

HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2018

HDRC CASE NO: 2018-315
ADDRESS: 208 SHERMAN ST
LEGAL DESCRIPTION: NCB 512 BLK 25 E 24.5 FT OF W 81.5 FT OF 1 ARB A3
ZONING: R-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jerry and Wilhelmina Hansen
OWNER: Jerry and Wilhelmina Hansen
TYPE OF WORK: Construction of a 1-story single family structure
APPLICATION RECEIVED: June 15, 2018
60-DAY REVIEW: August 14, 2018
REQUEST:

The applicant is requesting conceptual approval for the construction of a 1-story single family structure on the vacant lot addressed 208 Sherman St.

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 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.

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 principal 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 is seeking conceptual approval to construct a 1-story single family structure on the vacant lot addressed 208 Sherman. The lot sits between two historic shotgun structures constructed in approximately 1920. Originally, per Sanborn Maps and archival documents, the vacant lot featured a shotgun similar in design and scale to those adjacent. The house was demolished in 1996. The streetscape to the east consists of 1-story single family structures designed with Craftsman, Queen Anne, or Folk Victorian style influences. The residential context of the south side of the block remains relatively intact. Sherman is the northernmost border of the Dignowity Hill Historic District and the northern side of the street contains heavy industrial buildings and surface parking.
- b. **SETBACKS & ORIENTATION** – According to the Historic Design Guidelines, the front facades of buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation should be consistent with the historic example found on the block. The applicant has proposed to orient the structure to face Sherman, which is consistent with the development pattern found on the block. Based on the submitted conceptual site plan, the front setback is approximately 1 foot from the property line. While this setback is minimal relative to the development pattern of the district overall, the The applicant is to provide field measurements to confirm setbacks of adjacent structures and confirm the proposed setbacks. Staff finds the proposal generally consistent with the Guidelines with the stipulations listed in the recommendation.
- c. **SCALE & MASSING** – Per the Historic Design Guidelines, a height and massing similar to historic structures in the vicinity of the proposed relocated structures should be used. This block of Sherman primarily features 1-story structures, most of which are residential in design. Staff finds the proposal consistent with the Guidelines.
- d. **LOT COVERAGE** – According to the Historic Design Guidelines, building footprints should not cover more than fifty (50) percent of the size of total lot area. Historic shotgun structures on Sherman and in the vicinity significantly eclipse the 50% lot coverage figure due to the division of lot lines over time. Staff finds the lot coverage to be appropriate on this specific lot due to the historic development pattern and overall lot size restrictions.
- e. **MATERIALS & ARCHITECTURAL DETAILS** – The proposed structure features Hardie plank siding with a 6 ½” reveal, a gable roof with venting detail, overhanging eaves, one over one windows, and architectural details that are characteristic of 1920s and 1930s shotgun and Craftsman style architecture. Per the Historic Design Guidelines, architectural details should be complementary in nature and should not detract from nearby historic structures. The applicant has not yet indicated the materials for the windows or column posts and rails, but staff finds wood to be the most appropriate. The applicant has also indicated that the proposed Hardie plank siding will also extend to the foundation skirting. The remaining shotgun style homes on the block, as well as a majority of the unaltered Craftsman or Folk Victorian style homes on Sherman, feature a concrete foundation. Staff finds concrete to be most appropriate for this style of structure. Additionally, staff finds that siding with a 4” reveal would be most appropriate, but finds that up to a 6” reveal would be acceptable given the historic use of dutch lap siding of that profile on structures on Sherman.
- f. **HARDSCAPING & LANDSCAPING** – The applicant has not formally indicated any hardscaping to be introduced on site. No front curb cut exists on the property. 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. 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. Additionally, no walkways or landscaping elements are indicated at this time. The applicant is responsible for submitting a comprehensive site plan to staff that indicates all hardscaping materials, locations, and dimensions, as well as any new landscaping to be introduced to the site.
- g. **MECHANICAL EQUIPMENT** – Per the Guidelines, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for accommodating mechanical elements and screening them from the public right-of-way.

RECOMMENDATION:

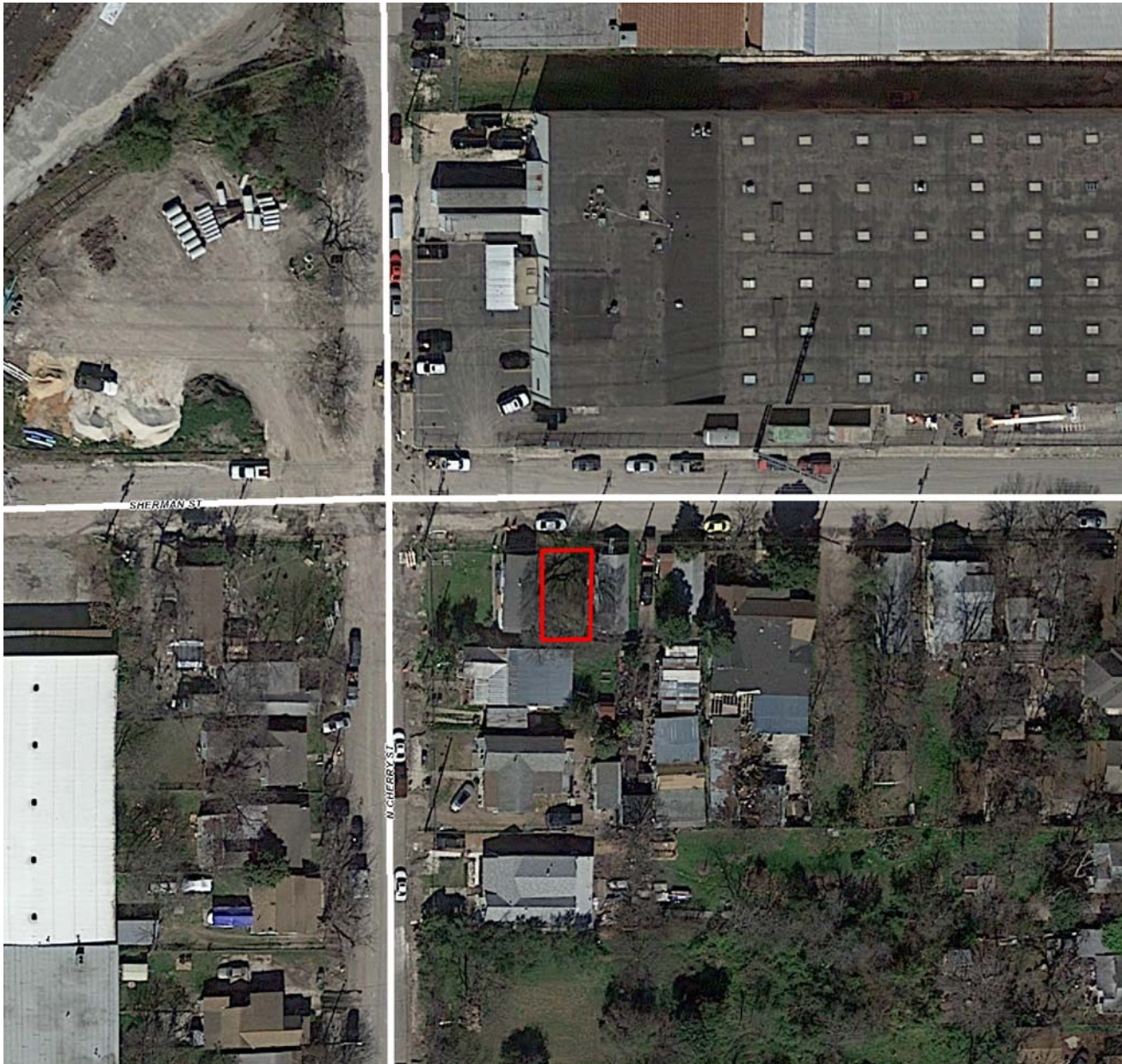
Staff recommends conceptual approval based on findings a through g with the following stipulations:

- i. That the applicant submits a site plan indicating the exact location of the proposed structure relative to property lines. The site plan should indicate all setbacks and confirm the front setbacks of the neighboring structures on the block. The proposed new construction must have a greater setback than the adjacent structures.

- ii. That the applicant utilizes a concrete foundation and porch as noted in finding e. The height of the foundation and porch should be consistent with historic structures on the block.
- iii. That the applicant submits specifications for all materials to be used on the structure, including the Hardie plank and windows. Staff finds smooth Hardie siding with a maximum reveal of 6" to be appropriate. Staff finds wood windows to be appropriate that comply with the following stipulations: meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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 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.
- iv. That the applicant submits a comprehensive hardscaping and landscaping plan for final approval that indicates all new pervious and impervious cover to be introduced on the lot.
- v. That the drawings submitted for final approval are of a quality equal to 80% construction document completion.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 25, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





1102

Sherman

SANBORN MAP 1911-1951

159

TEN. 038



168

SUNSET ALLEY

MILAM ST

AUSTIN

504

SHERMAN

SAN ANTONIO AUTOMOBILE INSURING CO.

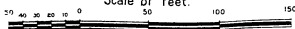
BURLESON

155

154

N WALNUT

Scale of Feet.



169

MILAM

THE WESTWOOD CORP'N
FURN'G FACTY

WATCHMAN WITH CLOCK-METAL
BLOWERS-ALSO SPARKS THRU-OUT
EXCEPT SAW DUST DING-W-HO &
PAINT SPARKS

FACTY

PLANING MILL

WOOD POINTS

THRU-OUT

SHED

LOADER

W-HO

CONC. FL.

UPHOLST'G

C. B.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

CONC. FL.

W-HO

NOT PAVED

208

N. CHERRY

512

N. MESQUITE

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

512

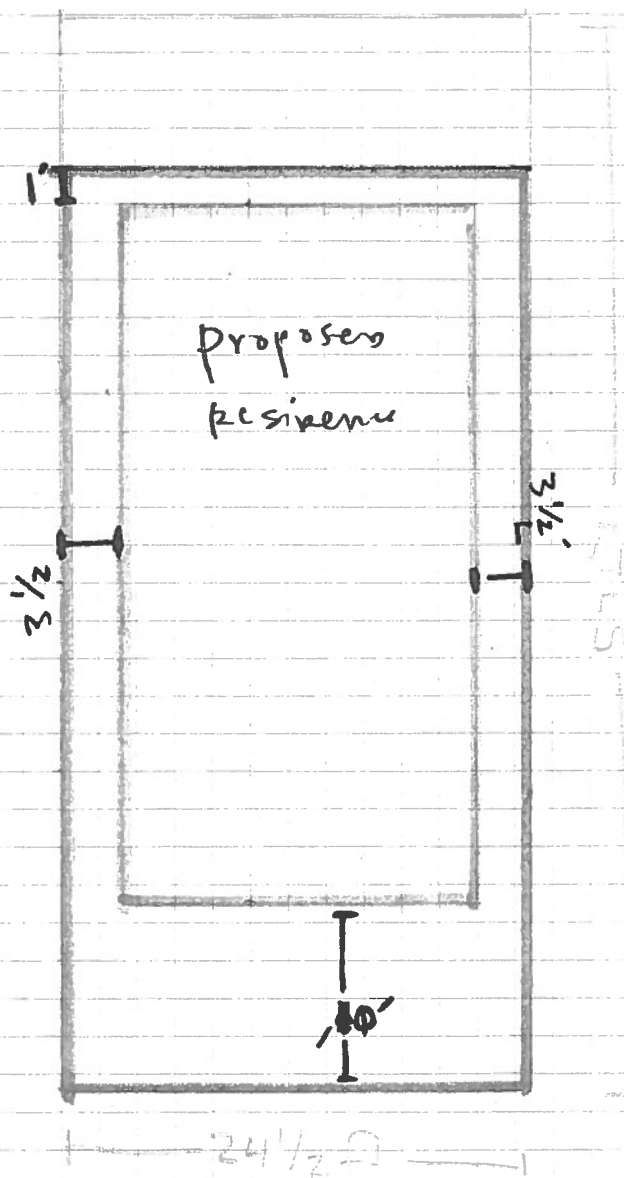
208 SHERMAN

ORIGINAL HOUSE



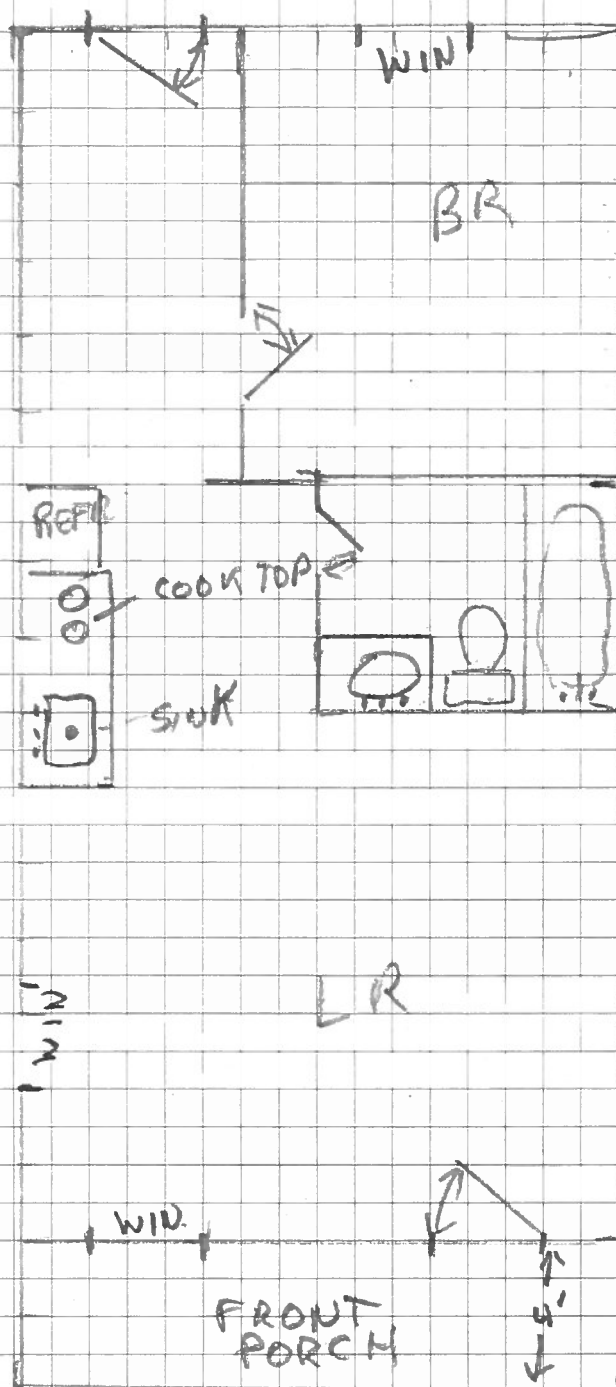
Shannon St (R4)

FRONT



property lines

proposed structure



16' x 36'

208 SHERMAN

LAYOUT



HARDIPLANK SIDING, 8", 6 1/2" EXPOSED
(AND SKIRTING)

208 SHERMAN

PROPOSED