

HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

HDRC CASE NO: 2018-283
COMMON NAME: 714 SHERMAN
LEGAL DESCRIPTION: NCB 1301 BLK 2 LOT 4
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Tred Trautner/Max Developers Inc
OWNER: James Deng/DBO Investments LLC
TYPE OF WORK: Construction of 300 sq ft primary structure
APPLICATION RECEIVED: June 01, 2018
60-DAY REVIEW: August 01, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 300 square foot primary structure at 714 Sherman, including a concrete driveway.

APPLICABLE CITATIONS:

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.

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 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.

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.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for construction of a single story, single-family residential structure on the vacant lot at 714 Sherman. The vacant lot is 6447 sq feet (140ft deep by 45ft wide).
- b. DESIGN REVIEW COMMITTEE – The applicant attended a Design Review Committee meeting on May 9, 2018. Commissioners commented on the following details on the original proposal:
 - i. The setback and orientation condition should be similar to those found in the district: side-flanking driveway to off-centered primary structure rather than the proposed centered driveway.
 - ii. The roof form should be similar to those found in the district: hipped and gabled roofs rather than the proposed shed roof.
 - iii. Fenestration details should be similar to those found in the district: wood sashed windows.
 - iv. A measured and developed site plan with landscape details should be submitted for final approval.
- c. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has provided a setback that is consistent with the neighboring properties on each side of the lot. Additionally, the applicant provided a site plan that indicates that the driveway will enter the right side of the lot, adjacent to the off-centered proposed structure. While staff finds that the orientation generally appropriate for full size Folk Victorian or Craftsman structures within the historic district, an orientation condition that relates to the two adjacent shotgun houses would be more appropriate for the thin lot and efforts to reduce square footage of new construction.
- d. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed entrance is appropriate and consistent with the Guidelines.
- e. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. This block of Sherman features six (6) one-story historic structures on the south side of the block. Staff does find the proposed scale and massing consistent the context of the block of the historic district. Staff finds that a massing that relates to the two adjacent shotgun houses would be more appropriate for the thin lot and efforts to reduce square footage of new construction. As proposed, the structure features a width that exceeds that of the two adjacent shotgun structures.
- f. 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 structures' foundation and floor heights. Neighboring structures feature foundation heights of approximately two to three feet. The proposed structure is to feature 20 inch skirting from grade. Staff finds that the proposed foundation and floor height is consistent with the Guidelines.
- g. ROOF FORM – The applicant has proposed a roof form featuring a primary gabled roof with a crossed gable and a shed roof over the porch. Historic structures within the district feature hipped or gabled roofs. Staff finds the proposed roof form to be generally consistent with the pattern of this block and the Dignowity Hill Historic District for primary residential properties. However, staff finds that the crossed gable over the left side of the porch featuring an off-centered window and no door is an inappropriate feature not found on historic structures within the Dignowity Hill Historic District. Staff finds that crossed gable should be located above the front door, whether that requires relocating the front door or gable. If the applicant pursues the shotgun house configuration noted in finding c, then the roof should feature a front-face gable with a shed roof over the front porch.
- h. 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 proposed design features a total of three (3) one-over-one wood windows, one (1) sliding window, and two (2) square picture windows. Staff finds the one-over-one and sliding windows appropriate, while the two square picture windows should be modified to feature sash windows.
- i. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed new construction is not more than fifty percent of the size of the total lot area.
- j. MATERIALS – The applicant has proposed materials that include wood siding, a standing seam metal roof, and wood windows. Generally, the proposed materials are appropriate. Wood siding should feature a four inch exposure. The proposed roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches

tall, a crimped ridge seam and a standard galvalume finish.

- k. **WINDOW MATERIALS** – The applicant has proposed to install wood windows. Staff finds the proposed window materials appropriate. 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.
- l. **PORCH** – The proposed design features a depth of three feet whereas as porches in the district feature depths from six to nine feet. Staff finds that the front porch should feature at least 5 feet in depth.
- m. **SITE ELEMENTS** – The applicant has not provided measured drawings or a site plan for landscaping and site elements with the exception of the proposed driveway and front walkway. Staff finds those two site elements generally appropriate. However, the applicant should submit a detailed landscaping plan as well as a site plan that notes an appropriate driveway and walkway configuration, width, and location for final approval.

RECOMMENDATION:

Staff does not recommend approval for new construction at 714 Sherman based on finding c, e, g, h, and m. Staff recommends the applicant reconsider proposing a shotgun house configuration that is consistent with the Guidelines while still providing the desired reduced square footage.

If the HDRC does not concur with staff's recommendation and approves of the massing as proposed, staff recommends the following stipulations:

- i. The front-facing gable should so be located above the primary door. The applicant may relocate the gable or the door.
- ii. The two square picture windows should be modified to feature a sash window that are consistent with the Guidelines and compatible to the historic district.
- iii. The porch should feature a depth of at least five feet.
- iv. The applicant must submit a detailed landscaping plan as well as a site plan that notes an appropriate driveway and walkway configuration, width, and location.

These stipulations must be addressed before submitting for final approval with 80% of the construction documents.

CASE COMMENT:

The applicant attended a Design Review Committee meeting on May 9, 2018.

CASE MANAGER:

Huy Pham



714 Sherman

Powered by ArcGIS Server

Printed: Apr 13, 2018

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Muncey St

WILLOW ST

714 Sherman

Sherman

Sherman

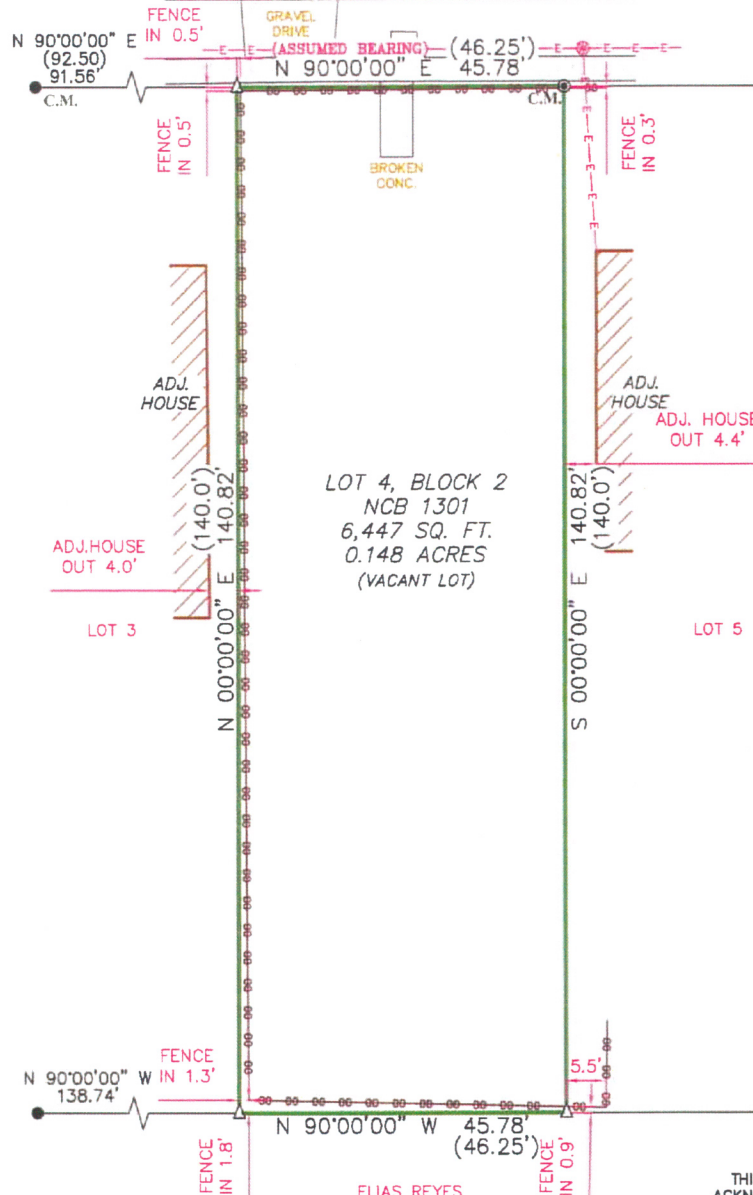
Sherman

Sherman

Google

Map

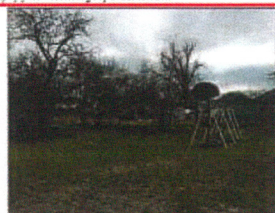
SHERMAN (55.6' R.O.W.)



NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT
TITLE COMMITMENT AND THERE MAY BE EASEMENTS,
RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT
SHOWN ON THE FACE OF THIS SURVEY.

NOTE: BEARINGS SHOWN HEREON ARE ASSUMED.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415G, which is Dated 08/26/2010. By sealing from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



Property Address:

714 SHERMAN

Property Description:

LOT 4, BLOCK 2, NCB 1301 TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

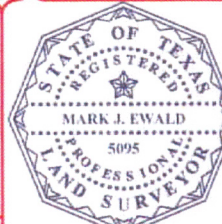
Owner:

TBD

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78005
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
▲ = CALCULATED POINT
● = FND 1/2" IRON ROD
() = RECORD INFORMATION
B.S. = BUILDING SETBACK
R.D. = RECORD DIGNITY MONUMENT
⊙ = FND 3" PIPE
⊕ = POWER POLE
-E- = OVERHEAD ELECTRIC
--- = CHAIN LINK FENCE



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

DRAWN BY: JM

G.F. NO. N/A

JOB NO. 81009 TITLE COMPANY: N/A

DATE: 02/14/2018

45.00'

140.82'

6'-0"

ADJACENT
HOUSE

TINY
HOUSE

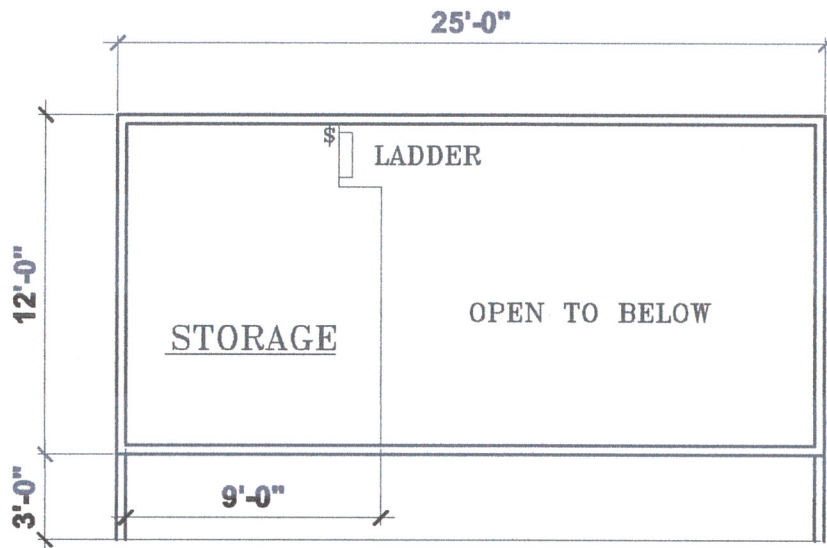
ADJACENT
HOUSE

SIDE WALK

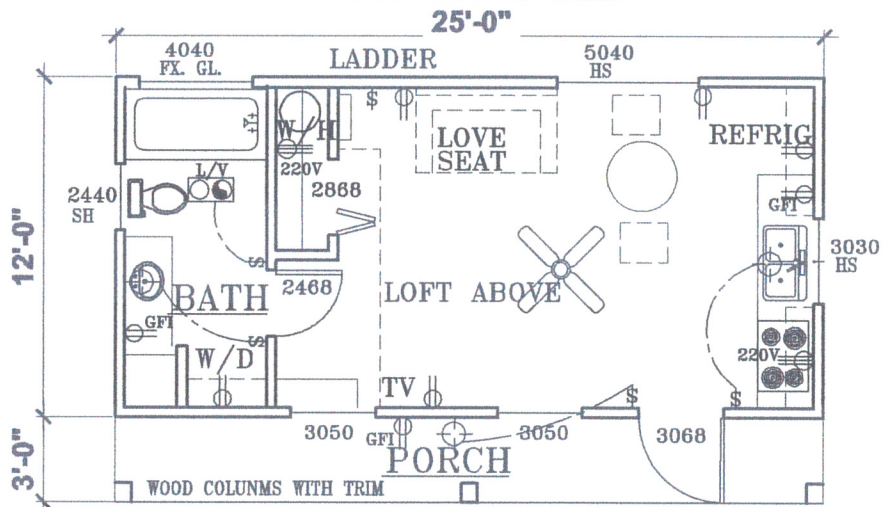
DRIVEWAY

714 SHERMAN
SITE PLAN

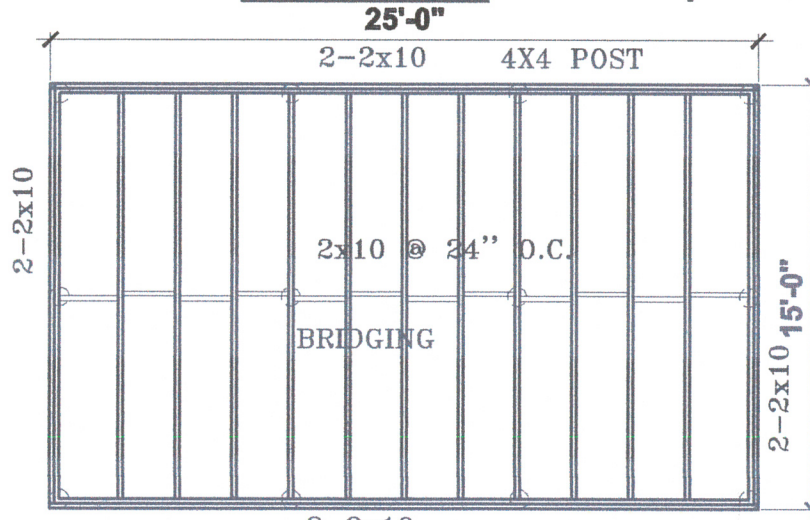




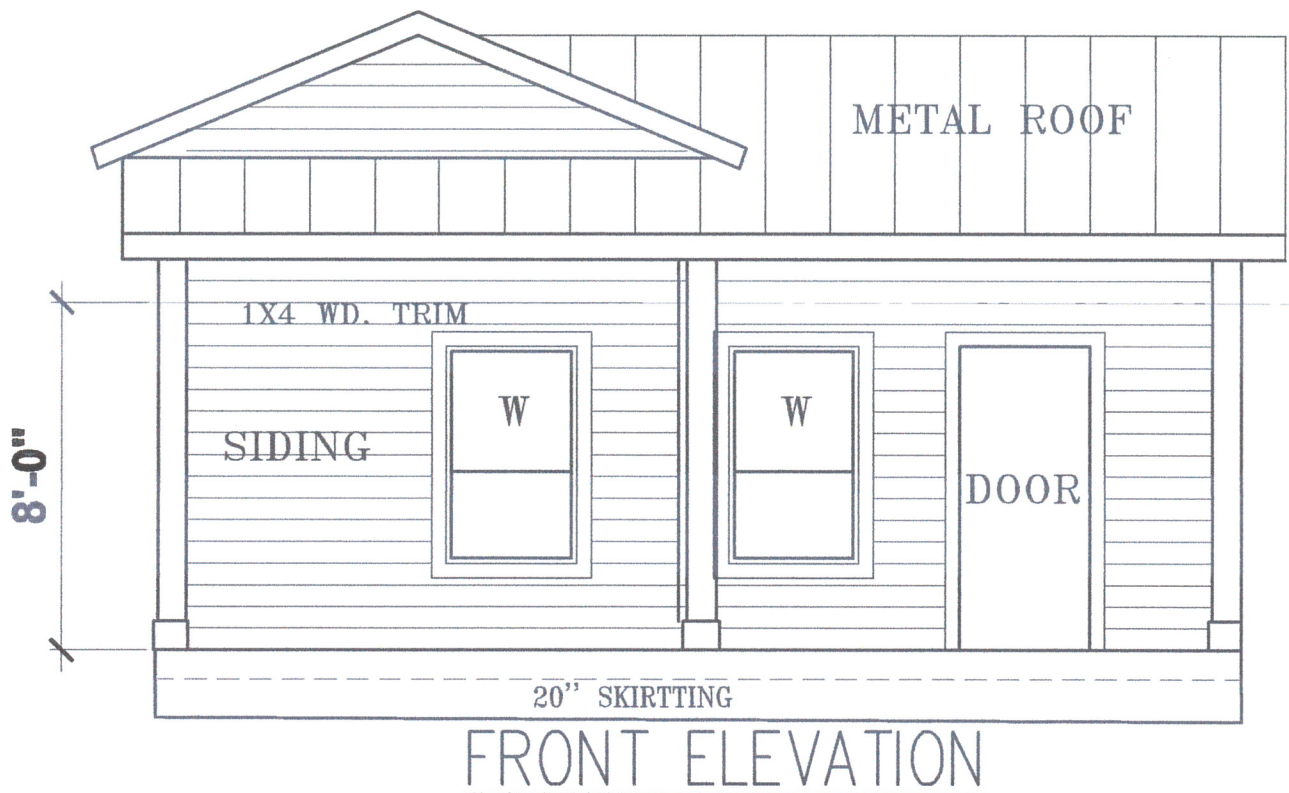
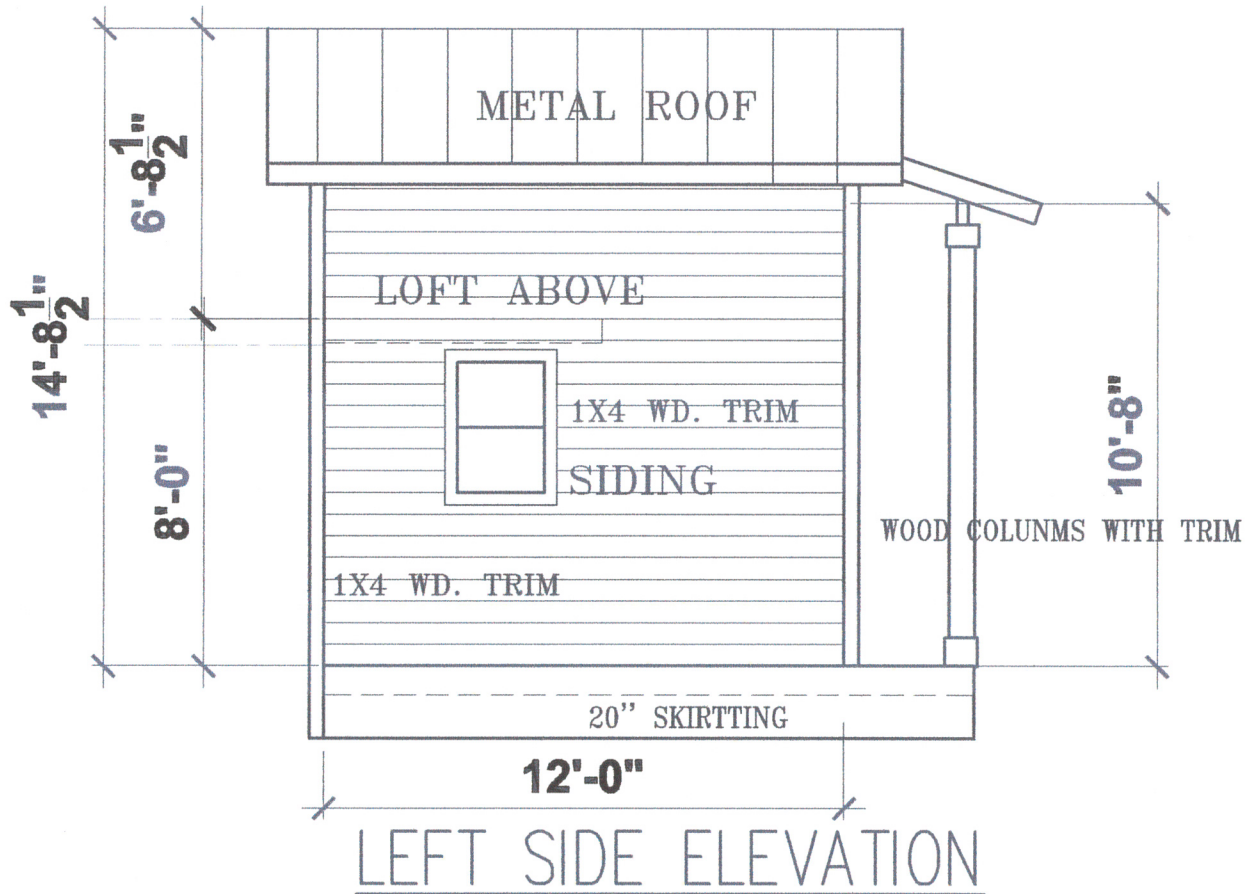
LOFT FLOOR PLAN

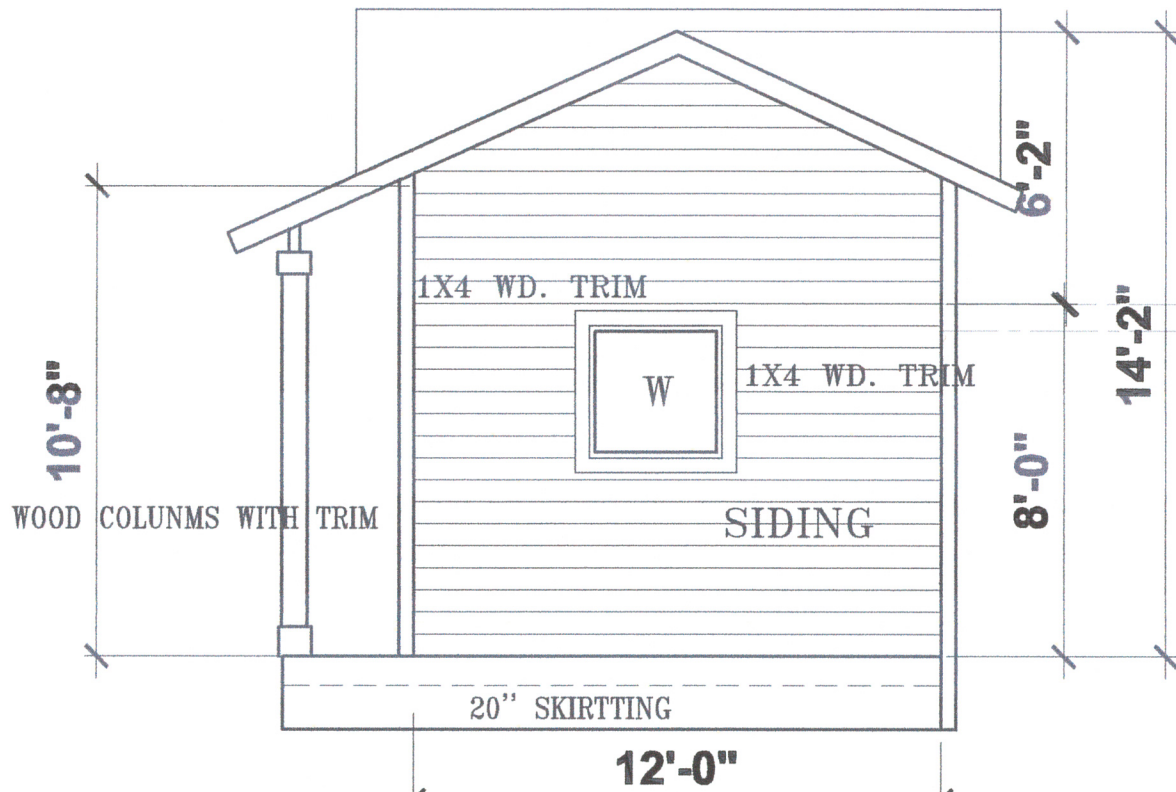


FLOOR PLAN 300 SQ. FT.

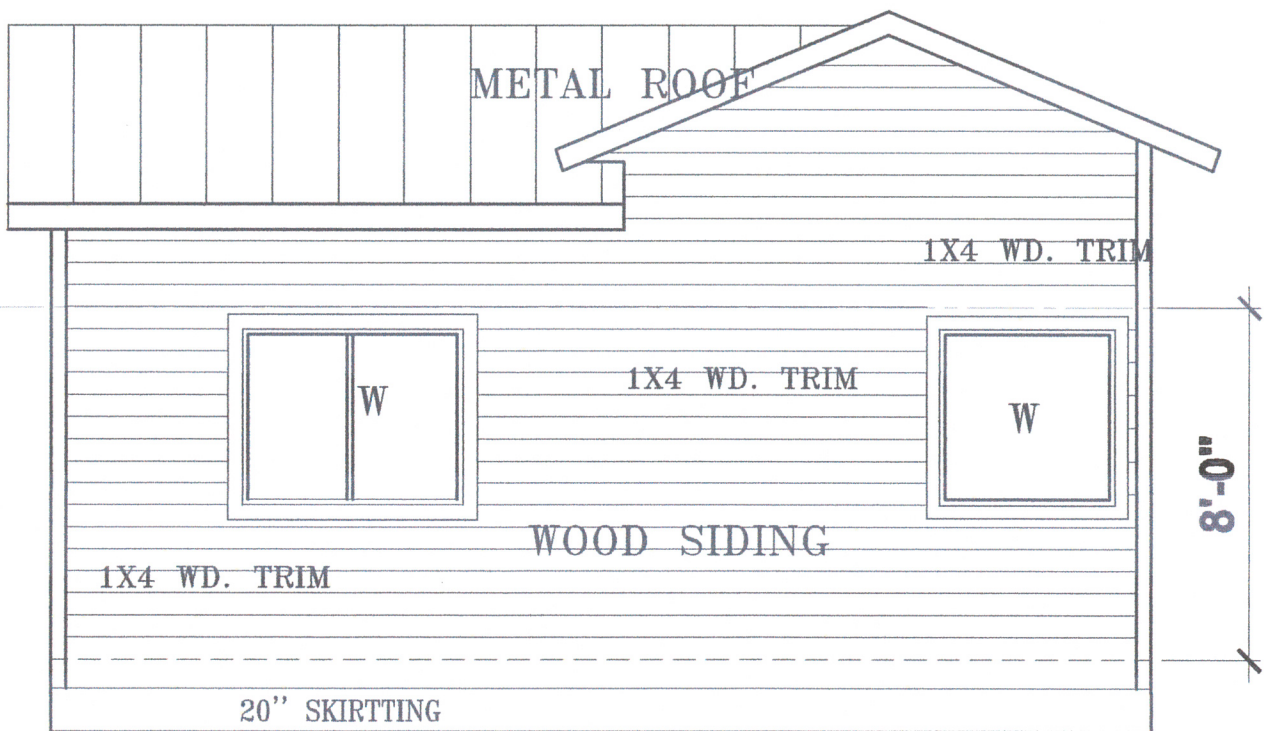


FLOOR FRAMING PLAN
PIER AND BEAM





RIGHT SIDE ELEVATION



REAR ELEVATION

Project: Tiny Home
714 Sherman
San Antonio, TX 78202
Type: Specifications of materials to be used

FOUNDATION

Peer & beam

- 4x4 posts on concrete footings

EXTERIOR CARPENTRY

Wood framing

- 2x4 yellow pine wood
- 4x8 OSB for roof decking

Exterior siding

- 1x8 wood siding
- Painted

Fascia

- 1x8 wood fascia boards
- Painted

Trim

- 1x4 wood trim
- Painted

Front porch

- 2x4 yellow pine wood
- Painted

ROOFING

Metal roofing

- Sheet metal roofing

EXTERIOR DOORS & WINDOWS

Exterior door

- Metal front door
- Painted

Exterior windows

- Double pane Low E wood windows

INTERIOR FRAMING

- 2x4 yellow pine wood

INTERIOR FINISH-OUT

Walls & Ceiling

- R-13 batt insulation in exterior walls
- R-19 batt insulation in slope ceiling
- Gypsum boards
- Light orange peel texture
- Painted

Flooring

- Vinyl planks glue down on 1st floor
- Carpet on 2nd floor

Baseboards

- 3" baseboards throughout
- Painted

Countertops

- Laminate countertops

Cabinets

- Standard oak front cabinets

Doors

- Flush hollow core masonite doors
- Standard chrome hardware
- Painted

Mirrors

- Vanity frameless mirror in bathroom

ELECTRICAL

Wiring & Receptacles & Panel

- Wiring & receptacles per code
- Panel & breakers per code

Fixtures

- Ceiling fan in living room
- Standard lights throughout
- Kitchen garbage disposal
- 30-gallon electric water heater

PLUMBING

Water lines & Sewer

- Water lines & clean-out per code

Fixtures

- Stainless steel double kitchen sink
- Garbage disposal
- Standard toilet in bathroom
- Stacked washer & dryer set-up
- 30-gallon electric water heater
- Metal tub with trim
- Sink vanity with faucet

HVAC

- Self-contained HVAC system

APPLIANCES

- Standard 30" fridge
- Standard electric range
- Standard dishwasher
- Standard microwave with vent

COLORS

Exterior

- Siding & Front Porch – Beige color
- Fascia & Trim – Off White color
- Front Door – White color

Interior

- Walls & Ceiling – Canvas Tan color
- Doors & Trim – White color
- Cabinets – Light Oak color
- Flooring – Light Oak color
- Countertops – Light Grey Granite color