

HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2022

HDRC CASE NO: 2022-019
ADDRESS: 1224 VIRGINIA BLVD
LEGAL DESCRIPTION: NCB 3888 BLK 4 LOT 7
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
APPLICANT: Shaun Cane/GREATEST Nation Equity LLC
OWNER: Shaun Cane/GREATEST Nation Equity LLC
TYPE OF WORK: Construction of two, 1-story residential structures
APPLICATION RECEIVED: January 03, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting final approval to construct 2 (two), 1-story residential structures at the vacant lot, previously addressed as 1224 Virginia, located within the Knob 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 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 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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

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.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location*—Do not use privacy fences in front yards.

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.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

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.

iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes

A. PLANTING STRIPS

i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.

ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.

ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

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.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

- i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
- ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

B. STREET TREES

- i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.

C. PAVING

- i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

D. LIGHTING

- i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).
- ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.
- iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).
- iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.
- v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

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.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.

ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

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 construct two, single-story, single-family, duplex residential structures on the lot adjacent to 1224 Virginia Blvd within the Knob Hill Historic District. The property parcel, previously part of 1224 Virginia Blvd and currently located between street numbers 1224 and 1214, is currently vacant. The lot fronts Virginia Blvd to the north and a maintenance alley between Virginia and Nelson to the south. The block consists of 1-story and 2-story single-family and multi-family residences. The property is contributing to the Knob Hill Historic District.
- b. CONCEPTUAL APPROVAL – The applicant received conceptual approval at the February 2, 2022, Historic and Design Review Commission hearing with the following stipulations:
 - i. That the applicant increase the proposed setbacks to be equal to or greater than the adjacent historic structures and provide documentation in the application.
 - ii. That the applicant submit a proposed foundation height that should be aligned within one (1) foot of neighboring structure's foundation and floor heights
 - iii. That all composite siding feature an exposure of four (4) inches and a smooth finish.
 - iv. That the applicant install a wood or aluminum clad wood window that is consistent with staff's standards for windows in new construction.
 - v. That the applicant incorporate architectural details that differentiate the two structures from each other, including, but not limited to roof forms, porch design, and materials.
 - vi. That the applicant integrate front porches into the overall massing of each structure and raised to meet foundation height.
 - vii. That the applicant reduce the width of the proposed driveway to not exceed ten (10) feet in width.
 - viii. That the applicant reduce the surface area of the proposed hardscaping to an area that does not reduce the remaining lawn size by more than 50%.
- c. SETBACKS & ORIENTATION (VIRGINIA) – According to the Guidelines for New Construction, the front facades of new buildings should align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted that the proposed setback from Virginia will be thirty (30) feet and that both structures will feature a setback that is equal to or greater than those found historically on the block. Staff finds this to be appropriate; however, the applicant is to submit documentation of the proposed setback (noting adjacent building footprints) and pass a setback inspection prior to the issuance of a Certificate of Appropriateness.
- d. SETBACKS & ORIENTATION (REAR OF PROPERTY) – The rear of the property fronts a maintenance alley and is not accessible or visible from a main right-of-way. The applicant has indicated that the structures will be set back from the rear property line by 57 feet.
- e. ENTRANCES – According to Guideline 1.B.i for New Construction, primary building entrances should be orientated towards the primary street. The proposed new construction will each have one primary entrance that are street-facing; the secondary entrances to the rear are located on the side elevations between the two structures. Staff finds the proposal consistent with the Guidelines.
- f. SCALE & MASS – According to Guidelines 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. 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. The blocks of Virginia features one- and two-story historic structures. Staff finds that the proposed scale and mass of the two structures to be appropriate.
- g. FOUNDATION & FLOOR HEIGHTS – According to Guideline 2.A.iii for New Construction, foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has noted a foundation height of (1) foot for each structure. This is appropriate and consistent with the Guidelines.
- h. ROOF FORM – The applicant has proposed front-facing gabled roof forms for the proposed new construction. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. This block of Virginia feature structures with front-facing gable roofs, hipped roofs, and shed porch roofs. Staff finds the proposed roof forms to be consistent with the Guidelines.
- i. PORCH MASSING – Historic structures within this Knob Hill Historic District feature porches that are integrated into the massing of the structure. The applicant has proposed for one structure to feature a porch with a gabled roof and porch massing that is comparable to that found historically in the district. The second structure is proposed to feature porch massing that includes a porch stoop and low sloped hipped roof. For both structures the

applicant has proposed porch columns that are square in profile and feature capital and base trim. Generally, staff finds the overall porch design and massing to be appropriate. The proposed porch railing design should adhere to the standard specification provided by OHP staff.

- j. LOT COVERAGE – Per the Guidelines for New Construction, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Staff finds the proposal consistent with the Guidelines, per the submitted site plan.
- k. MATERIALS – The applicant has proposed materials that include James Hardie wood-grain style 8.25” siding, or stucco, wood trim, soffit and fascia, and composite shingle roofs. According to the Guidelines for New Construction, new construction should feature materials that are complimentary to those found in the district. According to the Guidelines for New Construction 3.A.i, 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. Staff finds that all composite siding should feature a smooth finish and an exposure of four (4) inches. Staff finds the proposed composition shingle roof to be appropriate.
- l. WINDOW MATERIALS – The applicant has proposed to install single-hung, wood windows at the front façade, and single-hung vinyl windows at the side elevations. Wood or aluminum clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed provided that the window features 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Staff finds the proposed wood windows to be consistent with these Guidelines, however staff finds the proposed vinyl windows to be inconsistent with the Guidelines.
- m. ARCHITECTURAL DETAILS – According to the Guidelines for New Construction, architectural details should be based on those traditionally found in the district. Staff generally finds the proposed architectural details to be appropriate and that the applicant has taken steps to provide a unique design for each structure.
- n. DRIVEWAYS – The Guideline for Site Elements 5.B.i notes that new driveways should be similar to those found historically within the district in regards to their materials, width and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The applicant has proposed for a center driveway of ten (10) feet in width. Staff finds the proposed driveway width to be appropriate.
- o. FRONT WALKWAYS – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regards to their materials, width, alignment and configuration. The applicant has proposed two individual front walkways to each accommodate the individual duplex structures. Staff finds the proposed walkways consistent with the Guidelines.
- p. MECHANICAL EQUIPMENT – Per the Guideline 7 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.
- q. LANDSCAPING PLAN – The applicant has proposed to install a large parking pad at the rear of the property to take up approximately 30% of the lot. Guideline 3.B.i for Site Elements states to not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located. The proposed parking area will be located in the rear of the property, and will front a rear alley, however staff recommends that this hardscaped area be reduced in size; the new impervious hardscaping should not reduce the remaining lawn size by more than 50%. Additionally, staff finds that the proposed rear parking area should be buffered by landscaping.

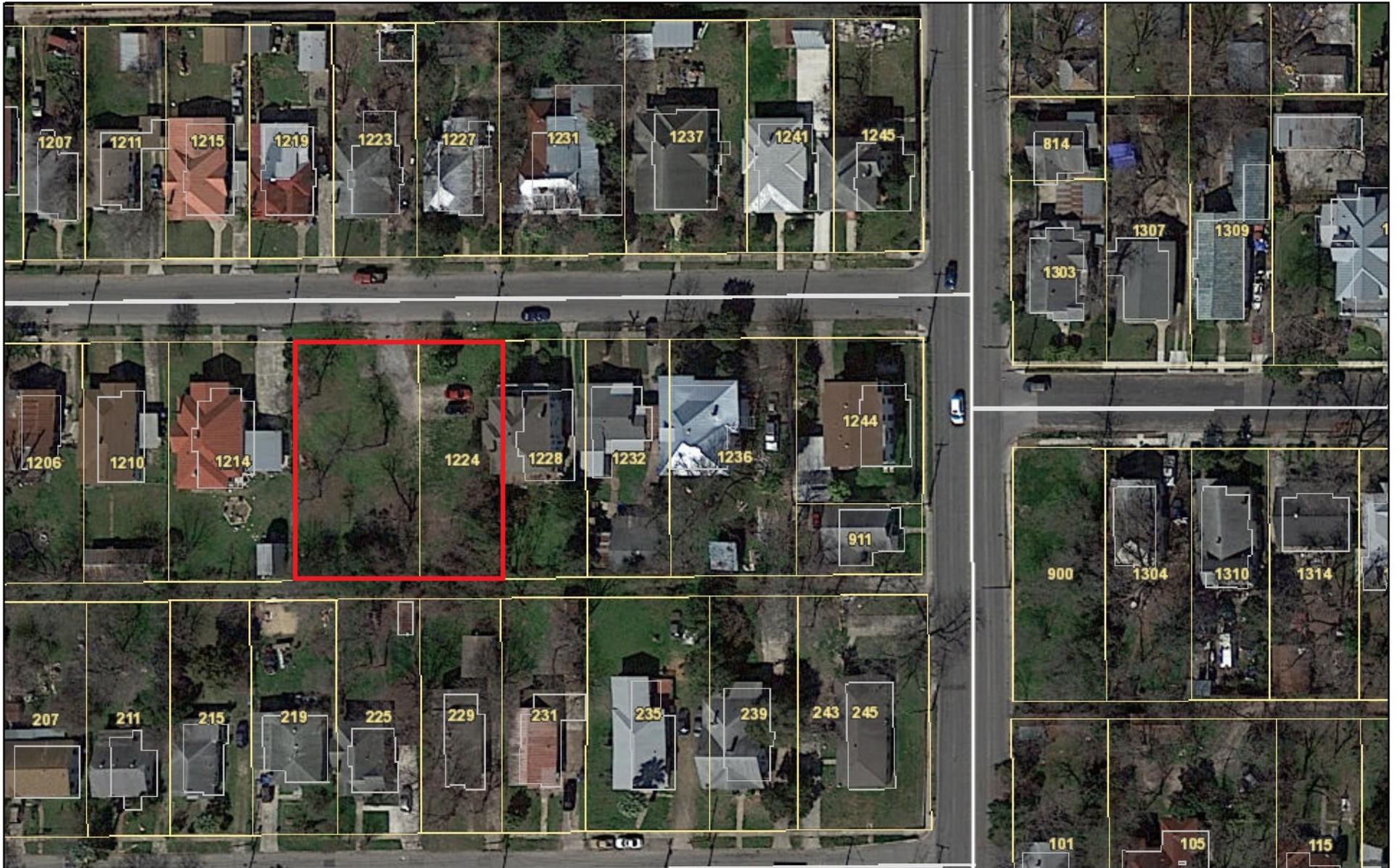
RECOMMENDATION:

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

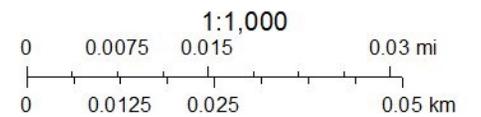
- i. That the applicant submit complete, annotated construction documents that include revised elevations of all four sides of both structures, a dimensioned column detail and railing detail prior to the issuance of a COA. Construction documents should include all stipulations of approval.
- ii. That the applicant submit a setback diagram that notes setbacks for both structures that are equal to or greater than those adjacent, historic structures found on the block. Additionally, a foundation setback inspection will be required for both structures prior to the issuance of a COA.
- iii. That all composite siding feature an exposure of four (4) inches and a smooth finish.

- iv. That the applicant install wood or aluminum clad wood windows throughout that are consistent with staff's standards for windows in new construction.
- v. That all mechanical equipment be screened from view from the public right of way as noted in finding q.
- vi. That the rear parking be buffered by landscaping elements.

City of San Antonio One Stop



February 25, 2022









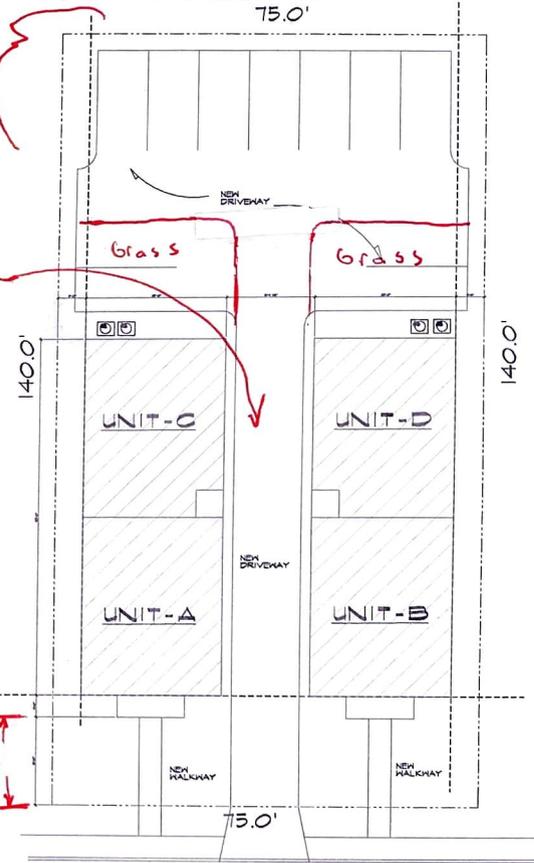
LEGAL DESCRIPTION

LOT 6 & 1/2 OF 5
BLOCK 4
NCB 3888

front
setback
is a minimum
of 30 ft and
at or back from
adjacent structures

Reduced
handseape

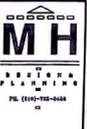
Driveway is
10 ft wide
maximum



122x VIRGINIA

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

A 2-DUPLEX FOR :
GREATEST NATION EQUITY
122X VIRGINIA, SAN ANTONIO, TX.



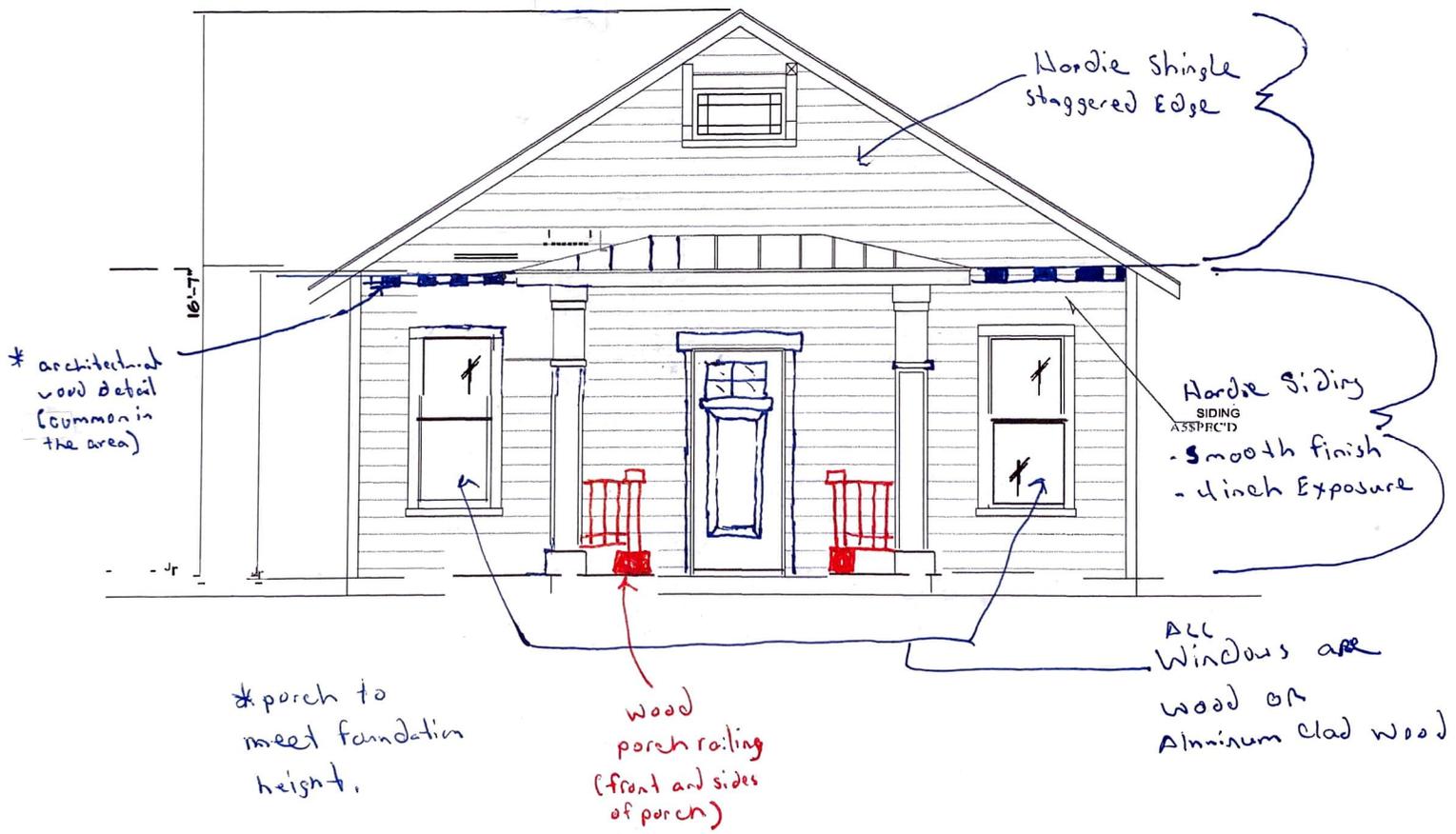
REVISIONS
01/17/23

PROJECT # 1121
DATE: 12/12/23
DRAWN: M.R.
CHECKED BY: M.R.

SHEET #
A1
7

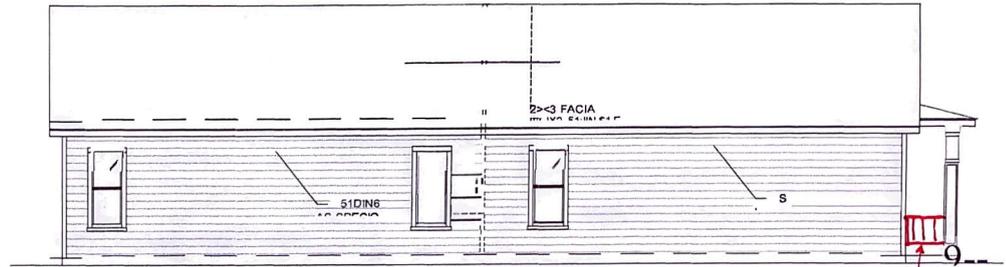
BLDG 2

FRONT ELEVATION



1224 Virginia

BLDG 2



wood
porch
ceiling

LEFT SIDE ELEVATION

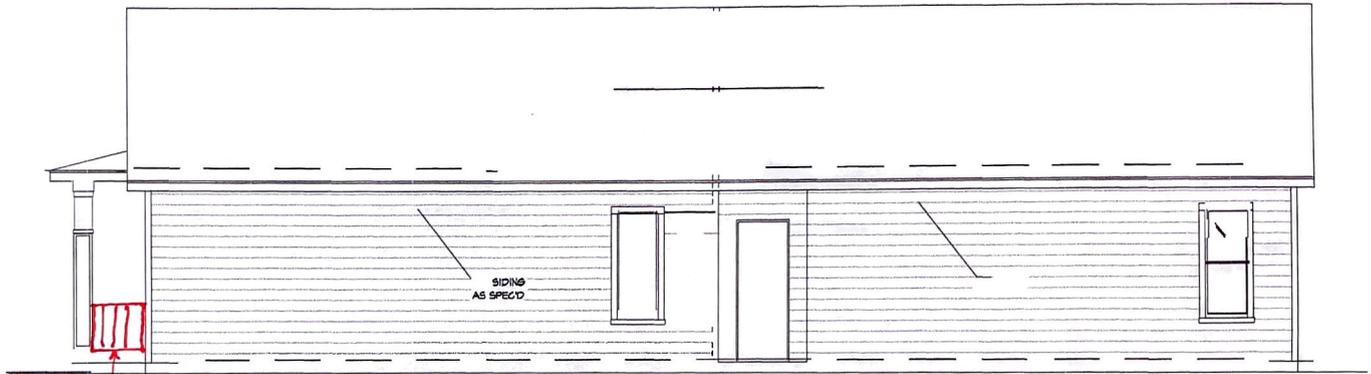
SCALE: 1/4" = 1'-0"

* Foundation
height to be
within 1 foot
of adjacent structures
floor height.
(Final Drawings/Plans
to reflect).

1224 Virginia

BLDG 2

R I G H T S I D E E L E V A T I O N



wood porch railing

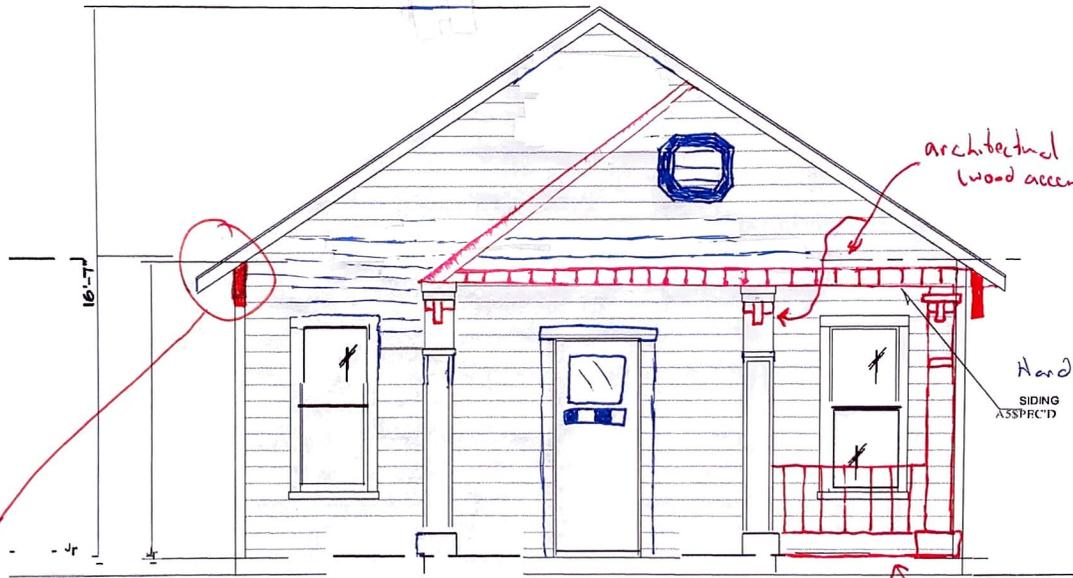
All windows are wood or Aluminum clad windows

SCALE: 1/4" = 11'-0"

1224 Virginia

BUDG 1

FRONT ELEVATION



architectural details
(wood accents)

Hardie siding
SIDING
ASPECT
smooth surface
4 inch exposure

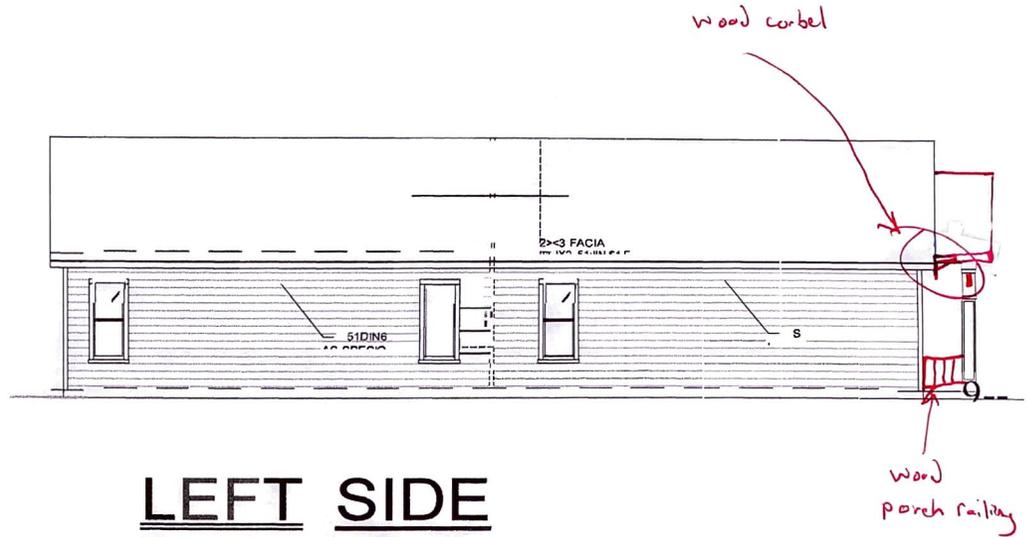
wood
corbel
on each
front end
facing front

* porch to
meet foundation
height.

wood
porch
railing

1224 Virginia

BLDG 1



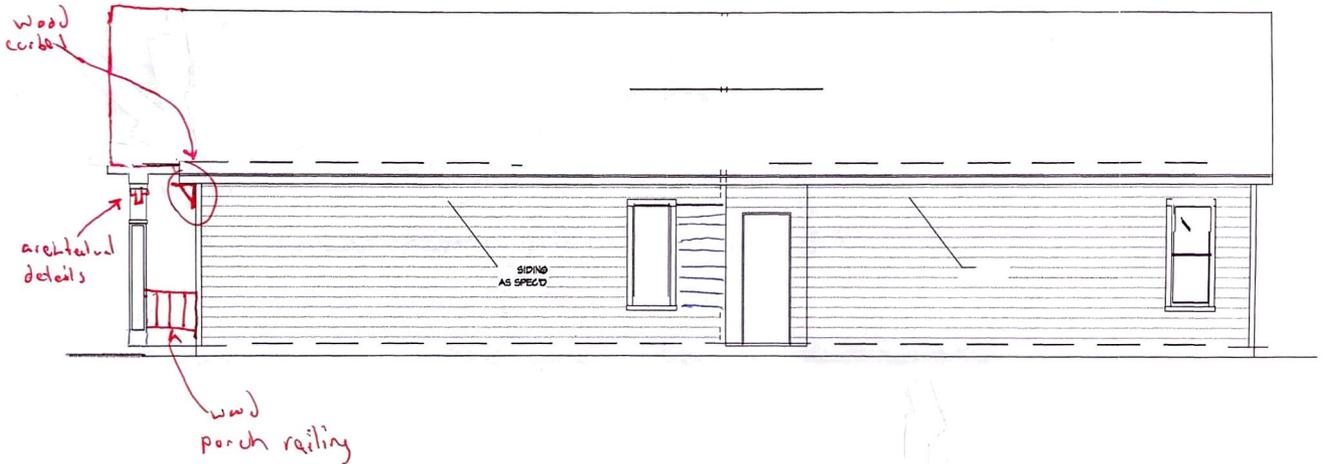
LEFT SIDE ELEVATION

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

* Foundation height to be within 1 foot of adjacent structures floor height (Final Drawings/Plans to reflect).

1224 Virginia

R I G H T S I D E E L E V A T I O N



SCALE: 1/4" = 11-0"

GREATEST NATION EQUITY, LLC

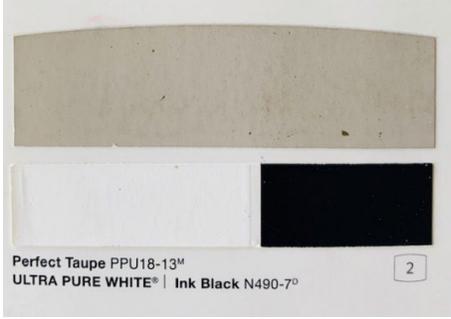
4102 S. New Braunfels Ave. Ste 110-613
San Antonio, Texas 78223

NEW CONSTRUCTION EXTERIOR PLAN

PROJECT ADDRESS:

12XX VIRGINIA BLVD SATX 78203 (NCB 3888 BK 4 LOT 1/2 OF 5 & 6)

Line #	EXTERIOR WORK ITEMS
1	CARPENTRY/ FRAMING
2	Install wood Soffitt and fascia, as designed
3	Trim out windows with 1x4 or 1x6 inch wood (finish with paint)
4	
5	FENCING/ PORCH
6	Install wood picket fencing 6ft Height, in rear and sides (up to the front edge of the dwelling) per COSA guidelines
7	Install rod iron at sides and front per COSA guidelines
8	Porch: 6ft by 6ft wood posts that support awning to be stained or painted
9	HVAC
10	Condenser units to be installed at the rear of the dwelling out of sight from street view
11	
12	LANDSCAPING
13	Remove approximately 3-5 trees that directly impact construction
14	Plant new trees as appropriate and/or required
15	
16	MASONRY/ CONCRETE
17	Apron and side walks to be concrete
18	Driveway: concrete or asphalt
19	
20	PAINTING - EXTERIOR
21	Paint colors to be commiserate to the area. See attached planned color options.
22	
23	ROOF
24	Install new 30 year composition roof with ridge caps, starter shingles, drip edge, and roof vents/ boots, etc (dimensional or archetecthural roof) color: TBD by owner
25	Awning roof at front porch: metal or similar material
26	SIDING
27	OPTION A: Install Siding- James Hardie wood-grain style 8.25 inch Height. See attached example.
28	OPTION B: Masonry Stucco. Comparable to 1128 Virginia Blvd. See picture attached.
29	
30	WINDOWS & DOORS
31	Front: Install wood windows. See attached.
32	Side: Install vinyl windows 1/1 Low E, size: 3ft by 5ft. install screens.
33	Exterior doors: 32-36 inch wood. Style- comparable to the area.
34	
	MISCELLANEOUS
	TOTAL SQUARE FOOTAGE OF DUPLEX (Livable sqft): 1625 sqft each (812.5 sqft per unit)
	TOTAL BEDS: 4 (2 per unit)
	TOTAL BATHS: 4 (2 per unit)
	*Necessary COSA permits will be pulled, where required, by licensed sub-contractors.











W-2500™ Clad-Wood Window: Traditional Double-Hung

Model Overview



PROJECT TYPE

New construction and replacement

MAINTENANCE LEVEL

Moderate

WARRANTY

20 Year Warranty

COLORS & FINISHES

7 Exterior Colors

13 Interior Finish Options

SCREEN & TRIM OPTIONS

3 Insect Screens

FRAME OPTIONS

Integral Nailing Fin

Block Frame/Replacement

GLASS

Energy efficient, textured and protective.

DIVIDED LITES

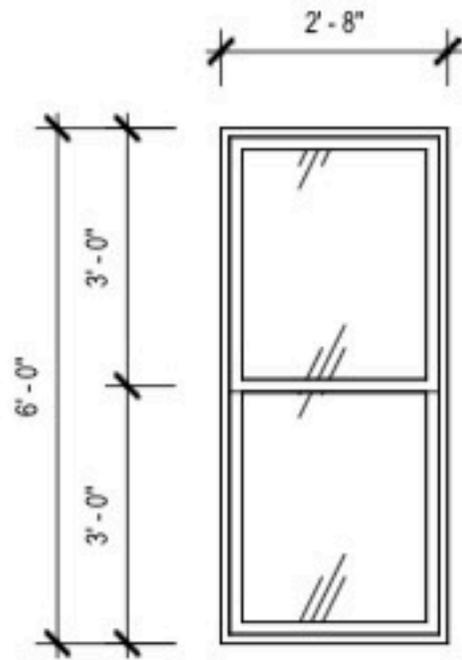
Grilles between the glass.

HARDWARE

1 Lock Option in 8 finishes

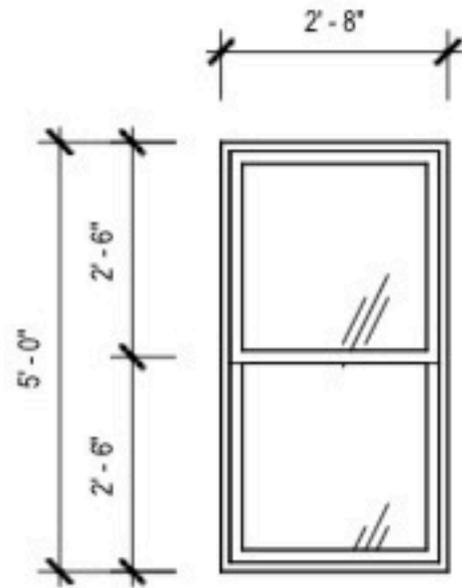
MATERIALS

1 Wood Option



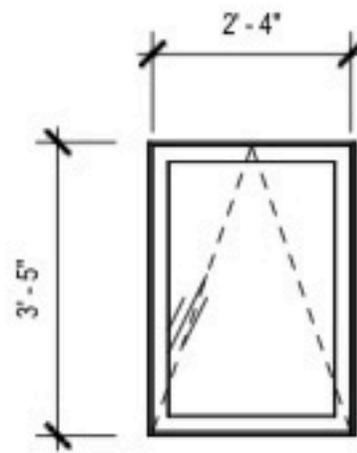
W1

JELD-WEN W2500
DOUBLE HUNG



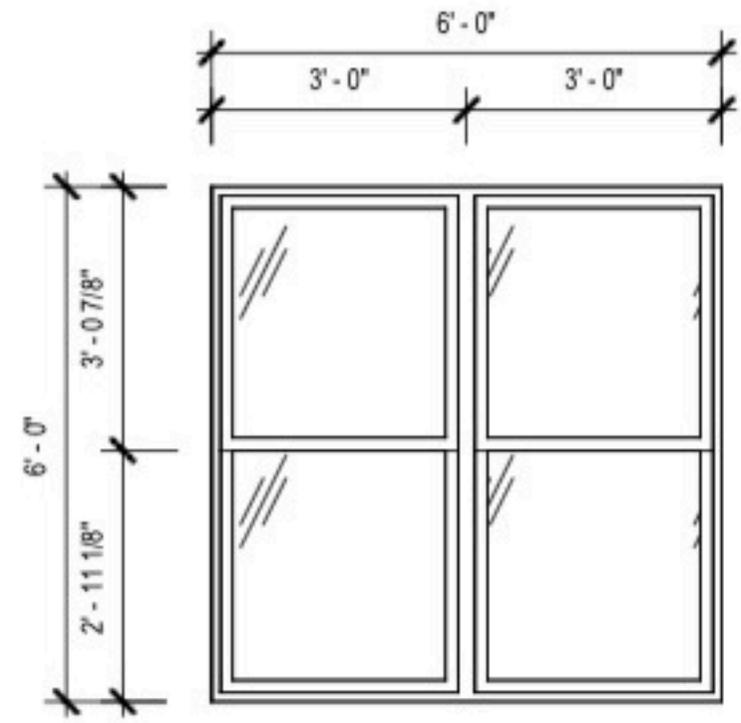
W2

JELD-WEN W2500
DOUBLE HUNG



W3

JELD-WEN W4500
AWNING

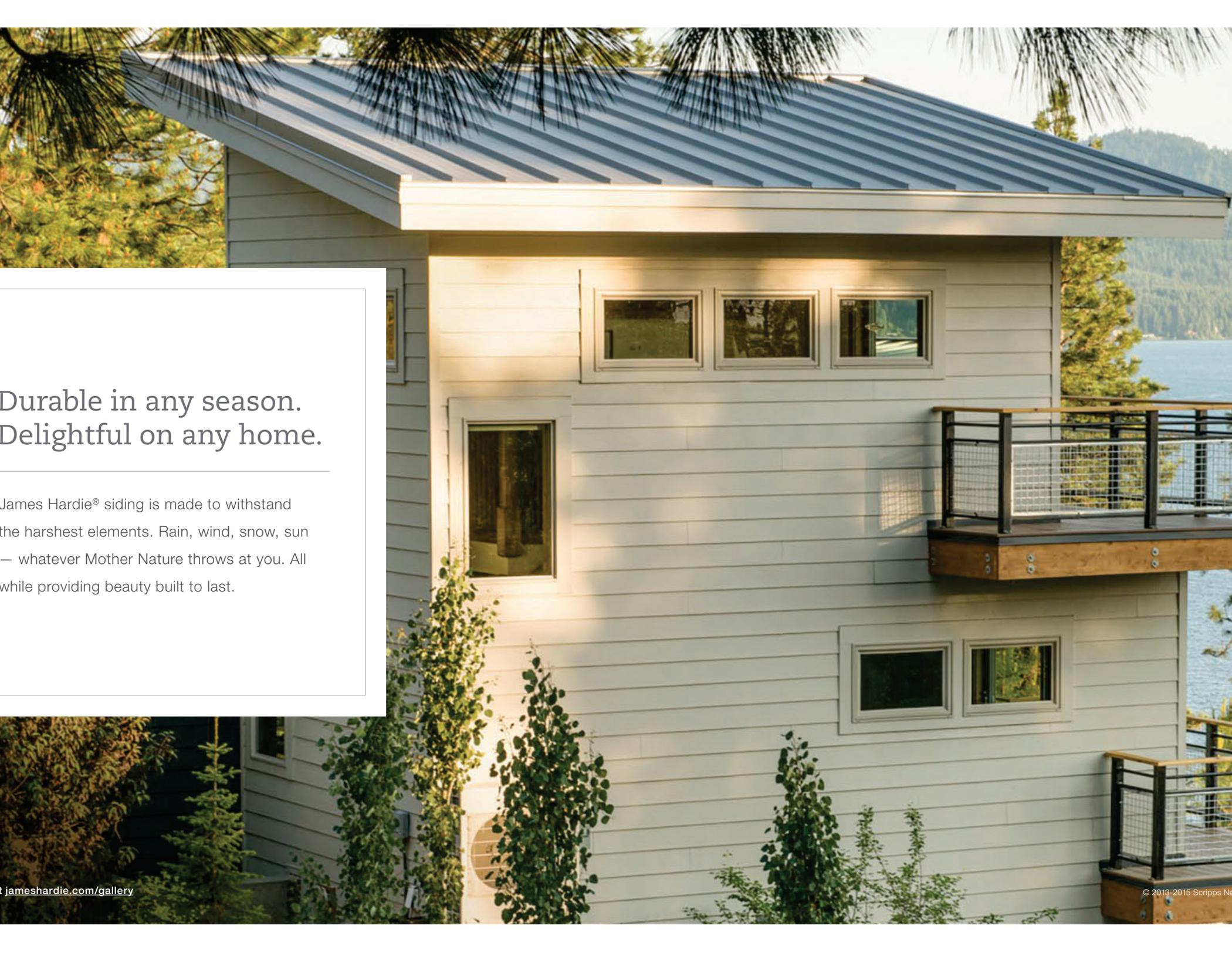


W4

JELD-WEN W2500
DOUBLE HUNG

4 WINDOW TYPES

SCALE: 3/8" = 1'-0"



Durable in any season.
Delightful on any home.

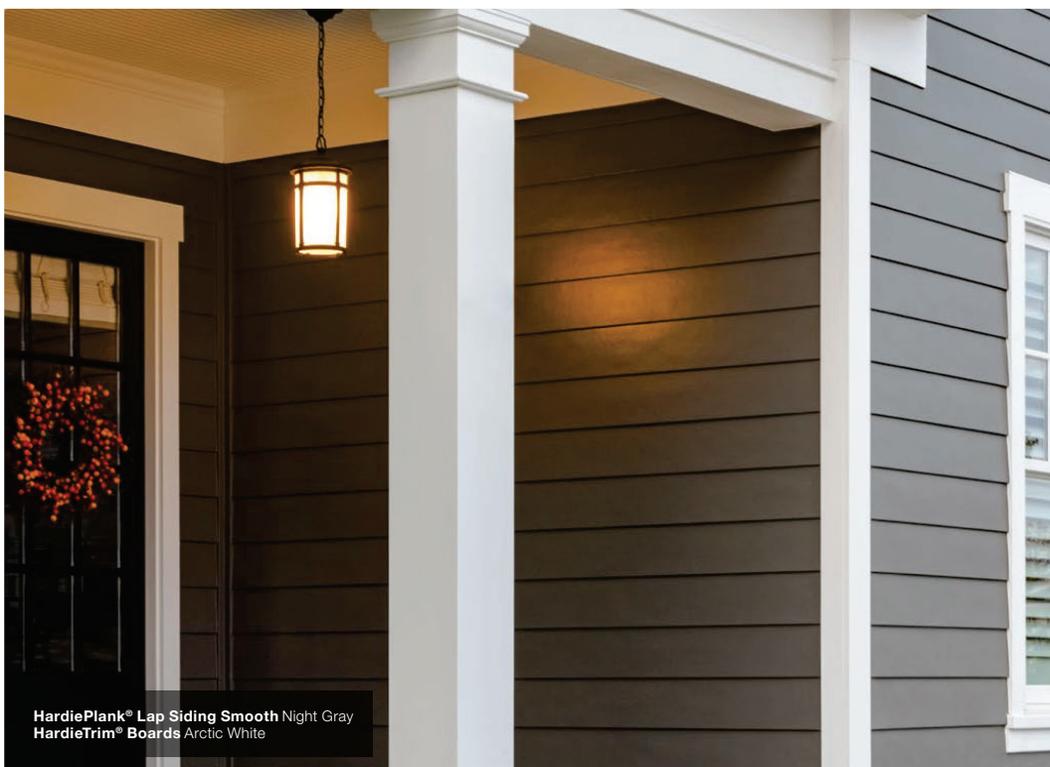
James Hardie® siding is made to withstand the harshest elements. Rain, wind, snow, sun — whatever Mother Nature throws at you. All while providing beauty built to last.

ook,
ou live.

ur journey, you'll discover the
ndures. Only James Hardie® fiber
e specifically designed to perform
ve. Our HZ5® products resist
acking even after years of wet or
Z10® products stand up to hot,
ng sun and more.

James Hardie doesn't
warranties

ited siding warranty
ited trim warranty



HardiePlank® Lap Siding Smooth Night Gray
HardieTrim® Boards Arctic White

Lasting beauty begins with the finish.

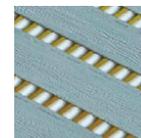
Siding and finish choices represent a major investment. Research which products will keep their good looks over time. James Hardie manufactures its siding and trim boards and applies ColorPlus® Technology finishes in the same factory. Compare that to wood-based siding that typically relies on third parties for painting. Our controlled, single-source process delivers a more consistent finish that performs better with less maintenance than paint on wood-based siding. Enjoy the peace of mind that comes with our 15-year limited finish warranty.



Exc
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to th
boar



Sup
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Jame
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Sup
Colo
wher
field

COLORS



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[FAVORITES \(0\)](#)

[Try On this Roof](#)

[Where](#)

PREMIUM PERFORMANCE AND STRIKING BEAUTY



Oakridge® laminated shingles provide premium protection and impressive curb appeal. A full double layer in the nailing zone gives Oakridge® Shingles greater integrity and better holding power compared to shingles with single layer wide nail zones. We proved it in testing. And the warm, inviting look in popular colors provide a step-up from traditional three-tab shingles.

GALLERY



Desert
Tan



Driftwood



Brownwood

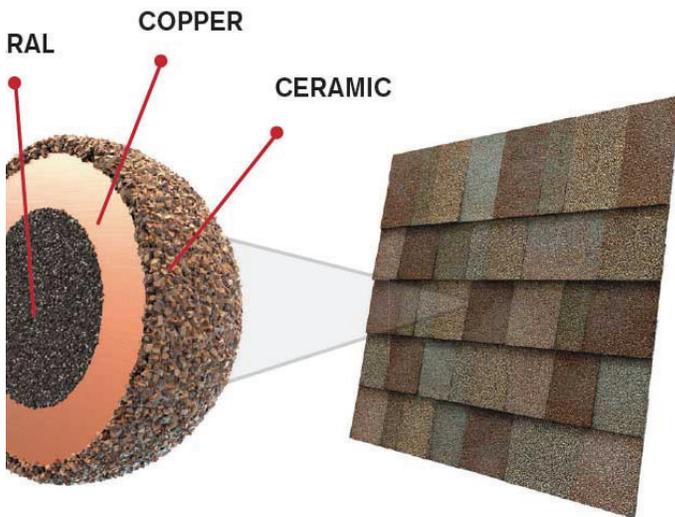


How To:
Install
Oakridge®
Shingles
(English)



Cómo:
Instalar
tejas de
Oakridge®
(Español)

FEATURES & BENEFITS



STREAKGUARD™ ALGAE RESISTANCE PROTECTION

Don't let algae growth ruin the exterior appearance of your home. As an industry leader in innovation, Owens Corning blends copper-lined granules, which help resist algae growth, into our colorful granules in a way that is proprietary to us and is scientifically developed to meet the needs of specific regional climates.

Owens Corning® StreakGuard™ Algae Resistance Protection helps inhibit the growth of blue-green algae to provide protection against those ugly black streaks.

*See actual warranty for complete details, limitations and requirements.

[LEARN MORE](#)

WOOD-BASED SIDING

Siding — it's the
decision along the way.

For rock. James Hardie designs superior strength into every fiber
preventing, buckling, warping and splitting, despite what nature brings.
Vinyl or other fiber cement siding can match our overall ability to
resist the elements. Before long, wood-based siding can show
signs of wear caused by weather, water, fire and pests. James Hardie® siding is
designed to better resist the harsh conditions nature unleashes.



JAMES HARDIE® SIDING

WOOD-BASED SIDING



VS



VS



VS

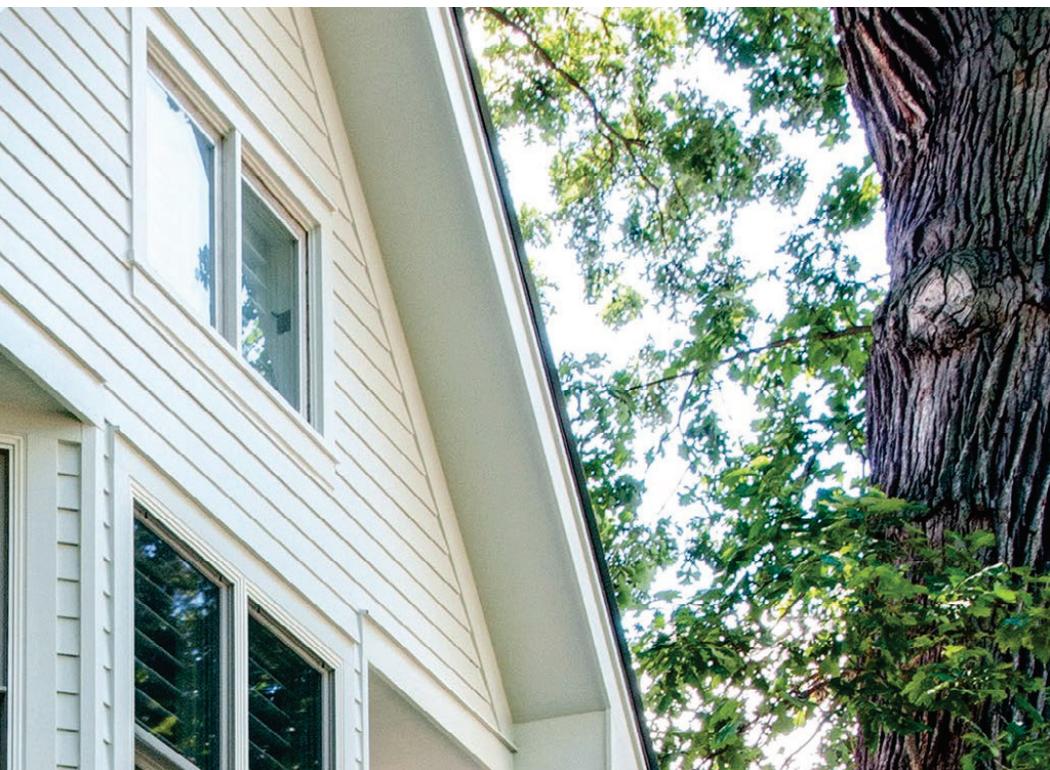


*The images illustrate samples of HardiePlank® lap siding and engineered wood both unexposed (left) and exposed (right) to repeated cycles of wetting and drying. **The images represent HardiePlank® lap siding and engineered wood siding samples exposed to a blowtorch flame for 90 seconds. †James Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments across the U.S. including Marietta, GA, Flagstaff, AZ and Orange County, CA. ††Images depict undamaged HardiePlank® lap siding and engineered wood exhibiting woodpecker damage.

Compare our products to the alternative.

ie® siding provides authentic vinyl siding can't match.

thicker than vinyl siding, providing deeper shadow lines and a e with seams that are less visible. When investing in your home, siding's short term cost. Its color can be more susceptible to fading. k, buckle or sag with weather stress and time, possibly diminishing alue.



JAMES HARDIE® SIDING

VINYL SIDING



vs



Res
Jam
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freez

Viny
Can b
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with



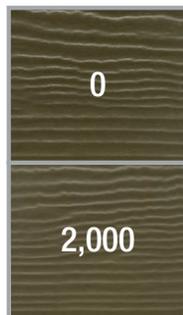
vs



Res

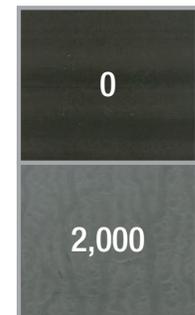
Jam
Nonc
dama

Viny
Vulne
flame



vs

Hours of UV light exposure



Res

Jam
Colo
onto
perfo

Viny
Colo
whic

*The images illustrate samples of HardiePlank® lap siding both unexposed (left) and exposed (right) to repeated cycles of wetting and drying. Image of vinyl siding illustrates potential damage from hail or other impact. ** The images represent HardiePlank® lap siding sample exposed to a blowtorch flame for 90 seconds, and a vinyl siding sample heated to 140°F for 30 seconds. †Within a controlled lab environment, samples were exposed to an accelerated QUV test of 2,000 hours under ASTM G154-12a.



Prepare for your remodel with

Important steps for a successful remodel

- Don't just cover up an old problem. To fix a damaged exterior, the repair should always be complete.
- Have your home inspected for water damage, mold, termites, and other issues. If these are found, address them before they avoid future structural damage.
- Your contractor should install a water-resistant barrier, such as a membrane or weather barrier. In fact, many building codes now require this.
- Be sure your new siding is installed according to manufacturer instructions for optimal product performance.

Points to cover in your meeting with your contractor

- Make sure the contractor has everything you request in writing, based on the entire project.
- Focus on value rather than price. Check credentials, attention to detail, and experience for maintaining a safe work environment. These are important factors that can influence your contractor decision.
- Carefully read the contract and workmanship warranty.
- Remember, the proposal is only a starting point. Once you get a written contract, review the proposal to ensure it covers all the details.

Discover tips for re-siding a house at [jameshard.com](#). Start your journey and explore tips for hiring a contractor.

For homes designed to be lived in, without looking that way.

Finishing touches, down to the details. Complete your home's distinctive exterior design with trim and soffit that complement your siding and color choices in both style and performance. You can select James Hardie® products with confidence, knowing that they have earned the endorsements of trusted authorities across the building industry.



Discover why James Hardie is the recognized leader at jameshardie.com/leader



HardiePlank® lap siding is backed by the **Good Housekeeping Seal**



Chosen by builders annually as a **Brand Leader in Builder Magazine**



Green Builder Magazine Readers' Choice, "**Most Sustainable Product**" 2019



Featured on the **DIY Network's Blog Cabin** every year since 2012



Money Magazine singles out HardiePlank® lap siding as a **great value**



Featured in **This Old House's Idea Home**, the Farmhouse at Emerson Green 2016

You can also check out more inspirational photos of gorgeous homes featuring our products on Houzz and Pinterest.

Explore your design options with our Home Color Tool at jameshardie.com/color

Siding colors shown in these images may deviate from actual ColorPlus® Technology colors. For best results in color selection, please refer to Statement Collection™ product samples or Dream Collection™ color fan decks.

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OAKRIDGE®

SHINGLES



AMERICA'S MOST RECOMMENDED™ ROOFING PRODUCTS

Owens Corning® is honored to have earned the 2021 Women's Choice Award® as America's Most Recommended™ Roofing Products. This award is given by women for women. It is based on a national survey that measures brand preference by female consumers.

LIMITED LIFETIME WARRANTY*

If you purchase any of the System warranties, make sure you tell your contractors to register them with us and give you the proof of purchase! Having your roof installed by an Owens Corning Roofing Preferred Contractor or an Owens Corning Roofing Platinum Preferred Contractor can have an impact on your warranty coverage.

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110/130

WIND RESISTANCE

Significant wind can cause shingles to blow off the roof deck. Missing shingles can lead to leaks and other interior damage. The quality and performance of the sealant on a shingle play an important part in wind resistance performance. Owens Corning certifies our shingles to industry recognized wind resistance standards through independent third-party testing laboratories. To see the wind resistance warranty on this product, refer to the Technical Information section.

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ENERGY STAR® RATED SHINGLES

ENERGY STAR® is for roofs, too. Like the energy-efficient appliances in your home, an ENERGY STAR rated shingle can help make your home more comfortable and



FAVORITES (0)

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Colors

Gallery

Features

transferred into a home's interior—and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. ENERGY STAR rated shingles are required to have an initial solar reflectance index of 0.25 and a 3-year aged solar reflectance of 0.15.

LEARN MORE

TECHNICAL INFORMATION

Technical Characteristics (not values)

PROPERTY (UNIT)	V
Warranty	Li Li
Wind Resistance	1 M 1 K
Algae Resistance	10 Yr
Nominal Size	1: x 3,
Exposure	5
Shingles Per Square	6.
Bundles Per Square	3
Coverage Per Square	9; ft

- Applicable Standards**
- ASTM D228
 - ASTM D3018 (Type 1)
 - ASTM D3462
 - ASTM D3161 (Class F Wind Resistance)
 - ASTM D7158 (Class H Wind Resistance)
 - ASTM E108 (Class A Fire Resistance)
 - UL 790 (Class A Fire Resistance)
 - Florida Product Approval
 - ICC-ES AC438
 - Oakridge Miami-Dade County Product Approval
 - PRI ER 1378E01

- Technical Documents**
- 📄 **PRI Evaluation Report** PDF | 0.5 MB
 - 📄 **LEED Certification - Roofing Shingles** PDF | 0.3 MB
 - 📄 **Install Instructions** PDF | 2.1 MB
 - 📄 **Data Sheet** PDF | 4.6 MB
 - 📄 **3-part spec (pdf)**
 - 📄 **3-part spec (word)**

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Protection with a Finishing Touch

A new roof can give your home a whole new look and DuraRidge® Hip & Ridge Shingles provide the finishing touch. Add a tough, yet beautiful layer of defense with strong adhesion that resists blow offs and helps protect the most vulnerable areas such as hips & ridges. Part of the Owens Corning® Total Protection Roofing System®**

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Total Protection is more than Shingle Deep

It takes more than shingles to protect your home. It takes an integrated system of components and layers designed to help perform in three critical areas. Create a water-proof barrier, protect against nature's elements, and achieve balanced attic ventilation with Owens Corning® Total Protection Roofing System®.

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BELDON ROOFING COMPANY



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INTEGRITY

MASONRY- STUCCO EXAMPLE



1128 VIRGINIA BLVD 78203 (KNOB HILL HISTORIC) *circa 2018