wood flooring throughout
- 3-dimensional shingle roof
- Front and back porch
- Home will face north (Sherman St)
- Driveway entrance will be on Willow St
- Colors on house will be Olive (siding) and Garlic white (trim) - to be approved by HDRC

Projected start date will be February 2016 and to be completed within 5 months.

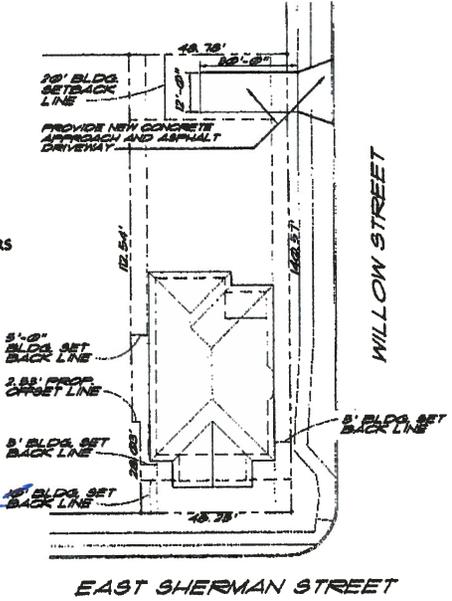


ARCHITECTURAL FLOOR PLAN

SCALE: 1/4" = 1'-0"
 TOTAL LIVING AREA = 1,702 SQ. FT.
 TOTAL CONCRETE AREA = 1,977 SQ. FT.

LEGAL DESCRIPTION

NCB 1301
 BLK 2
 LOT 1
 PROP. ID. 107379
 NEIGHBORHOOD
 S. OF MLK TO ARANSAS
 OWNER:
 H & H GENERAL CONTRACTORS
 22223 RED SAND DRIVE
 SAN ANTONIO, TEXAS 78264



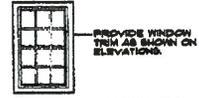
EAST SHERMAN STREET

WILLOW STREET



1	2	3	4	5
3'-0" x 6'-0" x 1 1/4" SOLID CORE WD DR W/ GLAZING TREATMENT AT ALL GLASS SURFACES OR EQUIVALENT AS SHOWN. PROVIDE ALL HARDWARE. STYLE OF DOOR TO BE OWNER SELECT.	3'-0" x 6'-0" x 1 1/4" SOLID CORE WD DR. DOOR SHALL HAVE GLAZING TREATMENT AT ALL GLASS SURFACES. PROVIDE ALL HARDWARE OWNER SELECT.	7'-0" x 6'-0" x 1 1/4" HOLLOW CORE WD DR. PROVIDE ALL HARDWARE OWNER SELECT.	2'-0" x 6'-0" x 1 1/4" HOLLOW CORE WD DR. PROVIDE ALL HARDWARE OWNER SELECT.	2'-1'-0" x 6'-0" x 1 1/4" HOLLOW CORE WD DR. PROVIDE TRACK AND HARDWARE

DOOR SCHEDULE
NO SCALE



PROVIDE WINDOW TRIM AS SHOWN ON ELEVATIONS.
 ALL WINDOWS IN THIS SECTION SHALL BE 66" WIDE BY 48" HIGH (L.O.C.). SELECTED FROM SOURCE SERIES 5000 + ENERGY PERFORMANCE RATINGS + U-FACTOR QUALITY E.M. 80. AIR LEAKAGE COEFFICIENT 1. SEE WINDOW TRANSMITTANCE = 0.83, ALUMINUM FRAME.

WINDOW SCHEDULE
NO SCALE

DOOR NOTES:
 DOORS SHOWN ON DOOR SCHEDULE ARE A MERE REPRESENTATION OF THE OR THE REAL DOOR. ALL DOORS THAT ARE SELECTED BY THE OWNER SHALL HAVE PRECEDENCE OVER CONTRACTOR'S GRADE. PROPOSED SELECTION OF DOOR, TRIM AND HARDWARE.

REVISION	
NO.	DATE



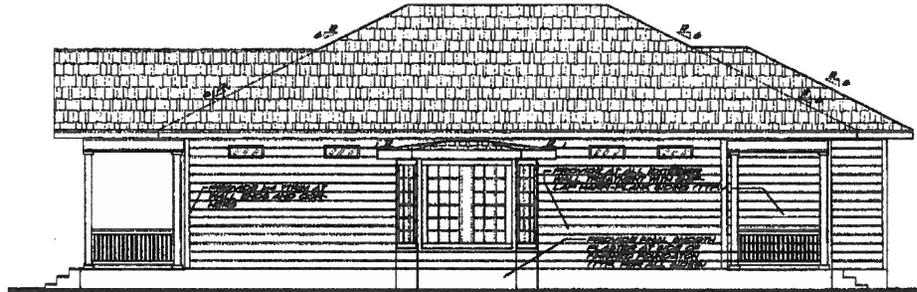
A NEW DREAM HOME FOR THE
HHCC, LLC
 702 SHERMAN STREET SAN ANTONIO, TEXAS

DRAWING ARCHITECTURAL DRAWING PLAN TITLE SHEET

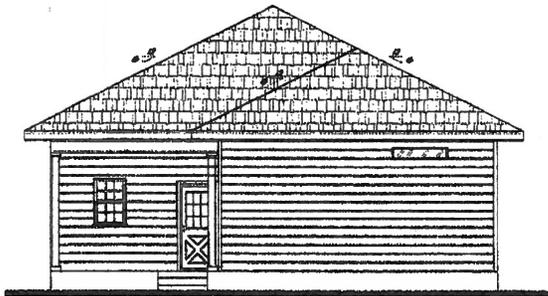
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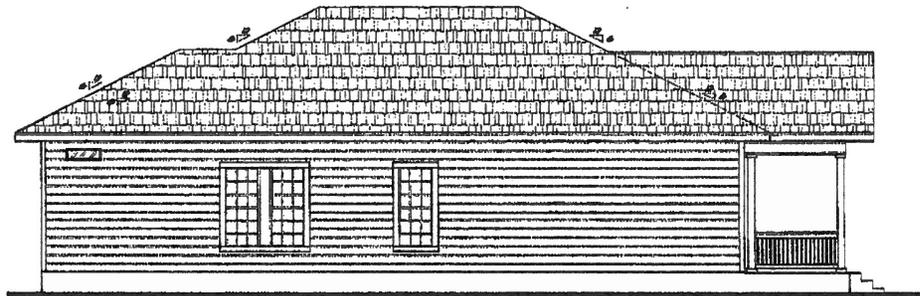
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

REVISION
NO. DATE



HHCC, LLC
202 Avant
San Antonio, TX 78210

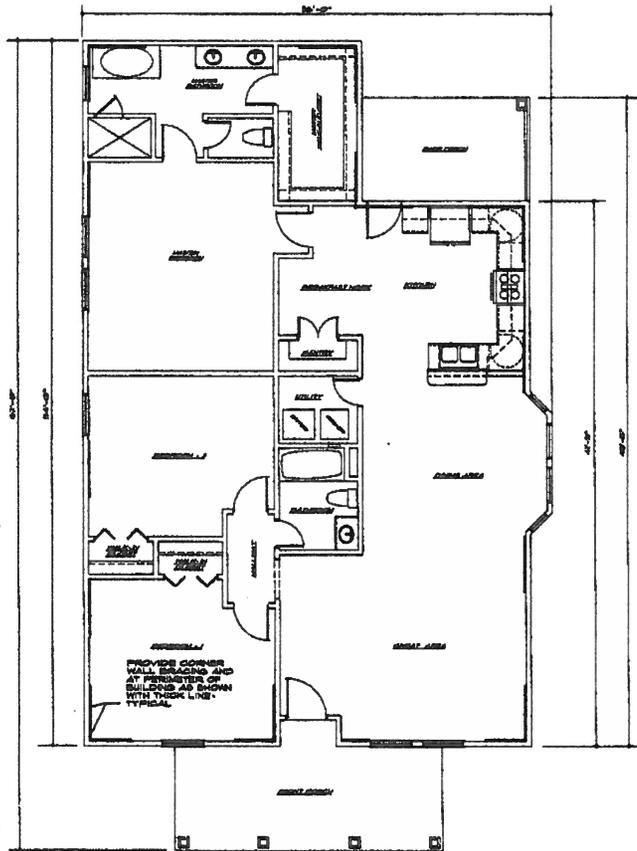
A NEW DREAM HOME
FOR THE
HHCC, LLC
702 SHERMAN STREET SAN ANTONIO, TEXAS

DRAWING
ELEVATIONS
DRAWING
PLAN

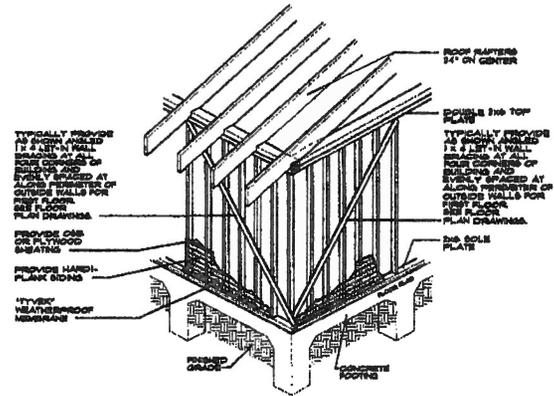
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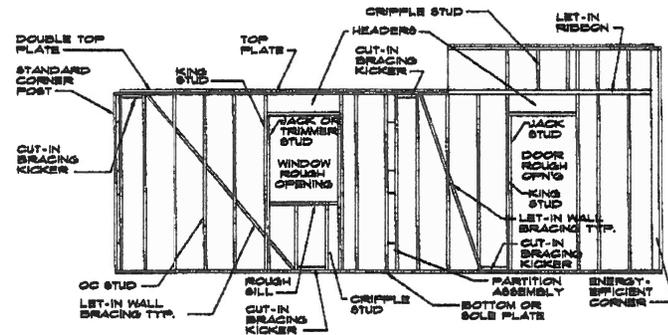
OF 3



NEW HOUSE BRACING FLOOR PLAN
SCALE: 1/4" = 1'-0"



CORNER WALL BRACING DETAIL
NO SCALE



TYPICAL WALL BRACING COMPONENT DETAIL
NO SCALE

REVISION
NO. DATE



General Contractor
202 Avant
San Antonio, Tx 78210

A NEW DREAM HOME
FOR THE
HHCC, LLC
702 SHERMAN STREET SAN ANTONIO, TEXAS

DRAWING
BRACING
PLAN

TITLE

SHEET

A-7

OF 8





