

HISTORIC AND DESIGN REVIEW COMMISSION

February 16, 2022

HDRC CASE NO: 2022-105
ADDRESS: 311 E EVERGREEN
COMMON NAME: BUILDINGS 11, 12, 13, 14, 15, 16
LEGAL DESCRIPTION: NCB 392 (E PARK & EVERGREEN ST), BLOCK 30 LOT 901 (OPEN SPACE)
ZONING: IDZ,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Patrick Christensen/Patrick Christensen, Attorney at Law
OWNER: Imagine Built Homes Ltd
TYPE OF WORK: Amendment to previously approved design
APPLICATION RECEIVED: January 21, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting an amendment to a previously approved design for the construction of six, 3-story residential structures. The six buildings are located on interior lots of a larger multifamily development. The amendment requests that the second and third story rooflines be modified on the exterior to accommodate a third-floor uncovered roof deck.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

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

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the 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.

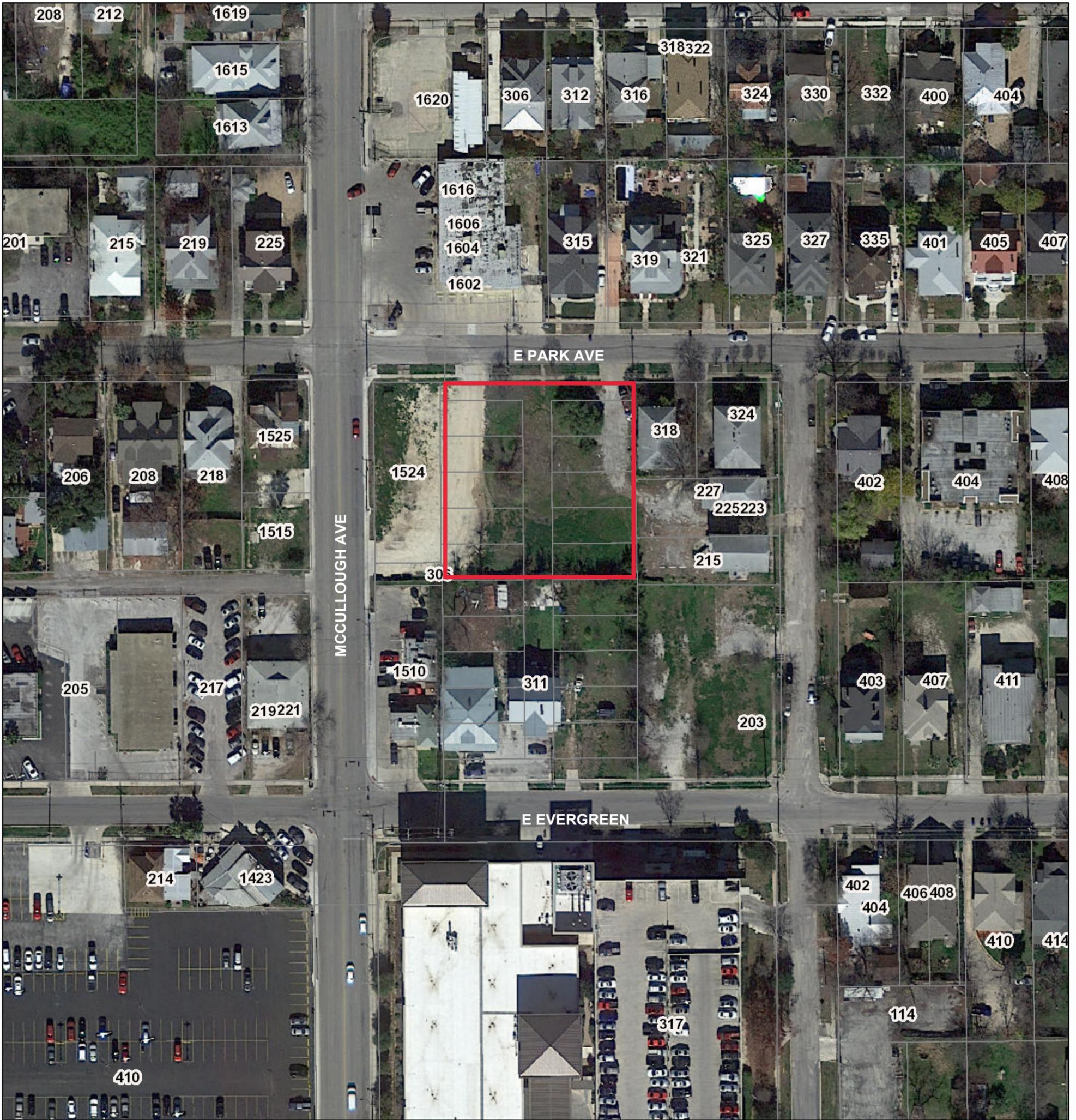
FINDINGS:

- a. The property located at 311 E Evergreen is the site of a new multi-home residential development. The development extends from E Evergreen to E Park and only the northern portion is located within the Tobin Hill Historic District boundary. The applicant received final approval from the Historic and Design Review Commission (HDRC) on May 1, 2019, to construct two, 2-story and six, 3-story single family structures on the designated portion of the site. At that time, the property was addressed 306 and 310 E Park. The property has since been replatted.
- b. AMENDMENT – The applicant is requesting a design amendment for the six, 3-story structures that are located on interior lots within the development. The buildings within the development are numbered 11, 12, 13, 14, 15, 16. The amendment includes modifying the front porch design from a second story gable to a flat, uncovered rooftop deck as part of the third story of the home. The deck will be wrapped with a solid wall with vertical siding and a trim cap that measures 3'-6" in height. The depth of the deck from the front façade is 12 feet. Though not indicated in the elevations, the submitted plans show a chimney element extending from the center of the front façade on this terrace level. Per the Historic Design Guidelines for New Construction, new buildings should be designed 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. Architectural details should be incorporated that are in keeping with the predominant architectural style along the block face or within the district. 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. Roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block should be incorporated. 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 use of flat, uncovered patios with solid walls as a second or third story roofline on front facades not contextual within the development pattern of residential structures within the Tobin Hill Historic District. Staff does not find the proposed design amendment to be consistent with the Guidelines and finds that the originally approved design and elevations should be followed.

RECOMMENDATION:

Staff does not recommend approval based on findings a through b. Staff finds that the applicant should adhere to the originally approved design and elevations.

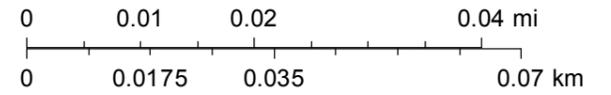
City of San Antonio One Stop



February 10, 2022

1:1,000

-  CoSA Addresses
-  Community Service Centers
-  Pre-K Sites
-  CoSA Parcels
-  BCAD Parcels





VIEW FROM E PARK



VIEW DOWN CENTRAL DRIVE FROM E PARK TO E EVERGREEN



VIEW FROM E EVERGREEN TO E PARK



**EXAMPLE OF PROPOSED DESIGN
(LOCATED ON UNDESIGNATED PORTION OF
DEVELOPMENT FACING WEST TOWARDS MCCULLOUGH)**



**EXAMPLE OF PROPOSED DESIGN
(LOCATED ON UNDESIGNATED PORTION OF DEVELOPMENT
FACING WEST TOWARDS MCCULLOUGH)**

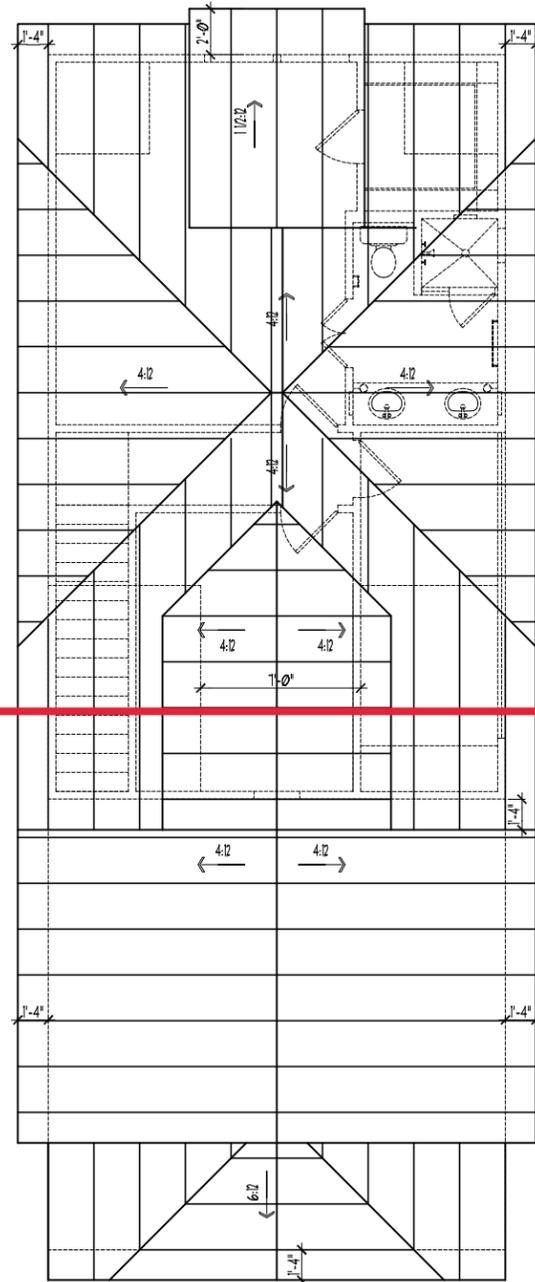


**EXAMPLE OF PROPOSED DESIGN
(LOCATED ON UNDESIGNATED PORTION OF DEVELOPMENT FACING EAST)**



**EXAMPLE OF PROPOSED DESIGN
(LOCATED ON UNDESIGNATED PORTION OF DEVELOPMENT FACING EAST)**

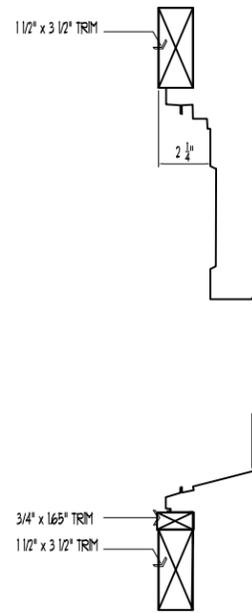
2019 PREVIOUSLY APPROVED PLAN SET - TYP.



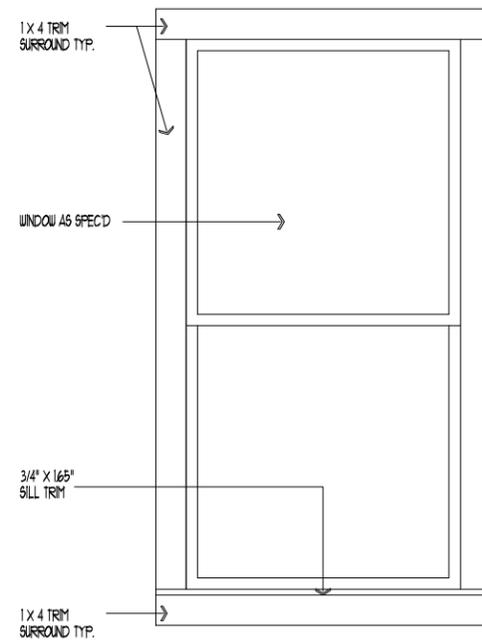
ROOF PLAN

SCALE 1/8" = 1'-0"

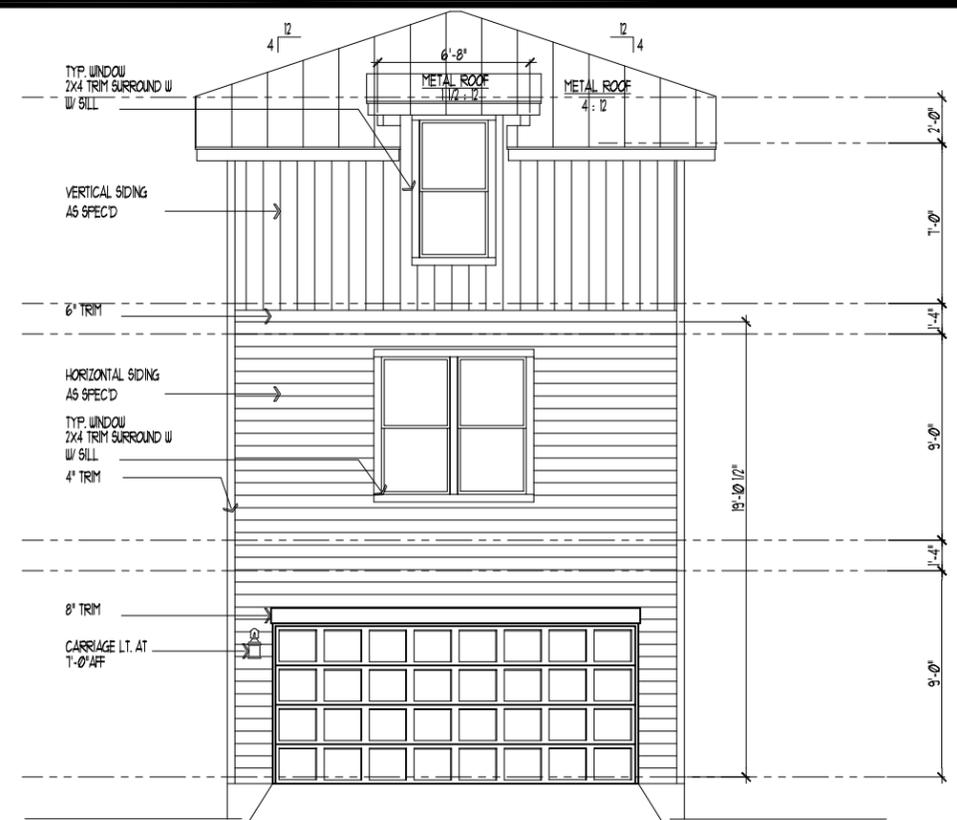
NOTE:
ALL RAFTERS 2 X 6 @ 5' YELLOW PINE @ 24" OC. UNO.



TYP. WINDOW SECTION

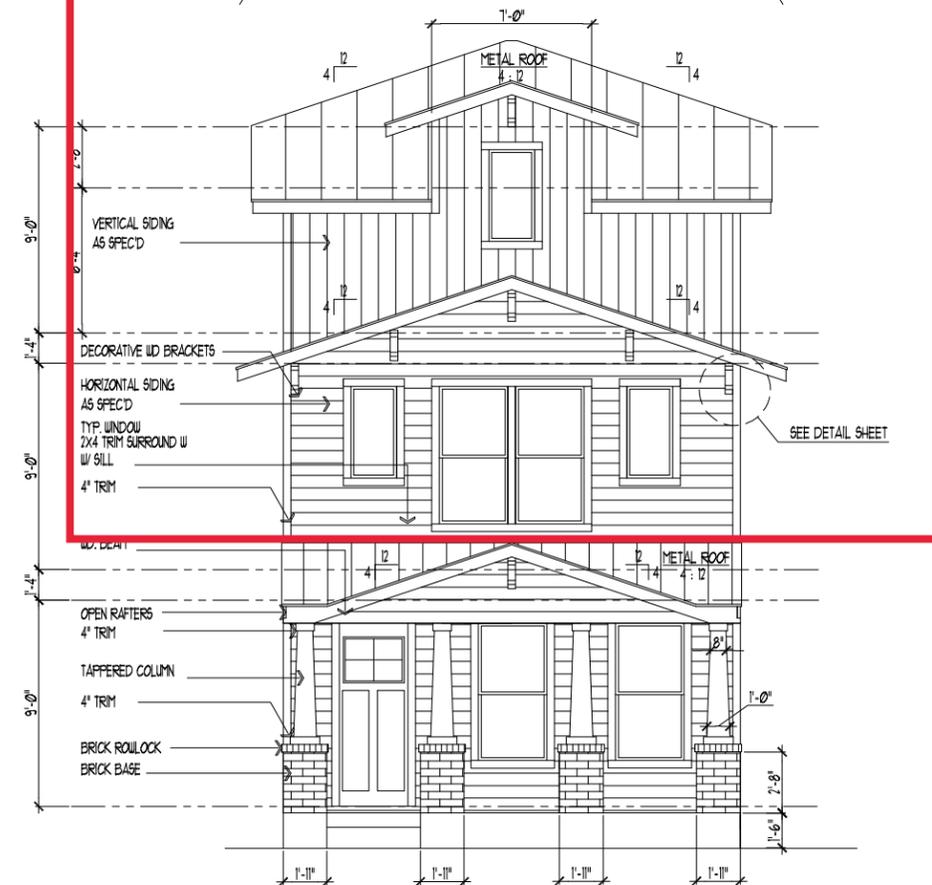


TYP. WINDOW DETAIL



REAR ELEVATION

SCALE 1/8" = 1'-0"



FRONT ELEVATION

SCALE 1/8" = 1'-0"

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A TOBIN HILL PROJECT
LOT: 17 & 20
BLK: 5
E. COURTLAND PLACE
PLAN 1806-A

ImagineHomes

JOB NO.:

02/21/2013
02/28/2013
06/12/2013

PLAN NO.:

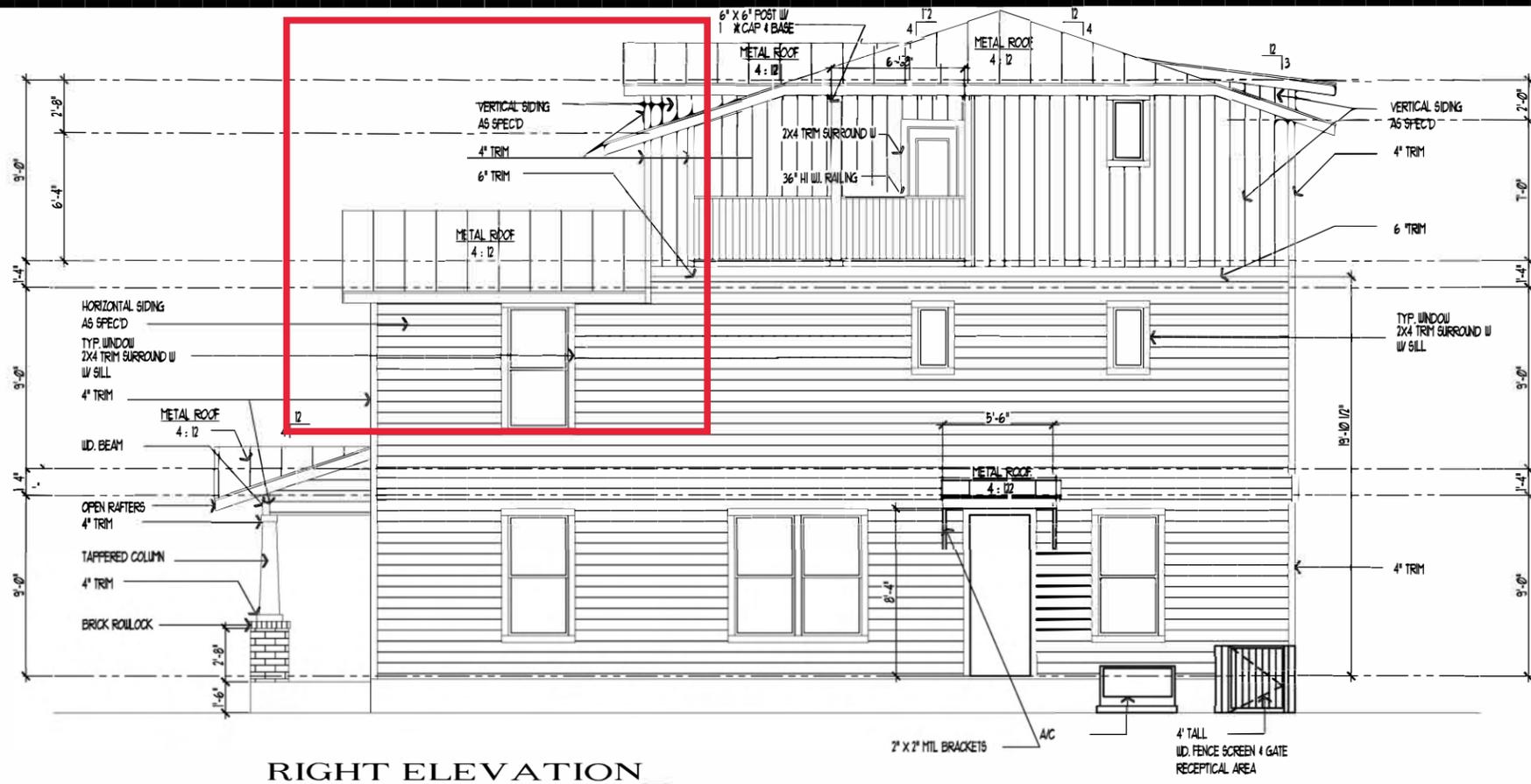
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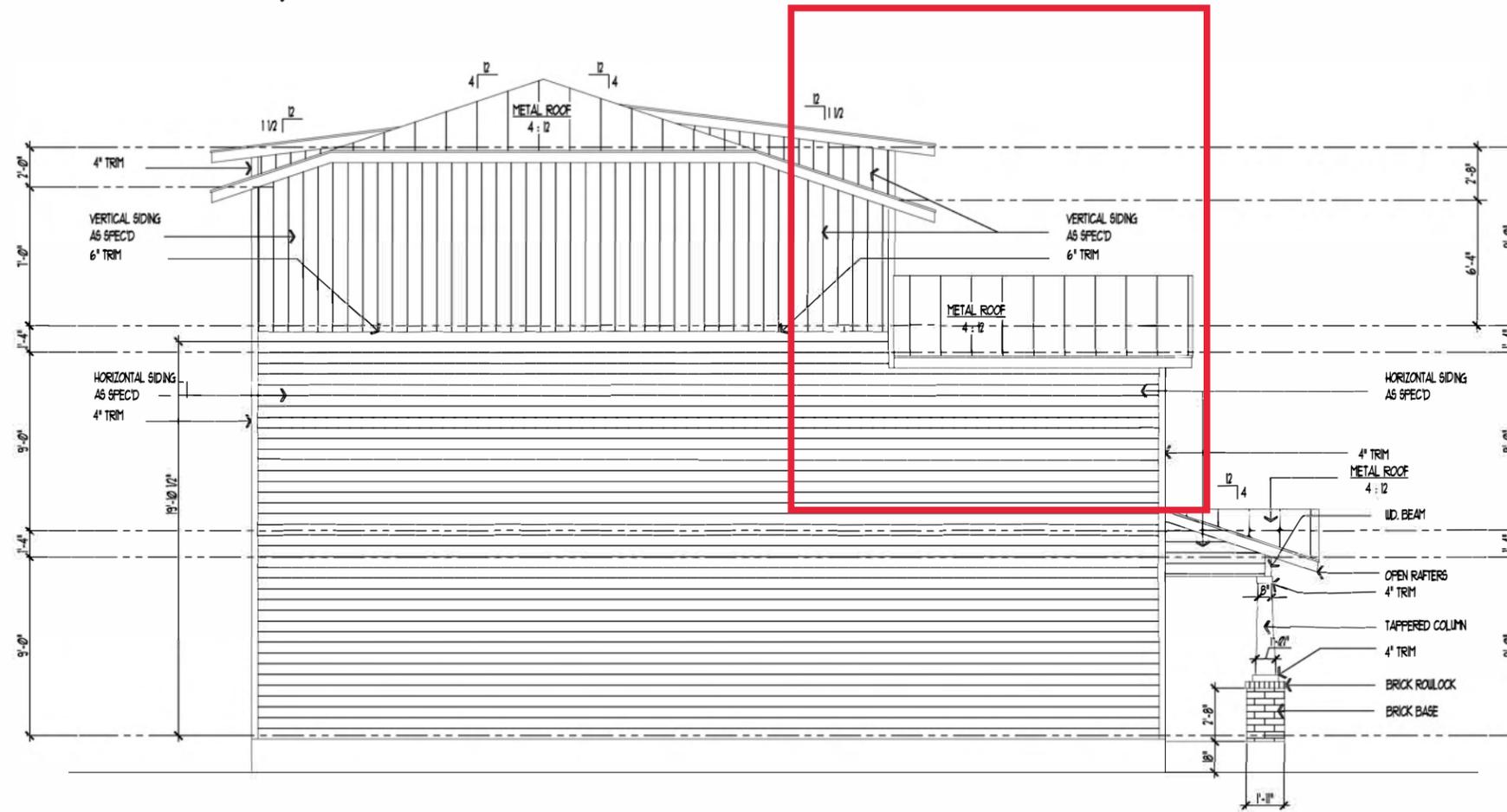
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3 OF 6

2019 PREVIOUSLY APPROVED PLAN SET - TYP.



RIGHT ELEVATION
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"

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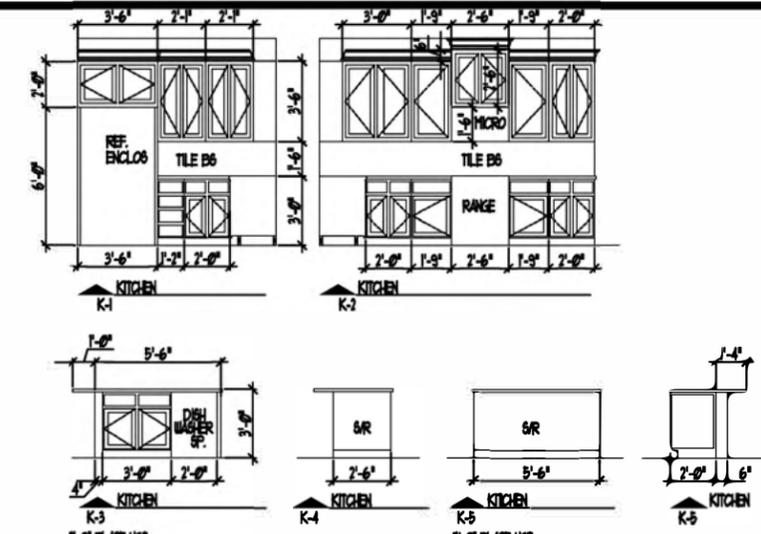
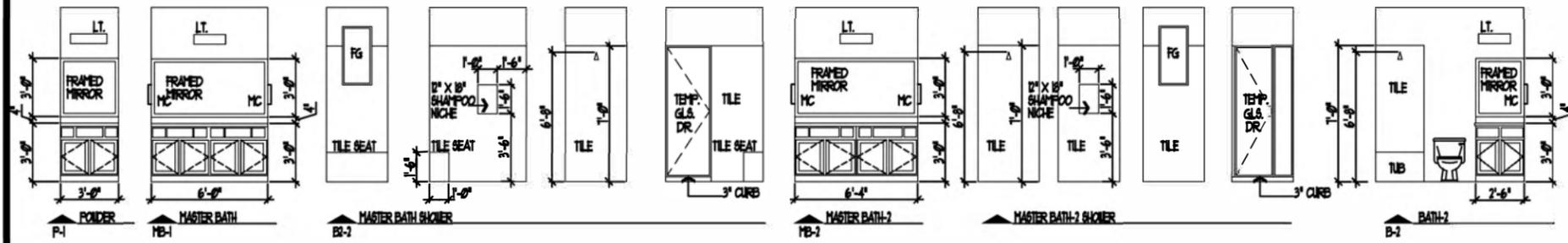
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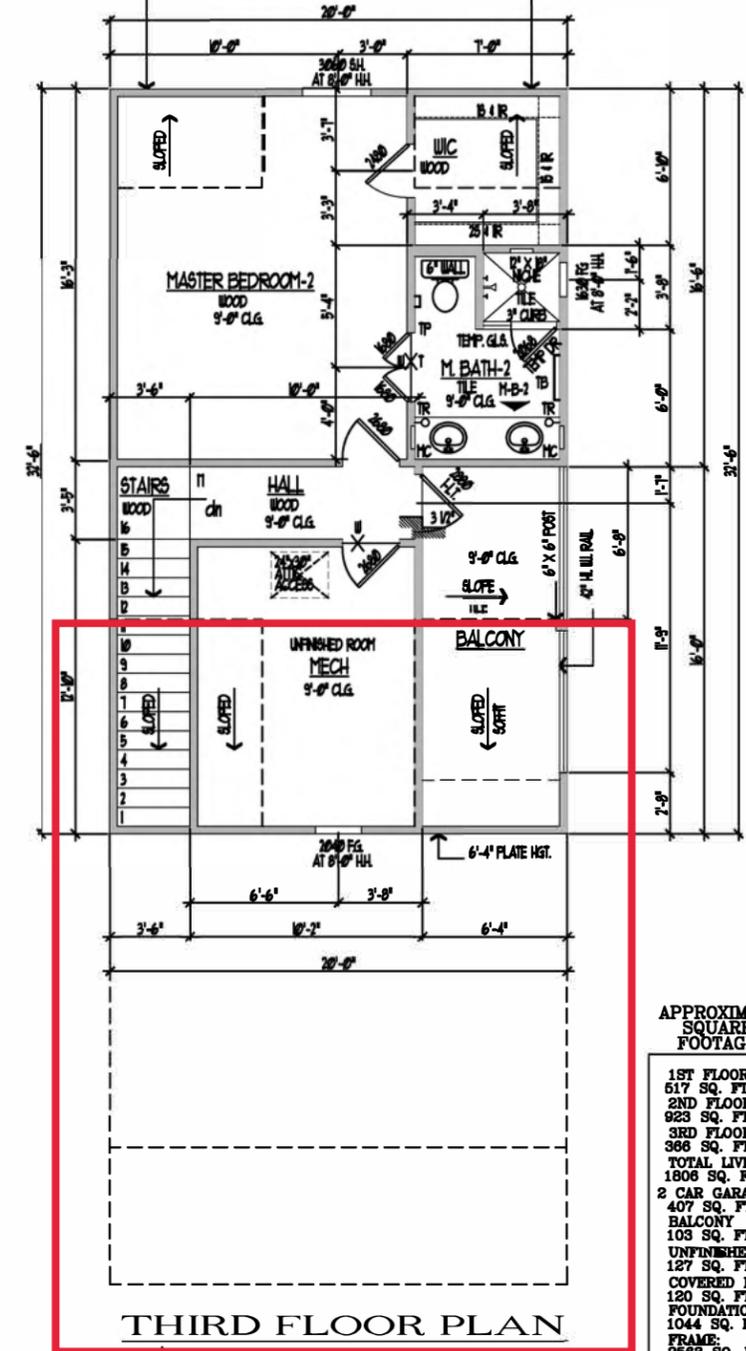
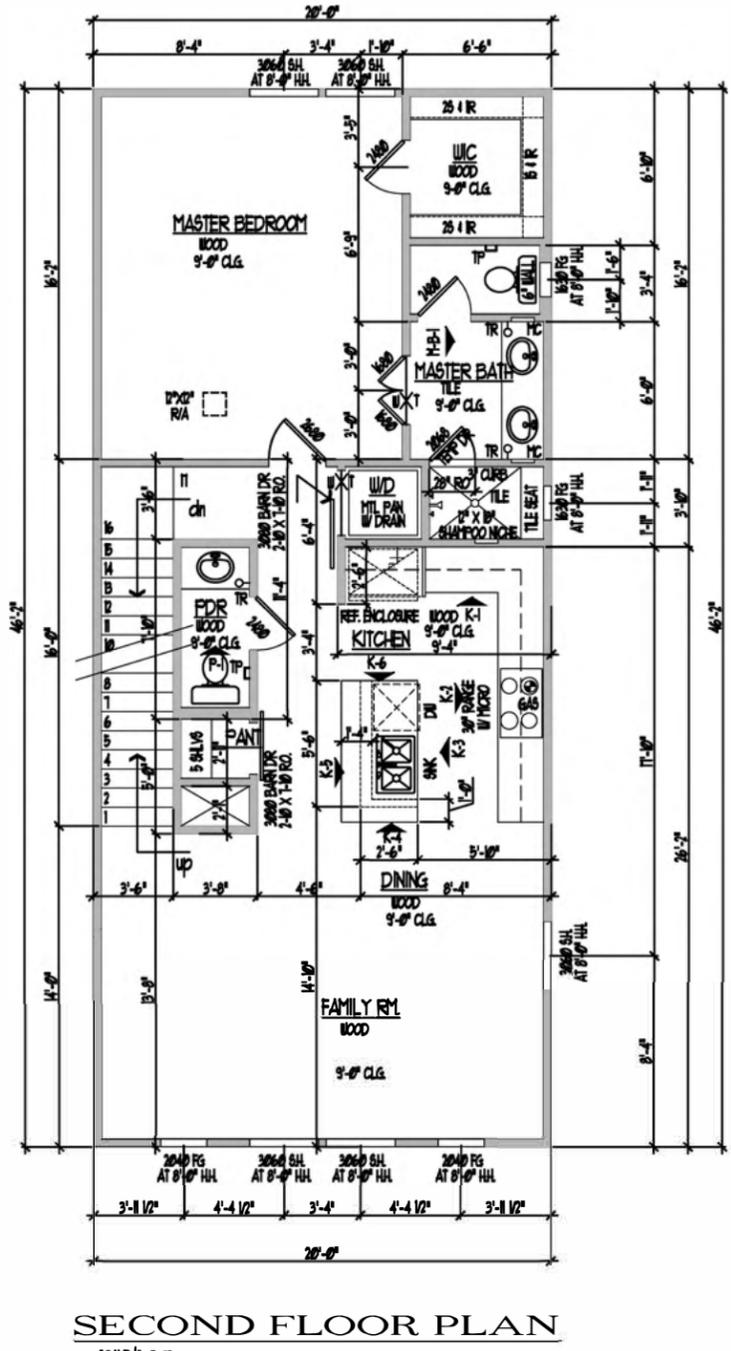
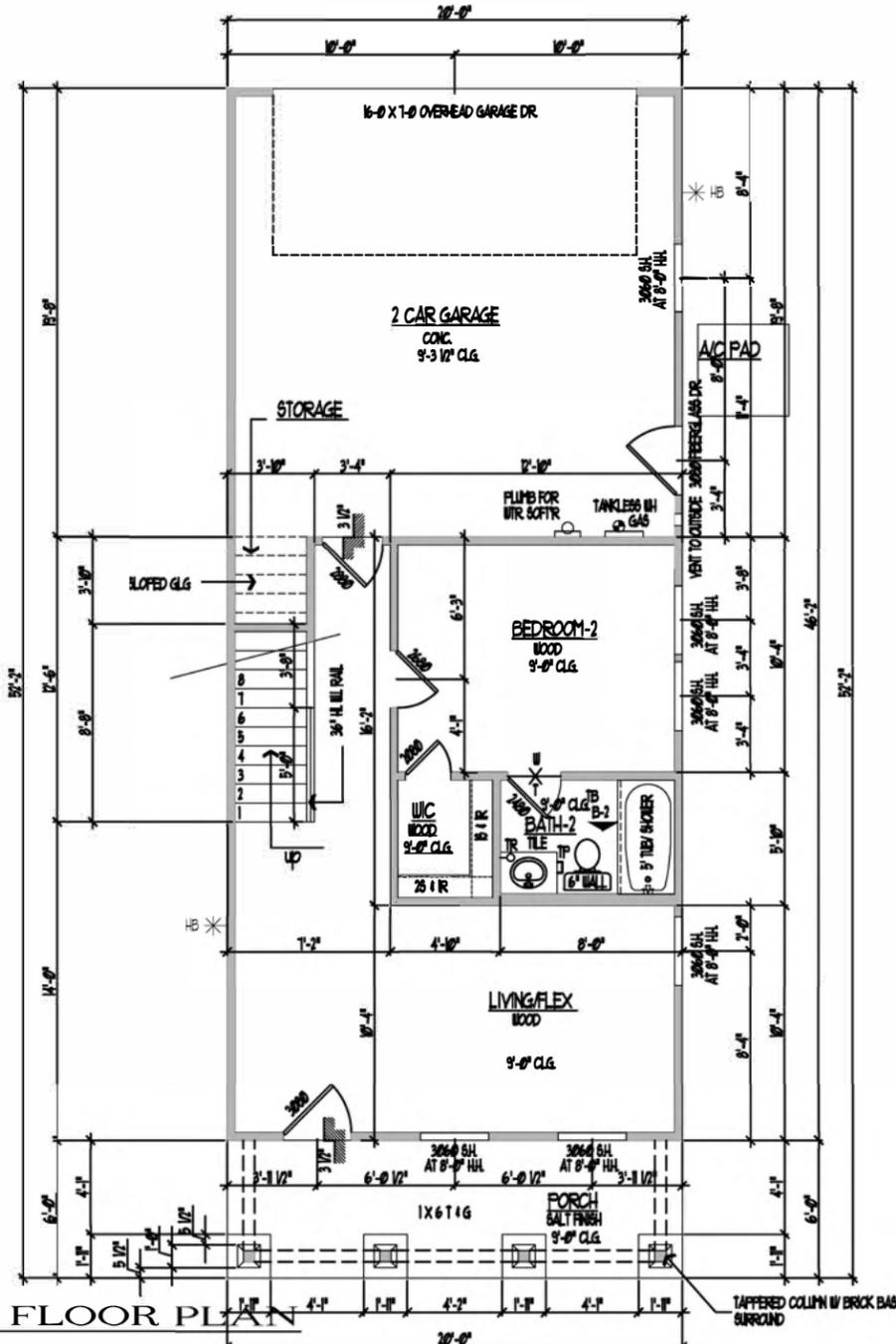
4 OF 6



INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

2019 PREVIOUSLY APPROVED PLAN SET - TYP.



APPROXIMATE SQUARE FOOTAGE:
 1ST FLOOR: 517 SQ. FT.
 2ND FLOOR: 323 SQ. FT.
 3RD FLOOR: 368 SQ. FT.
 TOTAL LIVING: 1806 SQ. FT.
 2 CAR GARAGE: 407 SQ. FT.
 BALCONY: 103 SQ. FT.
 UNFINISHED MECH: 127 SQ. FT.
 COVERED PATIO: 120 SQ. FT.
 FOUNDATION: 1044 SQ. FT.
 FRAME: 2563 SQ. FT.

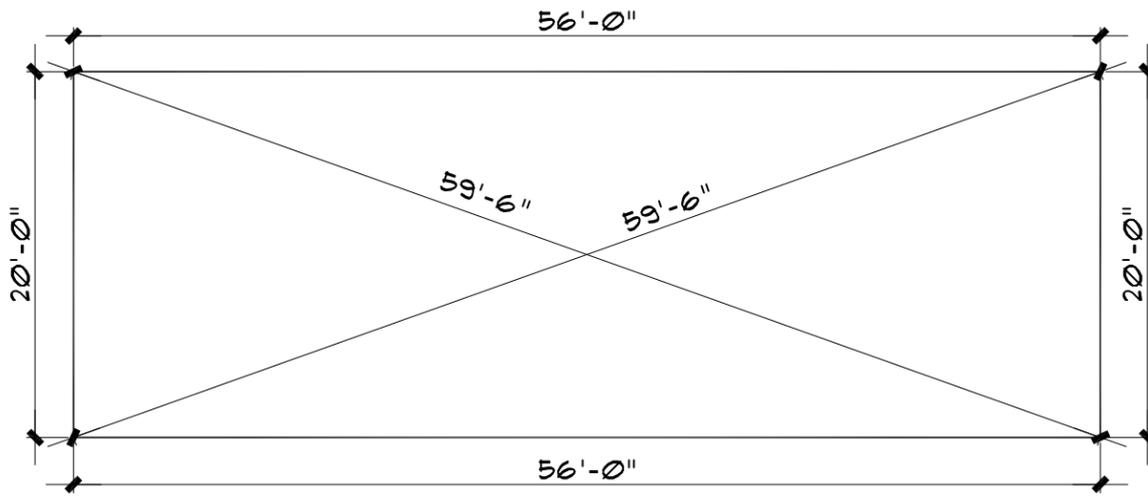
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 LOT: 15, 17, 20 & 22
 BLK: 5
 E. COURTLAND PLACE
 PLAN 1806-A

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 02/28/2013
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 1 OF 6

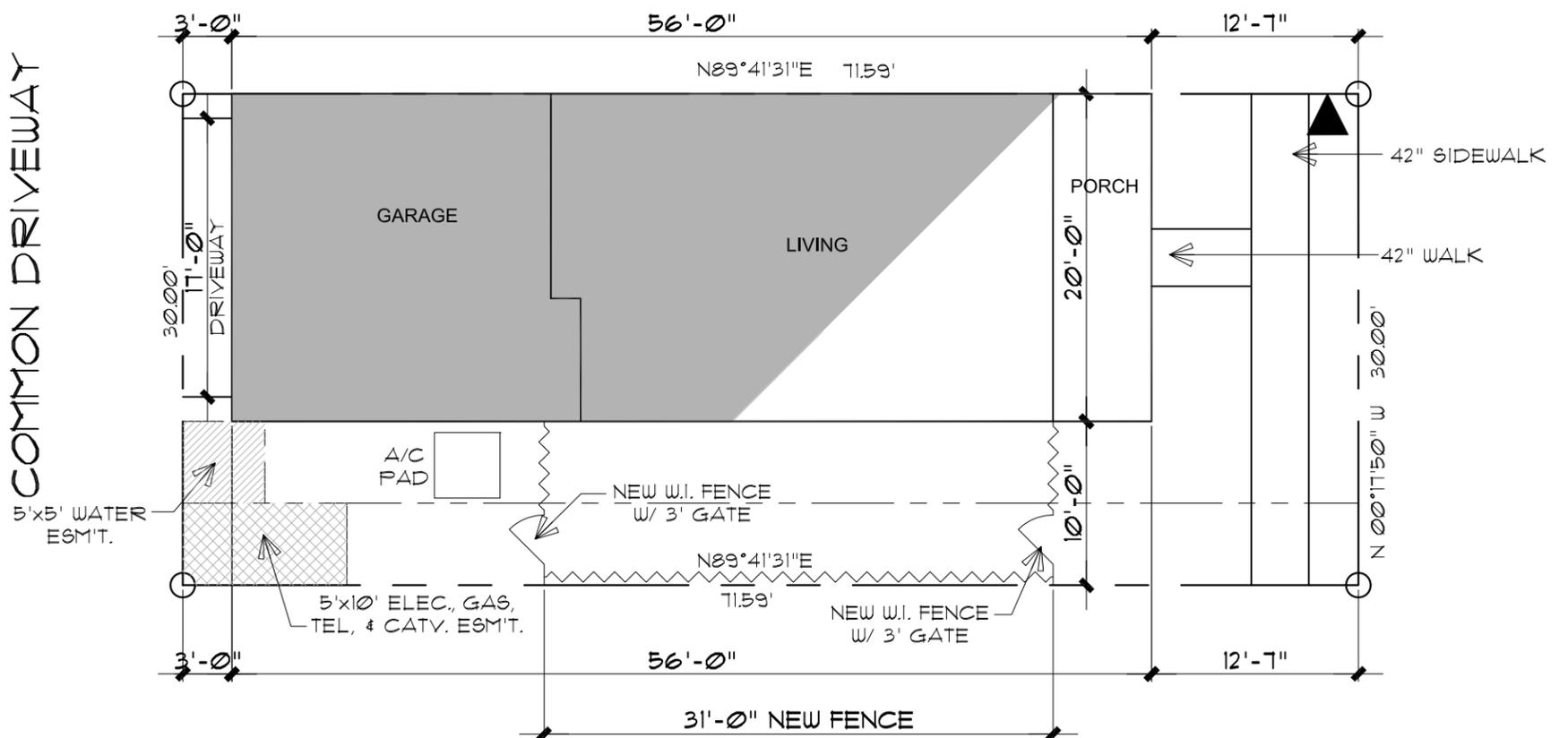
2021 DESIGN AMENDMENT - TYP.



DIAGONAL PLAN

GROUND COVERAGE

TOTAL LOT AREA	2148 SQFT
LANDSCAPE AREA	830 SQFT
SLAB AREA	1120 SQFT
A/C PAD AREA	16 SQFT
DRIVEWAY AREA	55 SQFT
ENTRY WALK AREA	21 SQFT
PED. WALK AREA	105 SQFT
NEW W.I. FENCE	51 LF

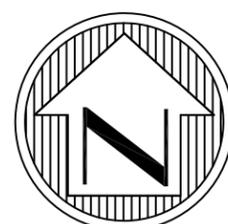


311 E. EVERGREEN ST.
'BUILDING 9'

PLOT PLAN

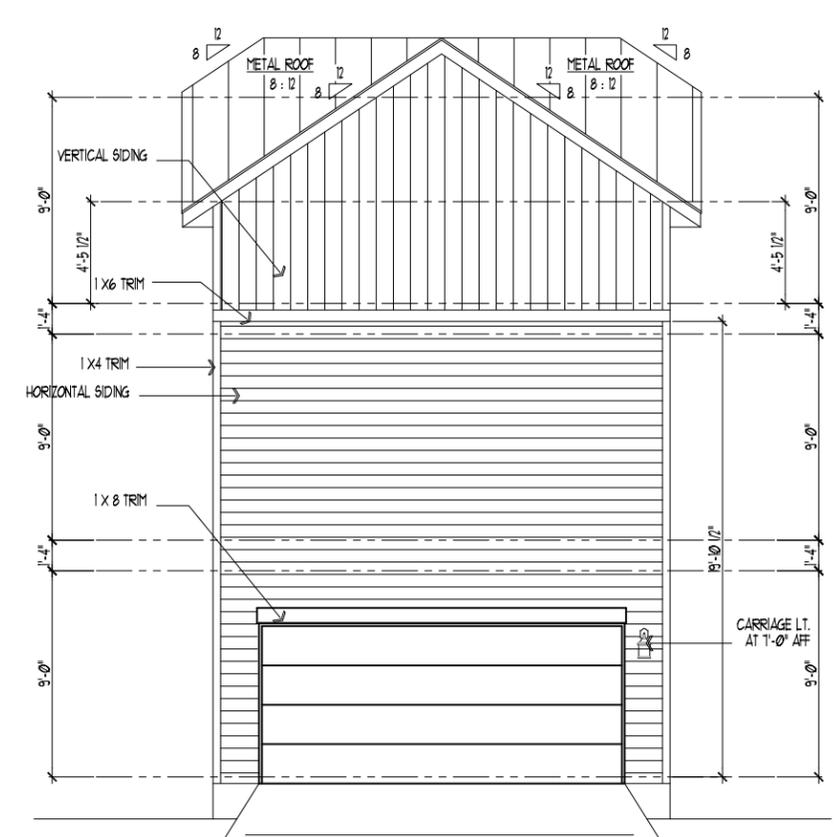
SCALE: 1"=10'-0"

E. PARK & EVERGREEN ST. IDZ
LOT: 30 BLK: 30 C.B. 392
BEXAR COUNTY, TEXAS
1812 BL
IMAGINE HOMES

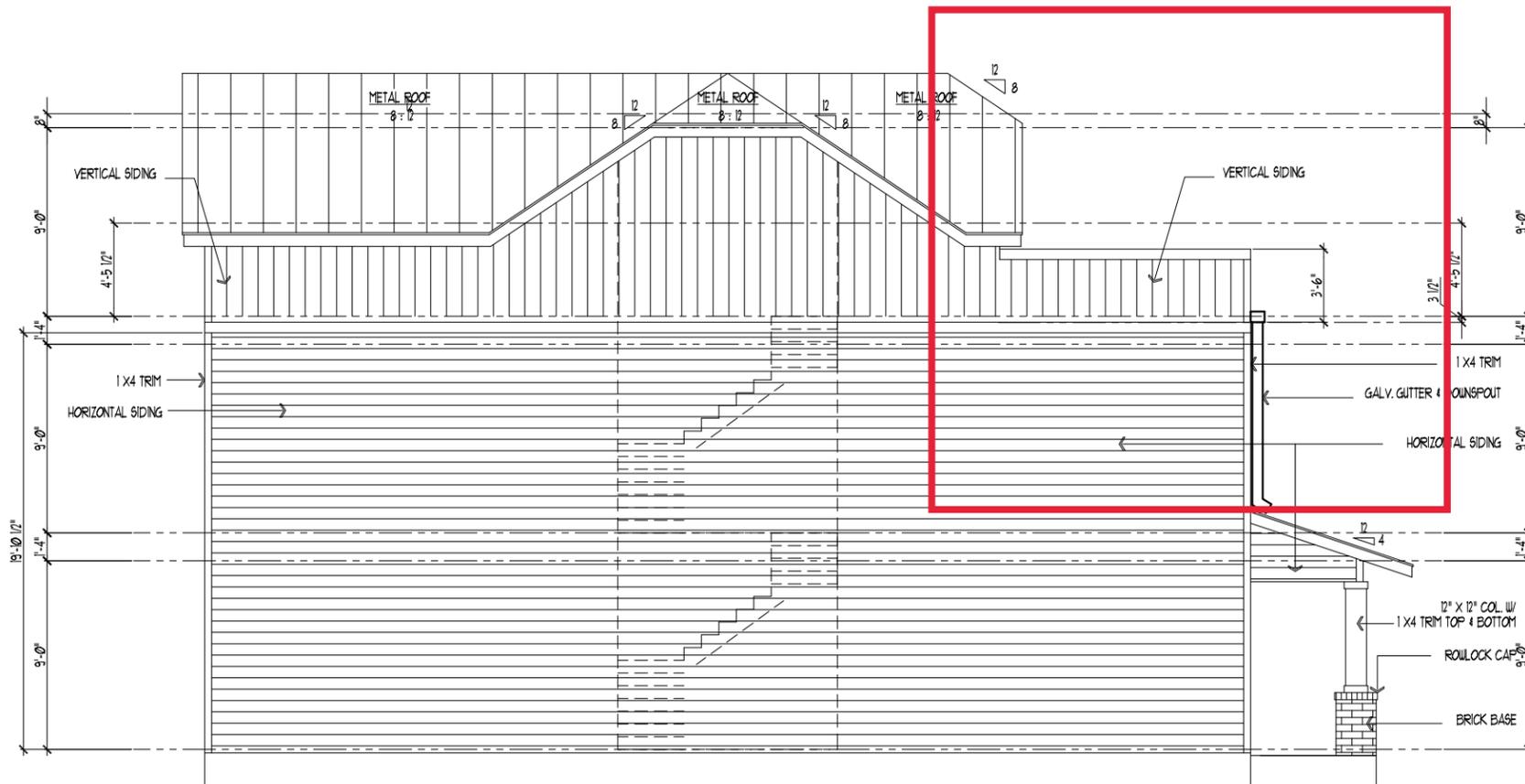




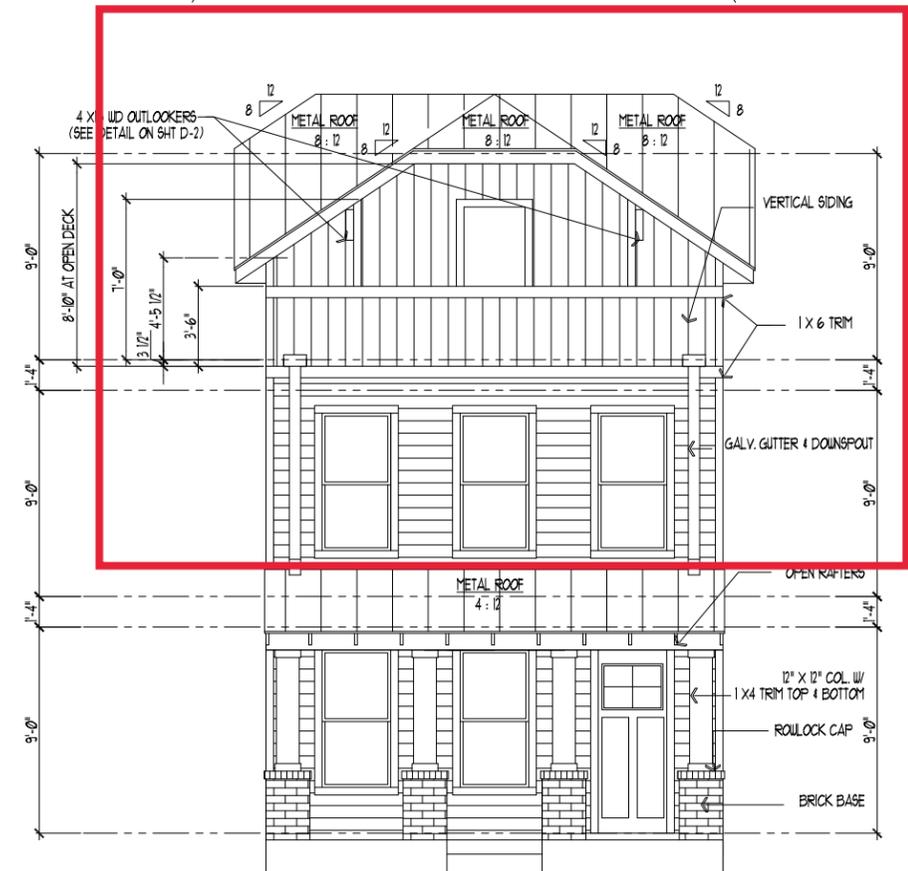
RIGHT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"

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Plan 1812 BL
EVERGREEN
LOT : 30 BLK : 30
311 E. EVERGREEN ST. BLDG. 9

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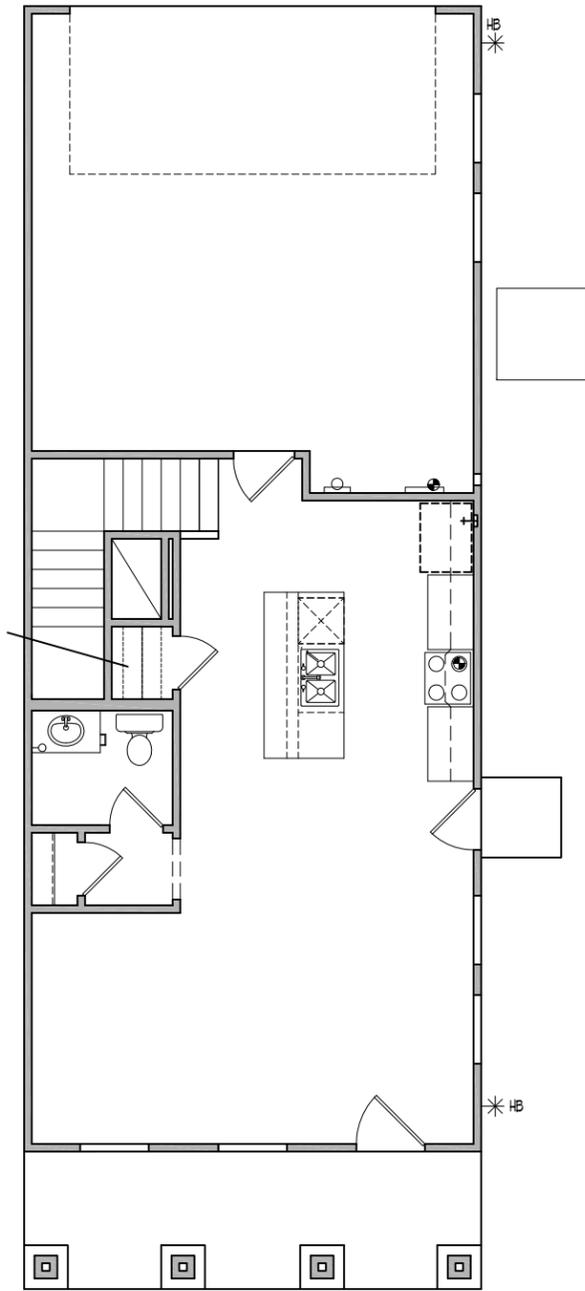
REVISIONS:
09/09/2019

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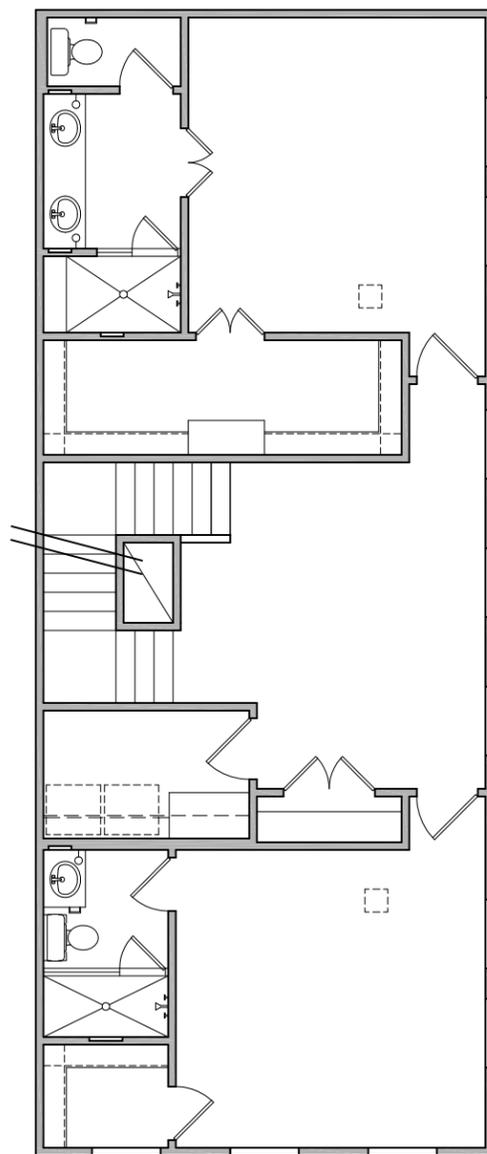
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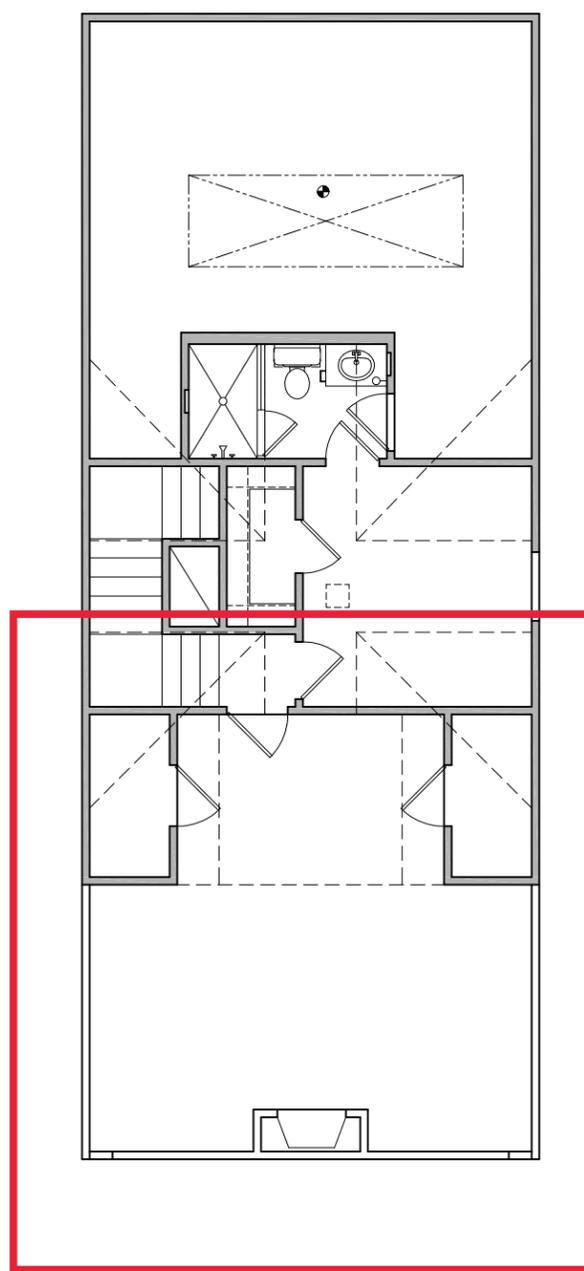
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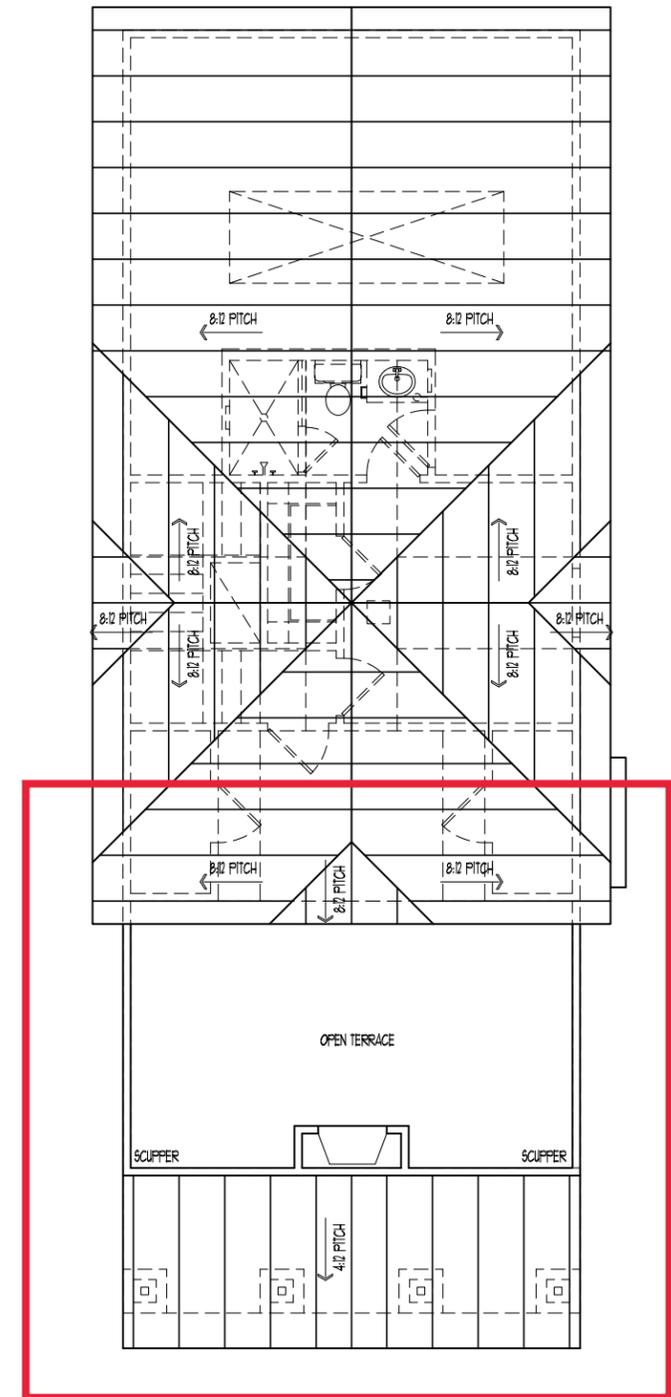
1ST FLR FRAMING PLAN
SCALE 1/8" = 1'-0"



2ND FLR FRAMING PLAN
SCALE 1/8" = 1'-0"



3RD FLR FRAMING PLAN
SCALE 1/8" = 1'-0"



ROOF & FRAMING PLAN
SCALE 1/8" = 1'-0"

NOTE:
ROOF OVERHANG 8:12 = 1'-4"
ROOF OVERHANG 4:12 = 2'-0"

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1 OF 3