

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No:12

HDRC CASE NO: 2015-266
ADDRESS: 415 WILLOW DR
LEGAL DESCRIPTION: NCB 1653 BLK A LOT N 55 FT OF 17 & 18
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Hector Iruegas
OWNER: River City Aquisitions LLC
TYPE OF WORK: Construct new house
REQUEST:

The applicant is requesting conceptual approval to construct a one story single family house on a vacant lot. The proposed house will have a pressure treated covered porch and will be clad in Hardi board siding and trim. Roof material will be standing seam metal. A concrete driveway with a detached garage will be located at the back of the lot.

APPLICABLE CITATIONS:

Sec. 35-608. - Certificate of Appropriateness and Conceptual Approval - Generally.

(b) 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.

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%.

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 non-residential 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.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

4. Architectural Details

A. GENERAL

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

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.

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.

FINDINGS:

- a. Consistent with the Guidelines for New Construction, front facades of new buildings should align with the front faces of adjacent buildings. Although few houses exist on this block facing Willow Street, setbacks along the west side of Willow are fairly consistent and houses are located relatively close to the street. The proposed 10ft front setback appears to be consistent with adjacent houses; however no contextual information has been presented by the applicant to show the relationship between the proposed house and the surrounding area.
- b. According to the Guidelines for New Construction, new buildings should be oriented towards the street, have a similar height and scale to nearby historic structures, and similar foundation heights. The proposed design is consistent with the guidelines in scale, mass, height, and foundation height.
- c. 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 roof is consistent with the guidelines.
- d. As recommended by the Guidelines for New Construction, window and door openings should have a similar proportion of wall to window space as typical nearby historic facades. Window and door openings 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 structures. In addition, large areas of blank walls should be avoided. The proposed fenestration

pattern is not similar to adjacent historic facades and is not consistent with the guidelines. In addition, although use of vinyl windows may be appropriate, the proposed windows are not consistent with historic facades. New windows should match historic windows in placement of brickmolds, blind stops, and rails and should be set inside the opening not flush with the wall.

- e. Consistent with the Guidelines for New Construction, materials should complement the type, color, and texture of materials traditionally found in the district. The majority of houses within the Dignowity Hill Historic District are clad in wood siding. Although the proposed hardi plank siding may be consistent with the guidelines if detailed appropriately, wood siding would be more in keeping with the historic district.
- f. According to the Guidelines for Site Elements, the historic alignment of walkways should be followed. Houses in the Dignowity Hill Historic District typically have a linear walkway in the front yard leading from the sidewalk to the front porch. The proposed location for a walkway is consistent with the guidelines; however it should extend to the front porch steps.
- g. No information on the proposed driveway, fence or garage has been submitted by the applicant.

RECOMMENDATION:

Staff recommends conceptual approval of massing, form and scale based on findings a-g with the following stipulations:

- a. The front setback matches adjacent properties
- b. Fenestration pattern, window and door selection is revised to be more consistent with adjacent historic facades
- c. Foundation aligns with adjacent facades
- d. Metal roof is properly detailed
- e. Hardi plank siding is properly dimensioned, detailed, finished and textured including window and wall trim and columns
- f. The proposed walkway connects the sidewalk and front porch
- g. Information on driveway, garage and fence location and elevations are submitted for review
- h. Landscape plan is submitted for review
- i. Information on mechanical unit placement is submitted for review

CASE MANAGER:

Adriana Ziga

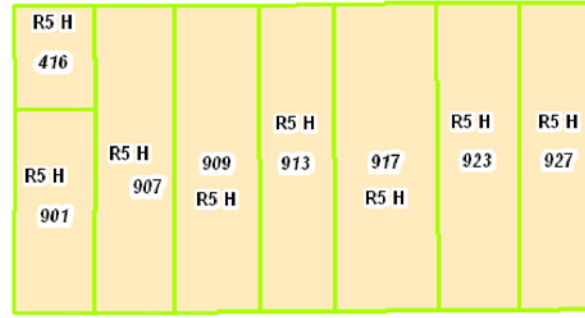
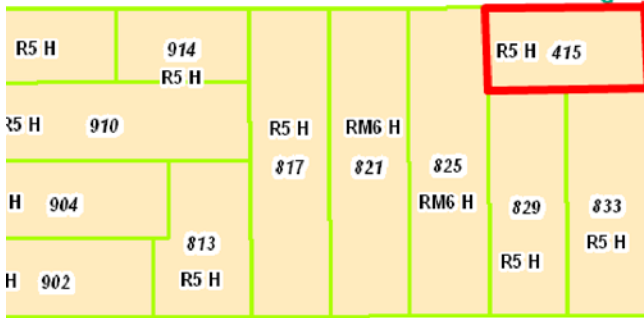


LAMAR ST

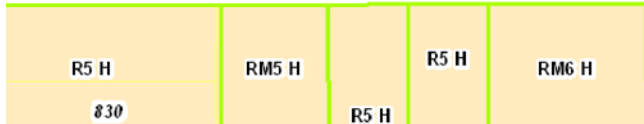
WILLOW ST



Dignowity Hill



HAYS ST

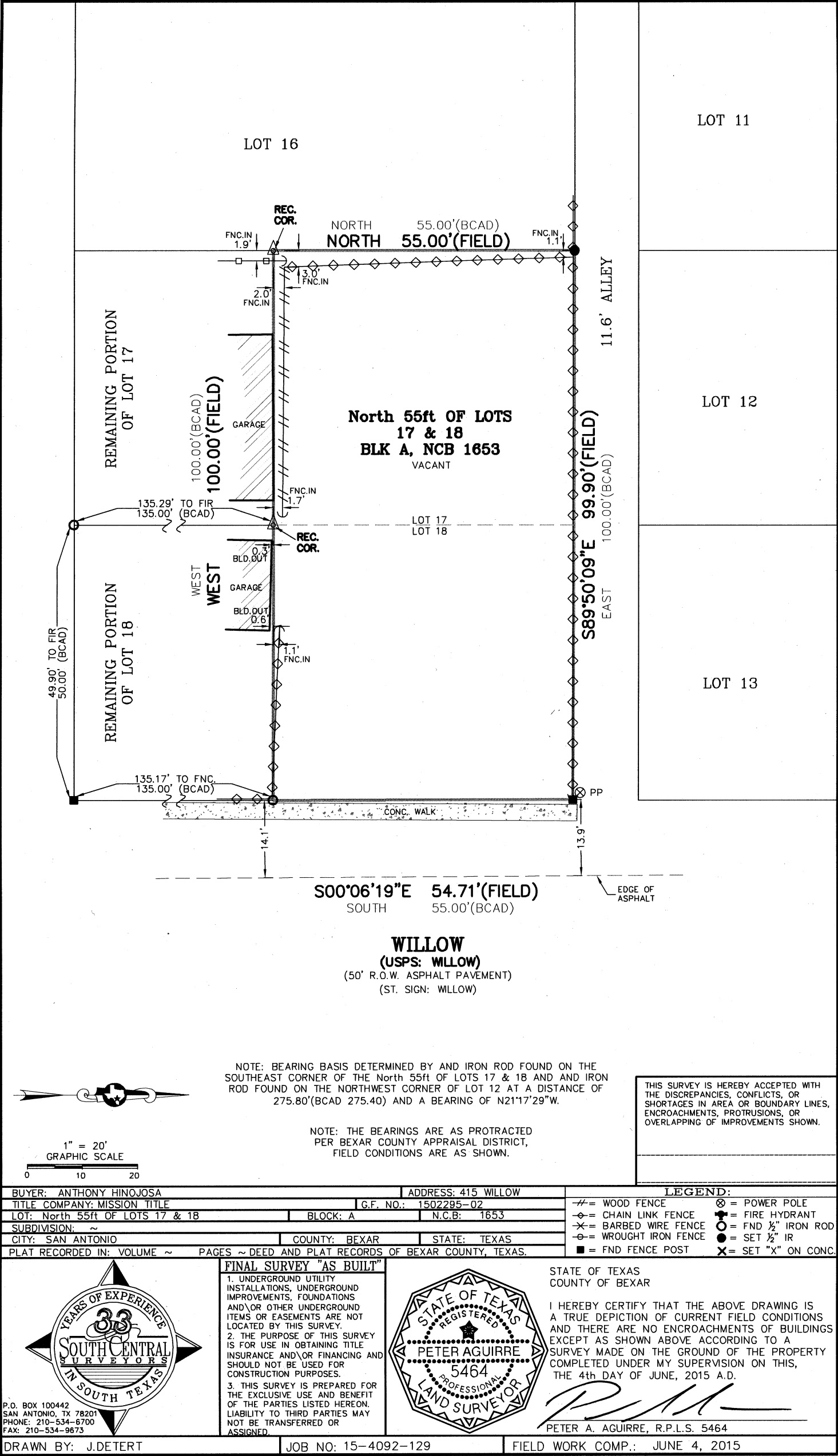


415 Willow

Powered by ArcGIS Server

Printed: Jun 19, 2015

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.









11' - 6" ALLEY

58' - 8"

9' - 0"

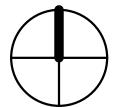
37' - 10"

8' - 0"

34' - 0"

11' - 0"

415 WILLOW ST.

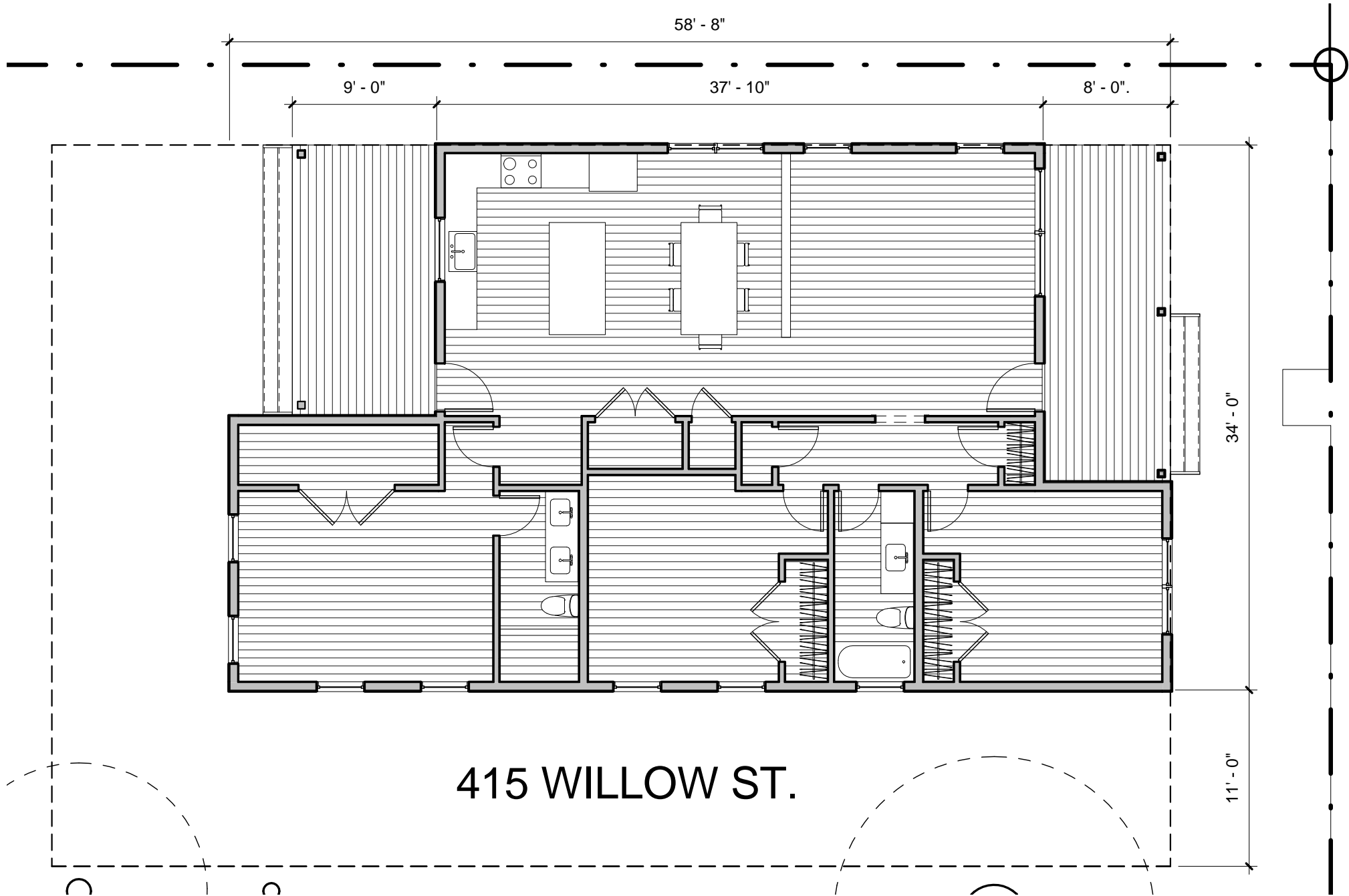


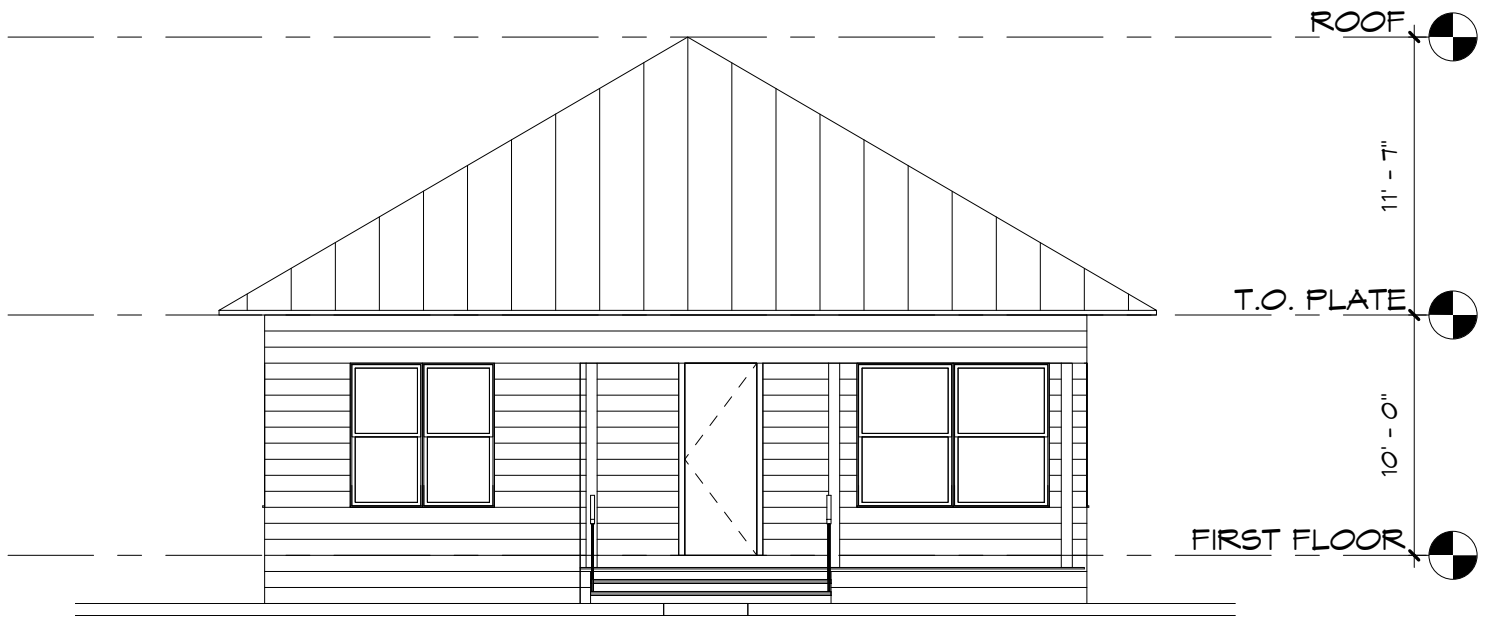
TRUE
NORTH

1

FIRST FLOOR

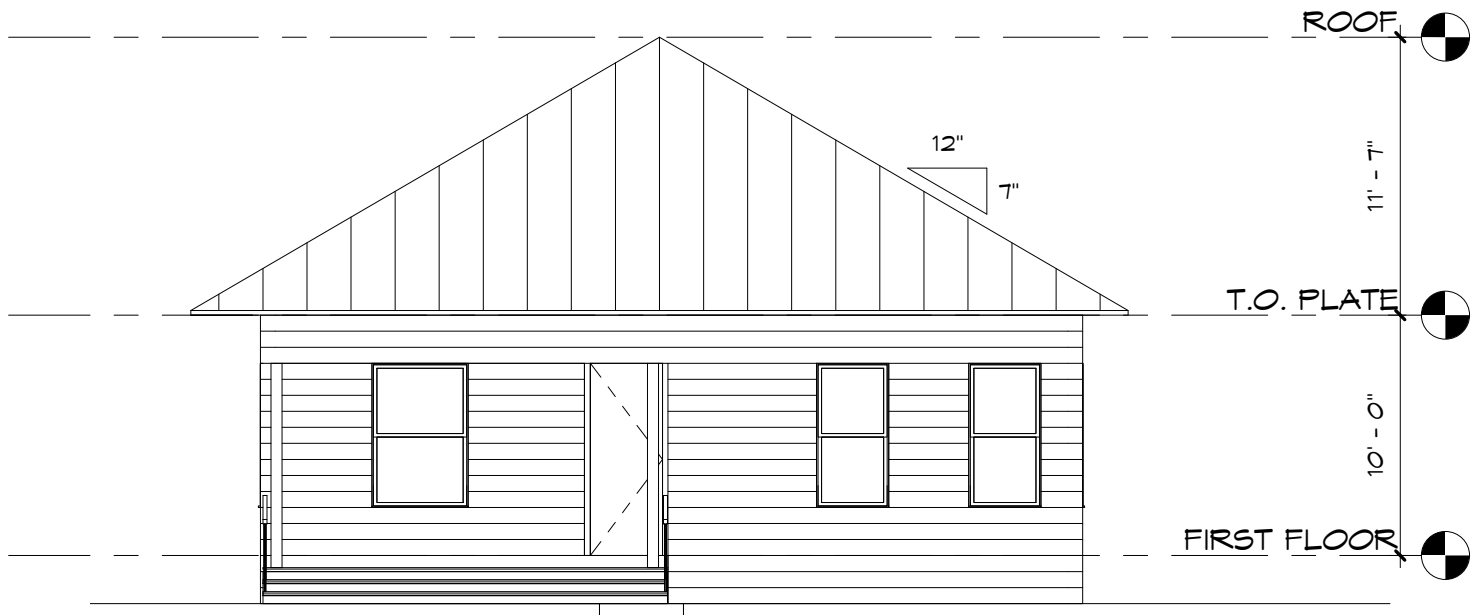
SCALE : 1/8" = 1'-0"





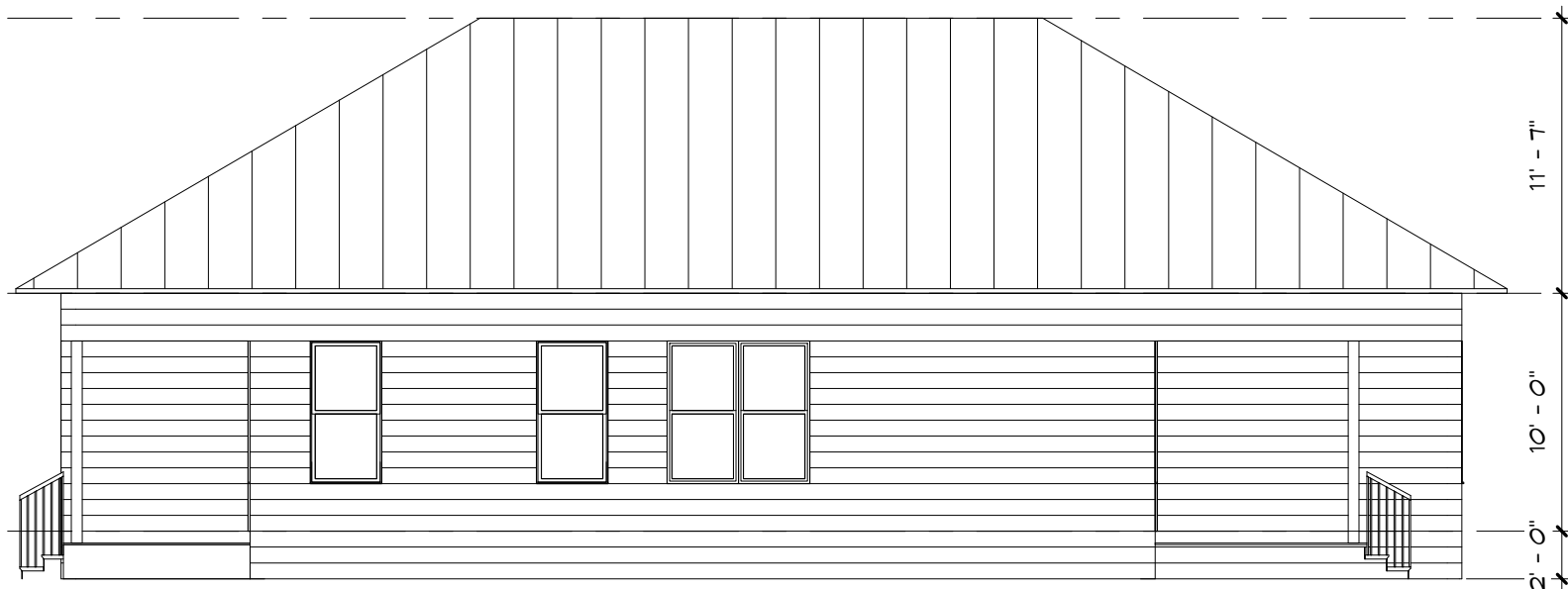
1 EAST ELEVATION

1/8" = 1'-0"



2 WEST ELEVATION

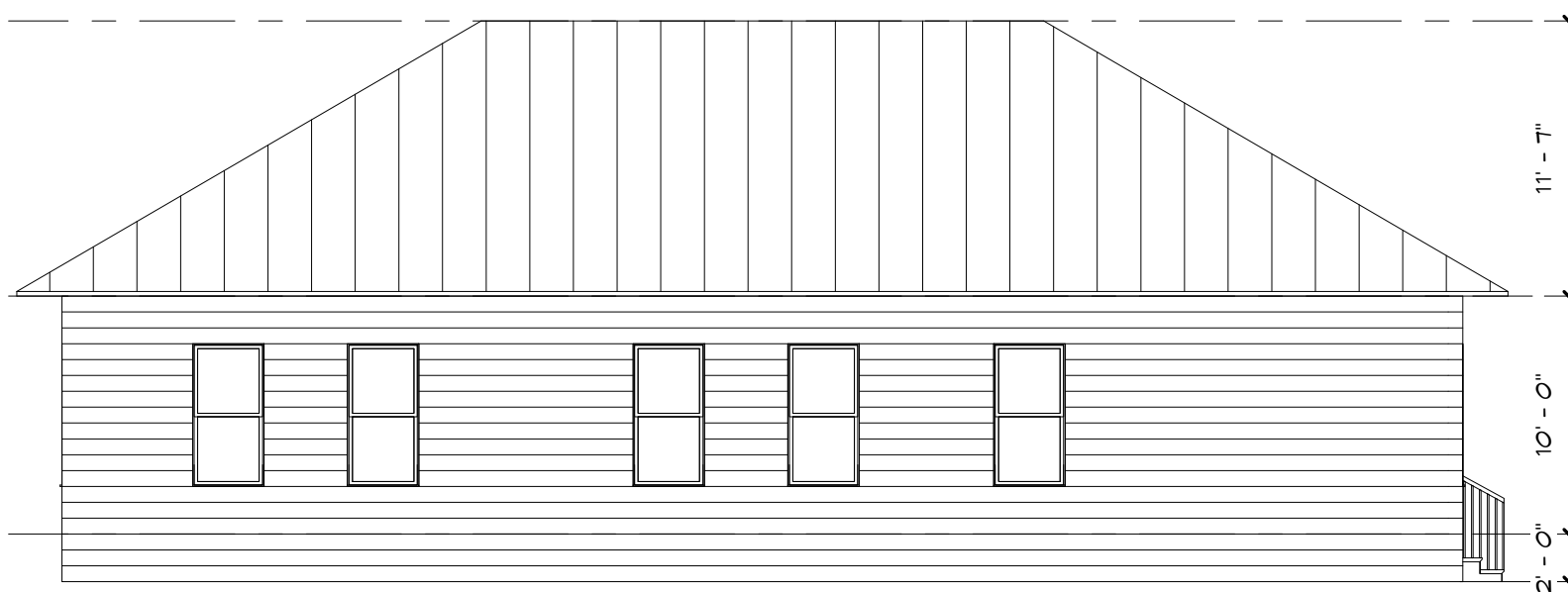
1/8" = 1'-0"



1

NORTH ELEVATION

1/8" = 1'-0"



2

SOUTH ELEVATION

1/8" = 1'-0"



415 Willow San Antonio, Tx. 78202

Scope of work:

A new 1632 sq. ft. residence to be constructed on empty lot. A 32' wide x 52' long home built on concrete slab in the Dignowity Hills historic district. A pressure treated covered porch at front of house with ceiling fans on both ends of porch. Siding material will include Hardi cement siding and Hardi cement trim. Roof material will be a standing seam metal roof. Concrete driveway with detached garage at back of lot.



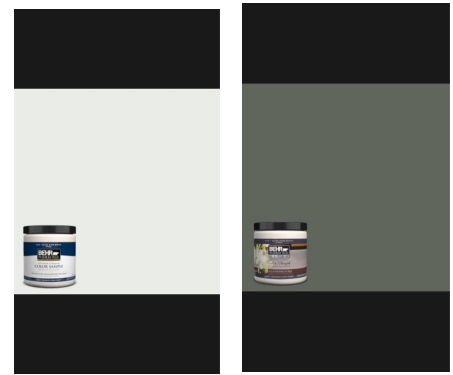
Materials

Siding: Cedarmill Hardi plank lap siding.



Exterior paint:

- siding: Behr exterior premium plus (snow leopard)
- trim: Behr exterior premium plus (Painted turtle)



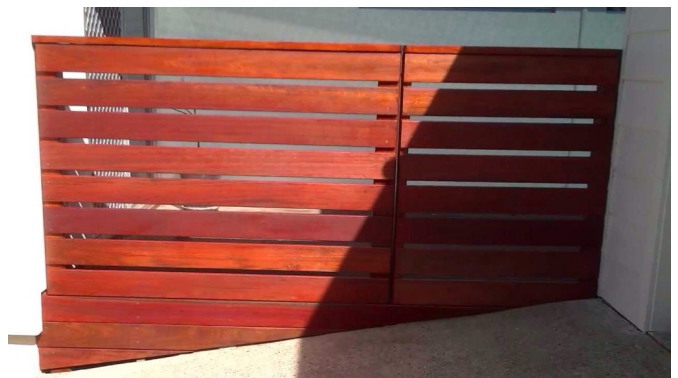
Roof:

- standing seam metal roof



Fence and gate:

- 1"x6"x6' cedar pocket set in a vertical position
- 5/4" x 6" x 6' pressure treated lumber in a horizontal position. (Gate)



Driveway: concrete



Porch: pressure treated lumber and painted deck finish.



HardiePlank®



Smooth



Colonial Smooth©



Beaded Cedarmill©



Select Cedarmill©



Beaded Smooth



Rustic Cedar



Colonial Roughsawn©

HardieShingle®



Individual Shingles



Staggered-Edge Panel



Straight-Edge Panel

HardiePanel®



Cedarmill©



Sierra 8

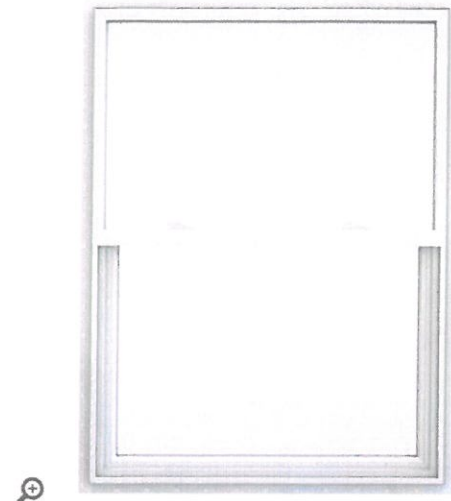


Smooth



JELD-WEN Model # THDJW143800672 Internet # 205688151
V-2500 Series Single Hung Vinyl Window

★★★★★ (3) Write a Review



\$194.62 / each

EXTERIOR COLOR/FINISH FAMILY: White



WIDTH X HEIGHT
35.5 x 47.5



Ship to Home FREE
Estimated Arrival: JUN 16 - JUN 18
[See Shipping Options](#)

Ship to Store FREE
Available for Pick Up: JUN 17 - JUN 22

1

ADD TO CART

**SAVE TO
MY LIST**

PRODUCT OVERVIEW Model # THDJW143800672 Internet # 205688151

Clean, simple lines and easy functionality make the JELD-WEN V-2500 Single-Hung Vinyl Window a great addition to any home. Designed with a fixed top sash and a bottom sash that moves smoothly up and down, they're ideal for use in both new construction and remodel projects. Efficiency plays a big role in the V-2500 series to keep your home cooler in the summer and warmer in the winter, lowering energy costs and keeping you comfortable. Durable, efficient and simple to operate, this window is an attractive addition to any room.

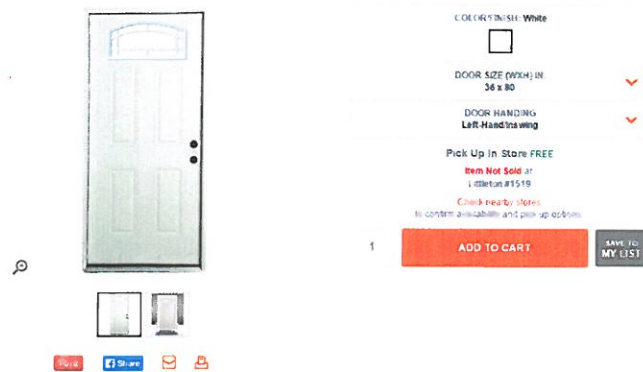
- ENERGY STAR qualified products reduce heating and cooling costs
- Industry-leading lifetime limited warranty
- Accidental glass breakage coverage
- Low-maintenance, durable vinyl for long-term use
- Simple, secure cam-lock hardware
- Ideal for new construction or replacement window projects
- Slamming your windows shut is a thing of the past with the block and tackle balance system
- Chestnut bronze and dark chocolate exterior colors are only available with white interior window color



Veranda Model # PSTLTCPR3680LI Internet # 206042877

Premium Camber Top 11 Lite Primed White Steel Prehung Front Door

Write the First Review



Write the First Review



PRODUCT OVERVIEW Model # PSTLTCPR3680LI Internet # 206042877

Brighten your entryway with this Veranda Camber Top 11 Lite Steel Prehung Front Door. This Energy Star qualified 1-3/4 in. door is pre-assembled in a fully weather-stripped frame for easy installation. The door is assembled with 3 nickel hinges and adjustable mill finish sill. The door and frame are primed and ready to finish in a color of your choice.

- Top quality galvanized steel with polystyrene core construction provides energy efficiency and security
- Interlocking stile edge provides structural rigidity
- 11 lite external grid clear glass adds light and style to your entryway
- High performance bronze weather stripping and adjustable sill provides a tight seal against drafts
- Tempered glass for added safety and security
- Door is doubled bored for lockset with deadbolt and steel strike plate for added security
- Primed smooth surface ready for painting
- Prehung 4-9/16 in. primed frame for easy installation with 4 in. wall construction

Info & Guides

Instructions / Assembly

Warranty

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

SPECIFICATIONS

DIMENSIONS

Assembled Depth (in.)	4.583 in.	Door Thickness (in.)	1.75
Assembled Height (in.)	81.5 in.	Jamb Size (in.)	4.9/16"
Assembled Width (in.)	37.5 in.	Rough Opening Height	82
Door Size (WxH) in.	36 x 80	Rough Opening Width	38

DETAILS

Color Family	White	Glass Style	Clear
Color/Finish	White	Glass Type	Camber top
Door Configuration	Single Door	Hinge Finish	Nickel
Door Handing	Left Hand/Inswing	Included	No additional items or accessories included
Door Style	Classic	Material	Steel
Door Type	Exterior Prehung	Number of Hinges	3
Features	Lockset Bore Tamper-Proof Hinges Weatherstripping	Panel Type	4 Panel
Finish Type	Primed	Product Weight (lb.)	105 lb.
Glass Caming Finish	No caming		

WARRANTY / CERTIFICATIONS

Energy Star Qualified	North-Central Northern South-Central Southern	Manufacturer Warranty	10 Years
Fire rating	None		