

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

HDRC CASE NO: 2020-134
ADDRESS: 402 CENTER ST
406 CENTER ST
120 N CHERRY ST
122 N CHERRY ST
126 N CHERRY ST
129 N SWISS
LEGAL DESCRIPTION: NCB 590 BLK 3 LOT N 40 FT OF 1
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ricardo Arjona/Terramark Urban Homes Charles
OWNER: Turner/K/T TX HOLDINGS LLC & New
TYPE OF WORK: construction
APPLICATION RECEIVED: March 16, 2020
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 construct six, 3-story residential structures on the vacant lot bounded by Center Street to the north, N Cherry Street to the west, and N Swiss Street to the east.

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.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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 a Certificate of Appropriateness for approval to construct six, 3-story residential structures on the vacant lot bounded by Center Street to the north, N Cherry Street to the west, and N Swiss Street to the east. A portion of this development was approved by the Historic and Design Review Commission on November 7, 2018, and is currently under construction.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on April 21, 2020. At that meeting, the Committee noted that they found the proposed new construction to be appropriate.
- c. CONTEXT & DEVELOPMENT PATTERN – This block of Center Street currently features no existing structures. The immediate surroundings include both commercial and industrial structures, with no adjacent single-family residential structures.
- d. SETBACKS – 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. The applicant has proposed minimal setbacks on Center, N Cherry, and N Swiss. Given the lack of an established residential setback on this block, staff finds the proposed setback to be appropriate.
- e. ORIENTATION – The Guidelines for New Construction notes that the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to orient structures toward each street (Center, N Cherry, and N Swiss). Staff finds this to be appropriate and consistent with the Guidelines.
- f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. As noted in finding a, the area surrounding this block features commercial and industrial structures that feature between two and three stories in height. Generally, staff finds the proposed height of 3-stories, and approximately thirty-three (33) feet in height to be appropriate and consistent with the Guidelines.
- g. FOUNDATION & FLOOR HEIGHT – 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. Per the application documents, the applicant has proposed foundation heights that appear to be consistent with the Guidelines for New Construction.
- h. ROOF FORM – The applicant has proposed for each of the structures to feature flat roofs with parapet walls, consistent with the multi-story structures located within the immediate vicinity of the proposed new construction. Generally, staff finds the proposed roof forms to be appropriate and consistent with the Guidelines.
- i. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate. The applicant has incorporated façade separating elements and fenestration on each outward facing façade.
- j. MATERIALS – The applicant has proposed materials that include stucco, brick and composite siding. Generally, staff finds the use of stucco and brick to be appropriate.
- k. WINDOW MATERIALS – The applicant has proposed to install aluminum windows to match in profile and installation as those approved by the HDRC on November 7, 2018, for use in phase one of this development. The applicant confirmed installation depths through a mockup, which OHP staff reviewed.
- l. DRIVEWAY – The applicant has proposed a common driveway to feature eighteen (18) feet in width to provide vehicular access into the site. While wider than recommended by the Guidelines, staff finds that there is not an established pattern for driveways on this block, and finds the proposed curb cut and driveway width to be appropriate.
- m. SIDEWALKS – The applicant has noted that each unit will feature a porch/stoop element. Where these elements are oriented toward a primary street (Center, N Cherry, and N Swiss), the applicant has noted the installation of a walkway to connect to the sidewalk at the public right of way. Staff finds this to be appropriate.

- n. LANDSCAPING – The applicant has submitted a rendered site and landscaping plan noting the installation of natural turf and walkways. Any additional landscaping elements must obtain a Certificate of Appropriateness.
- o. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.
- p. GARAGE DOORS – The applicant has proposed garage doors to be located at the rear of each unit where they are generally screened from the public right of way. Staff finds that the proposed garage doors should feature a non-white color, and match colors used throughout the proposed new construction.

RECOMMENDATION:

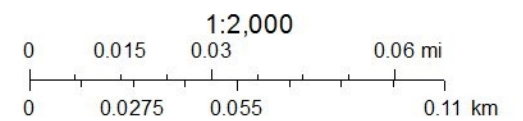
Staff recommends approval based on findings a through o with the following stipulations:

- i. That the applicant screen all mechanical equipment from view from the public right of way as noted in finding n.
- ii. That the applicant install garage doors that feature a color that is not white, as noted in finding o.

City of San Antonio One Stop



May 11, 2020



City Center

Phase 2

N. Swiss St., Center St., N. Cherry St.

HDRC Presentation

Terramark Urban Homes
04.22.20



Project: City Center

Phase 2

N. Swiss St., Center St., N. Cherry St.

Requesting final HDRC approval, and Certificate of Appropriateness for City Center - Phase 2, consisting of 3 Fourplexes structures and 3 Duplexes Structures, 3 Stories in height, bound by N. Swiss, Center St., and N. Cherry St.

Neighborhood: Dignowity Hill

Acres: 0.642

Row houses: 18

Stories: 3

Average Unit Sq. Ft.: Approx. 1,670 s.f.





March 13, 2020

HDRC APPLICATION
City Center

In February of 2017, City Center received conceptual site plan and massing approval by the HDRC. The approved design has since been developed and refined while building on the same concept. In November of 2018, the first phase of City Center received final approval to construct 8 homes. The first 8 homes are currently under construction and will be completed in Fall 2020.

Terramark Urban Homes proposes to build 18 new homes in the next phase of City Center consisting of 3 Duplexes & 3 Fourplexes, located in the Dignowity Hill Historic District. Each duplex & fourplex contains three-story, three-bedroom units, with entrances on all street sides. Every unit is approximately 1670 square feet with two enclosed parking spaces.

The proposed architectural design seeks to bridge the gap between the immediate surrounding industrial context and residential Dignowity Hill neighborhoods, by re-introducing the “brownstone/rowhouse” typology found in historic districts around the country. The brownstone typology typically uses materials such as brick, cast concrete, horizontal siding, metal, and stucco. These can be also be found in the San Antonio area allowing the opportunity to use the same San Antonio material palette.

Stoops, balconies, large windows, and landscaping engage the street to support the continuation of the streetscape and increase foot traffic. Brick details, corbeled cornices, and various architectural elements draw inspiration from historic precedents in the area and generate complexity in the façades. The proposed design shows a different façade to each townhome giving diversity to the streetscape. Thus pushing away from repetitive and monotonous designs, and perpetuating the San Antonio downtown feel.

Thank you your time.

CITY CENTER

San Antonio, Texas

HDRC SET

APRIL 22, 2020

PHASE 2

BLDG 1 - 6

N. SWISS ST., CENTER ST.,
N. CHERRY ST.

CITY CENTER (IDZ) LOT 41-46

PLAT No: 20-11800096



905 N. Pine

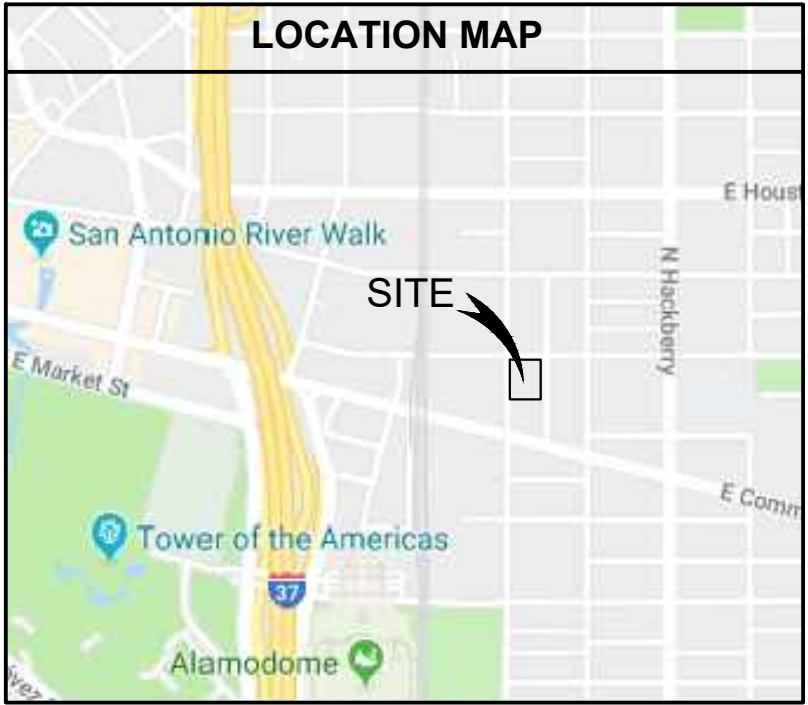
San Antonio, Texas 78202 - 210.588.9212

Building Communities Not Just Homes

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IMAGE IS CONCEPTUAL ONLY





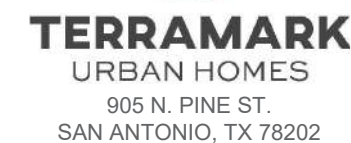
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REVISIONS	
CHANGE	
RA- HDRC SET	04/22/20

DATE	04/22/20
DRAWN BY	RA

RECORDED
PLAT

SHEET NO.



04/22/20 HDRC SET

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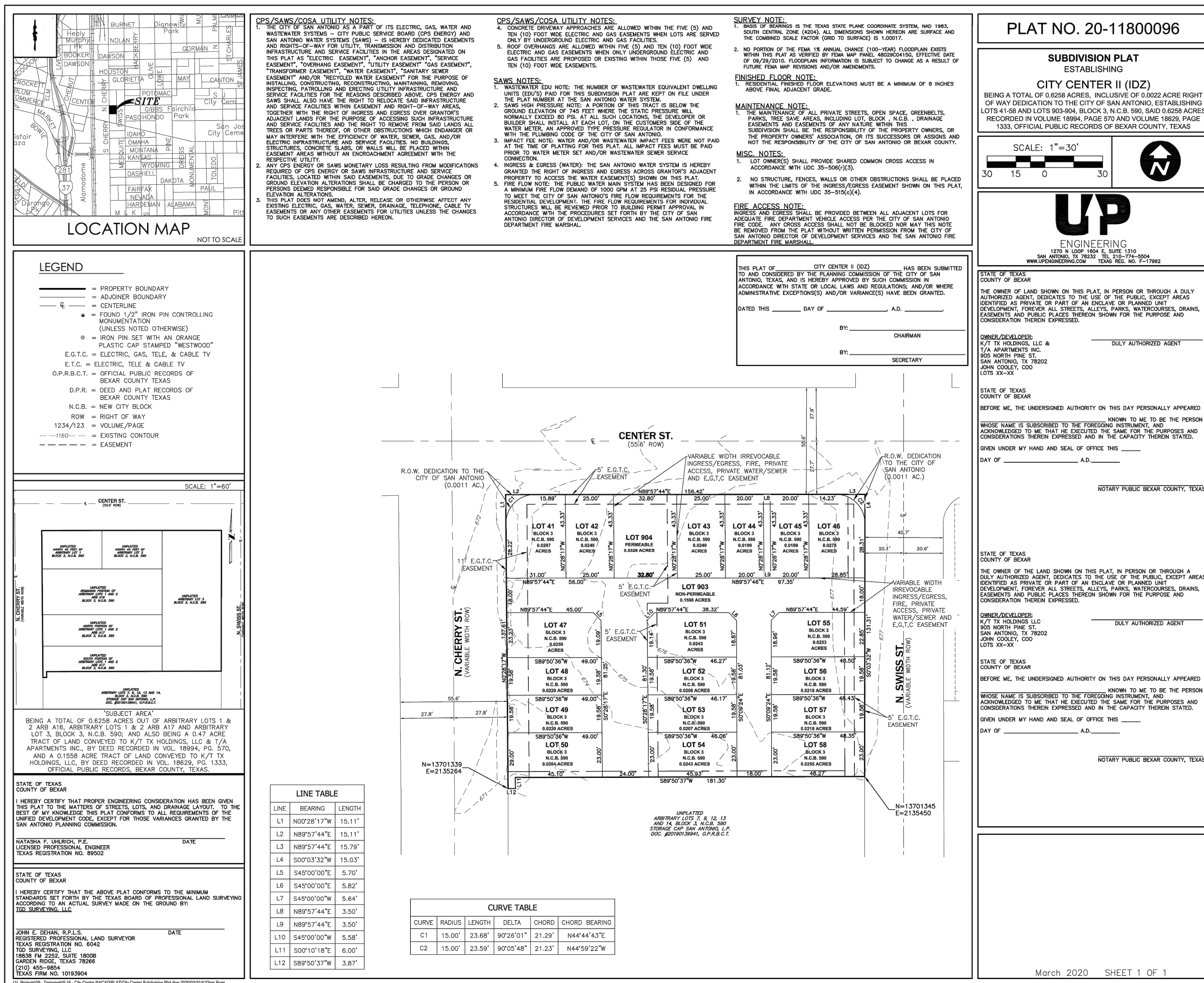
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S2





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DATE	04/22/20
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RECORDED
PLAT

SHEET NO.



TERRAMARK
URBAN HOMES
905 N. PINE ST.
SAN ANTONIO, TX 78202

CITY CENTER
DUPLEXES & FOURPLEXES
BLDG 1 - BLDG 6

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04/22/20

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RA

MASTER SITE PLAN -
PHASE 2

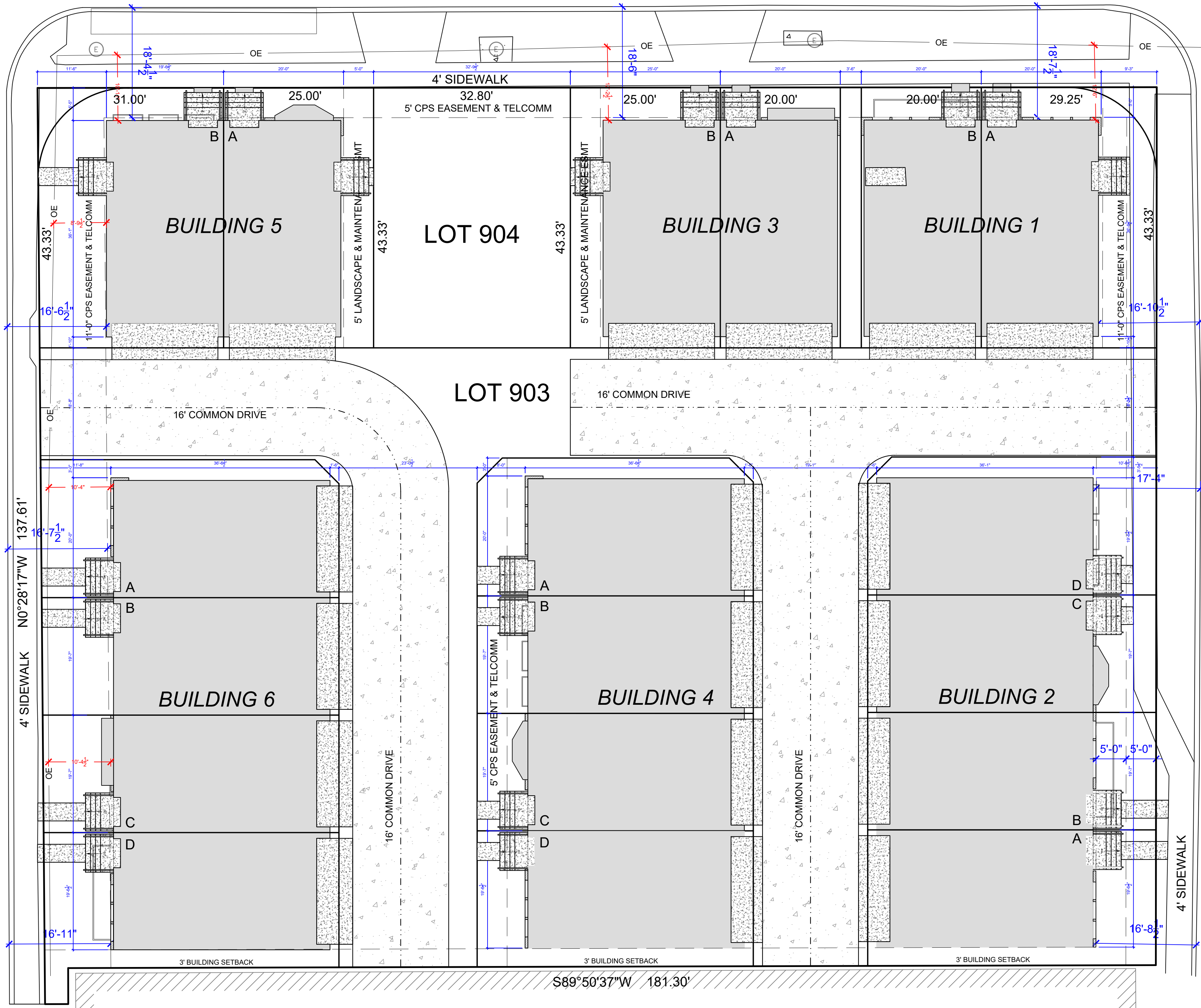
SHEET NO.

S4

CENTER ST.

CHERRY ST.

N. SWISS ST.



CITY CENTER
DUPLEXES & FOURPLEXES
BLDG 1 - BLDG 6

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RA- HDRC SET

04/22/20

DATE

04/22/20

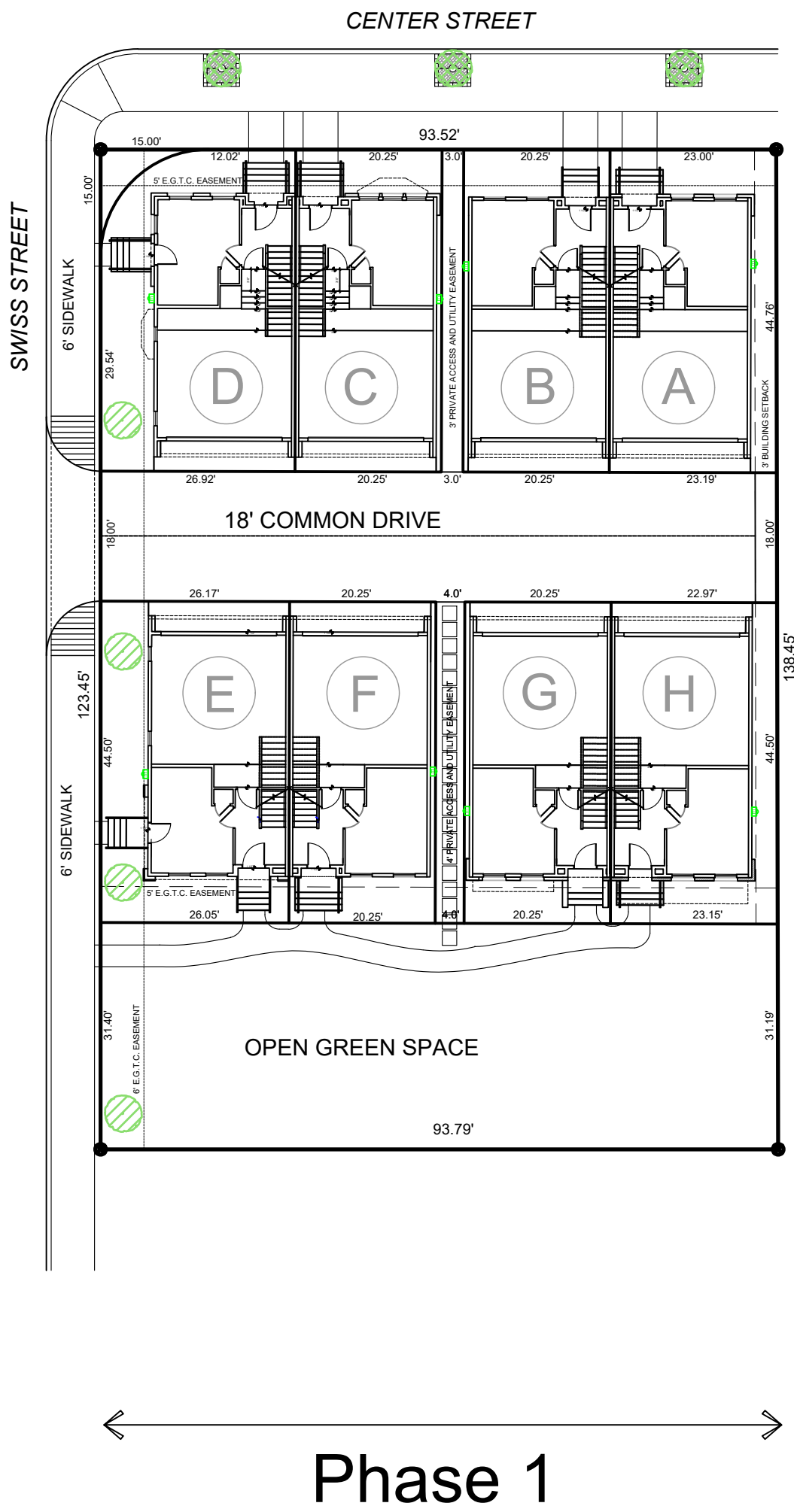
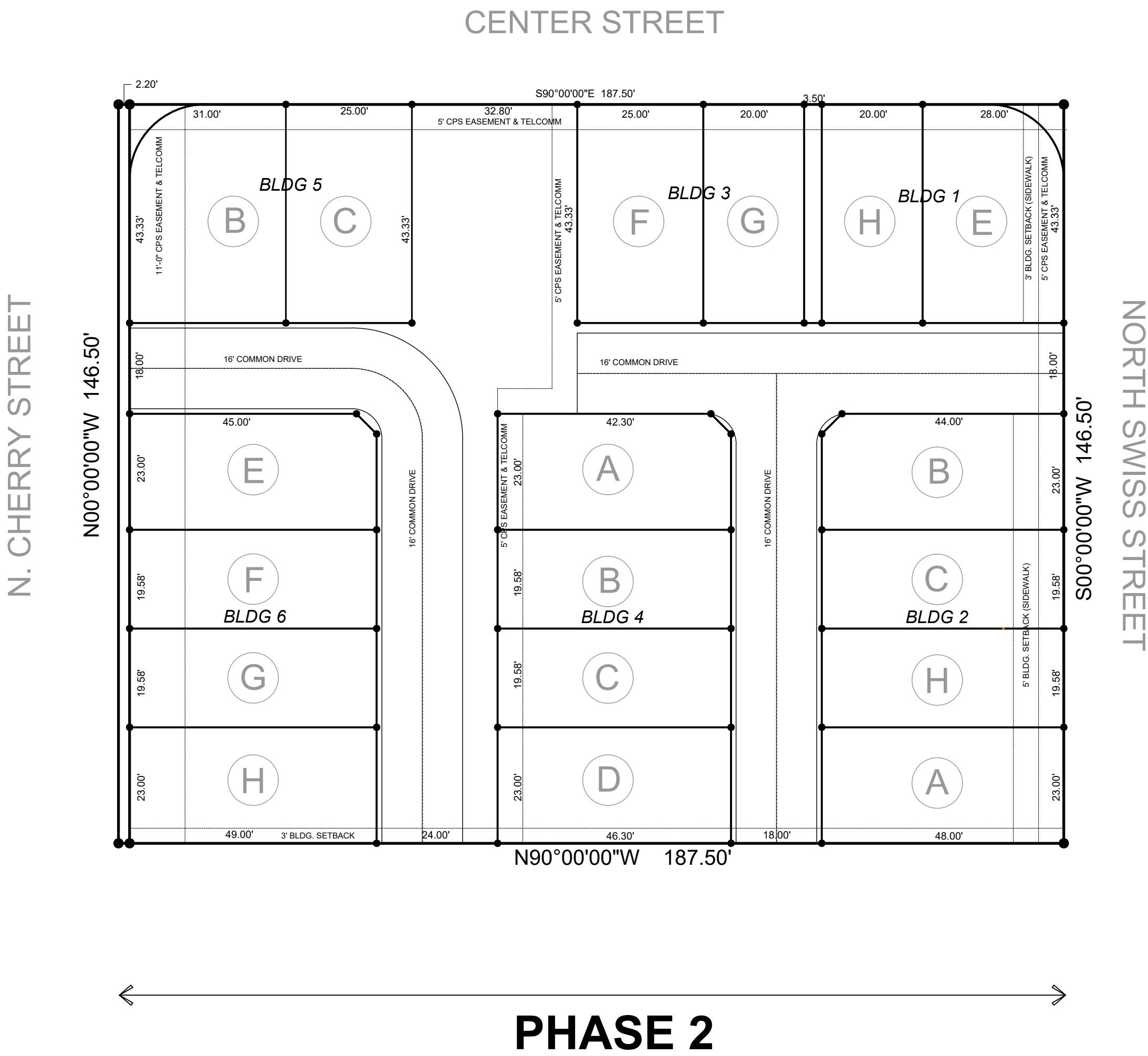
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MASTER SITE PLAN
ELEVATION EXHIBIT -
PHASE 2

SHEET NO.

S5





TERRAMARK
URBAN HOMES
905 N. PINE ST.
SAN ANTONIO, TX 78202

CITY CENTER
DUPLEXES & FOURPLEXES
BLDG 1 - BLDG 6

04/22/20 HDRC SET

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RA- HDRC SET

04/22/20

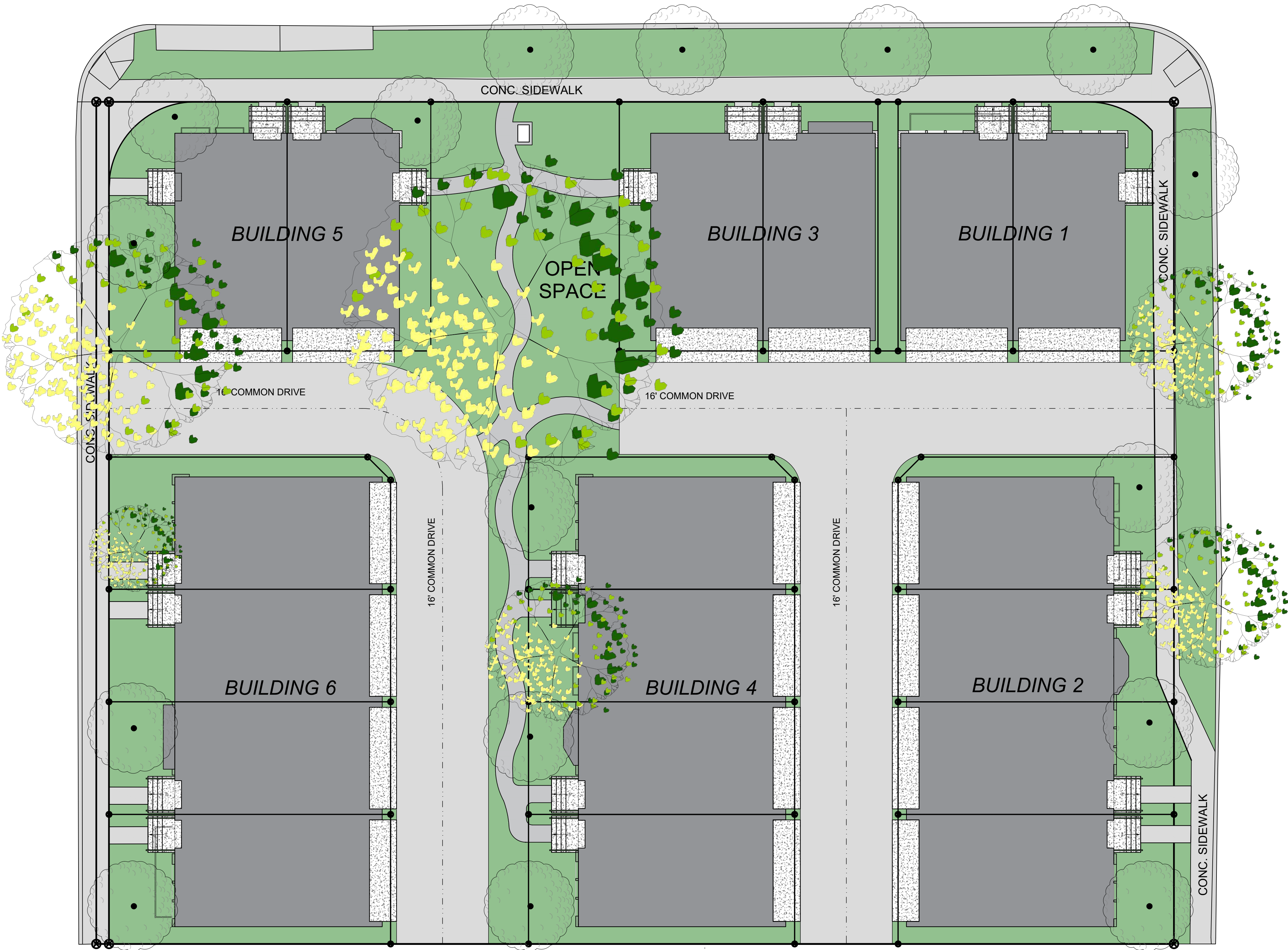
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MASTER LANDSCAPE
PLAN PHASE 2

SHEET NO.

L1



1 MASTER LANDSCAPE PLAN - PHASE 2
3/32" = 1'-0" @ 24x18

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CHANGE

RA- HDRC SET

04/22/20

DATE

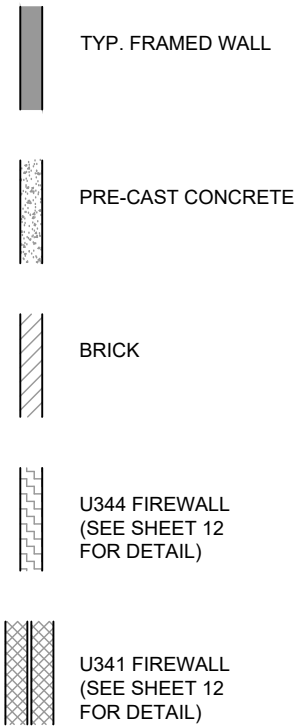
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RA

FLOOR PLAN -
LEVEL 01 & LEVEL 02

SHEET NO.



3 WALL HATCH LEGEND
NTS

SQUARE FOOTAGE - BLDG 1 - UNIT A	
AREA	SQUARE FEET
1ST FLOOR LIVING	269
2ND FLOOR LIVING	721
3RD FLOOR LIVING	675
TOTAL LIVING	1665
GARAGE	396
PORTE-COCHERE	39
SLAB	704
TOTAL STRUCTURE	2100

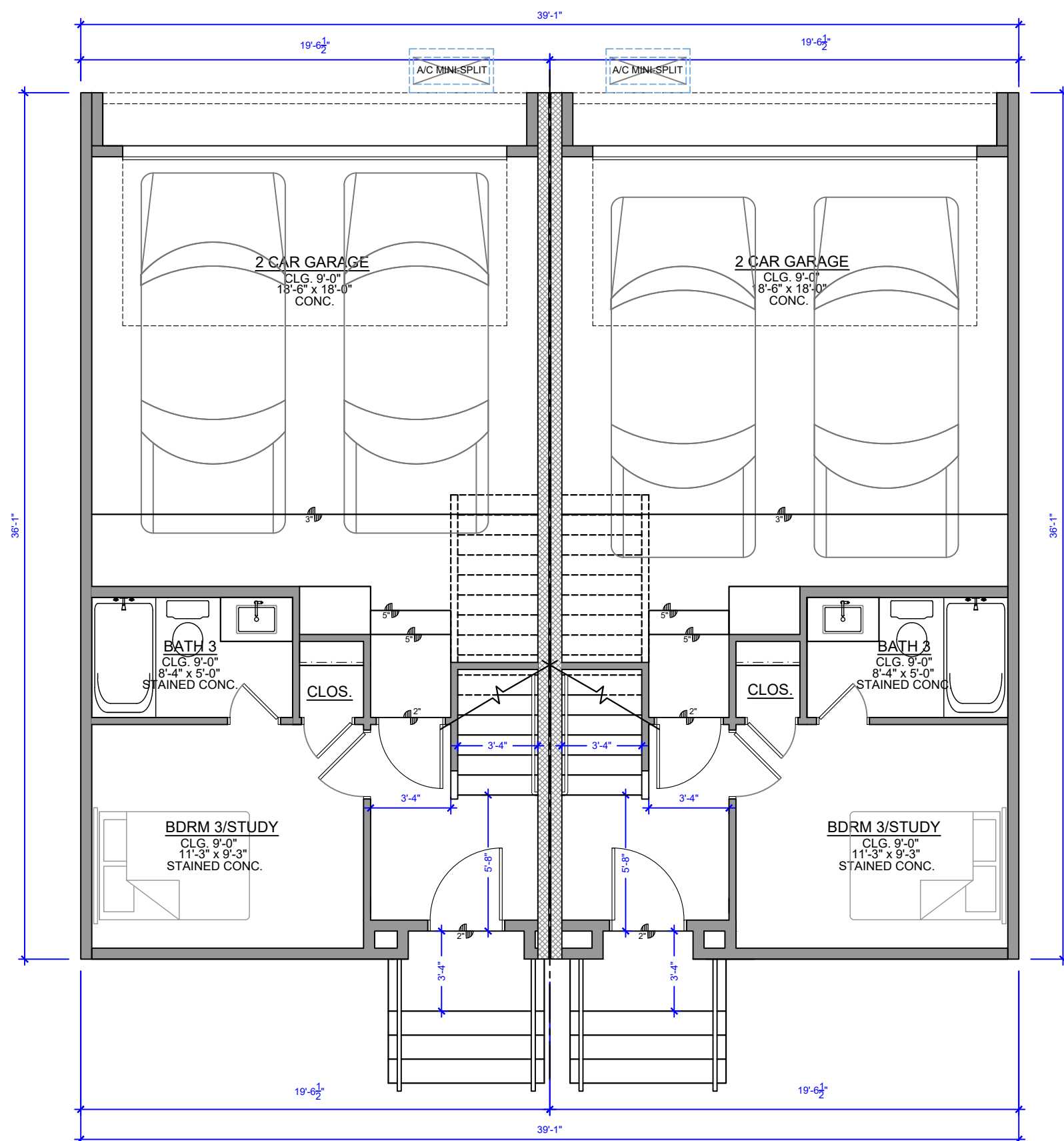
SQUARE FOOTAGE - BLDG 1 - UNIT B	
AREA	SQUARE FEET
1ST FLOOR LIVING	275
2ND FLOOR LIVING	715
3RD FLOOR LIVING	670
TOTAL LIVING	1660
GARAGE	396
PORTE-COCHERE	39
SLAB	710
BALCONIES	57
TOTAL STRUCTURE	2152

SQUARE FOOTAGE - BLDG 3 - UNIT A	
AREA	SQUARE FEET
1ST FLOOR LIVING	273
2ND FLOOR LIVING	733
3RD FLOOR LIVING	670
TOTAL LIVING	1676
GARAGE	396
PORTE-COCHERE	39
SLAB	708
TOTAL STRUCTURE	2111

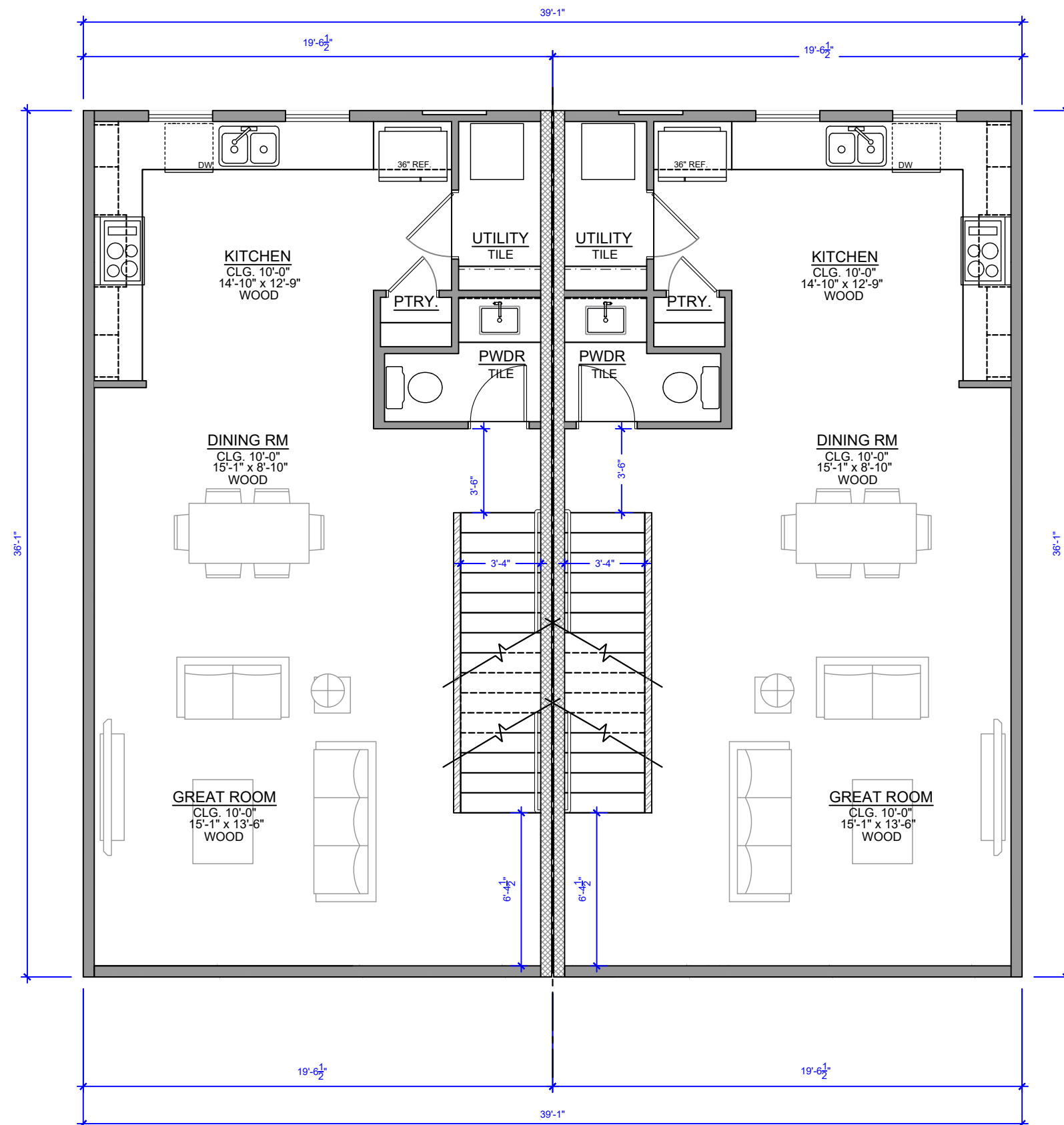
SQUARE FOOTAGE - BLDG 3 - UNIT B	
AREA	SQUARE FEET
1ST FLOOR LIVING	265
2ND FLOOR LIVING	705
3RD FLOOR LIVING	659
TOTAL LIVING	1629
GARAGE	396
PORTE-COCHERE	39
SLAB	700
TOTAL STRUCTURE	2064

SQUARE FOOTAGE - BLDG 5 - UNIT A	
AREA	SQUARE FEET
1ST FLOOR LIVING	277
2ND FLOOR LIVING	728
3RD FLOOR LIVING	667
TOTAL LIVING	1672
GARAGE	386
PORTE-COCHERE	43
SLAB	706
TOTAL STRUCTURE	2101

SQUARE FOOTAGE - BLDG 5 - UNIT B	
AREA	SQUARE FEET
1ST FLOOR LIVING	271
2ND FLOOR LIVING	705
3RD FLOOR LIVING	659
TOTAL LIVING	1635
GARAGE	390
PORTE-COCHERE	39
SLAB	700
BALCONIES	17
TOTAL STRUCTURE	2081

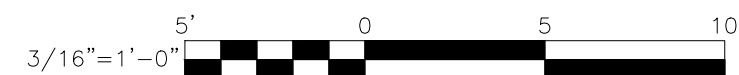


1 FLOOR PLAN - LEVEL 01
3/16" = 1'-0" @ 24x18



2 FLOOR PLAN - LEVEL 02
3/16" = 1'-0" @ 24x18

**FENESTRATION & BRICK
PLACEMENT VARY PER
UNIT. SEE ELEVATIONS FOR
CLARIFICATION.



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REVISIONS	
CHANGE	
RA- HDRC SET	04/22/20

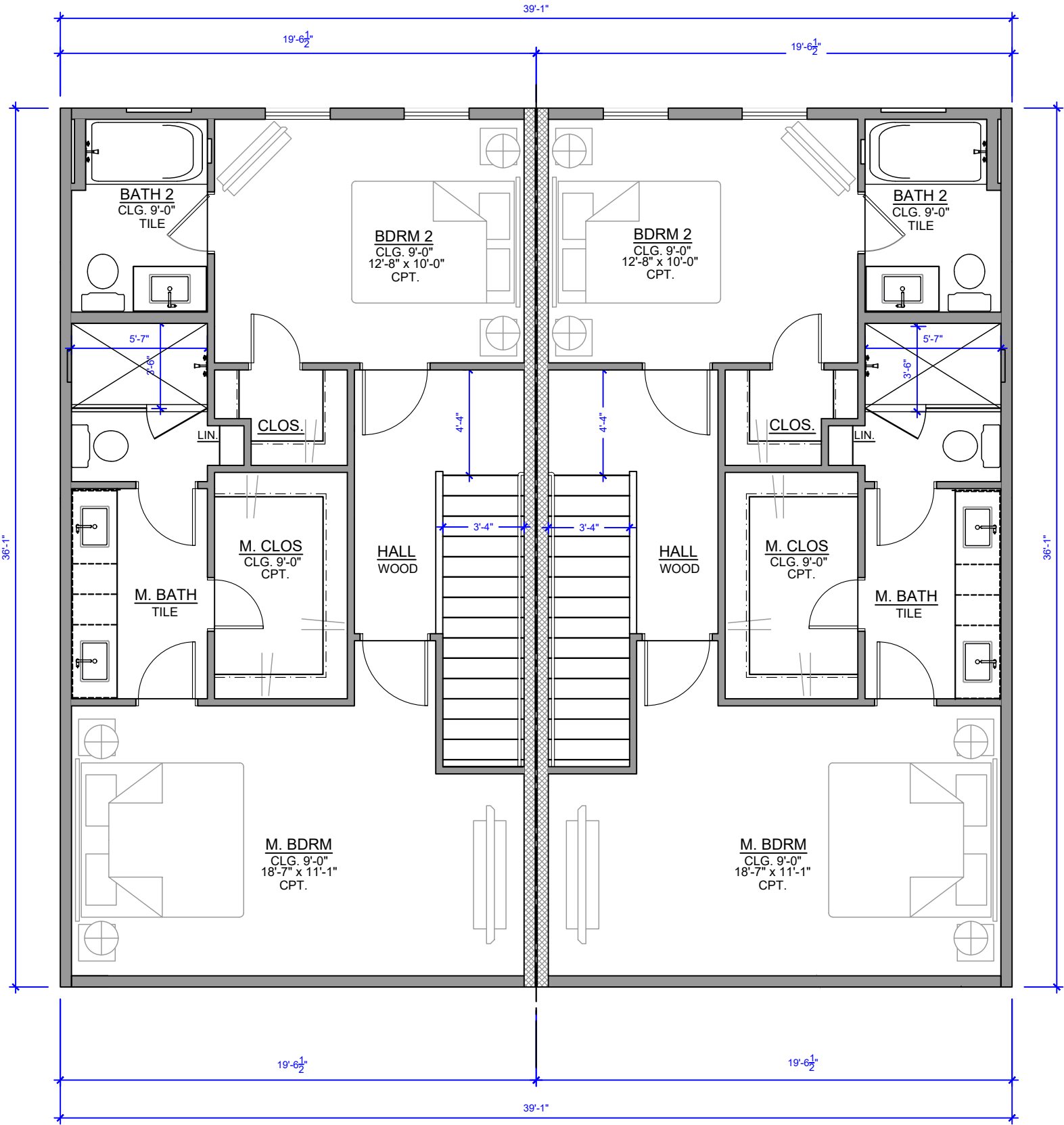
DATE **04/22/20**
DRAWN BY **RA**

FLOOR PLAN -
LEVEL 03 &
ROOF PLAN

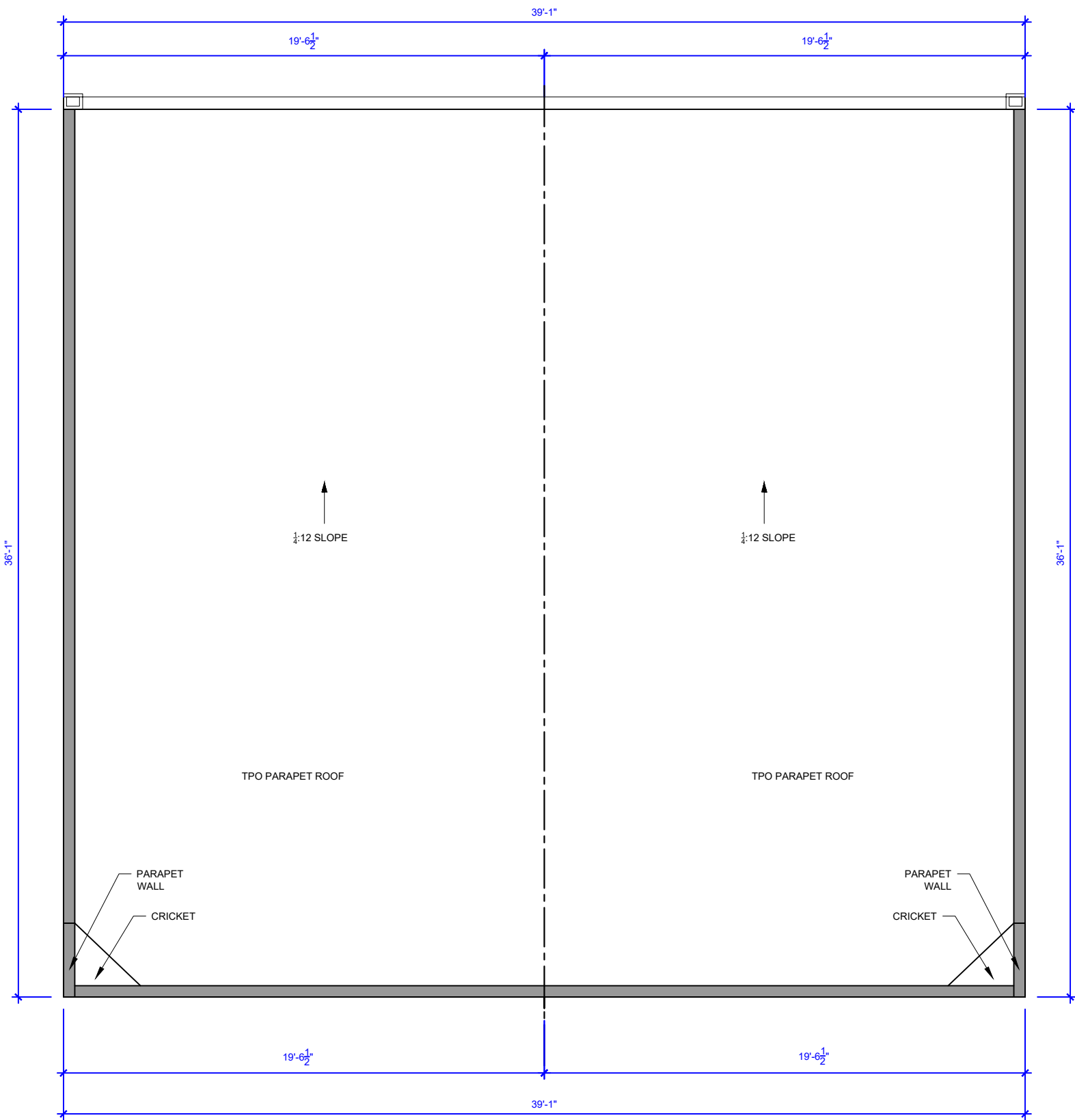
SHEET NO.

- TYP. FRAMED WALL
- PRE-CAST CONCRETE
- BRICK
- U344 FIREWALL
(SEE SHEET 12
FOR DETAIL)
- U341 FIREWALL
(SEE SHEET 12
FOR DETAIL)

3 WALL HATCH LEGEND
NTS



1 FLOOR PLAN - LEVEL 03
3/16" = 1'=0" @ 24x18



2 ROOF PLAN
3/16" = 1'=0" @ 24x18



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905 N. PINE ST.
SAN ANTONIO, TX 78202

CITY CENTER
DUPLEXES & FOURPLEXES
BLDG 1 - BLDG 6

04/22/20 HDRC SET

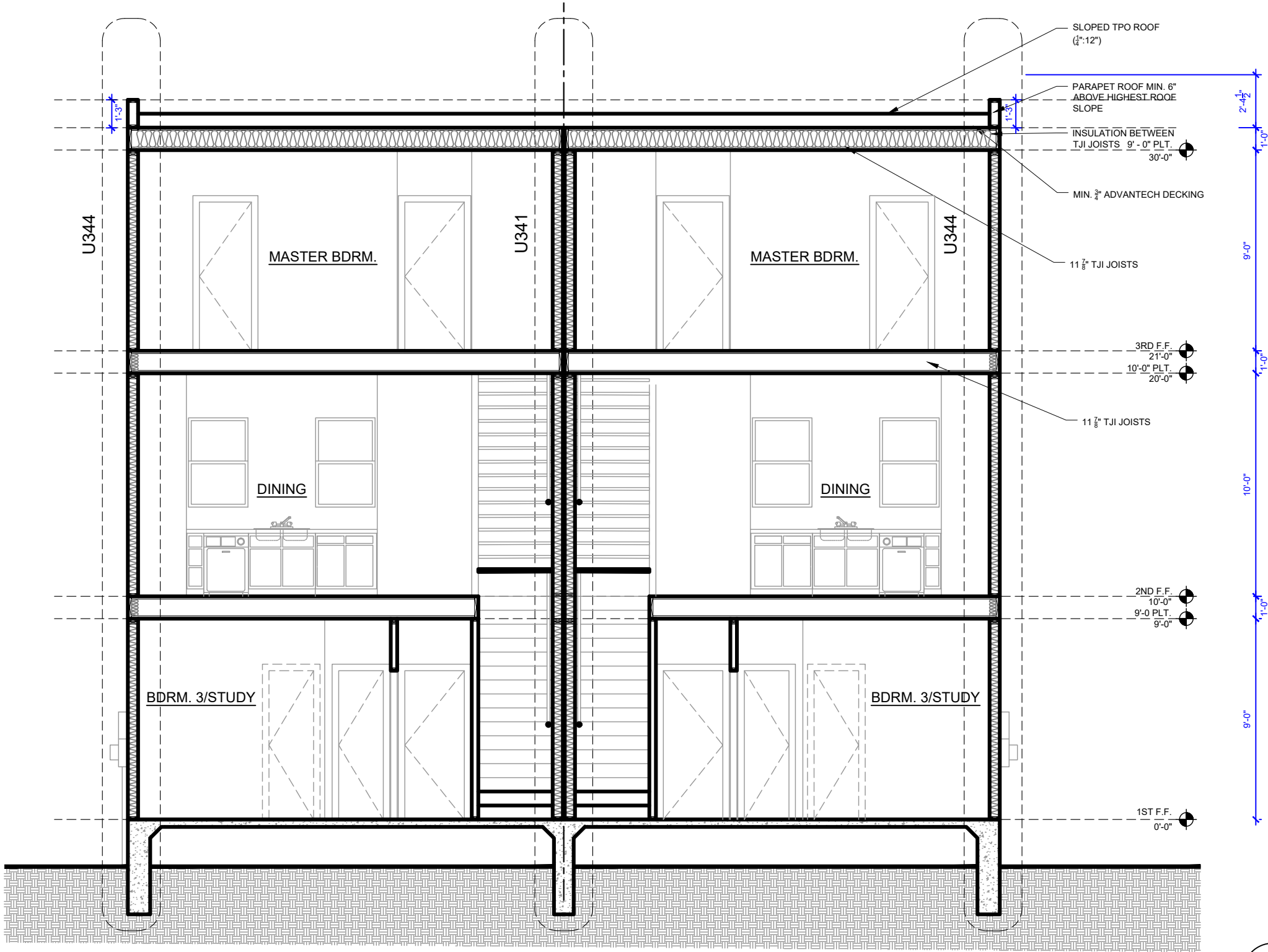
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REVISIONS	
CHANGE	
RA- HDRC SET	04/22/20

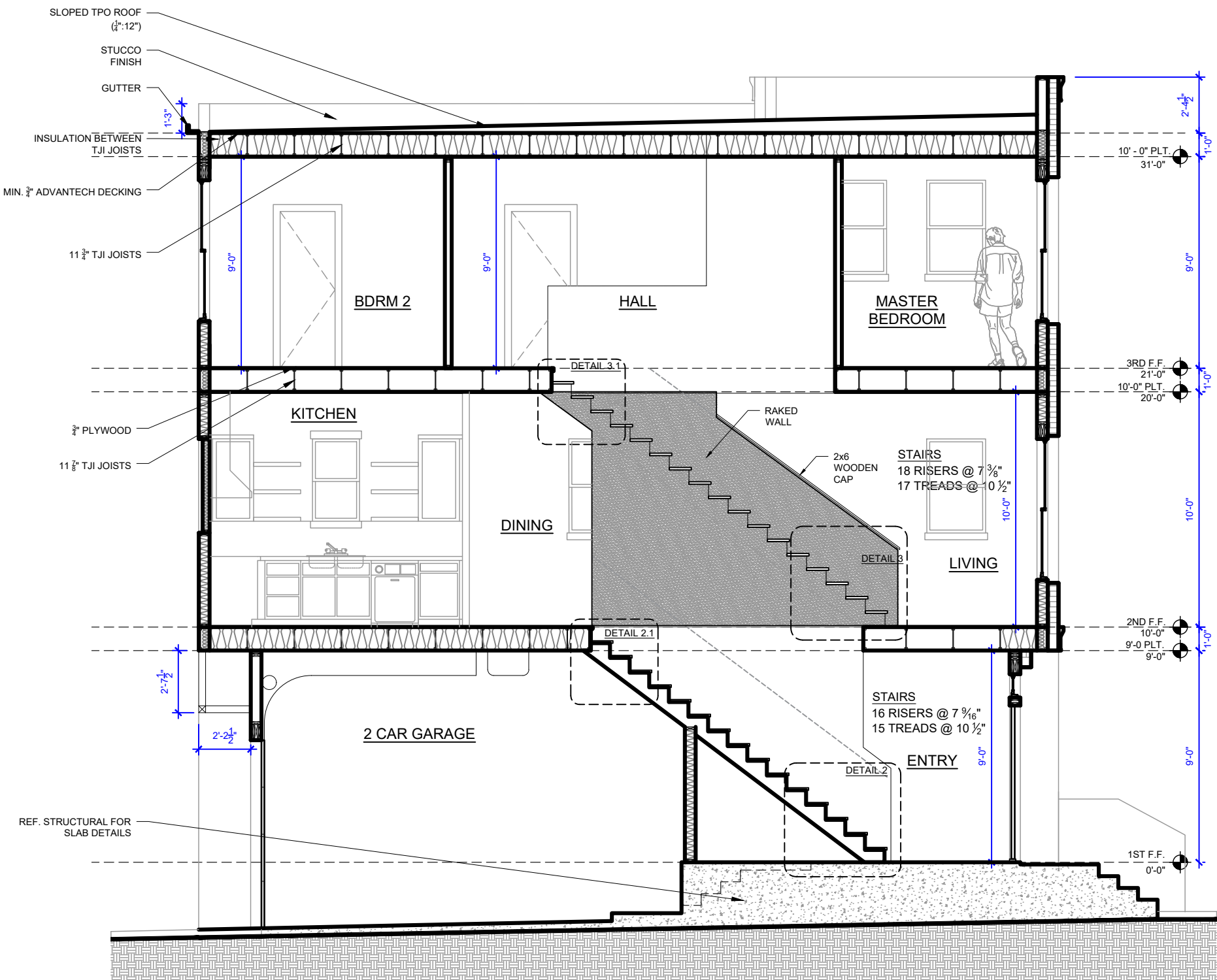
DATE **04/22/20**
DRAWN BY **RA**

DUPLEX
SECTIONS

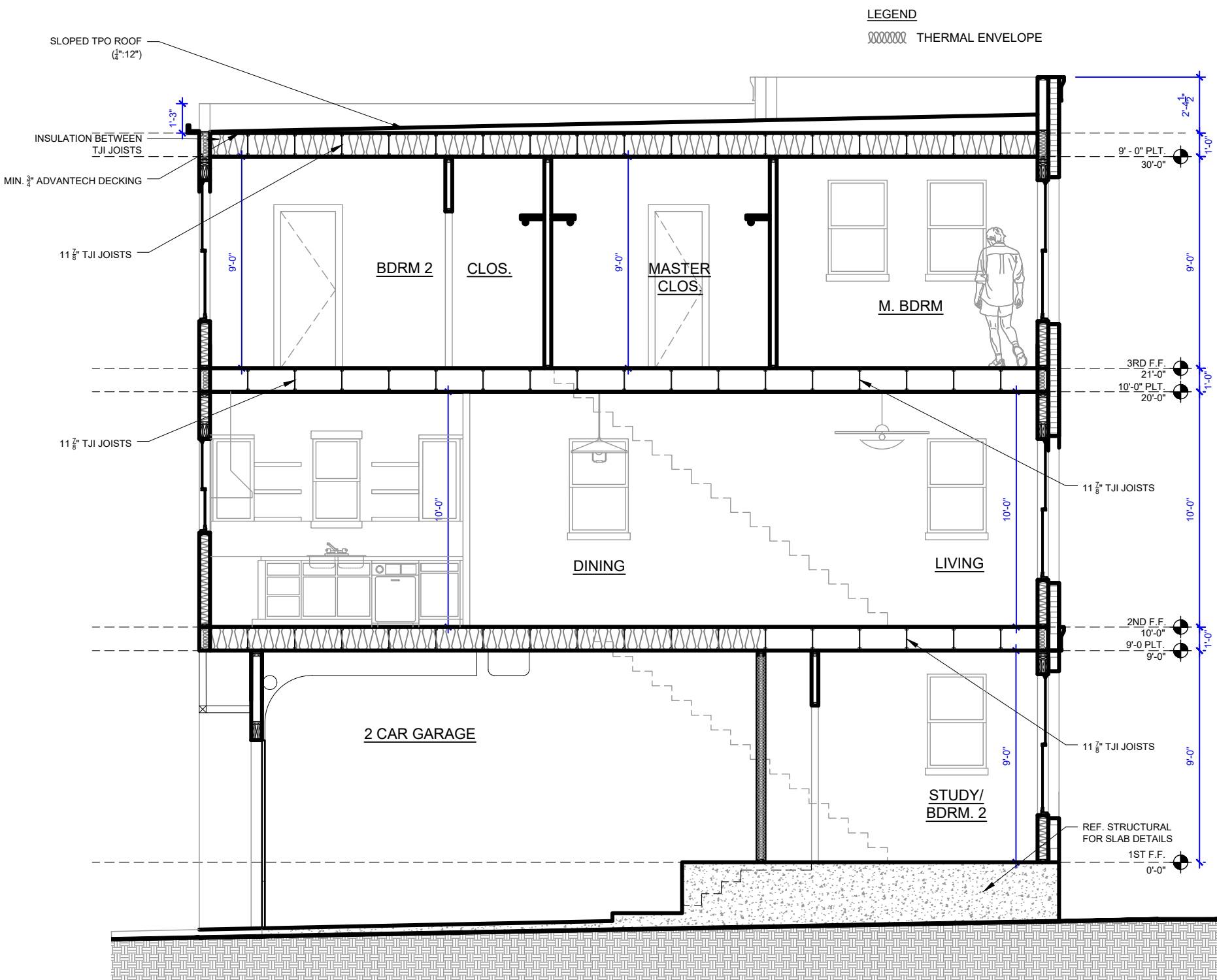
SHEET NO.



1 DUPLEX SECTION 1
3/16" = 1'-0" @ 24x18



2 DUPLEX SECTION 2
3/16" = 1'-0" @ 24x18



3 DUPLEX SECTION 3
3/16" = 1'-0" @ 24x18



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BLDG 1 - BLDG 6

04/22/20 HDRC SET

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REVISIONS
CHANGE
RA- HDRC SET 04/22/20

DATE 04/22/20
DRAWN BY RA

FLOOR PLAN -
LEVEL 01 & LEVEL 02

SHEET NO.

SQUARE FOOTAGE - BLDG 2 - UNIT A	
AREA	SQUARE FEET
1ST FLOOR LIVING	278
2ND FLOOR LIVING	715
3RD FLOOR LIVING	670
TOTAL LIVING	1663
GARAGE	390
PORTE-COCHERE	39
SLAB	707
TOTAL STRUCTURE	2092

SQUARE FOOTAGE - BLDG 2 - UNIT C	
AREA	SQUARE FEET
1ST FLOOR LIVING	277
2ND FLOOR LIVING	728
3RD FLOOR LIVING	667
TOTAL LIVING	1672
GARAGE	386
PORTE-COCHERE	43
SLAB	706
TOTAL STRUCTURE	2101

SQUARE FOOTAGE - BLDG 2 - UNIT B	
AREA	SQUARE FEET
1ST FLOOR LIVING	275
2ND FLOOR LIVING	715
3RD FLOOR LIVING	670
TOTAL LIVING	1660
GARAGE	396
PORTE-COCHERE	39
SLAB	710
BALCONIES	57
TOTAL STRUCTURE	2152

SQUARE FOOTAGE - BLDG 2 - UNIT D	
AREA	SQUARE FEET
1ST FLOOR LIVING	271
2ND FLOOR LIVING	705
3RD FLOOR LIVING	659
TOTAL LIVING	1635
GARAGE	390
PORTE-COCHERE	39
SLAB	700
BALCONIES	17
TOTAL STRUCTURE	2081

SQUARE FOOTAGE - BLDG 4 - UNIT A	
AREA	SQUARE FEET
1ST FLOOR LIVING	278
2ND FLOOR LIVING	715
3RD FLOOR LIVING	670
TOTAL LIVING	1663
GARAGE	390
PORTE-COCHERE	39
SLAB	707
TOTAL STRUCTURE	2092

SQUARE FOOTAGE - BLDG 4 - UNIT C	
AREA	SQUARE FEET
1ST FLOOR LIVING	277
2ND FLOOR LIVING	728
3RD FLOOR LIVING	667
TOTAL LIVING	1672
GARAGE	386
PORTE-COCHERE	43
SLAB	706
TOTAL STRUCTURE	2101

SQUARE FOOTAGE - BLDG 4 - UNIT B	
AREA	SQUARE FEET
1ST FLOOR LIVING	271
2ND FLOOR LIVING	705
3RD FLOOR LIVING	659
TOTAL LIVING	1635
GARAGE	390
PORTE-COCHERE	39
SLAB	700
BALCONIES	17
TOTAL STRUCTURE	2081

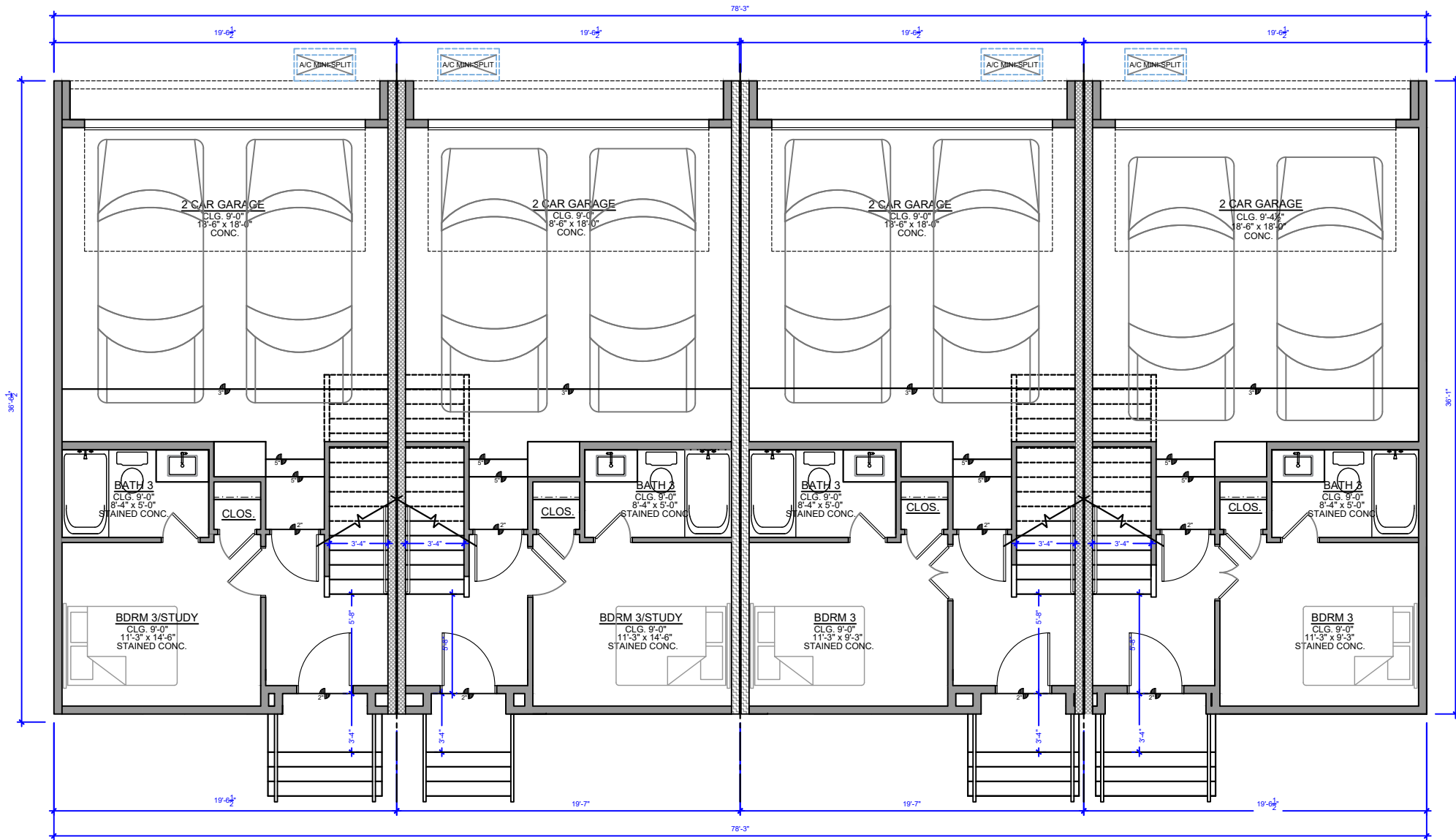
SQUARE FOOTAGE - BLDG 4 - UNIT D	
AREA	SQUARE FEET
1ST FLOOR LIVING	284
2ND FLOOR LIVING	731
3RD FLOOR LIVING	674
TOTAL LIVING	1689
GARAGE	386
PORTE-COCHERE	43
SLAB	713
TOTAL STRUCTURE	2118

SQUARE FOOTAGE - BLDG 6 - UNIT A	
AREA	SQUARE FEET
1ST FLOOR LIVING	269
2ND FLOOR LIVING	721
3RD FLOOR LIVING	675
TOTAL LIVING	1665
GARAGE	396
PORTE-COCHERE	39
SLAB	704
TOTAL STRUCTURE	2100

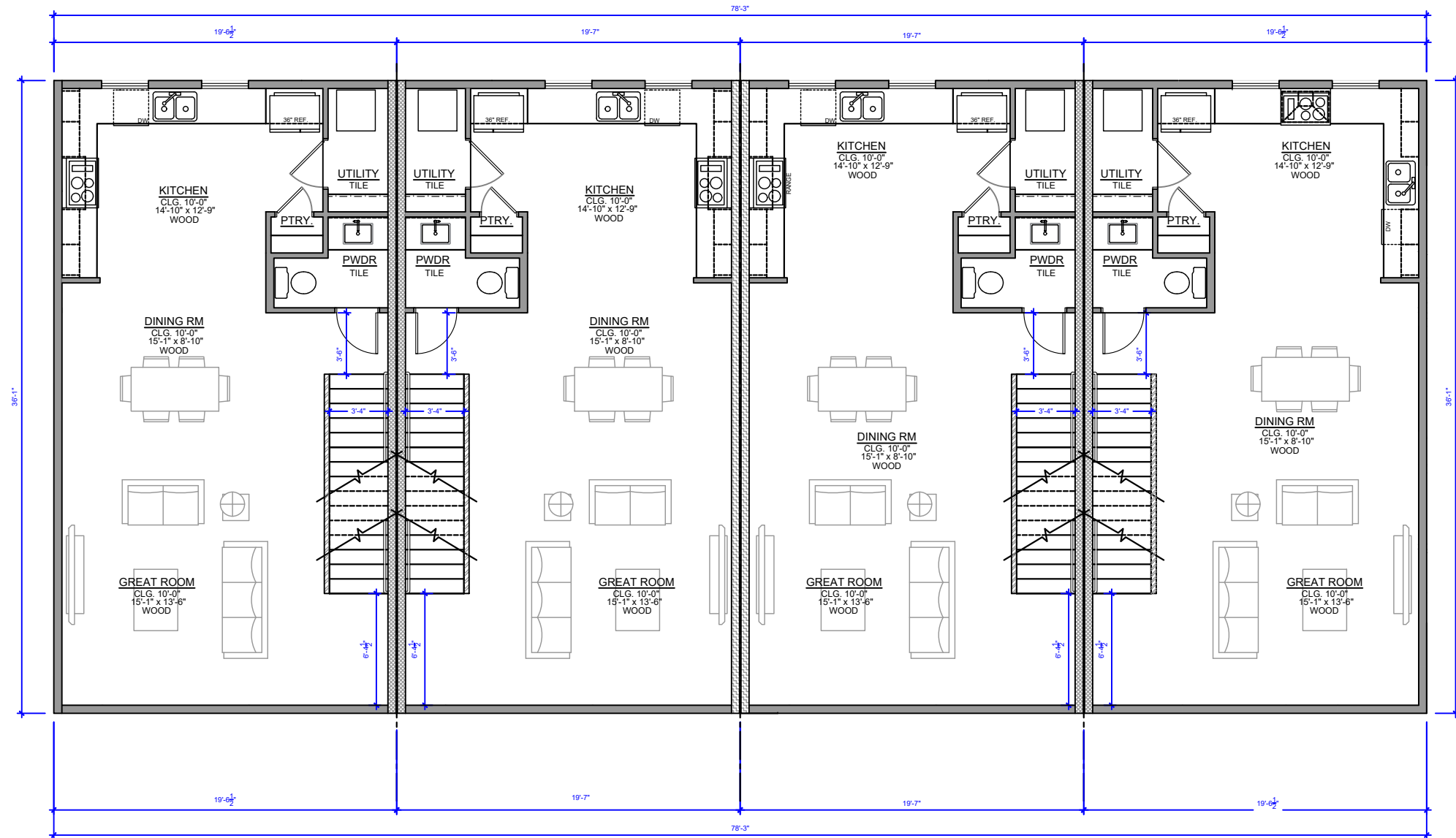
SQUARE FOOTAGE - BLDG 6 - UNIT C	
AREA	SQUARE FEET
1ST FLOOR LIVING	273
2ND FLOOR LIVING	733
3RD FLOOR LIVING	670
TOTAL LIVING	1676
GARAGE	396
PORTE-COCHERE	39
SLAB	708
TOTAL STRUCTURE	2111

SQUARE FOOTAGE - BLDG 6 - UNIT B	
AREA	SQUARE FEET
1ST FLOOR LIVING	265
2ND FLOOR LIVING	705
3RD FLOOR LIVING	659
TOTAL LIVING	1629
GARAGE	396
PORTE-COCHERE	39
SLAB	700
TOTAL STRUCTURE	2064

SQUARE FOOTAGE - BLDG 6 - UNIT D	
AREA	SQUARE FEET
1ST FLOOR LIVING	275
2ND FLOOR LIVING	715
3RD FLOOR LIVING	670
TOTAL LIVING	1660
GARAGE	396
PORTE-COCHERE	39
SLAB	710
BALCONIES	57
TOTAL STRUCTURE	2152



1 FLOOR PLAN - LEVEL 01
1/8" = 1'=0" @ 24x18

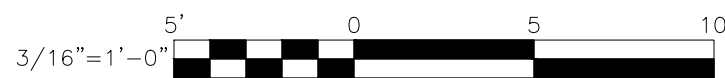


2 FLOOR PLAN - LEVEL 02
1/8" = 1'=0" @ 24x18

****FENESTRATION & BRICK
PLACEMENT VARY PER
UNIT. SEE ELEVATIONS FOR
CLARIFICATION.**

- TYP. FRAMED WALL
- PRE-CAST CONCRETE
- BRICK
- U344 FIREWALL
(SEE SHEET 12
FOR DETAIL)
- U341 FIREWALL
(SEE SHEET 12
FOR DETAIL)

3 WALL HATCH LEGEND
NTS





TERRAMARK
URBAN HOMES
905 N. PINE ST.
SAN ANTONIO, TX 78202

CITY CENTER
DUPLEXES & FOURPLEXES
BLDG 1 - BLDG 6

04/22/20 HDRC SET

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CHANGE

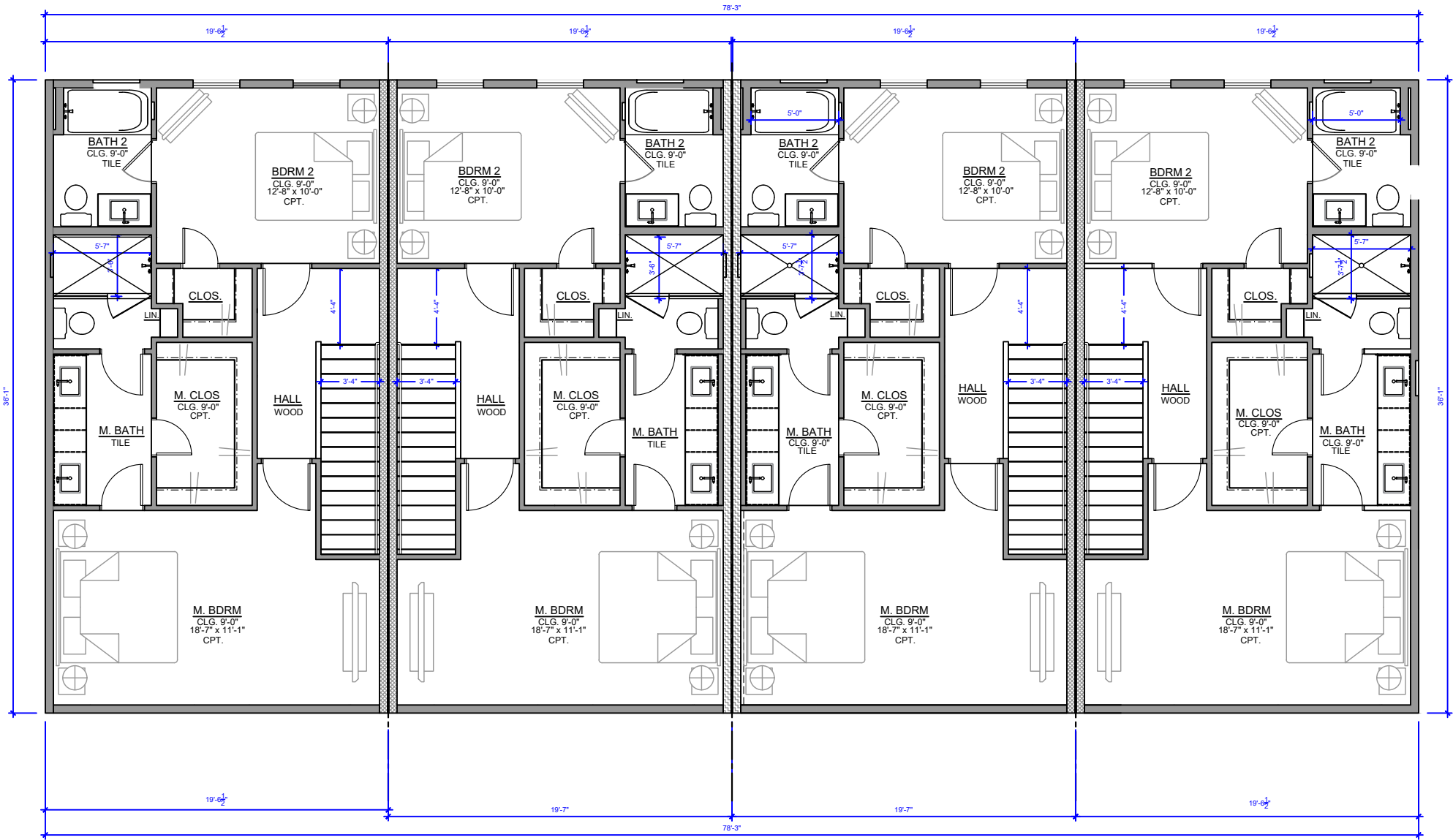
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DATE 04/22/20

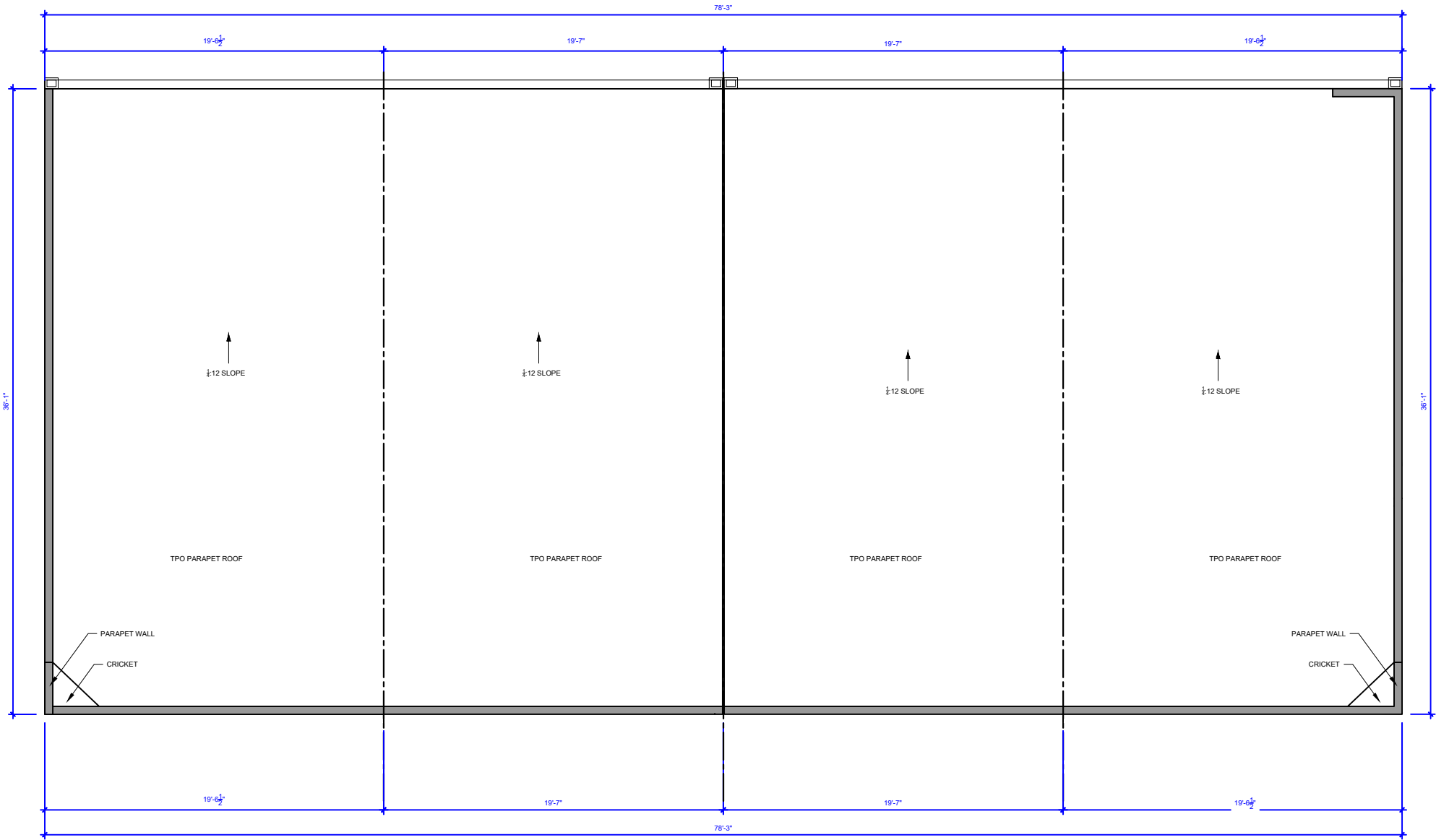
DRAWN BY RA

FLOOR PLAN -
LEVEL 03 & ROOF PLAN

SHEET NO.



1 FLOOR PLAN - LEVEL 03
1/8" = 1'=0" @ 24x18

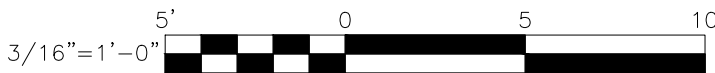


2 ROOF PLAN
1/8" = 1'=0" @ 24x18

**FENESTRATION & BRICK
PLACEMENT VARY PER
UNIT. SEE ELEVATIONS FOR
CLARIFICATION.

- TYP. FRAMED WALL
- PRE-CAST CONCRETE
- BRICK
- U344 FIREWALL
(SEE SHEET 12
FOR DETAIL)
- U341 FIREWALL
(SEE SHEET 12
FOR DETAIL)

3 WALL HATCH LEGEND
NTS





TERRAMARK
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SAN ANTONIO, TX 78202

CITY CENTER
DUPLEXES & FOURPLEXES
BLDG 1 - BLDG 6

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REVISIONS	
CHANGE	
RA- HDRC SET	04/22/20

DATE **04/22/20**
DRAWN BY **RA**

FRONT & LEFT
ELEVATION

BLDG 1

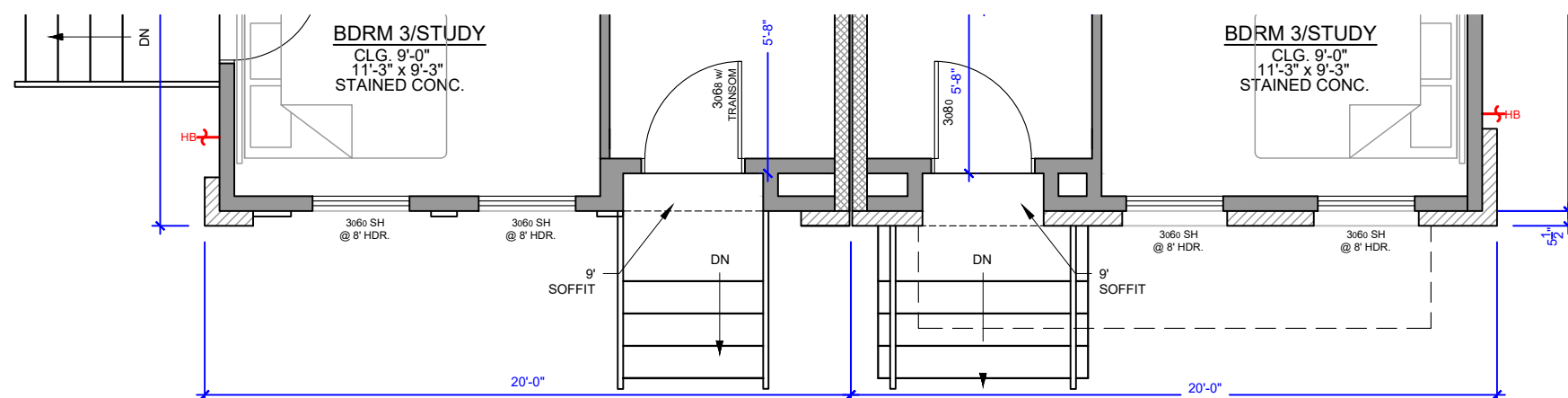
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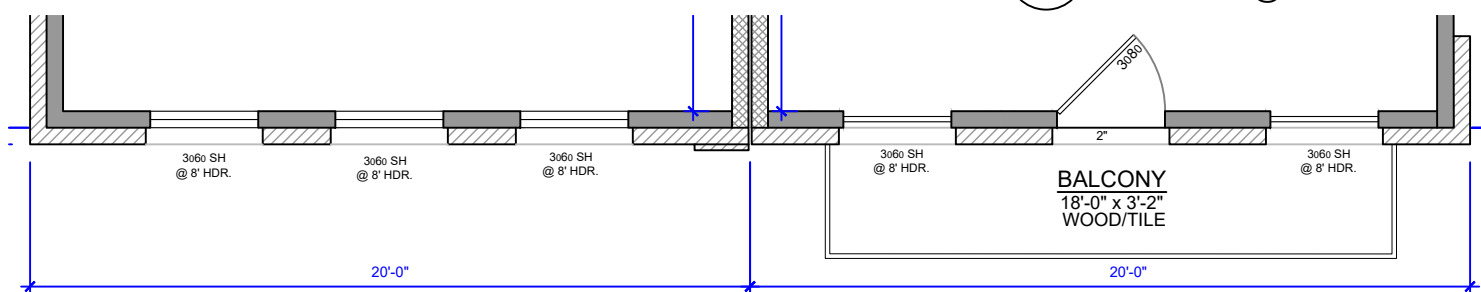
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H

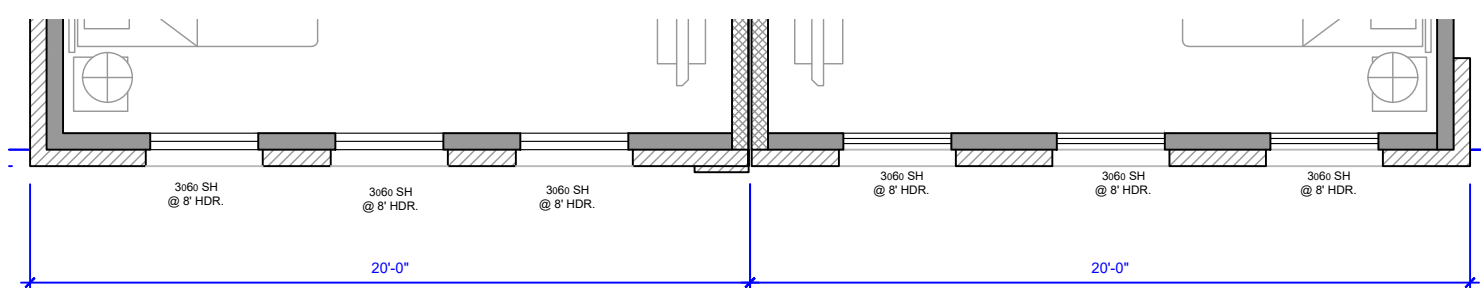
1 FRONT ELEVATION
3/16" = 1'=0" @ 24x18



2 FRONT WALL PLAN - LEVEL 01
3/16" = 1'=0" @ 24x18



3 FRONT WALL PLAN - LEVEL 02
3/16" = 1'=0" @ 24x18

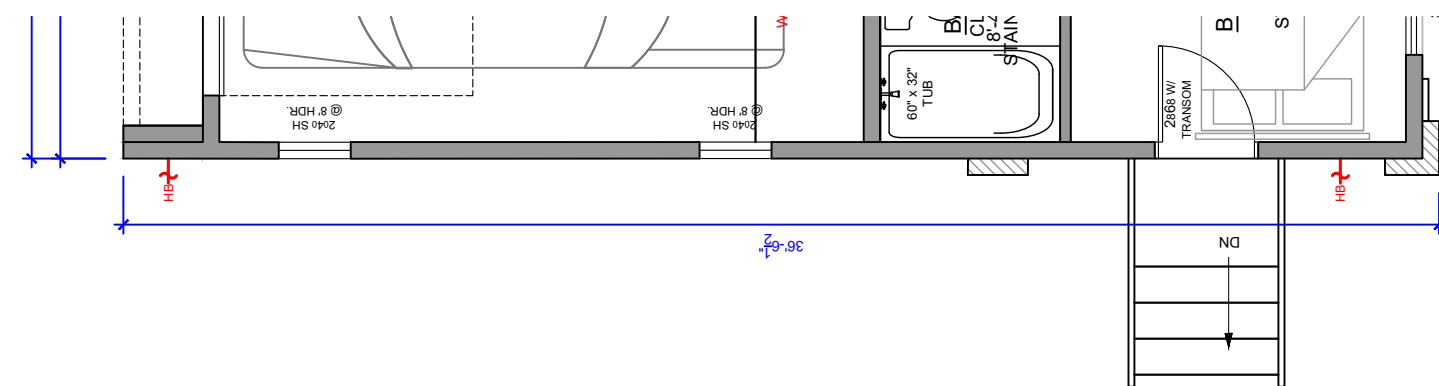


4 FRONT WALL PLAN - LEVEL 03
3/16" = 1'=0" @ 24x18

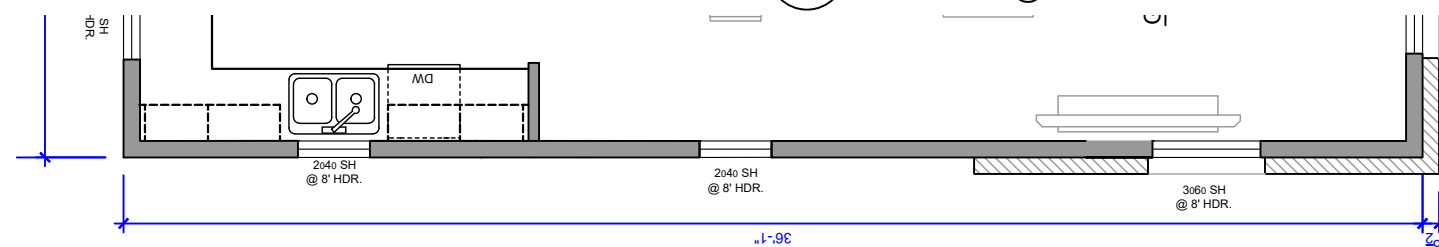


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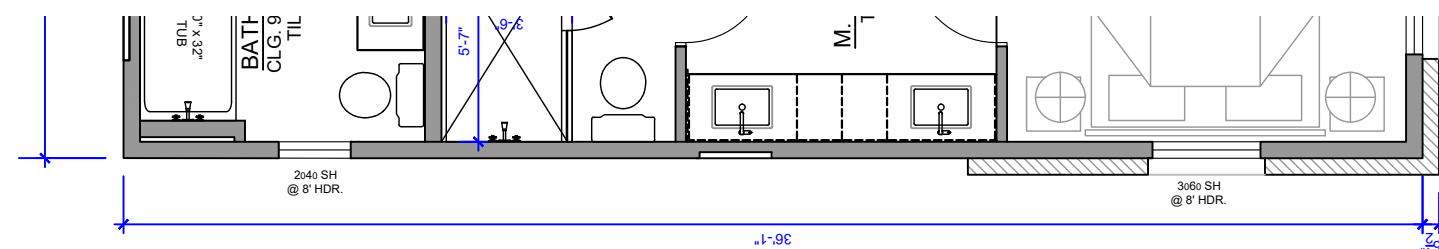
5 LEFT ELEVATION
3/16" = 1'=0" @ 24x18



6 LEFT WALL PLAN - LEVEL 01
3/16" = 1'=0" @ 24x18



7 LEFT WALL PLAN - LEVEL 02
3/16" = 1'=0" @ 24x18



8 LEFT WALL PLAN - LEVEL 03
3/16" = 1'=0" @ 24x18





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CITY CENTER
DUPLEXES & FOURPLEXES
BLDG 1 - BLDG 6

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RA- HDRC SET 04/22/20

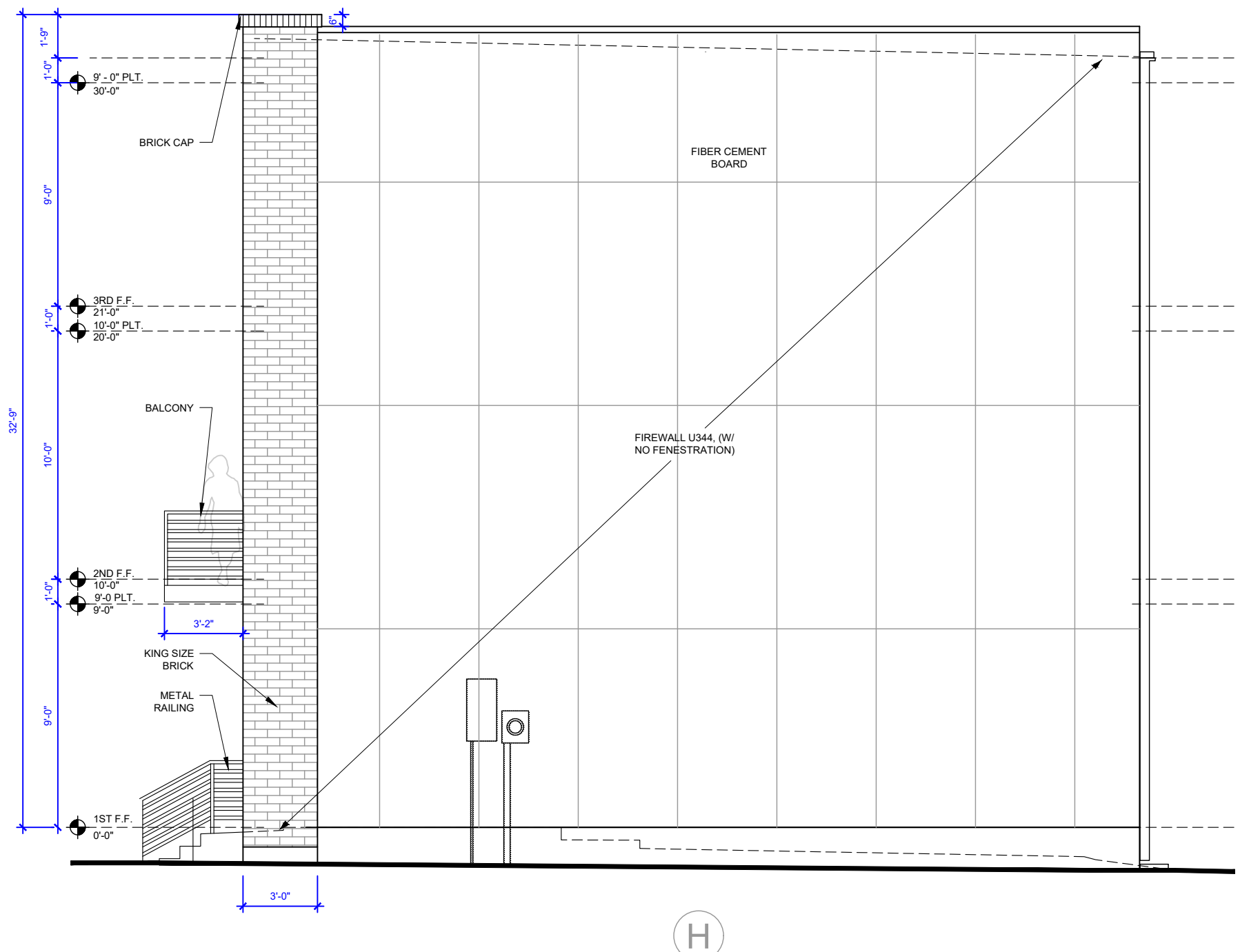
DATE 04/22/20
DRAWN BY RA
REAR AND RIGHT ELEVATION

BLDG 1

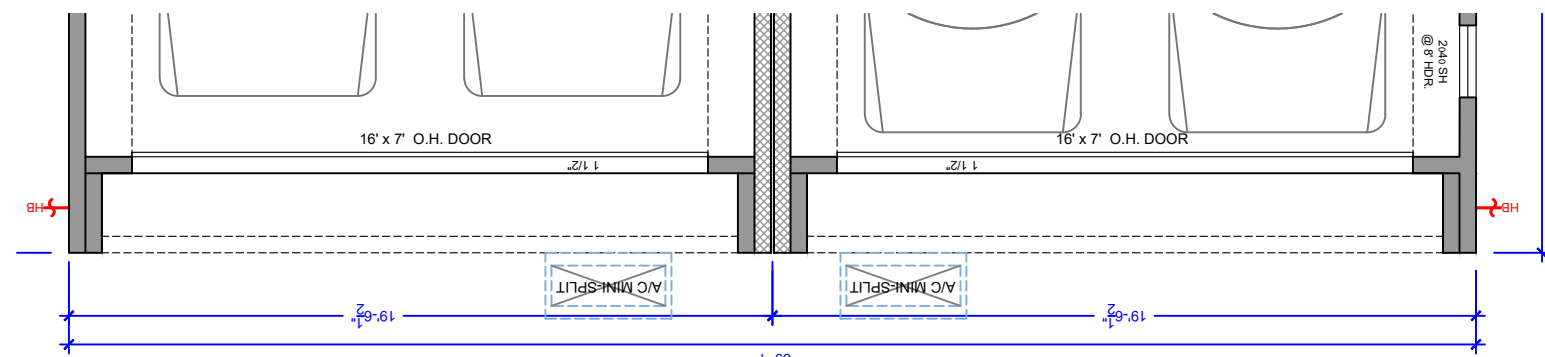
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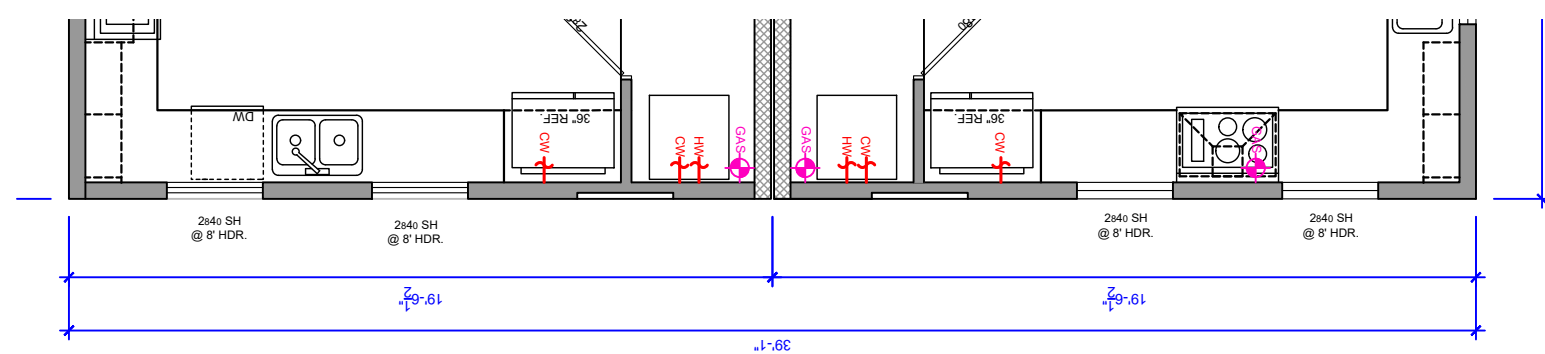
1 REAR ELEVATION
3/16" = 1'=0" @ 24x18



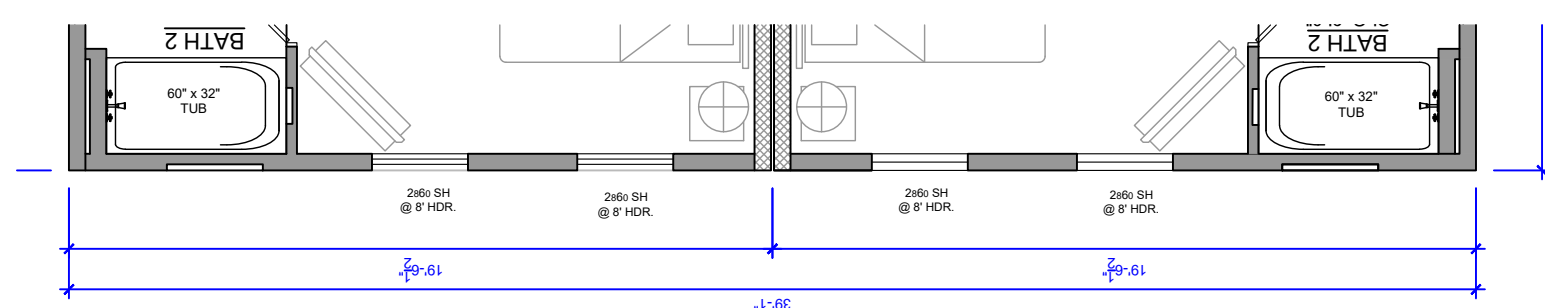
5 RIGHT ELEVATION
3/16" = 1'=0" @ 24x18



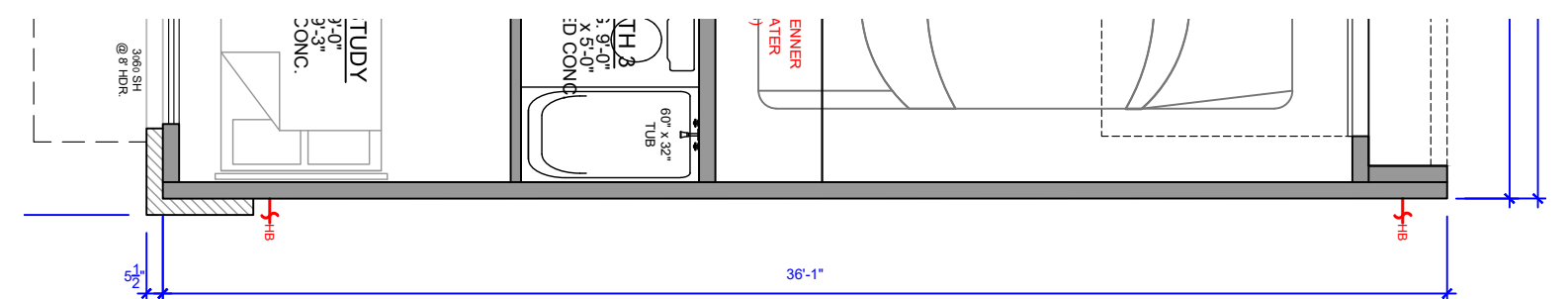
2 REAR WALL PLAN - LEVEL 01
3/16" = 1'=0" @ 24x18



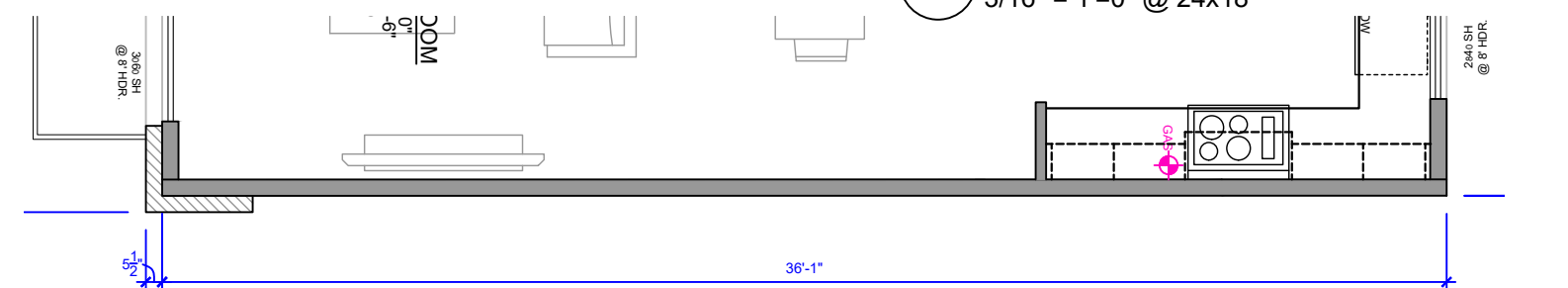
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3/16" = 1'=0" @ 24x18



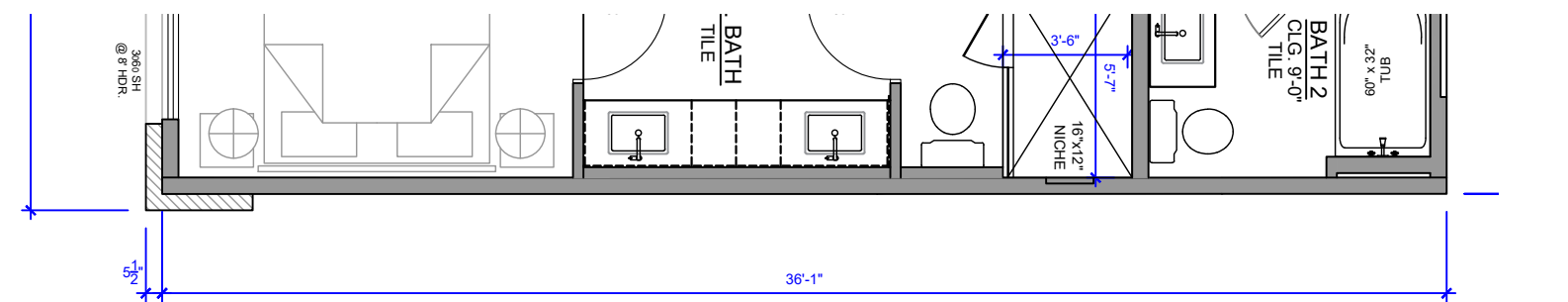
4 REAR WALL PLAN - LEVEL 03
3/16" = 1'=0" @ 24x18



6 RIGHT WALL PLAN - LEVEL 01
3/16" = 1'=0" @ 24x18



7 RIGHT WALL PLAN - LEVEL 02
3/16" = 1'=0" @ 24x18



8 RIGHT WALL PLAN - LEVEL 03
3/16" = 1'=0" @ 24x18





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URBAN HOMES
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SAN ANTONIO, TX 78202

CITY CENTER
DUPLEXES & FOURPLEXES
BLDG 1 - BLDG 6

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REVISIONS

CHANGE

RA- HDRC SET

04/22/20

DATE **04/22/20**

DRAWN BY **RA**

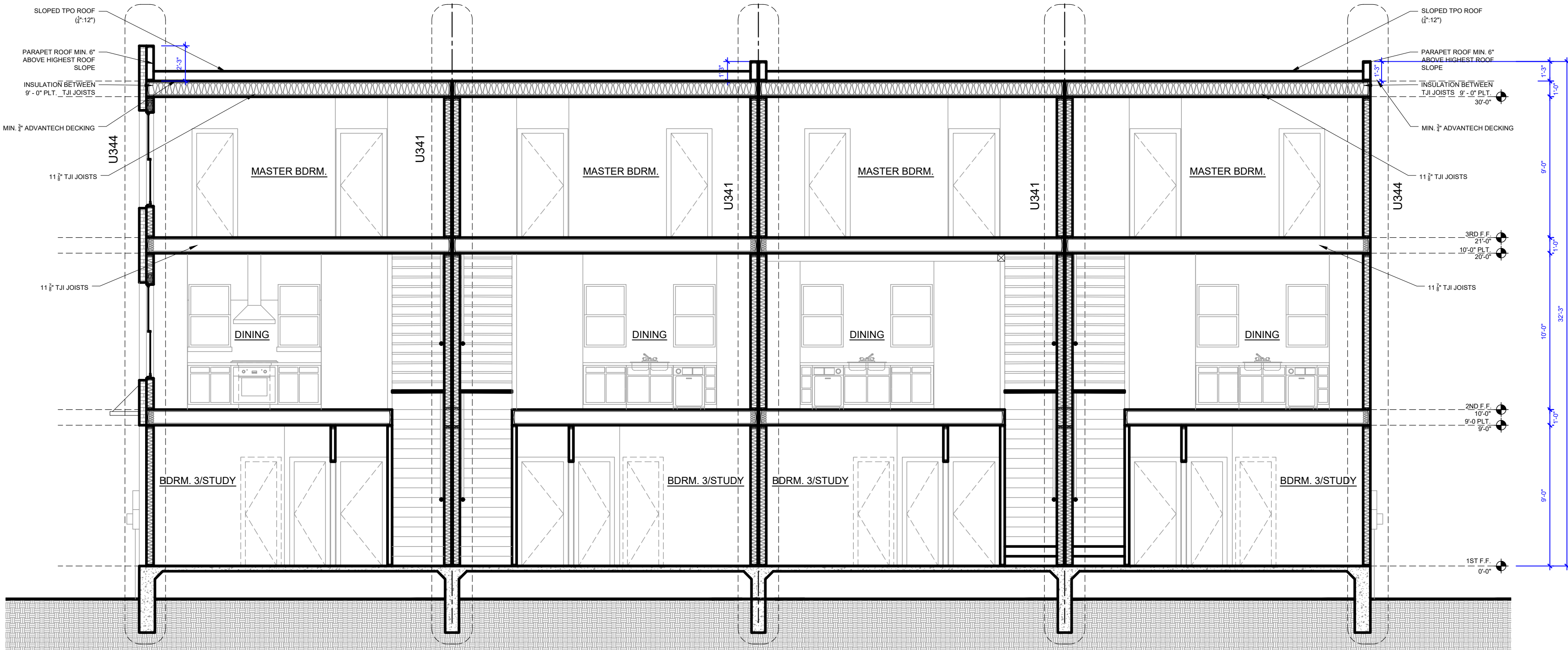
FRONT ELEVATION
& FOURPLEX SECTION

BLDG 2

SHEET NO.



1 FRONT ELEVATION
3/16" = 1'-0" @ 24x18



2 FOURPLEX SECTION
3/16" = 1'-0" @ 24x18

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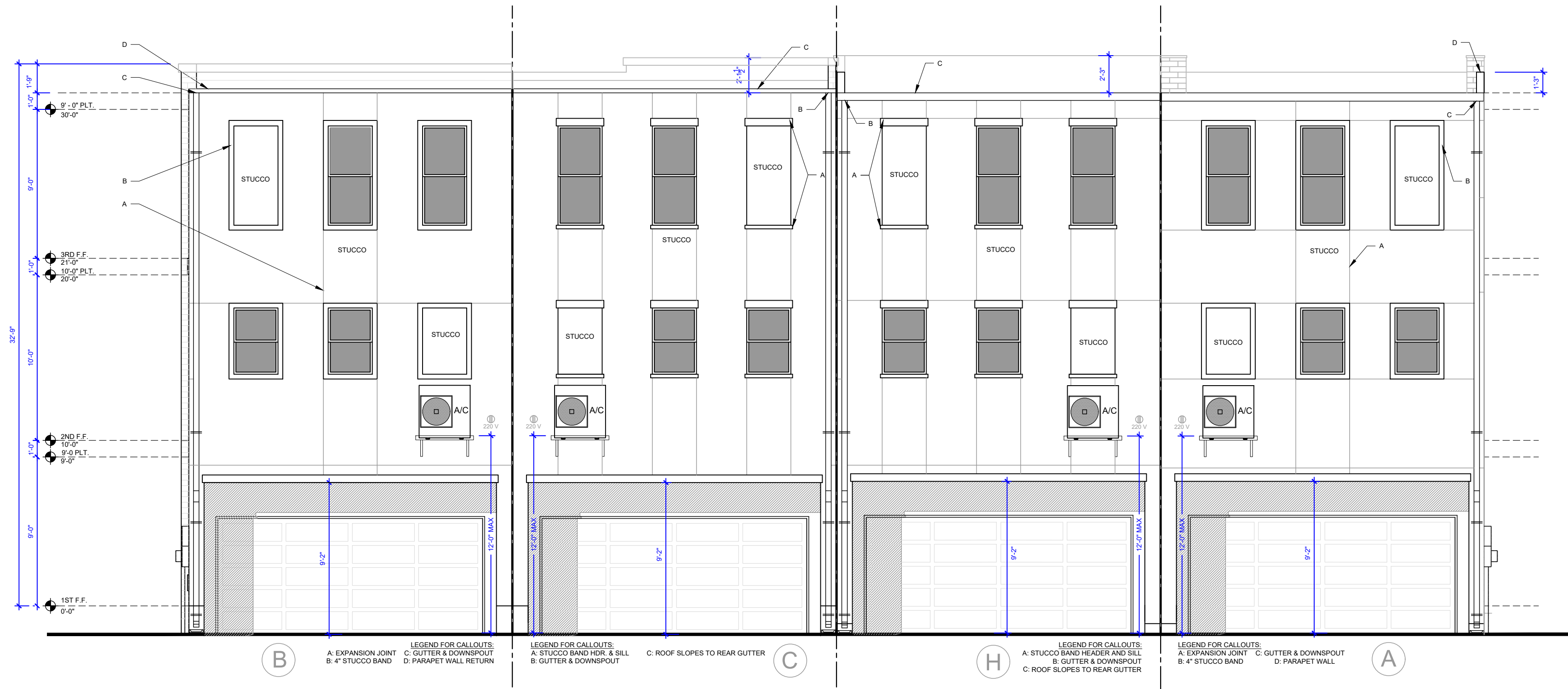
REVISIONS	
CHANGE	
RA- HDRC SET	04/22/20

DATE **04/22/20**
DRAWN BY **RA**

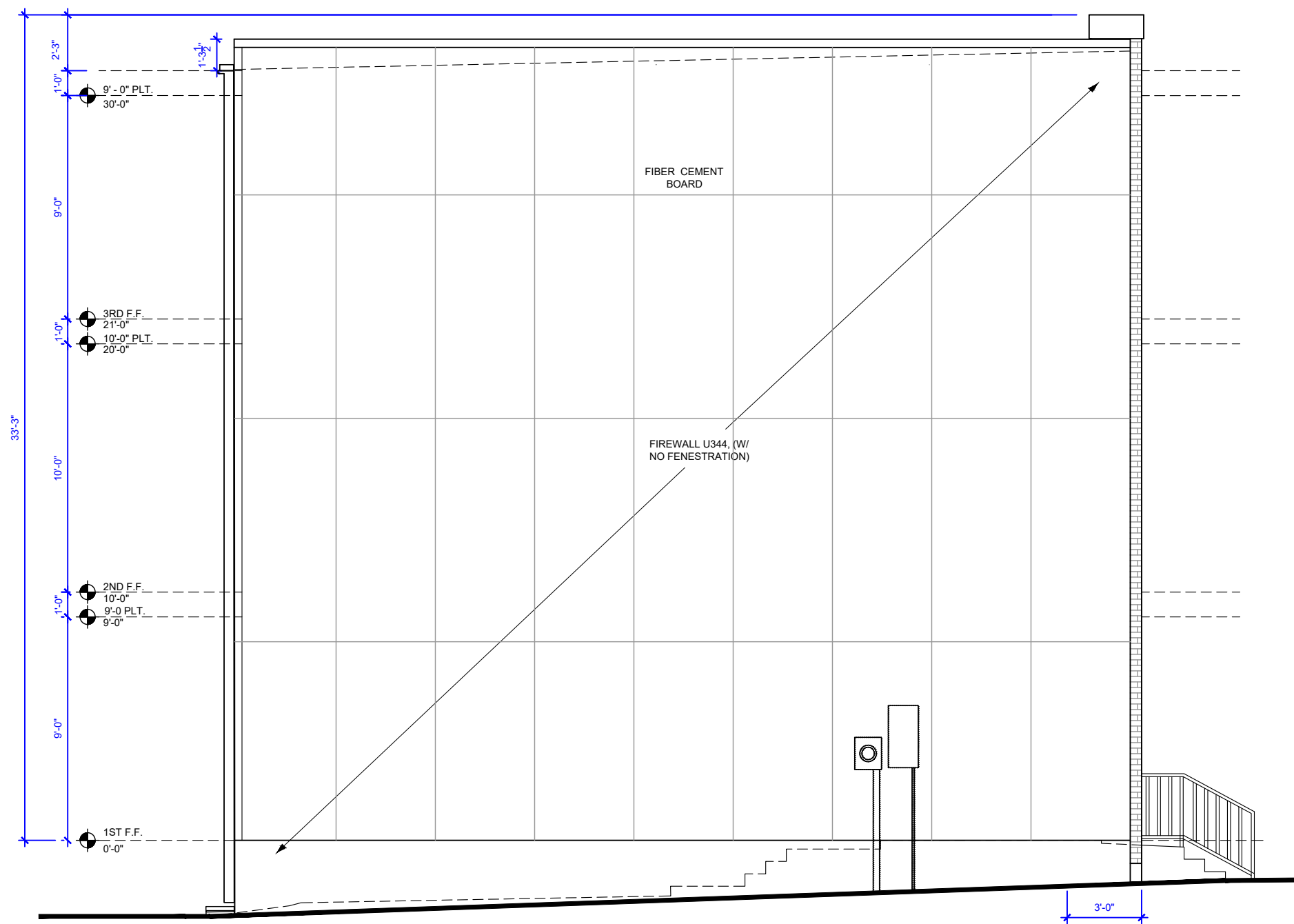
FRONT ELEVATION
& FOURPLEX SECTION

BLDG 2

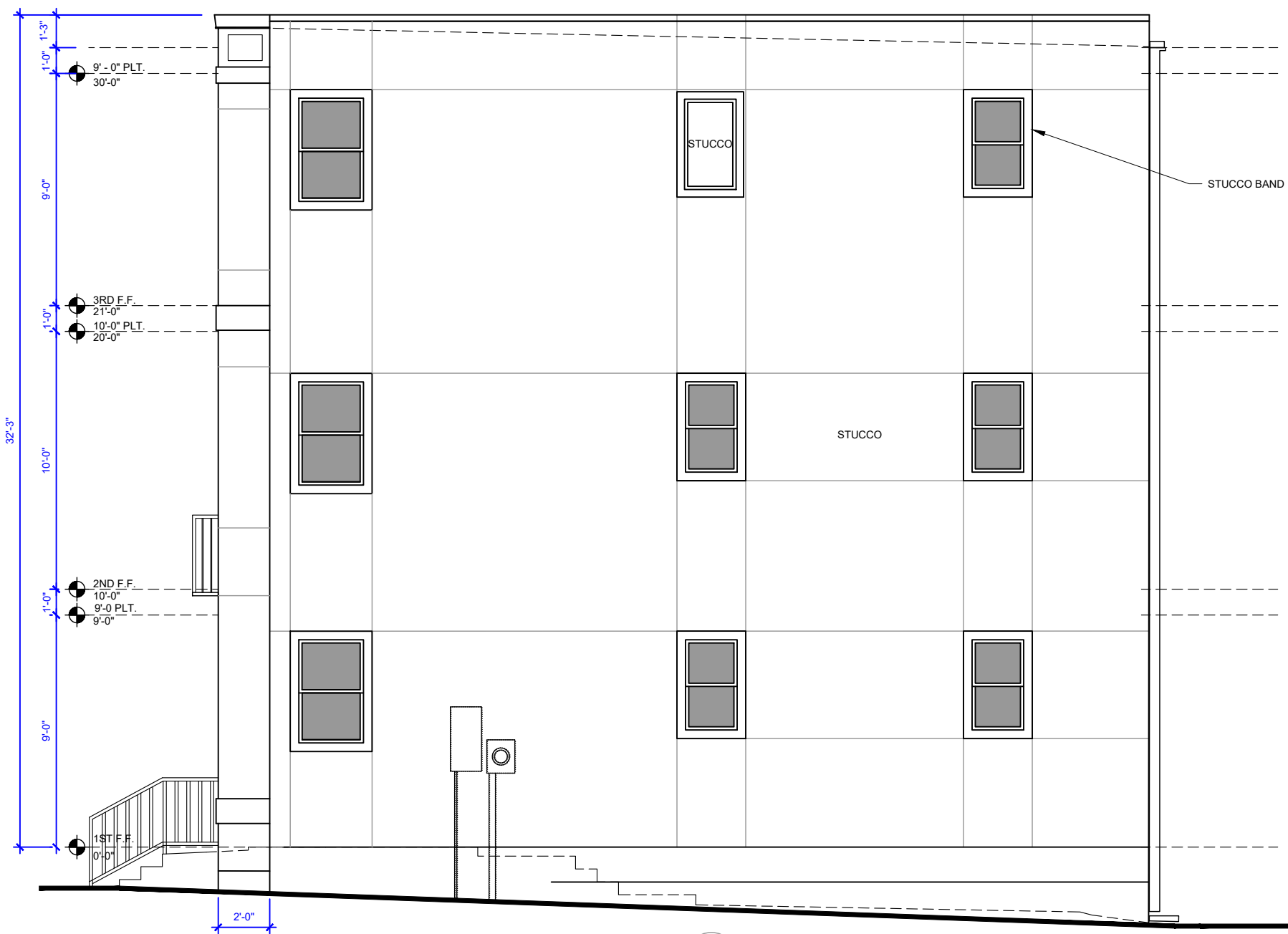
SHEET NO.



1 REAR ELEVATION
3/16" = 1'=0" @ 24x18



2 LEFT ELEVATION
3/16" = 1'=0" @ 24x18



2 RIGHT ELEVATION
3/16" = 1'=0" @ 24x18



TERRAMARK
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SAN ANTONIO, TX 78202

CITY CENTER
DUPLEXES & FOURPLEXES
BLDG 1 - BLDG 6

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REVISIONS

CHANGE

RA- HDRC SET

04/22/20

DATE **04/22/20**

DRAWN BY **RA**

FRONT & LEFT
ELEVATION

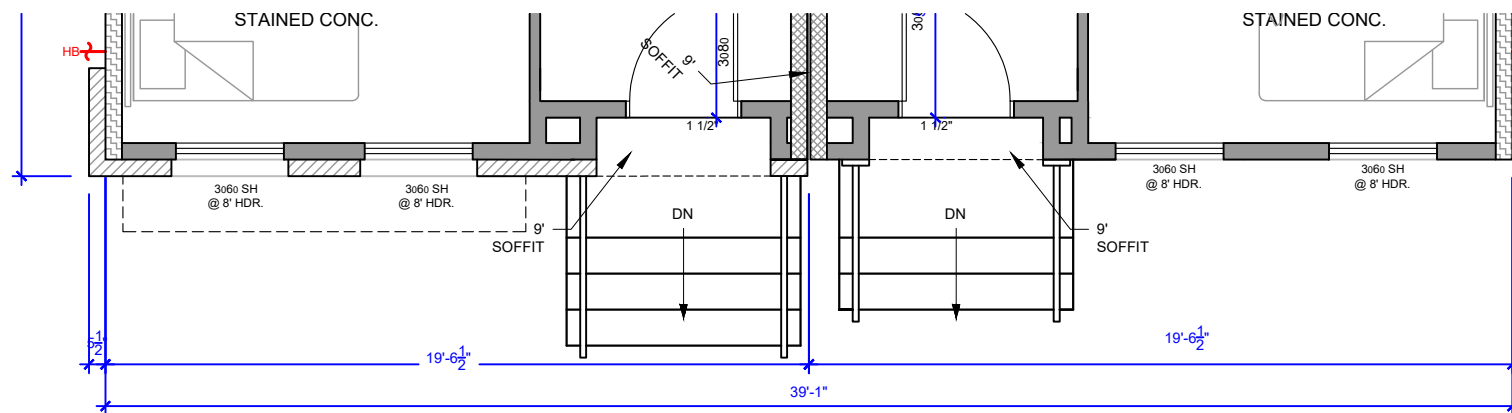
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SHEET NO.

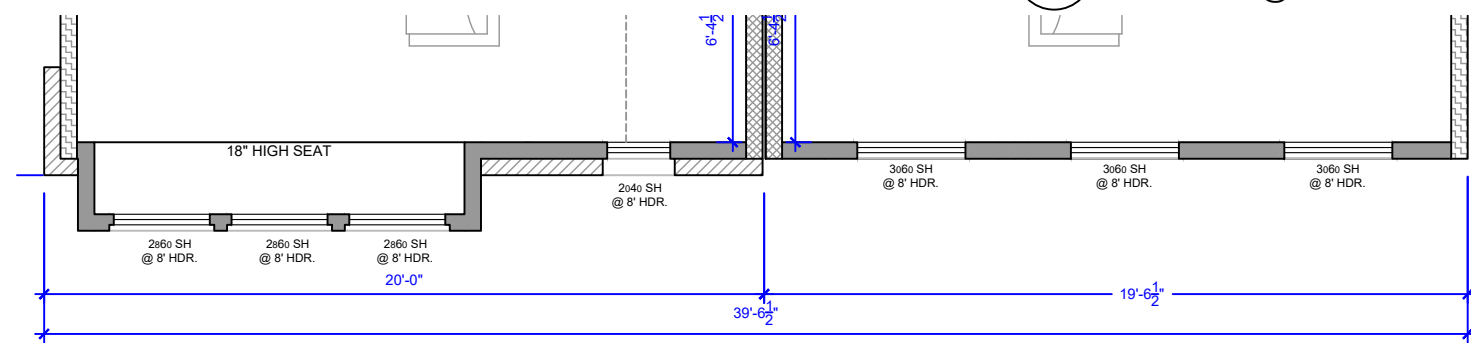
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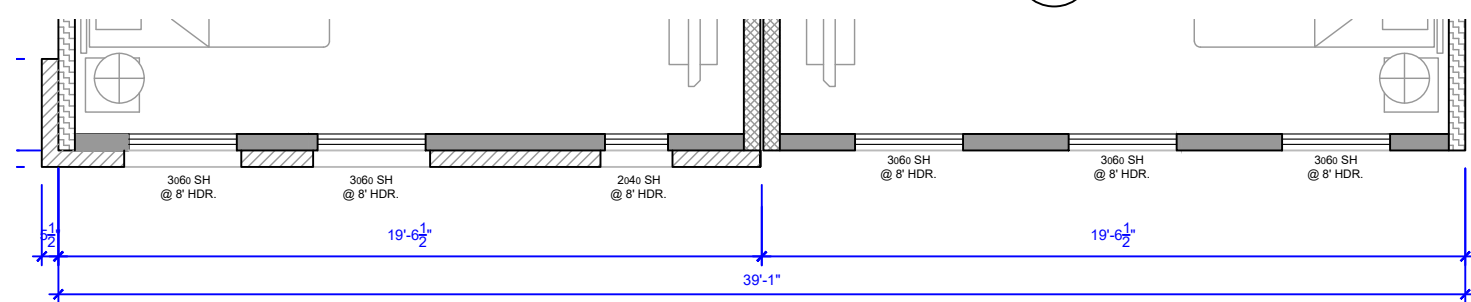
1 FRONT ELEVATION
3/16" = 1'-0" @ 24x18



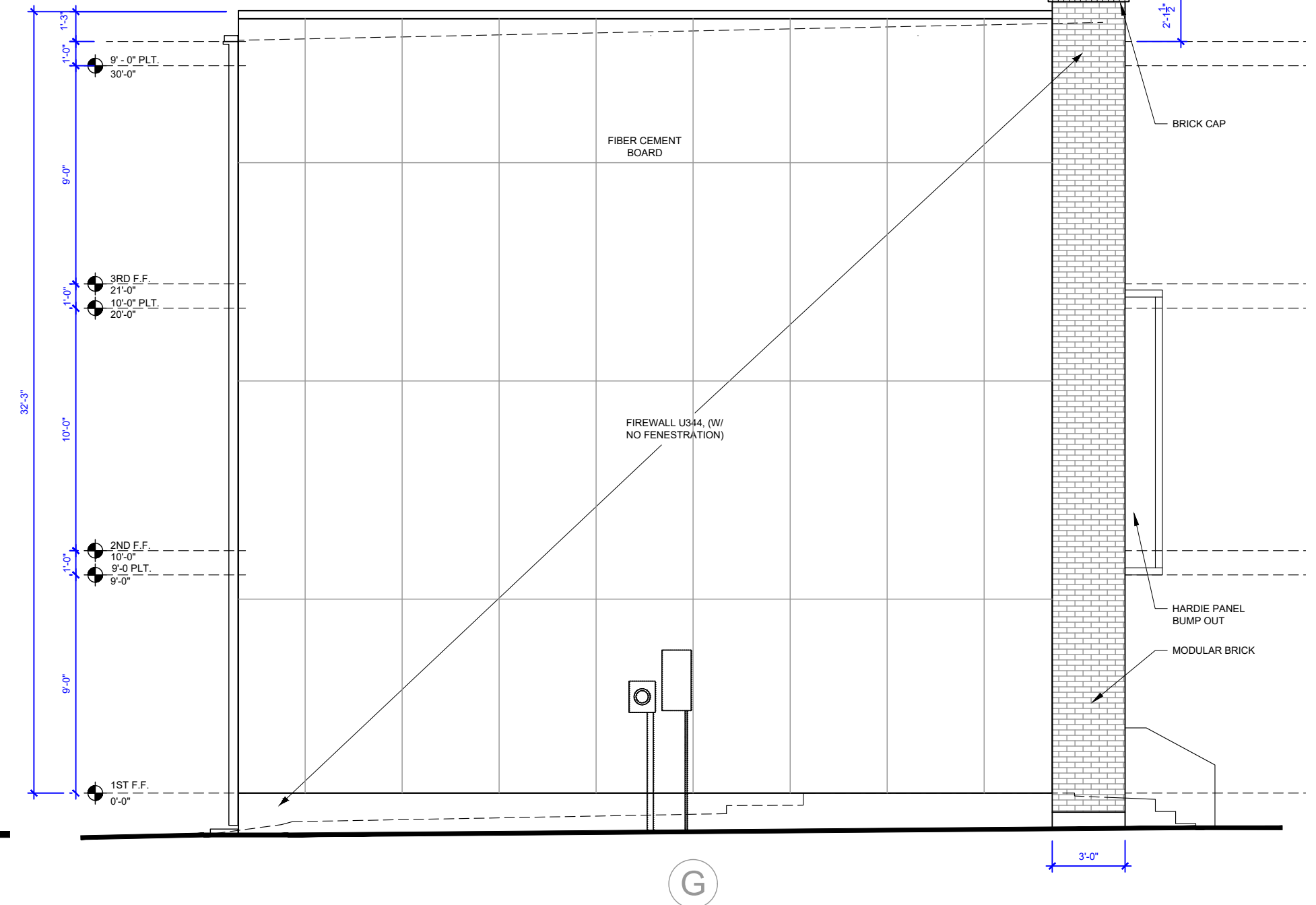
2 FRONT WALL PLAN - LEVEL 01
3/16" = 1'-0" @ 24x18



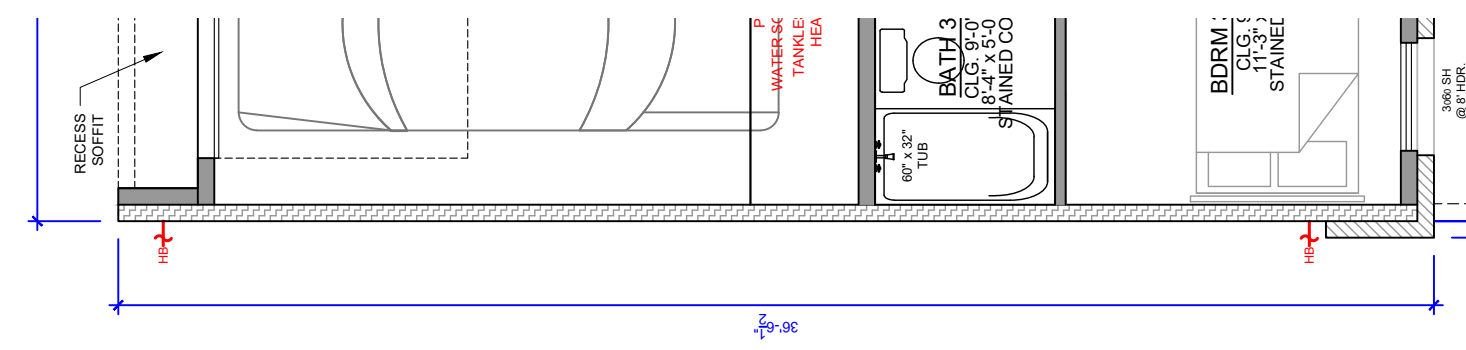
3 FRONT WALL PLAN - LEVEL 02
3/16" = 1'-0" @ 24x18



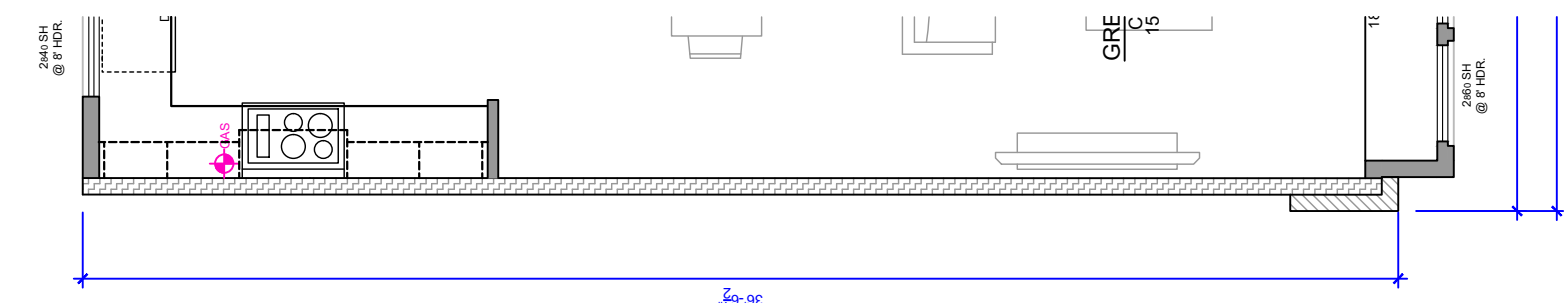
4 FRONT WALL PLAN - LEVEL 03
3/16" = 1'-0" @ 24x18



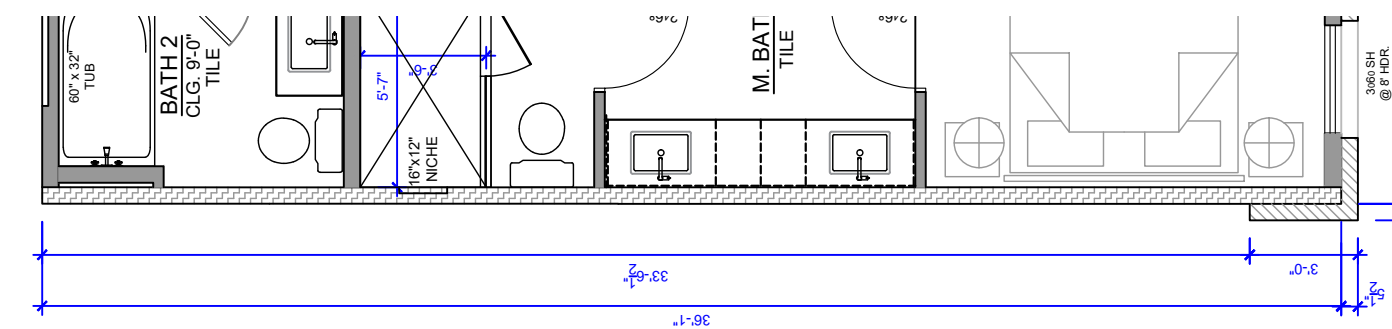
5 LEFT ELEVATION
3/16" = 1'-0" @ 24x18



6 LEFT WALL PLAN - LEVEL 01
3/16" = 1'-0" @ 24x18



7 LEFT WALL PLAN - LEVEL 02
3/16" = 1'-0" @ 24x18



8 LEFT WALL PLAN - LEVEL 03
3/16" = 1'-0" @ 24x18





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CITY CENTER
DUPLEXES & FOURPLEXES
BLDG 1 - BLDG 6

04/22/20 HDRC SET

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REVISIONS
CHANGE
RA- HDRC SET 04/22/20

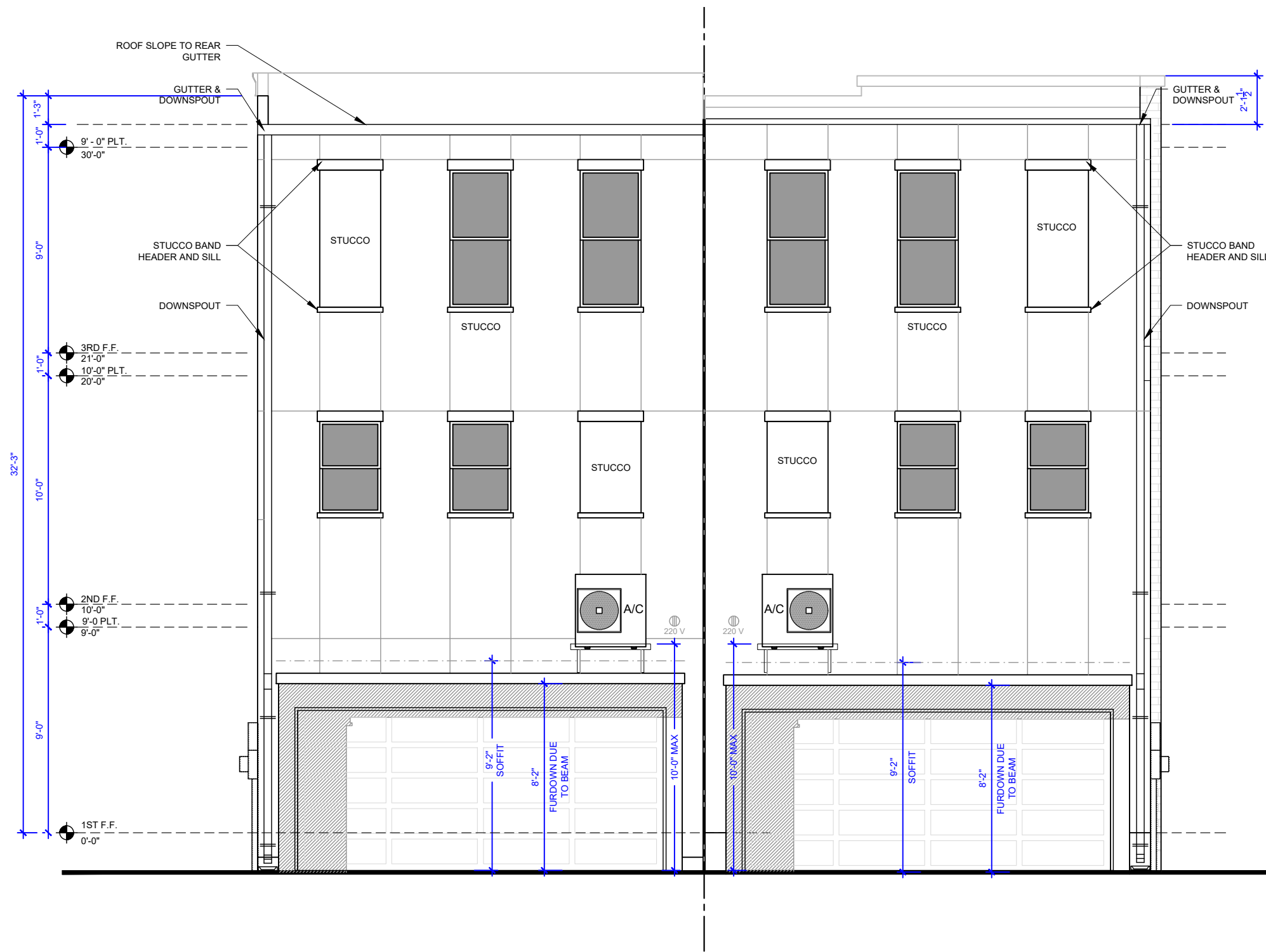
DATE 04/22/20
DRAWN BY RA

REAR AND RIGHT ELEVATION

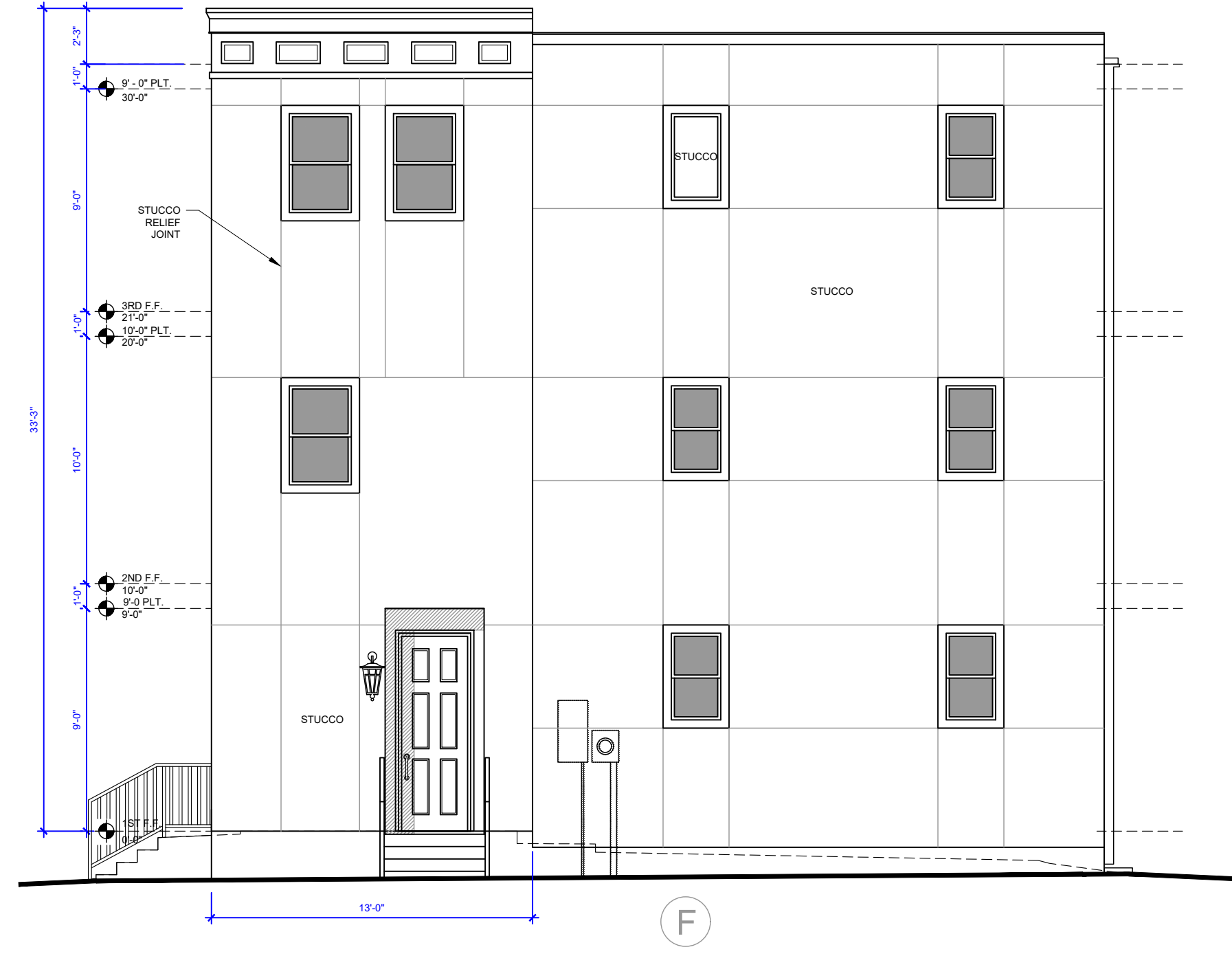
BLDG 3

SHEET NO.

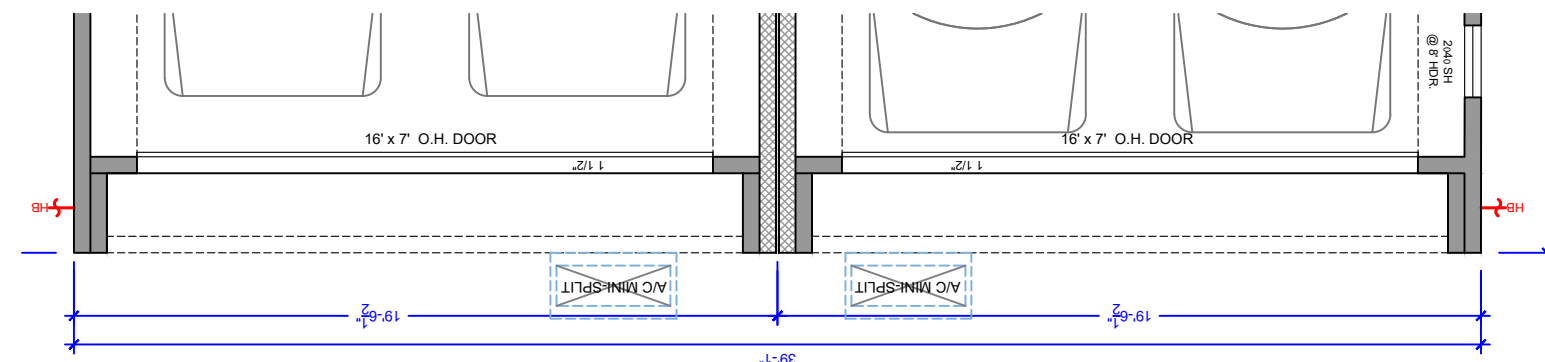
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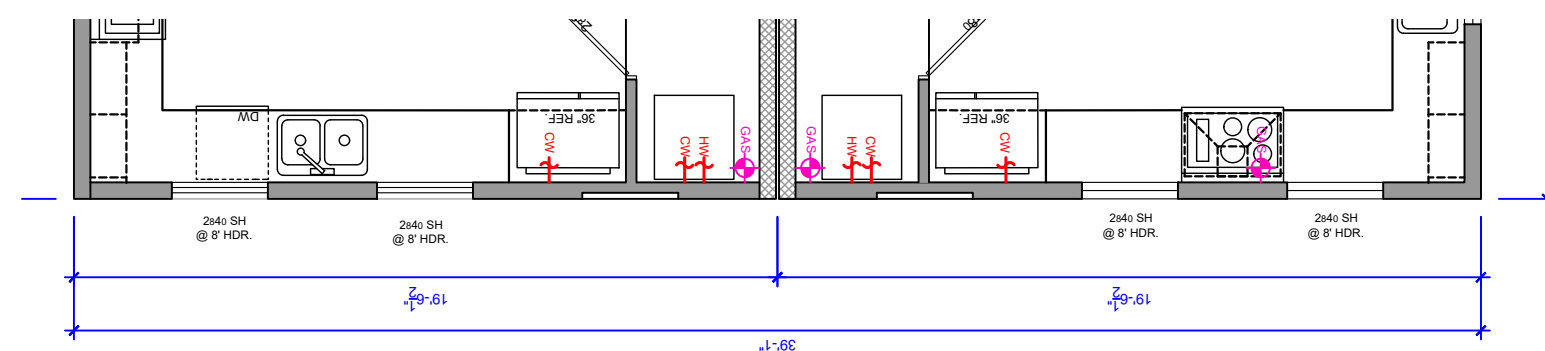
1 REAR ELEVATION
3/16" = 1'-0" @ 24x18



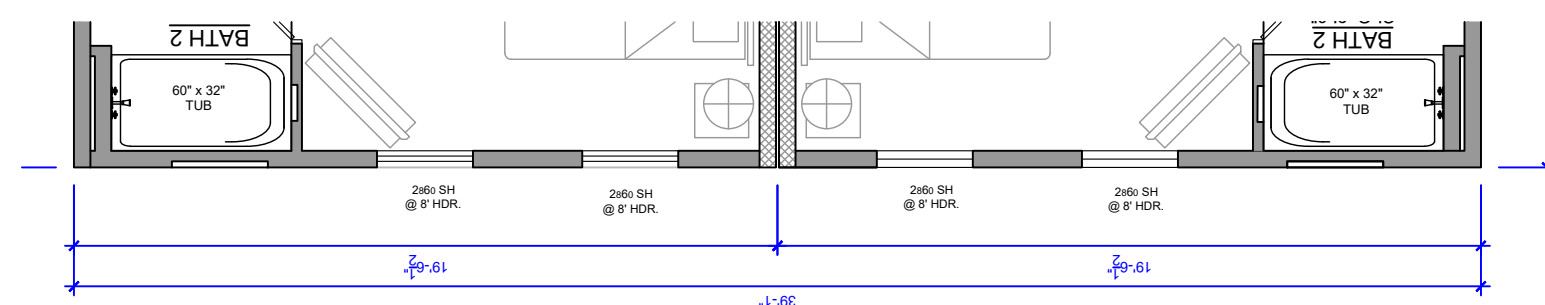
5 RIGHT ELEVATION
3/16" = 1'-0" @ 24x18



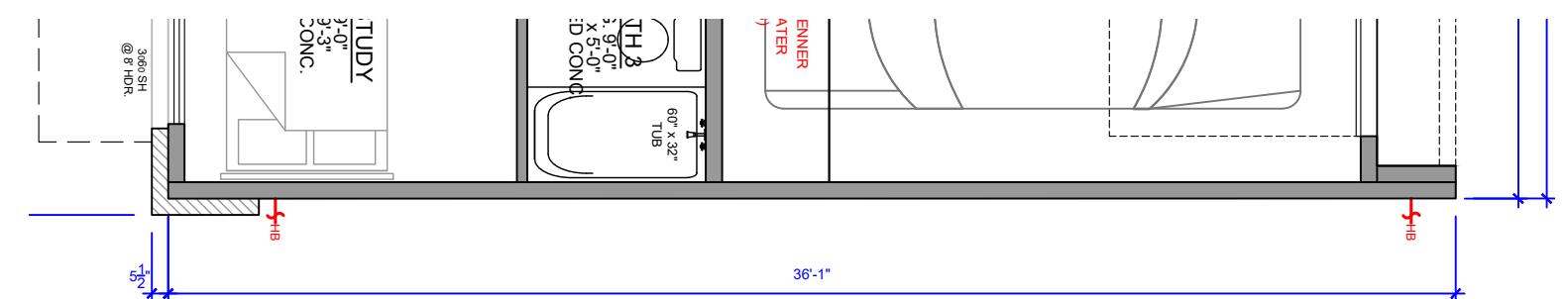
2 REAR WALL PLAN - LEVEL 01
3/16" = 1'-0" @ 24x18



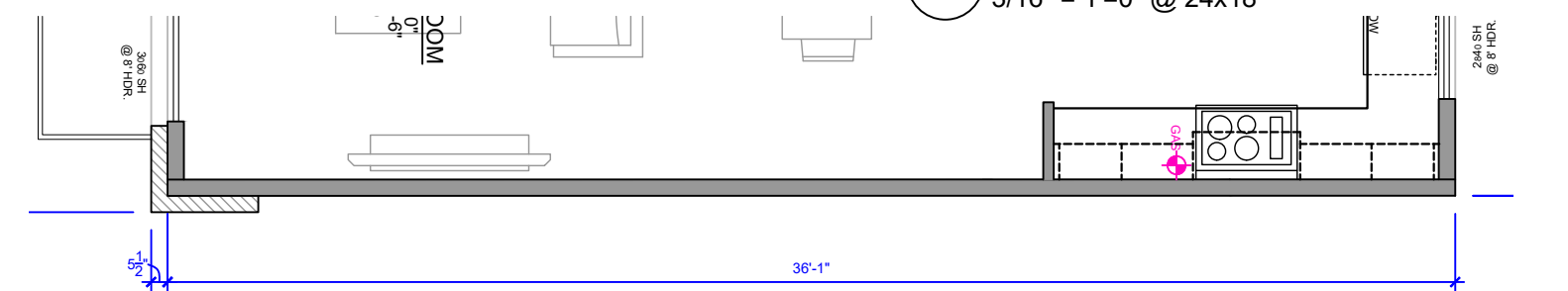
3 REAR WALL PLAN - LEVEL 02
3/16" = 1'-0" @ 24x18



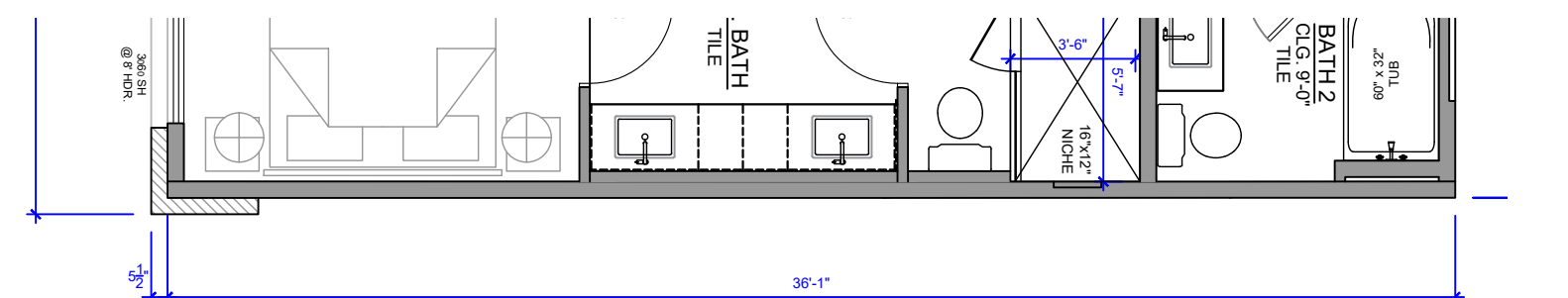
4 REAR WALL PLAN - LEVEL 03
3/16" = 1'-0" @ 24x18



6 RIGHT WALL PLAN - LEVEL 01
3/16" = 1'-0" @ 24x18



7 RIGHT WALL PLAN - LEVEL 02
3/16" = 1'-0" @ 24x18



8 RIGHT WALL PLAN - LEVEL 03
3/16" = 1'-0" @ 24x18



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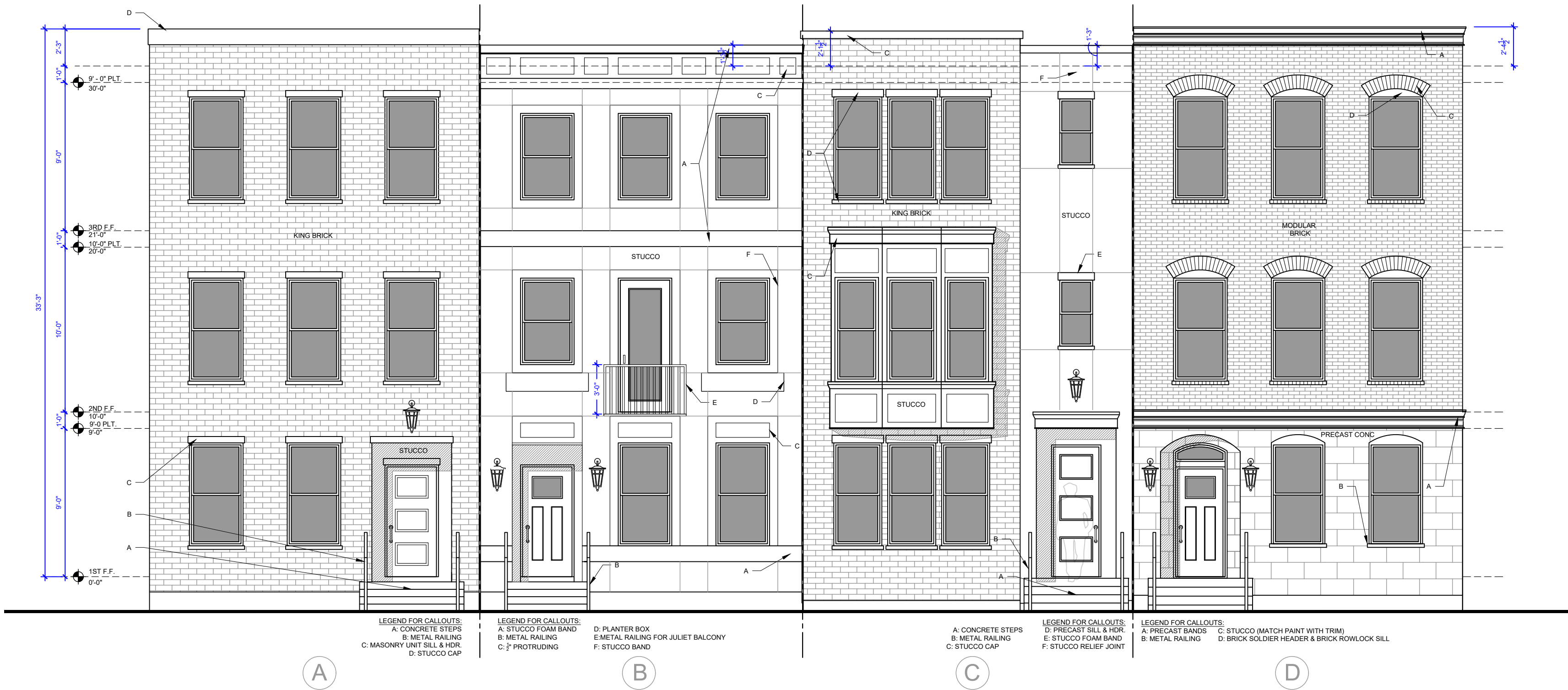
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REVISIONS	
CHANGE	
RA- HDRC SET	04/22/20

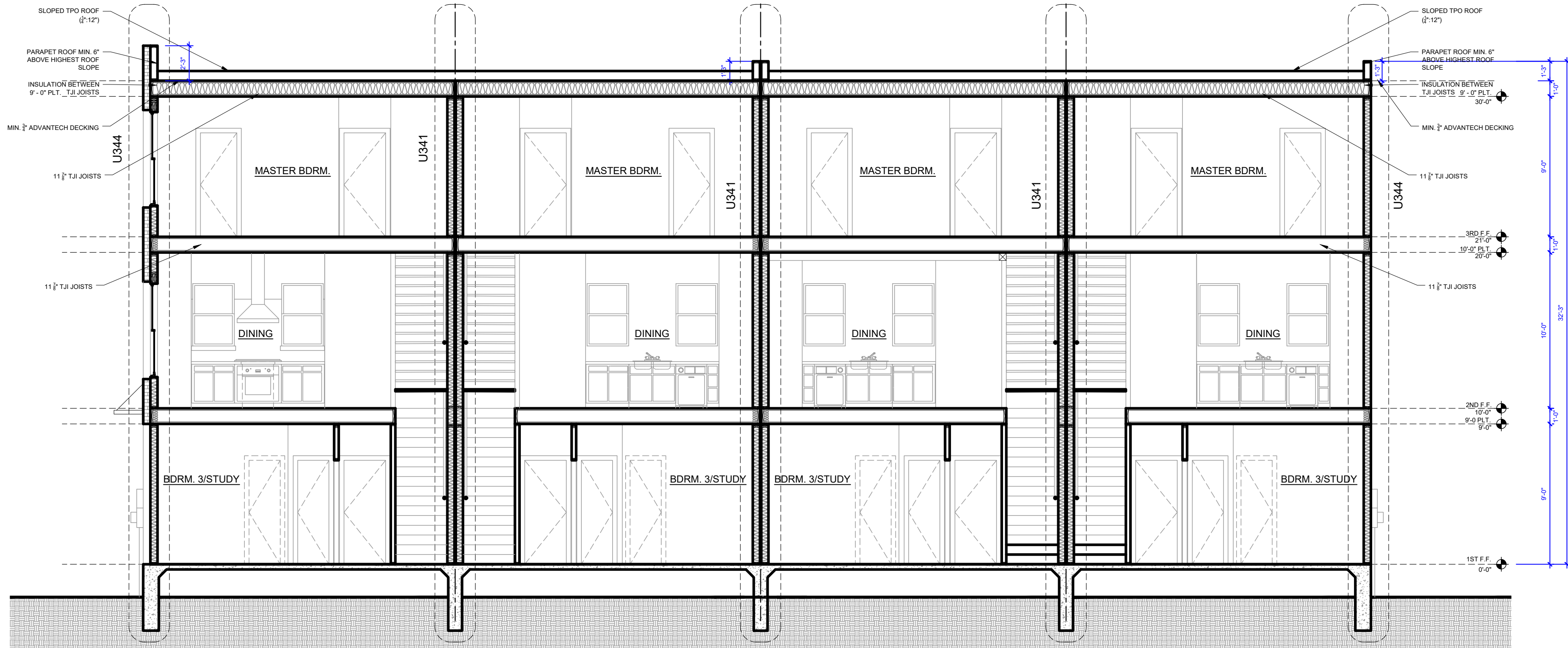
DATE **04/22/20**
DRAWN BY **RA**

FRONT ELEVATION
& FOURPLEX SECTION

BLDG 4
SHEET NO.



1 FRONT ELEVATION
3/16" = 1'-0" @ 24x18



2 FOURPLEX SECTION
3/16" = 1'-0" @ 24x18





TERRAMARK
URBAN HOMES
905 N. PINE ST.
SAN ANTONIO, TX 78202

CITY CENTER
DUPLEXES & FOURPLEXES
BLDG 1 - BLDG 6

04/22/20 HDRC SET

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REVISIONS

CHANGE

RA- HDRC SET

04/22/20

DATE **04/22/20**

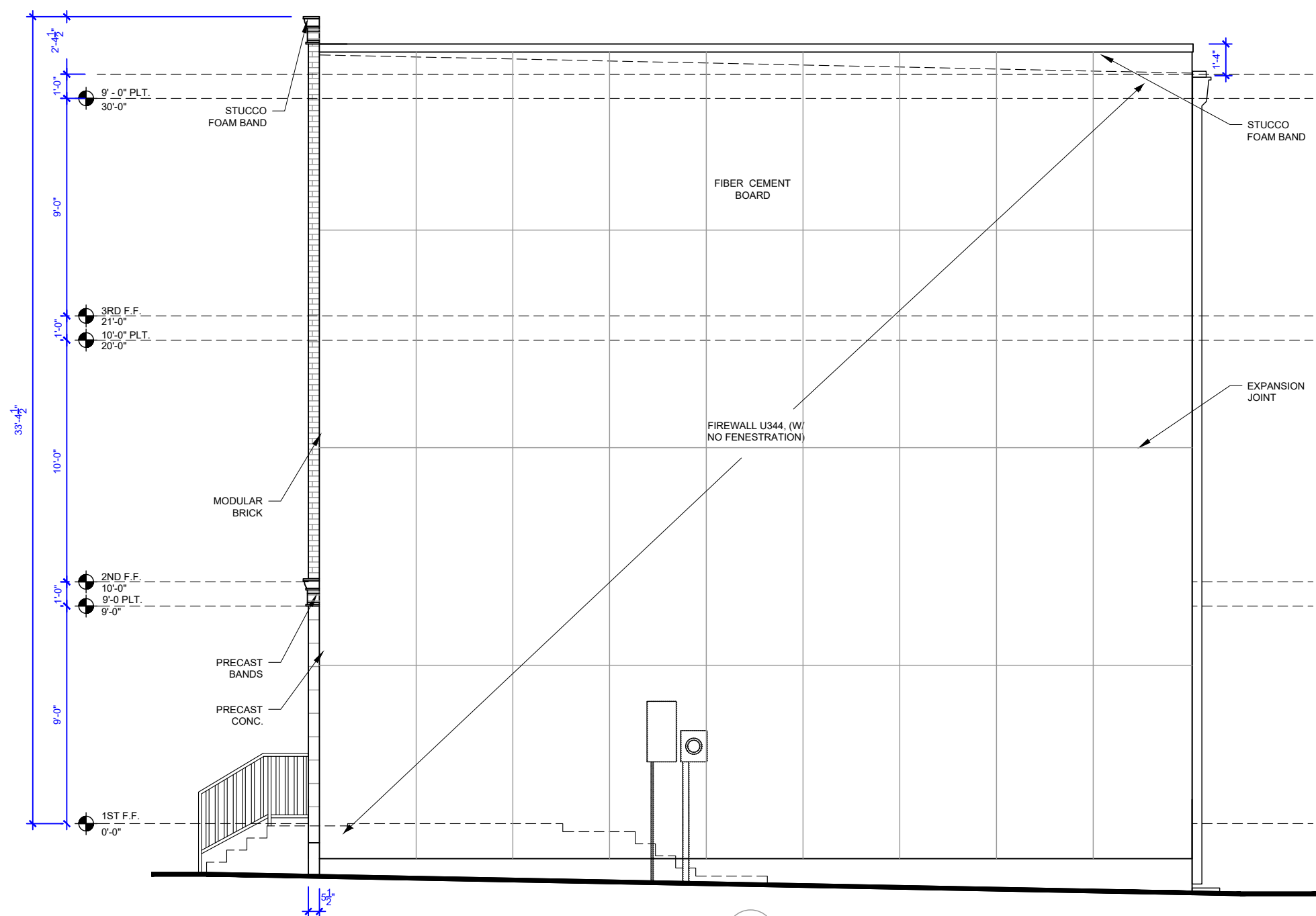
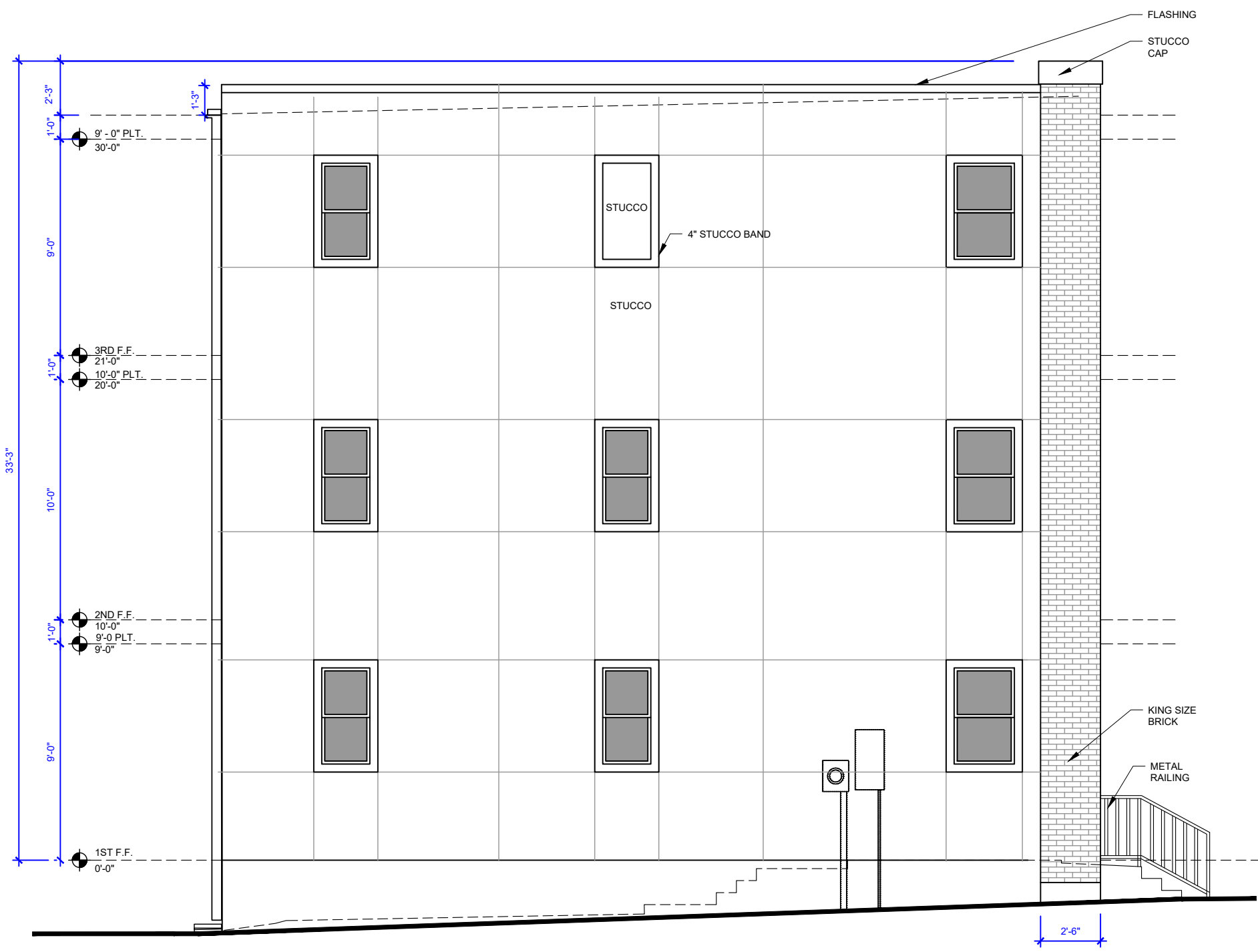
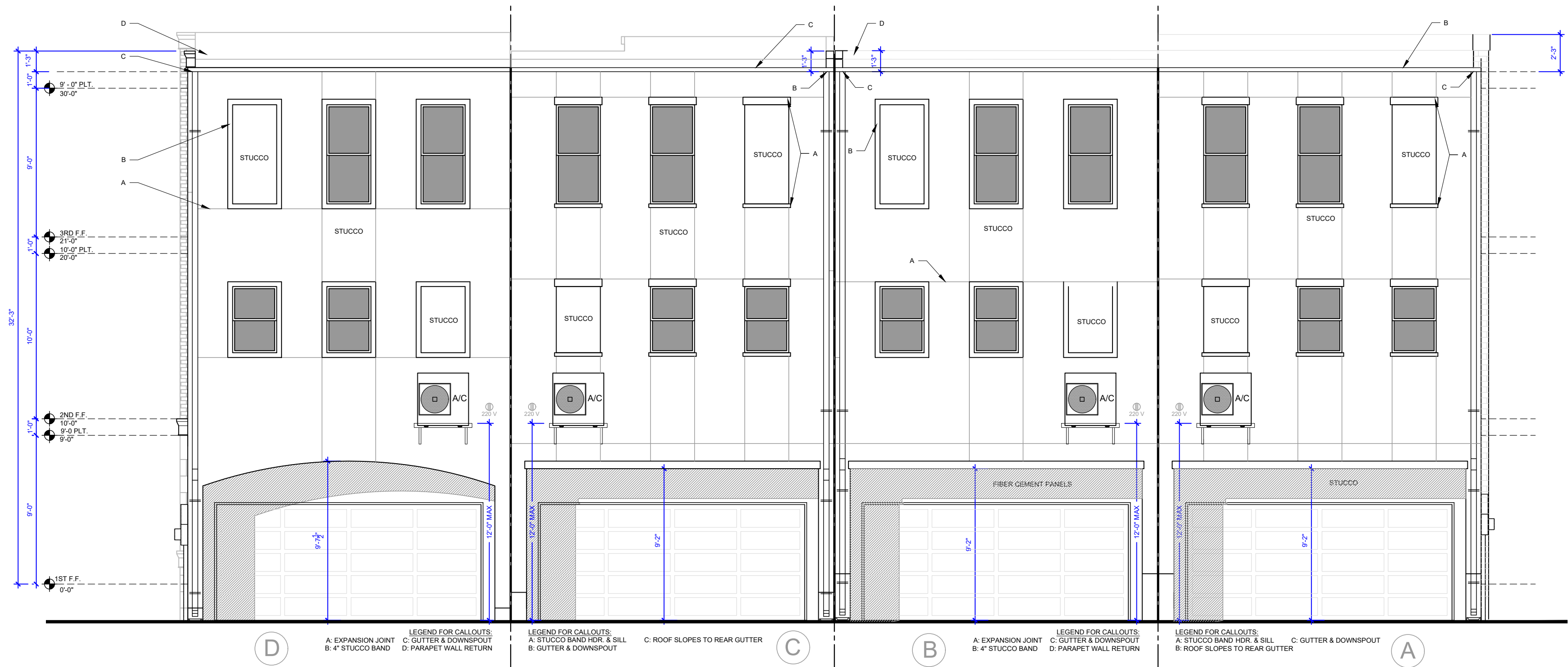
DRAWN BY **RA**

FRONT ELEVATION
& FOURPLEX SECTION

BLDG 4

SHEET NO.

13





TERRAMARK
URBAN HOMES
905 N. PINE ST.
SAN ANTONIO, TX 78202

CITY CENTER
DUPLEXES & FOURPLEXES
BLDG 1 - BLDG 6

04/22/20 HDRC SET

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REVISIONS

CHANGE

RA- HDRC SET

04/22/20

DATE 04/22/20

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FRONT & LEFT
ELEVATION

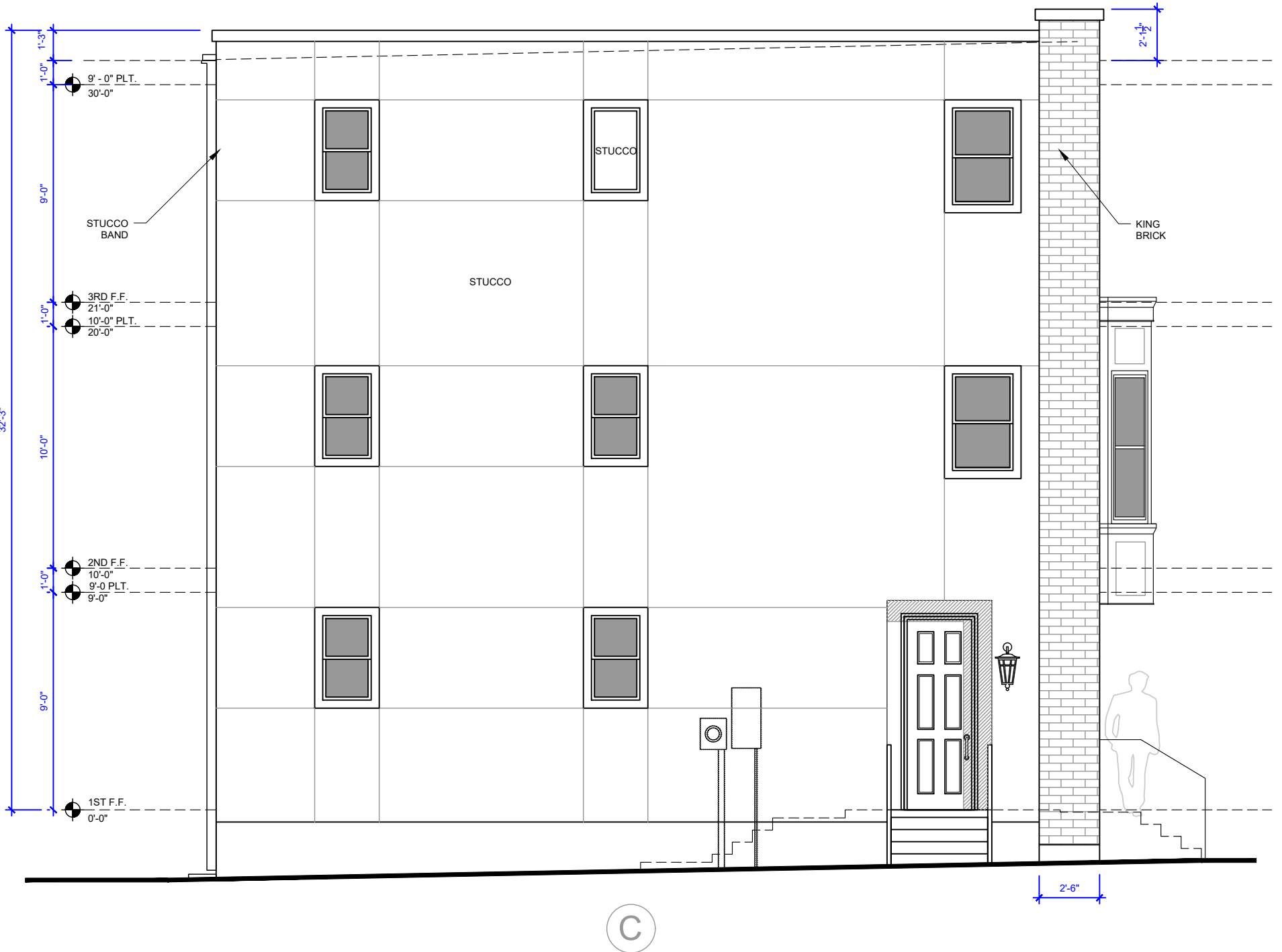
BLDG 5

SHEET NO.

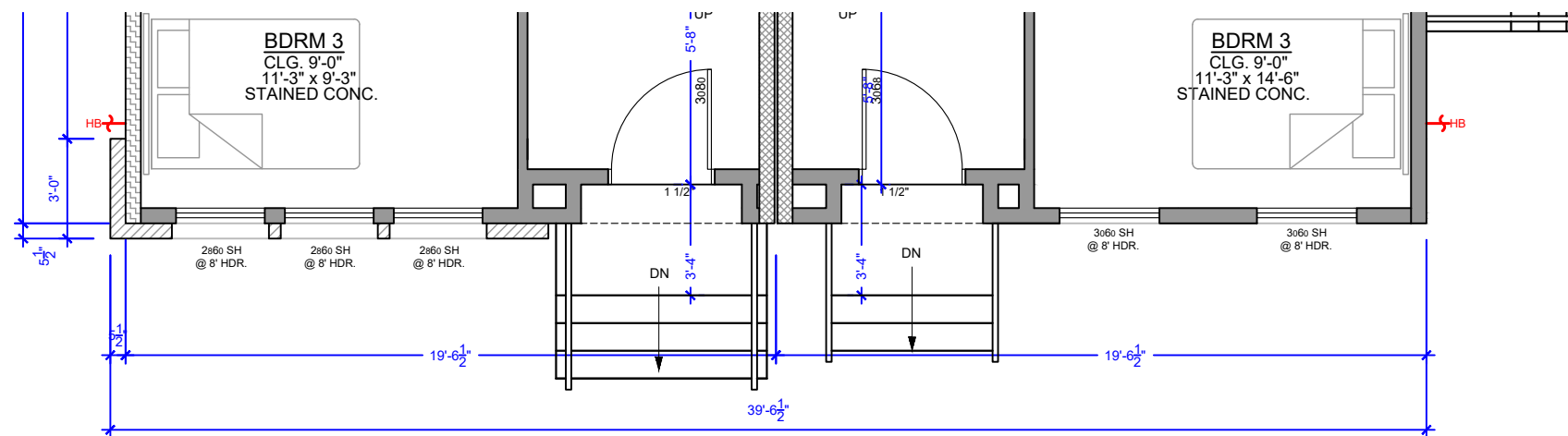
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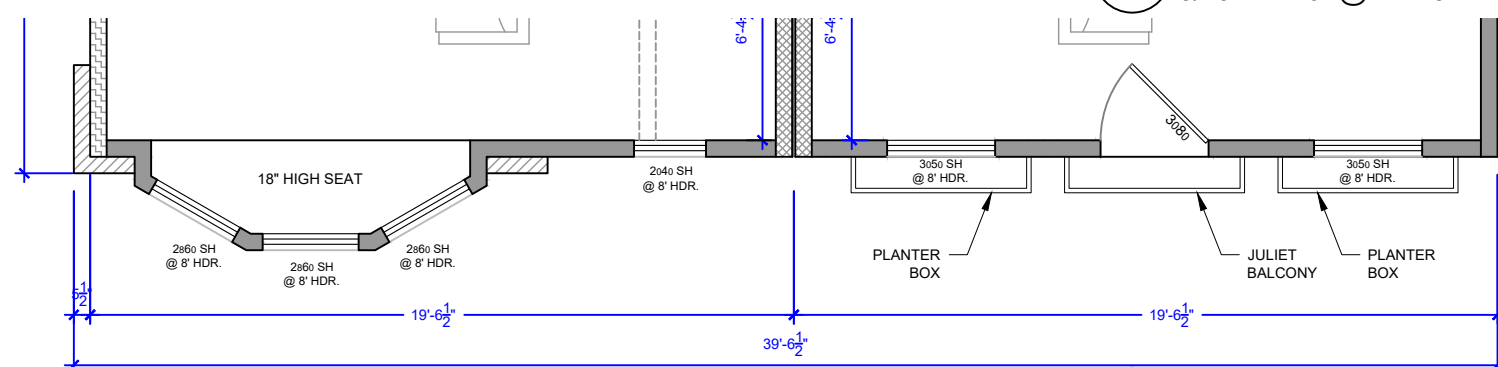
1 FRONT ELEVATION
3/16" = 1'-0" @ 24x18



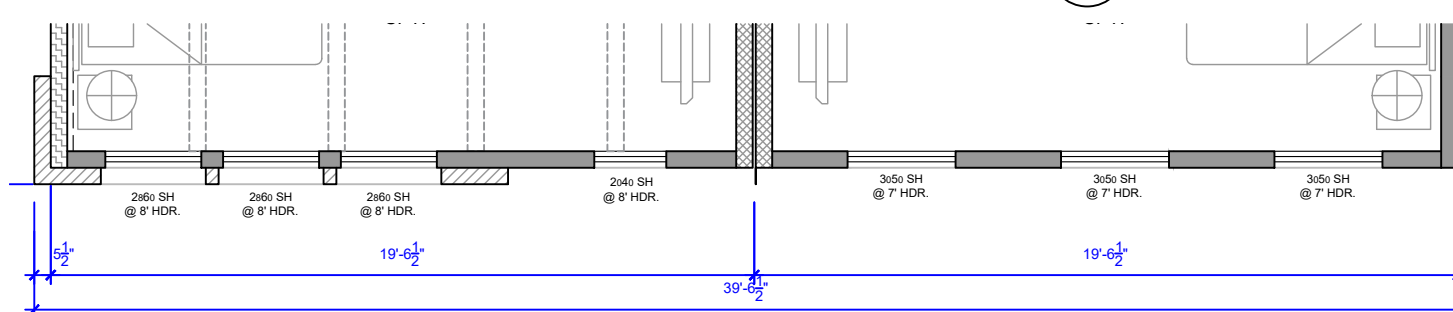
5 LEFT ELEVATION
3/16" = 1'-0" @ 24x18



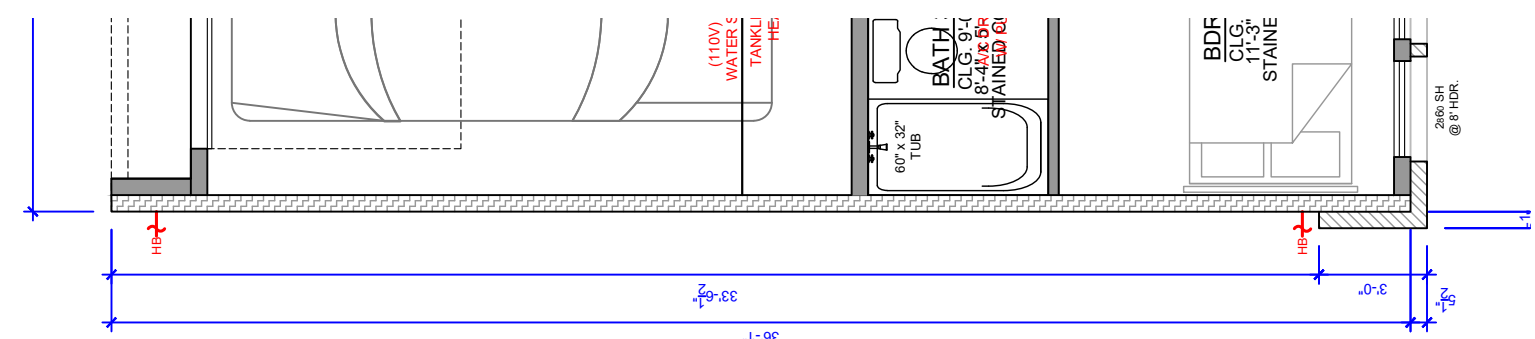
2 FRONT WALL PLAN - LEVEL 01
3/16" = 1'-0" @ 24x18



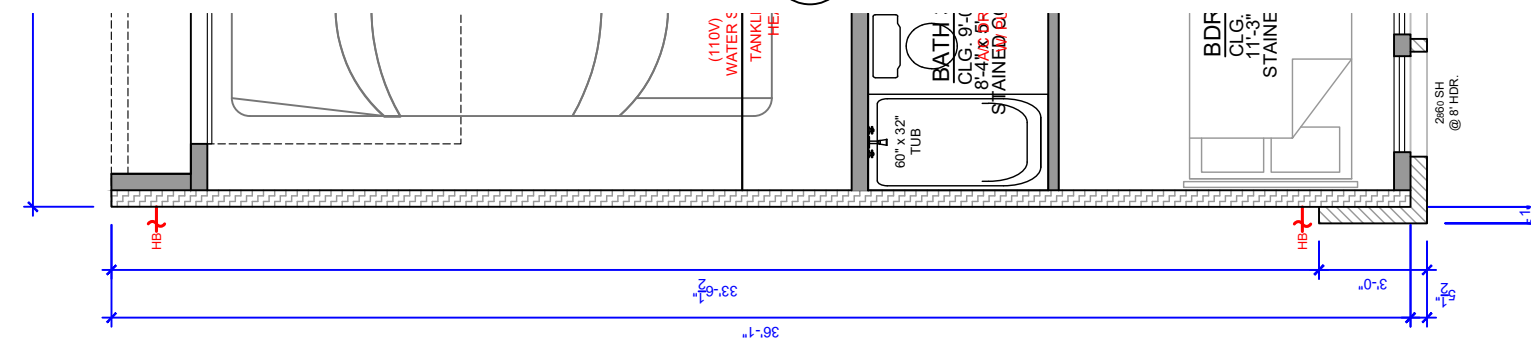
3 FRONT WALL PLAN - LEVEL 02
3/16" = 1'-0" @ 24x18



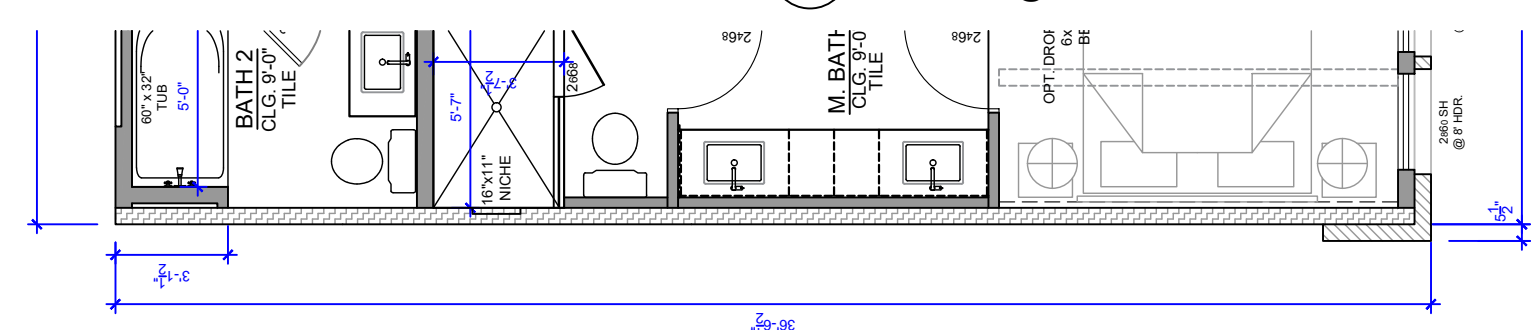
4 FRONT WALL PLAN - LEVEL 03
3/16" = 1'-0" @ 24x18



6 LEFT WALL PLAN - LEVEL 01
3/16" = 1'-0" @ 24x18



7 LEFT WALL PLAN - LEVEL 02
3/16" = 1'-0" @ 24x18



8 LEFT WALL PLAN - LEVEL 03
3/16" = 1'-0" @ 24x18





TERRAMARK
URBAN HOMES
905 N. PINE ST.
SAN ANTONIO, TX 78202

CITY CENTER
DUPLEXES & FOURPLEXES
BLDG 1 - BLDG 6

04/22/20 HDRC SET

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REVISIONS

CHANGE

RA- HDRC SET

04/22/20

DATE **04/22/20**

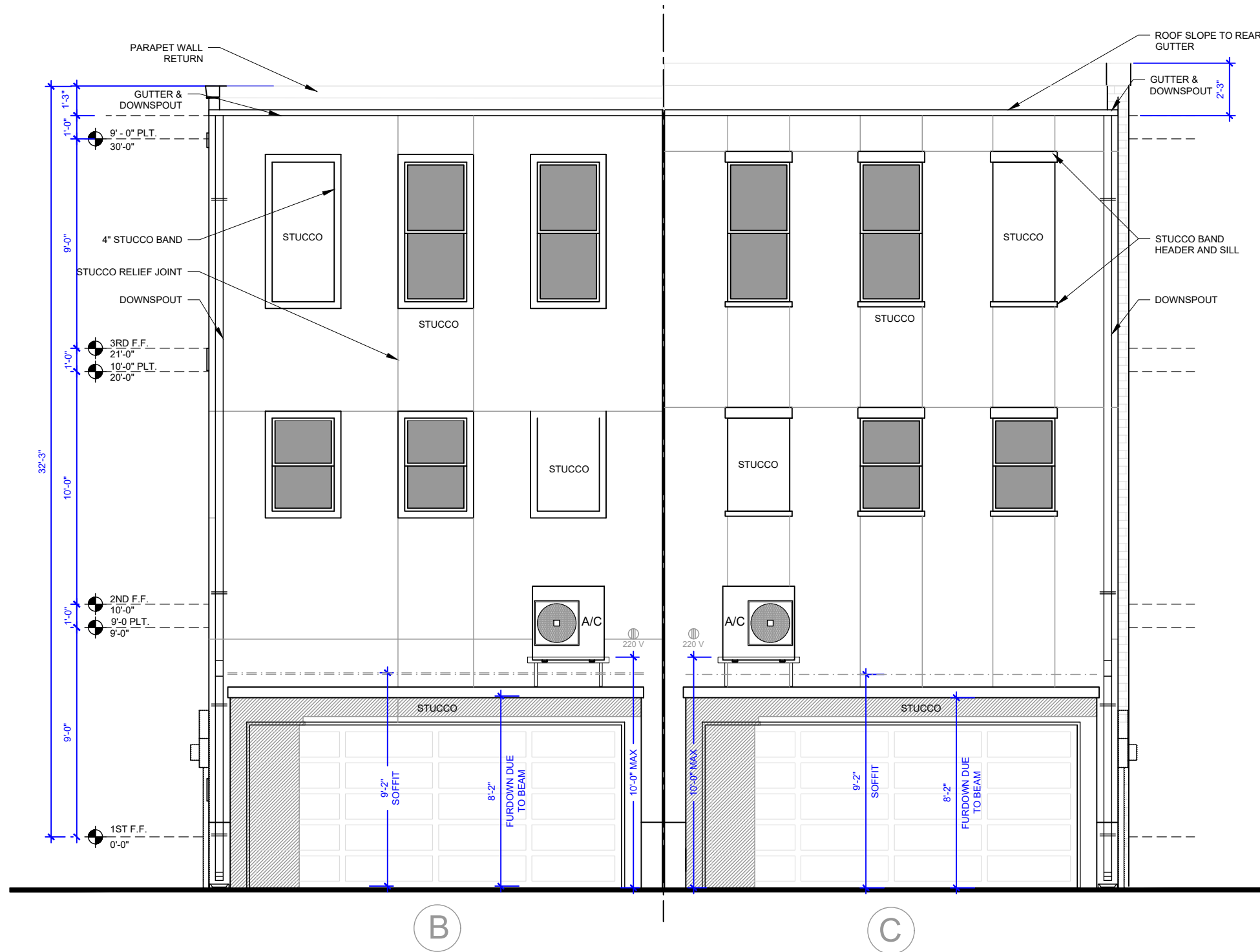
DRAWN BY **RA**

REAR AND RIGHT
ELEVATION

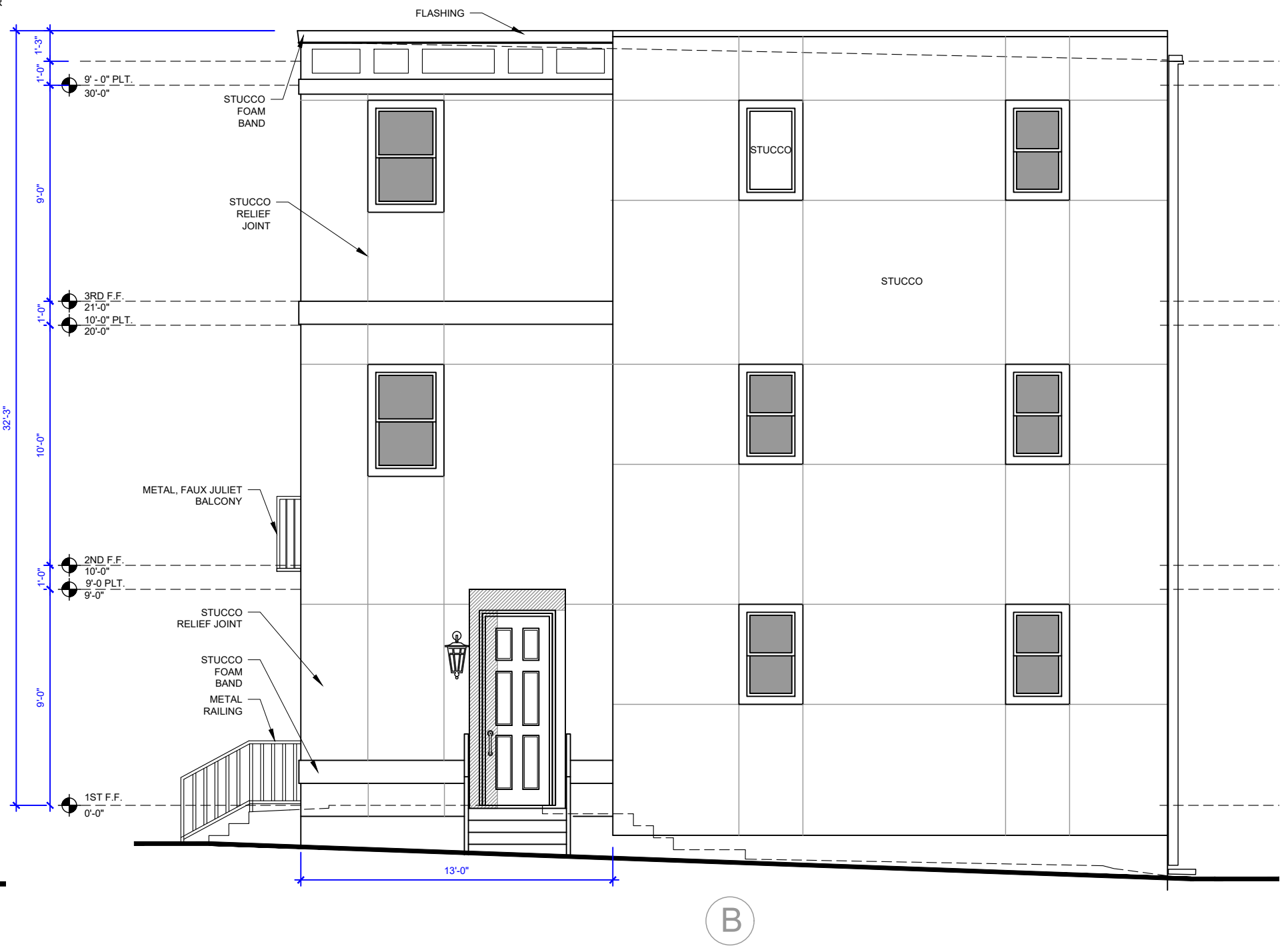
BLDG 5

SHEET NO.

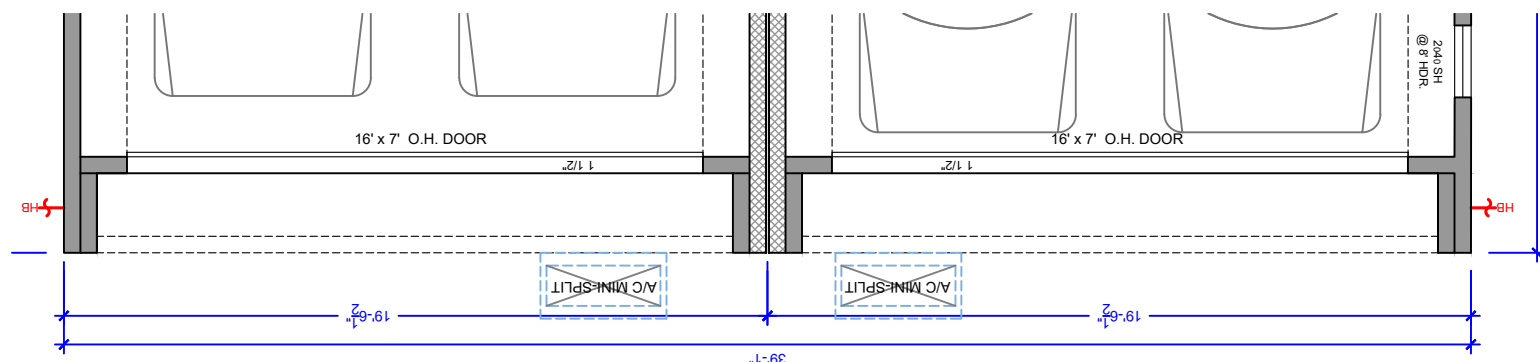
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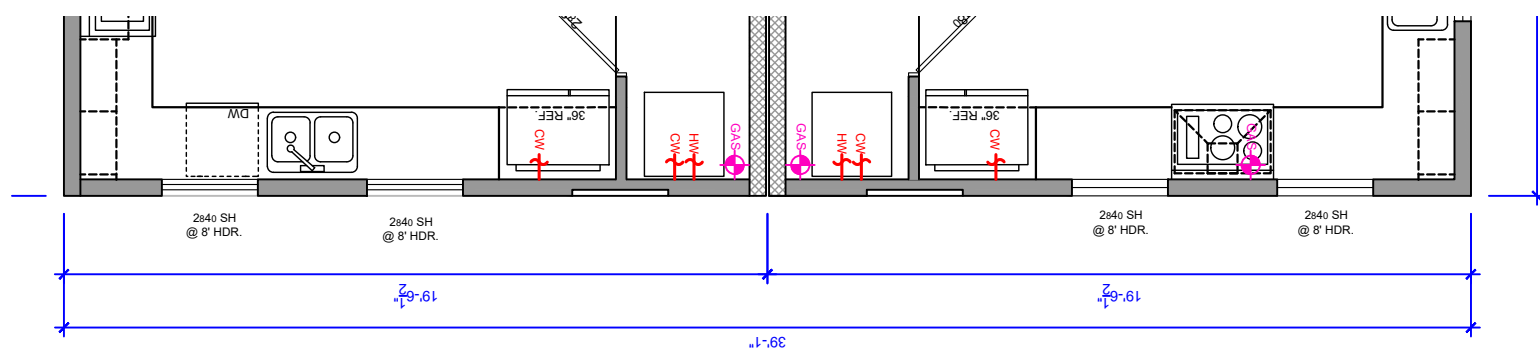
1 REAR ELEVATION
3/16" = 1'=0" @ 24x18



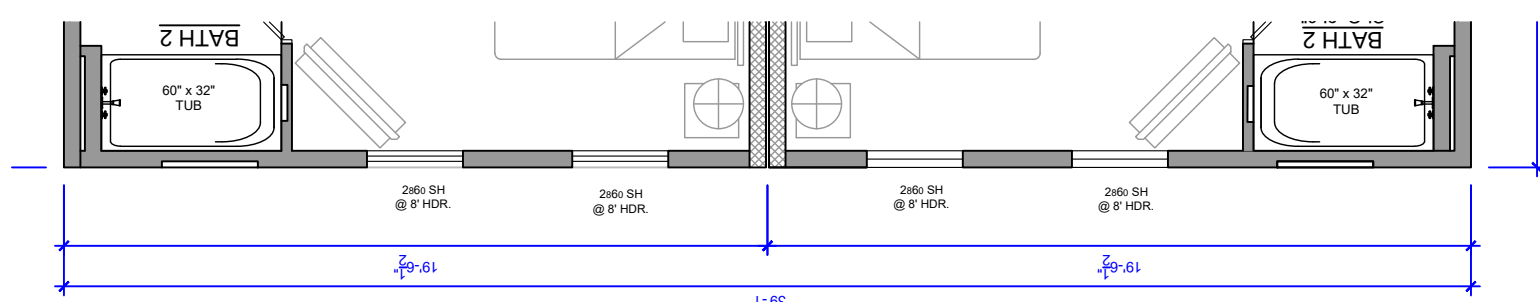
5 RIGHT ELEVATION
3/16" = 1'=0" @ 24x18



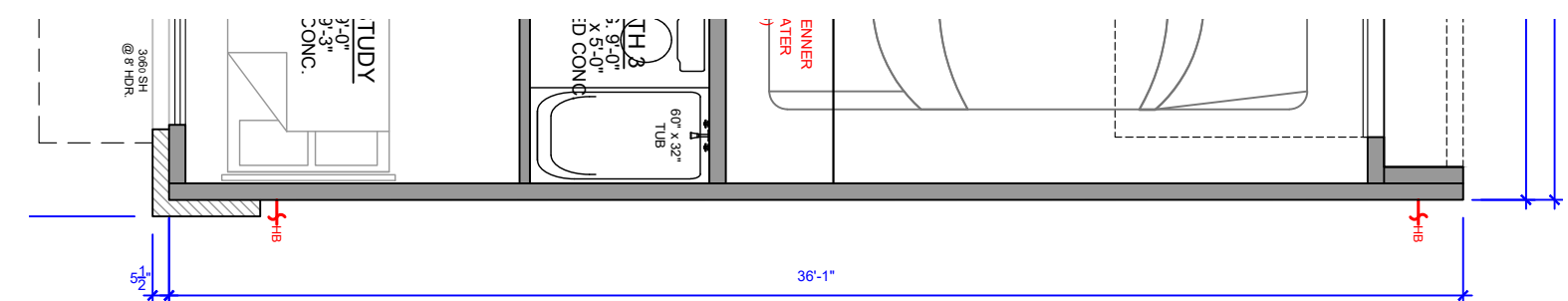
2 REAR WALL PLAN - LEVEL 01
3/16" = 1'=0" @ 24x18



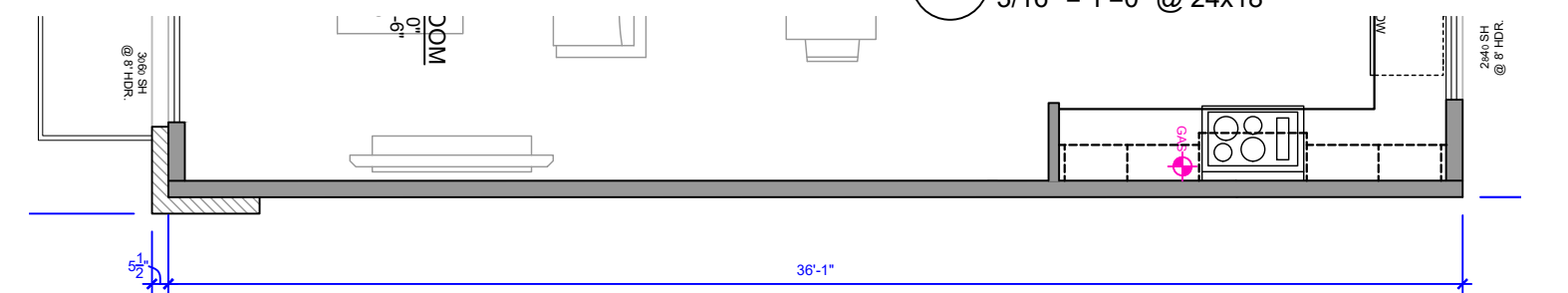
3 REAR WALL PLAN - LEVEL 02
3/16" = 1'=0" @ 24x18



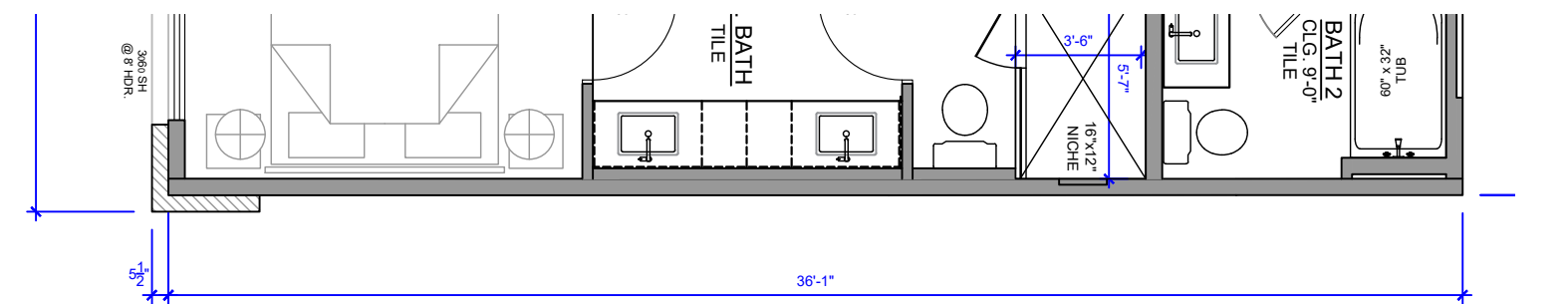
3 REAR WALL PLAN - LEVEL 03
3/16" = 1'=0" @ 24x18



6 RIGHT WALL PLAN - LEVEL 01
3/16" = 1'=0" @ 24x18



7 RIGHT WALL PLAN - LEVEL 02
3/16" = 1'=0" @ 24x18



8 RIGHT WALL PLAN - LEVEL 03
3/16" = 1'=0" @ 24x18





CITY CENTER
DUPLEXES & FOURPLEXES
BLDG 1 - BLDG 6

BLDG 1 - BLDG 6

04/22/20 HDRC SET

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REVISIONS

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RA- HDRC SET 04/22/20

DATE 04/22/20

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FRONT ELEVATION
& FOURPLEX SECTION

BLDG 6

SHEET NO.

16





CITY CENTER
DUPLEXES & FOURPLEXES
BLDG 1 - BLDG 6

BLDG 1 - BLDG 6

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RA- HDRC SET 04/22/20

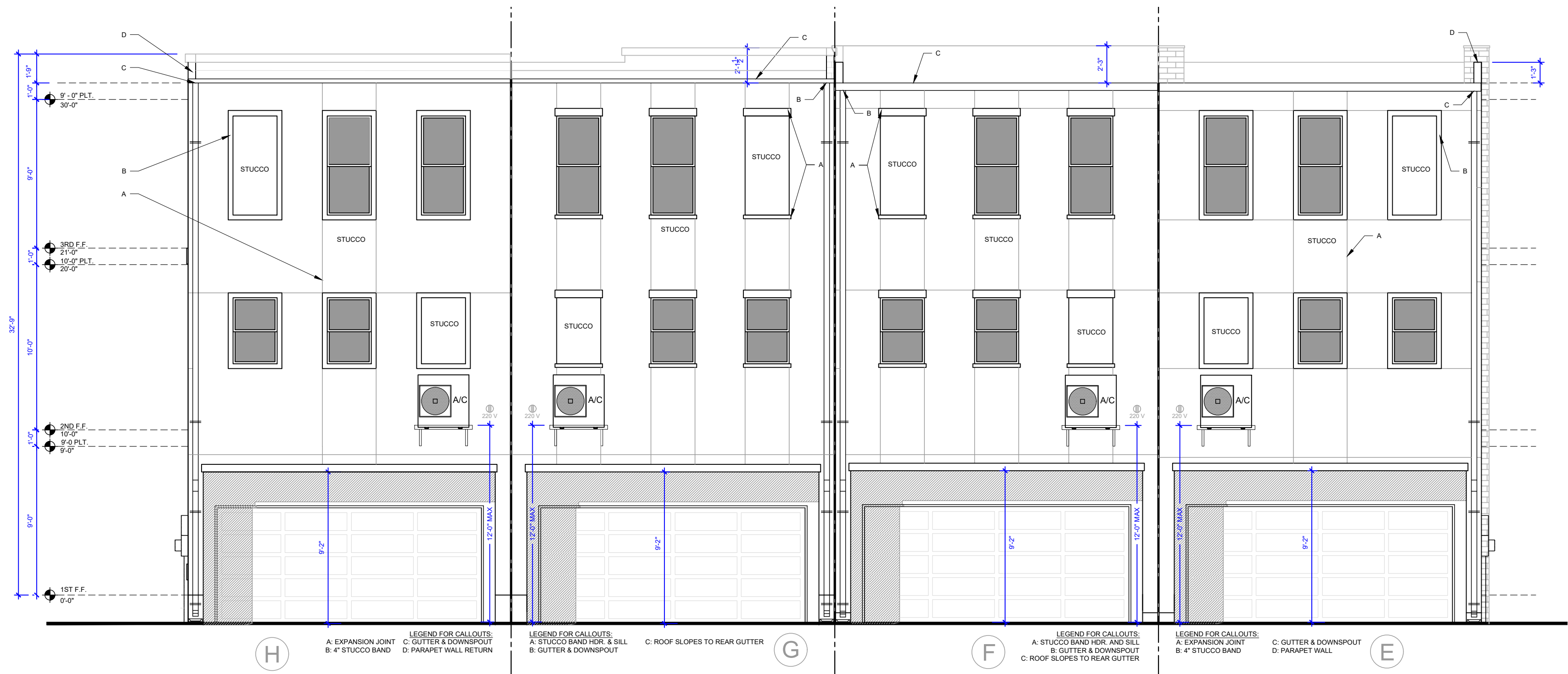
DATE 04/22/20

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FRONT ELEVATION
& FOURPLEX SECTION

BLDG 6

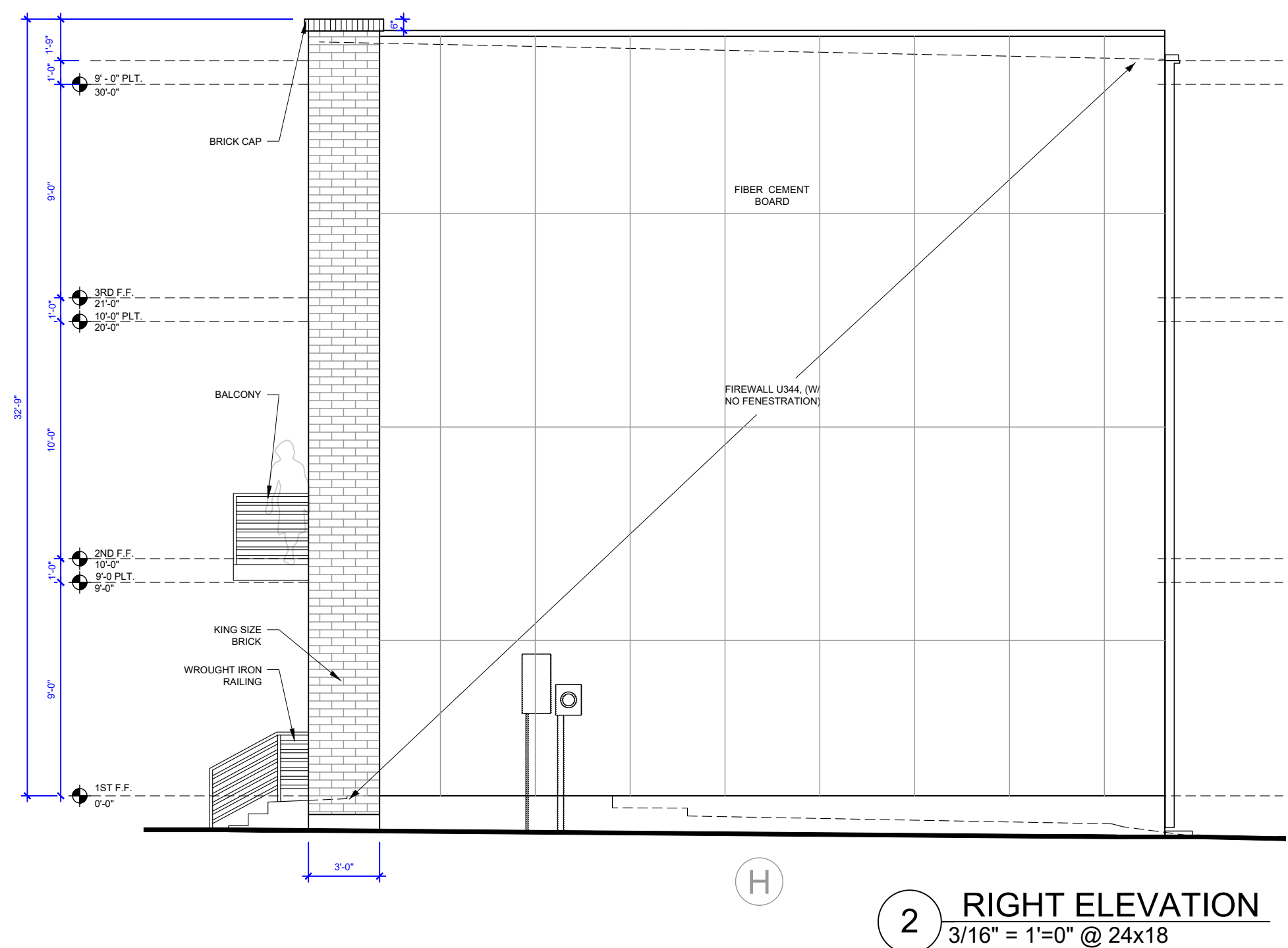
SHEET NO.



1 REAR ELEVATION
3/16" = 1'=0" @ 24x18



2 LEFT ELEVATION
3/16" = 1' = 0" @ 24x18



2 RIGHT ELEVATION
3/16" = 1' = 0" @ 24x18

ALUMINUM
WINDOWS

3710 SERIES SINGLE HUNG

10 YEAR
GLASS
WARRANTY



PLYGEM WINDOWS

3710/3710N ³ THERMAL PERFORMANCE				
R Value	NFRC CERTIFIED			
	U Factor	SHGC	VT	
WARM EDGE				
1/2" Clear	1.52	0.65	0.65	0.68
1/2" Low-E	1.52	0.52	0.32	0.57
1/2" Low-E ⁴	1.52	0.52	0.25	0.45
1/2" HP Glass	2.08	0.46	0.32	0.58
1/2" HP ⁴ Glass	2.08	0.46	0.25	0.46

3710F ⁴ THERMAL PERFORMANCE				
R Value	NFRC CERTIFIED			
	U Factor	SHGC	VT	
WARM EDGE				
1/2" Clear	1.49	0.67	0.65	0.68
1/2" Low-E	1.49	0.53	0.32	0.57
1/2" Low-E ⁴	1.49	0.53	0.25	0.45
1/2" HP Glass	2.00	0.50	0.32	0.58
1/2" HP ⁴ Glass	2.04	0.48	0.25	0.46

- 1. Available Low-E option.
- 2. Opt. HP Glass combines Low-E with argon gas fill for high performance.
- 3. 3710 and 3710N units feature a 2" frame depth.
- 4. 3710F units feature a 2 1/16" frame depth.

STANDARD FEATURES

- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish.
- Sloped sill allows for proper water drainage to the exterior.
- Sleek profile provides larger viewing area.
- Interior glazing allows for easier glass replacement.
- Side loading removable bottom sash.
- Block and tackle balance for smooth operation.
- Energy-efficient warm edge insulating glass for enhanced performance.
- 2" or 2 1/16" frame depth (see chart below).
- Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit.
- Dual lift rails on bottom sash for easy operation.
- Integral nailing fin for simple installation.

WARM EDGE TECHNOLOGY

OPTIONS

GLASS OPTIONS:
Low-E, Low-E⁴, HP, HP⁴, obscure and tempered

GRILLE OPTIONS:
Color-coordinated grilles-between-the-glass (BGG) in 1/2" and 3/4" flat

PRODUCT CONFIGURATION:
Twins, triples, combinations, fixed and a wide selection of architectural shapes

HARDWARE OPTION:
Safety vent latch to meet ASTM F2090-2009 requirements

COLOR OPTIONS:
WHITE, ADOBE GREY, BRONZE

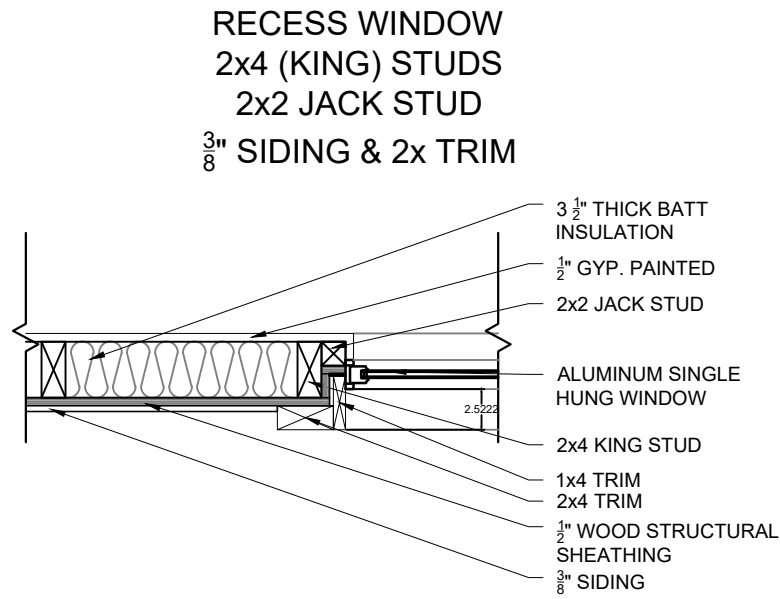
LOW-E GLASS, HP GLASS

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.

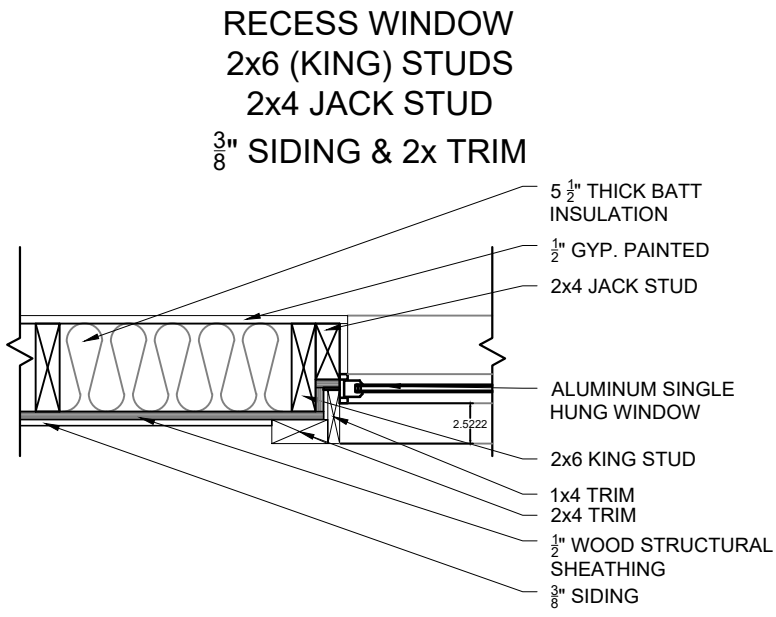
The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

HDRC APPROVED WINDOW
USED FOR CITY CENTER PH. 1



Window Detail (Alum.)

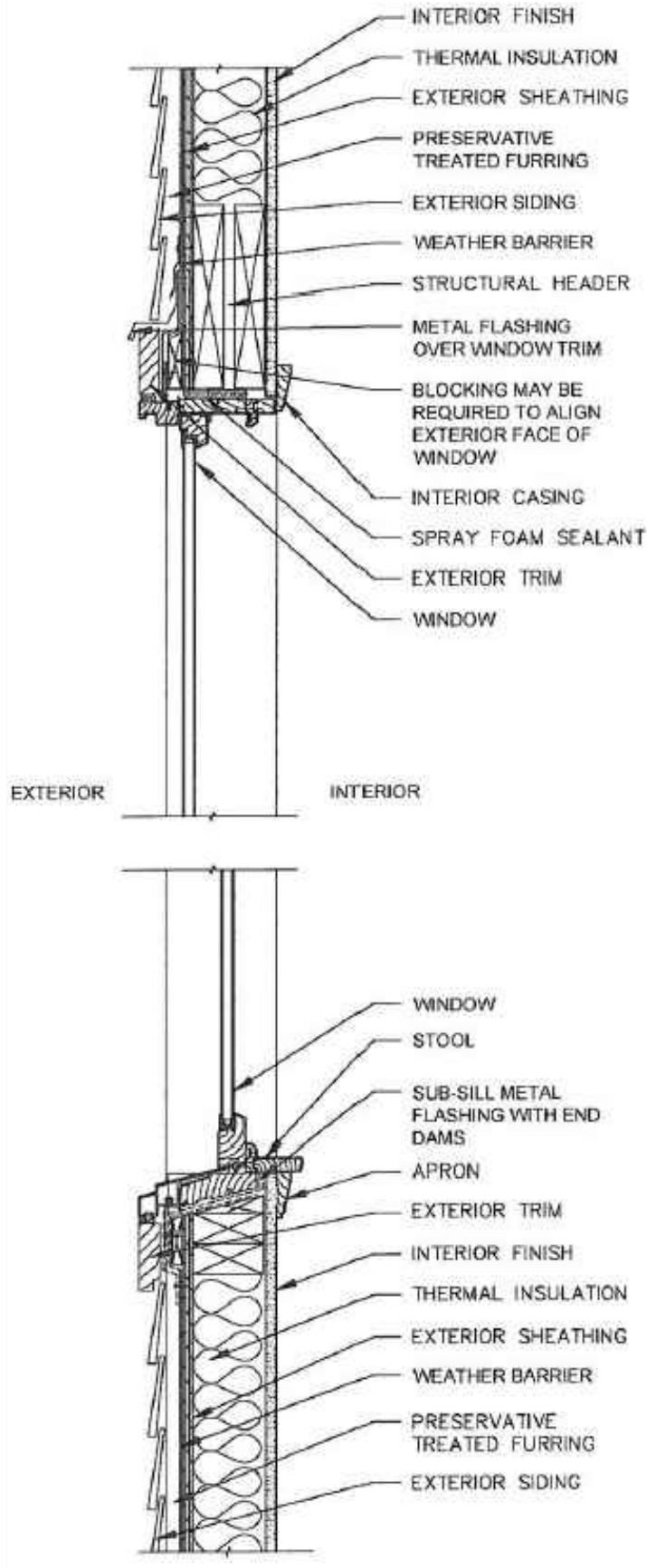
SCALE: 1" = 1'-0"



Window Detail (Alum.)

SCALE: 1" = 1'-0"

Examples in New Construction:



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REVISIONS

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RA - CONSTRUCTION DOC. 04/22/20

DATE 04/22/20

DRAWN BY RA

WINDOW
DETAILS

SHEET NO.

04/22/20 CON. DOC. SET

Thank You



TERRAMARK
URBAN HOMES



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

Historic and Design Review Commission
Design Review Committee Report

DATE: April 21, 2020

HDRC Case #: 2020-134

ADDRESS: Center, Cherry, Swiss

Meeting Location: WebEx

APPLICANT: Ricardo Turrubiates

DRC Members present: Jeff Fetzer

Staff present: Edward Hall

Others present: Charley Turner, Ricardo Aruja

REQUEST:

Construction of a multi-family, mixed-use development

COMMENTS/CONCERNS:

RT: Overview of proposed new construction, location, materials, etc.

RT: Design team agrees with all of staff's comments and stipulations.

JF: No concern regarding comments and agrees with staff's comments.

JF: Question regarding screening of HVAC units.

RT: Custom fabrication of screening for HVAC units - will be painted to match the stucco.

JF: Corner units with two doors should feature door openings that are detailed differently.