HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 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 three, three story townhomes
APPLICATION RECEIVED:	September 19, 2018
60-DAY REVIEW:	November 18, 2018

REQUEST:

The applicant is requesting conceptual approval to construct three, 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 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.

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 three, 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. DESIGN REVIEW COMMIITTE AND CASE HISTORY – 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. The applicant withdrew their application prior to the HDRC hearing on September 19, 2018. The application under consideration as part of this recommendation is updated. The case was deferred to the Design Review Committee (DRC) at the September 19 hearing. The applicant met again with the Design Review Committee (DRC) on October 9, 2018, with updated documentation, which has not yet been provided to staff for this recommendation. The DRC commented that the new elevation presented addresses the street elevation issues and is more compatible with adjacent properties. The DRC noted that the applicant addressed windows on the ground floor, porches, and site plan per comments by the Commissioners at the September 19, 2018, hearing. The DRC noted that the second floor appears visually taller than the first, which is not common in the district, and suggested bringing the second floor/roofline height down to address this. The DRC suggested showing the HDRC a satellite street view showing setbacks to address any concerns with the building arrangement on the site. The applicant also introduced the idea of integrating an artificial green wall, to which the DRC suggested providing more information.
d. CONTEXT AND DEVELOPMENT PATTERN – As presented, the individual units reviewed as standalone structures exhibit some 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. While the proposal's overall ridge height is compatible to the surrounding context, other components of the design, including the roof form, porch configuration, footprint, and fenestration, are not familiar in terms of the predominant development pattern.
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 25-27 feet. The applicant has proposed approximately a 25 foot setback. While the proposed setback matches the structure immediately to the east, staff finds that the setback should be increased to match the structure to the west, which is approximately 2 feet deeper.
f. ORIENTATION & ENTRANCES – The applicant has proposed to orient the front most unit towards E Locust as defined by a side porch element and a recessed front door. The rear two 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 finds the front unit to be consistent with the Guidelines, but finds the orientation and entrances of the rear two units to be a departure from typical development patterns in the vicinity. Staff finds that a primary and secondary relationship would be more consistent with the Guidelines.

g. SCALE & MASS – The applicant has proposed three detached 3-story units. One will be located along the street frontage of E Locust, and two will be located in the rear of the property. Per the submitted elevations, the ridgeline of the units is approximately 32'. 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. While there are taller structures throughout the district, staff finds that a 2-1/2 story structure would be more appropriate for the overall context of the block, which includes 1-story structures immediately to the south. Staff finds that the overall height should be lowered to be more 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 an asymmetrical gable roof form. Staff finds that the overall roof form is a departure from existing precedents based on its scale and configuration. As proposed, the overall roof forms are not consistent with precedents in the district or the Historic Design Guidelines. Staff finds that a traditional gable roof form would be more appropriate for the immediate context of the block.
j. PORCH – The applicant has proposed a double height recessed porch on the east side of the front unit. The porch features a traditional railing based on the submitted renderings with a depth of approximately 8 feet. According to the Historic Design Guidelines, new construction should not attempt to mirror or replicate historic features, and new structures and design elements should not be so dissimilar as to distract from or diminish the historic interpretation of the district. The conceptual porch configuration pulls from the historic structure located 2 houses to the west. However, this precedent features a higher foundation height and stairs that engage the streetscape leading from the front porch. Staff finds that further articulation of the porch as an element geared towards the pedestrian experience is required to be more consistent with the Guidelines and development pattern of the block and the district.
k. 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 west elevations contain fixed square windows that are not consistent with the OHP Window Policy Document or historic fenestration precedents in the district. Additionally, the front unit facing Locust does not have any window openings on the western portion of the first floor. Blank wall space on the front façade, especially at the pedestrian level, is not historically common or appropriate. Regarding materiality, the applicant has not yet specified a product. 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.
l. 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 appears to generally meet this Guideline, but further elaboration on the amount of pervious versus impervious groundcover should be provided.
m. MATERIALS – The applicant stated that horizontal wood or wood composite siding will be used on the exterior elevations. The submitted renderings feature a smooth surface due to the limitations of the computer program used for the rendering. Staff finds the use of horizontal wood siding to be appropriate based on the context of the district. The applicant has also proposed to introduce stucco on the façade masses that project to the west. Staff finds that this material combination may be appropriate, but requires additional information to make a final determination when considering the design holistically.
n. 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.

o. MECHANICAL EQUIPMENT – Per the Guidelines for new construction, mechanical equipment should be screened from the public right-of-way. The applicant has not indicated details on the location of mechanical equipment or whether the units will be roof or ground-mounted. Staff finds that the proposed screening method needs to be indicated and developed to comply with the Guidelines.

p. LANDSCAPING – The applicant has not provided staff with a landscaping plan at this time beyond the indications of general portions of grass. The applicant should provide this information prior to returning to the HDRC.

q. HARDSCAPING – The applicant has proposed a 12 foot wide central driveway on the eastern edge of the property. The Guidelines state that driveway should be a maximum of 10 feet to comply with the historic development patterns of the district. Staff finds that the width should be reduced.

RECOMMENDATION:

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

i. That the applicant proposes a primary and accessory structure condition to be more consistent with historic development patterns in 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 as noted in finding g.

iii. That the applicant incorporates roof forms that are more consistent with the typologies found in the Tobin Hill Historic District as noted in finding i.

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 as noted in finding h.

v. That the applicant utilizes a front setback that is more consistent with the Historic Design Guidelines as noted in finding d.

vi. That the applicant develops a modified street elevation that incorporates window openings on the first floor and a front porch design that is more consistent with the development pattern of the district as noted in findings j and k.

vii. 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.

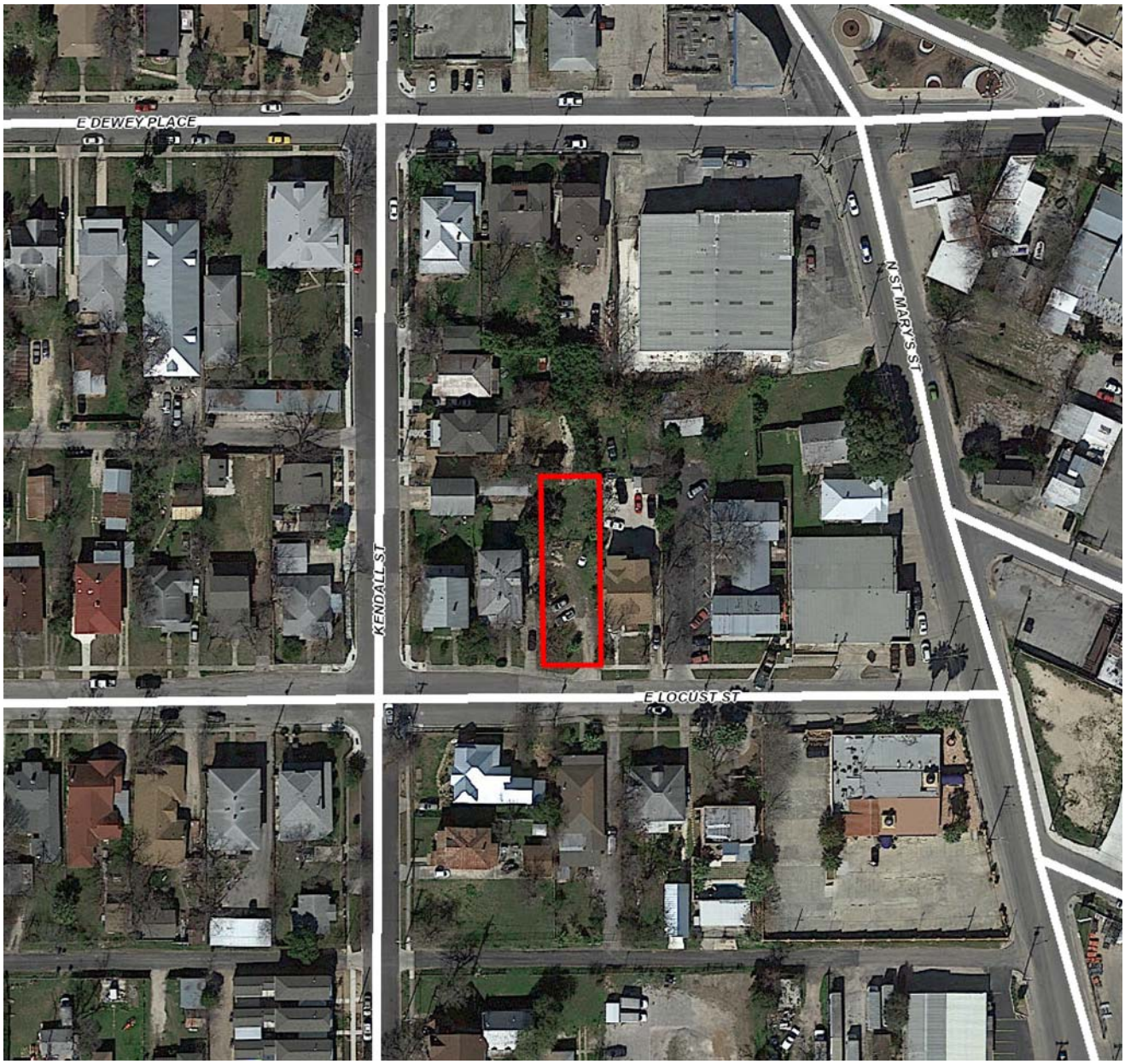
viii. That the applicant reduces the proposed driveway width as noted in finding q.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant met with the Design Review Committee (DRC) on September 11, 2018, and again on October 9, 2018. The discussions and an overall case history are outlined in finding c.



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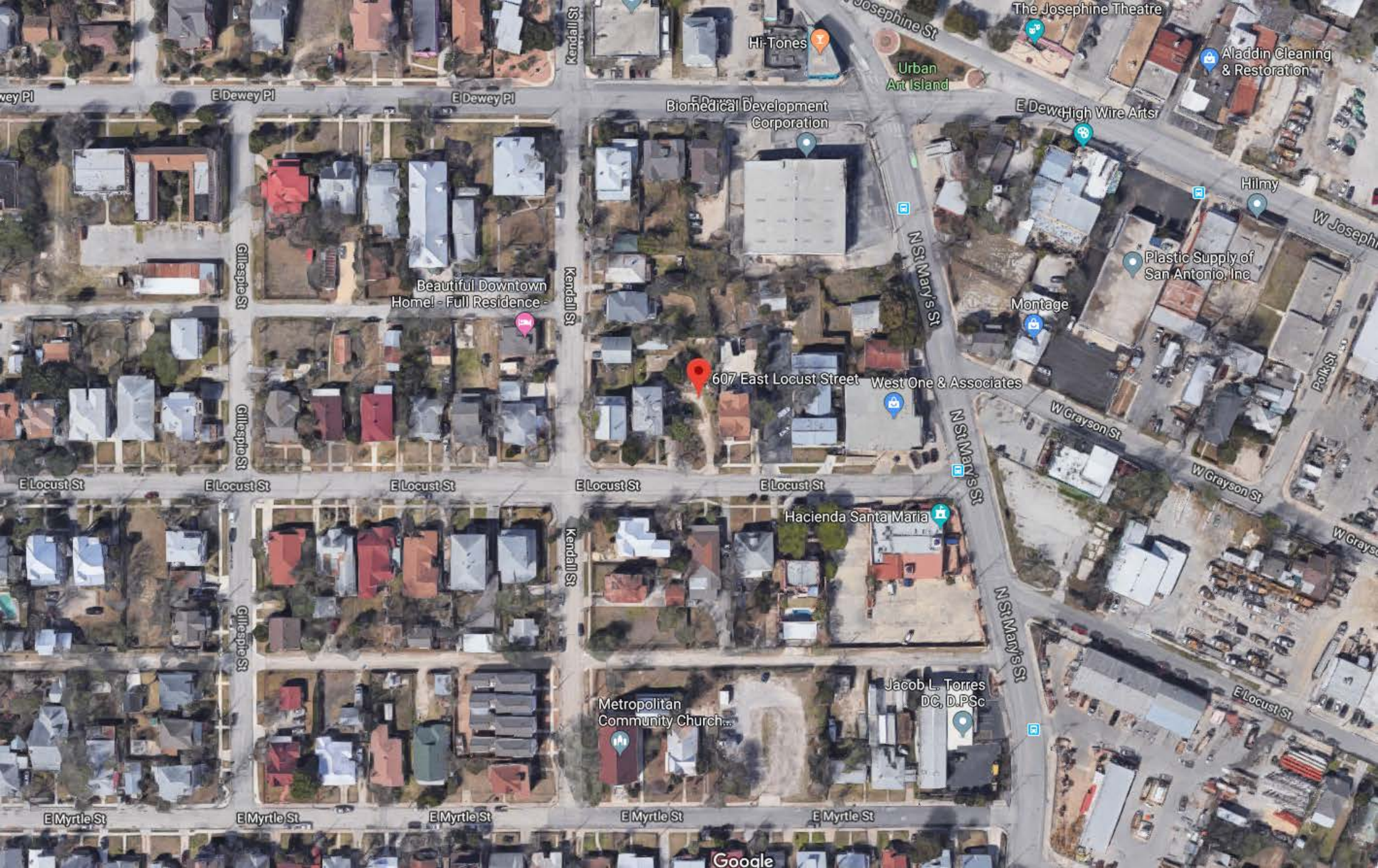
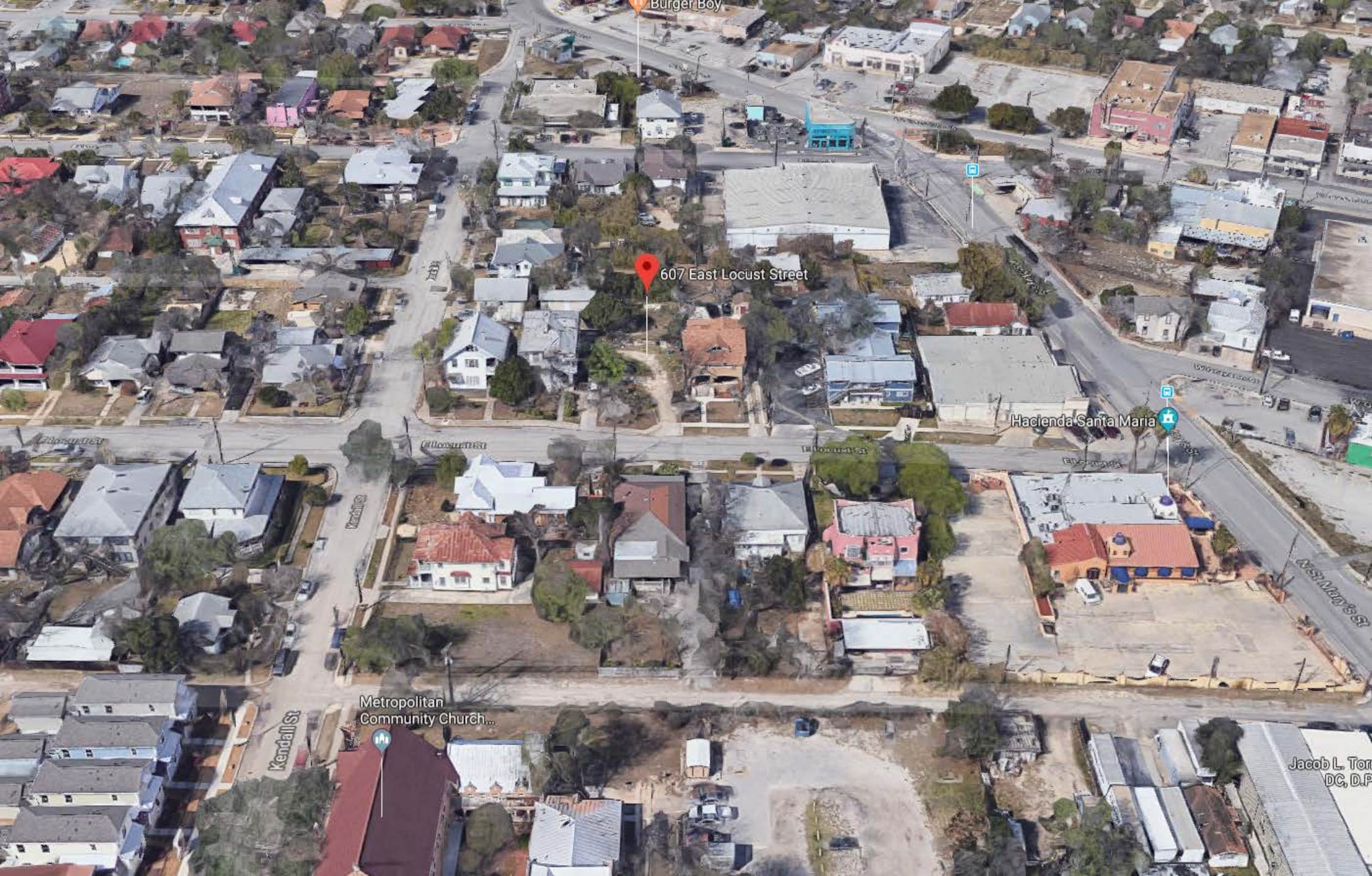
Flex Viewer

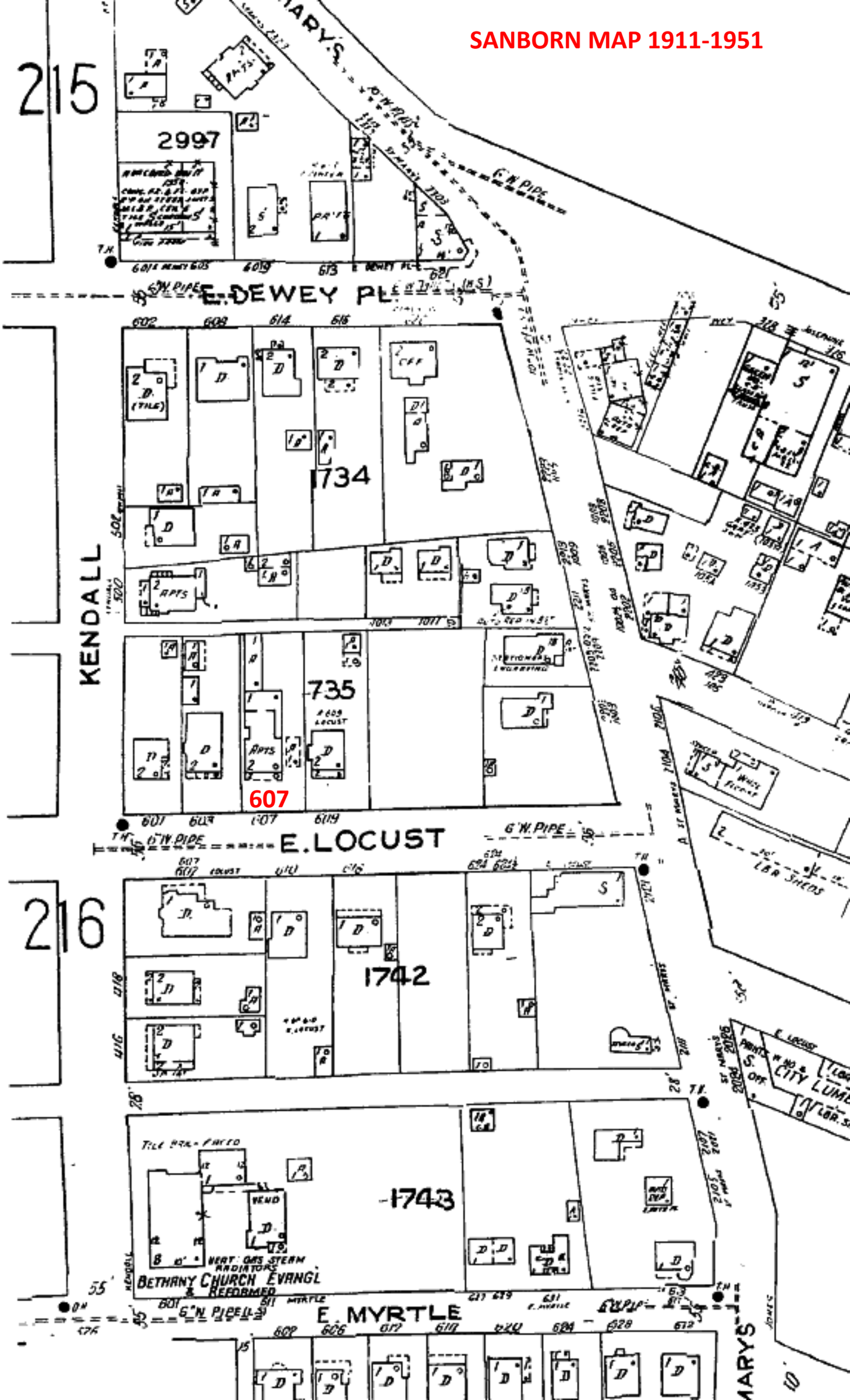
Powered by ArcGIS Server

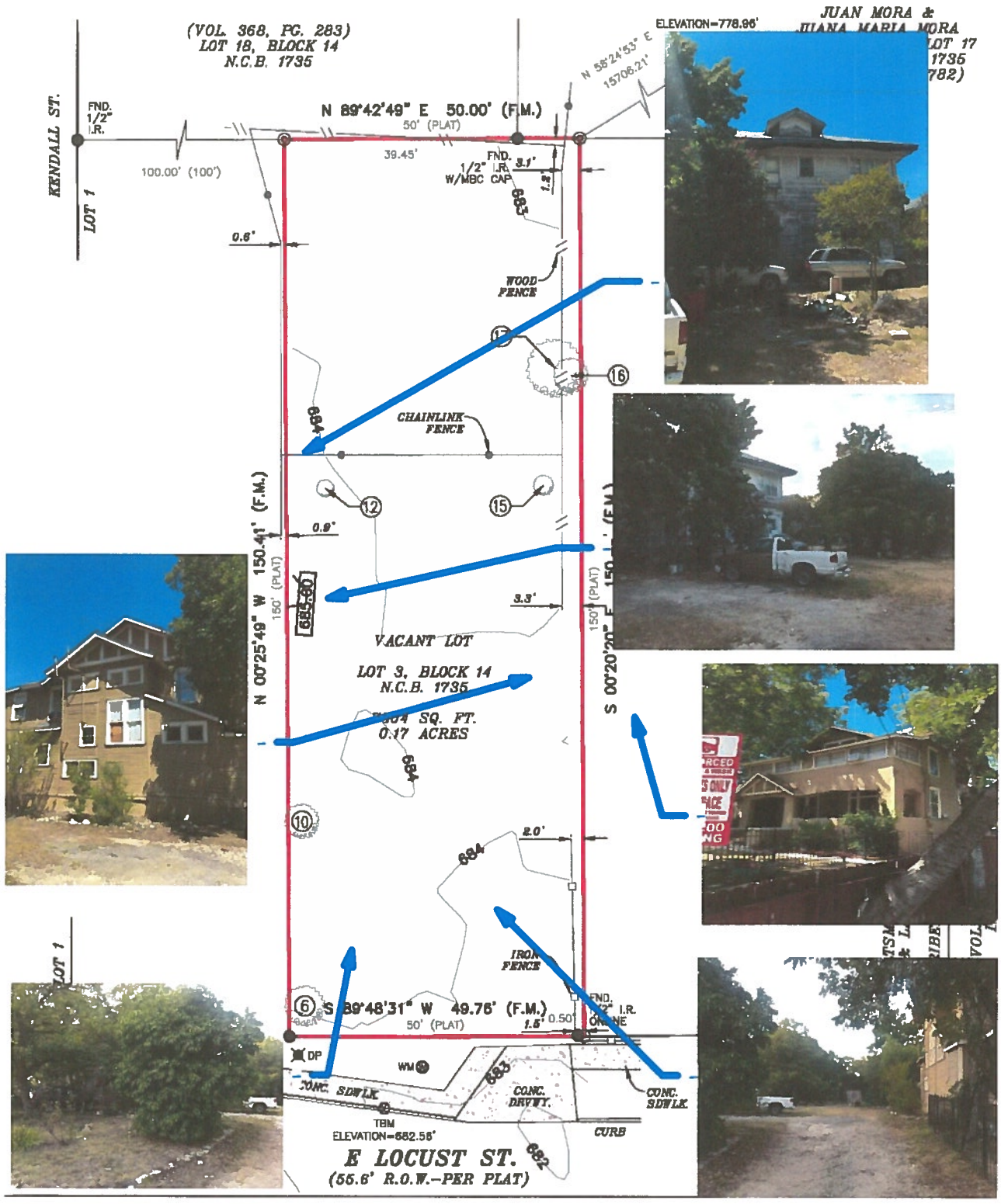
Printed:Sep 28, 2018


E Dewey Pl
Kendall St
Hi-Tones
Urban Art Island
The Josephine Theatre
Aladdin Cleaning & Restoration
Biomedical Development Corporation
High Wire Arts
Hilmy
W Joseph
Gillespie St
Beautiful Downtown Home! - Full Residence -
N St Mary's St
Plastic Supply of San Antonio, Inc
Montage
607 East Locust Street
West One & Associates
Polk St
W Grayson St
E Locust St
Hacienda Santa Maria
Jacob L. Torres DC, D.PSc
Metropolitan Community Church...
E Myrtle St
Google


Burger Boy
607 East Locust Street
Hacienda Santa Maria
Metropolitan
Community Church...
Kendall St
Kendall St
E Locust St
E Locust St
E Locust St
N St Mary's St

SANBORN MAP 1911-1951



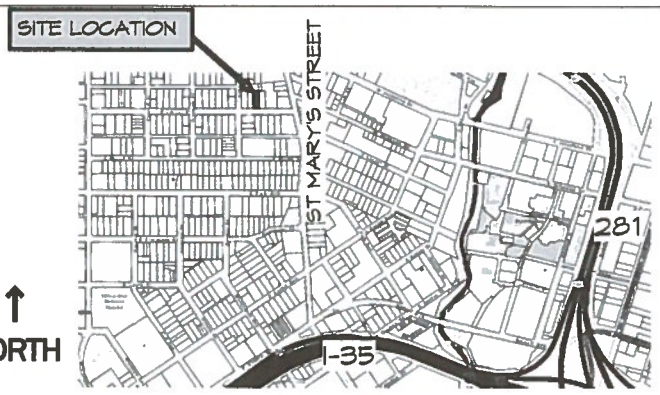


SITE PICTURES

ARCHITECTURA S.A.
ARCHITECTURE INTERIOR DESIGN PLANING

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

DATE	09/20/18
REF. SHEET	Checker
PROJECT No.	18-049

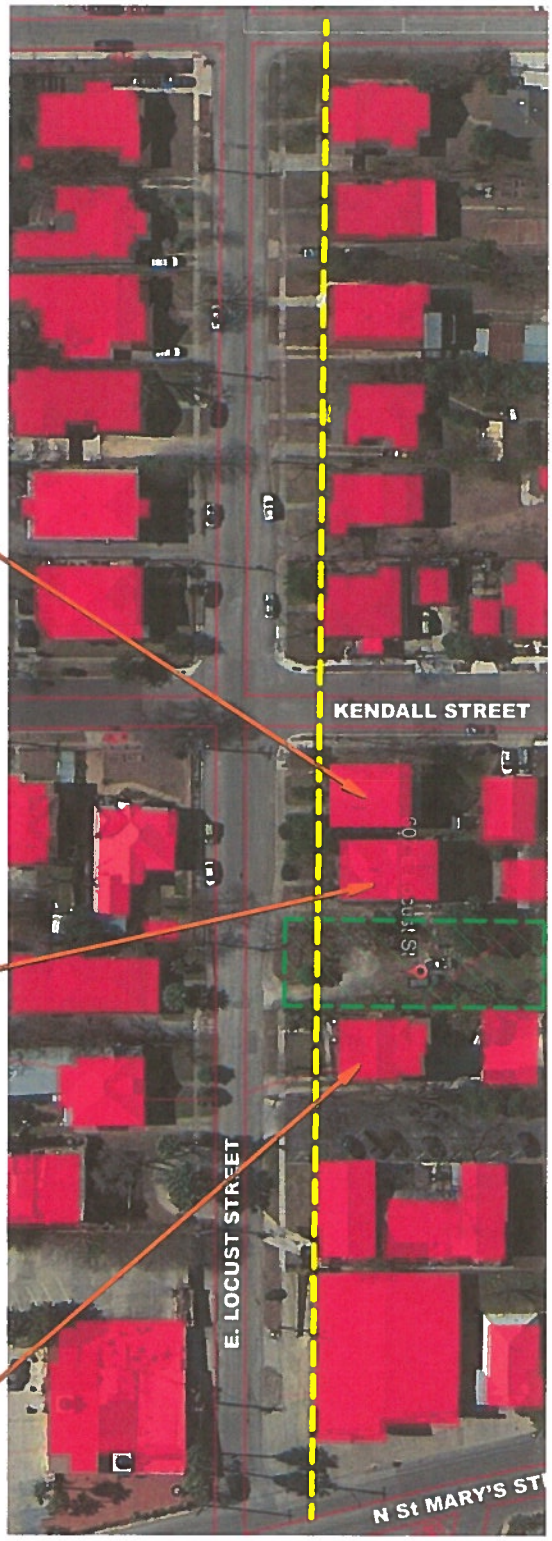


VICINITY MAP

36' TALL HOUSE

30' TALL HOUSE

31' TALL HOUSE



SURROUNDING BUILDING HEIGHTS

ARCHITECTURA S.A.
ARCHITECTURE INTERIOR DESIGN PLANING

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

DATE	09/20/18
REF. SHEET	Checker
PROJECT No.	18-049

NEW
RESIDENTIAL DEVELOPMENT
607 E. LOCUST STREET,
SAN ANTONIO, TEXAS - 78212
ARCHITECTURA S.A., INC.
ARCHITECTURE INTERIOR DESIGN PLANNING
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architecturasa@yahoo.com
SCHEMATIC DESIGN
SITE PLAN
4 OF 6
607 E Locust St,
San Antonio, TX 78212
LOT 3
LOT 2
UNIT #1
UNIT #2
UNIT #3
Existing House
NORTH
SOUTH
EAST
WEST
150.0'
50.0'
35' - 0"
4' - 0"
5' - 0"
21' - 0"
12' - 0"
18' - 0"
24' - 0"
3' - 0"
7' - 4"
14' - 8"
30' - 0"
27' - 0"
110' - DISTANCE TO NEAREST FIRE HYDRANT
LOCUST STREET
E 1st
Existing Sidewalk
1 SITE PLAN
3/16" = 1'-0"

SCHEMATIC DESIGN

"NOT FOR CONSTRUCTION"

NOT FOR BIDDING, PERMIT, APPROVAL, REGISTRATION OR CONSTRUCTION

ARCHITECTURA S. A.

ARCHITECTURA S.A., INC.
ARCHITECTURE INTERIOR DESIGN PLANNING
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architecturasa@yahoo.com

NEW RESIDENTIAL DEVELOPMENT

607 E. LOCUST STREET,
SAN ANTONIO, TEXAS - 78212

Drawn by: [illegible]
Checked by: [illegible]
Job Number: 12-044

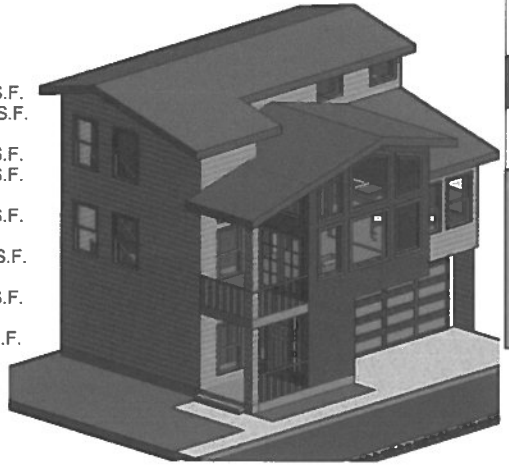
RENDERING

No.	DATE	DESCRIPTION

Date: 04-30-13

Drawing No.

1 OF 6



1 FIRST FLOOR
3/8" = 1'-0"

2 SECOND FLOOR
3/8" = 1'-0"

3 THIRD FLOOR
3/8" = 1'-0"

AREA BREAKDOWN

FIRST FLOOR LIVING SPACE	332 S.F.
COVERED PORCH	64 S.F.
SECOND FLOOR LIVING SPACE	856 S.F.
SECOND FLOOR BALCONY	64 S.F.
THIRD FLOOR LIVING SPACE	460 S.F.
TOTAL LIVING SPACE =	1,648 S.F.
GARAGE	430 S.F.
TOTAL =	2,078 S.F.

SCHEMATIC DESIGN

NOT FOR CONSTRUCTION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

ARCHITECTURA S.A., INC.
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archidecture@yahoo.com

NEW RESIDENTIAL DEVELOPMENT

607 E. LOCUST STREET,
SAN ANTONIO, TEXAS - 78212

Drawn By: Author
Checked By: Checker
Job Number: 19-044

FLOOR PLAN
BUILDING 1

No.	DATE	DESCRIPTION

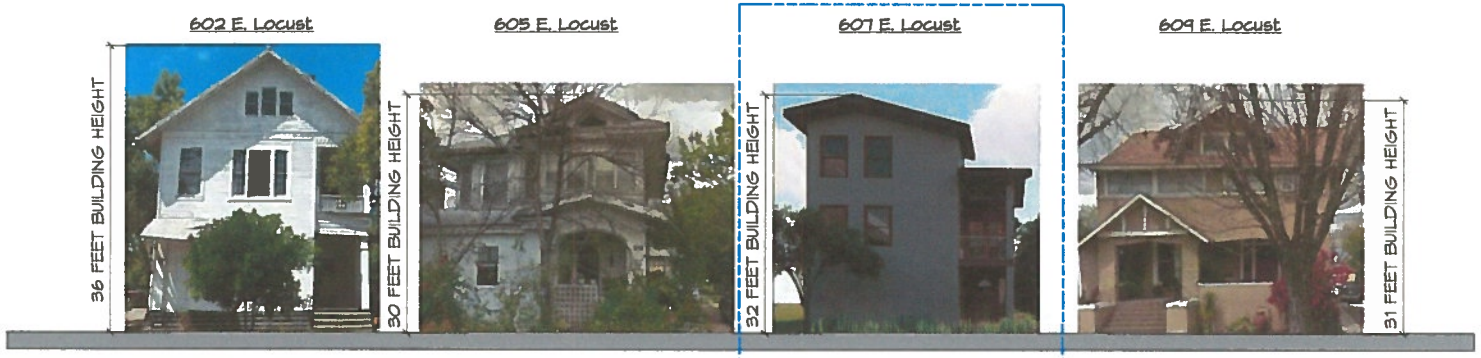
Date: 01-30-19
Drawing No:

1 EAST ELEVATION
3/16" = 1'-0"

3 NORTH ELEVATION
1/8" = 1'-0"

4 SOUTH ELEVATION
1/8" = 1'-0"

2 WEST ELEVATION
1/8" = 1'-0"



5 ADJACENT HOUSES HEIGHTS
1" = 80'-0"

SCHEMATIC DESIGN

"NOT FOR CONSTRUCTION"

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

ARCHITECTURA S.A., INC.
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NEW RESIDENTIAL DEVELOPMENT

607 E. LOCUST STREET,
SAN ANTONIO, TEXAS - 78212

Drawn By: AA/SV
Checked By: CHECK BY
Job Number: 18-Cont

EXTERIOR ELEVATIONS

No.	DATE	DESCRIPTION

Date: 04/30/19
Drawing No:

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: OHP

APPLICANT: JOSE CALZADA / ARCHITECTURA SA

DRC Members present: GUARINO, FETZER, FISH

Staff present: STEPHANIE PHILLIPS

Others present:

REQUEST: CONSTRUCTION OF ~~THR~~ 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.

JF: FRONT PORCHES ARE PREVALENT IN NEIGHBORHOOD. ENTRY NEEDS TO REFLECT THAT, ~~AT~~ 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' - SHOULD BRING PLATE DOWN, OR HIPPED ROOF ON FRONT FACADE TO REDUCE "LOOMING" NATURE.

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

CF: PRIMARY & REAR STRUCTURE RELATIONSHIP.

MG: REDUCE DRIVEWAY WIDTH.

CF: COULD GIVE YOU OPPORTUNITY TO GAIN SPACE FOR FRONT UNIT. GARAGE ELEVATION ON FRONT 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

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 10/9/2018 HDRC Case#

ADDRESS: 607 E LOCUST Meeting Location: OHP

APPLICANT: JOSE CALZADA <reps: Joshua Calzada Luis Botello

DRC Members present: FETZER

Staff present: JESSICA ANDERSON

Others present:

REQUEST: CONSTRUCTION OF THREE, 3-STORY TOWNHOMES

COMMENTS/CONCERNS:

see attached typed notes. -JLA

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

Committee Chair Signature (or representative) 10/9/18 Date

Katie Totman (OHP)

From: Jessica L. Anderson (OHP)
Sent: Tuesday, October 09, 2018 10:42 AM
To: Katie Totman (OHP)
Subject: DRC meeting

Katie,

Can you please print this email so I can include it in our DRC notes?

Thanks!
Jess

////

DRC meeting
607 E Locust
Start at 10:18

Commissioner Fetzer present.
Staff present: Jessica Anderson

Fetzer: comments last week were what the street facade looks like, giving it a front porch

APp: original design to build 4 units, maximize property, distinguish old from new. Agree to eliminate one unit to comply with setback suggestions. One comment was roof shape was too complex for neighborhood—modern with traditional neighboring homes doesn't work. Moved setup as much as possible-no consistency in setback in the block. Working from an average setback—hoping this is more acceptable. Willing to move forward with layout proposed today. One commissioner wanted a front porch. We modified based on feedback from city staff—kind of agree to make streetfront work better with block—maintain integrity of street facade.

JF: how far into setback

Setback to building wall = 27'
With porch, setback = 24'

JF I think this addresses street elevation and is more compatible with the adjacent properties. I think having...the front of the bldg wall is about where the steps are at neighboring pty.

App: Avg setback, neighbors are setback further than two further down the block. With a three ft encroachment, lining up with other houses on the street

JF: added windows on the ground floor as requested by commissioners, addressed porches, adjusted site plan to keep house back as far as possible. My one question is what is the floor to floor height on 1st and 2nd floors?

App: Dont have a scale to measure plans

JF: reason I ask is on most of the two and 2.5-story houses, proportion is first floor is taller than the second floor. Here, because of low pitch of the roof, looks like the second floor is taller than first.

App: we can adjust

JF: I would suggest, if you brought second floor roofline/ceiling height down so that pillars are equal or second floor pillars are shorter or adjust slope of roof to get eave line down so the second floor doesn't look so much taller than first.

App: we can make that happen

JF We had talked about combing the front two houses so that porch line is pulled back, but in my opinion, you've done an admirable job trying to keep it back. Show map at commission of satellite street view showing setbacks to show that adjacent houses are set back further than other houses on block.

App: will get revisions to staff before next mtg

JF: One thing presented earlier was that there is an existing curb cut at end of driveway, but plan looks like a new, wider curb cut. Is it too wide for a residential street? I would suggest—driveway looks to be in bad shape, needs to be redone. The driveway goes to property line. Whatever width is past sidewalk, continue to street and make triangle left of existing apron landscaped—ground cover, something low so that nothing blocking view when pulling out. (Check whether they can alter the existing apron in the right-of-way)

Other app: If you agree to use green wall on balcony or somewhere on street facade. But I don't know if allowed. Artificial—can clean with water. Always green. Give the sense of being immersed in the natural.

JF: I don't know if this has been proposed at commission. Can propose and see what commissioners say.

JF: When you send in new drawings for front elevation—add where you propose to put the green wall to give staff time to review and comment on. Then can discuss at HDRC. Or forget about it until you go back for final approval—request another DRC meeting to discuss materials after conceptual approval.

(Luis showed images of another project in KW to illustrate total height. Fetzer not aware of the project.)

Luis Botello—"other app"
Joshua Calzada—"app"

Done at 10:37

Sent from my iPad