

HISTORIC AND DESIGN REVIEW COMMISSION

February 17, 2016

Agenda Item No: 5

HDRC CASE NO: 2015-149
COMMON NAME: 600 Block of Burleson at Olive
LEGAL DESCRIPTION: NCB 515 BLK 17 LOT A15 `
ZONING: IDZ H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Scott Carpenter/Seventh Generation Design
OWNER: K/T TX Holdings, LLC
TYPE OF WORK: New construction, 5th home design option for 23 structure development previously approved

REQUEST:

The applicant is requesting a Certificate of Appropriateness to add Prototype 5 to a new development that was originally approved at the HDRC hearing on December 15, 2015.

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.

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

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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.

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.

B. SCREENING

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

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.

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.*

3. Landscape Design

B. ROCKS OR HARDSCAPE

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.

FINDINGS:

- a. The applicant is requesting to add a fifth townhome prototype to the stock of homes previously approved by HDRC on July 15, 2015. A total of three prototype 5 homes would be incorporated into the approved site plan, and would be oriented along an existing alley perpendicular to Olive Street.
- b. Consistent with the Guidelines for New Construction, front facades of new buildings should align with adjacent buildings where a consistent setback has been established. Although there are no buildings facing Burleson on this block, buildings on the next blocks east and west are set back from the street approximately 15-20 ft. The proposed townhomes follow the setback pattern on adjacent blocks and are consistent with the guidelines.
- c. According to the Guidelines for New Construction, the front façade of new buildings should be consistent with the predominant orientation of historic buildings along the street frontage. Within the Dignowity Hill historic district, a clear pattern of building orientation exists. Houses along Olive Street including corner properties face Olive and houses located mid-block face the side street. As presented, units along Olive will face internal streets which will break the continuity of the street and is not consistent with the guidelines. However, the addition of small stoop porches and secondary entrances on Olive makes this elevation more inviting and appropriate for its setting.
- d. The Guidelines for New Construction recommend new buildings have roof forms including pitch, overhangs, and orientation that are consistent to those predominantly found on the block. The proposed front gabled roof form is consistent with the Guidelines.
- e. According to the Guidelines for New Construction, materials that complement the type, color and texture of materials

traditionally found in the district should be used. The majority of houses within the Dignowity Hill Historic District are clad in wood siding. The proposed cement board plank and panel siding may be appropriate if proper dimension, finish and texture is used, however wood siding would be more appropriate. In addition, different colors for each unit should be incorporated in order to provide variety and enhance each unit's character.

- f. Consistent with the Guidelines for New Construction, roof materials that are similar in terms of form, color, and texture to those traditionally used in the district should be used. The proposed composition shingle roof is consistent with the guidelines in material and form.
- g. Window and door openings with a similar proportion of wall to window space as nearby historic facades should be incorporated. Windows and doors should 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 as recommended by the Guidelines for New Construction. The proposed window sizes and pattern is consistent with the guidelines. However, large expanses of blank walls are not typical of historic facades and should be avoided.
- h. According to the Guidelines for New Construction, new garages should match the predominant orientation found along the block. The prototype features an attached garage with an overhead door that is oriented to the rear of the structure. Although the garage is attached to the primary structure, staff finds that its orientation toward the alley is appropriate and consistent with the Guidelines.
- i. The proposed prototype features a small second floor balcony that extends over the front entrance and beyond the roof overhang. It is screened with horizontal wood slat railing. According to the Guidelines for New Construction 4A.ii, 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. None of the other prototypes feature a balcony, however staff finds that this detail is appropriate as it does not impact the streetscape of Burleson and Olive.
- j. According to the Guidelines for New Construction, mechanical equipment should not be located on primary facades or on locations where visible from the street. The proposed optional cistern in the front yard of the prototype is consistent with the Guidelines in this case because the front elevation faces into the complex and does not face Burleson and Olive directly.

RECOMMENDATION:

Staff recommends approval based on findings a through j.

CASE MANAGER:

Katie Totman



600 Block of Burleson

Dignowity Hill

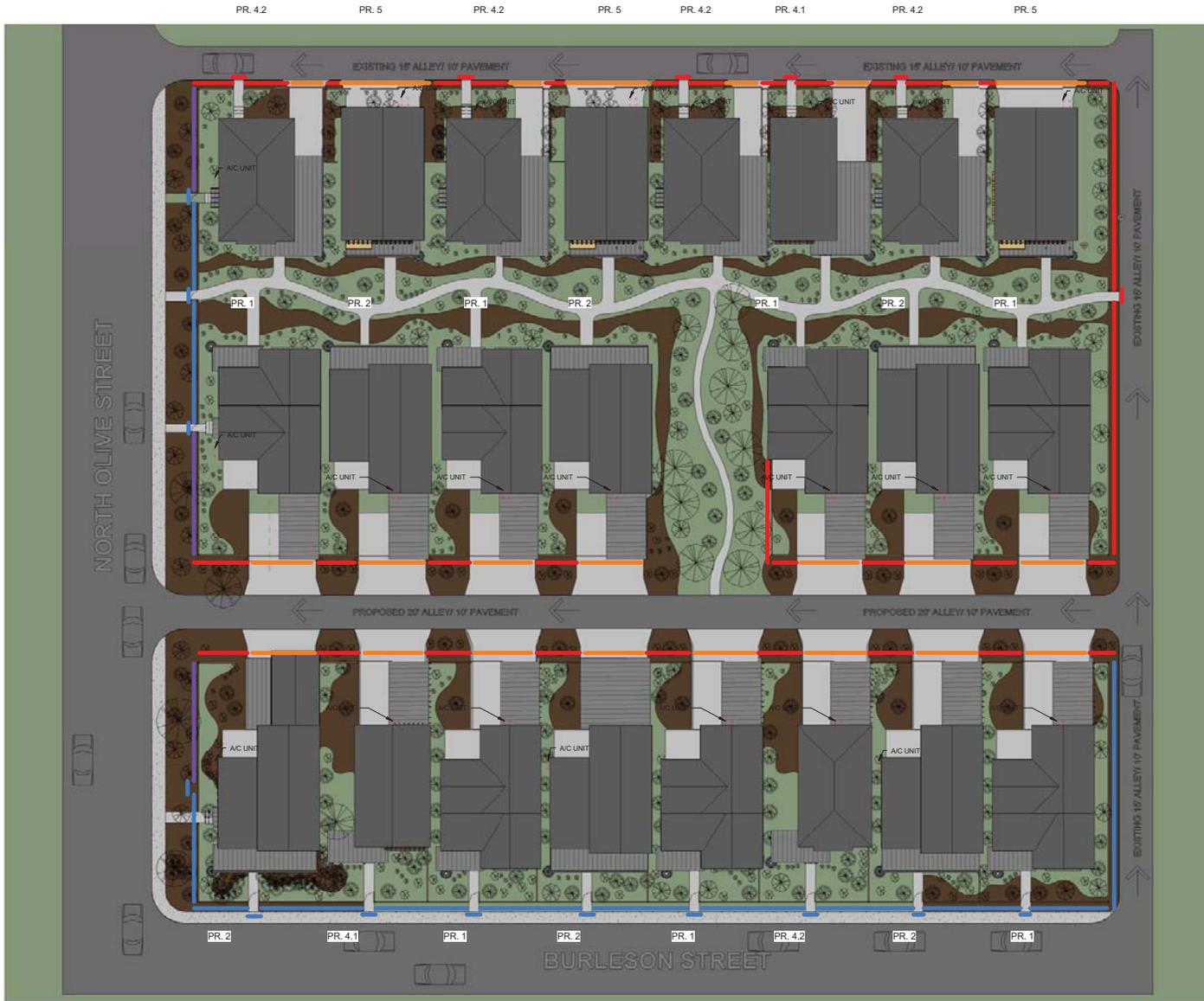
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Narrative

Terramark and Seventh Generation have developed Prototype 5 in response to informal comments from the Dignowity Neighborhood Association's architectural review committee, requesting greater architectural variety within the development, and to provide additional plan choices to potential purchasers. Please find attached the Cover Letter containing a brief written architectural narrative, updated site plan, Prototype 5 floor plans, Prototype 5 exterior elevations and perspective view, and proposed color options based on a color study of the Dignowity Neighborhood.

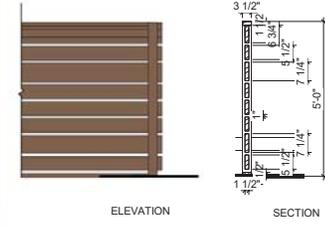
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SITE PLAN

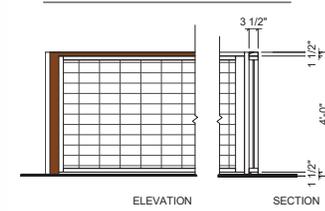


FENCE AND GATE LEGEND



HORIZONTAL WOOD FENCING
FENCE TYPE 1 + GATE TYPE 1

HORIZONTAL WOOD SLIDING
GATE TYPE 1



HOGWIRE FENCING
FENCE TYPE 2 + GATE TYPE 2

HOGWIRE FENCING TYPE 2 WITH
VINES FOR SCREENING

LANDSCAPE LEGEND

- | | |
|--|---|
| PLANTINGS | GROUND COVER TYPES |
| <ul style="list-style-type: none"> JERUSALEM SAGE, MEXICAN OREGANO ARTEMISIA, PRIDE OF BARBADOS SALVIA GREGGII, BICOLOR IRIS BULBINE, PINK SKULL CAP | <ul style="list-style-type: none"> GRASS GRANITE CHIPS ASPHALT CONCRETE |



SEVENTH GENERATION DESIGN
ARCHITECTURE | SUSTAINABILITY | PRESERVATION
118 Broadway, Suite 510
San Antonio, Texas 78205
TEL (210) 262-6161 TEL (210) 241-7490

Urban at Olive

600 Block Burlleson San Antonio, TX

No.	Date	Description



SITE PLAN

PROTOTYPE 5

Project number
Date
Drawn by
Checked by
Author
Checker

5-A2.00

Scale



SEVENTH
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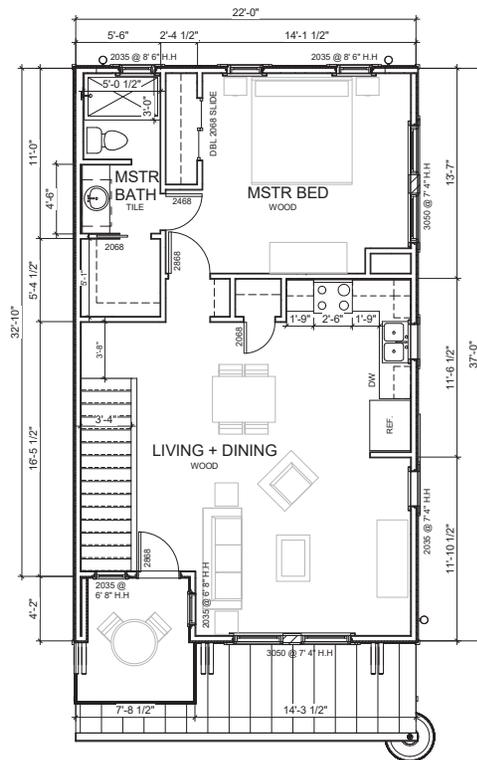
FLOOR PLANS

PROTOTYPE 5

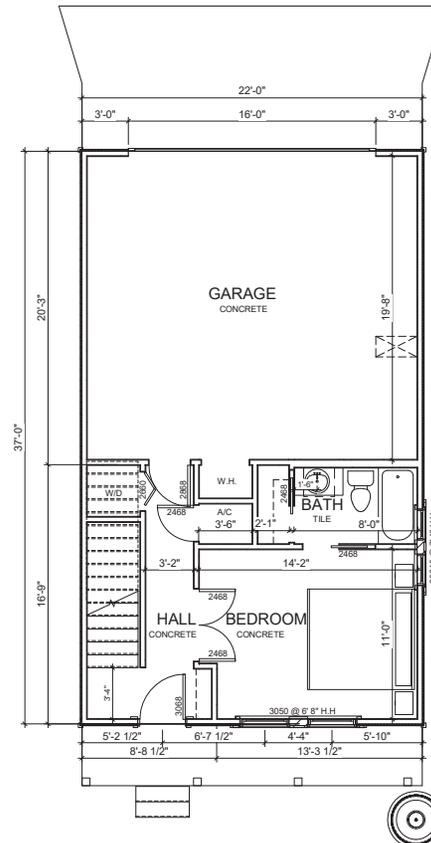
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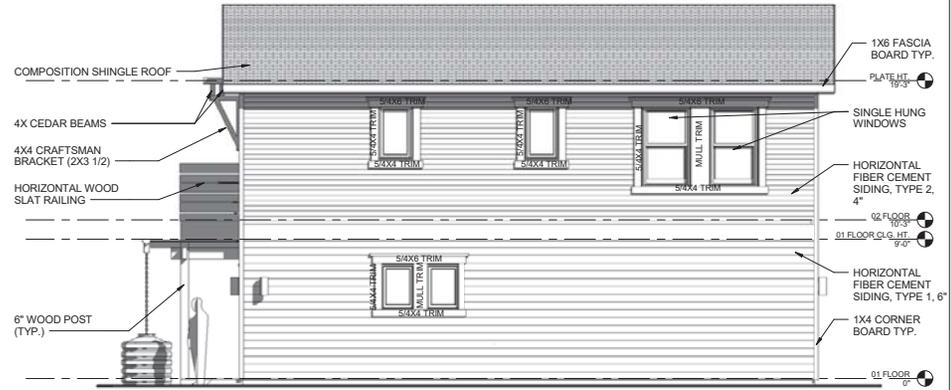
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2 PROTOTYPE 5 - SECOND FLOOR



1 PROTOTYPE 5 - FIRST FLOOR

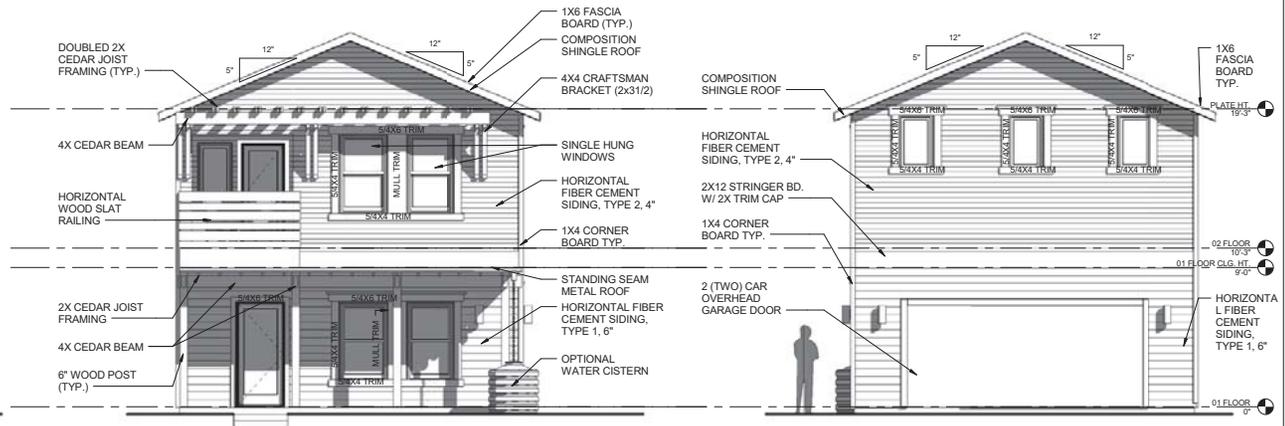


3 PROTO 5 - SIDE ELEVATION



5 PROTO 5 - OPTIONAL

1/8" = 1'-0"



2 PROTO 5 - FRONT ELEVATION

1/8" = 1'-0"

1 PROTO 5 - BACK ELEVATION

1/8" = 1'-0"



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Urban at Olive

600 Block Burtleson San Antonio, TX

No. Date Description



EXTERIOR ELEVATIONS

PROTOTYPE 5

Project number
 Date
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 Checker

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 12/8/2015 HDRC Case# 2015-149

ADDRESS: 600 BLOCK OF BURELSON Meeting Location: 1401 S ALAMO

APPLICANT: SCOTT CARPENTER / CHARLIE TURNER

DRC Members present: MICHAEL GUARINO, BETTY FELDMAN

Staff present: EDUARDO HALL

Others present: SCOTT GUSTAVSON, JOAN COOLEY

REQUEST: "URBAN AT OLIVE" - POTENTIAL MODIFICATIONS TO APPROVED
ELEVATIONS; SWAPPING OF FACADES

COMMENTS/CONCERNS: MG: VARIETY OF ELEVATIONS THROUGHOUT THE
DEVELOPMENT IS BEST; ORIGINAL DESIGN WILL TRANSFORM INTO
UNIQUE DESIGNS.

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

IN FOR MATIONAL ONLY

No action

Committee Chair Signature (or representative)

12/8/15
Date