

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2015

Agenda Item No: 10

HDRC CASE NO: 2015-228
ADDRESS: 929 E CROCKETT ST
LEGAL DESCRIPTION: NCB 576 BLK 15B LOT 12
ZONING: RM4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Marcelo Andonie
OWNER: Everest and Terra Alta LLC
TYPE OF WORK: Construct two new houses
REQUEST:

The applicant is requesting conceptual approval to construct two single family two-story detached homes on a vacant lot. The two houses will feature four inch lap siding and shingle roofs.

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

- i. *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.
- 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

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.
- 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.

4. Residential Streetscapes

A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*—Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

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.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. 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.
- b. This request for Conceptual Approval of the construction of two detached, single family houses at 929 E Crockett was reviewed by the Design Review Committee on June 9, 2015. At that meeting, committee members stated that elements of the design did not emulate historic character nor meet the Historic Design Guidelines.
- c. This request was reviewed a second time by the Design Review Committee on July 21, 2015. At that meeting, committee members noted that the proposed footprint is appropriate, that the proposed elevations are modest and nicely detailed, that the street elevations need more fenestration and that the proposed non wood windows should

contain proportions comparable of wood windows.

- d. The applicant has proposed a setback of approximately ten feet for both houses from N Hackberry as well as a ten foot setback from E Crockett. The applicant's proposed setbacks are both appropriate for the Dignowity Hill Historic District and consistent with the Historic Design Guidelines, Guidelines for New Construction 1.A.i and ii.
- e. The Guidelines for New Construction state that primary building entrances, porches and landings should be oriented to be consistent with the predominant orientation of historic buildings along the street frontage. The applicant has proposed for the primary entrance of both houses to be orientated toward N Hackberry, both of which will feature a covered front porch and front porch columns. This is consistent with the Guidelines for New Construction 1.B.i.
- f. According to the Guidelines for New Construction, new construction in historic districts should feature a height and scale similar to those found throughout the district. This particular section of Dignowity Hill features homes that are modest in size and predominately one floor in height. Staff finds that through the use of step downs in building height, the applicant has provided a visual transition to relate the proposed two story houses to the existing one story houses in the vicinity. This is consistent with the Guidelines for New Construction 2.A.ii.
- g. Foundation heights of new construction should be within one foot of floor to floor heights on historic adjacent structures. The applicant's proposal is consistent with the Guidelines for New Construction 2.A.iii.
- h. New construction in historic districts should include a similar roof form to those found historically throughout the district. The applicant has proposed for the new construction to include a front gable roof and a series of roof slopes that complement those found throughout the Dignowity Hill Historic District. This is consistent with the Guidelines for New Construction 2.B.i.
- i. The Guidelines for New Construction 2.C.i. states that window and door openings of new construction should feature a similar proportion to those of historic structures found throughout the district. The applicant has provided information regarding window and door openings that generally are consistent with the Guidelines. Staff recommends that the applicant continue to address window fenestration and façade arrangement prior to returning to the HDRC for final approval.
- j. According to the Guidelines for New Construction 3.D.i., new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The applicant's proposal is consistent with the Guidelines.
- k. The applicant has proposed exterior materials which include cementitious lap siding and an asphalt shingle roof. These materials are consistent with the Guidelines for New Construction 3.A.i. and iii.
- l. New construction in historic districts should be designed to reflect their time while representing the historic context of the neighborhood. The applicant has proposed various simple architectural details with complementary materials and contemporary architectural forms including attached side carports which staff finds appropriate. This is consistent with the Guidelines for New Construction 4.A.
- m. Mechanical equipment should be located at the rear of the property and be screened from the public right of way. The applicant has proposed a rear wood fence, however has not shown the placement of mechanical equipment on a site plan. The applicant is responsible for complying with the Guidelines for New Construction 6.A. and B.
- n. The applicant has provided a landscaping plan which shows the preservation of seven oak trees as well as a proposed turf layout, a walkway of decomposed granite and decomposed ribbon driveways. This is consistent with the Guidelines for Site Elements 3.A. and 5.B.i.

RECOMMENDATION:

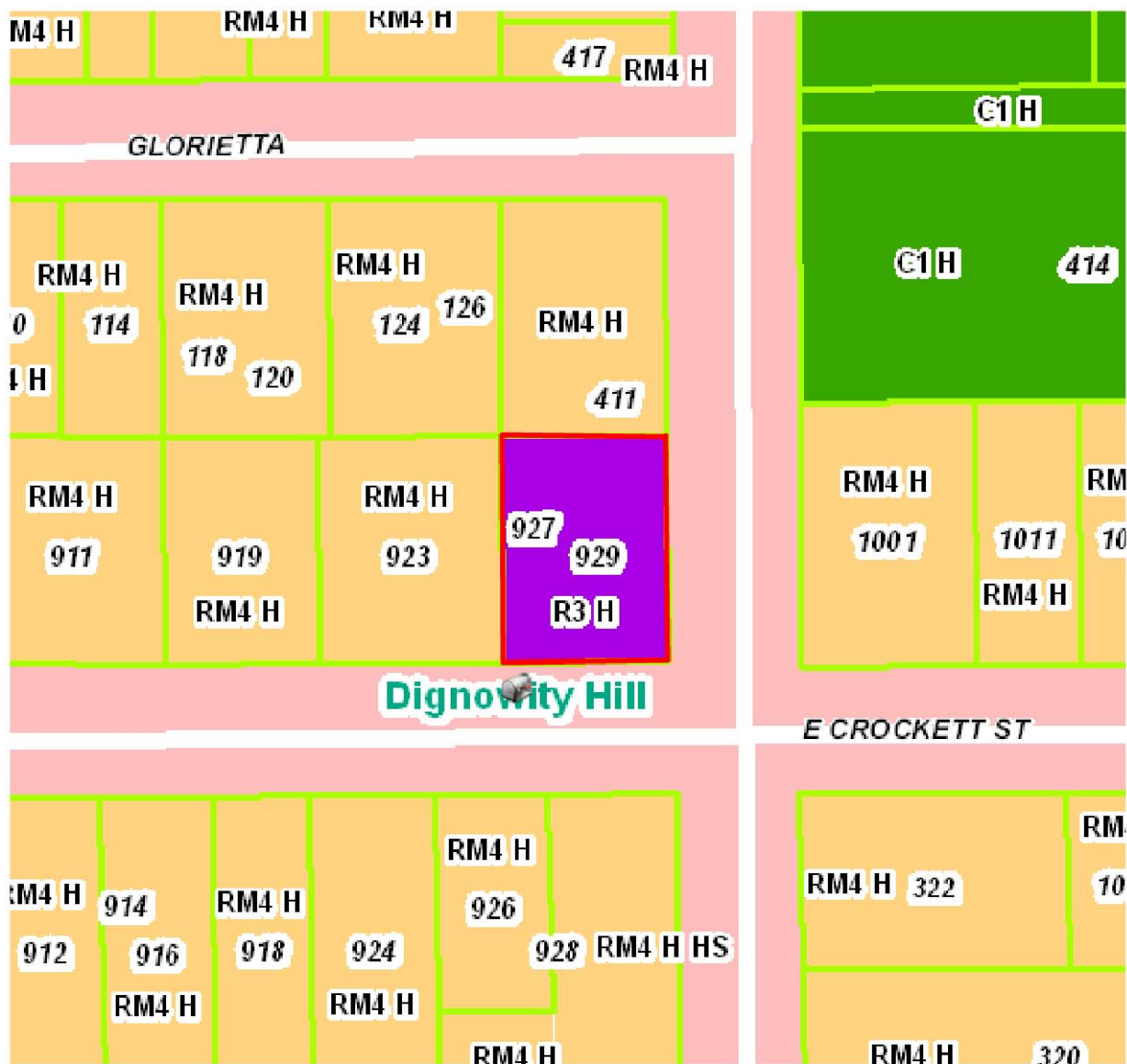
Staff recommends approval based on findings a through n with the following stipulations:

- i. That the applicant provide staff with continue to address window fenestration and façade arrangement prior to returning to the HDRC for final approval.
- ii. That the applicant provide staff with a site plan noting the location of all mechanical equipment.
- iii. That the applicant provide staff with an elevation and information regarding the materials of the proposed rear yard fencing.

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:





Flex Viewer

Powered by ArcGIS Server

Printed: Jul 28, 2015

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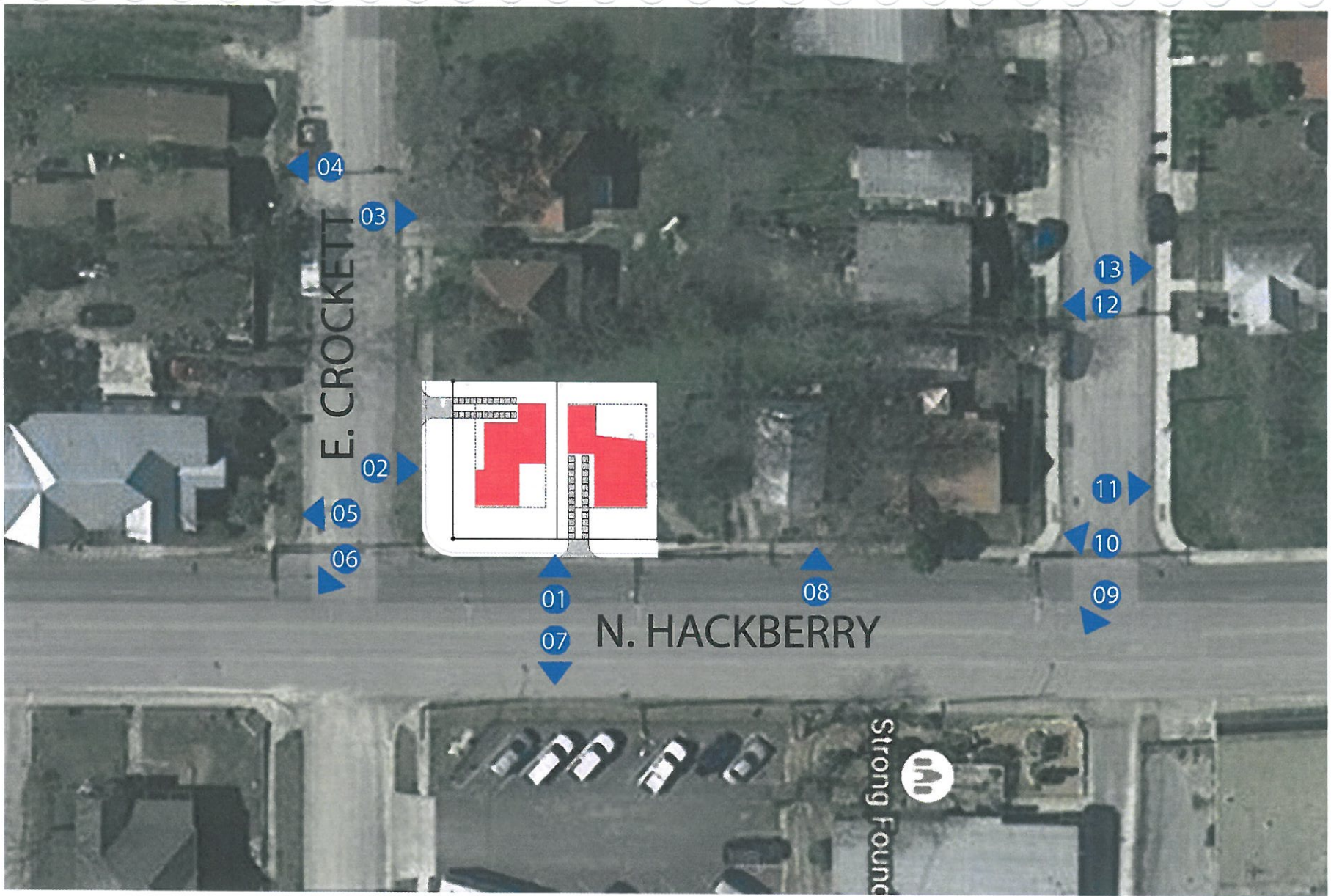
929 E. CROCKETT ST.
DIGNOWITY HILL DISTRICT
SAN ANTONIO, TEXAS

This project consists of two new 1,160 and 1,140 square foot houses on Dignowity Hill lots 13 & 14 at 929 E. Crockett St. The two residences are two-story and 4" exposure lap siding and panel and shingle roofs. The front porches are set back from the street in alignment with the houses immediately adjacent.



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929 E. CROCKETT ST.
DIGNOWITY HILL DISTRICT



SITE CONTEXT



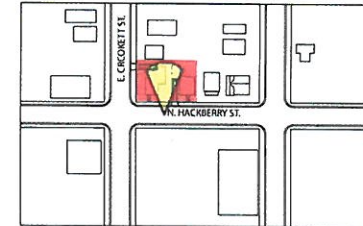
GOMEZ VAZQUEZ
INTERNATIONAL

929 E. CROCKETT ST.
DIGNOWITY HILL DISTRICT

01



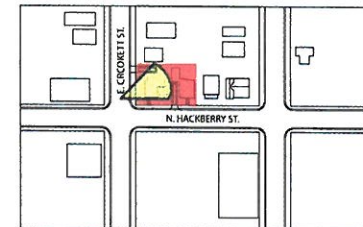
N. HACKBERRY ST.



02



E. CROCKETT ST.



CONTEXT PHOTOS - EXISTING SITE

03



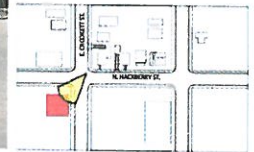
04



05



06



07



08



CONTEXT PHOTOS



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929 E. CROCKETT ST.
DIGNOWITY HILL DISTRICT

09



10



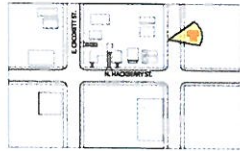
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12



13



CONTEXT PHOTOS



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929 E. CROCKETT ST.
DIGNOWITY HILL DISTRICT

RELATED TO GUIDELINES

SCALE & MASS

- i. New construction scale is consistent the adjacent existing residences.
- ii. Visual transition due to the height that exceeds that of the existing residences by more than one-half story.
- iii. Foundation aligns with the existing residences, 12" above ground level.

ROOF FORM

- i. The roof forms are consistent with the adjacent existing residences. Roof slope 6.5:12 rise over run ratio.

RELATIONSHIP OF SOLIDS TO VOIDS

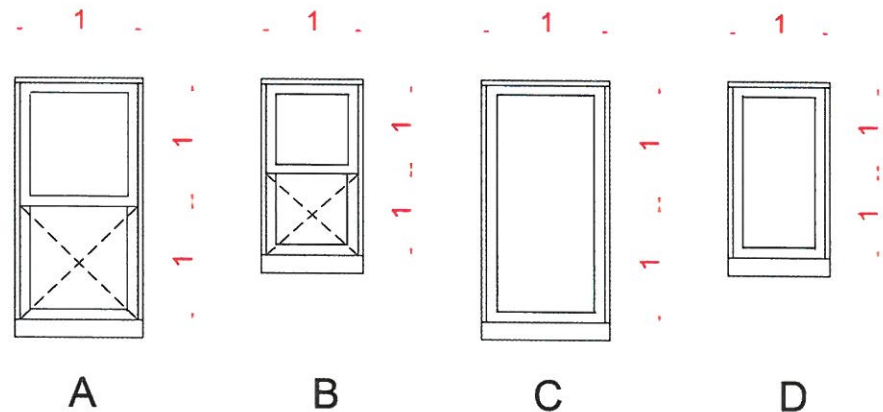
- i. Window openings are with the same proportion as the adjacent residences. The ratio of the window is 1:2 on both the new construction and adjacent. Windows, doors, porches, entryways, are similar to adjacent homes and no larger than 25% in size than the historic facades.

ARCHITECTURAL DETAILS

- i. Windows, doors, porches, entryways, are similar to adjacent homes and no larger than 25% in size than the adjacent facades. Simple architectural details that complement those found in the district.

BUILDING AND ENTRANCE ORIENTATION

- i. Consistent with predominate orientation of adjacent residences along the street frontage.

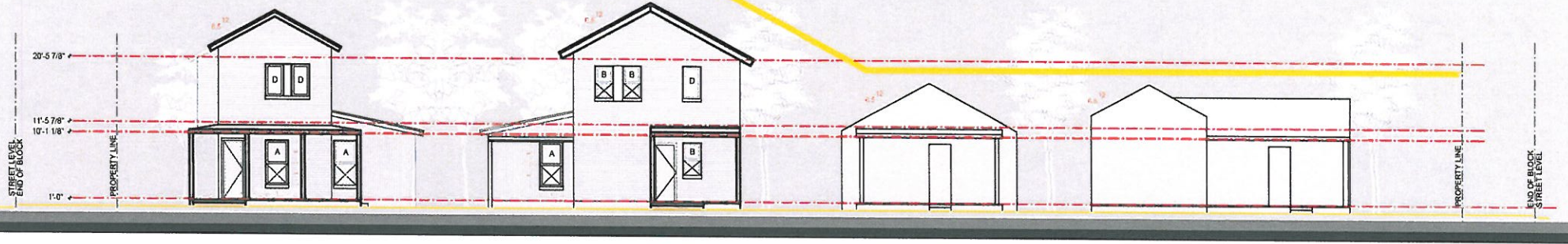


PROPOSED A

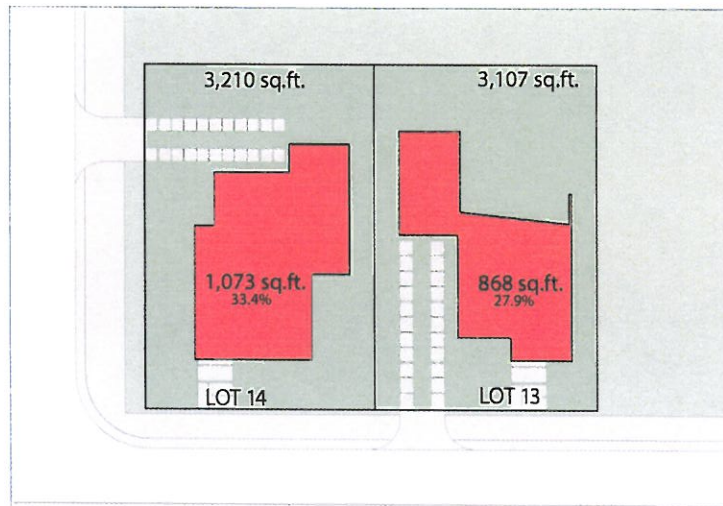
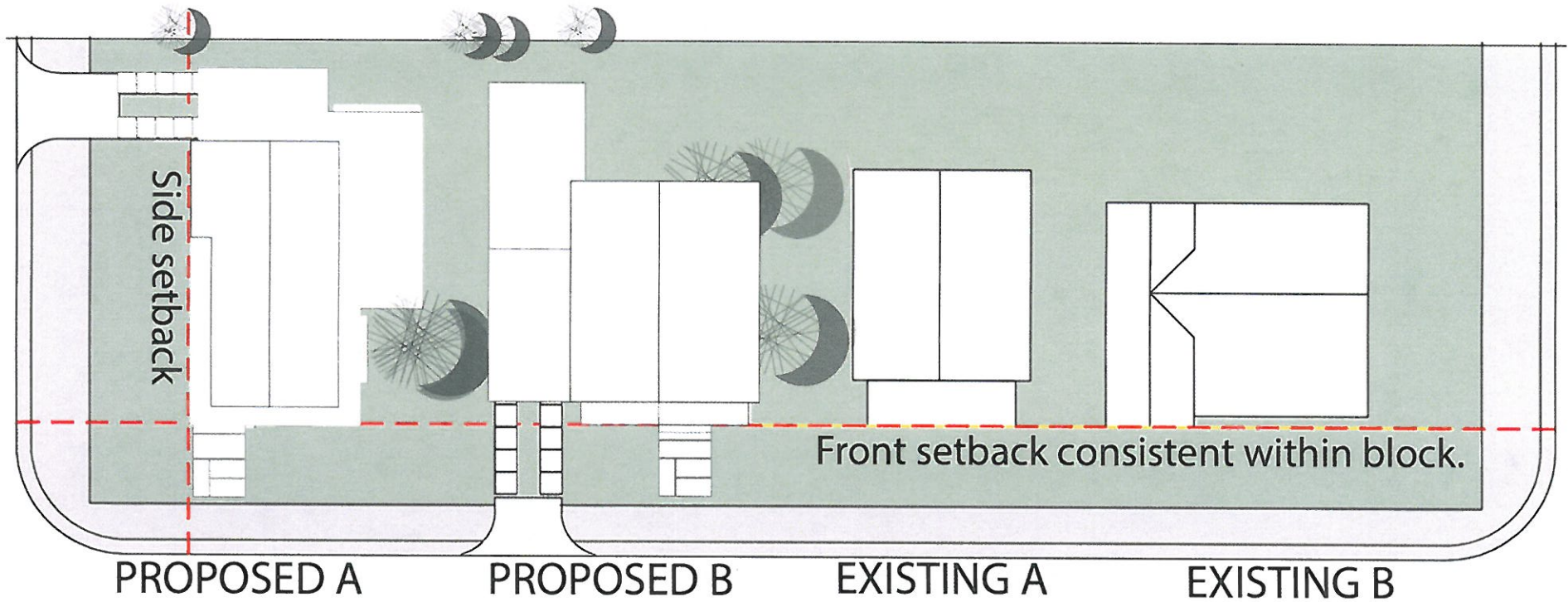
PROPOSED B

EXISTING A

EXISTING B



RELATED TO GUIDELINES



SETBACKS & ORIENTATION

- i. Setbacks align to block, consistent.
- ii. Front facade oriented toward street frontage

LOT COVERAGE

- i. Building footprint no more than 50% of total area.

N: 13,702,021.990
E: 2,136,077.700

E. CROCKETT

VARIABLE-WIDTH
RIGHT-OF-WAY
DEDICATION TO THE
CITY OF SAN ANTONIO
(0.0000069 ACRES)

N: 13,702,022.236
E: 2,136,147.149

10' PRIVATE SANITARY SEWER
LATERAL EASEMENT FOR THE
BENEFIT TO SERVE LOT 13,
BLOCK 15B AND TO BE
MAINTAINED BY OWNER OF LOT

PROPERTY LINE

10' REAR SETBACK

LOT 14
BLOCK 15B
N.C.B. 576
(0.07376 AC.)

TWO STORY
FRAME
RESIDENCE

10' FRONT SETBACK

R=15.00'
L=23.56'
TAN=15.00°
Δ=90° 00'00"
CHORD=N45° 00'00"E
CHORD LENGTH=21.21'

N. HACKBERRY ST.

15" OAK

N00°00'00"W 90.96'

44.00'

S90°00'00"W

10' REAR SETBACK

TWO STORY
FRAME
RESIDENCE

DRIVEWAY
PAVERS

10' FRONT SETBACK

S00°00'00"E 90.96'

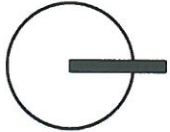
LOT 13
BLOCK 15B
N.C.B. 576
(0.07015 AC.)

26" OAK

10' E.O.T. EASEMENT

24" OAK

26" OAK



A

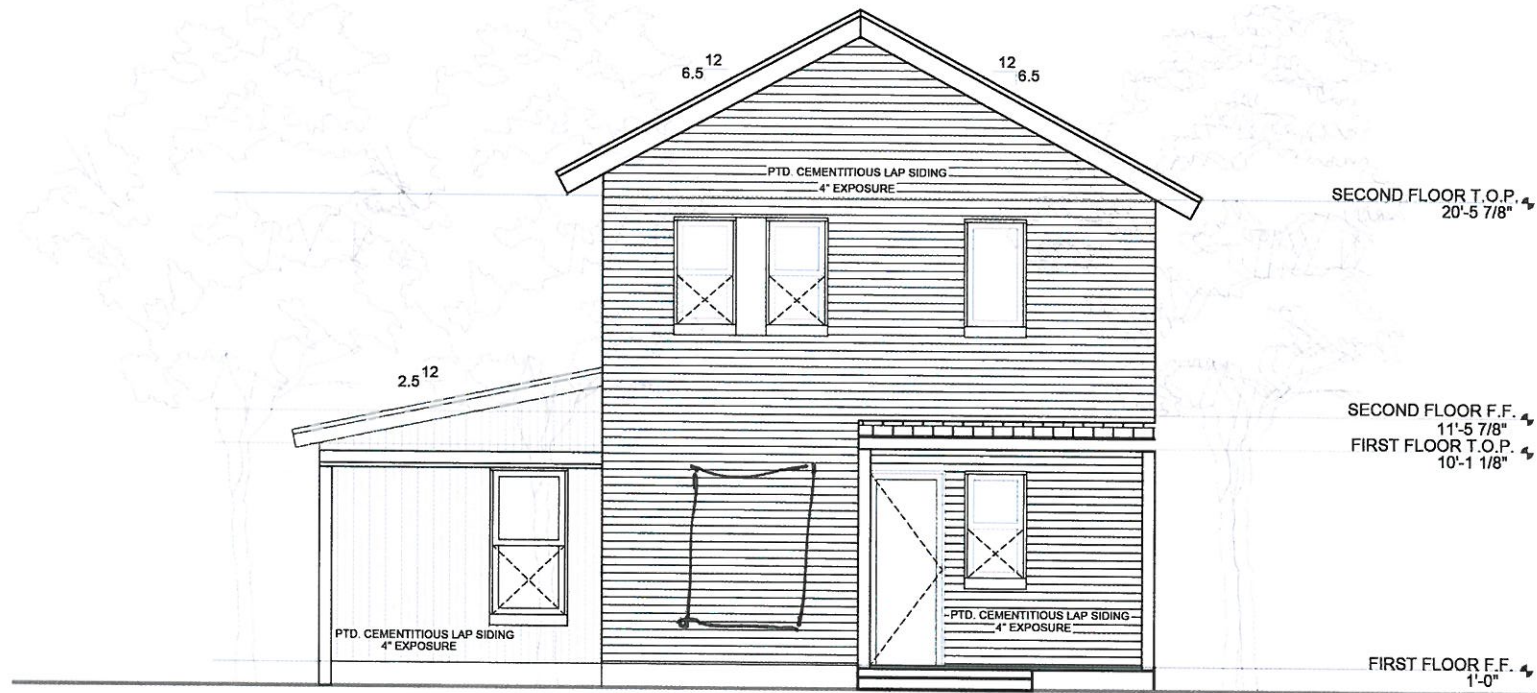
B

SCALE 1/16

GVI

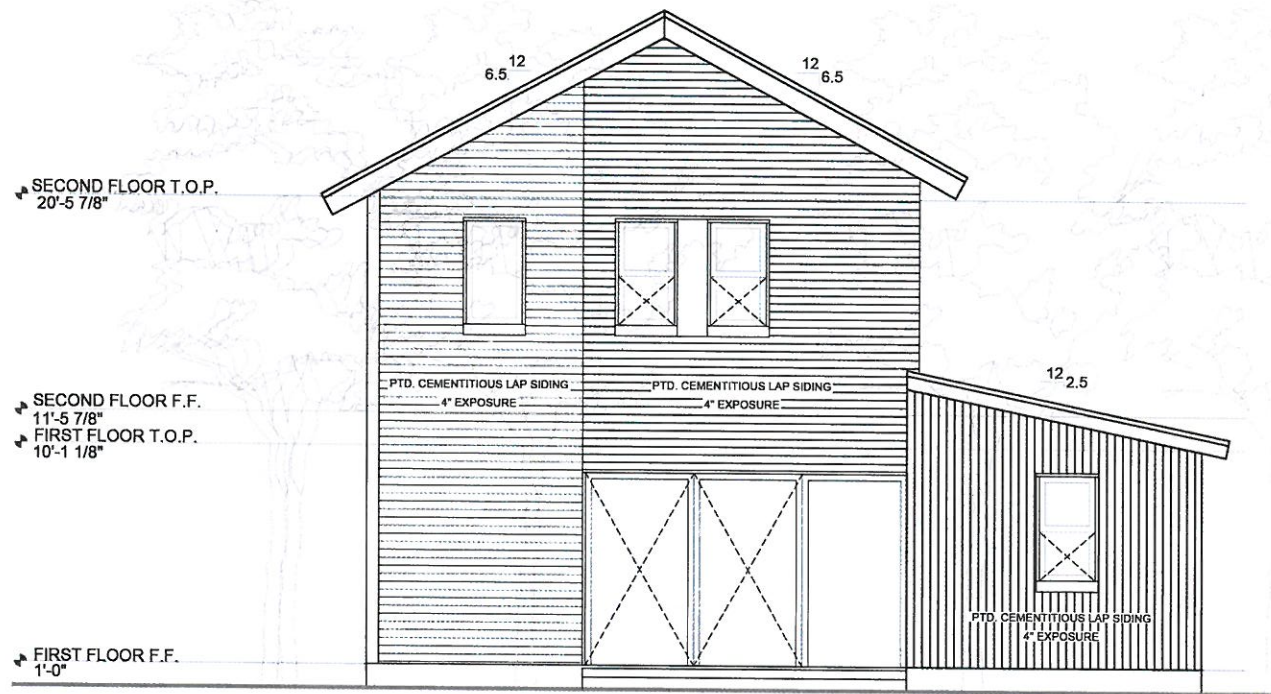
GOMEZ VAZQUEZ
INTERNATIONAL

929 E. CROCKETT ST.
DIGNOWITY HILL DISTRICT



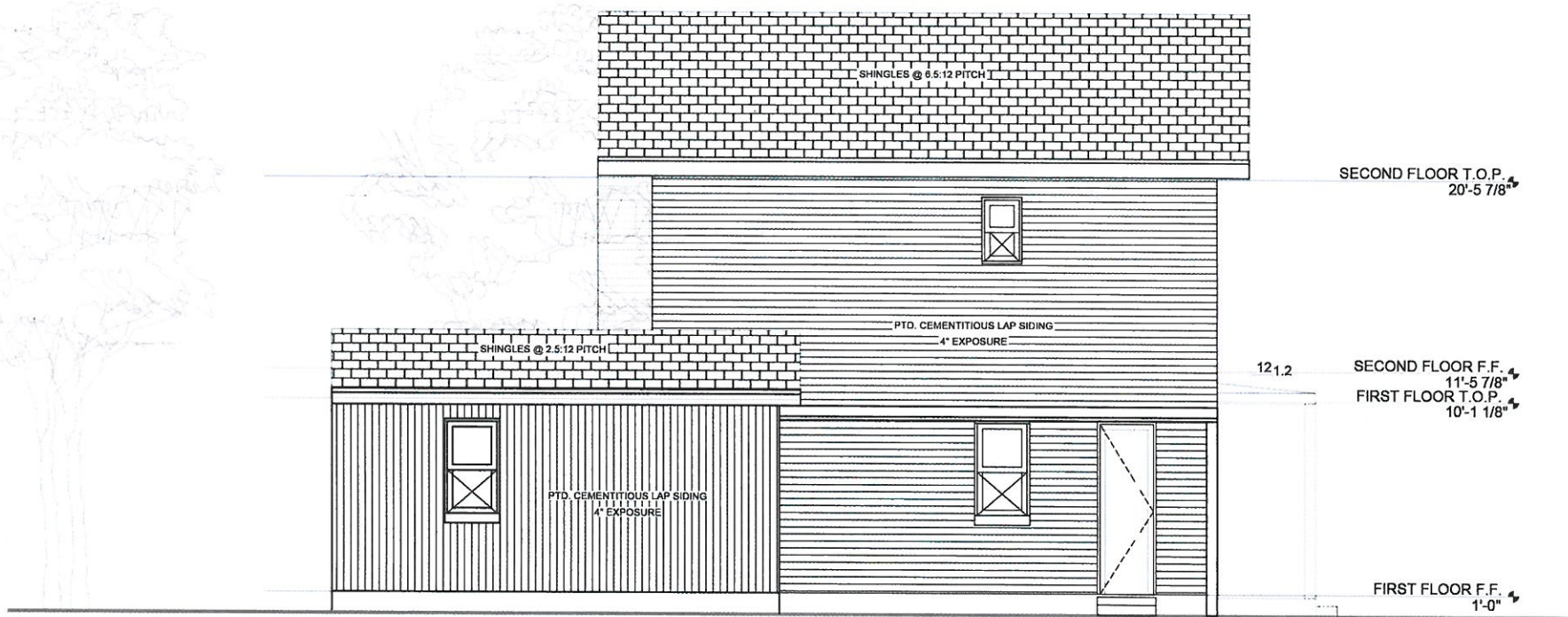
RESIDENCE B
 FRONT ELEVATION

SCALE 1/8



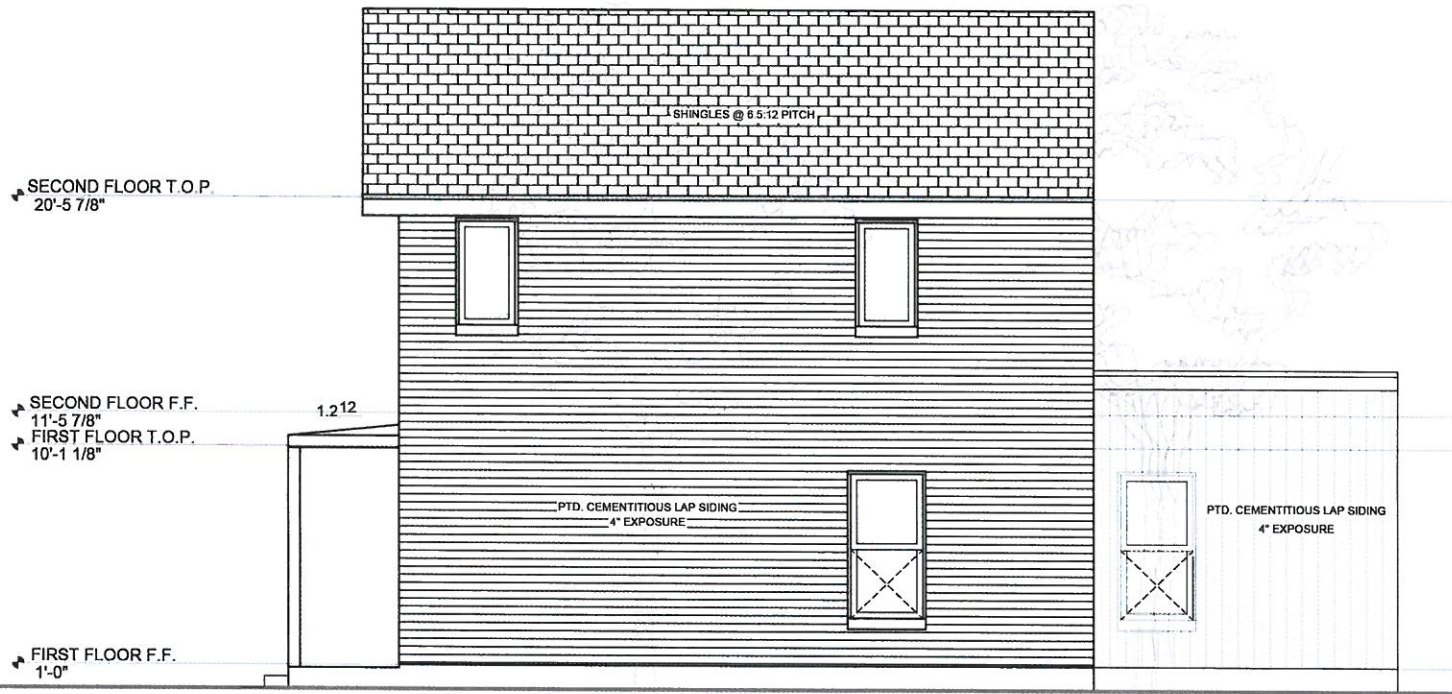
RESIDENCE B
 REAR ELEVATION

SCALE 1/8



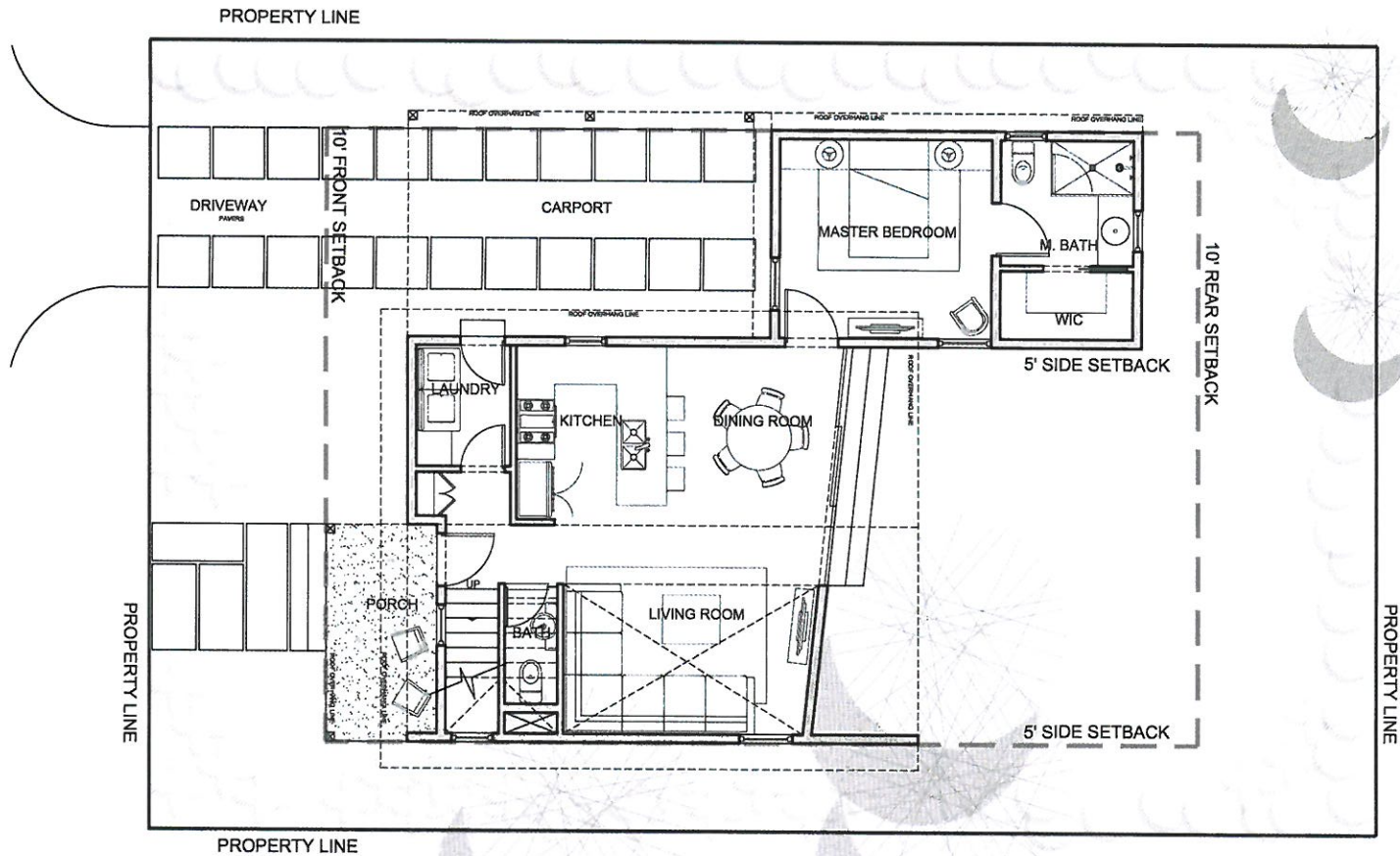
RESIDENCE B
 LEFT SIDE ELEVATION

SCALE 1/8



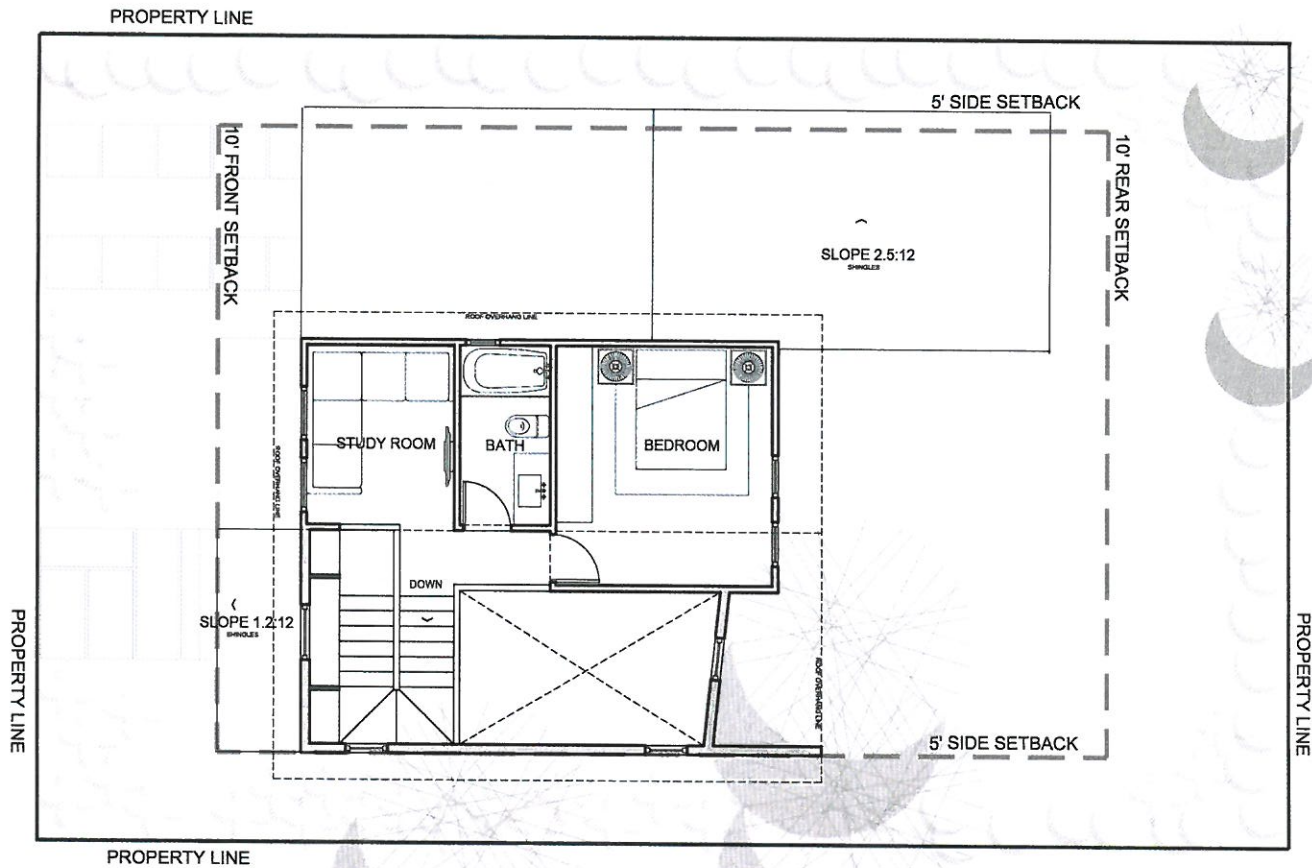
RESIDENCE B
RIGHT SIDE ELEVATION

SCALE 1/8



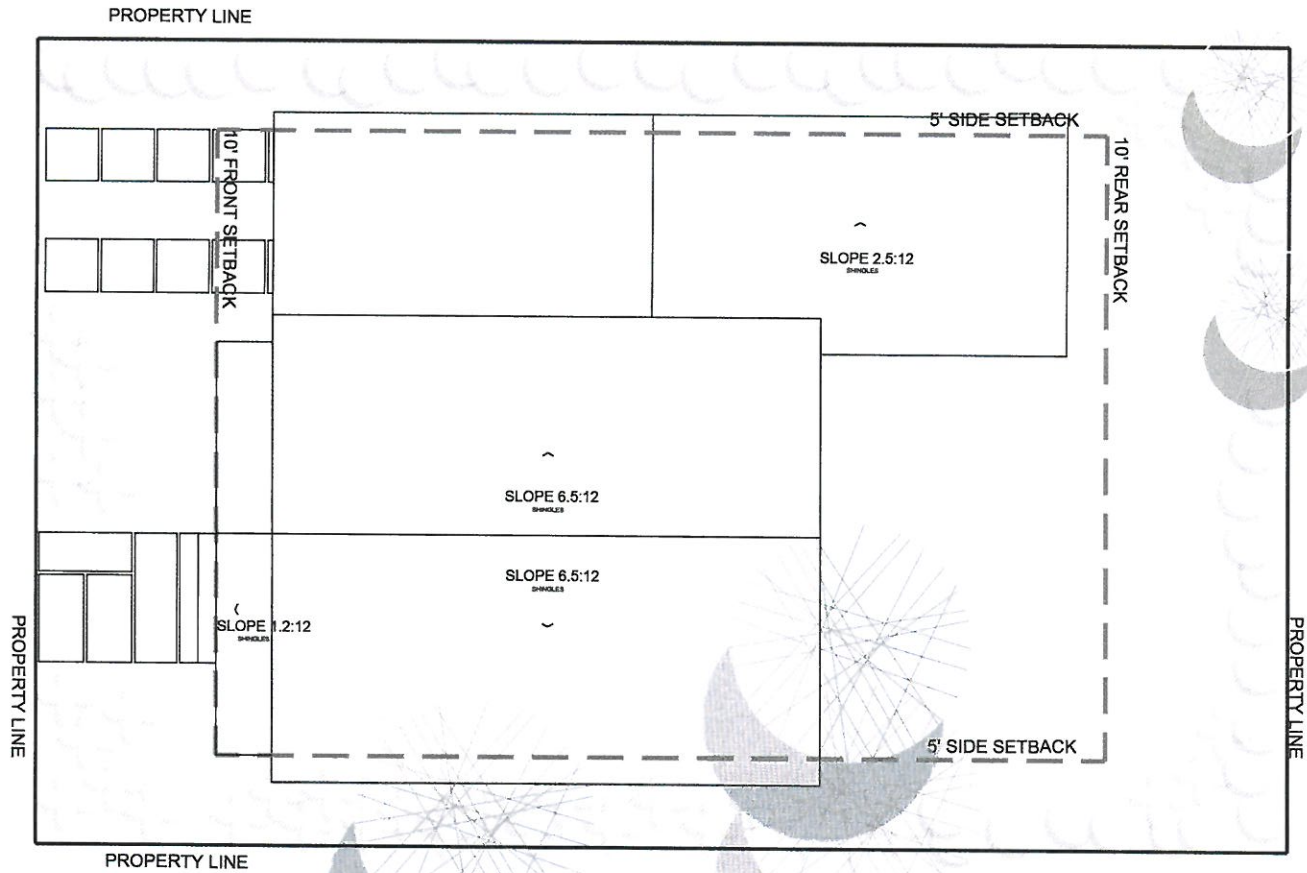
RESIDENCE B
LOWER LEVEL FLOOR PLAN

SCALE 3/32



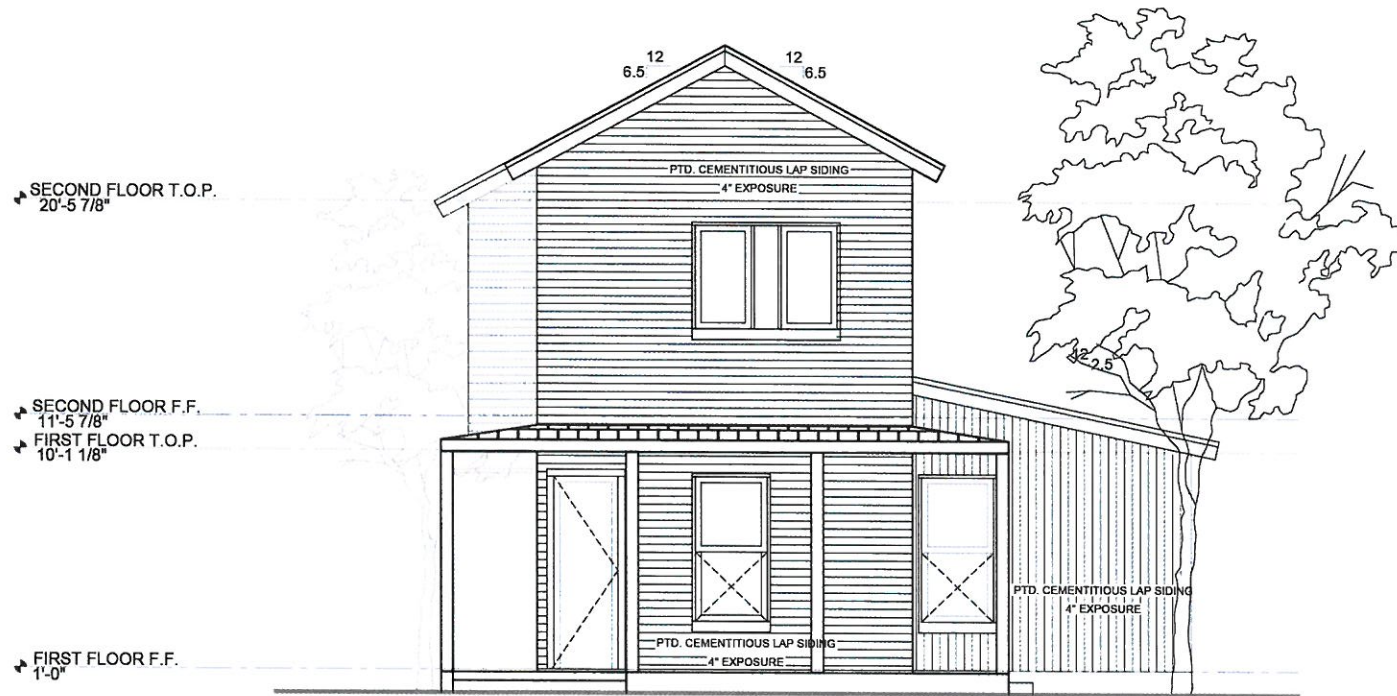
RESIDENCE B
UPPER LEVEL FLOOR PLAN

SCALE 3/32



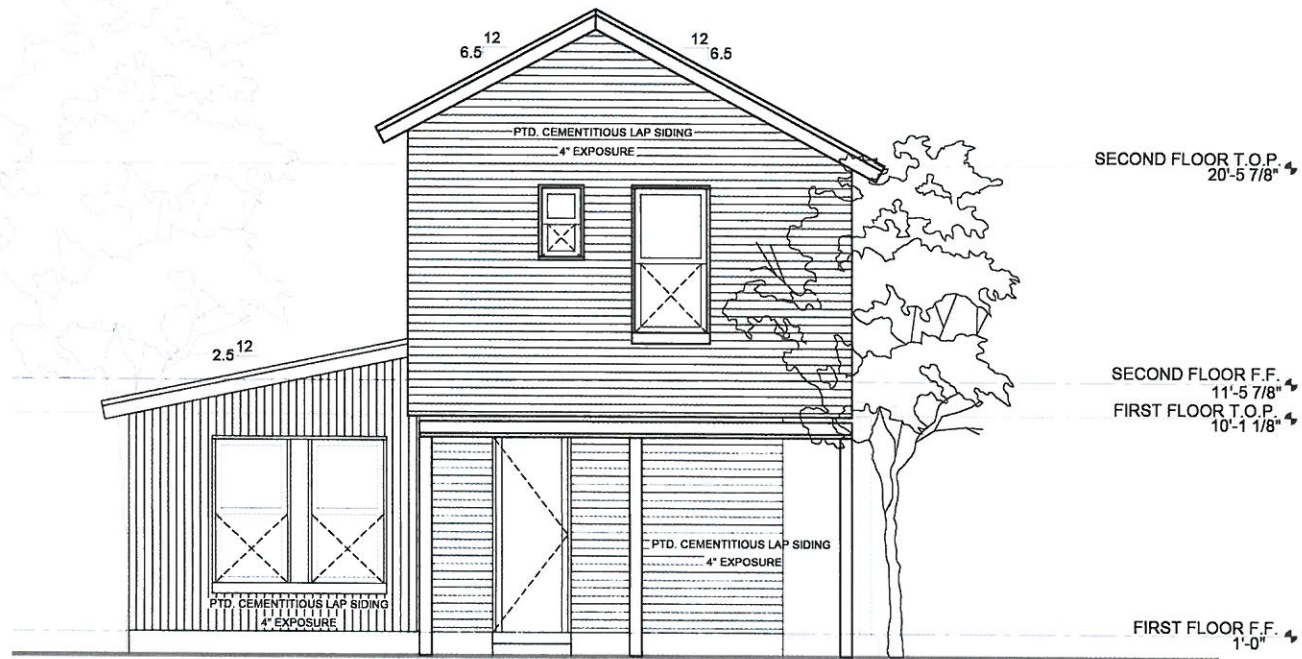
RESIDENCE B
ROOF PLAN

SCALE 3/32



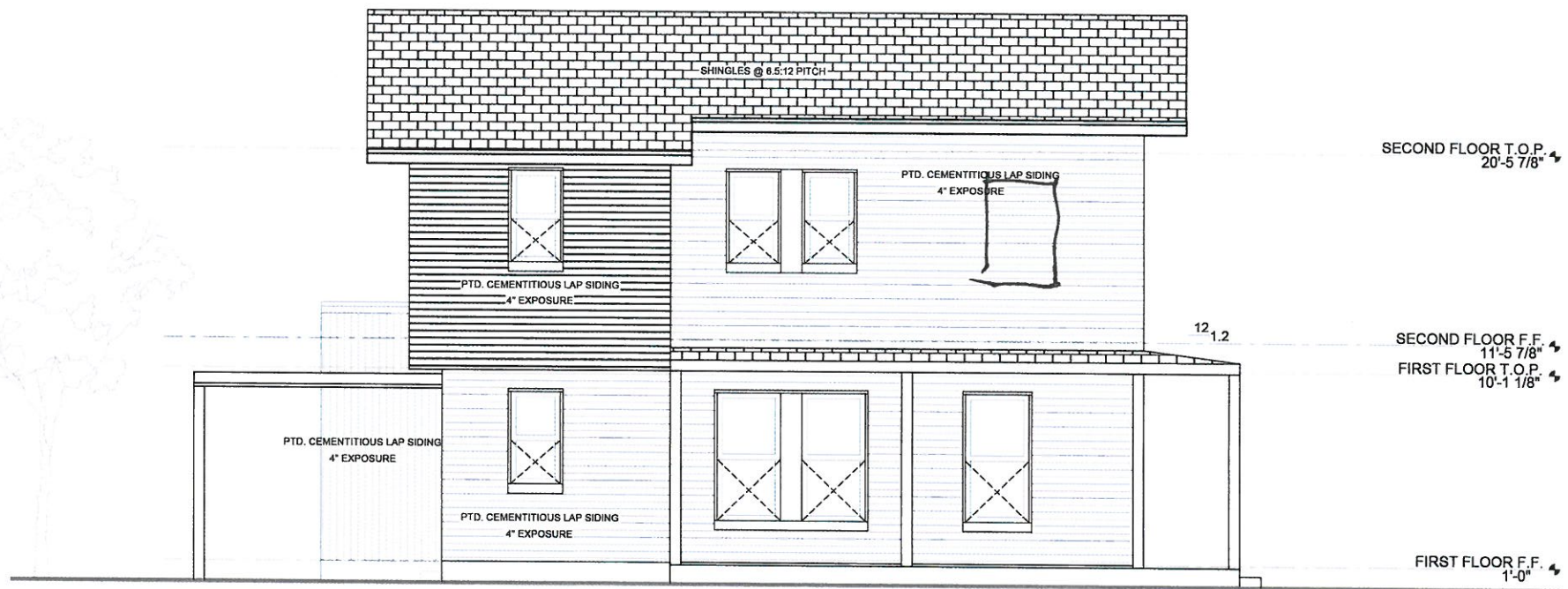
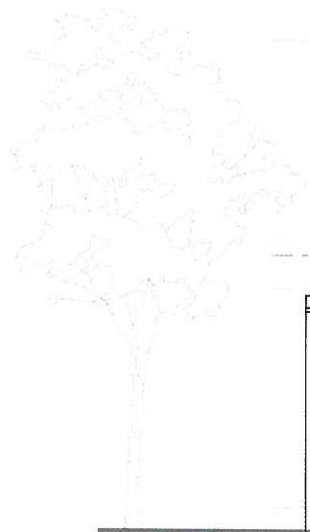
RESIDENCE A
FRONT ELEVATION

SCALE 1/8



RESIDENCE A
REAR ELEVATION

SCALE 1/8



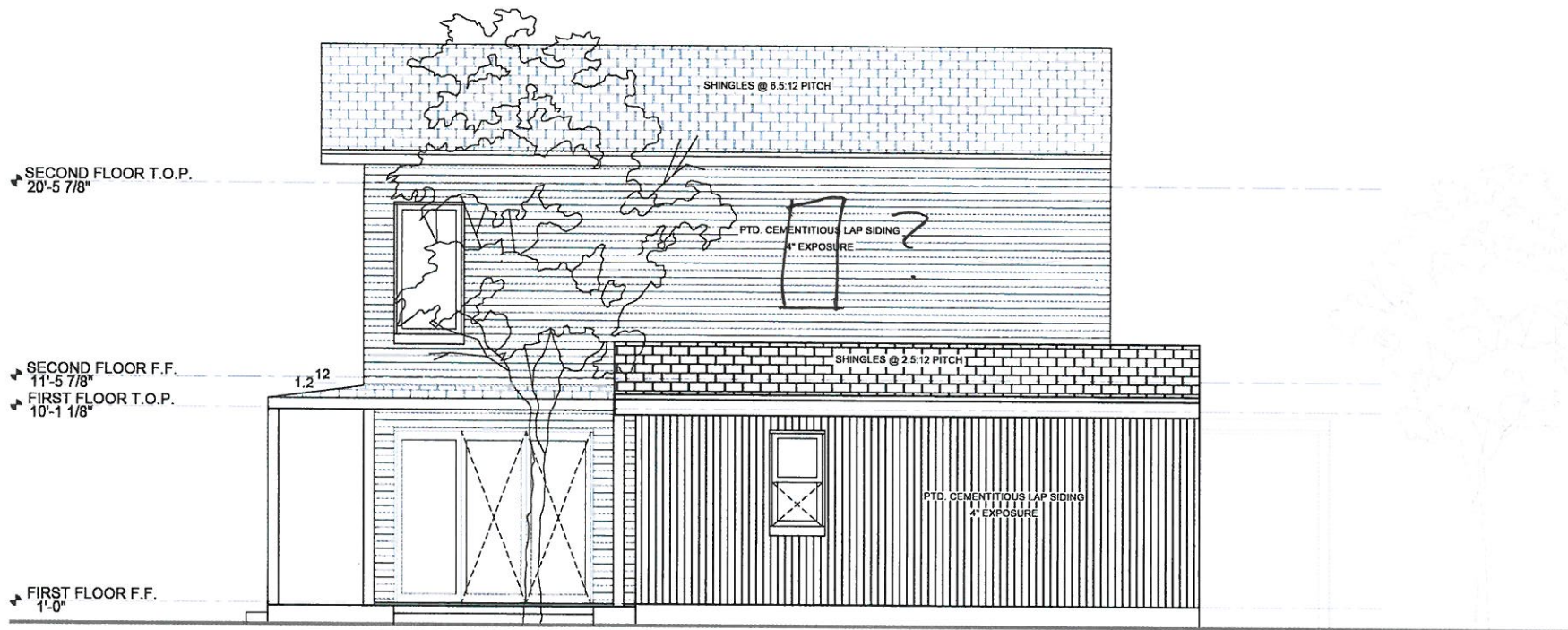
RESIDENCE A
LEFT SIDE ELEVATION

SCALE 1/8

GVI

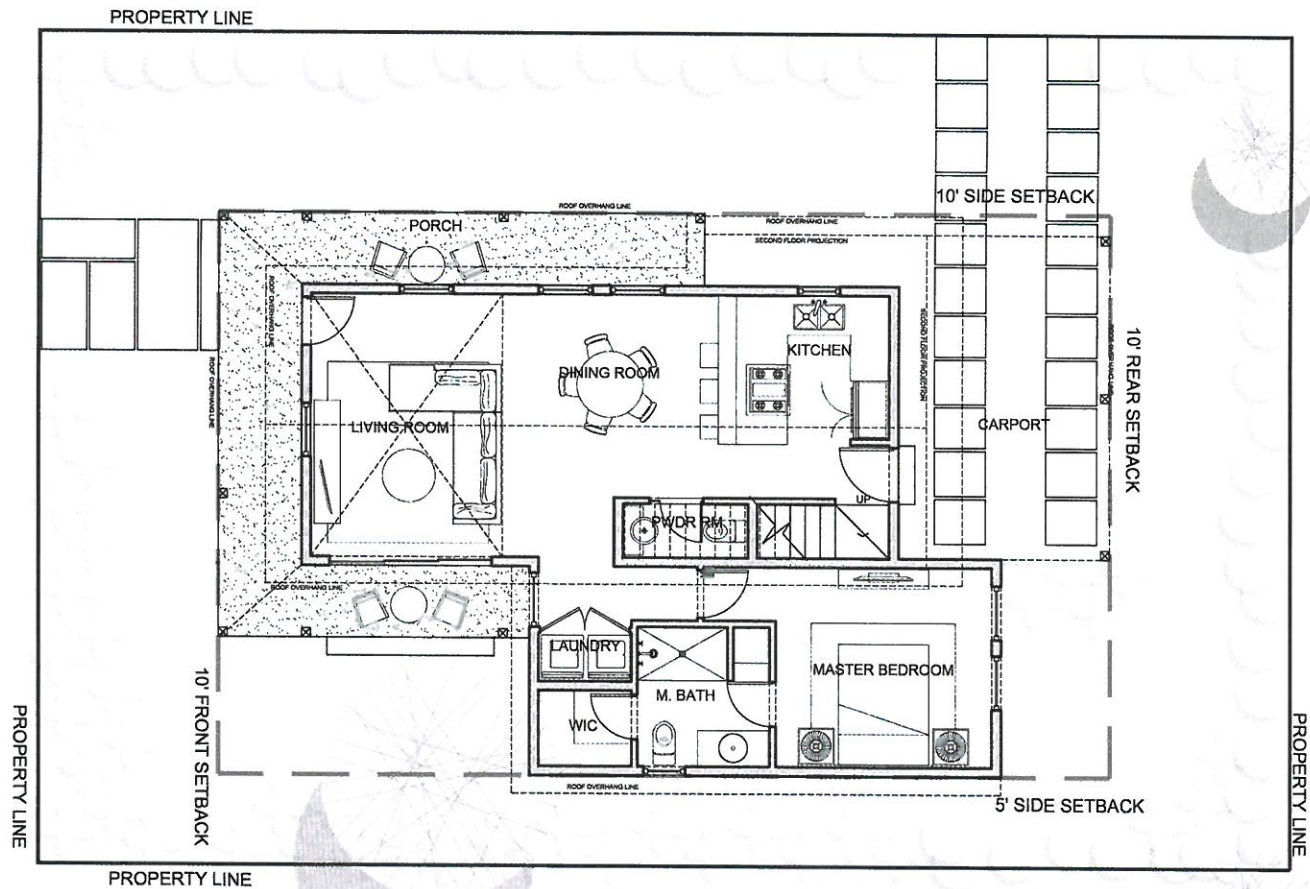
GOMEZ VAZQUEZ
INTERNATIONAL

929 E. CROCKETT ST.
DIGNOWITY HILL DISTRICT



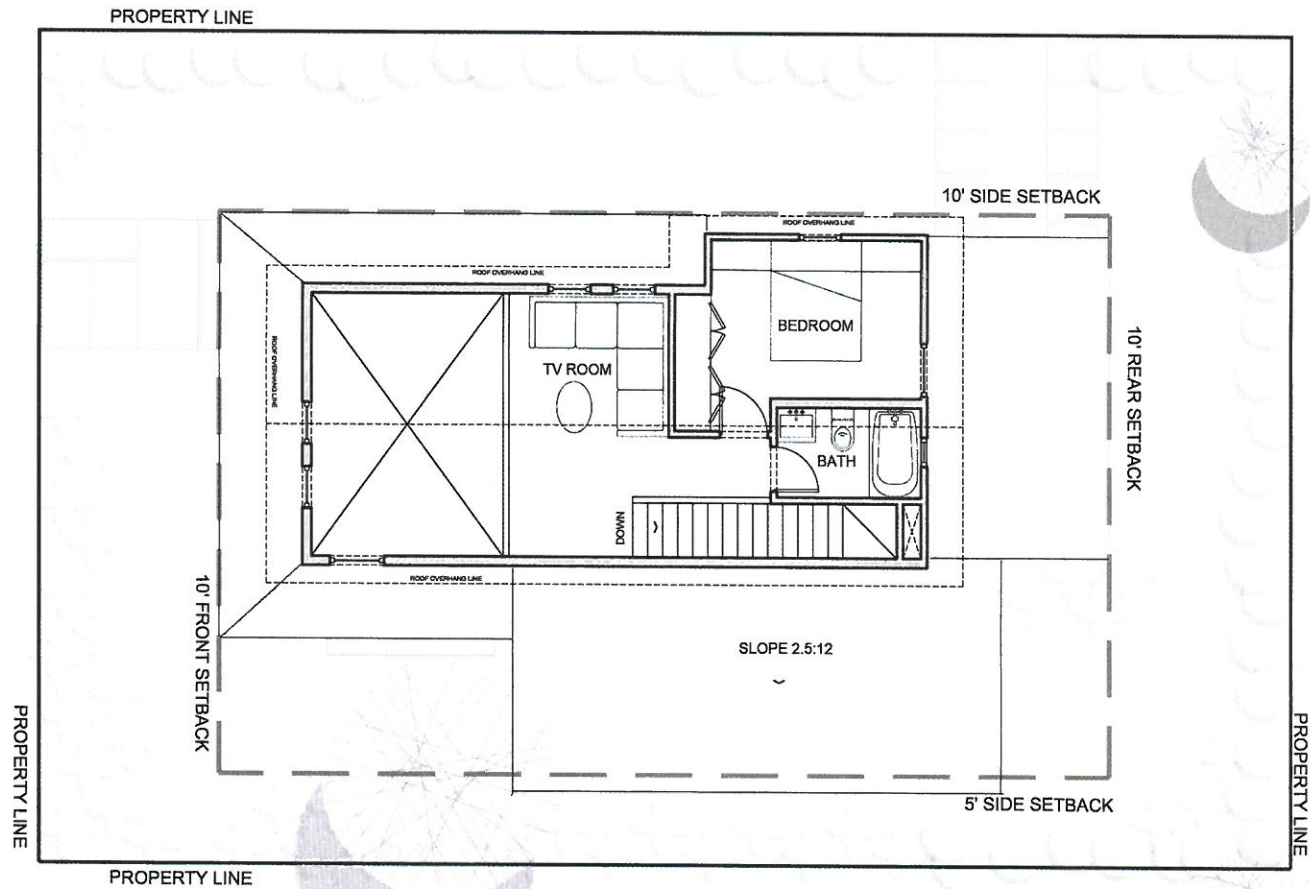
RESIDENCE A
RIGHT SIDE ELEVATION

SCALE 1/8



RESIDENCE A
LOWER LEVEL FLOOR PLAN

SCALE 3/32



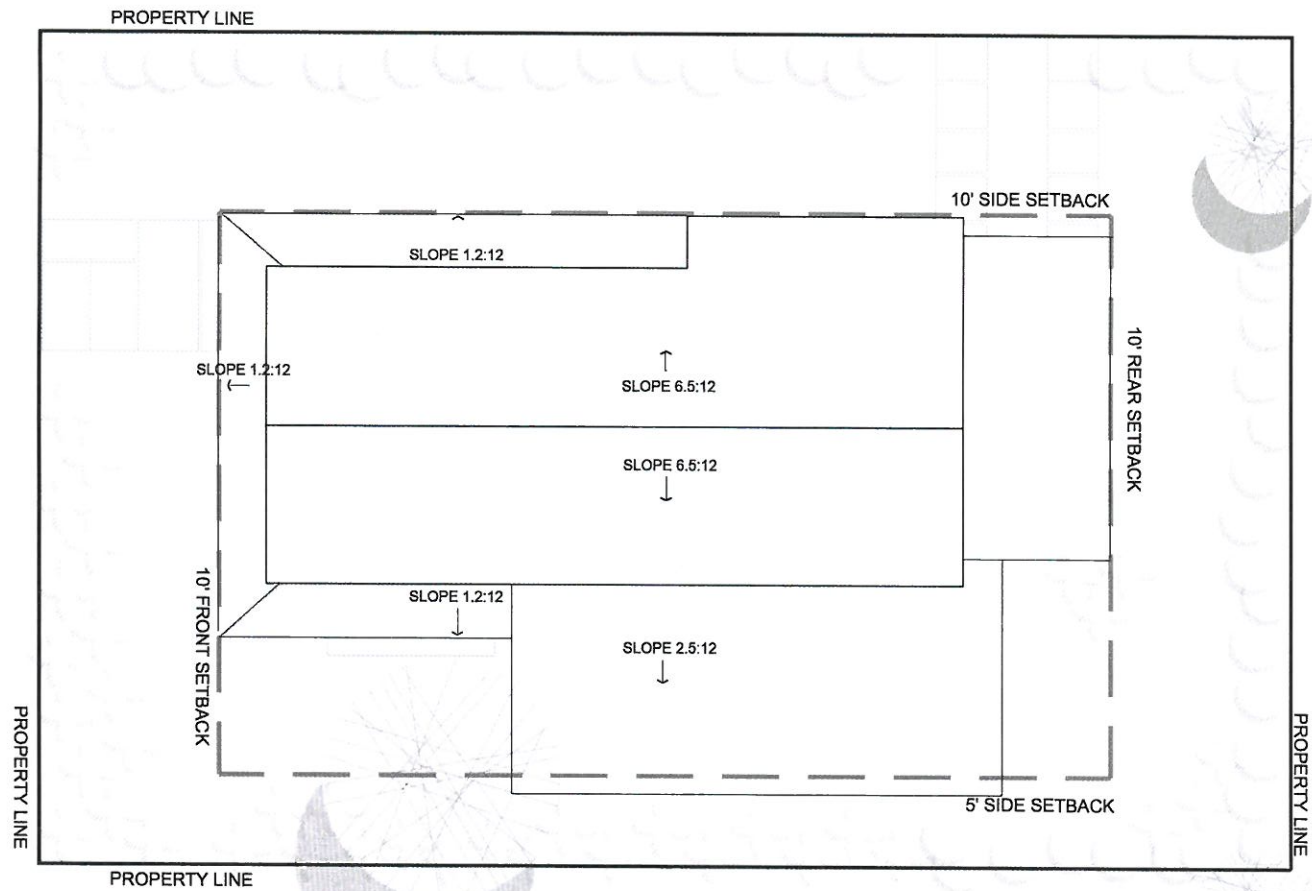
RESIDENCE A
UPPER LEVEL FLOOR PLAN

SCALE 3/32

GVI

GOMEZ VAZQUEZ
INTERNATIONAL

929 E. CROCKETT ST.
DIGNOWITY HILL DISTRICT



RESIDENCE A
ROOF PLAN

SCALE 3/32

Existing 14" Oak

Existing 14" Oak

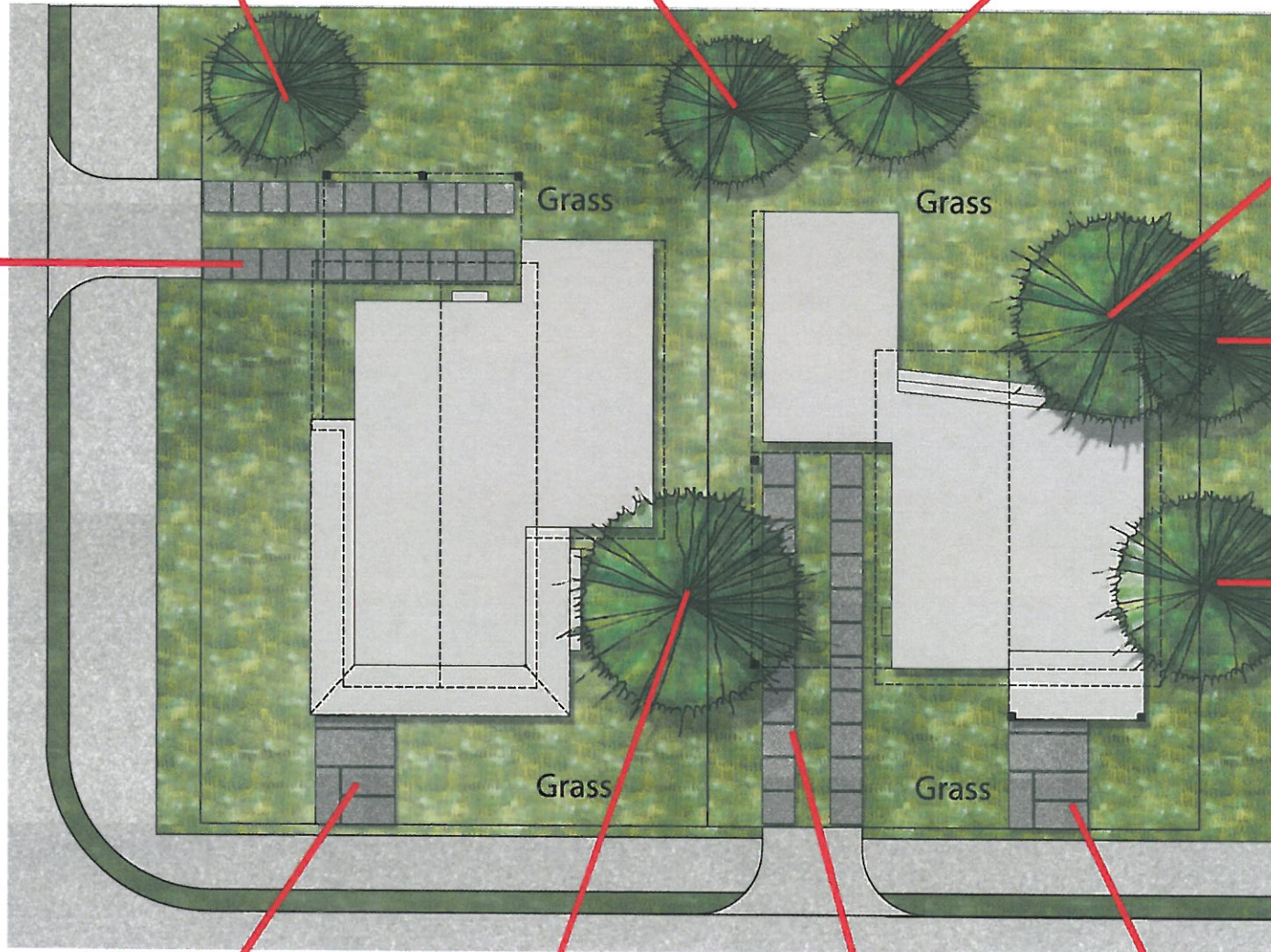
Existing 15" Oak

Driveway
Decomposed
Granite

Existing 26" Oak

Existing 24" Oak

Existing 26" Oak



Walkway
Decomposed
Granite

Existing 24" Oak

Driveway
Decomposed
Granite

Walkway
Decomposed
Granite