HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

HDRC CASE NO:	**2018-293**
ADDRESS:	106 GLORIETTA 1816 N ALAMO ST 1818 N ALAMO ST 502 E GRAYSON ST
LEGAL DESCRIPTION:	NCB 576 BLK 15B LOT W 60.6 FT OF 2
ZONING:	RM-4 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Ethel Shipton and Nate Cassie
OWNER:	Nate Cassie
TYPE OF WORK:	Relocation of 1-story structures from 1822 N Alamo and 502 E Grayson to vacant lot at 106 Glorietta
APPLICATION RECEIVED:	June 01, 2018
60-DAY REVIEW:	July 31, 2018

REQUEST:

The applicant is requesting conceptual approval to relocate the 1-story structures from 1816 N Alamo St, 1818 N Alamo St, and/or 502 E Grayson St to the vacant lot located at 106 Glorietta in the Dignowity Hill 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.
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 material*s—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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography
A. TOPOGRAPHIC FEATURES
i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls
A. HISTORIC FENCES AND WALLS
i. *Preserve*—Retain historic fences and walls.
ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.
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.
C. PRIVACY FENCES AND WALLS
i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
ii. *Location* – Do not use privacy fences in front yards.

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.
C. MULCH
Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.
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.
iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes
A. PLANTING STRIPS
i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been

retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.
B. PARKWAYS AND PLANTED MEDIANS
i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.
C. STREET ELEMENTS
i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

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.
C. CURBING
i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

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.

8. Americans with Disabilities Act (ADA) Compliance
A. HISTORIC FEATURES
i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.
B. ENTRANCES
i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.
C. DESIGN
i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

a. The applicant has submitted two proposals to relocate two 1-story structures to the vacant lot at 106 Glorietta, located within the Dignowity Hill Historic District. Proposal A seeks to relocate two shotgun style homes, which are currently located at 1816 and 1818 N Alamo St. Proposal B seeks to relocate one of the two shotgun style homes on N Alamo St and a 1-story single family structure currently located at 504 E Grayson St.
b. 1816 AND 1818 N ALAMO ST –The structures located at 1816 N Alamo St and 1818 N Alamo St are 1-story shotgun style homes constructed in approximately 1920. The two addresses are part of a single parcel. The parcel is not located within a historic district nor a River Improvement Overlay District. The structures appear to have been originally designed with the same dimensions and design details such as roof pitch, front porch configuration and railing details, and window and door opening locations and proportions. The structures feature a primary front gable configuration with a low sloped shed roof covering the front porch, which extends the width of the façade. The porch railing and stairs are asymmetrical and the front façade features one door and one window. The porch also features simple wooden square post columns. The structure located at 1818 N Alamo appears to have retained more original detailing, including exposed rafter tails on the primary gable and shed roof, a wood gable vent, and dutchlap wood siding. Original wood windows in both structures appear to have been replaced with vinyl windows and are currently covered by aluminum window screens. Both structures feature composition shingles.
c. 504 E GRAYSON ST – The structure located at 504 E Grayson St is a 1-story single family home constructed in approximately 1930 in the Craftsman style. The structure has retained a high degree of original architectural detailing and materials, including the original standing seam metal roof, exposed rafter tails, decorative gable brackets, a rear red brick chimney, woodlap siding, two front doors, wood gable vent, and original wood windows, many of which are covered by wood window screens that are common for Craftsman style cottages.
d. DEVELOPMENT PATTERN: N ALAMO ST AND E GRAYSON ST – N Alamo and E Grayson intersect each other and the shotgun homes on N Alamo are located directly south of the single family structure on E Grayson. According to Sanborn Maps, this area was historically residential with small shops and originally contained a dense collection of 1-story single family homes and shotgun structures. The structure located at 504 E Grayson is one of four remaining Craftsman cottages on this block that share the same overall dimensions, configuration, design details, and architectural integrity. Despite this, the residential context of the area has largely been lost over

the years, especially on the blocks immediately to the east, which contain large multifamily complexes, surface parking, and industrial warehouses and storage. One of the sister Craftsman cottages on E Grayson, located at 502 E Grayson immediately to the east, is also being proposed for relocation to a vacant lot in the Government Hill Historic District.

e. DEVELOPMENT PATTERN: SHOTGUN HOMES – The shotgun house is a vernacular housing type that traces its cultural roots to West Africa and traveled with the salve trade first to the U.S. Based on Sanborn Maps, the two shotgun homes located at 1816 N Alamo St and 1818 N Alamo St were built as pair structures. The presence of two or more shotgun homes in a row is a common development pattern in San Antonio. These structures are a reminder of the cultural heritage of San Antonio, particularly the influence of warehouse labor and military housing on neighborhood development and housing typologies. In San Antonio, shotgun houses are commonly, though not exclusively, located near railroads, warehouse districts, and military bases, and provided housing for industry laborers or military families. The preservation of this vernacular style is a challenge nationwide, and these structures are a representative example within the community. The retention of paired structures is also rare in San Antonio. Staff finds that the paired nature of these structures contributes significantly to its architectural and contextual significance. Staff finds that Proposal A is the most appropriate option.

f. DEVELOPMENT PATTERN: DIGNOWITY HILL – The proposed site for relocation is a vacant lot located on an interior lot on the south side of Glorietta as bounded to the west by N Mesquite and to the east by N Hackberry. Based on Sanborn Maps, a 1-story single family structure and 1-story rear accessory structure once occupied the lot. The lot is flanked to the west by a 1-story commercial structure and to the east by a 1-story single family structure designed in the Craftsman style. The northern side of the block features a 1-story brick ranch style home and four 1-story single family structures featuring Craftsman and Queen Anne design influences. The residential context of this block remains largely intact despite the transitional commercial nature of both N Mesquite and N Hackberry. The era of significance of the district is comparable to the age of the structures to be relocated. The move would restore the structures to a predominantly residential setting that respects the historic context of the structures. Furthermore, developing the vacant lot with two historic structures will improve the integrity of the block and contribute to the Dignowity Hill Historic District.

g. SETBACKS & ORIENTATION – According to the Historic Design Guidelines, the front facades of buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation should be consistent with the historic example found on the block. The applicant has proposed to orient the structure to face Glorietta, which is consistent with the development pattern found on the block. Based on the submitted conceptual site plans, the setbacks are to match the existing structures to the west and east, which measures approximately 25 feet from the street. The applicant is to provide field measurements to confirm setbacks of adjacent structures and confirm the proposed setbacks prior to receiving a Certificate of Appropriateness. Staff finds the proposal generally consistent with the Guidelines with the stipulations listed in the recommendation.

h. SCALE & MASSING – Per the Historic Design Guidelines, a height and massing similar to historic structures in the vicinity of the proposed relocated structures should be used. This block of Glorietta exclusively features 1-story structures, most of which are residential in design. Staff finds the proposal consistent with the Guidelines.

i. LOT COVERAGE – According to the Historic Design Guidelines, building footprints should not cover more than fifty (50) percent of the size of total lot area. Based on the submitted conceptual site plans, the relocation would not eclipse this percentage. Staff finds the lot coverage appropriate and consistent with the development pattern of the block.

j. MATERIALS & ARCHITECTURAL DETAILS – The structures to be relocated feature woodlap siding, gable roofs, historically appropriate window patterns and proportions, and architectural details that are characteristic of 1920s and 1930s Craftsman and shotgun style architecture. Per the Historic Design Guidelines, architectural details should be complementary in nature and should not detract from nearby historic structures. The architectural details of the proposed structures to be relocated are of the era of significance of the Dignowity Hill Historic District and are appropriate for this location.

k. HARDSCAPING & LANDSCAPING – The applicant has indicated their intention to install a driveway on either side of the structures to be relocated. The widths, lengths, configuration, and materiality are not indicated at this time. According to the Historic Design Guidelines for Site Elements, driveways that are similar to the historic configuration found on site or in the district should be incorporated. According to Guideline 5.B.i, driveways similar in material find in the district should be used. Concrete driveways are characteristic of the Dignowity Hill Historic District. Additionally, no walkways or landscaping elements are indicated at this time. The applicant is responsible for submitting a comprehensive site plan that indicates all hardscaping materials, locations, and dimensions, as well as any new landscaping to be introduced to the site.

l. MECHANICAL EQUIPMENT – Per the Guidelines, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for accommodating mechanical elements and screening them from the public right-of-way.

RECOMMENDATION:

Staff recommends approval of Proposal A, the relocation of the two shotgun structures on N Alamo St, based on findings a through l with the following stipulations:

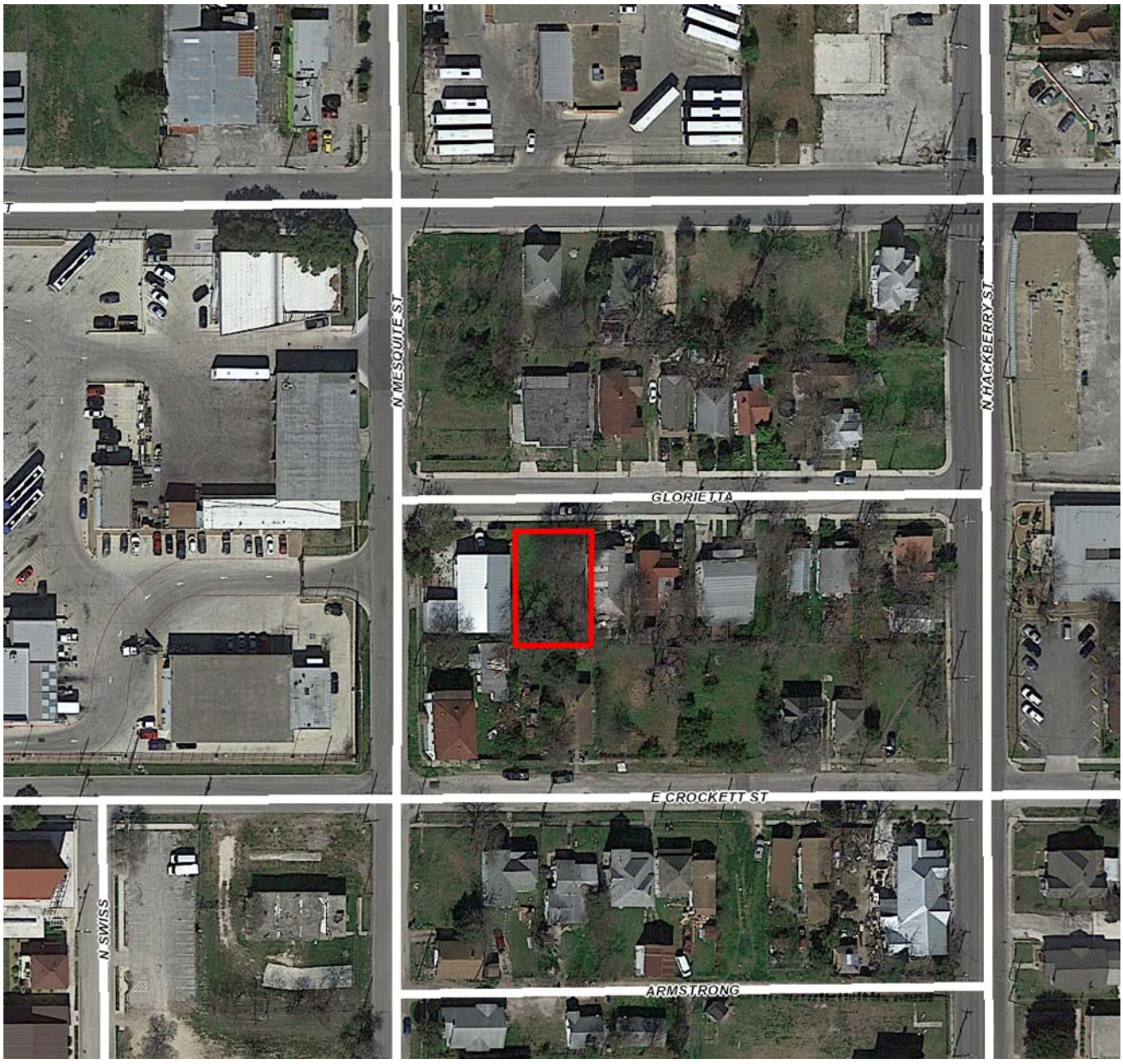
i. That the applicant provides drawings to staff for review and approval that clearly indicate the proposed location of the structures relative to existing lot lines and indicate all setbacks prior to receiving a Certificate of Appropriateness. The front setbacks should be equal to or greater than the adjacent structure that is furthest from the street frontage.

ii. That the applicant provides a comprehensive site plan to staff for review and approval that indicates the dimensions, locations, and materials of all hardscaping, landscaping, mechanical equipment, and mechanical equipment screening as noted in findings j and k prior to receiving a Certificate of Appropriateness.

The approval of the relocation of structures from 504 E Grayson St, 1816 N Alamo St, or 1818 N Alamo St does not take place of demolition review procedures as outlined in UDC Section 35-455. Any demolition review requests for structures that are not proposed for relocation are still subject to review by OHP staff.

CASE MANAGER:

Stephanie Phillips



106 GLORIETTA

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Flex Viewer

Powered by ArcGIS Server

Printed:Jun 11, 2018

502 E GRAYSON ST & 1128 N ALAMO ST

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Flex Viewer

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Printed:Jun 11, 2018

Proposals to for house move at 106 Glorietta

Proposal A
Nate Cassie and Ethel Shipton propose to move the two shotgun residential structures currently owned by the developer Grey Street Partners and located at 1818 and 1822 N. Alamo respectively to an empty lot we own at 106 Glorietta in the Dignowity historic district.

We have contacted Dodson House Moving about foundation work, permitting and moving the structures. We are currently on their waiting list. If our application is approved by The Historic Design Review Commission, we would begin working with Dodson to arrange for foundation, permitting as well as the move. The developer has stated that ideally they would like the move to be completed within 2-3 months.

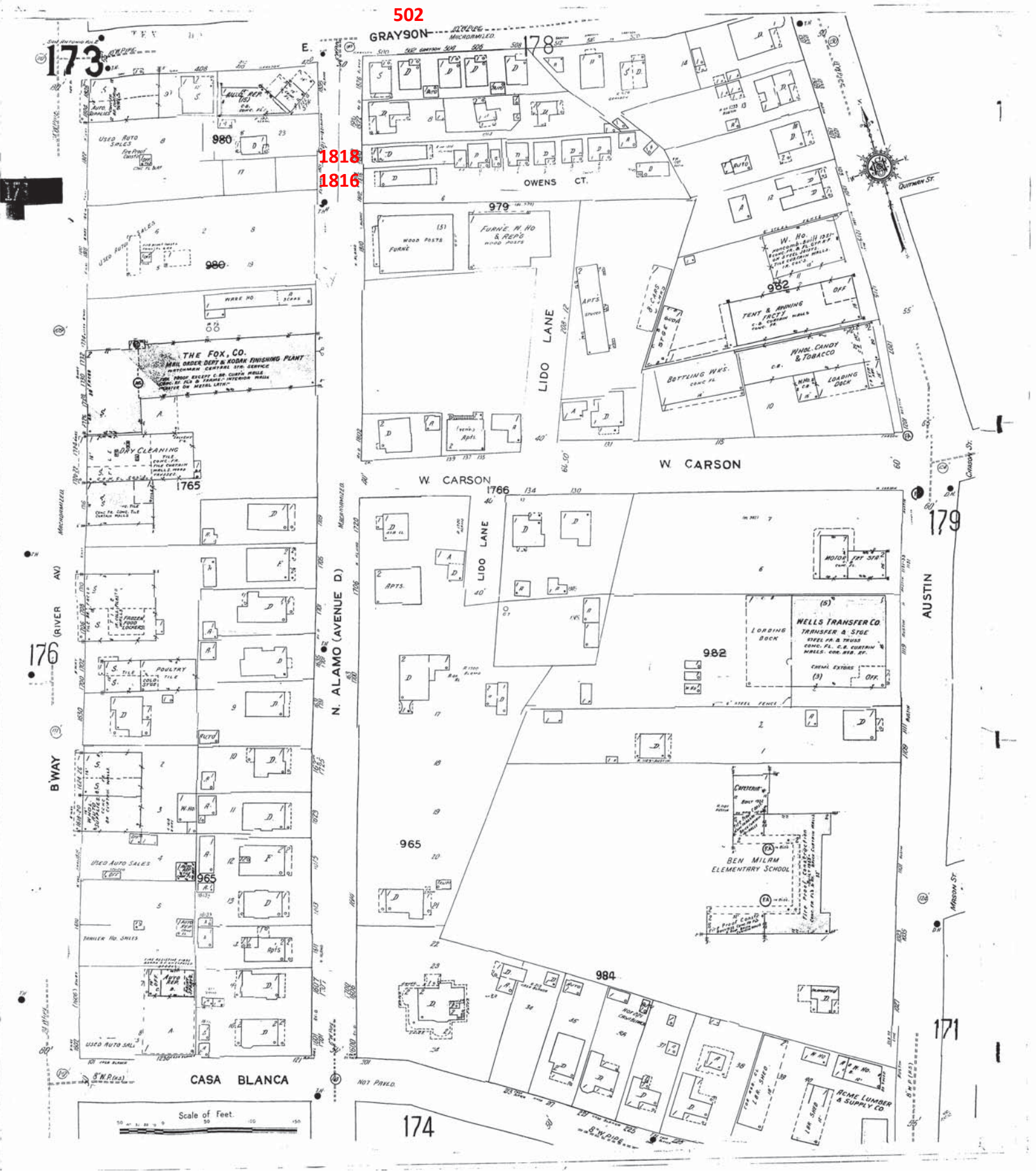
We believe these structures would fit with the fabric of the neighborhood in style and vintage. There are two similar shotgun style residences in the same block of Glorietta. We also own the commercial building at 102 Glorietta which has been our artist studio for the past 13 years which was conveyed with the adjacent lot at 106 Glorietta. We have been searching for similar structures for the past several years and we are excited about this opportunity to bring historic homes back into the neighborhood.

We believe moving these houses would add density to the street and improve the over-all streetscape on Glorietta Street. One of the houses has been partially renovated with new windows, plumbing and electric, one is just a shell although with new windows. Our goal would be to rehab and repair the structures as needed to be occupied by renters within a year or less.

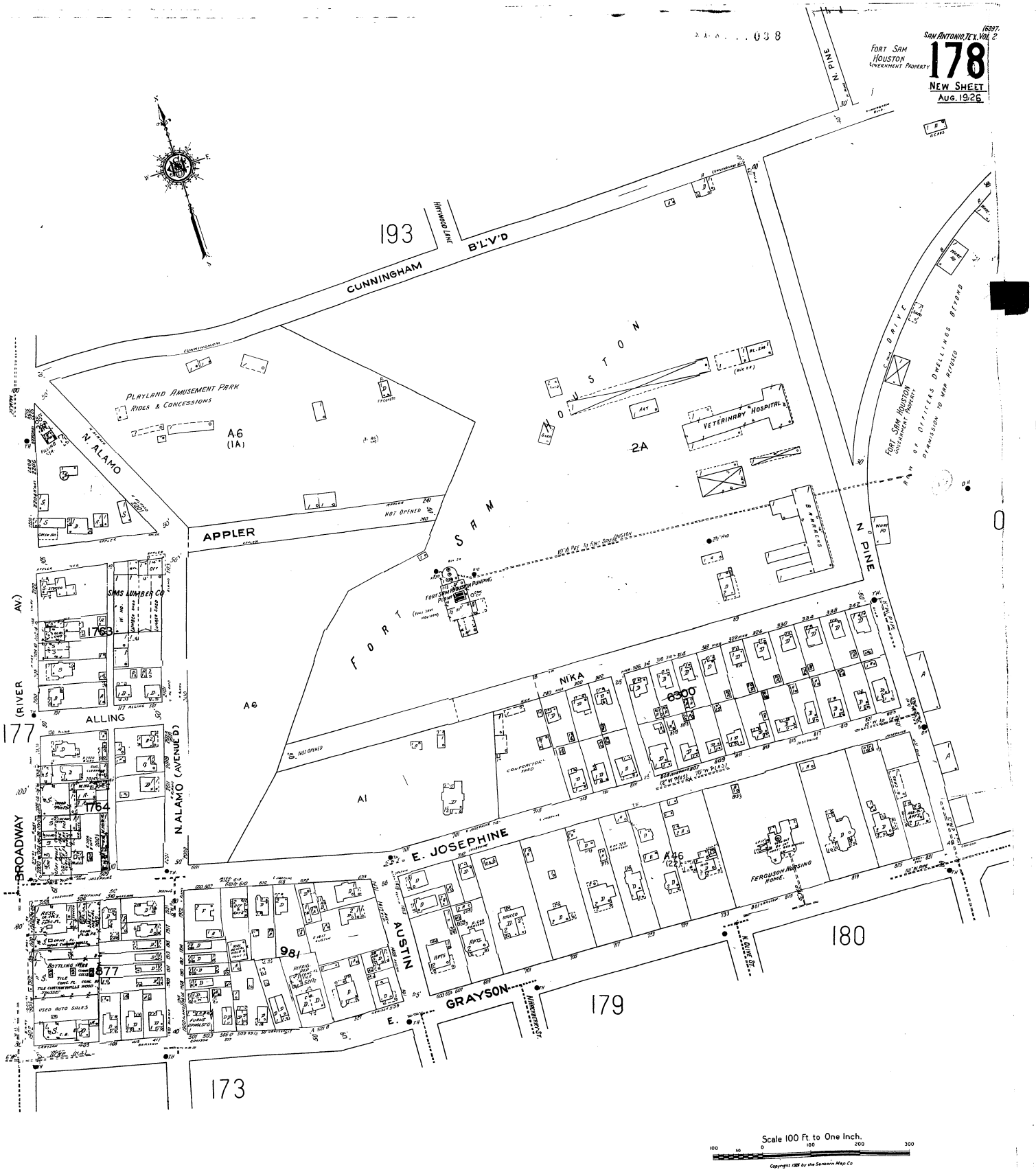
Proposal B
We are not the only party looking at these shotgun residences. We have been told by the developer that they are available on a first come, first served basis. The developer also has two Craftsman-style cottages which they also would like to move located at 502 and 504 E Grayson Street. If only one shotgun would be available, we would propose to move the available shotgun (likely 1822 Alamo) and the cottage currently located at 502 Grayson onto the same lot. Like the shotguns, these cottages are very similar in style and vintage to the housing stock on Glorietta and within the Dignowity historic district and their small size would be easily accommodated on the current lot within mandated easements.

We are also working with the same developer and house mover for possibly saving a third structure to go to a lot in Government Hill within this same time frame.

SANBORN MAP 1911-1955



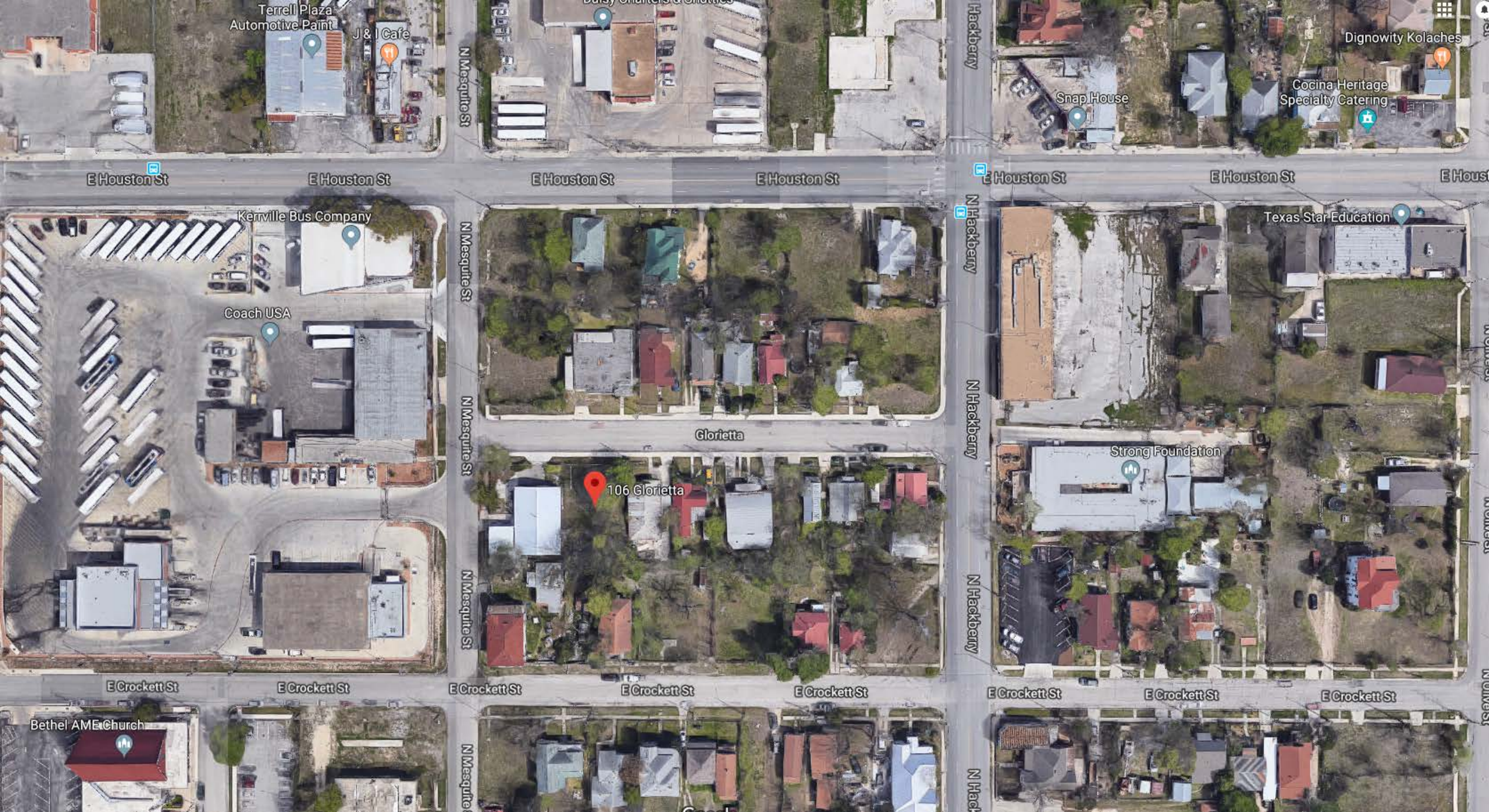
SANBORN MAP 1911-1951
HISTORIC CONTEXT - NORTH OF E GRAYSON




The Modernist
E Grayson St
N Alamo St

504 E GRAYSON - STREET VIEW

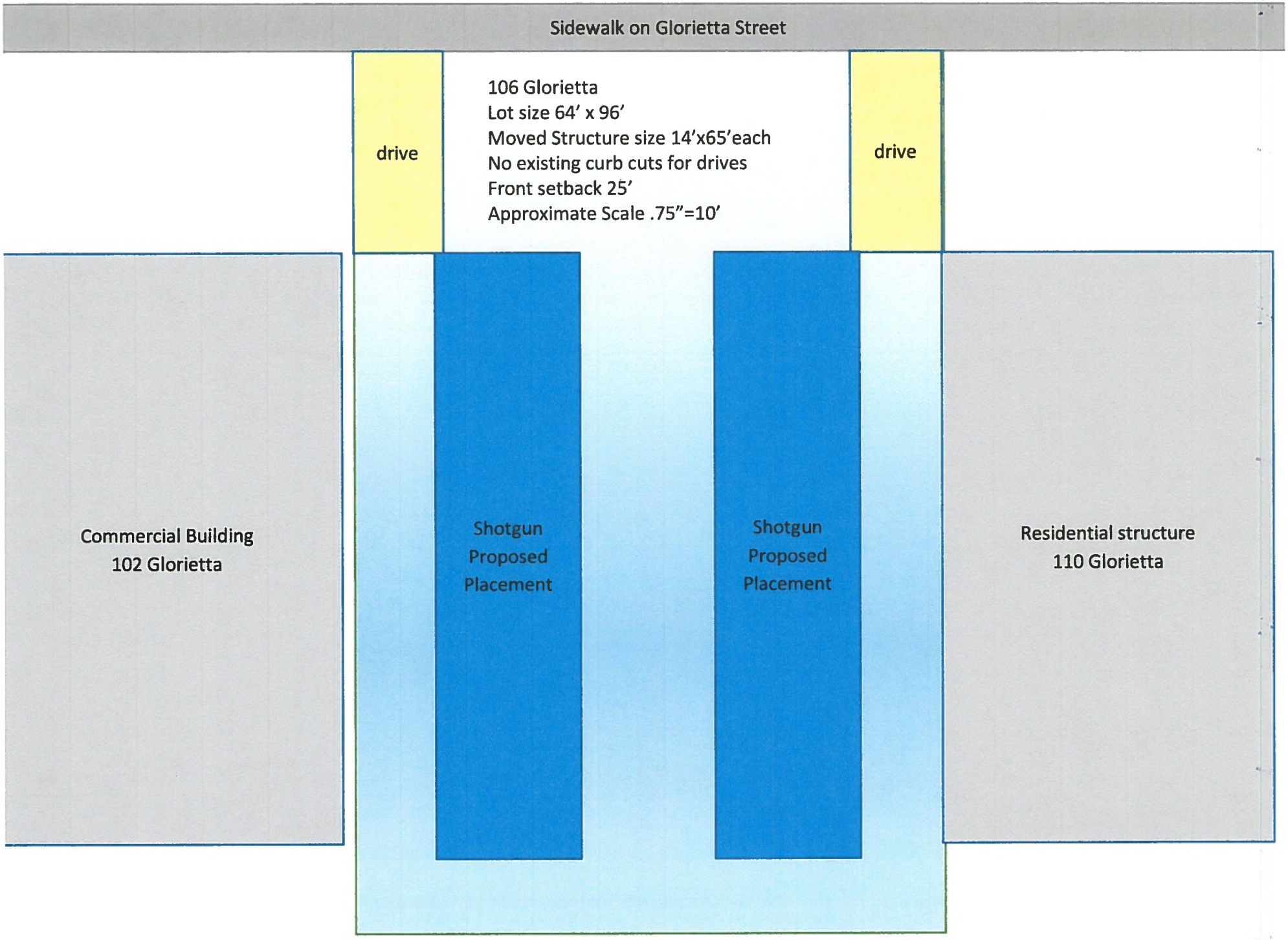
1816 & 1818 N ALAMO - STREET VIEW


Terrell Plaza Automotive Paint
J & I Cafe
Dignowity Kolaches
Snap House
Cocina Heritage Specialty Catering
E Houston St
E Houston St
E Houston St
E Houston St
E Houston St
E Houston St
N Mesquite St
N Hackberry
Kerrville Bus Company
Coach USA
Texas Star Education
Glorietta
106 Glorietta
Strong Foundation
E Crockett St
E Crockett St
E Crockett St
E Crockett St
E Crockett St
E Crockett St
E Crockett St
E Crockett St
Bethel AME Church


Strong Foundation
106 Glorietta
Glorietta
N Mesquite St
E Houston St
E Houston St
E Houston St
Coach USA
Kerrville Bus Company
Google


Glorietta

Proposal A


Sidewalk on Glorietta Street
drive
106 Glorietta
Lot size 64' x 96'
Moved Structure size 14'x65'each
No existing curb cuts for drives
Front setback 25'
Approximate Scale .75"=10'
drive
Commercial Building
102 Glorietta
Shotgun
Proposed
Placement
Shotgun
Proposed
Placement
Residential structure
110 Glorietta

N Mesquite St
Glorietta
Glorietta
Glorietta
Glorietta
Glorietta
N Mesquite St
106 Glorietta
N Mesquite St
Google

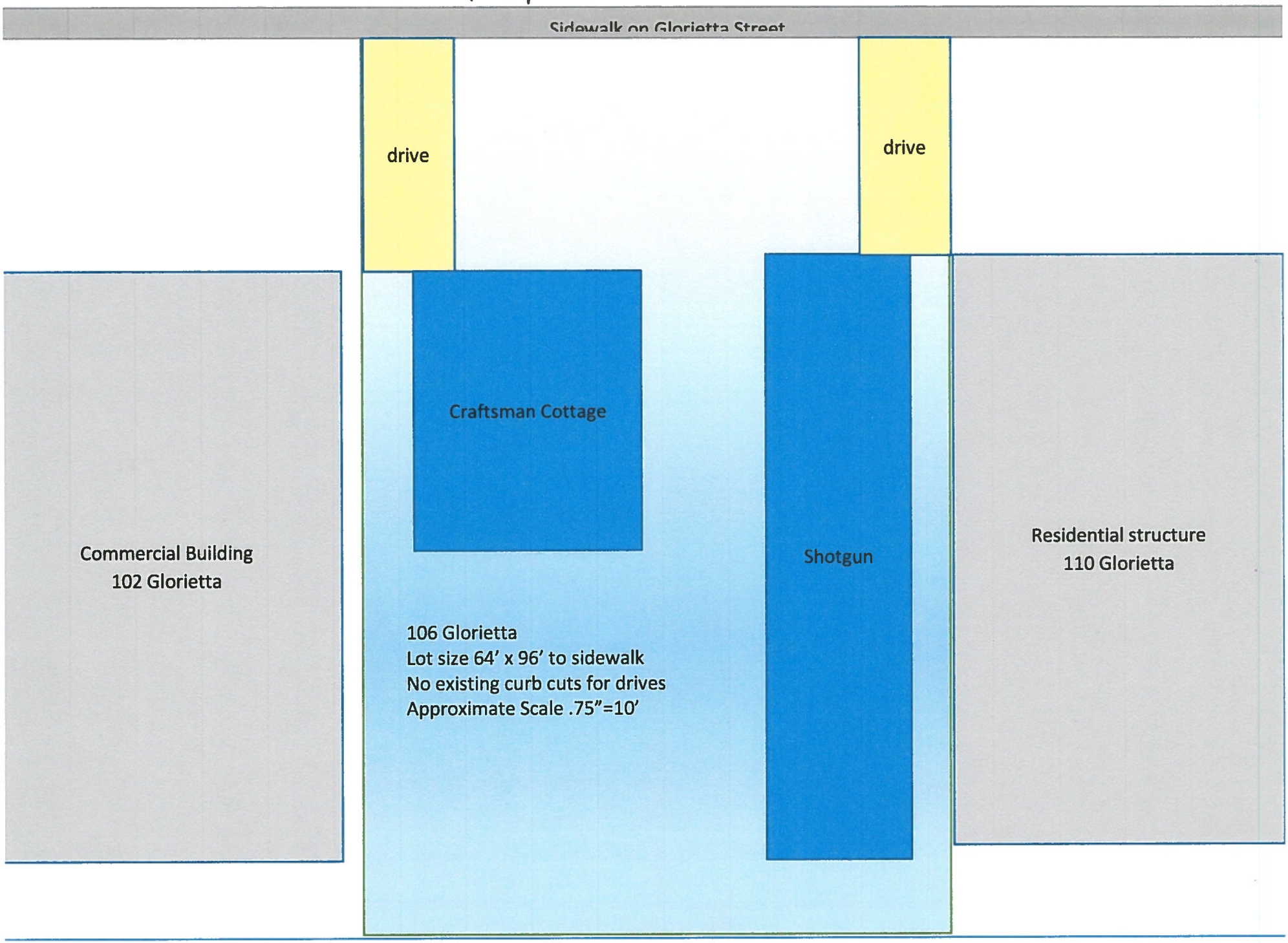
1818 Alamo rear and south side views

1818 Alamo north side and front views

1822 N. Alamo north and south side views

1822 N. Alamo front and rear view

Proposal B


Sidewalk on Glorietta Street
drive
drive
Craftsman Cottage
Shotgun
Commercial Building
102 Glorietta
Residential structure
110 Glorietta
106 Glorietta
Lot size 64' x 96' to sidewalk
No existing curb cuts for drives
Approximate Scale .75"=10'


Glorietta
Glorietta
Glorietta
Glorietta
Glorietta
106 Glorietta
Google

502 E Grayson front and Rear

502 E Grayson East and West sides

1822 N. Alamo north and south side views

1822 N. Alamo front and rear view