

HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2025

HDRC CASE NO: 2024-407
ADDRESS: 418 E LOCUST
LEGAL DESCRIPTION: NCB 1740 BLK 7 LOT 5
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Joseph Smith/JMS Architects, Inc.
OWNER: Jatin Patel/SIMSONIARJ LLC
TYPE OF WORK: New construction of a 2-story single family structure
APPLICATION RECEIVED: November 27, 2024
60-DAY REVIEW: January 27, 2025
CASE MANAGER: Caitlin Brown-Clancy
REQUEST:

The applicant is requesting conceptual approval to construct a 2-story, residential structure on the vacant lot at 418 E Locust, located within the Tobin Hill Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, 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 overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Incorporating additional height into half stories or within traditional roof forms is strongly encouraged. 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. *Facade 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 principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

B. SCREENING

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

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **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.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **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 real exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

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.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location*—Do not use privacy fences in front yards.

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.

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.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a 3-story, residential structure on the vacant lot at 418 E Locust, located within the Tobin Hill Historic District. This lot is void of existing structures.
- b. **DESIGN REVIEW COMMITTEE** – The applicant met with the Design Review Committee on 12/10/24. Commissioners discussed many aspects of the project with particular attention paid to lot coverage, setback, massing, and fenestration pattern. The applicant has returned with a revised design reflecting feedback from the Commissioners.
- c. **CONTEXT & DEVELOPMENT PATTERN** – The applicant is proposing new construction at 418 E Locust, a lot which is void of existing structures. This block of E Locust is located between Gillespie and Pascal Streets and features a majority of two story residential structures in various architectural styles but most notably Craftsman and Neoclassical designs. All structures are oriented toward Locust Street and many feature rear accessories that are detached from the primary façade and accessed via the alley.
- d. **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. The Applicant has proposed a setback of 26’0”. While setbacks along the 400 block of locust are varied the structure immediately adjacent to 418 E Locust has a setback of roughly 30’0”. Staff finds the proposed setback inconsistent with the Guidelines.
- e. **ENTRANCE/PORCH** – Per the applicant’s construction documents, a front, street facing entrance has been proposed. This is consistent with the Guidelines. Additionally, the applicant has proposed a street facing entrance that is located within a recessed front porch, incorporated into the massing of the proposed new construction. This is consistent with the Guidelines however, typical homes in the district feature recessed entries encapsulated by traditional roof forms like a gable, side gable or clipped gable (jerkinhead). Staff finds the applicant should explore a roof form that incorporates the recessed entrance more in keeping with those found in the District.

- f. **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 overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Incorporating additional height into half stories or within traditional roof forms is strongly encouraged. Staff finds the proposed 2-story height to be appropriate; however, the proposed footprint is neither consistent with the Guidelines nor the historic development pattern found on the block. Staff finds that a significant reduction in massing (scale and height) or a separation in massing that results in a primary/accessory structure relationship and smaller structures would be more consistent with the Guidelines. Additionally, the applicant has proposed the structure to measure 36'0" at the highest ridge which also exceeds what is allowed within the zoning district. The majority of adjacent structures feature heights no more than 2.5 stories. Staff finds a reduction in overall height is necessary and should be based on the documented heights of the immediately adjacent homes.
- g. **ROOF FORM** – The Applicant has proposed various roof forms throughout the structure to include front facing gables, side gables, and flat roof forms. Guideline 2.B.i states that roof forms consistent with those predominately found on the block should be incorporated. While the use of front-facing and side gables are found throughout the District, Staff finds the proposed flat roof forms inconsistent with the Guidelines and that the Applicant should simplify the use and rhythm of the aforementioned forms.
- h. **LOT COVERAGE** – The Guidelines for New Construction 2.D.i. notes that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Footprints of new construction should be limited to no more than fifty (50) percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The applicant has proposed lot coverage around 55%. Staff finds this inconsistent with the Guidelines and finds the Applicant should reduce the building to lot ratio.
- i. **MATERIALS** – The Applicant has proposed the use of stucco, limestone ashlar, and standing seam metal as a roof and siding material. Guideline A.i and ii state that materials that complement the type, color, and texture of materials traditionally found in the district should be used and that materials should not be so dissimilar as to distract from the historic interpretation of the district. While staff finds the use of standing seam metal appropriate for the roof, staff does not find the use of standing seam metal to be an appropriate siding choice. Additionally, staff does not find the use of stucco appropriate as the structures along the 400 block of Locust feature wood siding with no stucco present.
- j. **WINDOWS** – The Applicant has proposed the use of aluminum clad wood windows with the majority proposed featuring traditional proportions. While staff generally finds that aluminum clad wood window products meet the Standard Specifications for Windows in New Construction staff finds the applicant should submit exact product specifications to staff prior to returning to the HDRC for final approval. Additionally, staff finds that the proposed windows should feature traditional operations.
- k. **FENESTRATION PATTERN** – The Applicant has proposed a fenestration pattern that features large expanses of uninterrupted openings on the Northern (primary) and Eastern facades. Guideline 2.C.i. states that window and door openings with a similar proportion of wall to window space as typical with nearby historic facades should be incorporated. 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. Staff finds the proposed fenestration pattern inconsistent with the Guidelines and finds that the applicant should incorporate additional fenestration on the Western façade.
- l. **PARKING** – The applicant has proposed parking at the rear of the property accessed through the alleyway in addition to the front yard utilizing permeable pavers. The Guidelines for Site Elements 7.a.ii and iii state that off-street parking areas should not be added within the front yard setback and parking should be accessed from alleys or secondary streets. Staff does not find front yard parking appropriate, however, finds rear parking accessed via the alley consistent with the Guidelines.
- m. **SITE ELEMENTS** – The Applicant has proposed a 6'0" tall horizontal slat privacy fence along the side yards and set behind the front façade wall plane. Staff finds this consistent with the Guidelines for Site Elements 2.c.i. At this time, the Applicant has not submitted a landscaping plan. Staff finds the applicant should submit a detailed landscaping plan noting design and plant selections to staff prior to returning to the HDRC for final approval.
- n. **GARAGE/REAR ACCESSORY (MASSING & SCALE)** – The applicant is proposing a rear garage with two doors at the rear of the property accessed via the alley with associated interior and exterior living spaces on the second and third floors. The Guidelines for New Construction 5.a.i states that new garages and outbuildings should be visually subordinate to the principal structure. The proposed garage/rear accessory measures 36'0" in

height at its highest point. Staff does not find the height consistent with the Guidelines and finds that the Applicant should reduce the overall height of the garage/rear accessory to be subordinate to the primary structure.

- o. MECHANICAL EQUIPMENT – All mechanical equipment should be installed in a manner where it is screened from view from the right of way. The applicant is responsible for appropriately and adequately screening all mechanical equipment.

RECOMMENDATION:

Staff does not recommend conceptual approval. The following recommendation should be incorporated into the schematic design prior to further review:

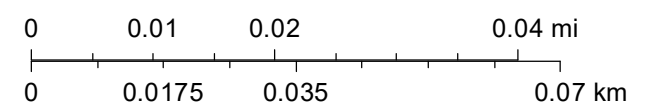
1. That the applicant increase the proposed setback to match that of the most adjacent structure fronting E Locust.
2. That the applicant amend the primary entrance to feature a traditional roof form that incorporates the recessed entry and porch as noted in finding e.
3. That the applicant significantly reduce the scale and height or separate the massing of the structure to be more in keeping with the development pattern of the district as noted in finding f.
4. That the applicant simplify the use and rhythm of roof forms throughout the structure as noted in finding g.
5. That the applicant reduce the building to lot ratio to below 50% lot coverage based on finding h.
6. That the applicant propose more traditional exterior materials that relate to the materiality of the district based on finding i.
7. That the applicant submit window specifications and a revised fenestration pattern based on findings j and k.
8. That the applicant amend the site plan to remove front yard parking and submit all landscaping modifications to staff for review based on findings l and m.
9. That the applicant reduce the overall height of the rear garage & accessory structure as noted in findings n.

City of San Antonio One Stop



February 13, 2025

1:1,000



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EX. 038

222

211

GILLESPIE

PASCHAL

E. LOCUST

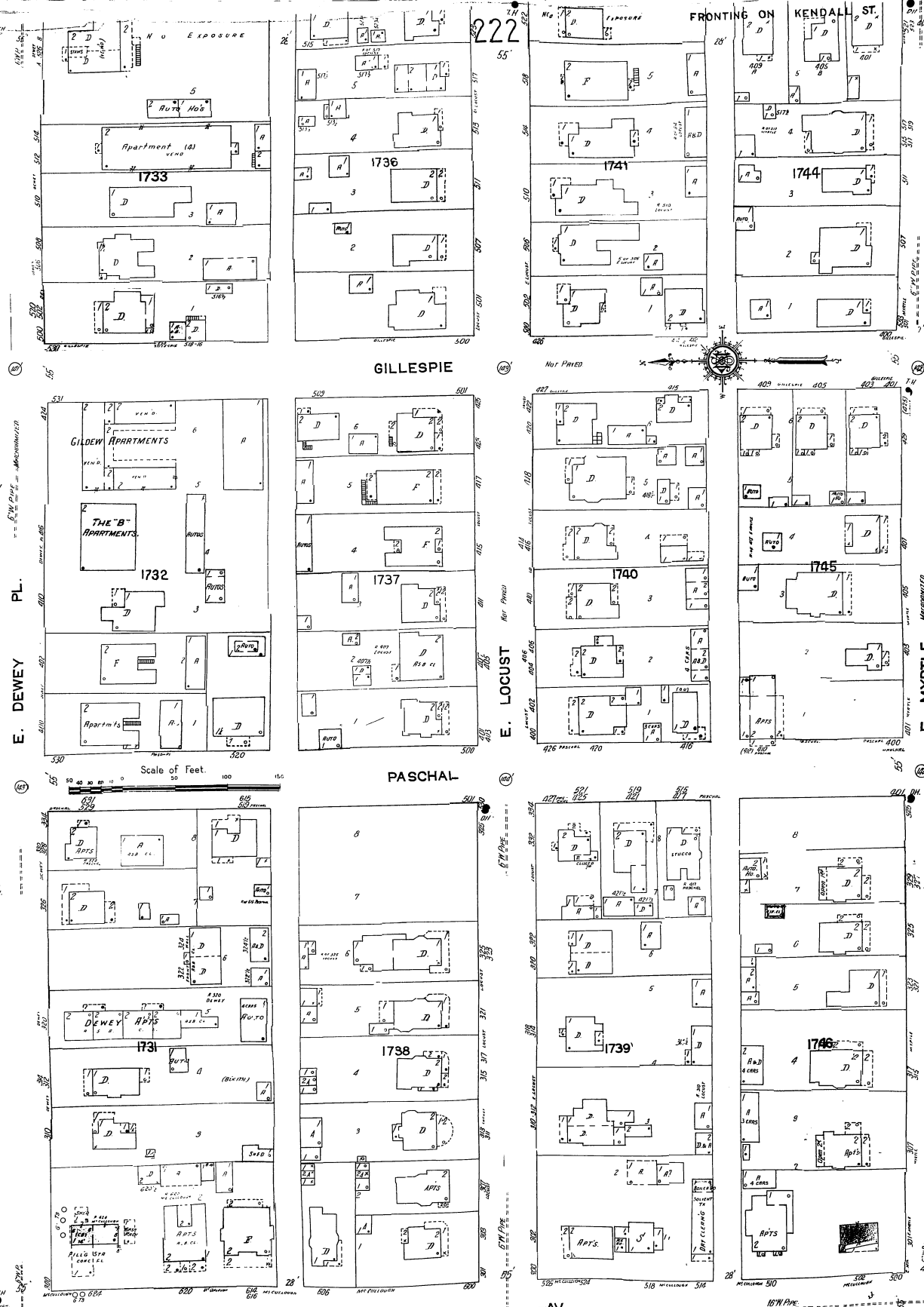
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GILLESPIE ST

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206

MC CULLOUGH

AV.

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Project Description: 418 E Locust St – New Residence – Resubmitted 1/31/2025

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

418 e. Locust is proposed to be a two and a half story single family residence. In keeping with the predominant historic forms of the streetscape, a contextual modern form is envisioned that relates to the form and massing of the neighborhood. A raised first floor is in keeping with the historic streetscape and allows for a wide front porch which leads to the predominant entry and allows the residents to interact with the neighborhood. A central courtyard is provided to break up the mass and to allow light into the inner portions of the home. A third level 1/2 story allows for additional entertainment spaces as well as a small deck that affords views to the south of downtown. The deck is situated to allow for limited sightlines to adjacent properties- the views are focused to the south and to the north which allows views of the courtyard.

The contextual modern form is adorned in cement plaster, native stone, and standing seam siding as a modern interpretation of materials found throughout the neighborhood. The architecture is unadorned allowing for the historic structures to be the “star” of the streetscape.

The property is zoned MF-33 and is located in a block of predominant multi-family properties. The MF-33 designation allows for increased height and lot coverage than single family zoning allows. It is understood that the property still needs to comply with the provisions of the Historic Design Guidelines

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.

Proposed structure is setback 26' from the front property line. Nearby houses facing Locust Street have setbacks between twenty and thirty-three feet with the average on the two blocks studied being 25.9 feet. (IMG 01) MF-33 zoning requires a setback of only 10'.

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

The front (North) façade of the proposed home faces Locust Street. This is typical of homes in the area. (IMG 21)

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.

The entrance of the proposed home faces Locust Street. This is typical of homes in the area. (IMG 16&21)

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 adjacent or nearby historic buildings by more than 50%. Incorporating additional height into half stories or within traditional roof forms is strongly encouraged. 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%.

Nearby structures are predominantly two to two-and-a-half stories high. The Proposed home is similarly two-and-a-half stories above ground with the upper half story located toward the rear of the home and lot to reduce perceived height from the right-of-way. Taking a cue from nearby house forms, a narrow gable end faces the street while other roofs slope away from the street. (IMG 08, 16 & 21)

- 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.

Aside from the narrow gable facing the street other forward parts of the home are kept low, stepping up deeper in the lot to provide visual transition and to reduce scale. Walls are broken down with step backs and material transitions to reduce scale and give a sense of proportion. The residence orientation allows for the highest part of the structure to be on the west side- stepping down to the east side to be in harmony with the lower residence directly to the east. (IMG 16)

- 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.

The main floor of the home is raised with several steps up to the front door similar to other homes in the area. Second and third level floor plates mimic the floor to floor heights predominant on the block. (IMG 16)

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.

The proposed home's roof gables mimic homes in the area in both orientation and slope. A low slope section of the roof encloses the 1/2 third level story to minimize the overall height of the residence. (IMG 16&21)

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.

The proposed home's windows are larger than traditional homes in the area and are appropriate to and reflective of contemporary home design. While being large they are broken up with double hung type windows with vertical proportions similar and size and proportion to adjacent historical homes. The front higher facade incorporates a series of double hung windows similar to numerous examples of enclosed porches found throughout the district.

- 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.

N/A

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.

Proposed building footprint is 4,825 square feet. Covering approximately 51.6% of the 9,352 square foot lot. Although this footprint is over the 50% lot coverage, there are multiple examples of new development within the district that are in excess of the 50% requirement. (IMG 07)

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.

Proposed roof to be standing seam metal in a dark grey. Metal roofs are common in the area. Siding materials are stucco, stone and vertical metal standing seam. The main façade is comprised of stucco

and stone with a small amount of standing seam at the back wall of the porch to be a modern interpretation of board and batten siding. The vertical standing seam is seen as a modern interpretation of the board and batten siding found throughout the district. The metal panel allows for a sustainable finish that requires no maintenance. (IMG 16)

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.

The brownstone lot is currently empty.

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.

The design of the new structure takes its form visual cues from historic forms found throughout 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.

Architectural details are kept simple as to not compete with the Historic structures within the district.

- 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.

Contemporary materials are used appropriately to reflect the current time the residence is being constructed; chosen to complement the Historic structures. In addition, materials are chosen to be sustainable and to be as Maintenance free as possible.

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.

The garage is located along the alley and the form is visually subordinate to the main structure. (IMG 16 & 20)

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

The garage is 1,020 sf which is 31% of the main first level living area of 3,285 sf (IMG 15)

- 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.

The garage is constructed of similar materials to the main house. Overlapping upper-level forms are consistent with the design of the 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.

Modern carriage style doors are proposed. (IMG 16)

- v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district. B.

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.

Garage faces alley

- 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.

The garage is 10'-0" from the rear property line consistent with adjacent outbuildings along the alley. (IMG 06 & 13)

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.

All utilities and equipment will be placed toward rear of home or screened by privacy fencing.

- ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

N/A

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.

Screening to be provided.

- iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

All utilities and equipment will be placed toward rear of home or screened by privacy fencing. A proposed solar array is located on the west roof forms- not in the street façade.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. Energy efficiency—Design additions and new construction to maximize energy efficiency.

The building will be designed to maximize energy efficiency and will exceed 2021 IECC requirements.

- ii. Materials—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

Locally sourced stone will be used on façade. Low maintenance materials will be prioritized. Metal siding is recycled material and sustainable. (IMG 16)

- iii. Building elements—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

Operable windows will be provided throughout the home, on all sides of the building.

- 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.

A proposed solar array is located on the west roof forms- not in the street façade.

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.

Orientation of lot requires North-South orientation but home is laid out with wings that run East-West to maximize sun and shade (IMG 13).

The residence is positioned with the taller portion to the rear of the property and to the west. The adjacent property to the west is of a similar height and the space between the properties is an unused side yard. The house is lower on the east side- complementing the height of the existing adjacent two story structures. (IMG 21)

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.

Solar panels are proposed to be on the West (side facing west neighbor) roof

- 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.

Panels would be mounted with clips to the standing seam- panels resulting in a low profile that follows the slope of the roofs.

- 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.

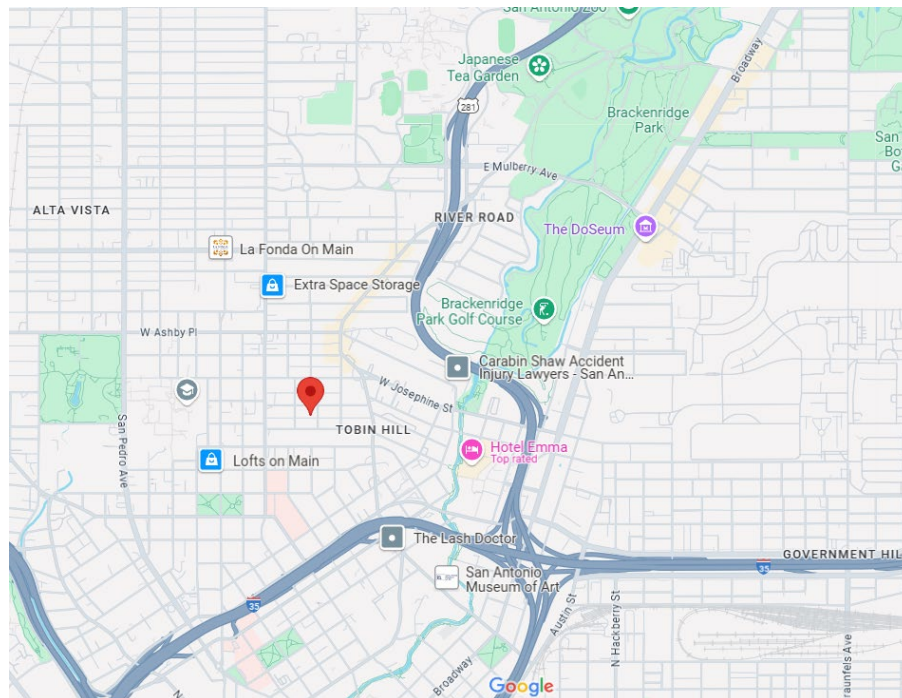
N/A

8. Medium-Density and Multifamily

N/A

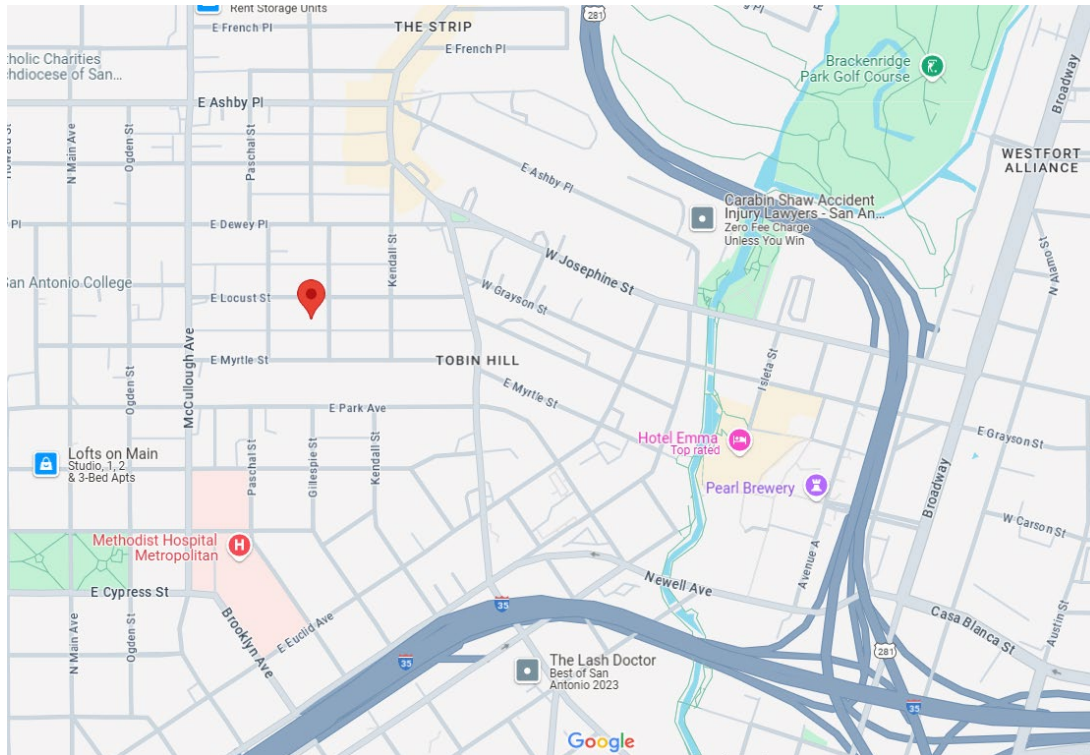


(IMG 01) – BCAD SNIP

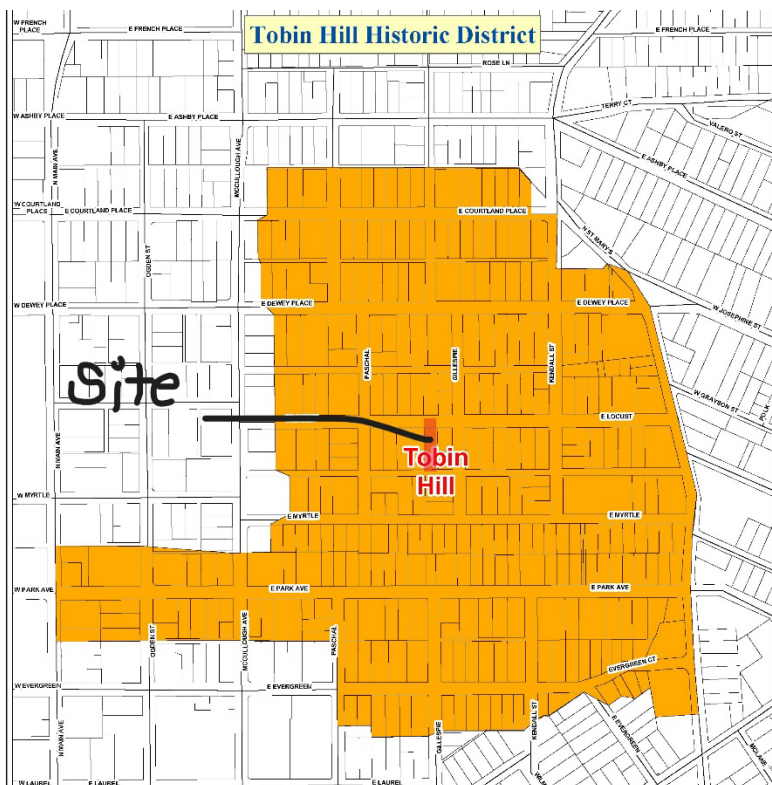


(IMG 02) – MAP 1

2213 N St. Marys
 San Antonio, Texas 78212
jms@jmsarchitects.com
 210.738.2260

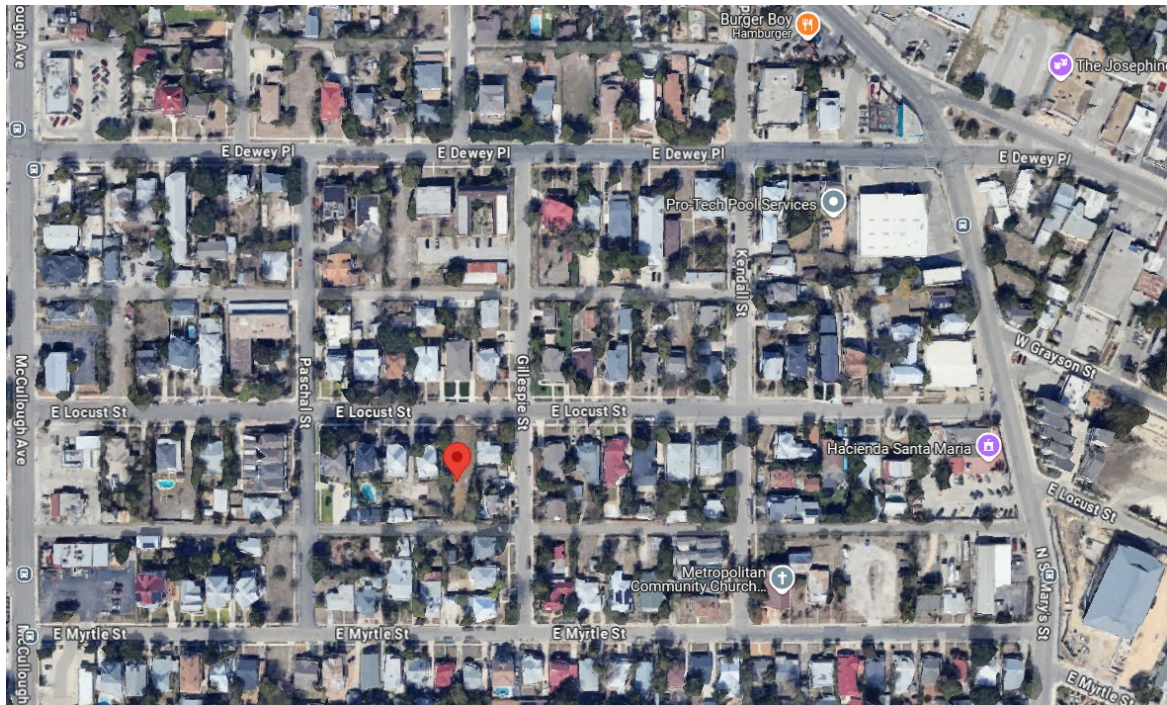


(IMG 03) – MAP 2

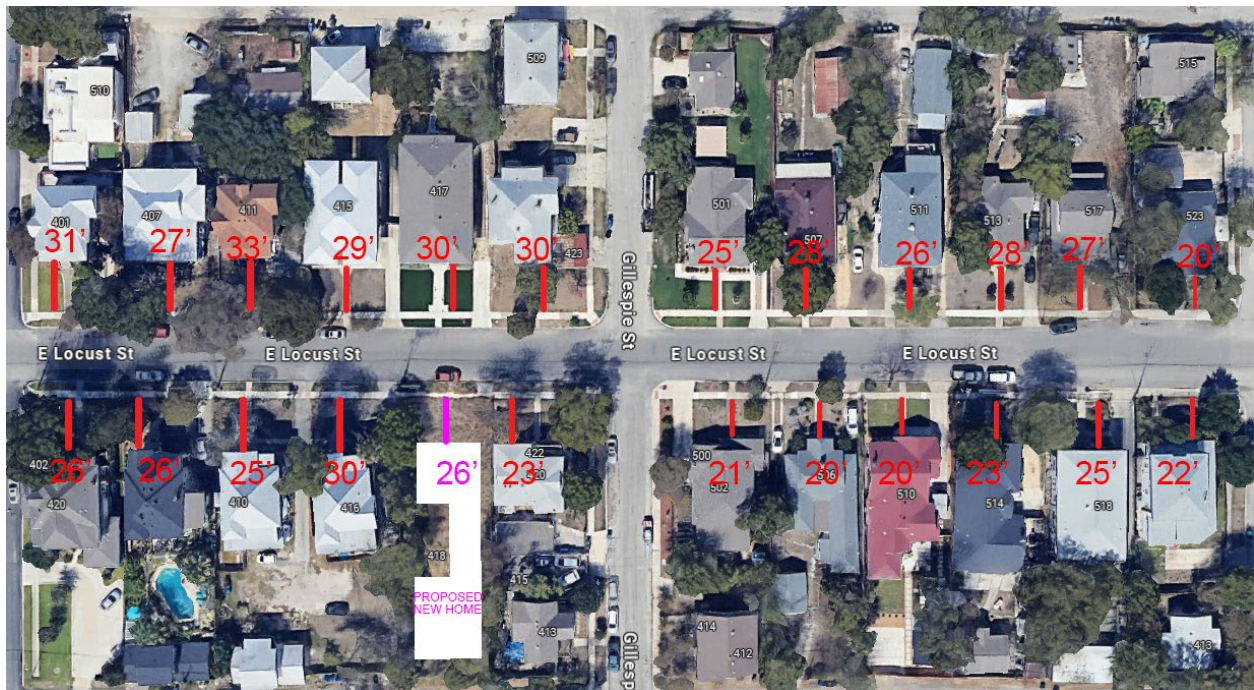


(IMG 04) – TOBIN HILL HISTORIC DISTRICT

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jms@jmsarchitects.com
 210.738.2260



(IMG 05) – MAP 3 SATELLITE



(IMG 06) – Nearby setbacks (approximate - setbacks are measured per google earth)

NEARBY LOTS EXCEEDING 50% COVERAGE



(IMG 07) – LOT COVERAGE PRECIDENT MAP

321 E DEWEY



402 & 406 E LOCUST



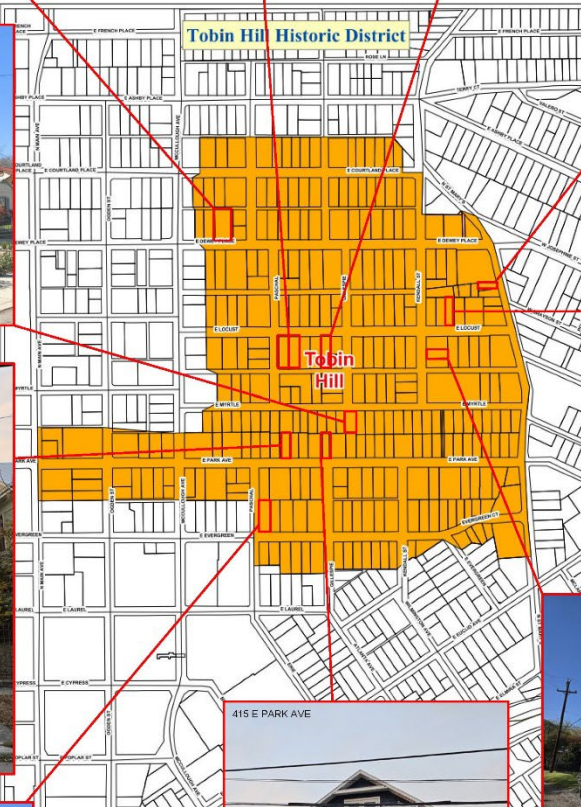
2213 N ST MARYS



428 E MYRTLE



PROPOSED HOME SITE



607 E LOCUST



405 E PARK AVE



607 E LOCUST



403 E EVERGREEN ST



415 E PARK AVE



(IMG 08) – NEIGHBORHOOD PRECIDENT – 3 STORY STRUCTURES



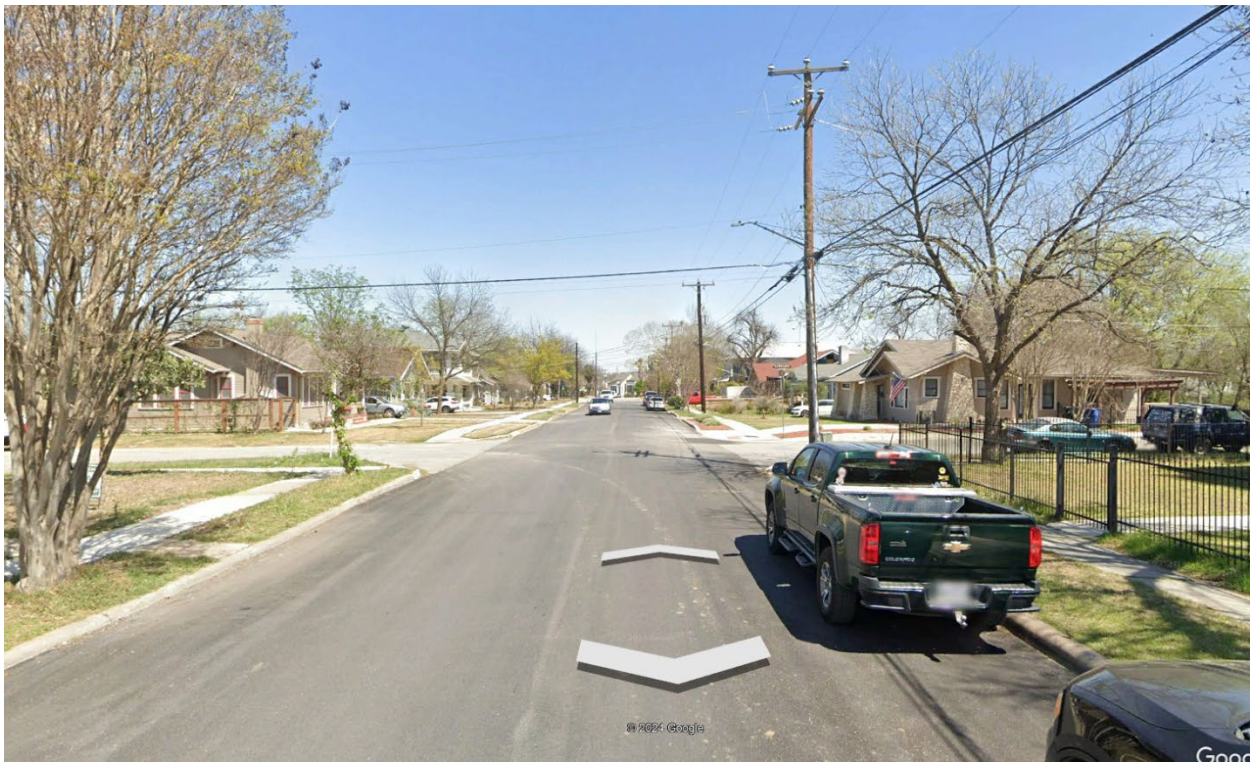
(IMG 09) – SITE FROM STREET



(IMG 10) – SITE AND HOME TO THE EAST



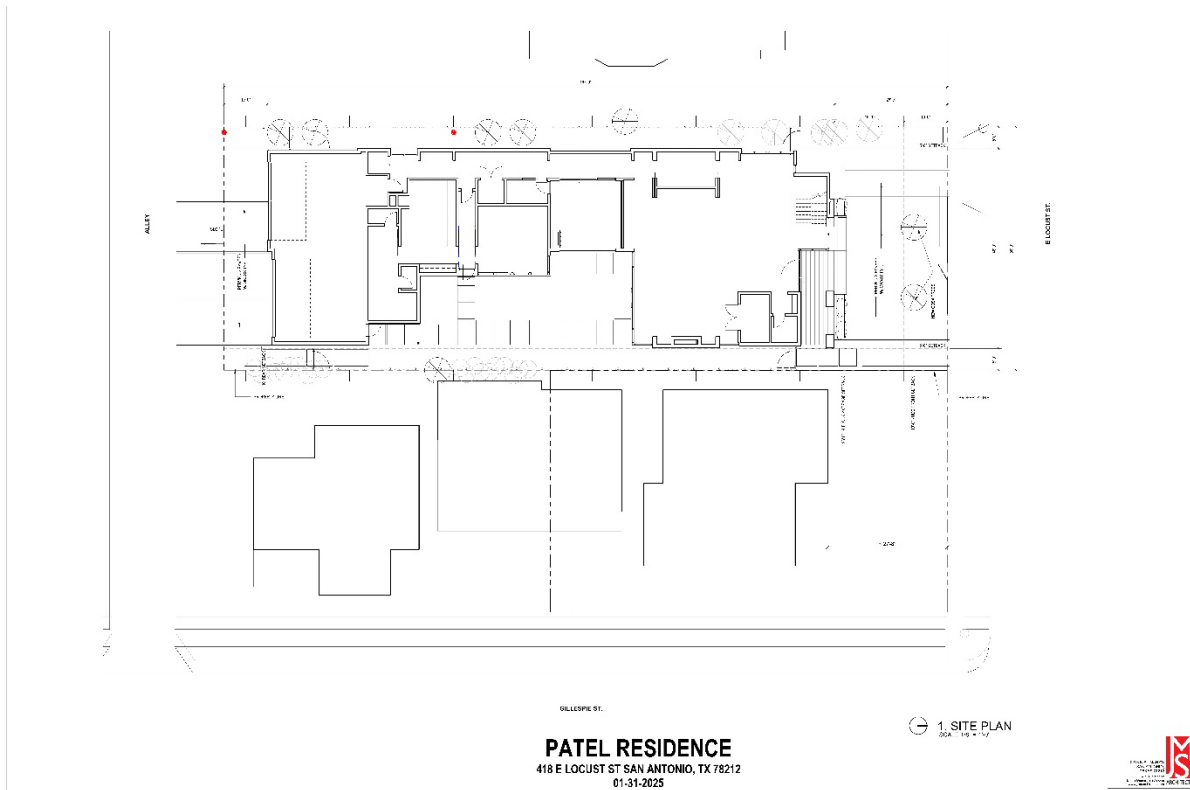
(IMG 11) – SITE AND HOMES TO THE WEST



(IMG 12) – VIEW FROM FRONT OF SITE LOOKING EAST

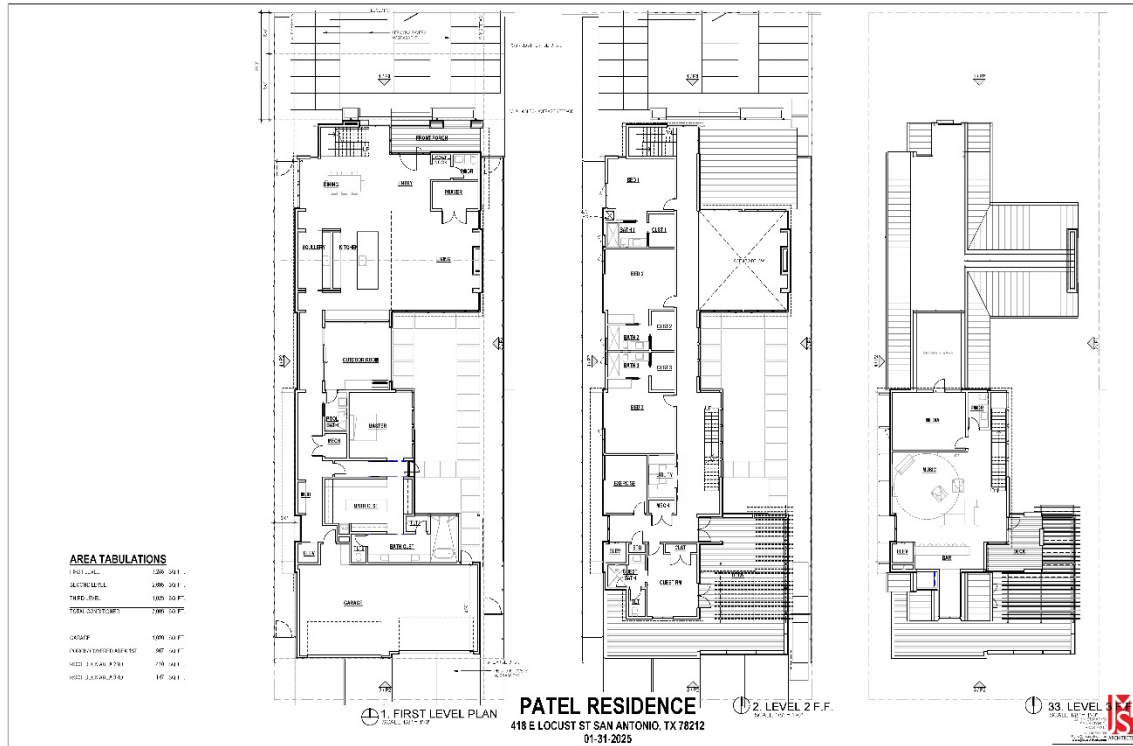


(IMG 13) – VIEW FROM FRONT OF SITE LOOKING WEST.



(IMG 14) – SITE PLAN

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(IMG 15) – FLOOR PLANS



(IMG 16) – ELEVATIONS

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(IMG 17) – PROPOSED HOME FRONT FROM STREET



(IMG 18) – PROPOSED HOME WEST ELEVATION



(IMG 19) – PROPOSED HOME EAST ELEVATION

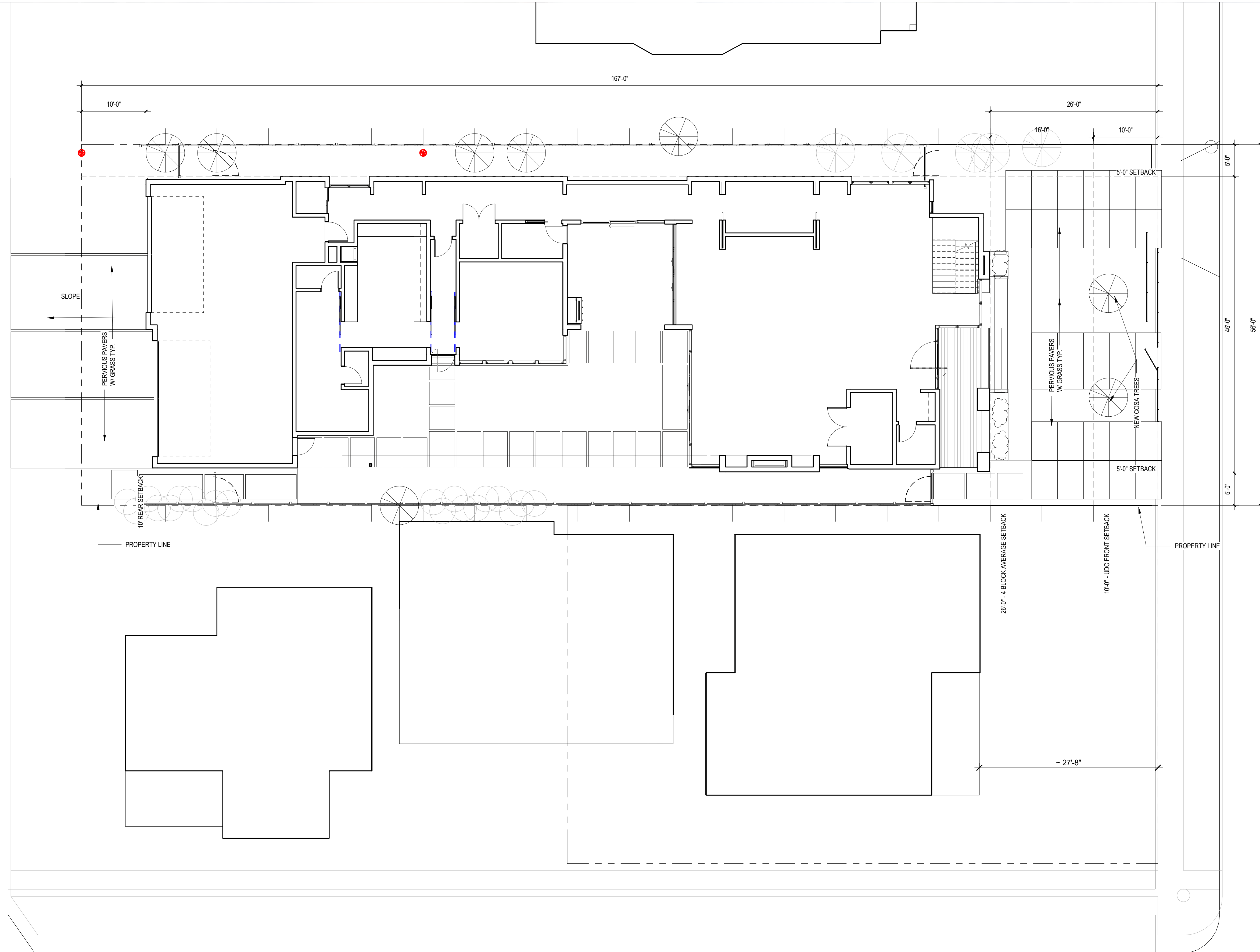


(IMG 20) – PROPOSED HOME REAR/ALLEY ELEVATION



(IMG 21) – LOCUST STREET ELEVATION

ALLEY

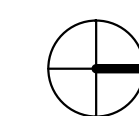


E LOCUST ST.

GILLESPIE ST.

PATEL RESIDENCE

418 E LOCUST ST SAN ANTONIO, TX 78212
01-31-2025



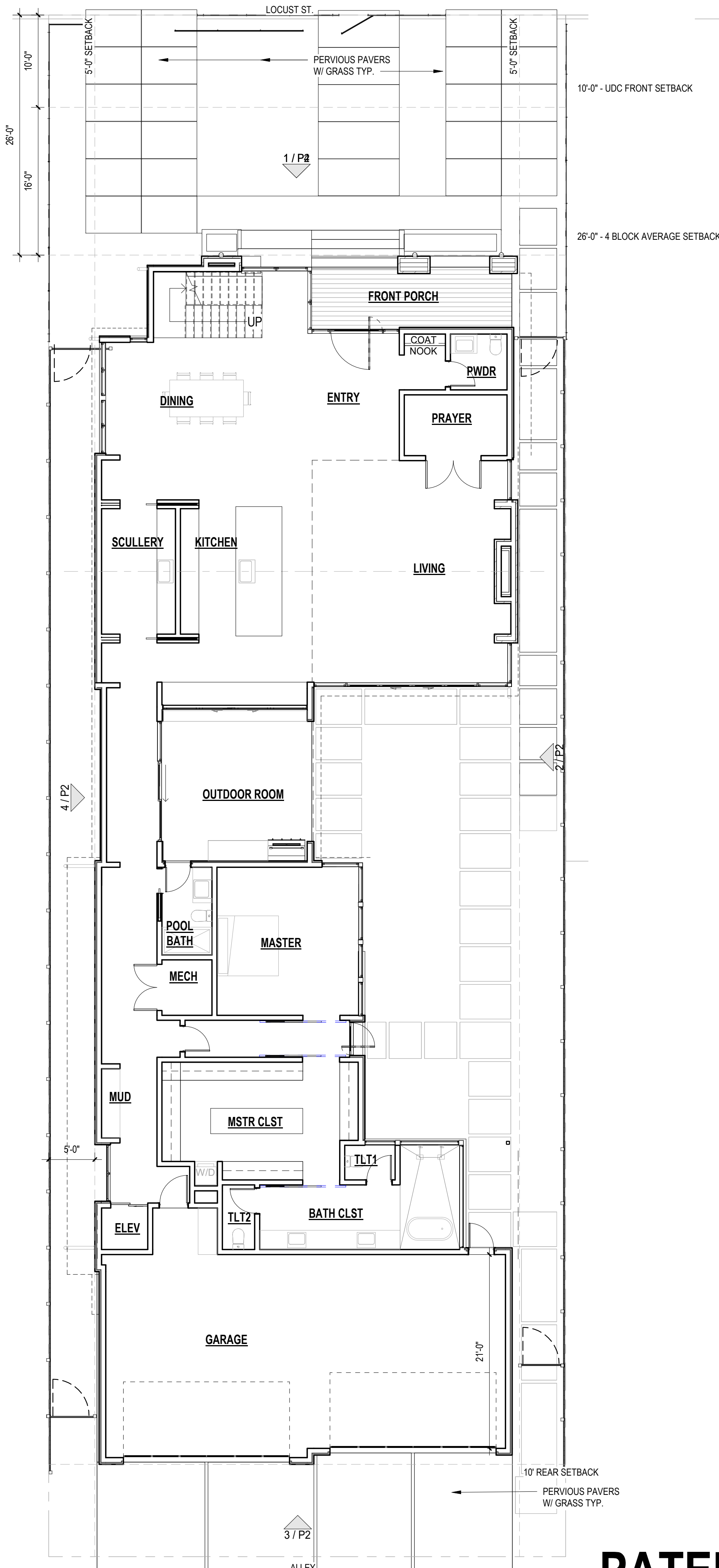
1. SITE PLAN
SCALE 1/8" = 1'-0"



AREA TABULATIONS

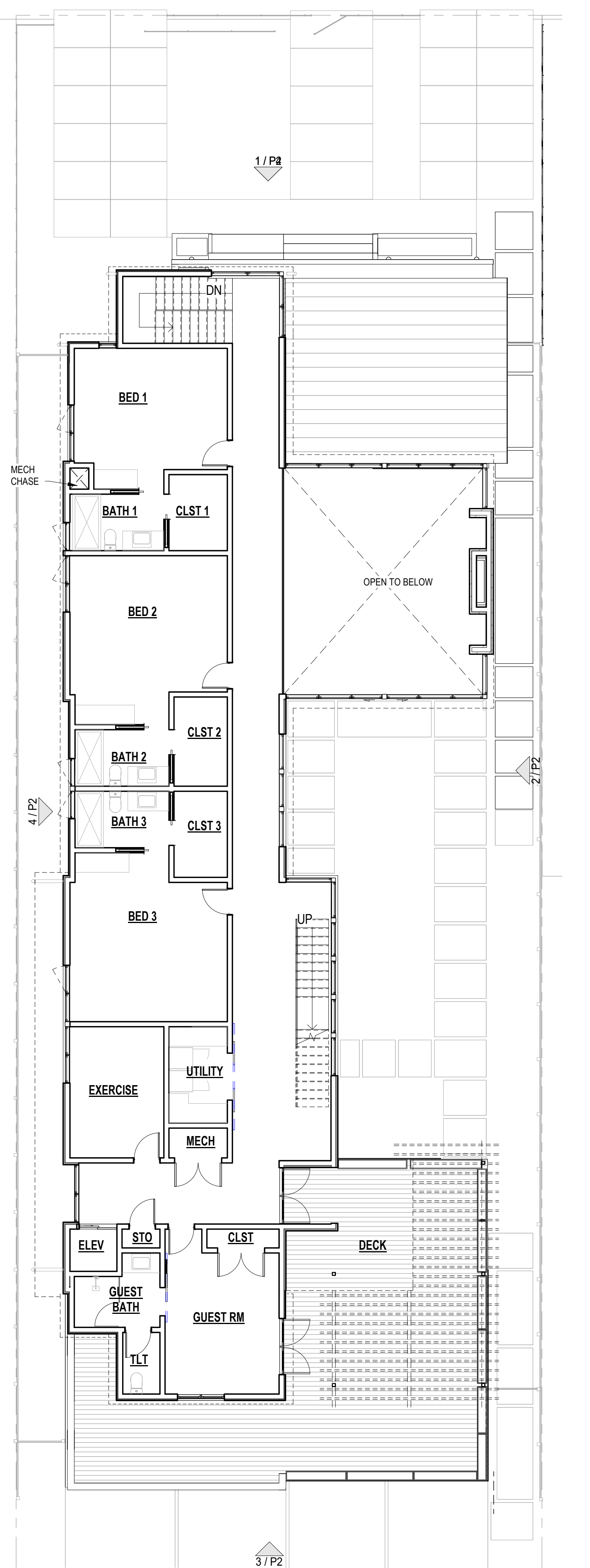
FIRST LEVEL	3,285 SQ. FT.
SECOND LEVEL	2,695 SQ. FT.
THIRD LEVEL	1,025 SQ. FT.
TOTAL CONDITIONED	7,005 SQ. FT.

GARAGE	1,020 SQ. FT.
PORCH/ COVERED AREA 1ST	967 SQ. FT.
ROOF DECK AREA 2ND	410 SQ. FT.
ROOF DECK AREA 3RD	147 SQ. FT.

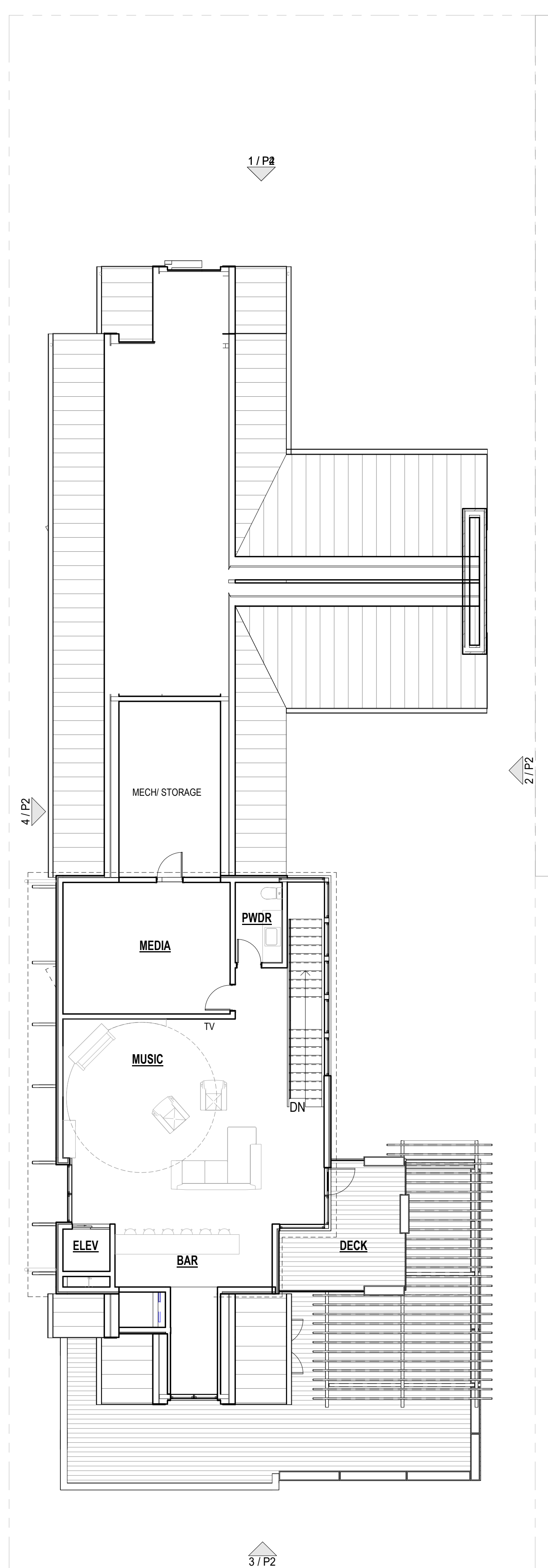


1. FIRST LEVEL PLAN
SCALE 1/8" = 1'-0"

PATEL RESIDENCE
418 E LOCUST ST SAN ANTONIO, TX 78212
01-31-2025



2. LEVEL 2 F.F.
SCALE 1/8" = 1'-0"



3. LEVEL 3 F.F.
SCALE 1/8" = 1'-0"



MODERN "CARRIAGE" STYLE GARAGE DOORS



ALUMINUM CLAD "DOUBLE HUNG" WINDOWS



STANDING SEAM ROOF AND WALL FINISH



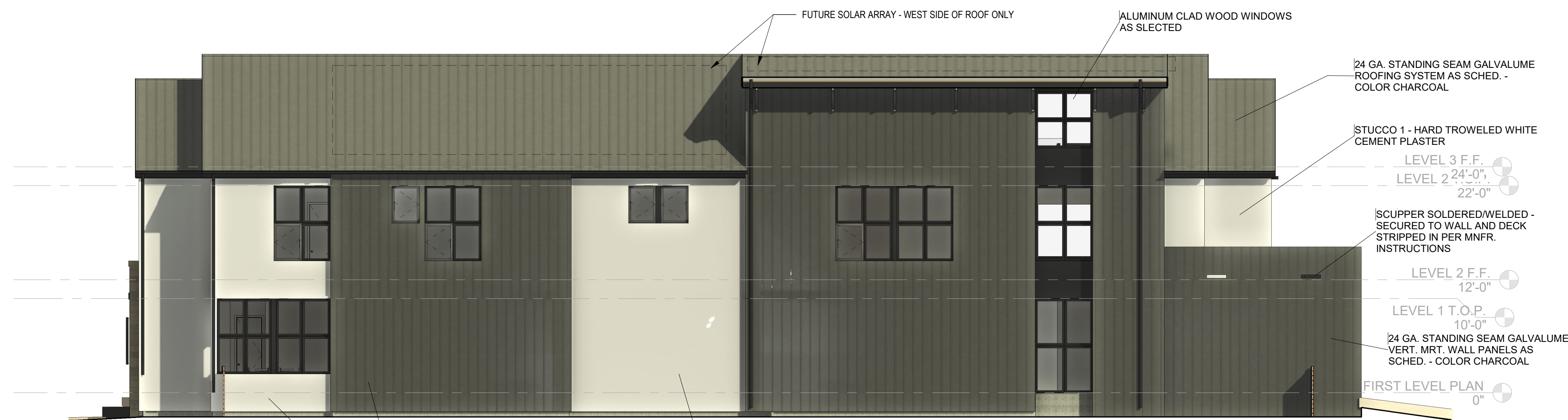
LIMESTONE ASHLAR WALL FINISH



WHITE STUCCO WALL FINISH



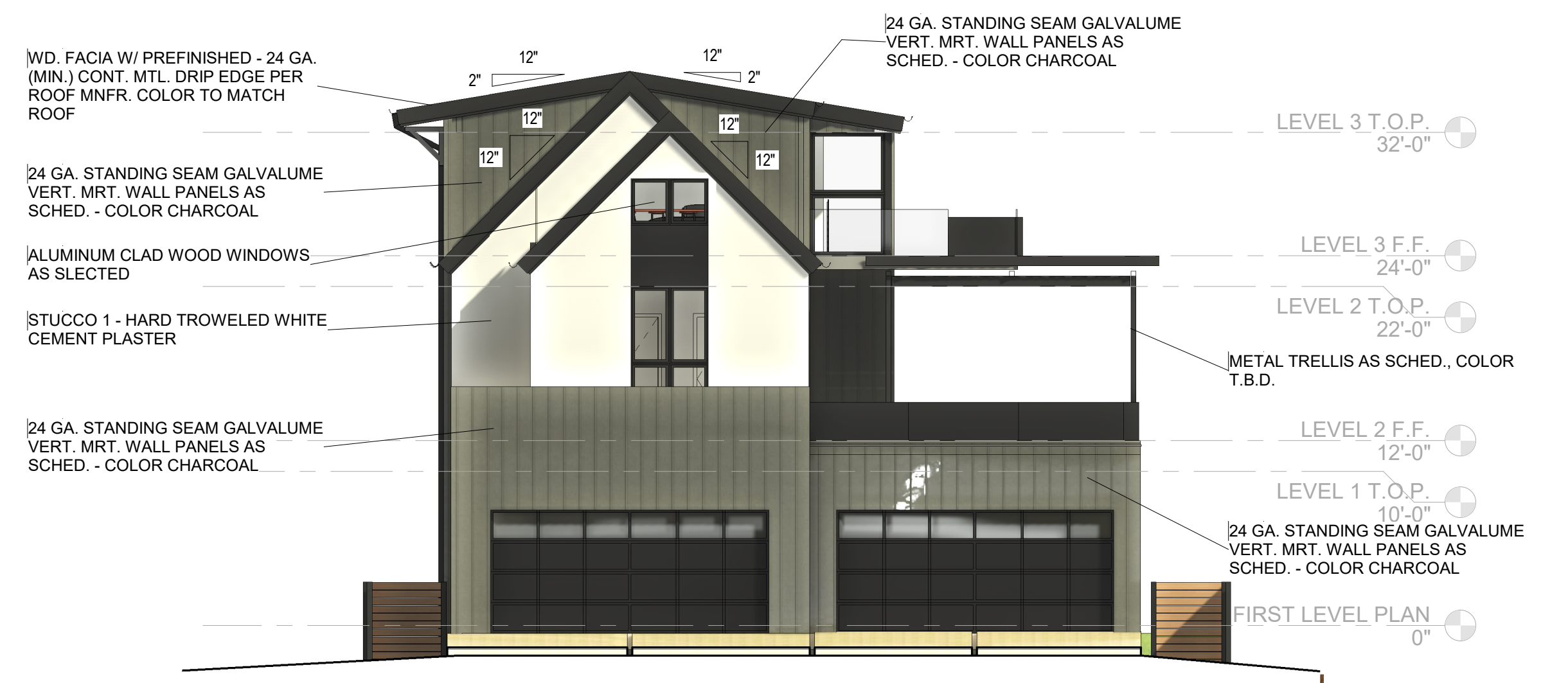
PERMEABLE PAVERS - DRIVES, WALKWAYS AND PARKING PADS



4. WEST ELEVATION
SCALE 1/8" = 1'-0"



2. EAST ELEVATION
SCALE 1/8" = 1'-0"



3. SOUTH (ALLEY) ELEVATION
SCALE 1/8" = 1'-0"



1. NORTH (LOCUST) ELEVATION
SCALE 1/8" = 1'-0"

PATEL RESIDENCE

418 E LOCUST ST SAN ANTONIO, TX 78212
01-31-2025



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

Historic and Design Review Commission
Design Review Committee Report

DATE: 12/10/24

HDRC Case #: 2024 -373

Address: 418 E Locust

Meeting Location: Virtual

APPLICANT: Joseph Smith

DRC Members present: Roland Mazuca, Jeffrey Fetzer

Staff Present: Caitlin Brown-Clancy

Others present: N/A

REQUEST:

The applicant is requesting conceptual approval to construct a 2-story, residential structure on the vacant lot at 418 E Locust, located within the Tobin Hill Historic District.

COMMENTS/CONCERNS:

Fetzer – Concerned about lot coverage and that only exterior space is the courtyard. States that front yard parking is not typical. Also has setback concerns. Unsure the windows are appropriate. Massing is very overwhelming.

Mazuca – Found the windows to be a radical departure from the Guidelines, particularly the horizontal proportions which seem to accentuate the horizontal massing of the elevations. Expressed concern about the overall lot coverage and massing.

OVERALL COMMENTS:

- ***Lot coverage exceeds 50%***
- ***The massing seems to overwhelm the lot***
- ***The windows are not in keeping with Guidelines***