

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

HDRC CASE NO: 2017-588
ADDRESS: 814 BURNET ST
LEGAL DESCRIPTION: NCB 549 (814 BURNET SUB'D {IDZ}), BLOCK 9 LOT 18
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Felix Ziga/Ziga Architecture Studio
OWNER: Poma Properties, LLC
TYPE OF WORK: Construction of four, two story, single family residential structures
APPLICATION RECEIVED: November 8, 2017
60-DAY REVIEW: January 7, 2018
REQUEST:

The applicant is requesting conceptual approval to construct four, two story residential structures on the vacant lot at 814 Burnet.

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 four, two story residential structures on the four vacant lots at 814 Burnet, located within the Dignowity Hill Historic District. This lot is located mid-block between N Olive and N Pine Streets. The applicant has proposed for each residential structure to be located on each of the four lots with a

designated parking location or carport. The two lots adjacent to Burnet are to house units 1 and 2. The two rear lots are to house units 3 and 4.

- b. **CONCEPTUAL APPROVAL** – 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. This request was last heard at the October 18, 2017, Historic and Design Review Commission hearing where it was denied. Since that time, the applicant has adjusted the design to address comments that were received at that hearing.
- d. **LOT COVERAGE** – Many lots in the Dignowity Hill Historic District feature a primary residential structure that fronts a primary street with one or more accessory structures toward the rear of the site. The applicant has proposed to locate two of the two story units on the lots at the rear of the lots adjacent to Burnet Street with a composition similar to that of a primary historic structure with a rear accessory structure.
- 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 examples found on the block. Per the applicant's proposed site plan, two of the residential structures are to address Burnet with setbacks of 15 and 16 feet from the property lines. These two structures would be the only two on Burnet with an orientation toward Burnet. The proposed orientations of units 1 and 2 are appropriate and consistent with the Guidelines. The locations of units 3 and 4 are consistent with those of historic, rear accessory structures. The applicant has noted a setback of 25' – 8" and 26' – 2" for units 1 and 2 from the street. The other three historic structures that front Burleson on this block feature setbacks of 23' – 5", 27' – 6" and a minimal setback of approximately 2 feet.
- f. **ENTRANCES** – Per 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 entrances toward Burnet. This is 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. 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. These two lots are located across Burnet from a two story historic structure and to the immediate west of a two story historic structure. Staff finds heights of two stories for units 1 and 2, that address Burnet is appropriate. At the rear of units 1 and 2, the applicant has proposed units three and four, which are also to feature two stories, but feature an overall height and mass that is subordinate to those of units 1 and 2. Staff finds this modified massing to be more appropriate than the previous proposal of four structures that each shared equal massing.
- h. **SCALE & MASS** – The applicant has noted overall widths for units 1 and 2 are 36' – 0" and 39' – 0"; this measurement not only includes footprints, but also roof measurements. The applicant has noted that adjacent historic structures that front Burleson feature width of 40' – 11", 31' – 4" and 44' – 10". Staff finds the width of the proposed new construction to be more appropriate than the 43' – 0" that was previously proposed.
- i. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Neighboring historic structures feature foundation heights of approximately two to three feet. The applicant has proposed foundation heights of two feet for each unit. This is consistent with the Guidelines.
- j. **ROOF FORM** – The applicant has proposed for unit 1 to feature a side gabled roof, unit 2 to feature both a front and side gabled roof, unit 3 to feature a side gabled roof with front facing shed roofs and unit 4 to feature a roof form that matches that of unit 3, but with an opposite orientation. Generally, staff finds the proposed roof forms to be appropriate and consistent with the Guidelines. The reduced width from 43' – 0" contributes to roof massing and forms that are more consistent with historic examples found throughout the district.
- k. **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. Staff finds that window locations and groupings should be revised to include proportionate locations such as distances from building corners and proportionate mullion spacing between grouped windows.
- l. **WINDOW MATERIALS** – According to the Historic Design Guidelines for Windows, windows used in new construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. The applicant has proposed block framed vinyl windows. Staff does not find the use of block frame vinyl windows to be appropriate. 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.

- m. **MATERIALS** – At this time, the applicant has proposed materials that include Hardi Artisan siding, Hardi lap siding, Hardi board and batten siding, cedar columns and a standing seam metal roof. A smooth finish should be used along with an exposure of four inches for the proposed lap siding. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- n. **ARCHITECTURAL DETAILS** – The applicant has proposed for each structure to have covered porches which are currently designed as stoops with shed roofs. Staff recommends the applicant incorporate additional porch massing and work to include the design of the porches into the overall building’s mass.
- o. **ARCHITECTURAL DETAILS** – Folk Victorian structures rely heavily on the relationship between front protruding window bays, side gables and inset porches. The front facing gable should extend to the top of the cross ridge line to present equal heights for both portions of the L plan. This has not been accomplished in unit 1. Additionally, porches on Folk Victorian structures are recessed behind the massing of protruding bays. As proposed, the applicant has proposed a porch that extends forward from the massing of the new construction. This is not architecturally appropriate.
- p. **COLUMN DESIGN** – The applicant has proposed cedar front porch columns; however, at this time has not included a column detail determining trim and dimensions. Staff finds that a column not to exceed six (6) inches in width should be used.
- q. **SIDEWALK** – The applicant has noted the installation of a front yard sidewalk for units 1 and 2; however, has not included these on the site plan. The proposed sidewalks should relate to those found historically in the district in terms of location, width and material and should be centered on the front porch of units 1 and 2.
- r. **DRIVEWAY** – On both the east and west sides of the lots, the applicant has proposed to install driveways to feature nine (9) feet in width. The Guidelines for Site Elements note that driveways should relate to historic driveways in the district and should not exceed (10) feet in width. The proposed driveways are consistent with the Guidelines. Staff finds the installation of two separate driveways located consistently with the pattern within the district is appropriate.
- s. **PARKING** – The applicant has noted that each structure is to have designated parking, either in the form of a covered carport or in the form of open air parking. Staff finds the proposed parking locations to be appropriate.
- t. **LANDSCAPING** – The applicant has noted the location of trees and driveways on the site plan; however, a detailed landscaping plan should be submitted to staff prior to submitting for final approval.

RECOMMENDATION:

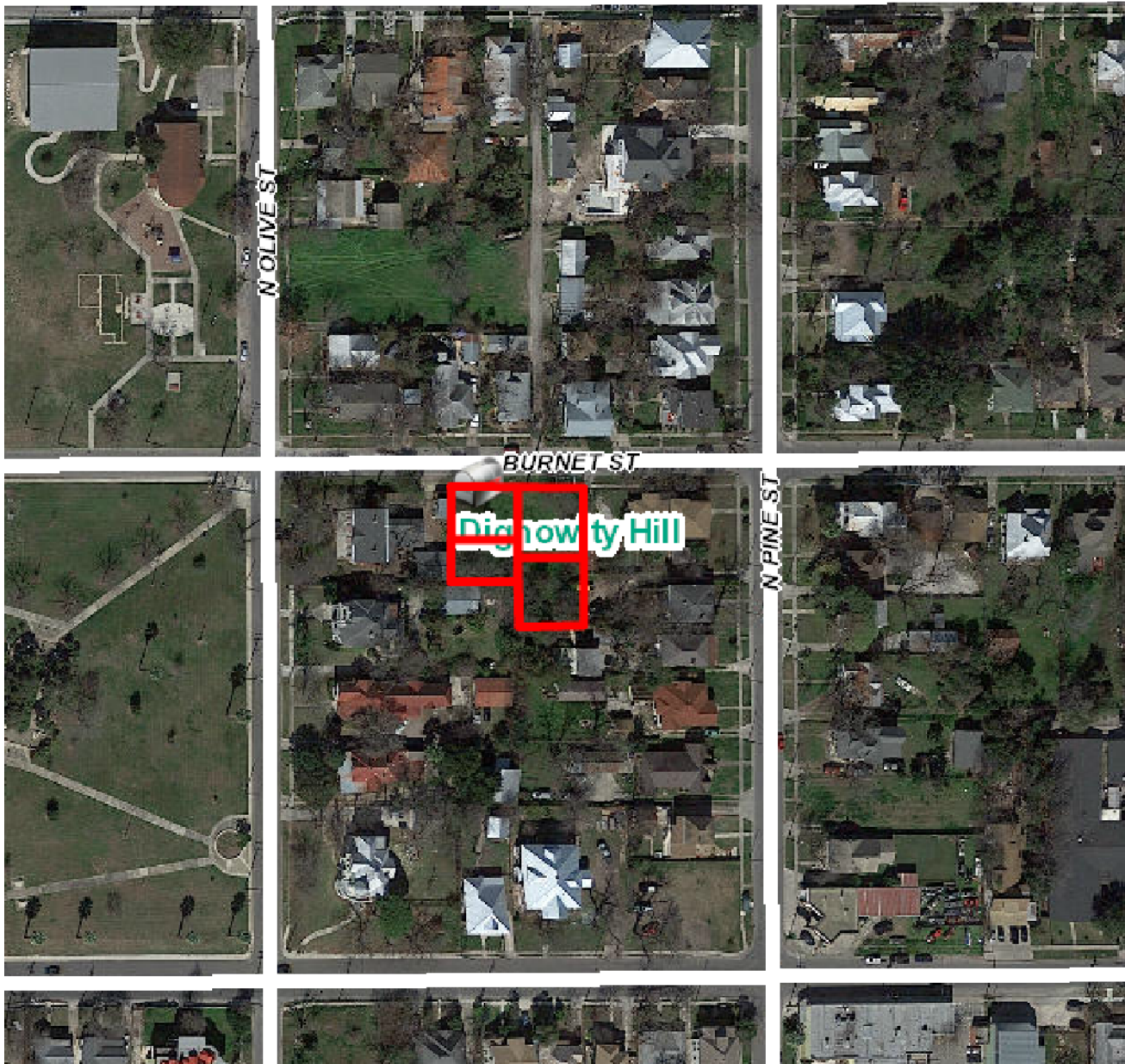
Staff recommends conceptual approval of units 1, 3 and 4 based on findings d through t with the following stipulations:

- i. 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.
- ii. That the proposed Hardi siding feature a smooth finish along with an exposure of four inches for the. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- iii. That column details be submitted at the time of final approval. Columns should not exceed six inches square.
- iv. That all mechanical equipment be screened from view from the public right of way.
- v. That all concrete sidewalks found on site be consistent with those found historically in the district.
- vi. That a detailed landscaping plan be submitted prior to submitting for final approval.
- vii. That window locations and groupings should be revised to include proportionate locations such as distances from building corners and proportionate mullion spacing between grouped windows.

Staff does not recommend approval of unit #2. Staff recommends That additional architectural detailing be added that is consistent with Folk Victorian detailing including window proportions that feature additional height, transom windows above each entrance, equal spacing between windows, and consistent relationships between solids and voids. The proposed short windows in bathrooms on the front façade should be eliminated and full height windows should be installed. The front facing gable should extend to the top of the cross ridge line to present equal heights for both portions of the L plan. Additionally, a true L plan should be designed which includes a protruding bay and recessed porch massing.

CASE MANAGER:

Edward Hall



Flex Viewer

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Martinez Street
Women's
Center

Burnet St

Burnet St

814 Burnet Street

Burnet St

N Olive St

N Pine St

N Pine St

N Olive St



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

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

DATE: AUGUST 22, 2017

HDRC Case# 2017-346

ADDRESS: 814 BURNET

Meeting Location: 1401 S ALAMO

APPLICANT: FELIX ZIGA/ZIGA ARCHITECTURE STUDIO

DRC Members present: MICHAEL GUARDINO, JOEL GARCIA, ANNE-MARIE GRUBE

Staff present: EDWARD HALL

Others present: ADRIANA ZIGA, GASPAR

REQUEST: CONSTRUCTION OF FOUR, TWO STORY, SINGLE FAMILY RESIDENTIAL
STRUCTURES

COMMENTS/CONCERNS: FZ: OVERVIEW OF PROPOSAL - LOTS HAVE
ALWAYS BEEN VACANT. MG: THE PEAR LOTS ARE NOT HOSTING
"ACCESSORY" STRUCTURES, BUT DWELLING UNITS. JG: 4 HOUSES IN
THIS PATTERN, EVEN IF ONE FOUR LOTS, IS NOT CONSISTENT WITH
THE HISTORIC DEVELOPMENT PATTERN IN THE DISTRICT. AMG: QUESTIONS
REGARDING RE-ORIENTING THE STRUCTURES. ALL: DISCUSSION
REGARDING MAKING PEAR LOTS/STRUCTURES APPEAR AS

ACCESSORY STRUCTURES. MG: THE PROPOSED LAYOUT LOOKS
CHALLENGING; RESOLVE MASSING - ISSUES W/ PARKING WILL REMAIN
COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:


Committee Chair Signature (or representative)

Aug 22, 2017
Date



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

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

DATE: OCTOBER 10, 2017 HDRC Case# _____

ADDRESS: 814 BORNET Meeting Location: 1901 S ALAMO

APPLICANT: FELIX ZIGA, ZIGA ARCHITECTURE STUDIO

DRC Members present: MICHAEL GUARINO, EDUARDO A. GARZA, JOHN LAFFOON

Staff present: EDUARDO HALL

Others present: GASPAR RIVERA

REQUEST: CONSTRUCTION OF FOUR, TWO STORY RESIDENTIAL STRUCTURES

COMMENTS/CONCERNS: FZ: UPDATE ON DESIGN UPDATES. MG:

ENSURE THAT THE 2 PEAR STRUCTURES APPEAR AS SECONDARY

STRUCTURES. MG: SQUARE HOUSE HAS A MASSING THAT IS

GENERALLY APPROPRIATE. ADDRESS SQUARE WINDOWS. ADD ADDITIONAL

SCALED REFERENCES TO PRESENTATION. ED: CONSIDER ELONGATED

ELEMENTS -> RECTANGULAR WINDOWS, TRANSOM ABOVE DOOR,

ADDITIONAL TRIM. OVERALL MASSING AND PRESENTATION IS

APPROPRIATE. JL: PROVIDE MORE CLARITY ON PAVING, SITE WORK.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

10/10/17
Date



814 BURNET – NARRATIVE

Request conceptual approval to construct four houses on four individual vacant lots. The two houses at the front (units 1 and 2) will be two stories while the two units at the back (units 3 and 4) will be one and a half stories. Two shared driveways will connect the houses to the street. Each house will have its designated carport or parking spaces. The two houses on the front will each have their own walkway connecting to the street to maintain the historic pattern of the street.

There are many two-story houses within the surrounding area. A two-story house is located immediately to the east, and another one just across the street. The house immediately to the west has a very tall roof plate with a significant roof pitch which increases its overall height despite of having only one story. The proposed design will not overwhelm the existing historic structures and will be shorter than the existing two-story houses on this block. It will also follow the historic development of the block and historic district by placing a larger house (main house) at the front and a smaller house (accessory) at the back.

The proposed houses will have front porches with cedar columns, a standing seam metal roof, block frame vinyl windows and a mixture of Hardie Artisan lap siding, and Hardie board and batten siding.

There are no historic structures (besides accessory buildings) facing Burnet Street on the south side of the block. Front setbacks along the north side of the block are much smaller than what is typically found in the Dignowity Hill Historic District and range from zero-lot-line to approximately 27 ft. (from the front face of the building to the curb). The proposed design has a 25'-8" and 26'-2" front setback which match (within +/- 1'-0") or exceed the front setbacks of the existing houses on Burnet Street.

The proposed design will also be set back further from the street compared to the existing historic structure to the East. Since the existing historic houses on the north side of Burnet Street have smaller setbacks than typically found, pushing the proposed units behind the side setback of the existing historic main structure to the West (approx. 32') would further enhance the irregularity of the shallow setbacks, making the street look lopsided when experienced at the pedestrian level. Additionally, it would render the project unfeasible by essentially eliminating the two front dwelling units.

The proposed structures are elevated 24" from the ground to match adjacent foundation heights. Adjacent foundation heights range from 12" to 36". The proposed design will be within one foot of the highest foundation height.

Designated areas for trash and mechanical units have been noted on the site plan. All mechanical units and trash cans will be screened from view and placed inside a wooden fence enclosure. A no parking zone will be established along the front of the property to facilitate trash pick-up and circulation of garbage truck.



Additionally, based on feedback from the most recent HDRC hearing, we have explored relocating the access easements to the middle of the property, however due to a large CPS transmission line power pole, this option is not feasible. The developer did investigate the implications of moving existing utility easements, and it was determined that doing so would render the project unfeasible for the developer.

Amid these conversations, we have gone back to the drawing board and reworked the site plan and building masses, and adjusted for the following:

1. Due to a commissioner's comment at the last hearing regarding the **proximity between the two street facing dwellings** being odd and inconsistent, we have reverted back to our original design proposal where the 2 smaller dwellings are on the 2 smaller lots (1 & 3). This created a wider space between the 2 front dwellings and is more consistent with the infill housing found directly across the street.
2. **Allow for easier vehicular access within the property.**
 - a. We have shifted the driveways away from the property lines and provided for larger turning radiuses between shared driveways and designated parking areas.
 - b. Increasing the space between the ribbon driveways and the property lines will facilitate saving multiple trees along the property line to the west, helping both from a tree preservation and a privacy standpoint.
 - c. We have eliminated the carports from dwellings 1 & 3 (smaller lots) opening up vehicular turning radiuses and significantly reducing our lot coverage percentage.
3. In effort to mitigate the concern of similar size (sq ft) homes located directly in front of each other, we have **designed the rear dwellings to be subservient to the front dwellings by making them 1-1/2 stories**, with a traditional gable with shed dormers form, inspired from directly across the street on Burnet.
 - a. Dwelling 4 has been rotated so that the length of it is deeper, and providing for a **shorter overall width**, further helping define the subservience of dwelling 4 to 2.

The design team and the developer believe this to be a more appropriate solution, arising from multiple conversations with neighbors, DHNA-ARC, previous HDRC hearings, and multiple DRC meetings.

Lastly, we would like to point out that this project complies with both City of San Antonio development standards and DHNA density recommendations. **The proposed design is only at 12 units per acre, compared to the DHNA-ARC recommended maximum of 16 units per acre.**

Site Photos



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Site Photos



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Site Photos



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Front Setbacks along Burnet St.



Approx. 9ft.



Approx. 14 ft.



Approx. 0 ft.

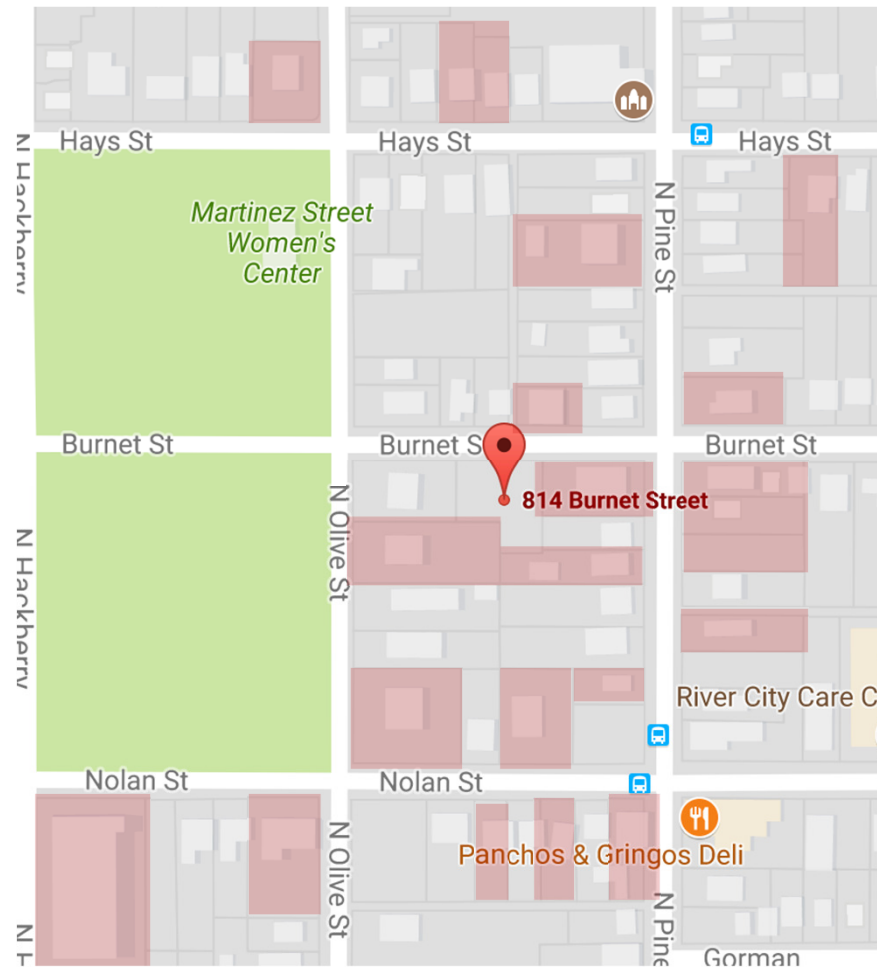
There are no houses facing Burnet St. on the south side of the street. The historic houses that face Burnet St. on the north side have a smaller setback than what is usually found within the district. The proposed front units follow the setback of the historic houses across the street and are set further back from the existing structures along the south side of Burnet.



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Height Diagram

2+ story



There is a significant number of two story historic houses located in the immediate surroundings. As shown on the street elevation, the proposed house will not be taller than the two story neighbor to the east and will not overshadow the one story neighbor to the west due to the historic home's high pitched roof.



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Foundation Heights along Burnet St.



Approx. 24 in.



Approx. 24 in.



Approx. 36 in.



Approx. 24 in.



Approx. 30 in.



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Foundation Heights along Burnet St.



Approx. 36 in.



Approx. 12 in.

The historic houses on this block have foundation heights ranging from 12in to 36in. The proposed 24in foundation height is within one foot of the highest foundation height.



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Shed dormer precedent (corner of Burnet and N. Pine St)



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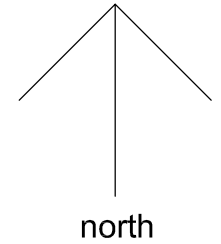
Mechanical/Trash Enclosure



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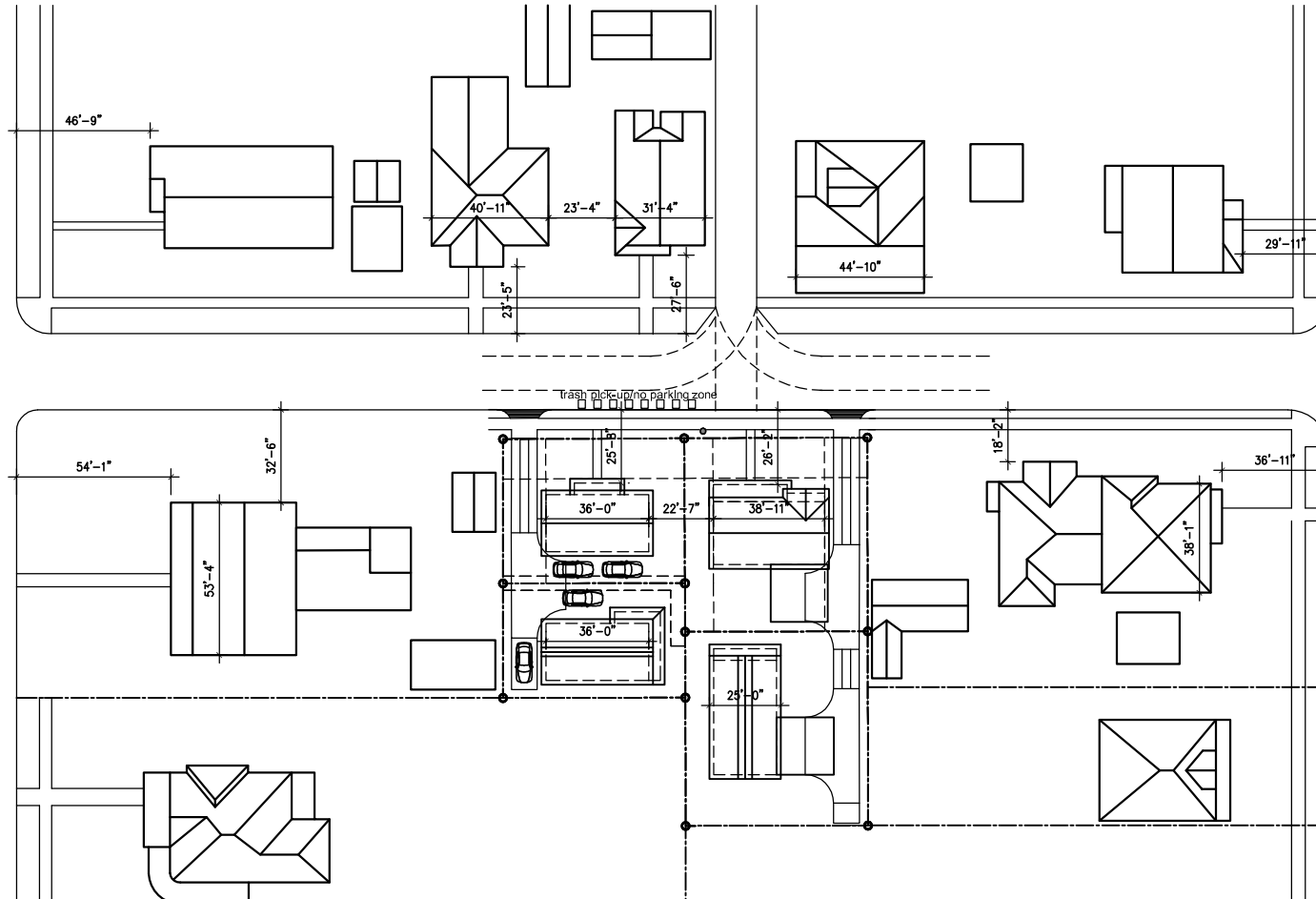
Gaspar Rivera

Poma Properties, LLC

schematic design: setback and structure width diagram

1/64" = 1'-0"

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Gaspar Rivera

Poma Properties, LLC

schematic design: proposed site / roof plan

1/16" = 1'-0"

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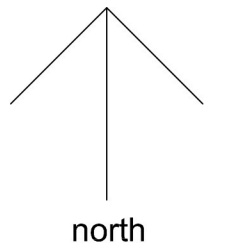
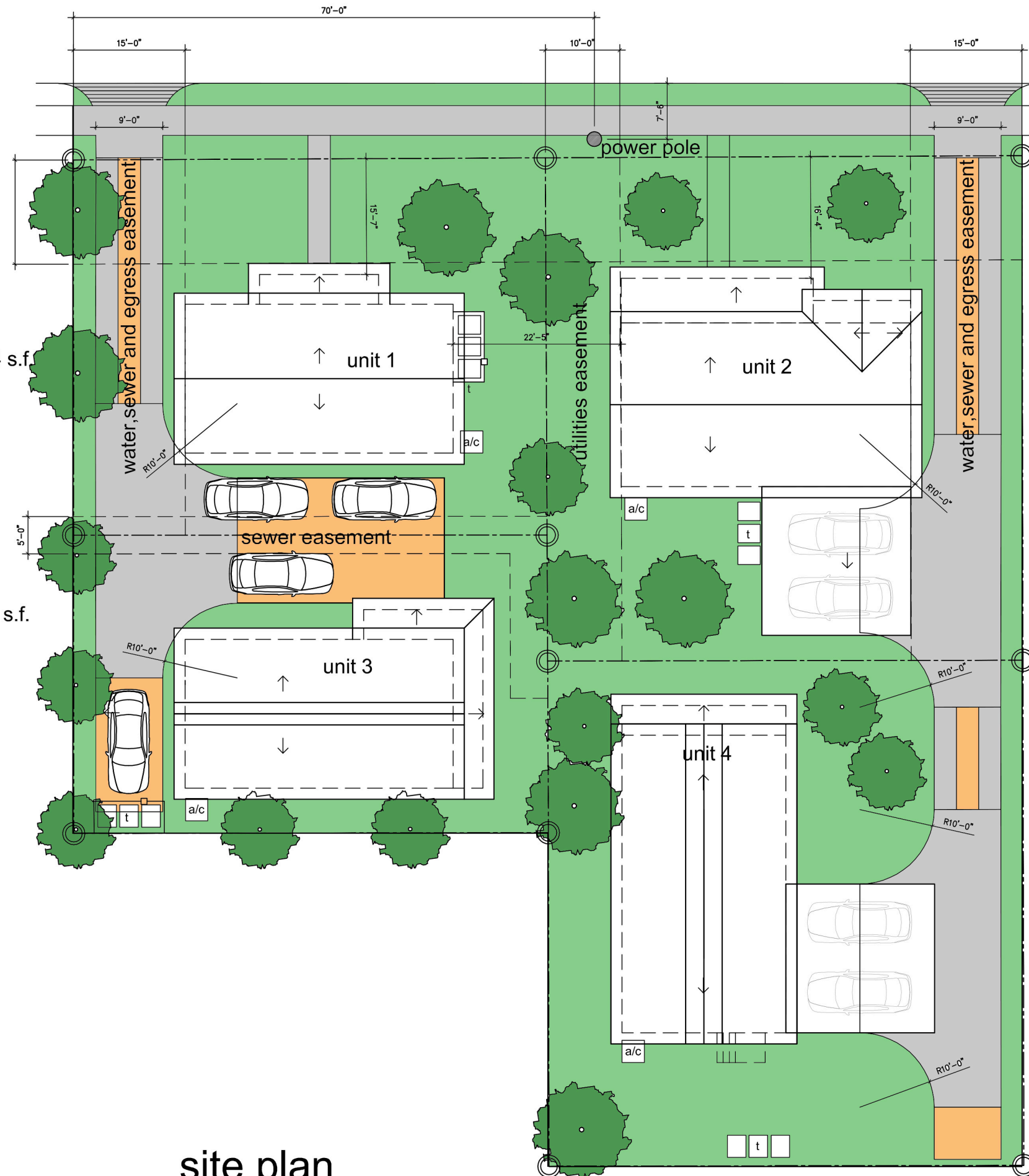
lot 1: 3210 s.f.
building footprint: 784 s.f.
24% lot coverage
living area: 1440 s.f.

lot 3: 2550 s.f.
building footprint: 864 s.f.
34% lot coverage
living area: 1440 s.f.

lot 2: 4330 s.f.
building footprint: 1490 s.f.
34% lot coverage
living area: 1795 s.f.

lot 4: 4333 s.f.
building footprint: 1368 s.f.
32% lot coverage
living area: 1760 s.f.

site plan





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Gaspar Rivera

Poma Properties, LLC

schematic design: street elevations

n.t.s.



Burnet Street elevation - south side



Burnet Street elevation - north side



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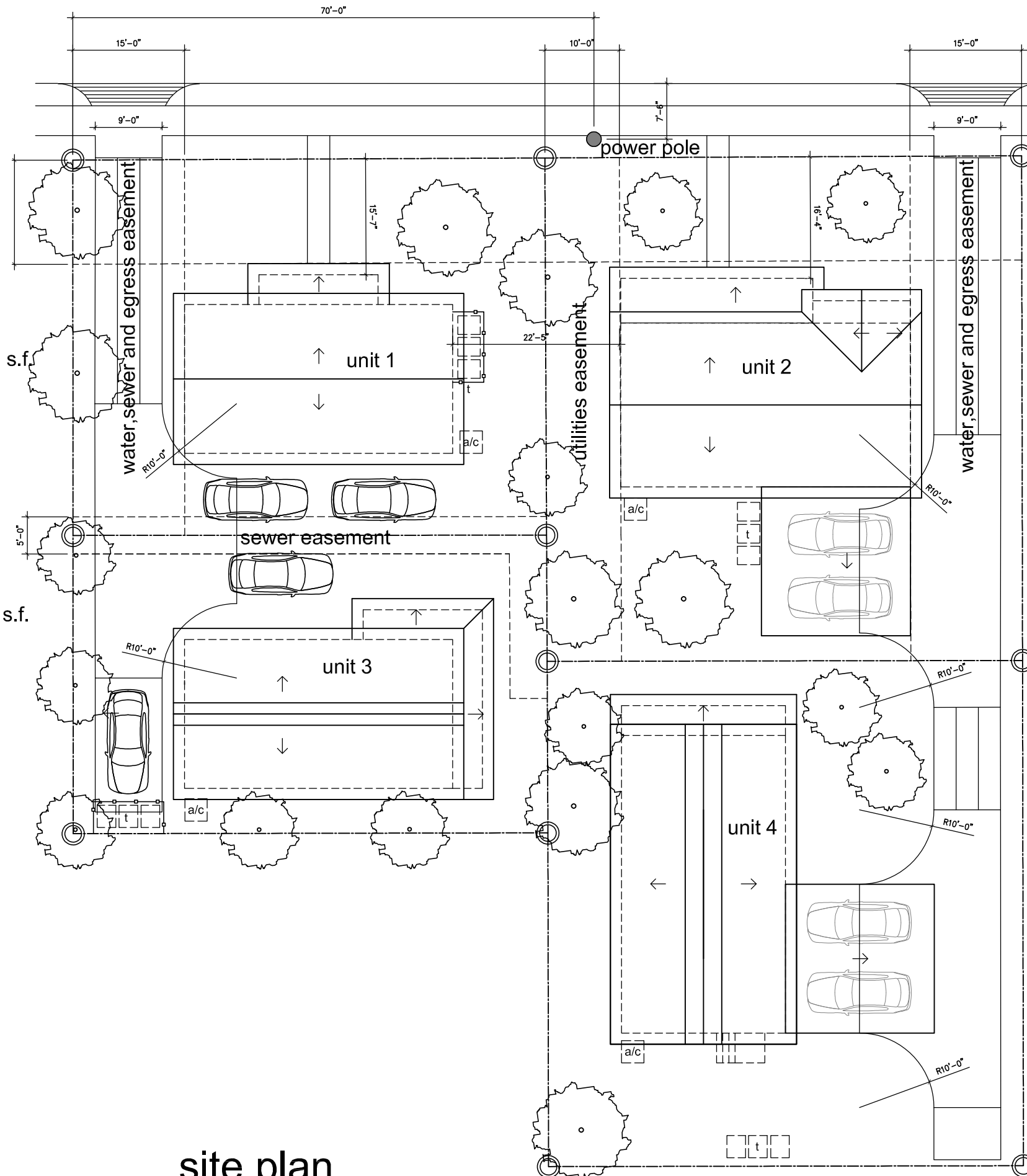
Gaspar Rivera
Poma Properties, LLC
schematic design: proposed site / roof plan
1/16" = 1'-0"
11-07-17 - HDRC Conceptual - HDRC 4

lot 1: 3210 s.f.
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building footprint: 1368 s.f.
32% lot coverage
living area: 1760 s.f.



site plan



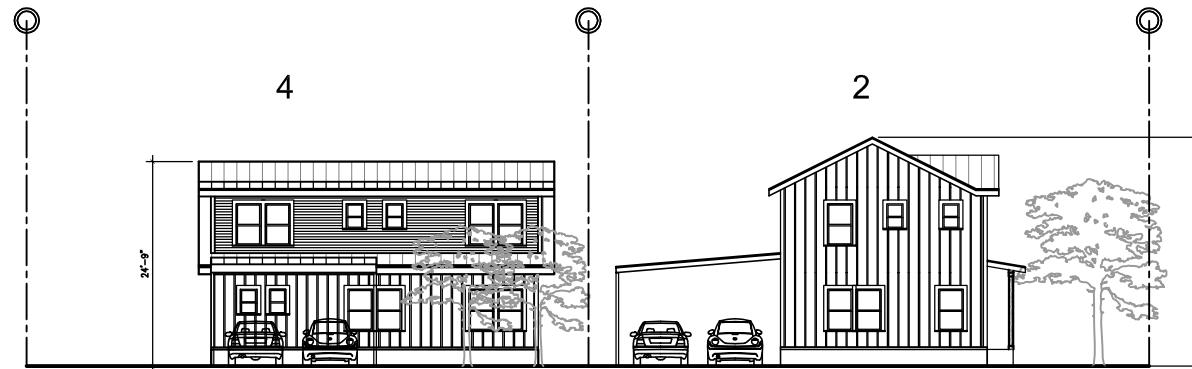
ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation

Gaspar Rivera

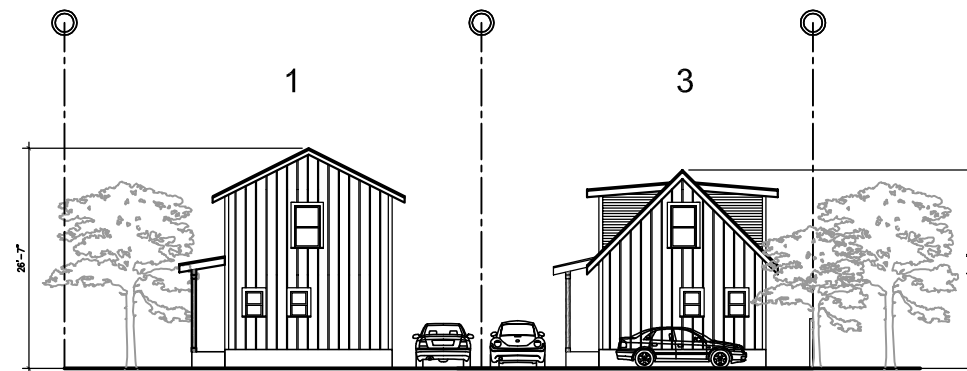
Poma Properties, LLC

schematic design: street elevations

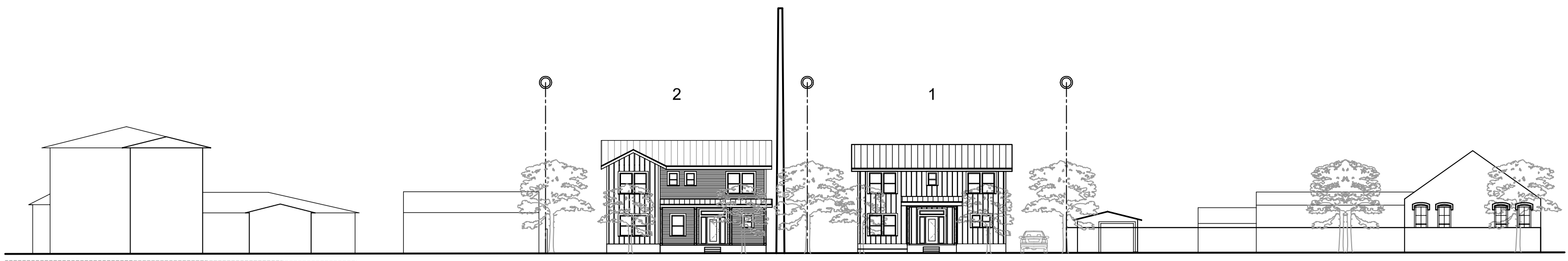
n.t.s.



east section-elevation



west section-elevation



front street elevation



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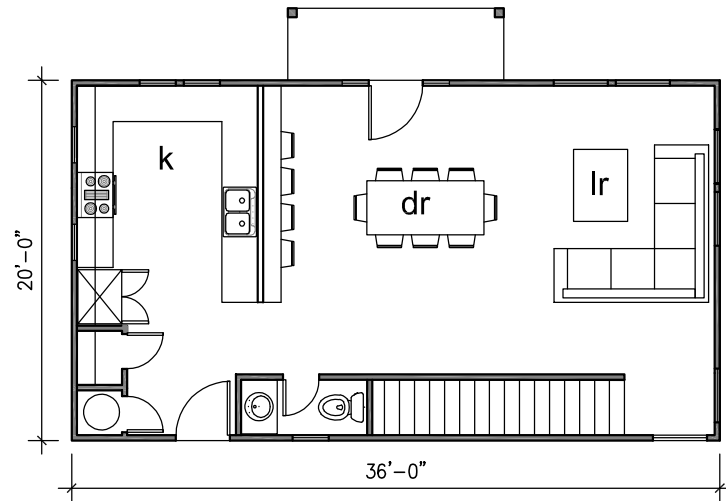
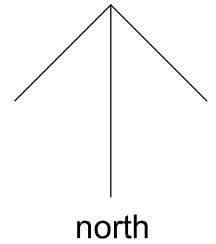
Gaspar Rivera

Poma Properties, LLC

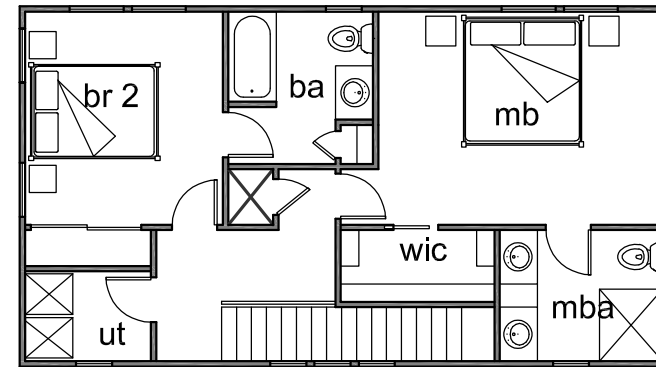
schematic design: proposed floor plan - unit 1

3/32" = 1'-0"

11-07-17 - HDRC Conceptual - HDRC 4



first floor



second floor

FLOOR 1: +/- 720 SQ. FT.
FLOOR 2: +/- 720 SQ. FT.
TOTAL: +/- 1440 SQ. FT.



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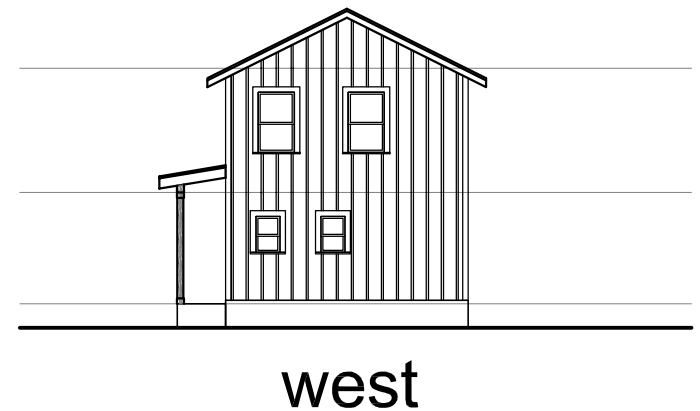
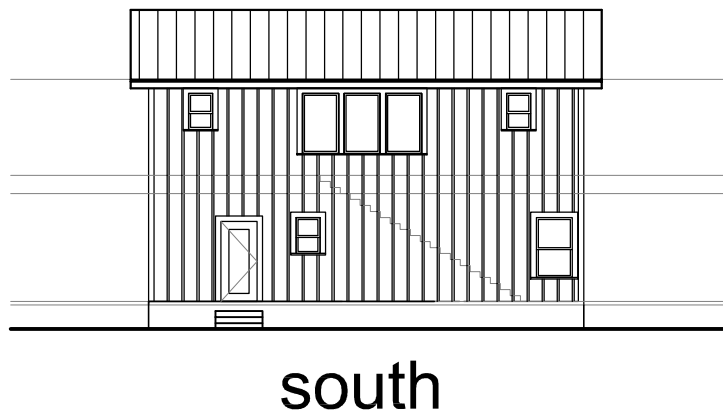
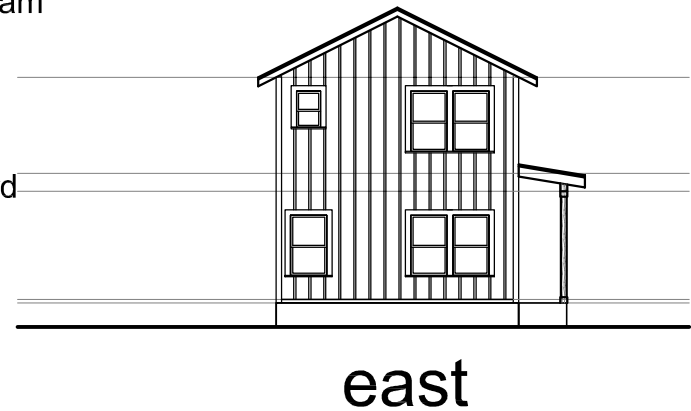
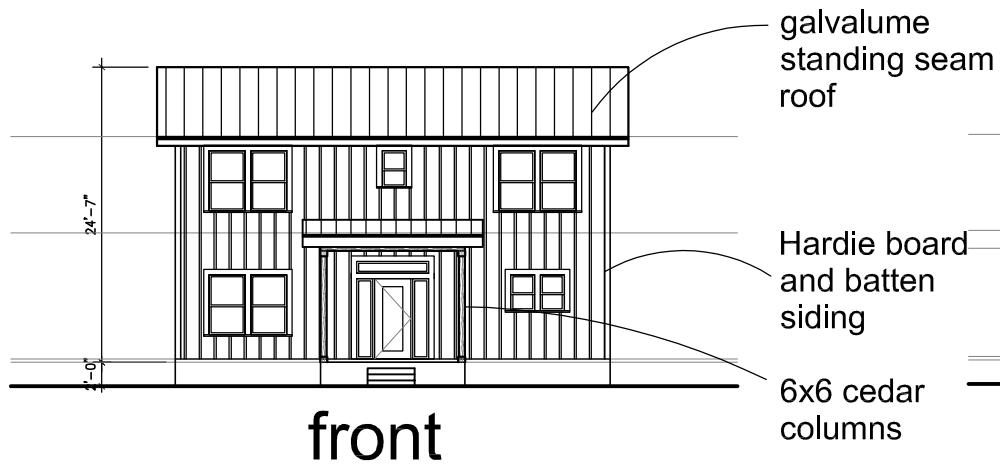
Gaspar Rivera

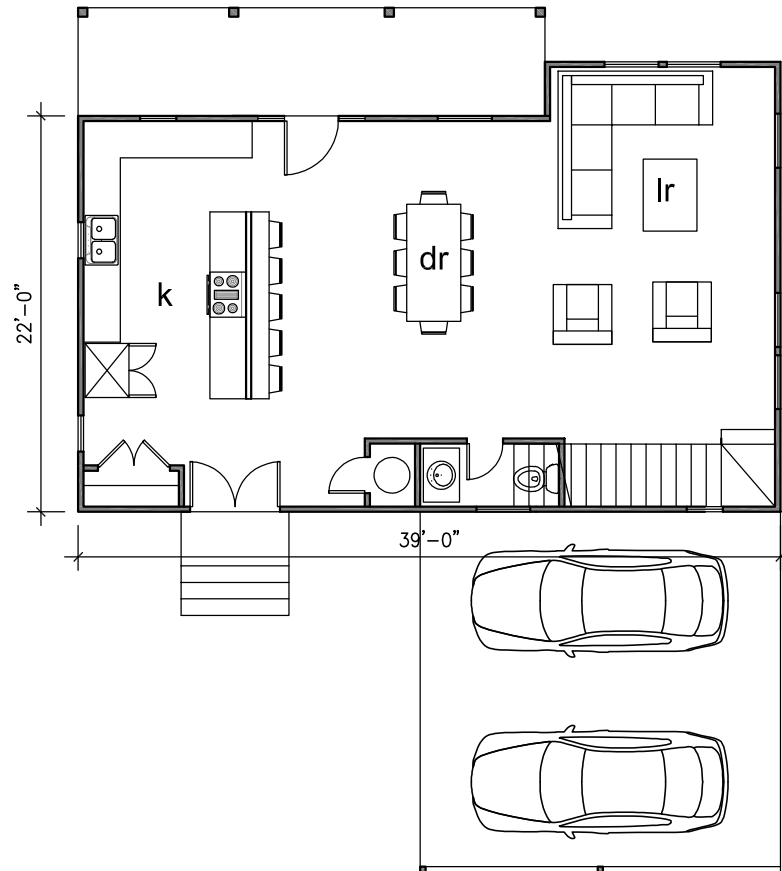
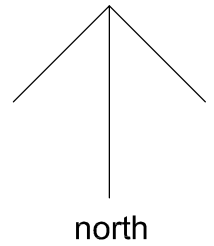
Poma Properties, LLC

schematic design: proposed elevations - unit 1

1/16" = 1'-0"

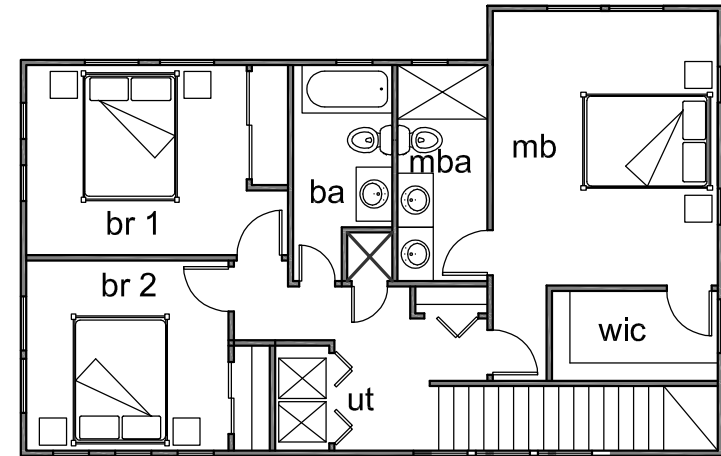
11-07-17 - HDRC Conceptual - HDRC 4





FLOOR 1: +/- 897 SQ. FT.
FLOOR 2: +/- 897 SQ. FT.
TOTAL: +/- 1794 SQ. FT.

first floor



second floor



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Gaspar Rivera

Poma Properties, LLC

schematic design: proposed elevations - unit 2

1/16" = 1'-0"

11-07-17 - HDRC Conceptual - HDRC 4

Hardie board
and batten

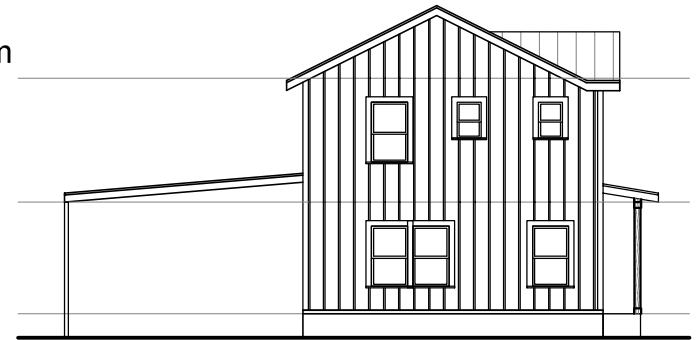


front

galvalume
standing seam
roof

Hardie lap
siding

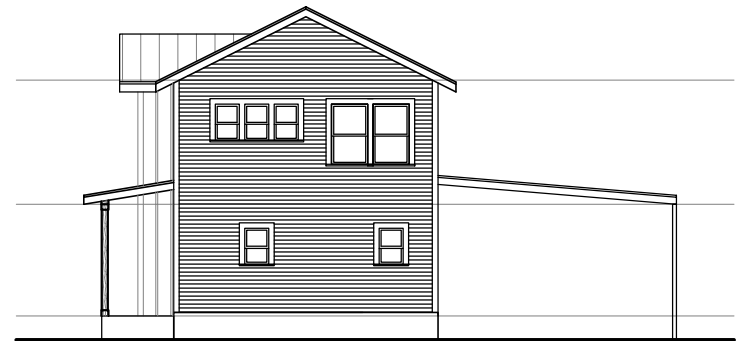
6x6 cedar
columns



east



south



west

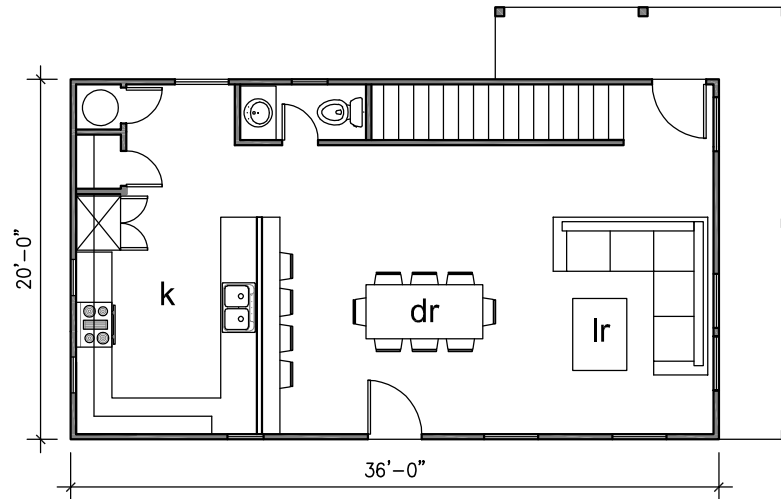
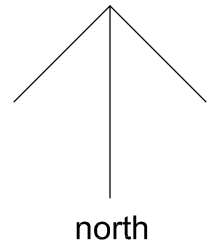
Gaspar Rivera

Poma Properties, LLC

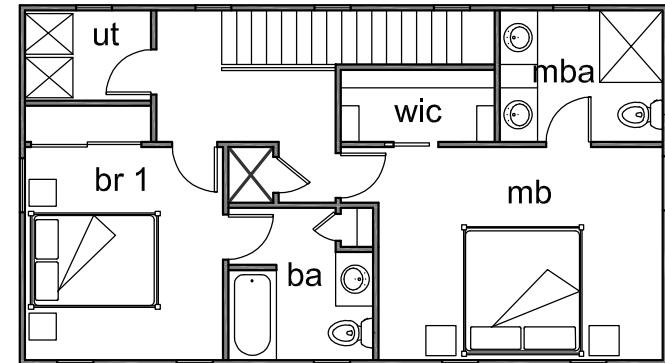
schematic design: proposed floor plan - unit 3

3/32" = 1'-0"

11-07-17 - HDRC Conceptual - HDRC 4



first floor



second floor

FLOOR 1: +/- 720 SQ. FT.
FLOOR 2: +/- 720 SQ. FT.
TOTAL: +/- 1440 SQ. FT.

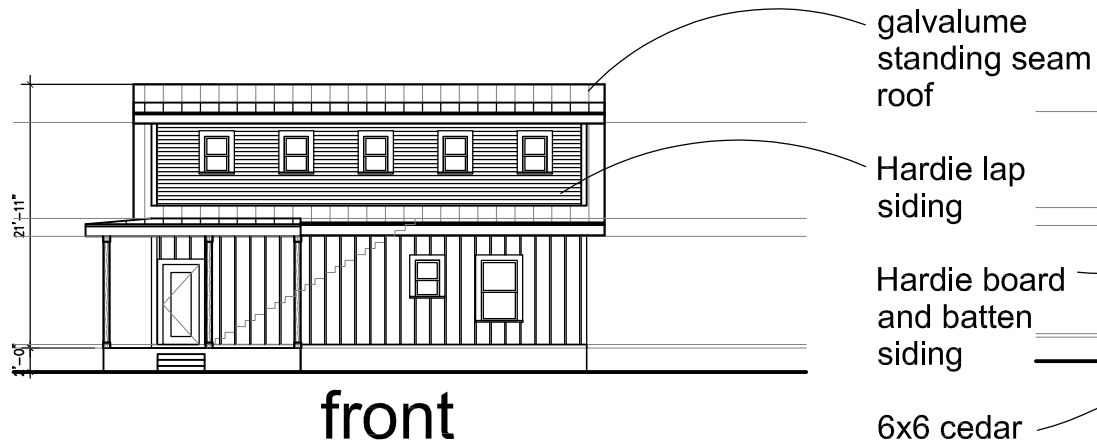
Gaspar Rivera

Poma Properties, LLC

schematic design: proposed elevations - unit 3

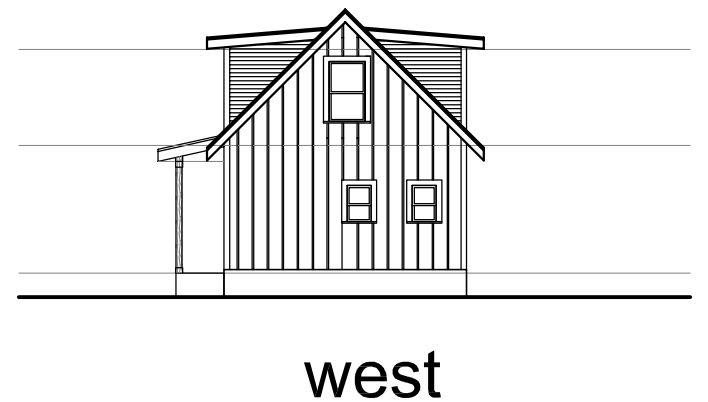
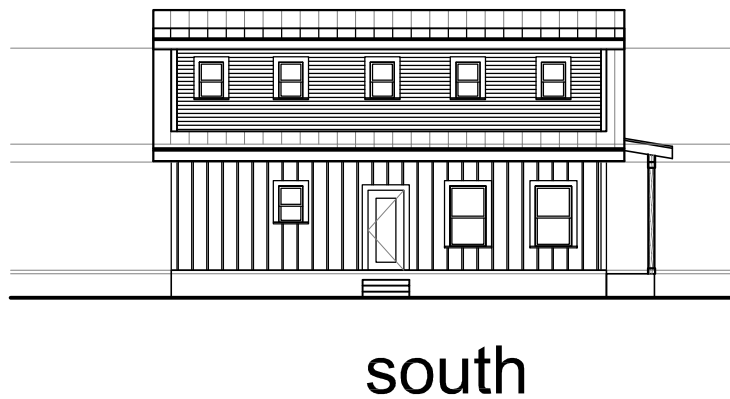
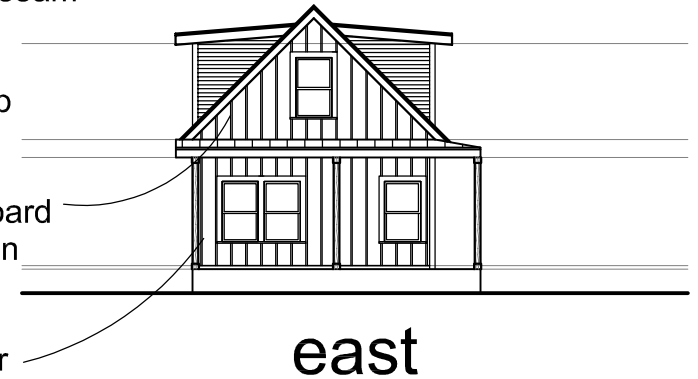
1/16" = 1'-0"

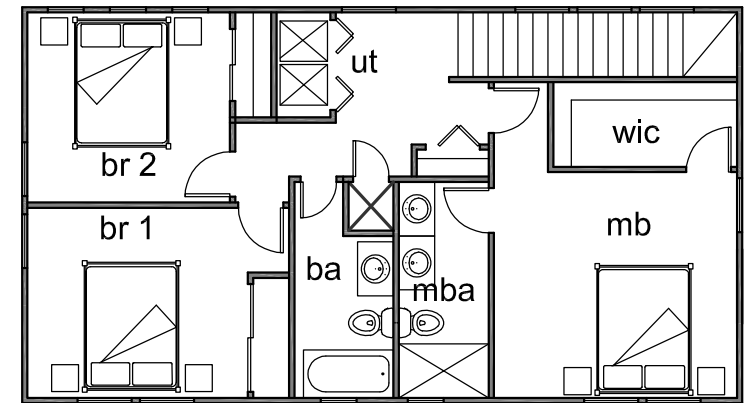
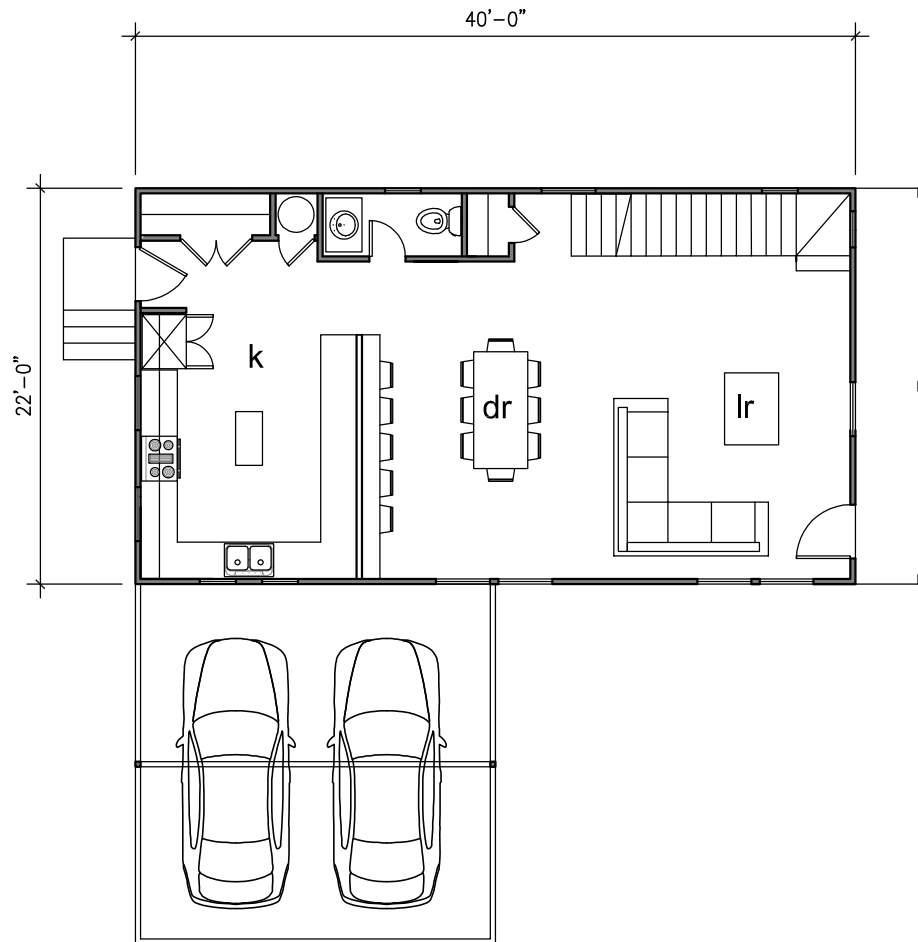
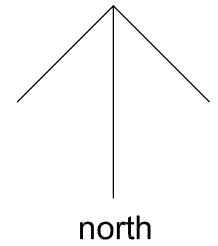
11-07-17 - HDRC Conceptual - HDRC 4



Hardie board
and batten
siding

6x6 cedar
columns





FLOOR 1: +/- 880 SQ. FT.
 FLOOR 2: +/- 880 SQ. FT.
 TOTAL: +/- 1760 SQ. FT.

first floor

second floor

