

## HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

**HDRC CASE NO:** 2019-112  
**ADDRESS:** 414 BURLESON ST  
**LEGAL DESCRIPTION:** NCB 520 BLK 24 LOT 4 & E 52.09 FT OF 9  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Peter Dewitt/Adapt Architecture and Construction  
**OWNER:** Colby Huggler  
**TYPE OF WORK:** Construction of a 1-story, single family residential structure  
**APPLICATION RECEIVED:** March 01, 2019  
**60-DAY REVIEW:** April 30, 2019  
**CASE MANAGER:** Edward Hall

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a one story, single family residential structure on the vacant lot at 414 Burleson, located within the Dignowity Hill Historic District. The proposed new construction will also feature a detached, 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 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 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. 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.

## Historic Design Guidelines, Chapter 4, Guidelines for New Construction

### 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.

#### **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a one story, single family residential structure on the vacant lot at 414 Burleson, located within the Dignowity Hill Historic District.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on March 12, 2019. At that meeting, committee members notes that setbacks should be greater than those found historically on the adjacent houses, that inset porches were not common on this street, that a front facing door would be more appropriate and that the front porch should be reconfigured to match the established pattern on the block. This request was reviewed a second time by the DRC on March 26, 2019.
- 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 examples found on the block. The applicant has noted that the proposed setback will be greater than those found historically on the block. This is consistent with the Guidelines.
- d. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant’s proposed entrance orientation is consistent with the Guidelines.
- 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. 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. The applicant has proposed one story in height. The proposed scale and massing 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 foundation and floor heights. Per the application documents, the applicant has proposed a foundation height of approximately two feet. Staff finds the proposed foundation height to be appropriate.
- g. ROOF FORM – The applicant has proposed both front and side gabled roofs. The proposed roof form is found historically within the Dignowity Hill Historic District and is consistent with the Guidelines.
- 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’s footprint is consistent with the Guidelines.
- i. MATERIALS – The applicant has proposed materials that include composite siding with a four (4) inch exposure,

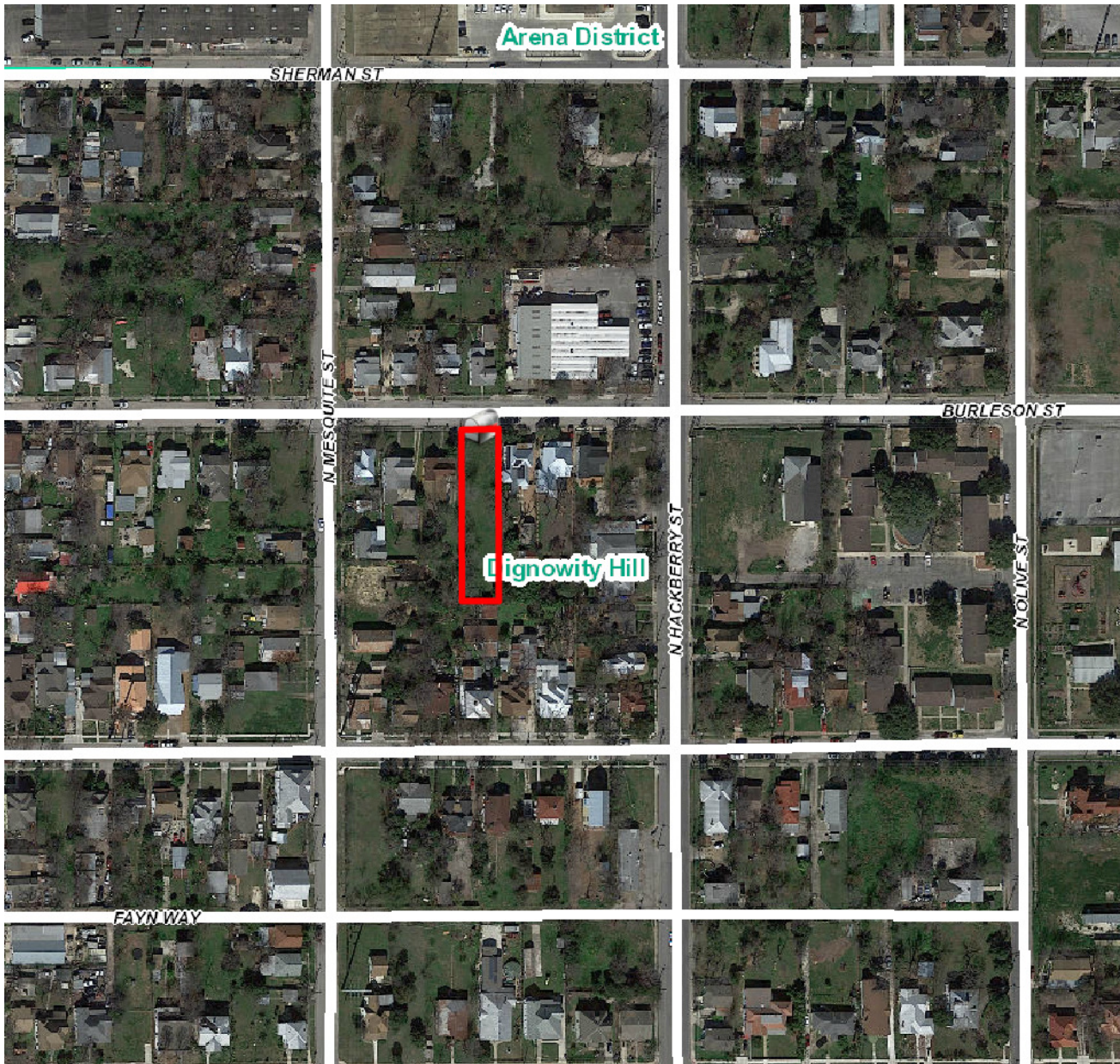
an asphalt shingle roof and aluminum clad wood windows. Staff finds the proposed materials to be appropriate and consistent with the Guidelines. The proposed composite siding should feature a smooth finish.

- j. WINDOW MATERIALS – As noted in finding i, the applicant has proposed aluminum clad wood windows. Staff finds the proposed window materials to be appropriate. The proposed windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails should be no taller than 1.25” and stiles no wider than 2.25”. 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 – Generally, staff finds the overall form of the proposed new construction to be appropriate.
- l. ACCESSORY STRUCTURE – The Guidelines for New Construction 5.A. notes that accessory structures should be designed to be visually subordinate to historic structures, should not be more than forty (40) percent of the primary structure’s footprint in size and should feature complementary materials and simplified architectural details. Staff finds that the proposed accessory structures location, size and proposed character are appropriate and consistent with the Guidelines.
- m. DRIVEWAY – The applicant has proposed a driveway on the east side of the property. Historic structures on this block feature driveways on the east side of the lots. The proposed driveway location is consistent with the Guidelines. Staff finds that the width should not exceed ten (10) feet in width, per the Guidelines for Site Elements. The existing apron may be modified to align with the proposed driveway.
- n. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.
- o. LANDSCAPING PLAN – At this time, the applicant has not provided a landscaping plan. The applicant should install landscaping elements that are consistent with those found historically on the block.

## **RECOMMENDATION:**

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

- i. That the proposed aluminum clad wood windows feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails should be no taller than 1.25” and stiles no wider than 2.25”. 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.
- ii. That all mechanical equipment be screened from view from the public right of way and that landscaping elements and patterns that are consistent with those found historically in the district be installed.





## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 08, 2019

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Bulverde Glass

414 Burlison

Burlison

Burlison

Burlison

Burlison

Burlison

N Mesquite St

N Hackberry

N Hackberry

Lamar

Lamar

Lamar





BURLESON ST

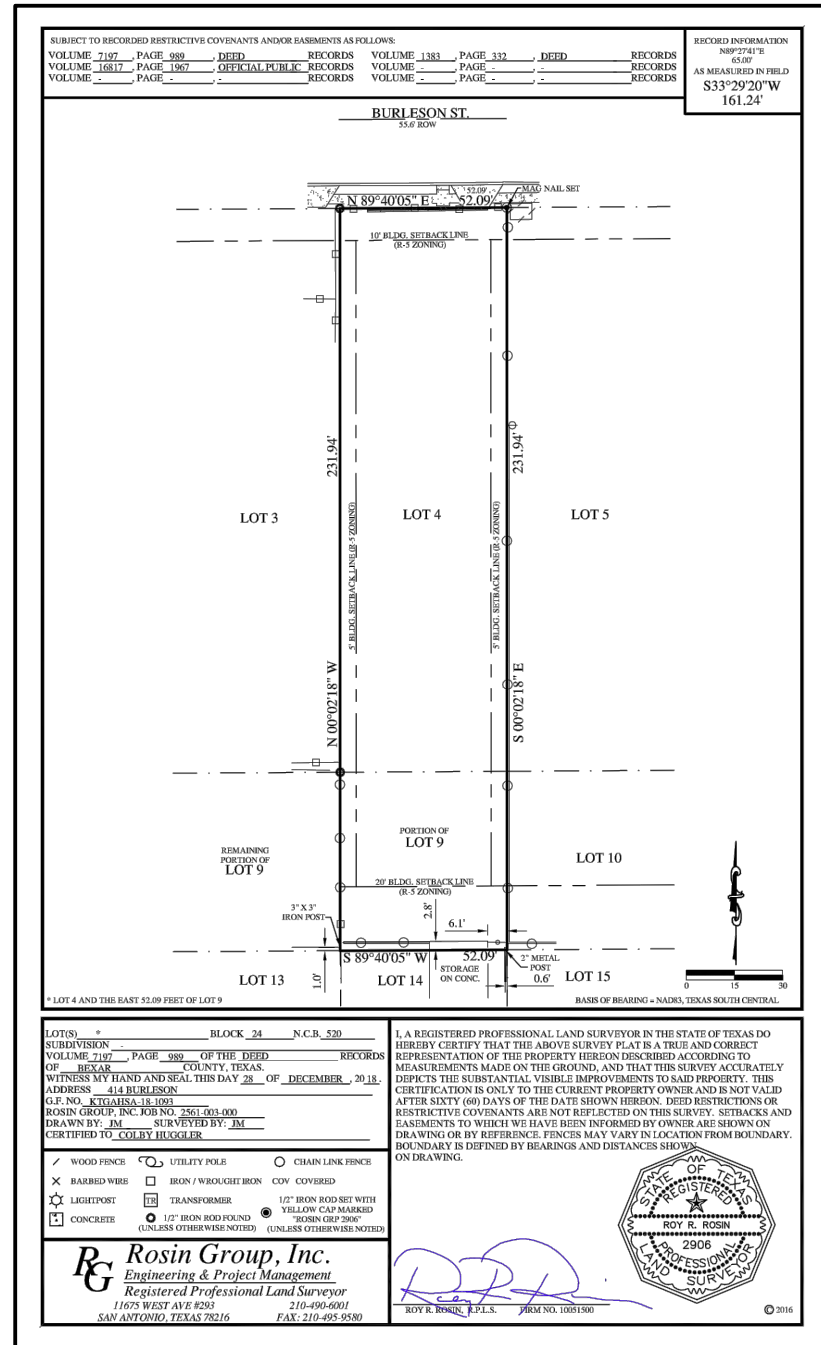


N MESQUITE ST

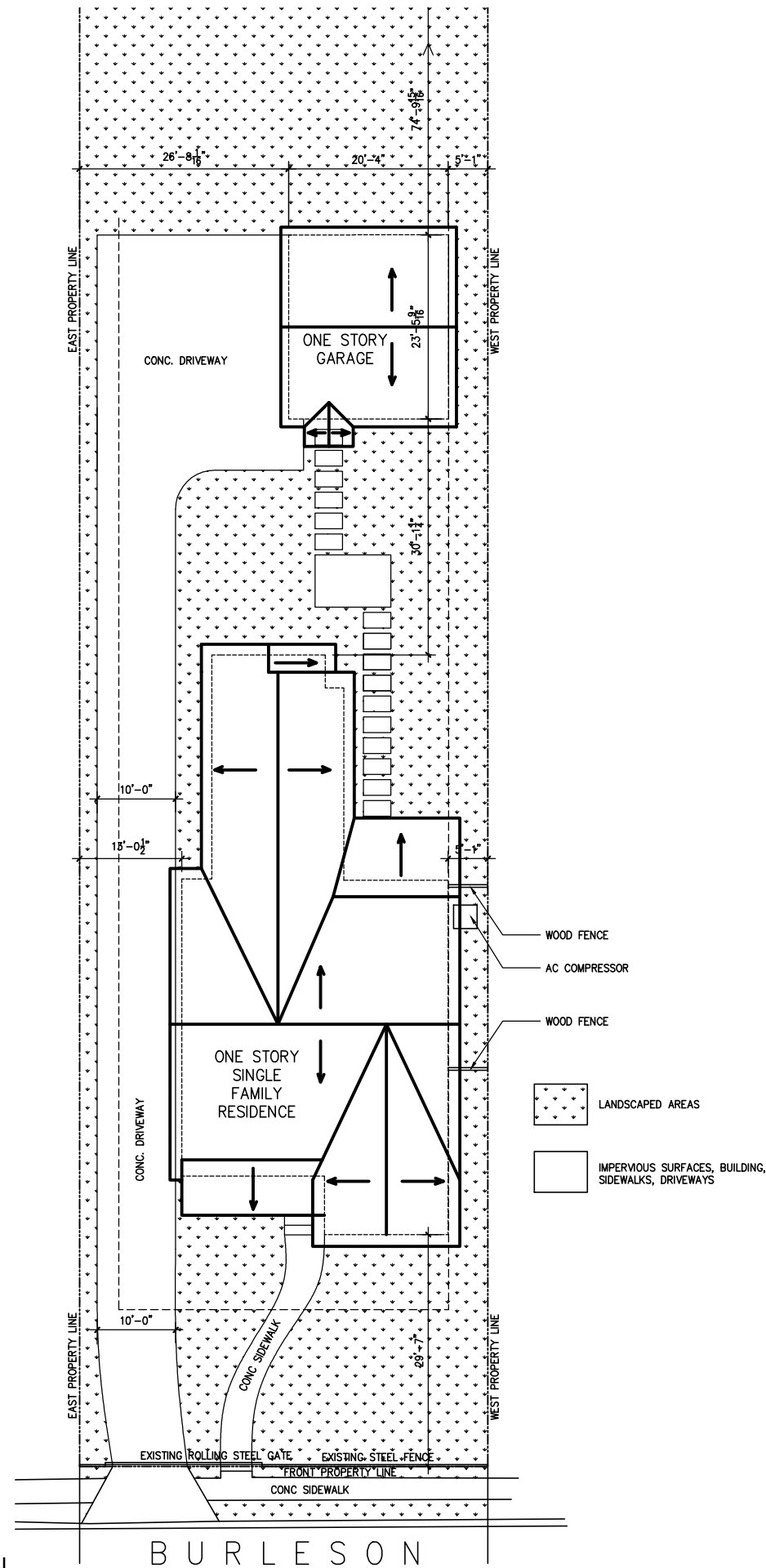
N HACKBERRY ST

LAMAR ST





**2 SURVEY**  
SCALE: 1"=10'-0"



**1 SITE PLAN / ROOF PLAN**  
SCALE: 1"=10'-0"

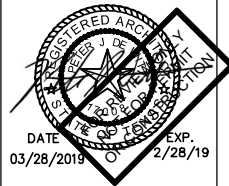


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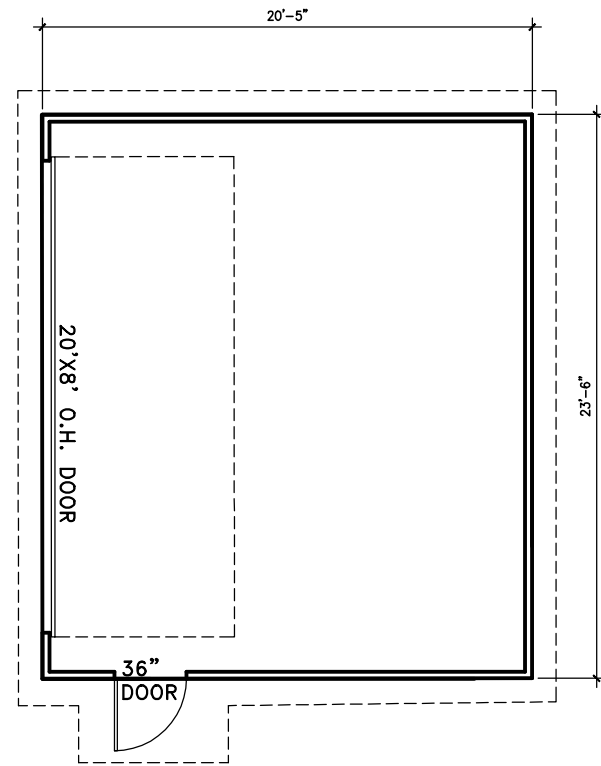
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**HALF SCALE**

NO.	DATE	ISSUED FOR:
1	02/26/2019	REVIEW
2	03/12/2019	REVIEW
3	03/26/2019	REVIEW
4	03/28/2019	HDRC FINAL

SURVEY, SITE, & ROOF PLAN

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OF --

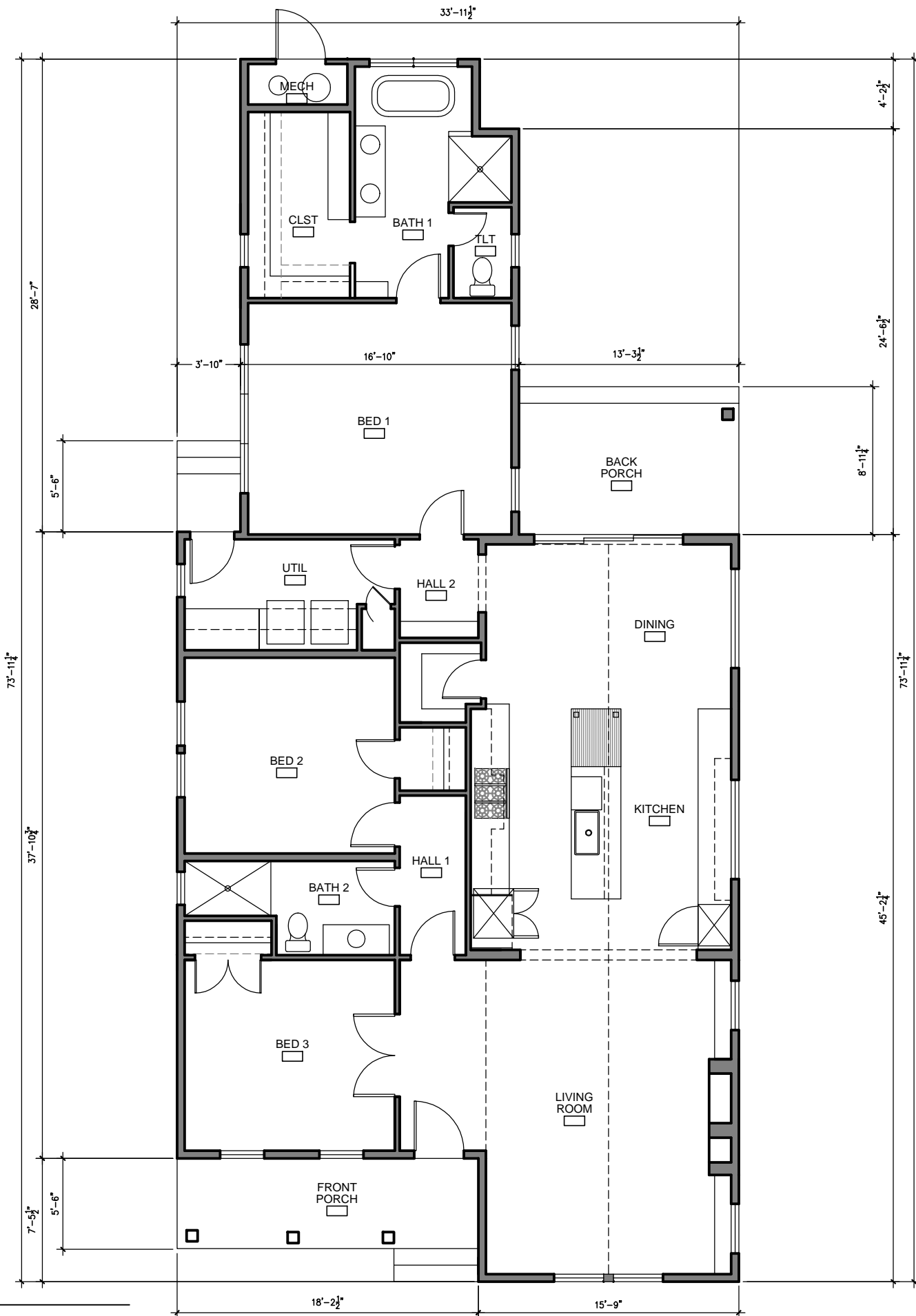


**2 GARAGE PLAN**  
SCALE: 1/4"=1'-0"

FLOOR PLAN - 1873 S.F. AC SPACE  
 PORCHES - 249 S.F.  
 TOTAL - 2122 S.F.



**1 FLOOR PLAN**  
SCALE: 1/4"=1'-0"



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FLOOR PLANS

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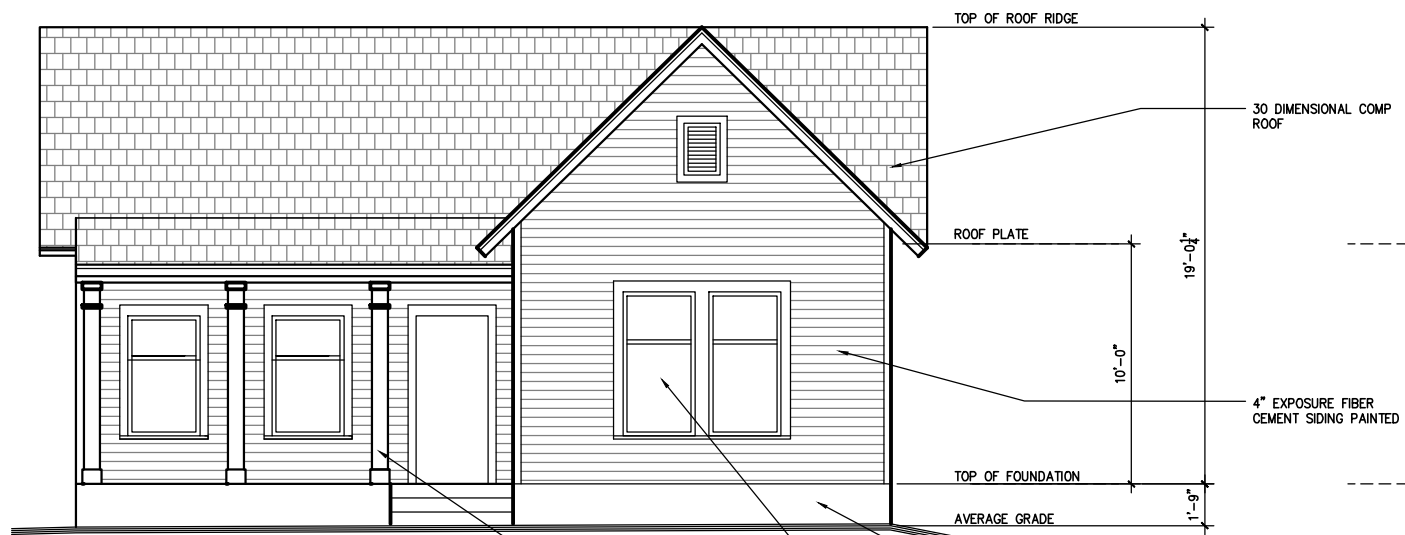
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NO. | DATE | ISSUED FOR:

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3	03/26/2019	REVIEW
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EXT/ ELEVATIONS

**A3.00**  
OF --



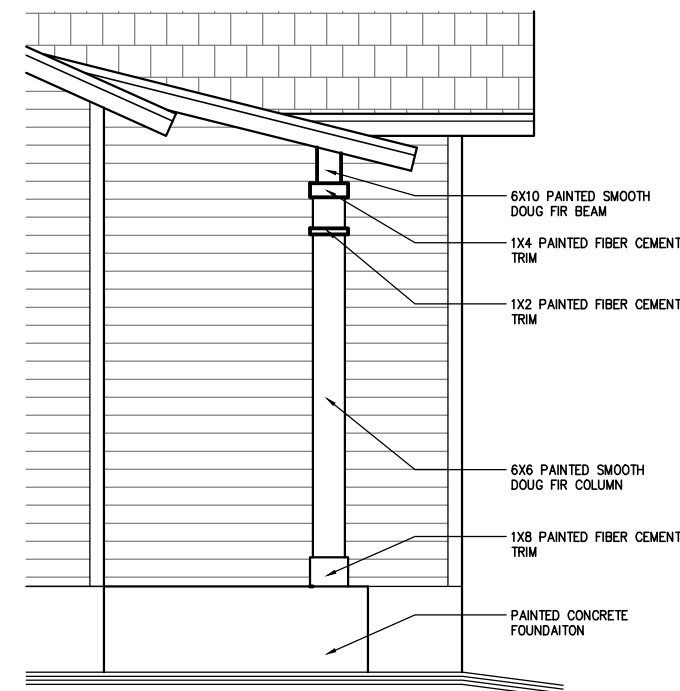
**1 FRONT**  
SCALE: 1/4"=1'-0"



**2 REAR**  
SCALE: 1/4"=1'-0"



**3 EAST SIDE**  
SCALE: 1/4"=1'-0"



**4 COLUMN DETAIL**  
SCALE: 1/2"=1'-0"

30 DIMENSIONAL COMP ROOF

4" EXPOSURE FIBER CEMENT SIDING PAINTED

CONCRETE FOUNDATION PAINTED ABOVE GRADE

ALUM CLAD WOOD WINDOWS WITH FIBER CEMENT TRIM AND SILL

WOOD COLUMN SEE DETAIL

6X10 PAINTED SMOOTH DOUG FIR BEAM

1X4 PAINTED FIBER CEMENT TRIM

1X2 PAINTED FIBER CEMENT TRIM

6X6 PAINTED SMOOTH DOUG FIR COLUMN

1X8 PAINTED FIBER CEMENT TRIM

PAINTED CONCRETE FOUNDATION

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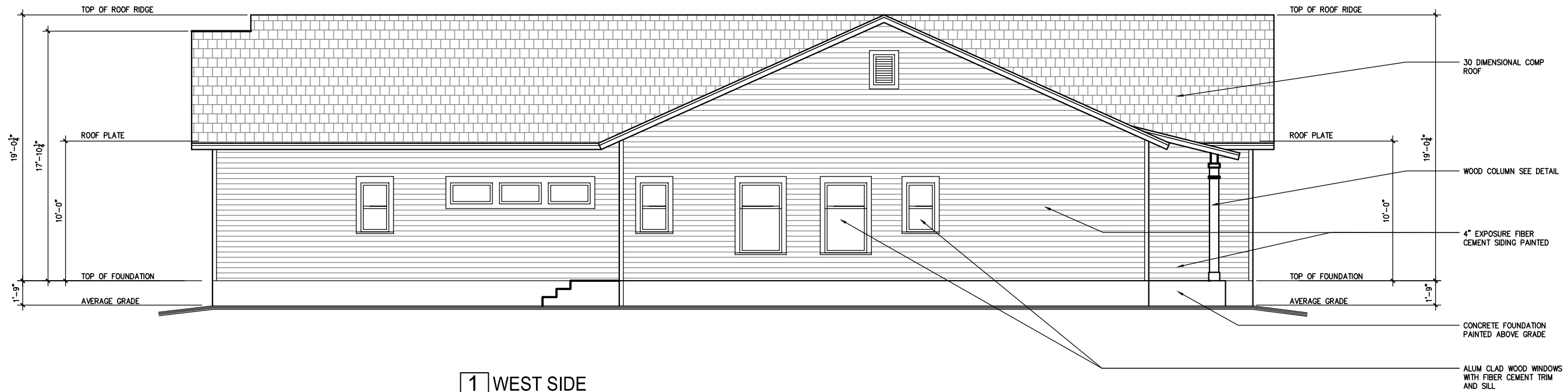


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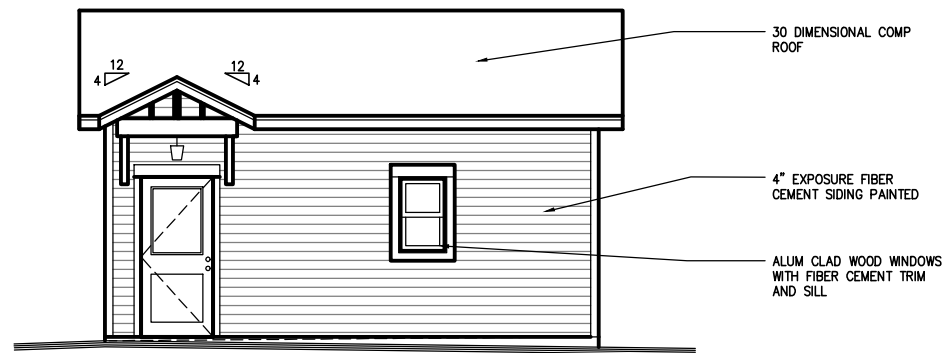
HALF SCALE

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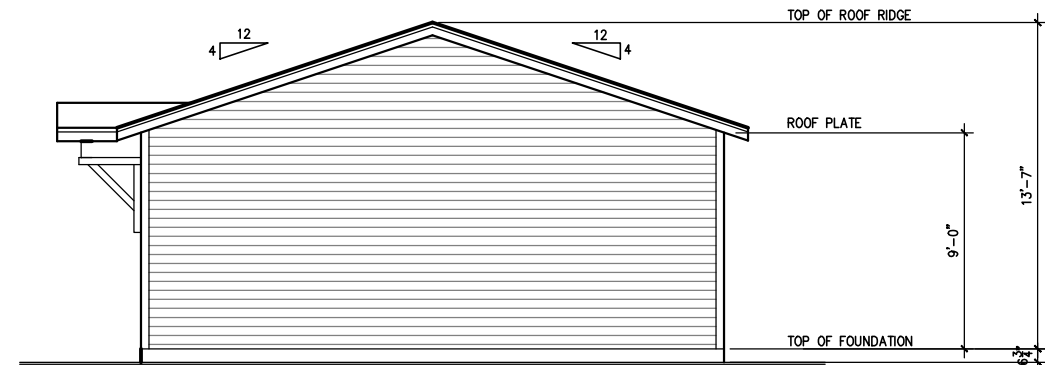
EXT/ ELEVATIONS



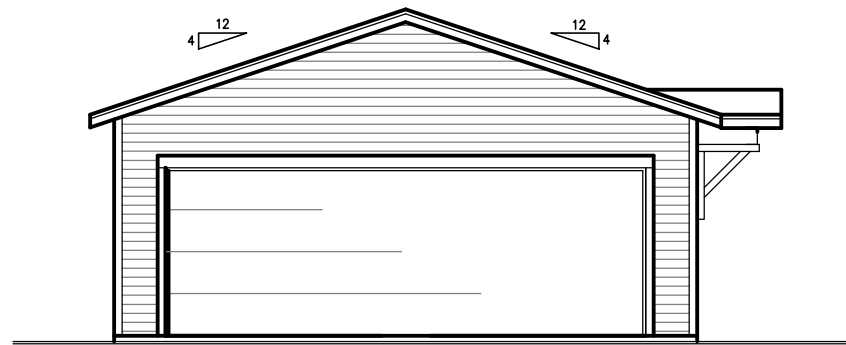
1 WEST SIDE  
SCALE: 1/4"=1'-0"



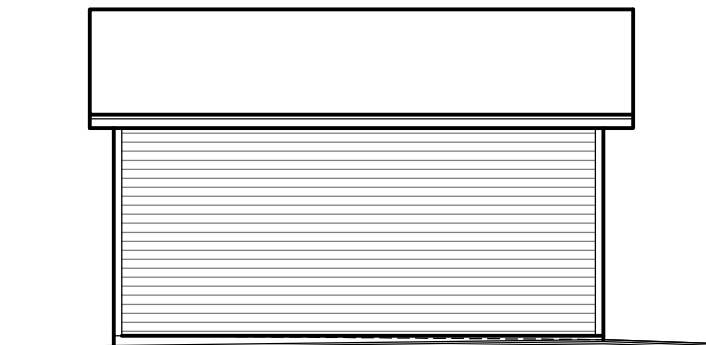
2 GARAGE NORTH  
SCALE: 1/4"=1'-0"



3 GARAGE WEST  
SCALE: 1/4"=1'-0"



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



5 GARAGE SOUTH  
SCALE: 1/4"=1'-0"



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
 PRESERVATION**

**Historic and Design Review Commission  
 Design Review Committee  
 Report & Recommendation**

DATE: 3/12/19 HDRC Case# \_\_\_\_\_

ADDRESS: 414 Burleson Meeting Location: Pecan

APPLICANT: Peter Dewitt

DRC Members present: Fish, Garza, Grube, Fetzer

Staff present: Cory Edwards

Others present: \_\_\_\_\_

REQUEST: New Construction of single story residence

COMMENTS/CONCERNS: Made changes based on previous staff comments. Stucco to siding, change to roof ridge. Lot is vacant. Demonstrated front setbacks of adjacent properties. CF - front-facing porch would be appropriate. PD - many houses have inset / side porch. EG - front bay window places emphasis on front. CF - Front setback should meet or exceed adjacent houses. Might be appropriate. Inset porches are not common on street.

COMMITTEE RECOMMENDATION: APPROVE [ ] DISAPPROVE [ ] (over)  
 APPROVE WITH COMMENTS/STIPULATIONS:

[Signature]  
 Committee Chair Signature (or representative) 3/12/19  
 Date

EG- Front-facing door would fit in better.

JF- Could bedroom window become a porch.

CF- front gable features similar proportions as historic homes

Front room / porch should be reconfigured to be more in keeping with established pattern. Or extend porch across full width of house. Depth of porch not as much as an issue.

not

would fit

would not

would not, other, pattern, porch

depth of porch

depth of porch is not the main issue as depth

depth of porch is not the main issue as depth

depth of porch is not the main issue as depth

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depth of porch is not the main issue as depth

depth of porch is not the main issue as depth

not

not

not

not



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
 PRESERVATION**

**Historic and Design Review Commission  
 Design Review Committee  
 Report & Recommendation**

DATE: MARCH 26, 2019 HDRC Case# \_\_\_\_\_

ADDRESS: 321 N HACKBERRY Meeting Location: 1901 S ALAMO

APPLICANT: ROBERT ELIZONDO

DRC Members present: SCOTT CARPENTER, WERTIS FISH

Staff present: EDWARD HALL

Others present: \_\_\_\_\_

REQUEST: CONSTRUCTION OF FOUR, ~~THREE~~ MULTISTORY, ~~RESIDENTIAL~~ RESIDENTIAL STRUCTURES

COMMENTS/CONCERNS: CE: PROPOSED REDUCED SIDE SETBACK DOES NOT APPEAR TO BE A DEPARTURE FROM EXISTING DEVELOPMENT PATTERN.  
SC: AN ALLEY OF TWENTY FEET, INCREASED FROM TWELVE IS A DEPARTURE FROM WHAT'S TYPICAL. DE: SITE MUST NOW INCLUDE A FIRE LANE; NEIGHBORS WANT A PAVED STREET. ALL: DISCUSSION OF FOOTPRINTS IN RELATIONSHIP TO FIRELANE. SC: DETAILING AND APPEARANCE OF THE FIRE LANE IS IMPORTANT. ALL: CONSIDER ~~AN~~ A PREVIOUS PAVING SOLUTION FOR THE FIRE LANE TO ALSO ACT AS A LANDSCAPING ELEMENT, CE: CONSIDER A STABILIZED BASE RATHER THAN PAVING ONLY,

COMMITTEE RECOMMENDATION: APPROVE [ ] DISAPPROVE [ ]  
 APPROVE WITH COMMENTS/STIPULATIONS:

  
 Committee Chair Signature (or representative)

3/26/2019  
 Date