

HISTORIC AND DESIGN REVIEW COMMISSION

July 6, 2016

Agenda Item No: 30

HDRC CASE NO: 2016-192
ADDRESS: 625 BURLESON ST
LEGAL DESCRIPTION: NCB 515 BLK 17 LOT 1
ZONING: R6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: David Ericsson
OWNER: Drew & Shari Witt
TYPE OF WORK: Final approval of new construction of a single family house
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a two story single family structure with a detached accessory structure at 625 Burleson.

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 and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Facade 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.

3. Materials and Textures

A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

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

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

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. This case was heard by the Historic and Design Review Commission on June 1, 2016, where the applicant received conceptual approval with the following stipulations: that the applicant provide staff an updated site plan noting setbacks that are consistent with the predominant historic example on N Pine, that the applicant provide staff an updated front porch design that includes additional depth and massing as noted in finding d as well as address the arrangement of the porch in relationship to the second level windows, that the applicant provide staff with a sample of the proposed metal siding, that the applicant provide specifications and a wall section noting the proposed framing for the proposed windows, that the applicant provide specifications for the proposed garage door, that the applicant provide a detailed landscaping plan noting the width of the proposed sidewalk, driveway and all landscaping materials and that the applicant provide additional information in regards to the proposed fence including an appropriate height.
- b. Staff performed a site visit on June 21, 2016, and found that the proposed structure's massing will be appropriate and consistent with other structures in the vicinity.
- c. SETBACKS – According to the Guidelines for New Construction 1.A.i., the front facades of new buildings should be aligned with the front facades of adjacent buildings where a consistent setback has been established

along the street frontage. If no consistent setback has been established, the median setback of all buildings should be used. The applicant has proposed to align the setback of the proposed porch with the setbacks of other historic structures on N Pine. Staff finds this setback appropriate and consistent with the Guidelines and historic example on N Pine.

- d. **ORIENTATION** – The front façade of new construction should be oriented in a manner that is consistent with the historic example of the block. The applicant has proposed to orient the front façade of the structure toward N Pine. This is appropriate and consistent with the Guidelines for New Construction 1.A.ii.
- e. **FRONT PORCH** -Many historic structures feature a front porch that is recessed within the plan producing a front façade that features depth. The applicant has proposed a front porch with little depth that features only a porch overhang and a stoop. Since conceptual review, the applicant has increased the depth of the front porch which has promoted a consistent setback, however, staff has concerns about the overall lack of emphasis placed on the front porch.
- f. **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. The block predominantly features single story historic structures, however, there are examples of structures featuring either two stories or roof designs that present height not typical of a one story structure. Staff finds the applicant’s proposed height of two stories at approximately thirty (30) feet appropriate and consistent with the Guidelines.
- g. **TRANSITIONS** – Step downs in building height should be utilized to transition from the height of the proposed new construction to the single story height of the neighboring structure. The applicant has proposed a smaller massing between the highest massing of the house and the neighboring structures. Additionally, the applicant has proposed a modified roof plane to facilitate this transition. This is Consistent with the Guidelines for New Construction 2.A.ii.
- h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundations. The applicant’s proposal is consistent with the Guidelines.
- i. **ROOF FORM** – The applicant has proposed for the new construction to feature a front gable similar to the historic structures on the site. Additionally, the applicant has proposed a shed roof on the north elevation. Staff finds both of these proposed roof forms appropriate.
- j. **WINDOW & DOOR OPENINGS** – The applicant has proposed window and door openings that complementary of the openings found on historic structures throughout the Dignowity Hill Historic District. This is consistent with the Guidelines for New Construction 2.C.i.
- k. **LOT COVERAGE** – The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The applicant’s proposed building footprint is consistent with the Guidelines for New Construction 2.D.i.
- l. **MATERIALS** – In regards to materials, the applicant has proposed board and batten siding, composite siding, aluminum windows, cedar rafters, a standing seam metal roof, stucco skirting, cedar fencing, galvalume corrugated metal siding and an exposed metal flue. Generally, the applicant’s materials are appropriate and consistent with the Guidelines for New Construction 3.A., however, staff recommends the applicant provide a sample of the proposed galvalume siding to staff as this material is not typical for historic districts. Staff finds this material may be appropriate if properly dimensioned to relate to traditional wood siding.
- m. **WINDOWS** – As previously mentioned, the applicant has proposed aluminum windows. Staff recommends the applicant provide a detailed section noting the framing of the proposed windows as well as information on the proposed windows. Each window should be inset at least two (2) inches within the walls. The applicant has noted window depths of two (2) inches. Staff finds this installation appropriate.
- n. **ARCHITECTURAL DETAILS** – New building should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should

not detract from nearby historic structures. Staff finds that in general the applicant's proposed design is consistent with the Guidelines for New Construction 4.A.

- o. ARCHITECTURAL DETAILS – The applicant has proposed a horizontal element to separate the wall planes between the first and second floor. The trim piece as currently proposed is located at the bottom of the second floor windows. Staff finds the placement of this trim piece inappropriate. Additionally, staff finds the applicant's proposed front porch covering's height inappropriately placed in relationship to the second level windows. The applicant should modify these elements.
- p. GARAGE – At the rear (west) of the primary structure, the applicant has proposed to construct a single story accessory structure. In regards to massing and form, building size and character, the applicant's proposal is consistent with the Guidelines for New Construction 5.A. The applicant has proposed a garage door to facilitate vehicular access to and from Burleson.
- q. GARAGE – According to the Guidelines for New Construction 5.A.v., garage doors that are similar in proportions and materials as those found historically in the district should be used. The applicant has proposed a cedar clad garage door. Staff finds this is an appropriate proposal.
- r. GARAGE – The Dignowity Hill Historic District features properties with accessory structures in various locations at the rear of the primary historic structure. Many structures are located along both the side and rear property lines. In regards to the proposed accessory structure's orientation and setbacks, the applicant has proposed to locate the proposed accessory structure parallel with the side (north) and rear (west) property lines to include a five (5) foot setback. Staff finds the location appropriate.
- s. MECHANICAL EQUIPMENT – The applicant has noted that mechanical equipment will be located to the north of the proposed structure to be screened by a cedar privacy fence. This is consistent with the Guidelines for New Construction 6.A.
- t. FENCES – Around the perimeter of the property, the applicant has proposed to install a metal fence painted black. The applicant has proposed this fence to be four (4) feet in height in the front and side yard and six (6) foot tall fence in the rear yard. This is consistent with the Guidelines for New Construction.
- u. DRIVEWAY – The applicant has noted on the provided landscaping plan that the driveway width is to be approximately seventeen (17) to twenty (20) feet in width. An appropriate driveway width in a historic district is ten (10) feet in width. Staff recommends the applicant modify the width of the proposed driveway.
- v. SIDEWALK – Leading from the public right of way to the front porch, the applicant has proposed a staggered concrete paver sidewalk. Staff finds that a sidewalk that is even on each side and three (3) to three and a half (3.5) feet in width is appropriate. Staff finds that the use of concrete pavers may also be appropriate given their installation is in keeping with the previously mentioned standards.

RECOMMENDATION:

Staff recommends final approval based on finding a through u with the following stipulations:

- i. That the applicant add additional architectural features to increase the massing of the proposed front porch.
- ii. That the applicant reduce the proposed driveway width to no more than ten (10) feet in width.
- iii. That the applicant propose a sidewalk that is even on each side and three (3) to three and a half (3.5) feet in width.
- iv. That the applicant modify the proposed front porch covering's height in relationship to the second level windows as noted in finding o.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: May 20, 2016

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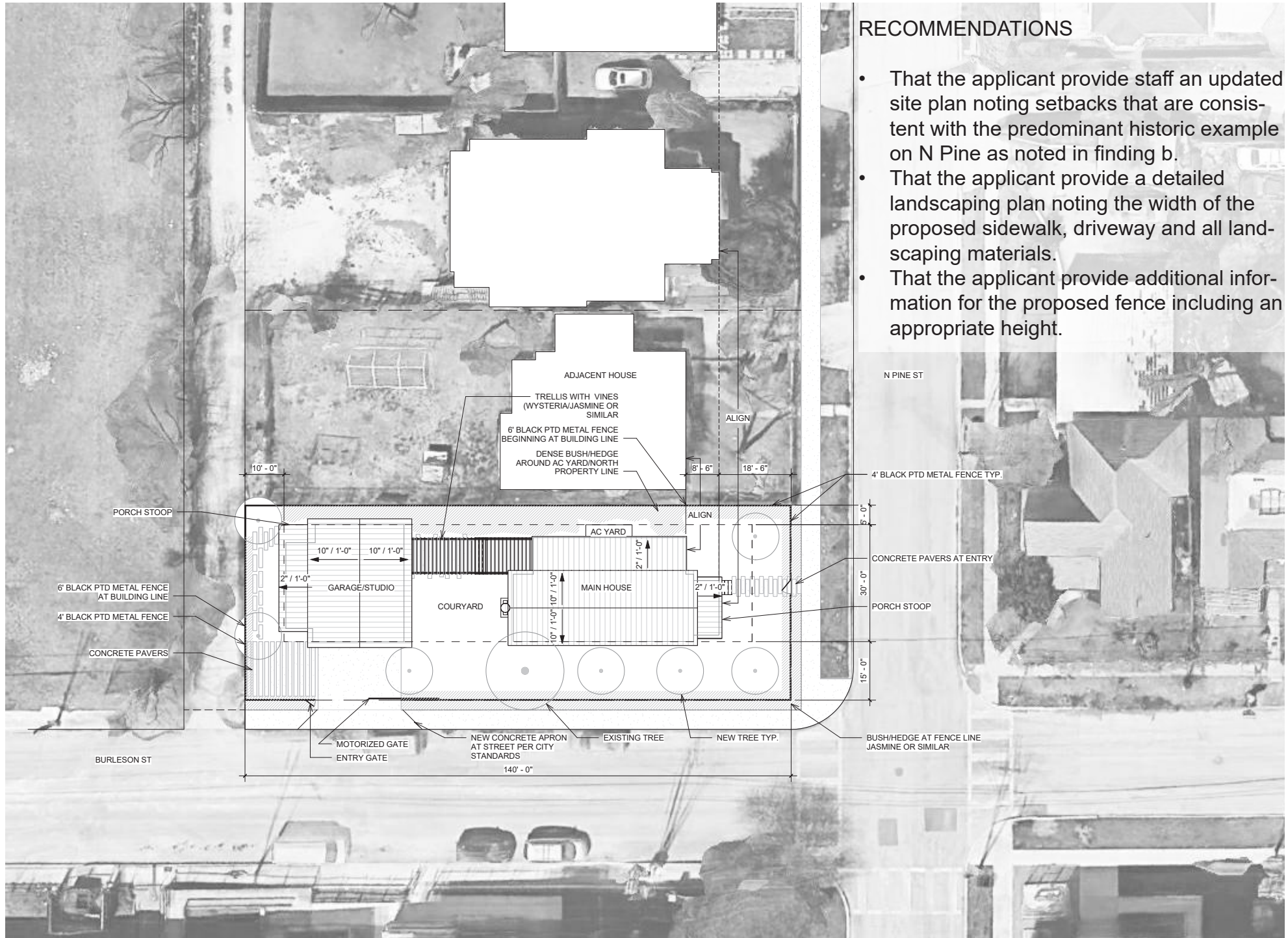
625 BURLESON

SOUTH EAST CORNER

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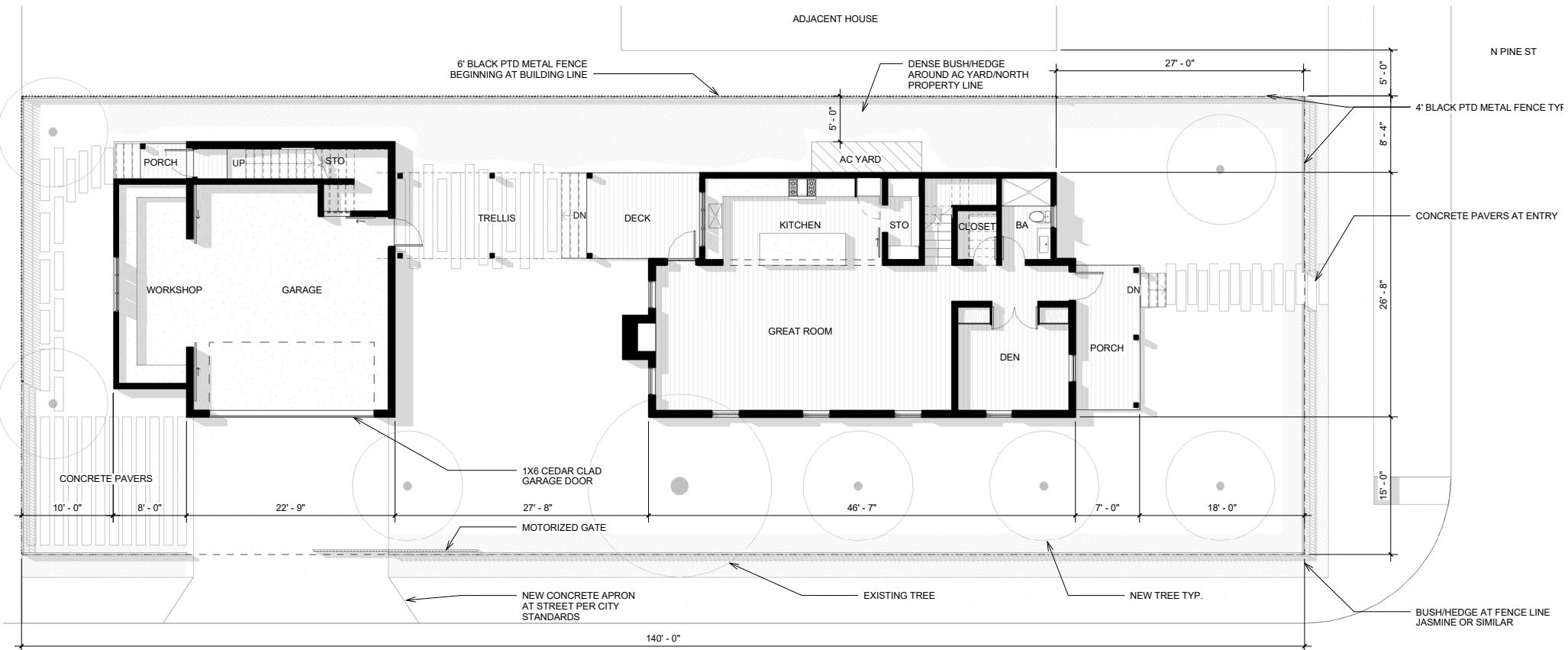
RECOMMENDATIONS

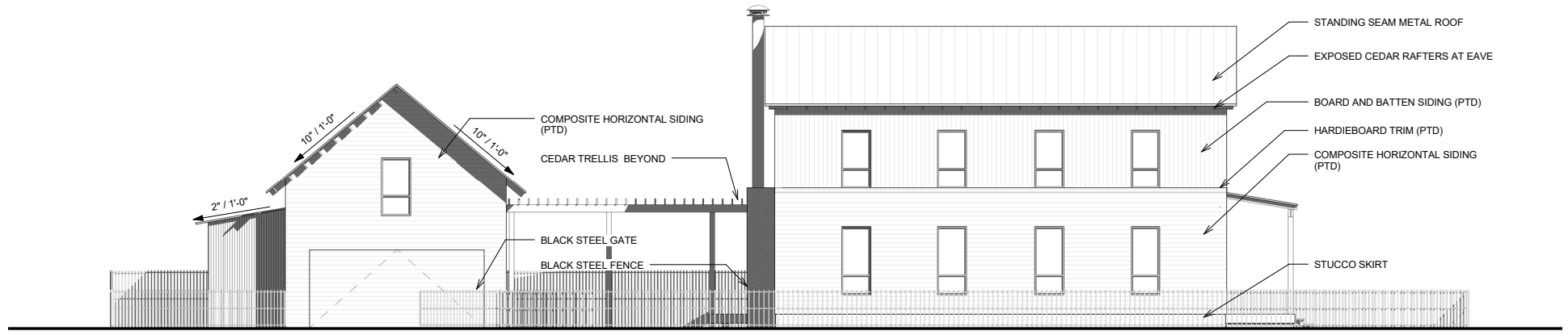
1. That the applicant provide staff an updated site plan noting setbacks that are consistent with the predominant historic example on N Pine as noted in finding b.
2. That the applicant provide staff an updated front porch design that includes additional depth and massing as noted in finding d as well as address the arrangement of the porch in relationship to the second level windows.
3. That the applicant provide staff with a sample of the proposed metal siding.
4. That the applicant provide specifications and a wall section noting the proposed framing for the proposed windows. Each window should be inset at least two (2) inches within the walls.
5. That the applicant provide specifications for the proposed garage door.
6. That the applicant provide a detailed landscaping plan noting the width of the proposed sidewalk, driveway and all landscaping materials.
7. That the applicant provide additional information for the proposed fence including an appropriate height.



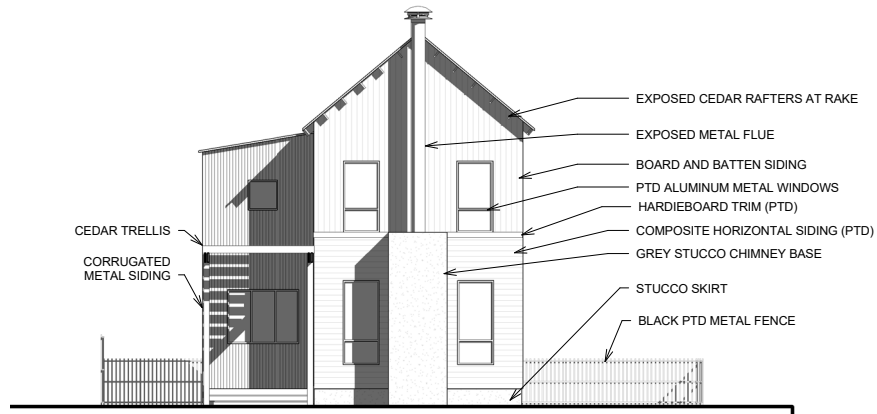
RECOMMENDATIONS

- That the applicant provide staff an updated site plan noting setbacks that are consistent with the predominant historic example on N Pine as noted in finding b.
- That the applicant provide a detailed landscaping plan noting the width of the proposed sidewalk, driveway and all landscaping materials.
- That the applicant provide additional information for the proposed fence including an appropriate height.

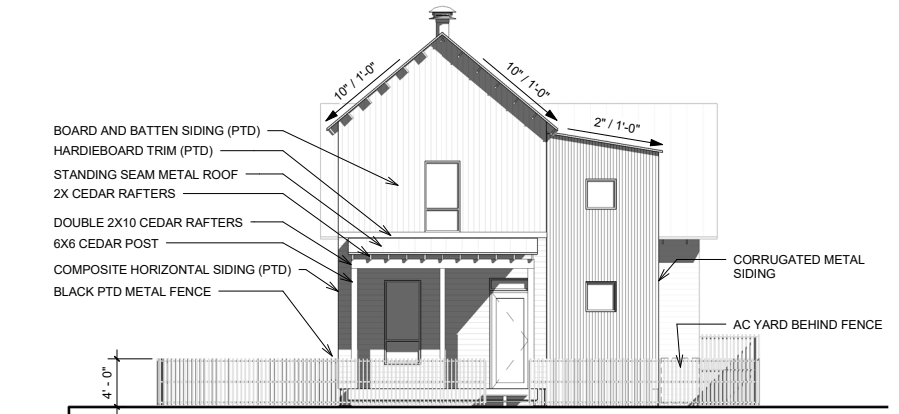




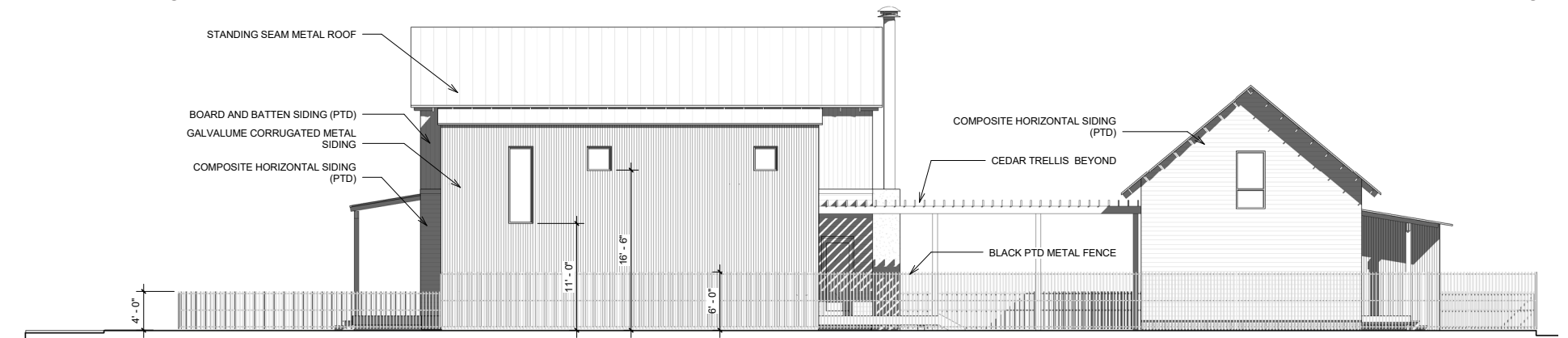
SOUTH ELEVATION



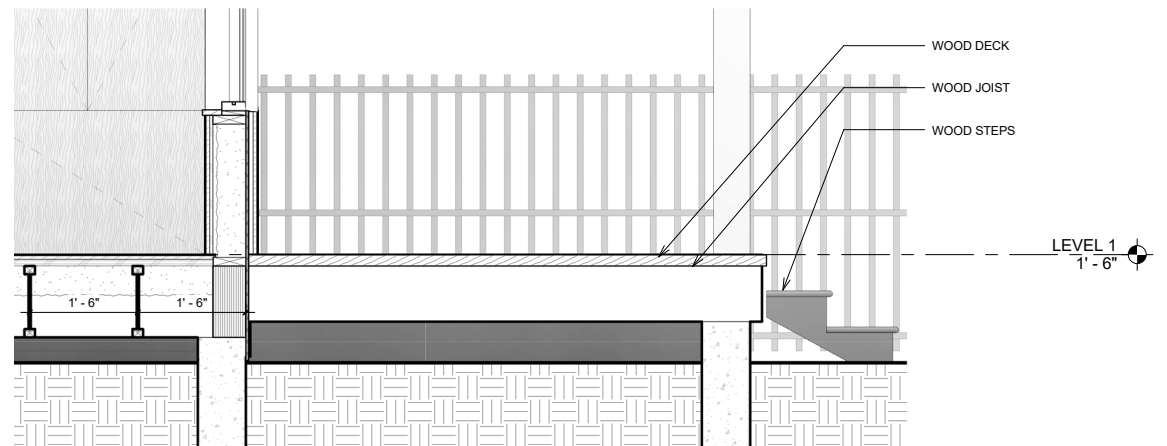
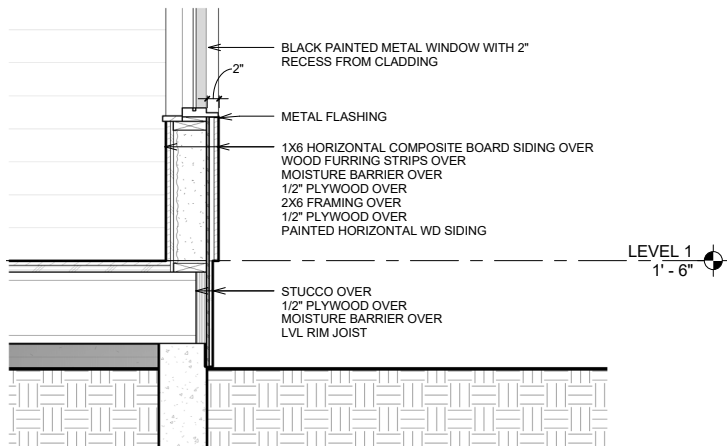
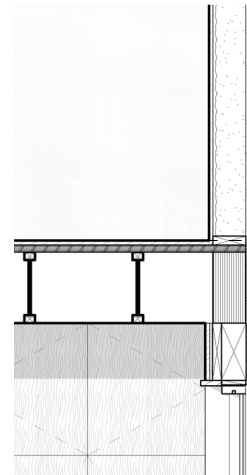
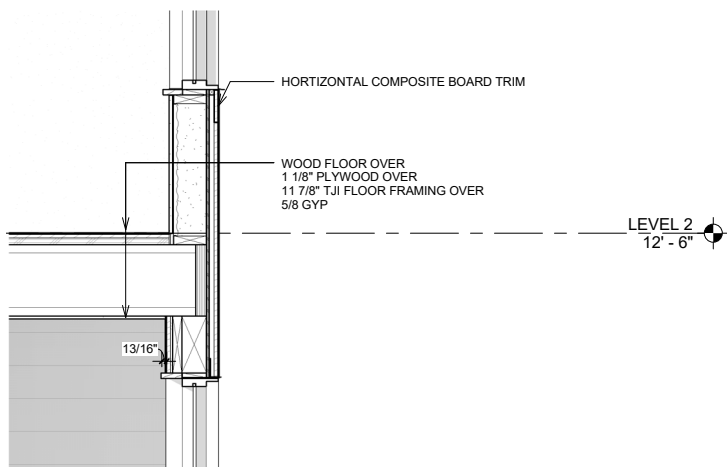
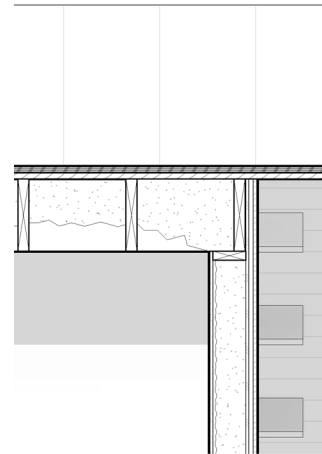
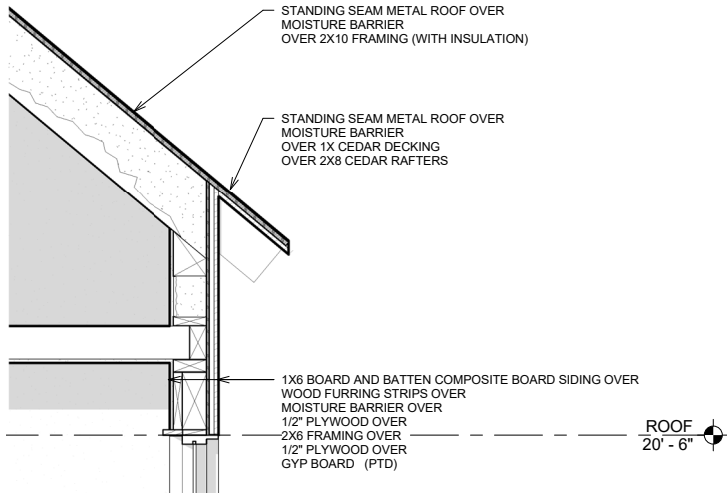
WEST ELEVATION



EAST ELEVATION

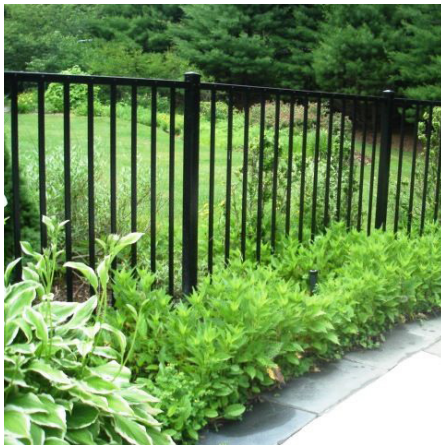


NORTH ELEVATION



RECOMMENDATIONS

- That the applicant provide staff an updated front porch design that includes additional depth and massing as noted in finding d as well as address the arrangement of the porch in relationship to the second level windows.
- That the applicant provide specifications and a wall section noting the proposed framing for the proposed windows. Each window should be inset at least two (2) inches within the walls.



GATE PRECEDENT

625 BURLESON



PLANTING PRECEDENT

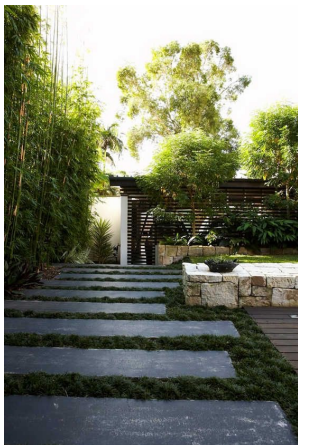


PLANTING PRECEDENT

SOUTH WEST CORNER



CONCRETE PAVERS



CONCRETE PAVERS

D ERICSSON



CORRUGATED MTL PRECEDENT



CORRUGATED MTL PRECEDENT



CEDAR FRONT DOOR



CEDAR CLAD GARAGE DOOR

625 BURLESON

SOUTH ELEVATION

D ERICSSON