



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

November 18, 2020

HDRC CASE NO: 2020-433

ADDRESS: 326 RIVERSIDE DR

LEGAL DESCRIPTION: NCB 7672 BLK 21 LOT NW 170 X 15 OF 5, N IRR 190 OF 6, N 207.86 OF 7, N 207.86 OF E 102 OF 8

HISTORIC DISTRICT: Mission

APPLICANT: Patrick Christensen/Patrick Christensen, Attorney at Law - 310 S ST MARY'S STREET

OWNER: Peter Greenblum/326 RIVERSIDE LLC - PO BOX 171734

TYPE OF WORK: New construction

REQUEST:

The applicant is requesting conceptual approval to construct twenty-six (26) individual residential units on the lot at 326 Riverside Drive, located within RIO-5 and the Mission Historic District.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct twenty-six (26) individual residential units on the lot at 326 Riverside Drive, located within RIO-5 and the Mission Historic District.
- b. **CONCEPTUAL APPROVAL** – 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 REVIEW** – The request for conceptual approval of demolition with new construction at this lot was reviewed by the Historic and Design Review Commission on August 19, 2020. At that hearing, the Commission issued conceptual approval of demolition of two structures on site, and referred the proposed new construction to the Design Review Committee.
- d. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on October 13, 2020. At that meeting, Committee members commented that the proposed development should feature multiple variations in design, including porch and roof forms, material detailing, and massing (heights and widths). The Committee also asked questions regarding parking, emergency access, and setbacks along the San Antonio River.
- e. **SAN ANTONIO RIVER AUTHORITY COORDINATION** – Per the UDC Section 35-672(c)8, consultation with the San Antonio River Authority regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness. The applicant is responsible for complying with this section of the UDC.
- f. **CONTEXT & DEVELOPMENT PATTERN** – Riverside Drive between E Southcross and Roosevelt is primarily industrial in nature. There are small, single-family residential structures located on the south side of Riverside Drive; however, these structures feature varying setbacks and orientations.
- g. **SETBACKS & ORIENTATION** – 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. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed for eight of the twenty-six new structures to feature

setbacks from Roosevelt of ten (10) feet. Staff finds that new construction should not feature a setback that is less than that of the existing historic structures on the lot.

h. SETBACKS (River) – The Unified Development Code Section 35-673 notes that new construction in RIO-5 must feature a fifty (50) foot setback from the top of bank. The proposed new construction does not meet this standard of the UDC; however, staff finds that due to site conditions that include a narrow site and the low scale of the development (small individual footprints), that the proposed setbacks on the river side are appropriate. Staff finds that with a fifty (50) foot setback, development opportunities on the lot would be significantly reduced in scale.

i. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. This lot currently features three, 1-story structures and one, 2-story structure. The applicant has proposed to construct 2-story residential structures. Staff finds that there is precedent for height of two stories on the lot. The applicant at this time has proposed traditional architectural forms to be consistent with those found historically within the vicinity. Staff finds the proposed height scale and massing to be appropriate. The applicant has proposed various roof forms and widths to result in a variation of scale and masses for each two story structure.

j. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Additionally, new construction should feature entrance massing that is consistent with the Guidelines. The applicant has proposed traditionally proportioned entrance massing, with entrances facing toward the primary street, and doors facing the side yard. Generally, staff finds this to be appropriate.

k. FOUNDATION & FLOOR HEIGHTS – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. The applicant has proposed foundation heights of two (2) feet in height. Staff finds this to be appropriate and consistent with the Guidelines.

l. ROOF FORMS – The applicant has proposed roof forms that include front and side facing gabled roofs, and rear sloping shed roofs. Generally, staff finds the proposed roof forms to be appropriate; however, staff finds that the applicant should continue to ensure that roof forms feature various profiles to ensure a variation in design.

m. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed facades with no fenestration, and facades that feature fixed windows, both instances are not recommended by the Guidelines. Staff finds that fully sized windows should be incorporated into each façade. Additionally, varying fenestration patterns should be proposed throughout.

n. PORCH MASSING – The applicant has proposed porch massing that is generally integral into the massing of each structure. Generally, staff finds this to be appropriate.

o. LOT COVERAGE – Per the Guidelines for New Construction 2.D.i., applicants should 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. The existing lot features 64,760 square feet. The applicant has proposed approximately 16,500 in new building footprint. The proposed lot coverage is consistent with the Guidelines.

p. MATERIALS – The applicant has proposed materials that include composite siding on both board and batten and lap siding profiles, aluminum windows, and asphalt roofs. Staff finds that the proposed board and batten siding should feature boards that are twelve (12) inches wide and battens that are one to two (1 to 2) inches wide. Lap siding should feature an exposure of four (4) inches. All siding should feature smooth finishes.

q. WINDOW MATERIALS – The applicant has proposed to install aluminum windows. All windows are to adhere to staff's standards for windows in new construction. Fixed windows should be eliminated from the design.

r. ARCHITECTURAL ELEMENTS – As noted in the previous findings, staff finds the inclusion of varying roof and porch massing to be appropriate; however, staff finds that the applicant should continue to further develop these elements.

s. CARPORTS – The applicant has proposed for each structure to feature an attached carport. Attached vehicular parking (including carports) is not found historically within historic districts. Additionally, parking should be located at the rear or detached from a historic structure. The applicant has proposed parking that would align vehicles with the front of each façade, at the block face. This is not consistent with the Guidelines nor the UDC, which notes that vehicular parking is to be located internally on a lot.

t. SITE ELEMENTS (Driveway) – The applicant has proposed an internal drive with a driveway connection to Riverside. The applicant is to comply with the Guidelines for Site Element regarding driveway width (10 feet).

u. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment at this

time. Staff finds that all mechanical equipment should be screened from view from the public right of way.

v. LANDSCAPING – At this time the applicant has not provided information regarding landscaping. A detailed landscaping plan should be submitted to OHP staff for review and approval. Landscaping should be consistent with the Guidelines for Site Elements.

w. FRONT WALKWAYS – The applicant has proposed front walkways that lead to a proposed sidewalk at the right of way; however, these sidewalks do not align with the front porches, as found within historic districts. The proposed walkways should be shifted to align with front porches.

x. ARCHAEOLOGY – The property is located within a River Improvement Overlay District, the Mission Local Historic District, and the Mission Parkway National Register of Historic Places District. In addition, the project area is in close proximity to previously recorded site 41BX1621. The Texas Sites Atlas indicates that archaeological sites have been previously identified along/adjacent to the San Antonio River. The property may contain sites, some of which may be significant. Therefore, an archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff does not recommend approval of the proposed site plan based on findings e, f, g, h, i, s, t, and w. Staff finds that the following items should be addressed prior to receiving a recommendation for conceptual approval:

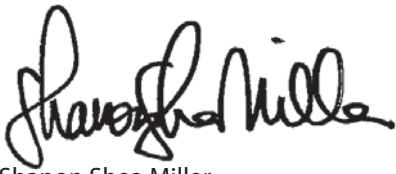
- i. That the applicant use setbacks that are consistent with the Guidelines for New Construction in regards to river side setbacks as noted in finding g.
- ii. That the applicant eliminate the front oriented parking, and proposed parking that is consistent with both the Historic Design Guidelines and the Unified Development Code, as noted in finding s.
- iii. That the proposed driveway comply with the Guidelines for Site Elements, as noted in finding t.
- iv. That a detailed landscaping plan be developed, and that walkways align with front porches, as noted in finding w.
- v. That the applicant coordinate with the San Antonio River Authority in regards to regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness.

Staff recommends conceptual approval of design elements including building massing, building footprint and general design principles with the following stipulations:

- i. That the applicant continue to develop roof forms, building heights and widths and porch profiles to develop an overall design that features variation between structures, as noted in findings i, l, and n.
- ii. That the proposed board and batten siding feature boards that are twelve (12) inches wide and battens that are one to two (1 to 2) inches wide. Lap siding is to feature an exposure of four (4) inches. All siding is to feature smooth finishes.
- iii. That all windows adhere to staff's standards for windows in new construction. Fixed windows should be eliminated from the design.
- iv. That fully sized windows be incorporated into each façade, and that all facades feature a traditional fenestration pattern. Additionally, varying fenestration patterns should be proposed throughout.
- v. That various architectural elements continue to be introduced and developed to produce a design that results in twenty-six houses that are unique in design, finish, massing and color, as noted in finding r.
- vi. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

COMMISSION ACTION:

Approved with staff's stipulations, excluding stipulations 1, 2 and 3, in reference to the site plan.

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" being more prominent than the last name "Miller".

Shanon Shea Miller
Historic Preservation Officer