

HISTORIC AND DESIGN REVIEW COMMISSION

February 20, 2019

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 a 3-story multifamily structure and 3-story accessory structure
APPLICATION RECEIVED: February 07, 2019
60-DAY REVIEW: April 06, 2019
REQUEST:

The applicant is requesting final approval to construct a 3-story multifamily structure and a 3-story rear accessory structure at 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 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. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on December 5, 2019. The approval carried the following stipulations:
 1. That the applicant modifies the architectural detailing of the overall proposal to develop an architectural language that is more consistent on each elevation; **this stipulation has been met.**
 2. That the applicant modifies the arched window on the front and rear facades to be more consistent with window sizes and patterns in the district; **this stipulation has not been fully met.**
 3. That the applicant reduces the proposed driveway width; **this stipulation has been met.**
- c. DESIGN REVIEW COMMITTEE 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. The applicant received conceptual approval from the HDRC on December 5, 2018. The applicant met with the DRC on January 29, 2019, to present the modified proposal that closely matches that submitted for consideration at the February 20, 2019, HDRC hearing. The DRC was in support of the updated site plan and the modified design proposal.
- 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. Staff finds the proposal generally consistent.

- f. **ORIENTATION & ENTRANCES** – The applicant has proposed to orient the front structure towards E Locust as defined by traditional architectural elements, including a full height porch and centered front doorway. The rear 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. The rear unit visually reads as a rear accessory structure. While the garage door configuration is a departure from traditional development patterns, the recessed nature of the location of the garages on the front unit makes them minimally visible from the public right-of-way. Staff finds the proposal generally consistent with the Guidelines.
- g. **SCALE & MASS** – The applicant has proposed two 3-story units. One will be located along the street frontage of E Locust and one 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. Staff finds that the architectural detailing and materiality visually reduces the perceived height of the third floor. Staff finds the overall height to be generally acceptable given the specific context of this portion of the E Locust and the district.
- 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 proposed foundation height is approximately 1.5 feet. Staff finds this consistent with the Guidelines.
- i. **ROOF FORM** – The applicant has proposed a front and rear gable form with a low-sloping shed gable on the east elevation and four dormer-style elements on the west elevation. Staff finds that the gable configuration is a familiar element to the district and evident on historic precedents along E Locust.
- j. **PORCH** – The applicant has proposed a double height front porch on the primary façade. The porch features a traditional railing based on the submitted renderings with a depth of approximately 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 porch configuration pulls from the historic structure located 2 houses to the west. Staff finds the porch element on the front façade to be generally consistent with the Guidelines.
- 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 front and rear elevation contain a window on the third story that deviates from traditional proportions and scales. Staff finds that this window should be modified to be more consistent with the proportions traditionally found on 2-1/2 story structures in the district.
- 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 proposal generally meets this Guideline.
- m. **MATERIALS** – The applicant stated that horizontal wood or wood composite siding will be used on the exterior elevations, in conjunction with multiple shingle siding elements to articulate the third story mass. Staff finds the use of these materials generally appropriate based on the context of the district, but requires specifications to determine final appropriateness and eligibility for a Certificate of Appropriateness.
- 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. As noted in findings i, j, and k, the proposed design features several elements that are consistent with the Guidelines, particularly the front porch detailing, primary gable configuration, and decorative bracketing and shingle detailing. Staff finds the architectural approach appropriate for the site and 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 screened in final documentation sets submitted to staff.

- p. LANDSCAPING – The applicant has provided an overall landscaping plan that indicates the location of new hardscaping, impervious cover, and new plantings. The front yard will remain mostly sod with mulch and low shrubbery following the proposed front pathway, to include nandina and liriope super blue. Additional sod will be located between the front and rear unit. Staff finds the proposal generally consistent.
- q. HARDSCAPING – The applicant has proposed a 10 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.

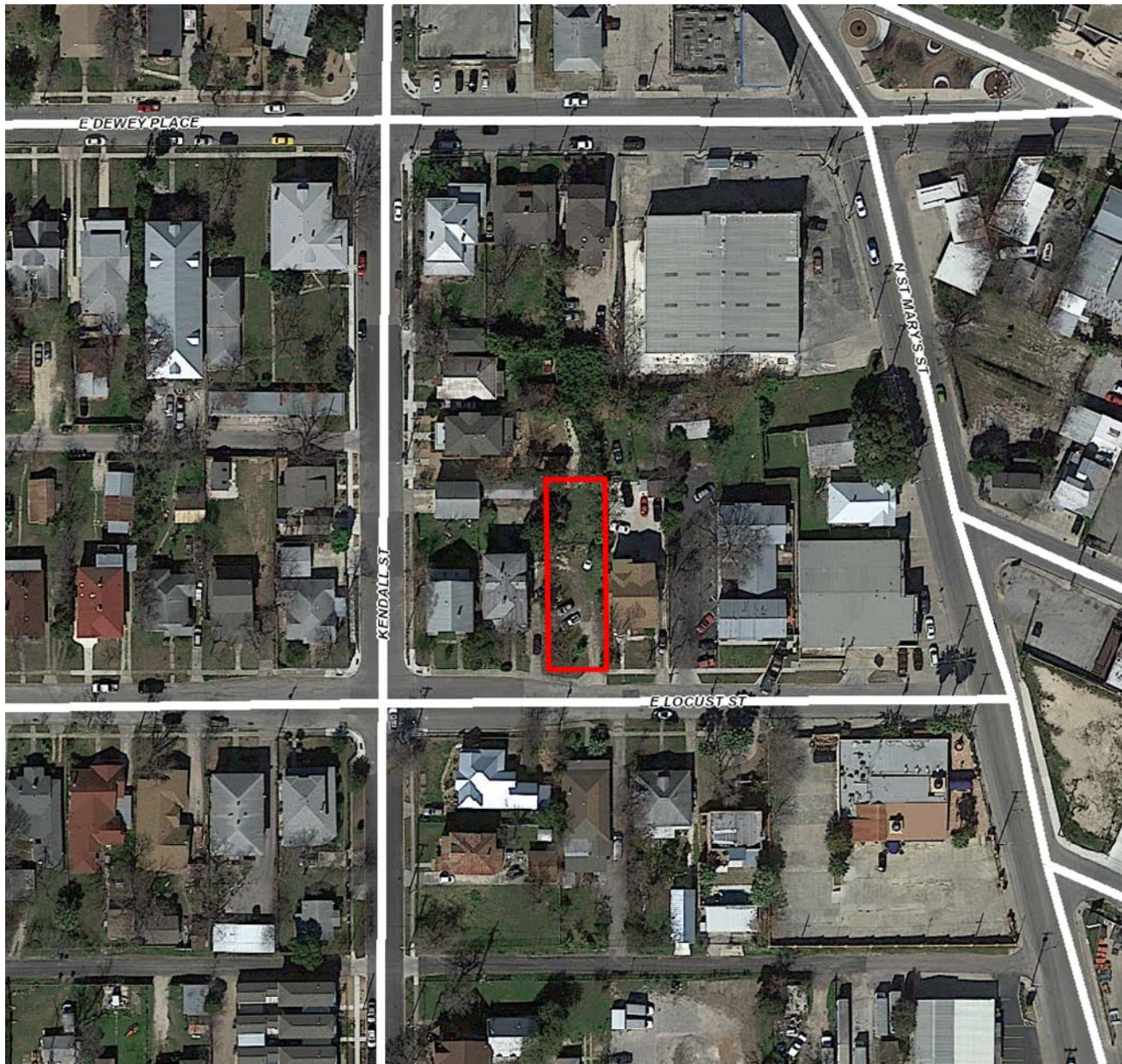
RECOMMENDATION:

Staff recommends final approval based on findings a through q with the following stipulations:

- i. That the applicant installs wood or aluminum clad wood windows that comply with the following specifications: meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Complete specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits material specification information for all doors, garage doors, skirting, and siding materials as noted in findings m and n. Staff finds horizontal woodlap siding, true board and batten siding, and wood shingle siding to be most appropriate.
- iii. That the applicant modifies the front window on the 3rd story to be more consistent with fenestration sizes and proportions in the district. A final drawing set is required for staff review and approval prior to the issuance of a Certificate of Appropriateness.

CASE MANAGER:

Stephanie Phillips

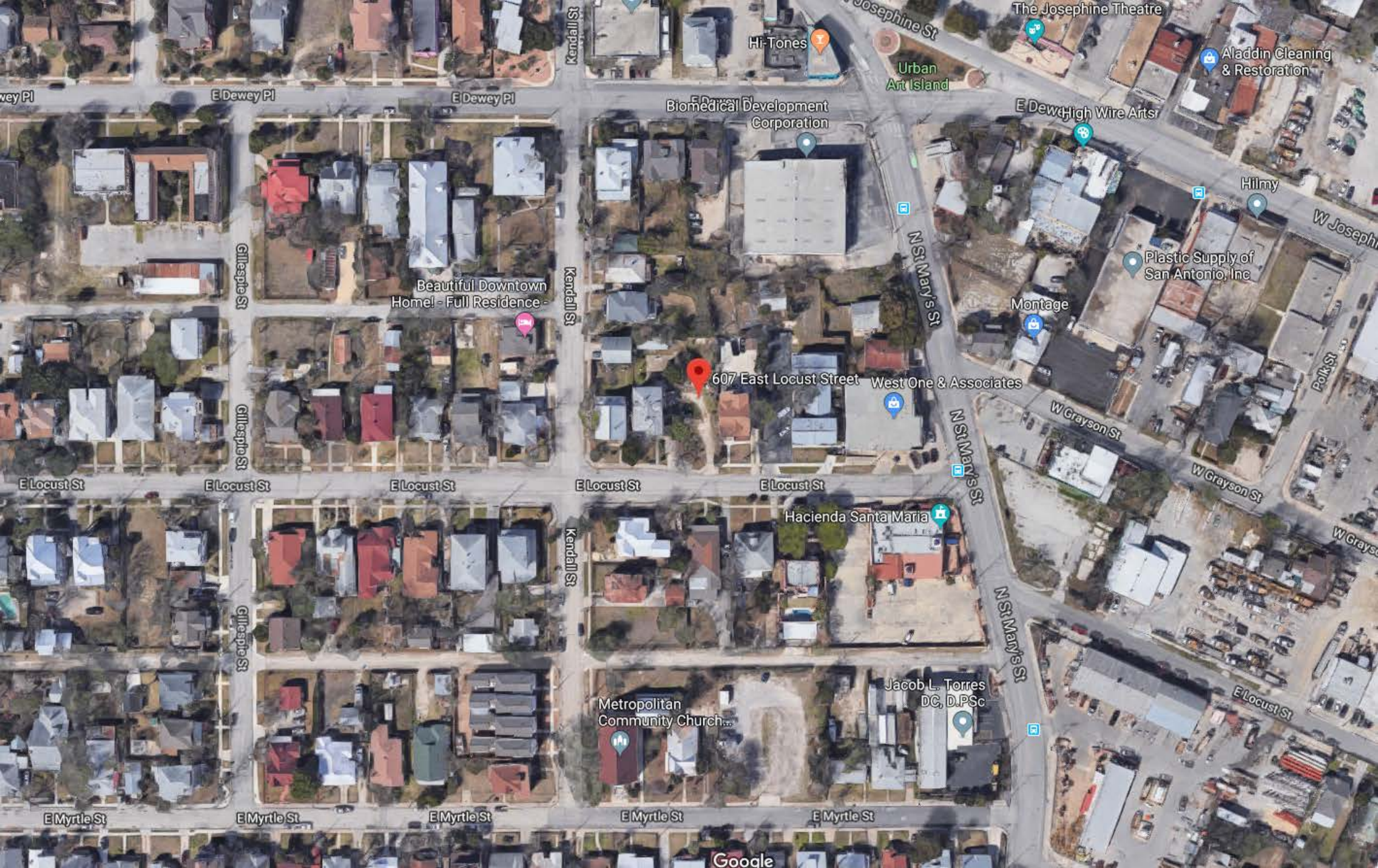


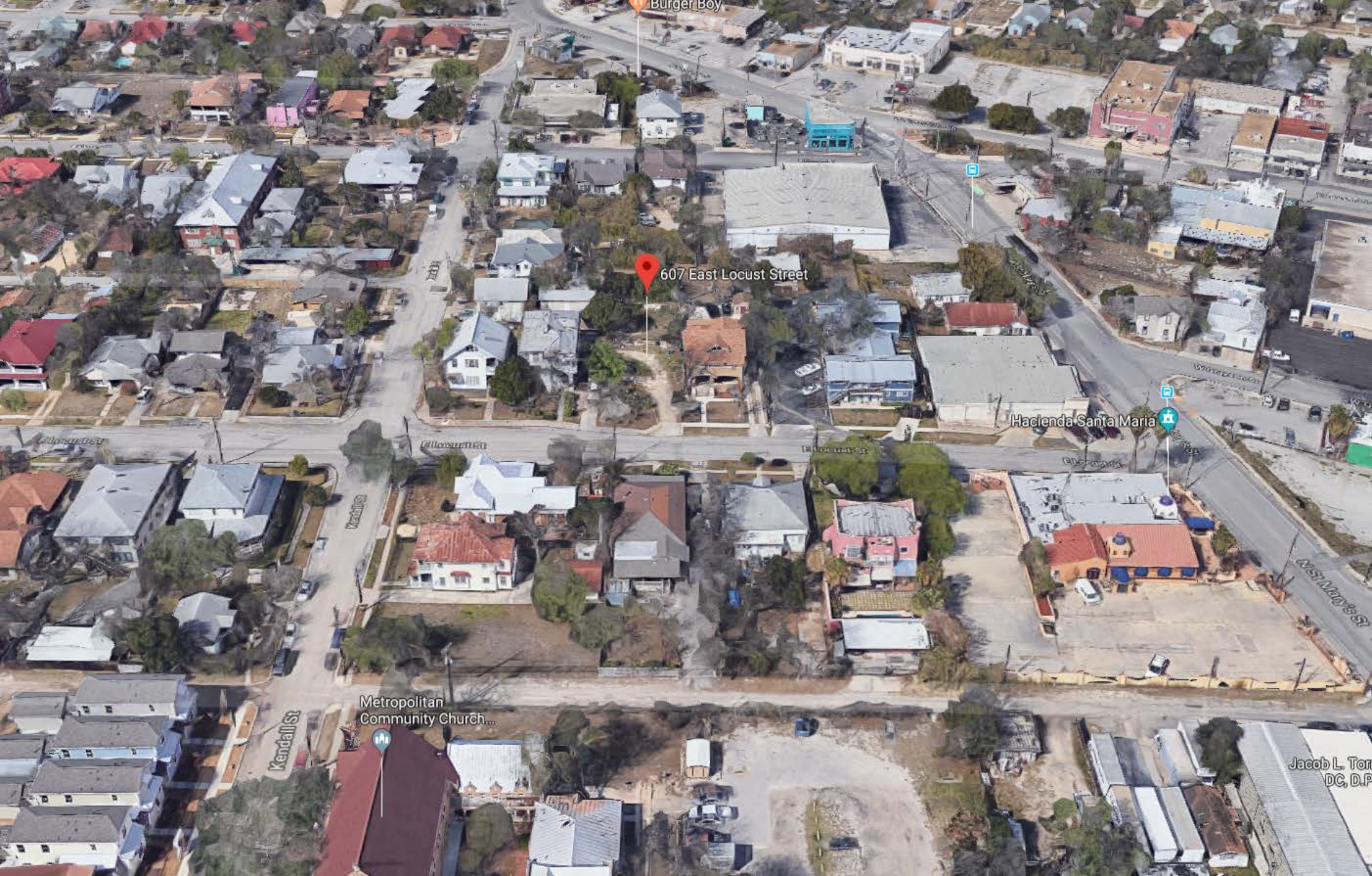
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Printed: Sep 28, 2018

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Burger Boy

607 East Locust Street

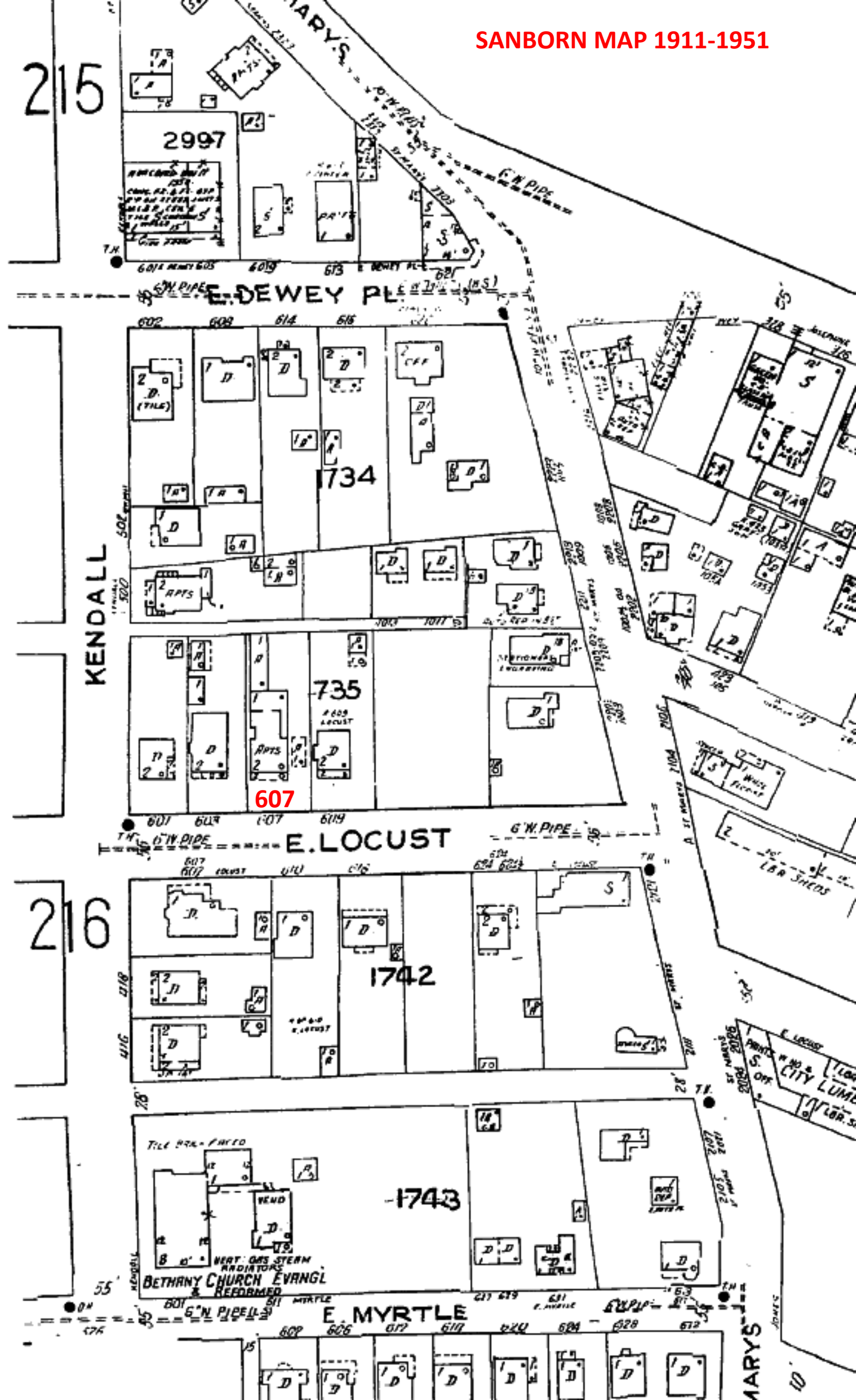
Hacienda Santa Maria

Metropolitan
Community Church...

Jacob L. Tor
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215



KENDALL

E. DEWEY PL.

1734

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607

E. LOCUST

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E. MYRTLE

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NEW
RESIDENTIAL DEVELOPMENT
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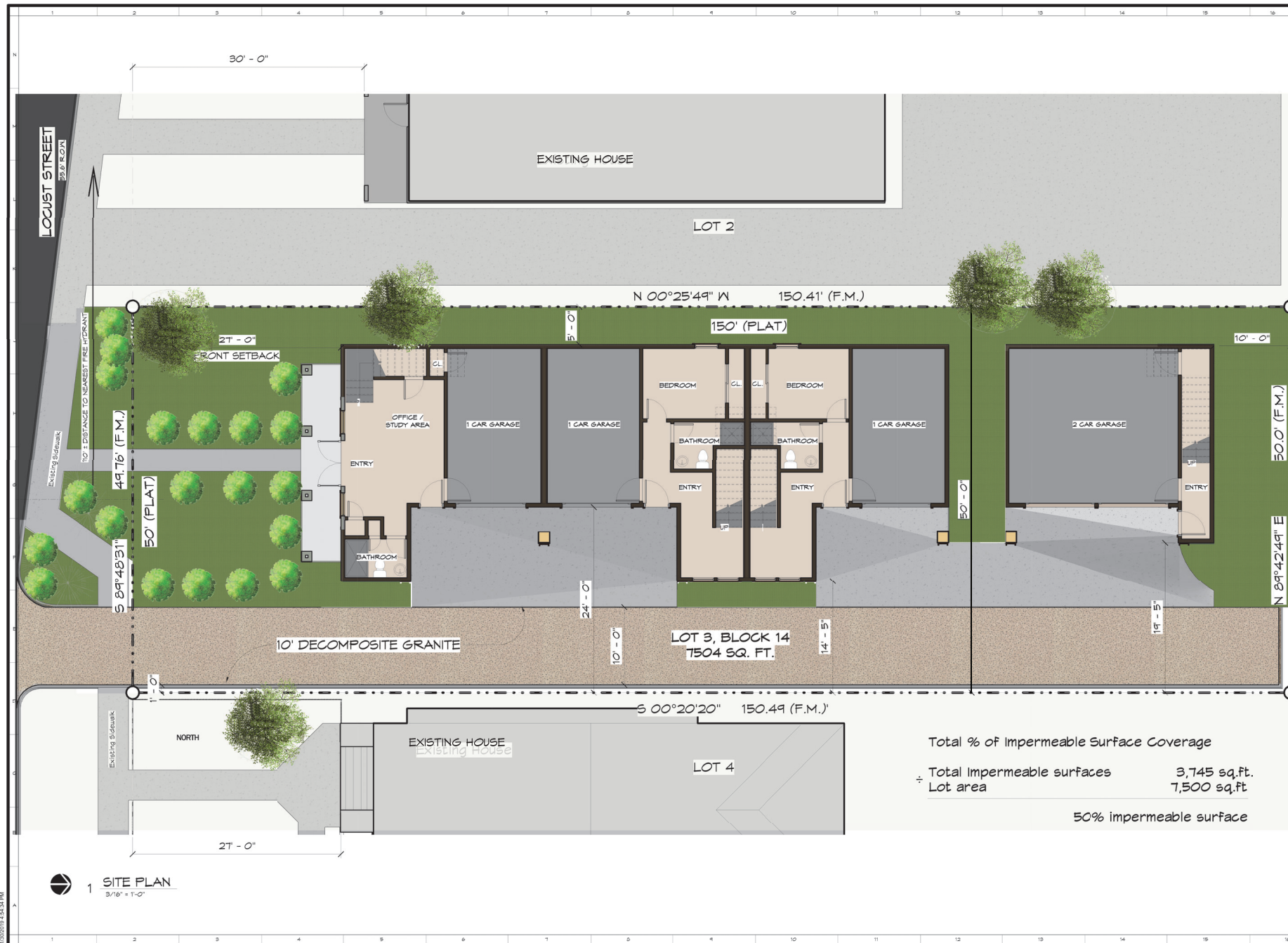
Cover Sheet

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1 OF 8



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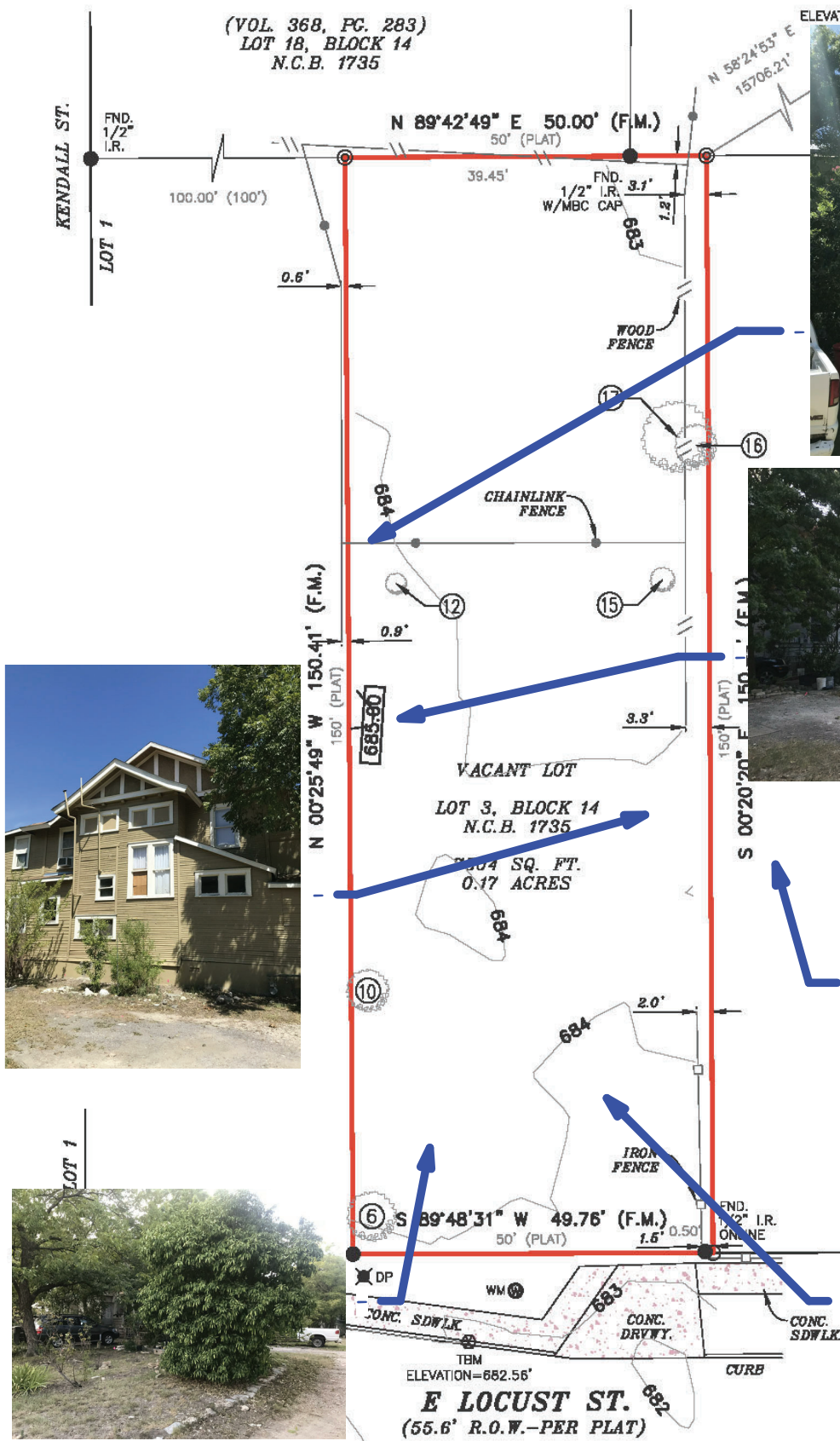


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[illegible]

Date: 01/31/14



ELEVATION=778.96'

JUAN MORA &
JUANITA MARIA MORA
LOT 17
1735
782)



SITE PICTURES

3 OF 8

SITE LOCATION

↑
NORTH



VICINITY MAP



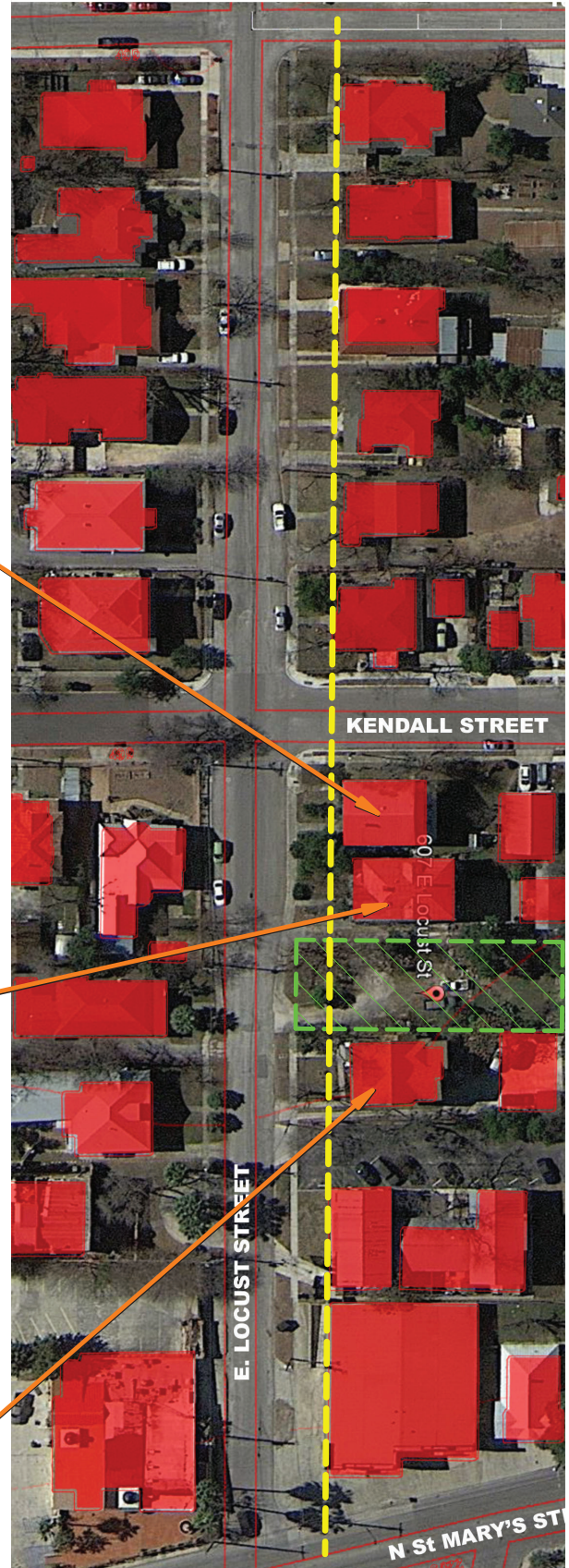
36' TALL HOUSE



30' TALL HOUSE



31' TALL HOUSE



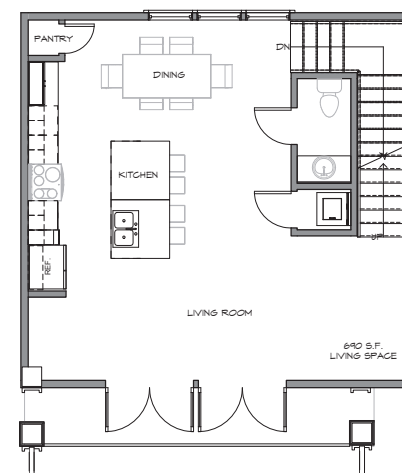
SURROUNDING BUILDING HEIGHTS



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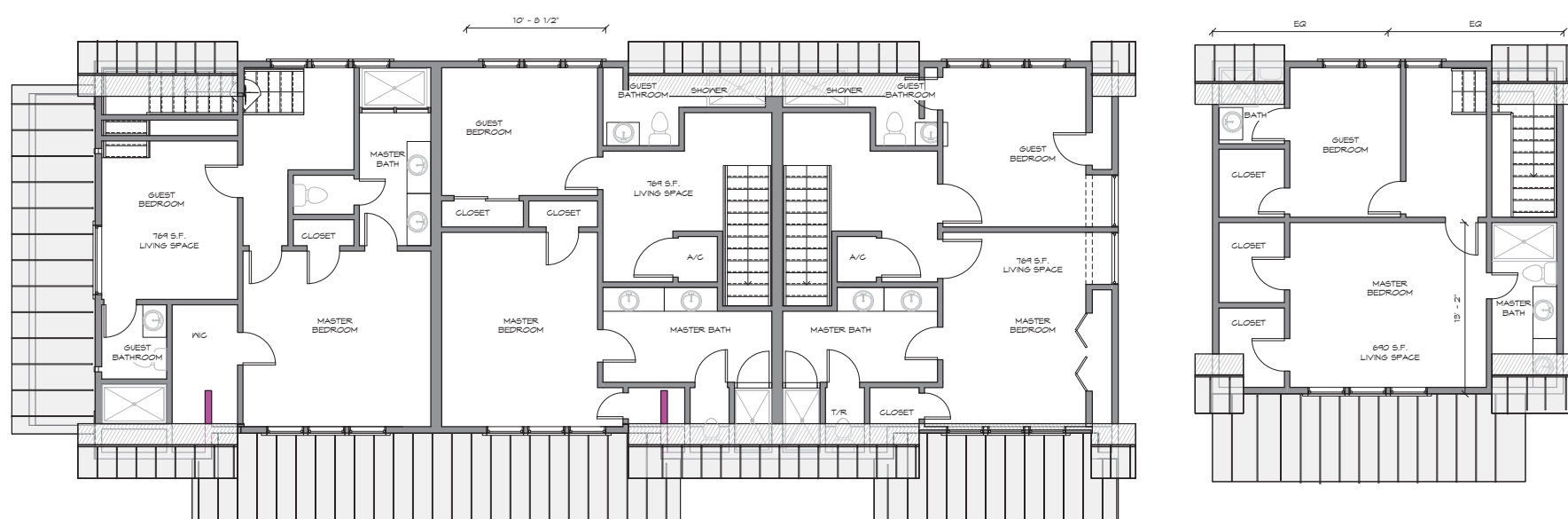


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THIRD LEVEL FLOOR PLAN	
No.	DATE DESCRIPTION
Date:	01/31/19
Drawing No:	

7 OF 8



1 THIRD LEVEL. FLOOR PLAN
1/4" = 1'-0"

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

Date: 01/31/19

Drawing No:

Principal View 1



Principal View 2



Plants & materials

Nandina



*Liriope
súper blue*



*Pittosporum
enano*



Mulch



Black Soil



Liner

