

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2015

Agenda Item No: 24

HDRC CASE NO: 2015-241
ADDRESS: 131 Huizar
LEGAL DESCRIPTION: NCB 7676 BLK LOT 26
ZONING: C2NA H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Mark Tolley
OWNER: 210 Development Group
TYPE OF WORK: New construction of six apartment buildings
REQUEST:

The applicant is requesting conceptual approval to:

Construct six, three story multi-family residential buildings on several parcels along a portion of Napier to the north of the site and Napier and Mission Road to the east of the site. Huizar currently crosses the proposed development and would be closed to through traffic. The applicant has noted that all materials will be comparable to those found throughout the Mission Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

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.

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.

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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

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.

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.

FINDINGS:

- a. This request for new construction was heard by the Design Review Committee on June 9, 2015. At that meeting, committee members expressed concern over the proposed site design and orientation of the proposed buildings, the proposed materials, specifically the use of stucco and the fact that none of the proposed structures address a street as found traditionally in the Mission Historic District.
- b. The Mission Historic District was created by ordinance in 1977 and covers a large area. Roughly following the path of the San Antonio River to include the four southern Mission sites, the district includes a mixture of uses and building types. Each residential area within the district has a unique context and development pattern. Once a more rural setting, prominently featuring Mission San Jose, this particular area now features residential, commercial and industrial structures; all quite modest in size. The Historic Design Guidelines apply to all local historic districts, including the Mission Historic District.
- c. Structures found throughout the Mission District, residential, commercial or industrial all generally feature a common orientation, fronting the street with a setback that is consistent with the structures sited on adjacent properties. The applicant has proposed to construct six individual structures, each of which features a different orientation and setback from one of the two streets surrounding the property. This is not consistent with the Guidelines for New Construction 1.A.i.
- d. According to the Guidelines for New Construction 2.A., new construction in historic districts should feature a similar height and scale as the surrounding structures. At three stories, featuring no distinguishable architectural element to serve as a transition from a taller height to the height of precedent, typically one or one and a half stories, the applicant's proposed height is not consistent with the Guidelines.
- e. The applicant has proposed a roof form that is consistent with those typically found throughout the Mission Historic District. This is consistent with the Guidelines for New Construction 2.B.i.
- f. The applicant has proposed window and door openings that are generally relate to the proposed interior spaces and appropriate for the size of the proposed structure. This is consistent with the Guidelines for New Construction 2.C.
- g. According to the Guidelines for New Construction 2.C.ii., horizontal façade elements should align with those found in nearby historic buildings. A base, middle and cap should be established to conform to the established precedent. The applicant has integrated various design elements that separate the façade into three sections including a change in materials, a change in color and a variation of floor heights. This is consistent with the Guidelines.
- h. The applicant has proposed materials that appear to include a stone façade, stucco, Hardi Board siding and a standing seam metal roof. Generally these materials are consistent with the Guidelines for New Construction 3.A.i., however staff recommends additional information regarding the detailing of both the Hardi Board siding and the stone found at the street level.
- i. Generally, the applicant has proposed architectural details that do not present a false sense of history and incorporates materials that are found throughout the Mission District. This is consistent with the Guidelines for New Construction 4.A.
- j. The applicant has not specified the location or screening of mechanical equipment. The applicant is responsible for \ complying with the Guidelines for New Construction 6.A. and B. regarding the location, siting and screening of mechanical equipment and roof appurtenances.
- k. The applicant has not specified the design of proposed fencing at the site. The applicant is responsible for complying with the Guidelines for Site Elements 2. B. regarding the construction of new fences.
- l. The applicant has proposed parking that is currently surrounds each of the proposed structures. The appropriate siting for off street parking would be to the interior of the lot, the with proposed structures screening any off street, surface parking from the public right of way. The applicant's proposed parking is not consistent with the Guidleines.
- m. The property is within the local Mission Historic District, is adjacent to the Mission San Jose National Register of Historic Places District and the Mission Parkway National Register of Historic Places District, and is in close proximity to previously recorded archaeological sites 41BX3, 41BX563, and 41BX267. Furthermore, as illustrated on historic maps, the project area is traversed by the San Jose Acequia, a registered National Historic Civil Engineering Landmark. In addition, human remains have been recorded next to this project area, and could possibly extend into the property. Therefore, archaeological investigations shall be required for the project area.

RECOMMENDATION:

Staff does not recommend conceptual approval at this time based on findings a through m. Staff recommends that the applicant develop a site plan that features a consistent orientation for the proposed structures and features screened parking. In addition to this, staff recommends that the applicant resolve design issues regarding the lack of the height transition as stated in finding d, that the applicant provide information regarding the detailing of each façade material, that the applicant provide information regarding the location and screening of mechanical equipment and that the applicant

provide information regarding proposed fencing.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Jun 09, 2015

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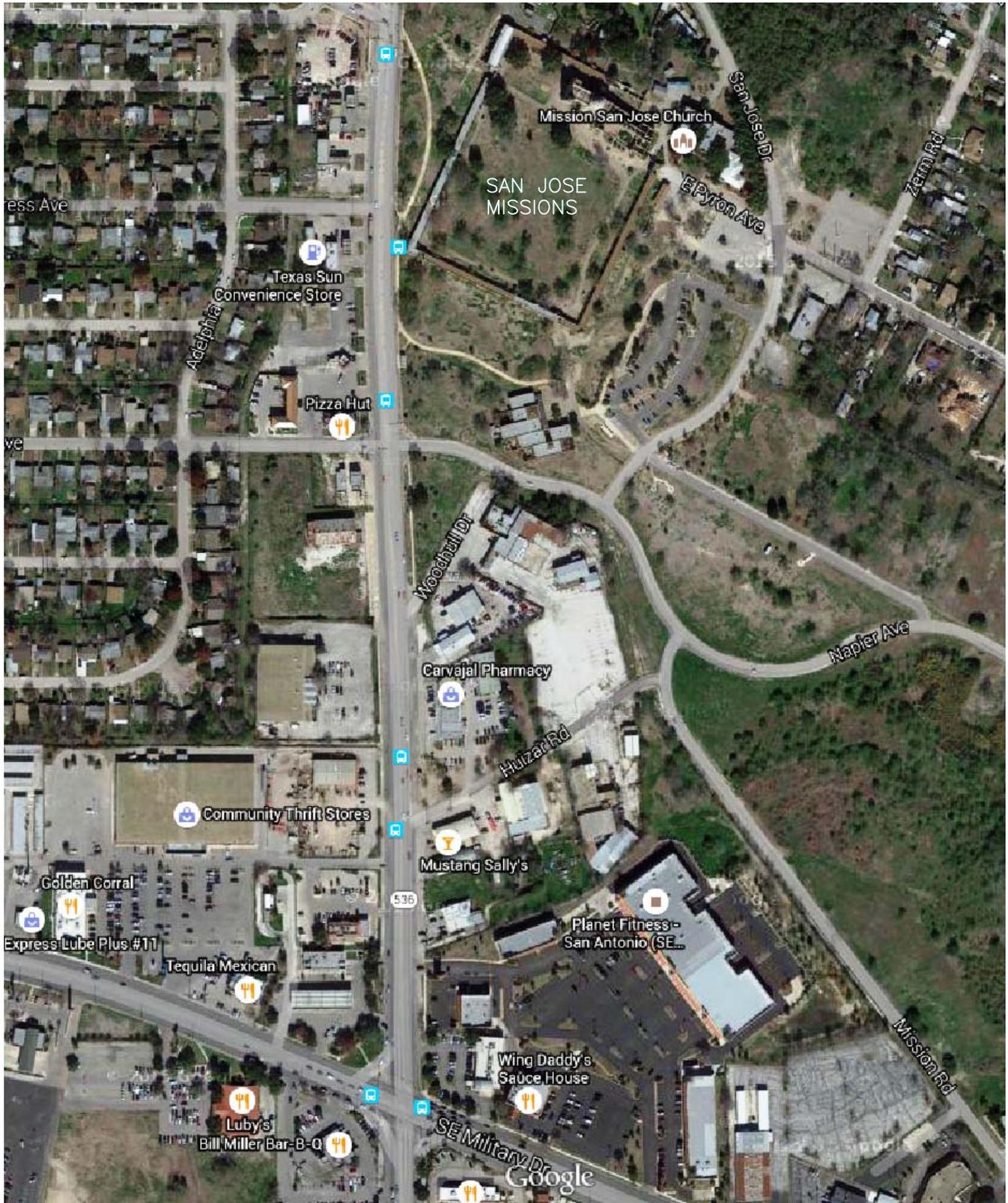












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ROOSEVELT APARTMENTS

REVISION No. \triangle DRAWN BY: AT

DATE: MAY 27, 2015

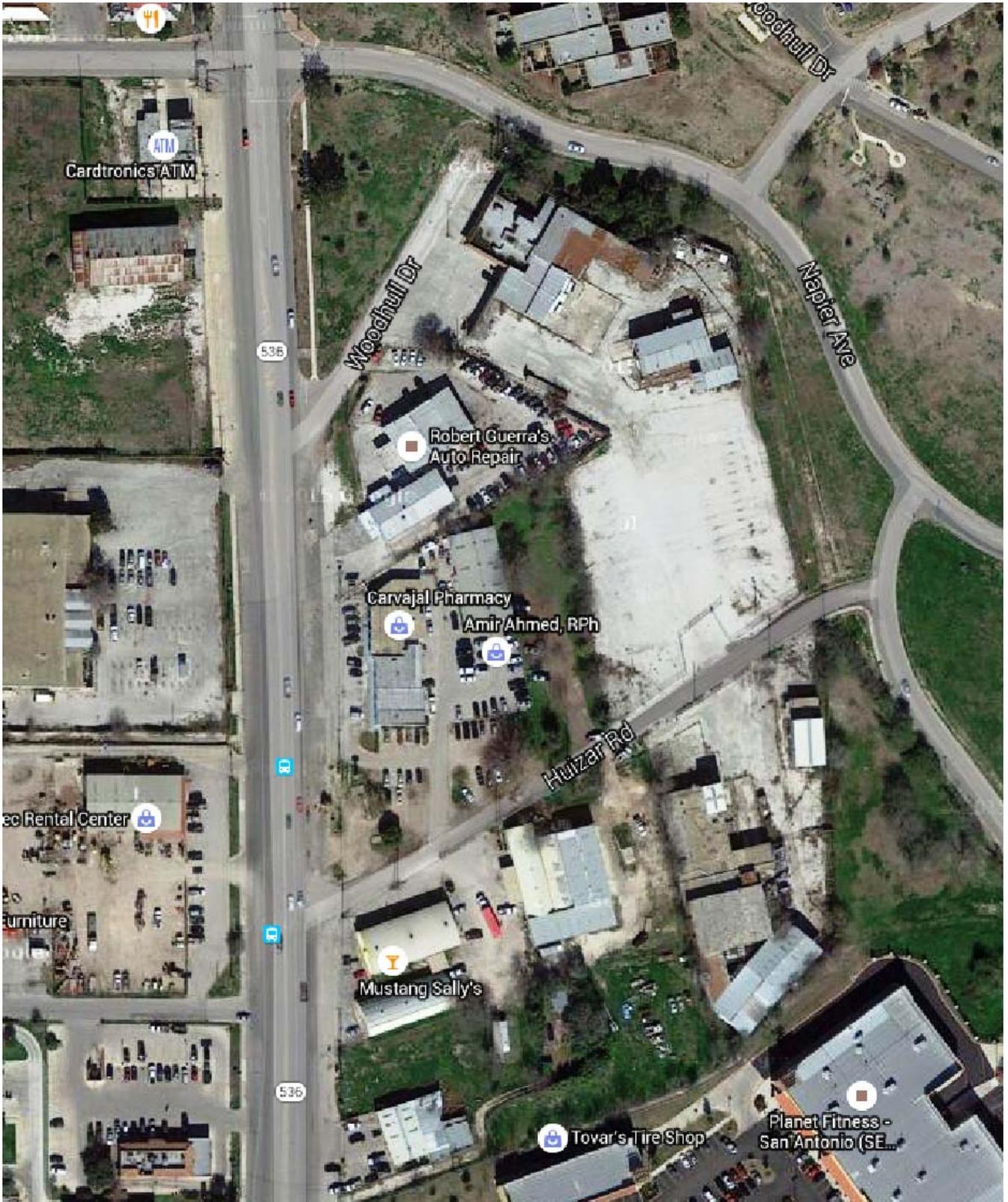
DOCUMENT REFERENCED:

SUPPLEMENTARY
DRAWING:

DESCRIPTION:

OVERALL EXISTING SITE PLAN

EXHO



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ROOSEVELT APARTMENTS

REVISION No. \triangle	DRAWN BY: AT	DATE: MAY 27, 2015
DOCUMENT REFERENCED:		SUPPLEMENTARY DRAWING:
DESCRIPTION:		EXH0.1
EXISTING SITE PLAN		



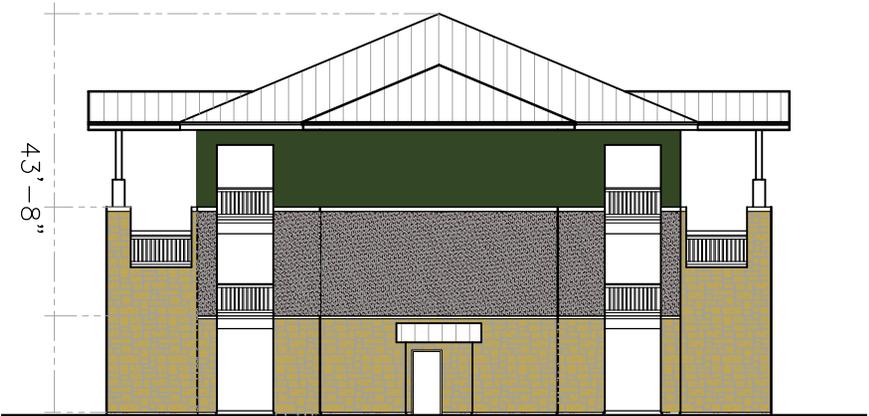
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ROOSEVELT APARTMENTS

REVISION No. \triangle	DRAWN BY: AT	DATE: MAY 27, 2015
DOCUMENT REFERENCED:		SUPPLEMENTARY DRAWING:
DESCRIPTION:		EXH0.2
PROPOSED SITE PLAN		



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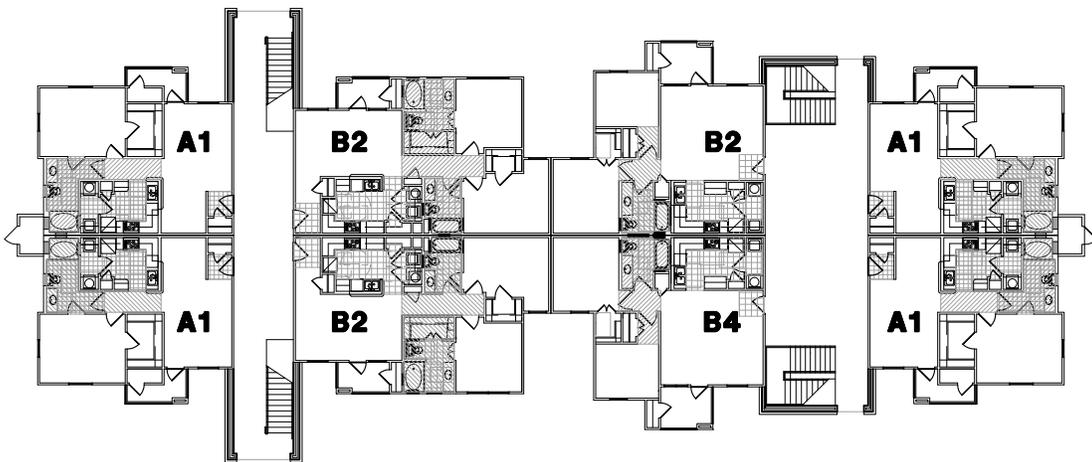
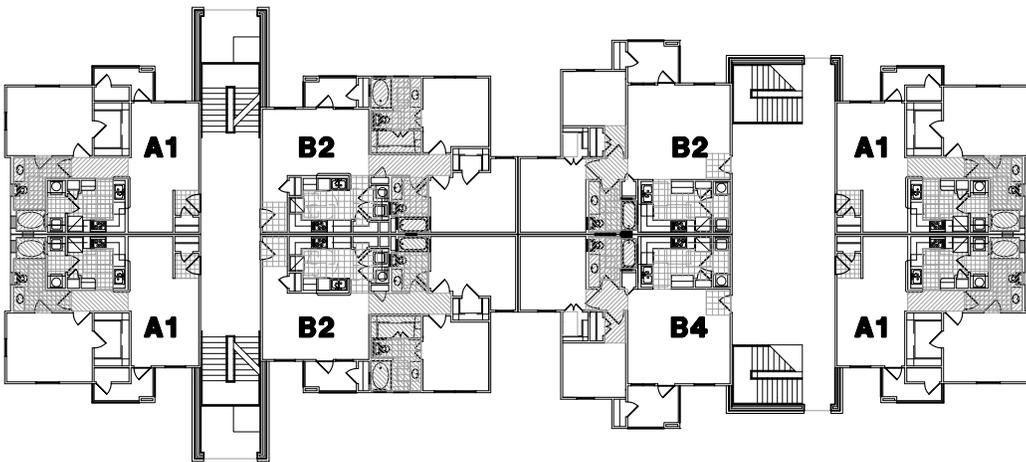
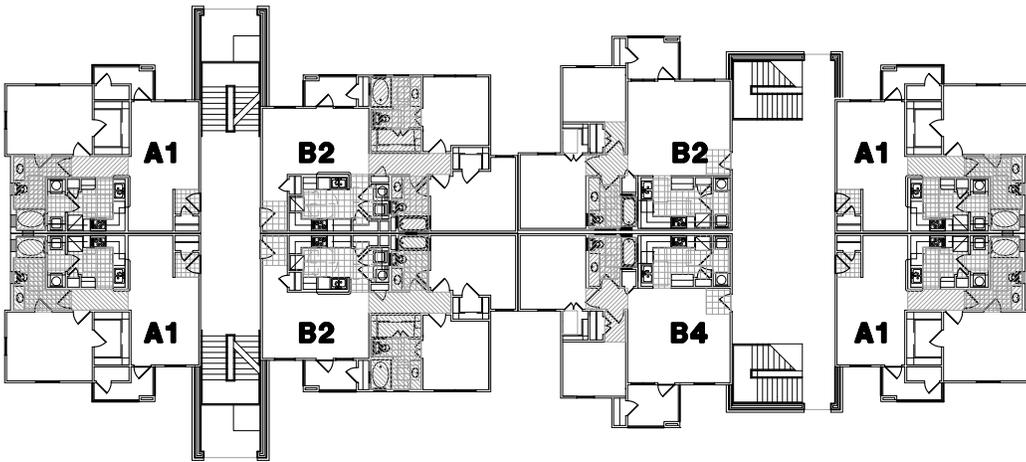
DOCUMENT REFERENCED:

SUPPLEMENTARY
DRAWING:

DESCRIPTION:

BUILDING TYPE | EXTERIOR ELEVATIONS

EXH8



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ROOSEVELT APARTMENTS

REVISION No. \triangle DRAWN BY: AT DATE: MAY 27, 2015

DOCUMENT REFERENCED:

DESCRIPTION:

BUILDING TYPE II - OVERALL FLOOR PLAN

SUPPLEMENTARY DRAWING:

EXH2