

HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO: 2018-619
COMMON NAME: 416 KENDALL
LEGAL DESCRIPTION: NCB 1742 BLK 15 LOT S 50 FT OF 1 & 2
ZONING: IDZ,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Joseph Smith/JMS Architects
OWNER: Wendell Farish
TYPE OF WORK: Construction of a 3-story single family structure with attached garage
APPLICATION RECEIVED: November 30, 2018
60-DAY REVIEW: January 29, 2018
REQUEST:

The applicant is requesting conceptual approval to construct a 3-story single family structure with a 1-story connected garage.

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 three, 3-story attached townhomes on the vacant lot located at 416 Kendall. The lot is flanked to the north by a 2-1/2 story historic residential structure, to the south by an unnamed alley and a 3-story brick church, to the west by Kendall St and 1 to 2-story historic residential structures, and to the east by a 1-story historic residential structure.
- 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. PREVIOUS REQUEST – The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on July 18, 2018, for the construction of three, 3-story attached townhomes. Since that time, the property has been sold to a new owner. The current request is for the construction of a 3-story single family structure with a 1-story connected rear accessory structure.
- d. 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 applicant has proposed a front setback of 15” to the front porch. Based on the submitted site plans, this setback is 18” closer to the street than the adjacent 2-1/2 story historic home, and closer than the adjacent 3-story church. Staff finds that the proposed setback should be increased to be greater than or equal to the adjacent historic structure to be more consistent with the Guidelines.
- e. ORIENTATION & ENTRANCES – Based on the submitted narrative, the applicant has proposed for the front unit to face Kendall and for the two additional units to have front door access along the north side of the structure facing the existing 2-1/2 story historic house. The front unit will have a wraparound front porch to mimic porch precedents in the district. The historic development pattern of the block features two prevailing conditions: primary and accessory structures that face Kendall with driveways running along the side of primary structures to provide access to rear garages; and primary structures that face Kendall with rear accessory structures that front the alley to provide rear parking access. Based on the submitted historic aerial view of the site and Sanborn Maps, the historic structure that originally occupied the site featured a large primary structure similar in footprint to the adjacent structure to the north and a 1-story rear accessory structure fronting Kendall. The current project features three attached units containing rear-loading attached garages on the first floor, each of which are accessed from the alleyway to the south. 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. 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. Additionally, the provided site map indicates that a fixed window will face Kendall St on the first unit, with the true access on the north side of the structure. Several renderings show a front door facing Kendall St. Staff finds that the front unit facing Kendall should have an entry door facing the street. Staff does not find the orientation or entrances of the rear two units consistent with the Guidelines. Staff finds that a primary and secondary relationship would be more consistent with the Guidelines.
- f. SCALE & MASS – The applicant has proposed a 3-story primary structure with an attached 1-story rear garage. Per the submitted elevations, the ridgeline of the structure measures 35’-0” from the ground. 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. As noted in finding a, this block of Kendall features 1, 2, and 2-1/2 story historic structures and a 3-story church. The applicant has indicated that the proposed height is 5’-0” lower than the church to the south and within 10% of the adjacent 2-1/2 story structure to the north, which is indicated as having a height of 34’-4”. The applicant has also provided the height for additional larger residential structures on Kendall, E Dewey Place, and E Myrtle, which include 43’-2”, 38’-7”, 34’-4”, and 32’-3”. While there are taller structures throughout the district, staff finds that 2-1/2 story structure would be more appropriate for the overall context of the block, which includes 1-story structures immediately to the east and west. Staff finds that the overall height should be lowered to be more consistent with the Guidelines.
- g. 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. According to the applicant, The lot slopes gently from the NW corner to the SE corner approximately 2’ which will place the front of the structure within 6” of the adjacent structure floor plate and pier and beam foundation. The alley which runs along the south property line is approximately 11” below the front property line and runs at the same slope as the property due east. Throughout this block, the foundation heights of primary historic structures are between two and three feet. The proposed structure features a concrete slab measuring a few inches in height based on the

submitted elevations. Staff does not find the foundation height consistent with the Guidelines or the development pattern of the block.

- h. **ROOF FORM** – The applicant has proposed an interpretation of a cross gable roof form. The front and rear facades feature a front gable with traditional proportions. The north elevation features a cantilevered element on the second and third stories capped with a low sloping shed roof that is visible from the front façade. Staff finds that front and side gables are appropriate for the context of the district, but finds that the overall roof form is a departure from existing precedents based on its scale and configuration.
- i. **PORCH** – The applicant has proposed a 2-story, asymmetrical front porch. The porch will extend towards the street on the front façade. The porch will feature a depth of approximately 4-5 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 proposed porch pulls from traditional Craftsman-style language, as evidenced by the location and form, exposed rafter tails, and simple square posts. The proposed columns are simple in design relative to historic Craftsman architecture and are a modern interpretation of the style. Staff finds the proposed porch element conceptually appropriate.
- 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, primarily those on the front façade of the structure. The applicant has also proposed window sizes that depart from these guidelines. However, staff finds that the proposed fenestration is appropriate for the overall design proposal due to their strategic placement, detailing, reveal, and design.
- k. **WINDOW & DOOR MATERIALS** – The applicant has not indicated a material for the casement windows. The applicant is responsible for providing this information for subsequent applications.
- 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. Based on the submitted documents, the proposed footprint covers approximately 36% of the lot. Staff finds that the proposed lot coverage is generally consistent with the Guidelines.
- m. **MATERIALS** – The applicant has proposed materials that include light colored cement plaster with a hard-troweled finish, painted steel framing, horizontal tongue and groove wood siding, standing seam metal siding, and a standing seam metal roof. Staff finds the proposed wood siding to be a modern interpretation of the siding used historically in the district, but finds the standing seam metal siding to be a departure from traditional materials used historically.
- 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. Staff finds the modern interpretations of the Craftsman architectural style to be generally appropriate. However, the roof forms and façade plane treatments feature differing architectural language and detailing, and the north elevation cantilever detailing is a departure from traditional design elements. Staff finds that the architectural details should be consistent across all elevations.
- o. **MECHANICAL EQUIPMENT** – The applicant has indicated that no roof-mounted mechanical equipment is proposed, and that the HVAC units will be positioned in concealed areas. This area will be screened by fencing and plantings. Staff finds the proposal conceptually consistent. The applicant is responsible for submitted final details regarding this area for final approval.
- p. **LANDSCAPING & HARDSCAPING** – The applicant has proposed to incorporate various new plantings as indicated the submitted landscaping plan. The plan includes a majority lawn area in the front and back yard with pervious pavers along the alley and creating a walkway to the front porch from Kendall St. The proposal features several new low shrubbery and drought-resistant plantings, along with two new Monterrey Oak trees in the front yard. Staff finds the proposal generally appropriate, but requires additional information on the proposed pavers.
- q. **DRIVEWAY** – The applicant has proposed to install a new driveway fronting the unnamed alley. The material is proposed to be pervious pavers. The driveways will be double wide to accommodate access to the three proposed 2-car garages. Staff does not find the proposed driveway and parking proposal consistent with development patterns in the district.
- r. **FENCING** – The applicant has indicated multiple fencing and screening elements in the submitted renderings, including horizontal metal or wood fencing along the front and side facades and vertical stucco wall elements along the alley side. The height is not indicated for the fencing, but the stucco elements appear to eclipse 6 feet.

Staff finds that the applicant should comply with UDC regulations for fence heights.

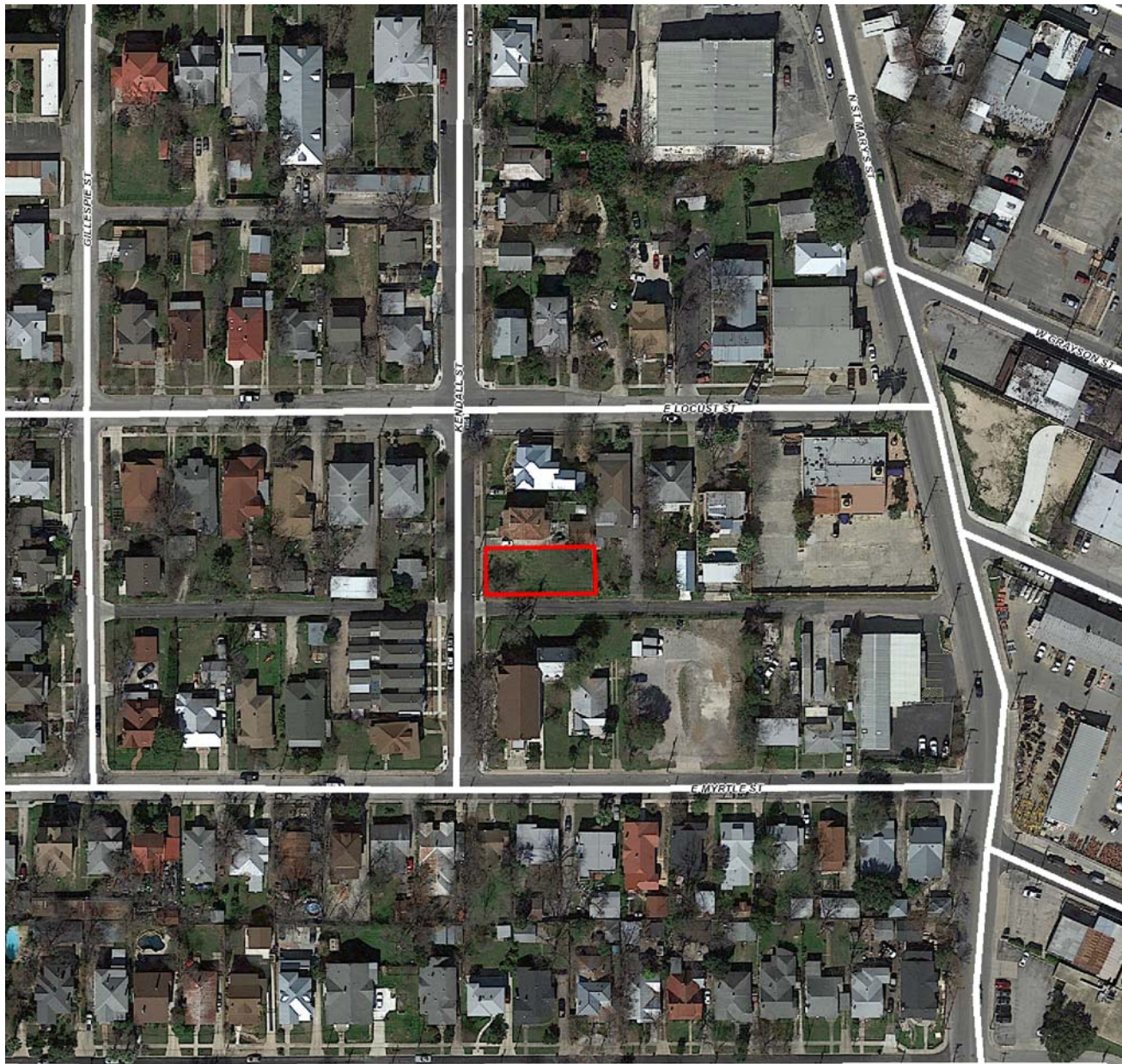
RECOMMENDATION:

Staff recommends conceptual approval based on findings a through r with the following stipulations:

- i. The applicant explores ways to reduce the height of the structure to be more in keeping with the 2 to 2-1/2 story precedents in the district as noted in finding f.
- ii. That the applicant removes the cantilevered element on the north façade and proposes an elevation that is more consistent with traditional roof forms and architectural details as noted in findings h and n.
- iii. That the applicant increases the front setback on Kendall to be more consistent with the Guidelines as noted in finding d.
- iv. That the applicant proposes a foundation height that is more consistent with the Guidelines and historic structures in the district as noted in finding g.
- v. That the applicant proposes exterior materials that are more consistent with those found in the Tobin Hill Historic District and Craftsman residential structures as noted in finding m.
- vi. That the applicant proposes a driveway and parking configuration that is more consistent with the Guidelines as noted in finding q.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 11, 2018

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Project Description: 416 Kendall – Joseph M. Smith, Applicant

NAME: Farish Residence

ADDRESS: 416 Kendall St., San Antonio, Texas 78212

LEGAL DESCRIPTION:

NCB 1742 Block 15 Lot 50

ZONING – IDZ-AHOD

DISTRICT 1

APPLICANT – JOSEPH M. SMITH, ARCHITECT

OWNER – Wendall Farish

Type of work – Construction of a two and a half story single family residence on a currently vacant lot. Improvements are to include new landscaping, fencing, and outdoor amenities adhering to the HDRC guidelines. The intent of the design is to take careful consideration of the surrounding existing historic structures, newly built homes, and other unique features of Tobin Hill in general.

The following is a brief history of the lot and status of the zoning change: The lot was home to a two story (with full functioning attic) 8 room, gentlemen's boarding house, which was approximately 3,000 sf per floor;(Please see attached exhibits) the aerial photograph from 1986 and San Antonio light gazette advertisement from 1911. The lot was originally zoned MF33, which was approved to be IDZ at the request of the previous owner for the sole purpose of providing three single-family attached homes . The current Owner is seeking to develop a single-family residence.

As a modern interpretation of a single-family residence historically located within the Tobin hill Historic district, the residence looks to be of similar massing, form, and scale homes in the District. Gable roof forms with first and second level porches present a more traditional form to Kendall St., the design evolves into a more modern form along the alley as a roof top deck opens to the south and provides views to the city skyline. The deck is placed to minimize its view of neighboring properties and is located across an alley to a church parking lot.

Below is a narrative as to how the project demonstrates compliance with the City of San Antonio Historic Design Guidelines: 4. Guidelines for New Construction by understanding the principles of what makes a historic neighborhood interpreted in a modern building.

1. Building and Entrance Orientation

Guidelines

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.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

1. A.i. Our project design proposes a front setback of 15'-0" to the front porch which is approximately 18" closer to Kendall St. than the neighboring property to the north. This allows for green space and amenities to the rear of the property.

1.A.ii.The main façade of the building is oriented towards Kendall St., consistent with the area.

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.

1. B.i. Our project design proposes a frontage elevation to face Kendall St.

2. Building Massing and Form

Guidelines

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.

2.A.i. The proposed height of the peak of the roof is 35'-0" which is within 10% of the height of the adjacent residence to the north, and approximately 10'-0" lower than the neighboring church to the south. The Metropolitan Community Church sits approximately 8' above street level at the corner of e. Myrtle and Kendall with an overall roof height of 44'5". The Victorian home located at 418 Kendall overall roof height is 34'4". Several other homes on Kendall from E. Dew Place to E. Myrtle have roof heights ranging from 43'2", 38'7", 34' 4" and 32' 3"

2.A.ii. The proposed residence incorporates setbacks at the front to break down the scale and massing of the structure. In addition, building setbacks, step downs and change of materials designate and provide variety and massing for each of the residences elevations.

2.A.iii. The lot slopes gently from the NW corner to the SE corner approximately 2' which will place the front of the structure within 6" of the adjacent structure floor plate and pier and beam foundation. The alley which runs along the south property line is approximately 11" below the front property line and runs at the same slope as the property due east.

The floor plates at the first and second levels approximately align with the heights of the floor plates of the existing historical residence to the north.

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.

2.B.i. The roof is proposed to be a sloped gable shaped metal roof similar to the roofs on many of the adjacent and surrounding residential structures. A front first and second level porch along Kendall are similar in to the historic properties within the District.

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.

2.C.i. Windows and door openings are based on historic residential structures located throughout the area. Vertical proportioned windows vertically penetrate the stucco portions of the structure on all sides to allow maximum light to the interior spaces.

2.C.ii. Windows will be casement style windows where applicable which is similar to other historic homes in the area. The exterior will have bump outs and use tongue and groove wood siding installed on a horizontal orientation. Generous openings and fenestration provide detail for all sides of the structure.

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.

2.D.i. The residence is proposed to have a proposed footprint of 2,300 sf footprint of Living and Garage space which is 36.3% lot coverage, consistent with the District. The Lot coverage accommodates outdoor entertainment areas and buffering between adjacent structures. The overall lot ratio is less than what was historically on the site and similar to District single-family adjacent properties and less than the 50% recommended.

3. Materials and Textures Guidelines

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

i. Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

3.A.i. The materials proposed are materials used throughout Tobin Hills. Tobin hills incorporates a wide swath of uses including Historic homes, Industrial uses, commercial, and retail uses. Specifically, the material palette is intended to mimic materials used throughout the Historic Single-Family area of Tobin Hill. The materials selected are predominant materials used in the district:

Light colored cement plaster over metal lath-with a hard-troweled cement finish with a modeled finish

Painted steel framed porches and exposed canopies accented with decorative braces

Horizontal Tongue and Groove wood siding, a modern interpretation

Standing seam metal siding- a modern sustainable interpretation of painted wood siding found throughout the Historic district.

Standing seam roof panels as used throughout the Historic district.

3.B.i. Reclaimed wrought iron fencing that was located along the front of the property was relocated to the North property line to provide a period separation from the existing Historic property to the north.

4. Architectural Details Guidelines

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.

4.A.i. The proposed single-family residence is located on a secondary access road and improved alley at the eastern edge of the Historic residential District in Tobin Hill. With this context in mind, the proposed structure is imagined as a modern interpretation in form and massing. The design takes cues from nearby and traditional single-family and multi-family homes throughout similar neighborhoods in various stages of gentrification in cities as they radiate out from the urban core. As this property is in the Tobin Hill Historic district, it is a transitional site and the architecture looks to the past in form but of its current time in its implementation.

4.A.ii. The proposed architectural detailing of the building looks to properly implement and traditionally incorporate the materials utilized.

4.A.iii. The proposed materials and form is a modern interpretation of materials and forms used throughout Tobin Hill. The materials used are sustainable materials requiring minimal long-term maintenance and chosen to be subtle in palette as to not attract attention from the historic residences located in the District.

5. Garages and Outbuildings

Guidelines

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.

5.A.i. The residence proposes a side loaded attached garages accessed from the alley which is consistent with other parking and garage structures in the surrounding area.

ii. Buildings size-New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

5.A.ii. The side loaded attached garage is approximately 30% of the size of the main residence.

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.

5.A.iii. The side loaded attached garage is of similar materials and massing as the that of the main residence.

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.

5.A.iv. The design of the garage door is designed to create an architectural feature consistent with the design of the residence.

B. SETBACKS AND ORIENTATION

i. Orientation-Match the predominant garage orientation found along the block. Do not introduce frontloaded 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.

5.B.i. The residence proposes a side loaded attached garage accessed from the alley which is consistent with other parking and garage structures in the surrounding area. The design of the garages doors are designed to create an architectural feature. Throughout Tobin Hill, there are many types of parking structures, from front loaded, alley loaded, carports, parking pads and parking lots. The project proposal will provide for owners to park off street and secure their vehicles and minimize street parking.

6. Mechanical Equipment and Roof Appurtenances

Guidelines

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.

There will not be any roof mounted equipment and the HVAC units will be positioned in the common area at the rear of the building, screened by fence and plantings.

7. Designing for Energy Efficiency Guidelines

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.

7.A.i. Building will be designed to maximize energy efficiency and will exceed the 2015 IECC requirements.

7.A.ii. Building will utilize green building materials and to include reclaimed brick and metal components (recycled materials).

7.A.iii. Building will incorporate operable windows on all sides.

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.

7.B. i. Building is oriented on an east/west access. The predominant south easterly breeze is designed to cool the covered parking area and the roof deck. Windows to maximize ventilation of the residential area. Windows will be maximized on the north and east facades. The south façade will incorporate high windows to minimize solar gain and provide privacy for the residence and the adjacent property. The west side openings are limited.

7.B. ii. Building is oriented on an east/west access and steps down to the property to the immediate south to minimize sun exposure impact from the west. - note that the building will not have a negative impact on the south property as there is no north exposure to block.

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.

No solar arrays are planned for this project.



416 KENDALL ST



ZONING MAP





OVERALL SITE MAP





OVERALL SITE MAP



416 KENDALL ST



○ SITE (1980'S)



① Panorama looking East



29' ft

27' ft

38' ft



② Panorama looking West



North view



South view



East view



West view

North view



South view

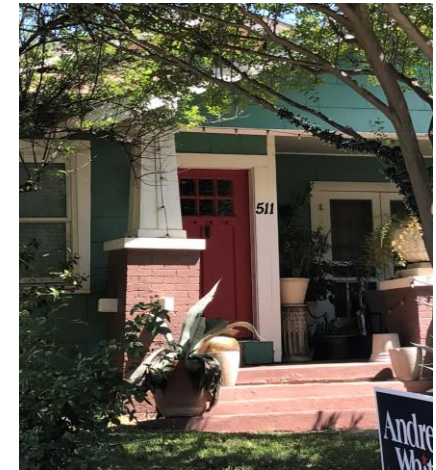
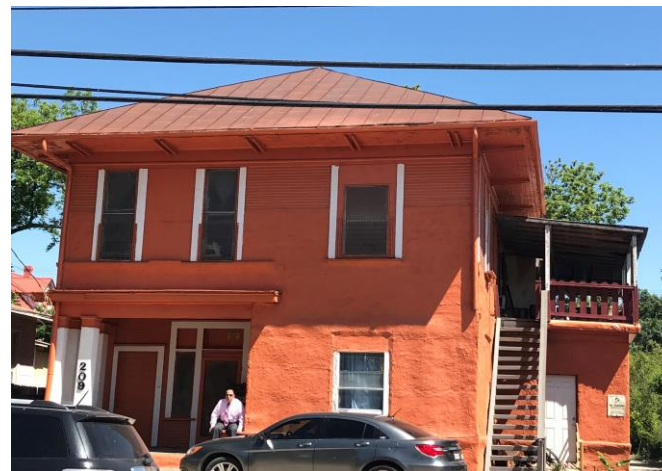
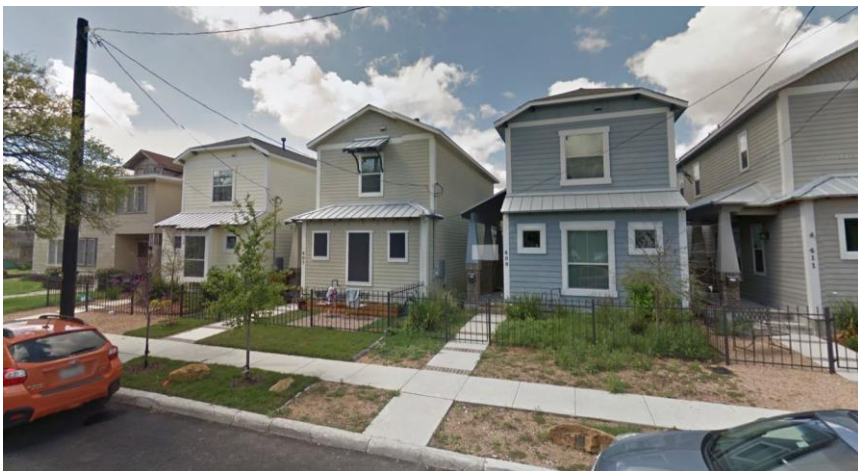
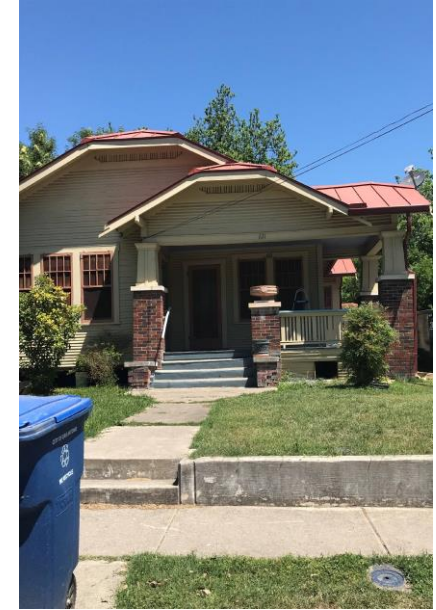


East view



West view

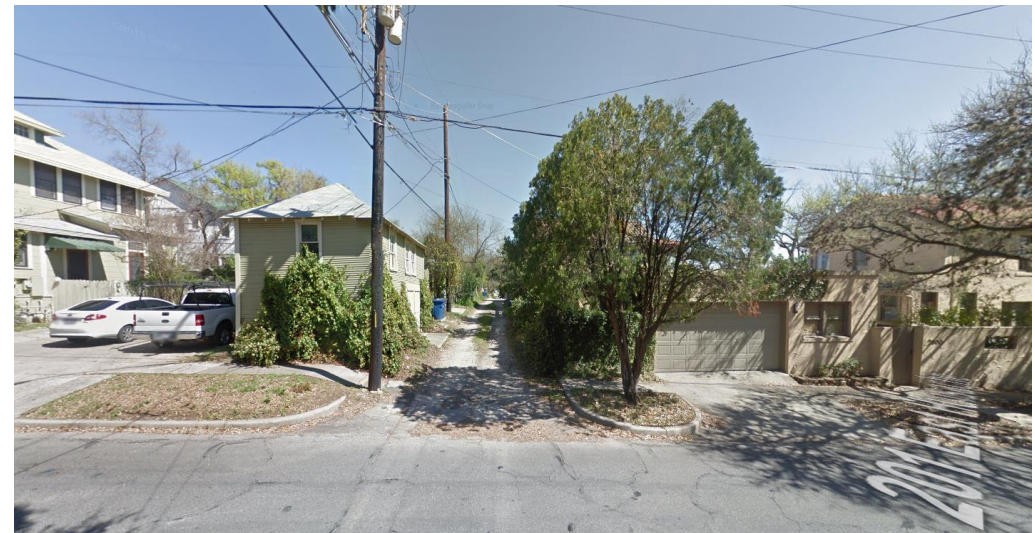
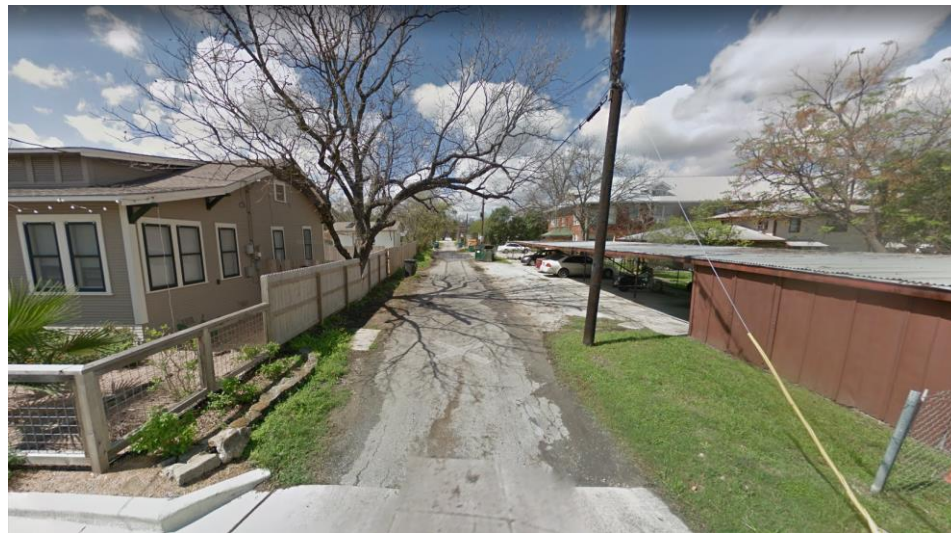




NEIGHBORHOOD PRECEDENTS



NEIGHBORHOOD PRECEDENTS



ALLEYS



Materials & Form



Brick on columns



Stucco



416
KENDAL ST.

BLOCK ELEVATION

LEGEND

N45°00'00"E
100.00'

RECORD INFORMATION

S45°00'00"W
100.00'

AS MEASURED
IN FIELD

WOOD FENCE

WIRE FENCE

CHAIN LINK FENCE

IRON FENCE

100.00

100.00

ELEVATION DATA

PROPERTY CORNER MONUMENTATION

GUARD SET

CONCRETE CURB

FIRE HYDRANT

TRANSFORMER

ELECTRIC BOX

TELEPHONE PEDESTAL

CABLE TV BOX

POWER POLE

RETAINING WALL

AC

TREE

WATER METER

WATER VALVE

SAN. SEWER MANHOLE

CLEAN OUT

LIGHT POST

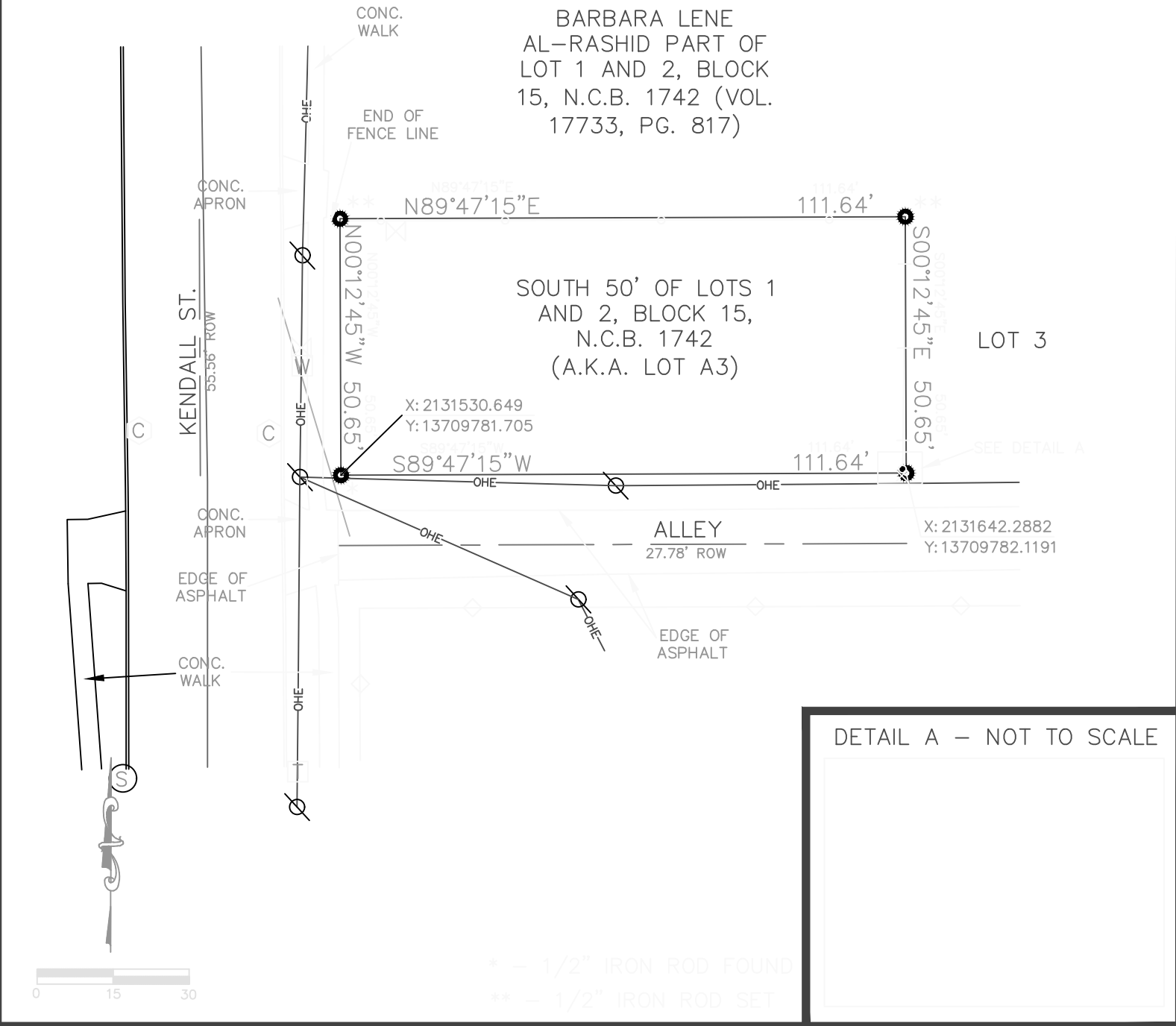
OHE

OVERHEAD ELECTRIC LINE

WATER FLOW

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL SETBACK / EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.

NOTE: THE BEARINGS FOR THIS SURVEY ARE BASED ON THE PLAT OF TOBIN HILLS, AS RECORDED IN THE DOCUMENT NO. SHOWN BELOW. VERIFIED BY GPS DATA COLLECTION USING SOUTH CENTRAL TEXAS STATE PLANE COORDINATES.



DETAIL A - NOT TO SCALE

LOT(S) S. 50' OF LOTS 1 & 2 BLOCK 15 N.C.B. 1742 SUBDIVISION TOBIN HILL

VOLUME -- PAGE -- DOC# 20170179463 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY.

WITNESS MY HAND AND SEAL THIS 28TH DAY OF DECEMBER, 2017

ADDRESS: 416 KENDALL ST

BUYER: ADA CONSULTING GF# --

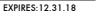
I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASEMENTS SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN.

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PRELIMINARY:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

STEPHEN G. COOK, R.P.L.S.

REVISION DATE:
X/X/16



These drawings are incomplete. Not to be used for permit and/or construction. For coordination and review only.
Joseph M. Smith
Tx. Reg.#15214

FARISH RESIDENCE AT TOBIN HILL
416 KENDALL ST. SAN ANTONIO, TEXAS 78202

JMS PROJECT #2542

HARC REVIEW

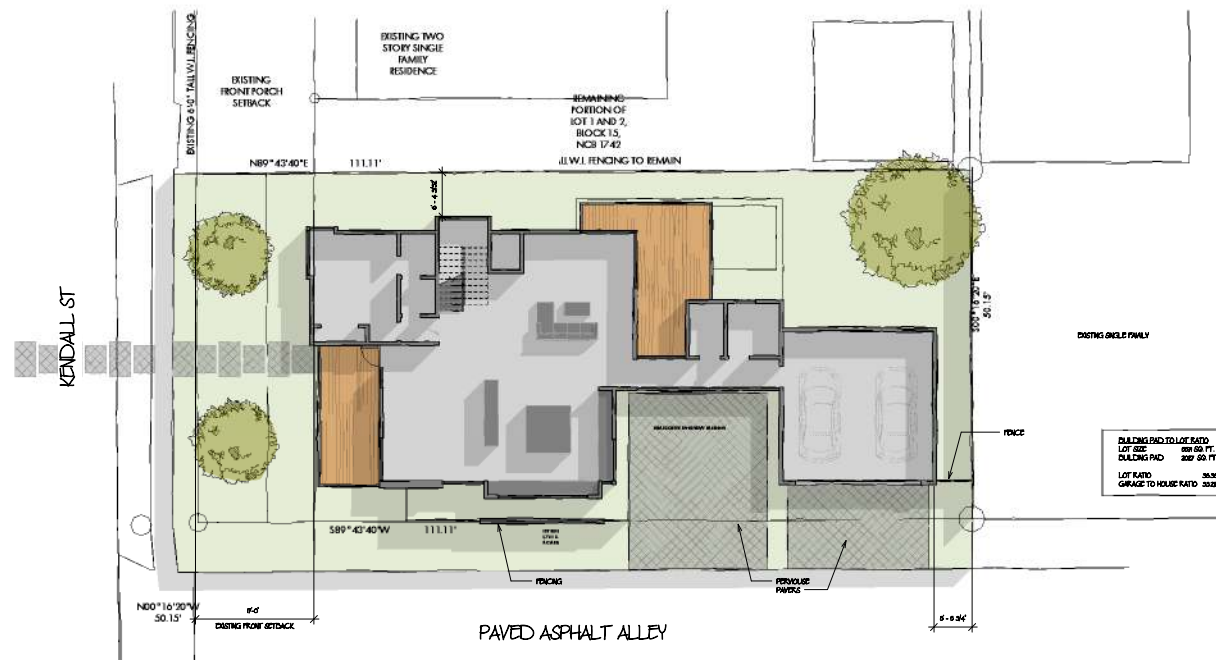
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11.30.18

SHEET TITLE:

stdFLAN

SHEET NO.

A1.0



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 Joseph M. Smith
 Tx. Reg. #15214

FARISH RESIDENCE AT TOBIN HILL
 416 KENDALL ST. SAN ANTONIO, TEXAS 7822

JMS PROJECT #2542

HOAC REVIEW

ISSUE DATES:
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Unrevised

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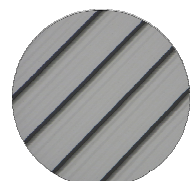
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4. east ELEVATION
 3/6' x 10'



3. north ELEVATION
 3/6' x 10'



1. west ELEVATION Copy 1
 3/6' x 10'



2. south ELEVATION
 3/6' x 10'

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 Joseph M. Smith
 Tx. Reg. #15214

FARISH RESIDENCE AT TOBIN HILL
 416 KENDALL ST. SAN ANTONIO, TEXAS 7822

JMS PROJECT #2542

HDRG REVIEW

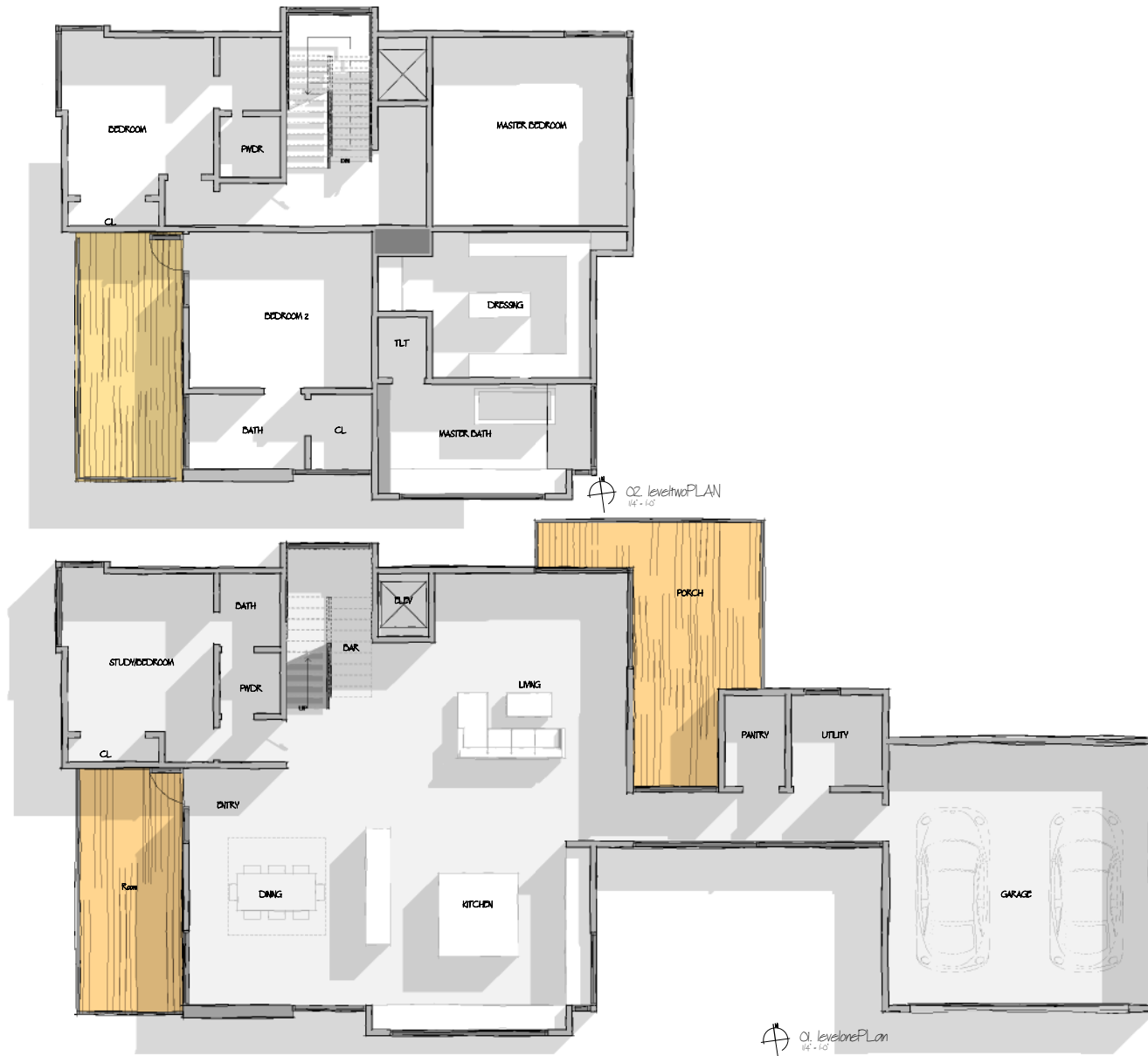
ISSUE DATES:
 11.30.18

SHEET TITLE:

floor PLANS

SHEET NO.

A20



02 level two PLAN
 1/4" = 1'-0"

01 level one PLAN
 1/4" = 1'-0"



These drawings are incomplete. Not to be used for permit and/or construction. For coordination and review only.
Joseph M. Smith
Tx. Reg.#15214

FARISH RESIDENCE AT TOBIN HILL
416 KENDALL ST. SAN ANTONIO, TEXAS 78222

JMS PROJECT • 2542

HARC REVIEW

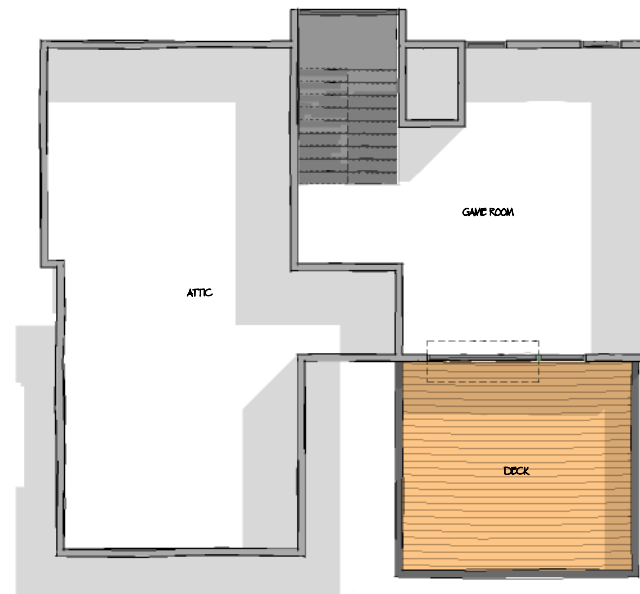
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11.30.18

SHEET TITLE:

floorPLANS

SHEET NO.

A2.1



1. level three PLAN
14' - 10'



FARISH RESIDENCE
SAN ANTONIO, TEXAS



FARISH RESIDENCE
SAN ANTONIO, TEXAS

11.29.18



FARISH RESIDENCE
SAN ANTONIO, TEXAS