

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

HDRC CASE NO: 2017-655
ADDRESS: 1910 E HOUSTON ST
430 N MONUMENTAL
129 FLORENCE ALLEY
LEGAL DESCRIPTION: NCB 1372 BLK 4 LOT 1&2
NCB 1372 BLK 4 LOT 3 & N 20 FT OF 4
NCB 1372 BLK 4 LOT E 75 OF S 20 OF 4, E 75 OF 5 OR 4B & 5B
ZONING: C-2, RM-4
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Christopher O'Malley
OWNER: Christopher O'Malley
TYPE OF WORK: Approval of site plan and massing for nine single family, residential units
APPLICATION RECEIVED: December 14, 2017
60-DAY REVIEW: January 30, 2018
REQUEST:

The applicant is requesting conceptual approval for approval of a proposed site plan for nine, single family residential structures.

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.

FINDINGS:

- a. The applicant is requesting conceptual approval for the construction of nine, two story, single family residential structures on the vacant lots at 1910 E Houston, 430 N Monumental and 129 Florence Alley. The lots are currently zoned commercial and are located within the Dignowity Hill Historic District.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on January 10, 2018. At that meeting, committee members noted that setbacks should be deeper than those of historic structure, that the E Houston street facades should be developed to address the street and noted that the creation of access driveways on Florence and N Monumental may be appropriate.
- d. **LOT COVERAGE** – The applicant has proposed to divide the existing, three lots into nine separate lots to construct nine, two story, single family residential structures. Generally, the individual lot coverage proposed on each lot is consistent with the Guidelines.
- e. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed for each structure to feature a similar setback to those found historically adjacent to the proposed new construction. Staff finds that the proposed new construction should feature setbacks that are deeper than those found adjacent historically.
- f. **ENTRANCES** – Per the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrances toward N Monumental and Florence Alley. This is consistent with the Guidelines.
- g. **BUILDING WIDTHS** – The applicant has proposed narrow façade widths for structures fronting N Monumental and Florence Alley. For the two structures that are proposed to front E Houston, the applicant has proposed architectural elements to address the width fronting E Houston. Staff finds this to be appropriate.
- h. **MATERIALS** – At this time, the applicant has not provided specifics regarding materials. Per the Guidelines, the use of wood or Hardi siding, shingle or metal roofing and wood and aluminum clad wood windows are appropriate.
- i. **ARCHITECTURAL DETAILS** – New building 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. Staff finds the proposed site plan to be appropriate; however, architectural details should be developed in a manner that is reflective of the historic elements found in the immediate vicinity of the proposed new construction.
- j. **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.
- k. **DRIVEWAY LOCATION** – The applicant has proposed for the driveways to have access to E Houston, N Monumental and Florence Alley. Each driveway generally presents itself in a manner similar to those found historically in the district. Staff finds this to be appropriate.
- l. **LANDSCAPING** – At this time the applicant has not provided as landscaping plan. The applicant should submit a detailed landscaping plan when submitting for final approval.

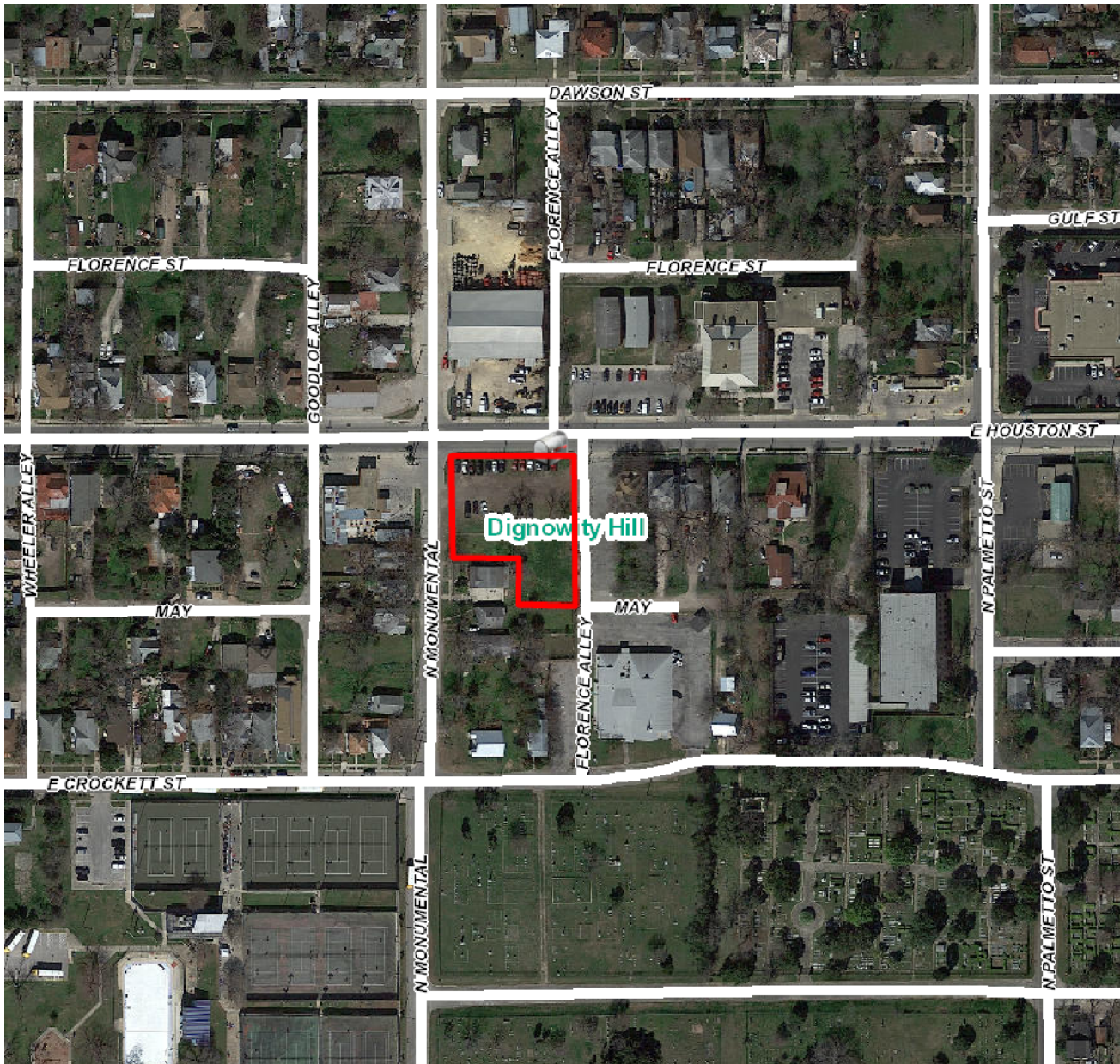
RECOMMENDATION:

Staff recommends conceptual approval of the proposed site plan based on findings a through l with the following stipulations:

- i. That the setbacks of the proposed new construction be greater than those found historically adjacent to the proposed new construction.
- ii. That all mechanical equipment be screened from view at the public right of way.
- iii. That a detailed landscaping plan be developed and submitted at the time of final approval.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 13, 2017

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

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

DATE: JANUARY 10, 2018 HDRC Case# 2017-655

ADDRESS: 129 FLORENCE ALLEY
1910 E HOUSTON, 430 N MONUMENTAL Meeting Location: 1901 S ALAMO

APPLICANT: SHANNON O'MALLEY

DRC Members present: ANNE-MARIE GROBE, CURTIS FISH

Staff present: EDWARD HALL

Others present: NIK VILLARREAL

REQUEST: CONSTRUCTION OF NINE, TWO STORY RESIDENTIAL STRUCTURES

COMMENTS/CONCERNS: SD: OVERVIEW OF PROPOSED LOT LAYOUT; EXPLANATION
OF PROPOSED DRIVE. LF: QUESTIONS REGARDING ORIENTATION - ADDRESSING
E HOUSTON - THE PATTERN OF DEVELOPMENT ON E HOUSTON SHOULD BE
ADDRESSED. AMG: FRONT ELEVATIONS / E HOUSTON ELEVATIONS SHOULD
BE DEVELOPED TO ADDRESS SETBACKS. LF: HOUSES
PROPOSED NEED TO FEATURE A SETBACK THAT IS LESS THAN HISTORIC
HOUSE SETBACKS. AMG: DESIGN DOCUMENTS SHOULD BE EXPANDED TO
ADDRESS CONTEXT IN THE VICINITY [SETBACKS ON N MONUMENTAL + E
HOUSTON].

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
 APPROVE WITH COMMENTS/STIPULATIONS:

[Signature]
 Committee Chair Signature (or representative)

1-10-18
 Date

LF! QUESTIONS REGARDING DRIVEWAY PATTERN IN VICINITY, SHOW EXAMPLES OF WHAT EXISTS.

LF! QUESTIONS REGARDING OTHER DRIVEWAY OPTIONS, CONSIDER CREATING AN ACCESS "DRIVEWAY" TO CONNECT ~~TO~~ TO E HOUSTON DRIVE TO POTENTIAL NEW DRIVE ON MONUMENTAL.





E-Houston-St
E HOUSTON ST

50' R.O.W.

0.039 AC. DEDICATED TO
THE CITY OF SAN ANTONIO

N MONUMENTAL ST
50' R.O.W.

FLORENCE ALLEY
20' R.O.W.

Florence-Alley

Joe-Alley

N89°42'14"W
75.19'

150.89'
75.70'

14' E.G.T.V. EASEMENT

LOT 40
2 story

LOT 48
2 story

LOT 41
2 story

LOT 47
2 story

LOT 42
2 story

LOT 46
2 story

LOT 43
2 story

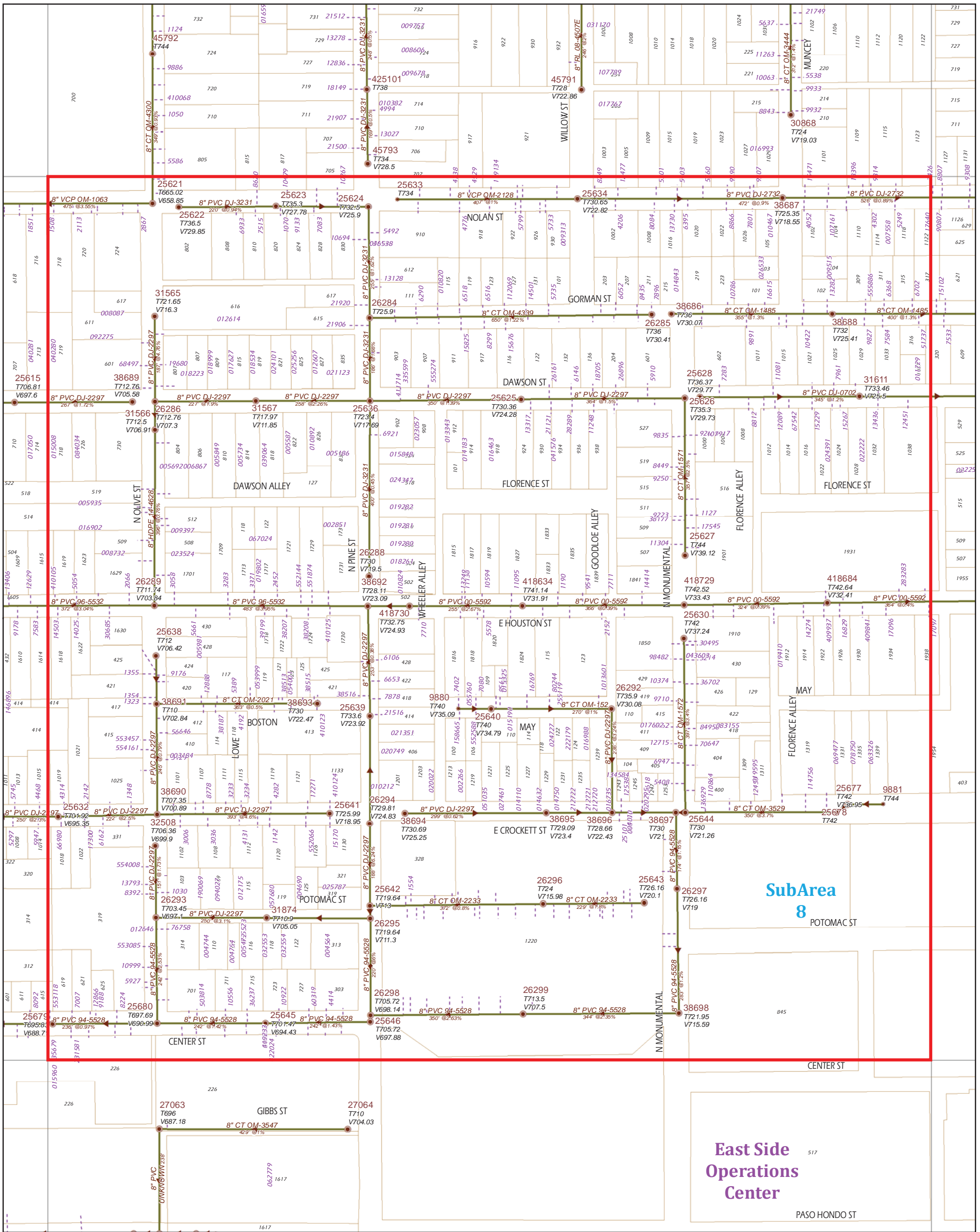
LOT 45
2 story

PORTION OF LOT 4
BLOCK 4, NCB 1372
VOL. 18177, PG 1017 R.P.R.B.C.

PORTION OF LOT 5
BLOCK 4, NCB 1372
VOL. 18177, PG 1017 R.P.R.B.C.

LOT 44
1 story

LOT 6
BLOCK 4, NCB 1372
VOL. 17970, PG 1582 R.P.R.B.C.



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	BLOW OFF		LIFT STATION		OTHER
	CLEAN OUT		MONOLITHIC		STUB OUT
	AIR RELEASE		JUNCTION BOX		STANDARD
	BREAK NODE		PLUG VALVE		AIR RELEASE
	SIPHON INLET		DROP MANHOLE		FLOW METER
	SIPHON OUTLET		FLOW METER w/ SMART COVER		SMART COVER
	AIR BYPASS		OUTFALL MAIN		PROP. MAINS
	SLUDGE		SIPHON MAIN		SEWER LATERALS
	FORCE MAIN		GRAVITY MAIN		PVT MAINS

San Antonio Water System

0 100 200 Feet

SEWER BLOCK MAP

168578

SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION

Revised Date: May 04, 2017

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166	168	170
580	580	580
166	168	170
578	578	578
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576	576	576



Legend

- CHECK
- BYPASS
- SWING
- DIVISION
- MAINLINE
- Other
- Air Control
- Flush Point
- Backflow Control
- BLOW-OFF
- AIR RELEASE
- INTERCONNECT
- PRESSURE REDUCING
- FIRE HYDRANTS
- Pumps
- Wells
- Active
- Inactive
- Offline
- Plugged
- Water Distribution Main
- Water Transmission
- Chill Return Mains
- FH Laterals
- Proposed Mains
- Chill Mains

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San Antonio Water System

WATER BLOCK MAP

168578

**SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION**

Revised Date: Feb 01, 2017

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