

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-655
ADDRESS: 1910 E HOUSTON,
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: C2, H
CITY COUNCIL DIST.: 2
APPLICANT: Christopher Shannon O'Malley
OWNER: Christopher Shannon O'Malley
TYPE OF WORK: Site plan review for nine, single family residential structures
APPLICATION RECEIVED: December 1, 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. **LOT COVERAGE** – The applicant has proposed a number of houses and lot coverage that is generally consistent with the historic development pattern found in the district. Staff finds this appropriate.
- d. **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. Staff finds that the structures on the corners of N Monumental, Florence Alley and E Houston
- e. **ENTRANCES** – Per the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Based on the historic lot configurations, all proposed structures should face either N Monumental or Florence Alley. The two northernmost homes should be reoriented so that the primary entrances face these streets instead of Houston. This is the most appropriate solution provided that homes feature a corner element that addresses both streets, such as a wraparound porch.
- 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. Historic structures in the vicinity of the proposed lots feature one story in height. Each of the proposed structures features two stories in height; however, staff finds that the applicant has incorporated architectural elements to act as transitions from the proposed height to the height of neighboring historic structures.
- g. **BUILDING WIDTHS** – The applicant has proposed narrow façade widths for structures fronting N Monumental and Florence Alley. Staff finds that the applicant should incorporate façade elements on the two corner units to minimize the overall visual width of both.
- h. **FOUNDATION & FLOOR HEIGHTS** – 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. The applicant is responsible for complying with this section of the Guidelines.
- i. **ROOF FORM** – The applicant has proposed roof forms that include gabled and hipped roofs, both of which are found throughout the Dignowity Hill Historic District. Staff finds that the proposed soffit boxes should be eliminated.
- j. **WINDOW & DOOR OPENINGS** – At this time, the applicant has provided general information regarding window and door openings, including proportions and locations. Staff finds the general number and location of openings to be appropriate; however, staff finds that proportions should more closely relate to those of historic structures found in the district.
- k. **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.
- l. **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. Generally, staff finds the proposed architectural massing and details to be appropriate. Design specifics including column design are to be submitted to staff when submitting for final approval.
- m. **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.

- n. DRIVEWAY LOCATION – The applicant has proposed for the driveway to have access to E Houston street. Staff finds that this proposed configuration reduces the number of curb cuts for the development and allows for parking areas to be located completed to the rear of the properties. This is consistent with the Guidelines for New Construction.
- o. 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.

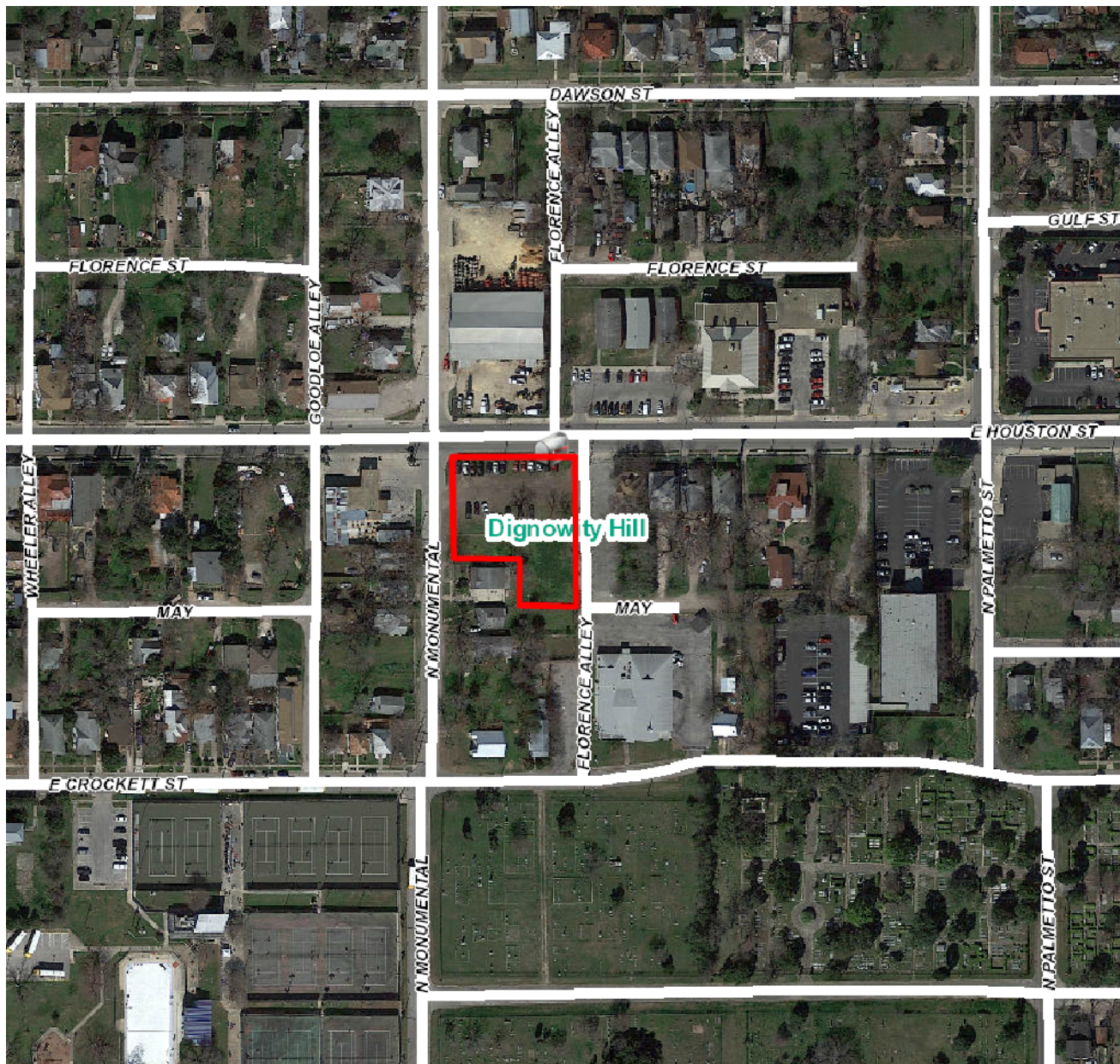
RECOMMENDATION:

Staff recommends conceptual approval of the proposed site plan and general massing based on findings a through o with the following stipulations:

- i. That the applicant should provide information regarding how the proposed setbacks will relate to those of historic structures on N Monumental.
- ii. That foundation and floor height be aligned within one (1) foot of neighboring structure's foundation and floor heights.
- iii. That the proposed soffit boxes should be eliminated.
- iv. That all mechanical equipment be screened from view at the public right of way.
- v. That all proposed window proportions and placement relate to the historic pattern found throughout the district. This is to include sill and head heights as well as mullion widths. Window proportions should directly relate to those found on neighboring historic structures.
- vi. Regarding window materials, white manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Details on each should be submitted to staff for review.
- vii. That the two northernmost homes be reoriented so that the primary entrances face these streets instead of Houston and feature a corner element that addresses both streets, such as a wraparound porch.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 13, 2017

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Houston Street Development San Antonio, Tx



LOT 40 - HOUSTON STREET ELEVATION



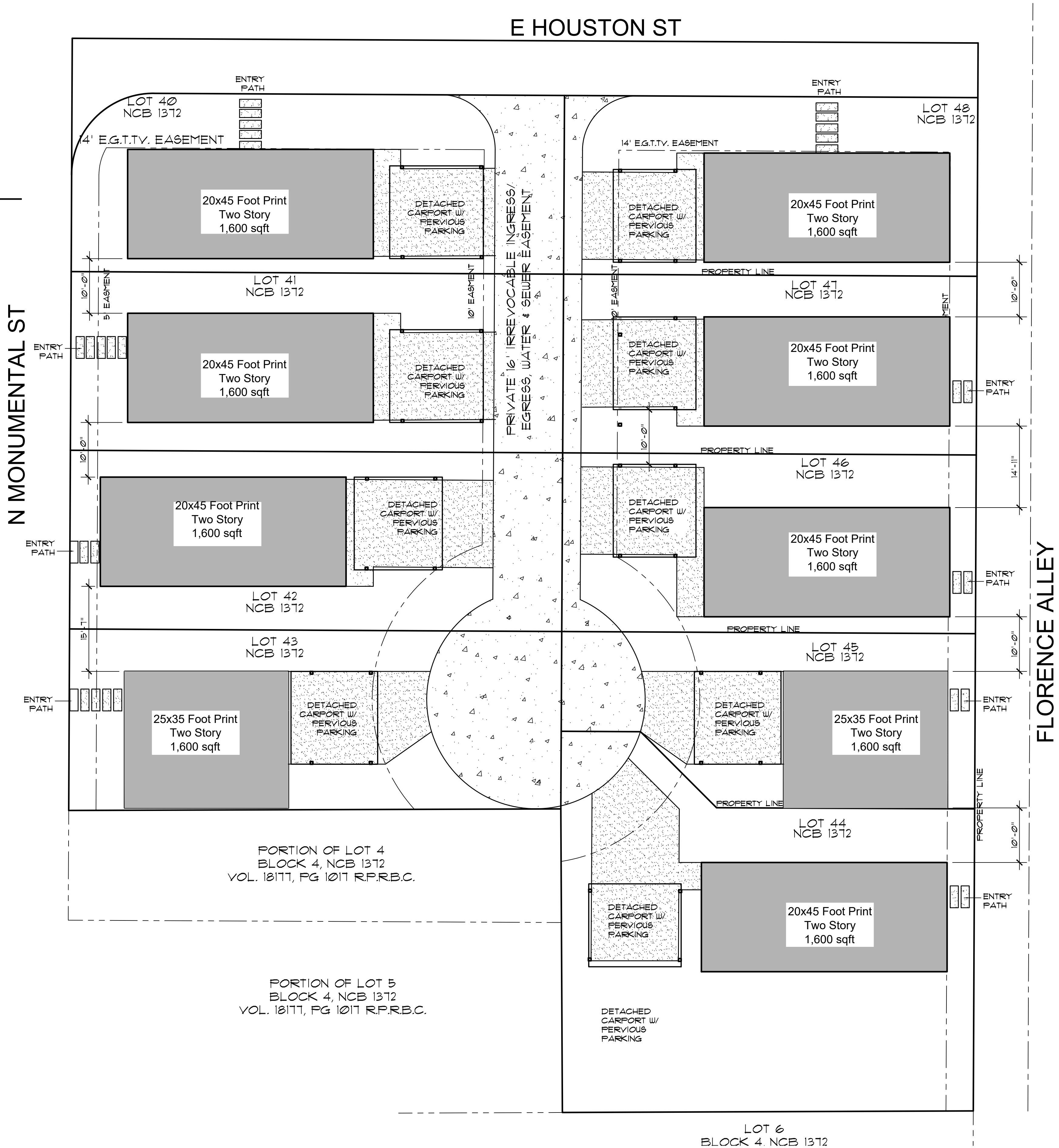
LOT 41 - ELEVATION



LOT 42 - ELEVATION



LOT 43 - ELEVATION



SITE PLAN

Scale : 3/32" = 1'



LOT 48 - HOUSTON STREET ELEVATION



LOT 47 - ELEVATION



LOT 46 - ELEVATION



LOT 45 - ELEVATION



LOT 44 - ELEVATION



Contractor Notes:
Working drawings shall not be scaled. Before proceeding with any work or ordering materials, the contractor and/or subcontractor shall verify all notes and measurements.
Contractor shall report any discrepancies in or omissions from the working drawings.
Details and drawings are builders' type and the designer of this set of plans hereby notifies both the owner and contractor that he, the "designer" relieves himself of liabilities to said working drawings.
It is the responsibility of the general contractor to insure that the construction of this project meets all local structural codes.

HOUSTON STREET DEVELOPMENT

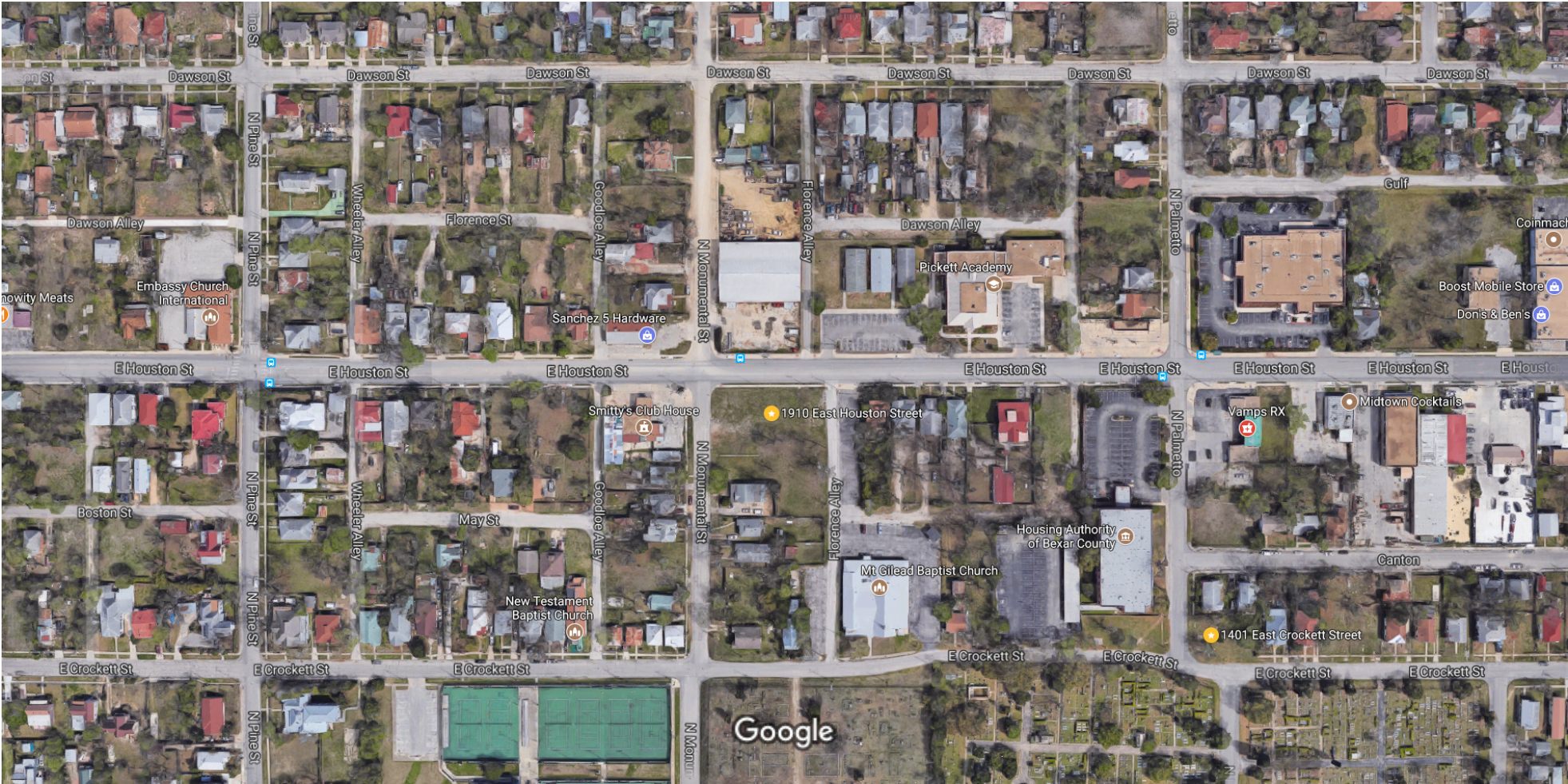
SCHEMATIC PROPOSAL

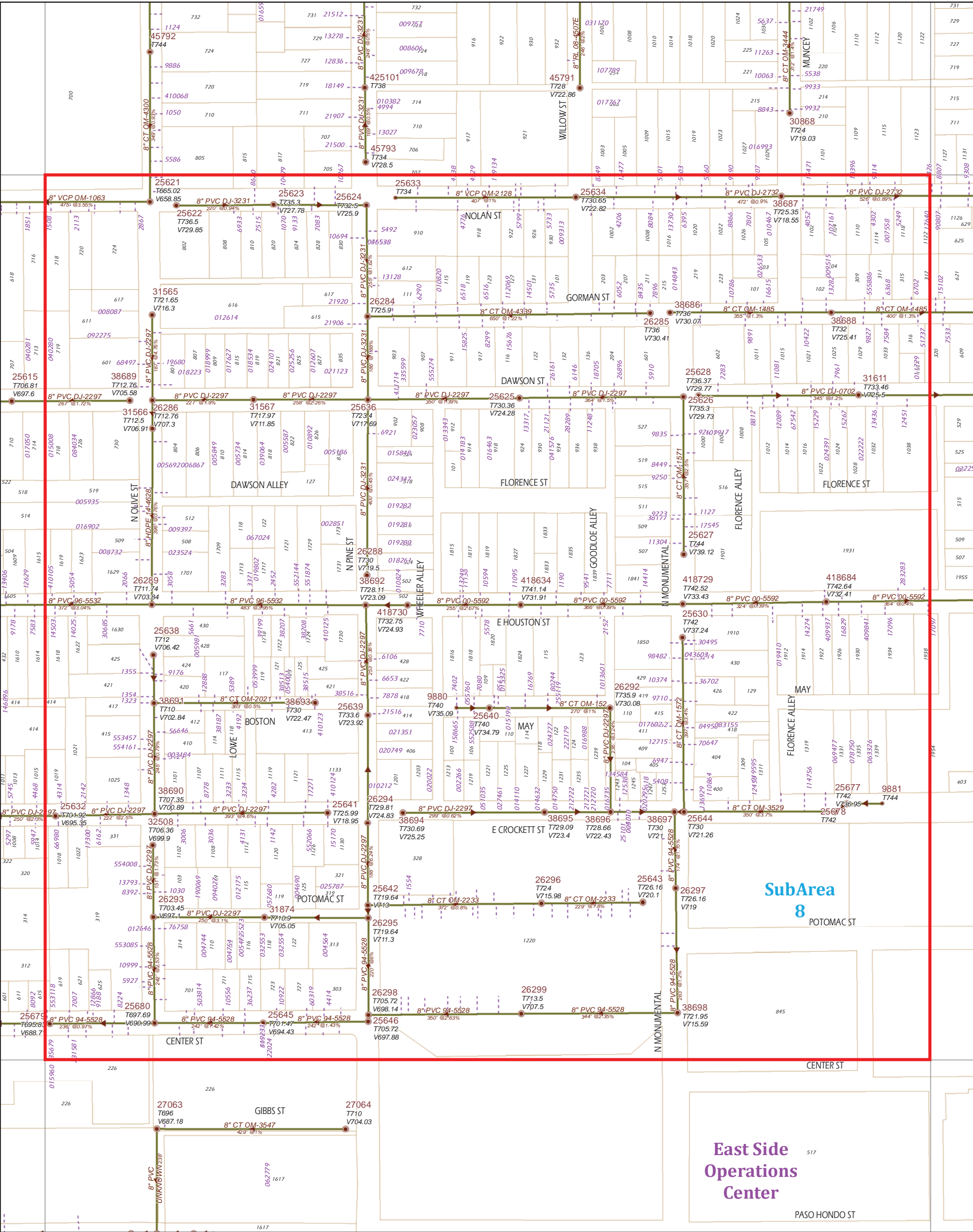
LOTS - 40-48
SAN ANTONIO, TEXAS

Issue Date:
10/05/2017

Revisions:

Sheet Number:





BLOW OFF

CLEAN OUT

AIR RELEASE

BREAK NODE

SIPHON INLET

SIPHON OUTLET

FLOW METER w/ SMART COVER

AIR BYPASS

SLUDGE

FORCE MAIN

LIFT STATION

MONOLITHIC

JUNCTION BOX

PLUG VALVE

DROP MANHOLE

FLOW METER w/ SMART COVER

AIR BYPASS

SLUDGE

FORCE MAIN

OTHER

STUB OUT

STANDARD

AIR RELEASE

FLOW METER

SMART COVER

PROP. MAINS

SEWER LATERALS

PVT MAINS

"SAWS GIS Mapping: A wealth of information at your fingertips"

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



CHECK

BYPASS

SWING

DIVISION

MAINLINE

Other

Air Control

Flush Point

Backflow Control

BLOW-OFF

AIR RELEASE

INTERCONNECT

PRESSURE REDUCING

FIRE HYDRANTS

Wells

Active

Inactive

Offline

Plugged

WATER DISTRIBUTION MAIN

WATER TRANSMISSION

CHILL RETURN MAINS

FH LATERALS

PROPOSED MAINS

CHILL MAINS

"SAWS GIS Mapping: A wealth of information at your fingertips"

0100200

Feet

WATER BLOCK MAP

168578

SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION

Revised Date: Feb 01, 2017

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