

HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2017

HDRC CASE NO: 2017-046
ADDRESS: 430 BURLESON ST
LEGAL DESCRIPTION: NCB 520 (432 BURLESON), BLOCK 24 LOT 20
ZONING: IDZ
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Juan Fernandez/CVF Homes
OWNER: A&F Partners
TYPE OF WORK: Amendment to a previously approved design regarding facade materials
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design in regards to facade materials. The applicant has proposed to install lap siding instead of the previously approved shingle siding.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

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.

FINDINGS:

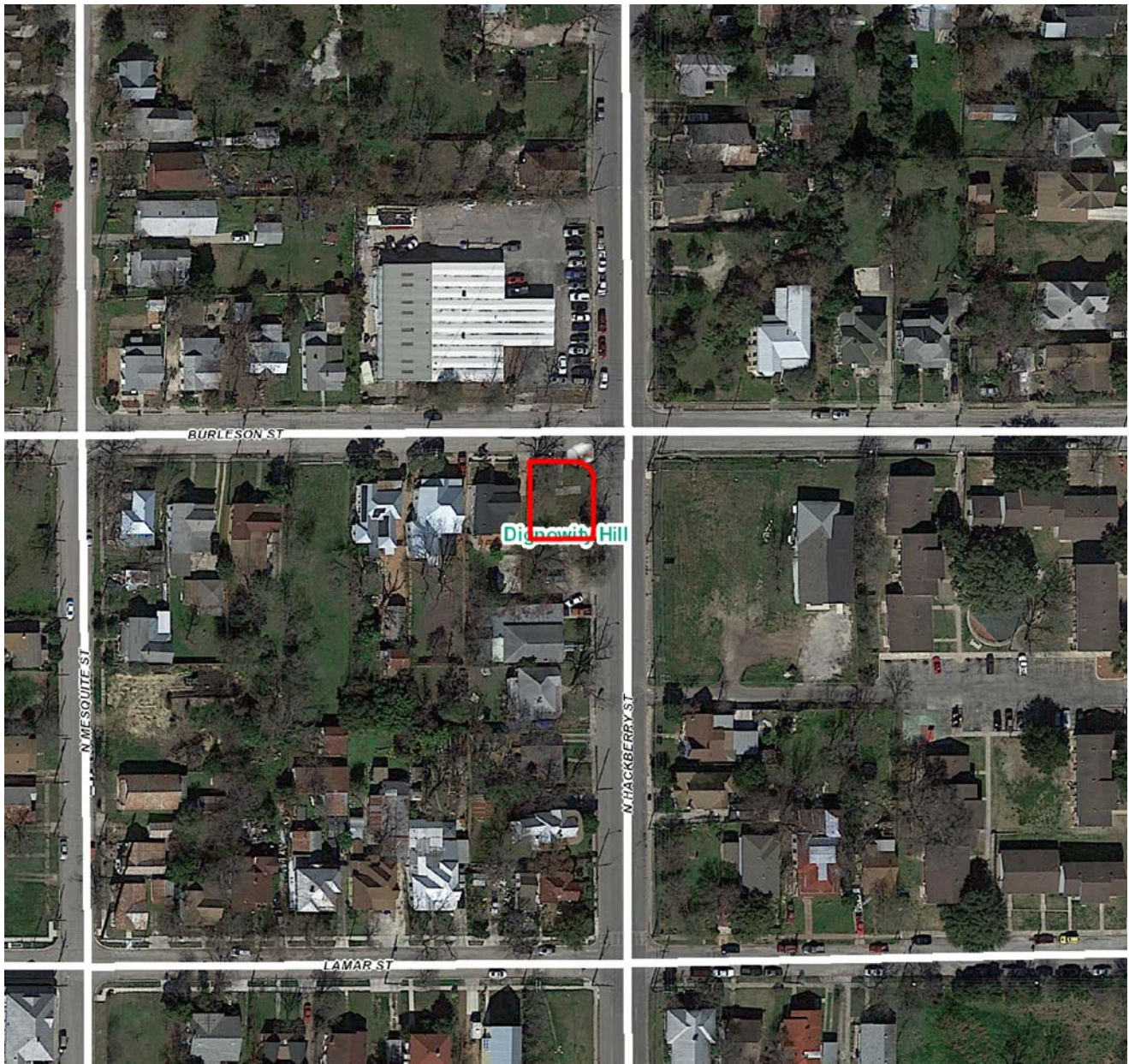
- a. The new construction located at 430 Burleson was approved at the September 7, 2017, Historic and Design Review Commission hearing. At that hearing, the façade material for 430 Burleson consisted of cement shingle siding with a 5” exposure. The proposed siding was to be painted “robust orange”. At this time, the applicant has proposed to amend the previously approved design to include the installation of cement lap siding to feature either a 4” or 5” exposure.
- b. Per the Guidelines for New Construction 3.A.iv., Hardi 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. Staff recommends the applicant install the proposed siding with a 4” exposure and a smooth finish.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that the applicant install siding that features a 4” exposure and a smooth finish.

CASE MANAGER:

Edward Hall



Flex Viewer

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Sherman

Bulverde Glass

Woodlawn

430 Burleson

N Mesquite St

Burleson

Burleson

N Hackberry

Burleson

Burleson

N Hackberry

N Hackberry



Previously approved facade material - cement shingle siding



PERSPECTIVE LOOKING SOUTHWEST

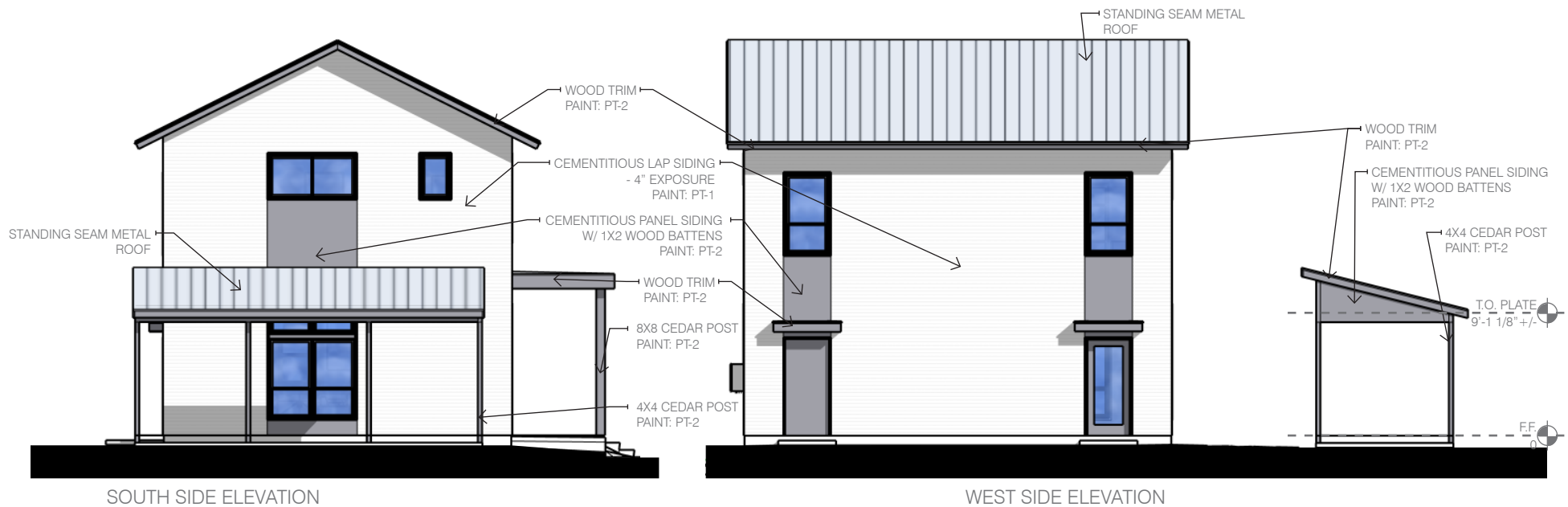
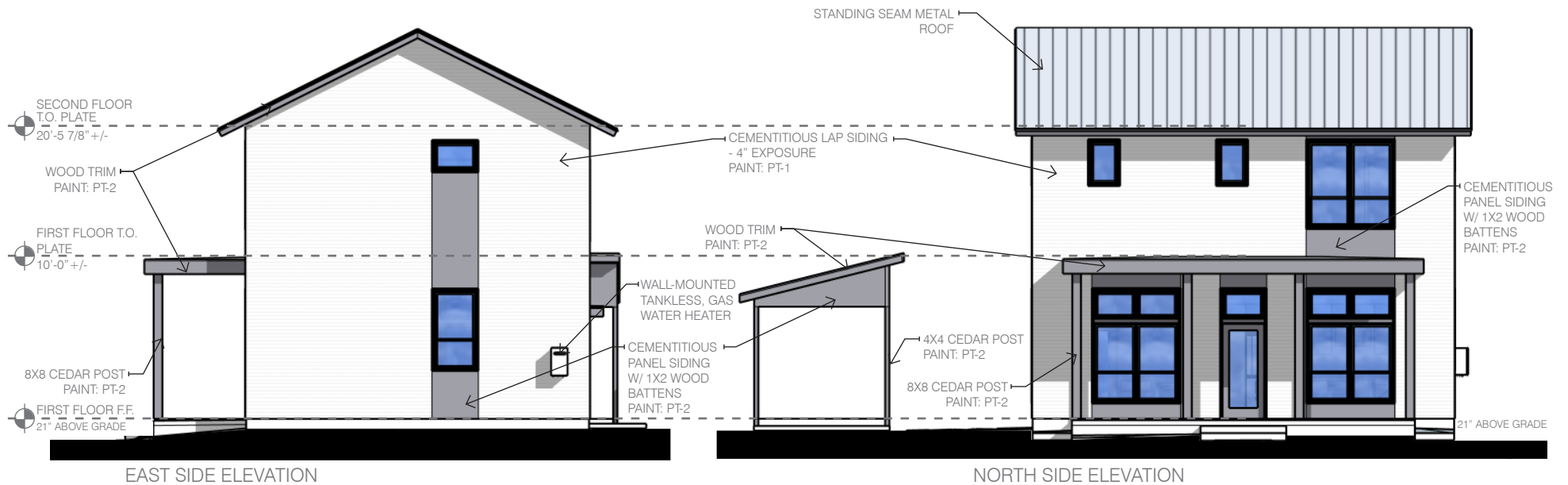
430 BURLESON + 1026 N HACKBERRY
DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS
AUGUST 12, 2016



430 BURLESON ELEVATIONS

Previously approved facade material - cement shingle siding

430 BURLESON + 1026 N HACKBERRY
 DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS
 AUGUST 12, 2016



1026 N HACKBERRY ELEVATIONS

Previously approved facade material - cement lap siding - proposed at 430 Burleson

430 BURLESON + 1026 N HACKBERRY
 DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS
 AUGUST 12, 2016



↓ 5" exposure sample



→ 4" exposure sample