HISTORIC AND DESIGN REVIEW COMMISSION
May 2, 2018

HDRC CASE NO:	**2018-162**
COMMON NAME:	714 SHERMAN
LEGAL DESCRIPTION:	NCB 1301 BLK 2 LOT 4
ZONING:	R-5, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Troy Turner/Max Developers Inc
OWNER:	James Deng/DBO Investments LLC
TYPE OF WORK:	Construction of tiny home
APPLICATION RECEIVED:	March 29, 2018
60-DAY REVIEW:	May 28, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a one story, single family residential structure to feature 300 square feet on the vacant lot at 714 Sherman.

APPLICABLE CITATIONS:
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

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.

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.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for construction of a single story, single-family residential structure on the vacant lot at 714 Sherman.

b. 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 examples found on the block. The applicant has provided a setback that per application documents is greater than those found historically on the block. Additionally, the applicant provided a site plan that indicates that the driveway will enter the center of the lot with the structure flanking at the southwest corner. Staff finds that the current site plan inconsistent with the pattern of the block and neighborhood regarding setbacks and orientation.
c. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed entrance is appropriate and consistent with the Guidelines.
d. 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. 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. This block of Sherman features six (6) one-story historic structures on the south side of the block. Staff finds the currently proposed scale and massing, to include width and depth to be inconsistent with the Guidelines.
e. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structures' foundation and floor heights. The applicant has not noted an exact foundation height for the proposed new construction. Staff finds that the foundation height should be consistent with the Guidelines. Neighboring structures feature foundation heights of approximately two to three feet.
f. ROOF FORM – The applicant has proposed a roof form featuring a shed roof sloped upward toward the front facade. Historic structures on this site feature hipped or gabled roofs. Staff finds the proposed roof form to be inconsistent with the pattern of this block and the Dignowity Hill Historic District for primary residential properties.
g. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The proposed design features a large square picture window on the front elevation, a one-over-one window on the left elevation, no windows on the right elevation, and sliding window above a square picture window on the rear elevation. Staff finds the square picture windows, the stacked windows, and the large spans of blank walls inconsistent with fenestration patterns found historically in the district.
h. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed new construction is not more than fifty percent of the size of the total lot area.
i. MATERIALS – The applicant has proposed materials that include wood siding, a standing seam metal roof, and aluminum windows. Generally, the proposed materials are appropriate. Wood siding should feature a four inch exposure. The proposed roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish.
j. WINDOW MATERIALS – The applicant has proposed to install aluminum windows. Staff finds the proposed window materials appropriate. White manufacturer's color is not allowed, and color selection must be presented to staff. 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.
k. ARCHITECTURAL DETAILS – The proposed new construction features inconsistencies with the historic development pattern found on this block of Sherman including building width, roof form, fenestration patterns and porch massing.
l. SITE ELEMENTS – The applicant has not provided measured drawings or a site plan for landscaping and site elements with the exception of the proposed driveway. The proposed driveway's location is inconsistent with those found historically on the block. The applicant should submit a detailed landscaping plan as well as a site plan that notes an appropriate driveway width and location.

RECOMMENDATION:

Staff does not recommend approval based on findings b through l. Staff recommends that the applicant revise the proposed new construction to address the inconsistencies noted in the above findings.

CASE MANAGER:
Huy Pham

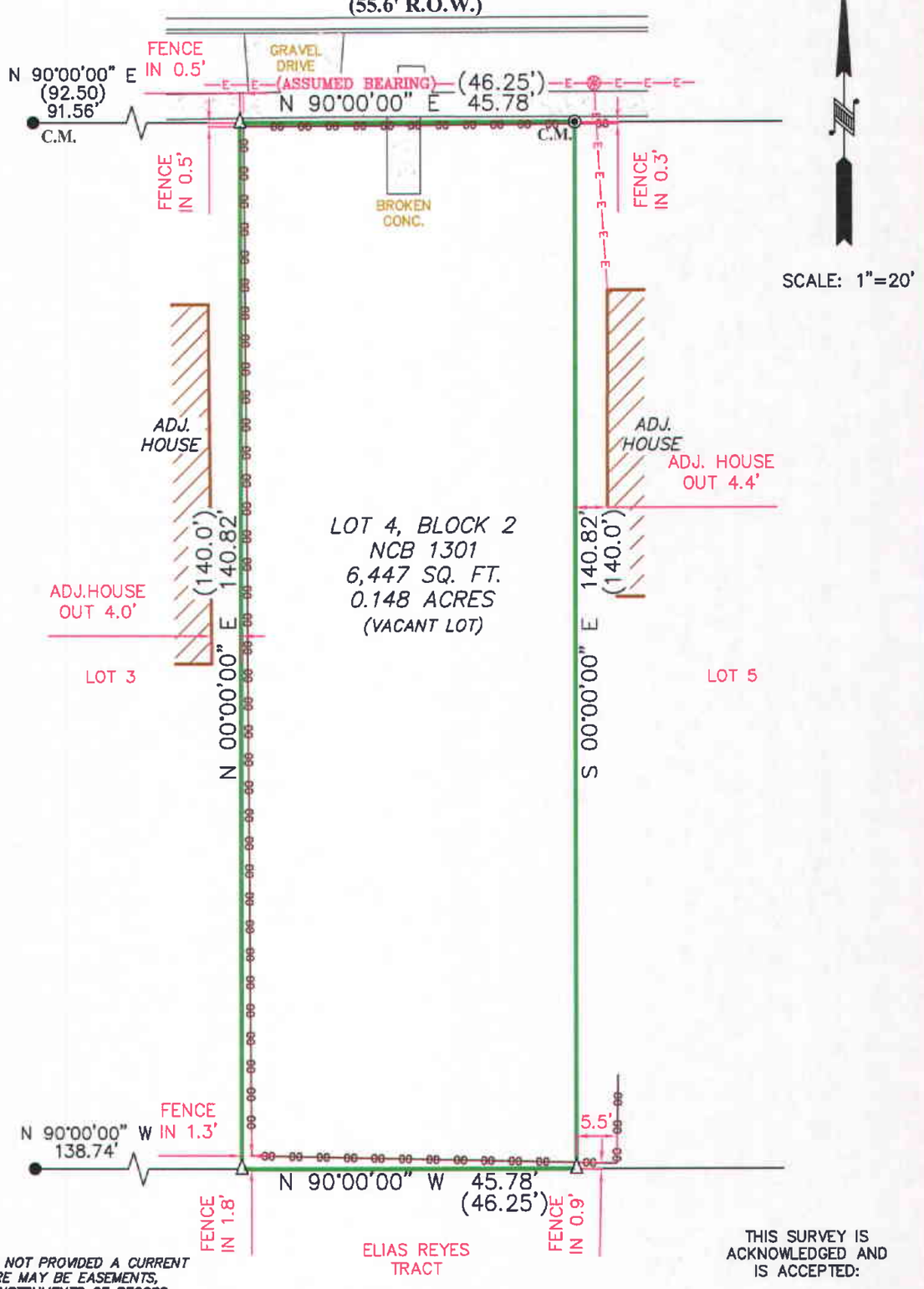
N

714 Sherman

Powered by ArcGIS Server

Printed:Apr 13, 2018

SHERMAN
(55.6' R.O.W.)



NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE: BEARINGS SHOWN HEREON ARE ASSUMED.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at http://www.fema.gov/index.shtm.

Property Address:
714 SHERMAN

Property Description:
LOT 4, BLOCK 2, NCB 1301 TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:
TBD

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

Δ	= CALCULATED POINT
●	= FND 1/2" IRON ROD
( )	= RECORD INFORMATION
B.S.	= BUILDING SETBACK
R.D.	= RECORD DIGNITY MONUMENT
◉	= FND 3" PIPE
	= POWER POLE
—E—	= OVERHEAD ELECTRIC
—oo—	= CHAIN LINK FENCE

STATE OF TEXAS REGISTERED MARK J. EWALD 5095 PROFESSIONAL LAND SURVEYOR

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

DRAWN BY: JM

G.F. NO. N/A | JOB NO. 81009 | TITLE COMPANY: N/A | DATE: 02/14/2018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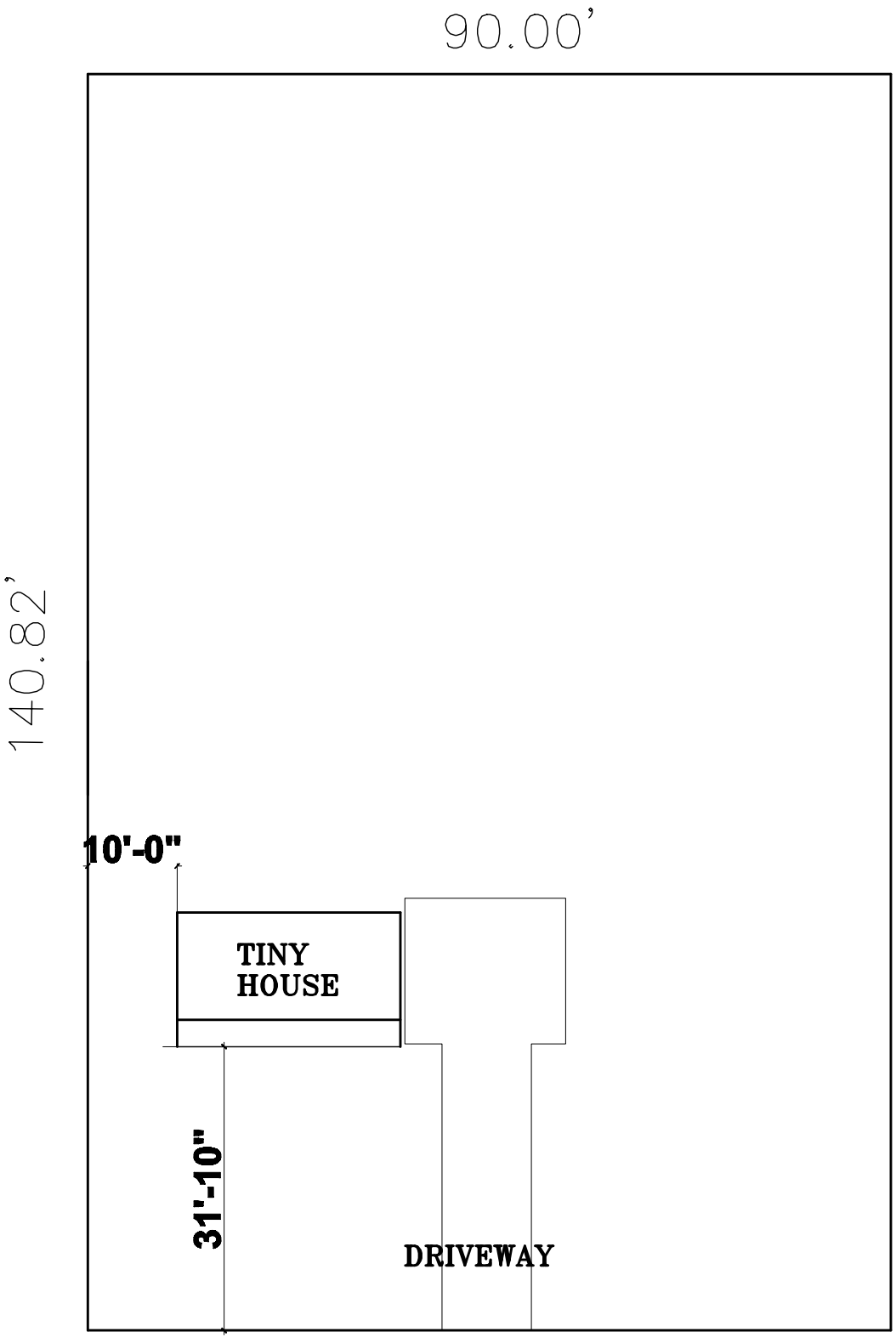
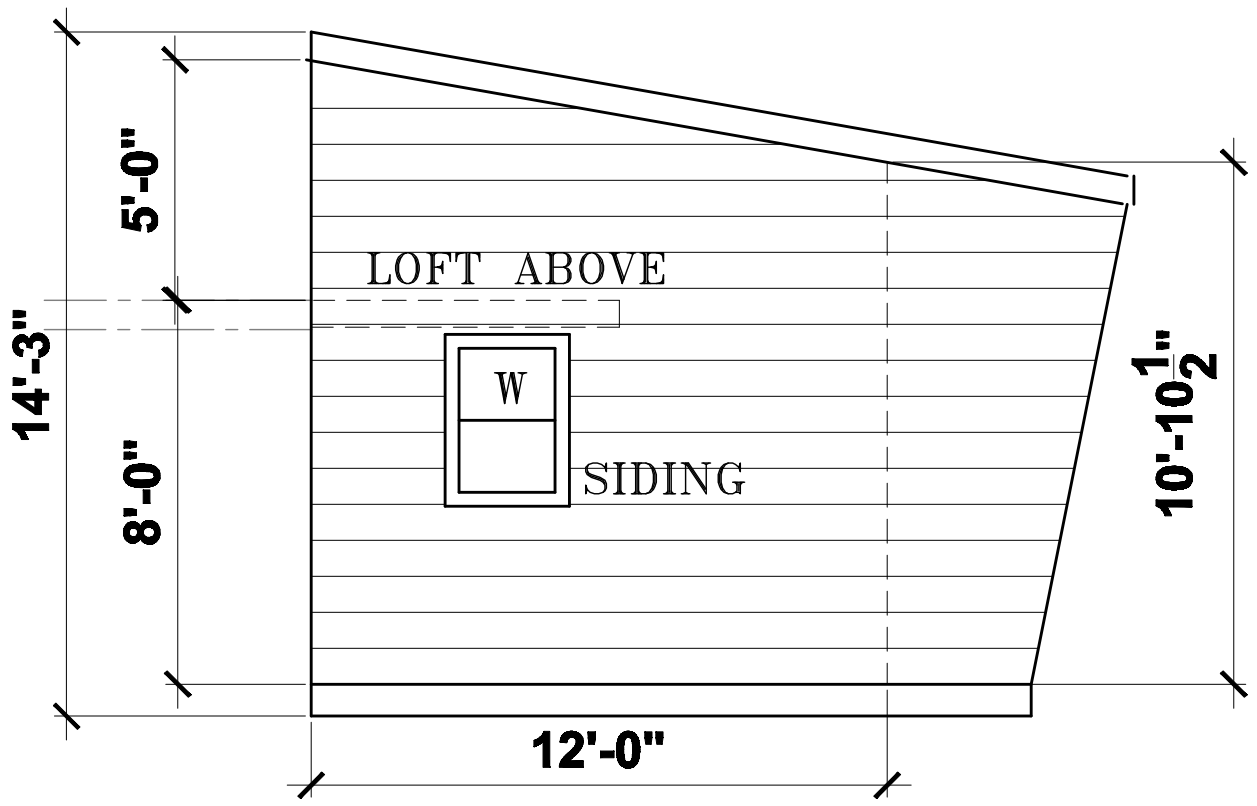
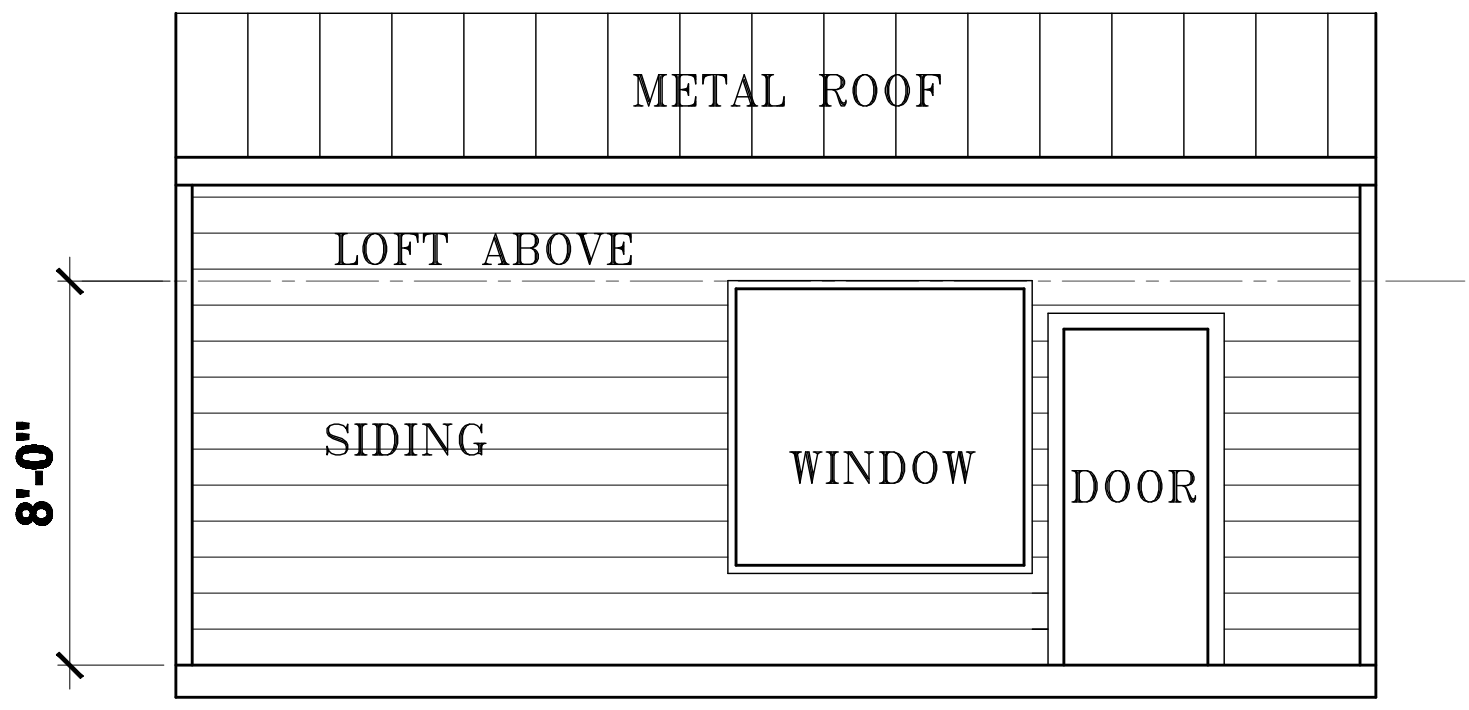


714 SHERMAN

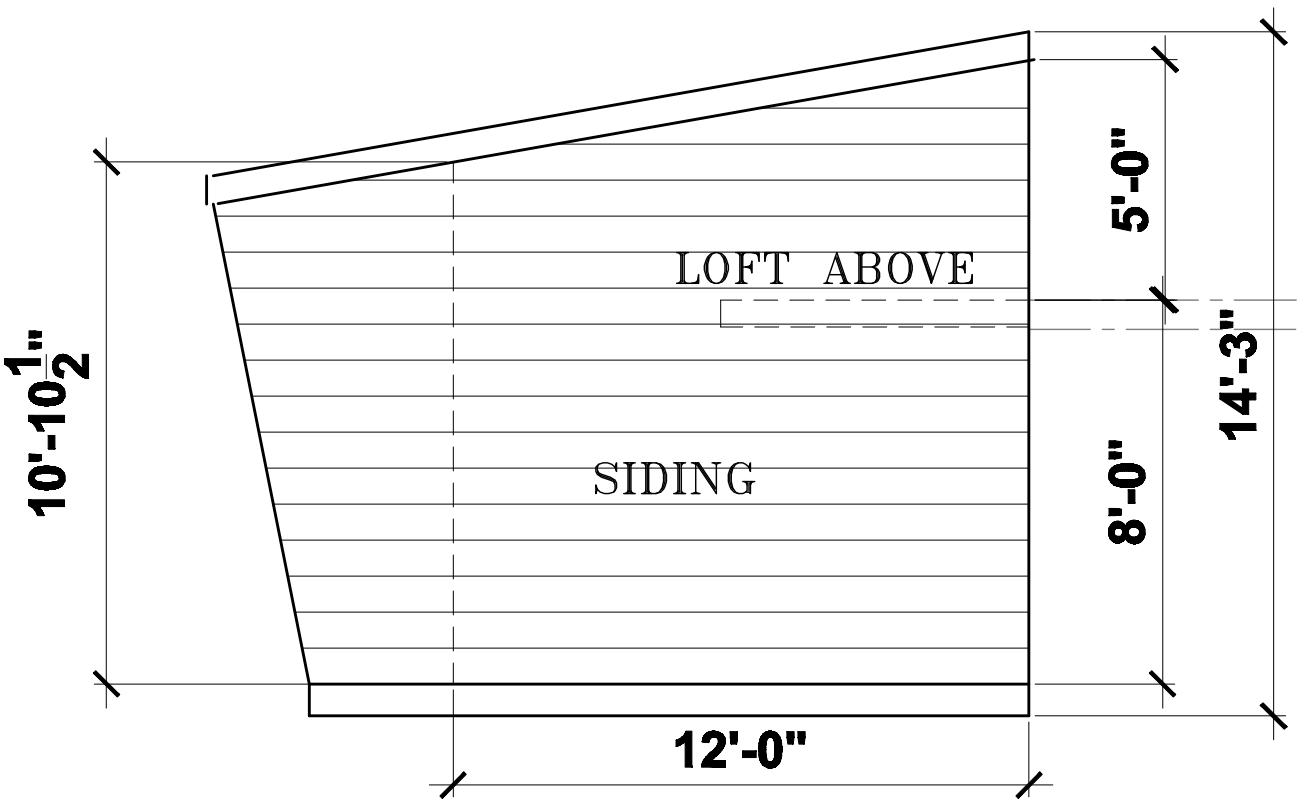
SITE PLAN



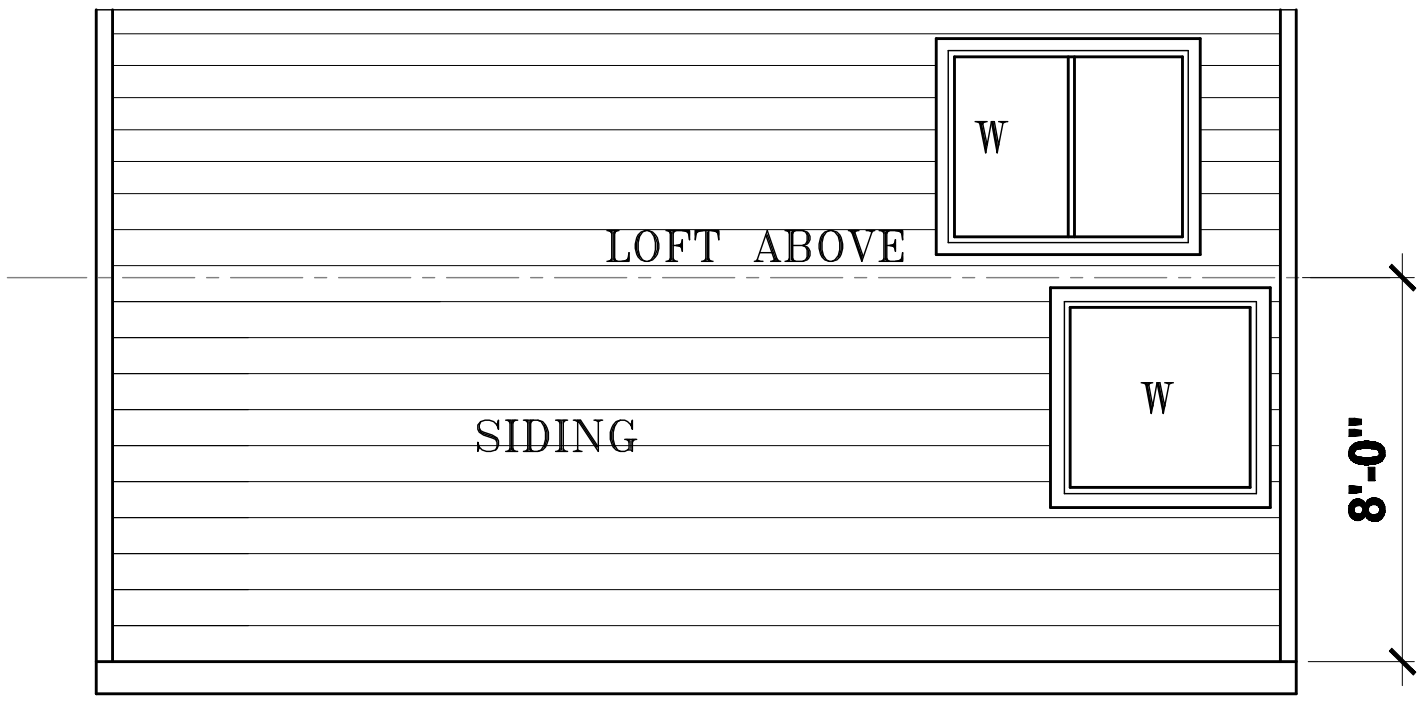
LEFT SIDE ELEVATION



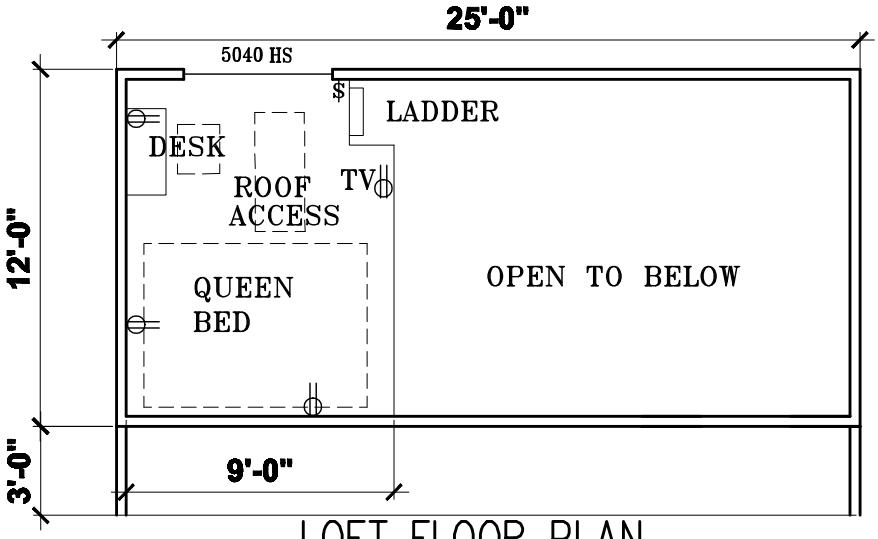
FRONT ELEVATION



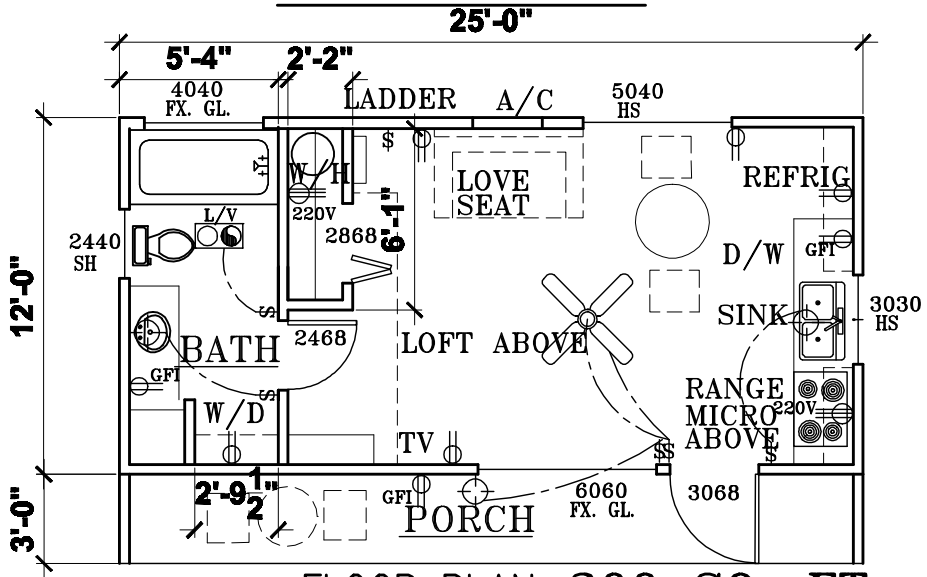
RIGHT SIDE ELEVATION



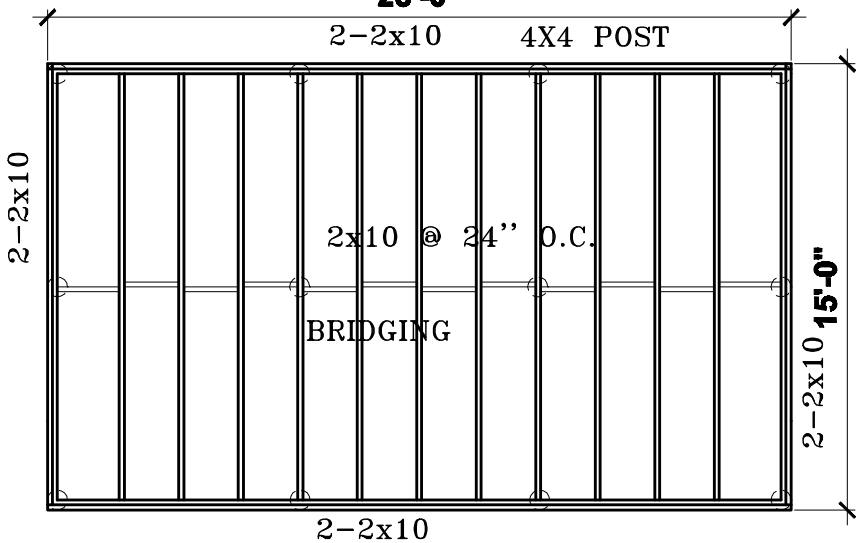
REAR ELEVATION



LOFT FLOOR PLAN



FLOOR PLAN **300 SQ. FT.**



FLOOR FRAMING PLAN

PIER AND BEAM

PROPOSED WORK NARRATIVE

To: City of San Antonio

Office of Historic Preservation

Historic & Design Review Commission

RE: 714 Sherman, San Antonio, TX 78202

Tiny homes are becoming more and more popular throughout the United States. The idea constantly attracts new individuals to join this social movement where people are choosing to downsize the space they live in. The typical American home is around 1,800 square feet, whereas the typical small or tiny house is between 100 and 400 square feet. Tiny houses enable simpler living in a smaller, more efficient space.

People are joining this movement for many reasons, but the most popular reasons include environmental concerns, financial concerns, and the desire for more time and freedom. For most Americans 1/3 to 1/2 of their income is dedicated to the roof over their heads; this translates to 15 years of working over your lifetime just to pay for it, and because of it 76% of Americans are living paycheck to paycheck. Tiny homes provide an alternative solution to live smaller.

Our main goal is to build a tiny home, on the vacant property mentioned above, that would provide someone an opportunity to experience the advantages and freedoms of smaller living. With the property being inside the Historic District of San Antonio, we want to create a modern idea home that wouldn't take away from the historic feel and presence of the neighborhood. We plan on integrating the historic looks of the nearby homes into the present-day concept of tiny home living.

Project: Tiny Home
714 Sherman
San Antonio, TX 78202
Type: Specifications of materials to be used

FOUNDATION

Peer & beam

- 4x4 posts on concrete footings

EXTERIOR CARPENTRY

Wood framing

- 2x4 yellow pine wood
- 4x8 OSB for roof decking

Exterior siding

- 1x8 wood siding
- Painted

Fascia

- 1x8 wood fascia boards
- Painted

Trim

- 1x4 wood trim
- Painted

Front porch

- 2x4 yellow pine wood
- Painted

ROOFING

Metal roofing

- Sheet metal roofing

EXTERIOR DOORS & WINDOWS

Exterior door

- Metal front door
- Painted

Exterior windows

- Double pane Low E aluminum windows

INTERIOR FRAMING

- 2x4 yellow pine wood

INTERIOR FINISH-OUT

Walls & Ceiling

- R-13 batt insulation in exterior walls
- R-19 batt insulation in slope ceiling
- Gypsum boards
- Light orange peel texture
- Painted

Flooring

- Vinyl planks glue down on 1st floor
- Carpet on 2nd floor

Baseboards

- 3” baseboards throughout
- Painted

Countertops

- Laminate countertops

Cabinets

- Standard oak front cabinets

Doors

- Flush hollow core masonite doors
- Standard chrome hardware
- Painted

Mirrors

- Vanity frameless mirror in bathroom

ELECTRICAL

Wiring & Receptacles & Panel

- Wiring & receptacles per code
- Panel & breakers per code

Fixtures

- Ceiling fan in living room
- Standard lights throughout
- Kitchen garbage disposal
- 30-gallon electric water heater

PLUMBING

Water lines & Sewer

- Water lines & clean-out per code

Fixtures

- Stainless steel double kitchen sink
- Garbage disposal
- Standard toilet in bathroom
- Stacked washer & dryer set-up
- 30-gallon electric water heater
- Metal tub with trim
- Sink vanity with faucet

HVAC

- Self-contained HVAC system

APPLIANCES

- Standard 30” fridge
- Standard electric range
- Standard dishwasher
- Standard microwave with vent

COLORS

Exterior

- Siding & Front Porch – Beige color
- Fascia & Trim – Off White color
- Front Door – White color

Interior

- Walls & Ceiling – Canvas Tan color
- Doors & Trim – White color
- Cabinets – Light Oak color
- Flooring – Light Oak color
- Countertops – Light Grey Granite color


GMC