

HISTORIC AND DESIGN REVIEW COMMISSION

October 04, 2017

HDRC CASE NO: 2017-503
ADDRESS: 630 SHERMAN ST
LEGAL DESCRIPTION: NCB 1300 BLK 1 LOT 11
ZONING: R-5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Karla Alvarado/Alvarado Properties Ltd
OWNER: Karla Alvarado/Alvarado Properties Ltd
TYPE OF WORK: Construction of a rear addition, removal of shingle roof and installation of metal roof, front porch modifications, front fence installation

REQUEST:

The applicant is requesting conceptual approval to:

1. Install new front porch columns.
2. Remove the existing composition shingle roof and install a new standing seam metal roof.
3. Construct a rear addition.
4. Install a front and side fence constructed of horizontal wooden slats in the location of an existing chain link fence.

APPLICABLE CITATIONS:

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for

Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. *Preserve*—Retain historic fences and walls.

ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

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.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

- a. The primary structure located at 630 Sherman is a 1-story single family home constructed in approximately 1910 in the Folk Victorian style. The structure first appears on a 1912 Sanborn Map. The home is a contributing structure in the Dignowity Hill Historic District.
- b. FRONT PORCH COLUMNS – The applicant has proposed to remove the existing non-original metal porch columns and replace them with simple square posts. According to the Historic Design Guidelines, new porch elements should be simple in design and not distract from the historic structure nor falsify a historic appearance. Staff finds the proposal conceptually consistent based on the submitted exhibits, but requires dimensioned elevations and plans to confirm their appropriateness.
- c. ROOF REPLACEMENT – The structure currently features an asphalt shingled roof which the applicant has proposed to replace with a standing seam metal roof. The Guidelines for Exterior Maintenance and Alterations 3.B.vi notes that metal roofs should be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds the installation of a standing seam metal roof on this Folk Victorian structure to be appropriate. The new standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam.
- d. REAR ADDITION: PREVIOUS ADDITION – The structure previously featured an element at the southwest corner of the property that was subordinate to the primary roofline. The structure had a low-sloped sawtooth roofline and featured woodlap siding concealed by cement shingle tiles. Based on Sanborn Maps from 1912 and 1951, a portion of the removed structure was likely original, with a majority of the structure originally functioning as an open porch.
- e. REAR ADDITION: FORM – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition to feature one story and approximately 1,100 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to include both a rear facing gabled roof and a shed roof. While the gabled roof is appropriate for the architecture of the historic structure, staff finds the large shed roof to be inappropriate. Staff recommends the applicant replace the proposed shed roof with a gabled roof, a roof similar to the one on the previous structure, or a roof form that is complementary of the architecture of the historic structure.
- f. REAR ADDITION: SCALE – Regarding scale, mass and form, the applicant has proposed for the addition to feature an overall height that is subordinate to that of the primary historic structure. Staff finds the proposed height to be appropriate and consistent with the Guidelines.
- g. REAR ADDITION: MATERIALS – The applicant has proposed to use woodlap siding to match the original structure on the addition. The addition will also be delineated from the primary structure with a vertical trim piece at the joint of the new and old structures. Staff finds the materials appropriate.
- h. FENCING: LOCATION – The property currently contains a chain link fence. The applicant has proposed to remove this fence and construct a wood slat fence in its place. Staff finds the proposal appropriate.
- i. FENCING: HEIGHT – Based on the submitted renderings, the proposed fence will measure 4 feet in height along Willow Street and be raised to approximately 5 to 6 feet at the approximate location of the proposed addition.

According to the Historic Design Guidelines, front and side yard fences should be limited to 4 feet in height. Staff finds the proposal conceptually consistent with the Guidelines, but requires final measured drawings for review and approval.

- j. **FENCING: MATERIALITY** – The applicant has proposed to construct the fence out of horizontal wood slats. According to the Historic Design Guidelines for Site Elements, new fences and walls should relate to those used historically within the district in terms of their scale, transparency, and character. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Item 1, Staff recommends conceptual approval of the front porch column installation with the stipulation that porch columns be no wider than 6x6 inches and chamfered corners. The applicant must provide final dimensioned plans and elevations to staff for final approval.

Item 2, Staff recommends approval of the installation of a standing seam metal roof with the following stipulation:

- i. The new standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam. The applicant must schedule an inspection with OHP Staff prior to installation.

Item 3, Staff does not recommend approval of the construction of a rear addition based on findings e through g. Staff recommends the following prior to a recommendation for approval:

- i. That the applicant replaces the proposed shed roof with a gabled roof or a roof form that is complementary of the architecture of the historic structure as noted in finding e.
- ii. That wood or aluminum clad wood windows be installed within the addition that adhere to the following standards: 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.

Item 4, Staff recommends approval of the fence installation based on findings h through j with the following stipulations:

- i. That the applicant provides staff with final measured drawings including a site plan that indicates where the fence will be located relative to the property line and the structure, and elevations indicating the height of the fence.
- ii. That the applicant provides staff with a final material specification for review and approval prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

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1912 SANBORN MAP

San Antonio No. 2
161

170

MILAM

NOT PAVED

6' W PAV

6' W PAV

RAILROAD TRACKS BEYOND



RAILROAD TRACKS BEYOND

0

630

162

WILLOW

6' W PAV

160

SHERMAN

NOT PAVED

N. PINE

N. OLIVE

515

1300

ADLER

BURLESON

157

158

Scale of Feet



1951 SANBORN MAP

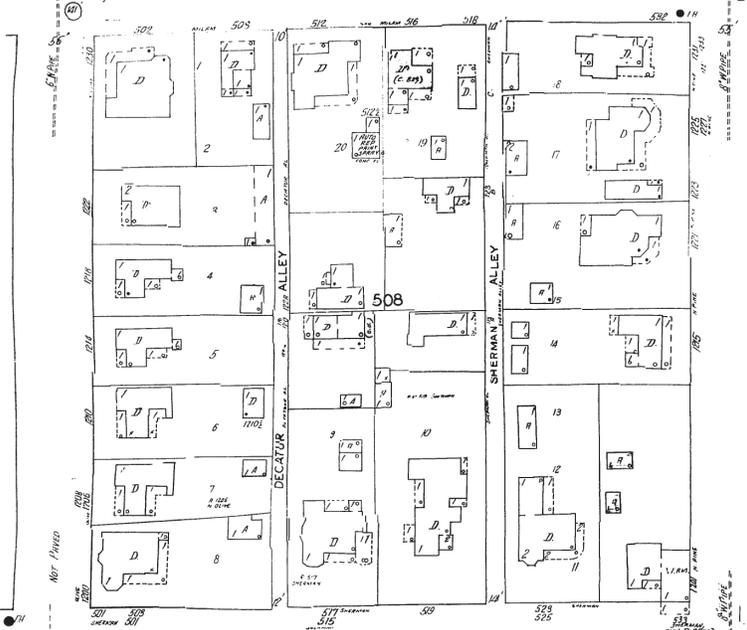
Sanborn No. 2 TEX... 038
161

170

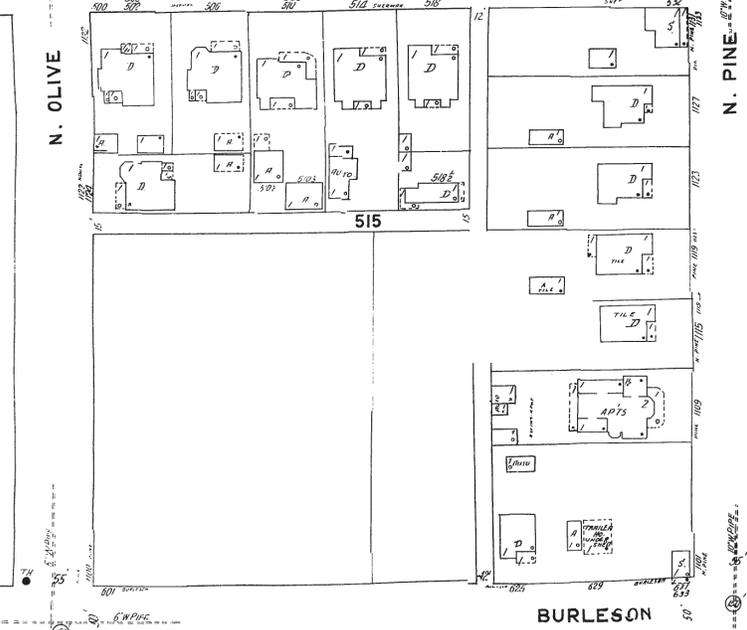
MILAM

NOT PAVED

E.W. PIPE

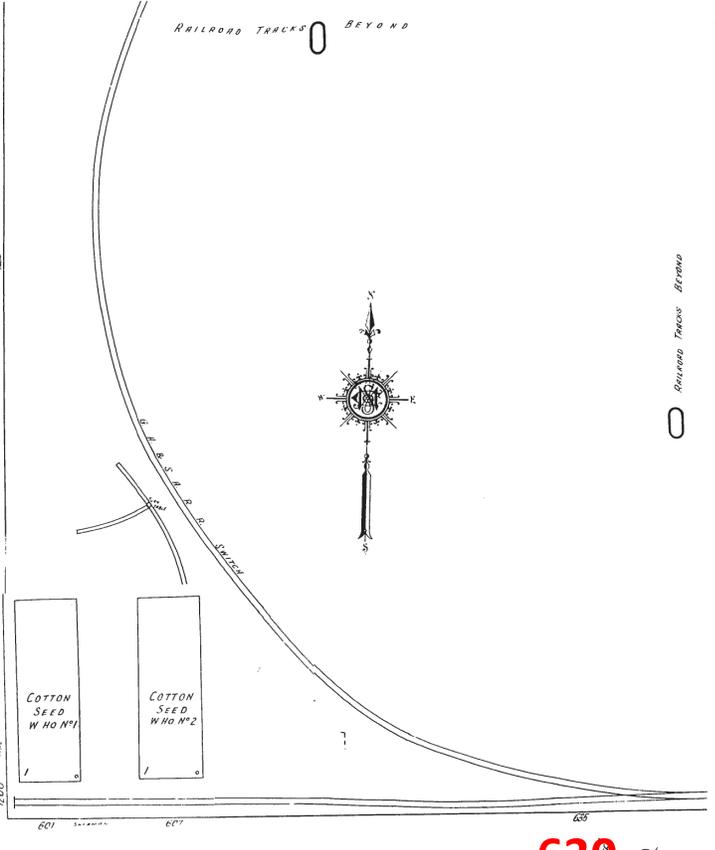


160 **SHERMAN** **630**

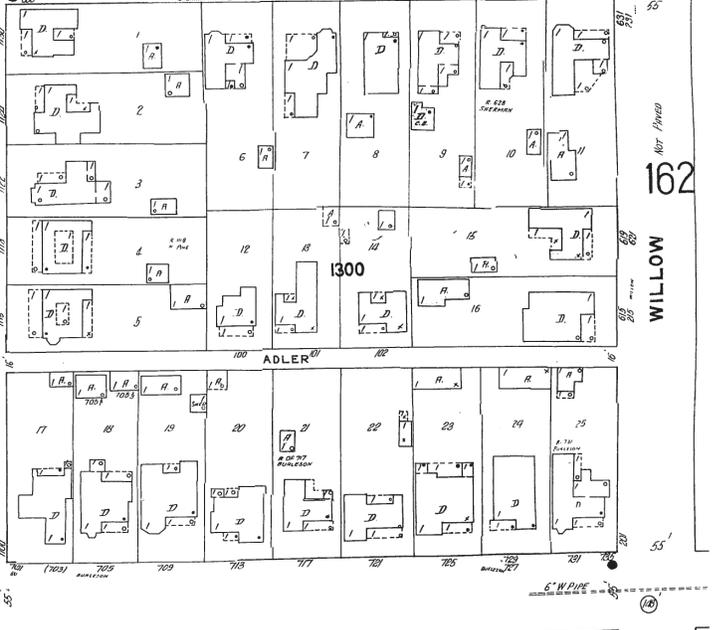


N. OLIVE **BURLESON**

157



N. PINE **630**



ADLER **WILLOW** **162**

158



RAILROAD TRACKS BEYOND

RAILROAD TRACKS BEYOND

Scale of Feet. 0 50 100









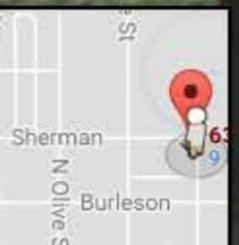
620 Willow St
San Antonio, Texas

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Currently shown: Mar 2011

2007 2016















630 SHERMAN

