

HISTORIC AND DESIGN REVIEW COMMISSION

August 1, 2018

HDRC CASE NO: 2018-283

COMMON NAME: 714 SHERMAN

LEGAL DESCRIPTION: NCB 1301 BLK 2 LOT 4

ZONING: R-5, H

CITY COUNCIL DIST.: 2

DISTRICT: Dignowity Hill Historic District

APPLICANT: Ted Trautner/Max Developers Inc

OWNER: James Deng/DBO Investments LLC

TYPE OF WORK: Construction of 300 sq ft primary structure

APPLICATION RECEIVED: June 29, 2018

60-DAY REVIEW: August 28, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 300 square foot primary structure on the vacant lot at 714 Sherman. This request includes the installation of a concrete driveway.

APPLICABLE CITATIONS:

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.

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.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for the construction of a single story, single-family residential structure on the vacant lot at 714 Sherman. The vacant lot is 6447 square feet in size (140ft deep by 45ft wide).
- b. DESIGN REVIEW COMMITTEE – The applicant attended a Design Review Committee meeting on May 9, 2018. Commissioners commented on the following details on the original proposal:
 - i. The setback and orientation condition should be similar to those found in the district: side-flanking driveway to off-centered primary structure rather than the proposed centered driveway.
 - ii. The roof form should be similar to those found in the district: hipped and gabled roofs rather than the proposed shed roof.
 - iii. Fenestration details should be similar to those found in the district: wood sashed windows.
 - iv. A measured and developed site plan with landscape details should be submitted for final approval.
- c. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has provided a setback that is consistent with the neighboring properties on each side of the lot; however, the applicant has proposed an overall orientation that is inconsistent with the Guidelines. This block of Sherman features two, historic shotgun structures. Staff finds that an appropriate orientation for the structure that includes the narrow façade addressing the street, incorporating a front porch, consistent with the neighboring shotgun structures.
- d. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. While the proposed entrance is oriented toward the primary street, staff finds the context and scale of the entrance to be inappropriate, as noted in finding c.
- e. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of Sherman features six (6) one-story historic structures on the south side of the block. Staff finds the general scale and mass of the structure to be consistent with the Guidelines; however, staff finds that the smaller mass of the structure should be oriented toward the street to be comparable to the adjacent shotgun structures.
- f. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structures' foundation and floor heights. Neighboring structures feature foundation heights of approximately two to three feet. The proposed structure is to feature 20 inch skirting from grade. Staff finds that the proposed foundation and floor height is consistent with the Guidelines.
- g. ROOF FORM – The applicant has proposed a roof form featuring a primary gabled roof with a crossed gable and a shed roof over the porch. Historic structures within the district feature hipped or gabled roofs. Per findings c, d and e, staff finds that the proposed new construction should be comparable in scale and design to the neighboring shotgun structures. This would result in a front facing gabled roof with a shed porch roof.
- h. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The proposed design features a total of three (3) one-over-one wood windows on the front and right side, and three (3) sliding windows on the rear and left side of the structure. Staff finds the one-over-one and sliding windows appropriate.
- i. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed new construction is not more than fifty percent of the size of the total lot area.
- j. MATERIALS – The applicant has proposed materials that include wood siding, a standing seam metal roof, and wood windows. Generally, the proposed materials are appropriate. Wood siding should feature a four inch exposure. The proposed roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish.
- k. WINDOW MATERIALS – The applicant has proposed to install wood windows. Staff finds the proposed window materials appropriate. 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.

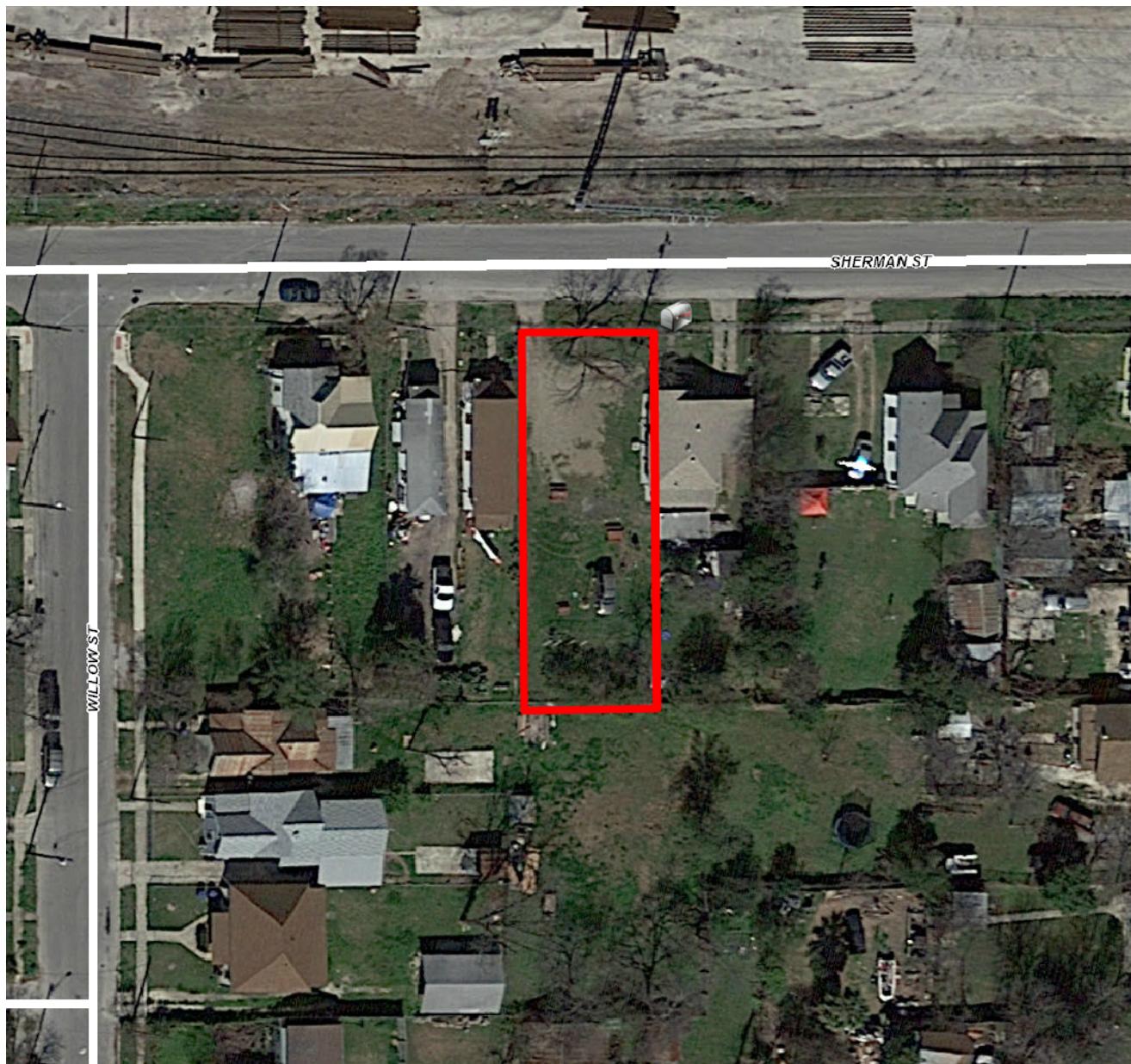
1. PORCH – The applicant has proposed a porch that spans the entire width of the structure's widest façade. The adjacent shotgun structures feature the narrowest façade fronting the street with porches spanning the width of the street facing façade. Their porches inches shed porch roofs that commence at the top plate of the street facing wall plane. Staff finds that a front porch design that is comparable to those found on the adjacent shotgun houses should be incorporated into the design.
- m. SITE ELEMENTS – The applicant has submitted a site plan that includes a 9 ft wide driveway flanking the right side of the structure, a 3 ft wide walkway to the porch, and a predominantly grass lawn with plantings surrounding the porch. Staff finds the site elements proposed are consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval of the new construction based on findings c, d, e, and l. Staff recommends the applicant modify the proposed design to be complementary of the adjacent shotgun structures.

CASE MANAGER:

Huy Pham



714 Sherman

Powered by ArcGIS Server

Printed: Jul 11, 2018

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Sherman

Sherman

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Sherman

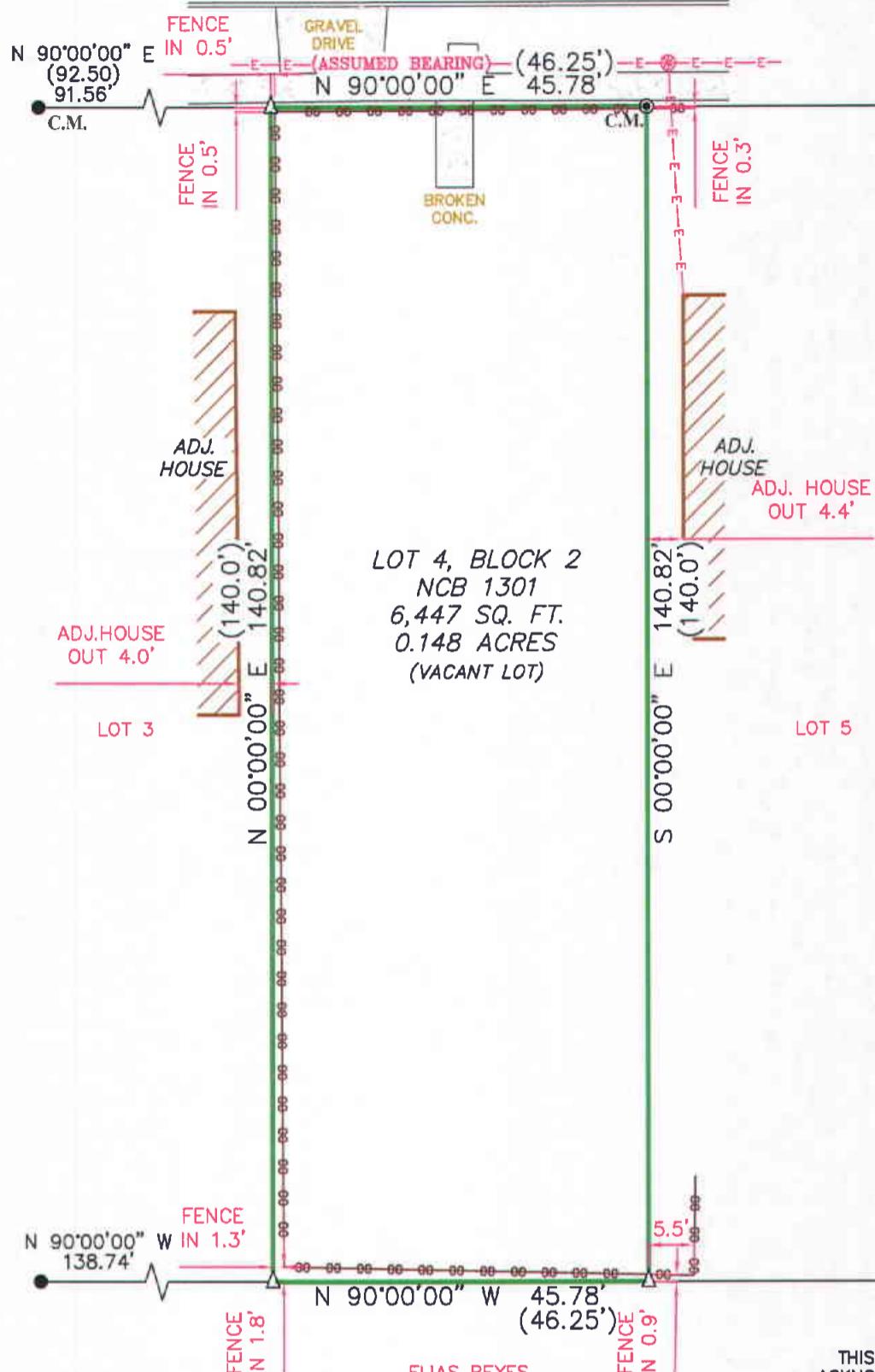
714 Sherman



714 Sherman

SHERMAN

(55.6' R.O.W.)



SCALE: 1"=20'

NOTE: THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE: BEARINGS SHOWN HEREON ARE ASSUMED

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. 48029C, Panel No. 0415G, which is Dated 19/29/2010. 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.shtm>.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



FIRM REGISTRATION NO.
10111700

LEGEND

LEGEND

- ▲ - CALCULATED POINT
- - FND 1/2" IRON ROD
- () - RECORD INFORMATION
- B.S. - BUILDING SETBACK
- R.D. - RECORD DIGNITY MONUMENT
- - FND 3" PIPE
- - POWER POLE
- - OVERHEAD ELECTRIC
- - CHAIN LINK FENCE

DRAWN BY: JM



MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Tenn. Department of Safety

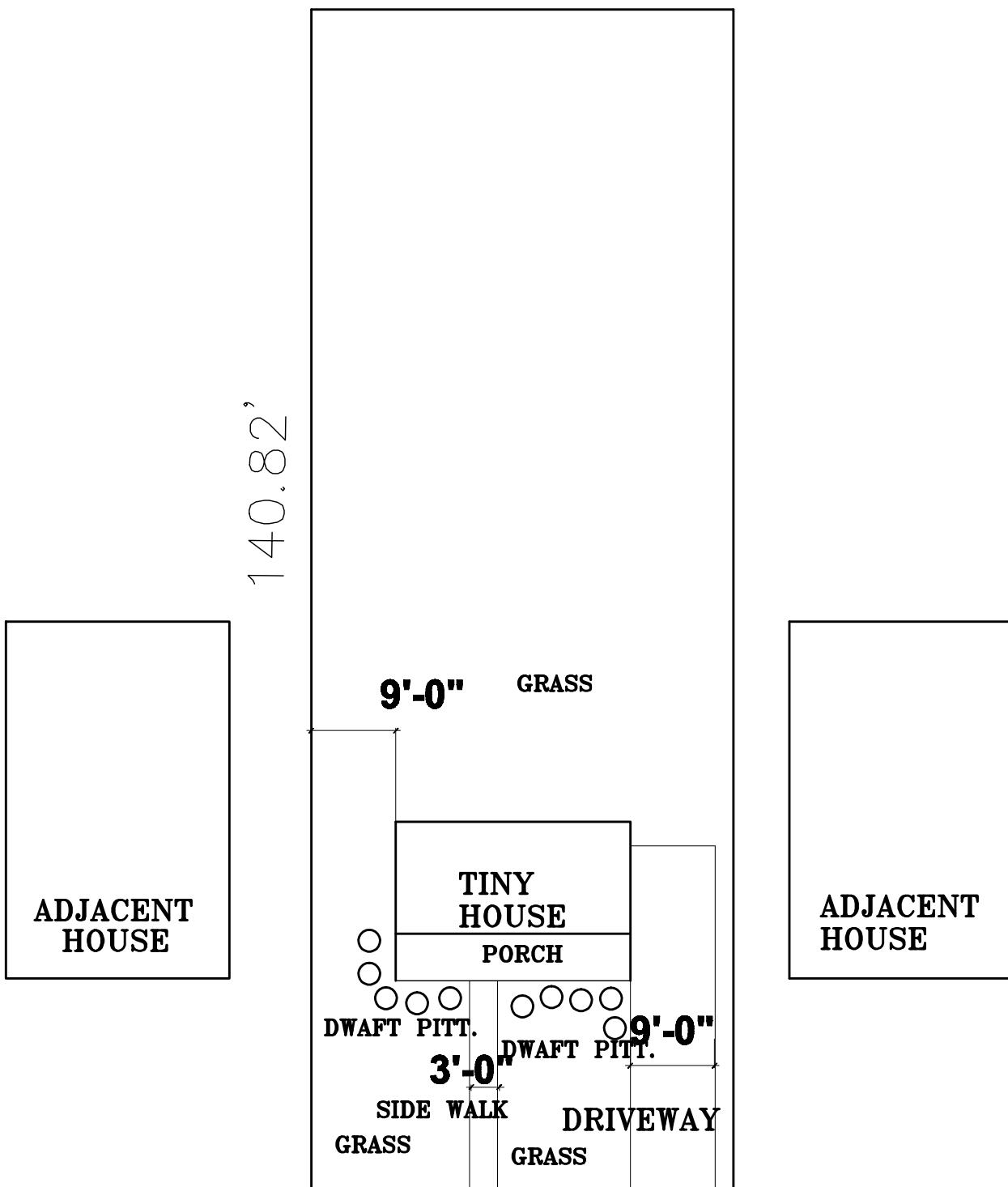
LAND SURVEYORS, LLC

DRAWN BY: JM

DATE: 03/14/2018

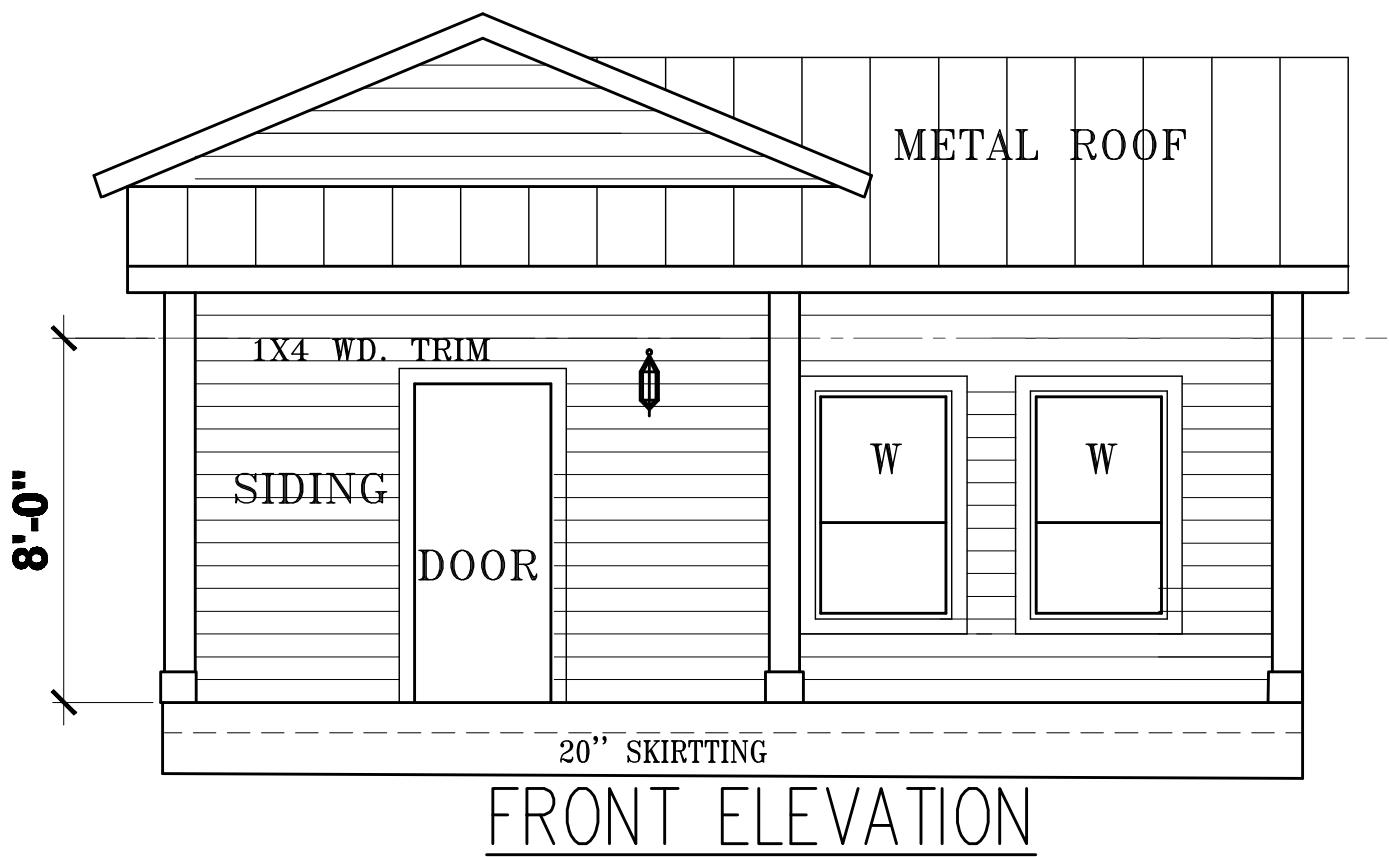
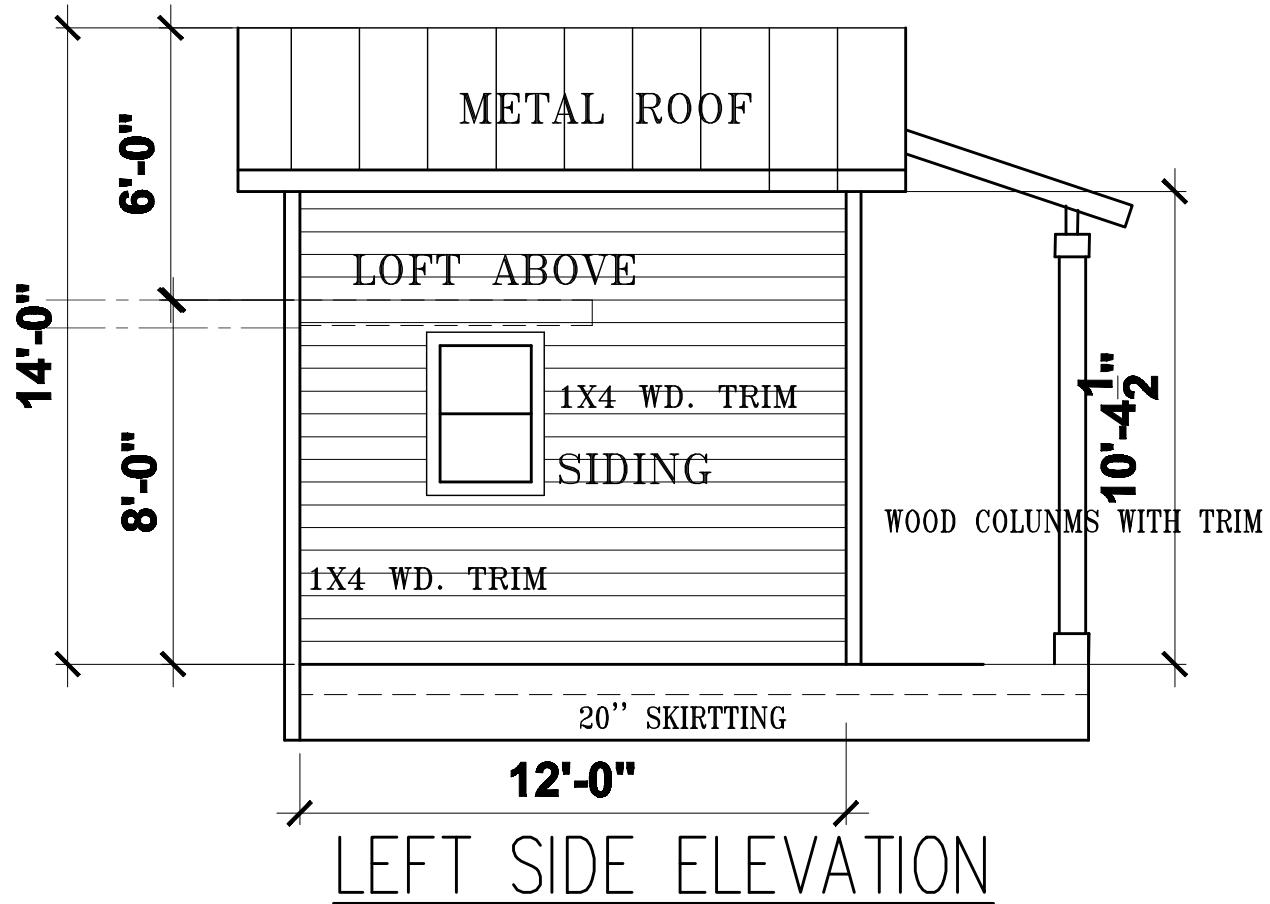
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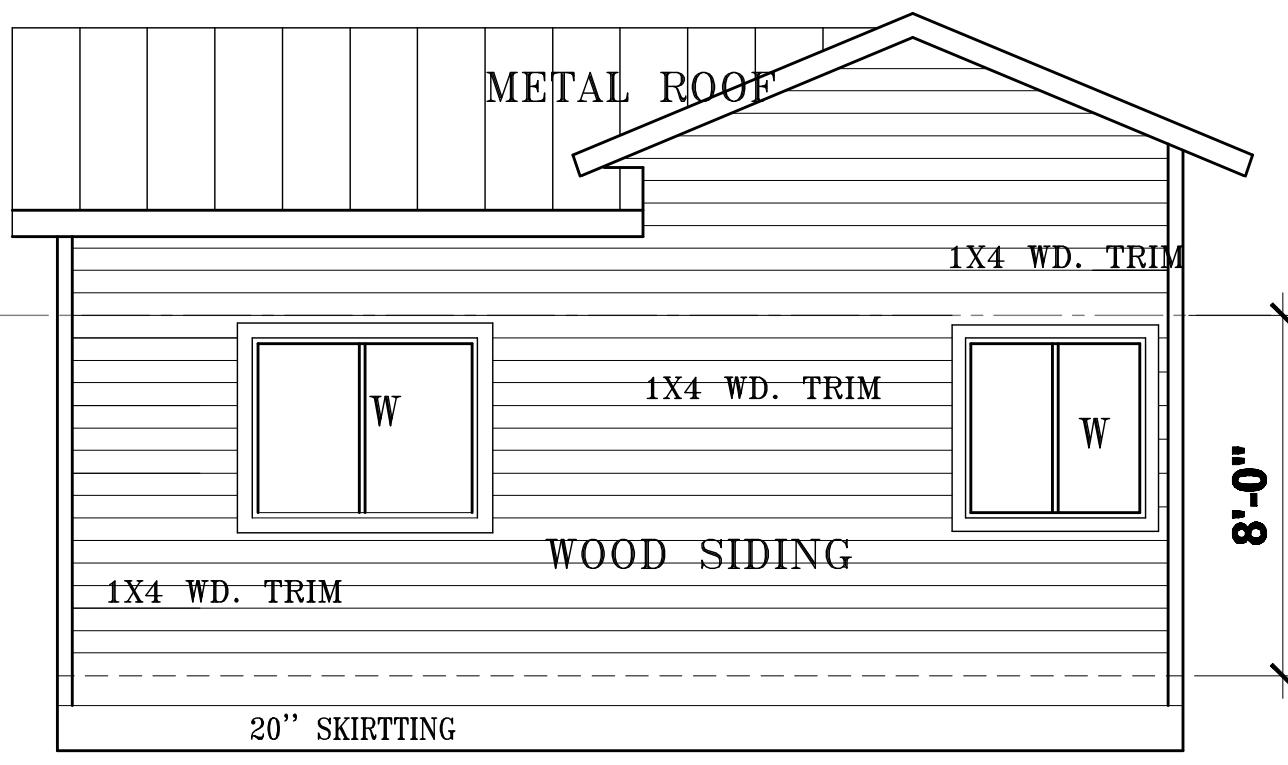
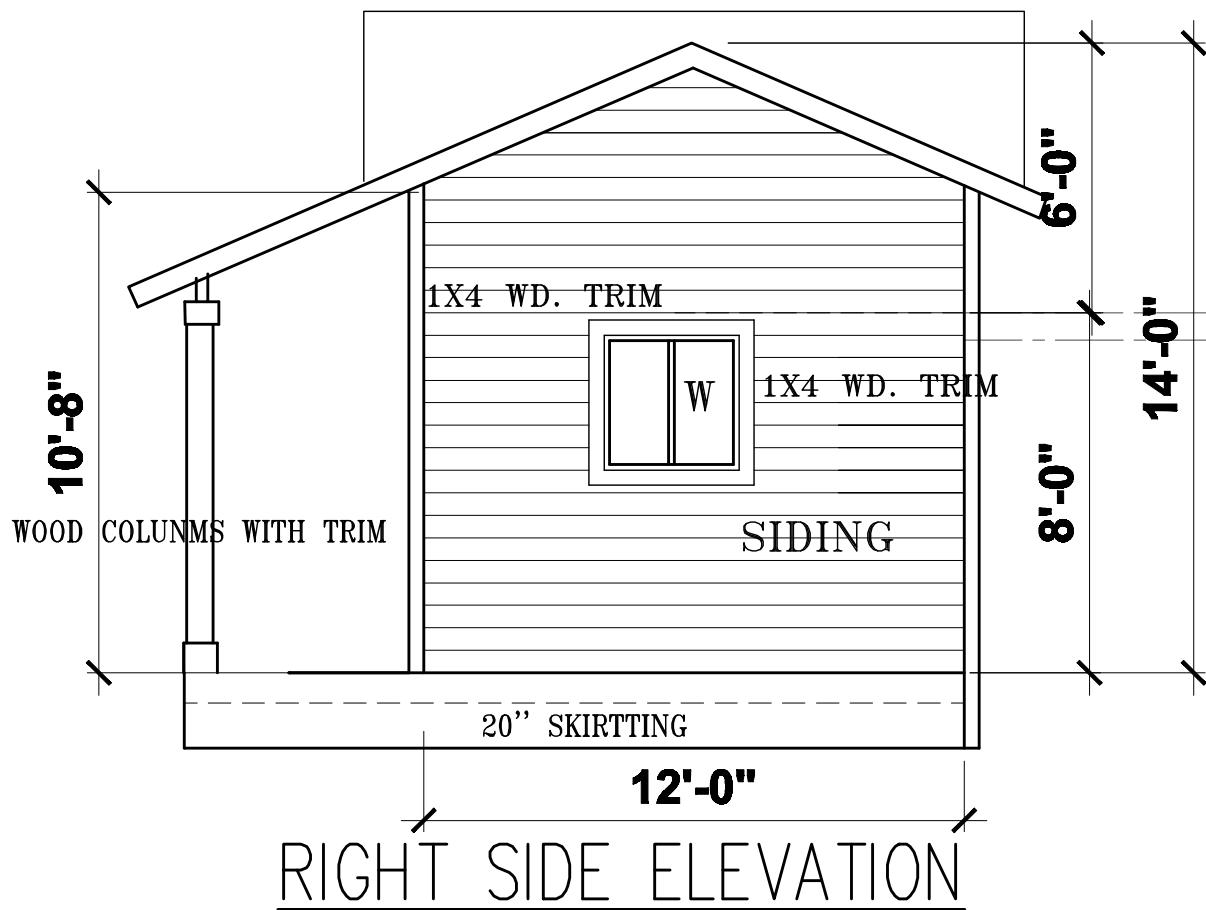
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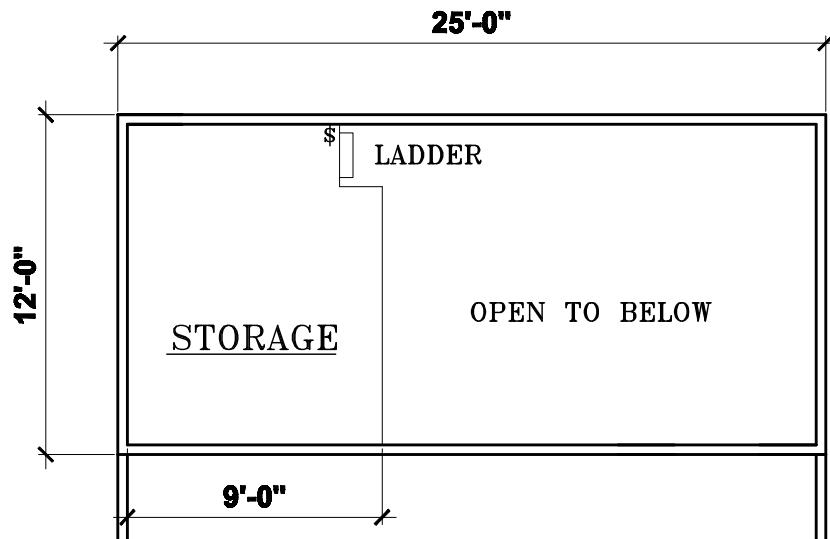


714 SHERMAN
SITE PLAN

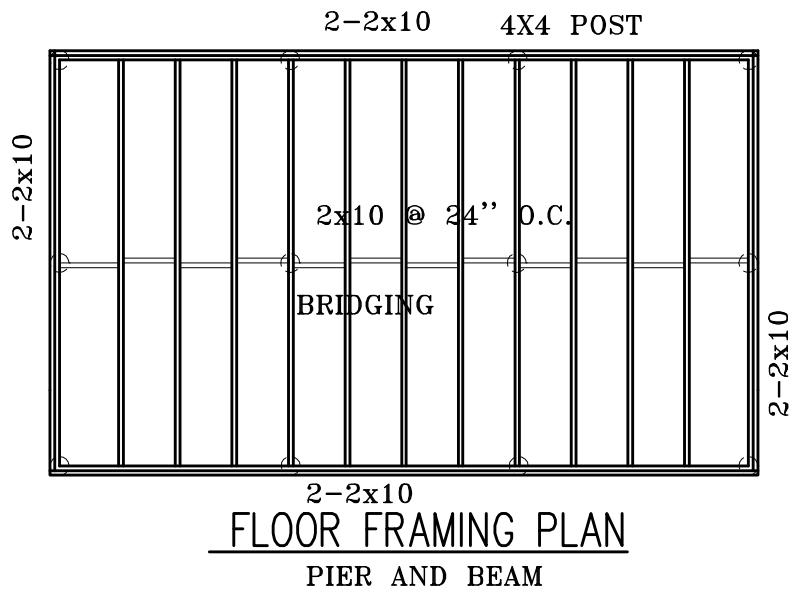
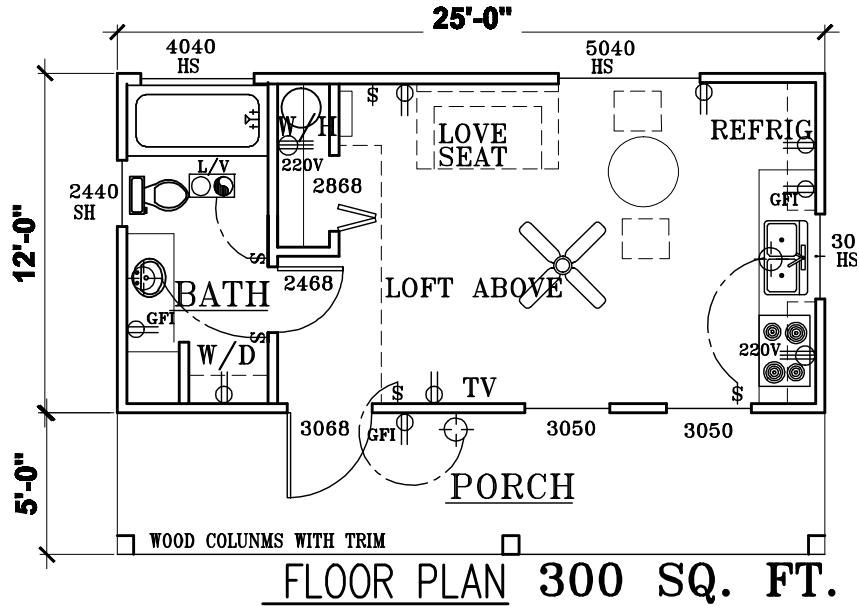








LOFT FLOOR PLAN



Project: Tiny Home
714 Sherman
San Antonio, TX 78202

Type: Specifications of materials to be used

FOUNDATION

Peer & beam

- 4x4 posts on concrete footings

EXTERIOR CARPENTRY

Wood framing

- 2x4 yellow pine wood
- 4x8 OSB for roof decking

Exterior siding

- 1x8 wood siding
- Painted

Fascia

- 1x8 wood fascia boards
- Painted

Trim

- 1x4 wood trim
- Painted

Front porch

- 2x4 yellow pine wood
- Painted

ROOFING

Metal roofing

- Sheet metal roofing

EXTERIOR DOORS & WINDOWS

Exterior door

- Metal front door
- Painted

Exterior windows

- Double pane Low E wood windows

INTERIOR FRAMING

- 2x4 yellow pine wood

INTERIOR FINISH-OUT

Walls & Ceiling

- R-13 batt insulation in exterior walls
- R-19 batt insulation in slope ceiling
- Gypsum boards
- Light orange peel texture
- Painted

Flooring

- Vinyl planks glue down on 1st floor
- Carpet on 2nd floor

Baseboards

- 3" baseboards throughout
- Painted

Countertops

- Laminate countertops

Cabinets

- Standard oak front cabinets

Doors

- Flush hollow core masonite doors
- Standard chrome hardware
- Painted

Mirrors

- Vanity frameless mirror in bathroom

ELECTRICAL

Wiring & Receptacles & Panel

- Wiring & receptacles per code
- Panel & breakers per code

Fixtures

- Ceiling fan in living room
- Standard lights throughout
- Kitchen garbage disposal
- 30-gallon electric water heater

PLUMBING

Water lines & Sewer

- Water lines & clean-out per code

Fixtures

- Stainless steel double kitchen sink
- Garbage disposal
- Standard toilet in bathroom
- Stacked washer & dryer set-up
- 30-gallon electric water heater
- Metal tub with trim
- Sink vanity with faucet

HVAC

- Self-contained HVAC system

APPLIANCES

- Standard 30" fridge
- Standard electric range
- Standard dishwasher
- Standard microwave with vent

COLORS

Exterior

- Siding & Front Porch – Beige color
- Fascia & Trim – Off White color
- Front Door – White color

Interior

- Walls & Ceiling – Canvas Tan color
- Doors & Trim – White color
- Cabinets – Light Oak color
- Flooring – Light Oak color
- Countertops – Light Grey Granite color







