

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2023

HDRC CASE NO: 2023-127
ADDRESS: 101, 103 PASO HONDO
LEGAL DESCRIPTION: NCB 591 BLK 4 LOT 13
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: ADRIAN VEGA/VECA DEVELOPMENTS LLC
OWNER: VECA DEVELOPMENTS LLC
TYPE OF WORK: Construction of two, 2-story residential structures
APPLICATION RECEIVED: April 05, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct two, 2-story residential structures on the vacant lot at 101/103 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.

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.
- vi. *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.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct two, 2-story residential structures on the vacant lot at 101/103 Paso Hondo, located within the Dignowity Hill Historic District. This lot is located at the corner of Paso Hondo and N Mesquite.
- b. CONCEPTUAL APPROVAL – The Historic and Design Review Commission reviewed and approval a request for conceptual approval at the March 15, 2023, Historic and Design Review Commission hearing. The following stipulations of approval were included:
- That an updated setback diagram should be submitted for review and approval that shows the proposed new construction in context with the historic structures on the block. *This stipulation has been met.*
 - That additional porch and entrance elements be added to the southern structure. A wraparound porch or a porch that addresses both streets while being integrated into the massing of the overall structure should be incorporated into the design. *This stipulation has been met.*
 - That the applicant install windows on the second floor of the east façade of unit 102, which is currently void of fenestration. *This stipulation has been met.*
 - That the proposed aluminum clad wood windows adhere to the approved policy guide. Additionally, staff recommends that every set of grouped windows be separated by a mullion of at least six (6) inches in width.
 - That the applicant submit final details and heights for all on site fencing, that the applicant consider paving the parking area with pervious materials and that all mechanical equipment be screened from view.
 - That the applicant explore additional parking. *This stipulation has been met.*
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on February 21, 2023. At that meeting committee members commented on the proposed massing, architectural forms, site design, building setbacks and materials.
- d. INFILL DESIGN APPLICATION SUPPLEMENT – The applicant has submitted the required Infill Design Application Supplement; however, the applicant has not accurately identified the context area. Per the Infill Design Application Supplement instructions, the context area must be established using parcels that are adjacent to the subject property. The applicant has included context lots that are outside of the recommended context area.
- e. 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 101/103 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 101/103 Paso Hondo featured one structure, oriented toward Paso Hondo.

- f. **SETBACKS & ORIENTATION** – The applicant has proposed two structures on the vacant lot at 101 Paso Hondo. One structure is to feature an orientation toward Paso Hondo while the other is to feature an orientation toward N Mesquite. 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. For the corner structure, the applicant has introduced architectural elements that are representative of historic, corner houses, and has begun to address both Paso Hondo and N Mesquite. Staff finds that additional entrance and porch elements would be appropriate.
- g. **SETBACKS & ORIENTATION** – The applicant has proposed two structures on the vacant lot at 101/103 Paso Hondo. One structure will feature an orientation towards Paso Hondo while the other will feature an orientation towards N Mesquite. 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. The applicant has noted a setback of sixteen (16) feet. The adjacent historic structure on this block features a setback of fifteen (15) feet, with other structures featuring setbacks between twelve (12) and thirty-six (36) feet. Generally, staff finds the proposed setback to be appropriate and consistent with the Guidelines. An increased setback would be more appropriate and staff finds that an updated setback diagram should be submitted for review and approval.
- h. **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 d, this block of Paso Hondo currently features seven (7) historic structures, six of which feature one story in height. The immediate vicinity also features structures of height that is traditionally atypical for the historic district. Generally, staff finds that proposed new construction featuring two stories in height to be appropriate.
- i. **BUILDING TO LOT RATIO** – The applicant has noted that the proposed building to lot ratio is 49.92 percent, consistent with the Guidelines.
- j. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The historic orientation on this block of Paso Hondo features structures oriented toward Paso Hondo, with their primary entrances oriented the same. Staff finds the orientation of the southernmost structure on the lot to be appropriate and consistent with the Guidelines; however, staff finds that additional entrance elements should be considered. Additionally, staff finds the orientation of the second structure on the lot (the northernmost structure) to be appropriate provided that the structure features architectural and entrance elements consistent with those found historically within the district.
- k. **FOUNDATION & FLOOR HEIGHTS** – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. Per the submitted application documents, the applicant has proposed foundation heights of approximately one foot. Generally, staff finds this to be appropriate and consistent with the Guidelines.
- l. **ROOF FORMS** – The applicant has proposed for both structures to feature roof forms that include front and side gabled roofs as well as hipped roofs. Each of the proposed roof forms are found historically within the Dignowity Hill Historic District.
- m. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed a fenestration pattern that features window openings that are generally consistent with the Guidelines and historic examples found within the district regarding their frequency and locations. Staff finds that every set of grouped windows should be separated by a mullion of at least six (6) inches in width.
- n. **PORCHES** – The applicant has proposed porch massing for both structures that is integrated into both structure's overall massing. Where possible, staff finds that the applicant should continue to incorporate porch and entrance elements that reference historic porch and entrance elements found historically within the district.
- o. **BUILDING SPACING** – The applicant has noted that the proposed structures will be separated by a distance of approximately fourteen (14) feet. Historic structures on this block feature relatively small distances between each other. Generally, staff finds the proposed building spacing to be appropriate; however, an increased distance between each structure would be more appropriate provided their two-story massing.
- p. **MATERIALS** – The applicant has noted the installation of fiber cement lap siding with a four (4) inch exposure, board and batten siding with boards that are twelve (12) inches wide with battens that are 1 to 1.5 inches in width, aluminum clad wood windows, steel entry doors, aluminum clad sliding glass doors and

shingle roofs. Generally, staff finds the proposed materials to be appropriate. Product specifications should be submitted for windows, and they should remain consistent with the adopted policy guide.

- q. 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 the adopted policy guide for windows.
- r. ARCHITECTURAL DETAILS – Overall, staff finds the proposed architectural details to be appropriate and consistent with the Guidelines. As noted in the above findings, staff finds that the incorporation of additional entrance and porch elements that relate to both streets would be most appropriate for the southern structure and that all grouped windows should be separated by a mullion of six (6) inches in width.
- s. WALKWAYS – The applicant has proposed a concrete walkway from each unit's individual porch element to the sidewalk at the right of way. Staff finds this to be appropriate and consistent with the Guidelines for Site Elements.
- t. FENCING – The applicant has noted the installation of both metal and wood fences on site. Staff finds that both front, side and rear yard fences are appropriate in this context; however, specific details should be submitted for each, including overall heights. Privacy fencing should not be installed along N Mesquite or Paso Hondo.
- u. PARKING – The applicant has proposed on-site parking for a total of five (5) automobiles. The applicant has noted a concrete parking pad. While this is appropriate; staff finds that the applicant should consider pervious paving materials. A covered parking element has not been requested at this time.
- v. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment on site. All mechanical equipment should be screened from view at the public right of way with screening elements.

RECOMMENDATION:

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

- i. That the proposed aluminum clad wood windows adhere to the approved policy guide. Additionally, staff recommends that every set of grouped windows be separated by a mullion of at least six (6) inches in width.
- ii. That the applicant considers paving the parking area with pervious materials and that all mechanical equipment be screened from view, as noted in findings u and v.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

A standing seam metal roof inspection is to be scheduled with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

127

H 124

H 118

H 125

H 120

H HS 130

H HS 124

H 215

H 101

H 107

H 109

H 115

H 119

H 125

H 127

H 135

H 1309

H 1403

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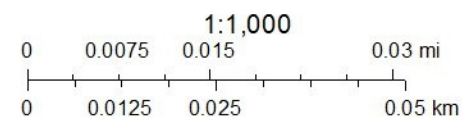
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CoSA







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

Historic and Design Review Commission
Design Review Committee Report

DATE: February 21, 2023

HDRC Case #:

Address: 101 Paso Hondo

Meeting Location: Webex

APPLICANT: Adrian Vega

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

Staff Present: Edward Hall

Others present: Pablo Castaneda

REQUEST:

Construction of two, 2-story residential structures

COMMENTS/CONCERNS:

PC: Overview of proposed new construction

PC: Overview of materials that are proposed

PC: The revised payout will feature parking located within the alley.

MS: Questions regarding parking location and access.

MS: Comments regarding setbacks; finds that an increased setback would be appropriate.

JF: An increased setback to feature an increased setback from the brick structure would be appropriate.

LG: The proposed setback should be increased.

MS: The proposed massing seems to overwhelm the lot. The conflicts with setbacks, on-site parking, etc. Lead to the massing being too much on site. Reconsider the extend of building on site.

JF: Massing of the rear structure dominates the corner structure.

JF: Doors should address the street; currently no doors address the street.

LG: Consider reducing the overall height.

OVERALL COMMENTS:



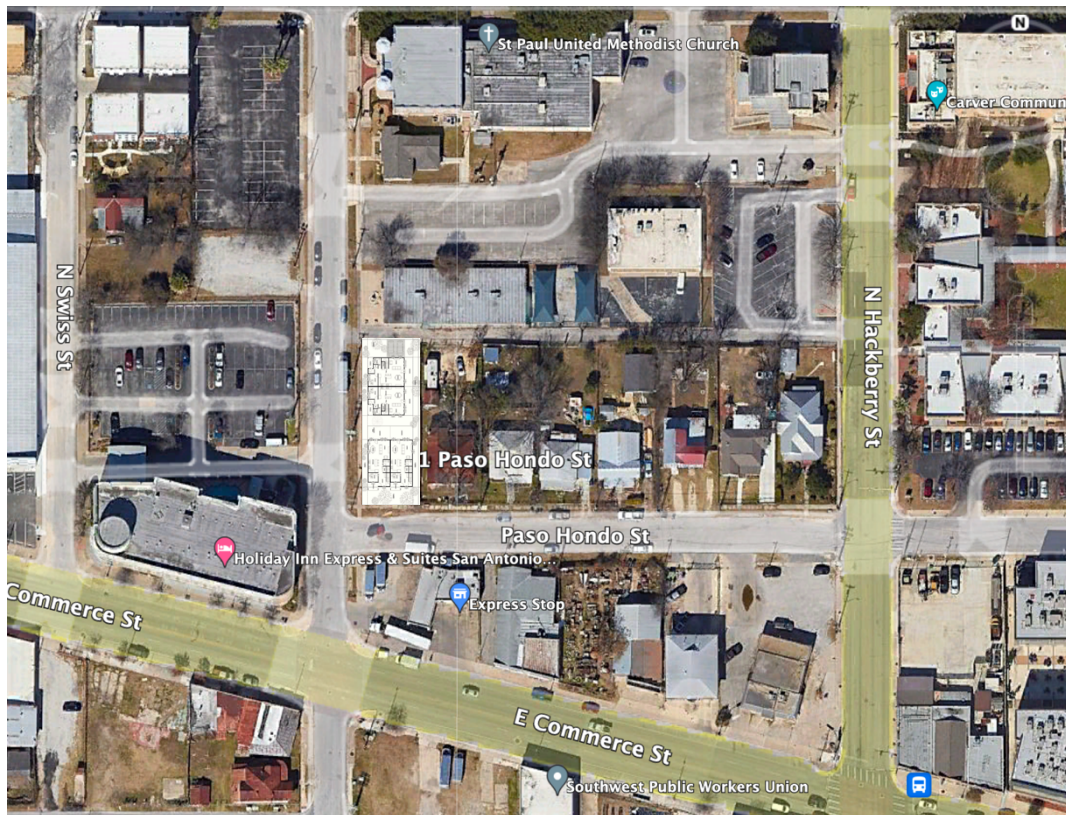
CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

PROJECT NAME / ADDRESS: 103 Paso Hondo St, San Antonio TX, 78202

Context Site Plan

Click the icon in the center to insert the “zoomed-out” site plan with your proposal superimposed onto it:

PROJECT NAME / ADDRESS: 103 Paso Hondo St, San Antonio TX, 78202

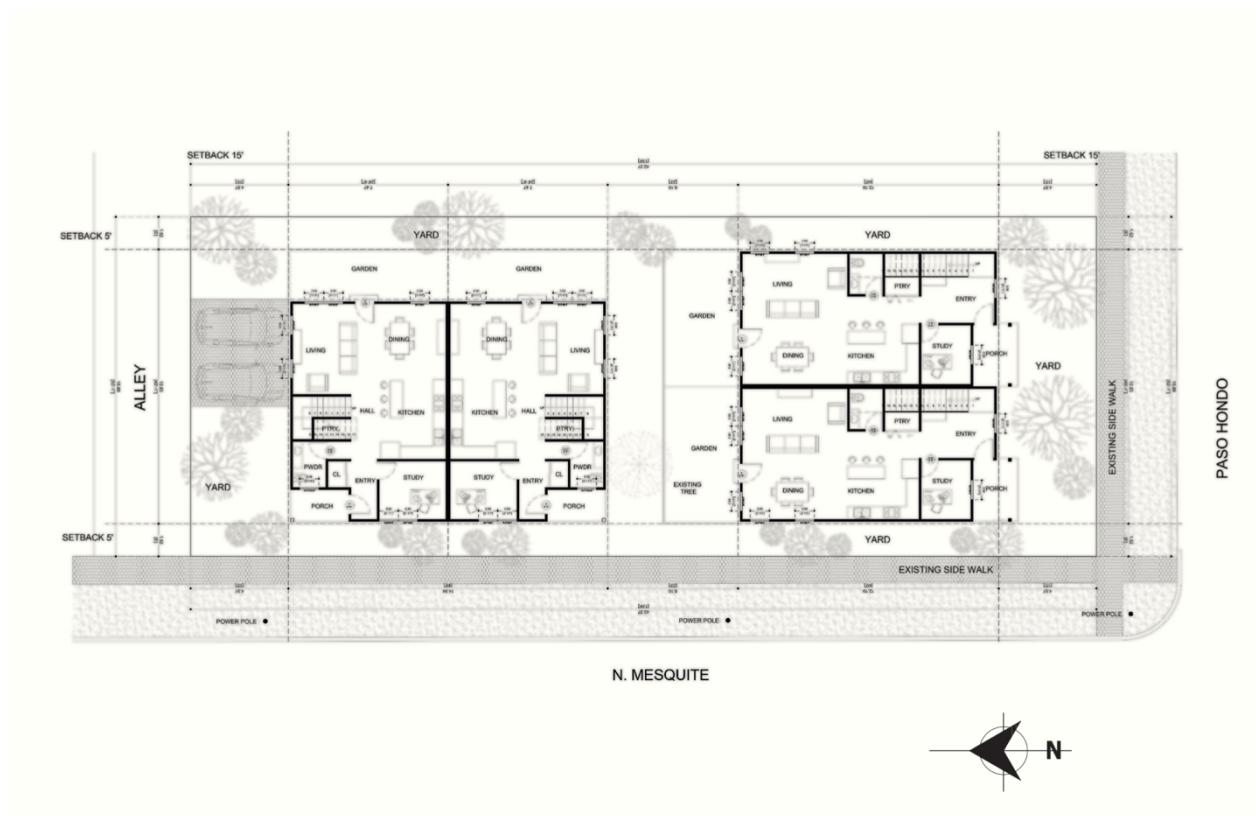




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Detail Site Plan

Click the icon in the center to insert the “zoomed-in” site plan with your proposal superimposed onto it.





CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION


PROJECT NAME / ADDRESS: 103 Paso Hondo St, San Antonio TX, 78202

Streetscape Comparison Forms

Using photographs and methods learned in the **Using the Worksheet** section, fill out a table for each parcel within the context area. A table must be filled out for the proposed structure(s) as well. Additional tables will be provided if you decide to document parcels outside of the context area.

Fillable tables can be completed by inserting an image via clicking the image icon and either entering text or choosing an option from the right column as prompted.

Proposed Street Elevation:

	
Lot Number	101
Driveway Location	Rear (Alley)
Entry Location	Front (Porch)
Parking Location	Driveway
Approximate Building Height	27'
Front Setback (from sidewalk or street)	15'
Rear Setback	15'
Left Setback	5'
Right Setback	5'
Approximate Lot Size (Area)	7,242 SF
Approximate Building Footprint (Area)	3,591 SF







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Lot Number	107	Lot Number	109
Driveway Location	none	Driveway Location	Right (Solid)
Entry Location	Front (Porch)	Entry Location	Front (Porch)
Parking Location	Choose an item.	Parking Location	Driveway (Carport)
Approximate Building Height	22'	Approximate Building Height	22'
Front Setback (from sidewalk or street)	15'	Front Setback (from sidewalk or street)	17'
Rear Setback	76'	Rear Setback	79"
Left Setback	7'	Left Setback	11"
Right Setback	4'	Right Setback	5'
Approximate Lot Size (Area)	7,228 SF	Approximate Lot Size (Area)	7,228 SF
Approximate Building Footprint (Area)	1,731.4 SF	Approximate Building Footprint (Area)	1,588.6 SF
			
Lot Number	115	Lot Number	119
Driveway Location	Right (Solid)	Driveway Location	Right (Solid)
Entry Location	Front (Porch)	Entry Location	Front (Porch)
Parking Location	Driveway (Carport)	Parking Location	Driveway
Approximate Building Height	22'	Approximate Building Height	15'
Front Setback (from sidewalk or street)	12'	Front Setback (from sidewalk or street)	15'
Rear Setback	81'	Rear Setback	4'
Left Setback	3'	Left Setback	1'
Right Setback	17'"	Right Setback	3'
Approximate Lot Size (Area)	7,228 SF	Approximate Lot Size (Area)	7,228 SF
Approximate Building Footprint (Area)	1,421 SF	Approximate Building Footprint (Area)	2,521.5 SF



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

			
Lot Number	125	Lot Number	120
Driveway Location	Right (Ribbon)	Driveway Location	none
Entry Location	Front	Entry Location	Side
Parking Location	Driveway	Parking Location	Choose an item.
Approximate Building Height	34'	Approximate Building Height	12'
Front Setback (from sidewalk or street)	26	Front Setback (from sidewalk or street)	20'
Rear Setback	58'	Rear Setback	59'
Left Setback	5'	Left Setback	0'
Right Setback	12'	Right Setback	14'
Approximate Lot Size (Area)	7,228 SF	Approximate Lot Size (Area)	11,563 SF
Approximate Building Footprint (Area)	1,661.7 SF	Approximate Building Footprint (Area)	6,322 SF
			
Lot Number	508	Lot Number	1309
Driveway Location	none	Driveway Location	Left (Solid)
Entry Location	Front	Entry Location	Front
Parking Location	Choose an item.	Parking Location	Driveway
Approximate Building Height	43"	Approximate Building Height	48'
Front Setback (from sidewalk or street)	12"	Front Setback (from sidewalk or street)	9'
Rear Setback	0'	Rear Setback	140'
Left Setback	7'	Left Setback	0'
Right Setback	11'	Right Setback	0'
Approximate Lot Size (Area)	31,885.92 SF	Approximate Lot Size (Area)	46,652.76 SF
Approximate Building Footprint (Area)	18,680.6 SF	Approximate Building Footprint (Area)	15,582.5 SF



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

			
Lot Number	903	Lot Number	1722
Driveway Location	Left (Solid)	Driveway Location	Right (Solid)
Entry Location	Front (Porch)	Entry Location	Front
Parking Location	Driveway	Parking Location	Driveway
Approximate Building Height	28'	Approximate Building Height	22'
Front Setback (from sidewalk or street)	19'	Front Setback (from sidewalk or street)	14'
Rear Setback	83'	Rear Setback	28'
Left Setback	23'	Left Setback	7'
Right Setback	4'	Right Setback	7'
Approximate Lot Size (Area)	9,230.36	Approximate Lot Size (Area)	4080 SF
Approximate Building Footprint (Area)	1,230 SF	Approximate Building Footprint (Area)	1304.5
			
Lot Number	Enter number	Lot Number	Enter number
Driveway Location	Choose an item.	Driveway Location	Choose an item.
Entry Location	Choose an item.	Entry Location	Choose an item.
Parking Location	Choose an item.	Parking Location	Choose an item.
Approximate Building Height	0'-0"	Approximate Building Height	0'-0"
Front Setback (from sidewalk or street)	0'-0"	Front Setback (from sidewalk or street)	0'-0"
Rear Setback	0'-0"	Rear Setback	0'-0"
Left Setback	0'-0"	Left Setback	0'-0"
Right Setback	0'-0"	Right Setback	0'-0"
Approximate Lot Size (Area)	0000 SF	Approximate Lot Size (Area)	0000 SF
Approximate Building Footprint (Area)	0000 SF	Approximate Building Footprint (Area)	0000 SF



Stipulations:

i. That an updated setback diagram should be submitted for review and approval that shows the proposed new construction in context with the historic structures on the block.

SETBACK DIAGRAM

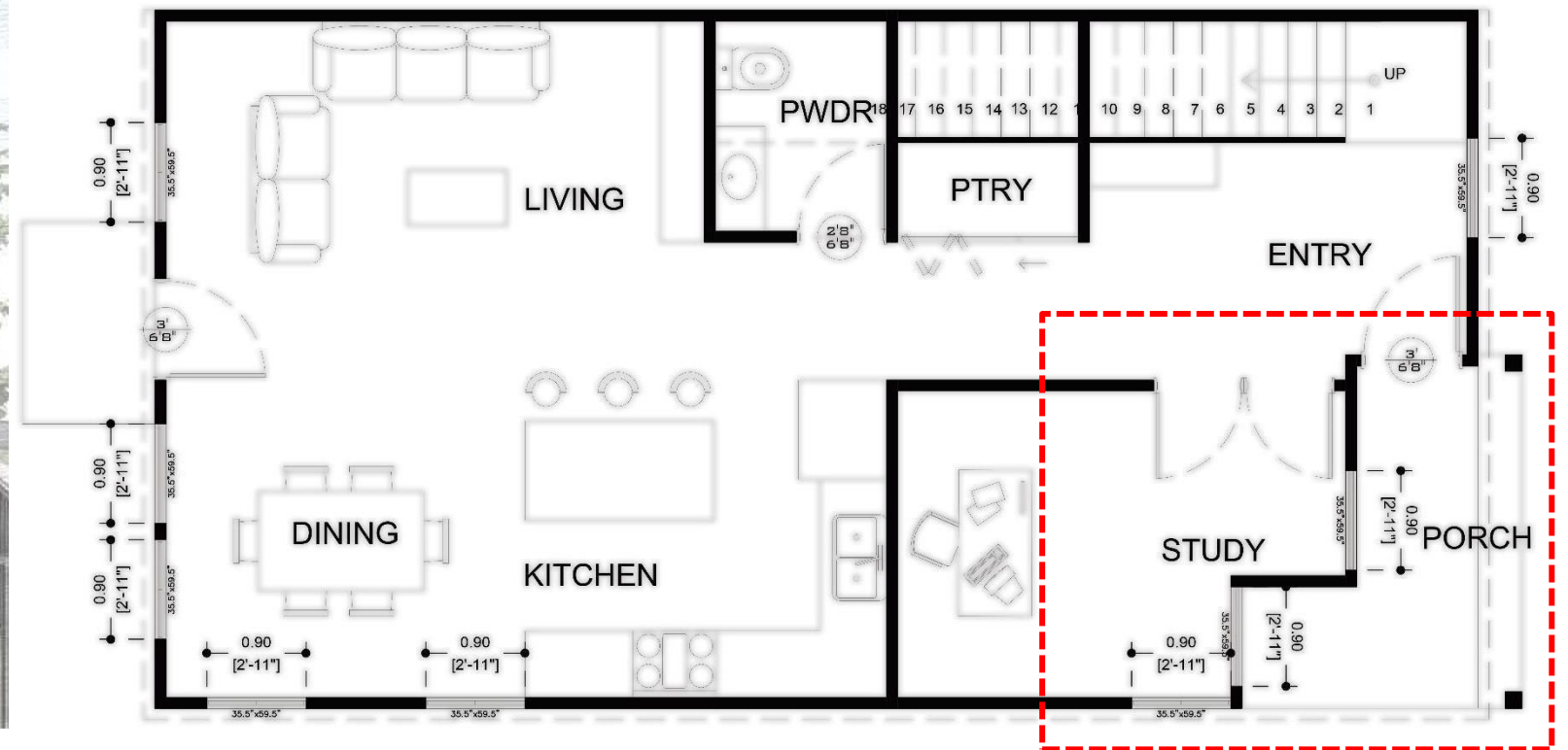
MARCH, 2023

103 PASO HONDO
STIPULATIONS
103 PASO HONDO, SAN ANTONIO, TX 78210





N. MESQUITE



UNIT 101

Stipulations:

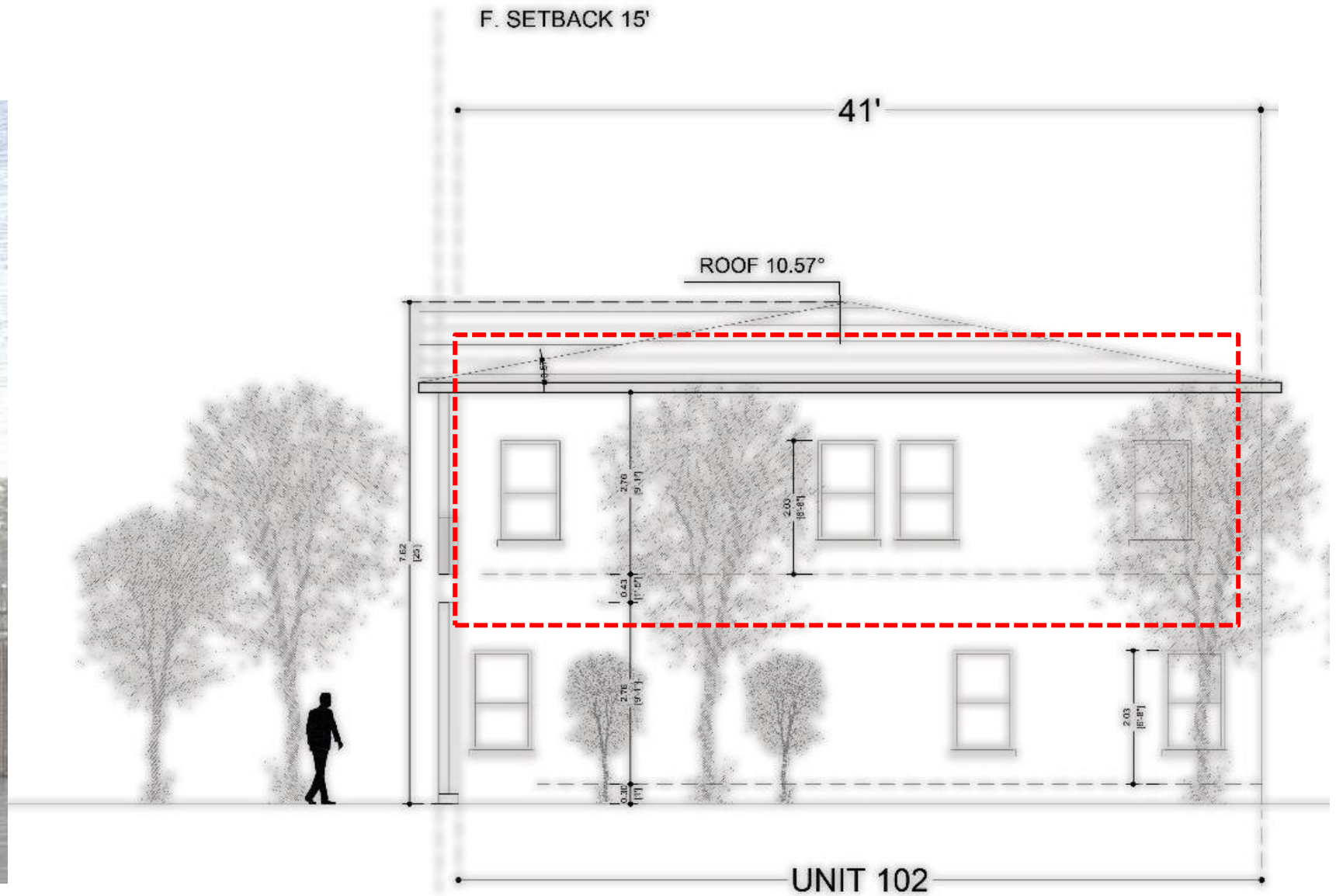
- ii. That additional porch and entrance elements be added to the southern structure. A wraparound porch or a porch that addresses both streets while being integrated into the massing of the overall structure should be incorporated into the design.

MARCH, 2023

103 PASO HONDO STIPULATIONS

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ELEVATION EAST
UNIT 102

Stipulations:

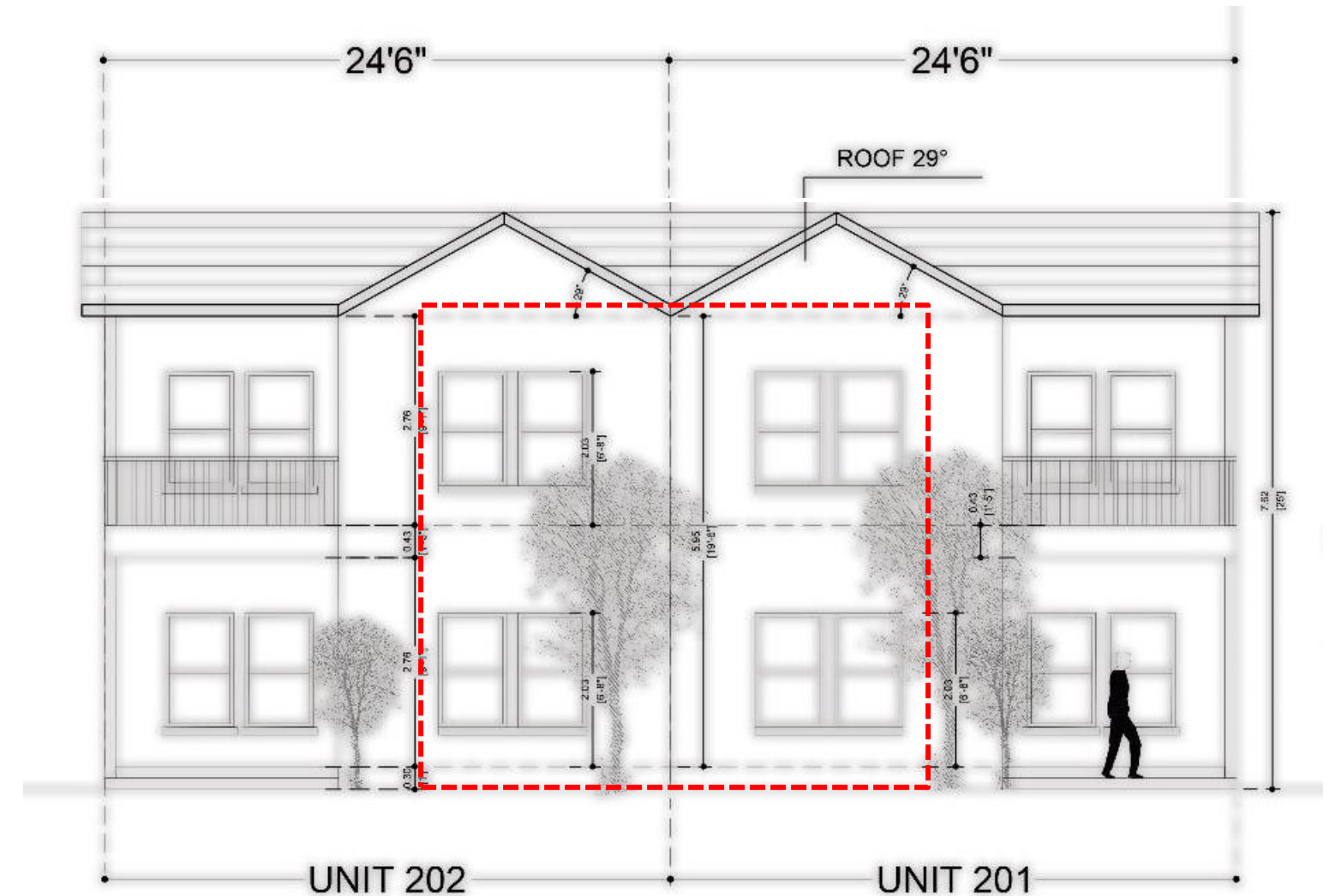
- iii. That the applicant install Windows on the second floor of the east facade of unit 102, which is currently void of fenestration.

MARCH, 2023

103 PASO HONDO STIPULATIONS

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Stipulations:

iv. That the proposed aluminum clad Wood Windows adhere to the approved police guide. Additionally staff recommends that every set of grouped Windows be separated by a mullion of at least six (6) inches in width.



N. MESQUITE

Stipulations:

v. That the applicant submit final details and heights for all on site fencing, that the applicant consider paving the parking area with pervious materials and that all mechanical equipment be screened from view.

MARCH, 2023

103 PASO HONDO STIPULATIONS

103 PASO HONDO, SAN ANTONIO, TX 78210





Stipulations:

vi. Additional parking space.

N. MESQUITE

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STIPULATIONS

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MARCH, 2023



The project contemplates the creation of green spaces as private gardens for each of the units, where these, in addition to purifying the air, regulating the temperature and improving aesthetics, function as places for recreation and relaxation, and additionally add value to the property.

Thus, the area for cars was concentrated in the north area, with the area required for one parking space per unit. **According to Section 35-526, Table 526-3a, the minimum number of parking spaces is 1 per unit.** However, an additional parking space has been added to meet the requested requirement, in addition the project have scooters and bicycles spaces.

TABLE 526-3a

Parking in Residential Use Districts

Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
ACCESSORY USES (SUPPLEMENTAL TO THE RESIDENTIAL USE)	N/A	N/A
ASSISTED LIVING, BOARDING HOME, OR COMMUNITY HOME WITH 6 OR FEWER RESIDENTS	0.3 per resident	1 per resident
ASSISTED LIVING, BOARDING HOME, OR COMMUNITY HOME WITH 7 OR MORE RESIDENTS	0.3 per resident plus 1 space for each employee	1 per resident plus 1 space for each employee
ATHLETIC FIELDS (NONCOMMERCIAL AND SUPPLEMENTAL TO THE RESIDENTIAL USE)	N/A	N/A
AUTOMOBILE NONCOMMERCIAL PARKING (Board of Adjustment)	1.5 per unit	2 per unit
BED and BREAKFAST	0.3 per room	1 per room
CEMETERY or MAUSOLEUM	N/A	N/A
CHILD - CARE INSTITUTION (BASIC)	1 per 375 sf GFA	1.5 per 375 sf GFA
CHURCH, TEMPLE, MOSQUE	1 per 8 seats	1 per 1.5 seats
DAY CARE CENTER (commercial or non-profit)	1 per 375 sf GFA	1.5 per 375 sf GFA
DWELLING - 1 FAMILY (Attached or townhouse) cluster parking allowed	1 per unit	N/A
DWELLING - 1 FAMILY (Detached) cluster parking allowed	1 per unit	N/A
DWELLING - 2 FAMILY cluster parking allowed	1 per unit	2 per unit



PROJECT SUMMARY

The proposed development consists of (2) new duplexes to be located at 103 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.

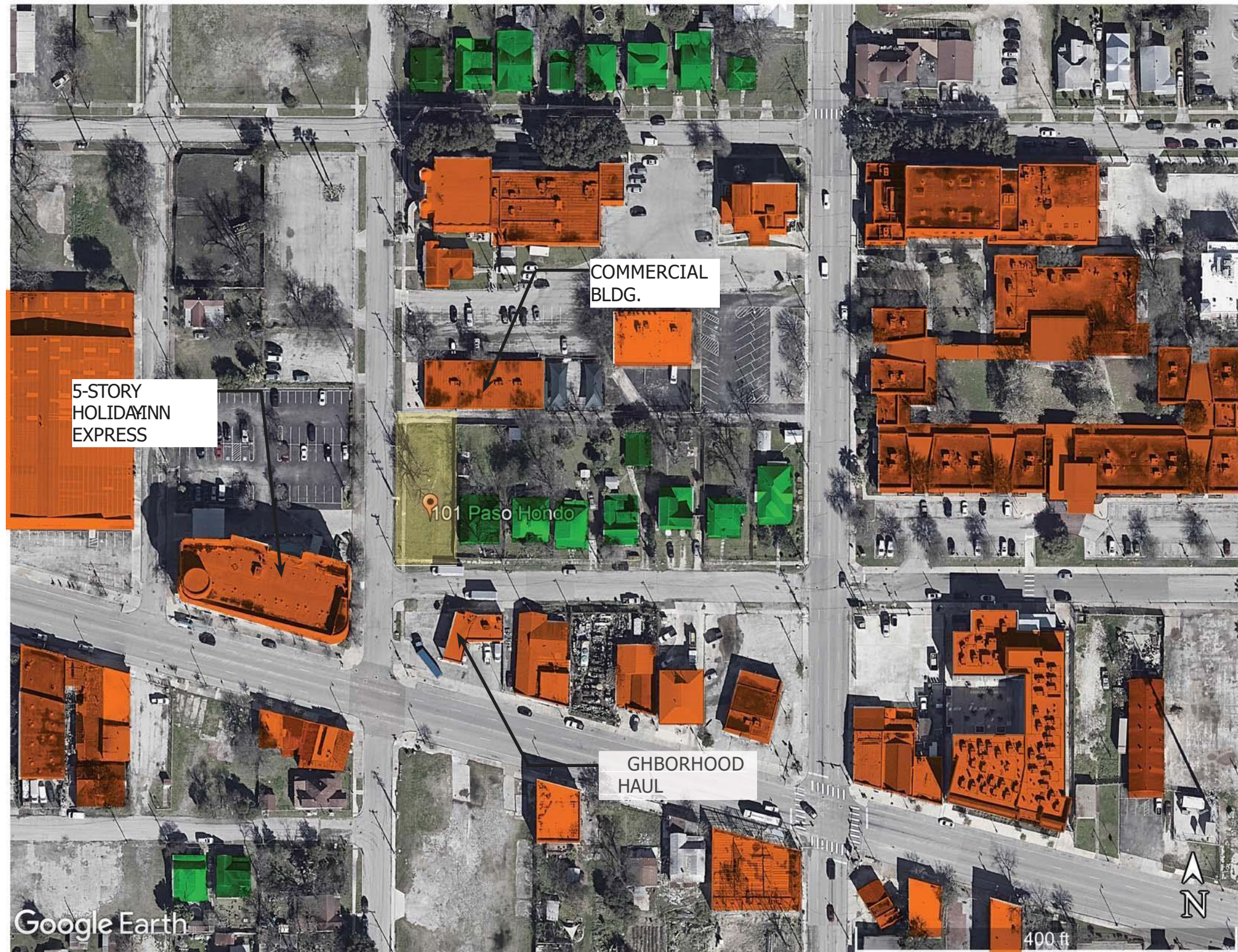
The proposed duplexes are to be 2-stories in height and range in square footage between 3,314 sf (1,657 sf per unit) and 3,502 sf (1,751 per unit). One duplex is oriented towards Paso Hondo and one duplex is oriented towards N. Mesquite.

JANUARY, 2023

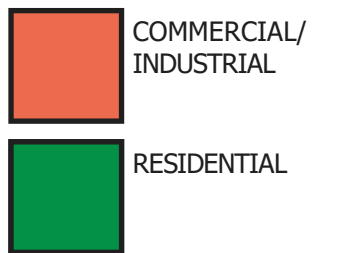
103 PASO HONDO FINAL APPROVAL

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LAND-USE LEGEND

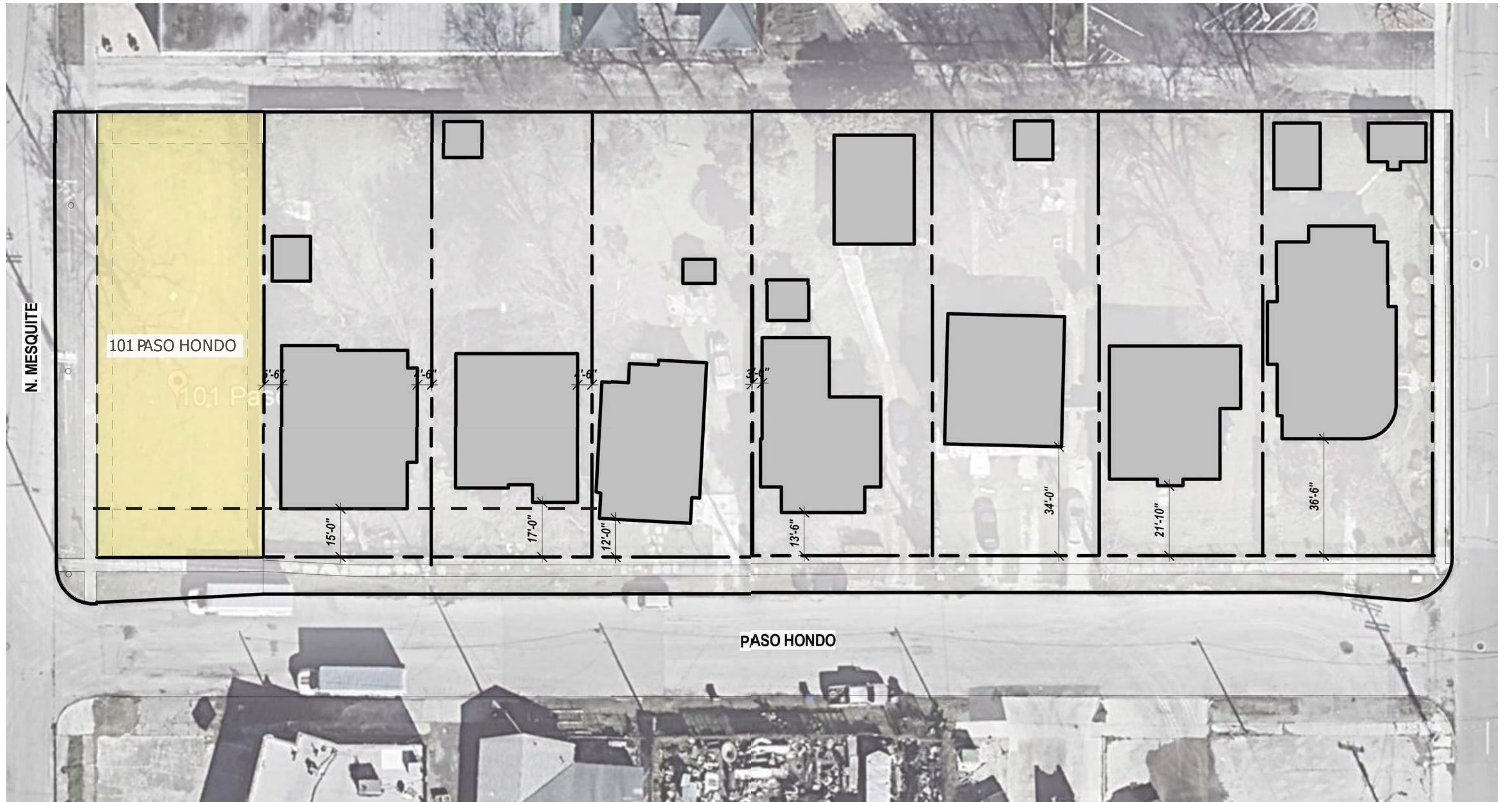


CONTEXT

JANUARY, 2023

103 PASO HONDO
FINAL APPROVAL
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EXISTING SITE

JANUARY, 2023

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EXISTING SITE - INTERSECTION OF N. MESQUITE AND ALLEY



EXISTING SITE - INTERSECTION OF PASO HONDO AND N. MESQUITE

EXISTING SITE CONDITIONS

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ST. PAUL UNITED METHODIST CHURCH



130-124 N. MESQUITE ST



120 N. MESQUITE ST



101 PASO HONDO



N. MESQUITE & PASO HONDO



U-HAUL NEIGHBORHOOD DEALER

STRUCTURES ALONG N. MESQUITE STREET

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INTOF PASO HONDO & N. MESQUITE



101 - 107 PASO HONDO



109 - 115 PASO HONDO



119 - 125 PASO HONDO



127- 135 PASO HONDO



135 PASO HONDO

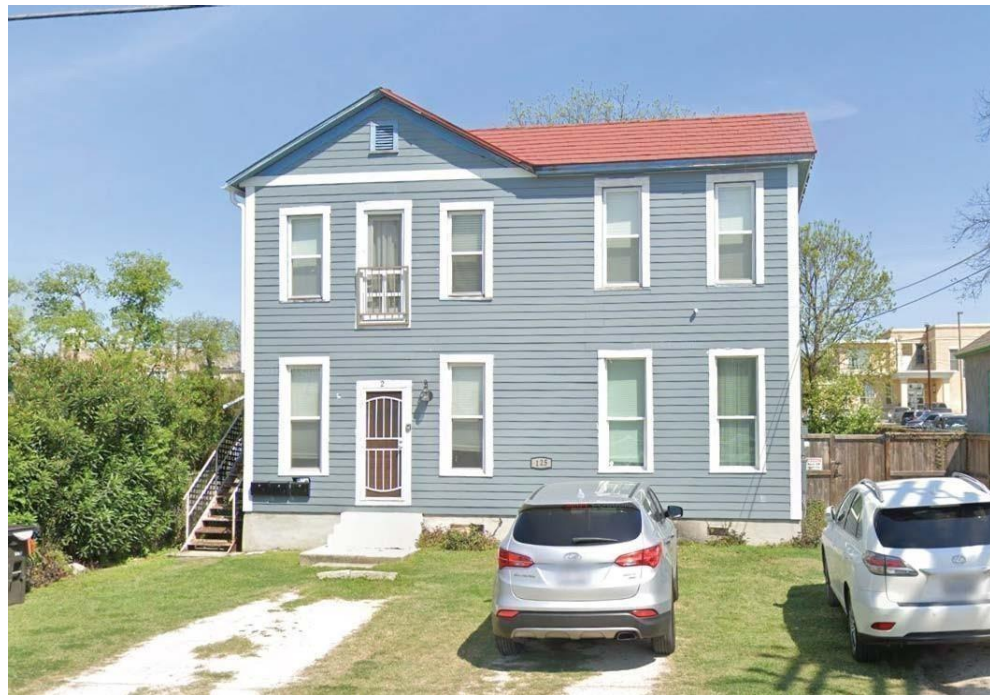
STRUCTURESALONG PASO HONDO

JANUARY, 2023

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125 PASO HONDO



1714 E HOUSTON ST



WHEELERALLEY



903 DAWSON ST



1724 E HOUSTON ST



135 PASO HONDO

EXISTING DUPLEXAND GARAGE STRUCTURES IN DIGNOWITY

JANUARY, 2023

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SITE PLAN NOTES:

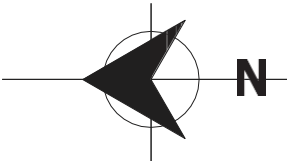
1. REDUCED NUMBER OF BUILDING STRUCTURES FROM (4) TO (2).
2. INCREASED BUILDING SETBACK FROM 12 FT TO 15 FT ZONING FOR RM-4 ALLOWS A MINIMUM 10 FT FRONT SETBACK.
3. PORCH DEPTHS ALONG PASO HONDO HAVE BEEN INCREASED.
4. CORNER PORCHES HAVE BEEN INCORPORATED TO ENGAGE THE STREET.
5. 50% BUILDING TO LOT RATIO. LESS THAN 50% ALLOWED FOR RM-4 ZONING.

PASO HONDO

EXISTING SIDE WALK

EXISTING SIDE WALK

N. MESQUITE

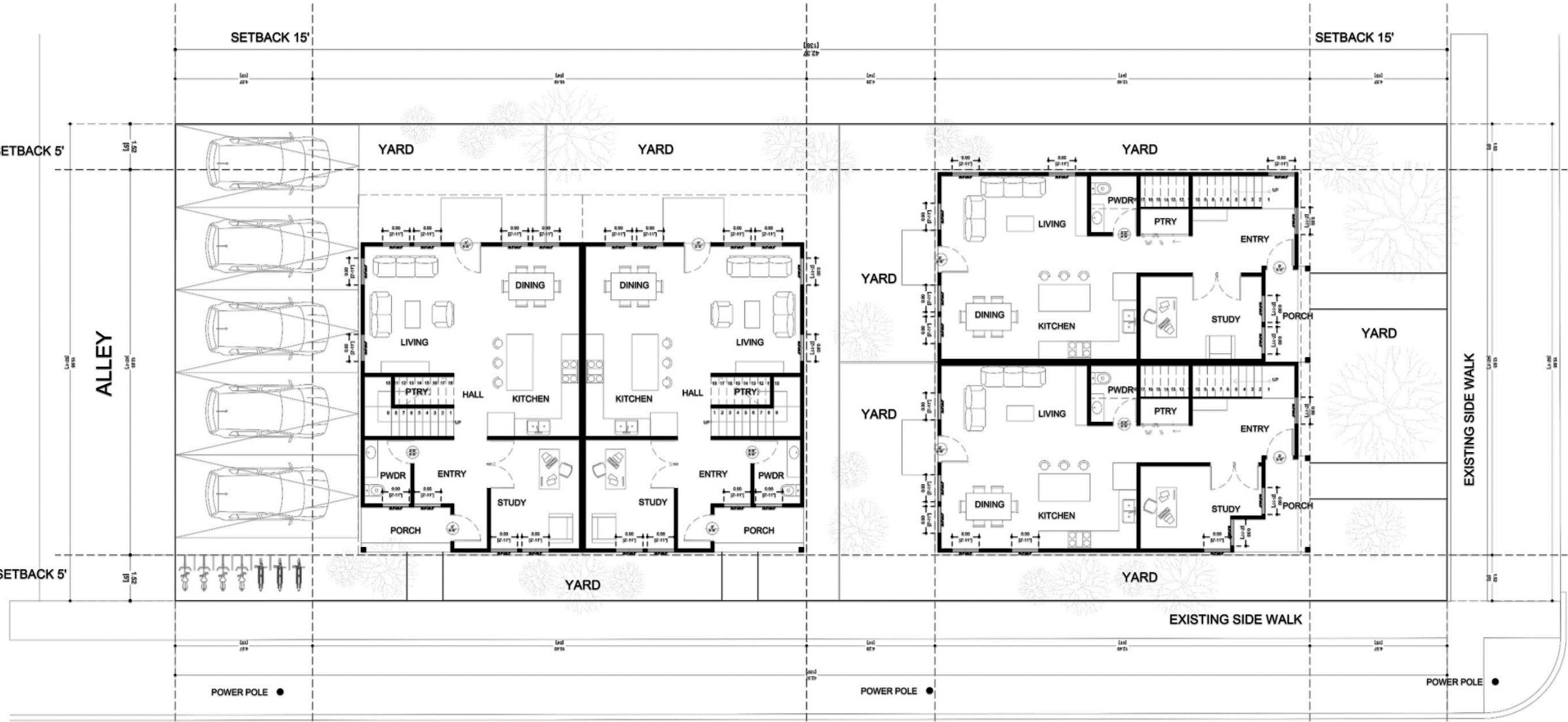


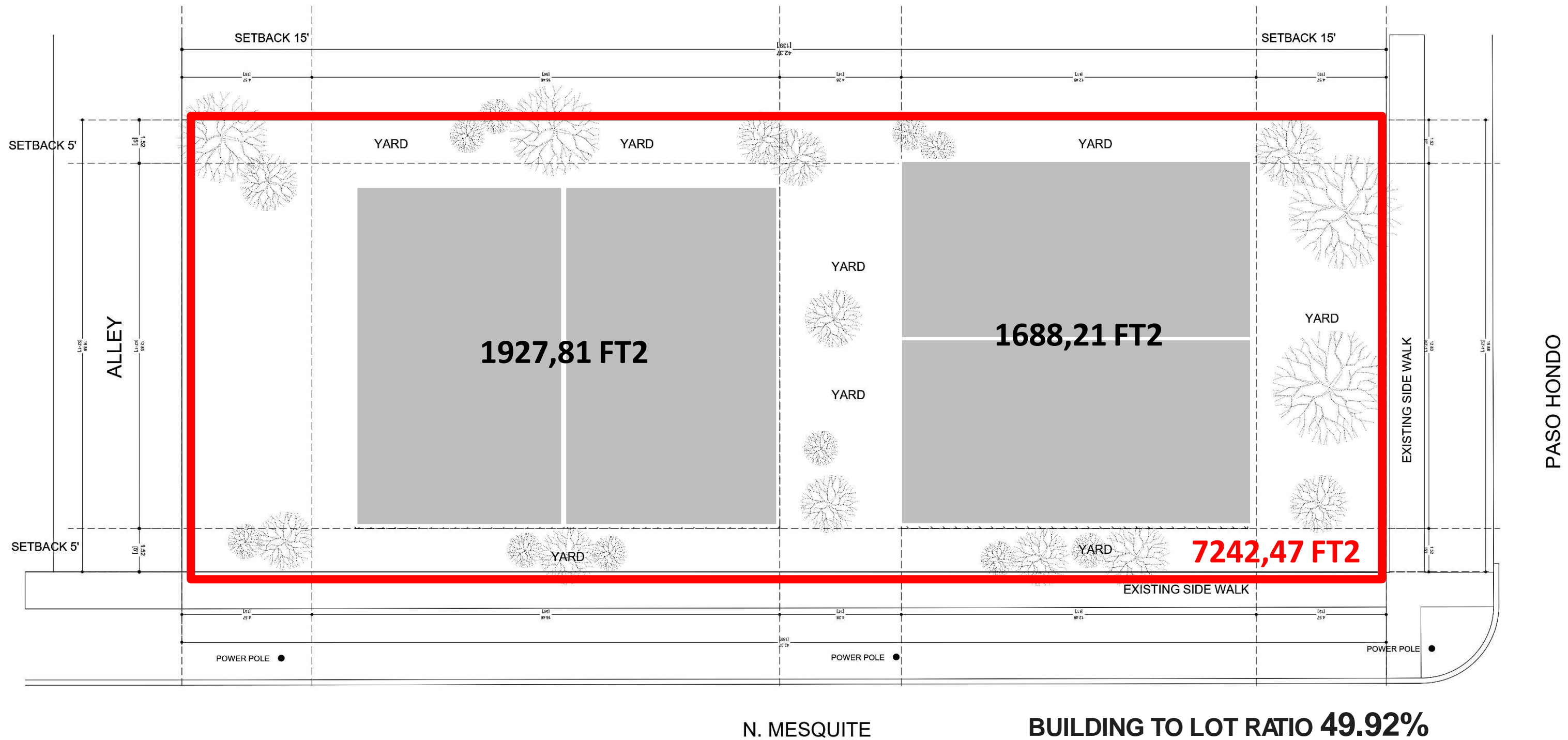
UPDATED SITE PLAN

JANUARY, 2023

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JANUARY, 2023

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SETBACK DIAGRAM

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UPDATE AERIAL PERSPECTIVE

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N. MESQUITE

UPDATED PERSPECTIVE

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ELEVATION

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ELEVATION

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PASO HONDO



ALLEY

ELEVATION

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PASO HONDO

ELEVATION

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N. MESQUITE

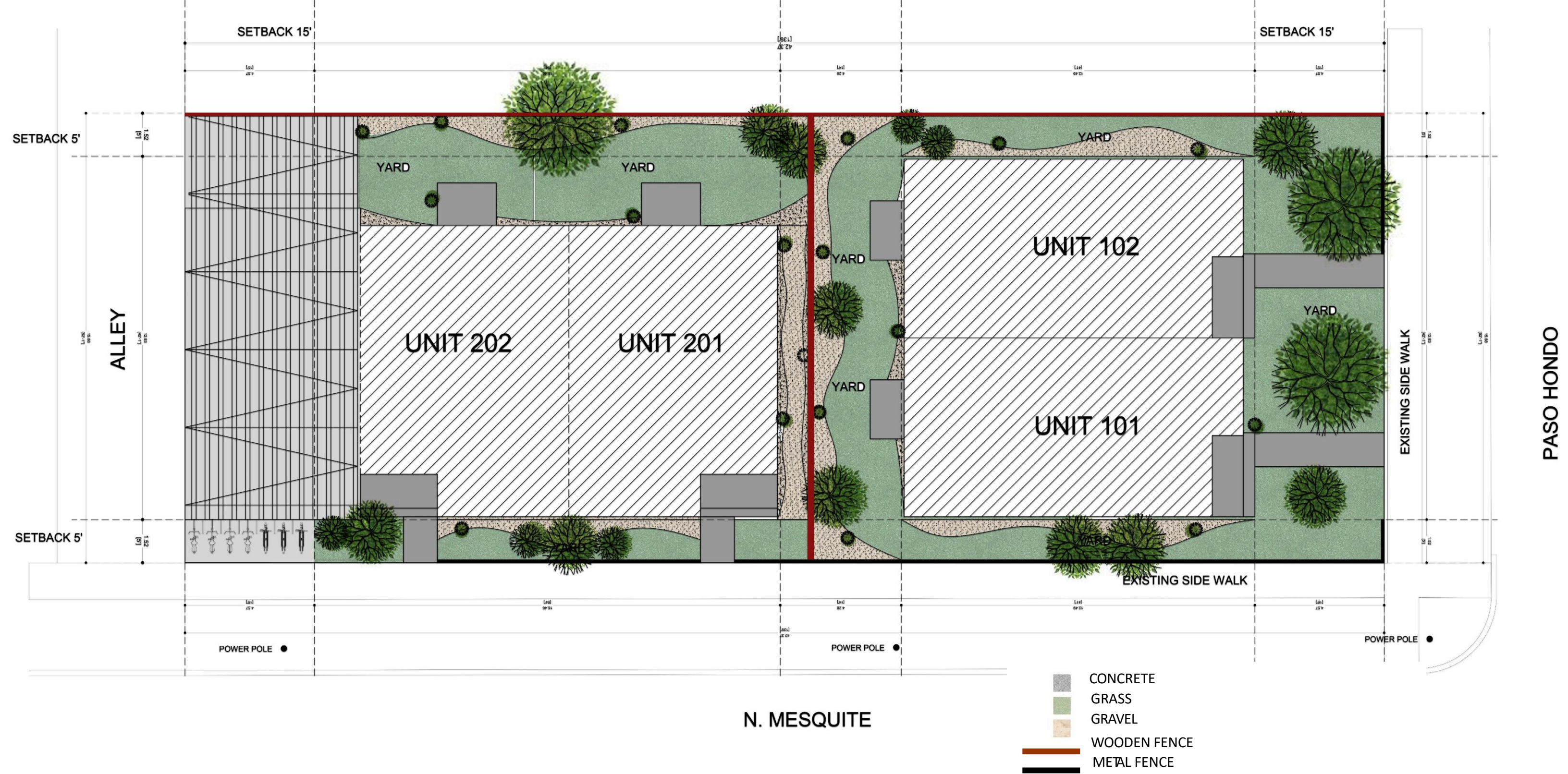
ELEVATION

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SITE PLAN

JANUARY, 2023

103 PASO HONDO FINAL APPROVAL

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1ST FLOOR PLAN – UNIT 101



2ND FLOOR PLAN – UNIT 101

1657FT²

JANUARY, 2023

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1ST FLOOR PLAN – UNIT 102



2ND FLOOR PLAN – UNIT 102

1657FT²

JANUARY, 2023

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1ST FLOOR PLAN – UNIT 201

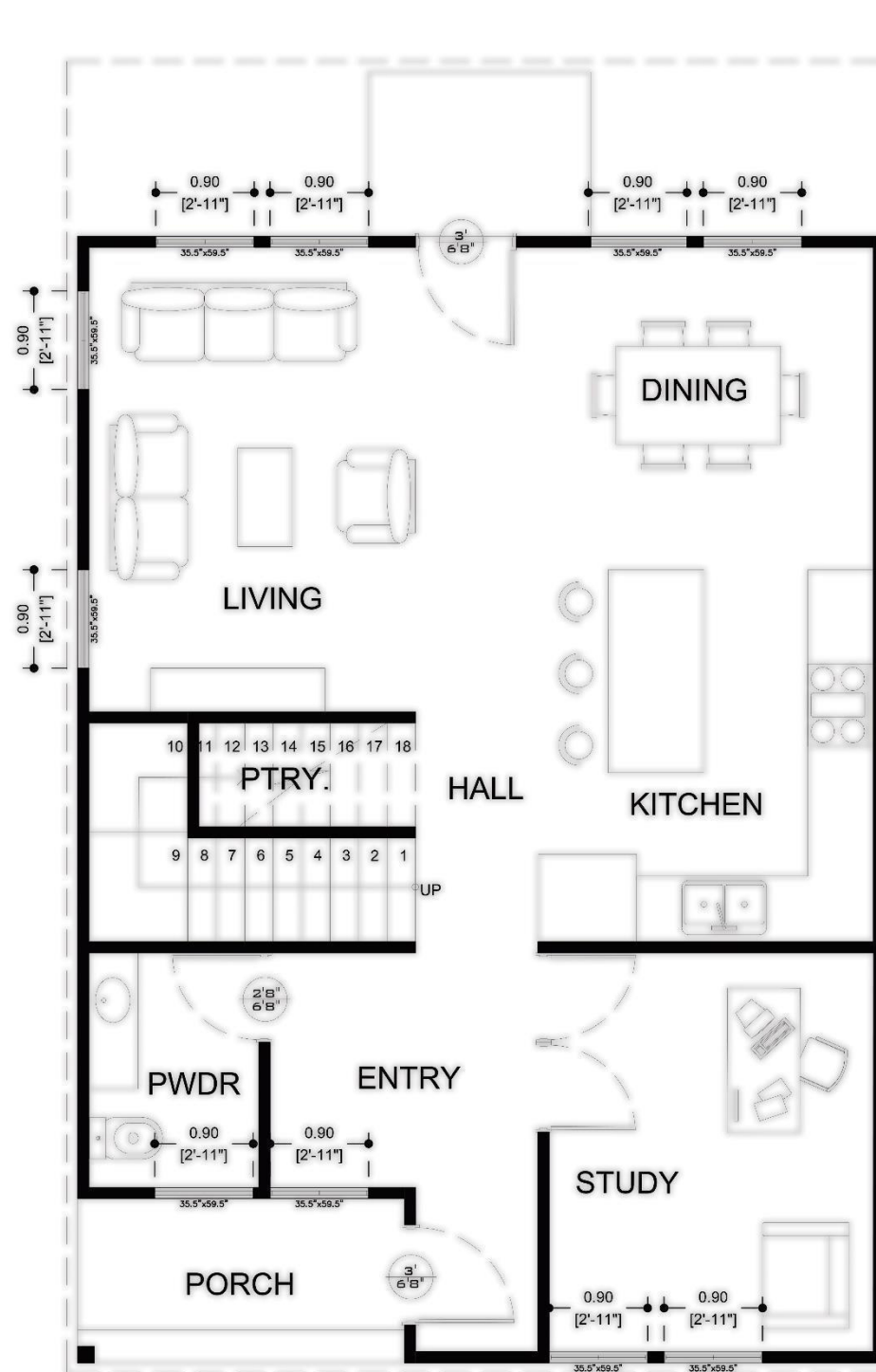


2ND FLOOR PLAN – UNIT 201

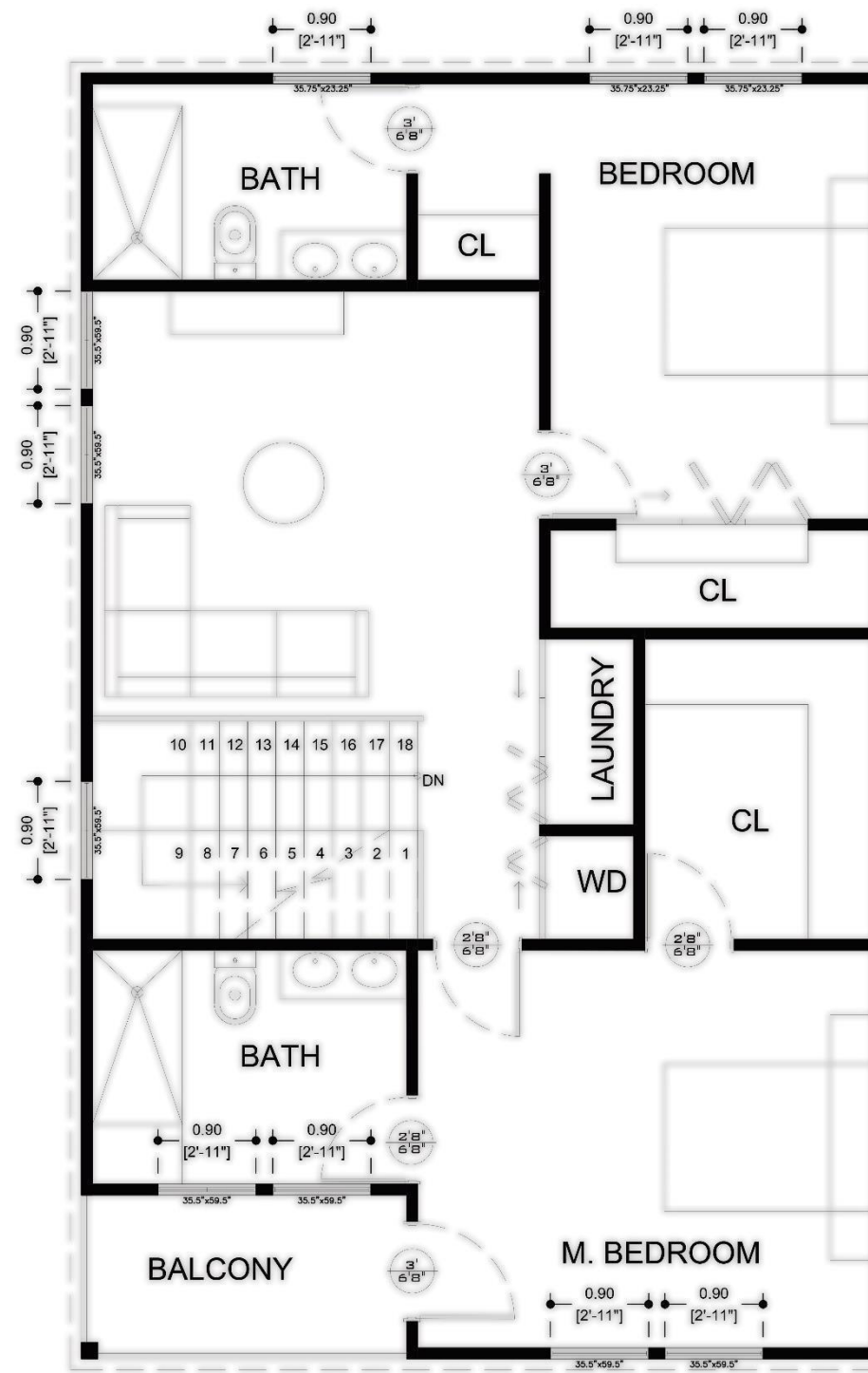
1751FT2
JANUARY, 2023

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FINAL APPROVAL
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1ST FLOOR PLAN – UNIT 202



2ND FLOOR PLAN – UNIT 202

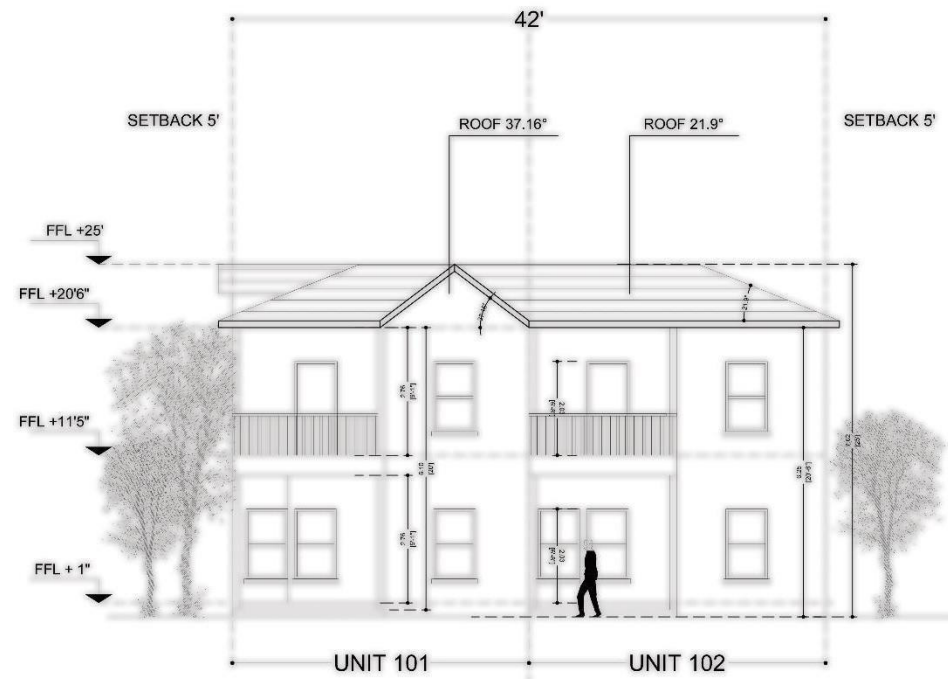
1751FT²

JANUARY, 2023

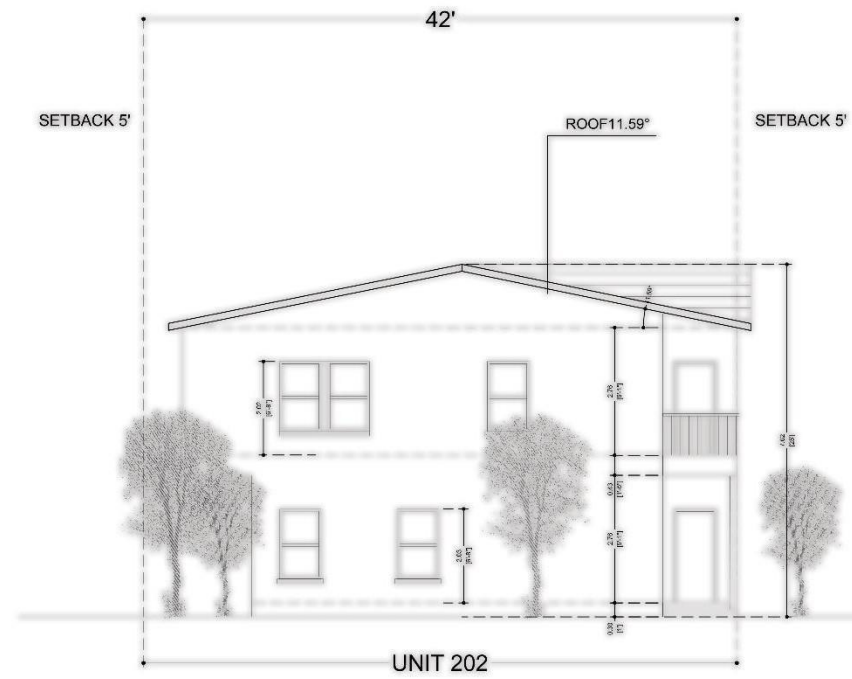
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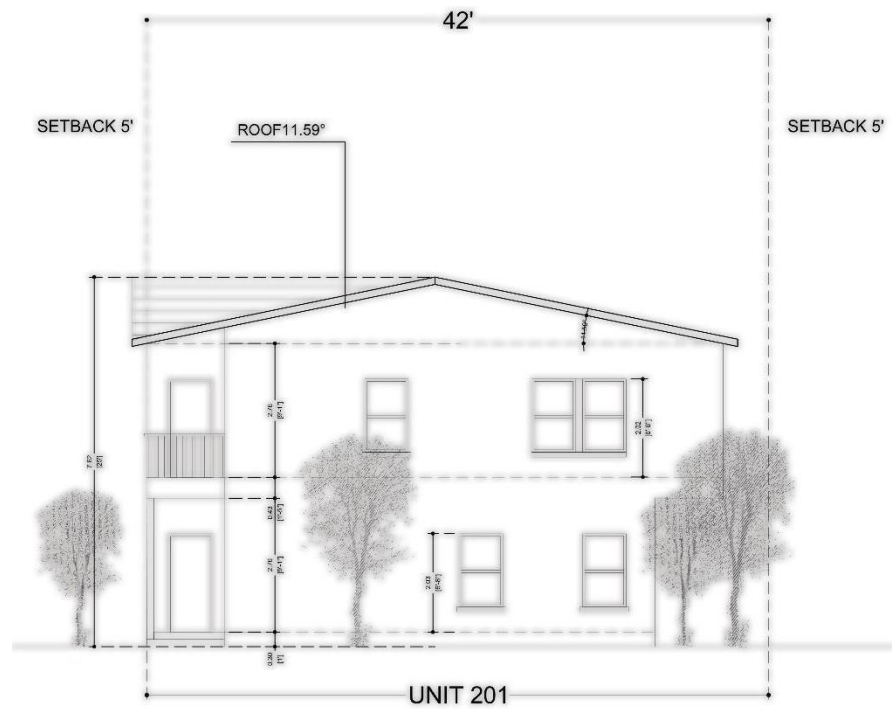




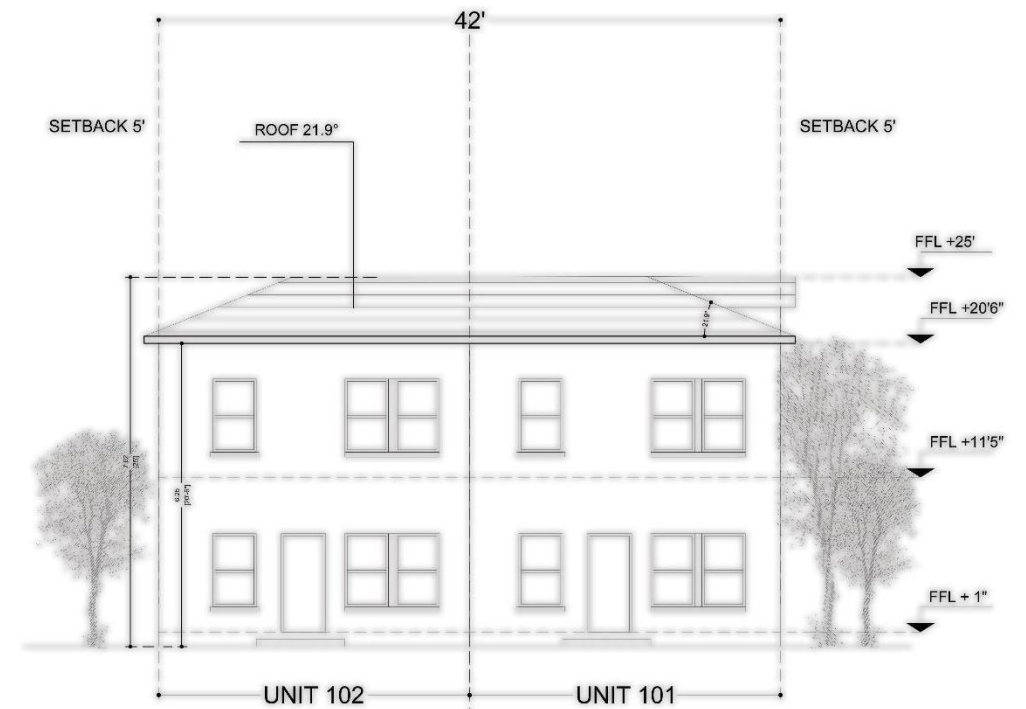
ELEVATION - PASO HONDO



ELEVATION - ALLEY



ELEVATION - SOUTH
UNIT 201



ELEVATION - NORTH
UNIT 101-102

JANUARY, 2023

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ELEVATION - N. MESQUITE



ELEVATION - EAST
UNIT 102

ELEVATION - EAST
UNIT 201-202

JANUARY, 2023

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SHINGLE ROOF



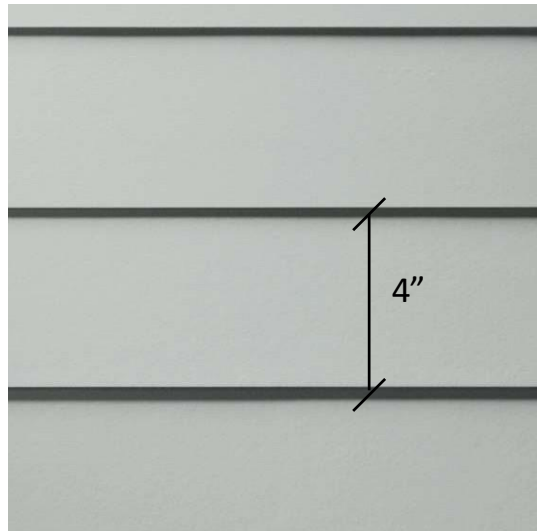
ALUMINUM CLAD WOOD WINDOWS



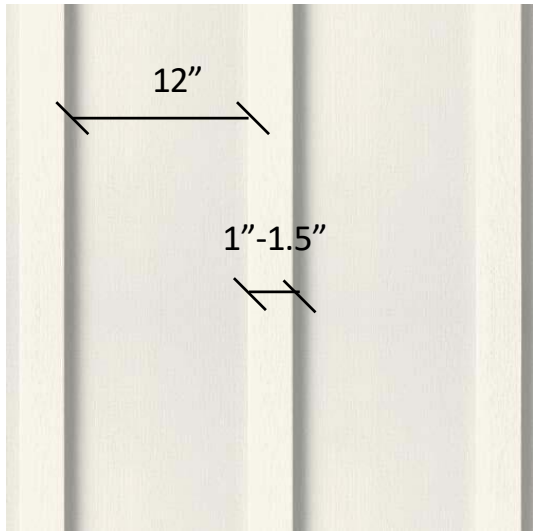
WROUGHT IRON RAILING



CEDAR FENCE



FIBER CEMENT LAP SIDING & TRIM



BATTEN BOARD SIDING



STEEL ENTRY DOOR



ALUMINUM CLAD SLIDING
PATIO DOOR

PROPOSED MATERIALS

JANUARY, 2023