

HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2022

HDRC CASE NO: 2022-231
COMMON NAME: 1111 & 1115 N Palmetto
LEGAL DESCRIPTION: NCB 1302 BLK 3 LOT E 144.84 FT OF 10
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: James Benfield/Benfield Real Estate
OWNER: James Benfield/Benfield Real Estate
TYPE OF WORK: Amendment to a previously approved design regarding window materials, siding profile and appearance, and fenestration profiles
APPLICATION RECEIVED: May 11, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Amend a previously approved design regarding window materials for the new construction at 1111 and 1115 N Palmetto.
2. Amend the previously approved design by modifying the previously approved fenestration pattern for both structures on the north, south and east facades as well as modify the rear design of both structures.
3. Install composite siding featuring a seven (7) inch exposure and faux wood grain finish in lieu of the previously approved composite siding stipulated to feature an exposure of four (4) inches and a smooth finish.

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

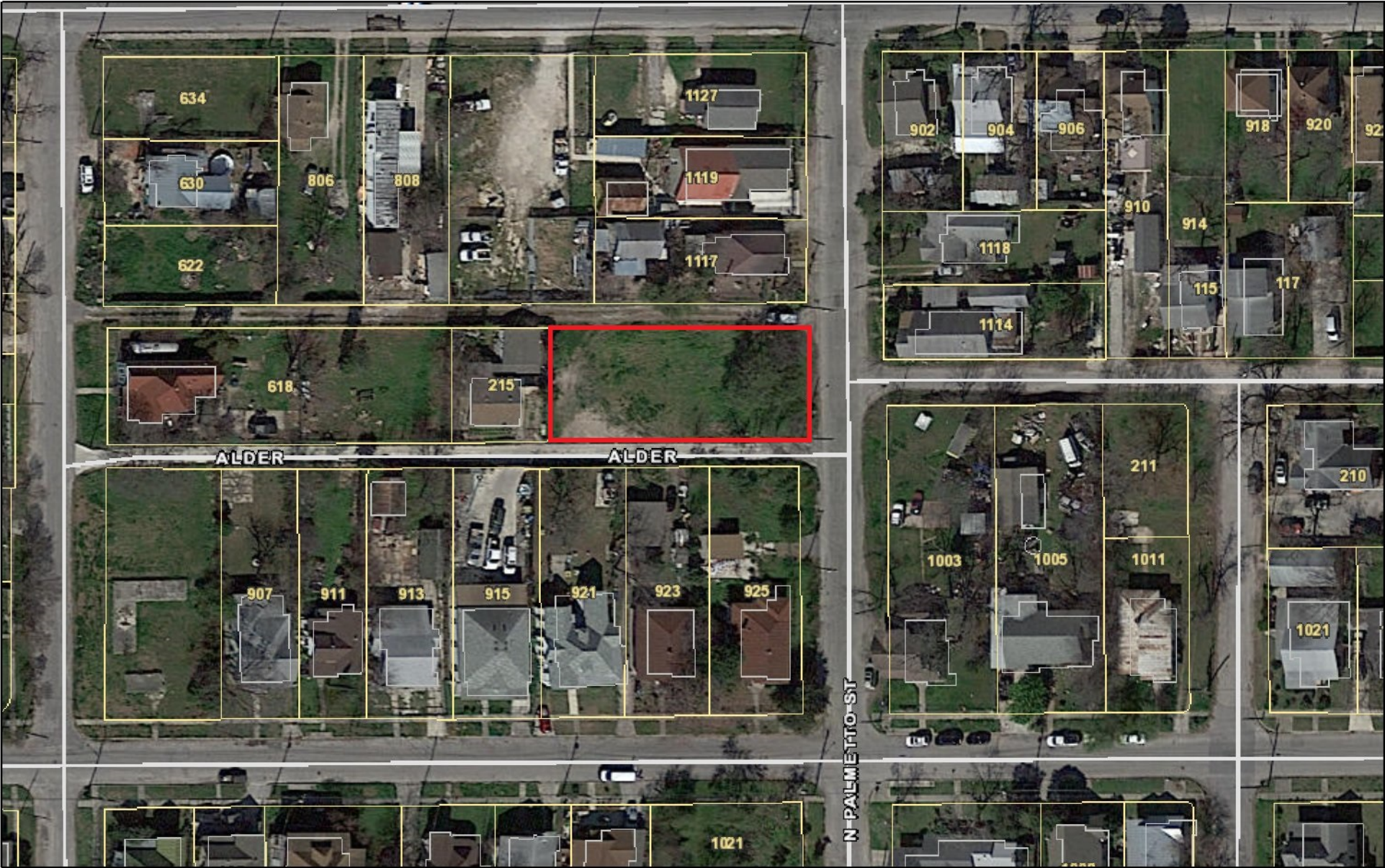
- a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design regarding window materials, siding profile and appearance, fenestration profiles, and rear façade design for the new construction at 1111 and 1115 N Palmetto.
- b. **PREVIOUS APPROVAL** – The Historic and Design Review Commission approved the new construct at 1111 & 1115 N Palmetto on November 18, 2020, with the stipulation that windows that were consistent with staff's standards for windows in new construction. Additionally, at that that time the applicant proposed for siding feature a smooth finish and a four inch exposure.
- c. **WINDOWS** – At this time, the applicant has proposed to install aluminum windows. The applicant has noted that supply chain issues have prevented the installation of windows that are consistent with staff's standards for windows in new construction. Staff's standards for windows in new construction recommend wood or aluminum clad wood windows for new construction; however, the installation of aluminum windows are not prohibited. Staff finds that an aluminum window may be appropriate; however, the proposed window should meet staff's standards for windows in new construction; noted in the applicable citations. Windows should feature equally sized sashes, traditional dimensions and proportions, meeting rails that are no taller than 1.25", stiles that are no wider than 2.25", clear glass, and a dark color. Windows should feature a block frame and there should be a minimum of at least two (2) 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.

- d. FENESTRATION & DESIGN – The applicant has proposed to amend the previously approved design by modifying the previously approved fenestration pattern for both structures on the north, south and east facades as well as modify the rear design of both structures. These modifications include modified window locations, modified window sizes, and the removal of the previously approved rear balcony elements. Staff finds that the original design should be adhered to, as shown in the original construction documents, as it relates to all fenestration.
- e. SIDING – The applicant has proposed to install siding featuring a seven (7) inch exposure and faux wood grain finish in lieu of the previously approved composite siding stipulated to feature an exposure of four (4) inches and a smooth finish. Staff does not find the proposed amendment to be appropriate. Staff finds that the previously approved specifications should be followed; that siding should feature a four (4) inch exposure and a smooth finish.

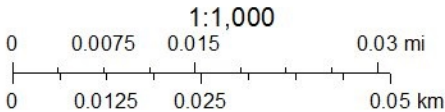
RECOMMENDATION:

1. Staff recommends approval of the installation of aluminum windows; however, the proposed window must meet staff's standards for windows in new construction, as noted in the applicable citations and below.
Standard Specifications for Windows in Additions and New Construction
Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:
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 - TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
 - GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
 - COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.
2. Staff does not recommend approval of item #2, modifications to existing fenestration and design based on finding d. Staff recommends that the original design should be adhered to, as shown in the original construction documents, as it relates to all fenestration.
3. Staff does not recommend approval of item #2, the installation of composite siding featuring a seven (7) inch exposure and a faux wood grain finish, based on finding e. Staff recommends that the previously approved specifications should be followed; that siding should feature a four (4) inch exposure and a smooth finish.

City of San Antonio One Stop



April 29, 2022



April 29, 2022 at 3:37 PM
1114 N Palmetto St
San Antonio TX 78202
United States



TECLA 25984
EZEQUIEL TORRES & JAIME DELEON
210-877-4049
LICENSED / INSURED / GUARANTEED

CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 1111 & 1115 N
Palmetto
REQUEST: Amendment to a previously
approved design regarding
window materials
HEARING DATE: May 04, 2022 at 3:00 PM

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO
If you have any questions or concerns, please call (214) 207-1805 or email hdrc@sanantonio.gov

May 5, 2022 at 3:44 PM
200-298 Adler Ln
San Antonio TX 78202
United States



May 5, 2022 at 3:44 PM
200-298 Adler Ln
San Antonio TX 78202
United States





Current Product Lead Times



Marvin Essential – 17 - 18 weeks

Marvin Ultimate – 19 - 20 weeks (Polygon, Rectangle, and Roundtop 24 - 26 weeks & Double Hung 20 - 22 weeks) (Clad Swing Doors 27 - 28 weeks)

Marvin Modern – 27 - 28 weeks

Western Windows/Doors – 14 - 16 weeks (Add 4 - 5 weeks if shop drawings are required and another 4-5 weeks if the product has grids or is a customer color)

Western Volume Program Doors – 5 - 6 weeks

La Cantina Folding/Swing Doors – 14 - 16 weeks *add 2 weeks for custom colors

La Cantina Sliding Doors – 19 - 20 weeks *add 2 weeks for custom colors

La Cantina Vinyl Folding Doors – 5 - 7 weeks

Quaker Vinyl Windows – 10 - 12 weeks (Casements 15 weeks)

Quaker Vinyl Doors – 10 weeks

Quaker Aluminum Windows – 14 weeks

Quaker Aluminum Doors – 30 weeks

Quaker Brighton Windows – 10 - 12 weeks

Quaker Brighton Doors – 30 weeks but more than likely even longer...orders have been getting pushed out date after date

Lincoln Windows/Doors – around 25-27 weeks *add 6-8 weeks for feature/custom colors & 4 weeks for alternate species wood

Lincoln Raised Panel Doors – 27 + weeks

Arcadia Aluminum – 40 - 42 weeks

Arcadia Steel – 14 - 16 weeks

Jeldwen Vinyl – 14 - 16 weeks

Jeldwen Clad – 15 - 18 weeks

Plygem Vinyl/Aluminum (Bryan) – 10 - 12 weeks

Plygem Vinyl (Rocky Mount) – 18 weeks

Plygem Mira – 10 weeks

Plygem Premium Vinyl – 20 + weeks

Simonton - 12 - 14 weeks Daylight Max (really bad on meeting dates) *add an additional 2 weeks for painted products

Simonton – 5500, 5050, & Assure – 6-8 weeks *add an additional 2 weeks for painted products





25ft

2

DEWALT

3

4



WINDOW MODIFICATIONS:

- CUT FLANGE TO PUSH WINDOW INTO FRAME. TO MEET SPECS
- CUT CUSTOM BEVELED TRIM AT BOTTOM SASH TO MEET SPECS
- CT CUSTOM TRIM AT EAXH WINDOW SO THE UPPER AND LOWER SASH MEET WIDTH SPECS
- PAINTED WINDOW TO GIVE CUSTOM LOOK AD MEET SPECS

ongo w/ others



Front Elevation

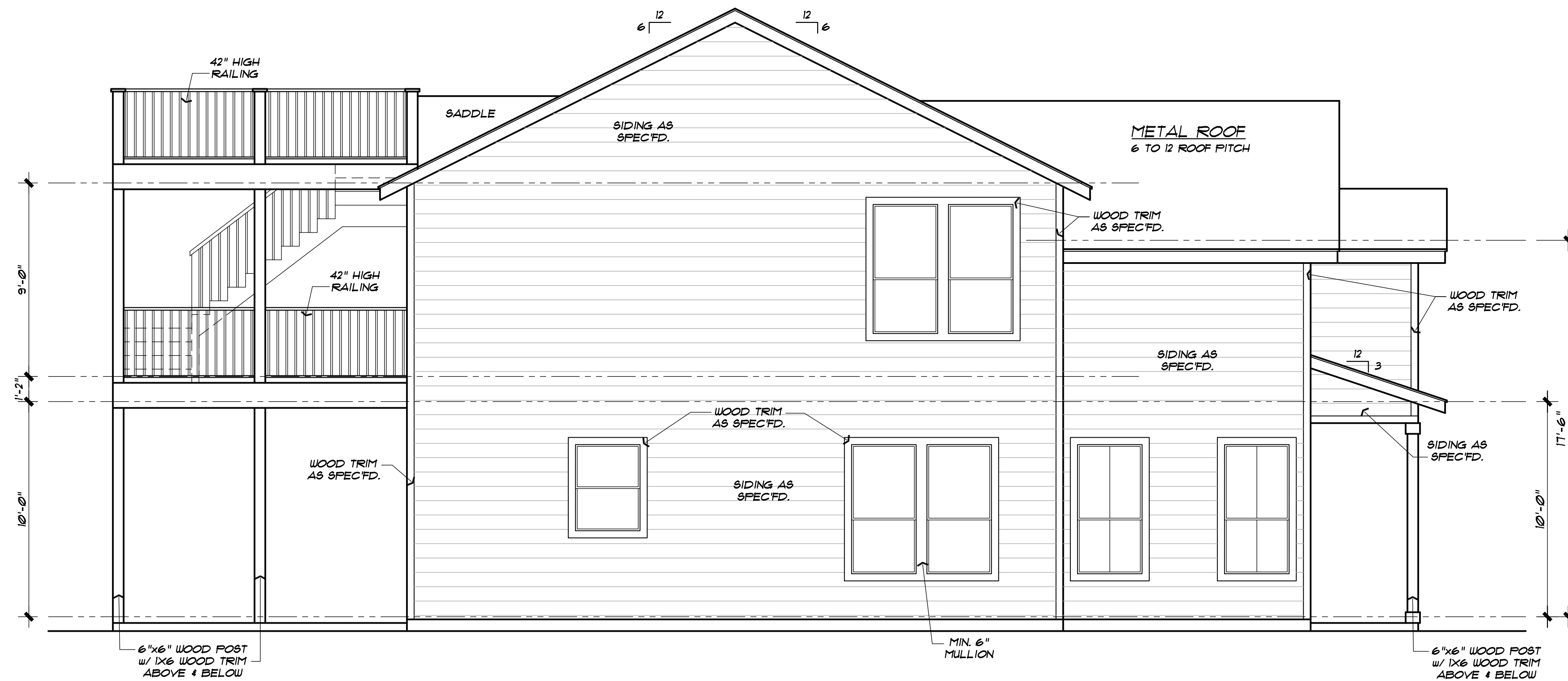
END PDF w/ Chgs & what we did modify

Revisions:
Oct. 19, 2020
Oct. 21, 2020

f. e. soriano designs
* San Antonio, Texas * (210) 393-2291 * email houseplans@att.net *

a design for
Spec #2
1111 N. Palmetto

JOB NO: BS3-20210
sheet 4 of 8
Date: Sept. 3, 2020
Drawn By: SORIANO



Left Elevation

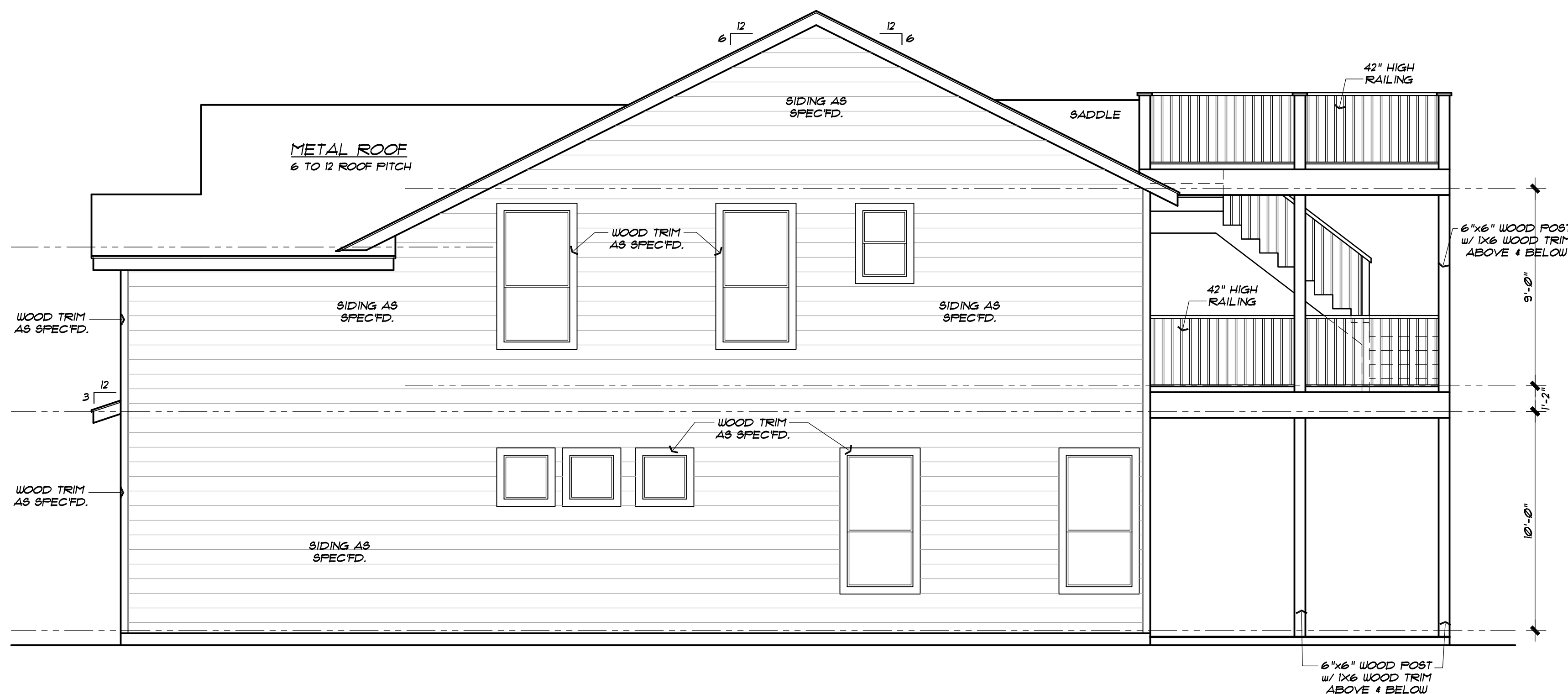
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Rear Elevation

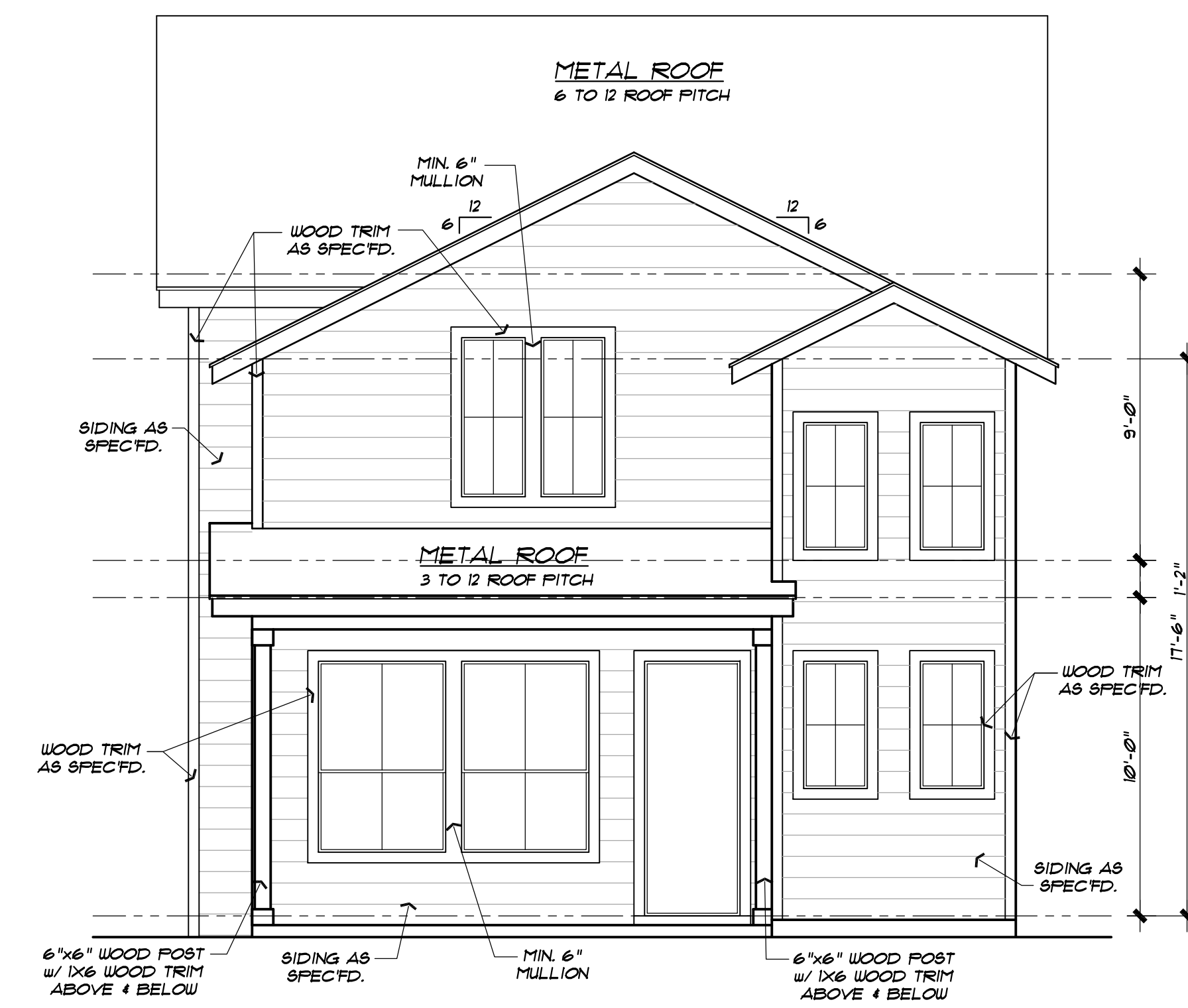
SCALE: 1/4"=1'-0"

Metal roof to include non industrial ridge cap



Right Elevation

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



Front Elevation

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



f.e. soriano designs

* San Antonio, Texas * (210) 393-2291 * email houseplans@att.net *

Spec #1

1115 N. Palmetto

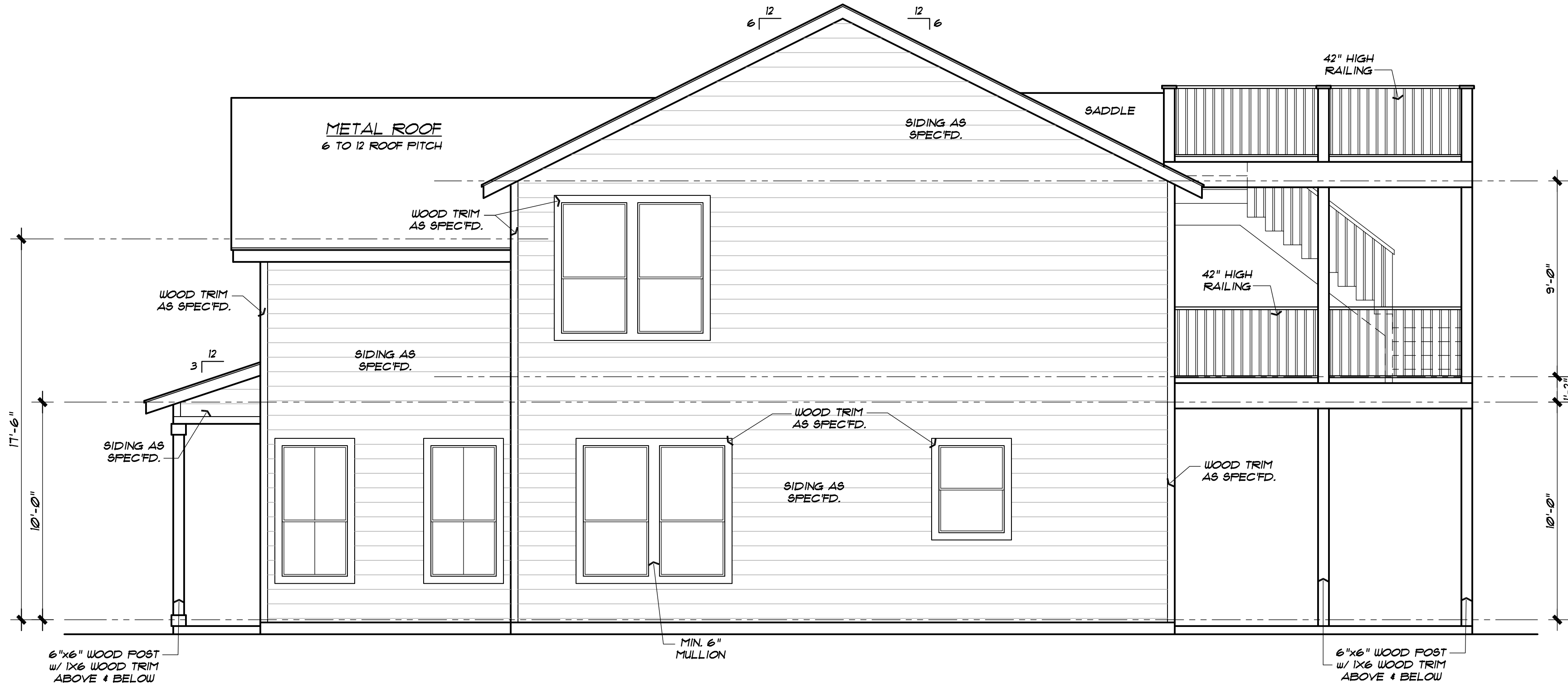
JOB NO: sheet

BN3-20208 4 of 8

Drawn By: SORIANO

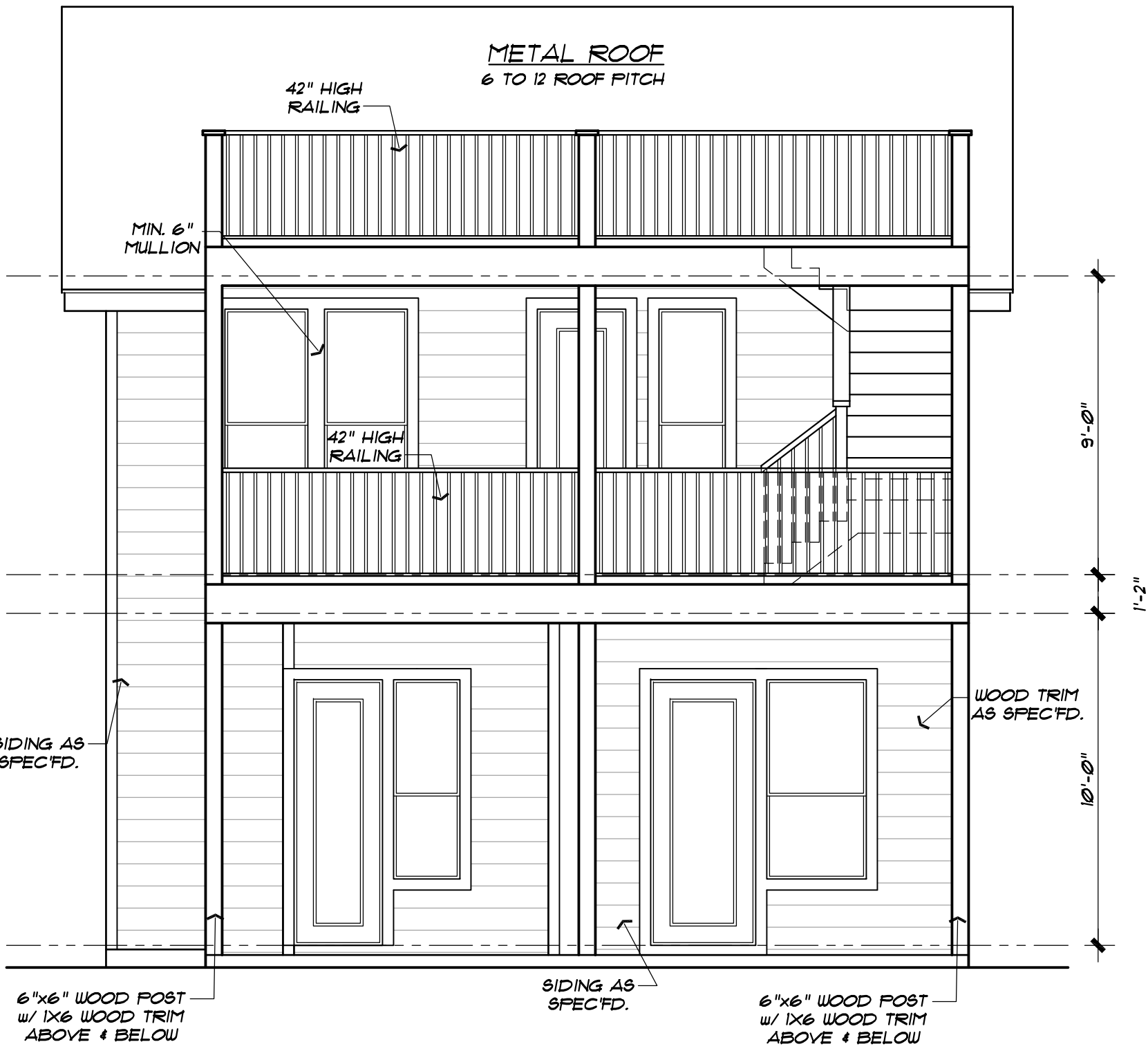
Date: August 5, 2020

a design for



Right Elevation

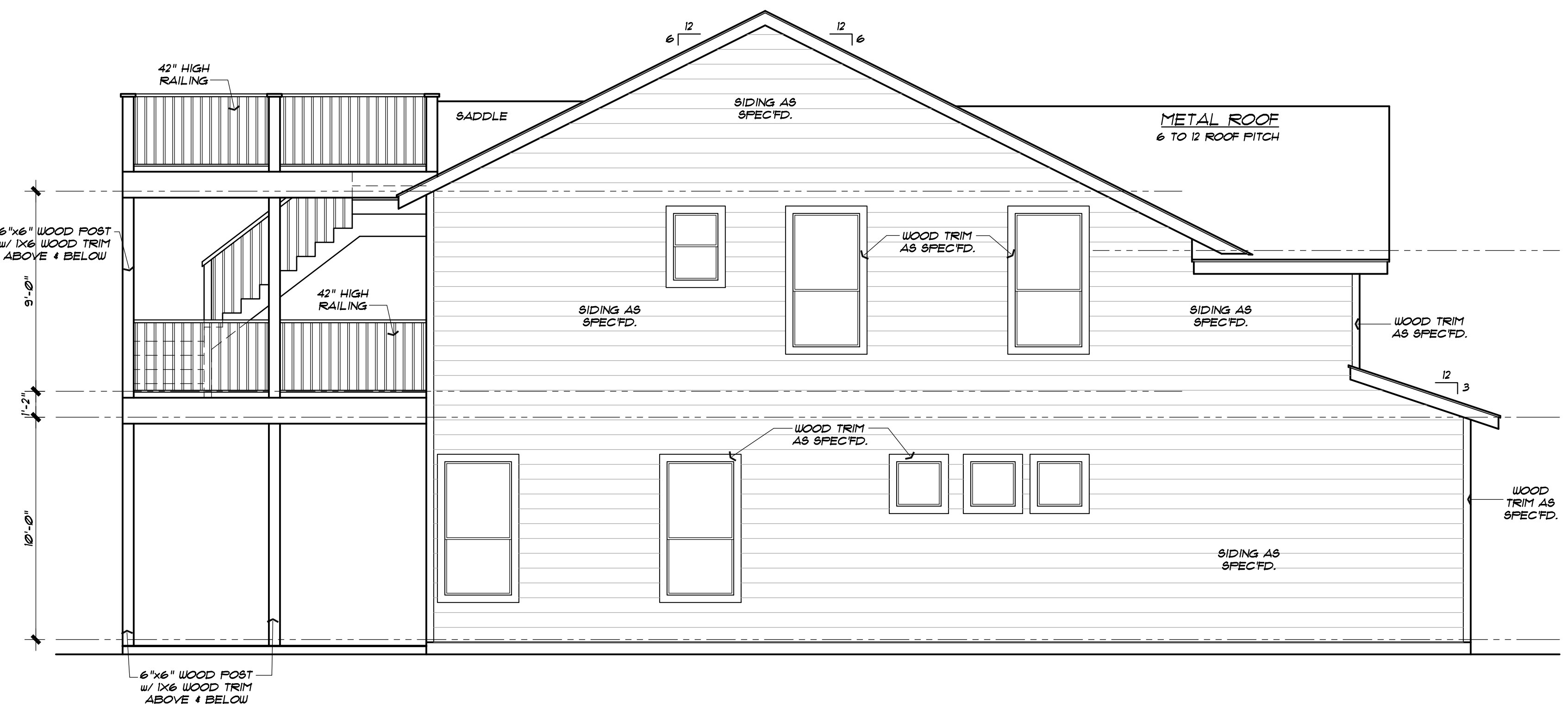
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Rear Elevation

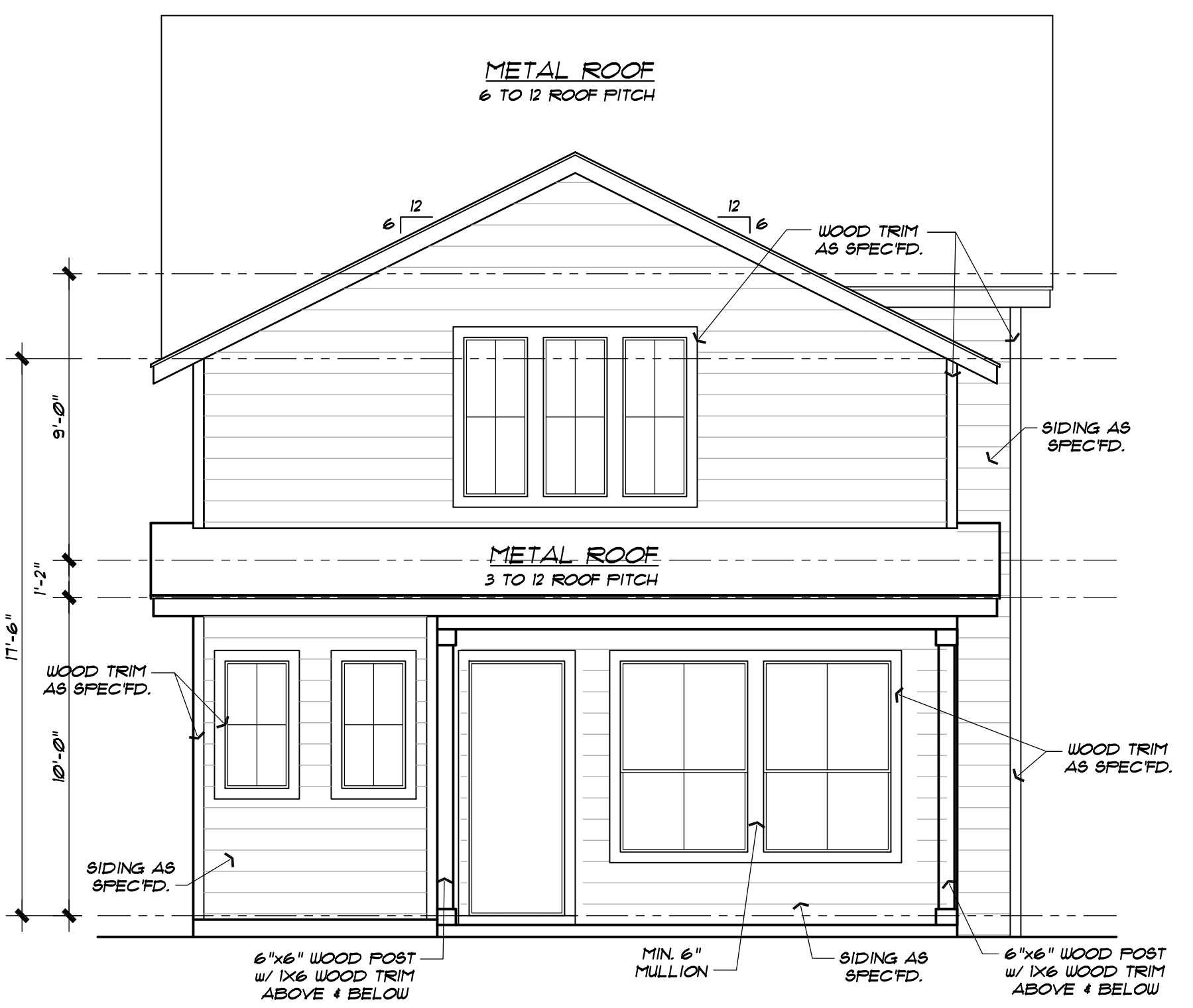
SCALE: 1/4"=1'-0"

Metal roof to include non industrial ridge cap



Left Elevation

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



Front Elevation

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

BENFIELD REAL ESTATE DEVELOPMENT & CONSTRUCTION

for info: 210-383-7763



PALMETTO PROJECT



Starting in 290's

3 beds, 2.5 baths











