

## HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2016

Agenda Item No: 2

**HDRC CASE NO:** 2016-298  
**ADDRESS:** 432 BURLESON ST  
1026 N HACKBERRY

**LEGAL DESCRIPTION:**  
**ZONING:** IDZ H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Jim Bailey/Alamo Architects  
**OWNER:** Juan Fernandez/A & F Partners, LLC  
**TYPE OF WORK:** Conceptual approval of the construction of two, single family houses  
**REQUEST:**

The applicant is requesting conceptual approval to construct two, detached single family houses on the vacant lot at 432 Burleson. The applicant has proposed for each structure to feature two stories and approximately 1,300 square feet.

### 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.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

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

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

### 4. Architectural Details

#### A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

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

### 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

#### 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.

#### 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

##### 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.

#### 7. Off-Street Parking

##### A. LOCATION

- i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

##### B. DESIGN

- i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.



## FINDINGS:

- a. The applicant has proposed to construct two, detached single family houses on the vacant lot at 432 Burleson. Each structure to feature two stories and approximately 1,300 square feet. Staff performed a site on...and found the site to feature multiple trees, some of which are significant in diameter.
- b. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed for one structure to be oriented toward N Hackberry and the other orientated toward Burleson. Both N Hackberry and Burleson feature varying setbacks for historic structures. The applicant has proposed a setback for each structure that is the average alignment of the historic structures on both block faces. Staff finds both the applicant's proposed setbacks and orientations appropriate and consistent with the Guidelines.
- c. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance of each structure toward the street of its primary orientation. This is consistent with the Guidelines.
- d. 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 applicant has proposed for both structures to feature two-stories and an overall height of approximately twenty-five (25) feet. This block on N Hackberry has two historic structures that feature multiple stories. On Burleson, there are nearby historic structures that feature both two stories and one story structures with high pitched roofs. Staff finds the applicant's proposed heights appropriate.
- e. 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 single height front porch which spans a majority of the front façade extending 6' – 5" from the front façade. Staff finds that this in addition to a single height carport with a shed roof actively transitions the structure's height to the height of the neighboring structures.
- f. 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 has provided elevations which show that the applicant has proposed foundation heights of approximately one (1) to (two) feet for each structure. This is consistent with the Guidelines, however, staff recommends the applicant provide additional information regarding foundation heights.
- g. ROOF FORM – The applicant has proposed a side gable roof, consistent with many roof structures located throughout the district. This is consistent with the Guidelines for New Construction.
- h. WINDOW & DOOR OPENINGS – The applicant has proposed window and door openings that feature historic proportions and contemporary interpretations of historic façade openings found throughout the Dignowity Hill Historic District. This is consistent with the Guidelines for New Construction 2.C.i.
- i. 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 has proposed to construct two (2) structures on a lot which historically featured only one structure. While this lot historically featured one (1) structure, the lot features a depth that can appropriately site two structures and maintain an appropriate building to lot ratio. The applicant's proposal is consistent with the Guidelines.
- j. MATERIALS – Regarding materials, the applicant has proposed materials of cement shingle siding, wood trim, cement panel siding, cedar posts, cement lap siding, standing seam metal roofs and fiberglass windows and doors. In regards to windows, the applicant has proposed to inset each fiberglass window within walls approximately two (2) inches. This is appropriate and consistent with the Historic Design Guidelines, Window Policy Document.
- k. 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.
- l. CARPORT – At the rear of the structure fronting Burleson, the applicant has proposed to construct an attached carport. Staff finds that the overall design of the carport is complementary of the design of the proposed new

construction. To the side (south) of the structure fronting N Hackberry, the applicant has proposed to construct a detached carport with a shed roof. This carport features a location, massing and roof form appropriate new construction and the adjacent properties. Staff finds the applicant's proposed carport consistent with the Guidelines for New Construction 5.A.

- m. **MECHANICAL EQUIPMENT** – At this time, the applicant has noted the location or screening of mechanical equipment. The applicant is responsible for screening all mechanical equipment from view from the public right of way.
- n. **FENCING** – At the rear and sides of each structure, behind the main façade, the applicant has proposed to construct a wood privacy fence. In the front yards and along the public right of way at both Burleson and N Hackberry, the applicant has proposed construct a cattle panel fence. The applicant is responsible for ensuring that the proposed fence does not exceed four (4) feet in height in the yard fronting Burleson and N Hackberry and six (6) feet in height at the rear of the lot.
- o. **DRIVEWAY** – The applicant has proposed two concrete ribbon strip driveways to be a total of 8' – 6" in width. The applicant has proposed to install decomposed granite between the ribbon strips. This is appropriate and consistent with the Guidelines for Site Elements.
- p. **SIDEWALK** – The applicant has proposed two concrete sidewalks from the public right of way to the front porch of each structure. The sidewalks are proposed to be four (4) feet in width. This is consistent with the Guidelines.
- q. **LANDSCAPING** – The applicant has provided a landscaping plan as well as information regarding landscaping materials. Staff finds the proposed landscaping design and materials appropriate for the Dignowity Hill Historic District and consistent with the Guidelines for Site Elements.

#### **RECOMMENDATION:**

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

- i. That the applicant provide additional information regarding the proposed new construction's foundation heights.
- ii. That the applicant provide information regarding the location and screening of all mechanical equipment.

#### **CASE MANAGER:**

Edward Hall

#### **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.



## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 21, 2016

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STOP



## 432 BURLESON AND 1026 N HACKBERRY

### OVERALL

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### 432 BURLESON

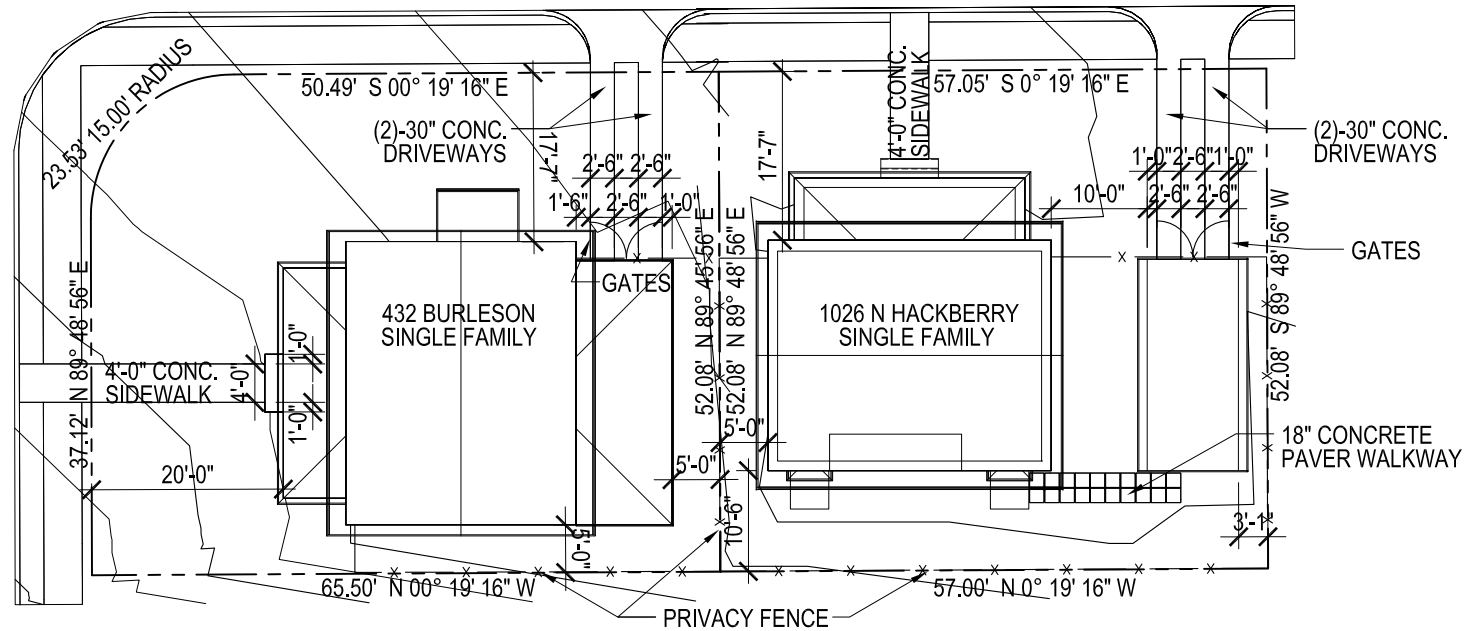
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### 1026 N HACKBERRY

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# N. HACKBERRY

BURLESON



SITE PLAN

**432 BURLESON + 1026 N HACKBERRY**  
 DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS  
 JULY 13, 2016



SCALE: 1"=20'-0"





SITE PLAN

SCALE: 1"=20'-0"

**432 BURLESON + 1026 N HACKBERRY**  
DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS  
JULY 13, 2016

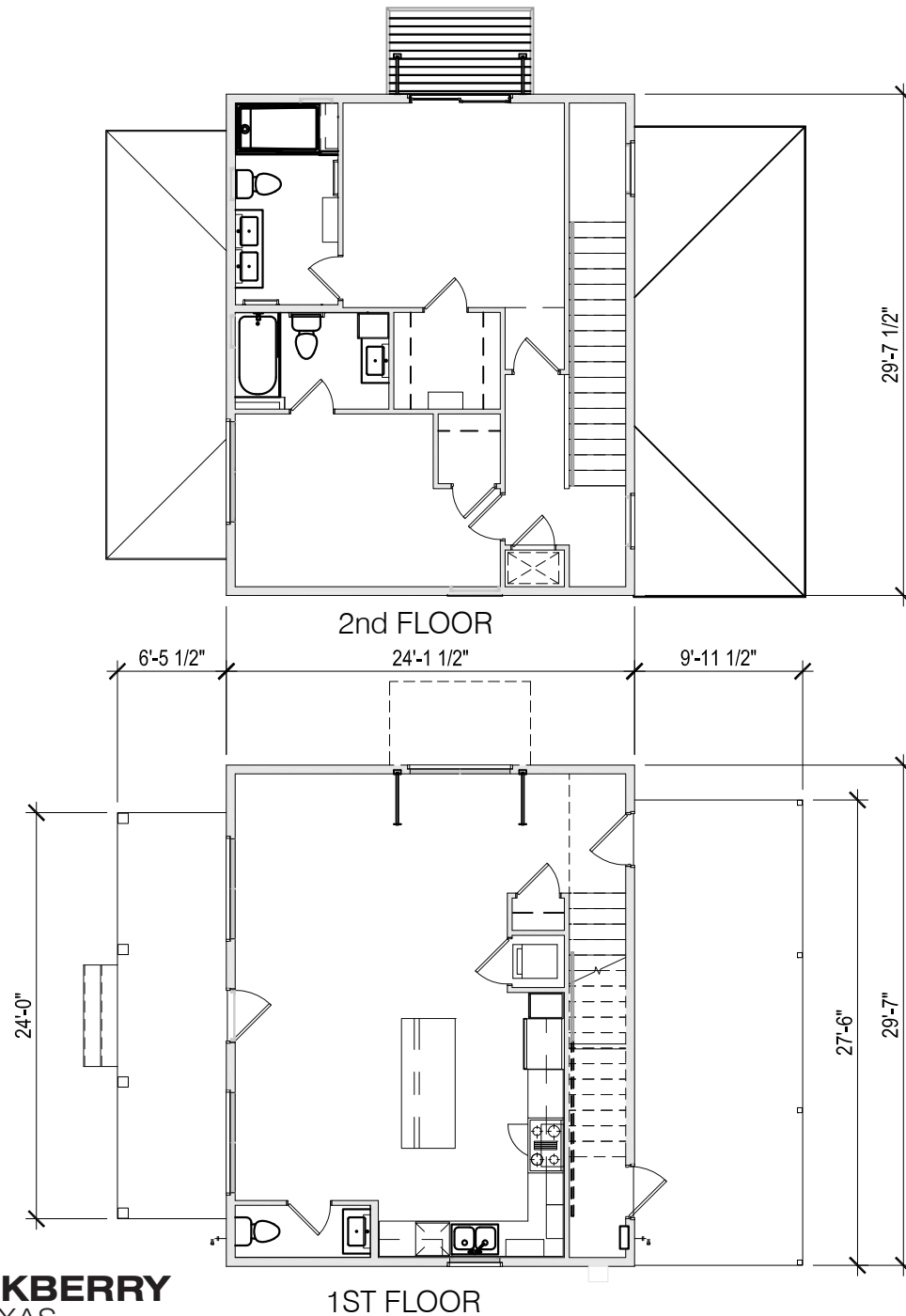




PERSPECTIVE LOOKING SOUTHWEST

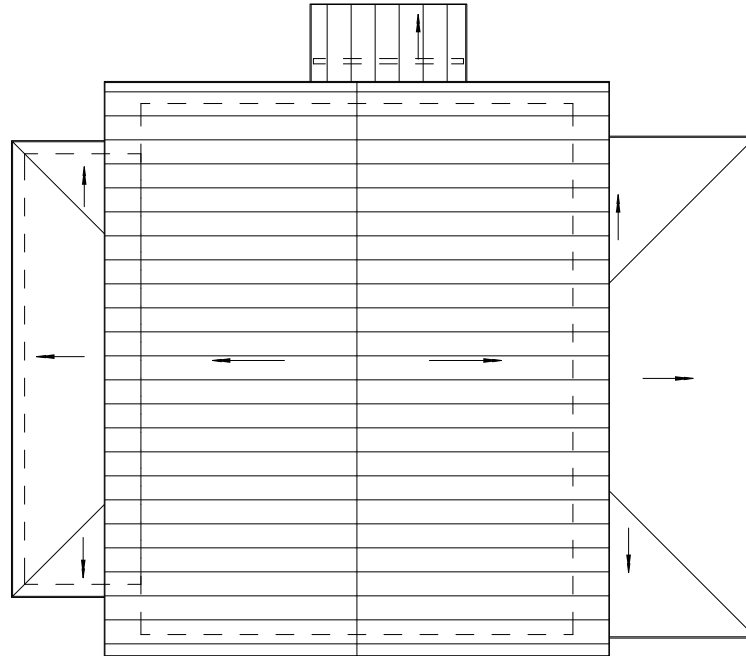
**432 BURLESON + 1026 N HACKBERRY**  
DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS  
JULY 13, 2016





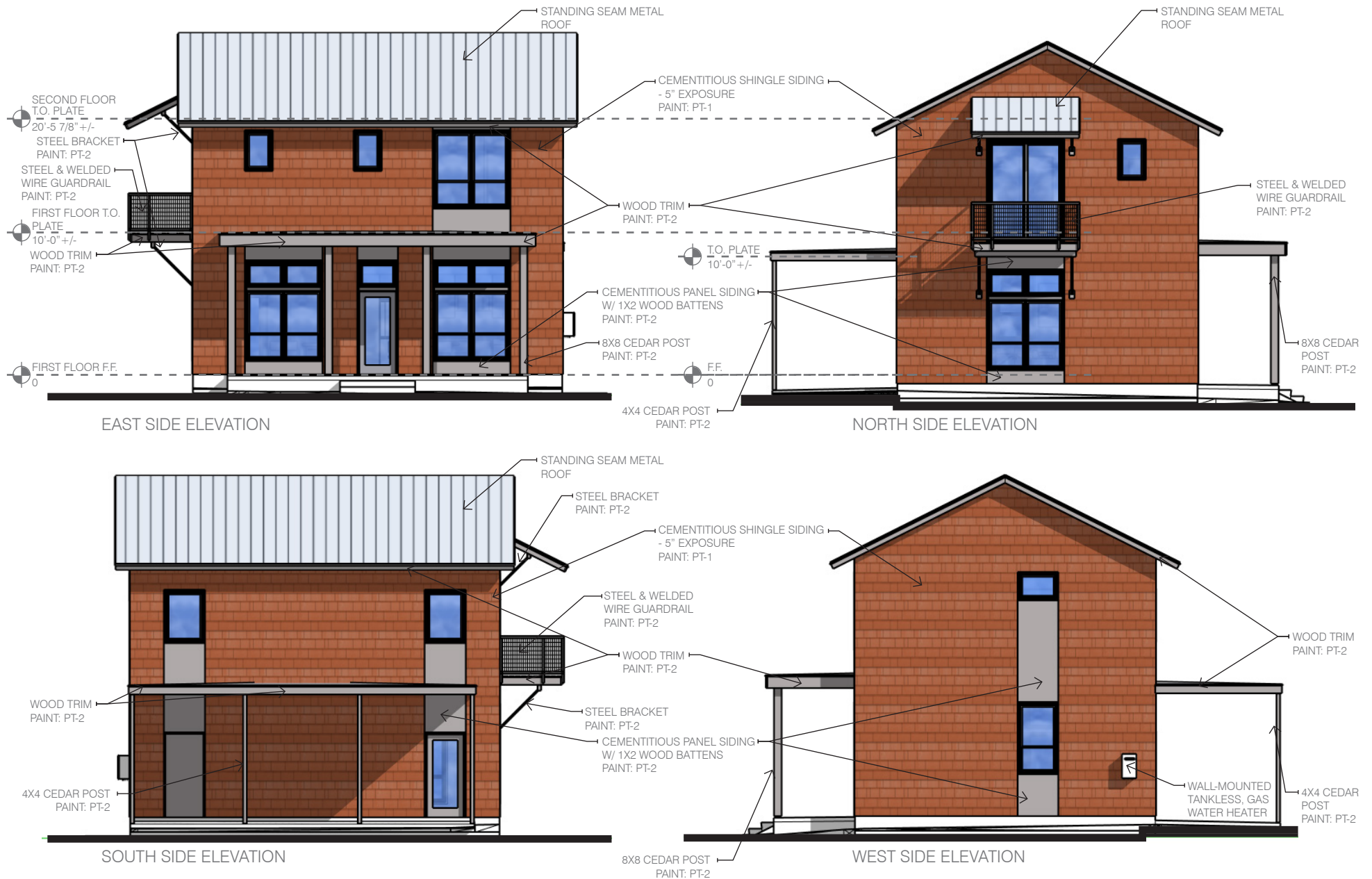
432 BURLESON FLOOR PLANS

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432 BURLESON ROOF PLAN

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#### 432 BURLESON ELEVATIONS

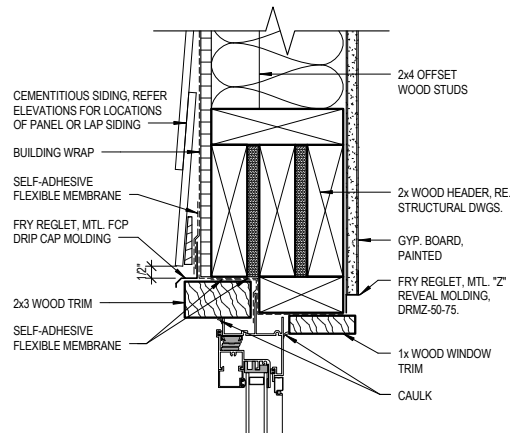
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 JULY 13, 2016



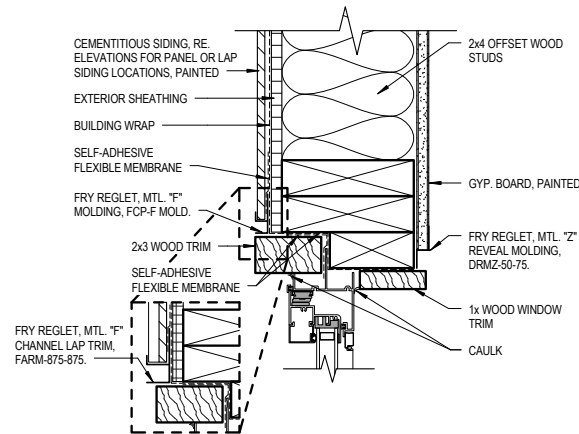
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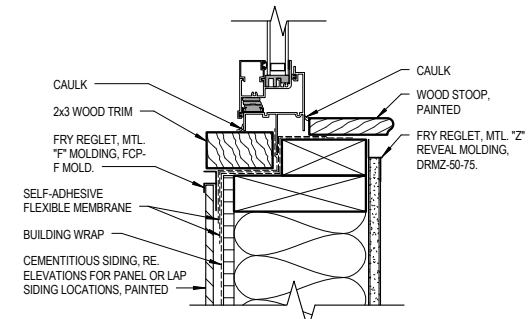
PT-2 - GRAY MATTERS - SW7066



SIDING - WINDOW HEAD



SIDING - WINDOW JAMB



SIDING - WINDOW SILL

432 BURLESON EXTERIOR PAINT COLORS & INSET WINDOW DETAIL

**432 BURLESON + 1026 N HACKBERRY**  
 DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS  
 JULY 13, 2016



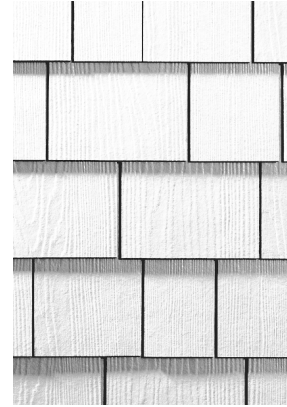
STANDING SEAM METAL ROOF  
COLOR: GALVALUM



PELLA FIBERGLASS WINDOWS  
COLOR: MORNING SKY GRAY



PELLA FIBERGLASS DOORS  
COLOR: MORNING SKY GRAY



FIBER CEMENT STRAIGHT SHINGLES  
(ACTUAL COLOR NOT REPRESENTED)



FIBER CEMENT PANEL SIDING  
(ACTUAL COLOR NOT REPRESENTED)



FENCE TYPE 1  
DESCRIPTION: WOOD FRAME WITH METAL  
MESH  
PAINTED: TBD  
(ACCESS GATES SIMILAR)



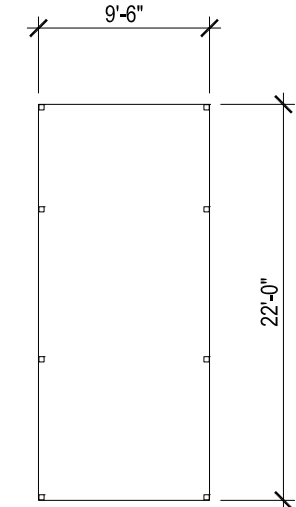
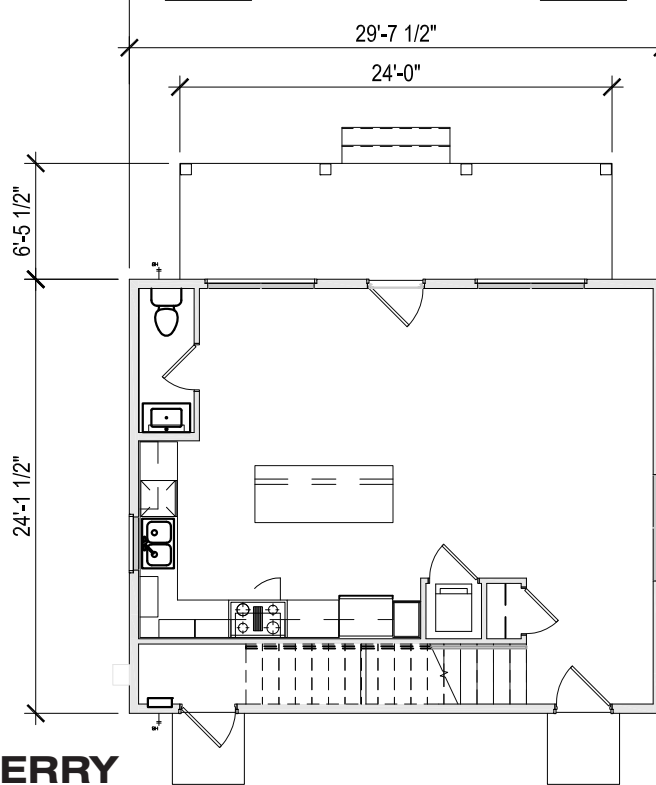
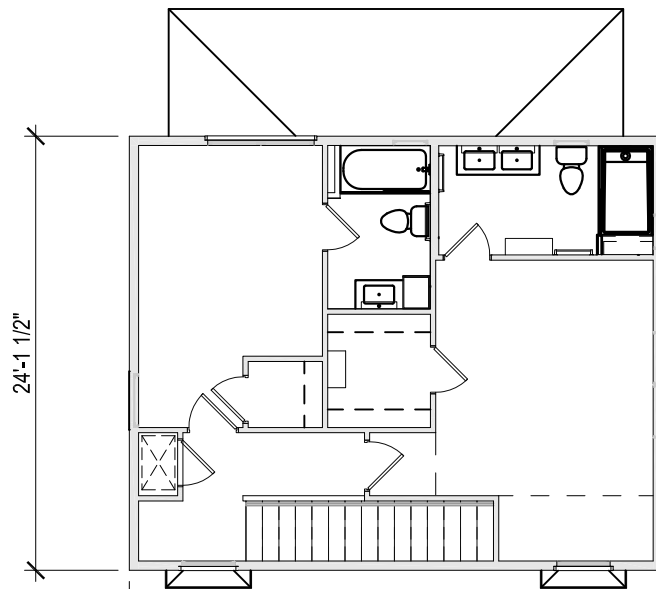
BALCONY RAILING  
DESCRIPTION: STEEL ANGLED WITH 2X2  
METAL MESH WELDED TOGETHER  
PAINTED: PT-2  
(ACCESS GATES SIMILAR)



FENCE TYPE 2  
DESCRIPTION: VERTICAL CEDAR PICKET  
PRIVACY FENCE

#### 432 BURLESON MATERIAL PALETTE

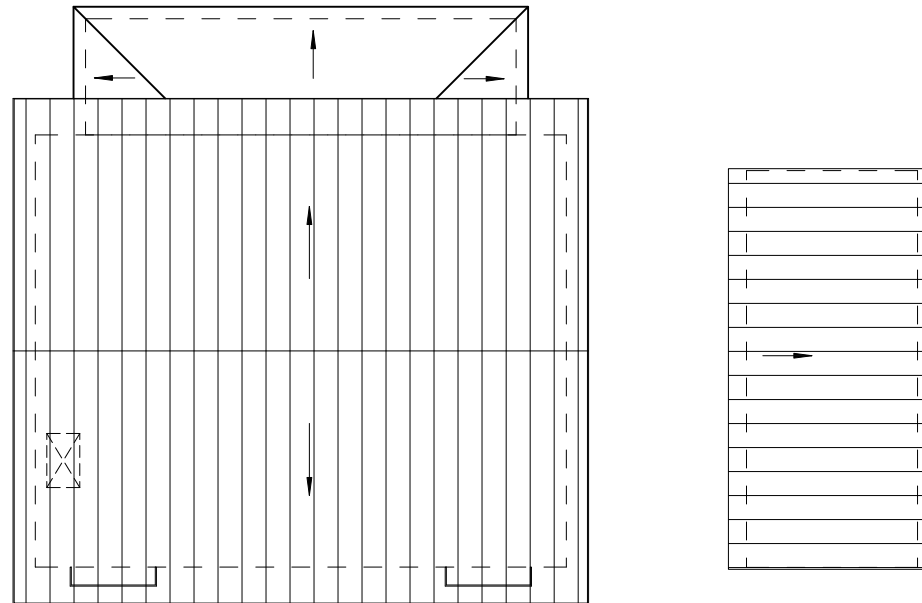
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JULY 13, 2016



1026 N HACKBERRY FLOOR PLANS

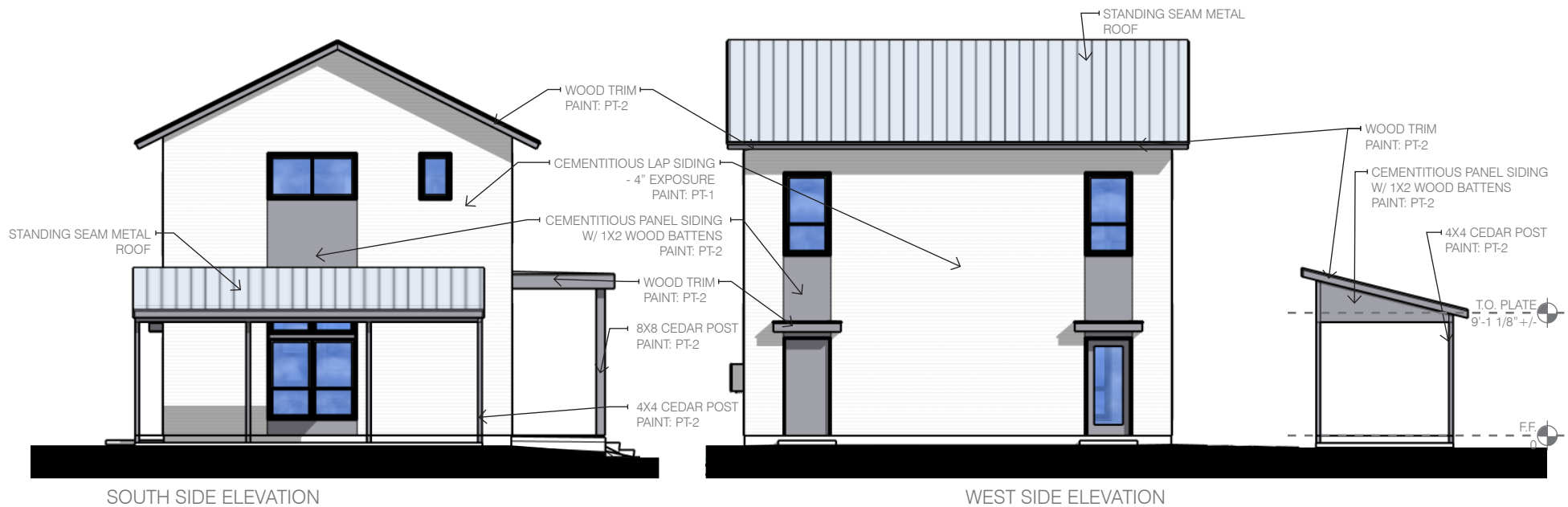
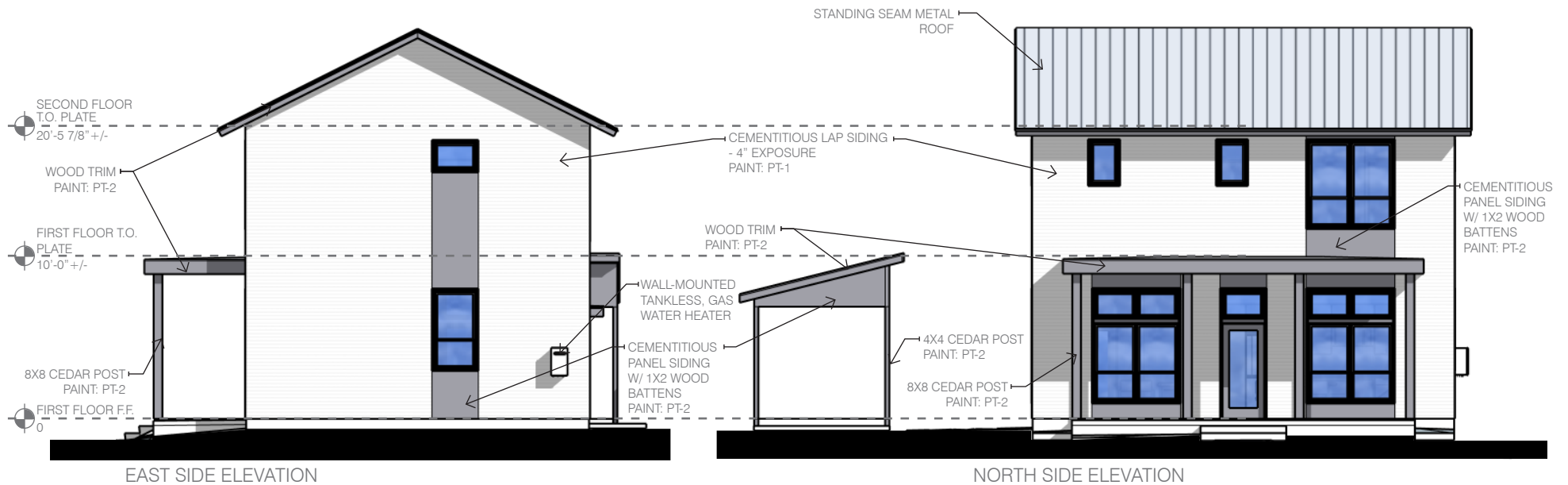
**432 BURLESON + 1026 N HACKBERRY**  
 DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS  
 JULY 13, 2016





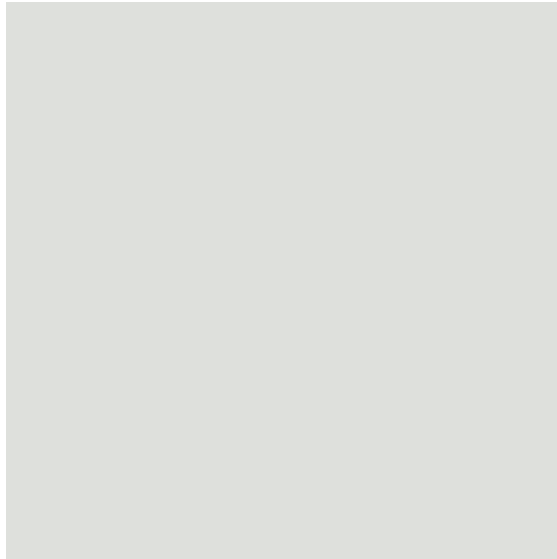
1026 N HACKBERRY ROOF PLAN

**432 BURLESON + 1026 N HACKBERRY**  
 DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS  
 JULY 13, 2016



## 1026 N HACKBERRY ELEVATIONS

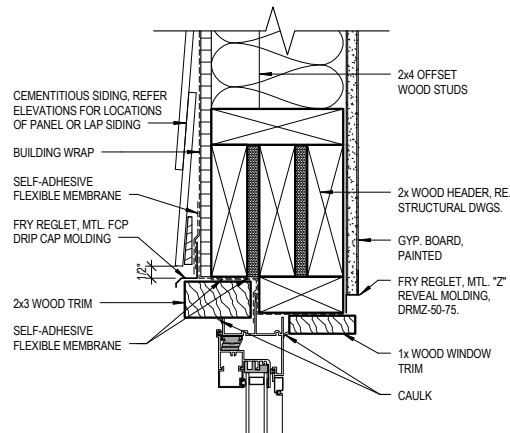
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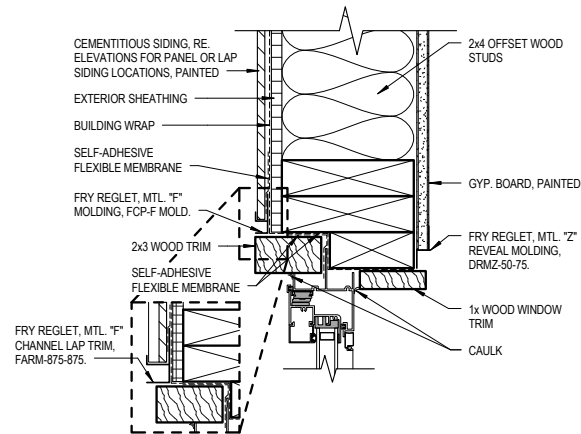
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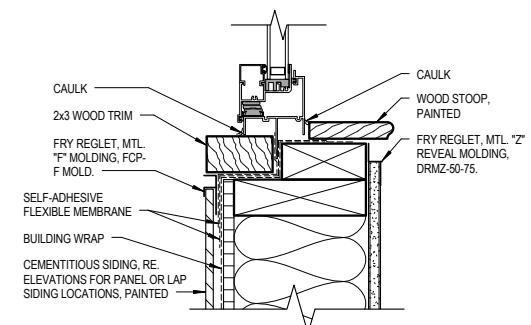
PT-2 - GRAY MATTERS - SW7066



SIDING - WINDOW HEAD



SIDING - WINDOW JAMB



SIDING - WINDOW SILL

1026 N HACKBERRY EXTERIOR PAINT COLORS & INSET WINDOW DETAIL

**432 BURLESON + 1026 N HACKBERRY**  
 DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS  
 JULY 13, 2016



STANDING SEAM METAL ROOF  
COLOR: GALVALUM



PELLA FIBERGLASS WINDOWS  
COLOR: MORNING SKY GRAY



PELLA FIBERGLASS DOORS  
COLOR: MORNING SKY GRAY



LAP SIDING - 4" REVEAL  
(ACTUAL COLOR NOT REPRESENTED)



FIBER CEMENT PANEL SIDING  
(ACTUAL COLOR NOT REPRESENTED)



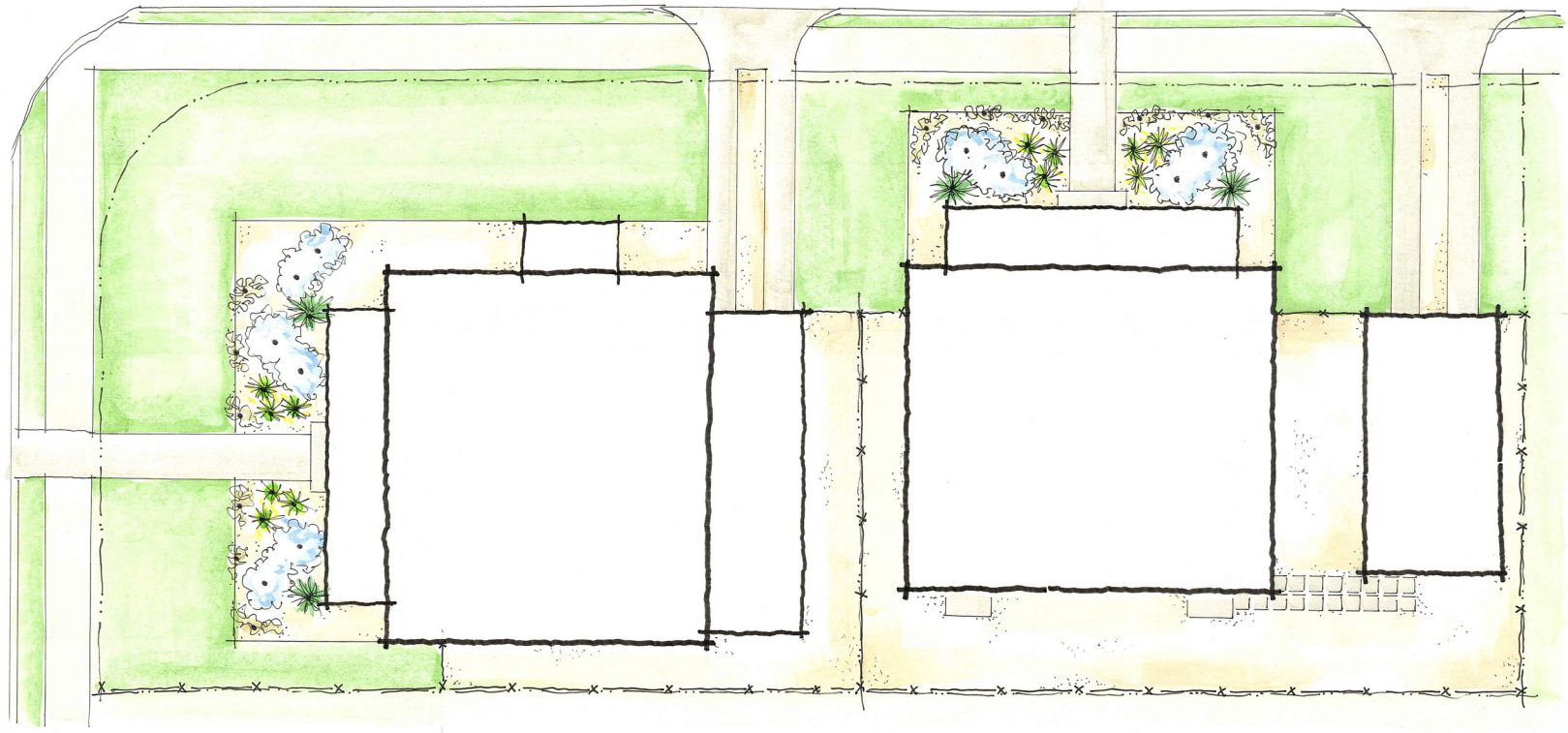
FENCE TYPE 1  
DESCRIPTION: WOOD FRAME WITH METAL  
MESH  
PAINTED: TBD  
(ACCESS GATES SIMILAR)



FENCE TYPE 2  
DESCRIPTION: VERTICAL CEDAR PICKET  
PRIVACY FENCE

1026 N HACKBERRY MATERIAL PALETTE

**432 BURLESON + 1026 N HACKBERRY**  
DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS  
JULY 13, 2016



LANDSCAPE PLAN

**432 BURLESON + 1026 N HACKBERRY**  
DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS  
JULY 13, 2016





BULBINE



RED CRINUM LILY



CORAL VINE



DWARF FOUNTAIN GRASS



PEA GRAVEL



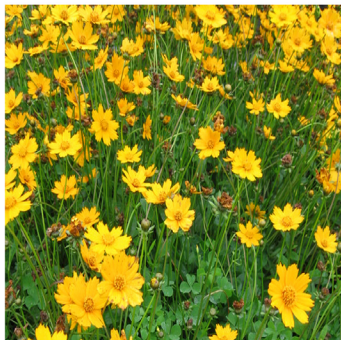
TEXAS BLEND  
1"-4"



DECOMPOSED  
GRANITE



BOULDERS



COREOPSIS



BICOLOR IRIS



KNOCKOUT ROSE



RED SALVIA



CONCRETE PAVERS



SOCIETY GARLIC



BLUE PLUMBAGO



TEXAS SOTOL



SILVER PONY FOOT



BUFFALOGRASS

DIGNOWITY HILL INFILL  
SAN ANTONIO, TEXAS

PLANT MATERIAL

JULY 15, 2016

## PLANT MATERIAL LIST

**432 BURLESON + 1026 N HACKBERRY**  
DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS  
JULY 13, 2016