

## HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2019

**HDRC CASE NO:** 2019-117  
**ADDRESS:** 434 SHERMAN ST  
**LEGAL DESCRIPTION:** NCB 514 BLK 18 LOT E 75 FT OF 13  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Alvin Peters  
**OWNER:** Waseem Ali, Stephanie Zarriello  
**TYPE OF WORK:** Construction of a 2-story, single-family residential structure  
**APPLICATION RECEIVED:** February 27, 2019  
**60-DAY REVIEW:** April 28, 2019 (Referred to DRC and postponed by applicant)  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting conceptual approval to construct a two story, single family residential structure on the lot at 434 Sherman Street, located at the corner of Sherman and N Olive, within the Dignowity Hill Historic District.

### 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 conceptual approval to construct a new, 2-story, residential structure on the vacant lot at 434 Sherman, located within the Dignowity Hill Historic District.
- b. **CONCEPTUAL APPROVAL**—Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **CASE HISTORY**—This request was heard by the Historic and Design Review Commission on March 20, 2019. At that hearing, this request was referred to the Design Review Committee.
- d. **EXISTING STRUCTURE**—The existing structure was determined to be non-contributing to the Dignowity Hill Historic District on January 2, 2019.
- e. **DESIGN REVIEW COMMITTEE**—This request was reviewed by the Design Review Committee on January 8, 2019. At that meeting, Committee members noted that the proposed setback should be greater to those on the block and the adjacent structure, discussed the appropriateness of two stories on this block and noted concerns regarding the proposed screened porch.
- f. **DESIGN REVIEW COMMITTEE**—This request was reviewed a second time by the Design Review Committee on March 27, 2019. At that meeting, committee members commented on the proposed massing in relationship to adjacent structures, noted that modifications to the proposed porch and roof forms may need to be modified, noted concerns regarding window profiles, and noted that the proposed massing and form should relate.
- g. **DESIGN REVIEW COMMITTEE**—This request was reviewed a third time by the Design Review Committee on June 11, 2019. At that meeting, Committee members noted that all setbacks should be verified, noted concern over the proposed setback and massing in relationship to adjacent historic structures, noted that conceptual landscaping information should be provided, and reviewed other architectural elements including the stair location, roof plan and footprint.
- h. **DESIGN REVIEW COMMITTEE**—This request was reviewed a fourth time by the Design Review Committee on September 10, 2019. At that meeting, Committee members asked various questions about the proposed design,

asked questions about fenestration patterns, noted that gable ends should not be flush with wall planes, and noted that the proposed massing has been broken down and includes appropriate traditional elements.

- i. **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 proposed a front setback that is less than those found historically on the block. While there may have been a historic structure with a shallow setback on this lot, staff finds that new construction should feature a greater setback than the historic structures on the block.
- j. **SETBACKS & ORIENTATION** – Per the site plan, the proposed rear setbacks are not consistent with zoning requirements. The applicant is responsible for complying with all zoning regulations and receiving any needed variances for the proposed design.
- k. **ENTRANCES** – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. While this lot is addressed to Sherman, the applicant has proposed to orient the structure towards N Olive, consistent with the historic development pattern on the block. The applicant has proposed for two double doors to face N Olive; however, the recessed porch does not feature an entrance toward N Olive. Structures found historically in the district typically feature a front facing door within the recessed front porch. Staff finds that this should be incorporated into the design.
- l. **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. These blocks of Sherman and N Olive feature one story historic structures. The applicant has provided as a massing diagram of both Sherman and N Olive noting a grade change on Sherman. While the elevation change notes an overall height that is subordinate to that of the structures on the southern end of this block of N Olive, the proposed new construction is approximately twelve (12) feet taller than the adjacent, historic structure.
- m. **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. At this time, the applicant has not noted the proposed foundation height. The applicant is responsible for complying with the Guidelines.
- n. **ROOF FORM** – The applicant has proposed a number of roof forms for the proposed new construction, including hipped and gabled roofs of various proportions and profiles. Historic structures on both Sherman and N Olive feature front facing gabled roofs with other forms including hipped and shed porch roofs. Staff finds that a simplified roof form with consistent ridge heights would be more complementary of those found historically in the district.
- o. **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. Per the applicant’s application documents, the proposed new construction will cover 48.1 percent of the lot. This is consistent with the Guidelines.
- p. **MATERIALS** – The applicant has proposed materials that include wood siding, metal porch railings, metal porch screening and a standing seam metal roof. Staff finds the proposed wood siding to be appropriate and consistent with the Guidelines. Staff does not find the proposed metal railing and screening to be consistent with the Guidelines and finds that wood railings should be used. Metal does not appear historically in the district as a railing material for residential structures. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used, but should be submitted to staff for review and approval.
- q. **WINDOW MATERIALS** – At this time, the applicant has not provided information regarding window materials, but has submitted framing details noting an installation depth of two (2) inches. Wood or aluminum clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed provided that the window features meeting rails that are 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.

- r. FENESTRATION PROFILE – The applicant has proposed a number of windows that feature profiles that are not consistent with those found historically in the district. These profiles include fixed picture windows, windows that do not feature sashes and windows that are contemporary in profile and location. Staff finds that the proposed fenestration patterns should be modified.
- s. ARCHITECTURAL DETAILS (ROOF) – The Guidelines for New Construction 4.A.ii. notes that architectural details should be based on those found traditionally within the district. Staff finds the proposed roof forms to be contemporary in nature and inconsistent with both the historic development pattern found in the district as well as the Guidelines.
- t. ARCHITECTURAL DETAILS (GARAGE) – The applicant has proposed a detached garage with parking for one automobile. Garages, when found historically within the district are detached from primary historic structures. Staff finds the location of the proposed garage to be appropriate.
- u. DRIVEWAY – The Guidelines for Site Elements note that driveways found within historically districts typically feature a width that does not exceed ten (10) feet in width. The applicant has proposed a concrete, ribbon strip driveway, to feature ten (10) feet in width. Staff finds this to be appropriate.
- v. FRONT WALKWAY – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regards to their materials, width, alignment and configuration. Staff finds that the proposed staggered front walkway is inconsistent with Guidelines, and that a simple, concrete walkway that matches those found historically within the district should be used.
- w. 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.
- x. 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.
- y. FENCING – The applicant has proposed fencing that includes masonry columns and horizontal pickets. This is inconsistent with the historic fencing examples found historically in the district.

## RECOMMENDATION:

Staff does not recommend approval based on findings a through s. Staff recommends that the applicant address the following inconsistencies with the Guidelines prior to receiving conceptual approval for the proposed new construction.

- i. That a setback that is greater than those found historically on the block be used as noted in finding i.
- ii. That a front facing (toward N Olive) door within the front porch be installed to match historic porch profiles be installed as noted in finding k.
- iii. That the applicant install foundation heights that are consistent with the Guidelines as noted in finding m.
- iv. That the applicant continue to work to reduce the perceived massing of the proposed new construction. An increase in front setbacks may result in a reduction of perceived massing.
- v. That the applicant proposed simplified roof forms that feature consistent ridge lines and do not feature complex valleys that are not found historically within the district, as noted in finding n.
- vi. That the proposed metal porch railings be eliminated and that wood porch railings be installed as noted in finding p.
- vii. That wood or aluminum clad wood windows be used and feature an inset of two (2) inches within facades and feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed provided that the window features meeting rails that are 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.
- viii. That the proposed front walkway feature a profile and materials that match those found historically within the district as noted in finding v.
- ix. That all mechanical equipment be screened from view from the public right of way as noted in finding w.

- x. That landscaping elements that are consistent with those found historically on the block and the Guidelines be installed as noted in finding x.



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

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

DATE: MAR 27, 2019 HDRC Case# 2019 -

ADDRESS: 434 SHERMAN Meeting Location: 1901 S ALAMO

APPLICANT: ALVIN PETERS

DRC Members present: JEFF FETZER, ANNE-MARIE GRUBE, MATT BOWMAN

Staff present: EDWARD HALL

Others present: NASIM ALI, ROBERT AMEZQUITA

**REQUEST:** CONSTRUCTION OF A TWO STORY, SINGLE-FAMILY RESIDENTIAL  
 STRUCTURE - CORNER OF SHERMAN AND N OLIVE

**COMMENTS/CONCERNS:** RA: OVERVIEW OF PROJECT; DISCUSSION REGARDING  
 LOT COVERAGE AND MASSING, RA+AP: PRESENTATION REGARDING  
 SETBACKS ON N OLIVE, ALI: DISCUSSION REGARDING MASSING, MB:  
 FEEDBACK ON PERCEPTION OF MASSING IN RELATIONSHIP TO ADJACENT  
 STRUCTURES; ARCHITECTURAL ELEMENTS/ROOF MODIFICATIONS MAY BE  
 REQUIRED, JF: DOCUMENT EXISTING SITE + BLOCK CONDITIONS, JF:  
 DISCUSSION REGARDING ROOF FORMS - GABLES + HIPS, ALL: DISCUSSION  
 REGARDING DOUBLE HEIGHT WINDOW - CONCERNS REGARDING PROFILE,

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

\_\_\_\_\_

\_\_\_\_\_

Committee Chair Signature (or representative) \_\_\_\_\_ Date \_\_\_\_\_

MB! RECONSIDER FRONT DECK IN RELATIONSHIP TO FRONT FACADE; CONNECTION OF SIDE GABLES.

AMG! ROOF FORMS SHOULD BE RELATED IN FORM AND PROFILE

MB! MASSING (PORCH, ROOF, ETC.) SHOULD ALL RELATE.



MB: PROVIDE MEASUREMENTS FOR FOOTPRINT, ETC. (SQUARE FOOTAGE)

MB/CF: COMMENTS REGARDING REAR ACCESSORY DESIGN, STAIR LOCATION

MB: REVIEW ROOF PLAN.



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

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

DATE: SEPTEMBER 10, 2019 HDRC Case# \_\_\_\_\_

ADDRESS: 434 SHERMAN Meeting Location: 1901 S ALAMO

APPLICANT: ROBERT AMEZQUITA / ALVIN PETERS

DRC Members present: JEFF FETZER, SCOTT CARPENTER

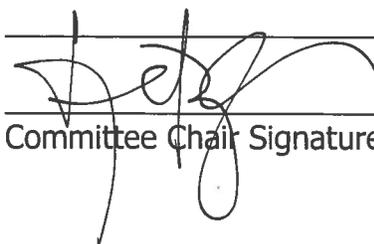
Staff present: EDWARD HALL

Others present: WASEEM ALI

**REQUEST:** \_\_\_\_\_

**COMMENTS/CONCERNS:** RA: OVERVIEW OF DESIGN UPDATES. RA: DISCUSSION ON PROPOSED FRONT SETBACK (13 FEET), RA: LOT IS ONLY 75 FEET DEEP, MOST ARE 150 FEET DEEP, 48.1% LOT COVERAGE, SC+JF: VARIOUS QUESTIONS ABOUT MODIFIED DESIGN. JF: DESIGN NOW ADDRESSES BOTH SHERMAN AND OLIVE, JF: QUESTIONS REGARDING WINDOW PROFILES, SC: EXPOSURE ON SIDING? RA: JELAWEN WOOD WINDOWS PROPOSED, JF: CONSIDER OVERHANG AT GABLE ENDS RATHER THAN FLUSH ENDS.

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

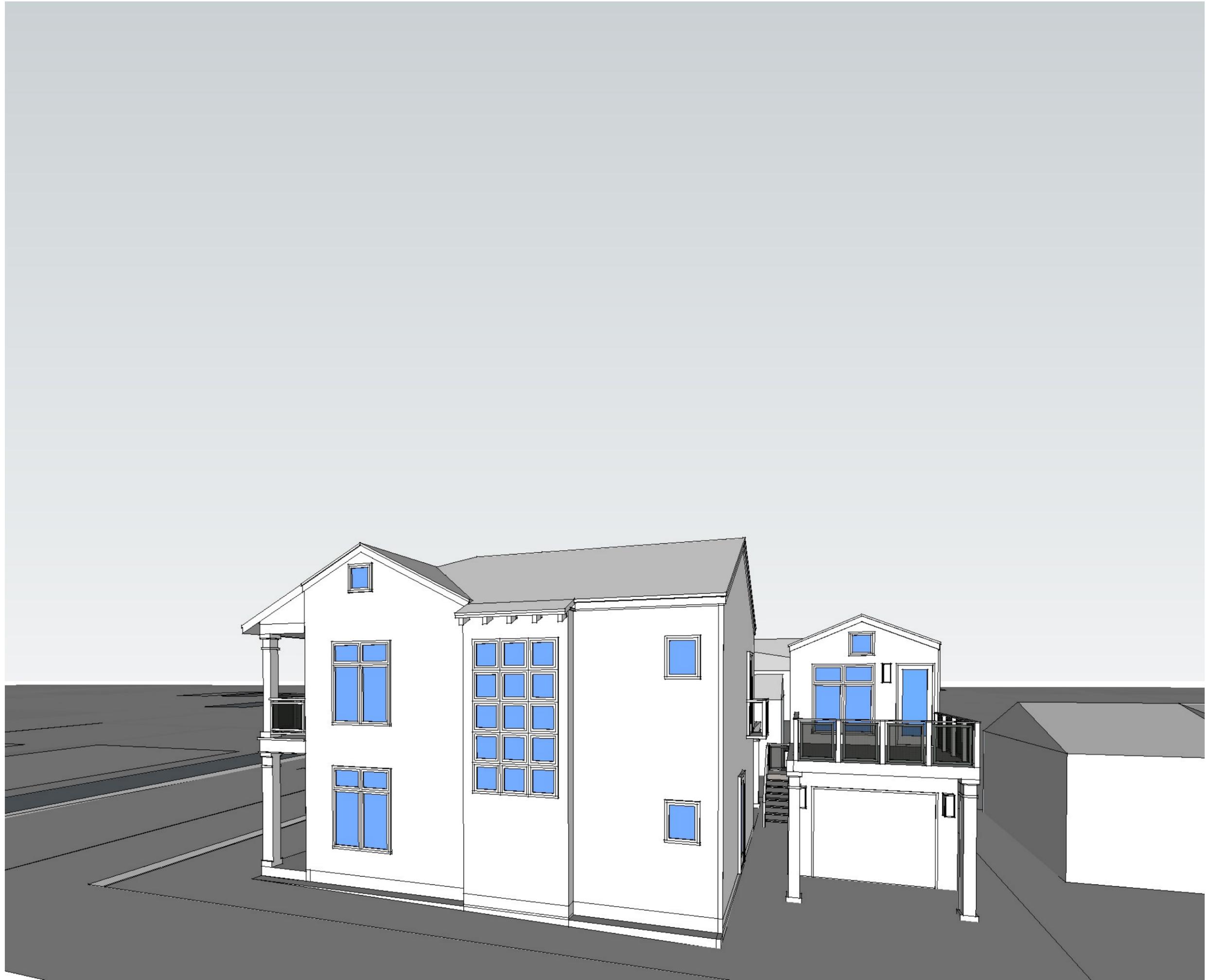
  
 Committee Chair Signature (or representative)

9.10.19  
 Date

JF: QUESTIONS REGARDING GUTTER DESIGN,

SC: APPLICANT HAS DONE A NICE JOB OF BREAKING DOWN THE SCALE AND INCORPORATING TRADITIONAL ARCHITECTURAL ELEMENTS.







Amezquita  
Design  
studio

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San Antonio, Texas 78210  
210-275-4559  
silarob@yahoo.com

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ISSUED FOR REVIEW  
NOT FOR CONSTRUCTION

08.29.2019

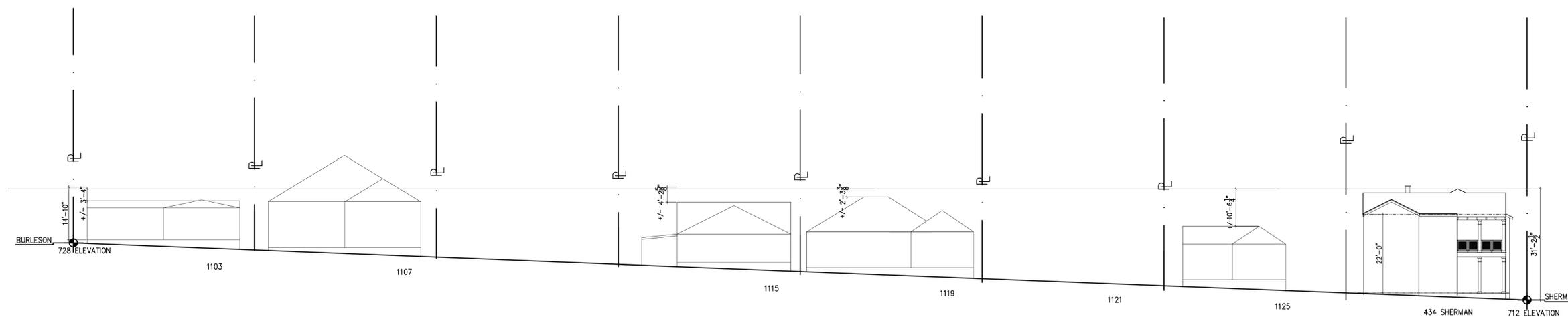
HRDC REVIEW  
for North  
Olive Street

San Antonio  
Texas

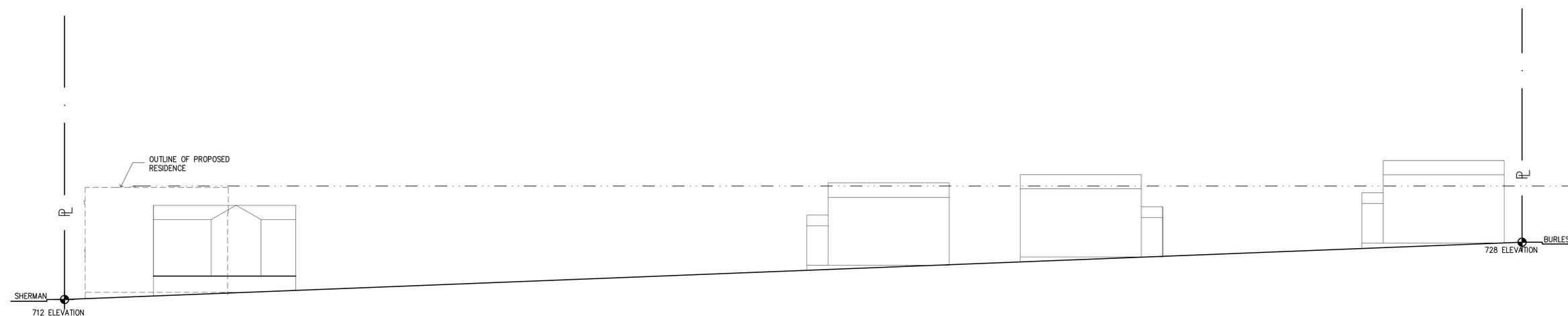
Revised	Date

project no.  
2017.070  
date  
07.09.2019

SHEET



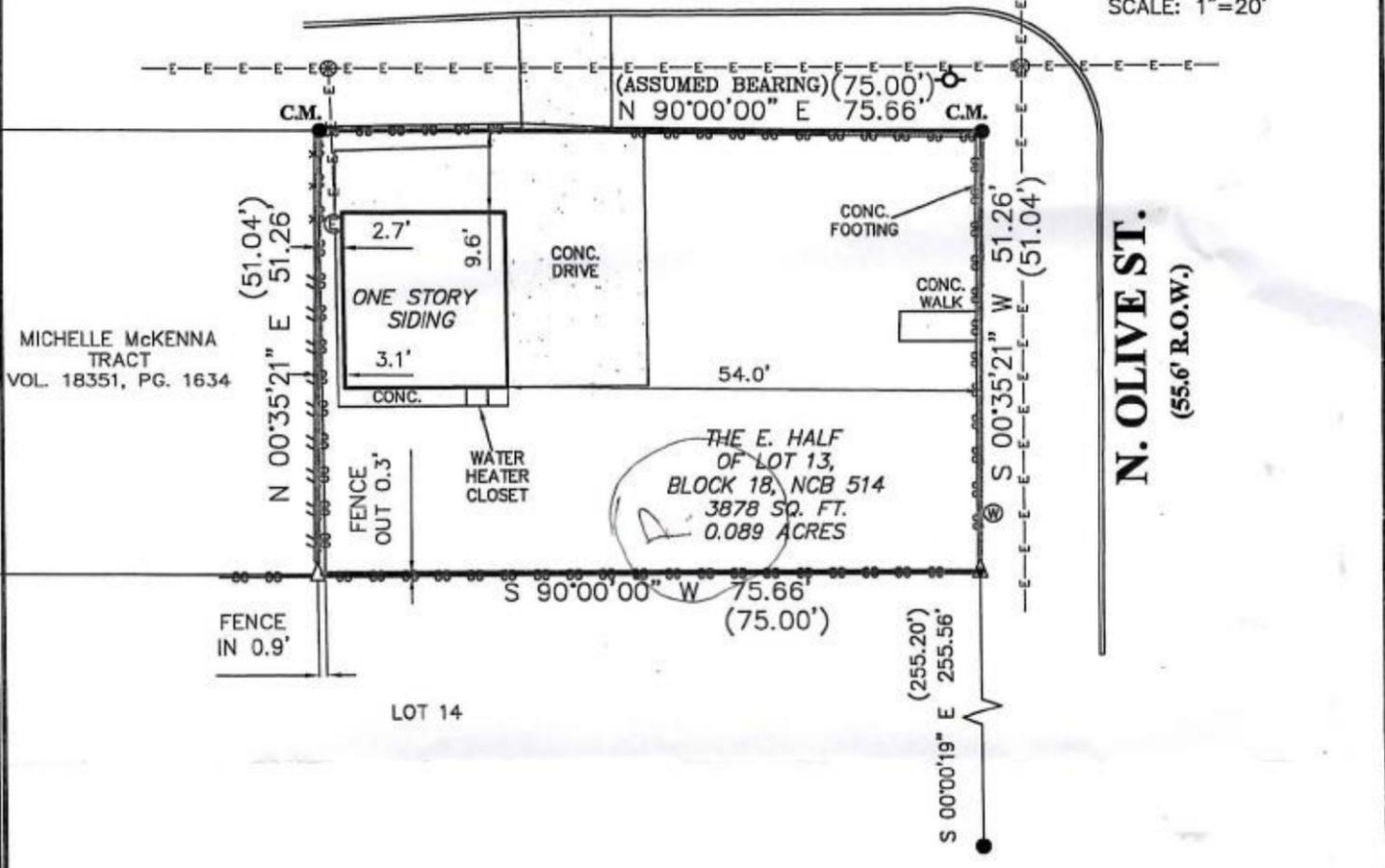
01 WEST OLIVE STREET ELEVATION  
SCALE: 1/16" = 1'-0"



02 EAST OLIVE STREET ELEVATION  
SCALE: 1/16" = 1'-0"

**SHERMAN**  
(55.6' R.O.W.)

SCALE: 1"=20'



MICHELLE McKENNA  
TRACT  
VOL. 18351, PG. 1634

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

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. 46029C, Panel No. 0415 G, 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.shtml>.



**Property Address:**

434 SHERMAN

**Property Description:**

THE EAST HALF OF LOT 13, BLOCK 18, NEW CITY BLOCK 514, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

**Owner:**

MICHELLE A. McKENNA AND MICHAEL J. RIVAS

FIRM REGISTRATION NO.  
10111700

**LEGEND**

- ▲ = CALCULATED POINT
- = FND 1/2" IRON ROD
- = RECORD INFORMATION
- ▭ = BUILDING SETBACK
- = CENTER OF CURVE

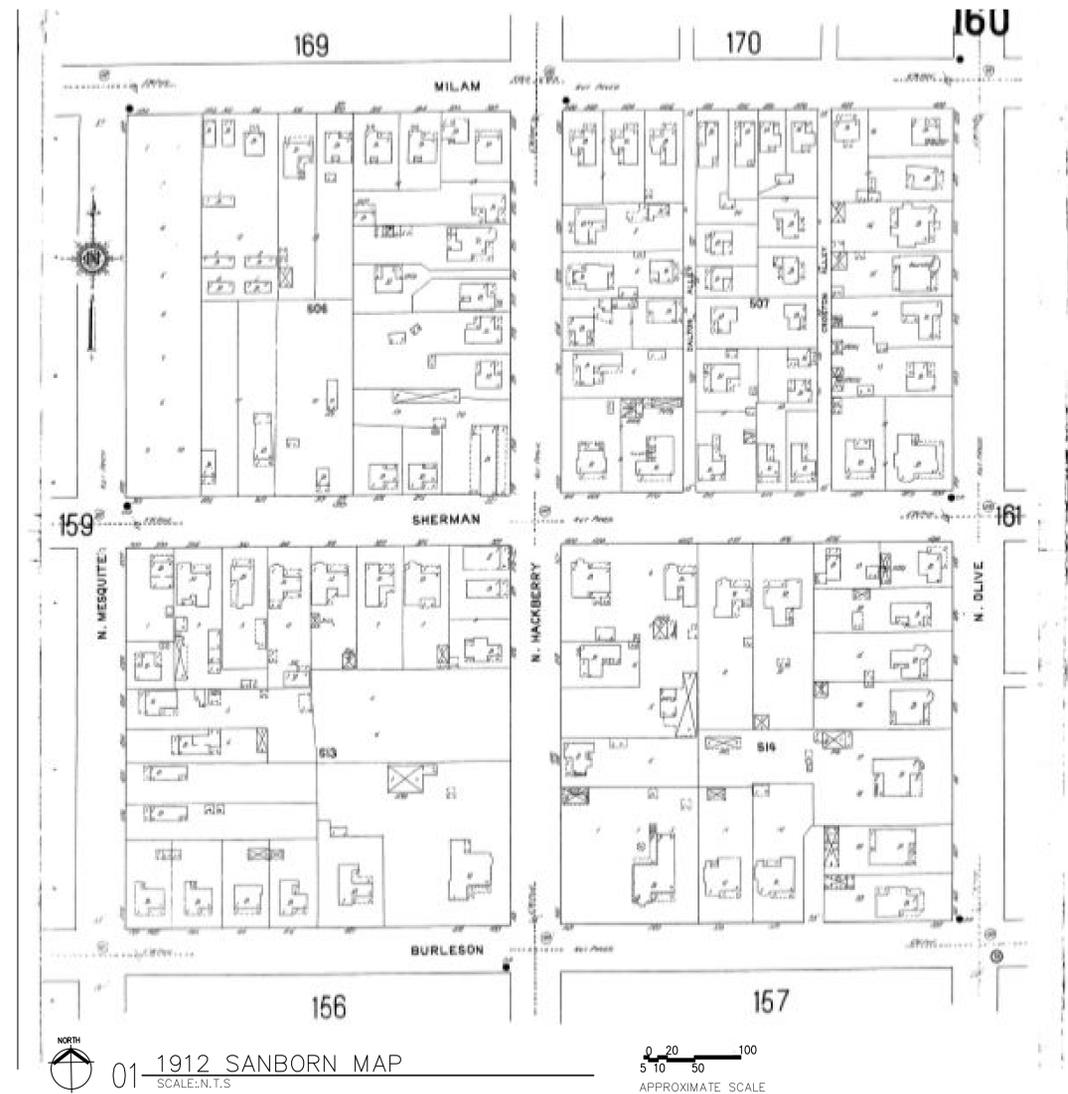


I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies.





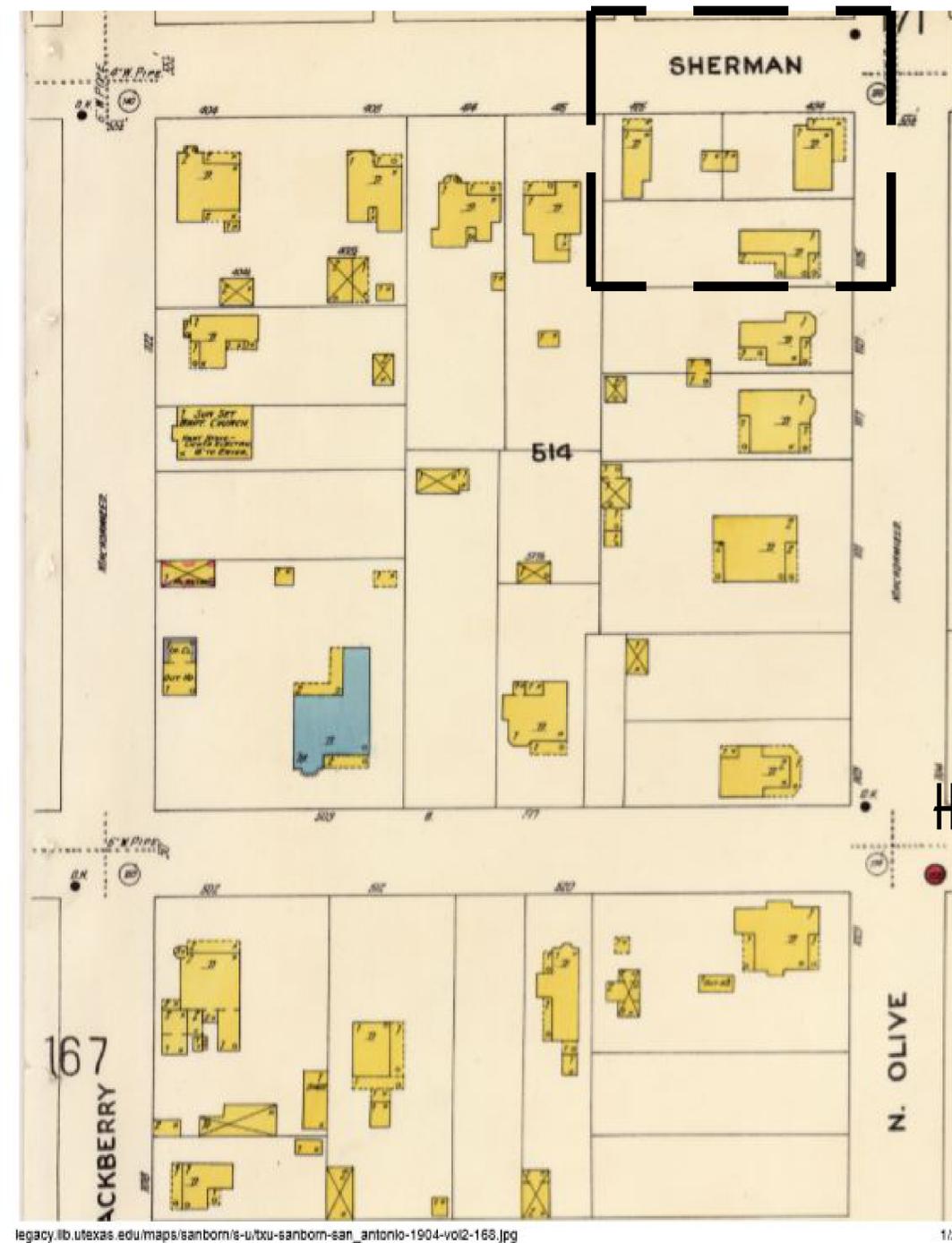




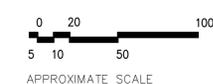
03 2003 GOOGLE MAP  
SCALE:N.T.S



04 2004 GOOGLE MAP  
SCALE:N.T.S



02 1904 SANBORN MAP  
SCALE:N.T.S



**Amezquita  
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ISSUED FOR REVIEW  
NOT FOR CONSTRUCTION

08.29.2019

**HRDC REVIEW  
for North  
Olive Street**

San Antonio  
Texas

Revised	Date

project no.  
2017.070  
date  
07.09.2019

SHEET  
SANBORN GOOGLE  
**A1.2**



01



02



03



04



05



06



07



08



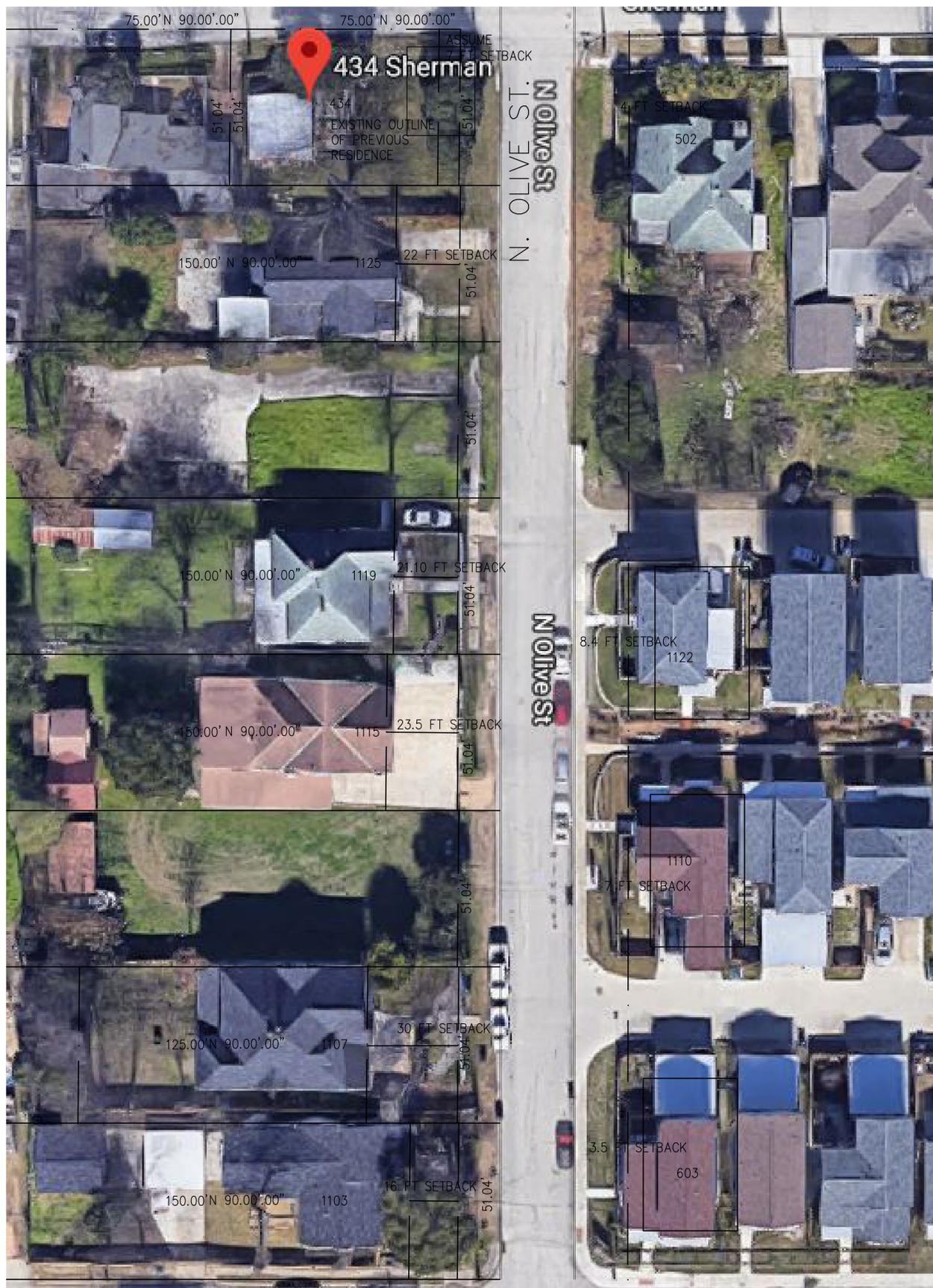
09



10

BLDG. SETBACK ON BLOCK OF 1100 N. OLIVE			
ADDRESS	SETBACK		
603 BURLESON	3.5		
1110 OLIVE	7		
1122 OLIVE	8.4		
502 SHERMAN	4		
434 SHERMAN	7		
1125 OLIVE	22		
1119 OLIVE	21.10		
1115 OLIVE	23.5		
1107 OLIVE	30		
1103 OLIVE	16	TOTAL	142.5
		MEDIAN	12.2

PER COSA HISTORIC GUIDELINES  
 FOR NEW CONSTRUCTION FOR 4.A.i. SETBACKS;  
 "USE THE MEDIAN SETBACK OF BUILDINGS ALONG THE STREET  
 FRONTAGE WHERE A VARIETY OF SETBACKS EXIST"



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ISSUED FOR REVIEW  
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08.29.2019

# HRDC REVIEW for North Olive Street

San Antonio  
 Texas

Revised \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

project no. \_\_\_\_\_  
 2017.070  
 date \_\_\_\_\_  
 07.09.2019

SHEET

MEDIAN SETBACK

**A1.3**







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08.29.2019

HRDC REVIEW  
for North  
Olive Street

San Antonio  
Texas

Revised	Date

project no.  
2017.070  
date  
07.09.2019

SHEET

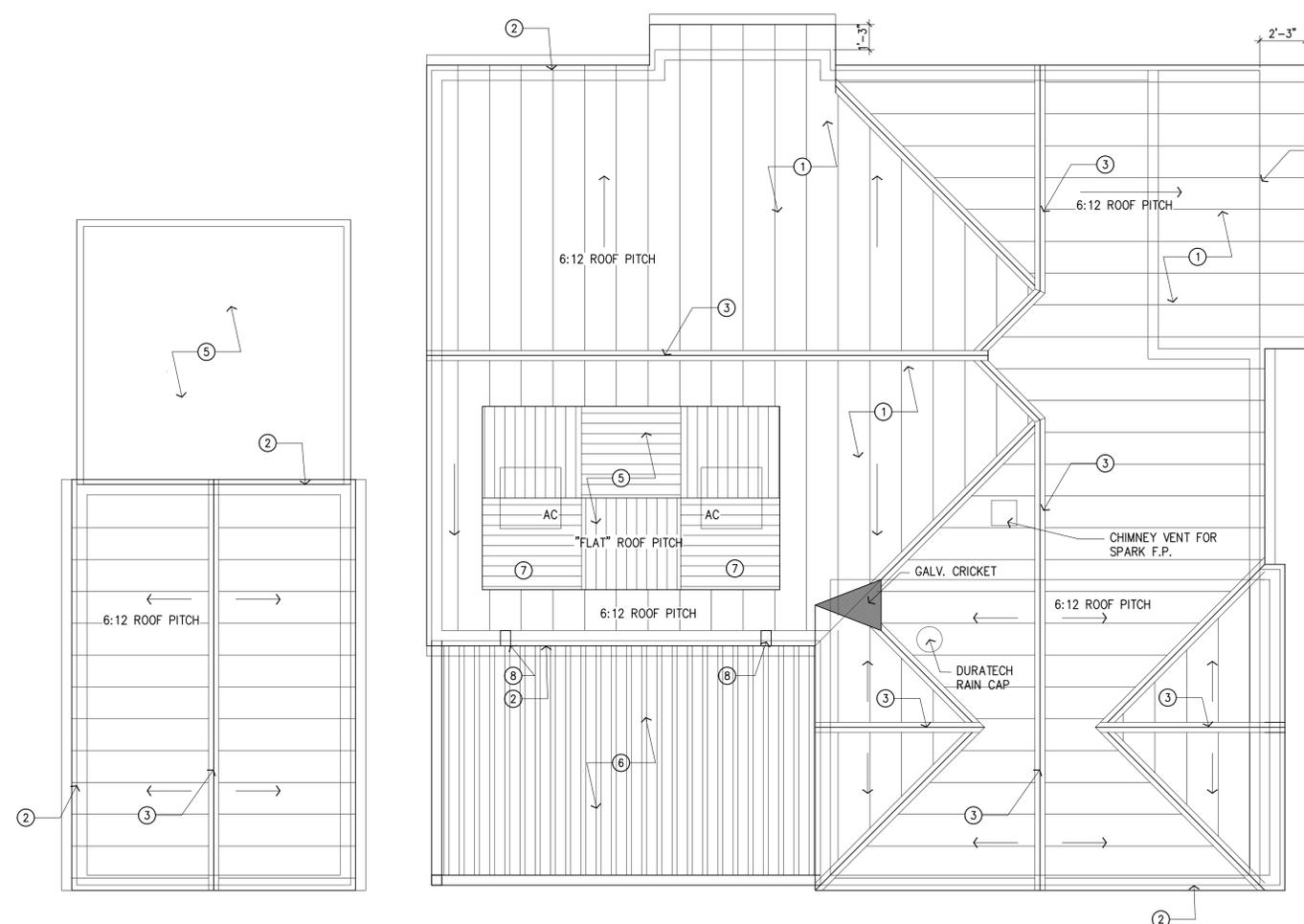
ROOF PLAN  
A4.1

**ROOF PLAN GENERAL NOTES**

- 1 NEW METAL ROOF SYSTEM AND SUPPORT TO MEET U.L. 120 WIND UPLIFT DESIGN CRITERIA
- 2 VERIFY MEP ROOF PENETRATIONS-- QUANTITIES AND LOCATIONS ON REAR OF BUILDING, WITH MEP DRAWINGS
- 3 ALL ROOF CURB/ ROOF JACKS REQUIRED STRUCTURAL COMPONENTS AND FLASHING MATERIALS SHALL BE MANUFACTURER'S STANDARD MATERIALS REQUIRED FOR A WEATHERTIGHT INSTALLATION
- 4 PROVIDE GALVALUME GUTTERS AND DOWNSPOUTS, COORDINATE ALL LOCATIONS AND REQUIREMENTS PRIOR TO CONSTRUCTION.

**ROOF PLAN KEY NOTES**

- 1 24 GA. STANDING SEAM MTL. ROOF - 18" TO 21" SEAM, 1" HIGH, CRIMP RIDGE SEAM, STANDARD GALVALUME FINISH
- 2 LINE OF BUILDING BELOW
- 3 CONT. RIDGE VENT
- 4 WOOD CEILING, STAINED
- 5 FLOATING 2X6 TREATED WOOD DECK, STAINED, ON SLOPED EPDM ROOF
- 6 2X8 CEDAR TRELLIS, STAINED
- 7 ROOF DRAIN ON EPDM ROOF
- 8 GALV. OVERFLOW SCUPPER



01 PROPOSED HOUSE ROOF PLAN  
SCALE: 1/4" = 1'-0"



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**HRDC REVIEW**  
for North  
Olive Street

San Antonio  
Texas

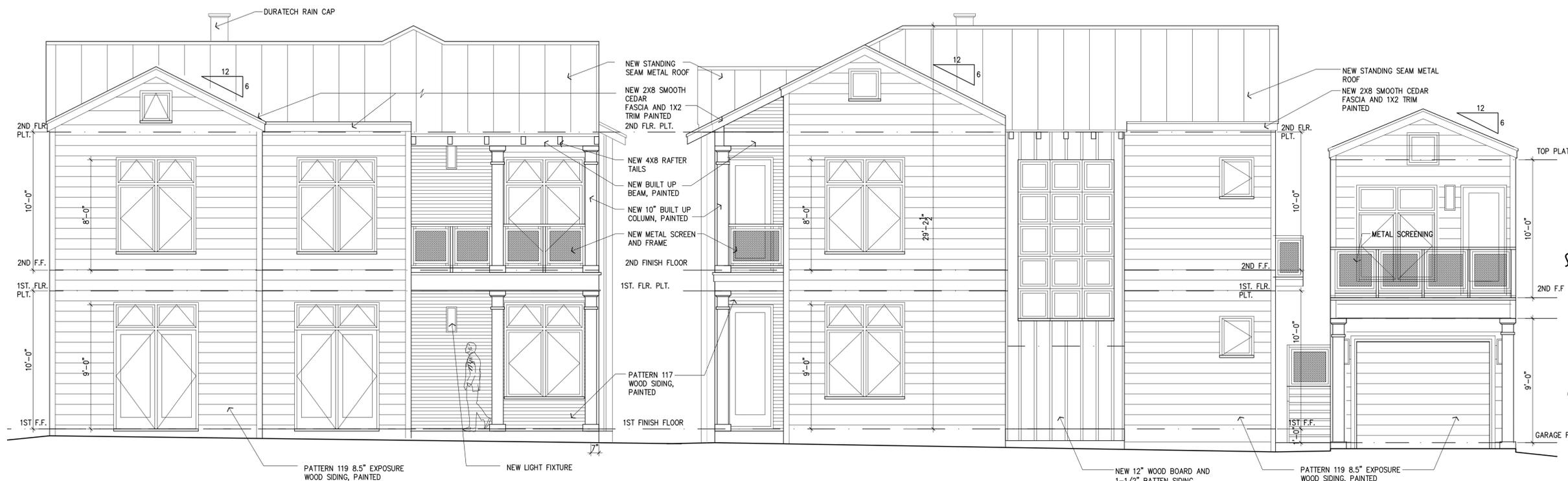
Revised	Date

project no.  
2017.070  
date  
07.09.2019

SHEET

ELEVATIONS

**A5.1**

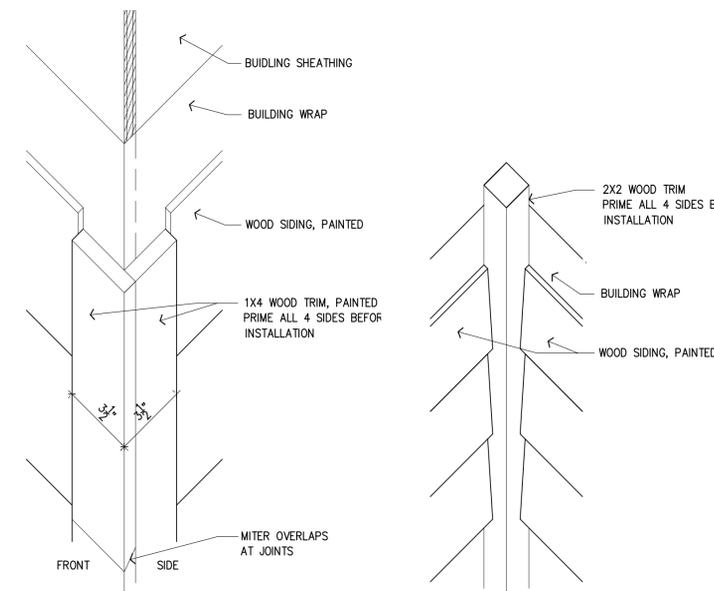


01 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

02 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

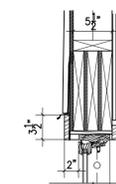


03 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

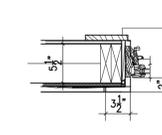


04 WOOD CORNER DETAIL  
SCALE: N.T.S.

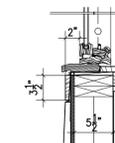
05 WOOD CORNER DETAIL  
SCALE: N.T.S.



06 WINDOW HEAD  
SCALE: N.T.S.



07 WINDOW JAMB  
SCALE: N.T.S.



08 WINDOW SILL  
SCALE: N.T.S.





08.04. 08.19.2019 Via email: edward.hall@sanantonio.gov

City of San Antonio  
Historic and Design Review Commission  
**HISTORIC AND DESIGN REVIEW COMMISSION**  
**June 11, 2019**  
**Agenda Item No:**

**HDRC CASE NO: 2019-117**  
**ADDRESS: 434 Sherman**  
**LEGAL DESCRIPTION: NCB 514 BLK 18 LOT E 75'of 13**  
**ZONING: R-6 H**  
**CITY COUNCIL DIST.: 2**  
**DISTRICT: Dignowity Hill Historic District**  
**APPLICANT: AP architects**  
**OWNER: Wasseem Ali and Stephanie Zariello**  
**TYPE OF WORK: New construction of two story single family residence**

**REQUEST:**

We are requesting *Final* Approval to construct a two story single family house on a lot at the intersection of Sherman and North Olive. The proposed residence will have a detached garage. The New Residence finishes will be painted wood siding with a metal roof.

Dear Commission,

Our *Revised* responses to Historic and Design Review Commission Findings dated 3-20-2019 are as follows;

- a. We concur with this statement of Fact.
- b. We concur with this statement of Fact.
- c. We concur with this statement of Fact.
- d. Regarding the Front Setback, we have provided additional Documentation indicating that the previous residence was approximate 5' from Olive street and 4'-6' from Sherman street. (Refer to Sanborn Maps and Google Photos on Sheet A1.2) We are proposing the front set back to be 13' from Olive street which complies with the current Zoning Front Setback requirement of 10'. The Screened Porch has also been redesigned.
- e. Regarding orientation, we Concur, the Front of our building will face N. Olive.

However regarding the Setback of 25', **we do not concur**. Historically the Location for this Residence was approximate 5' from the property line on the N.



Olive and Sherman Streets. (Refer to Sanborn Maps and Google Photos on Sheet A1.2) We are Proposing a Front Setback of 13' which complies with the current Zoning Front Setback requirement of 10'.

*The residence at 434 Sherman was 5'-7' from the Olive street property line, as indicated by the Sanborne maps and Google images.*

*Additionally, Precedence exists establishing Corner residences constructed closer to the Property lines than the infill houses. This pattern occurs in multiple locations. This Pattern Anchors the Corners and helps to Define the Blocks. See Attached Sanborne Map Exhibit A.*

*Also 502 Sherman (the house directly across from our lot), is 4' from the Olive Property line. This further lends Credence to our house being closer to Olive street.*

*Unfortunately, through no fault of our client, our lot is only 1/2 the depth of the other lots facing Olive street. We request this fact also be considered when contemplating the setback of the house to Olive street.*

*And Finally, when placed 13' from the property line the residence would not impede the site line to the adjacent residence at 1125 N. Olive, when viewed from the street corner of Sherman/Olive. See attached sheet A1.0.*

*We believe locating our house 13' from the property line is in harmony with the Existing Historical conditions established in the district.*

*We respectfully request that HDRC acknowledge the factual Historical setback of 7' from the Previous residence and that it be considered when determining the Median setback for the 1100 block of N. Olive of 12.2'*

- f. *We Concur. This Revised Plan with the detached Garage is now in compliance with zoning rear setbacks for rear building setback. We will seek a variance if required for the detached garage. Refer to Sheet A1.1.*
- g. We Concur, the Building entrance is Oriented on N. Olive street.
- h. We Concur, We have reduced the Building foot print to 48.1% of the Lot size and have detached the Garage from the Main house to create two smaller masses. Our building does not exceed the adjacent structures by more than one story and our ground level is 16' below the ground level at the southern corner of Olive and Burleson.
- i. We Concur, the First Floor height of adjacent residences are 1'-4' above finish grade. Our Proposed First Floor Height will be approximately 1'-2' above finish grade. This will comply with the Design Guidelines.



- j. We Concur and have redesigned the roof form to a more traditional Gable and Hip design as suggested by Jeff Fetzer FAIA.
- k. We Concur, We have reduced the building foot print to 48.1%.
- l. We Concur, See revised sheets A4.1 A5.1 and A5.2.
- m. We Concur, See Wood Window Details A5.1.
- n. We Concur and have redesigned the roof form to a more traditional Gable and Hip design as suggested by Jeff Fetzer FAIA.
- o. We Concur and have redesigned the roof form to a more traditional Gable and Hip design as suggested by Jeff Fetzer FAIA.
- p. We Concur and have detached the Garage. Please see Revised Plans.
- q. We Concur and have revised our drive to be 2 concrete ribbons, 10' wide.
- r. We Concur and have straighten our concrete walkway.
- s. We Concur and have put the Mechanical equipment on the rear of the Roof where it cannot be viewed from the public right of way.
- t. We Concur, *landscaping is shown on A1.1.*

We believe these Revisions are in compliance with Historic Guidelines for Final Approval. We thank you for your Consideration.

Please call or email me with any questions or comments.

Sincerely

**Robert A. Amezquita**  
**Principal**

Email [silorob@yahoo.com](mailto:silorob@yahoo.com)  
Attachments: Revised Plans