

HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

HDRC CASE NO: 2018-451
ADDRESS: 607 E LOCUST
LEGAL DESCRIPTION: NCB 1735 BLK 14 LOT 3
ZONING: MF-33 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Jose Calzada/Architectura SA
OWNER: Rafael Saavedra Sada/Aster Development LLC
TYPE OF WORK: Construction of four, three story townhomes
APPLICATION RECEIVED: August 31, 2018
60-DAY REVIEW: October 30, 2018

REQUEST:

The applicant is requesting conceptual approval to construct four, three story townhomes on the vacant lot addressed 607 E Locust.

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 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.

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 principal 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.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

- a. The applicant has proposed to construct four, 3-story buildings on the vacant lot at 607 E Locust, located within the Tobin Hill Historic District. The lot is flanked by a historic 2.5-story single family homes to the east and west designed with Queen Anne and Craftsman influences and 1-story single family homes to the south. The lot is located a distance of approximately three lots from the intersection of E Locust and N St Mary's St. This stretch of E Locust is characterized by historic 1-story, 2-story, and 2.5-story single family homes, designed primarily in the Queen Anne and Craftsman styles and historic 2 to 2.5-story multifamily homes with larger footprints.
- b. 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. The applicant met with the Design Review Committee (DRC) on September 11, 2018. The noted that several historic structures on the north side of the block are 2 to 2.5 stories tall, with mostly 1-story houses lining the south side of the block. The DRC stated that the applicant should provide a setback that is greater than the neighboring houses, which are approximately 25 feet set back from the street. The DRC also noted that front porches that engage the street are prevalent in the district and a true front porch should be integrated into the design versus a wall plane and a door. Additional feedback from the DRC included: reducing the height to be closer to the neighboring structures; reducing the width of the driveway to 10 feet, which will gain more buildable space; attaching two units each to create a more traditional primary and accessory structure relationship versus placing identical footprints in a row, which is a deviation from the development pattern of the district; designing the front unit in a way that screens any vehicular access from the street; reducing the amount of materials used on the façade and taking inspiration from a majority of the historic neighboring structures, which are mostly horizontal wood siding; exploring the option of removing the forth unit and creating three larger but most appropriately designed units if the lot can accommodate such an approach; and incorporating a foundation height of at least 18 inches.
- d. **CONTEXT AND DEVELOPMENT PATTERN** – As presented, the individual units reviewed as standalone structures exhibit features that are generally consistent with the overall principles in the Guidelines. However, when considering the proposed streetscape and context of the project, the proposed design does not relate well to the historic single-family residential nature of the district and the district's predominant developmental pattern. Of the historic structures on the immediate block of E Locust, bounded by Kendall to the west and N St Mary's to the east, one house is 2-stories in height, and the remainder are 1-story. Continuing east, on the block of E Locust bounded by Paschal and Gillespie, the historic homes are predominantly 2 to 2.5-stories in height.
- e. **SETBACKS** – 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. The median setback should be used where a variety of historic setbacks exist. This block of E Locust contains historic structures that feature front yard setbacks of approximately 20-35 feet. Based on the submitted documentation, the neighboring historic structures to the east and west have a front setback of approximately 25 feet. The applicant has proposed approximately a 19 foot setback. The proposed setback is not consistent with the Guidelines, and should be increased to allow for at least 25 feet when measured from the front of the porch.
- f. **ORIENTATION & ENTRANCES** – The applicant has proposed to orient the front most unit towards E Locust as defined by a wraparound second story porch element and a front door. The rear three units will face east towards the shared driveway. According to the Guidelines for New Construction, the front façade should be oriented to be consistent with those historically found along the street frontage. Typically, historic entrances are oriented towards the primary street. This is true for this particular block of E Locust. Staff does not find the proposed orientation pattern consistent with the Guidelines.
- g. **SCALE & MASS** – The applicant has proposed four detached 3-story units. One will be located along the street frontage of E Locust, and three will be located in the rear of the property. Per the submitted elevations and verbal information from the applicant, the ridgeline of the units is approximately 38'. The floor heights are 12 feet, 8 feet, and 10 feet for the first floor, second floor, and third floor, respectively. Guideline 2.A.i stipulates that the height and scale of new construction should be consistent with nearby historic buildings and should not exceed that of the majority of historic buildings by more than one-story. Per the submitted elevations, the applicant has indicated that the 2-story historic structures directly to the east and west are approximately 30-31 feet. The proposed massing is not consistent with the historic examples found on the block. Staff does not find the proposal consistent with the Guidelines.
- h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. Throughout this block, the foundation heights of historic structures are between two and three feet. The elevations for the units are approximately 1 foot with slab on grade construction. Staff does not find the proposal consistent with the

Guidelines.

- i. ROOF FORM – The applicant has proposed steeply sloping roof forms. As proposed, the overall roof forms are not consistent with precedents in the district or the Historic Design Guidelines.
- j. WINDOW & DOOR OPENINGS – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window, as compared to nearby historic facades, should be incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The applicant has proposed several window and door openings that generally feature sizes that are found on historic structures. However, the rear elevation of the front units and the side elevation of the rear unit contain small, fixed square windows that are not consistent with the OHP Window Policy Document or historic fenestration precedents in the district. Additionally, per the plans for the front units, the east side elevation contains no fenestration at all. This blank wall on the west front unit will face towards McCullough Ave and will be directly visible from the public right-of-way. This blank wall space exceeds the continuous wall space recommendations in the Guidelines. With regards to materiality, the applicant has proposed to install Milgard vinyl doors and windows. Per the submission, the windows will feature either flat, sculptured, or simulated divided lites on the top sash of the double hung windows. According to the OHP Window Policy Document, wood windows are most appropriate. Windows should also maintain traditional dimensions and profiles, and false dividing lites are not encouraged. Each window should be inset at least two (2) inches within walls to ensure that a proper façade depth is maintained. All windows should feature traditional appearance and feature traditional trim and sill details. As submitted, several of the proposed window sizes, configuration, profile, and materiality are inconsistent with the Guidelines.
- k. LOT COVERAGE – New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area.. The proposed lot coverage exceeds 50% and is inconsistent with the Guidelines.
- l. MATERIALS – The applicant has proposed materials that include composite wood siding, brick, small and large stone elements, and stucco. While staff finds that many of these materials are found within the district, the incorporation of each of these materials on one structure is not characteristic of historic patterns. Additionally, the houses nearby the lot predominantly feature wood siding. Staff finds that a simplified approach to materiality would be more appropriate.
- m. ARCHITECTURAL DETAILS – New buildings 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. The proposed units feature design elements that deviate from the details found within the district.
- n. MECHANICAL EQUIPMENT – The applicant has indicated on the submitted site plan that ground AC units will be concealed by screens. The screens appear to be slightly wider than the AC units themselves, and only screen the view from the primary right-of-way, either E Locust or the rear alley. The side elevations of the units will be visible from the neighboring properties. Staff finds that the proposed screening method needs to be developed further to comply with the Guidelines.
- o. LANDSCAPING – The applicant has not provided staff with a landscaping plan at this time. The applicant should provide this information prior to returning to the HDRC.

RECOMMENDATION:

Staff does not recommend conceptual approval based on findings a through o. Staff recommends that the applicant address the following stipulations prior to returning to the HDRC:

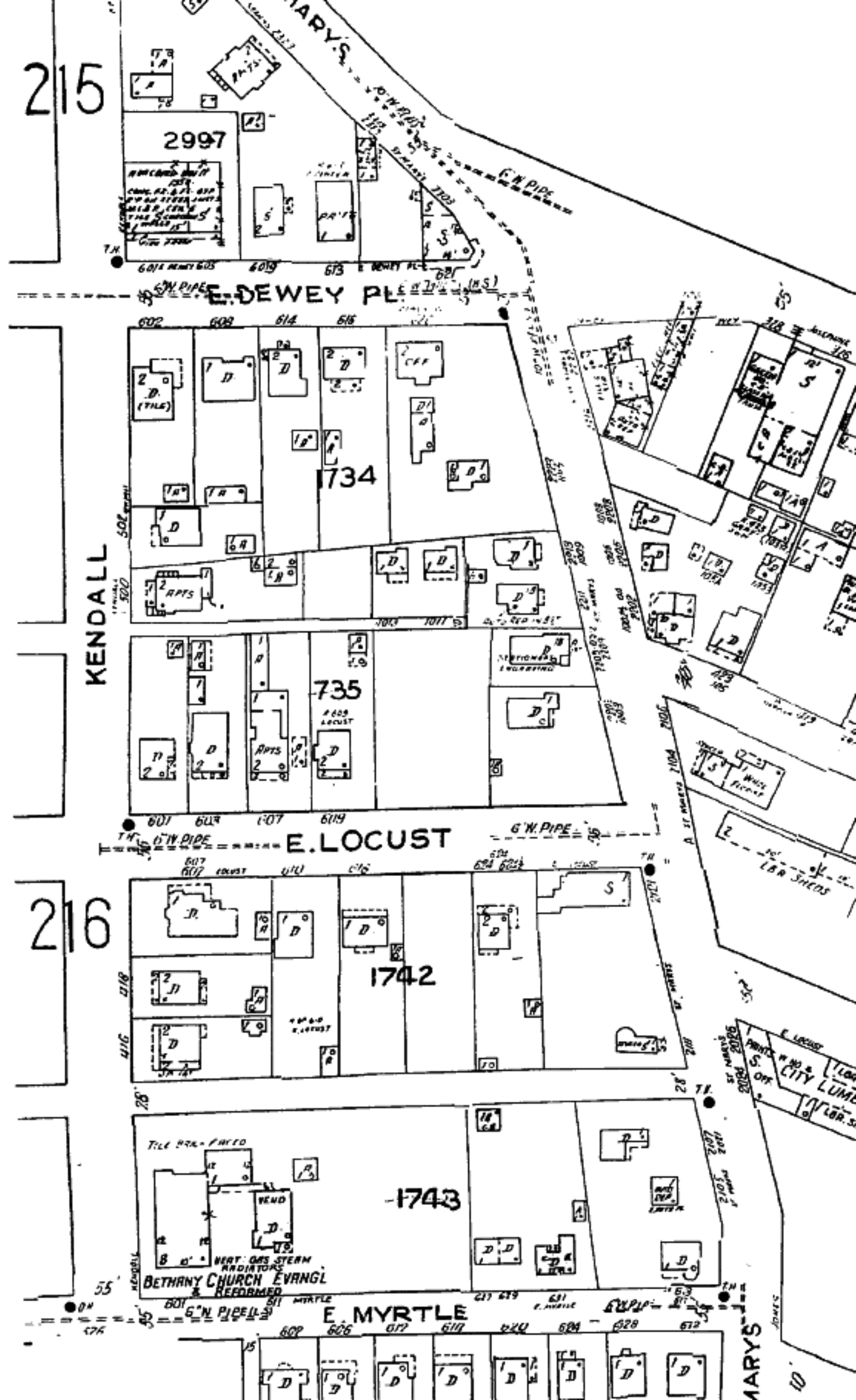
- i. That the applicant incorporates a proposal that orients the units towards E Locust St to be more consistent with the historic development pattern of the district as noted in finding f.
- ii. That the applicant explores 2.5-story massing options to respond to the dominant historic massing context of the neighborhood.
- iii. That the applicant incorporates roof forms that are more consistent with the typologies found in the Tobin Hill Historic District.
- iv. That the applicant incorporates a foundation height of at least 18 inches to be more consistent with the foundation heights of nearby historic structures.
- v. That the applicant explores alternative massing options that reflect the primary-accessory structure relationship predominantly found in the Tobin Hill Historic District.
- vi. That the applicant utilizes a front setback that is more consistent with the Historic Design Guidelines as noted in

- finding d.
- vii. That the applicant develops a modified street elevation for the front unit to be more consistent with the development pattern of the district as noted in finding k.
 - viii. That the applicant proposes a fenestration pattern ,window opening proportions, and materials that are more consistent with the Guidelines, the OHP Window Policy document, and the historic examples found in the Tobin Hill Historic District as noted in finding j.

CASE MANAGER:

Stephanie Phillips

215



216

SITE LOCATION

NORTH
↑



VICINITY MAP



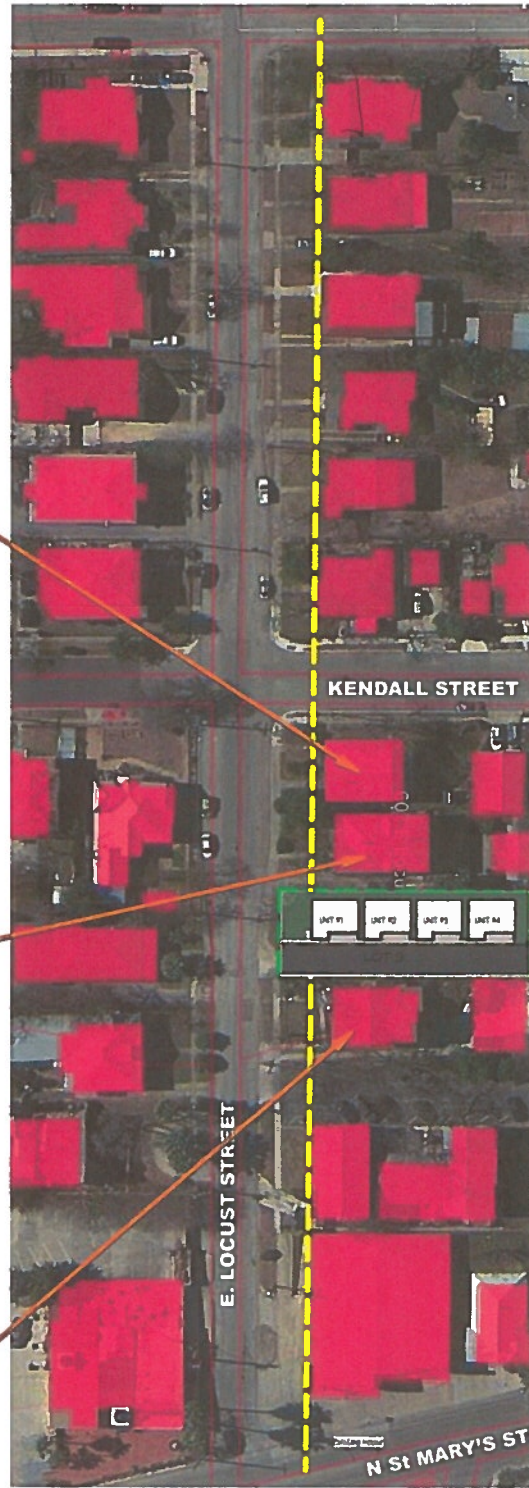
36' TALL HOUSE



30' TALL HOUSE



31' TALL HOUSE



SURROUNDING BUILDING HEIGHTS

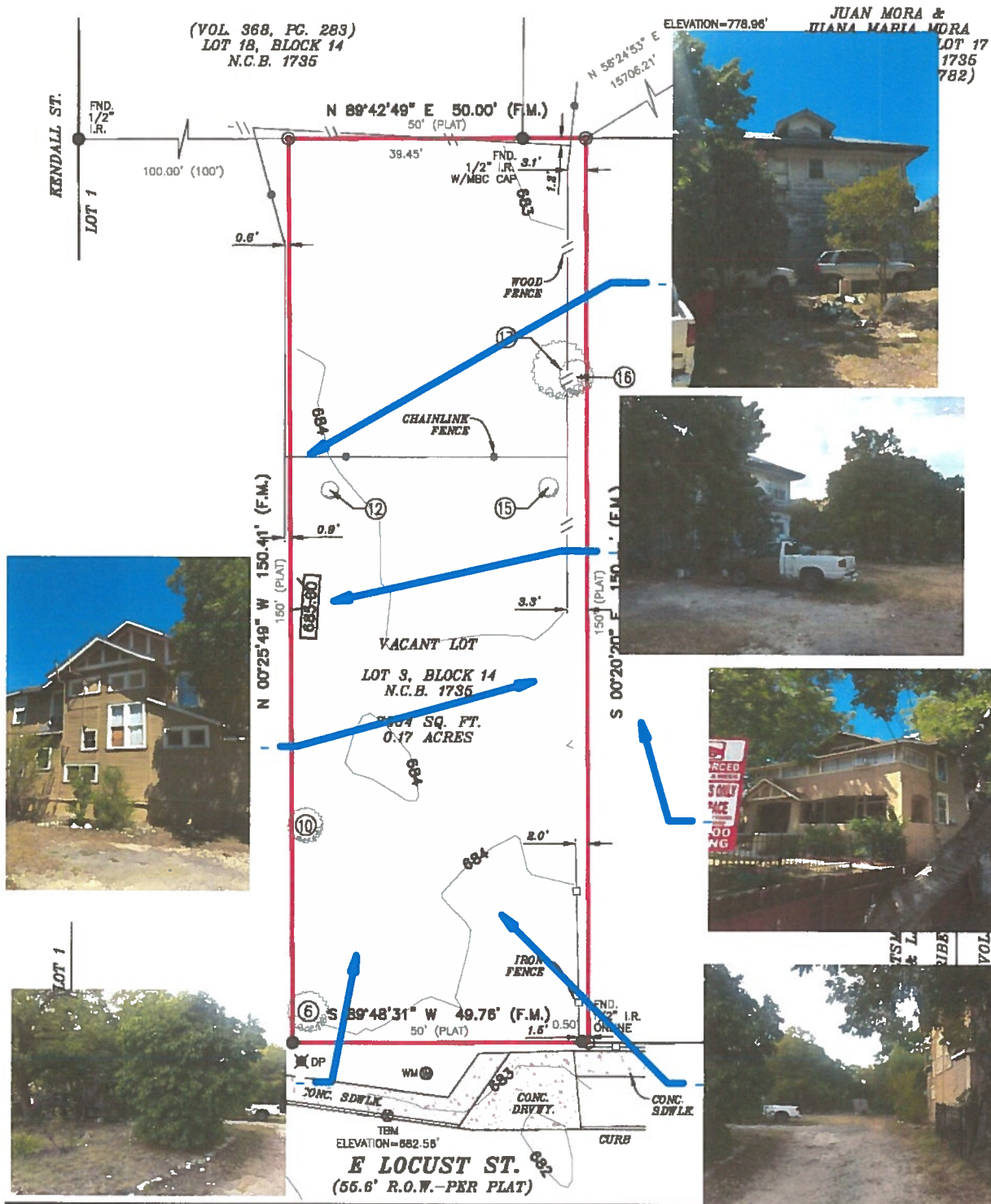
3 OF 6



ARCHITECTURA S.A.
ARCHITECTURE INTERIOR DESIGN PLANING

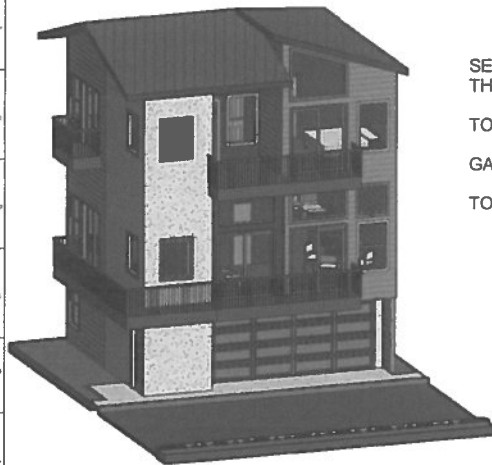
NEW
RESIDENTIAL DEVELOPMENT
607 E. LOCUST STREET,
SAN ANTONIO, TEXAS - 78212

DATE	08/15/18
REF. SHEET	Checker
PROJECT No.	18-049



SITE PICTURES

2 OF 6



SECOND FLOOR	672 S.F.
THIRD FLOOR	619 S.F.
TOTAL LIVING SPACE =	1,291 S.F.
GARAGE	509 S.F.
TOTAL =	1,800 S.F.



SCHEMATIC DESIGN

THE POLYMER LETTERS
THE POLYMER LETTERS
ANNUAL ABSTRACTS IN
POLYMER SCIENCE

THIS JOURNAL IS AN ANNUAL ABSTRACT
AND A SOURCE OF INFORMATION ON
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1966 - 1967
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NEW
RESIDENTIAL DEVELOPMENT
607 E. LOCUST STREET,
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CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

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

DATE: 9/11/2018 HDRC Case# 2018-451

ADDRESS: 607 E LOCUST Meeting Location: 0HP

APPLICANT: JOSE CALZADA / ARCHITECTURA SA

DRC Members present: GUARINO, FETZER, FISH

Staff present: STEPHANIE PHILLIPS

Others present: _____

REQUEST: CONSTRUCTION OF ~~THE~~ FOUR, 3-STORY
TOWNHOME STRUCTURES (DETACHED)

COMMENTS/CONCERNS: PROPOSED HEIGHT IS 38' (APPROXIMATELY).
ADJACENT 2-STORIES ARE APPROX. 31'-36'.
ACROSS THE STREET IS ALL 1-STORY HOMES.
ADJACENT FRONT SETBACK IS 25'; PROPOSED
SETBACK IS 19' (APPROXIMATELY).
HOUSES IMMEDIATELY ADJACENT ARE WOOD.

IF: FRONT PORCHES ARE PREVALENT IN NEIGHBORHOOD.
ENTRY NEEDS TO REFLECT THAT, ~~W~~ BEYOND DOOR &
WALL.

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


Committee Chair Signature (or representative)

9/11/18
Date

MG: FRONT UNIT NEEDS TO ENGAGE STREET.

CF: FRONT SETBACK CANNOT BE IN FRONT OF ADJACENT STRUCTURES, WILL PUT PRESSURE ON QUANTITY OF UNITS.

OVERALL HEIGHT IS CLOSE TO ADJACENT BUT STILL ~5' TALLER. PLATE HEIGHTS?

12', 8', 10' - ~~ADD~~ SHOULD BRING PLATE DOWN, OR HIPPED ROOF ON ~~THE~~ FRONT FACADE TO REDUCE "LOOMING" NATURE.

MG: PAIR UNITS, MAKE PARTI WALL. FIRST UNIT WOULD READ MORE LIKE SURROUNDING PATTERN.

CF: PRIMARY & REAR STRUCTURE RELATIONSHIP.

MG: ~~DO~~ REDUCE DRIVEWAY WIDTH.

CF: COULD GIVE YOU OPPORTUNITY TO GAIN SPACE FOR FRONT UNIT. GARAGE ELEVATION ON FRONT ~~W~~ MIGHT BE ISSUE w/ COMMISSION. COULD REDUCE PRESSURE ON 3RD STORY. MIGHT BE TOO MUCH PRESSURE ON SITE FOR 4 TOWERS, MIGHT HAVE OPPORTUNITY FOR 3 LARGER / BETTER UNITS, ~~IN~~ PRIMARY / ACCESSORY STRUCTURE RELATIONSHIP. NEED TO SET BACK FRONT UNIT, INCLUDING A TRUE PORCH.

MG: 18" FOR FOUNDATION HEIGHT WOULD BE MOST APPROPRIATE MAY NEED STEP DOWN INTO GARAGE.

F: FRONT UNIT IS VERY IMPORTANT. MATERIALS SHOULD BE SAME ON