

HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

HDRC CASE NO: 2021-113
ADDRESS: 101 PASO HONDO
LEGAL DESCRIPTION: NCB 591 BLK 4 LOT 13
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: George Torres/George Torres Architect
OWNER: Brett Cohen/JRB CAPITAL LLC
TYPE OF WORK: Construction of 4 residential structures
APPLICATION RECEIVED: March 01, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct four, 2-story residential structures on the vacant lot at 101 Paso Hondo, located within the Dignowity Hill Historic District. This lot is located at the corner of Paso Hondo and N Mesquite.

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 nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

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.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but

not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for

new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest

while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not

distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
- ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
 - ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining

wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal

of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale

species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list

of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be

restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic

structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in

accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.

- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct four, 2-story residential structures on the vacant lot at 101 Paso Hondo, located within the Dignowity Hill Historic District. This lot is located at the corner of Paso Hondo and N Mesquite.
- b. **CONTEXT & DEVELOPMENT PATTERN** – This block of Paso Hondo currently features seven (7) historic structures, six of which feature one story in height. Each lot, including the vacant lot at 101 Paso Hondo is bounded to the south by Paso Hondo and to the north by an unnamed alley. Each lot, with the exception of the vacant lot at 101 Paso Hondo features a primary historic structure with the majority of the lots featuring rear accessory structures. Per the 1912 Sanborn Map, the lot at 101 Paso Hondo featured one structure, oriented toward Paso Hondo.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on March 23, 2021. At that meeting, the Committee noted that various architectural elements should be modified, including roof overhangs, window profiles, carport locations, foundation heights and detailing.
- d. **SETBACKS & ORIENTATION** – The applicant has proposed four structures on the vacant lot at 101 Paso Hondo. Three of the four structures is to feature an orientation toward N Mesquite, with the proposed front elevation of unit 1 being oriented toward Paso Hondo. Per the Guidelines for New Construction 1.A.i, the front façade of new buildings should be oriented to be consistent with the predominant orientation of historic buildings along the street frontage. Generally, staff finds the proposed setback on Paso Hondo to be appropriate; however, staff finds that the façade facing Paso Hondo should further rear as a front façade; in architectural details and massing.
- e. **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. As previously noted in finding b, This block of Paso Hondo currently features seven (7) historic structures, six of which feature one story in height. Generally, staff finds that proposed new construction featuring two stories in height may be appropriate; however, four, 2-story structures on one lot introduces massing and lot coverage that is atypical for the Dignowity Hill Historic District.
- f. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. As previously noted in finding d, the historic orientation on this block of Paso Hondo features structure oriented toward Paso Hondo, with their primary entrances oriented the same. The proposed entrance orientation, toward N Mesquite is not consistent with the Guidelines.
- g. **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. Per the submitted construction documents, the applicant has proposed foundation heights of less than one foot. Staff finds that the applicant should utilize foundation heights that are consistent with the Guidelines, at least one (1) foot in height.

- h. ROOF FORMS – The applicant has proposed for each structure to feature a front facing gabled roof. The proposed roof forms are found historically within the district and are consistent with the Guidelines.
- i. 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 window and door openings that are both consistent and inconsistent with the Guidelines. Staff finds that contemporarily sized windows, including rectangular and fixed windows, as well as those that do not feature separating mullions should be eliminated and that windows that are comparable to those found historically within the district be imported into the design.
- j. PORCHES – Within the Dignowity Hill Historic District, porches historically are integrated into the massing of the historic structure, often sharing a roof form with the primary massing of the structure. The applicant has proposed porches that are one story stoops with flat roofs. The proposed porch design is atypical for what is found historically within the district. Staff finds that the applicant should increase massing and detail for the proposed porches. Additionally, staff finds that each porch should feature a depth of at least five (5) feet.
- k. BUILDING SPACING – As noted in finding e, the applicant has proposed a building to lot ratio that is inconsistent with what is found historically within the district. The applicant has proposed a width of approximately ten (10) feet between each house with a total lot width of approximately thirty-one (31) feet. This is not consistent with the historic development pattern found on the block.
- l. MATERIALS – The applicant has noted the installation of standing seam metal roofs, composite siding, steel entry doors, and board and batten siding. Staff finds that all standing seam metal roof should feature seams that are 1 to 2 inches in height, panels that are smooth and 18 to 21 inches in width, a standard galvalume finish, and a crimped ridge seam or low profile ridge cap. Additionally, staff finds that all horizontal siding should feature smooth panels with a four inch exposure and a thickness of $\frac{3}{4}$ of an inch. Regarding board and batten siding, staff finds that all boards should be 12 inches in width with battens that are approximately 1.5 inches in width. Smooth composite siding should be used throughout.
- m. WINDOW MATERIALS – The applicant has noted the installation of aluminum clad wood windows. Staff finds that product specifications should be submitted to staff for review and approval that are consistent with staff's standard specifications for windows in new construction.
- n. ARCHITECTURAL DETAILS – As previously noted, staff finds that the proposed building to lot ratio, fenestration patterns, porch massing and design, building orientation and entrance orientation are atypical of those found historically within the district and are inconsistent with the Guidelines for New Construction. Staff finds that these items should be addressed. Additionally, as noted in finding d, staff finds that the façade facing Paso Hondo should further rear as a front façade; in architectural details and massing.
- o. ARCHITECTURAL DETAILS – While many historic structures found within the district are of the same construction period and architectural style, each features individual architectural elements that differentiate them from other structures. As proposed, the applicant has designed four structures that are identical. Staff finds that unique architectural elements, such as fenestration patterns, roof forms, and materials profiles should be incorporated to differentiate each of the structures.
- p. SITE ELEMENTS (Driveways) – The applicant has proposed for each structure to feature an attached carport and for the southern three structures to feature individual driveways on N Mesquite. The Guidelines for Site Elements notes that new driveways should be consistent with those found historically on the site. This site and those found on Paso Hondo do not feature formal driveways and many lots feature no driveways at all. Staff finds that the creation of a driveway on N Mesquite to be appropriate; however, three curbcuts in this configuration is atypical for driveway and curb cuts within the district.
- q. SITE ELEMENTS (Carports) – The applicant has proposed to install attached carports to each structure. Historically, carports and garages found on this block of Paso Hondo are detached and located in the rear yard. Additionally, is it atypical for the development pattern within the district for carports to be located in a manner where they nearly touch adjacent structures. Staff finds the proposed carport configurations to be inconsistent with the existing, historic development pattern. Additionally, staff finds that the applicant should develop alternative parking configurations that do not result in carports as proposed.
- r. SITE ELEMENTS (Walkways) – Historic structures within the district feature front walkways that lead from the front porch, to the sidewalk at the public right of way. At this time, the applicant has not proposed a front walkway. Staff finds that front walkways should be incorporated into the proposed site design.

- s. MECHANICAL EQUIPMENT – The applicant has noted the locations of mechanical equipment at each structure; however, has not noted if the mechanical equipment will be screened. All mechanical equipment should be screened from view at the public right of way with screening elements.

RECOMMENDATION:

Staff does not recommend approval based on findings a through s. Staff recommends that the applicant address the following items prior to receiving a recommendation for conceptual approval:

- i. That the develop a front façade that features details and massing consistent with front facades found on this block of Paso Hondo, as noted in finding d.
- ii. That the applicant reduce the proposed massing to result in a development that features both a massing and building to lot ratio that is consistent with the Guidelines and comparable to that found historically within the district and on this block, as noted in findings e and k.
- iii. That the applicant propose a building entrance orientation that is consistent with the Guidelines and historic development pattern found on this block, as noted in finding f.
- iv. that the applicant should utilize foundation heights that are consistent with the Guidelines, at least one (1) foot in height, as noted in finding g.
- v. That contemporarily sized windows, including rectangular and fixed windows, as well as those that do not feature separating mullions be eliminated and that windows that are comparable to those found historically within the district be imported into the design, as noted in finding i.
- vi. That the applicant increase porch massing and detail and that each porch should feature a depth of at least five (5) feet. Porch massing should be integral into the massing of the proposed new construction.
- vii. That all standing seam metal roof should feature seams that are 1 to 2 inches in height, panels that are smooth and 18 to 21 inches in width, a standard galvalume finish, and a crimped ridge seam or low profile ridge cap. Additionally, staff finds that all horizontal siding should feature smooth panels with a four inch exposure and a thickness of $\frac{3}{4}$ of an inch. Regarding board and batten siding, staff finds that all boards should be 12 inches in width with battens that are approximately 1.5 inches in width. Smooth composite siding should be used throughout.
- viii. That wood or aluminum clad wood windows be used, and that product specifications be submitted to staff for review and approval that are consistent with staff's standard specifications for windows in new construction.
- ix. That unique architectural elements, such as fenestration patterns, roof forms, and materials profiles should be incorporated to differentiate each of the structures.
- x. That the applicant develop a driveway configuration that does not result in three curb cuts within the historic footprint of one original lot, as noted in finding p.
- xi. That the applicant eliminate the proposed attached carports, as noted in finding p, and that the applicant develop alternative parking configurations.
- xii. That the applicant incorporate front walkways that lead from the front porch to the sidewalk at the public right of way as noted in finding r.
- xiii. That the applicant screen all mechanical equipment, as noted in finding s.

City of San Antonio One Stop



March 12, 2021

CoSA Addresses

Community Service Centers

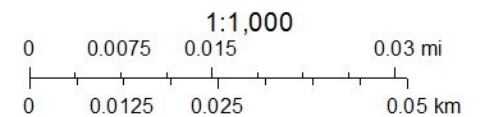


Pre-K Sites



CoSA Parcels

BCAD Parcels



CoSA



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: March 23, 2021

HDRC Case #: 2021-113

Address: 101 Paso Hondo

Meeting Location: Webex

APPLICANT: George Torres

DRC Members present: Jeff Fetzer, Monica Savino (Conservation Society)

Staff Present: Edward Hall

Others present:

REQUEST: Construction of four, 2-story residential structures with attached carports

COMMENTS/CONCERNS:

GT: Overview of proposed new construction, overview of site and surrounding context.

JF: Questions regarding height on Paso Hondo (one historic structure is two stories).

JF: Are the properties platted as individual lots (GT: One lot, individual units).

JF: What is the percentage of impervious cover related to overall site? (GT: Currently less than 50% of lot coverage, not including carports).

JF: Is there any separation between the carport of one house and the adjacent property? Does this meet development code (As currently proposed). (GT: Approximately one foot of separation, will be steel to meet building code). Roofs will be corrugated metal, sloped toward the front – towards N Mesquite.

JF: What are the propose ceiling heights (GT: 9 feet on both first and second floors).

JF: Questions regarding fenestration – appears that some windows are fixed glass. Operable windows are preferred.

JF: Comments regarding building orientation – corner structure should be oriented toward Paso Hondo.

MS: Have different sizes of houses been explored rather than all the same massing and height?

JF: Incorporate foundation exposures typical of the district.

JF: Incorporate roof overhangs.

JF: Study fenestration patterns on the east elevations (as well as internal elevations between each structure), determine if additional windows can be added to be consistent with historic examples found within the district.

MS: Can you clarify what the rear setback is (GT: Currently five feet at rear, ten feet on alley, and approximately twelve at front).

JF: Identify all setbacks on site plan.

OVERALL COMMENTS:

PROJECT SUMMARY

The proposed development consists of (4) four new townhouses to be located at 101 Paso Hondo. The lot is located at the corner of Paso Hondo and N. Mesquite and is bordered by a four-story Holiday Inn to the west, a commercial U-Haul Neighborhood Dealer to the south, an existing house to the east, and a commercial building to the north. The proposed development introduces residential units in a predominately commercial/ industrial area.

The proposed townhouses are to be 2-stories in height and approximately 1,530 sf. Each townhouse will have a dedicated driveway and carport from N. Mesquite with a side yard. The southern-most unit is oriented toward Paso Hondo consistent with the existing houses on the street. The proposed massing of the townhouses are sensitive to the surrounding context, and the roof lines and materials to be used are consistent with the character of the neighborhood.

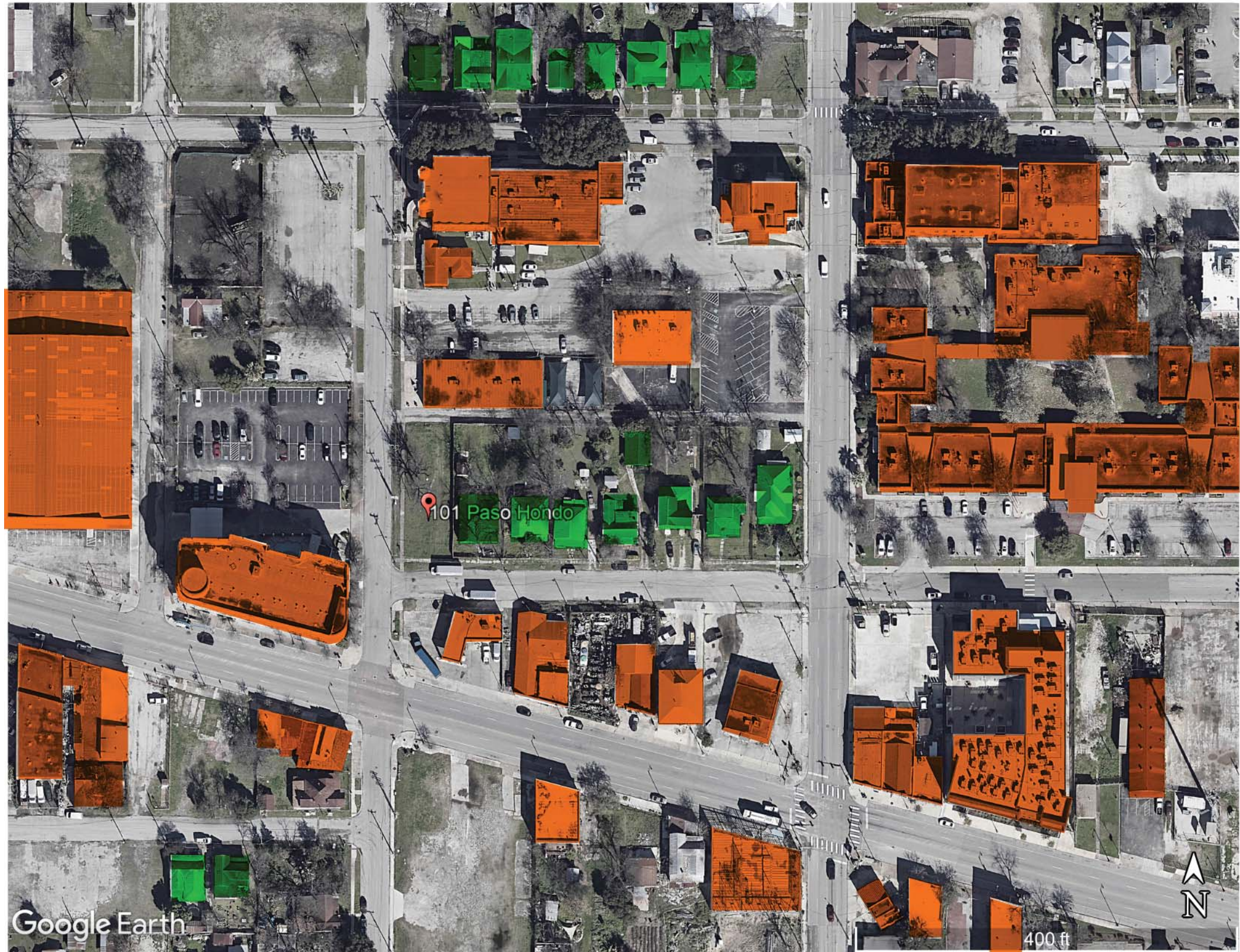
March 22, 2021

101 PASO HONDO

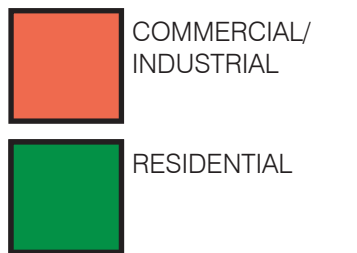
CONCEPTUAL DESIGN PHASE

101 PASO HONDO, SAN ANTONIO, TX 78210





LAND-USE LEGEND



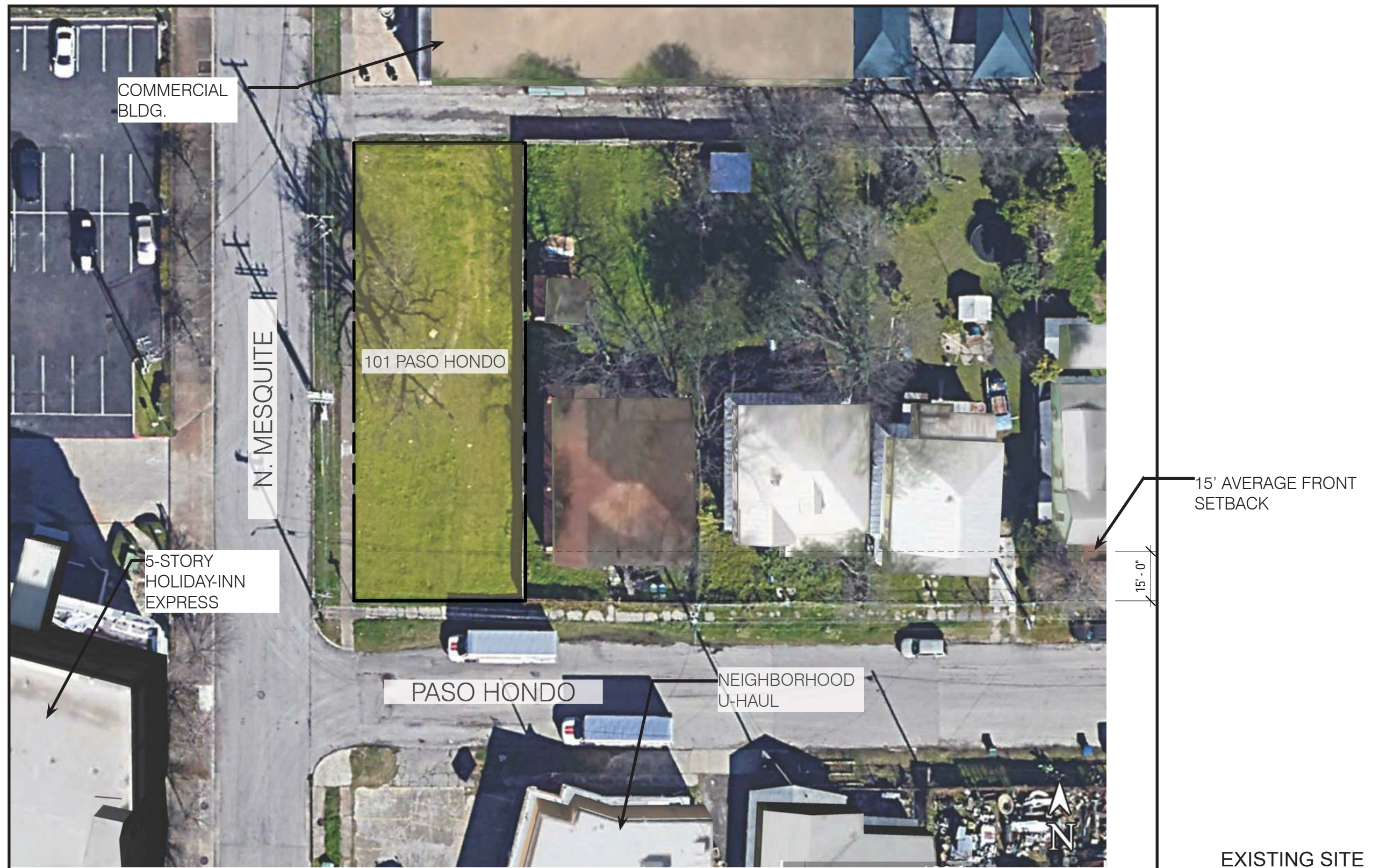
CONTEXT

March 22, 2021

101 PASO HONDO CONCEPTUAL DESIGN PHASE

101 PASO HONDO, SAN ANTONIO, TX 78210





101 PASO HONDO

CONCEPTUAL DESIGN PHASE

101 PASO HONDO, SAN ANTONIO, TX 78210





EXISTING SITE - INTERSECTION OF N. MESQUITE AND ALLEY



EXISTING SITE - INTERSECTION OF PASO HONDO AND N. MESQUITE

EXISTING SITE CONDITIONS

March 22, 2021

101 PASO HONDO
CONCEPTUAL DESIGN PHASE
101 PASO HONDO, SAN ANTONIO, TX 78210





ST. PAUL UNITED METHODIST CHURCH



130-124 N. MESQUITE ST



120 N. MESQUITE ST



101 PASO HONDO



N. MESQUITE & PASO HONDO



U-HUAL NEIGHBORHOOD DEALER

STRUCTURES ALONG N. MESQUITE STREET

March 22, 2021

101 PASO HONDO CONCEPTUAL DESIGN PHASE

101 PASO HONDO, SAN ANTONIO, TX 78210





INT. OF PASO HONDO & N. MESQUITE



101 - 107 PASO HONDO



109 - 115 PASO HONDO



119 - 125 PASO HONDO



127- 135 PASO HONDO



135 PASO HONDO

STRUCTURES ALONG PASO HONDO

March 22, 2021

101 PASO HONDO

CONCEPTUAL DESIGN PHASE

101 PASO HONDO, SAN ANTONIO, TX 78210





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101 PASO HONDO, SAN ANTONIO, TX 78210





AERIAL PERSPECTIVE

March 22, 2021

101 PASO HONDO CONCEPTUAL DESIGN PHASE

101 PASO HONDO, SAN ANTONIO, TX 78210





PERSPECTIVE

March 22, 2021

101 PASO HONDO

CONCEPTUAL DESIGN PHASE

101 PASO HONDO, SAN ANTONIO, TX 78210





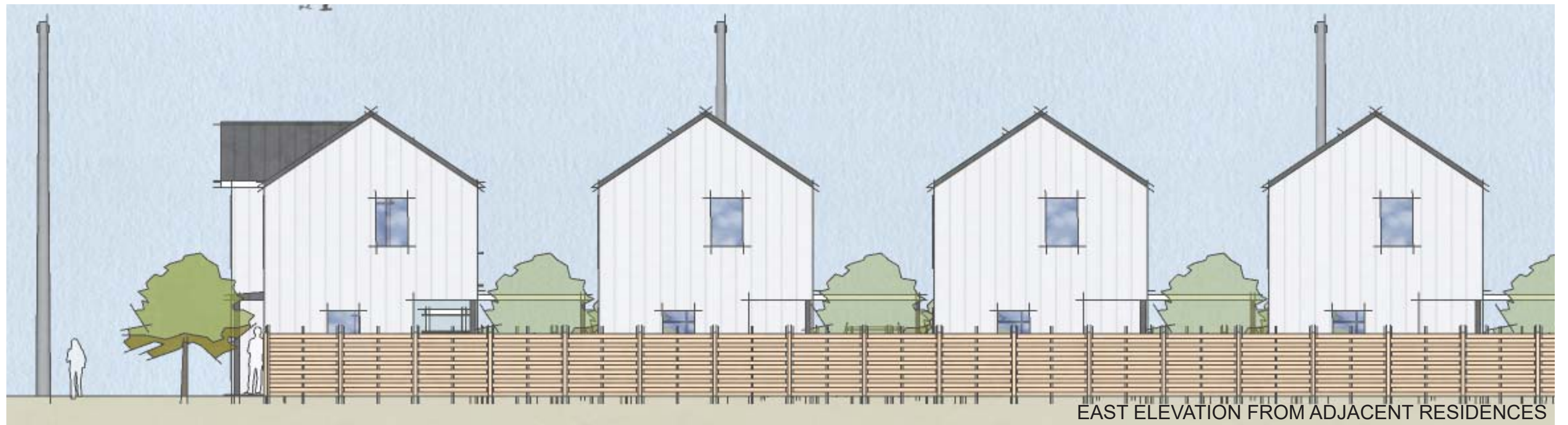
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UNIT 1
FIRST FLOOR PLAN
3/16" = 1'-0"

UNIT 1
SECOND FLOOR PLAN
3/16" = 1'-0"

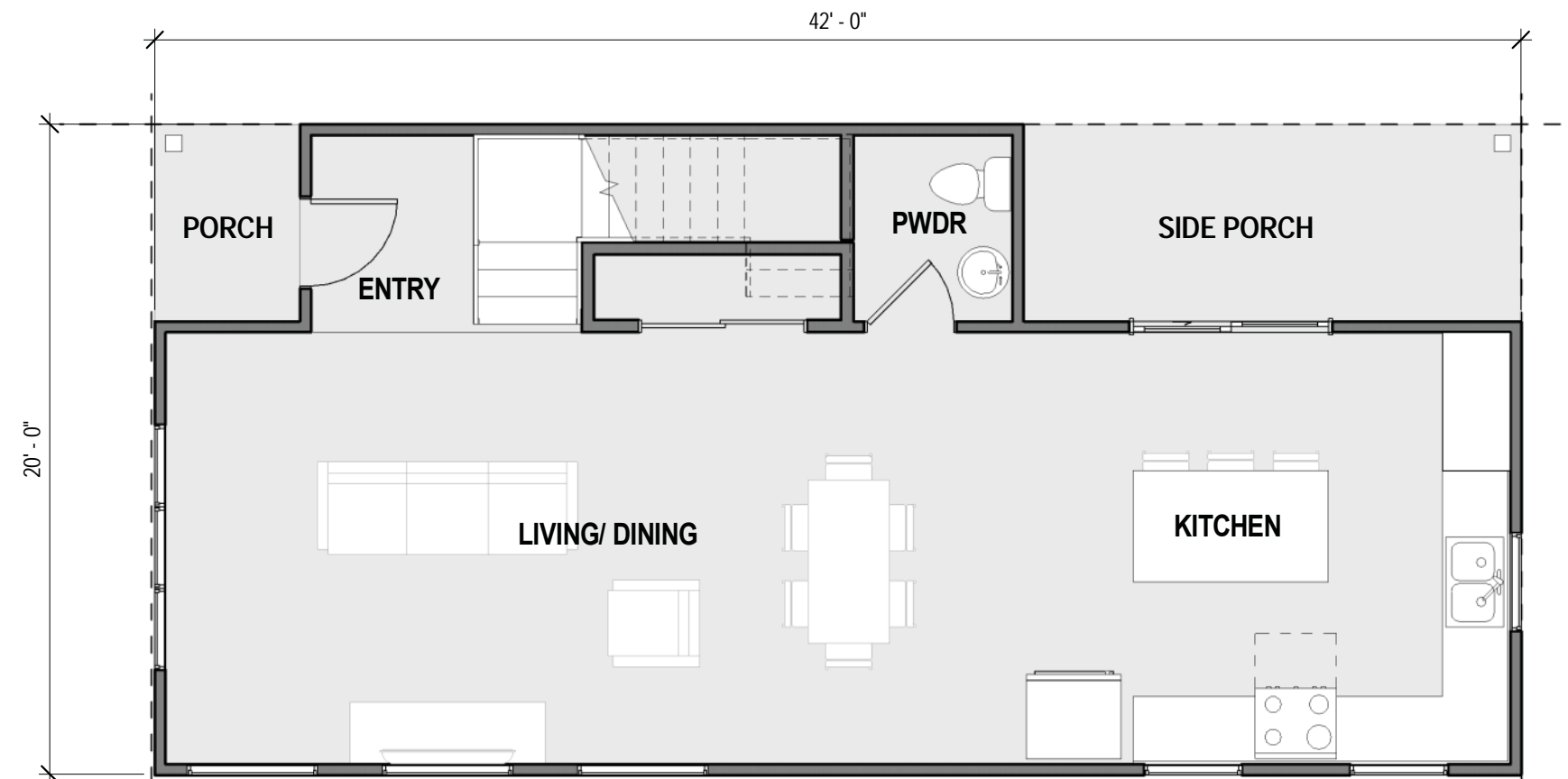
March 22, 2021

101 PASO HONDO

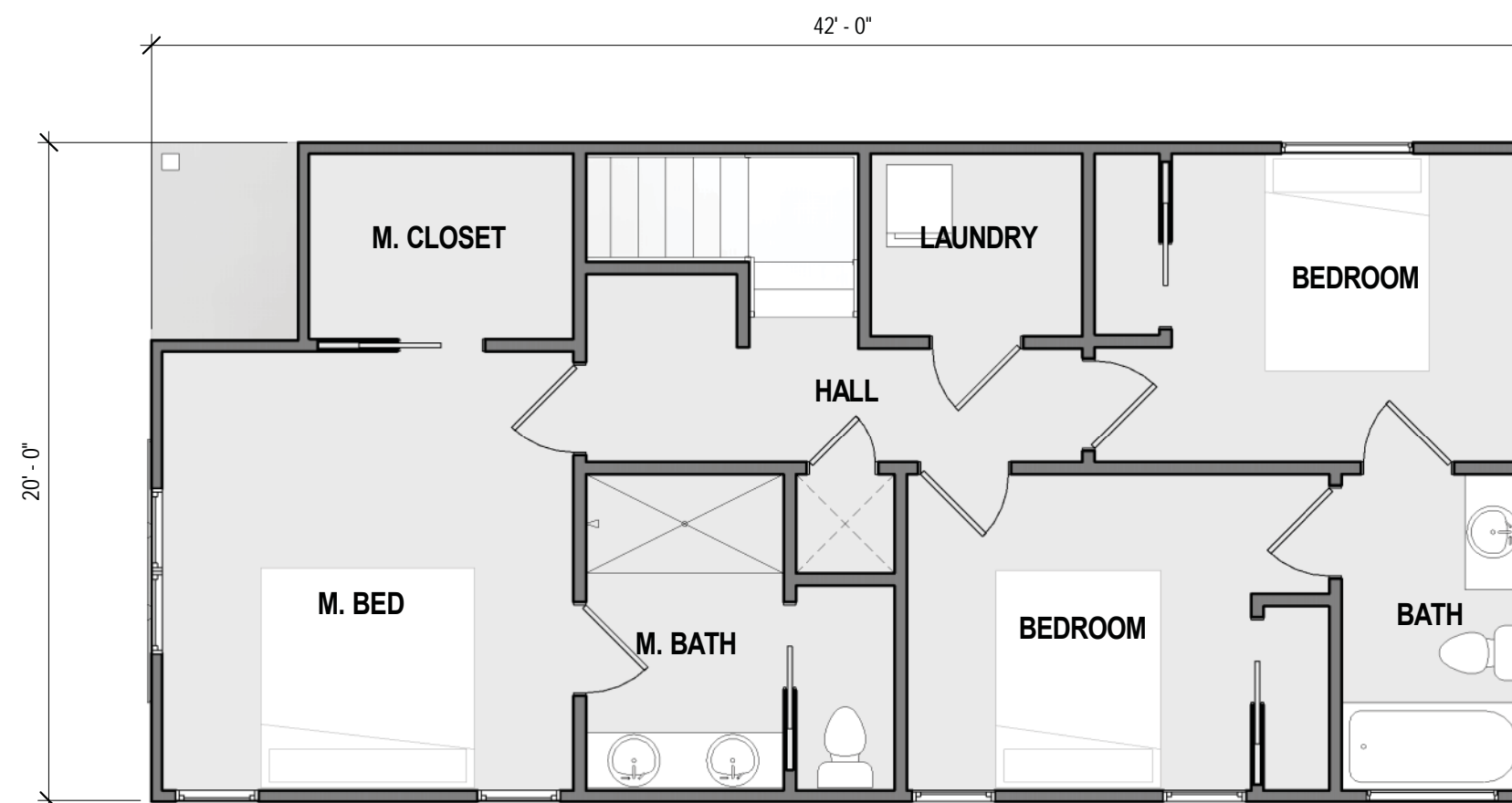
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UNIT 2-4
FIRST FLOOR PLAN
3/16" = 1'-0"



UNIT 2-4
SECOND FLOOR PLAN
3/16" = 1'-0"

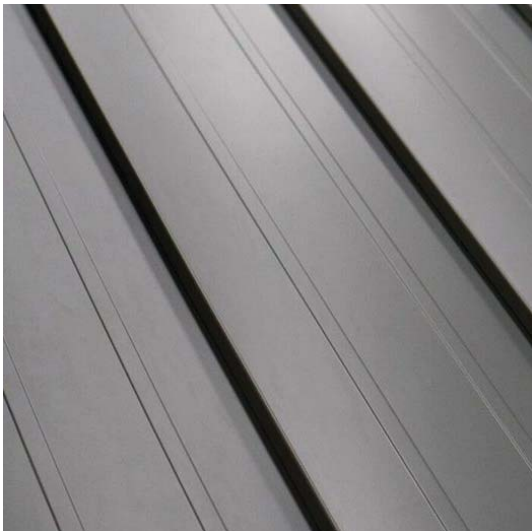
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STANDING SEAM METAL ROOF



ALUMINUM CLAD WOOD WINDOWS



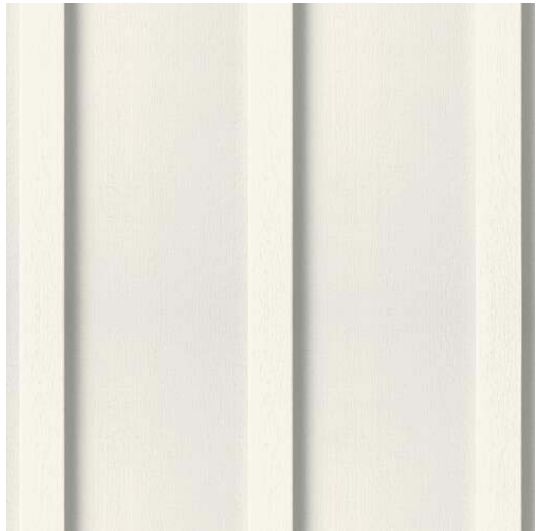
WROUGHT IRON RAILING



CEDAR FENCE



FIBER CEMENT LAP SIDING & TRIM



BATTEN BOARD SIDING



STEEL ENTRY DOOR



ALUMINUM CLAD SLIDING
PATIO DOOR

PROPOSED MATERIALS

March 22, 2021

