HISTORIC AND DESIGN REVIEW COMMISSION
December 20, 2017

HDRC CASE NO:	**2017-502**
ADDRESS:	1021 N PALMETTO
LEGAL DESCRIPTION:	NCB 1369 BLK 6 LOT N 46 FT OF 8 & 9 ARB A-1
ZONING:	R-4 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Ricardo McCullough
OWNER:	Benfield Real Estate LLC
TYPE OF WORK:	Construction of 2-story single family home
APPLICATION RECEIVED:	December 5, 2017
60-DAY REVIEW:	February 3, 2018

REQUEST:

The applicant is requesting final approval to construct a 2-story single family home on the vacant lot at 1021 N Palmetto.

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 non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent

historic facades.
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 material*s—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.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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.

7. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document
Windows used in new construction should:
- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

a. The applicant has proposed to construct a 2-story single family home to feature approximately 2,015 square feet on the vacant lot at 1021 N Palmetto, located in the Dignowity Hill Historic District. The lot is located at the intersection of N Palmetto and Burleson and is flanked to the west and the south by 1-story historic single-family homes. The blocks in the vicinity are predominantly defined by 1-story historic homes with a few 2-story historic homes, including one across the street from the vacant lot.
b. The applicant is seeking final approval. The applicant has not yet received conceptual approval from the HDRC for this proposal. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at the conceptual stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
c. The applicant met with the Design Review Committee (DRC) on September 27, 2017. The DRC commented on the combination of stucco and lap siding, which is not common in the Dignowity Hill Historic District, nor generally in historic districts in the city. The DRC suggested a more consistent window pattern, sizes, and placement that were more representative of those found in the district and more consistent with the Guidelines. The DRC suggested to utilize the curb cut off Burleson instead of introduce a new curb cut with pavers as a driveway on N Palmetto. The DRC emphasized the importance of studying the surrounding context and responding to the neighborhood conditions, including providing exhibits or drawings that convey reasoning for design choices. The applicant met again with the DRC on December 12, 2017, with a revised design proposal that included window proportions and placement that were consistent with the Guidelines, updated exterior materials, a more defined porch, a new rear porch, and a relocated curb cut and driveway. The DRC found the driveway relocation to be appropriate. The DRC recommended installing one over one wood windows to be consistent with historic structures and the Historic Design Guidelines. The DRC also recommended reducing the floor plate height and roof pitch of the structure to limit the overall height of the building to be more consistent with surrounding historic structures. The DRC found the rear roof condition, including the rooftop terrace, to be favorable, and found that the extension of the standing seam metal roof on the edges of the terrace helped minimize its visible impact from the public right-of-way and is a more appropriate solution than a flat railing that extends the width of the façade. Overall, the DRC found that the applicant's overall design has made significant progress. The chimney element under consideration in this recommendation was not presented at the DRC meeting. The applicant submitted updated drawings to OHP staff on December 14, 2017.
d. 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 proposed to orient the structure to face N Palmetto Street, which is consistent with the development pattern found on the block. The applicant has proposed a setback that per the application documents is to be within five feet of the adjacent setbacks. The applicant is to provide field measurements to confirm setbacks of adjacent structures and proposed a setback that is consistent. Staff finds the proposal consistent with the Guidelines.
e. ENTRANCES: ORIENTATION – 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 towards N Palmetto. This is consistent with the Guidelines and the pattern of neighboring homes.
f. ENTRANCES: PORCH – The applicant has proposed a front entrance that projects approximately one foot from the primary setback of the front façade. Historic structures throughout the Dignowity Hill Historic District feature distinct porches that engage the pedestrian streetscape and feature numerous widths, depths and roof styles. The proposed porch is limited in depth, which does not have a precedent in the district. The submitted drawings also contain several inconsistencies in terms of porch column placement and depth. Staff finds the proposal as submitted inconsistent 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. The applicant has proposed a two story structure with a rooftop terrace. The highest point of the structure is indicated to be approximately 27 feet. The height is generally consistent with the two-story structures nearby; however, the block is predominantly single-family homes with a maximum height of 20 feet at the roof ridgeline. Staff recommends that the applicant reduces the floor plates where feasible to further reduce the height of the structure to be more compatible with the surrounding context of the block.
h. FOUNDATION – 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. Historic structures found throughout the Dignowity Hill Historic District feature foundation heights of two to three feet in height. The applicant has provided information that notes a foundation height of approximately 1 to 2 feet. Staff finds the proposal

conceptually consistent.

i. ROOF FORM – The applicant has proposed a gable roof form and a habitable flat rooftop terrace on the rear elevation. The proposal also includes a chimney-like element with a small gable to provide access to the rooftop terrace. The cross gable pitch is commonly found in the Dignowity Hill Historic District. Guideline 3.A.iv states that new metal roofs should be constructed in a similar fashion as historic metal roofs in the district. Staff finds the gable roof form and terrace condition conceptually consistent, but finds that the chimney element holds no precedent and is not appropriate. Staff finds that the standing standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, and a crimped ridge seam.
j. WINDOW & DOOR OPENINGS: PROPORTIONS AND PLACEMENT – 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 several window openings that are consistent with historic precedents. However, staff finds that the left elevation features window sizes that are not consistent with the Guidelines, OHP Window Policy Document, or historic patterns in the district.
k. LOT COVERAGE – The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.i.
l. MATERIALS – The applicant has proposed materials that include horizontal smooth composite siding and wood siding, simple wooden porch posts, a standing seam metal roof, and aluminum-clad wood windows. Generally, staff finds these materials appropriate for the Dignowity Hill Historic District; however, all final material specification are required for final approval.
m. WINDOW MATERIALS – The applicant has verbally stated their intent to install aluminum-clad wood windows. Staff finds the proposal appropriate. The windows should comply with the OHP Window Policy Document for New Construction.
n. 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. The architectural details of the proposal are an interpretation of the context of the neighborhood, which features Craftsman bungalows, Queen Anne cottages, and Folk Victorian homes in the direct vicinity. Staff finds the proposal consistent with the Guidelines.
o. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for accommodating mechanical elements when proposing a design for final approval.
p. DRIVEWAY: LOCATION – According to the Historic Design Guidelines for Site Elements, driveways that are similar to the historic configuration found on site or in the district should be incorporated. Currently, a curb cut exists off Burleson, which the applicant will utilize for a rear driveway. Staff finds the proposal consistent with the Guidelines.
q. DRIVEWAY: MATERIAL - According to Guideline 5.B.i, driveways similar in material find in the district should be used. Concrete driveways are characteristic of the Dignowity Hill Historic District. Staff finds the material consistent with the Guidelines.
r. WALKWAY – The applicant has proposed to install a concrete walkway off Palmetto to meet the proposed front door. Poured concrete walkways are historically common in the Dignowity Hill Historic District. Staff finds the proposal conceptually consistent.
s. LANDSCAPING – The applicant has not yet provided a comprehensive landscaping plan. The applicant is required to provide this for final approval.

RECOMMENDATION:

Based on the information provided, staff recommends conceptual approval based on findings a through s with the following stipulations. The applicant should address each of the following before applying for final approval of a design:

i. That the applicant reduces the floor plate height to reduce the overall height of the structure as noted in finding g.
ii. That the applicant removes the proposed chimney roof element and proposes an alternative solution for access to the rooftop terrace as noted in finding i.
iii. That the applicant explores a front façade design that creates a true porch condition. The porch should extend towards the street and feature more depth to be more consistent with the porch depths and configurations of the

Dignowity Hill Historic District as noted in finding f. The final porch design of the rear elevation should respond to the changes made on the front façade and share similar design elements.

iv. That the applicant proposes windows on the left elevation that feature proportions and configurations that are more consistent with historic window patterns in the district as noted in finding j. Staff finds one over one windows to be appropriate and encourages the applicant to carry the window pattern of the three other elevations over to the left elevation for consistency.

v. That the applicant submits final drawings and material specifications that are comprehensive, accurate, and meet the 80% complete construction document requirement for final approval. The current submission contains several inconsistencies between plans and elevations that must be resolved in order for consideration for final approval.

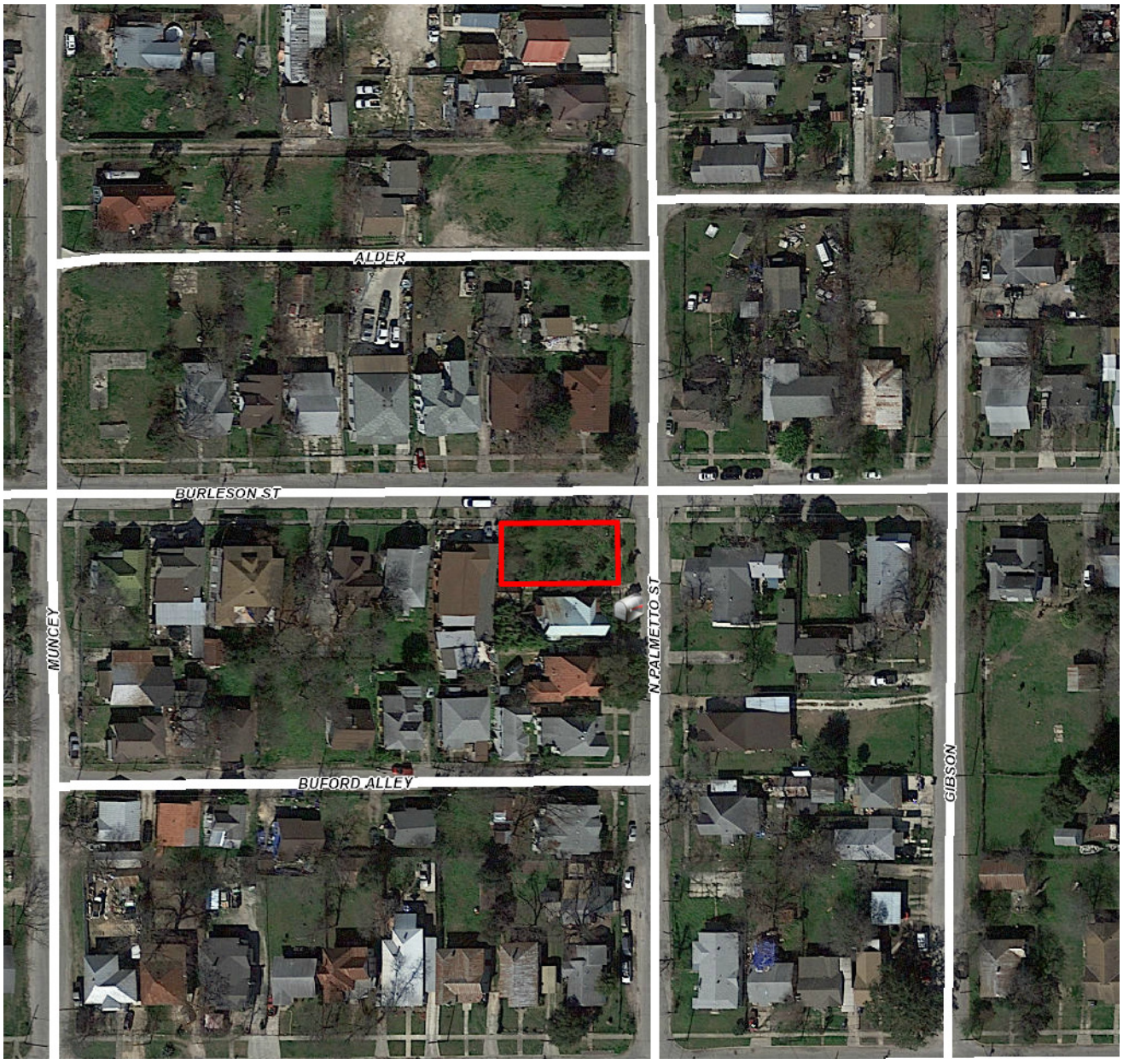
vi. That the applicant submits a comprehensive hardscaping and landscaping plan for final approval that indicates all mechanical equipment and screening methods, if applicable.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant met with the Design Review Committee (DRC) on September 27, 2017, and December 12, 2017. The discussions are outlined in finding c.



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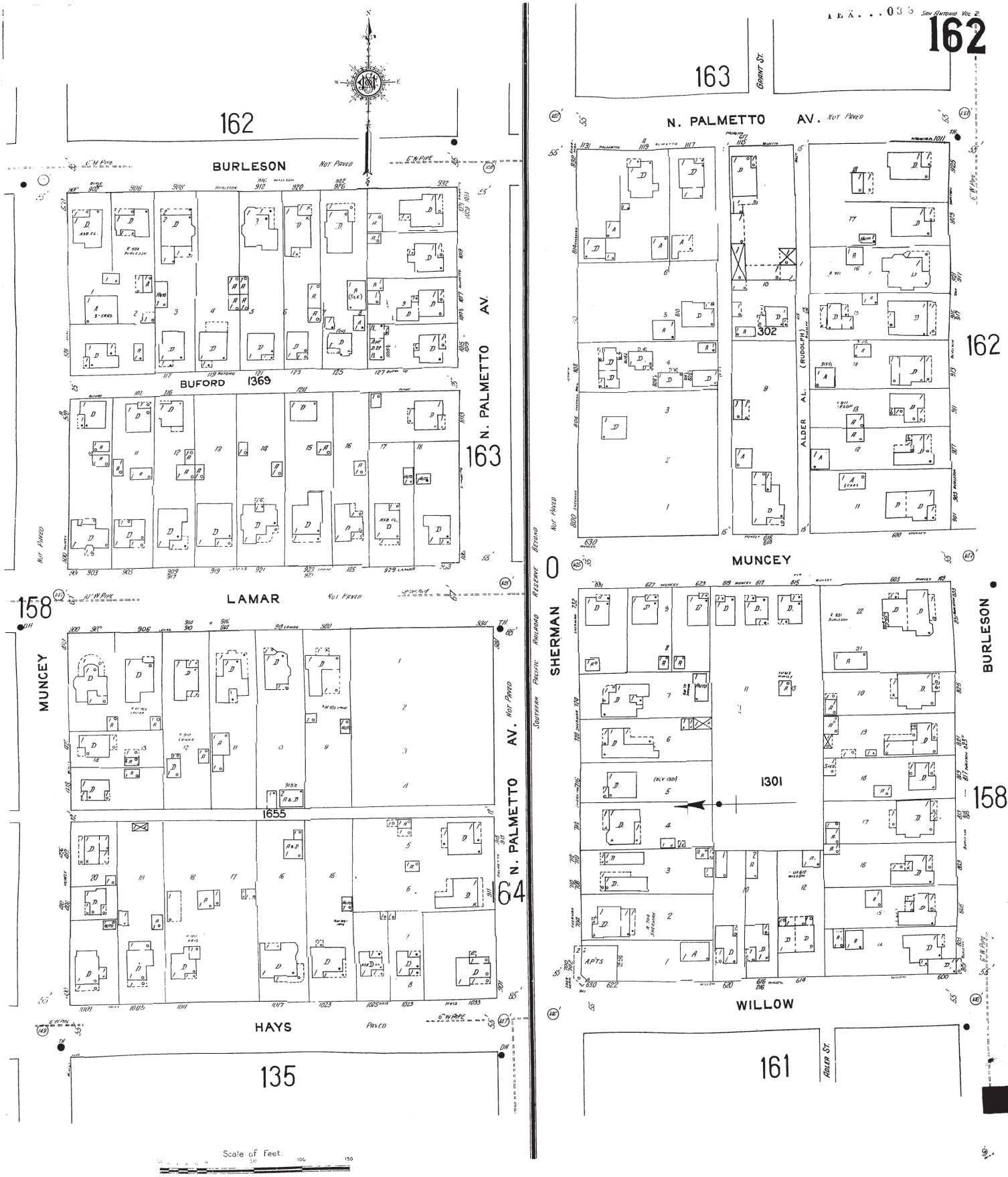
Flex Viewer

Powered by ArcGIS Server

Printed:May 10, 2017


CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS:
REQUEST:
HEARING DATE:
Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO
FOCUS
893-YPA
GALLAGHER


1021 North Palmetto
N Palmetto
N Palmetto
N Palmetto
Gibson
Gibson


TEX. . . 035 Sanborn Vol 2.
162
163
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BURLESON Not Paved
BUFORD 1369
N. PALMETTO AV.
LAMAR Not Paved
158
MUNCEY
MUNCEY AV. Not Paved
1655
N. PALMETTO AV.
164
HAYS Paved
135
ALDER AL. (RUDOLPH)
302
MUNCEY
SHERMAN
SOUTHERN PACIFIC RAILROAD RESERVE BEYOND
1301
BURLESON
WILLOW
161
ALDER ST.
Scale of Feet.

McCullough Design Associates

12455 Blanco Rd. Ste. 105, San Antonio, Texas 78216
210-843-1632, email: ricardo@mccloughda.com

12.14. 2017

City Of San Antonio
Development Services.
Historical Department
Stephanie Phillips

Re: 1021 Palmetto
Dignowity Hill
San Antonio, TX

Comments from DRC meeting:

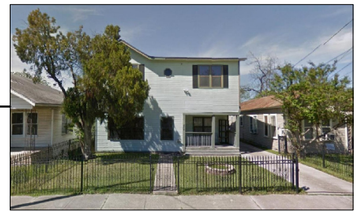
We lowered the pitch of the second floor roof from 8:12 to 6:12 to lower the ridge height. We created a chimney-like element for the door to access the roof top terrace. The siding will be 6"wood and cedar.
The windows were changed from fix glass to single hung.

Don't hesitate to contact me if you have any questions.

Best regards.

Ricardo McCullough
Project designer

805 BURLESON



1000 BURLESON

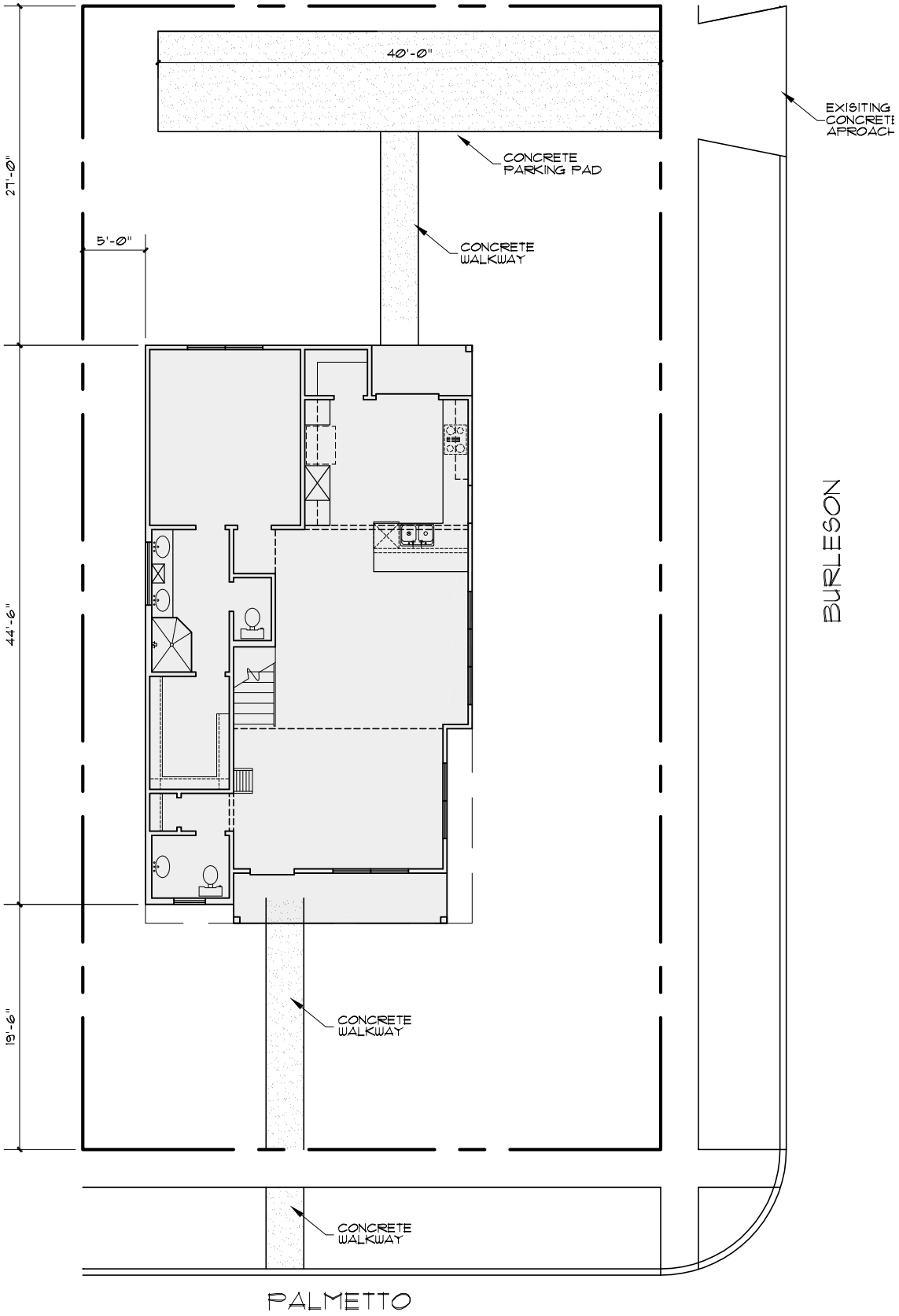
1025 BURLESON

911 BURLESON

SUBJECT
1021 PAMETTO

NEARBY 2 STORY STRUCTURES

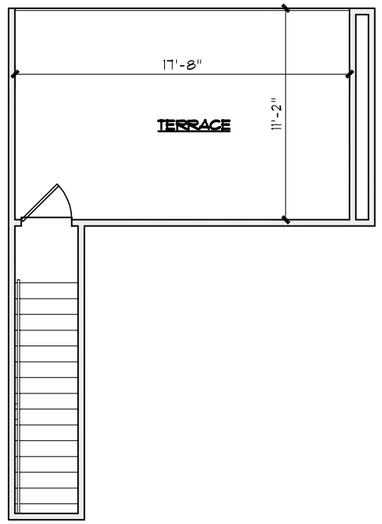
LOT N 46 FT OF 8 & 9 ARB A-,
BLK 6, NCB 1369
1021 N. PALMETTO
DIGNOWITY HILL, HIST. DIST.
SAN ANTONIO, TEXAS



SITE PLAN

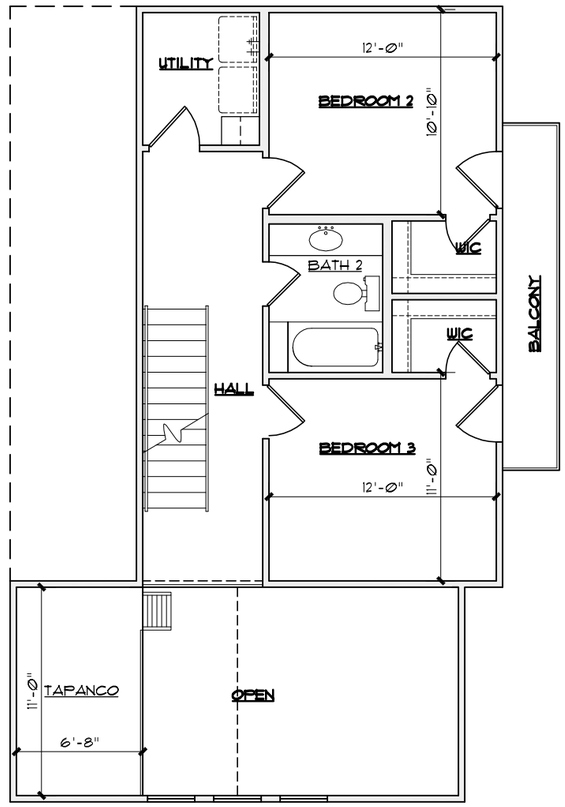
SCALE:1" = 20'

N Palm
AERIAL VIEW



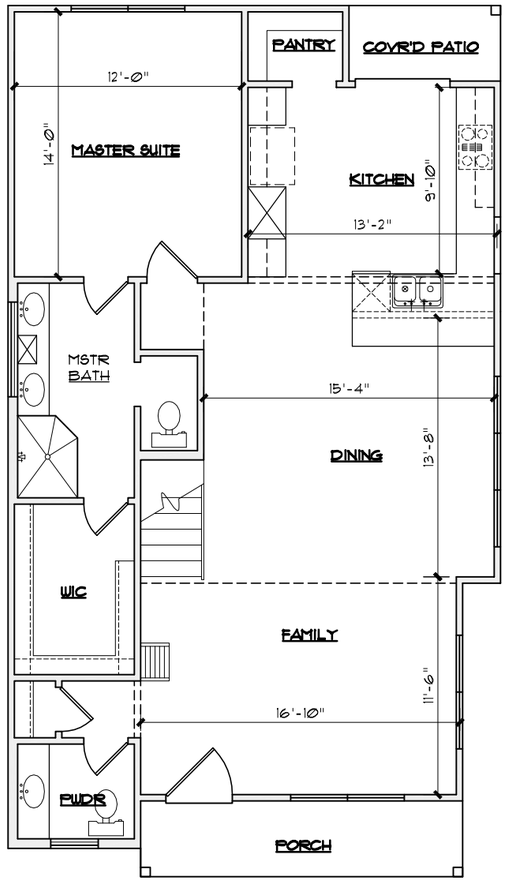
ROOF TOP TERRACE PLAN

SCALE 1/8 1/4"=1'-0"



2nd FLOOR PLAN 548#

SCALE 1/8 1/4"=1'-0"

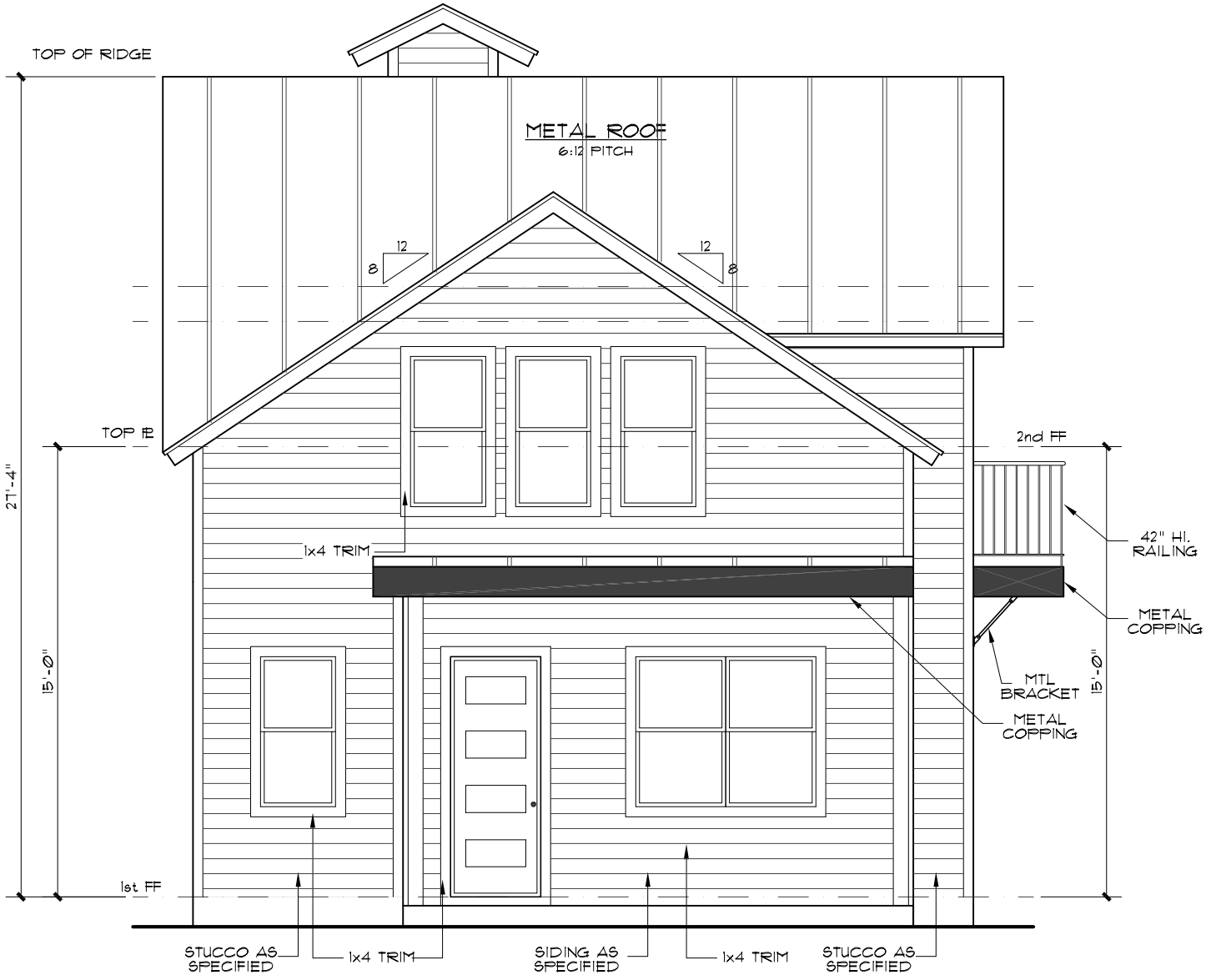


1st FLOOR PLAN 1,033#

SCALE 1/8 1/4"=1'-0"

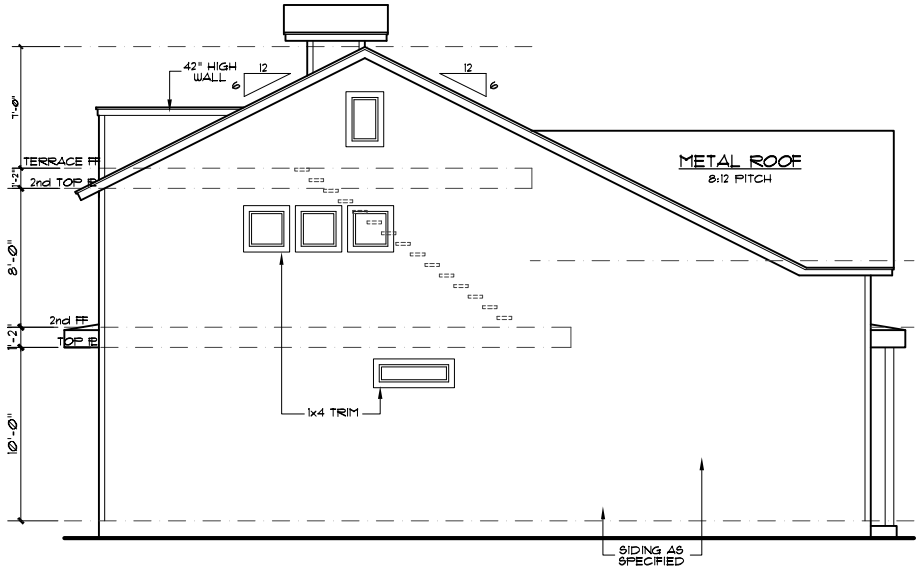
TOTAL LIVING 1,581#

1021 PALMETTO



FRONT ELEVATION

SCALE: ¼"=1'-0"



LEFT ELEVATION

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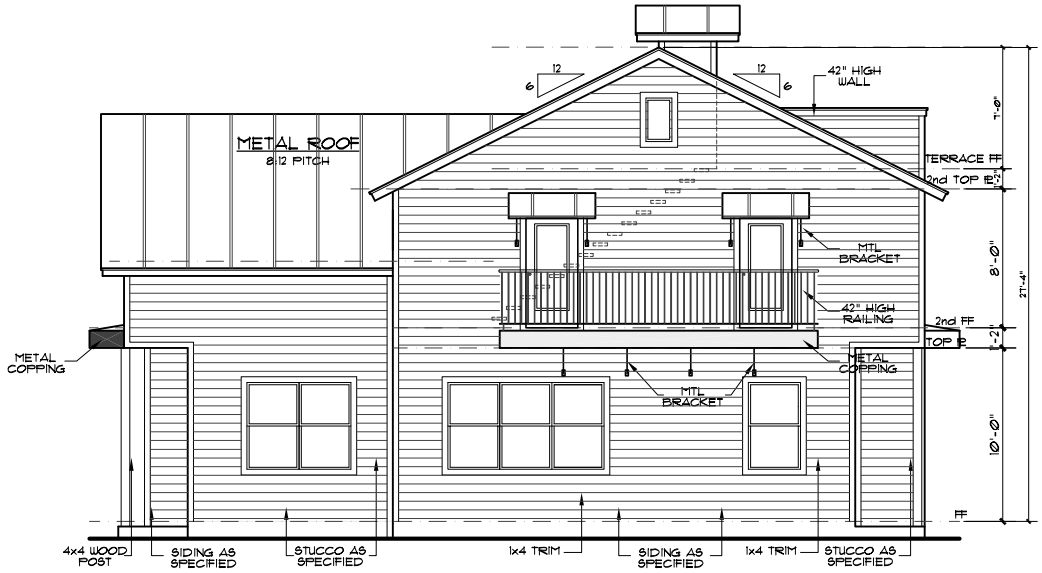
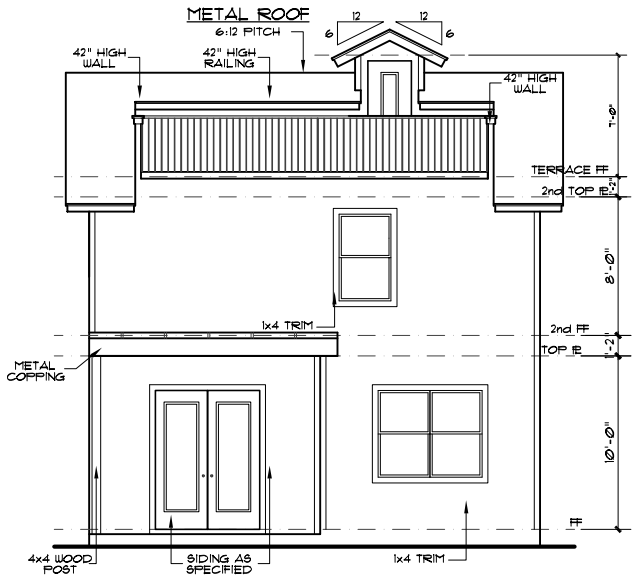


RIGHT ELEVATION

SCALE:3/16"=1'-0"



REAR ELEVATION

SCALE:3/16"=1'-0"

EXTERIOR CONCEPT
1021 PALMETTO

COLORS SAMPLE
1021 PALMETTO

6” WOOD SIDING

6” CEDAR SIDING

STANDING SEAM METAL ROOF