

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO: 2019-259
ADDRESS: 119 BUFORD
LEGAL DESCRIPTION: NCB 1369 BLK 6 LOT S 81.3 FT OF 4
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Mark Granato/Granato Custom Homes
OWNER: Mark Granato/DAL HOLDINGS LLC
TYPE OF WORK: Construction of a 1 story, single family residential structure
APPLICATION RECEIVED: April 30, 2019
60-DAY REVIEW: June 29, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a one story, single family residential structure on the vacant lot at 119 Buford, located within the Dignowity Hill Historic District.

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 is requesting a Certificate of Appropriateness for approval to construct a one story, single family residential structure on the vacant lot at 119 Buford, located within the Dignowity Hill Historic District.

- b. **CONCEPTUAL APPROVAL** – The applicant received conceptual approval at the October 17, 2018, Historic and Design Review Commission hearing with the following stipulations:
- i. A setback that is greater than those found historically on this block should be used.
 - ii. That a foundation height that is comparable to those found historically on this street be installed. **Since conceptual approval, the applicant has increased the proposed foundation height to appear to be consistent with the Guidelines.**
 - iii. That double-hung, one-over-one wood windows or aluminum-clad wood windows be used.. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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 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 all mechanical equipment be screened from view at the public right of way.
 - v. That the driveway not exceed ten (10) feet in width and be designed as to not present front yard parking. **The applicant has proposed a ribbon strip driveway that is located to the west of the proposed new construction.**
 - vi. That a landscaping plan be submitted.
- 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 example found on the block. Per the application documents, the applicant has proposed a setback of seven (7) feet front the front property line. Historic structures on this block feature setbacks that range in depth from approximately nine (9) to approximately fifteen (15) feet, when measured from the edge of the street paving. The applicant should propose a setback that is greater than the neighboring structures as well as those found on the north side of Buford Alley. To ensure that the proposed new construction is not built forward of the existing structures, staff finds that a site plan that includes the setbacks of adjacent structures should be submitted.
- d. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Per the application documents, the applicant has proposed a primary entrance that faces Buford Alley. This is consistent with the Guidelines.
- e. **SCALE & MASSING** – Buford Alley features one story historic structures that are simple in massing and feature traditional architectural elements. The Guidelines for New Construction 2.A. notes that the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The proposed massing of one story is appropriate and consistent with the Guidelines. Additionally, the proposed footprint is comparable to those found on Buford Alley.
- 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 structure’s foundation and floor heights. The applicant has increased the proposed foundation height since conceptual approval to feature a height twelve to eighteen inches. Generally, this is consistent with the Guidelines.
- g. **ROOF FORM** – The applicant has proposed for the new construction to feature both a front facing, gabled porch roof and a primary roof structure that is a hipped roof. Generally, the proposed roof form is appropriate.
- h. **ARCHITECTURAL DETAILS** – The applicant has proposed an overall form and massing that are comparable to that found on Buford Alley and predominantly throughout the Dignowity Hill Historic District. Staff finds that additional fenestration along the east facade, particularly in the living room and on the west façade in the dining area should be added to separate wall planes that are currently blank.
- i. **MATERIALS** –The applicant has proposed materials that include Jeldwen aluminum clad wood windows, Hardie siding and an asphalt shingle roof. Generally, staff finds the proposed materials to be appropriate; however, composite, horizontal siding should feature an exposed profile of four inches and a thickness of approximately ¾”. A composite siding should feature smooth finishes and mitered corners. Window and door trim should feature thicknesses that are appropriate for the thickness of the siding; at least 1 inch, and should be installed abutting the siding.
- j. **WINDOW MATERIALS** – As noted in finding i, the applicant has proposed aluminum clad wood windows. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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

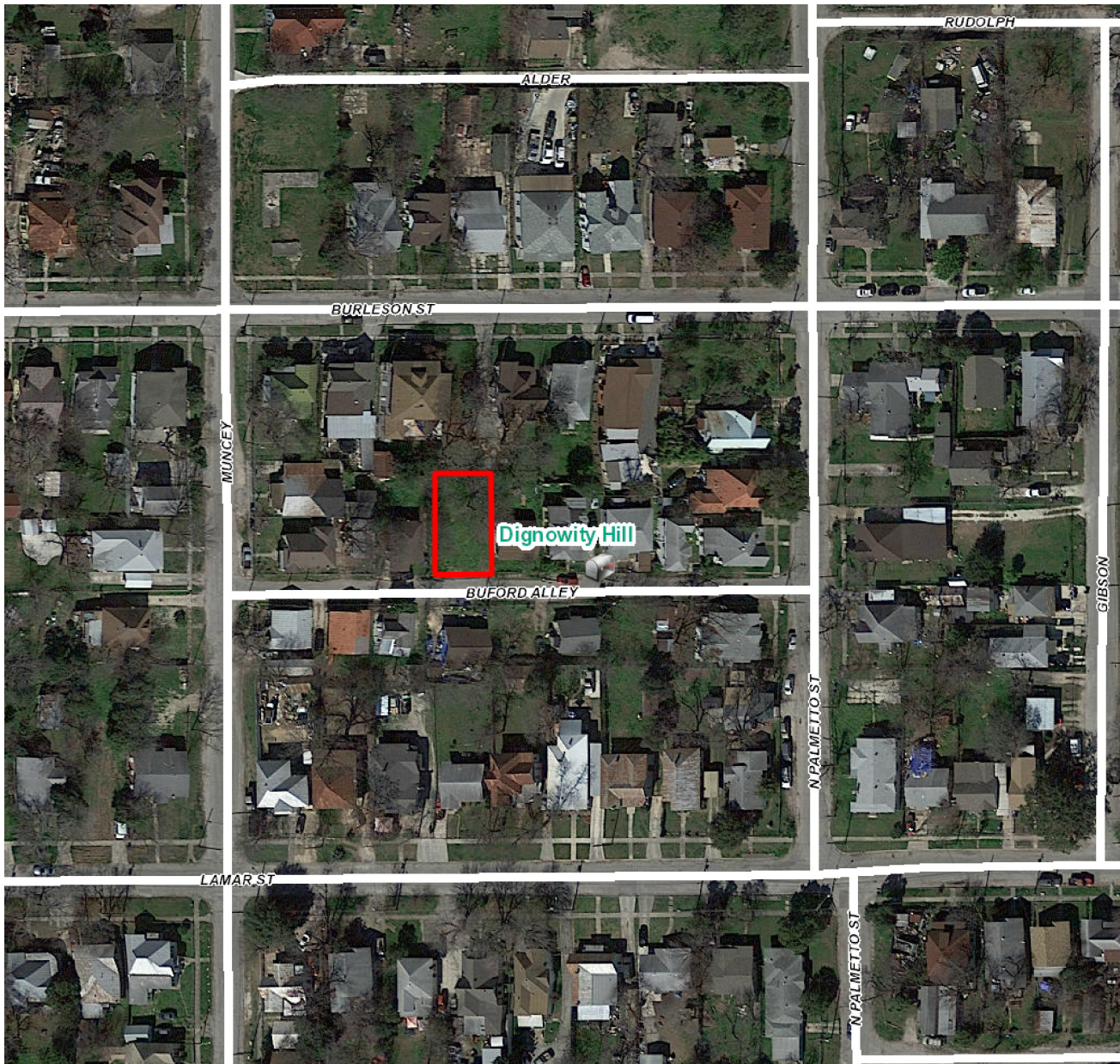
by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

- k. **MECHANICAL EQUIPMENT** – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.
- l. **DRIVEWAY** – The applicant has proposed a ribbon strip driveway to be located on the west side of the proposed new construction. Staff finds the proposed profile and location of the driveway to be appropriate and consistent with the Guidelines. Staff finds that the driveway should not feature more than ten (10) feet in width.
- m. **SIDEWALK** – The applicant has proposed a front sidewalk consisting of decomposed granite. The Guidelines for Site Elements 5.A.iii. notes that the alignment, configuration and width of sidewalks should be followed when installing new sidewalks and walkways within historic districts. The historic pattern in the Dignowity Hill Historic District is for a concrete front sidewalk feature approximately three (3) feet in width. Staff finds that the applicant should adhere to the historic pattern found within the district.
- n. **LANDSCAPING** – At this time the applicant has not provided a detailed landscaping plan. The applicant should submit a detailed landscaping plan to staff for review and approval.

RECOMMENDATION:

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

- i. That the applicant confirm that the proposed setback is greater than those of the neighboring historic structures.
- ii. That the applicant incorporate additional fenestration on the east façade.
- iii. That the proposed aluminum clad wood windows feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. 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 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 horizontal siding feature an exposed profile of four inches and a thickness of approximately ¾”. A composite siding should feature smooth finishes and mitered corners. Window and door trim should feature thicknesses that are appropriate for the thickness of the siding; at least 1 inch, and should be installed abutting the siding.
- v. That all mechanical equipment be screened from view from the public right of way.
- vi. That the proposed ribbon strip driveway not exceed ten (10) feet in width.
- vii. That the proposed front sidewalk be concrete and feature a width of approximately three feet to match those found historically on the block.
- viii. That the applicant submit a detailed landscaping plan to staff for review and approval.



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 12, 2018

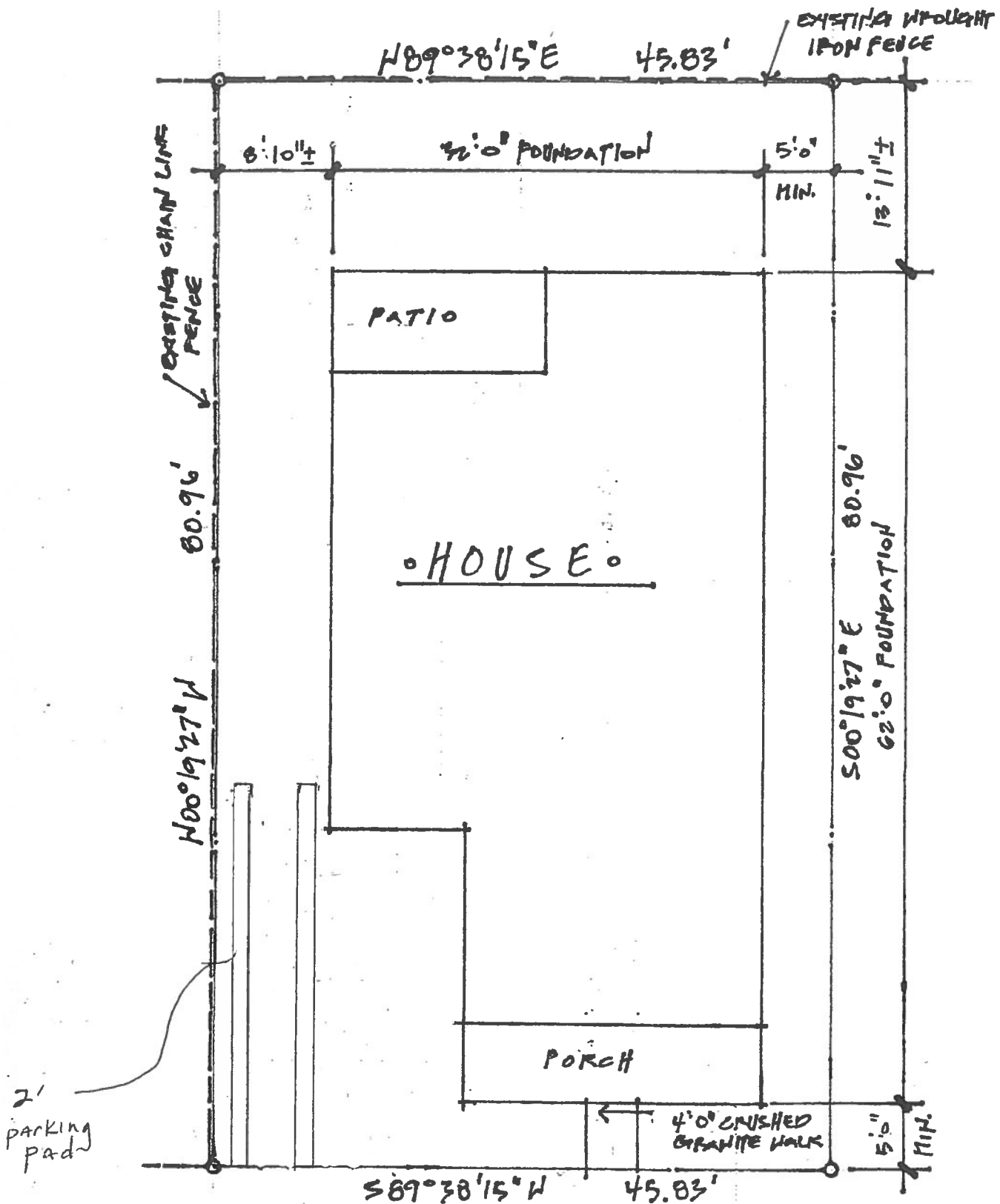
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119 Buford Alley

Buford Alley





Site Plan

SCALE: 3/32" = 1'-0"

119 BUFORD

HWB 1369

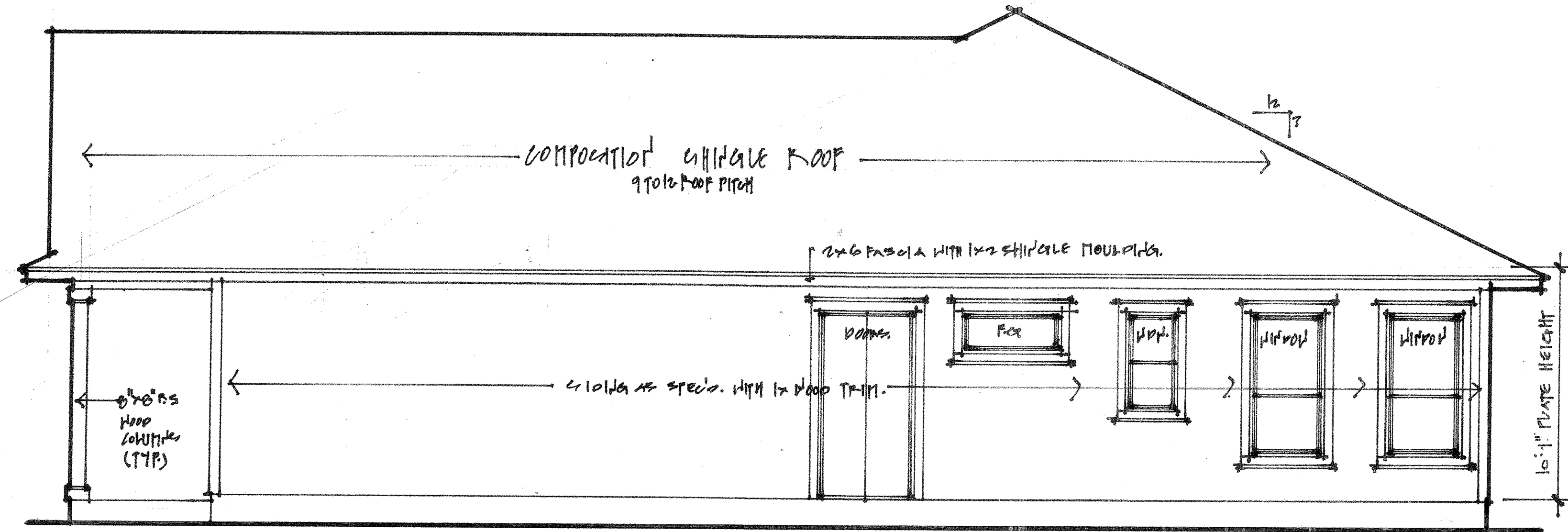
BLK. 6

LOT 4

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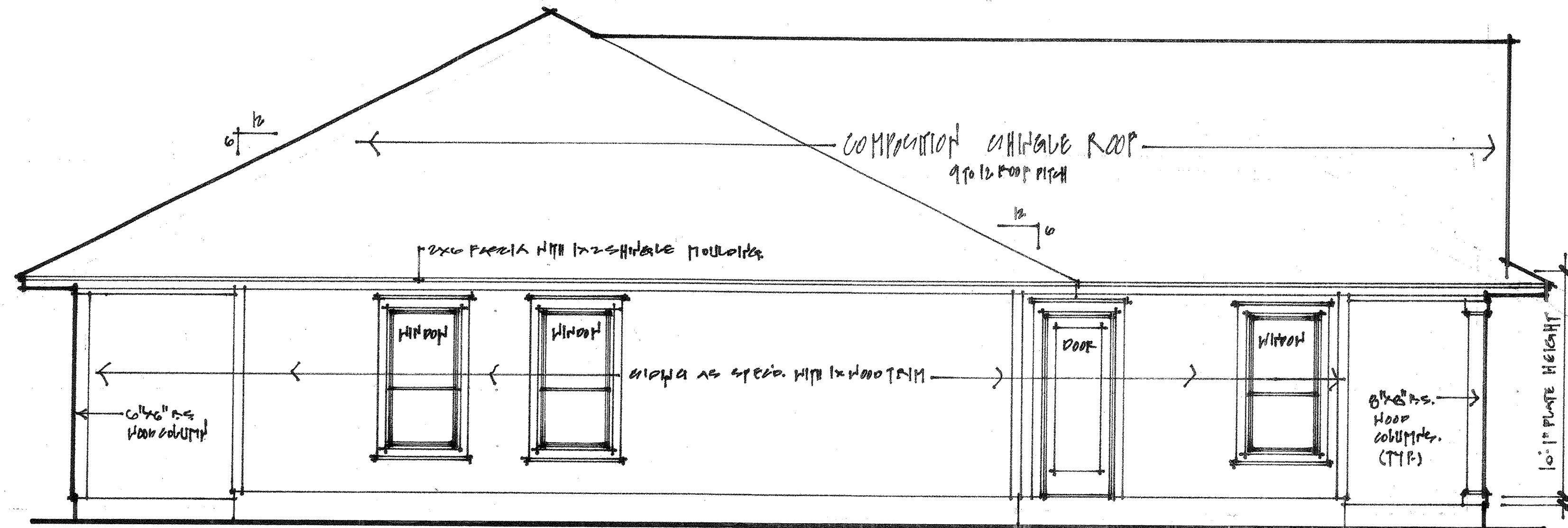
CONTRACTOR NOTES:

Working drawings shall not be used. Before proceeding with any work, the contractor shall verify all dimensions and conditions on site. The contractor shall report any discrepancies to the designer in writing. If the contractor proceeds with work without the designer's written permission, the contractor shall be responsible for any and all consequences.



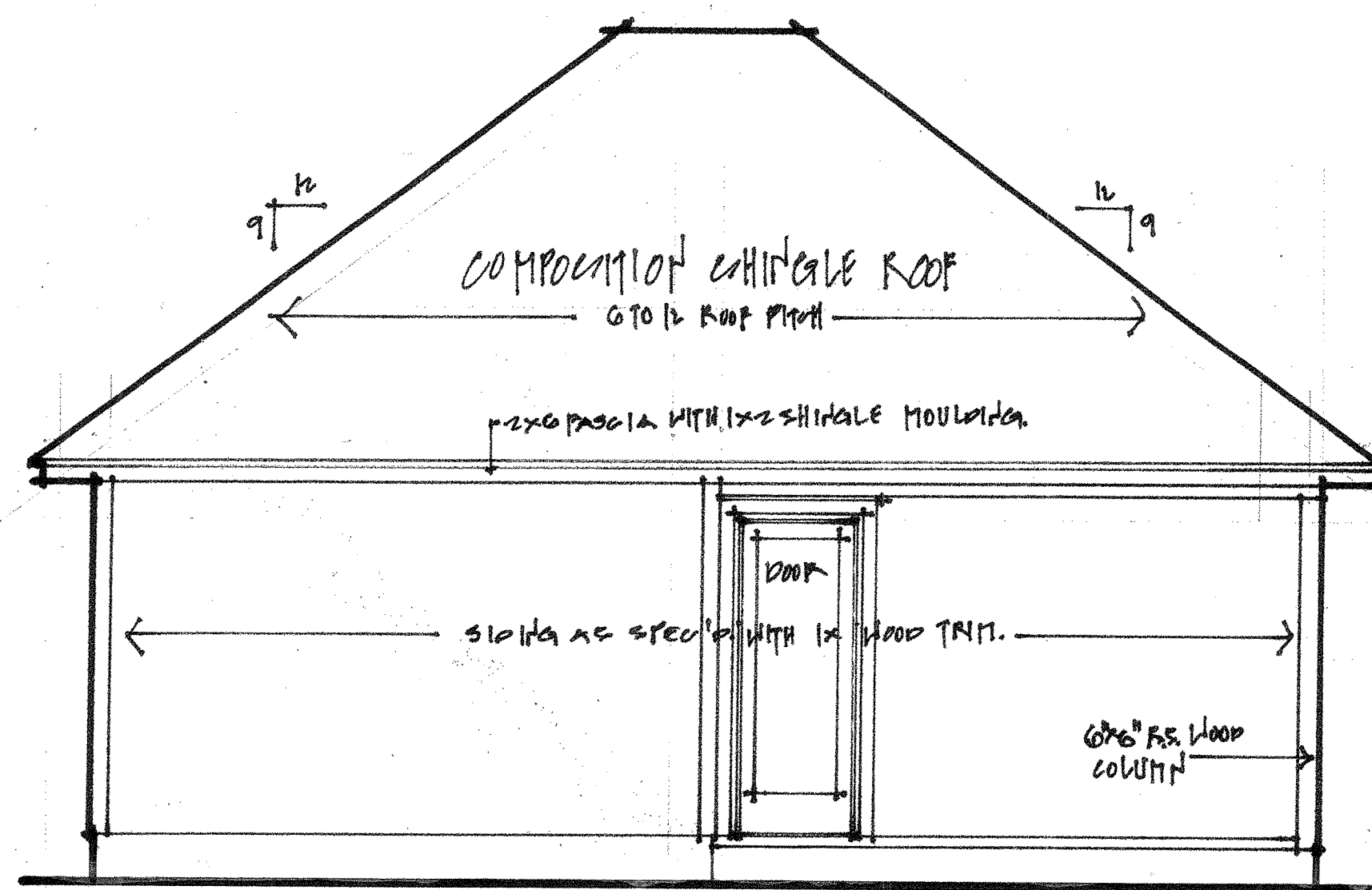
Right Side Elevation

Scale: 1/4" = 1'-0"



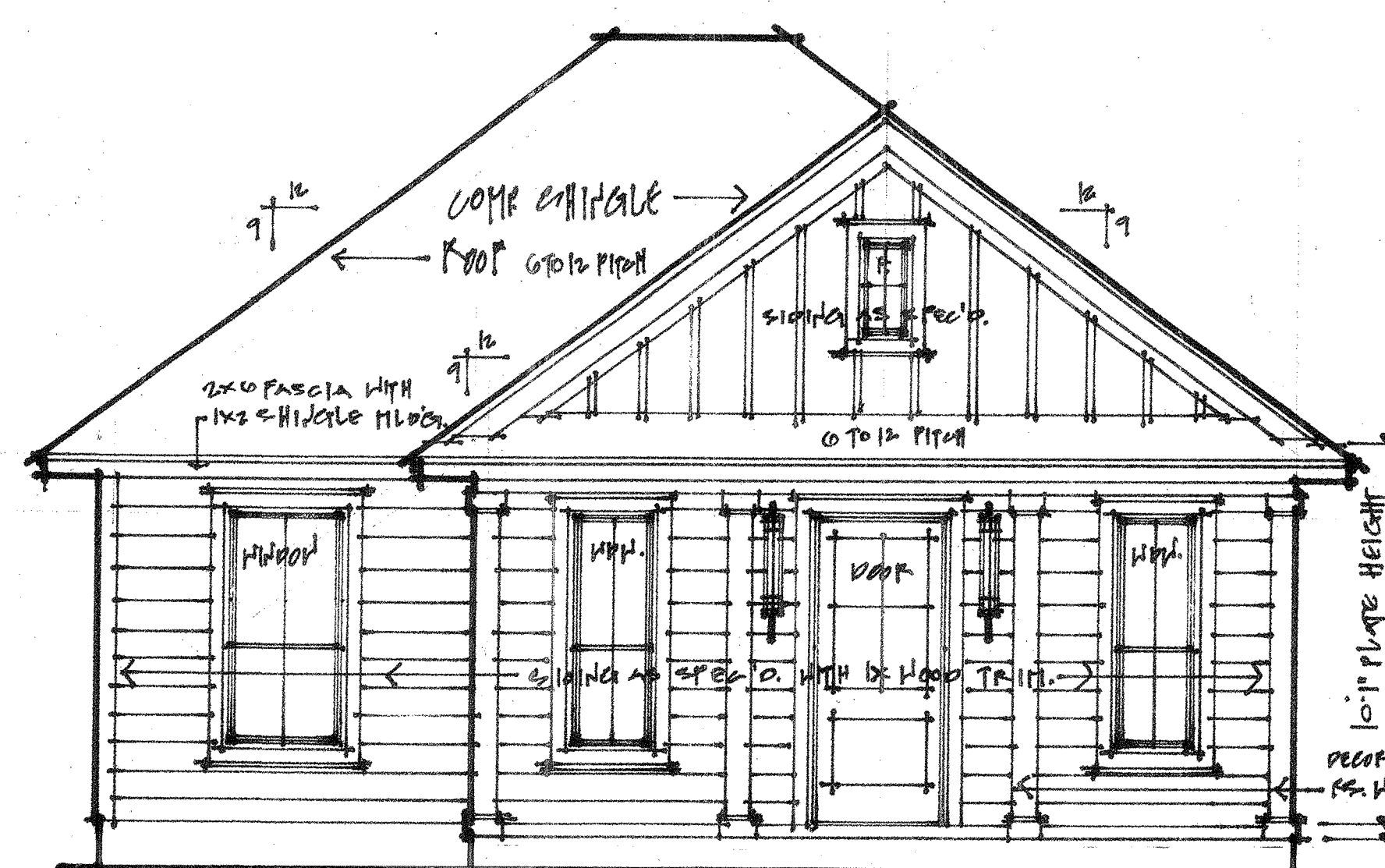
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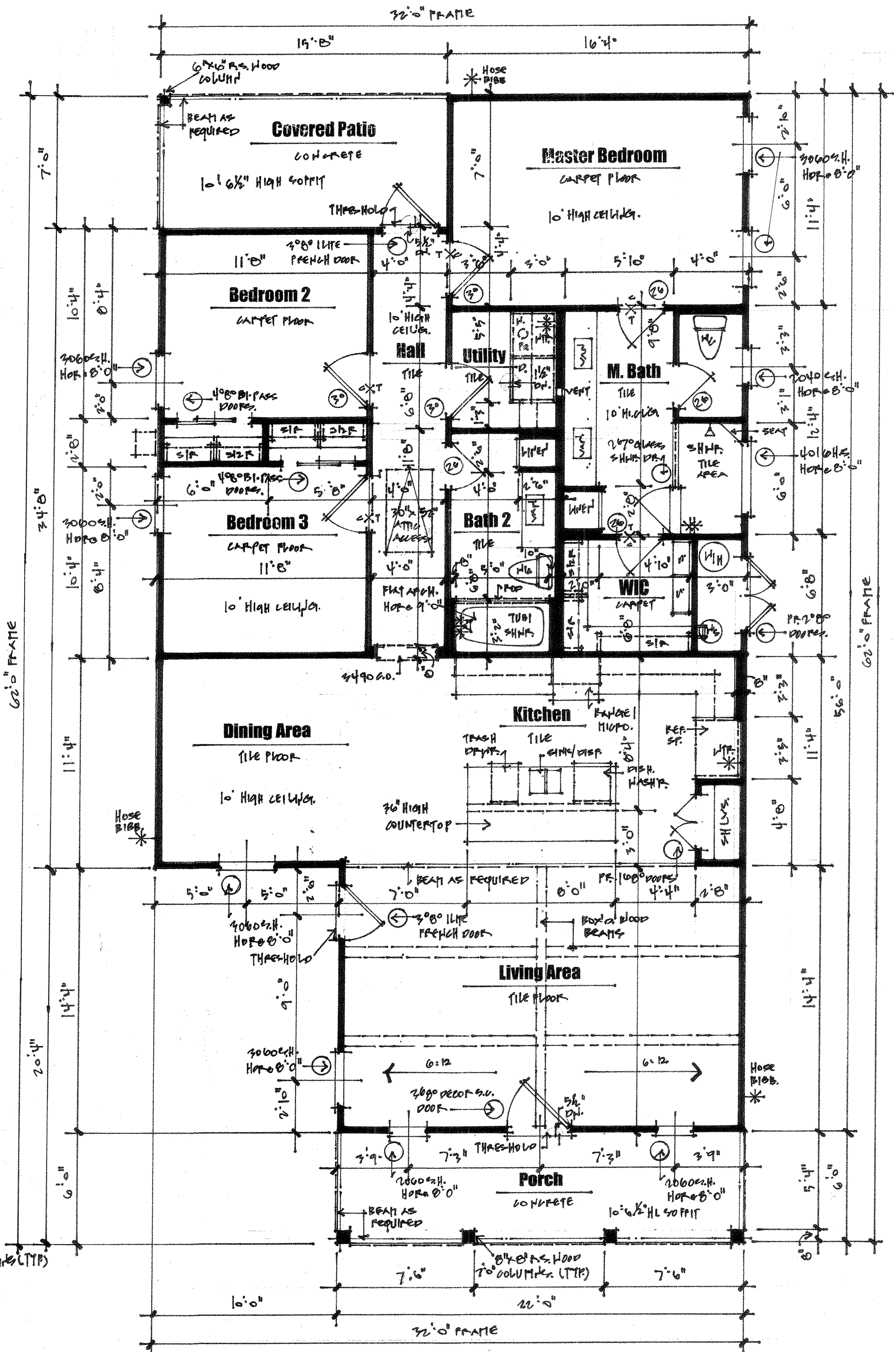
Rear Elevation

Scale: 1/4" = 1'-0"



Front Elevation

Scale: 1/4" = 1'-0"



Floor Plan

Scale: 1/4" = 1'-0"

A New Home Design for
DAL Holdings, Inc.

119 Buford Block 6 Lot 4
NGB 1369

PAUL H. LATIMER
DESIGNER/OWNER
818 SPRUCEWOOD
SAN ANTONIO, TEXAS 78216
TEL/FAX 210-832-8747

B D C
B.A.S.I.C
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G R O U P

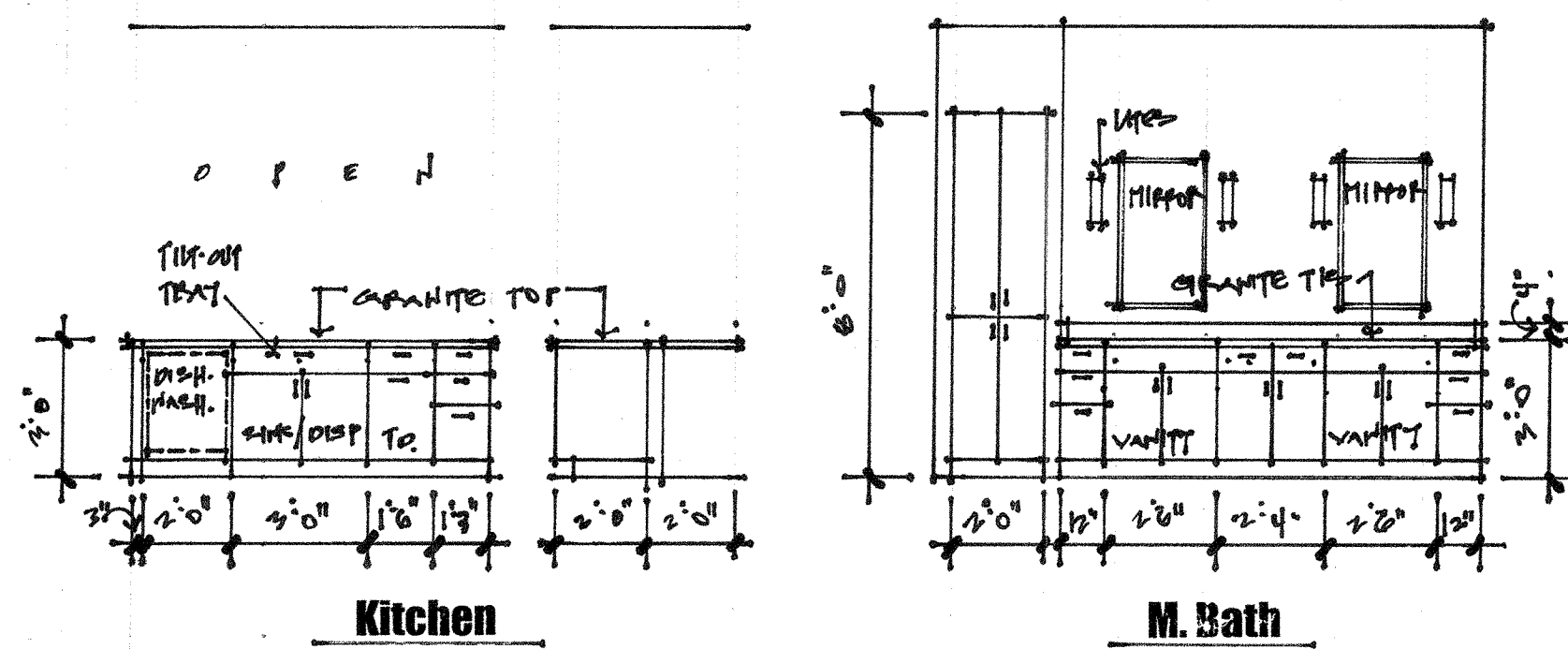
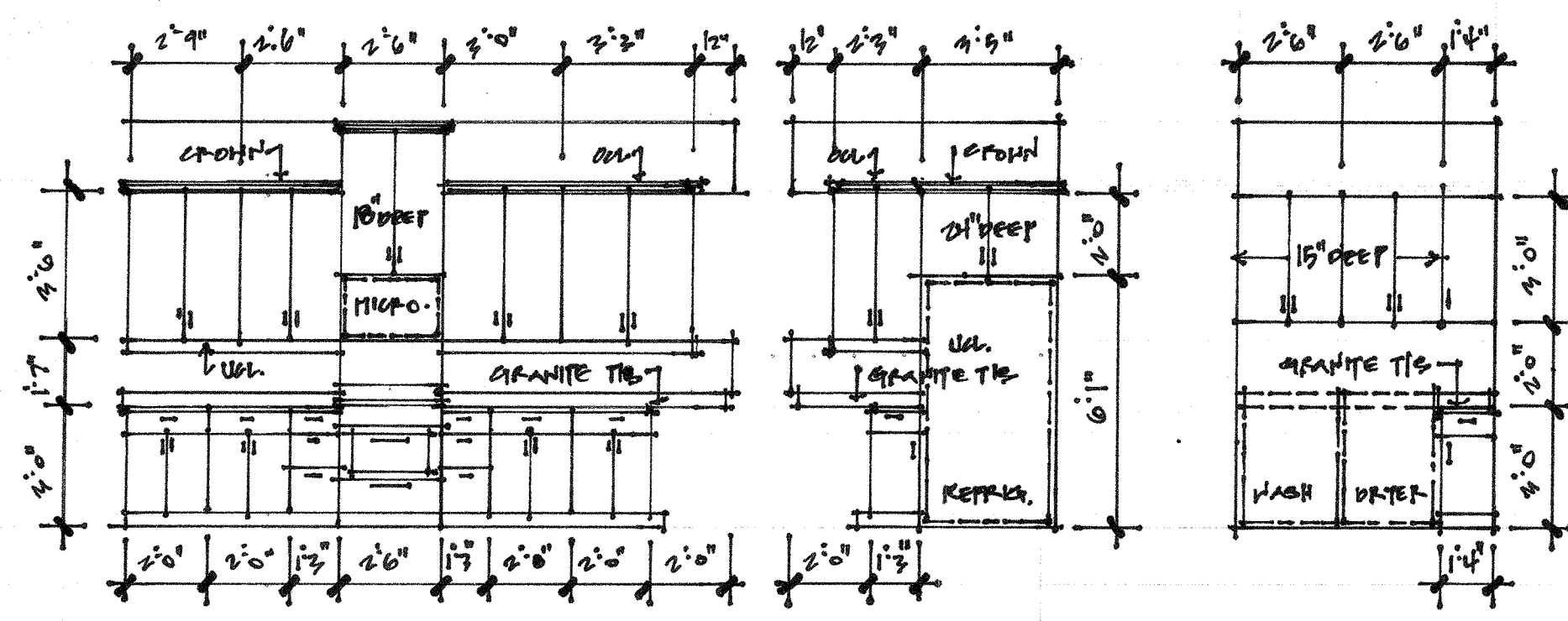
FOOTAGE:

LIVING AREA: 1599
PORCH: 132
PATIO: 110
TOTAL AREA: 1701

SHEET No.

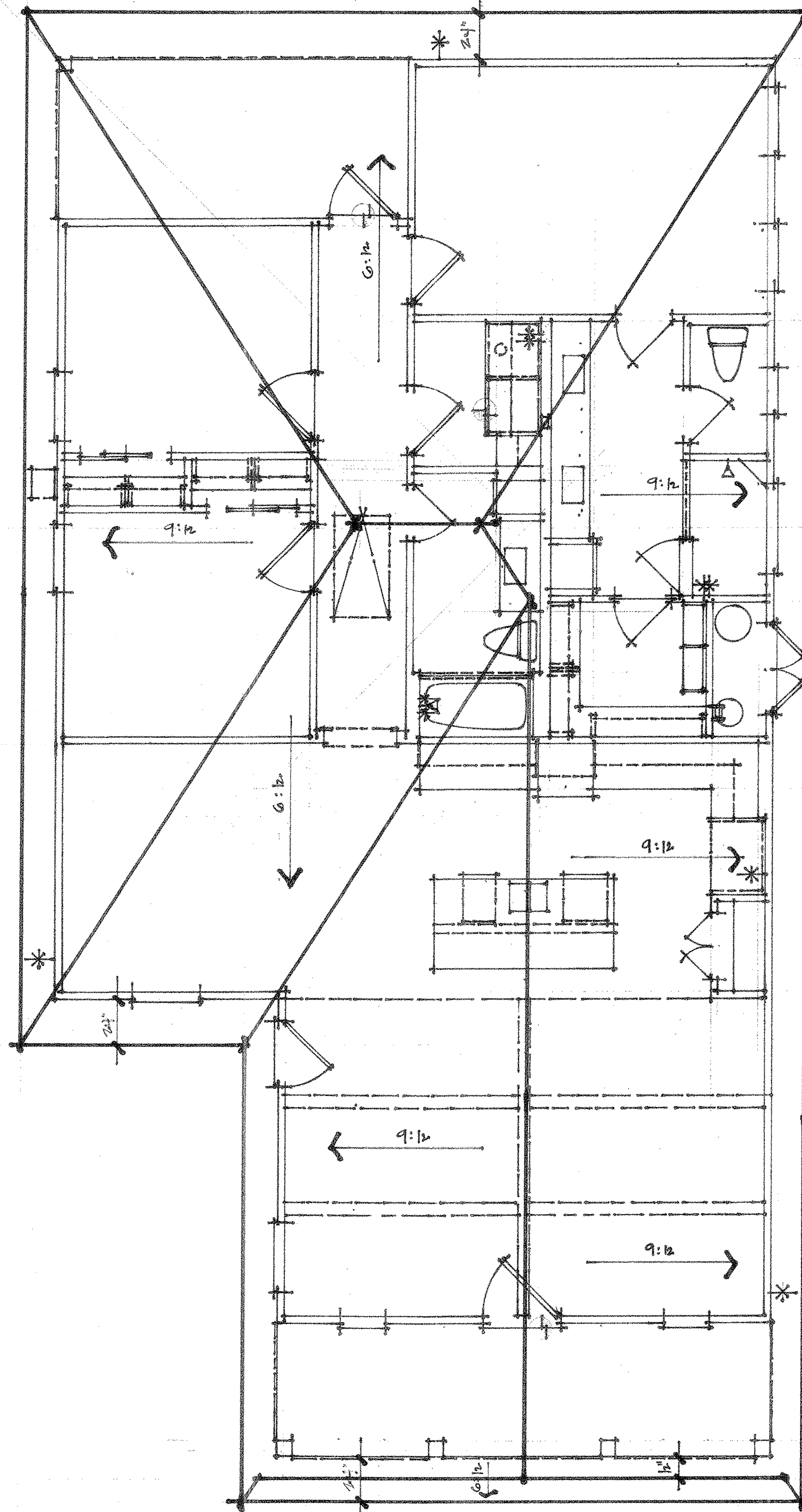
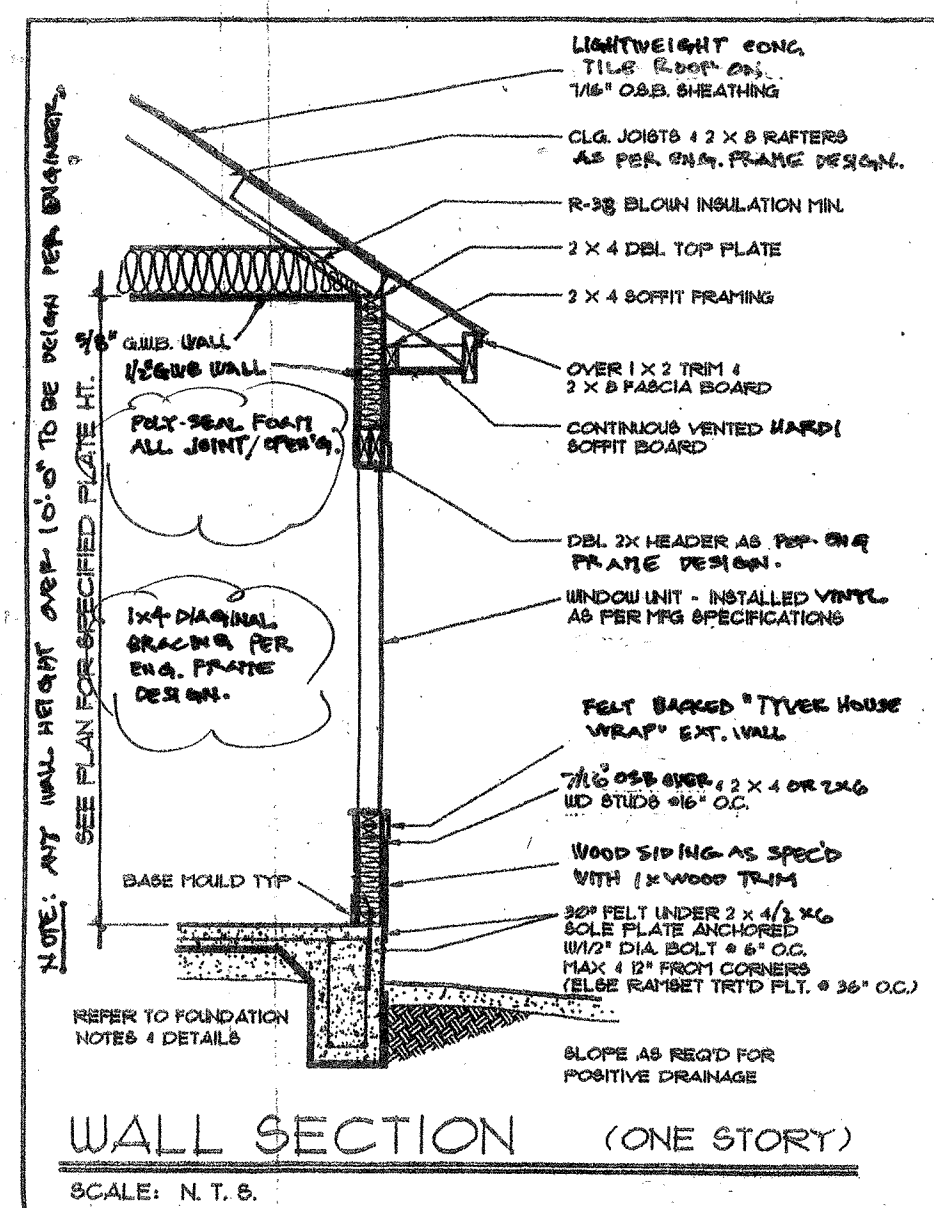
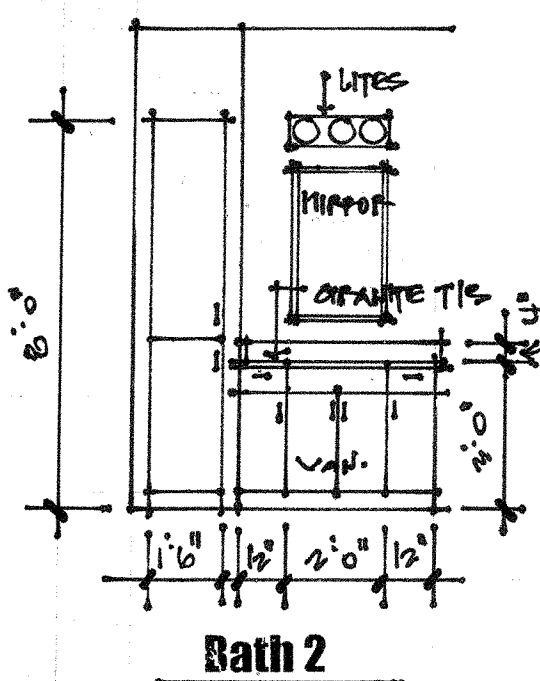
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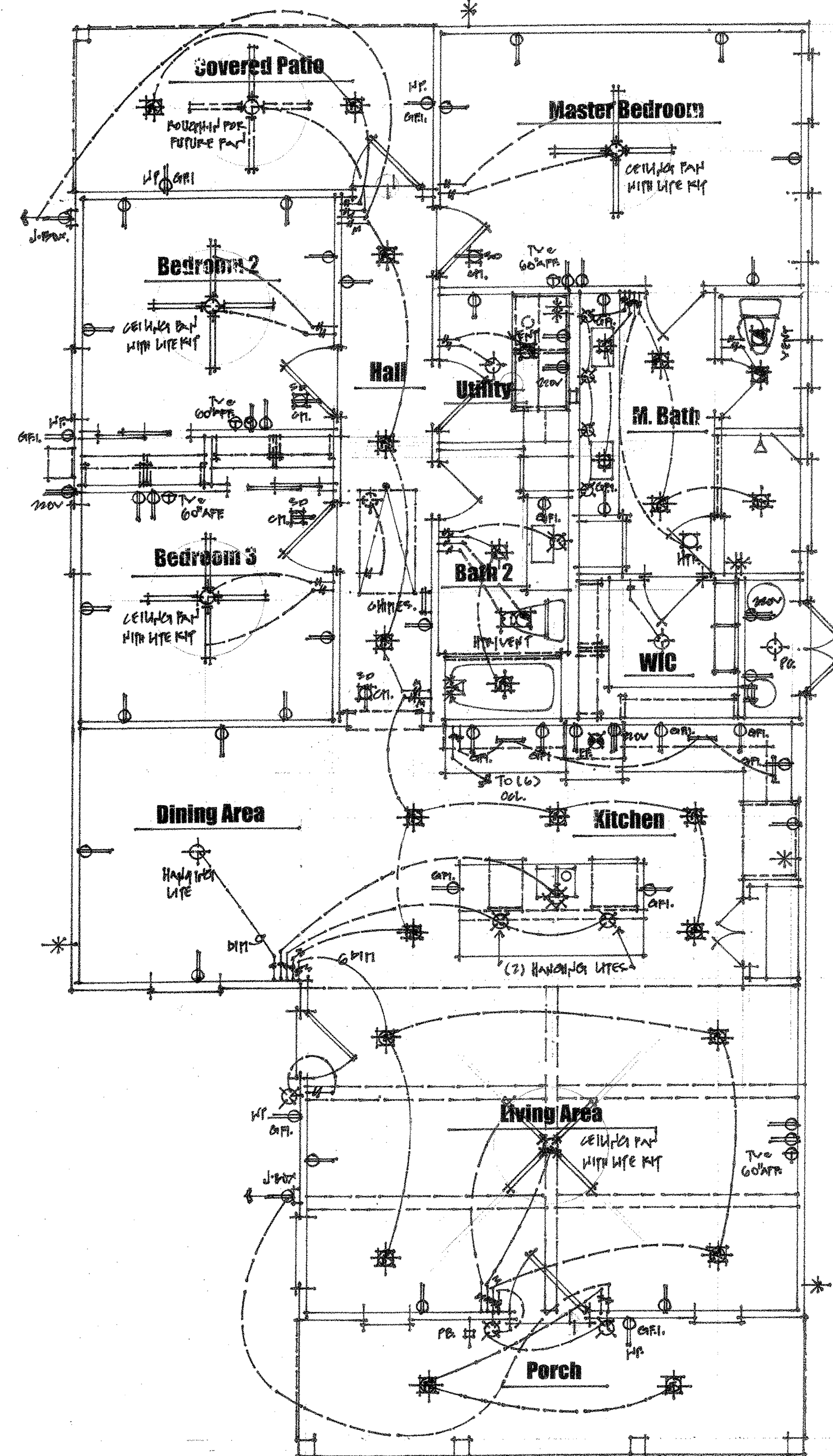
Interior Cabinet Elevations

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



Roof Plan

NOTE: ALL OVERHANGS TO BE 10" FROM FRAME WALLS UNLESS NOTED OTHERWISE.



Electrical Floor Plan

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CONTRACTOR NOTE: Working drawings shall not be used. Before proceeding with any work, the contractor shall verify all measurements on site. Contractor shall report any discrepancies to the designer in writing. If the contractor is to be held responsible for any errors, they shall be held responsible for any errors. The designer shall not be responsible for any errors.

A New Home Design for
DAL Holdings, Inc.
119 Buford
Block 6 Lot 4
NCB 1369

PAUL H. LATIMER
DESIGNER/OWNER
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