

HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

HDRC CASE NO: 2017-224
ADDRESS: 631 BURLESON
1162 N OLIVE
1158 N OLIVE
1150 N OLIVE
1146 N OLIVE
1138 N OLIVE
COMMON NAME: 600 BLOCK OF BURLESON / BURLESON AT N OLIVE
LEGAL DESCRIPTION: NCB 515 BLK 17 LOT S 46 FT OF 12 & 13 HS ARB A14
ZONING: R-6,UZROW H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ricardo Turrubiates/TerraMark Urban Homes
OWNER: K/T TX Holdings, LLC
TYPE OF WORK: Approval of additional façade arrangements in addition to previously approved designs.

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct prototype 6, consisting of new elevations to be constructed at the 600 Block of Burleson. The proposed prototype is currently proposed to be located on lots 23, 31, 32, 34, 35 and 37, addressed as 631 Burleson, 1162 N Olive, 1158 N Olive, 1150 N Olive, 1146 N Olive and 1138 N Olive.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct prototype 6 at the 600 Block

of Burleson. The proposed new design is not an amendment to a previously approved design, but a new design to further vary the facades of the new construction within this development. Previous prototypes have been approved by the HDRC, most recently, prototype 4.2 A through D, at the March 15, 2017, HDRC Hearing.

- b. 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 for prototype 6 to feature front doors that are oriented toward the side yard. This is not consistent with the Guidelines. Staff finds that a front (south) facing front door should be incorporated into the proposed prototype.
- c. ROOF FORM – The applicant has proposed both hipped and gabled roofs. Both of these roof forms are found historically throughout the Dignowity Hill Historic District and are consistent with the Guidelines for New Construction.
- d. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed a number of façade openings and window profiles that are not consistent with the Guidelines. Both side and rear elevations feature fixed windows and windows that feature sizes that are inconsistent with the Guidelines.
- e. GARAGE DOOR – The applicant has proposed a rear facing garage door. Staff finds this location appropriate; however, staff finds that a garage door that features a profile consistent with those found on historic garage structures. Window lights should be included on the proposed door.

RECOMMENDATION:

Staff does not recommend approval based on findings a through e. Staff recommends the applicant address the following prior to returning to the HDRC.

- i. That the applicant install a south, front facing front door as noted in finding b.
- ii. That the applicant propose window openings that are consistent with those found historically throughout the Dignowity Hill Historic District in regards to their size and profile.
- iii. That the applicant provide additional information on the proposed garage doors and include a garage door that features window lights.
- iv. That the applicant continue to incorporate the previously agreed upon window treatment which includes the installation of trim around each window opening.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: May 09, 2017

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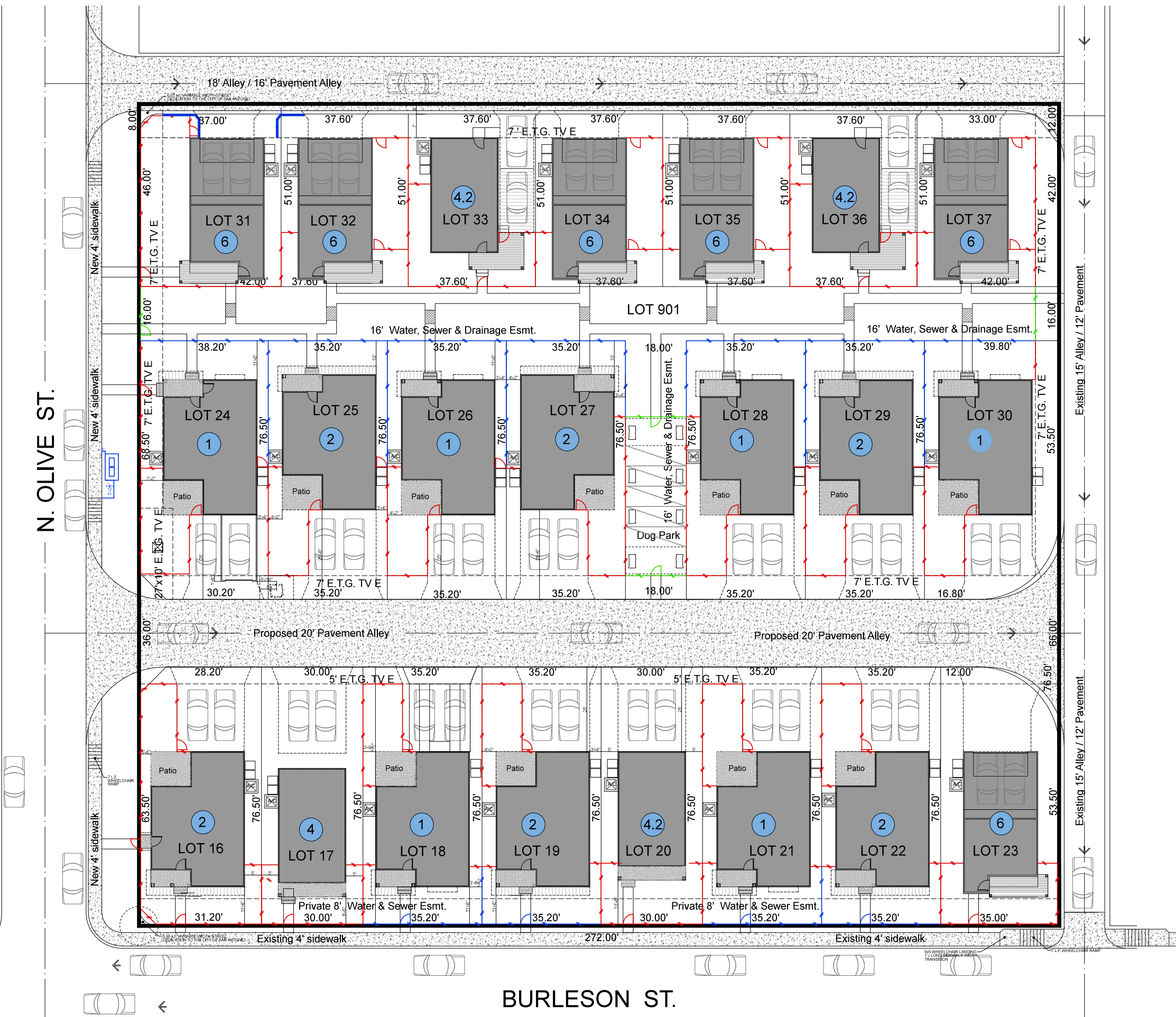
TWP

URBAN @ OLIVE

MASTER SITE PLAN

April 27, 2017

*Prototype locations subject to change per buyers request.



URBAN AT OLIVE: PROTOTYPE 6

DIGNOWITY HILL HISTORIC DISTRICT

HDRC APPLICATION



Building Communities Not Just Homes

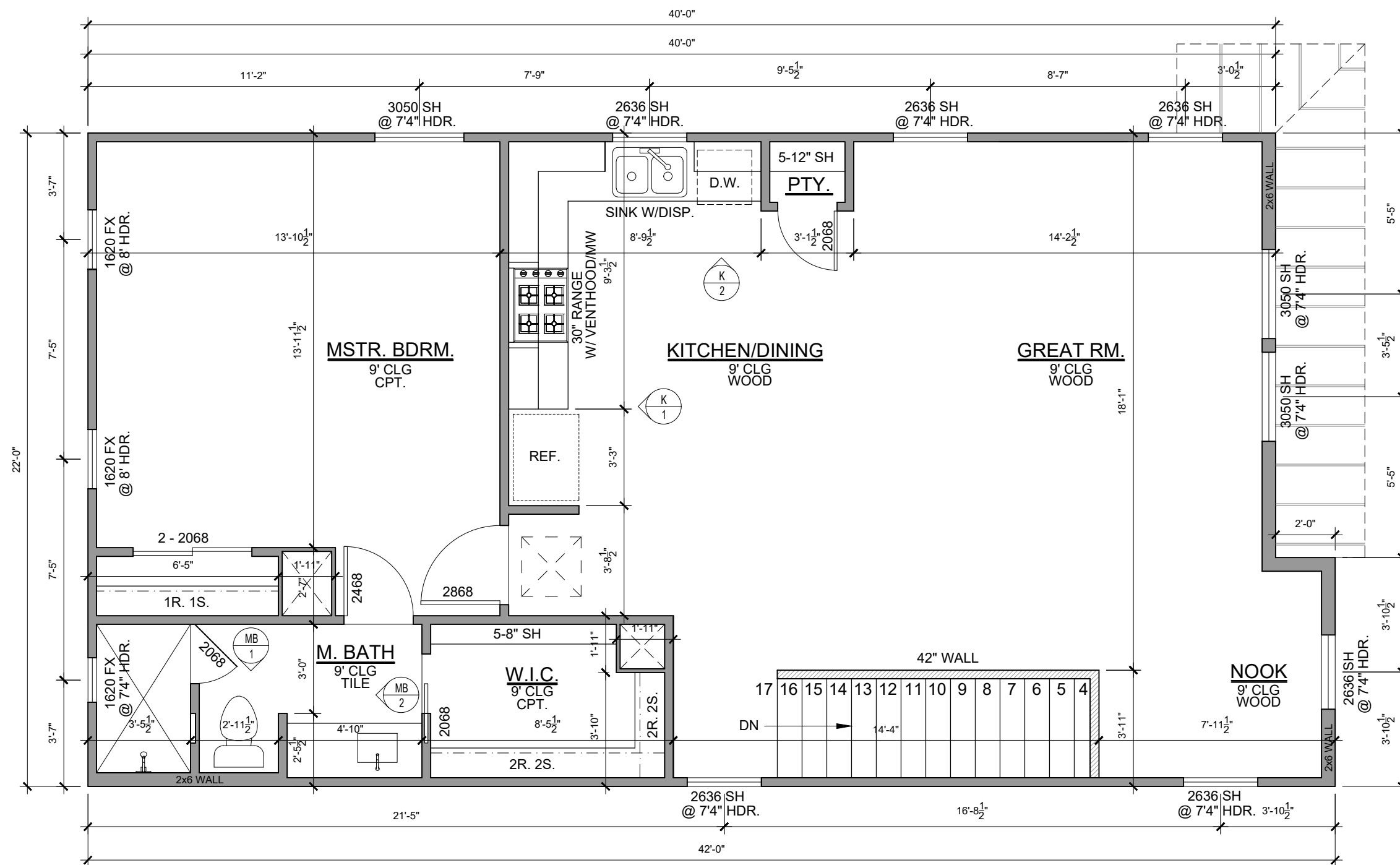
1218 E. Euclid Ave.

San Antonio, Texas 78212 - 210.588.9212

TABLE OF CONTENTS	
1	FLOOR 1 PLAN
2	FLOOR 2 PLAN
1E	FLOOR 1 ELECTRICAL
2E	FLOOR 2 ELECTRICAL
3	INTERIOR ELEVATIONS
4	FRONT ELEVATION - A
5	REAR ELEVATION - A
6	SIDE 1 ELEVATION - A
7	SIDE 2 ELEVATION - A
8	FRONT ELEVATION - B
9	ROOF PLAN - A
10	REAL ELEVATION - B
11	SIDE 1 ELEVATION - B
12	SIDE 2 ELEVATION - B
13	ROOF PLAN - B
14	PROP. TYP. SITE PLAN

SQUARE FOOTAGE CALCULATION	
1ST FLOOR	420 s.f.
2ND FLOOR	858 s.f.
TOTAL LIVING	1278 s.f.
PORCH	106 s.f.
SLAB AREA	955 s.f.
GARAGE	429 s.f.
TOTAL STRUCTURE	1813 s.f.



[illegible]

SECOND FLOOR PLAN - A

$$\overline{1/4'' = 1'-0''}$$


PROTOTYPE 6

URBAN AT OLIVE

Sheet # 2

1/4" SCALE @ 11x17 PAPER UNLESS NOTED OTHERWISE
1/2" SCALE @ 24x36 PAPER UNLESS NOTED OTHERWISE

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED.

RECESS LIGHT

CEILING MOUNTED LIGHT

WALL MOUNTED LIGHT

EYEBALL RECESS LIGHT

FLOOD LIGHTS

VENT

LANTERN

CEILING FAN W/ LIGHT

CEILING FAN

110 VOLT

220 VOLT

WATER PROOF

THERMOSTAT

DOOR BELL

ELEC. PANEL

SMOKE DETECTOR &
CARBON MONOXIDE DETECTOR

PHONE

T.V.

GAS

CHIME

1-WAY SWITCH

2-WAY SWITCH

3-WAY SWITCH

JUNCTION BOX

FIRST FLOOR PLAN - A

1/4" = 1'-0"

DATE	CHANGE	BY
4/13/17	OHP SET SUBMITTED	MH
4/21/17	WINDOW REVISION	MH
4/28/17	HDRC SET SUBMITTED	MH

Terramark

Urban Homes

PROTOTYPE 6

URBAN AT OLIVE

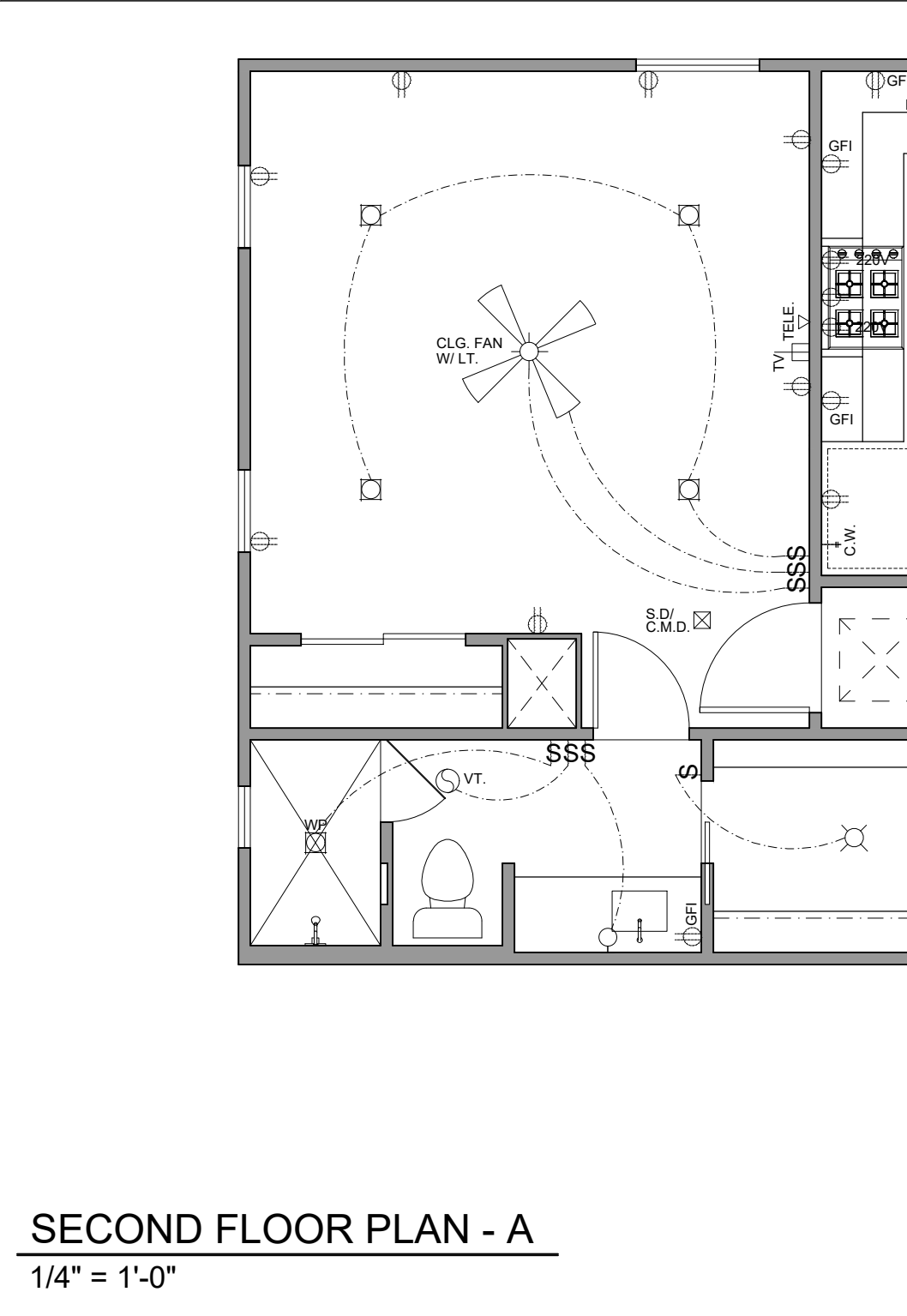
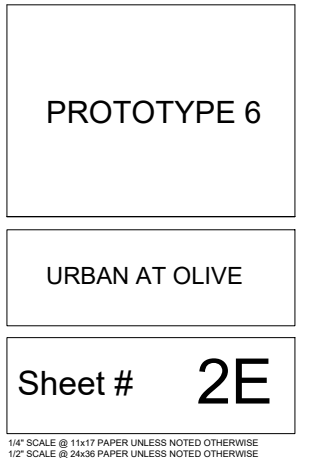
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1/2" SCALE @ 24x36 PAPER UNLESS NOTED OTHERWISE

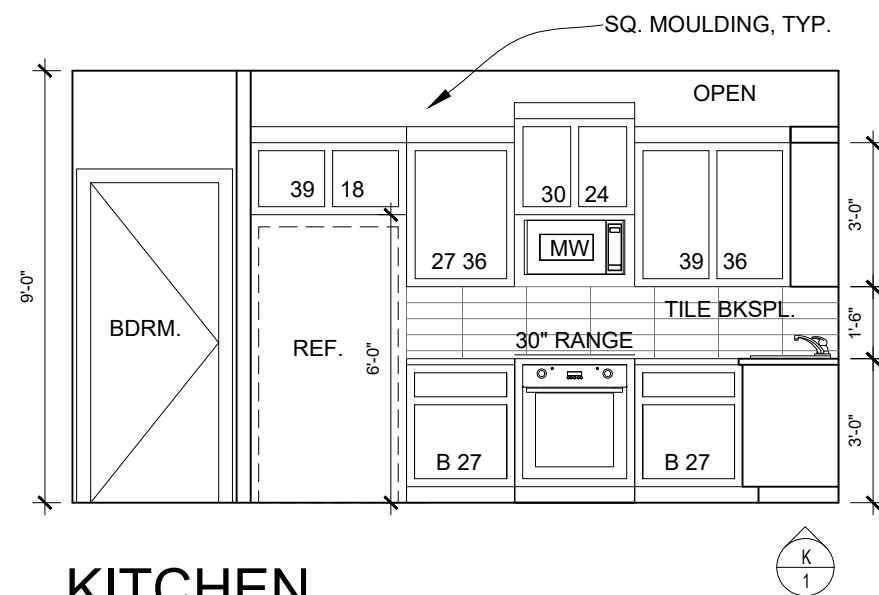
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ELECTRICAL LEGEND

	RECESS LIGHT		CEILING FAN W/ LIGHT		THERMOSTAT		GAS
	CEILING MOUNTED LIGHT		CEILING FAN		DOOR BELL		CHIM.
	WALL MOUNTED LIGHT				ELEC. PANEL		1-WAY SWITCH
	EYEBALL RECESS LIGHT		110 VOLT		SMOKE DETECTOR & CARBON MONOXIDE DETECTOR		2-WAY SWITCH
	FLOOD LIGHTS		220 VOLT		PHONE		3-WAY SWITCH
	VENT		WATER PROOF		T.V.		JUNCTION BOX
	LANTERN						

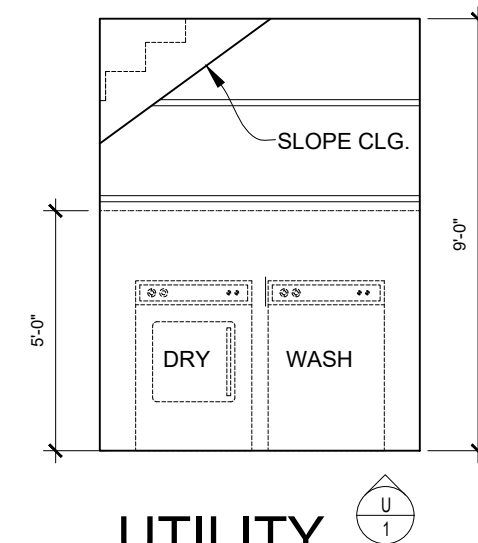
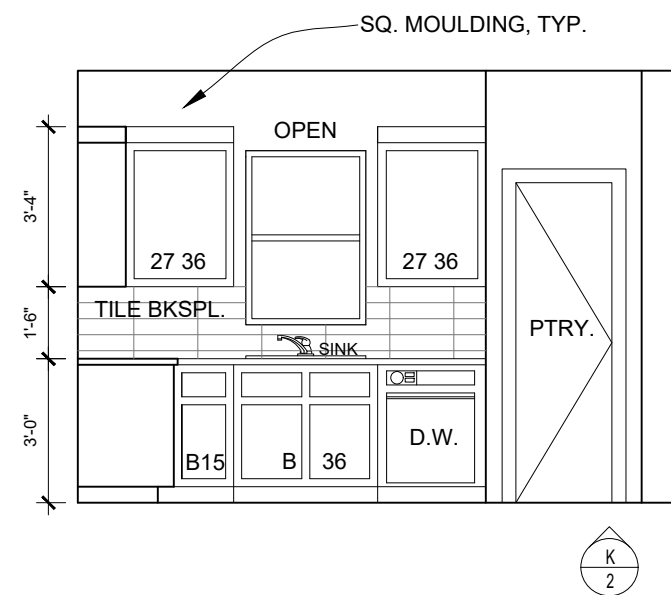
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1/4" = 1'-0"

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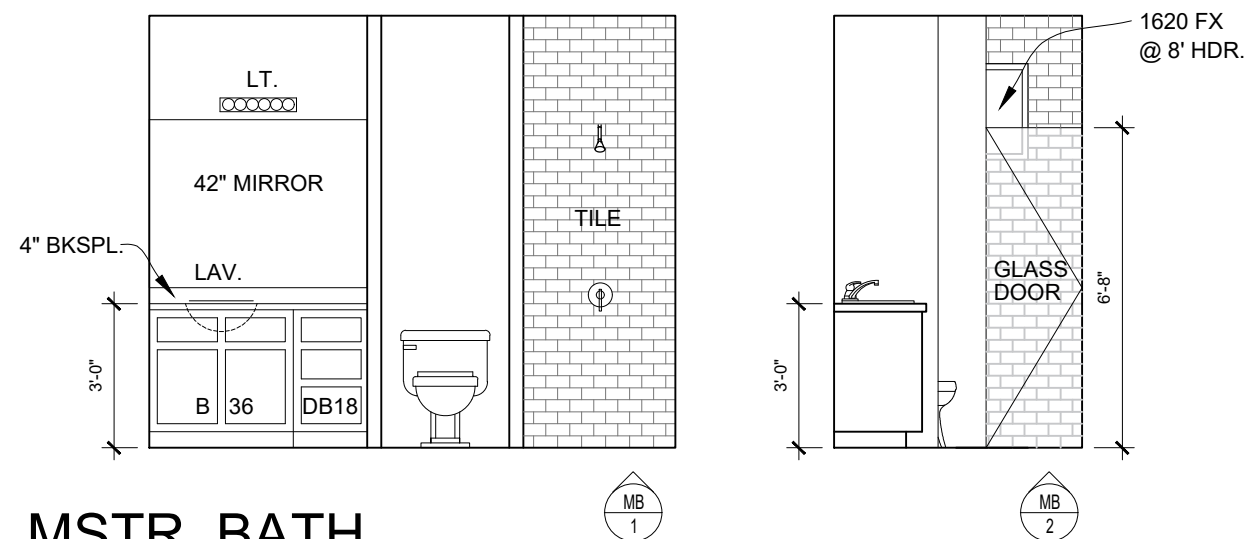
KITCHEN

1/4" = 1'-0"



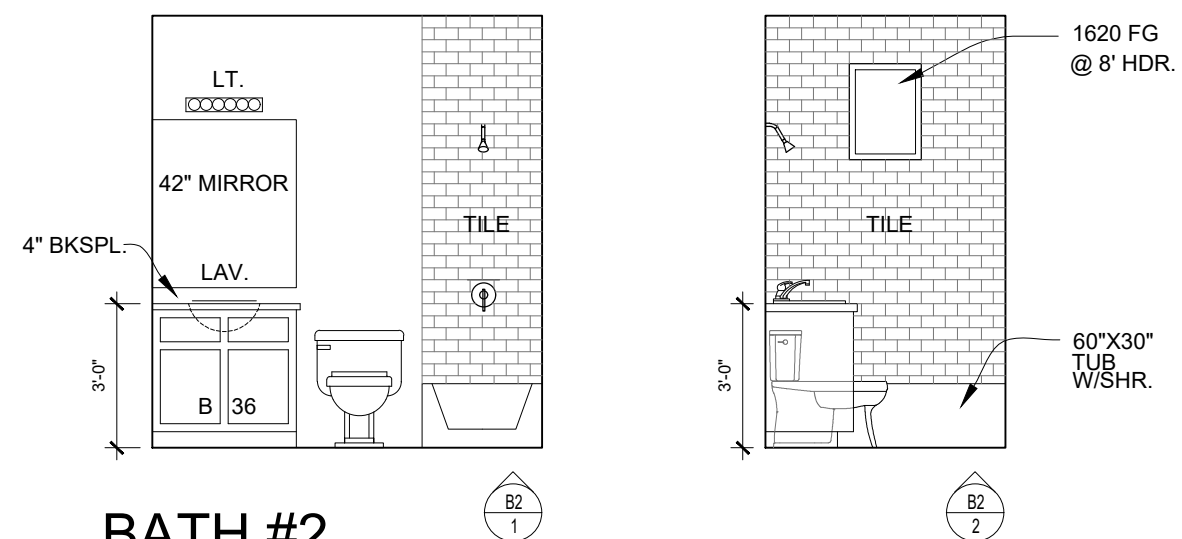
UTILITY

1/4" = 1'-0"



MSTR. BATH

1/4" = 1'-0"



BATH #2

1/4" = 1'-0"



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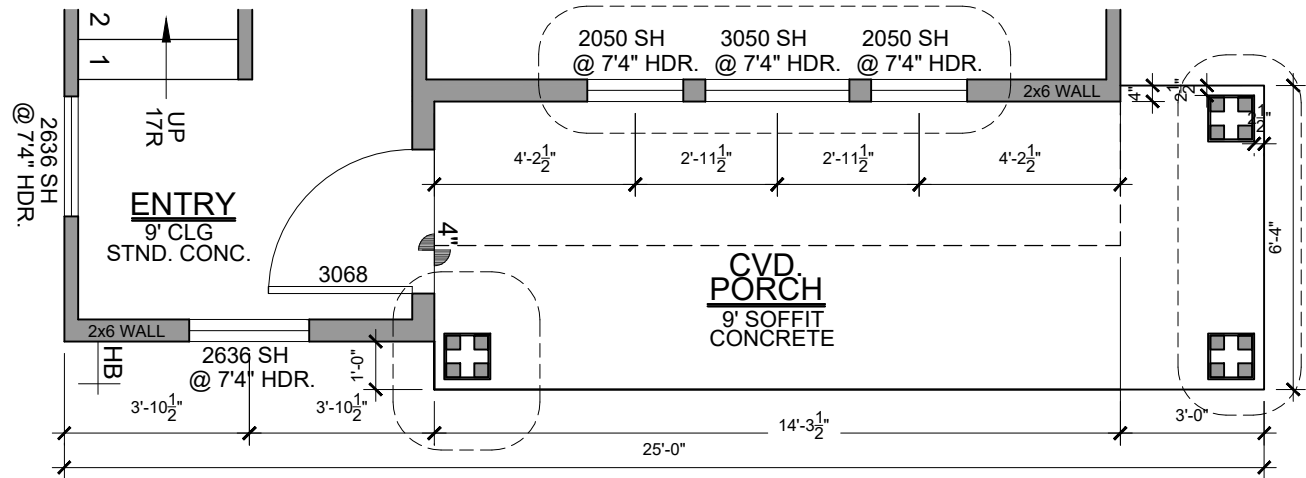
PROTOTYPE 6

URBAN AT OLIVE

Sheet # 3

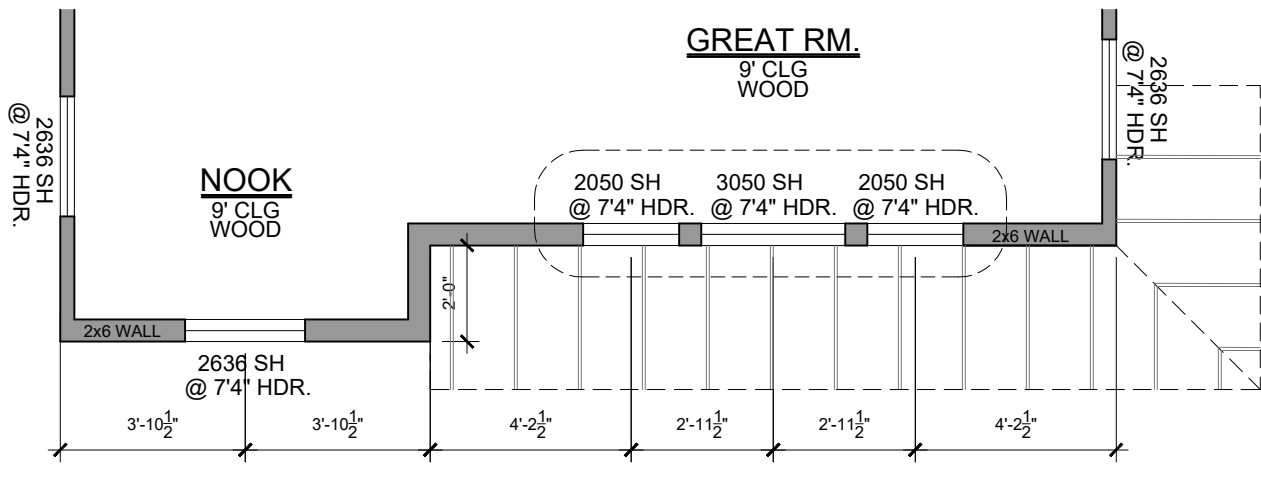
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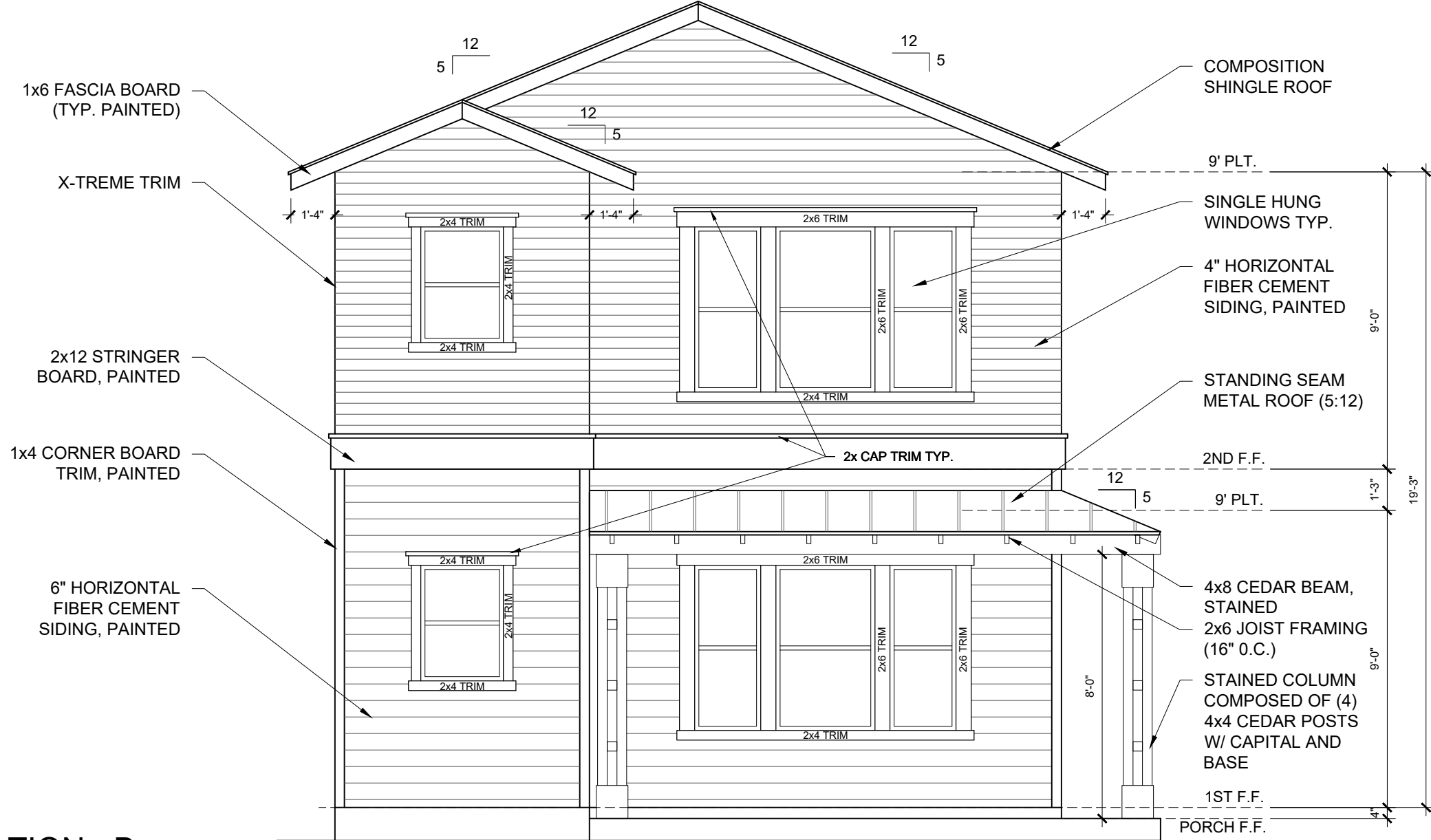
PARTIAL FIRST FLOOR PLAN - B

1/4" = 1'-0"



PARTIAL SECOND FLOOR PLAN - B

1/4" = 1'-0"



FRONT ELEVATION - B

1/4" = 1'-0"

DATE	CHANGE	BY
4/13/17	OHP SET SUBMITTED	MH
4/21/17	WINDOW REVISION	MH
4/28/17	HDRC SET SUBMITTED	MH

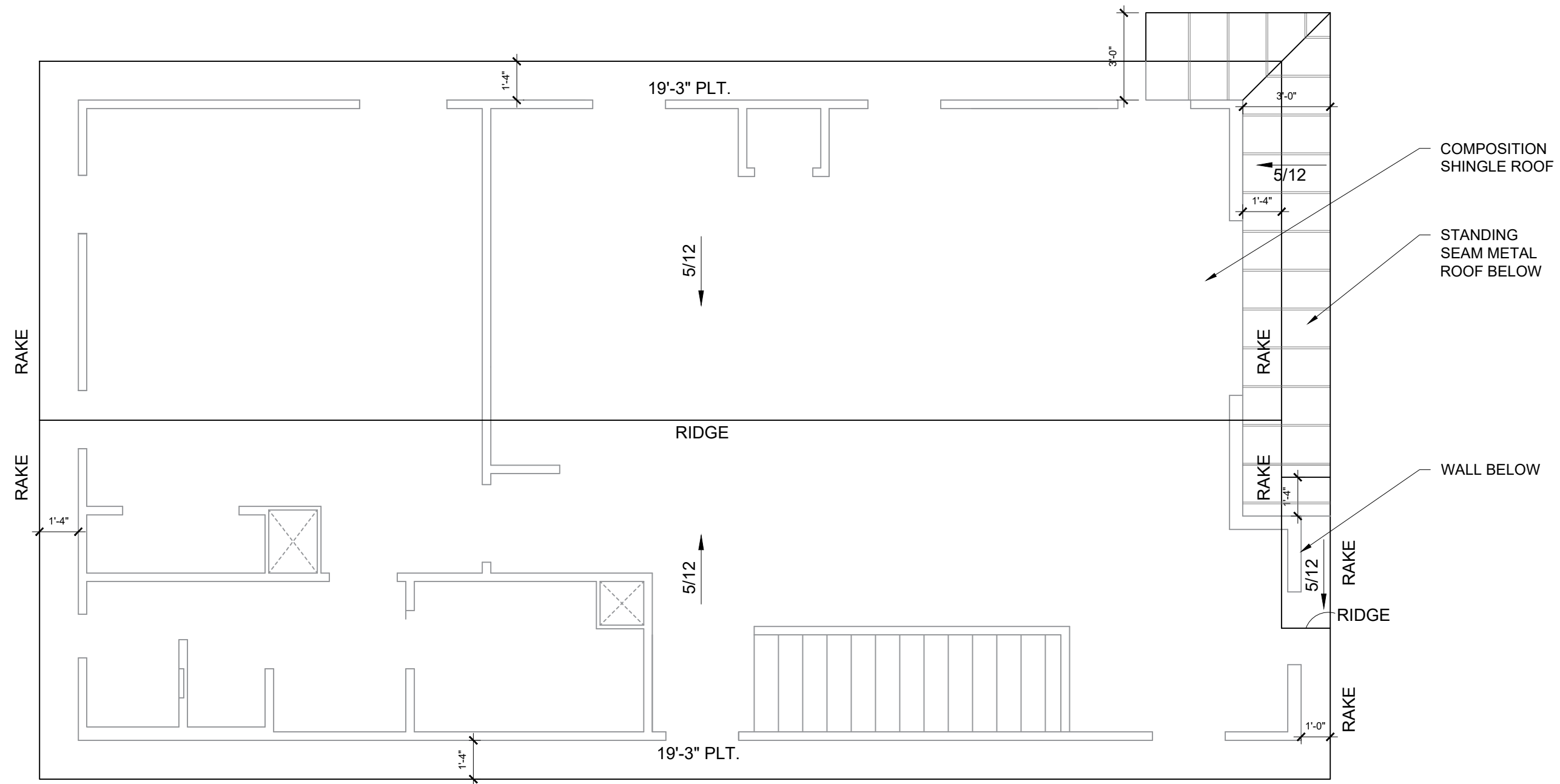


PROTOTYPE 6

URBAN AT OLIVE

Sheet # 9

1/4" SCALE @ 11x17 PAPER UNLESS NOTED OTHERWISE
1/2" SCALE @ 24x36 PAPER UNLESS NOTED OTHERWISE

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ROOF PLAN - B

1/4" = 1'-0"



PROTOTYPE 6

URBAN AT OLIVE

Sheet # 13

1/4" SCALE @ 11x17 PAPER UNLESS NOTED OTHERWISE
1/2" SCALE @ 24x36 PAPER UNLESS NOTED OTHERWISE

