

## HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2017

**HDRC CASE NO:** 2017-335  
**ADDRESS:** 422 SHERMAN ST  
**LEGAL DESCRIPTION:** NCB 514 BLK 18 LOT W 75 FT OF 13 HS ARB A 13  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Michelle McKenna  
**OWNER:** Michelle McKenna  
**TYPE OF WORK:** Porch modifications, exterior modifications, driveway, fencing and landscaping  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Extend the existing front porch and front porch roof to cover a proposed front door opening in the existing addition.
2. Install a new front door opening into the existing addition.
3. Install wood decking over the existing, concrete porch.
4. Install front yard fencing.
5. Install a front yard sidewalk.
6. Perform driveway modifications.
7. Install front yard landscaping to include gravel planting beds.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

#### 6. Architectural Features: Doors, Windows and Screens

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

#### 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as

photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

## 2. Fences and Walls

### 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.

## 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.

## 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.

## FINDINGS:

- a. The structure at 422 Sherman features a portion of the structure that was originally constructed circa 1910, with massing consistent with the Folk Victorian style. This structure is on the eastern portion of the lot. Since its original construction, the structure has seen many modifications including the construction of multiple side and rear additions, the replacement of the original, wood windows and foundation skirting modifications, all of which are not recent modifications. At this time, the applicant has proposed exterior modifications which includes the extension of the front porch, the installation of new door and window openings, fencing and landscaping items.
- b. PORCH EXTENSION – The applicant has proposed to extend the existing front porch to the west, across the façade of the side addition. The applicant has proposed for the porch extension to feature a roof which matches that of the existing as well as a porch slab to be consistent with the existing. Per the Guidelines for Exterior Maintenance and Alterations 7.B.v., new porches should be based on the architectural style of the building. Regarding massing, the proposed porch is consistent with the Guidelines; however, the applicant has proposed decorative spindle work and brackets that presents a false sense of history and is inconsistent with the Guidelines for Exterior Maintenance and Alterations 7.B.iv. Staff finds that the applicant should eliminate the proposed decorative spindle work and brackets from the proposed porch to become consistent with the Guidelines.
- c. NEW DOOR – To the right of the existing bay window, the applicant has proposed to install a new, street facing entrance door. Per the Guidelines for Exterior Maintenance and Alterations 6.B.ii., new entrances should be compatible in size, scale, shape, proportion, material and massing as historic examples. Staff finds the proposed location appropriate given the non-original nature of the portion of the structure where it is proposed.
- d. PORCH DECKING – Currently, the front porch features a concrete finish. The applicant has proposed to install wood decking on top of the concrete. Staff finds the proposed installation to be appropriate; however, the applicant should install decking that features a profile consistent with decking dimensions location throughout the Dignowity Hill Historic District; typically three inches in width.
- e. FENCING – The applicant has proposed to replace the existing chain link fence with a new, wood picket fence. Per the Guidelines for Site Elements, 2.B., new fences should appear similar to those used historically within the district in terms of their scale, transparency and character. Additionally, the design of new fences should respond to the design and materials of the house or main structure. Staff finds the proposed fencing appropriate and consistent with the Guidelines. The height of the front yard fencing is not to exceed four feet in height.
- f. SIDEWALK – The property currently features a front yard sidewalk that is in disrepair. The existing sidewalk extends to the property line, consistent with existing examples on the block. Per the Guidelines for Site Elements 5.A.ii., deteriorated sidewalks should be repaired to match the existing sidewalk material and color. The applicant’s proposal to install a gravel sidewalk is not consistent with the Guidelines. Staff finds that the applicant should install a concrete sidewalk to match the location and width of the existing.
- g. DRIVEWAY – The property currently features a gravel driveway on the west side of the property that extends to an existing addition. The applicant has proposed to resurface the existing driveway with crushed black granite. The use of crushed black granite is not found in a historic context throughout the Dignowity Hill Historic District. The Guidelines for Site Elements 5.B.i. notes that historic driveway configurations should be maintained and that

pervious paving materials can be considered. The existing driveway is greater than ten feet in width. Staff finds the resurfacing of the existing driveway with gravel to match the existing driveway or brown decomposed granite appropriate. Additionally, staff finds that the existing driveway should not become greater in width when modifications are performed.

- h. FRONT YARD LANDSCAPING – The applicant has proposed to install front yard landscaping consisting of the installation of crushed granite/gravel around the foundation of the structure. Staff finds this proposal appropriate.

**RECOMMENDATION:**

Staff recommends approval of items #1 through #4 based on findings b through f with the following stipulations:

- i. That the applicant eliminate the decorative spindle work and brackets that create a false sense of history as noted in finding b.
- ii. That the proposed front yard, wood picket fence does not exceed four (4) feet in height as noted in finding f.

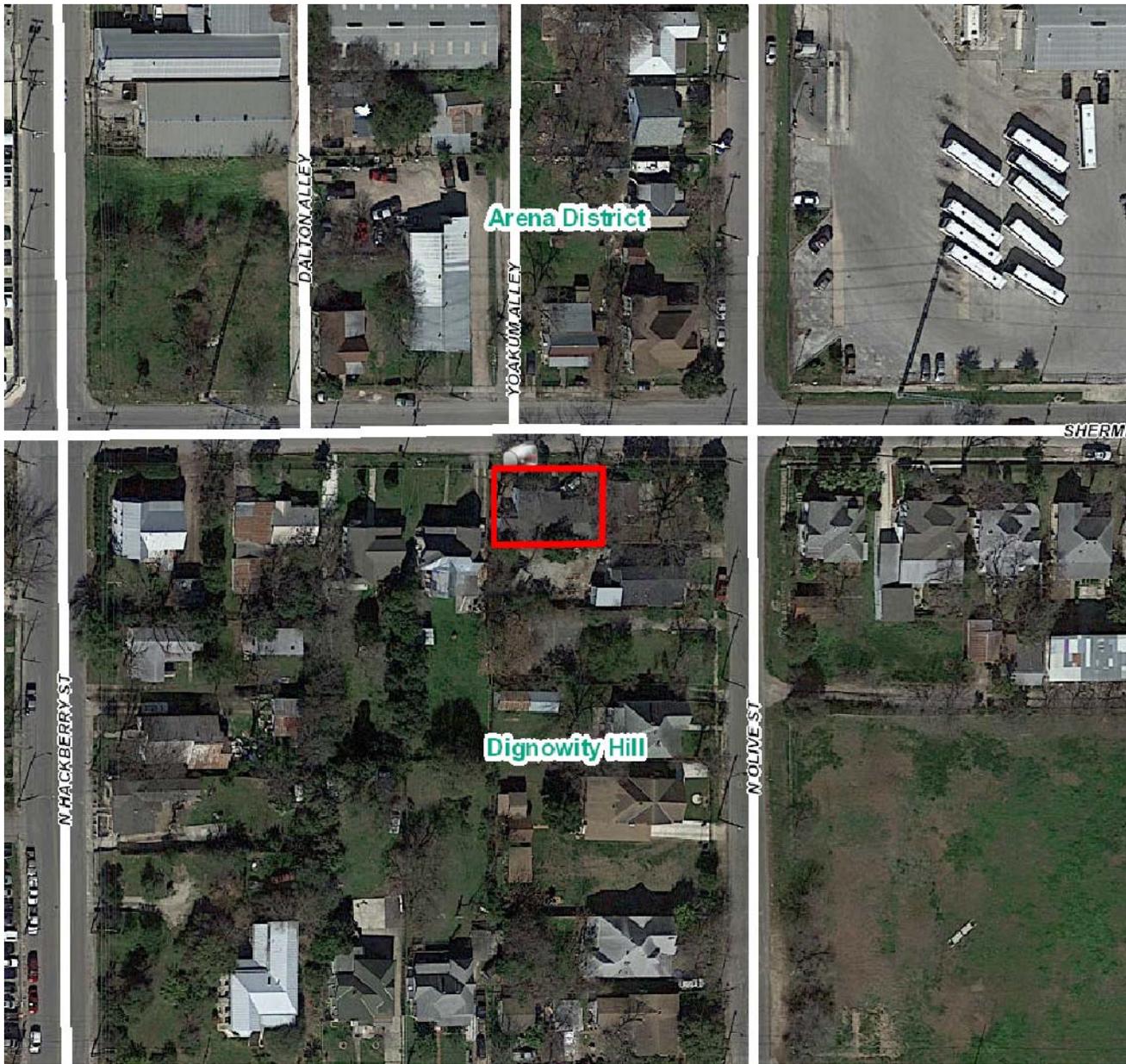
Staff does not recommend approval of item #5, the installation of a decomposed granite/gravel sidewalk. Staff recommends the applicant repair the existing, concrete sidewalk as noted in finding g.

Staff recommends approval of items #6 and #7 based on findings h and i with the following stipulations:

- i. That the applicant install gravel or decomposed granite to match the existing or install brown decomposed granite as noted in finding h.
- ii. That the proposed driveway does not exceed its current width.

**CASE MANAGER:**

Edward Hall





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## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 10, 2017

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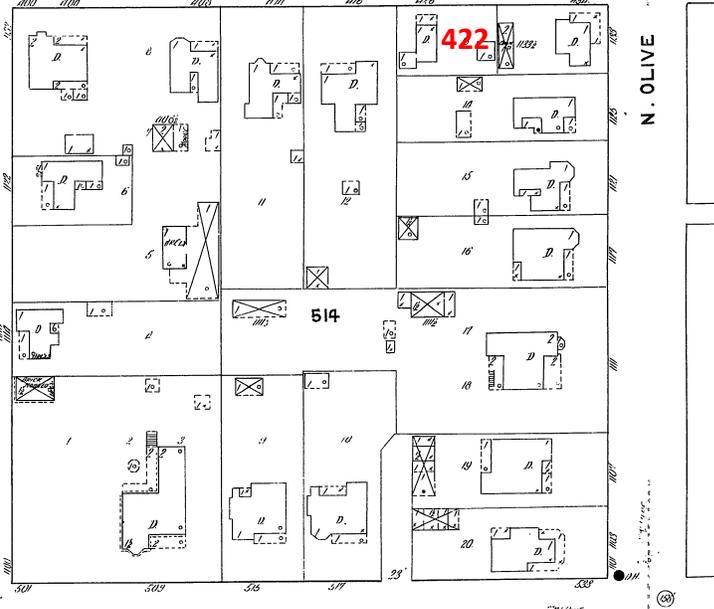
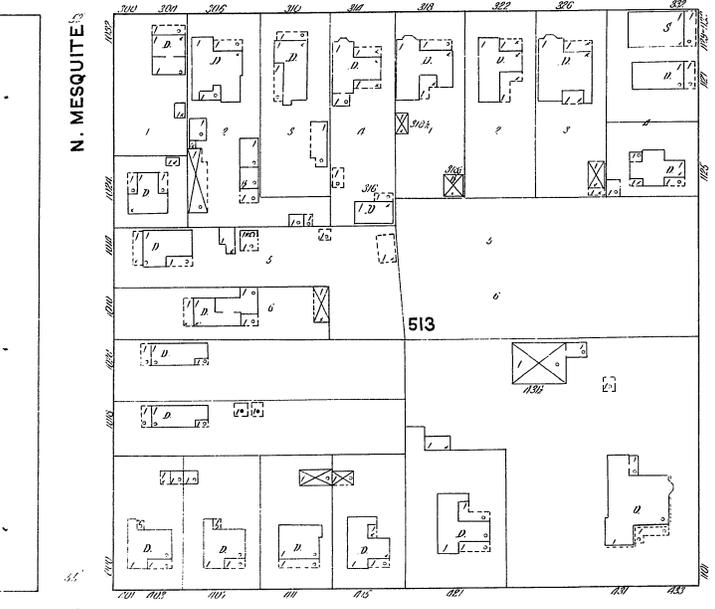
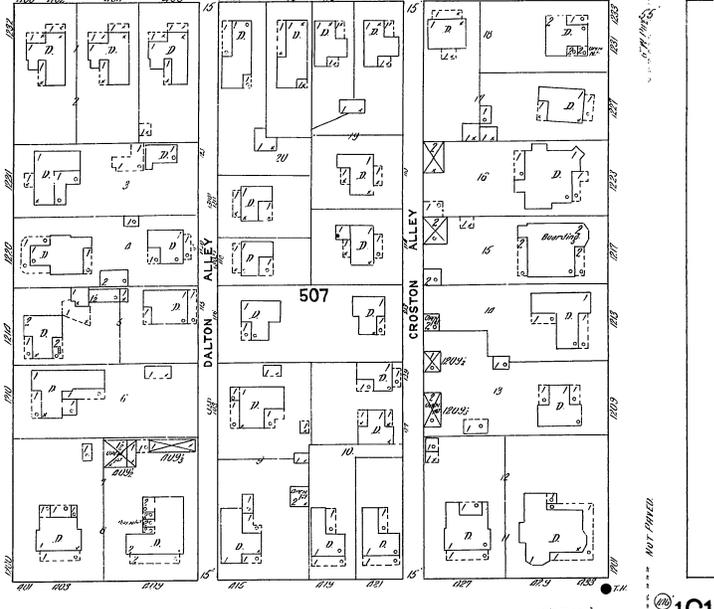
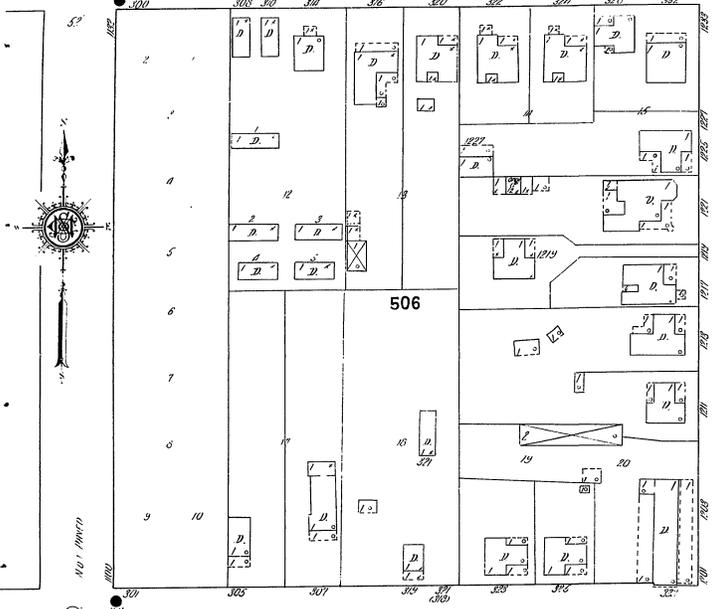
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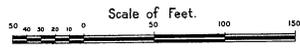
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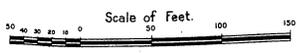
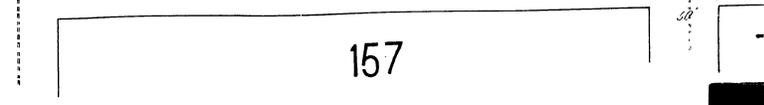
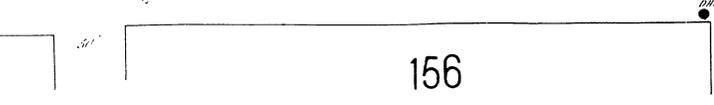
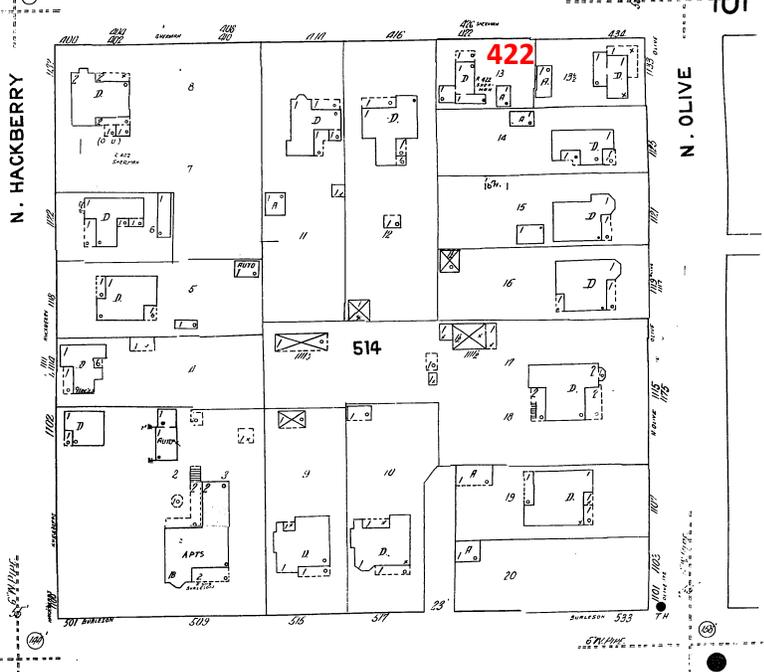
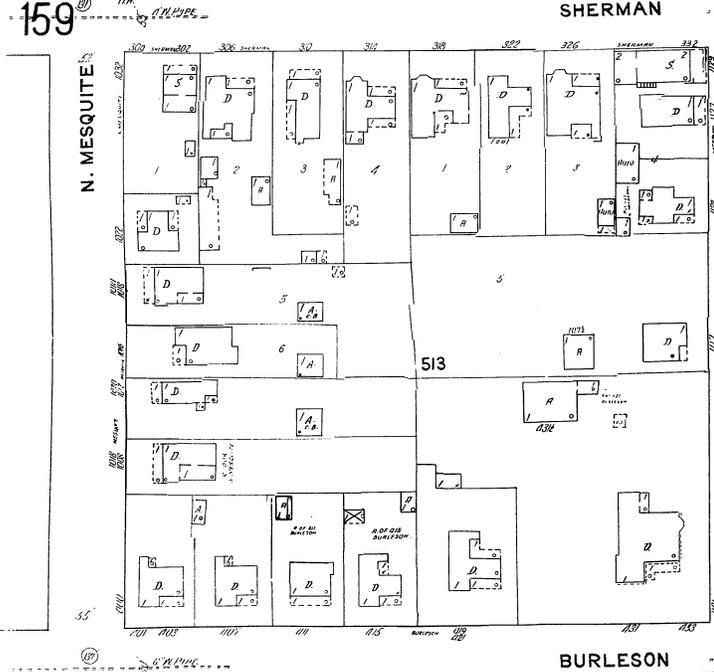
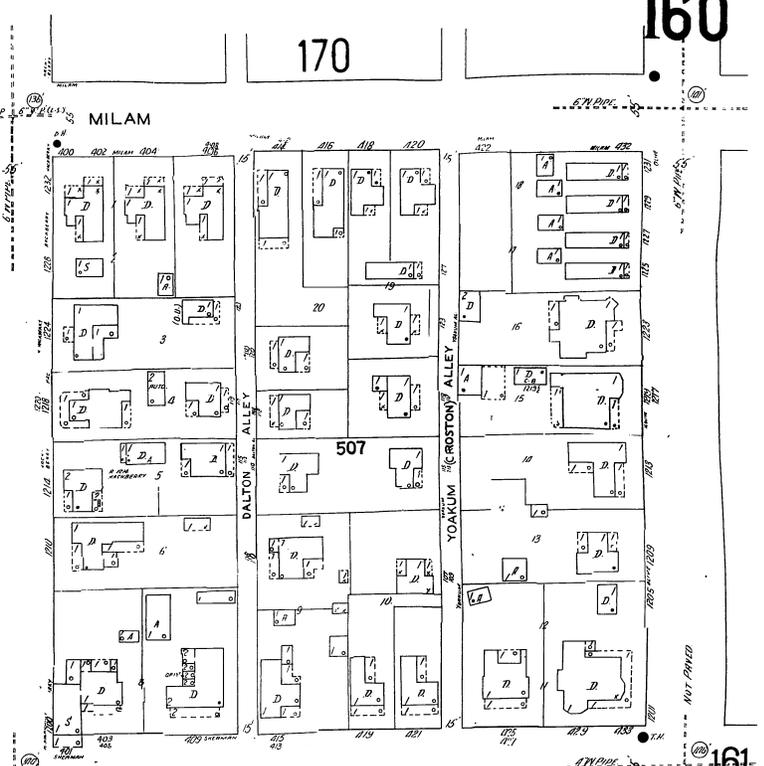
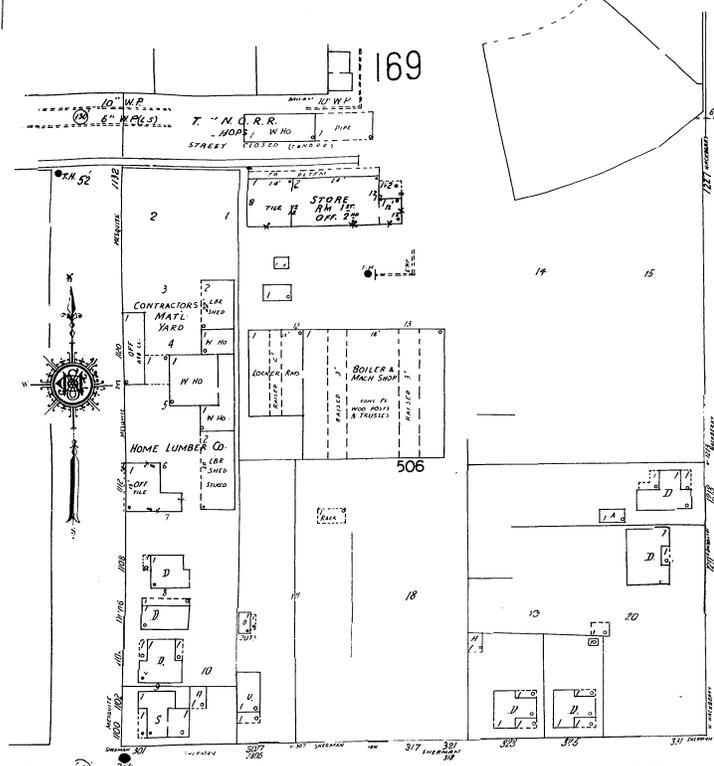
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**Date: June 19, 2017**

**To: Historic and design review Commission**

**Ref: 422 Sherman St.**

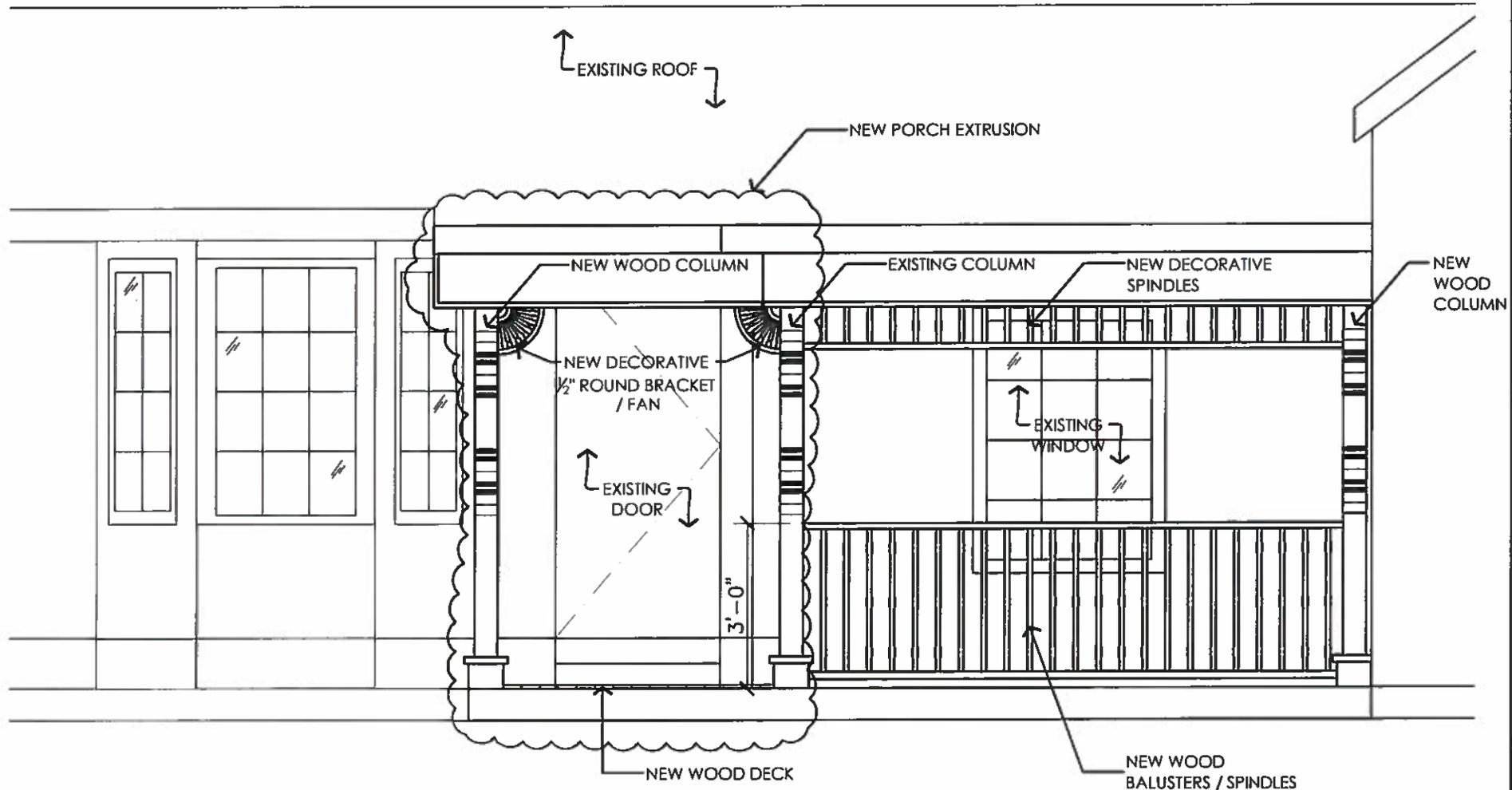
**Statement of Work**

We would like to extend the existing porch over to incorporate another existing door under one porch. Extend the existing roof line to maintain the existing roof pitch and fascia. With this we would like to finish the soffit of the porch with a beaded board and finish off with the spindles and balustrade to match the typical neighborhood style. We would like to finish the new and existing porch with a wood 2x6 deck. We would like to remove the existing cyclone fence and replace the sides and rear with a 6' dog eared wood privacy fence. The front fence would be a more decorative gothic picket style fence. We would like to do some minor landscape that would consist of crushed stone and flagstone and finish the existing driveways with crushed granite as well. See attached pictures for additional detail.

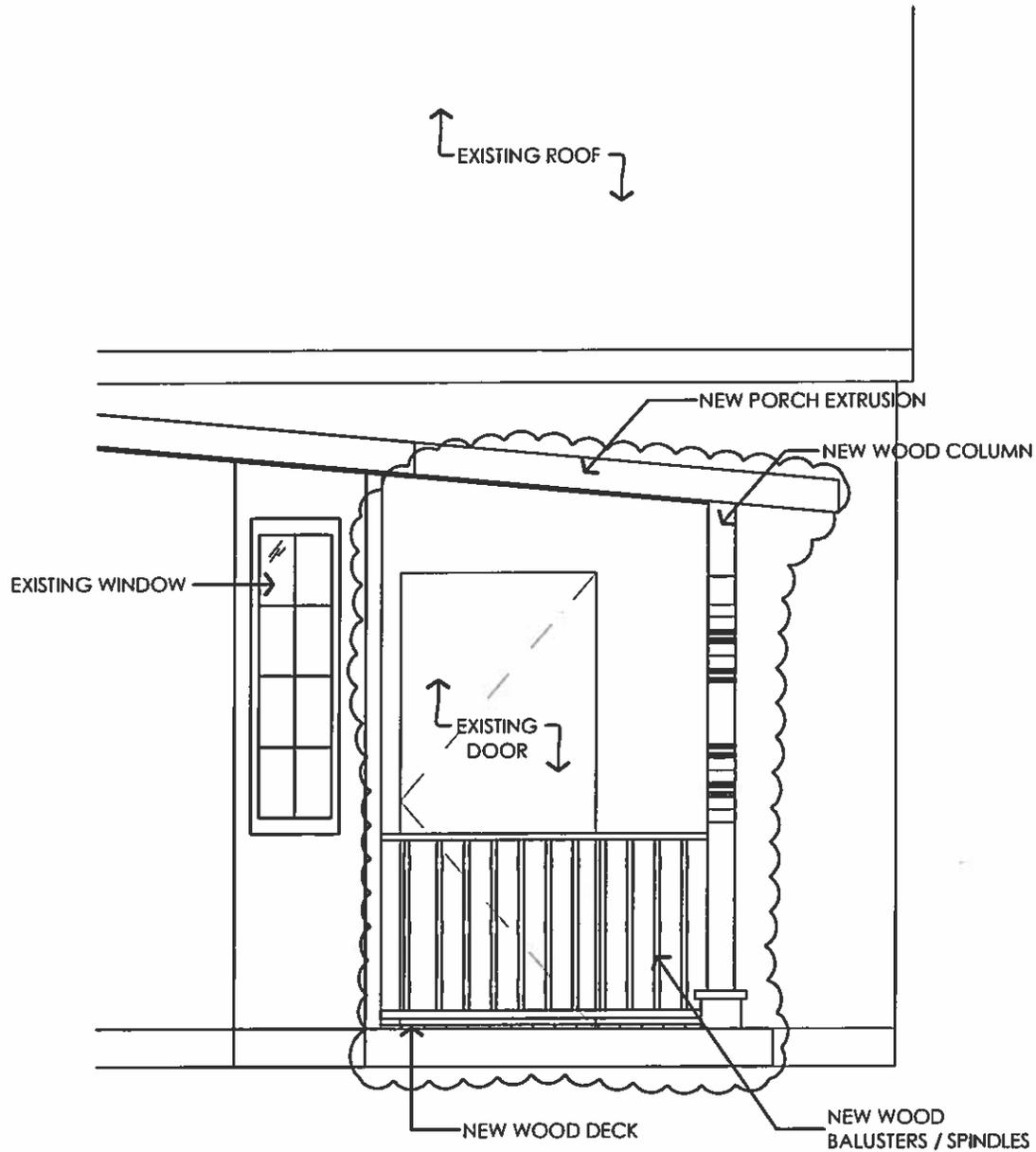
Respectfully,

Michelle McKenna

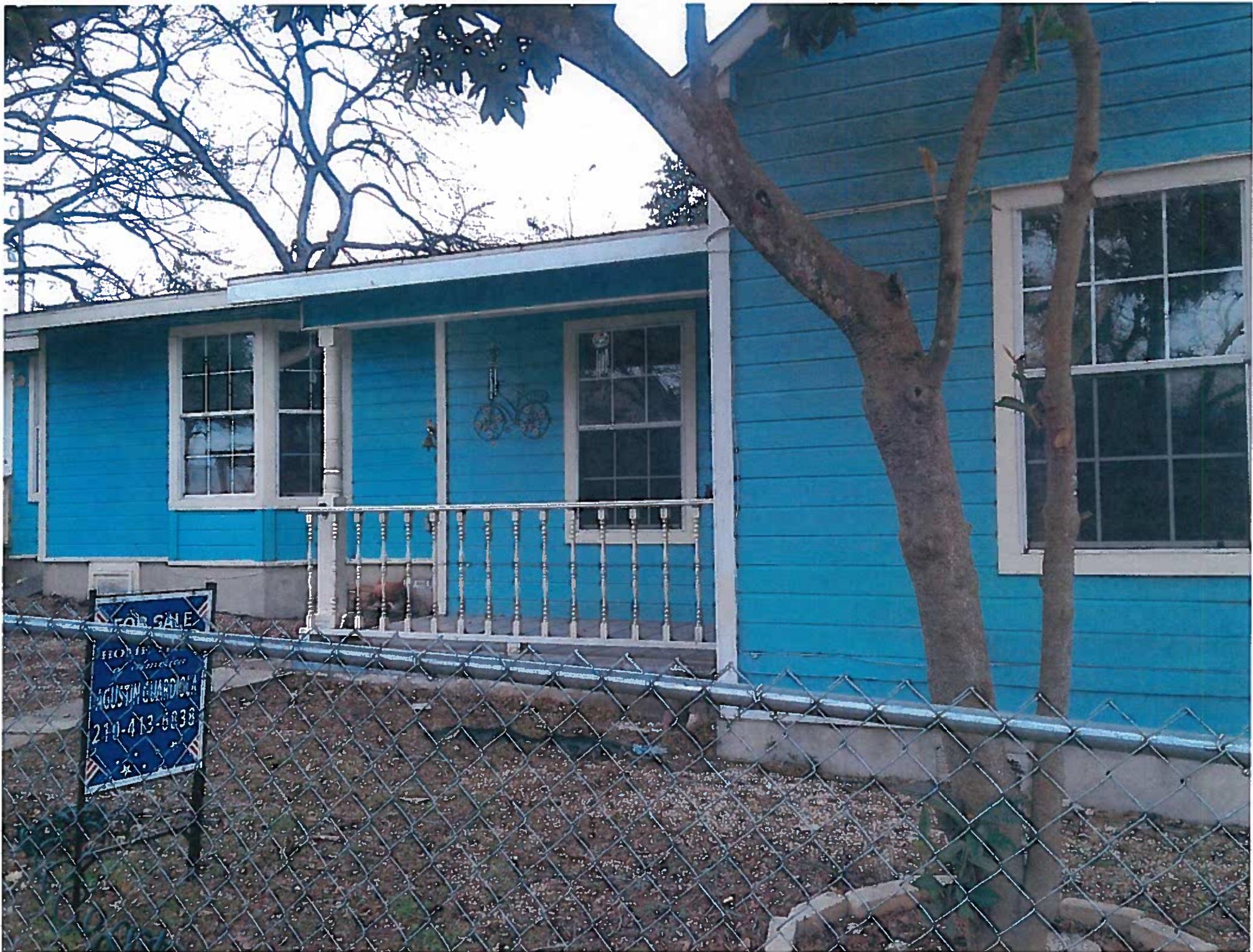




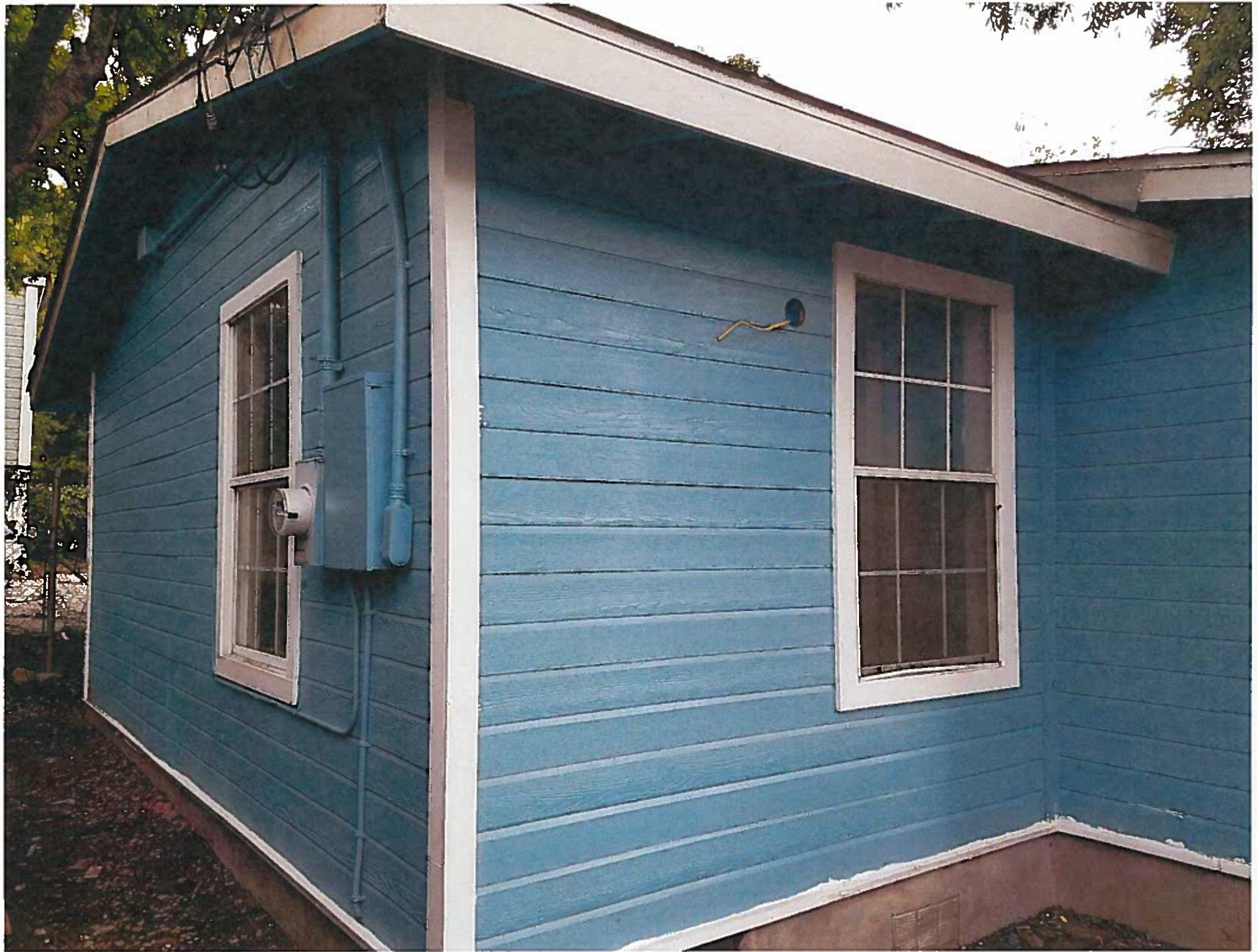
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Crushed Black Granite With Natural Black Granit On The Driveway With Stone On The Border With

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