HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2017

HDRC CASE NO:	**2017-007**
COMMON NAME:	702 SHERMAN
LEGAL DESCRIPTION:	NCB 1301 BLK 2 LOT 1
ZONING:	R-5 CD,H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Jenny De La Rosa/HHGC, LLC
OWNER:	Jenny De La Rosa/HHGC, LLC
TYPE OF WORK:	Final approval of new construction of a single family house

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a new single family house on the vacant lot at 702 Sherman in the Dignowity Hill Historic District. The proposed new construction is to feature approximately 1,800 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 a single family house on the vacant lot at 702 Sherman, in the Dignowity Hill Historic District. The applicant has noted that the proposed new construction will feature an overall square footage of approximately 1,800 square feet.
b. The proposed new construction received conceptual approval at the January 18, 2017, HDRC hearing with stipulations that included the use of appropriate setbacks, the separation of double width windows, the installation

of additional fenestration, the removal of the short windows on each façade, the screening of mechanical equipment, the installation of wood windows, the construction of an appropriate foundation height and a driveway that does not exceed ten (10) feet in width.

c. 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 noted to staff that a setback of twenty-four (24) feet has been proposed. Sherman currently features structures that feature setbacks ranging from approximately twenty-five feet to twenty-eight feet.
d. 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 Sherman. This is consistent with the Guidelines and the historic example found in this part of Dignowity Hill.
e. 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 on a vacant lot adjacent to lots that contain historic structures of comparable heights. This is consistent with the Guidelines.
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 proposed a foundation height of eighteen (18) inches. This is generally consistent with the neighboring structures along this block of Sherman.
g. ROOF FORM – The applicant has proposed a roof form that includes a front gabled roof over the front porch and two hipped roofs that culminate at the rear of the proposed new construction. Both roof forms are found throughout the Dignowity Hill Historic District and are consistent with the Guidelines.
h. WINDOW & DOOR OPENINGS – Regarding window and door openings, the applicant has proposed window and door openings that include groupings of double windows, a side bay window on the west façade and other fenestration throughout the proposed new construction that feature openings consistent with the historic examples found throughout the Dignowity Hill Historic District. At the January 18, 2017, HDRC hearing, the HDRC conceptually approved the installation of wood windows. The applicant is to provide product information for the wood windows that are to be installed prior to receiving a Certificate of Appropriateness. Staff finds the proposed shutters inappropriate.
i. LOT COVEREAGE – The building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.i.
j. MATERIALS – The applicant has proposed materials to include an asphalt shingle roof, wood windows and fiber cement siding. The materials are generally consistent with the Guidelines; however, staff finds that hardi board siding or shingle siding should be installed on the porch gable.
k. 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, including a front porch with appropriate depth and a side window bay. Staff recommends the applicant provide additional information regarding the proposed front and rear porch columns and that the proposed columns feature a dimension of 6" x 6".
l. DRIVEWAY – At the rear (south) of the lot, the applicant has proposed a driveway to provide entrance to the lot from Willow Street. The applicant has noted that the driveway will feature a width of ten (10) feet. This is consistent with the Guidelines.
m. LANDSCAPING – The applicant has not provided a landscaping plan; however, the site plan notes the location of the proposed mechanical equipment and how it will be screened by landscaping elements. This is consistent with the Guidelines.

RECOMMENDATION:

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

i. That the applicant install wood windows that maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details. Paired

windows should be separated by a wood mullion.

ii. That the applicant remove the proposed window shutters.

iii. That the applicant install hardi board siding or shingle siding on the roof gable.

iv. That the applicant install siding with a four (4) inch exposure.

v. That the applicant install a front door that is of a style that is appropriate for the Dignowity Hill Historic District.

vi. That the applicant install a rectangular attic vent on the front façade.

vii. That the applicant submit a landscaping plan to staff prior to the installation of landscaping elements on the site.

CASE MANAGER:

Edward Hall

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Flex Viewer

Powered by ArcGIS Server

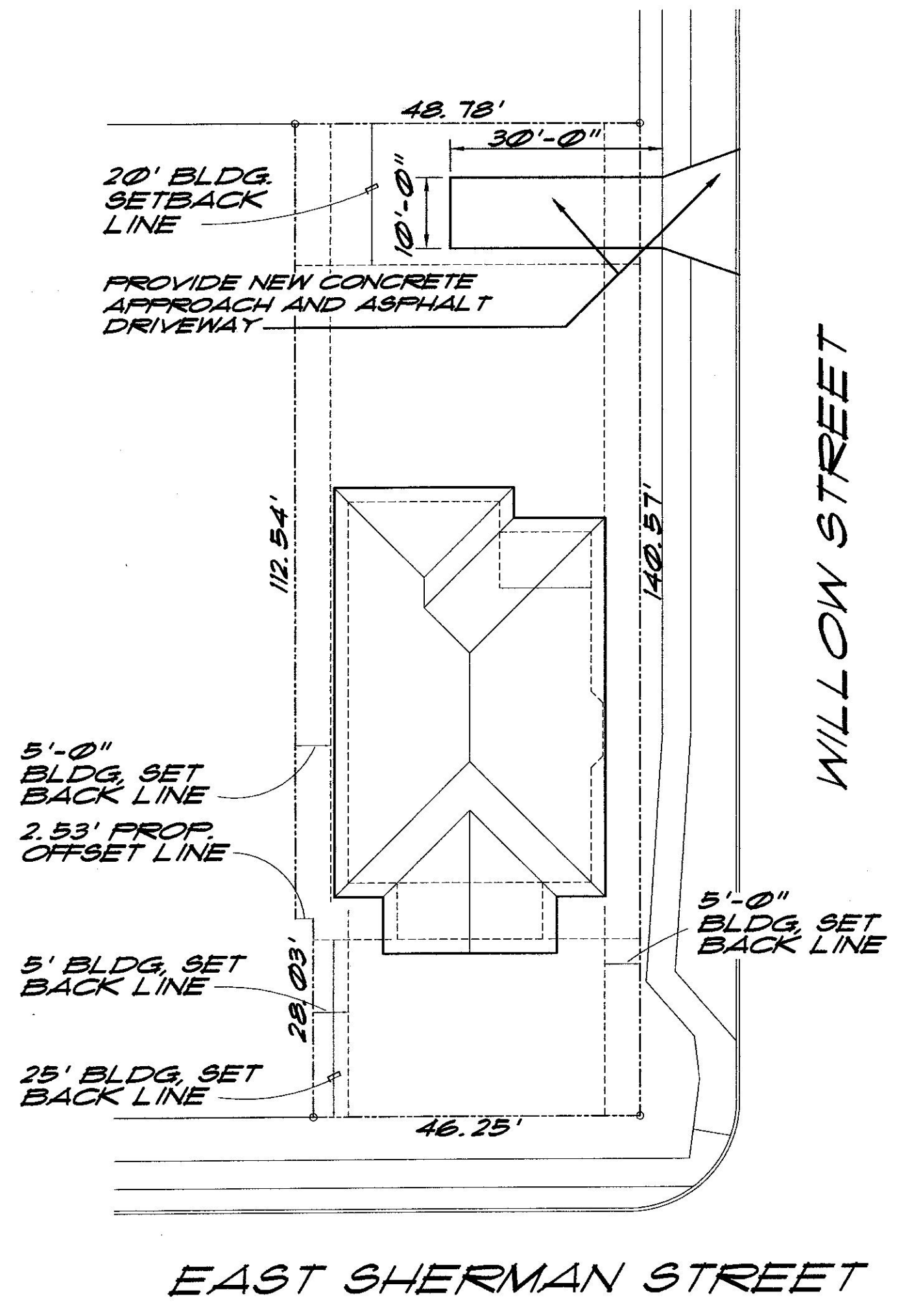
Printed:Jan 09, 2017

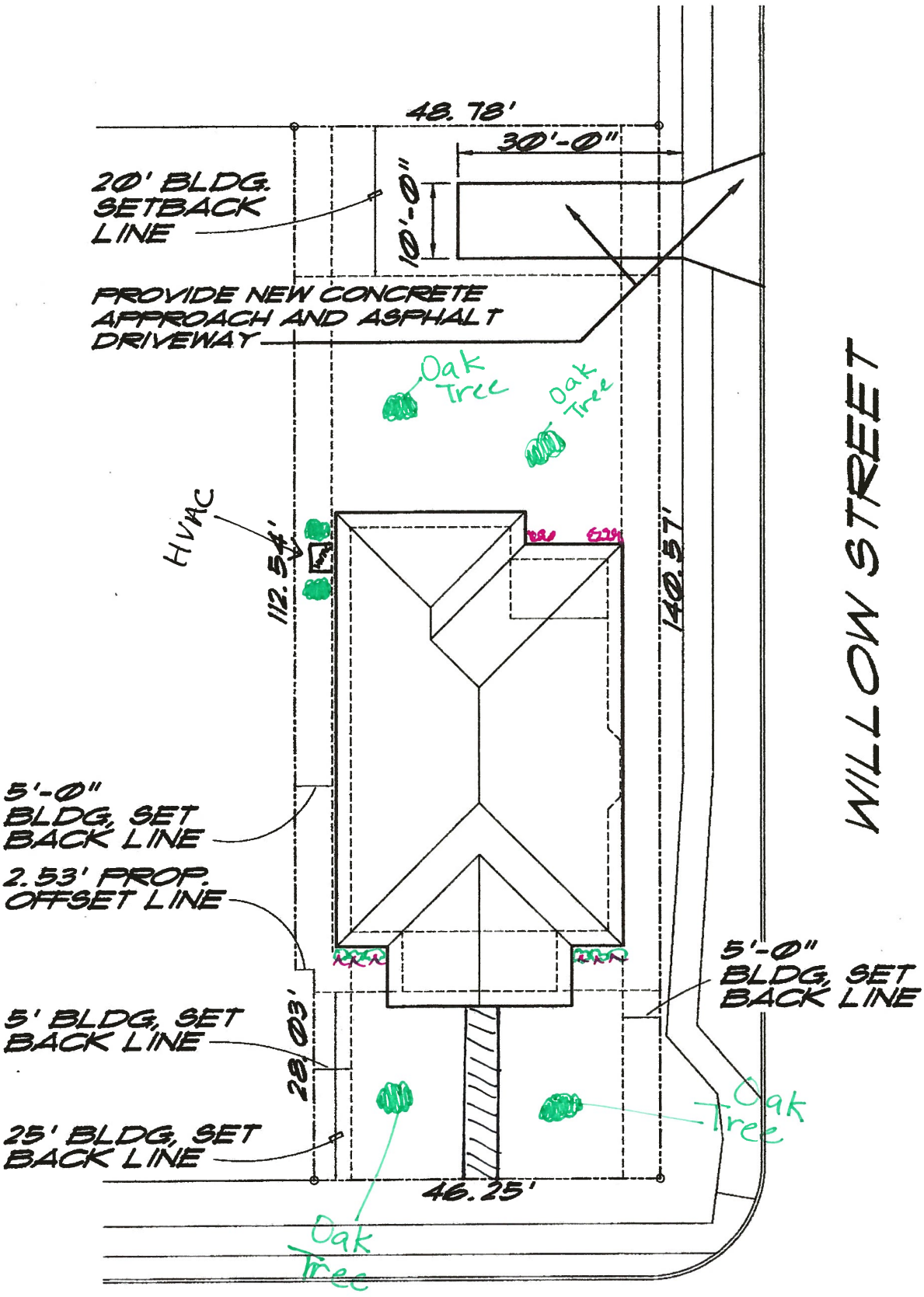

Sherman

Average foundation height on surrounding homes is 18 in.

Foundation Height : 18 inches

Building Setback : 25 feet

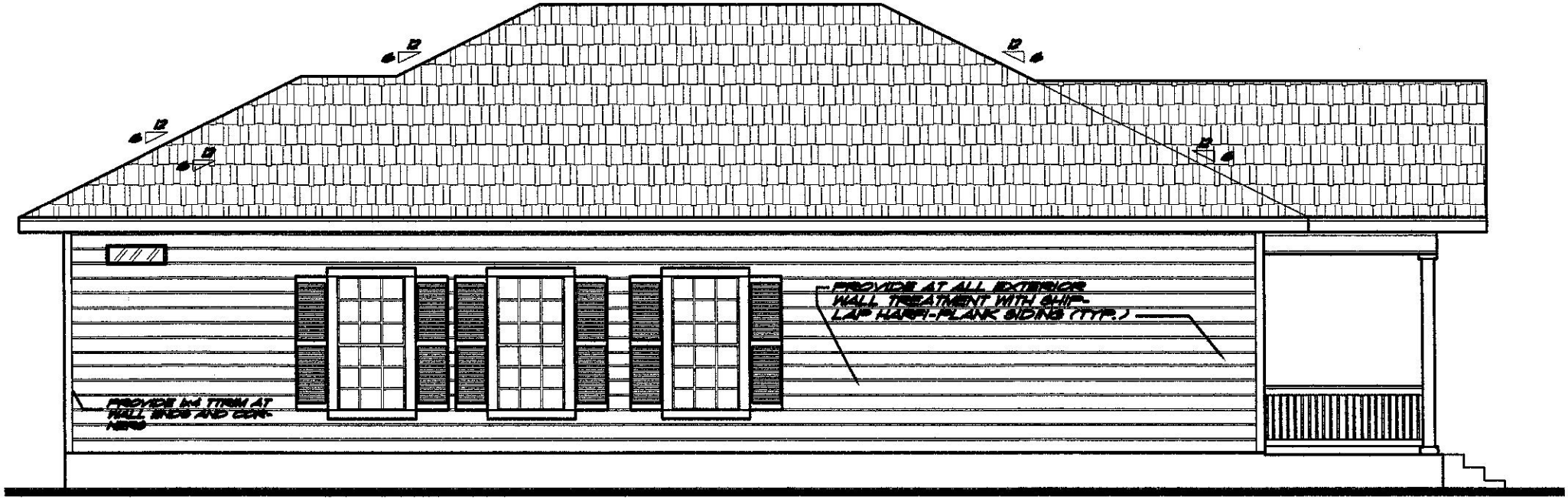

48.78'
30'-0"
10'-0"
20' BLDG. SETBACK LINE
PROVIDE NEW CONCRETE APPROACH AND ASPHALT DRIVEWAY
112.54'
140.57'
WILLOW STREET
5'-0" BLDG. SET BACK LINE
2.53' PROP. OFFSET LINE
5'-0" BLDG. SET BACK LINE
5' BLDG. SET BACK LINE
28.03'
25' BLDG. SET BACK LINE
46.25'
EAST SHERMAN STREET



LANDSCAPE PLAN


6 12
12 6
6 12
12 6
PROVIDE 1x4 TRIM AT ALL WALL ENDS AND CORNERS


6 12
12 6
6 12
PROVIDE AT ALL EXTERIOR WALL TREATMENT WITH SHIP-LAP HARFI-PLANK SIDING (TYP.)
PROVIDE 1x4 TTRIM AT WALL ENDS AND COR-NERS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PROVIDE AT ALL EXTERIOR WALL TREATMENT WITH 6HIP. LAP HARD-PLANK SIDING (TYP.)
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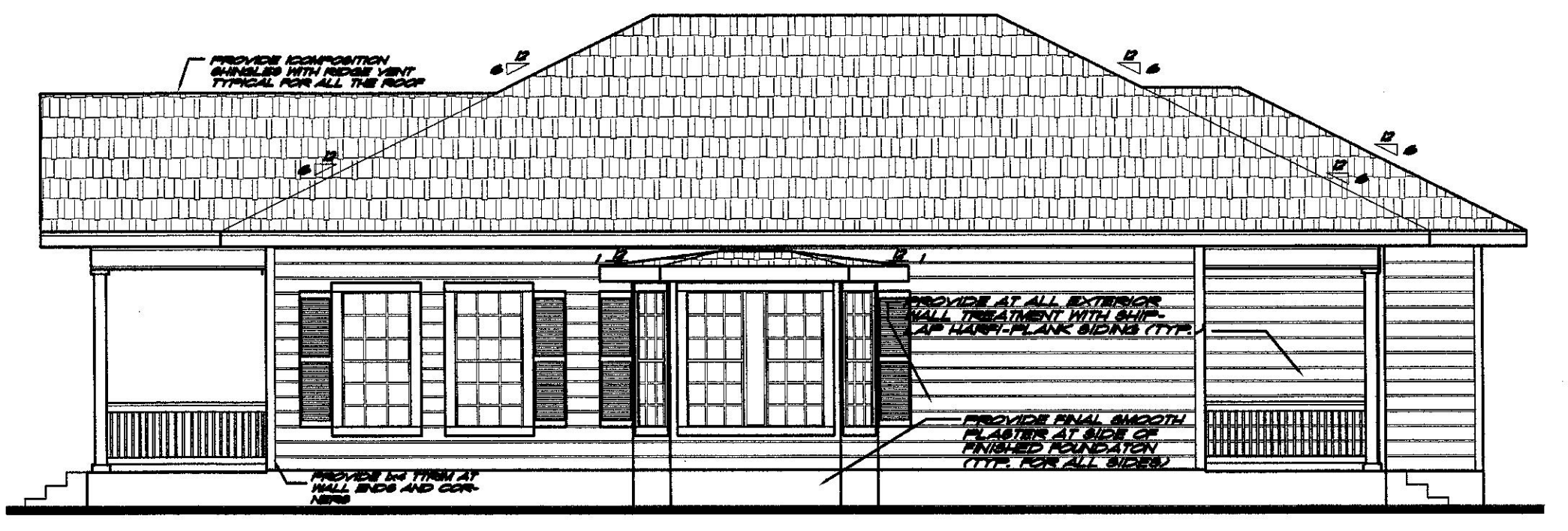
PROVIDE ICOMPOSITION SHINGLES WITH RIDGE VENT TYPICAL FOR ALL THE ROOF
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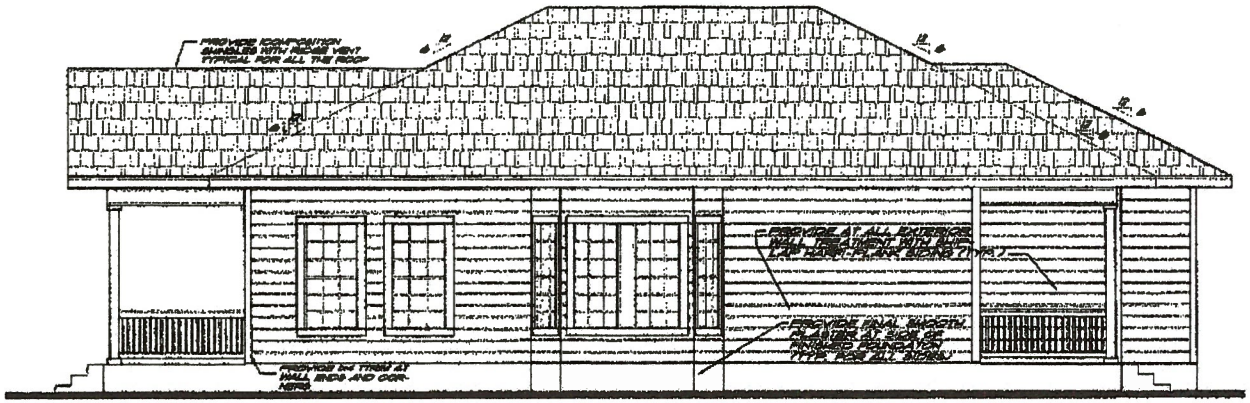
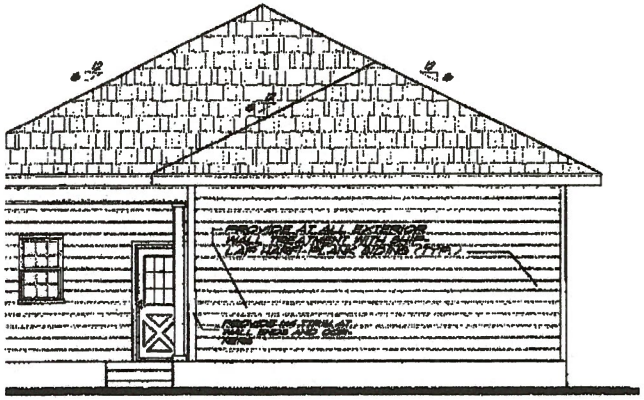
12 6
PROVIDE AT ALL EXTERIOR WALL TREATMENT WITH SHIP-LAP HARI-PLANK SIDING (TYP.)
PROVIDE FINAL SMOOTH PLASTER AT SIDE OF FINISHED FOUNDATON (TYP. FOR ALL SIDES)
PROVIDE 1x4 TRIM AT WALL ENDS AND COR-NERS

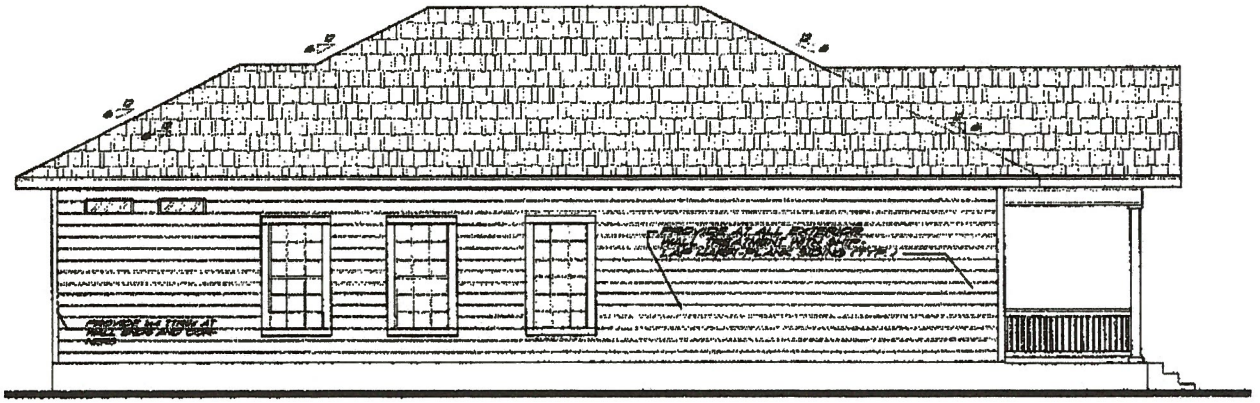
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

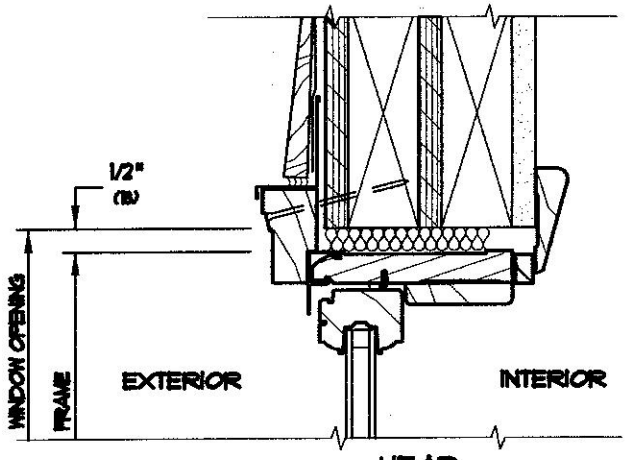


REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Removed Shutters



HEAD

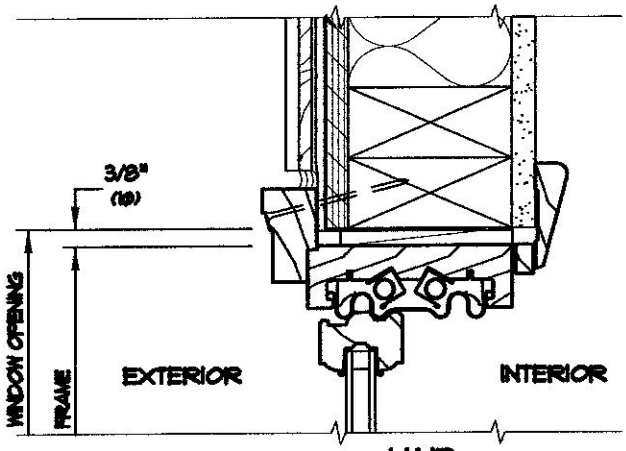
FLASHING, BACKER ROD, SEALANT AND WEEP WICKS BY OTHERS

SUGGESTED USE OF INSULATION TO FILL ALL VOIDS AT WINDOW PERIMETER BY OTHERS

SEAL HEAD FLASHING TO TOP OF BRICKMOULD BY OTHERS

PELLA WOOD OR BRICKMOULD

JAMB EXTENSION



JAMB

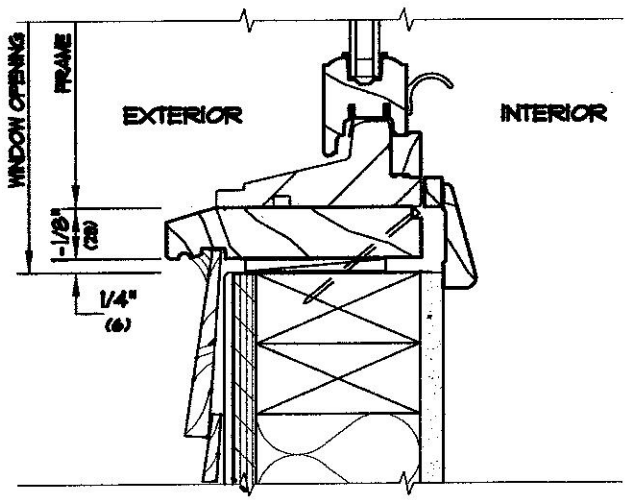
SHIM AND PLUMB UNITS AS REQUIRED

PELLA CONTEMPORARY TRIM

WHEN RIGID INSULATION OR OTHER COMPRESSIBLE SHEATHING MATERIAL IS USED, PROVIDE SOLID BLOCKING FOR BRICKMOULD ATTACHMENT

PELLA WOOD OR BRICKMOULD

JAMB EXTENSION



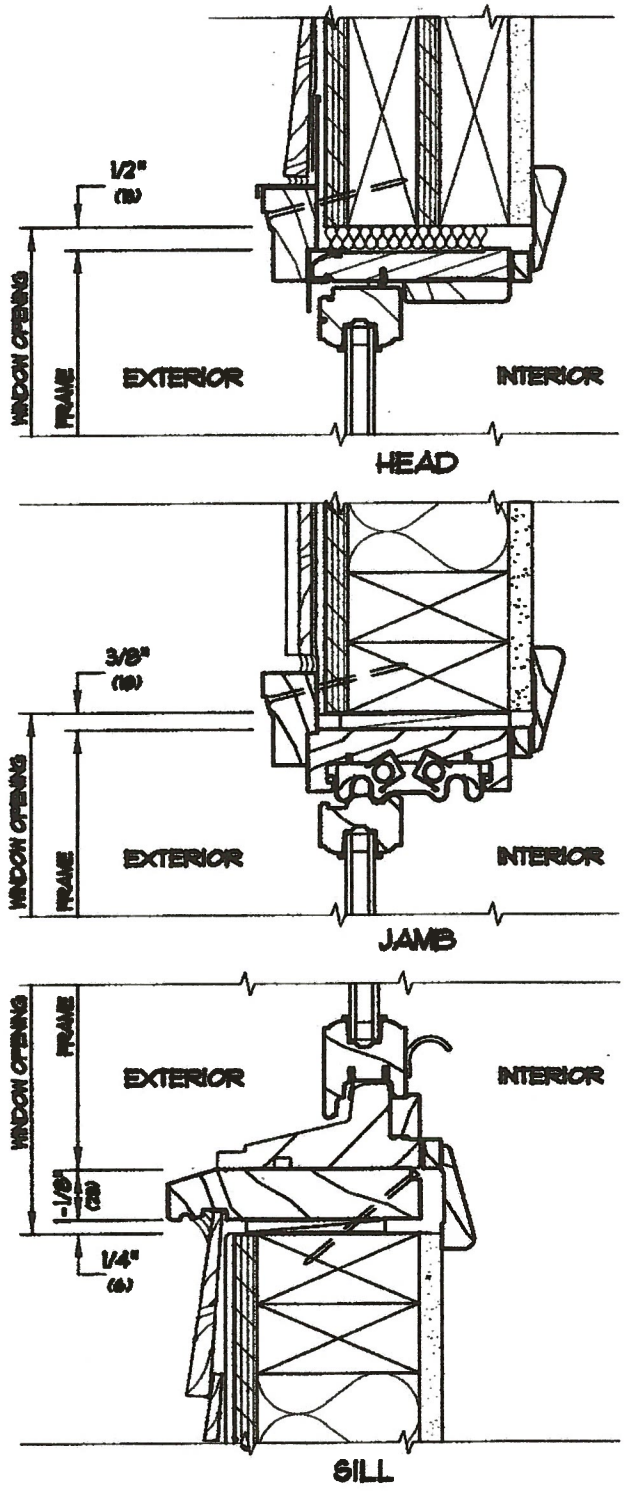
SILL

SHIM AND LEVEL UNITS AS REQUIRED

PELLA WOOD SUBSILL

JAMB EXTENSION

WINDOW DETAIL



FLASHING, BACKER ROD, SEALANT AND WEEP WICKS BY OTHERS

SUGGESTED USE OF INSULATION TO FILL ALL VOIDS AT WINDOW PERIMETER BY OTHERS

SEAL HEAD FLASHING TO TOP OF BRICKMOULD BY OTHERS

FELLA WOOD OR BRICKMOULD

JAMB EXTENSION

SHIM AND PLUMB UNITS AS REQUIRED

FELLA CONTEMPORARY TRIM

WHEN RIGID INSULATION OR OTHER COMPRESSIBLE SHEATHING MATERIAL IS USED, PROVIDE SOLID BLOCKING FOR BRICKMOULD ATTACHMENT

FELLA WOOD OR BRICKMOULD

JAMB EXTENSION

SHIM AND LEVEL UNITS AS REQUIRED

FELLA WOOD SUBSILL

JAMB EXTENSION

WINDOW DETAIL

Using Wood Windows