HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

Agenda Item No: 10

HDRC CASE NO:	**2015-149**
COMMON NAME:	600 Block of Burleson at Olive
LEGAL DESCRIPTION:	NCB 515 BLK 17 LOT A15 `
ZONING:	IDZ H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Pam Carpenter
OWNER:	K/T TX Holdings, LLC
TYPE OF WORK:	Revisions to previously-approved prototype

REQUEST:

The applicant is requesting a Certificate of Appropriateness to approval of Prototype 5 to be included as a house option in the approved development at the 600 Block of Burleson and N Olive.

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 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

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.

FINDINGS:

a) A similar request for this prototype was reviewed by the HDRC on Februrary 17, 2016. The item was withdrawn at that time in order to address concerns brought up at the hearing. The proposed new prototype would be the fifth house type included in the development that received HDRC approval on July 15, 2015. A total of three prototype 5 homes would be incorporated into the approved site plan, and would be oriented along an existing alley perpendicular to Olive Street.
b) The current proposal eliminates an overhanging porch on the front façade and incorporates a new, front-gabled bump out at the first floor entrance and 2nd floor space above. The full-width porch on the front façade has been eliminated.
c) Consistent with the Guidelines for New Construction, front facades of new buildings should align with adjacent buildings where a consistent setback has been established. Although there are no buildings facing Burleson on this block, buildings on the next blocks east and west are set back from the street approximately 15-20 ft. The proposed townhomes follow the setback pattern on adjacent blocks and are consistent with the guidelines.
d) The Guidelines for New Construction recommend new buildings have roof forms including pitch, overhangs, and orientation that are consistent to those predominantly found on the block. The proposed front gabled roof form is consistent with the Guidelines.

e) According to the Guidelines for New Construction, materials that complement the type, color and texture of materials traditionally found in the district should be used. The majority of houses within the Dignowity Hill Historic District are clad in wood siding. The proposed cement board plank and panel siding may be appropriate if proper dimension, finish and texture is use. The incorporation of additional wood architectural elements, such as eave brackets and porch materials is appropriate. In addition, different colors for each unit should be incorporated in order to provide variety and enhance each unit's character.

f) Consistent with the Guidelines for New Construction, roof materials that are similar in terms of form, color, and texture to those traditionally used in the district should be used. The proposed composition shingle roof is consistent with the guidelines in material and form.

g) Window and door openings with a similar proportion of wall to window space as nearby historic facades should be incorporated. Windows and doors should be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades as recommended by the Guidelines for New Construction. The proposed window sizes and pattern is consistent with the guidelines.

h) According to the Guidelines for New Construction, new garages should match the predominant orientation found along the block. The prototype features an attached garage with an overheard door that is oriented to the rear of the structure. Although the garage is attached to the primary structure, staff finds that its orientation toward the alley is appropriate and consistent with the Guidelines.

i) Consistent with the Guidelines for New Construction, windows used in new construction must maintain traditional dimensions and profiles and should be recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding page from the adopted windows policy document has been added to the exhibits for this request. A window detail or wall section which illustrates conformance with the guidelines for window has not been submitted.

j) The Guidelines for New Construction recommend that architectural details and building forms follow the established pattern found within the district. In the current prototype proposal, the front porch has been eliminated and replaced with a stoop. A larger front porch, or a porch that has traditional proportions, would be more appropriate. Furthermore, the submitted drawings do not provide sufficient detail regarding the materials and dimensions of the proposed concrete stoop.

RECOMMENDATION:

Staff recommends approval with the following stipulations:

1.That the applicant submit a window detail or section that specifies the use of a block frame window that has a minimum recess of 2" based on finding i;

2.That a larger front porch be incorporated instead of a stoop based on finding j. Sufficient detail regarding the design of the porch must be presented to staff.

CASE MANAGER:

Cory Edwards

N

600 Blk Burleson

Printed:Apr 07, 2016

SEVENTH GENERATION DESIGN

April 1, 2016

118 Broadway, Suite 519
San Antonio, Texas 78205

Ms. Shanon Miller, AICP
Director of the Office of Historic Preservation
Development and Business Services Center
1901 South Alamo Street
San Antonio, Texas 78204

RE: HDRC 600 Burleson – Certificate of Appropriateness, Final Approval Application for Prototype 5 [Resubmit]

Dear Ms. Miller and OHP Staff Members,

Please find attached our architectural package of the proposed the additional Prototype 5 for urban infill, housing development project on 600 Block Burleson and Olive St. in San Antonio, Texas. The package is being resubmitted after receiving design comments from the Design Review Committee and OHP staff during our earlier meetings in late January 2016.

Terramark and Seventh Generation have developed Prototype 5 in response to informal comments from the Dignowity Neighborhood Association's architectural review committee, requesting greater architectural variety within the development, and to provide additional plan choices to potential purchasers. In addition, the prototype has been modified to include an enclosed two-car garage accessible from the existing alley. This change was in response to security concerns regarding the original open carport scheme as expressed by our real estate advisor and several potential buyers.

Please note the following items incorporated into the Final Approval Submission in response to the Design Review Committee's requests during our meeting of January 28, 2016:

(1) Updated Architectural Site Plan showing the suggested placement of Prototype 5 units distributed through out the development;

(2) Prototype 5 Floor Plans;

(3) Prototype 5 Exterior Elevations and Perspective View;

(4) Dignowity Neighborhood Color Study for proposed Prototype 5 color option choices;

(5) CD ROM with PDF files of submission materials.

Architectural Narrative for Prototype 5:

The new Prototype 5 is 1,251 square feet in conditioned area with a two-car enclosed garage of 446 square feet. The new prototype consists of a two bedroom, and two bath plan configured within a simple two-story gabled roof structure. A sub-prototype with a simple hipped roof will also be offered to provide further massing variety. The primary living spaces are on the second floor level with a rear entry two-car garage and guest bedroom on the first floor.

Prototype 5 shares the same residential material palette as the previously approved prototype: cement board for exterior wall finishes, composition shingle roofs, and thin profiled aluminum windows with clear anodized finish. Each prototype provides, however, variations in overall massing, square footage, front porch configuration, and window sizes. The the new prototype seeks to respect the residential scale of the surrounding neighborhood while avoiding

directly mimicking the architectural language of the historic homes. Drawing upon the development patterns of the district, the prototype possesses a front porch that provide human scale, architectural interest, and encourage social community interaction. A second-story balcony extending over the front porch with a trellis detail extending over the front-facing windows adds additional detailing and interest to the prototype. As with the previous approved prototypes, Prototype 5 provides the option for a modest quantity of rain harvesting off of the front porch shed roof and storage in an above-ground cistern for landscape irrigation. Prototype 5 will also include the same approach to the landscape design previously approved by HDRC, including the use of drought-tolerant, native plants, pervious ground covering such as natural mulch and decomposed granite, and simple "hog wire" fencing. Mechanical equipment will be screened for public view using the strategies approved previously, including landscape plantings and denser slat fencing to bloc direct views.

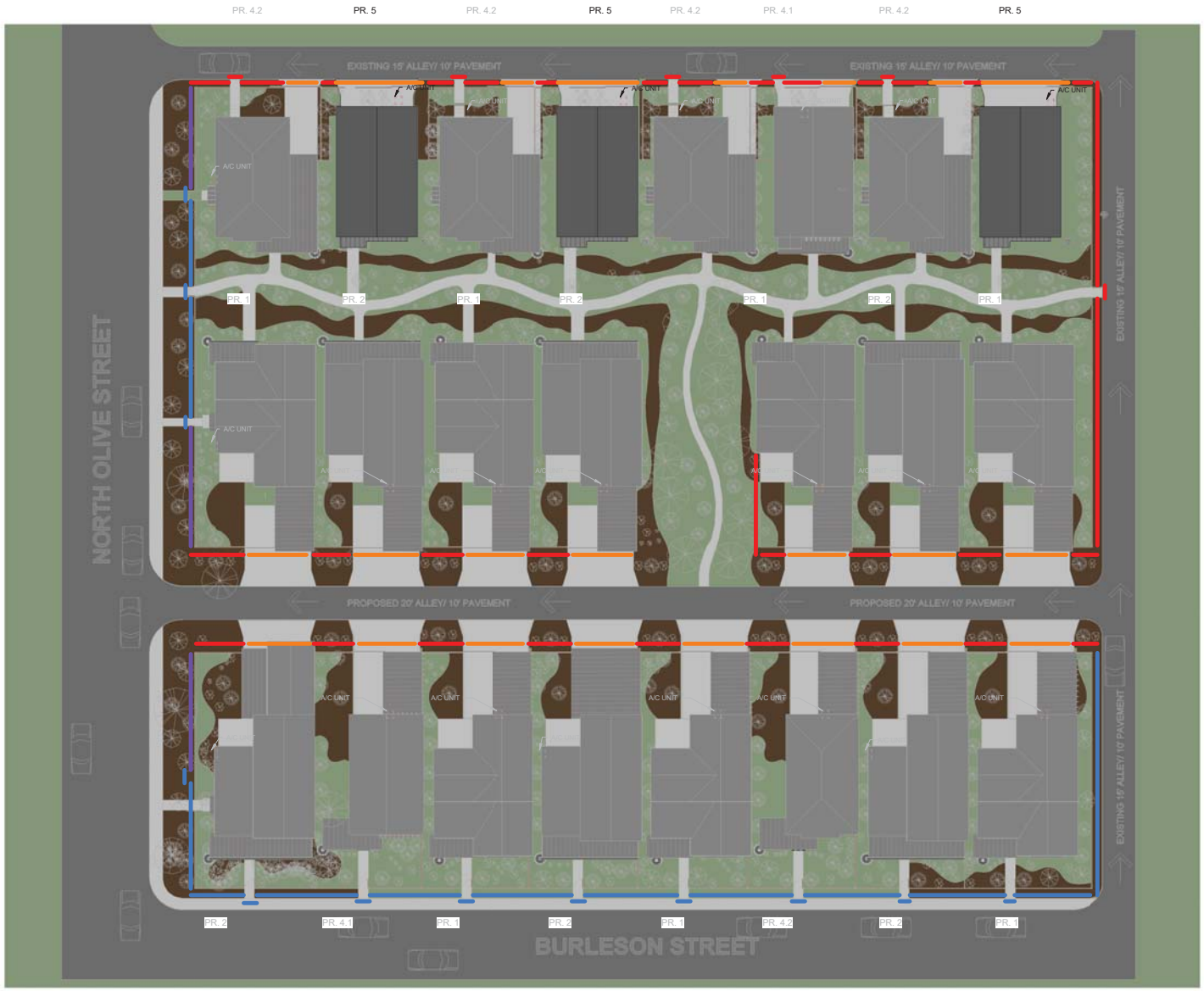
Thank you for your kind consideration of our application and your helpful assistance throughout the process. Please feel free to contact Pam Carpenter, Alejandro Perea, or me should you have any questions or concerns about the proposed project

Best regards,

Scott Wm. Carpenter, Registered Architect, LEED AP [BD+C]
Principal, Seventh Generation Design, Inc.

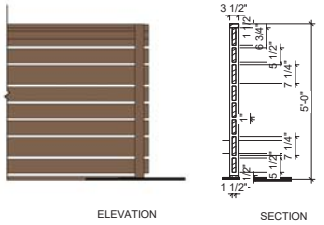
CC: Project File PP1421, PJC, CT
Attachments:

- Completed HDRC Application Form
- CDROM with PDFs of Submission Materials
- Architectural Drawings of Proposed Site Plan, Floor Plans, and Exterior Elevations



SITE PLAN

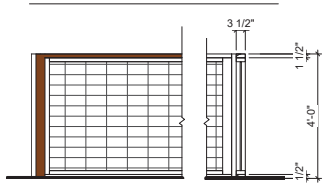
FENCE AND GATE LEGEND



ELEVATION SECTION

HORIZONTAL WOOD FENCING
FENCE TYPE 1 + GATE TYPE 1

HORIZONTAL WOOD SLIDING GATE TYPE 1



ELEVATION SECTION

HOGWIRE FENCING
FENCE TYPE 2 + GATE TYPE 2

HOGWIRE FENCING TYPE 2 WITH VINES FOR SCREENING

LANDSCAPE LEGEND

PLANTINGS	GROUND COVER TYPES
JERUSALEM SAGE, MEXICAN OREGANO	GRASS
ARTEMISIA, PRIDE OF BARBADOS	GRANITE CHIPS
SALVIA GREGGII, BICOLOR IRIS	ASPHALT
BULBINE, PINK SKULL CAP	CONCRETE

SEVENTH GENERATION DESIGN
ARCHITECTURE | SUSTAINABILITY | PRESERVATION
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Urban at Olive

600 Block Burleson San Antonio, TX

No.	Date	Description

TERRAMARK URBAN HOMES

SITE PLAN

PROTOTYPE 5

Project number
Date
Drawn by Author
Checked by Checker

5-A2.00

Scale

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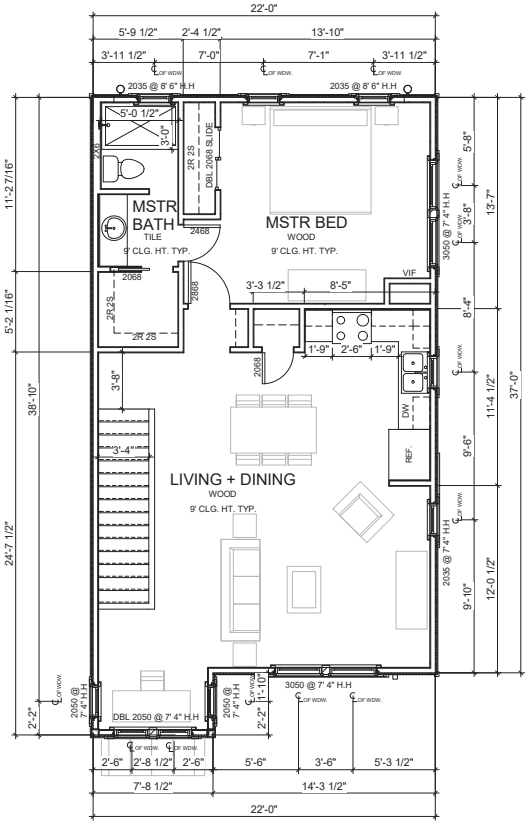
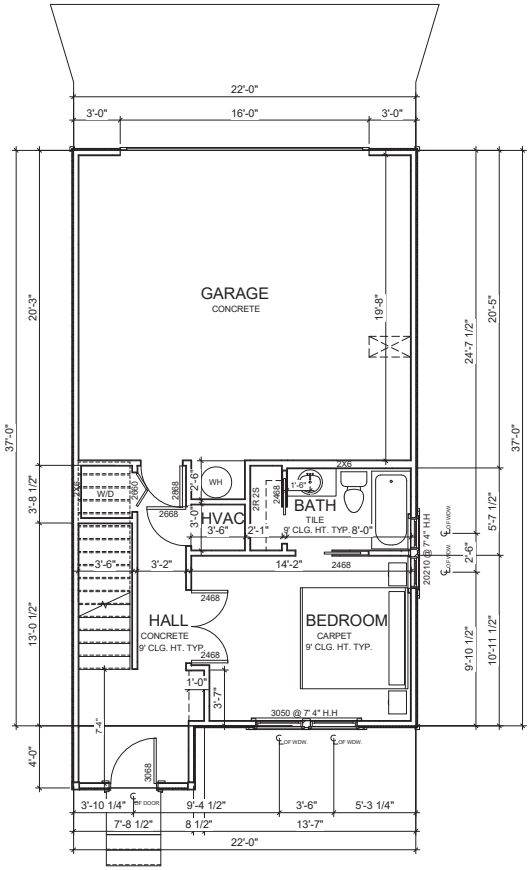
OVERALL LIVING + ROOF AREAS	
NAME	AREA
1ST FLOOR LIVING	406 S.F.
2ND FLOOR LIVING	845 S.F.
TOTAL LIVING	1,251 S.F.
COMP. ROOF AREA	1103 S.F.
METAL ROOF AREA	45 S.F.
SLAB	845 S.F.



2 PROTOTYPE 5 - SECOND FLOOR



1 PROTOTYPE 5 - FIRST FLOOR

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600 Block Burleson San Antonio, TX

No.	Date	Description
2	3-14-2016	FLOOR PLAN REVISIONS
3	3-31-2016	FLOOR PLAN REVISIONS

TERRAMARK URBAN HOMES

FLOOR PLANS

PROTOTYPE 5

Project number
Date
Drawn by
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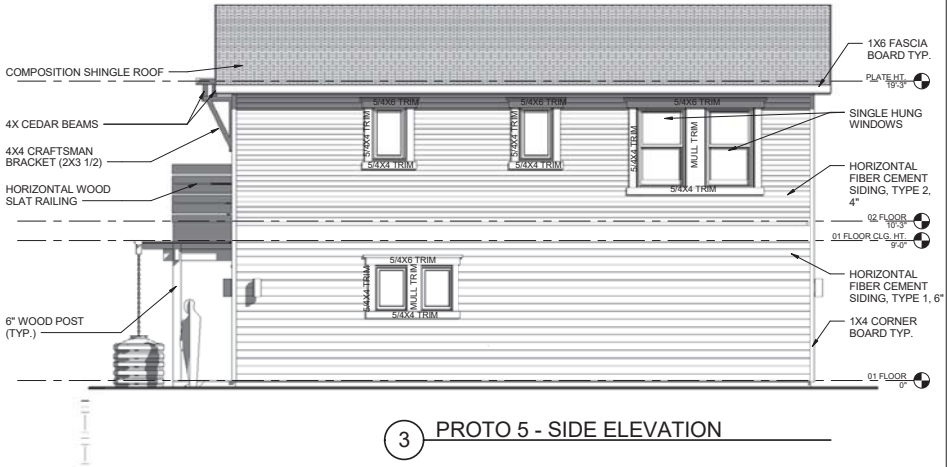
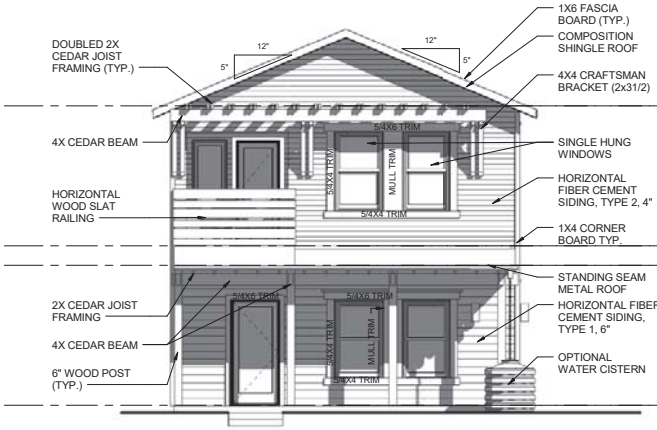
Previous Submittal - WITHDRAWN

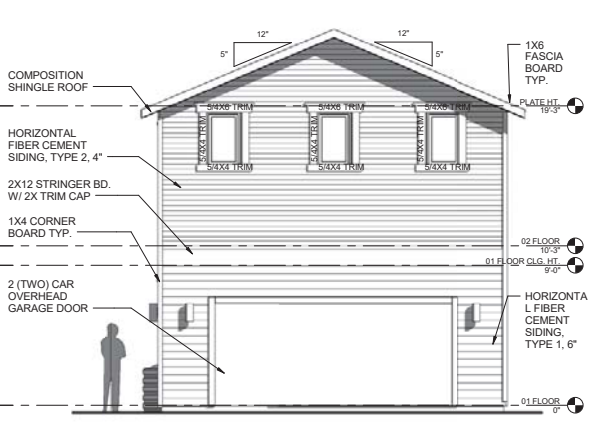


3 PROTO 5 - SIDE ELEVATION

5 PROTO 5 - OPTIONAL
1/8" = 1'-0"



2 PROTO 5 - FRONT ELEVATION
1/8" = 1'-0"



1 PROTO 5 - BACK ELEVATION
1/8" = 1'-0"

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600 Block Burleson San Antonio, TX

No.	Date	Description

TERRAMARK URBAN HOMES

EXTERIOR ELEVATIONS

PROTOTYPE 5

Project number
Date
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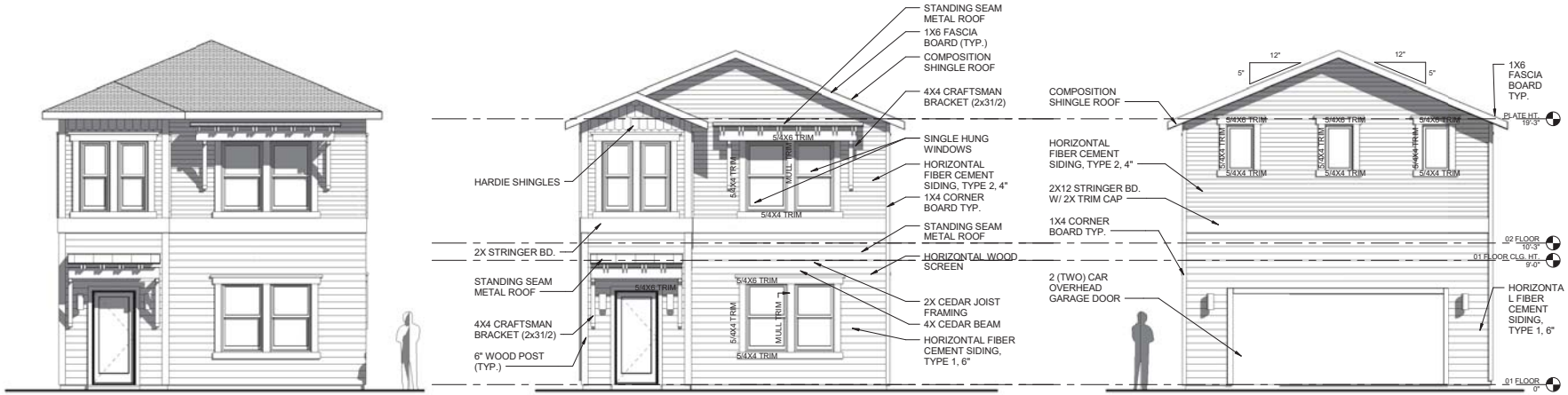
Current Proposal

3 PROTO 5 - SIDE ELEVATION



5 PROTO 5 - OPTIONAL
1/8" = 1'-0"

2 PROTO 5 - FRONT ELEVATION
1/8" = 1'-0"

1 PROTO 5 - BACK ELEVATION
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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SEVENTH GENERATION
DESIGN INCORPORATED

TERRAMARK
URBAN HOMES

Urban @ Olive
600 Block Burleson San Antonio, TX
Color Study | Dignowity Neighborhood

SELECTING WINDOWS FOR **NEW BUILDINGS**

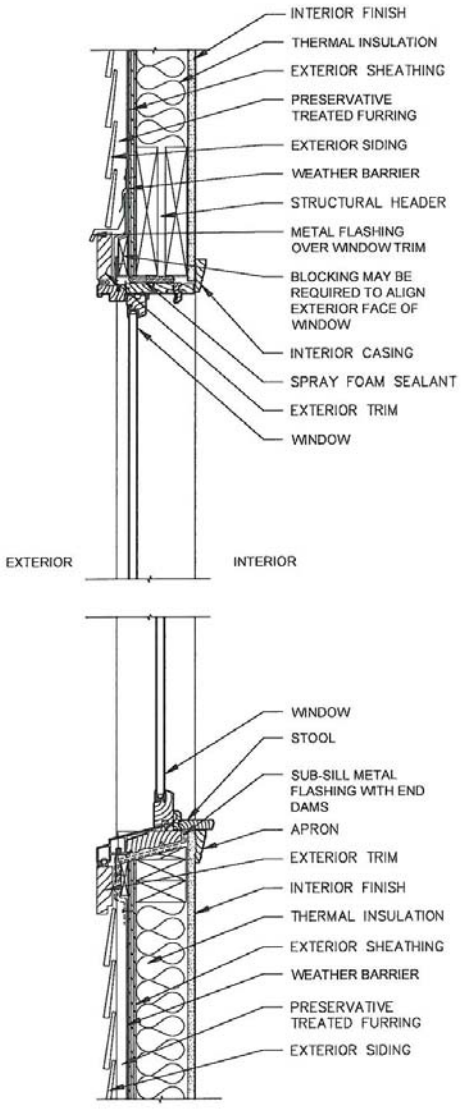
3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.

The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

Examples in New Construction:



Block Frame

(not recommended)

Flush Flange