

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

HDRC CASE NO: 2019-100
ADDRESS: 306 E PARK AVE
310 E PARK AVE
LEGAL DESCRIPTION: NCB 392 BLK 30 LOT 2 & S 17.71 FT OF 1
NCB 392 BLK 30 LOT 3&4
ZONING: IDZ, IDZ,HS
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Patrick Christensen
OWNER: Imagine Built Homes LLC
TYPE OF WORK: Construction of eight townhomes
APPLICATION RECEIVED: March 29, 2019
60-DAY REVIEW: May 28, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct eight residential townhomes on the vacant lots addressed 306 and 310 E Park Ave. Two of the townhomes will be 2-stories and the remaining six will be 3-stories.

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.

FINDINGS:

- a. The applicant has proposed to construct eight single family and multifamily structures on the lots currently addressed 306 and 310 E Park Ave, both located within the Tobin Hill Historic District boundary. The southernmost boundary of the district runs along the southern edges of the two lots. The parcels are flanked by a 1-story commercial structure and historic 2-story single family home to the north designed with Queen Anne and Neoclassical influences; 2-story single family homes to the east designed with Queen Anne and Craftsman influences; and 2-story historic single family homes designed with Queen Anne and Craftsman influences on the west across the street on McCullough Ave.
- b. DESIGN REVIEW COMMITTEE AND CASE HISTORY – The applicant met with the Design Review Committee (DRC) on January 29, 2019. The DRC commented on the development pattern and context of this portion of the district, which features primarily 2-story historic residential structures. The DRC found that the height and details of the proposal may be appropriate given the supportive context, which is transitional in nature off McCullough. The applicant was heard by the HDRC for their original request of ten single family townhomes on March 6, 2019. The request was referred to DRC. The applicant met with the DRC on March 13, 2019. The DRC encouraged increasing the setback of the front units off E Park Ave to meet the neighboring structures; modifying the footprints of proposed buildings to more closely match those found on adjacent blocks; and creating additional design documents to more clearly convey the proposed design, such as 3D models. The applicant met again with the DRC on April 10, 2019, to review the current proposal of eight standalone structures. The DRC was in favor of the increased setback and the larger mass of the front two buildings, as well as the architectural detailing of the front façade of the buildings to reflect elements from adjacent historic buildings. The DRC again encouraged the applicant to produce drawings that more clearly conveyed design intent, such as 3D models or shaded elevations. The DRC commented on the lack of formal landscaping plan and material information as required for final approval.
- c. CONTEXT AND DEVELOPMENT PATTERN – As presented, the individual buildings reviewed as standalone structures exhibit some features that are generally consistent with the overall principles in the Guidelines. However, when considering the proposed streetscape and context of the project, the proposed design does not relate well to the historic single-family residential nature of the district and the district's predominant developmental pattern. Several components of the overall design, including the height, footprint, and fenestration, are not familiar in terms of the predominant development pattern. In particular, the submitted site plan deviates substantially from the development pattern of the Tobin Hill Historic District, which is commonly characterized by a primary-accessory structure relationship with a side driveway.
- 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 median setback should be used where a variety of historic setbacks exist. This block of E Park contains historic structures that feature a fairly consistent front yard setback of approximately 33-34 feet from the street curb. The applicant has proposed approximately a 34 foot setback from the street curb. Staff finds the proposed setbacks consistent with the Guidelines.
- e. ORIENTATION & ENTRANCES – The applicant has proposed to orient the two buildings fronting E Park Ave towards the street. The other six buildings will be oriented either towards McCullough Ave or towards the neighboring structure to the east. All buildings will provide vehicular access from a common drive in the middle of the site. According to the Guidelines for New Construction, the front façade should be oriented to be consistent with those historically found along the street frontage. Typically, historic entrances are oriented towards the primary street. This is true for this particular block of E Park Ave. Staff finds the orientation and entrances of the proposal to be departure from typical development patterns in the vicinity. Additionally, although four of the structures are facing west towards McCullough, a separately-owned vacant lot is located between this proposed development and McCullough. While the lot is currently vacant, the four structures facing this direction may face the rear of a structure in the future, which deviates from the historic development pattern. Staff finds that a primary and secondary relationship would be most consistent with the Guidelines. Staff also finds that an interior courtyard condition would be more appropriate than the current proposal.
- f. SCALE & MASS – The applicant has proposed eight detached buildings within the district. Eight are three stories in height and the two closest to the street on E Park are two stories in height. The submitted elevations do not indicate a ridge height for any structure. Guideline 2.A.i stipulates that the height and scale of new construction should be consistent with nearby historic buildings and should not exceed that of the majority of historic buildings

by more than one-story. Staff finds that the overall height should be lowered to be more consistent with the Guidelines. Additionally, staff finds that the front two buildings facing Park Ave feature a façade width that is uncommon in the Tobin Hill Historic District. The proposed structures are wider than the adjacent two story historic houses on the block, which also feature full width front porches, generally symmetrical facades, and a consistent relationship of solids to voids. Staff finds that the massing of the front buildings should be modified to be more consistent with the Guidelines and the historic precedents on the block.

- g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundations. Throughout this block, the foundation heights of historic structures are between two and three feet. Staff finds the proposal consistent with the Guidelines.
- h. ROOF FORM – The applicant has proposed a hipped roof form. Staff finds that the general approach is consistent with the historic precedents in the district, particularly the proposed 2-story structures. However, staff finds that the hipped roof form of the second story for the 3-story structures is a departure from traditional patterns. Additionally, as noted in finding g, the overall height of the roof ridgelines should be reduced.
- i. PORCH – The applicant has proposed a 1-story porch on each of the units with a standing seam metal shed roof. The porch features a traditional column, post, and railing detail based on the submitted renderings. The depth of the porch has not been provided. According to the Historic Design Guidelines, new construction should not attempt to mirror or replicate historic features, and new structures and design elements should not be so dissimilar as to distract from or diminish the historic interpretation of the district. The conceptual porch configuration pulls from Craftsman style precedents in the district. However, these precedents feature a higher foundation height and stairs that engage the streetscape leading from the front porch. Staff finds that further articulation of the porch as an element geared towards the pedestrian experience is required to be more consistent with the Guidelines and development pattern of the block and the district.
- j. WINDOW & DOOR OPENINGS – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window, as compared to nearby historic facades, should be incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The applicant has proposed several window and door openings that generally feature sizes that are found on historic structures. However, the applicant has also proposed window openings that are not consistent with the OHP Window Policy Document or historic fenestration precedents in the district, particularly small rectangular openings with no divided lites. According to the OHP Window Policy Document, wood windows are most appropriate. Windows should also maintain traditional dimensions and profiles, and false dividing lites are not encouraged. Each window should be inset at least two (2) inches within walls to ensure that a proper façade depth is maintained. All windows should feature traditional appearance and feature traditional trim and sill details.
- k. LOT COVERAGE – New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The proposed appears to generally meet this Guideline, but as noted in previous findings, the site plan significantly deviates from the historic development pattern of the Tobin Hill Historic District.
- l. MATERIALS – The applicant has indicated the use of composite siding with a smooth finish, brick for the base of the front porch columns, and a standing seam metal roof. Staff finds that this material combination may be appropriate based on the district, but requires additional information to make a final determination when considering the design holistically. The applicant has not provided any exterior material specifications, which is required for final approval.
- m. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The proposed buildings feature design elements that are generally consistent with the Guidelines and are appropriate for the Tobin Hill Historic District. However, closely matching structures in a development are a deviation from the development pattern of the district. Staff finds that individualized elevations should be developed to be more consistent with the Guidelines.
- n. MECHANICAL EQUIPMENT – Per the Guidelines for new construction, mechanical equipment should be screened from the public right-of-way. The applicant has not indicated details on the location of mechanical equipment or whether the units will be roof or ground-mounted. Staff finds that the proposed screening method needs to be indicated and developed to comply with the Guidelines.
- o. LANDSCAPING – The applicant has not provided staff with a landscaping plan at this time beyond the indications of general portions of grass. The applicant is required to provide this information for final approval.
- p. HARDSCAPING – The applicant has proposed a 33’-4” wide central driveway property accessible off E Park.

The Guidelines state that driveway should be a maximum of 10 feet to comply with the historic development patterns of the district. Staff finds that the proposed parking pattern with a shared central drive deviates from the historic development pattern of the district, and finds that the proposed driveway width is inconsistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend final approval at this time. Staff recommends that the applicant addresses the following inconsistencies prior to returning to the HDRC:

- i. That the applicant explores a primary-accessory structure relationship or interior court condition in lieu of the orientation of the rear 6 buildings as noted in finding f.
- ii. That the applicant reduces the width of the two front buildings facing Park Ave and incorporates more consistent architectural features, including proportionate porch elements and a consistent solid to void relationship, to be more consistent with massing precedents in the district as noted in finding g.
- iii. That the applicant develops individualized street elevations for each unit to be more consistent with the development pattern of the district as noted in finding n.
- iv. The applicant explores 1.5 to 2.5-story massing options or prototypes within the district boundary to respond to the dominant historic massing context of the historic neighborhood.
- v. That the applicant proposes a fenestration pattern, window opening proportions, and materials that are more consistent with the Guidelines, the OHP Window Policy document, and the historic examples found in the Tobin Hill Historic District.
- vi. That the applicant proposes a window specification for a wood or aluminum clad wood product for review and approval that meets the following stipulations: Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- vii. That the applicant provides all exterior material specifications as noted in finding l.
- viii. That the applicant reduces the central driveway width as noted in finding q.
- ix. That the applicant provides a comprehensive landscaping plan as noted in finding o.

City of San Antonio One Stop

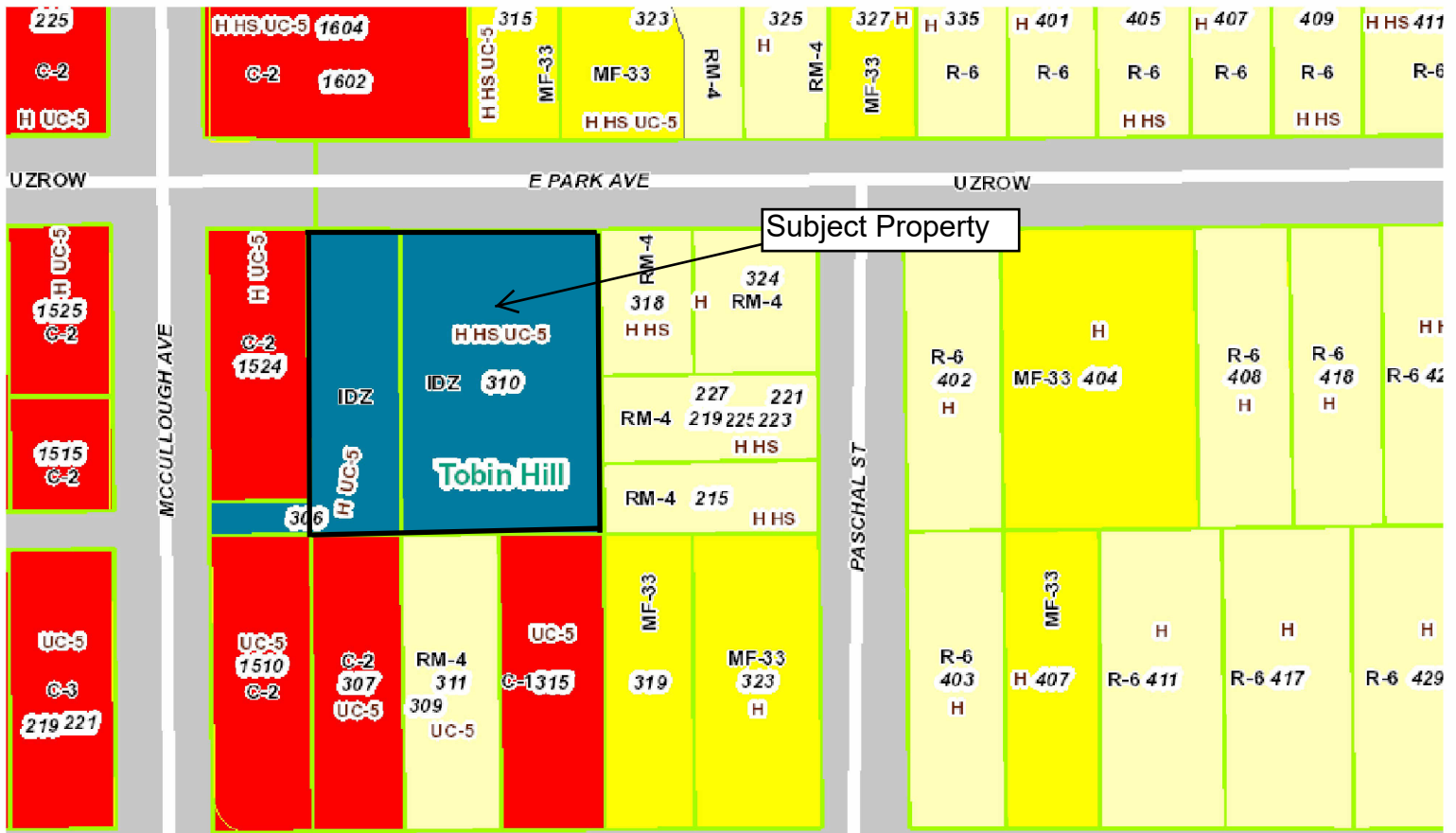


April 9, 2019

— User drawn lines
CoSA Addresses
BCAD Parcels

1:1,000

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Flex Viewer

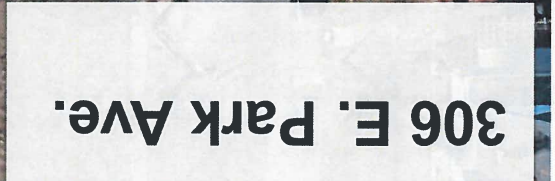
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Printed: Feb 08, 2019

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112.12

30'-5 1/2"

33'-11"

CM#1

CM#2

150.00'

46.00'

LOT 10

porch

2-story

2-story
BUILDING B2

LOT 9

3-story

2-story

2-story
BUILDING A2

LOT 2 PAD

3-story

LOT 3

3-story

LOT 4

3-story

LOT 6

LOT 10

LOT 5

E 00°00'00"S

107.70'

REMAINING
PORTION
OF LOT 1

16 E Park Ave

N 00°00'00"W

E 00°00'00"N

56.06'

SOUTH 17.7'

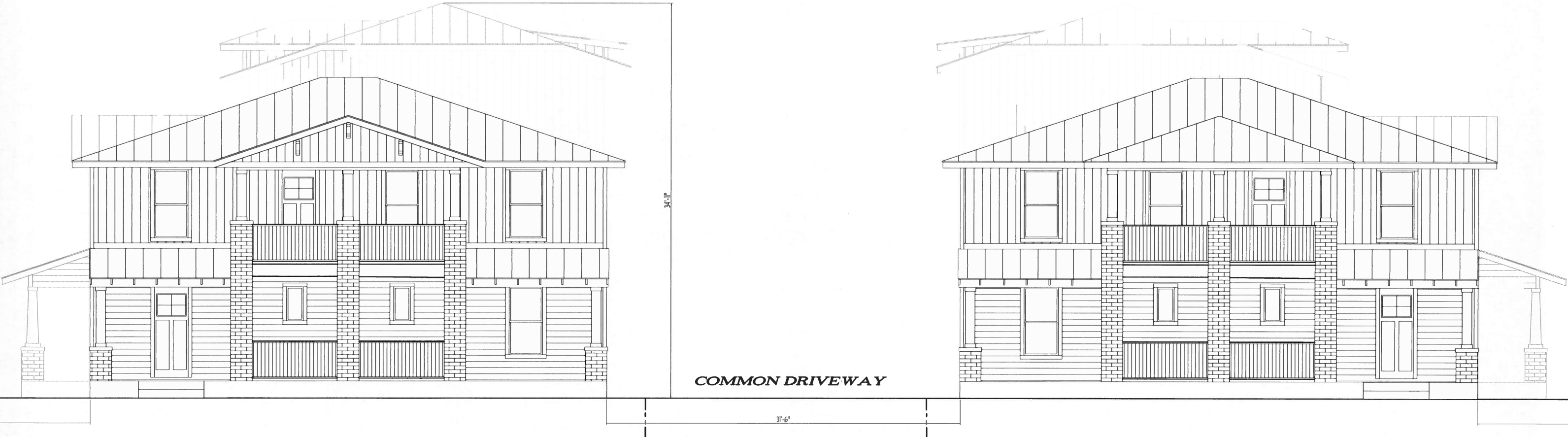
OF LOT 1

LOT 7

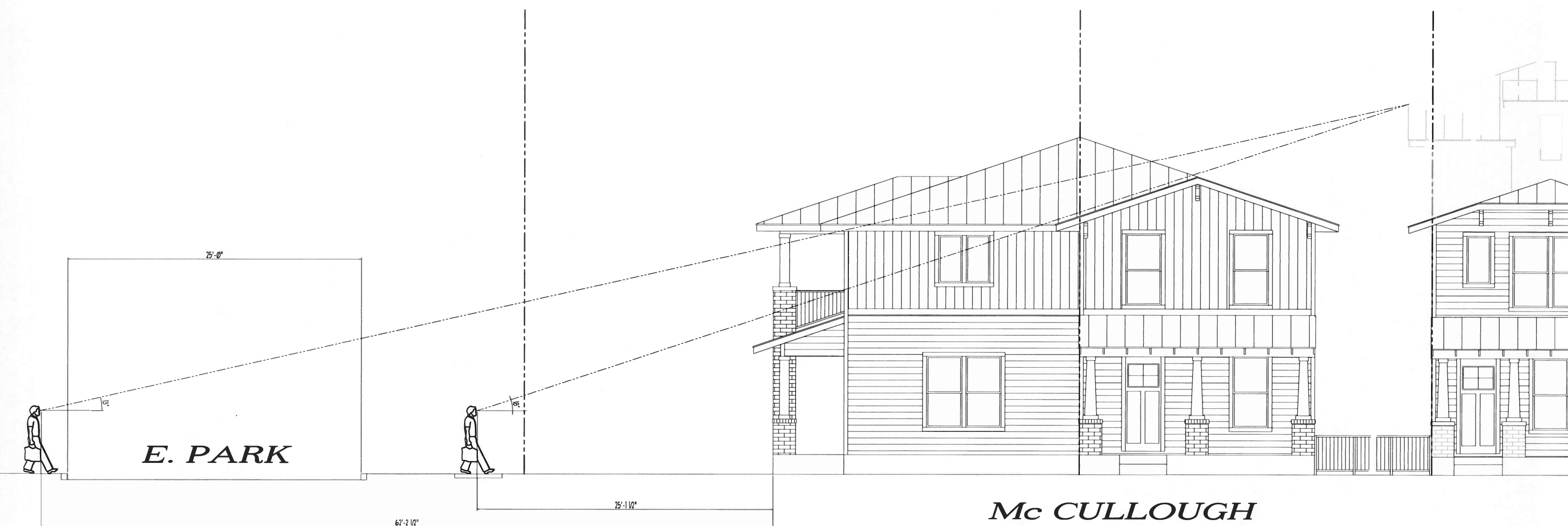
LOT 8

LOT 6

W 00°00'00"S

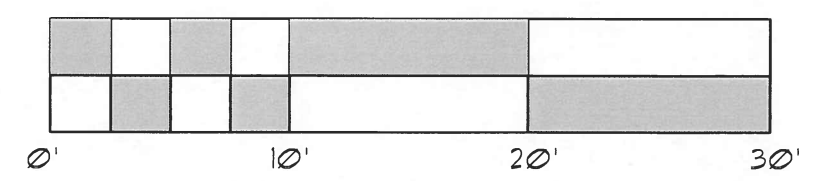


E. PARK
NORTH ELEVATION



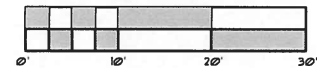
E. PARK

*Mc CULLOUGH
WEST ELEVATON*

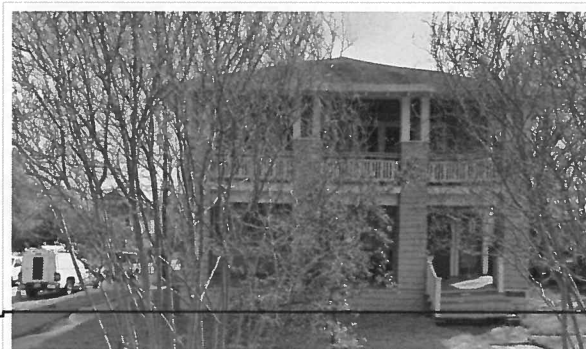


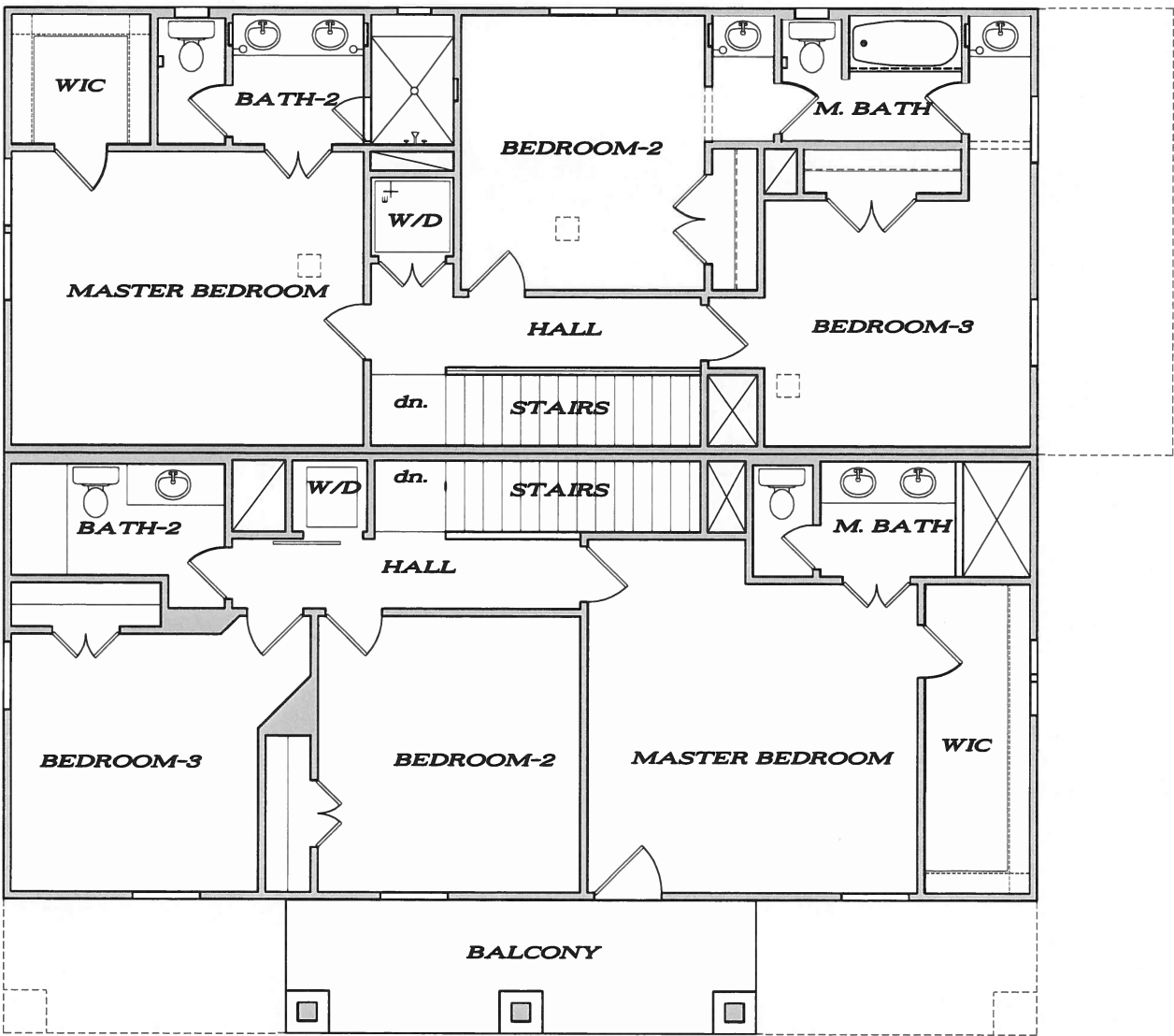


McCULLOUGH
WEST ELEVATION

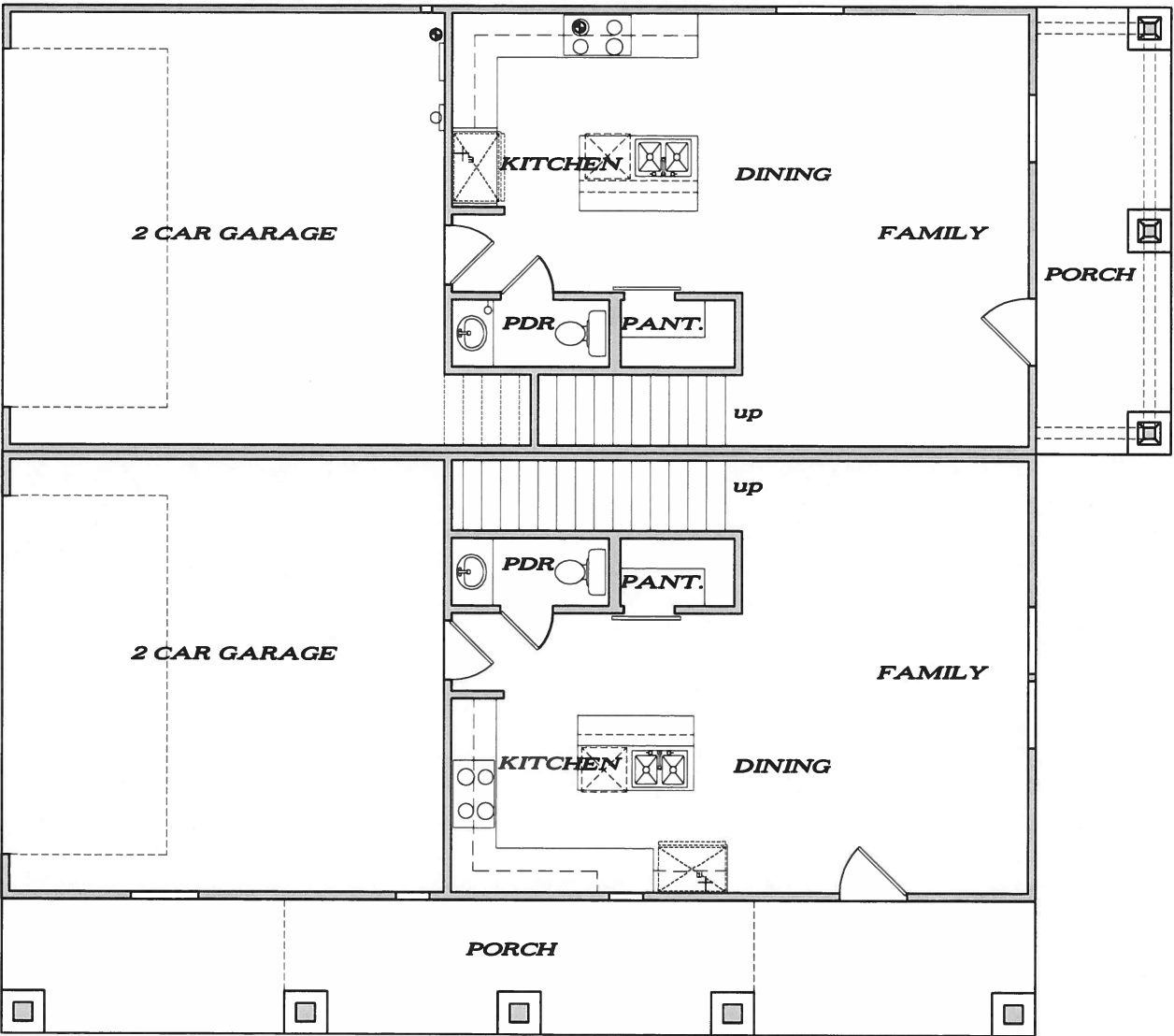


PASCHAL St.





2ND FLOOR LEVEL



1ST FLOOR LEVEL

LOTS 1,2,9 &10

