

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

HDRC CASE NO: 2017-566
ADDRESS: 402 CENTER ST
406 CENTER ST
139 N SWISS
126 N CHERRY
122 N CHERRY
120 N CHERRY
134 N SWISS
130 N SWISS
126 N SWISS
LEGAL DESCRIPTION: NCB 590 BLK 3 LOT N 40 FT OF 1
NCB 590 BLK 3 LOT N 40 FT OF 2
NCB 590 BLK 3 LOT 3
NCB 590 BLK 3 LOT S 47.52 FT OF N 87.52 FT OF 1 & 2 ARB A16
NCB 590 BLK 3 LOT N 32.5 FT OF S 65 FT OF 1 & 2
NCB 590 BLK 3 S 32.5 FT OF 1 & 2 ARB A17
NCB 590 BLK 3 LOT N 50 FT OF 18 & 19
NCB 590 BLK 3 LOT S 45 FT OF N 95 FT OF 18 & 19 ARB A-29
NCB 590 BLK 3 LOT S 43.45 FT OF 18 & 19 ARB A-30
ZONING: IDZ,HE, C-3
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
LANDMARK: Archaeological Site
APPLICANT: Ricardo Turrubiates
OWNER: K/T TX Holding, LLC
TYPE OF WORK: Approval of a site plan for a twenty-four unit townhome development
APPLICATION RECEIVED: October 24, 2017
60-DAY REVIEW: February 21, 2018
REQUEST:

The applicant is requesting conceptual approval of a site plan for a twenty-six unit townhome development to be partially bound by N Cherry, Center and N Swiss. This request is for conceptual approval of the placement of proposed units only. Massing, materials and architectural details have not been provided for review and are not considered at this time.

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.

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

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.

FINDINGS:

- a. The applicant is requesting conceptual approval of a site plan for a twenty-six unit townhome development to be partially bound by N Cherry to the west, Center to the north, intersected by N Swiss and bound on the east by a surface parking lot. Each lot is currently void of a structure. Information regarding height, massing and façade composition have not been submitted to staff and are not included in this conceptual review.
- 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. Conceptual approval of any element provided for review does not guarantee additional approvals or final approval.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on December 12, 2017. At that meeting, committee members noted concerns regarding with primary entrances internal to the site, noted concern regarding units facing Center Street featuring no stoop, noted that a wall or solid mass should be incorporated to create more of a block face along Center Street and recommended that the applicant provide additional context regarding massing and architectural detailing in the vicinity. This request was reviewed a second time by the Design Review Committee on January 11, 2018. At that meeting, committee members noted that side façade elements including stoops or entrances should be included on each façade for corner units.
- d. **SITE PLAN** – The applicant has provided a site plan that notes the construction of twenty-six residential structures in row house form. The ground level of each structure features an automobile garage. The applicant has proposed for eighteen of the units to front either N Cherry, Center or N Swiss Streets.
- e. **SETBACKS** – Per the Guidelines for New Construction 1.A.i., the front facades of new construction should be aligned with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Where a variety of setbacks exist, the median setback of buildings should be used. The surrounding structures, many of which are not historic, feature varying setbacks. The applicant has provided a diagram noting the relationship of proposed setbacks with those found historically on adjacent blocks. While the proposed setback on N Swiss street is 15' – 0" and a neighboring single family historic structure features a setback of 14' – 0", staff finds the proposed setbacks generally appropriate. The existing historic structure on N Swiss is the only single family residential structure remaining on this block.
- f. **ORIENTATION** – The applicant has proposed an orientation that results in eighteen of the proposed units to front either N Cherry, N Swiss or Center Streets. Eight of the proposed units will feature an inward orientation. Corner units have been proposed to feature entrance elements that address both street facing facades. Staff finds the proposed orientation to be generally appropriate.
- g. **SITE DESIGN** – The applicant has provided a conceptual site plan noting the locations of driveways, walkways, existing trees, proposed trees and open space. Generally the proposed locations and design of site elements are appropriate.
- h. **WALKWAYS** – The applicant has proposed sidewalks to extend between row structures as well as sidewalks to extend from front porches to the connecting sidewalks. Staff finds this appropriate; however, sidewalks that extend to Center Street should feature a width that is consistent with that found historically in the district.
- i. **DRIVEWAYS** – The applicant has noted driveway entrances that are to be located on N Cherry and N Swiss Streets. The applicant has proposed double width driveways. Staff finds the proposed locations appropriate; however, when returning to the HDRC for final approval of the proposed site plan, the applicant is to provide

final design documents for driveways include materials, widths and curb cut profiles.

- j. ARCHITECTURAL DETAILS – At this time, the applicant has not provided information regarding height, massing or architectural details for the proposed new construction. Staff finds that the applicant should continue to develop the proposed design to include architecturally appropriate proportions, façade arrangement and materials.

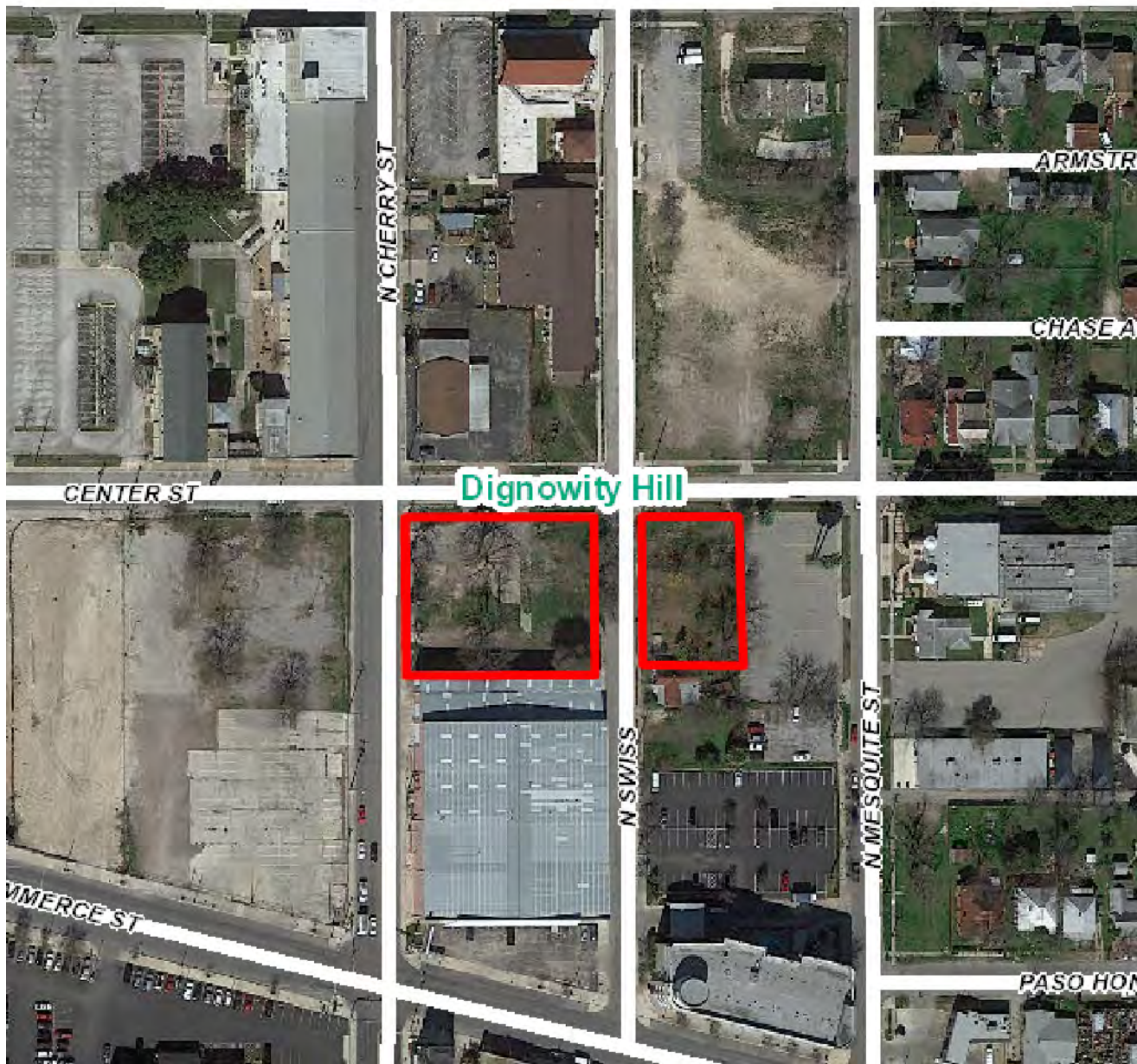
RECOMMENDATION:

Staff recommends conceptual approval based on findings d through j with the following stipulations:

- i. That the applicant continue to develop the proposed design include architecturally appropriate proportions, façade arrangement and materials.
- ii. That the fenestration pattern be developed to feature traditional solids to voids ratios and avoid the placement of blank walls with exposure to the street.
- iii. That all sidewalks which intersect the sidewalk at Center feature a width and profile that is consistent with those found historically in the district.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 09, 2017

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

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

DATE: DECEMBER 12, 2017

HDRC Case# 2017 -

ADDRESS: CENTER / CHERRY / SWISS

Meeting Location: 1901 S ALAMO

APPLICANT: TERRAMAR / CHARLES TURNER

DRC Members present: MICHAEL GUARDINO, JOHN LAFFON, CURTIS FBH

Staff present: EDWARD HALL

Others present: ELIABO TORRES

REQUEST: CONCEPTUAL APPROVAL OF A SITE PLAN FOR THE CONSTRUCTION
OF 24 TOWNHOME UNITS

COMMENTS/CONCERNS: LE: OVERVIEW OF PAST UPDATES IN THE
PROPOSAL. - [OVERVIEW INCLUDES PREVIOUS APPROVAL], INTENT IS A
BROWNSTONE TYPE DEVELOPMENT. LE: CONCERNS REGARDING UNITS
HAVING A PRIMARY FRONT INTERNAL. LE: QUESTIONS REGARDING
FACADE ORIENTATION / DESIGN - MG: UNITS ON CENTER STREET
DESERVE STOOPS JUST AS THOSE ON N SWISS AND CHERRY.
LE: SIDE STREET STOOPS ARE TURNING THEIR BACKS FROM THE
STREET CORNERS. LE: QUESTIONS REGARDING SETBACK DEPTHS.

COMMITTEE RECOMMENDATION: ☐ APPROVE ☐ DISAPPROVE ☐
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

12/12/17
Date

MG! STOODS SHOULD BE ORIENTED TOWARD CENTER. CONSIDER A WALL TO ENCLOSE VOIAS ON CENTER STREET, OR UNIT TO ENCLOSE OPENINGS.

CF! ELIMINATION OF GARAGES MIGHT PRESENT MORE SPACE AT CORNER FOR FENESTRATION / STOODS → FOR LIVE / WORK.

UG+CF! DISCUSSION ON OVERALL MODIFICATION OF SITE PLAN TO HAVE UNITS ADDRESS CENTER STREET.

MG! PROVIDE CONTEXT IN PRESENTATION - WAREHOUSES, PARKING LOTS, COMMERCIAL, ETC.



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

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

DATE: JANUARY 10, 2017

HDRC Case# 2017-

ADDRESS: CENTER/CHERRY/SWISS

Meeting Location: 1901 S ALAMO

APPLICANT: TERESA MARLY - PICARDO TORROBIATES

DRC Members present: ANNE-MARIE GRUBE, CURTIS FISH

Staff present: EDWARD HALL

Others present: CHARLES TURNER

REQUEST: CONSTRUCTION OF 24, ROWHOUSE UNITS

COMMENTS/CONCERNS: LI: OVERVIEW OF UPDATES TO SITE PLAN. ~~THE~~
TWO ADDITIONAL UNITS HAVE BEEN ADDED, DRIVEWAYS HAVE BEEN
REMOVED. AMG: HOW DOES THE PROPOSED MASSING RELATE TO STAFF'S
PREVIOUS COMMENTS? LE: QUESTIONS REGARDING ~~WHAT~~ INTERFACING
UNITS - HAVE BEEN REMOVED. ARCHITECTURE SHOULD WRAP CORNERS.
UNIT ON N SWISS SHOULD BE ORIENTED TO N SWISS RATHER THAN
INTERIOR COURTYARD - OR BOTH. LE: WHAT WOULD BRIDGE THE GAP
ON ~~THE~~ CENTER STREET?

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

Committee Chair Signature (or representative)

Date

CITY CENTER

Master Site Plan

January 17, 2017

Current Zoned: IDZ H



Phase 1

Land Area:	0.29 Acres
Total Units:	8
Units Per Ac:	27.59
Resident Parking:	16
Open Space:	2,650 SF

Phase 2 & 3

Land Area:	0.63 Acre
Total Units:	18
Units Per Ac:	28.57
Resident Parking:	36
Open Space:	4,000 SF

Total Project

Land Area:	0.92 Acre
Total Units:	26
Units Per Ac:	28.26
Resident Parking:	52
Open Space:	6,650 SF

N. Cherry Street



CITY CENTER

Landscape & Open Space

January 17, 2017

Current Zoned: IDZ H

Landscaping

- Landscaping
- Green Spaces
- Hardscaping
- Building
- 6' Sidewalk
- Approaches (3 Total)

Tree Legend

- Existing Tree (10)
- Canopy Req. 1.5" D (13)
- Add'l. Tree 1.5"D (26)

Open Green Spaces

- 1 Green Space 4,000 sqft
- 2 Green Space 2,650 sqft



Legend

■	City Center	■	Hotel
■	Vacant Land	■	Commercial
■	Residential	■	Health Care
■	Religious/Institutional	■	Community Center

Surrounding Land Use

1. House	5. Holiday Inn Express	9. Sweet Yams
2. St. Paul United Methodist Church	6. Abandoned Building	10. La Paz All Faiths Funeral Home
3. Axis Home Health	7. Bethel AME Church	11. Commercial Storage Specialists
4. Vacant Lot	8. Beasley Brown Community Center	12. Haunted House



Legend

■ Site	■ Hotel
■ Vacant Land	■ Commercial
■ Residential	■ Health Care
■ Religious/Institutional	■ Community Center

Surrounding Setbacks from Street

CITY CENTER
PRECEDENT EXHIBIT



15' X 30'



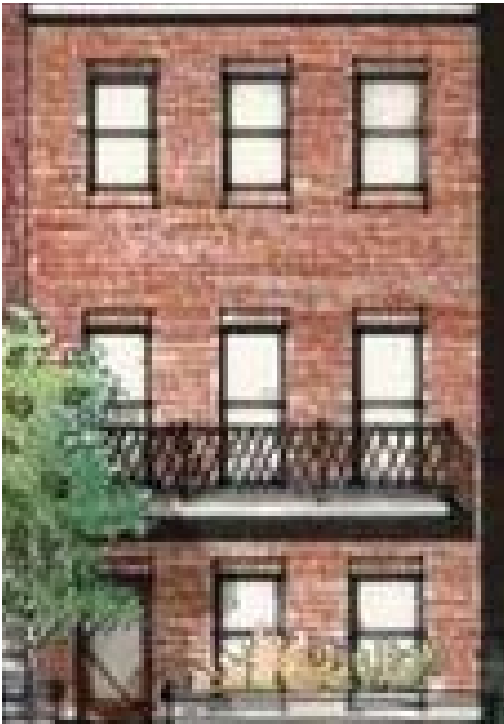
15' X 35'



17' X 36'



17' X 44'



19' X 30'



19' X 34'

BUILDING AVERAGE

W17' X H34' - ±10%

CITY CENTER DIMENSIONS

W19' X H36'