

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2019

HDRC CASE NO: 2019-379
ADDRESS: 910 N HACKBERRY ST
LEGAL DESCRIPTION: NCB 530 BLK 14 LOT N 79.02 FT OF A-4 & NW IRR 34.93 FT OF A-5
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Cy Goudge/JCG Homes
OWNER: JCG Homes, LLC
TYPE OF WORK: Construction of two, 2-story residential structures
APPLICATION RECEIVED: June 21, 2019
60-DAY REVIEW: August 20, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting conceptual approval for construction of two, 2-story, residential structures on the vacant lot at 910 N Hackberry, located within the Dignowity Hill Historic District. At this time, the applicant has provided a site plan and information regarding height for review.

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.

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.

FINDINGS:

- a. The applicant is requesting conceptual approval for construction of two, 2-story, residential structures on the vacant lot at 910 N Hackberry, located within the Dignowity Hill Historic District. At this time, the applicant has provided a site plan and information regarding height for review.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. DESIGN REVIEW COMMITTEE – The design review committee met on June 9, 2019, to review this item. The committee found that the front setbacks should be established so that the front porches aligned with the most forward architectural elements of the neighboring properties on N Pine. The committee also commented that side setbacks should be a minimum of 5 feet and driveway widths should feature a maximum width of 10 feet. The committee also questions the additional height over the single-story context and requested future justification for the proposed height as the design developed.
- d. SETBACKS & ORIENTATION (N Hackberry) – 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. This block of N Hackberry features three (3) residential structures that address N Hackberry. The applicant has noted that these structures feature setbacks of 17' – 0", 16' – 6" and 15' – 6". The applicant has proposed for both structures to feature a total setback of approximately 13' – 6". Staff finds that each element of the proposed new construction should feature a setback that is greater than those found historically on the block, including front porches.
- e. ENTRANCES (N Hackberry) – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Per the submitted documents, the primary entrance to the western most structure will address N Hackberry. This is consistent with the Guidelines.
- f. SCALE & MASSING – 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 applicant has proposed two, 2-story structures that are both to feature a height of 28' – 0". The three historic structures on this block each feature one story in height, and overall heights of 18' – 8", 19' – 4" and 22' – 3". Generally, staff finds the proposed height to be appropriate and consistent with the Guidelines.
- g. ROOF FORMS – At this time, the applicant has not specified a roof form. Both gabled and hipped roofs are found historically within the Dignowity Hill Historic District. Staff finds that the applicant should incorporate roof forms and proportions that are found historically within the district. Additionally, staff finds that the applicant should utilize roof forms that will minimize the overall perceived height of the proposed new construction.
- h. 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

is responsible for complying with this requirement.

- 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 applicant has submitted a site plan which appears to be appropriate; however, the applicant should confirm that the proposed lot coverage is consistent with the Guidelines.
- j. DRIVEWAYS – The applicant has proposed on driveway on N Hackberry and another on Fayn Way. The applicant has not noted an overall width of the proposed driveways; however, staff finds that the proposed driveways should not exceed ten (10) feet in width, per the Guidelines.
- k. WALKWAYS – The applicant has proposed two walkways leading from the proposed new construction to the sidewalk at the public right of way. The applicant has aligned both walkways with the front doors. Staff finds this to be appropriate, as offset front doors and walkways are found historically in the immediate vicinity.
- l. LANDSCAPING – The applicant has provided a site plan noting landscaping that features natural grass covering the majority of the lot. Staff finds this to be appropriate.
- m. CARPORTS – The applicant has proposed two carports, one attached, and one detached. Staff finds that the location of the detached carport is appropriate and consistent with the Guidelines; however, staff finds that the proposed attached carport should either be detached and shifted away from the front façade of the proposed structure, or eliminated. Staff does not find an attached carport to be appropriate.
- n. ARCHITECTURAL ELEMENTS (MATERIALS, WINDOWS, & DETAILS) – At this time, the applicant has not provided information regarding materials, windows and architectural details. Staff finds that all materials and windows should meet staff's standard specifications, and that architectural details should be both consistent with the Guidelines for New Construction and complementary of the Dignowity Hill Historic District. Horizontal siding should feature an exposed profile of four inches and a thickness of approximately $\frac{3}{4}$ ". 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. Additionally, staff finds 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.
- o. UNIQUE DESIGN – The applicant has proposed to construct two residential structures which are similar in plan. Staff finds that both structures should feature a unique design that will differentiate the two from each other. The structure's designs should differ more than through a mirrored floorplan.

RECOMMENDATION:

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

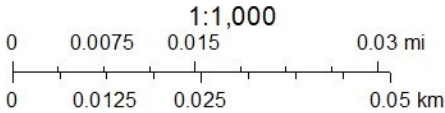
- i. That the applicant amend the proposed setbacks to feature setbacks that are greater than those of the adjacent historic structures, including porches, as noted in finding d.
- ii. That the applicant utilize roof forms that are found historically within the district and those that minimize perceived height, as noted in finding f.
- iii. That the applicant include a foundation height that is within one (1) foot of those found historically on this block as noted in finding h.
- iv. That the applicant confirm that the proposed lot coverage is less than fifty (50) percent, per the Guidelines, as noted in finding i.
- v. That the propose driveways not exceed ten (10) feet in height, as noted in finding j.
- vi. That the proposed attached carport either be separated from the proposed new construction and shifted toward the rear of the lot, or eliminated as noted in finding m.
- vii. That the applicant follow staff's specifications for materials, window materials and architectural details, as noted in finding n.
- viii. That both structures feature a unique design as noted in finding o.
- ix. That the applicant provide further analysis of existing building heights and develop a height that is consistent with the Historic Design Guidelines. As designs develop, the applicant should utilize 1 and $\frac{1}{2}$ story massing or roof forms that mitigate the visual impacts of a two-story house on this block of N Pine.

City of San Antonio One Stop



July 3, 2019

— User drawn lines





910 N Hackberry

Hays Way

Hays St

N Hackberry



Fayn Way

©2018 Google

Willow St

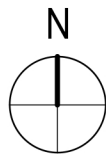
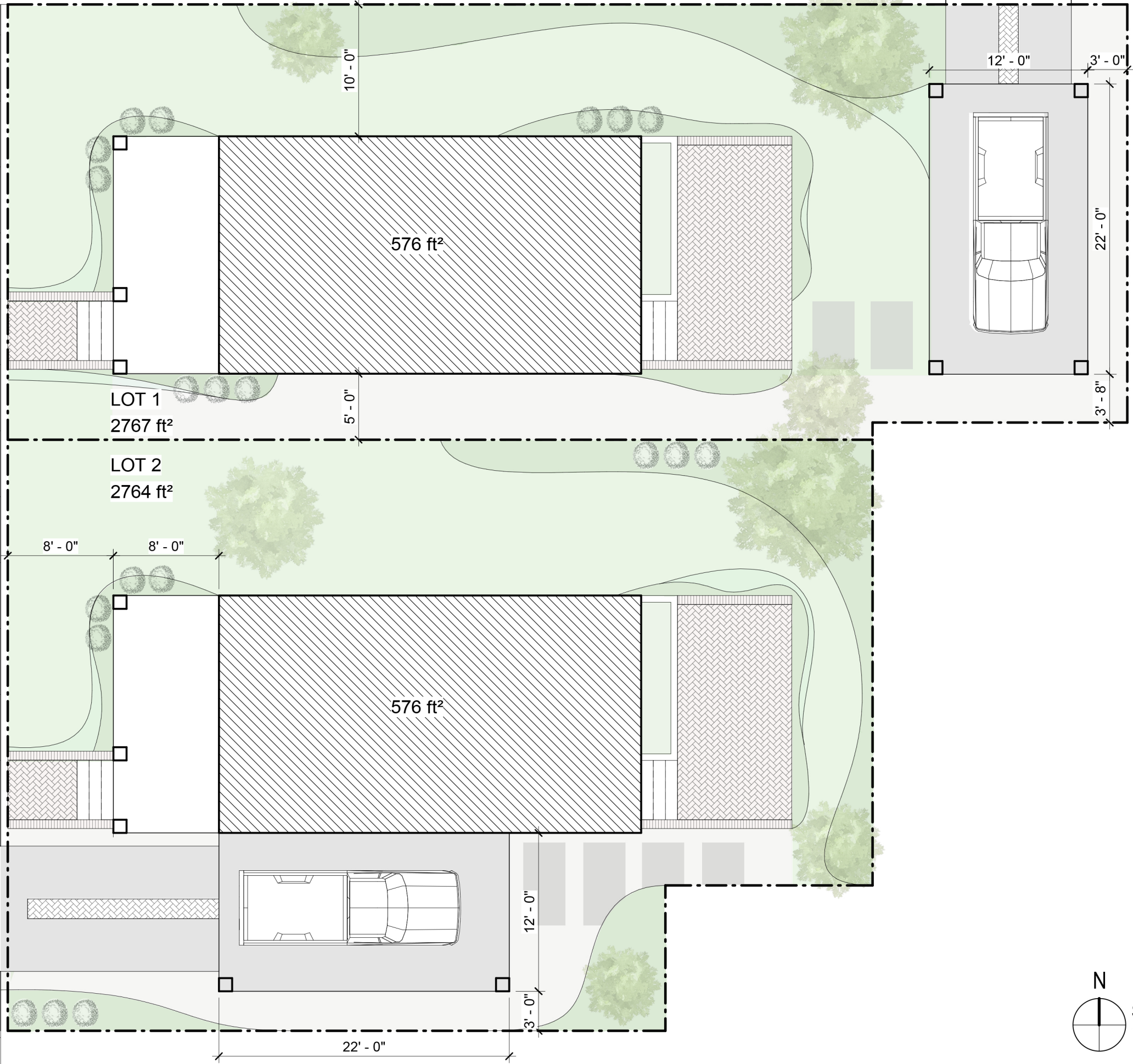


BERKSHIRE
HATHAWAY
Don Johnson,
REALTOR
210-504-7355
Brian Shelton
For Sale

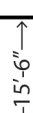
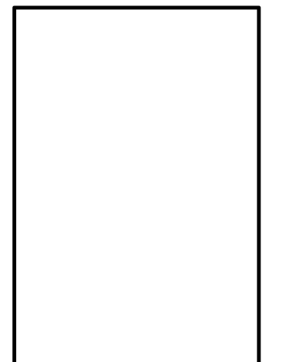
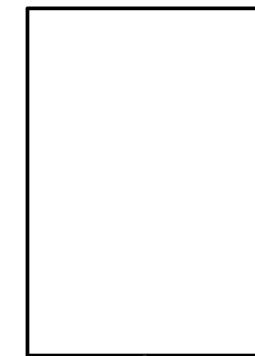
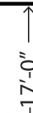
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ON LOTTERY
LAND

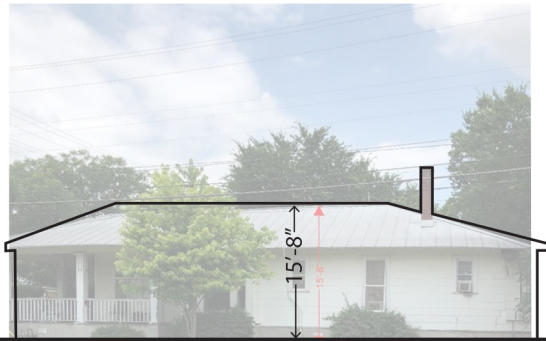
ALLEY

N . HACKBERRY



SCHEMATIC SITE PLAN
1/8"=1'-0"

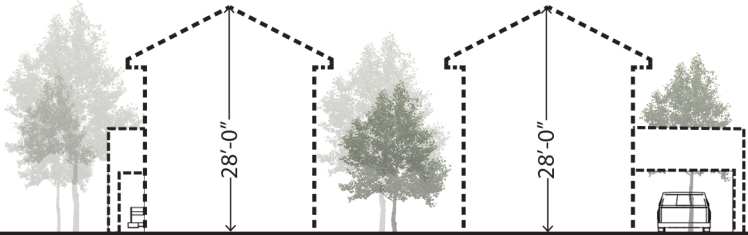




502 LAMAR ST



916 HACKBERRY



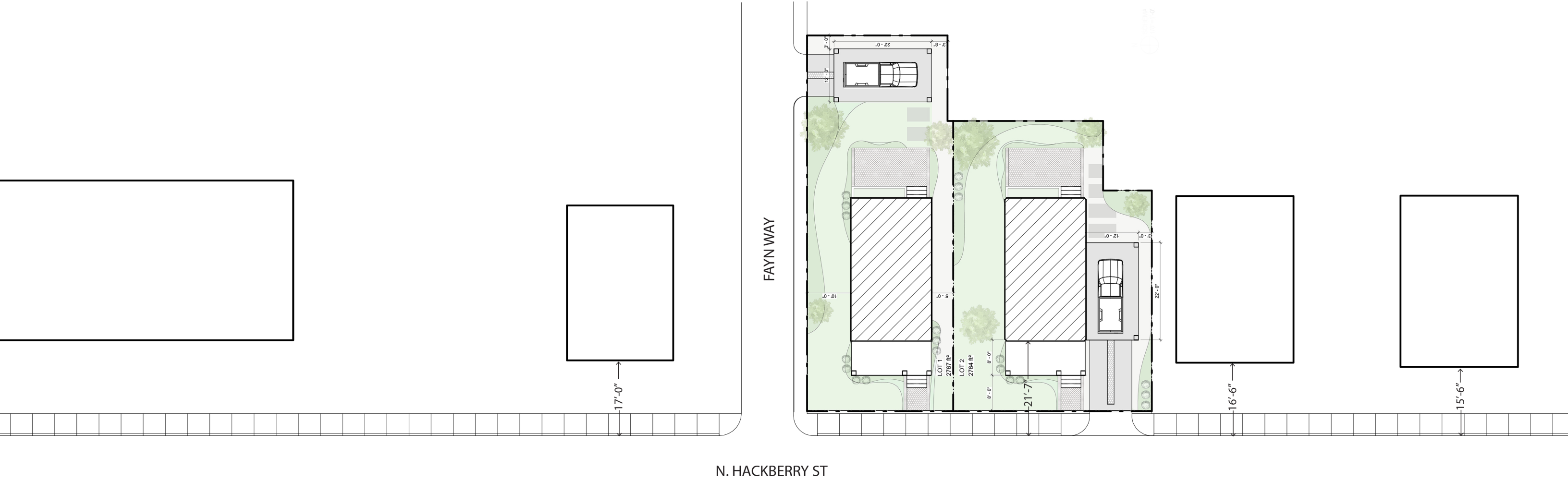
910 HACKBERRY



906 HACKBERRY



902 HACKBERRY





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

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

DATE: June 9, 2019

HDRC Case# _____

ADDRESS: 910 N HACKBERRY

Meeting Location: PECAN ROOM

APPLICANT: CY GOUDGE

DRC Members present: FETZER, GRUBE

Staff present: HUY PHAM

Others present: _____

REQUEST: Construct 2 RESIDENTIAL STRUCTURES (SITE PLAN)


COMMENTS/CONCERNS:

- Unique lot shape to be divided to accommodate 2 houses.
- setback: edge of porch should be matching the front face plane of house across the alley (17') which is setback behind the immediate neighboring house. side setbacks should be compliant (5')
- DRIVEWAYS SHOULD BE 10' (2+6+2)

COMMITTEE RECOMMENDATION:

APPROVE [] DISAPPROVE []

APPROVE WITH COMMENTS/STIPULATIONS:


Committee Chair Signature (or representative)

7/8/19
Date

- CARPORT SHOULD FEATURE SHED ROOF
- SUGGESTED TO RETURN TO DRC AFTER ZONING APPROVAL
- LOT COVERAGE?
- HEIGHT CONTEXT → JUSTIFY 2-story flanked by 1-story.