

HISTORIC AND DESIGN REVIEW COMMISSION

January, 6, 2017

Agenda Item No: 5

HDRC CASE NO: 2016-470
ADDRESS: 419 N HACKBERRY ST
LEGAL DESCRIPTION: NCB 576 BLK 15A LOT N 35.64 FT OF S 60.64 FT OF 12
ZONING: RM-4
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Cibrian Properties LLC
OWNER: Cibrian Properties LLC
TYPE OF WORK: Conceptual approval of new construction of a single family house
REQUEST:

The applicant is requesting conceptual approval to construct a single family house to feature approximately 1,470 square feet on the vacant lot at 419 N Hackberry.

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

pipng 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 is requesting conceptual approval to construct a single family house to feature approximately 1,470 square feet on the vacant lot at 419 N Hackberry.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. The applicant met with the Design Review Committee on December 14, 2016. At that meeting commissioners commented on the proposed foundation heights, setbacks, materials and fenestration patterns.

- d. This request was to be heard at the December 21, 2016. The applicant was not present at that hearing and the HDRC made a motion to postpone the case to a later hearing.
- e. **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 a setback of 8’ – 6” from the property line parallel with Glorietta and approximately 10’ – 0” from the property line parallel with N Hackberry. Average setbacks from the public right of way along Glorietta are greater than twenty (20) feet. Staff recommends the applicant provide a site plan noting the proposed new construction’s setbacks as well as the setbacks of adjacent structures.
- f. **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 toward N Hackberry. Along N Hackberry, historic structures on corner lots are oriented toward both N Hackberry and the secondary street. Staff finds the proposed entrance orientation appropriate and consistent with the Guidelines.
- g. **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 a single story structure with an overall height of approximately twenty (20) feet in height. The historic structure in the immediate vicinity feature comparable heights. The applicant’s proposed height is consistent with the Guidelines.
- 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 has proposed a minimal foundation height of approximately 1’ – 3”. Historic structures throughout Dignowity Hill commonly feature foundation heights of up to eighteen inches in height. Staff finds the applicant’s proposed foundation heights appropriate.
- i. **ROOF FORM** – The applicant has proposed a roof form that includes both elements of a front gabled roof and a side gabled roof. Both roof forms are found throughout the Dignowity Hill Historic District and are consistent with the Guidelines.
- j. **WINDOW & DOOR OPENINGS** – The applicant has proposed window and door openings that are generally appropriately sized. Staff recommends the applicant consider installing additional window openings.
- 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** – The applicant has proposed materials to include an asphalt shingle roof and Hardi board siding. The applicant has not specified window or door materials. Staff recommends the applicant install wood windows that are inset at least two (2) inches within each wall. Staff recommends the applicant refer to the Historic Design Guidelines, Window Policy Document for additional guidance on window installation.
- m. **ARCHITECTURAL DETAILS** – New buildings 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. Generally, the applicant has proposed architectural forms that are consistent with the Guidelines; however, staff finds that the proposed front porch features columns that are inappropriately scaled and placed.
- n. **MECHANICAL EQUIPMENT** – The applicant has not noted the location and screening of mechanical equipment. The applicant is responsible for screening all mechanical equipment from view of the public right of way.
- o. **DRIVEWAY** – There is currently a curb cut, apron and concrete driveway approach on Glorietta. The applicant has proposed to maintain this existing configuration.
- p. **SIDEWALK** – The applicant has proposed a front yard sidewalk to lead from the front porch to the public right of way along N Hackberry. Historically, front yard sidewalks were centered on the structure’s façade or on the structure’s front porch. The applicant has proposed neither. Staff recommends the applicant revise the proposed front sidewalk design and location. The sidewalk should feature a width found historically throughout the district.
- q. **LANDSCAPING** – At this time, the applicant has not provided a detailed landscaping plan. Staff recommends the applicant provide a detailed landscaping plan prior to returning to the HDRC.

RECOMMENDATION:

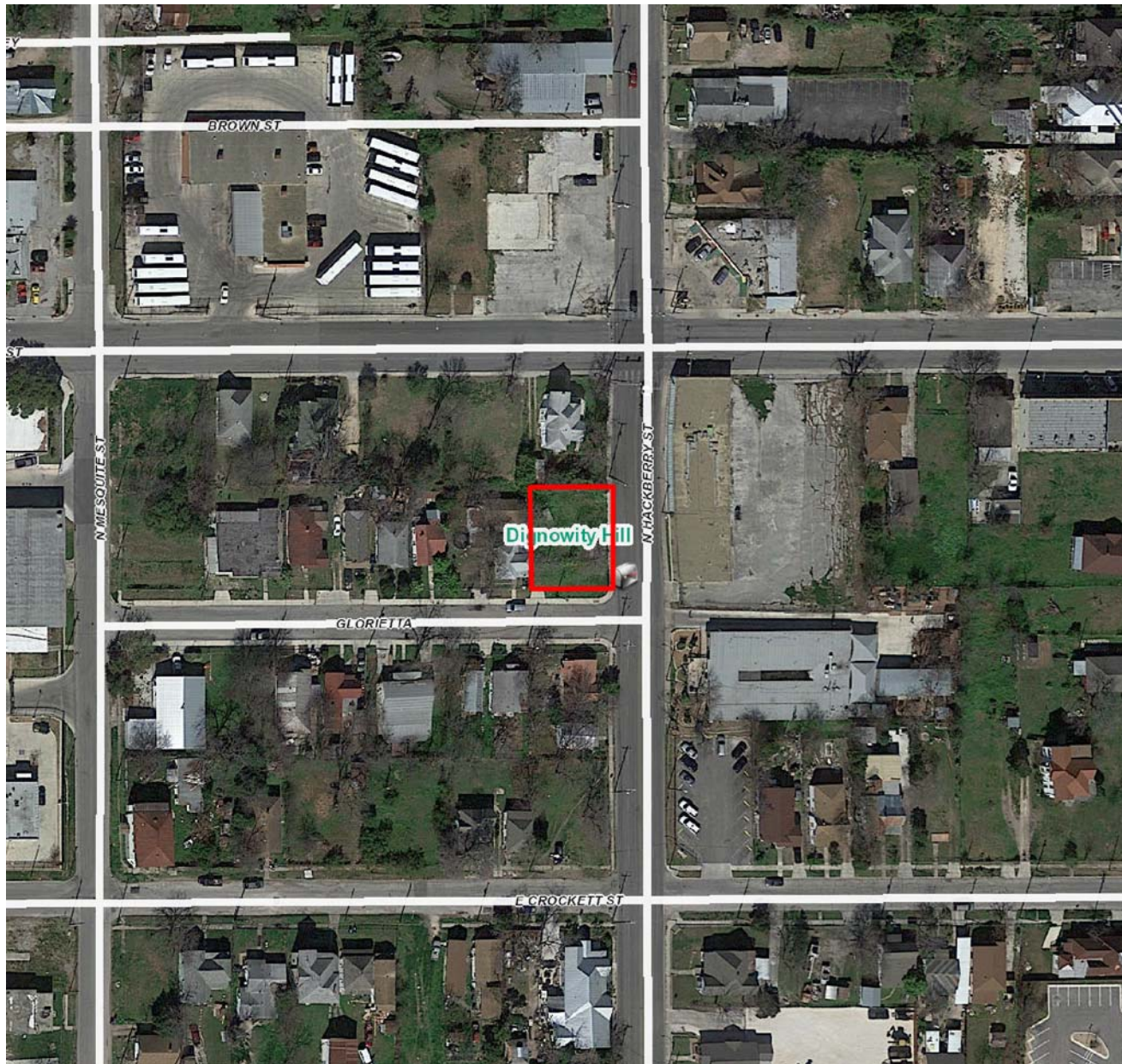
Staff recommends conceptual approval based on findings a through q with the following stipulations:

- i. That the applicant revise the proposed front porch design to include appropriately scaled and placed columns.
- ii. That the applicant include additional window fenestration.

- iii. That the applicant screen all mechanical equipment.
- iv. That the provide staff with additional information regarding window materials and window installation.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 21, 2016

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



N Mesquite

E Houston St

Glorietta

Glorietta

419 North Hackberry

N Hackberry

E Houston St

Snap House

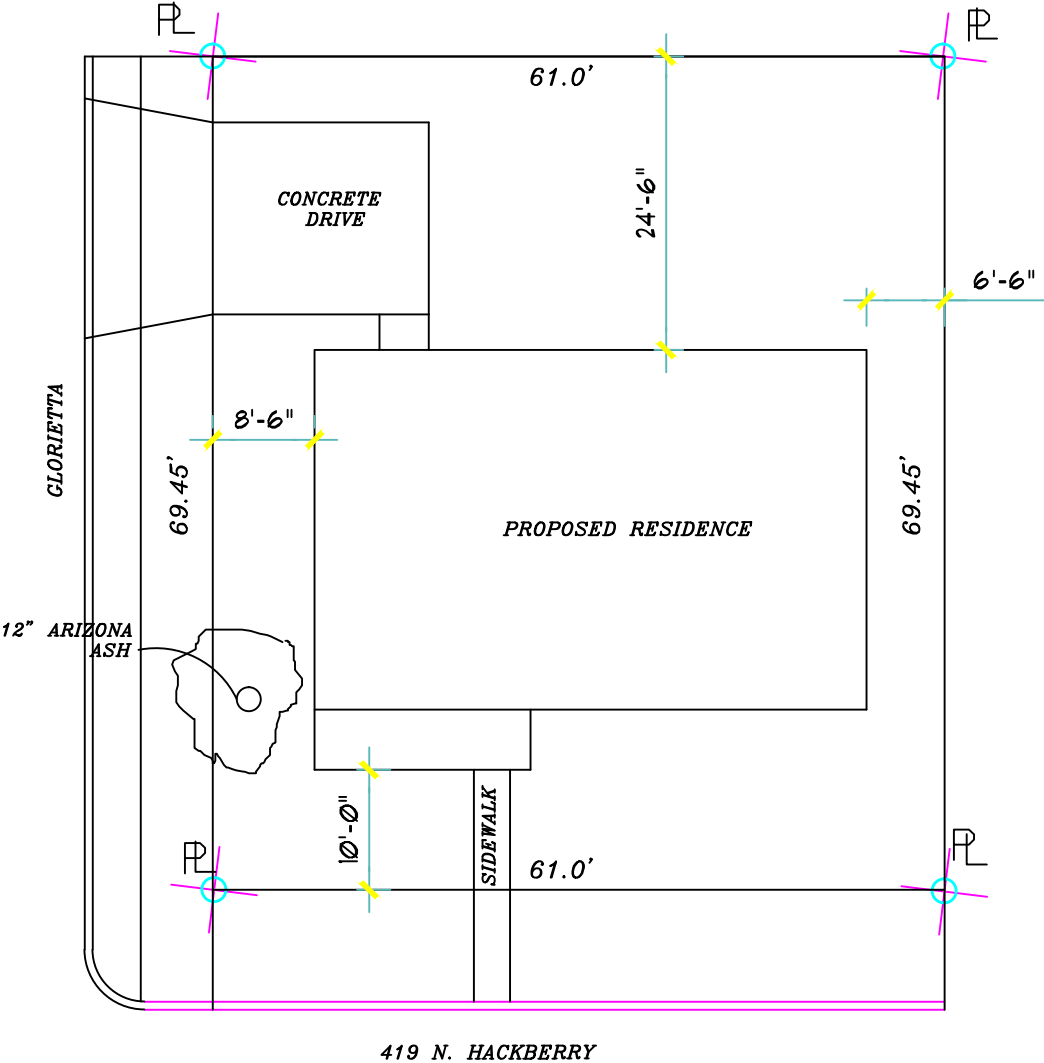
Strong Foundation



NEW
RESIDENCE
FOR:

MS.
CIBRIAN

419 N HACKBERRY
SAN ANTONIO
TEXAS 78210



SITE PLAN

SCALE: 1/16" = 1'-0"

UPDATED ON 12/16/2016

NEW
RESIDENCE
FOR:

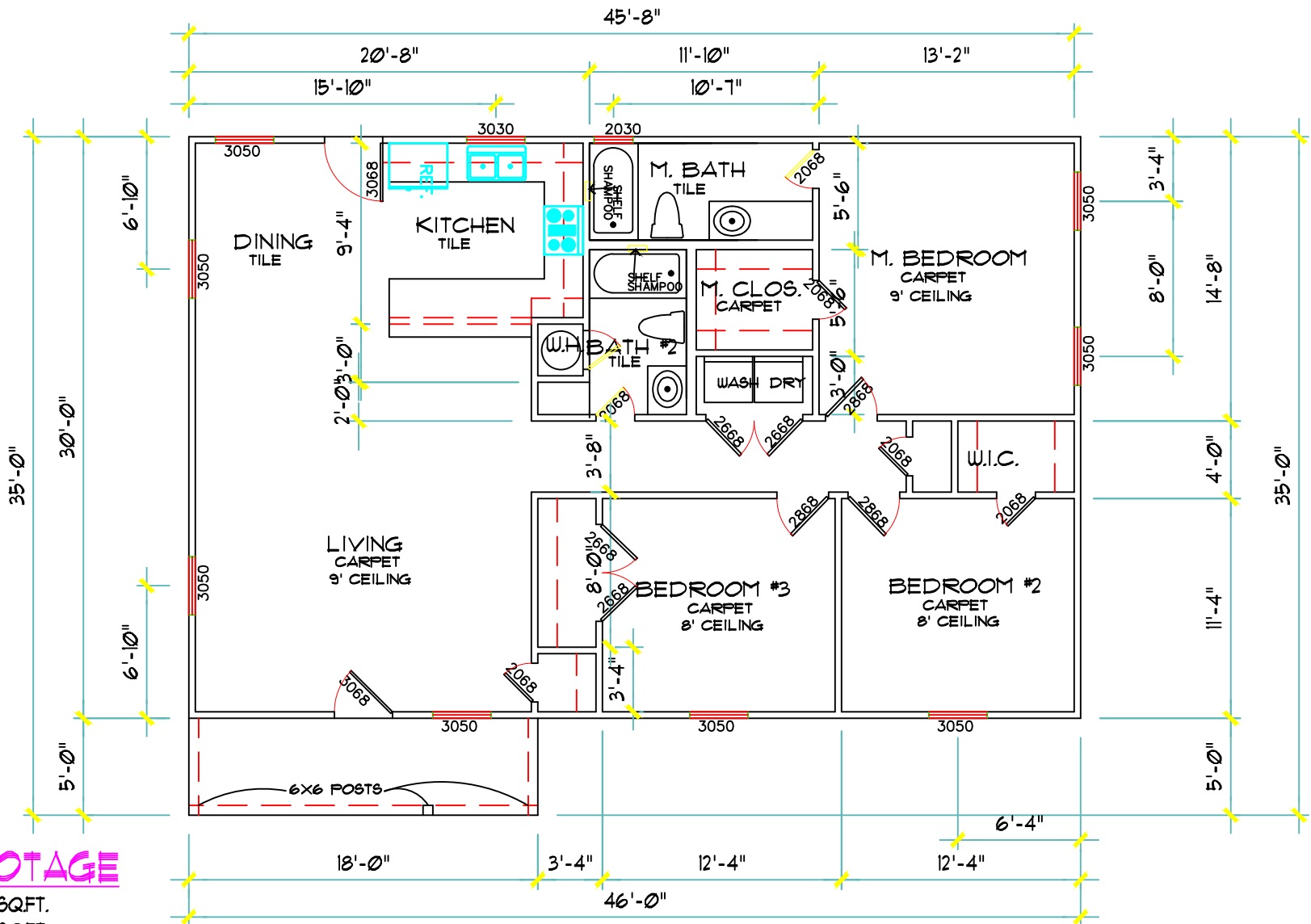
MS.
CIBRIAN

419 N HACKBERRY
SAN ANTONIO
TEXAS 78210

SQUARE FOOTAGE

A/C AREA: 1,380 SQ.FT.
PORCHES: 90 SQ.FT.

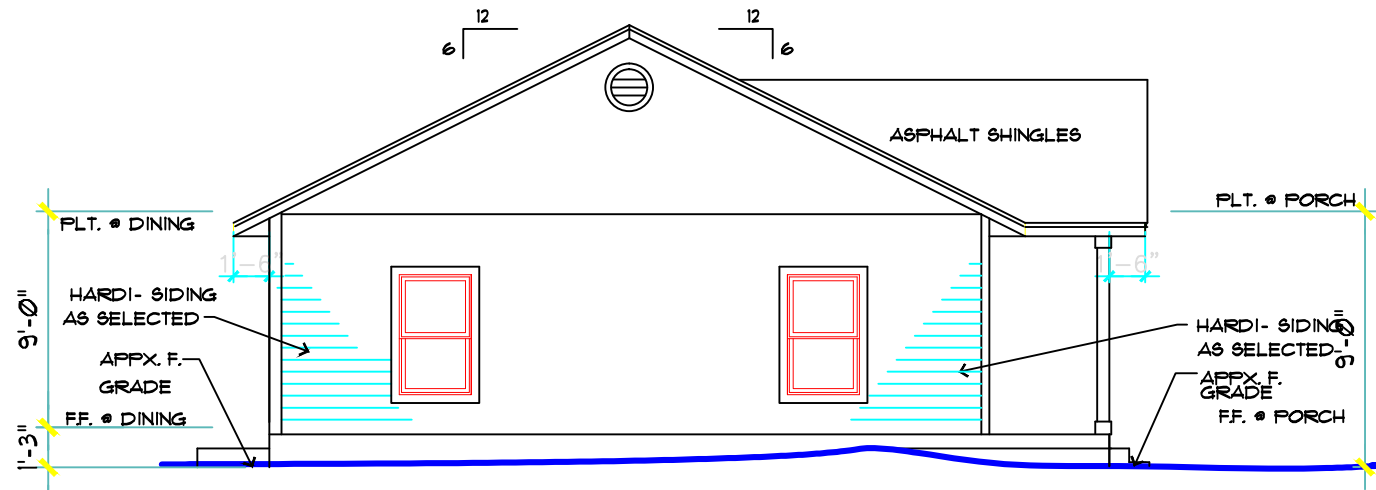
TOTAL: 1470 SQ. FT.



FLOOR PLAN

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

UPDATED ON 12/16/2016



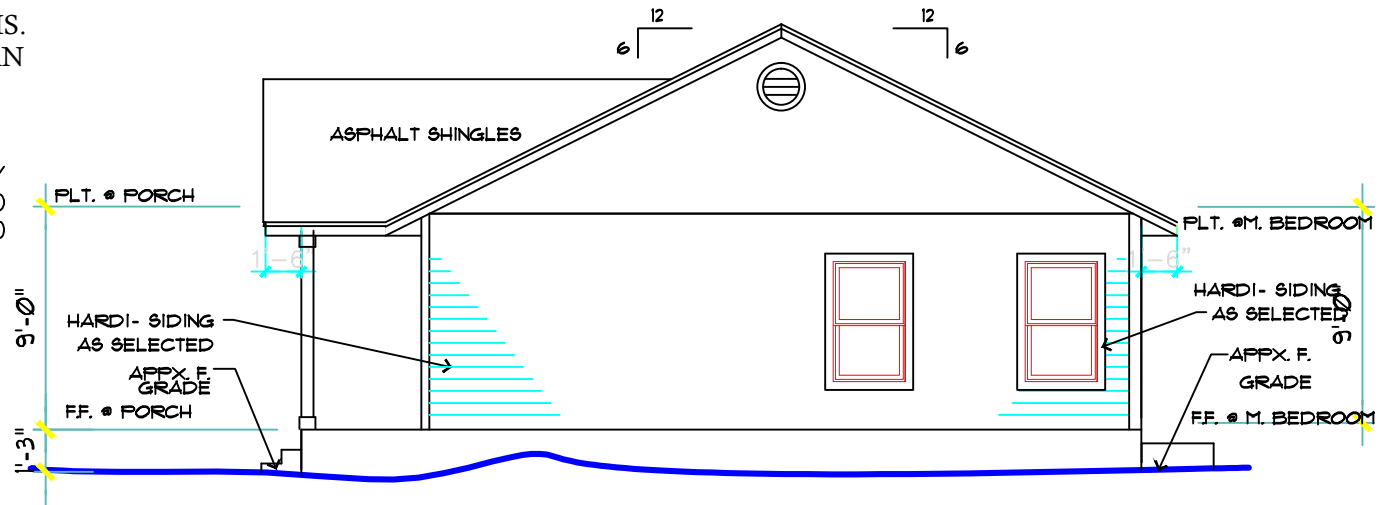
LEFT ELEVATION

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

NEW
RESIDENCE
FOR:

MS.
CIBRIAN

419 N HACKBERRY
SAN ANTONIO
TEXAS 78210



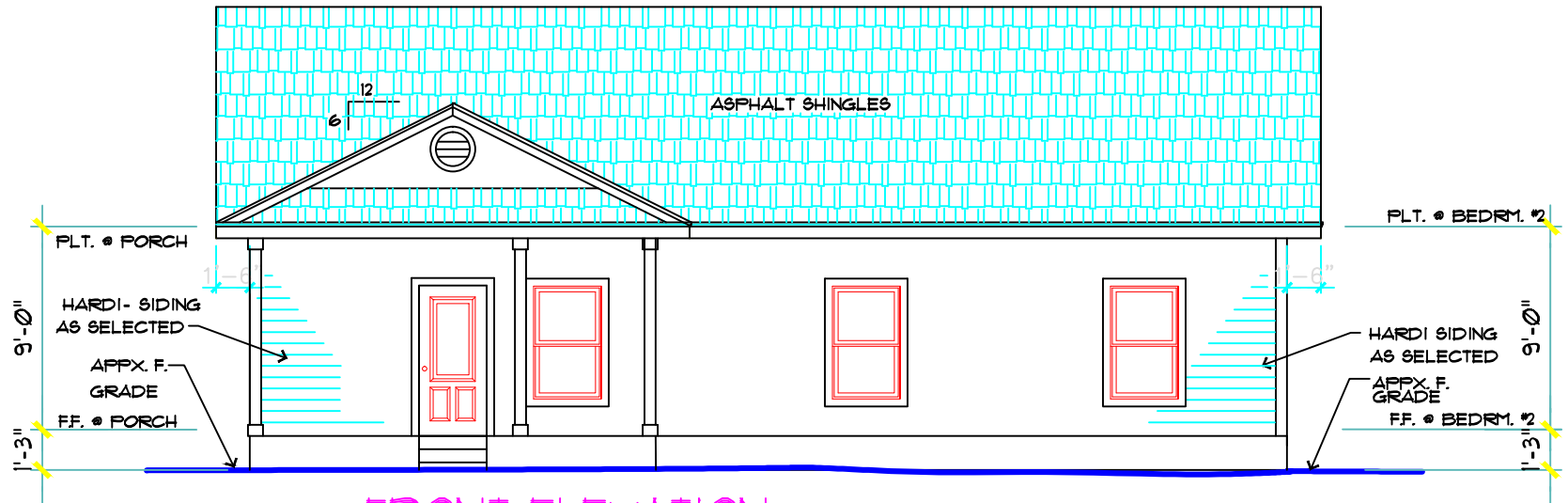
RIGHT ELEVATION

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

UPDATED ON 12/16/2016

NEW
RESIDENCE
FOR:

MS.
CIBRIAN



FRONT ELEVATION

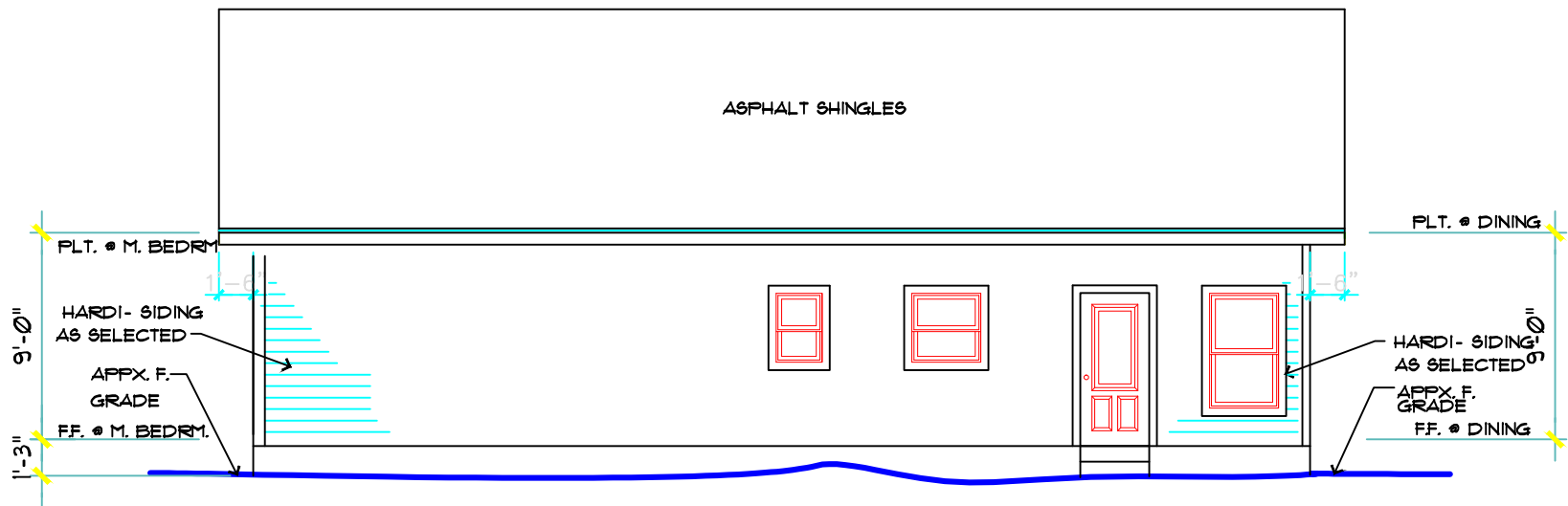
SCALE: 1/8" = 1'-0"

419 N HACKBERRY
SAN ANTONIO
TEXAS 78210

SQUARE FOOTAGE

A/C AREA: 1380 SQFT.
PORCHES: 90 SQFT.

TOTAL: 1470 SQ. FT.



REAR ELEVATION

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



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: DECEMBER 14, 2016

HDRC Case# 2016-470

ADDRESS: 419 N HALVBERRY

Meeting Location: 1901 S ALAMO

APPLICANT: LIBRIAN PROPERTIES, LLC

DRC Members present: MICHAEL GUARDINO, VENT BRITAIN

Staff present: ENWADA HALL

Others present: _____

REQUEST: NEW CONSTRUCTION OF A SINGLE FAMILY STRUCTURE

COMMENTS/CONCERNS: DISCUSSION STARTED REGARDING THE PROPOSED
SETBACKS. VB! QUESTIONS REGARDING THE PROPOSED FOUNDATION
HEIGHTS, THE PROPOSED FOUNDATION HEIGHT IS NOT APPROPRIATE.
MGL QUESTIONS REGARDING COLUMN SPACING-- MATERIALS, PROFILE.
ELEVATIONS SHOULD BE UPDATED TO REFLECT MODIFICATIONS. PROPOSED
FOUNDATION SHOULD BE DESIGNED BY AN ENGINEER. ALL HISTORIC
EXAMPLES HAVE A TALL FOUNDATION HEIGHT-- THE HOUSE SHOULD BE

RAISED ABOVE THE GRADE. CONSIDER A RAISED FOUNDATION WITH
SELECT FILL TO AVOID FOUNDATION SHIFTING AND TO ACHIEVE
COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

REVISE DRAWINGS to RESUBMIT
[Signature] 12/14/16
Committee Chair Signature (or representative) Date

A PROPER FOUNDATION HEIGHT.

MG. WOOD SIDING AND ONE OVER ONE WINDOWS ARE APPROPRIATE.

KB. A GABLED ROOF IS MORE APPROPRIATE THAN A HIPPED ROOF.

MG. PAINT COLORS SHOULD BE SUBMITTED AS WELL.

MG. THE HOUSE IS SIMPLE, THE PORCH NEEDS TO BE REFINED AS WELL AS WINDOW PLACEMENTS; FOUNDATION HEIGHT SHOULD ALSO BE MODIFIED TO BE CONSISTENT WITH HISTORIC EXAMPLES, HARDI BOARD SKIETING IS APPROPRIATE,