

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO: 2017-473
ADDRESS: 228 SHERMAN ST
LEGAL DESCRIPTION: NCB 512 BLK 25 LOT W 58.33 FT OF E 116.66 FT OF N 48.7 FT OF 11
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jarrad Campos
OWNER: Ricardo Gomez
TYPE OF WORK: Rear addition, exterior modifications
REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a rear addition of approximately 200 square feet.
2. Construct a connection between the primary historic structure and a rear accessory structure.
3. Perform exterior modifications including the removal of existing vinyl siding and the installation of Hardi siding.
4. Replace the existing, aluminum windows with new vinyl windows and install new doors.
5. Porch decking replacement and porch roof modifications.

APPLICABLE CITATIONS:

FINDINGS:

- a. The historic structure located at 228 Sherman was constructed circa 1920 and features traditional architectural elements include a front gabled roof. The structure currently features aluminum windows, vinyl siding and a number of small, rear additions and accessory structures.
- b. REAR ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition to feature approximately 200 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the rear addition to feature a roof form and massing that are generally consistent with the Guidelines; however, the proposed addition's walls should feature an inset from the wall plane of the historic structure. When returning for final approval, the applicant should submit an elevation of each façade of the proposed addition as well as details on materials including siding, windows and doors. Additionally, the applicant should adhere to all zoning setback requirements.
- c. CONNECTION – The applicant has proposed to construct a partially enclosed connection between the primary historic structure and an existing accessory structure. This connection would replace existing, non-original additions and accessory structures. Staff finds the construction of an open air connection may be appropriate if detailed to feature a roof form and materials that are consistent with those found historically in the district; however, staff does not find a partially enclosed connection to be appropriate.
- d. EXTERIOR MODIFICATIONS – The applicant has noted that the existing façade material of the primary historic structure is vinyl siding. The applicant has noted that no wood siding exists beneath and has proposed to install Hardi siding. Staff finds the installation of the proposed Hardi siding appropriate given that no original siding remains; however, the proposed Hardi siding should feature a four (4) inch exposure.
- e. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, aluminum windows with new windows. The applicant has not specified materials at this time. Staff finds that wood or aluminum clad wood windows should be installed. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Details on each should be submitted

to staff for review.

- f. **DOOR INSTALLATION** – The applicant has noted the installation of two French doors on the side elevation as well as a new door in the addition. Staff finds the proposed door to the addition to be appropriate; however, the applicant should propose to install a door that is consistent with the Guidelines and feature materials that are complementary with those found historically in the district. Regarding the installation of French doors, the Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that new entrances should not be created on primary facades or where visible from the public right of way. Staff finds that the installation of a door at this location may be appropriate; however, the door should be profiles to be consistent with the existing, historic door openings. French doors would not be appropriate.
- g. **PORCH** – The applicant has proposed to install new porch decking as well as install a new porch roof. The new roof is noted to be standing seam metal. Staff finds that the existing concrete porch should remain visible. The proposed panels should be 18 to 21 inches in width, seams should be 1 to 2 inches in height a crimped ridge seam should be used where flashing occurs and a standard galvalume finish should be used.
- h. **ACCESSORY STRUCTURE** – The applicant has proposed to modify an existing, rear accessory structure by removing a side wall and installing an overhead rolling door on the front façade. This accessory structure is not historic. Staff finds the proposed modifications to be appropriate; however, when returning for final approval, the applicant should provide elevations of each façade as well as details on the proposed garage door.

RECOMMENDATION:

Staff does not recommend final approval at this time. Staff recommends the applicant provide the following when returning to the HDRC for final approval:

- i. That the applicant submit an elevation of each façade of the proposed addition as well as details on materials including siding, windows and doors. Additionally, the applicant should adhere to all zoning setback requirements.
- ii. That the proposed connection be open air and that details of its construction be submitted.
- iii. That the replacement Hardi siding feature a smooth finish and a four (4) inch exposure.
- iv. That wood or aluminum clad wood windows should be installed. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Details on each should be submitted to staff for review.
- v. That a single width door be installed in place of the proposed French door.
- vi. That the existing concrete porch should remain visible. The proposed panels should be 18 to 21 inches in width, seams should be 1 to 2 inches in height a crimped ridge seam should be used where flashing occurs and a standard galvalume finish should be used.
- vii. That the applicant provide elevations of each façade of the accessory structure as well as details on the proposed garage door.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 14, 2017

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228 Sherman

N Mesquite St

N Mesquite St

Sherman

Sherman

Sherman

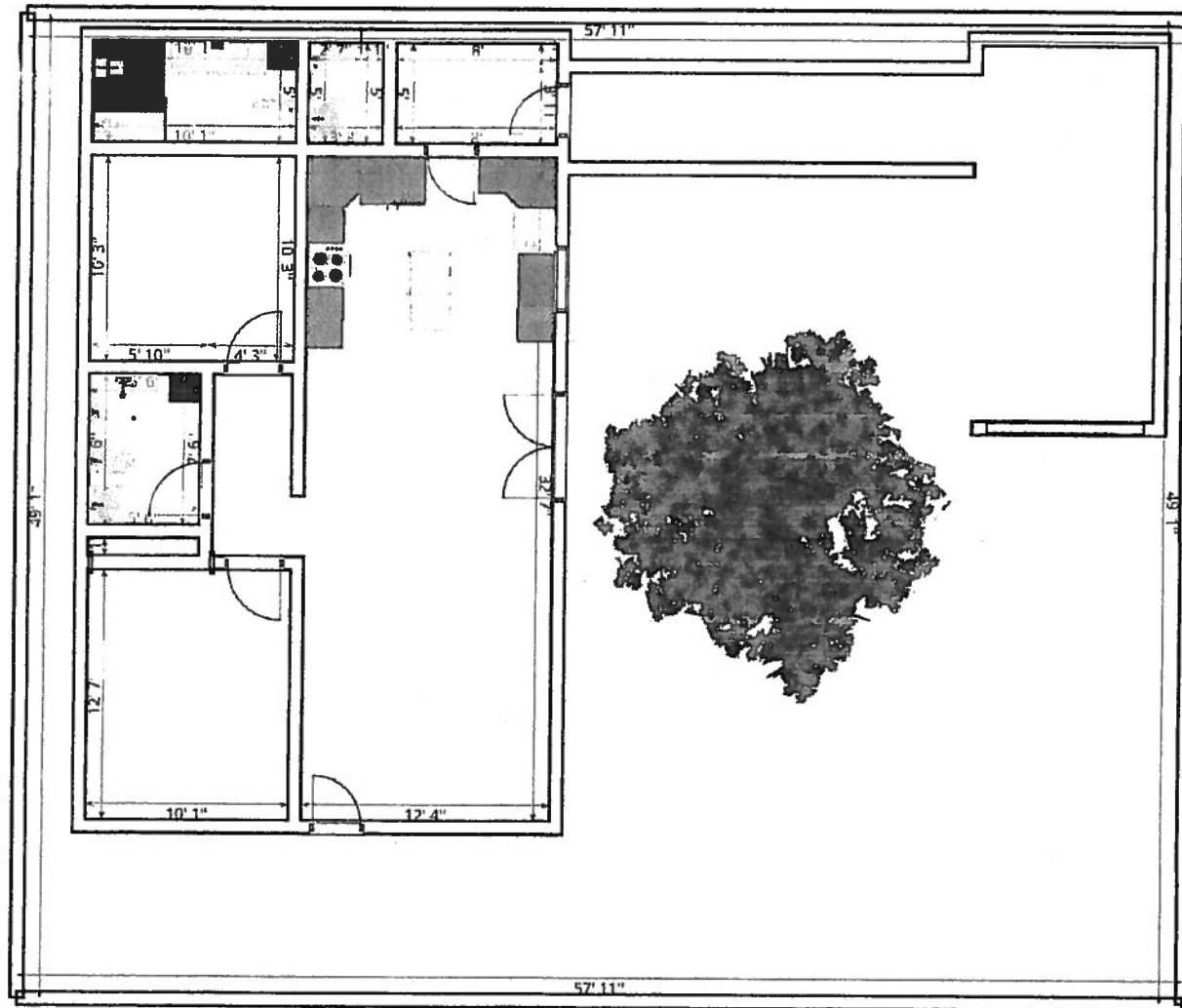
Sherman

Sherman

N Mesquite St

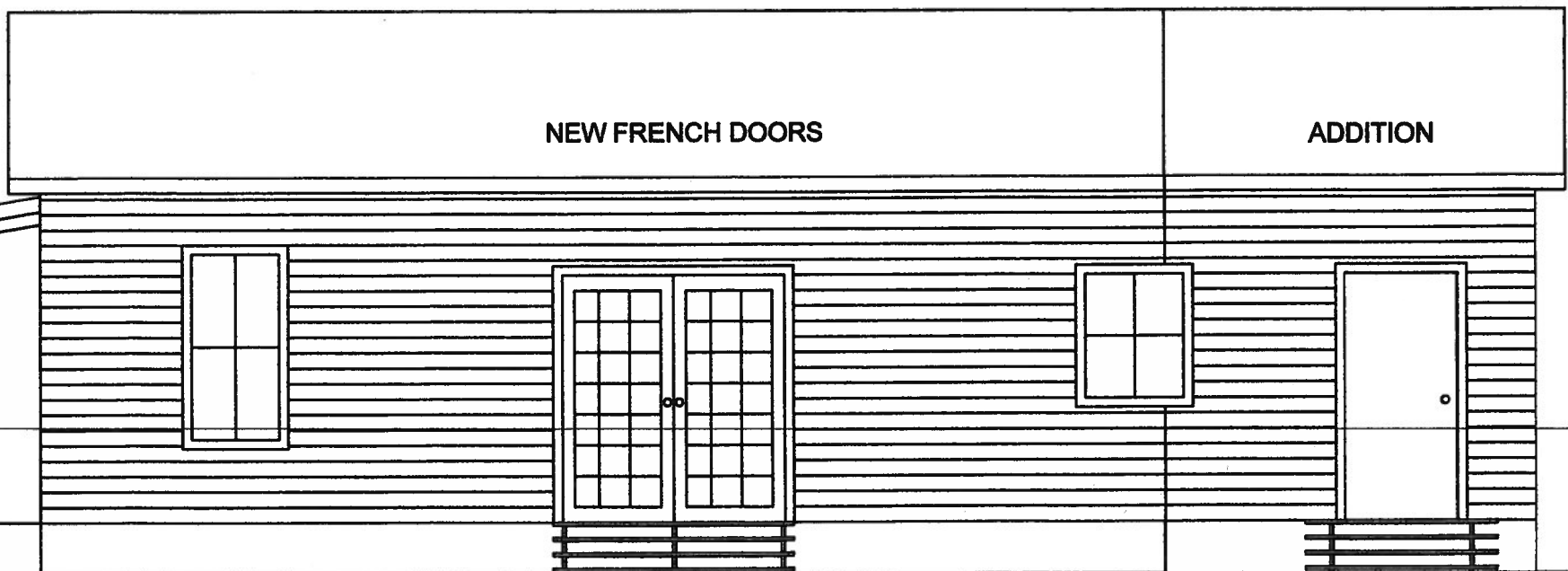
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FRONT ELEVATION



NEW FRENCH DOORS

ADDITION

SIDE ELEVATION







Subject Photograph Addendum - Existing Condition

Borrower	.					
Property Address	228 Sherman					
City	San Antonio	County	Bexar	State	TX	Zip Code 78202
Lender/Client	Longhorn III Investments, LLC					



Subject Front

228 Sherman
Sales Price
Gross Living Area 827
Total Rooms
Total Bedrooms
Total Bathrooms
Location N;Res;
View N;Res;
Site
Quality Q3
Age



Subject Rear



Subject Street

Subject Photograph Addendum - Existing Condition

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Subject Street



Subject Street



Neighbors Nice House



Rear Patio



Rear Patio



Subject Front



Subject Front & Side



Subject Front & Side



Subject Front & Side



Rear Bathroom?



Rear Bathroom?



Rear Bathroom?



Rear Hall



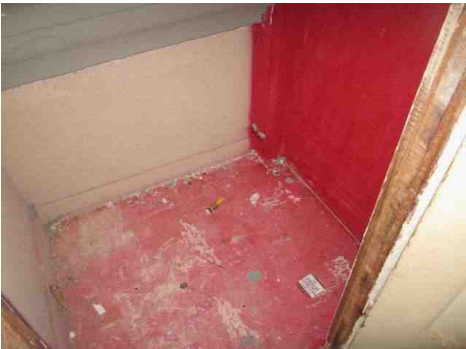
Rear Patio

Subject Photograph Addendum - Existing Condition

Borrower	.					
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City	San Antonio	County	Bexar	State	TX	Zip Code 78202
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Kitchen



Old Windows



Existing Quarters



Existing Quarters



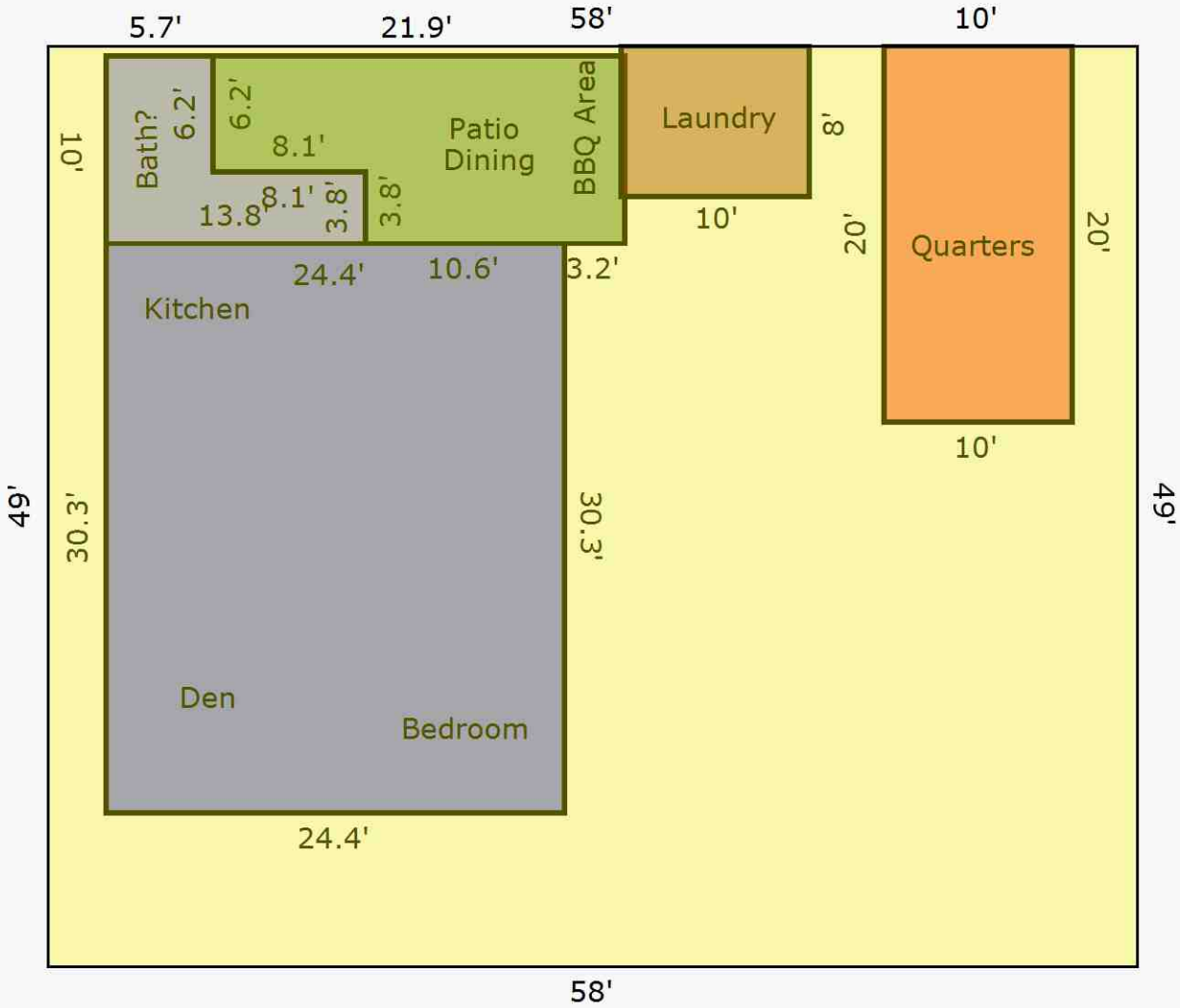
Laundry Room



Laundry Room

Building Sketch

Borrower						
Property Address	228 Sherman					
City	San Antonio	County	Bexar	State	TX	Zip Code 78202
Lender/Client	Longhorn III Investments, LLC					



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
Room Addition	87.78 Sq ft	$5.7 \times 6.2 = 35.34$	
		$13.8 \times 3.8 = 52.44$	
First Floor	739.32 Sq ft	$24.4 \times 30.3 = 739.32$	
Total Living Area (Rounded):		827 Sq ft	
Non-living Area			
Storage	80 Sq ft	$8 \times 10 = 80$	
Patio	188.22 Sq ft	$6.2 \times 8.1 = 50.22$	
		$10 \times 13.8 = 138$	
Det. Quarters	200 Sq ft	$10 \times 20 = 200$	