

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2023

HDRC CASE NO: 2023-099
ADDRESS: 327 E KINGS HWY
LEGAL DESCRIPTION: NCB 6327 BLK 2 LOT 50
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Oscar Flores/Oscar Flores Design Studio
OWNER: JOHN MALONEY/MALONEY JOHN PATRICK JR
TYPE OF WORK: New construction of a 2-story, single-family structure and a 1-story detached garage
APPLICATION RECEIVED: March 10, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting conceptual approval to construct one 2-story, single-family structure and one 1-story detached garage at 327 E Kings Hwy.

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. *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.

8. Medium-Density and Multifamily

A. SITE SELECTION & DEVELOPMENT

- i. *Location & Context* – The size, depth, and accessibility of lots varies from district to district, and block to block. Regardless of allowable density by zoning, the existing development pattern will inform what building forms and sizes are achievable under the Historic Design Guidelines. Consider lots that historically featured higher density or commercial uses as opportunities for multifamily infill, or lots that allow for the addition of larger building forms or groupings away from the public realm.

ii. *Building Separation & Groupings* – Incorporate multiple dwelling units into historically-common building sizes and forms within the established context area. For example, in context areas having larger buildings, four units may be appropriately combined into a single, two-story building form. In context areas with smaller buildings, a more appropriate response would be to separate the units into smaller, individual building forms.

iii. *Preservation of Open Space* – As multiple buildings are proposed for a site, they should be separated and scaled in a manner that preserves open space consistent with the established context area. For example, if the context area predominately consists of a primary structure separated from a rear accessory structure by a common distance, then the proposed development should follow a similar pattern. Preserved open space may be used for common areas, amenity space, or uncovered parking.

B. FACADE ORIENTATION & ENTRANCES

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 front setback of buildings within the established context area where a variety of setbacks exist.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage. Street-facing facades that are void of fenestration or a street-facing entrance are strongly discouraged.

C. SCALE, MASSING, AND FORM

i. *Building footprint* - new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Using the established context area as reference, limit the total 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. Similarly, individual building footprints should not exceed the average building footprint of primary structures in the established context area by more than 50%.

ii. *Impervious Cover* – In addition to building footprints, other areas of impervious lot coverage (such as parking pads or driveways) should be minimized. Developments with building footprints that meet or exceed 50% of the total lot area should utilize pervious and semi-pervious paving materials and stormwater retention strategies wherever possible.

iii. *Building Height*—Design new construction so that its height and overall scale are consistent with historic buildings in the established context area. 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. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize the following strategies:

(a). *Half Stories* - Incorporating additional height into half stories or fully within traditional sloped roof forms is strongly encouraged.

(b). *Transitions* - Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition to the neighboring properties.

(c). *Roof Form* – Utilize roof forms that reduce visual prominence when viewed from the street such as hip, side gable, or hip-on-gable (jerkinhead).

iv. *Traditional Forms and Spatial Relationships* – In residential districts, there is often an established pattern of a larger, primary structure facing the street with smaller, accessory structures located at the rear of the property. Design and site new buildings to be consistent with this development pattern where evident within the established context area.

v. *Foundation and Floor Heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on historic buildings within the established context area.

D. ARCHITECTURAL FORMS

i. *Primary Roof Forms* - Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those found in the established context area. Flat or shed roofs are not typical of primary structures in San Antonio's residential historic districts and should be avoided.

ii. *Porches* – Utilize traditional front porch depths and forms to establish a pedestrian scale along the street frontage. Porch designs should be similar in dimension and form as those found on historic buildings within the established context area.

iii. *Bays* – Separate building massing into distinguishable architectural bays consistent with historic buildings within the established context area. This is best accomplished through a change in wall plane or materials, or by aligning appropriately-scaled fenestrations.

E. 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 found within the established context area. 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. *Window Specifications* – All windows used in new construction should adhere to adopted guidelines and policy for windows in terms of type, materials, proportions, profile, and installation details. A summary is provided on this page for reference.

F. PARKING AND ACCESS

i. *Location* – Site parking areas centrally within a development or to one side of the proposed structures. Limiting on-site parking to the traditional front yard space is strongly discouraged.

ii. *Parking Surfaces & Design* – Pervious or semipervious surfaces are strongly encouraged. Incorporate parking opportunities into a comprehensive landscaping and hardscaping plan that is consistent with the Historic Design Guidelines.

iii. *Garages* - Attached garages, especially front-loading garages, are strongly discouraged. Detached garages designed to be consistent with this chapter may be considered where lot coverage allows. Uncovered surface parking is encouraged when the recommended building-to-lot ratio has been exceeded.

iv. *Driveways and Curb Cuts* – A single, 10-foot driveway at one street frontage is recommended. Projects should first attempt to utilize historic curb cuts where extant. Additional entry points may be considered where there is alley access. The addition of driveways should not confuse or alter the historic development pattern. Do not introduce wide, shared driveways that appear visually similar to a street.

Standard Specifications for Windows in Additions and 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 finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

General findings:

- a. The property located at 327 E Kings Hwy is currently a vacant lot located within the Monte Vista Historic District. The property is located on the north side of E Kings Hwy between McCullough Ave to the east and Shook Ave to the west. This portion of E Kings Hwy is predominately defined by 1- and 2-story single family and multifamily residences in various architectural styles ranging from Craftsman to Spanish Eclectic to Tudor Revival. The property is located across the street from San Antonio Academy and Lang Field.

- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval.
- c. **DESIGN REVIEW COMMITTEE** – The applicant first attended a Design Review Committee on September 13, 2022. The discussion focused on massing, materials, site work, parking, the massing and location of the proposed rear accessory structure, and the garage door size and material. The Design Review Committee requested that the applicant return with a setback diagram to show the relationship between the proposed new construction and the existing adjacent structures. The applicant returned to the DRC on March 29, 2023, and the discussion addressed the previous topics as well as the proposed fenestration, window operations, the front walkway, and the proposed future elevator shaft. The applicant updated the application materials, and the request was reset by the HDRC to the next available hearing. The applicant is requesting conceptual approval of the updated application materials.

Findings for the primary structure:

- d. **SETBACK & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct one 2-story, single-family residence at 327 E Kings Hwy. The residence will be oriented toward E Kings Hwy. The applicant has noted that the proposed setback from E Kings Hwy will be 15’-7”. The Historic Design Guidelines for New Construction stipulate that primary building entrances should be oriented towards the primary street and that front facades should be aligned with the front facades of adjacent buildings. The applicant has provided a setback diagram showing that the setbacks of adjacent structures are over 21 feet. Staff finds that the applicant should propose a setback that is consistent with historic examples found on the block.
- e. **ENTRANCES** – According to Guideline 1.B.i for New Construction, primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the front entrance toward E Kings Hwy. Staff finds the proposed orientation to be appropriate.
- f. **SCALE & MASSING** – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one story. This immediate block of E Kings Hwy features 1- and 2-story single family and multifamily residences. Additionally, the property is located across the street from San Antonio Academy and Lang Field. The proposed new construction will total 29’-4 ½” at the ridge height. The applicant has provided a study showing that, based on other residential structures in the district, a ridge height of up to approximately 32’ is appropriate. Staff finds that the applicant should provide a height study that includes the neighboring 2-story structure for review.
- g. **FOUNDATION & FLOOR HEIGHTS** – Guideline 2.A.iii for New Construction stipulates that foundation and floor heights should be aligned within one (1) foot of the neighboring structure’s foundation and floor heights. At this time, the applicant has not provided a diagram showing the foundation and floor heights of neighboring structures. The applicant is responsible for complying with the Guidelines.
- h. **ROOF FORM** – The applicant has proposed a hip roof form with projecting front and rear volumes. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. This immediate block of E Kings Hwy predominately features hip and side gable roof forms. Staff finds the proposal consistent with the Guidelines.
- i. **LOT COVERAGE** – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The total square footage for the primary and accessory structures is approximately 3,272 square feet. The applicant has submitted a total lot coverage for the primary structure as 34 percent of the total lot. Staff has calculated that the total lot coverage for the primary structure and the rear accessory structure is approximately 38 percent. Staff finds the proposal consistent with the Guidelines.
- j. **MATERIALS AND TEXTURES** – The applicant has proposed to clad the proposed structure in stucco with limestone cladding accents and horizontally scored stucco at the first floor. The applicant has proposed

to install a metal roof. Guideline 3.A.i for New Construction stipulates that new construction should 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. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff finds that the applicant should simplify the material palette and incorporate materials that are in keeping with the historic character of the block.

- k. **WINDOW & DOOR MATERIALS** – The applicant has proposed to install aluminum windows with black trim and aluminum doors with black trim and tempered glass. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles and proportions that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Staff finds that windows with traditional operations are most appropriate and that the applicant should incorporate windows that are in keeping with windows traditionally found in the district.
- l. **RELATIONSHIP OF SOLIDS TO VOIDS** – The applicant has proposed to install fixed and casement windows of various proportions and the proposed windows do not appear to be in keeping with those historically found in the district. Guideline 2.C.i for New Construction states that window and door openings should be incorporated into new construction 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 bay of windows on the projecting staircase volume is not a fenestration pattern typically found in the district and the proportions of the proposed fixed windows are not similar to those found on nearby historic facades. Staff finds that the proposed fenestration should be updated to be more in keeping with the Guidelines.
- m. **ARCHITECTURAL DETAILS** – Guideline 4.A.i for New Construction states that 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. The proposed bay of windows on the projecting staircase volume is a detail that is not typically found on historic structures in the district. Staff finds that the proposed new construction should incorporate architectural details that are respectful of the historic context and are consistent with the Guidelines.
- n. **FRONT PORCH** – The applicant has proposed to construct a front entry area that will be covered by a second-story front balcony. The proposed entry area will feature one set of metal balcony post supports and will not be raised from the proposed front walkway. The front balcony will feature a metal fascia and handrailing. Guideline 2.A.iii for New Construction states that foundation and floor-to-floor heights, including porches and balconies, should be aligned within one foot of floor-to-floor heights on adjacent historic structures. Staff finds that the proposed entry area should feature a porch that is more in keeping with the historic structures in the vicinity.
- o. **DRIVEWAYS** – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. According to Guideline 8.F.iv for New Construction, a single, 10-foot driveway at one street frontage is recommended. Projects should first attempt to utilize historic curb cuts where extant. Additional entry points may be considered where there is alley access. The addition of driveways should not confuse or alter the historic development pattern. The applicant has proposed to install a 10-foot-wide, fully concrete driveway on the east property line, extending the full length of the property and terminating in a 23-foot-wide parking pad at the rear accessory structure. Staff finds the proposed driveway to be consistent with the Guidelines.
- p. **FRONT WALKWAYS** – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. The applicant has proposed to install a concrete paver front walkway from the front of the

property to the covered porch and from the driveway to the covered porch. The applicant has not submitted dimensions for the front walkway at this time. Staff finds that the proposed front walkway should feature a width of 4 feet and should be fully concrete to be in keeping with the existing front walkways in the immediate vicinity.

- q. **MECHANICAL EQUIPMENT** – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way. The applicant has proposed to install a 5-foot-tall limestone-clad garden wall to the west of the proposed driveway to screen the mechanical equipment.
- r. **LANDSCAPING PLAN** – At this time, the applicant has not submitted a landscaping plan. The submitted materials do include the installation of a rear stone wall, rear fencing, a 5-foot-tall limestone-clad garden wall and a 5-foot-tall garden screen on the interior of the rear yard. Staff finds that the applicant should install landscape elements that are consistent with those found historically in the district and submit a comprehensive landscaping plan prior to returning to the HDRC.

Findings for the rear accessory structure:

- s. **SETBACK & ORIENTATION** – According to the Guidelines for New Construction, new garages should follow the predominant garage orientation found on the block. Do not introduce front-loading garages or garages attached to primary structures on blocks where rear or alley-loaded garages were historically used. Additionally, historic setbacks should be followed. Per the site plan, the garage will be located at the rear of the primary structure and will be setback 5'-1" from the west property line. The applicant has proposed to construct a 1-story detached garage that will be oriented toward the east and will not be visible from the front of the property or the public right-of-way. Staff finds the proposal generally appropriate and finds that the applicant is responsible for complying with setback regulations as required by Zoning and obtaining a variance from the Board of Adjustment, if applicable.
- t. **SCALE & MASSING** – According to Guideline 2.A.i for New Construction, garages and outbuildings should be visually subordinate to the principal structure in terms of their height, massing, and form. The applicant has proposed to construct a 1-story detached garage with a ridge height of approximately 12 feet. The ridge height of the proposed primary structure is approximately 29'-5". Staff finds the scale and massing of the rear accessory structure to be consistent with the Guidelines.
- u. **ROOF FORM** – The applicant has proposed a hip roof form with a shed roof volume facing the interior of the rear yard. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The proposed primary structure will feature hip roof forms. Staff finds the proposal to be generally appropriate and finds that the shed roof form will not be visible from the public right-of-way.
- v. **MATERIALS AND TEXTURES** – The applicant has proposed to clad the proposed garage structure in stucco with a limestone-clad accent volume on the south elevation. The applicant has proposed to install a metal roof to match the primary structure. Guideline 3.A.i for New Construction stipulates that new construction should 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. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff finds the proposal generally appropriate for a rear accessory structure.
- w. **WINDOW & DOOR OPENINGS** – The applicant has not proposed to install any window or pedestrian door openings on the rear garage structure. Guideline 5.A.iv for New Construction states that window and door openings should 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. Generally, the Guidelines require that openings are installed on elevations so that blank walls to not exceed 40 linear feet. Due to the size of the garage structure, staff finds the proposal generally appropriate.
- x. **GARAGE DOORS** – Guideline 5.A.v for New Construction states that garage doors should be incorporated with similar proportions and materials as those traditionally found in the district. The applicant has proposed to install one 2-car garage door. The proposed garage door is a glass and aluminum garage door with black trim and clear tempered glass. Staff finds that the applicant should propose a garage door product that is similar to garage doors traditionally found in the district.
- y. **ARCHITECTURAL DETAILS** – New rear accessory structures should relate to the principal structure with simplified architectural details and complementary materials. Staff finds the proposal generally appropriate.

RECOMMENDATION:

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

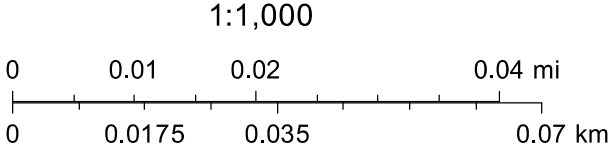
- i. That the applicant proposes a setback that is consistent with the historic examples found on the block based on finding d.
- ii. That the applicant provides a diagram showing the height of the proposed structure in relation to the neighboring 2-story structure, including proposed foundation and floor heights based on findings f and g.
- iii. Staff finds that the applicant should simplify the proposed material palette and incorporate materials that are in keeping with the historic character of the block based on finding j.
- iv. That the applicant proposes windows that feature traditional operations and are consistent with windows materials traditionally found in the district based on finding k. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Faux divided lites are not permitted.
- v. That the applicant proposes window sizes, patterns, proportions, and trim and sill detailing that are consistent with the Guidelines and historic precedents in the district as noted in finding l.
- vi. That the new construction incorporates architectural details that are respectful of the historic context and are consistent with the Guidelines based on finding m.
- vii. That the applicant proposes a porch entry area that is more in keeping with the porches of the historic structures in the vicinity based on finding n.
- viii. That the applicant installs landscape elements that are consistent with those found historically in the district and submits a comprehensive landscaping plan to staff prior to returning to the HDRC based on finding r.
- ix. That the applicant proposes a garage door product that is similar in material and appearance to garage doors found traditionally in the district prior to returning to the HDRC based on finding x.

City of San Antonio One Stop




March 30, 2023





— User drawn lines



[illegible]

FRONT ENTRY DOOR




Coastline Entry Door

The Coastline Entry door is highly customizable and can be configured to create a stunning architectural statement piece. It's filled with real glass and adorned with a one-of-a-kind monomental wrought-iron grill.

- Made with durable and low-maintenance extruded aluminum and impact-resistant glass.
- Available in widths over 4" and heights up to 12" for a single panel door and widths over 8" for double doors.
- Meets the most stringent hurricane impact code requirements in North America.
- Heating and cooling doors available with or without panel-spacer-identity and transoms.
- Can be configured as a single panel door, double panel door, or entry door saddle.

EXTERIOR DOORS


6'-0" X 8'-0" ALUMINUM FRAME, BLACK TRIM, W/ TEMP'D. GLS.



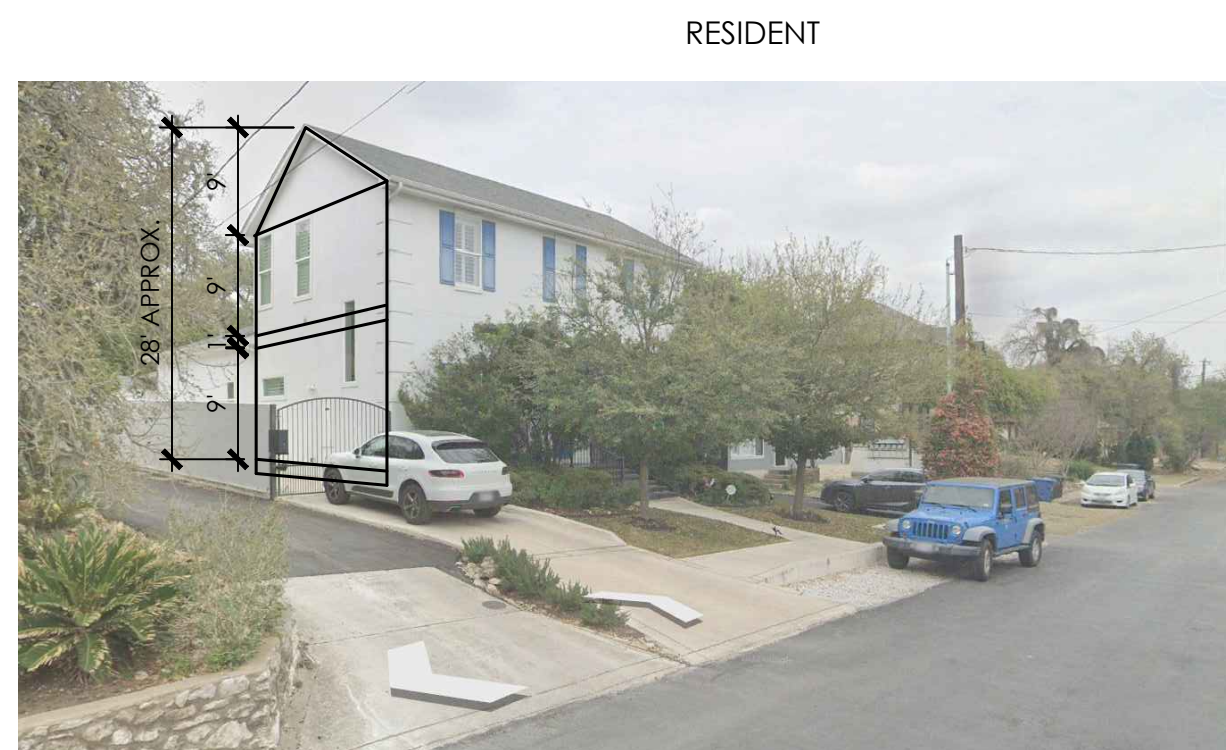
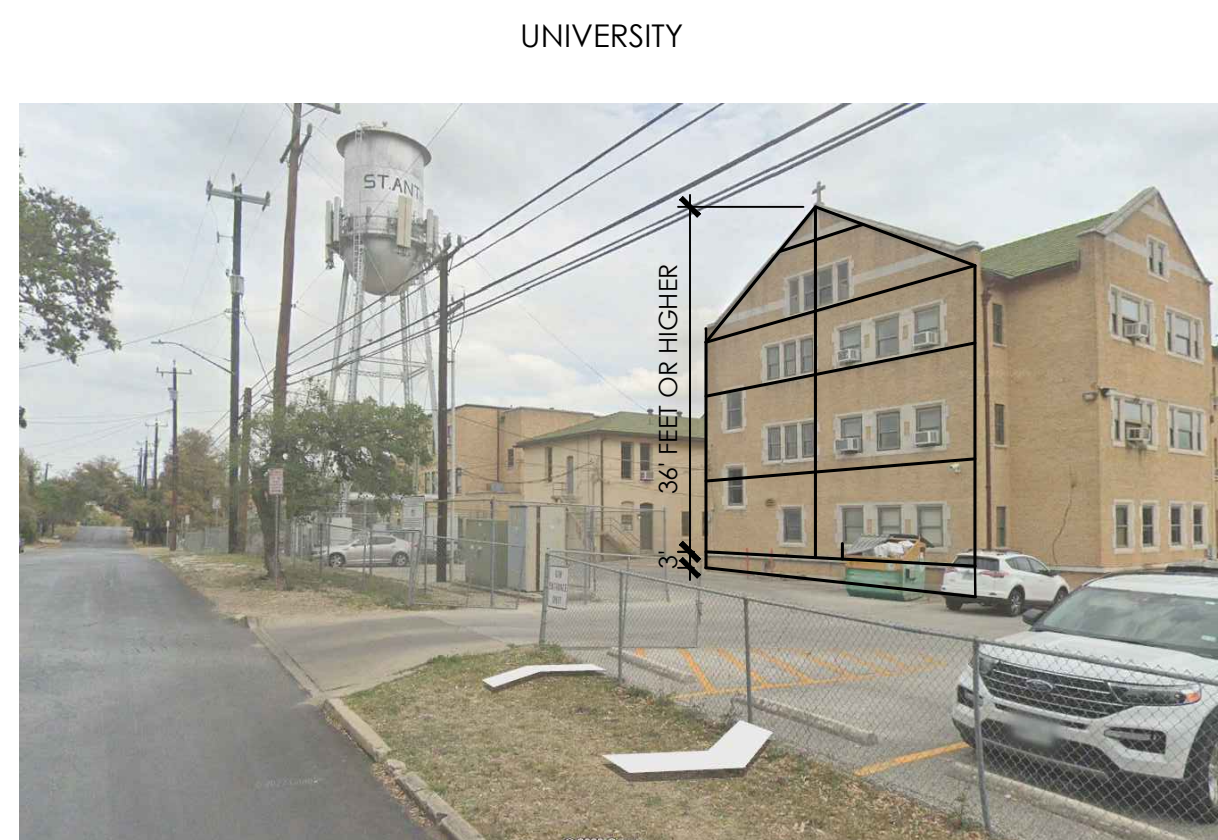
WINDOW SADDLE

EXTERIOR DOORS

ALUMINUM FRAME, BLACK TRIM, W/ TEMP'D. GLS.

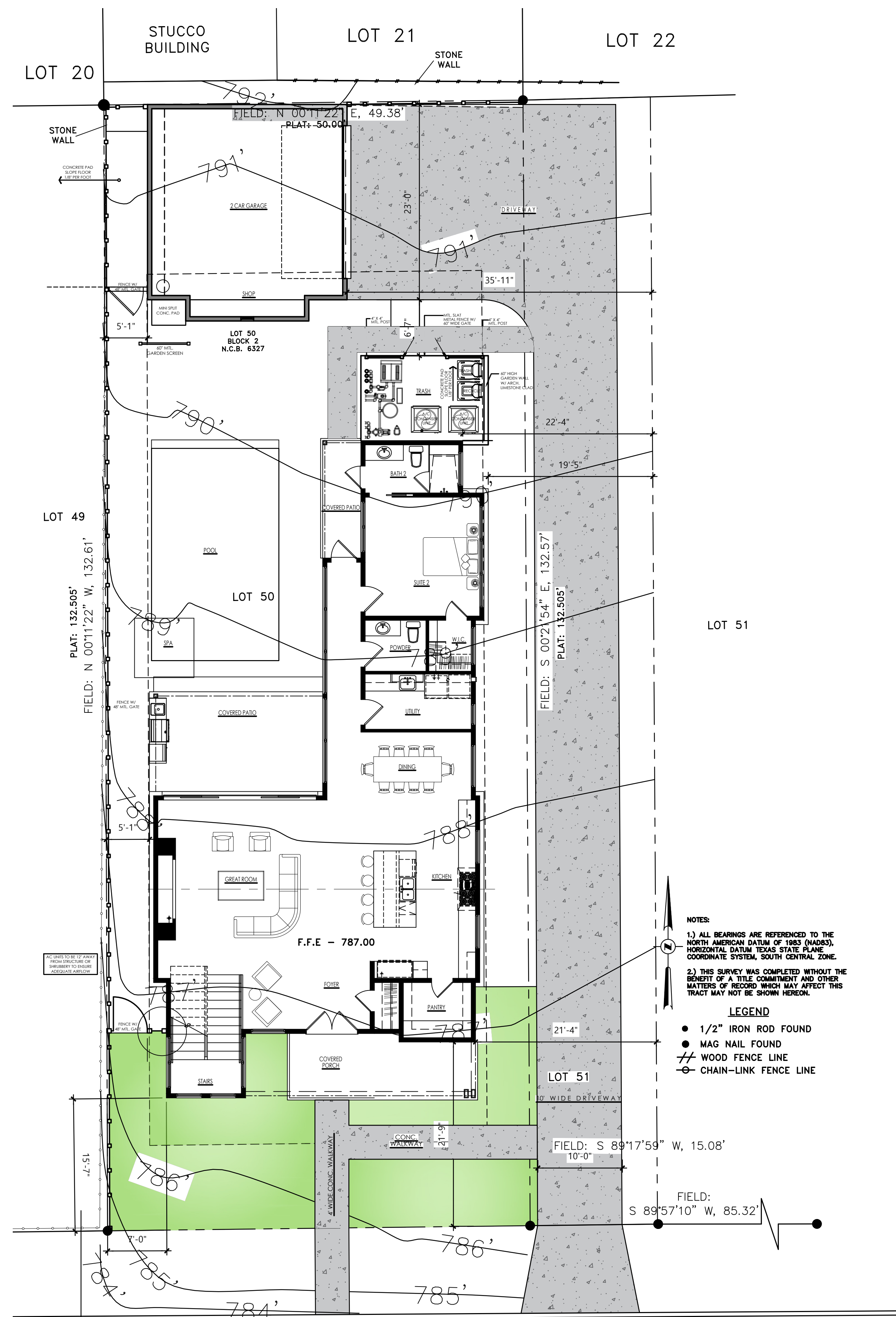
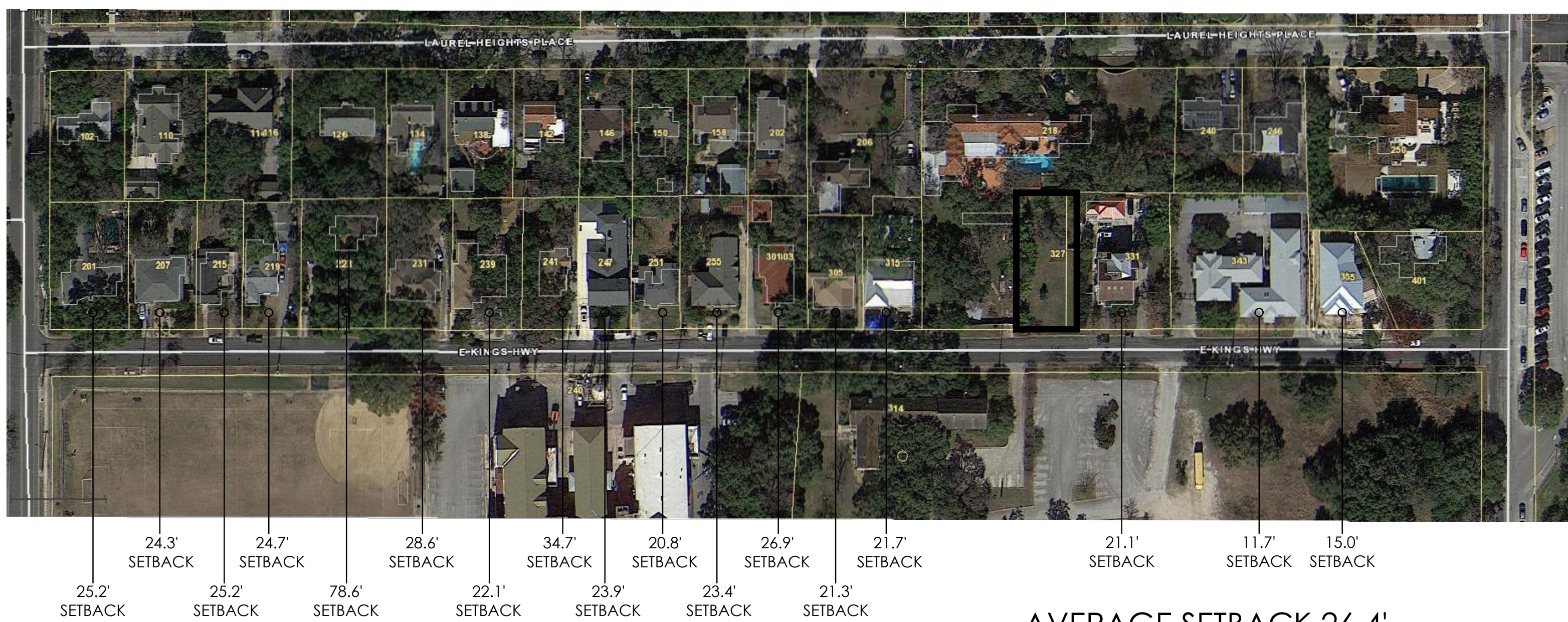


WINDOW SADDLE



29' X 0.1% = 31.9' ALLOWED
HEIGHT BASED ON TALLEST
ADJACENT RESIDENT ONLY
STRUCTURES

36' X 0.1% = 39.6' ALLOWED
HEIGHT BASED ON TALLEST
ADJACENT NEIGHBORHOOD
STRUCTURES



FIELD: S 89°17'58" W, 49.78'
PLAT: 50.00'

327 EAST KINGS HIGHWAY
(50' RIGHT-OF-WAY)

LOT SIZE: 8,573.8 SQFT
BUILDING FOOT PRINT: 2,934.0 SQFT
FAR: 34%

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OSCAR E FLORES
DESIGN STUDIO

131 19 WINTER ST. SUITE 200, NEWTON, MA 02459
TEL: 617.552.4554, 617.551.1719 FAX: 617.552.7625
www.oscarfloresdesignstudio.com www.oscarflores.com

MALONEY
RESIDENCE

327 EAST KINGS HIGHWAY
LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212

JOB No.:	MAL-OFDS-CH 2022
CURRENT DATE.:	MARCH 10, 2023
EXPIRATION DATE:	MARCH 01, 2023
DRAWN / CHECKED BY: O.E.E.	

SHEET TITLE

HDRC HEARING

FINAL SET

NOT FOR CONSTRUCTION

MALONEY RESIDENCE

327 EAST KINGS HIGHWAY
LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212

NOT FOR CONSTRUCTION

A.1

SHEET 1 OF 12

FINAL SET

SHEET TITLE

COVER SHEET

JOB No.:	MAL-OFDS-CH-2022
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EXPIRATION DATE:	MARCH 01, 2023
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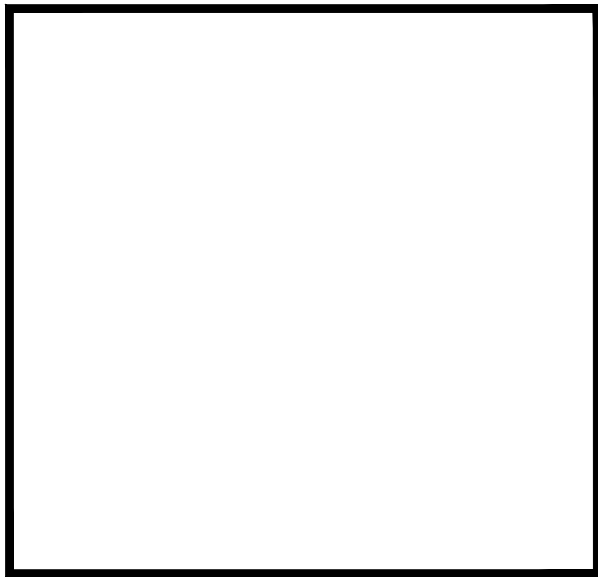
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DESIGN STUDIO

32719 WEST INTERSTATE 10, SUITE 400, BLDG 205, SAN ANTONIO, TEXAS 78207
MOBILE: (210) 385-6486 / OFFICE: (210) 679-4675 / FAX: (210) 679-4698
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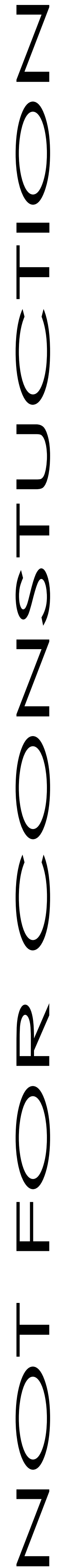


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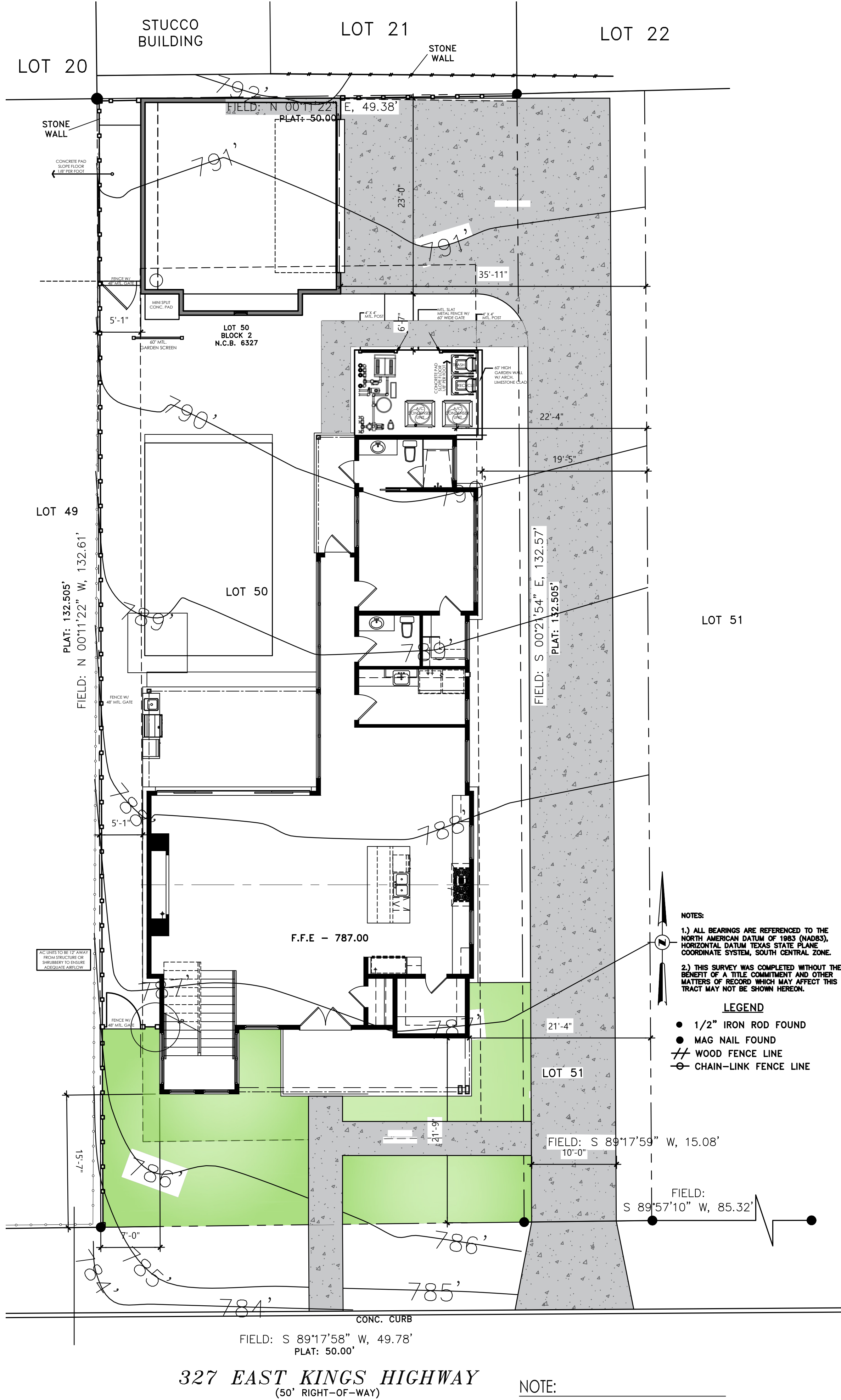
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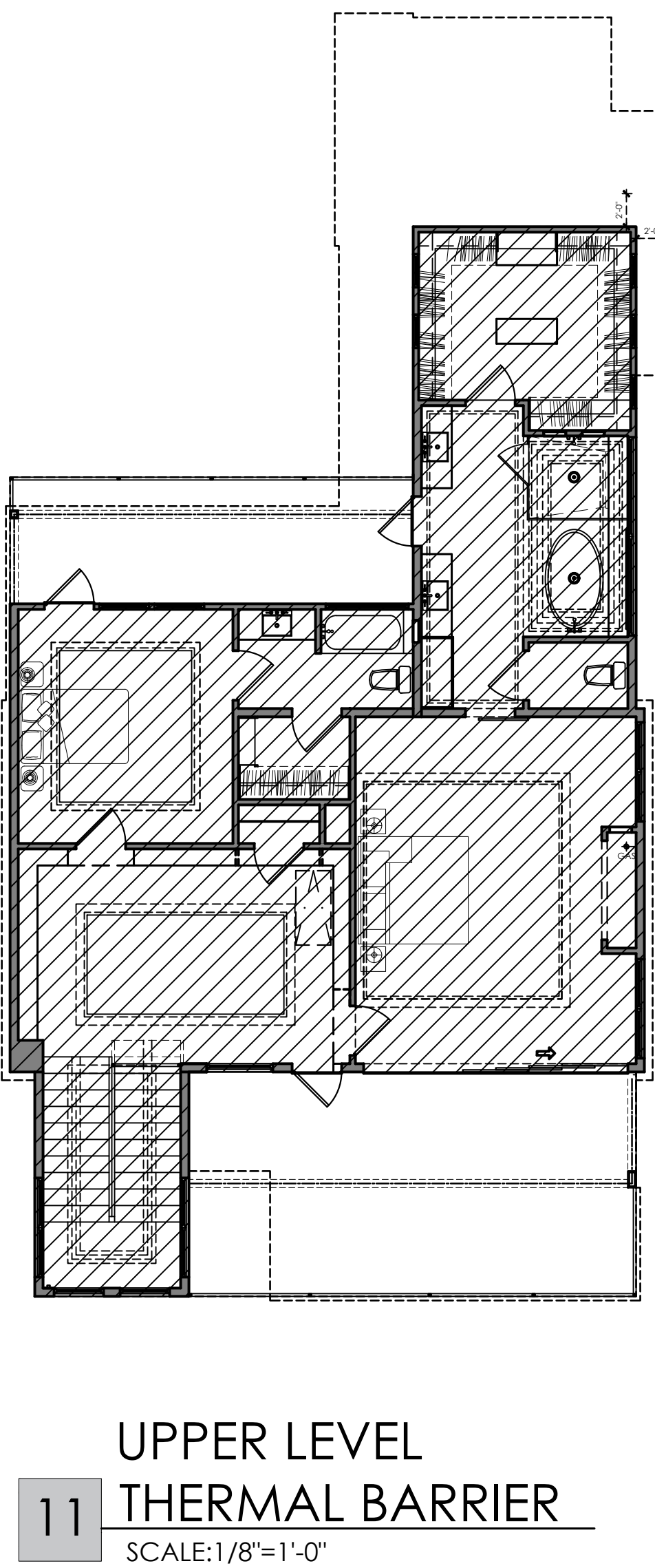
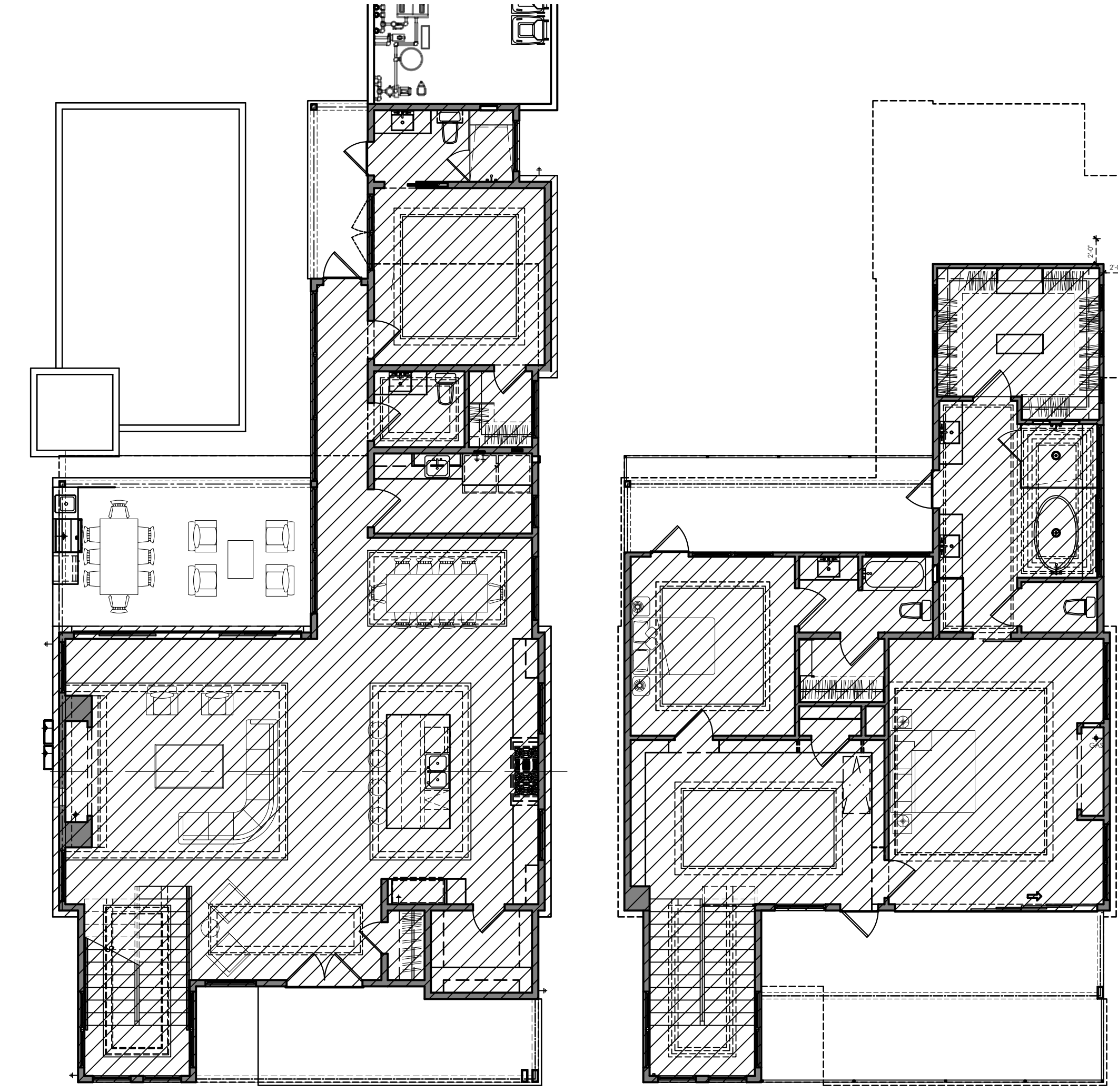
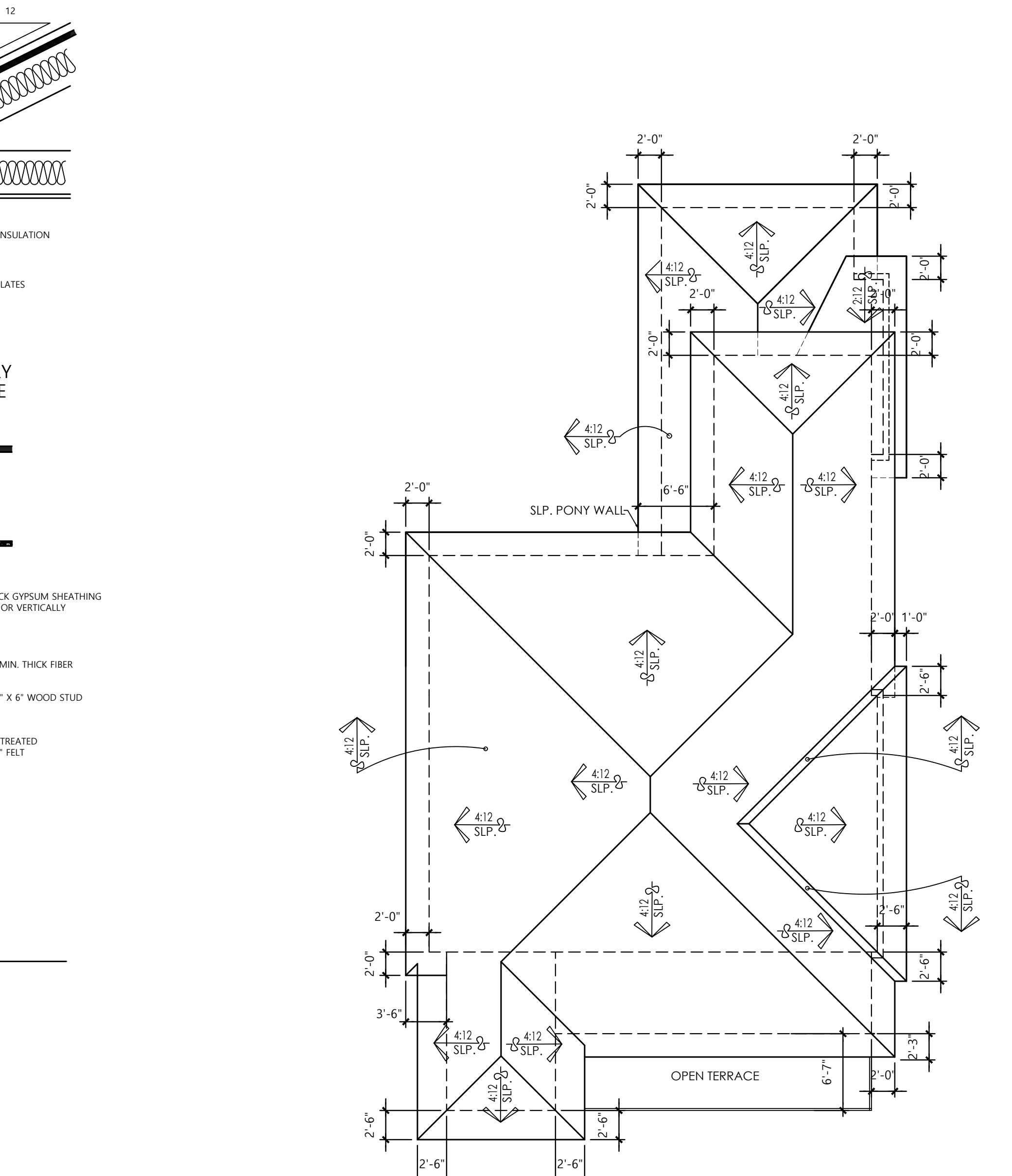
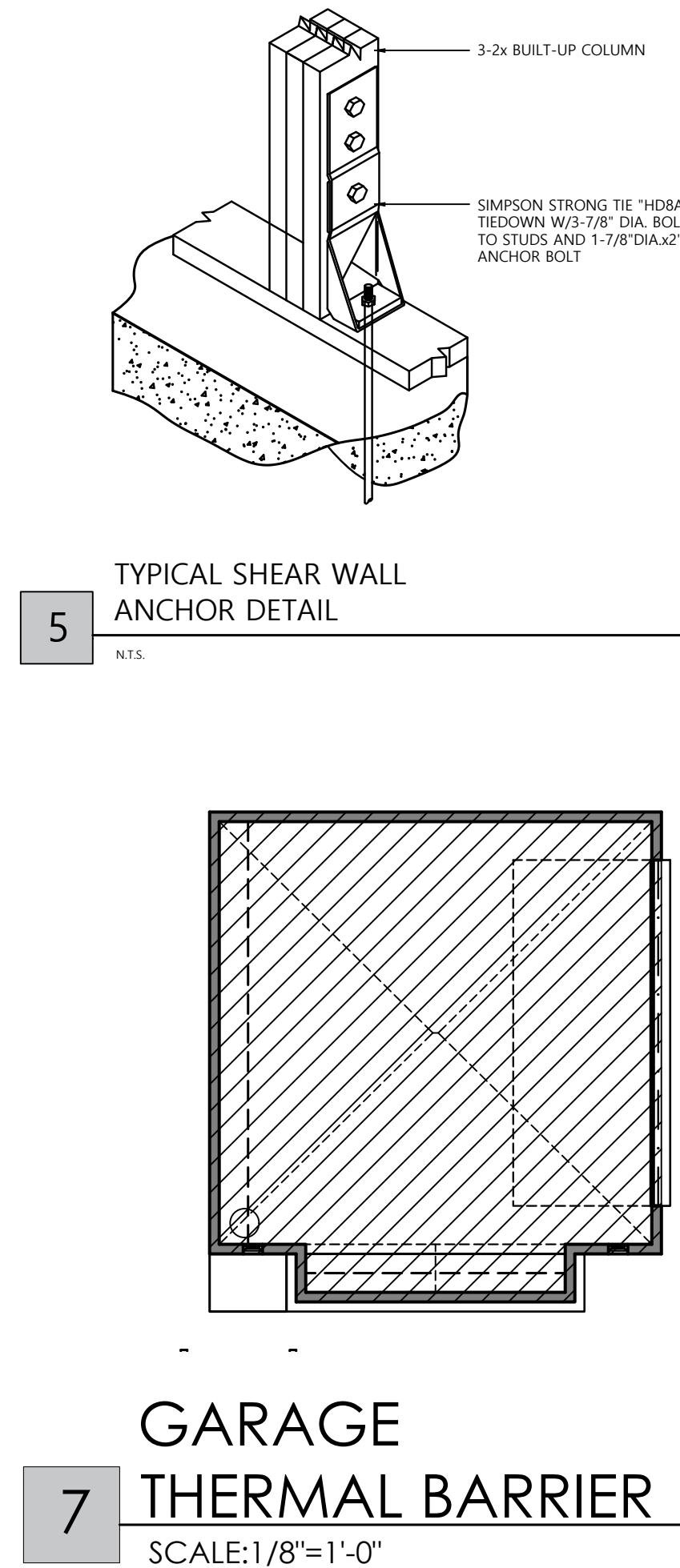
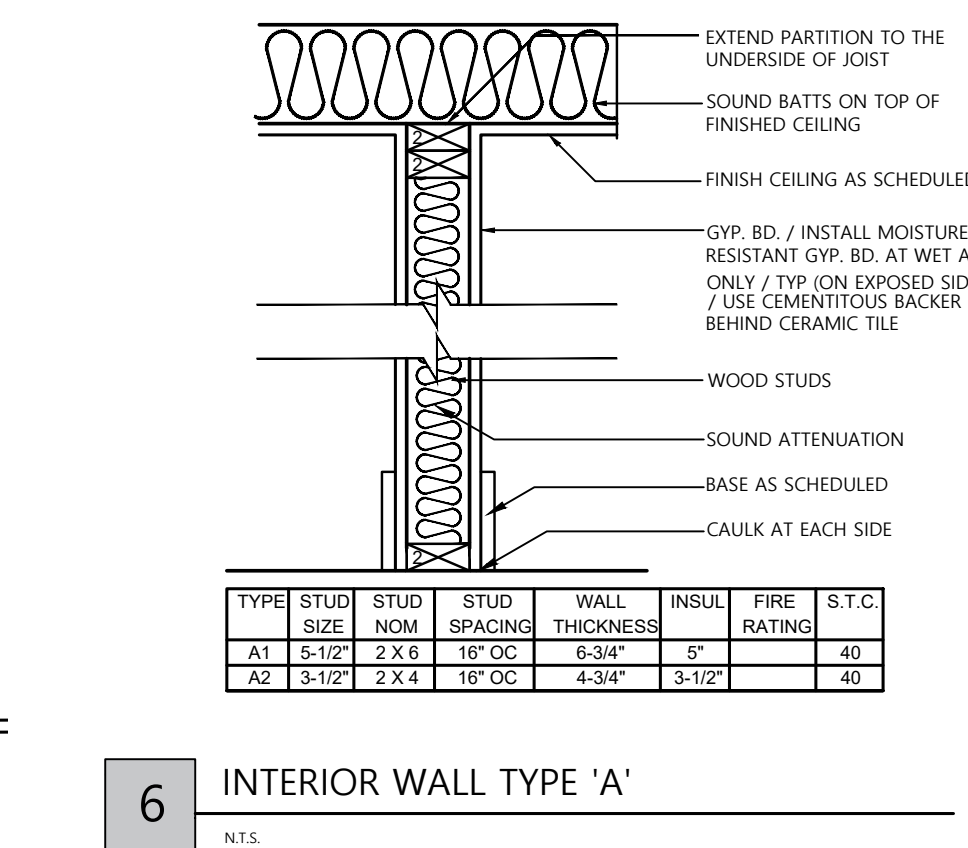
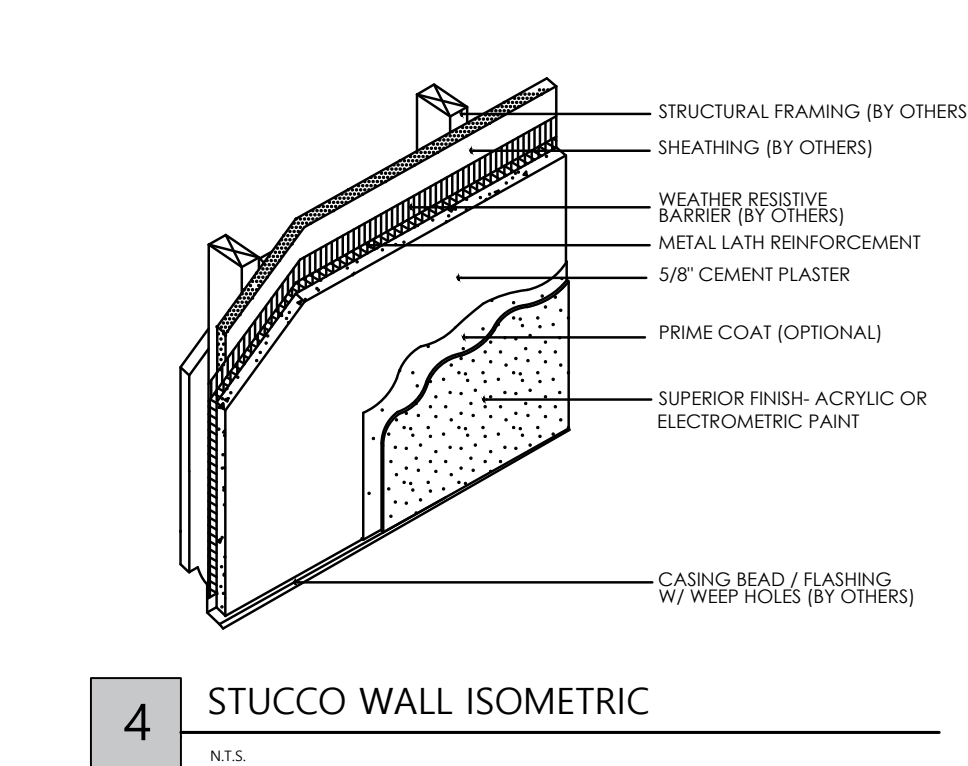
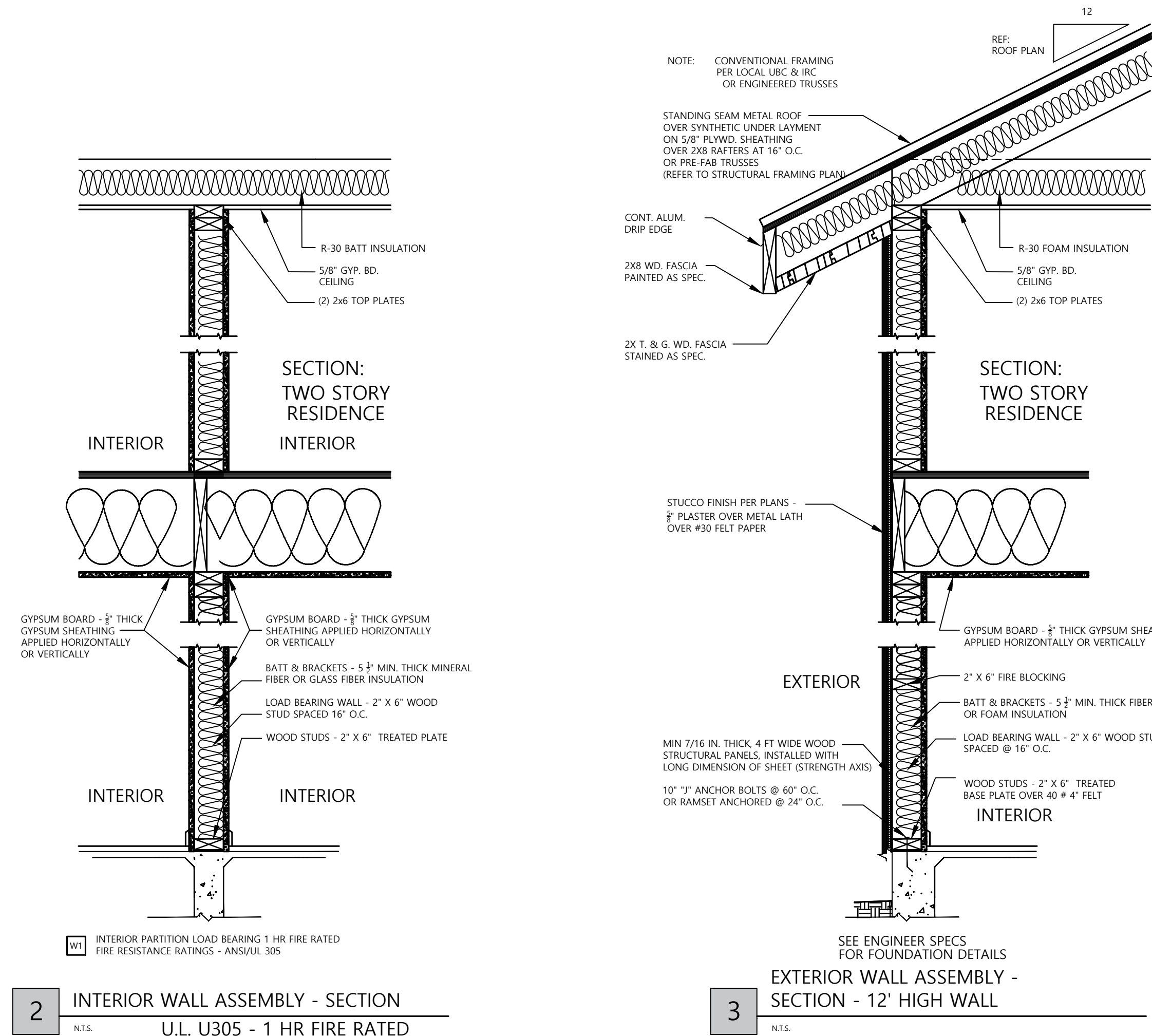


REVISION TABLE		
NO.	REVISION OBSERVATIONS	DATE
1	LAYOUT	05-30-2022
2	LAYOUT	04-07-2022
3	LAYOUT & ELEVATION	07-26-2022
4	PERMIT SET - PRE APPROVAL	08-18-2022
5	CHECK SET	1-17-2023
6	FINAL SET	1-27-2023

FINAL SET



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



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OSCAR E FLORES
DESIGN STUDIO
33119 WEST INTERSTATE 10, SUITE 400, BURNHEIM, TEXAS 78257
MOBILE: (512) 385-6546 / OFFICE: (512) 679-4675 / FAX: (512) 679-6998
oscar@oscardesignstudio.com / www.oscardesignstudio.com

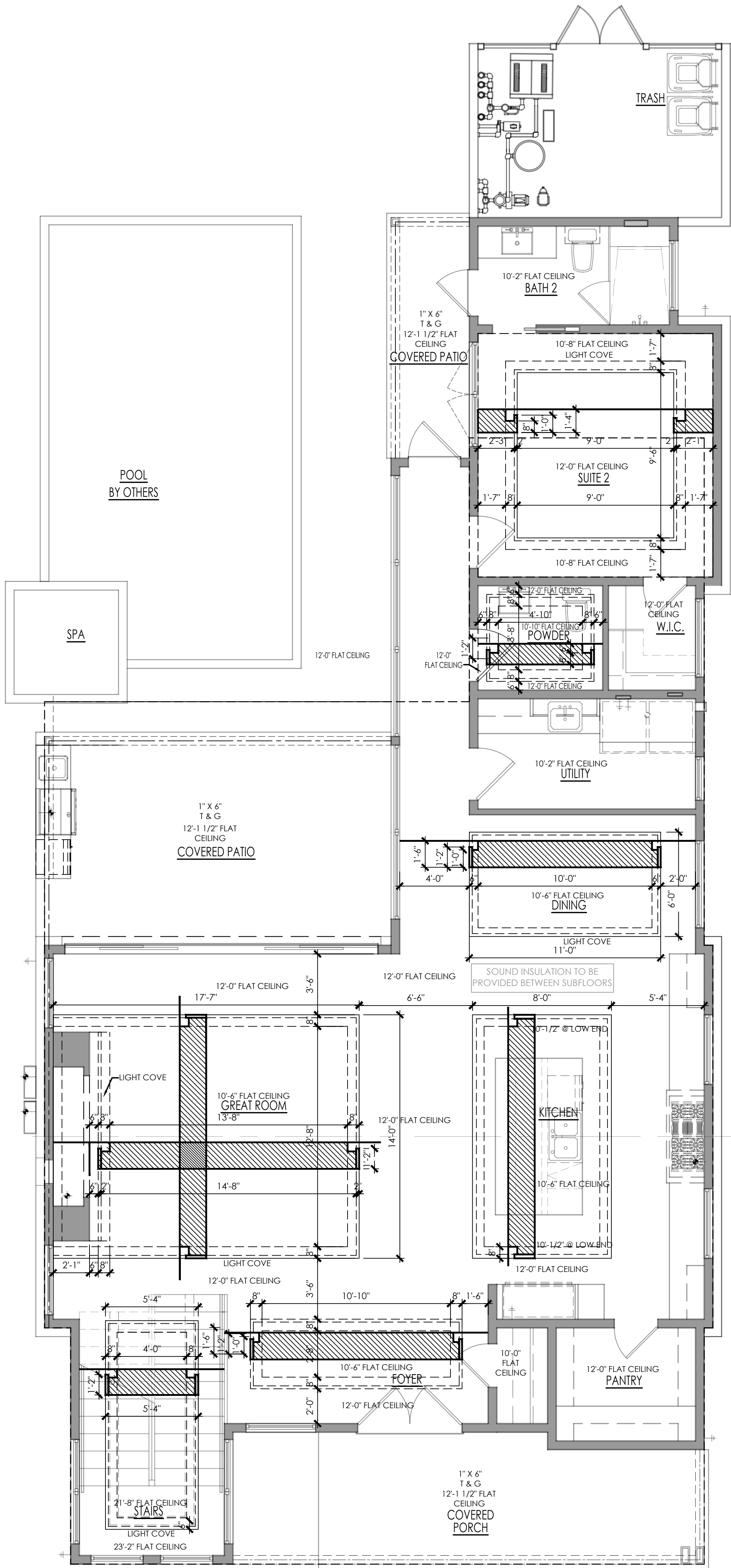
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LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212

JOB No.:	MAL-OFDS-CH-2022
CURRENT DATE:	MARCH 10, 2023
EXPIRATION DATE:	MARCH 01, 2023
DRAWN / CHECKED BY:	O.E.F.

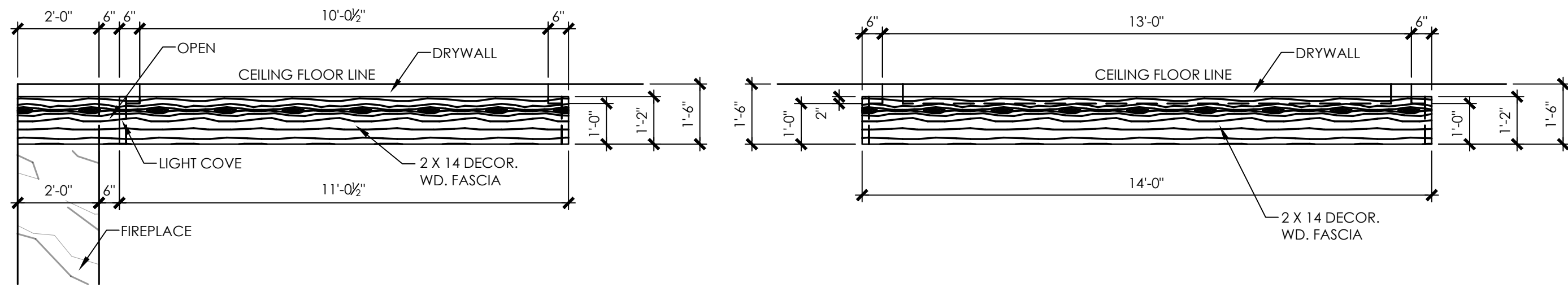
SHEET TITLE
SITEPLAN

A.3
SHEET 3 OF 12
FINAL SET

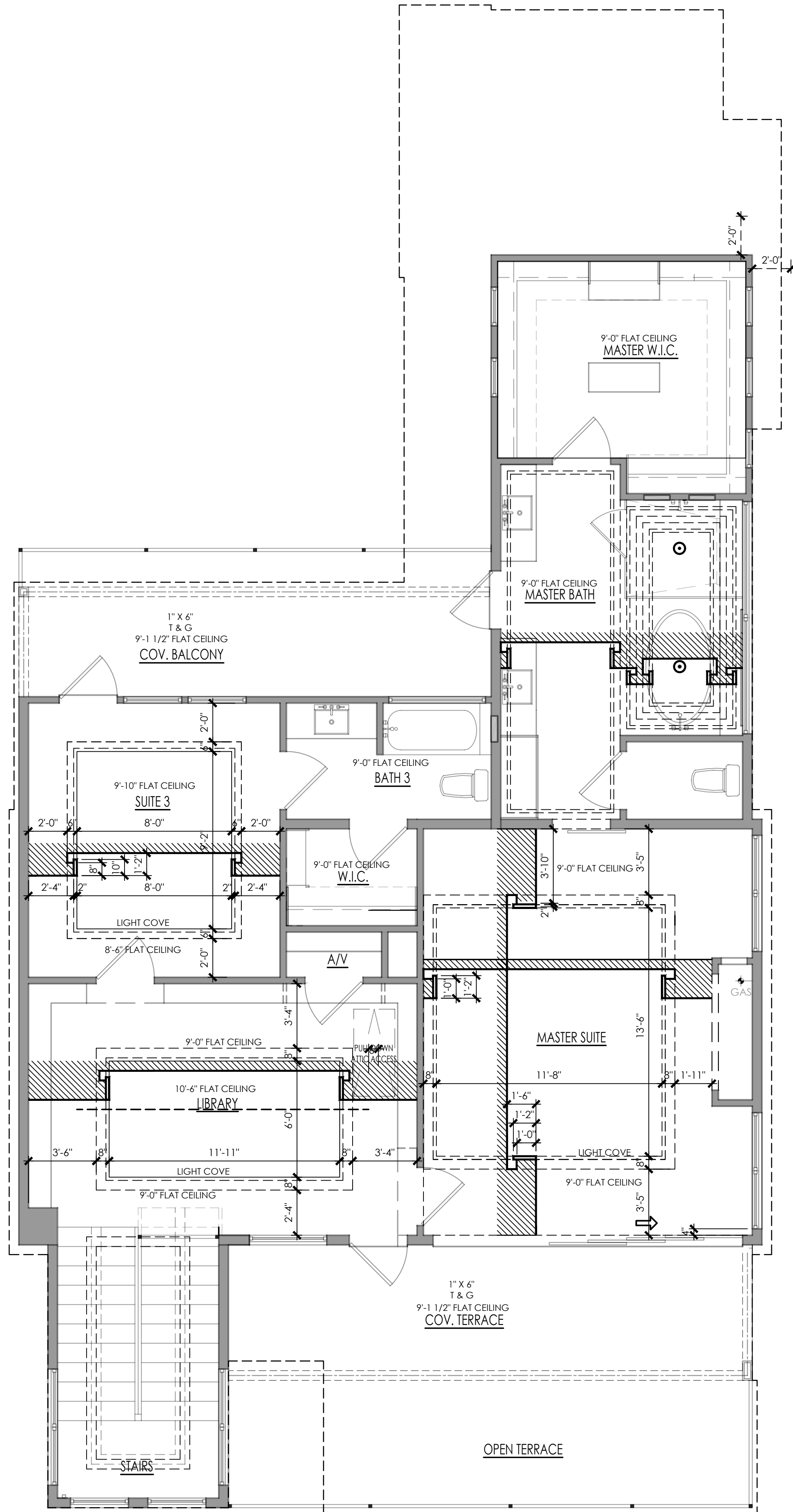
FIRST LEVEL CEILING PLAN
SCALE:1/4"=1'-0"



3 GREATROOM LIGHT COVE
SCALE:1/4"=1'-0"



SECOND LEVEL CEILING PLAN
SCALE:1/4"=1'-0"



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DS
OSCAR E. FLORES
DESIGN STUDIO

33119 WEST INTERSTATE 10, SUITE 400, SAN ANTONIO, TEXAS 78207
MOBILE: (210) 385-6486 / OFFICE: (210) 679-4625 / FAX: (210) 679-6998
oscar@oscardesignstudio.com / www.oscardesignstudio.com

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SAN ANTONIO, TEXAS 78212

JOB No.:	MAL-OFDS-CH-2022
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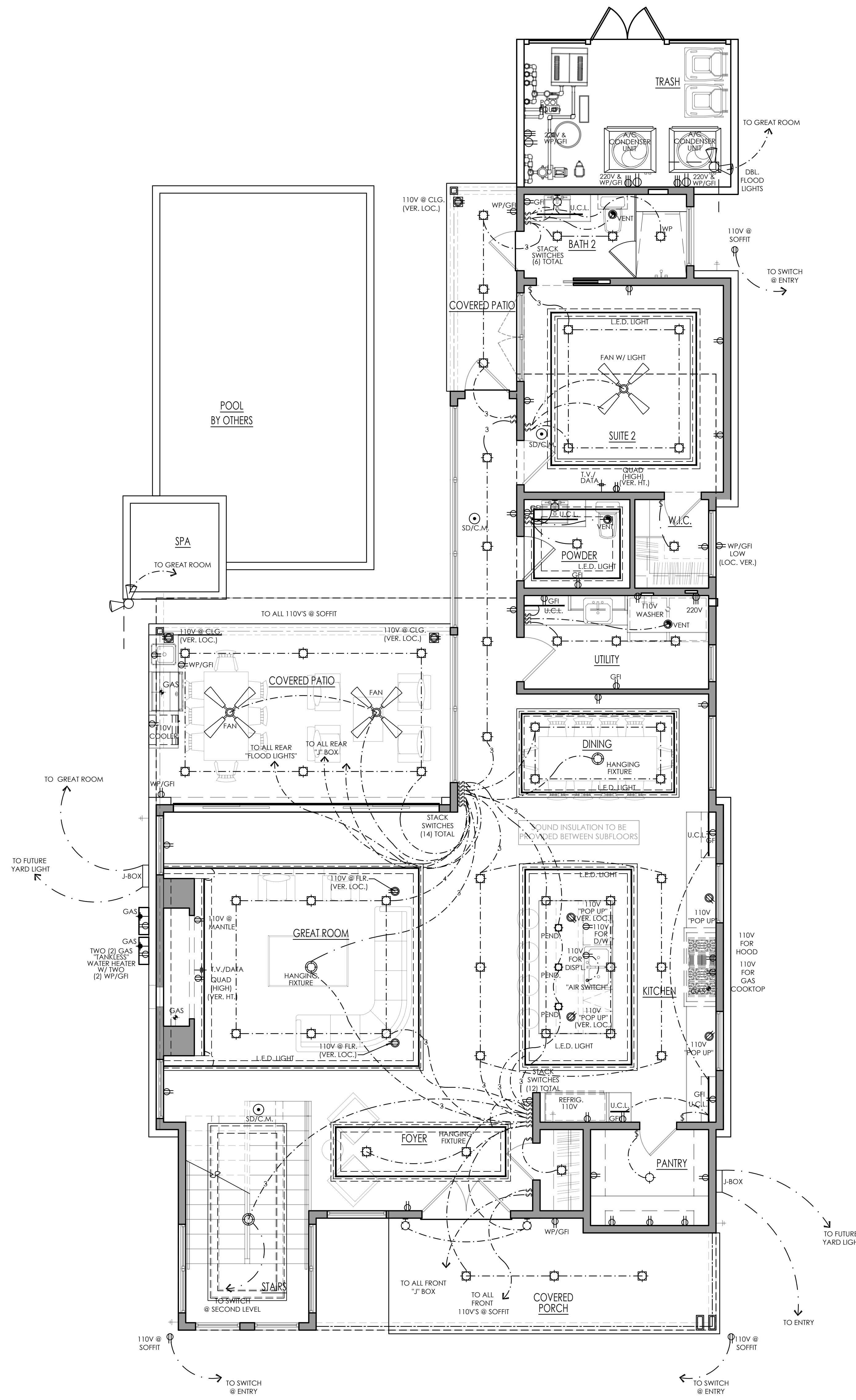
SHEET TITLE
FIRST LEVEL &
SECOND LEVEL
CEILING FLOOR PLAN

A.5

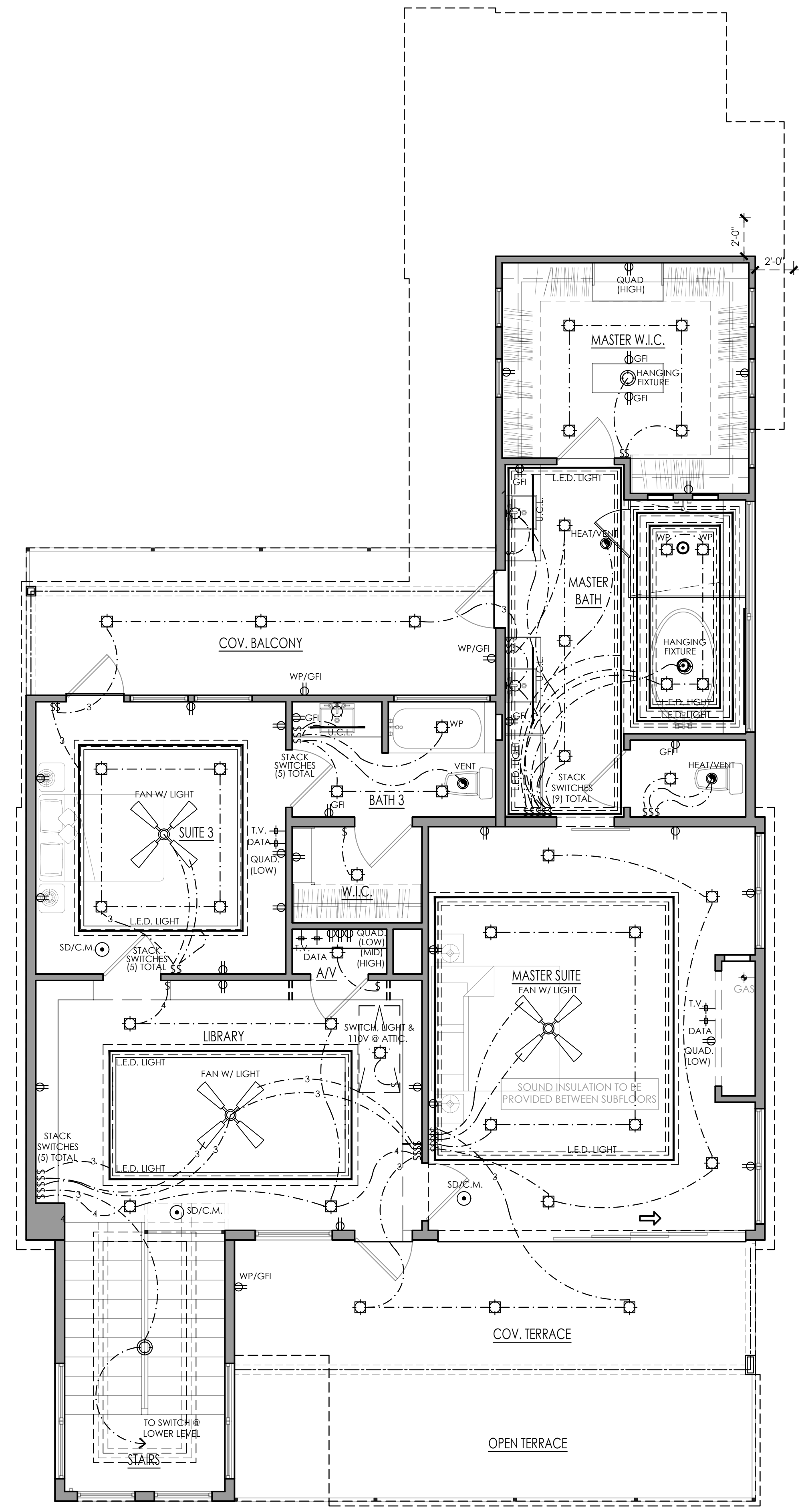
SHEET 5 OF 12

FINAL SET

NOT FOR CONSTRUCTION



FIRST LEVEL ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



SECOND LEVEL ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

NOT FOR CONSTRUCTION

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LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212

SHEET TITLE

FIRST LEVEL & SECOND LEVEL ELECTRICAL FLOOR PLAN

A.6

SHEET 6 OF 12

JOB No.:

MAL-OFDS-CH-2022

CURRENT DATE.:

MARCH 10, 2023

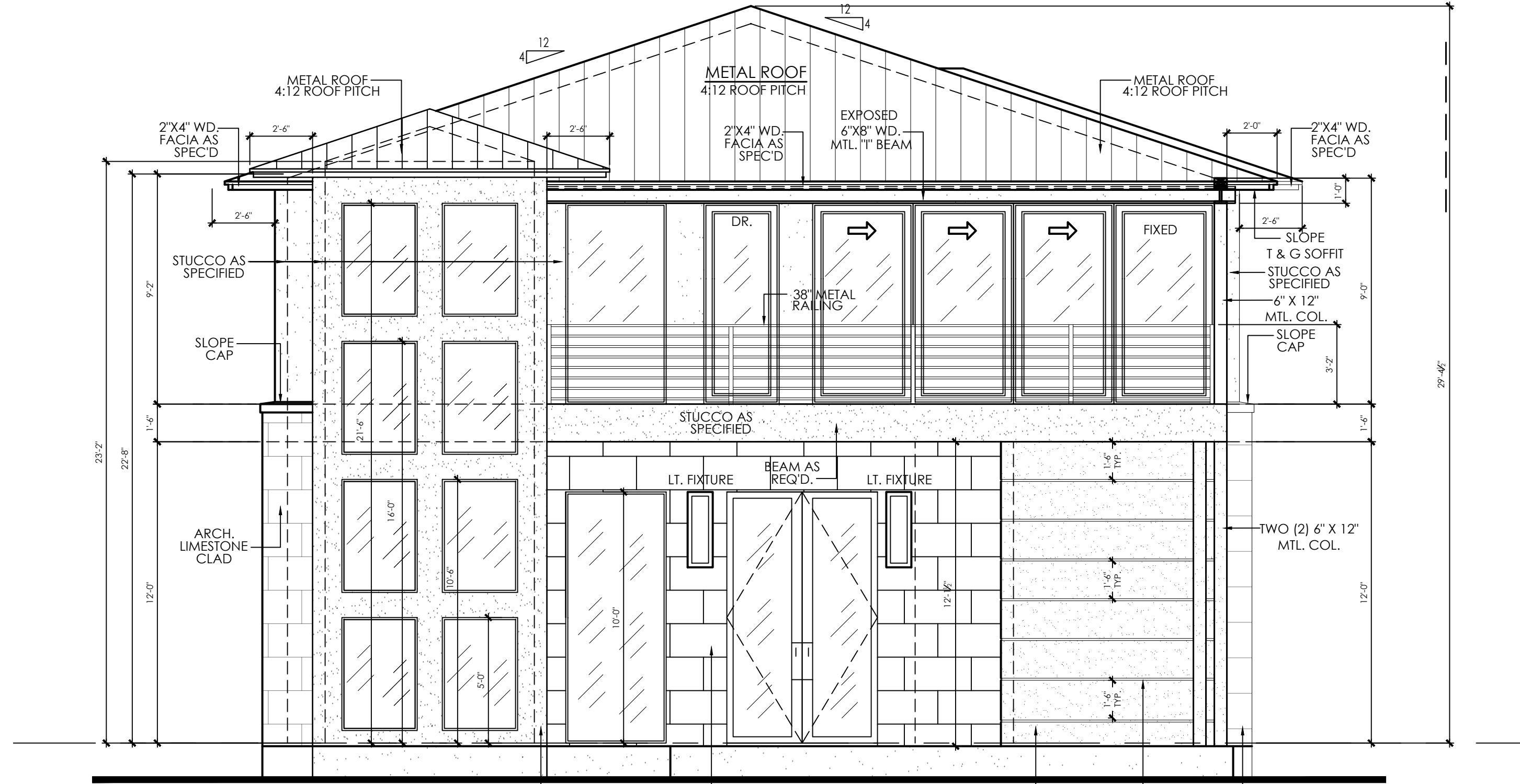
EXPIRATION DATE:

MARCH 01, 2023

DRAWN / CHECKED BY:

O.E.F.

FINAL SET



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

- **NOTE:****
1. REFER TO STRUCTURAL ENGINEER'S PLANS FOR ALL BEAM & POSTS SIZES, LOCATION/SPECIFICATIONS, AND FOR ALL RETAINING WALLS/DETAILS AND FOUNDATION BEAM DRAWINGS.
 2. REFER TO LANDSCAPE DESIGN BY LANDSCAPE ARCHITECT FOR ALL FINISH GRADES, DRIVEWAYS, WALKWAYS, DRAINAGE, FLATWORK, HARDSCAPE, GRADING, TERRACES & LANDSCAPE RETAINING WALLS. BUILDER MUST VERIFY W/ OWNER & LANDSCAPE ARCHITECT.
 3. 12" MAXIMUM EXPOSED FOUNDATION.
 4. PROVIDE SLOPED METAL CAP AT ALL WING WALLS/GARDEN WALLS AND PARAPET WALLS. BUILDER VERIFY.
 5. BUILDER VERIFY PROPER LOCATION AND EFFECTIVE DRAINAGE OF ALL GUTTERS AND OUTLET W/ RAINCHAIN WITH ROOFING COMPANY.



2 REAR ELEVATION
SCALE: 1/4"=1'-0"

NOTE: DOORS & WINDOWS TO BE RECESSED FROM EXTERIOR TWO (2) INCHES AS FOLLOWING HISTORIC GUIDELINES.

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OSCAR E FLORES
DESIGN STUDIO

33319 WEST INTERSTATE 10, SUITE 408, BURNHEIM, TX 78249, TEXAS 78249
MOBILE: (210) 385-6486 / OFFICE: (210) 679-4625 / FAX: (210) 679-6998
oscar@oscardesignstudio.com / www.oscardesignstudio.com

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JOB No.:	MAL-OFDS-CH-2022
CURRENT DATE.:	MARCH 10, 2023
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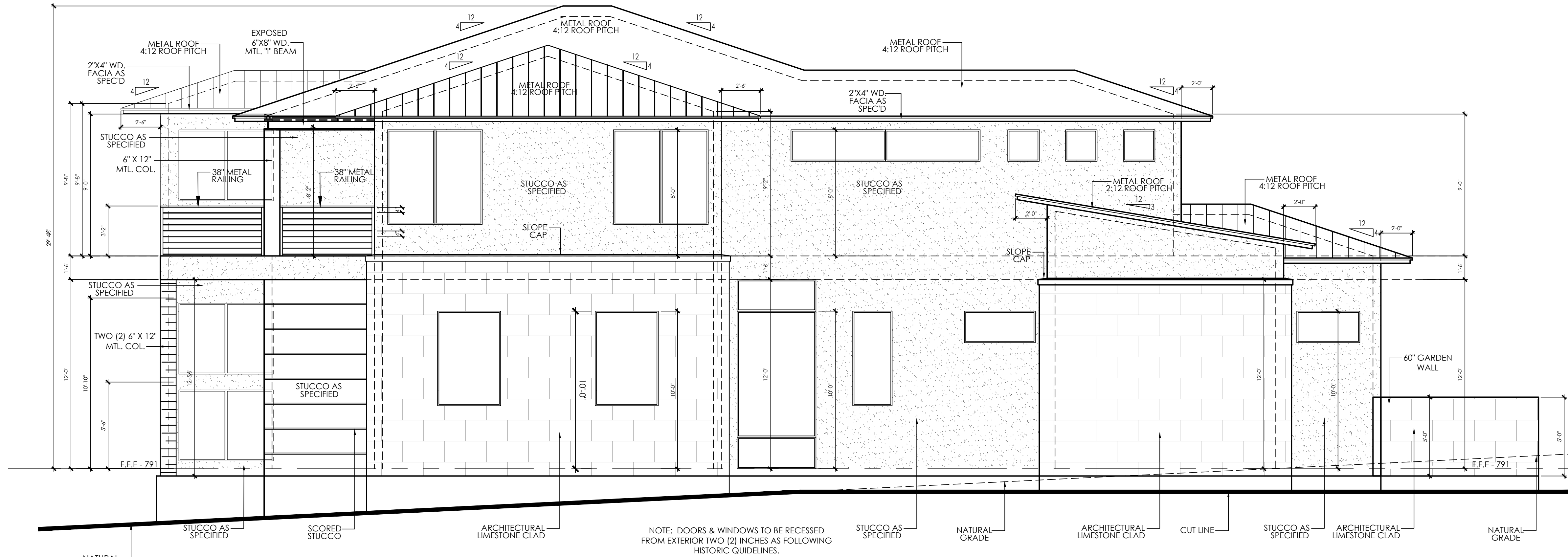
SHEET TITLE

FRONT & REAR ELEVATIONS

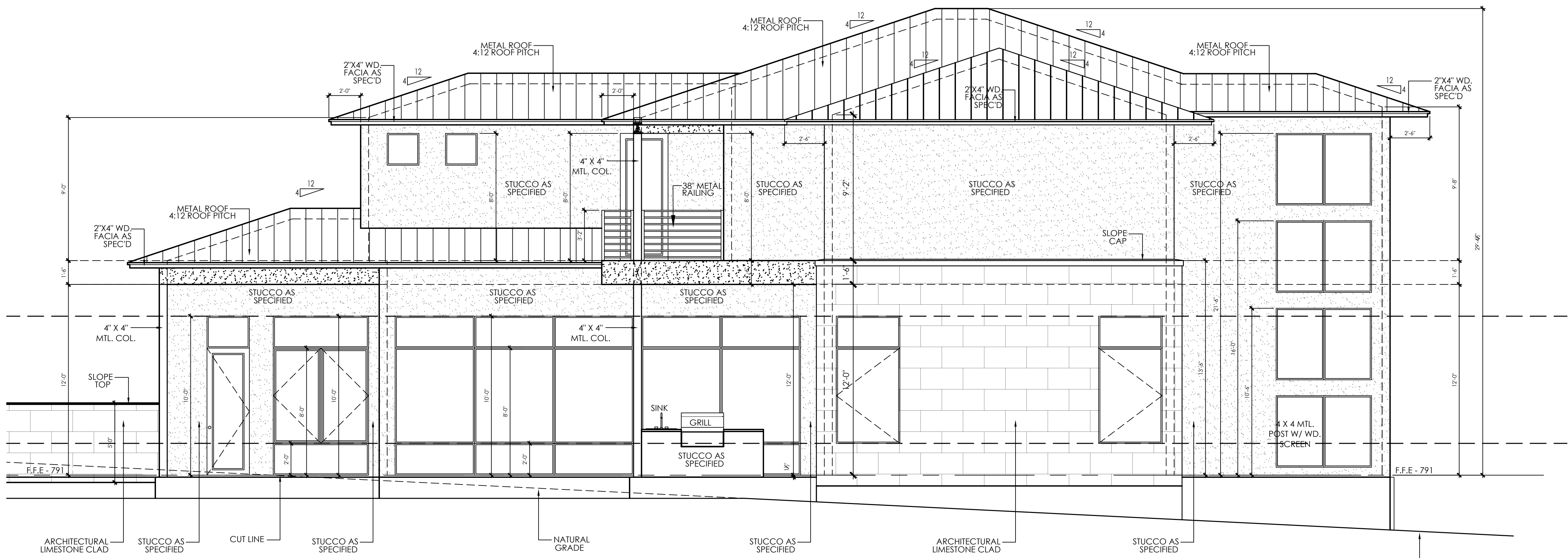
A.7

SHEET 7 OF 12

FINAL SET



1 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

****NOTE:****

1. REFER TO STRUCTURAL ENGINEER'S PLANS FOR ALL BEAM & POSTS SIZES, LOCATION/SPECIFICATIONS, AND FOR ALL RETAINING WALLS/DETAILS AND FOUNDATION BEAM DRAWINGS.
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3. 12" MAXIMUM EXPOSED FOUNDATION.
4. PROVIDE SLOPED METAL CAP AT ALL WING WALLS/GARDEN WALLS AND PARAPET WALLS. BUILDER VERIFY.
5. BUILDER VERIFY PROPER LOCATION AND EFFECTIVE DRAINAGE OF ALL GUTTERS AND OUTLET W/ RAINCHAIN WITH ROOFING COMPANY.

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OF DS
OSCAR E FLORES
DESIGN STUDIO
33319 WEST INTERSTATE 10, SUITE 400, BURNHEIM, TEXAS 75297
MOBILE: (940) 385-6466 | OFFICE: (940) 385-6466 | FAX: (940) 385-6466
oscarfloresdesignstudio.com | www.oscarfloresdesignstudio.com

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RESIDENCE

327 EAST KINGS HIGHWAY
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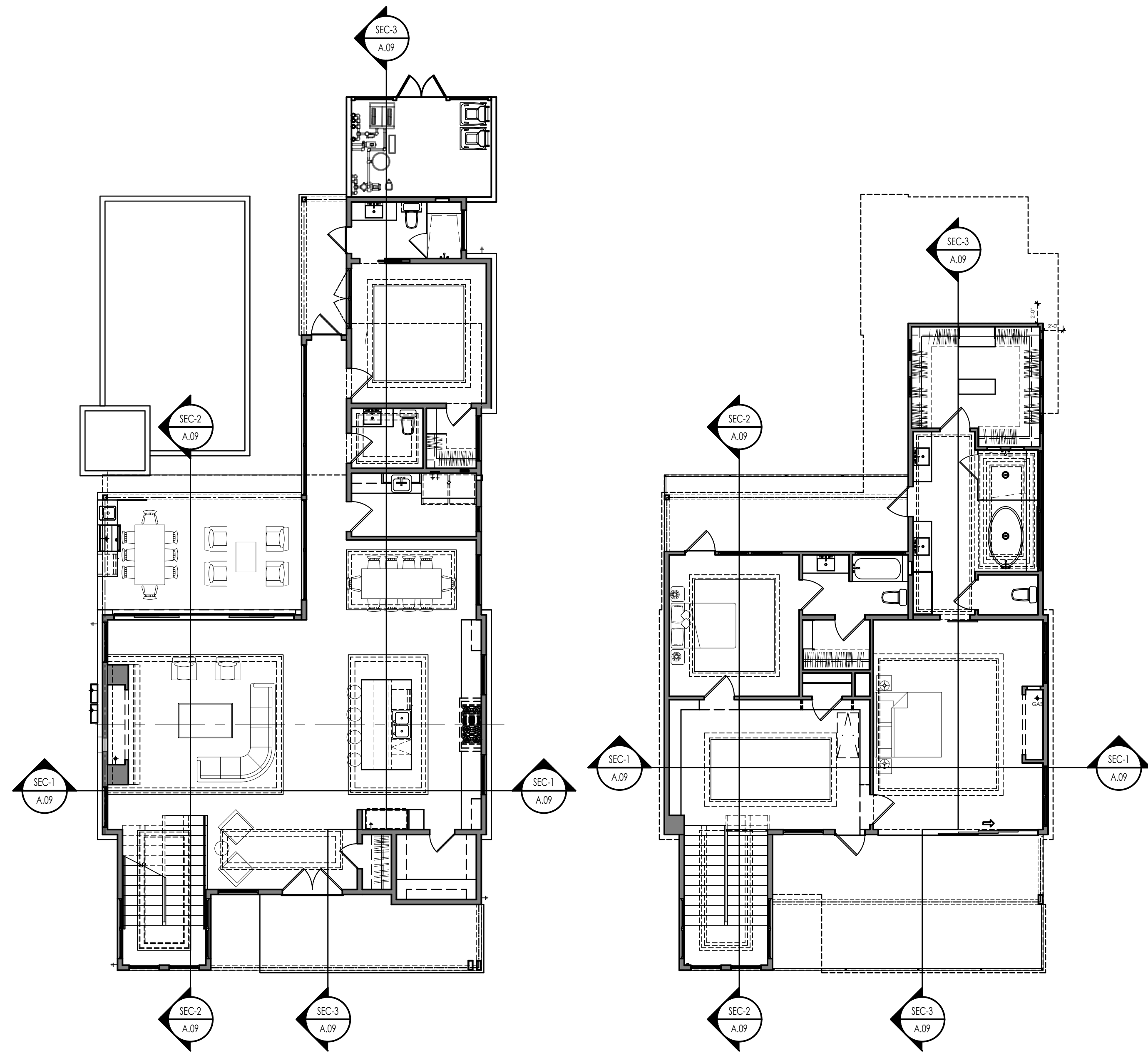
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SHEET TITLE
RIGHT & LEFT SIDE
ELEVATIONS

A.8

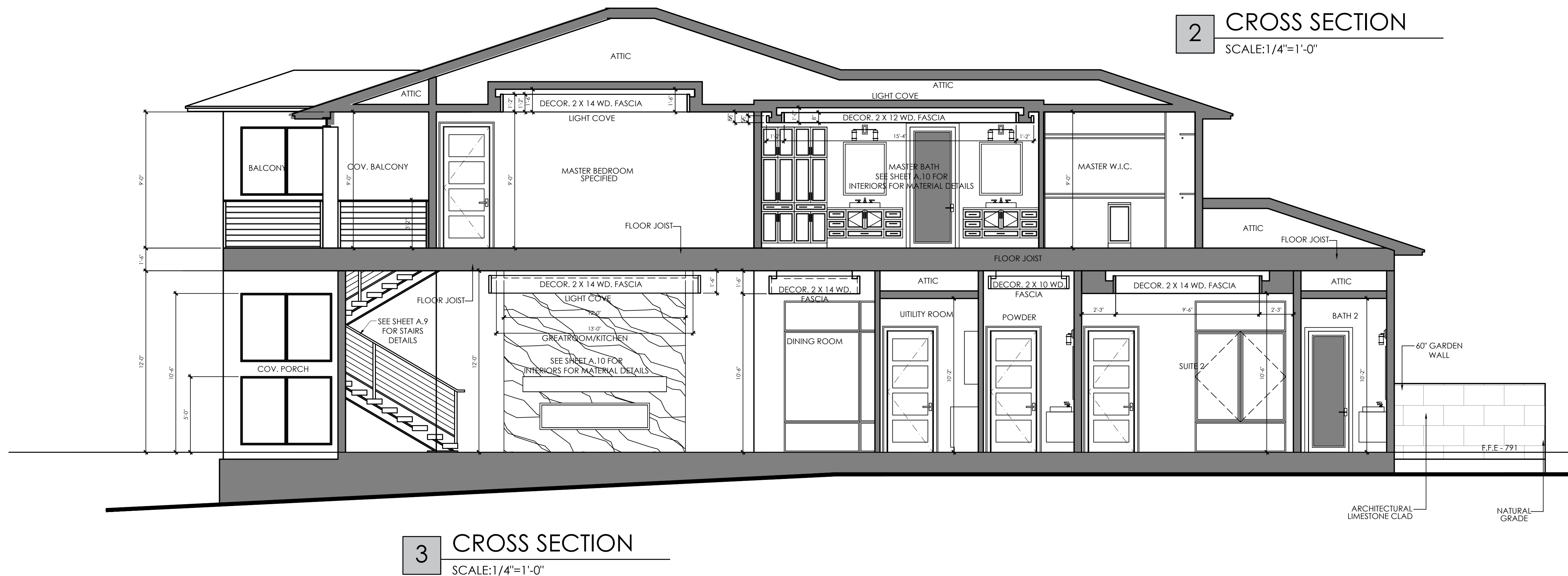
SHEET 8 OF 12

FINAL SET

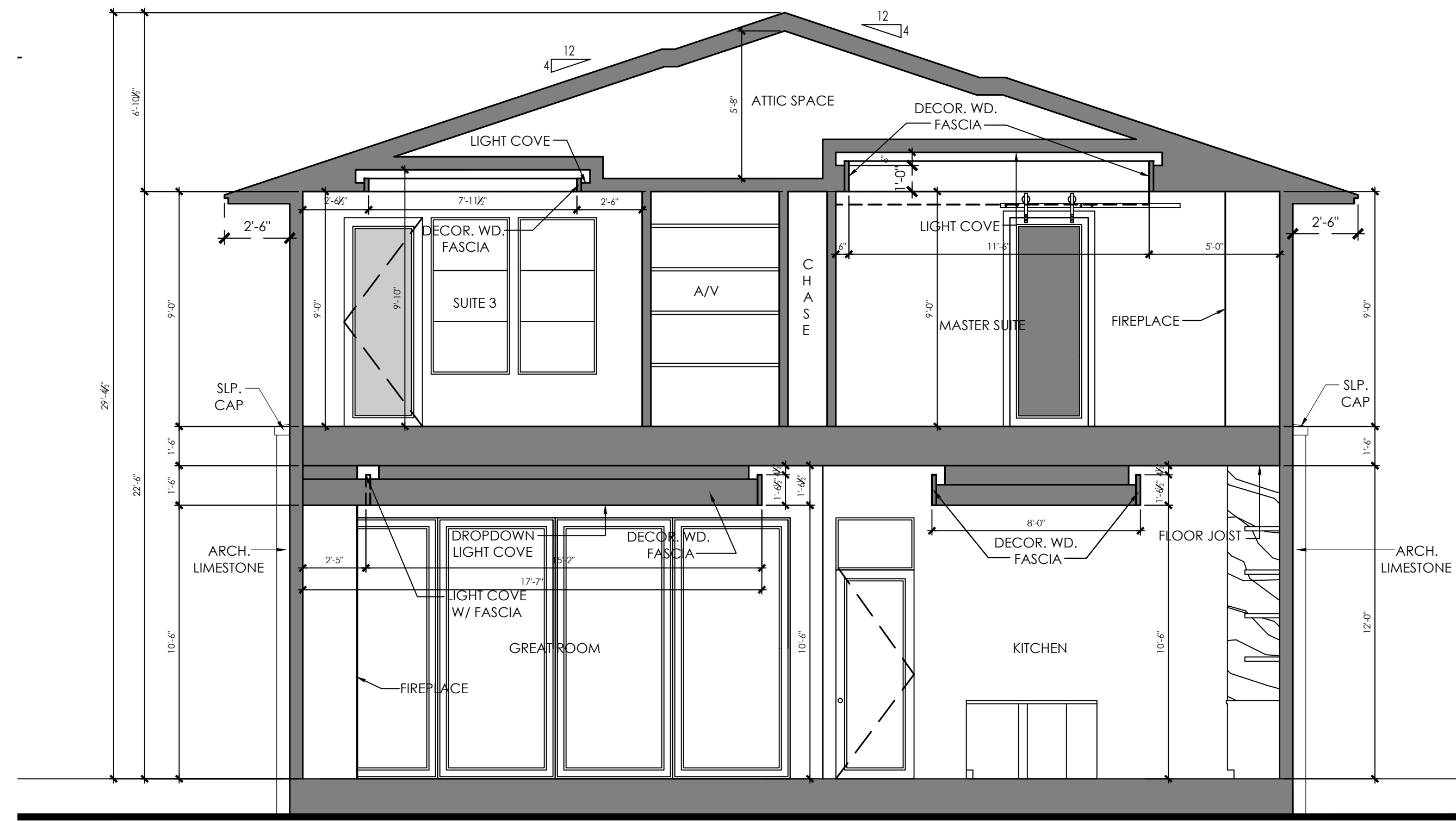


LOWER LEVEL FLOOR PLAN
SCALE:1/4"=1'-0"

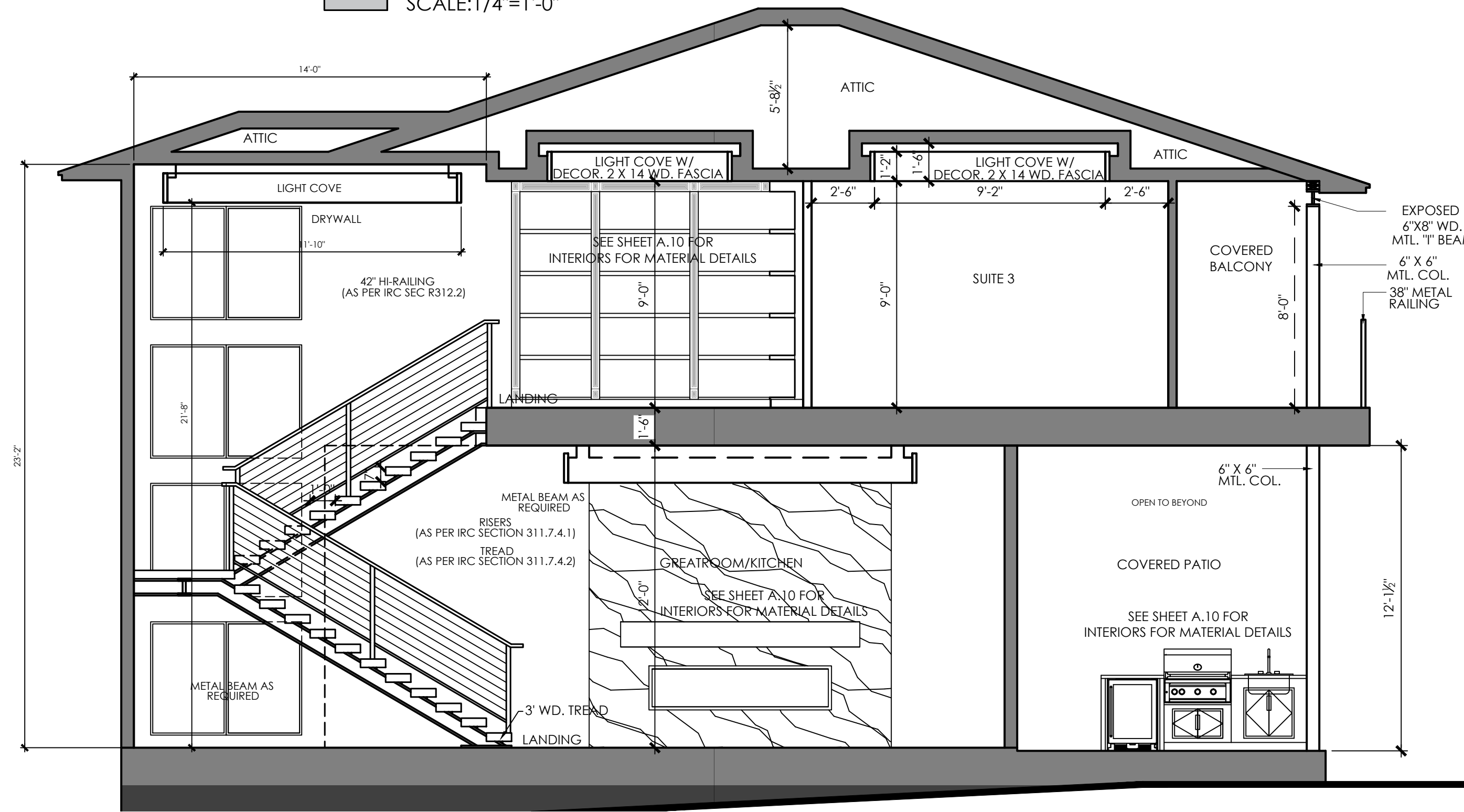
UPPER LEVEL FLOOR PLAN
SCALE:1/4"=1'-0"



3 CROSS SECTION
SCALE:1/4"=1'-0"



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



2 CROSS SECTION
SCALE:1/4"=1'-0"

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OSCAR E. FLORES
DESIGN STUDIO

337 EAST KINGS HIGHWAY
LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212
PHONE: (210) 385-6486 | OFFICE: (210) 679-4675 | FAX: (210) 679-4698
oscarfloresdesignstudio.com | www.oscarfloresdesignstudio.com

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LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212

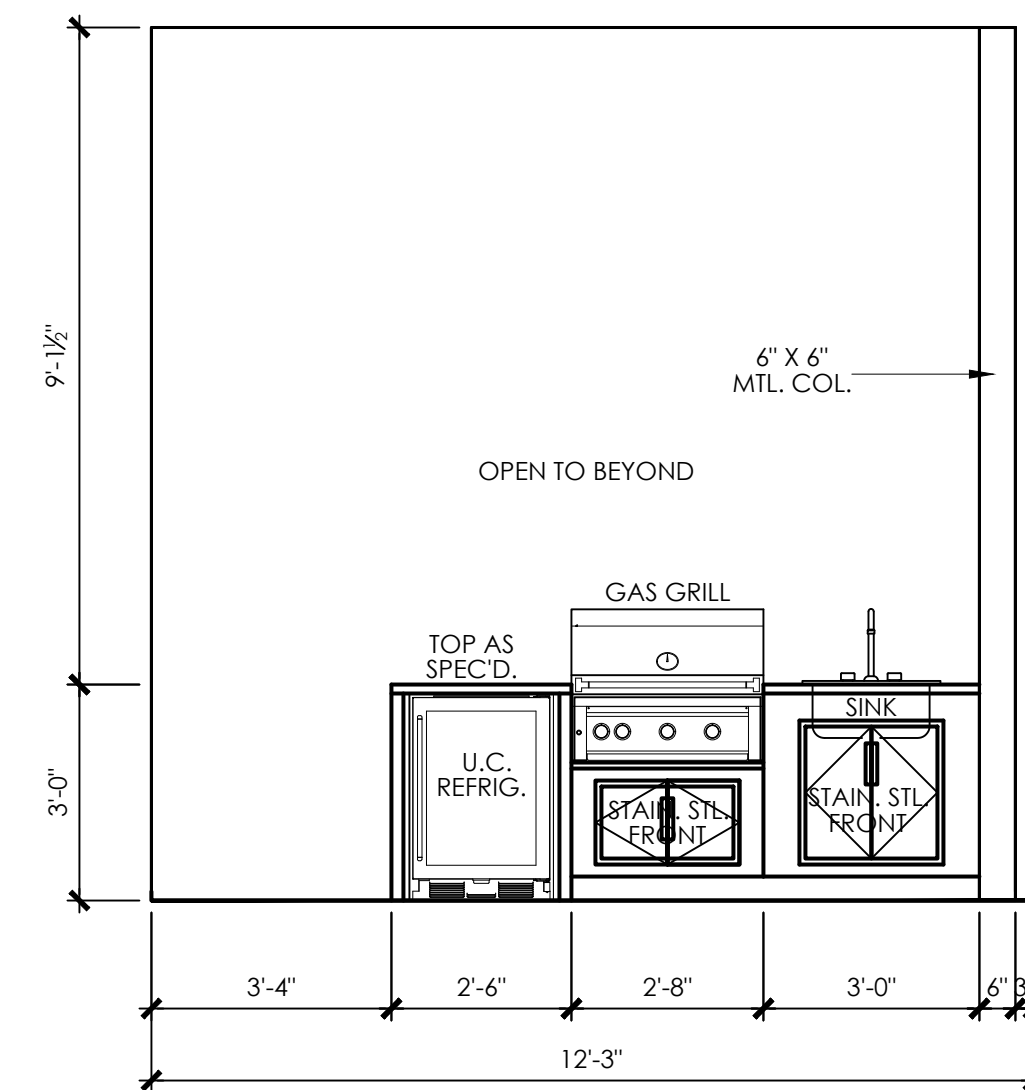
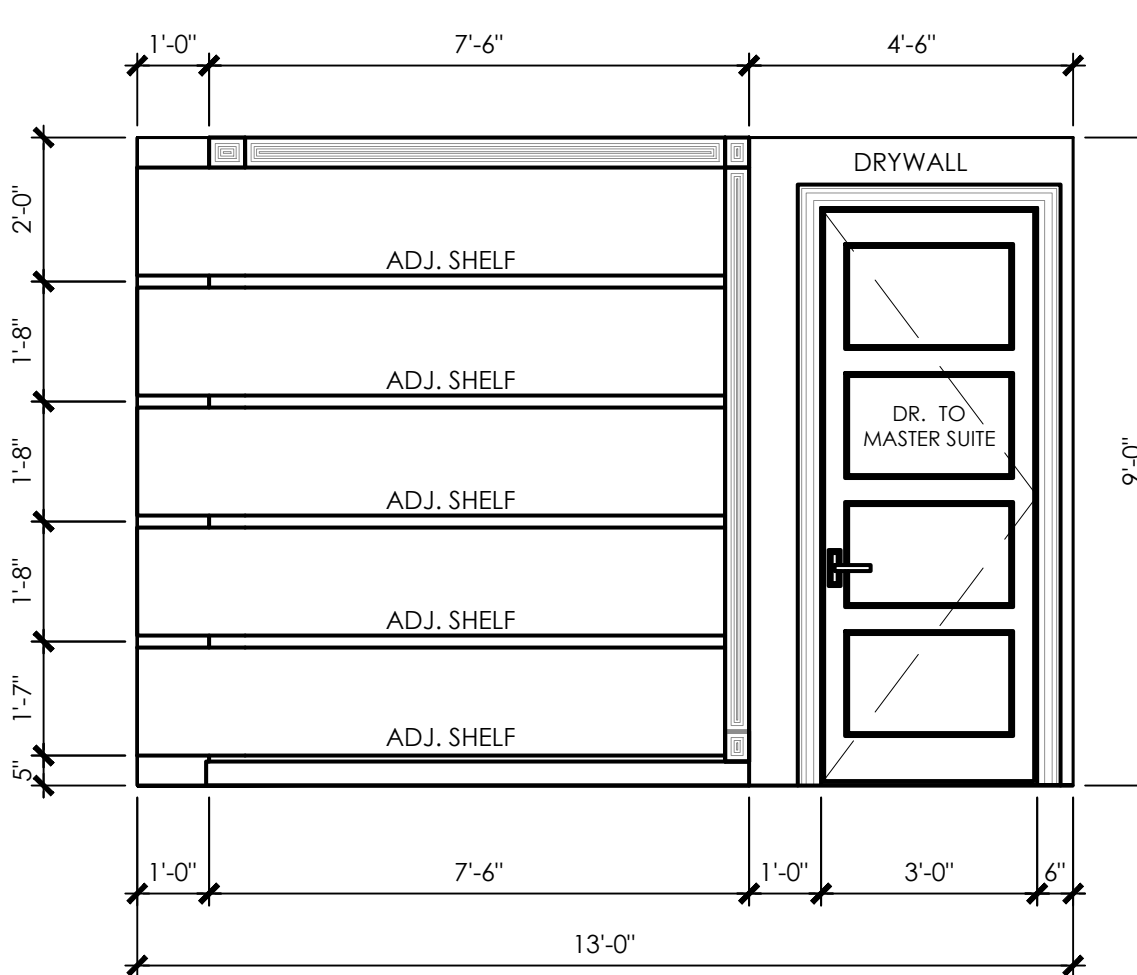
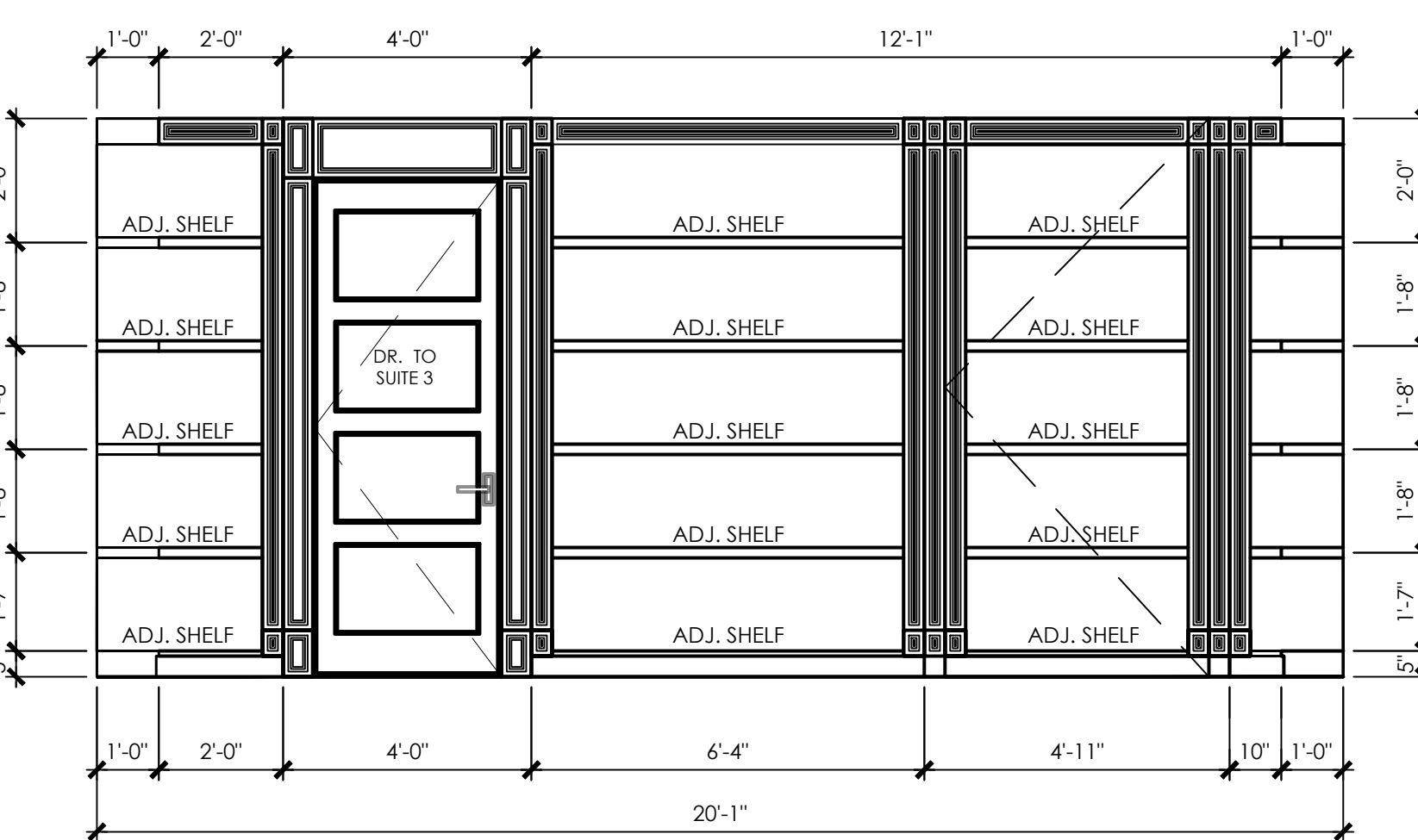
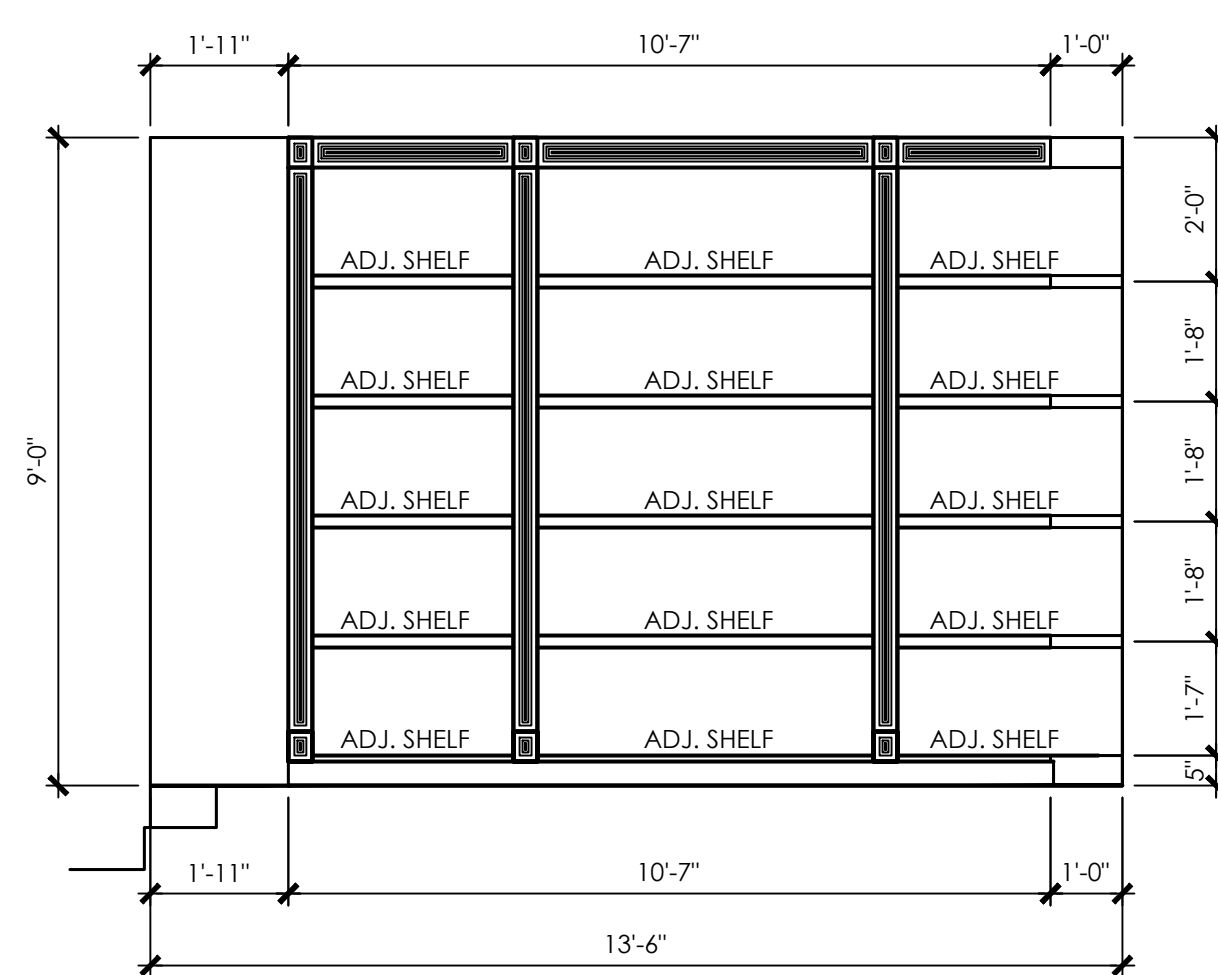
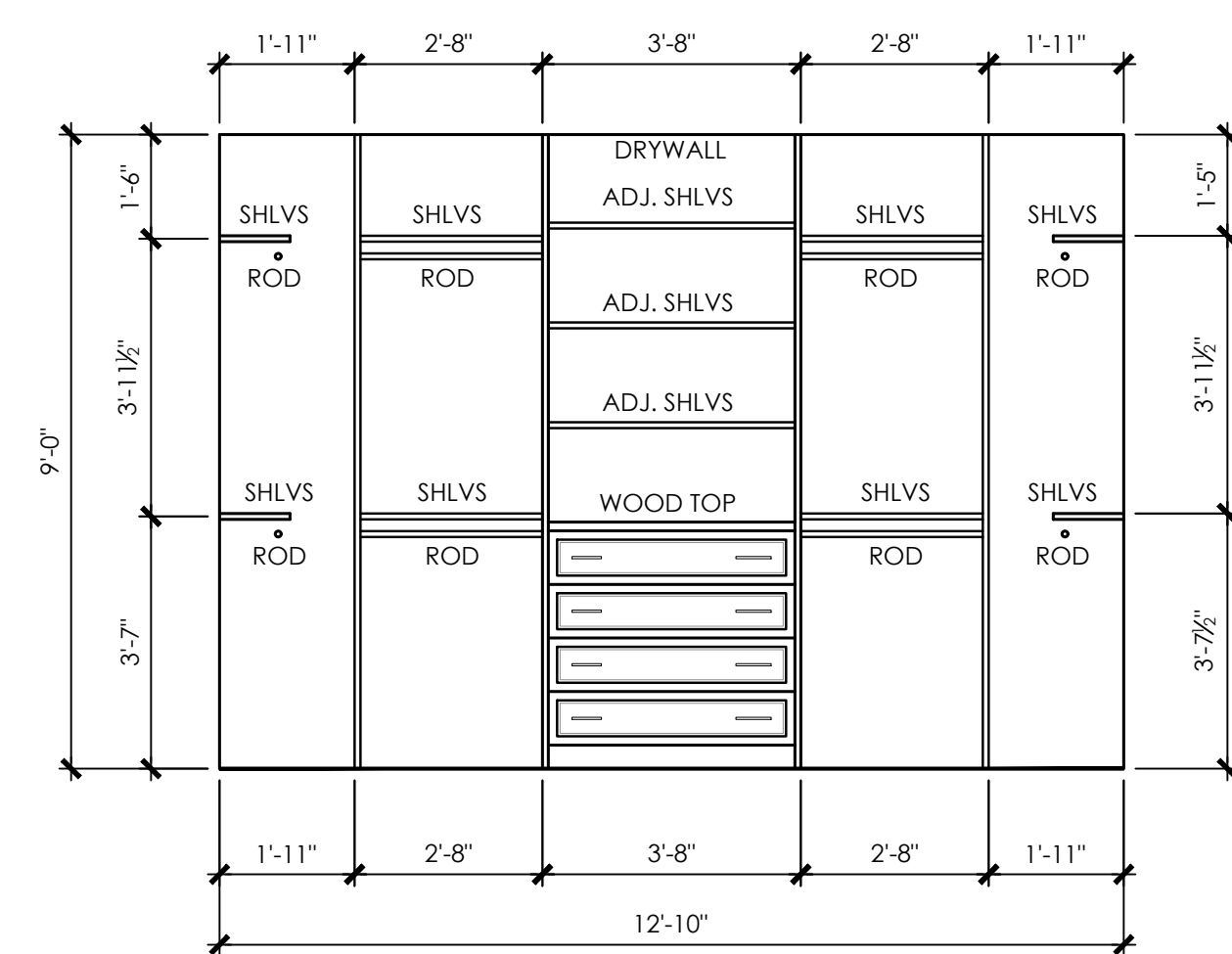
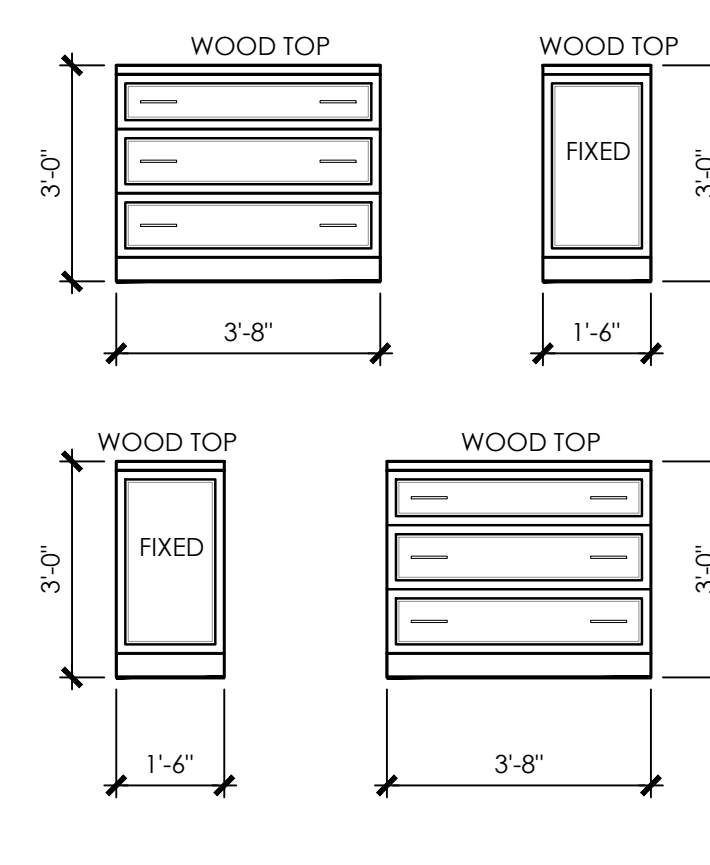
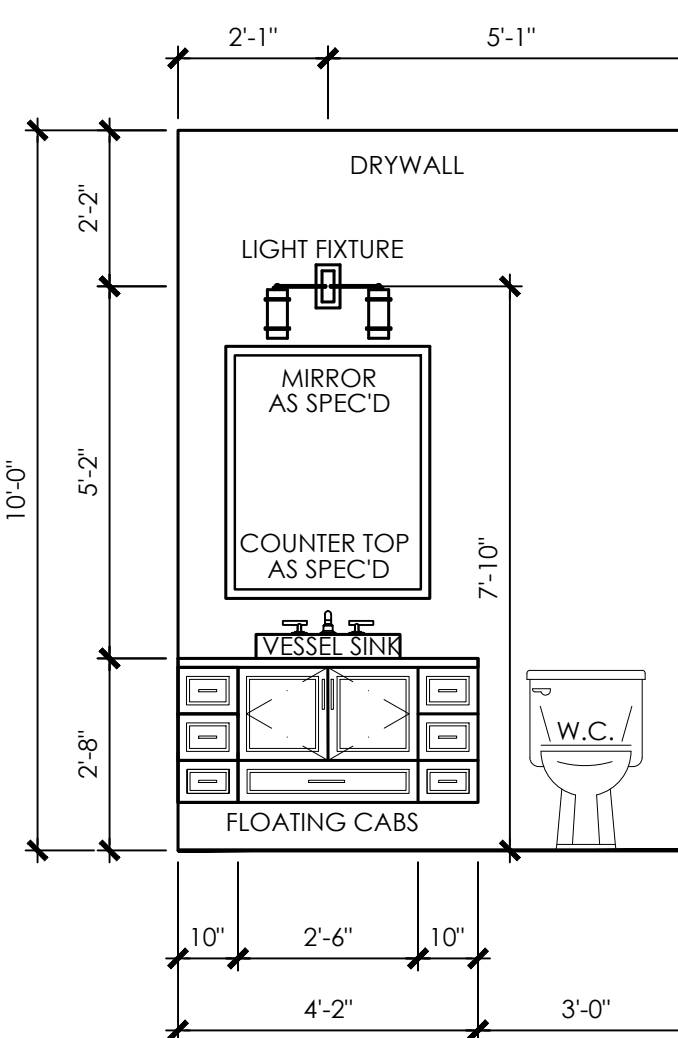
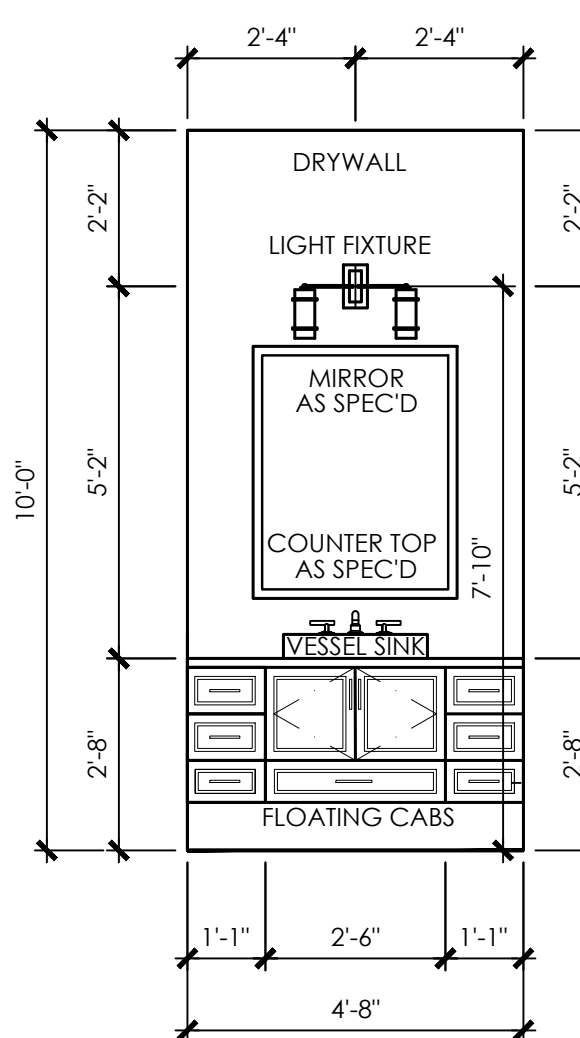
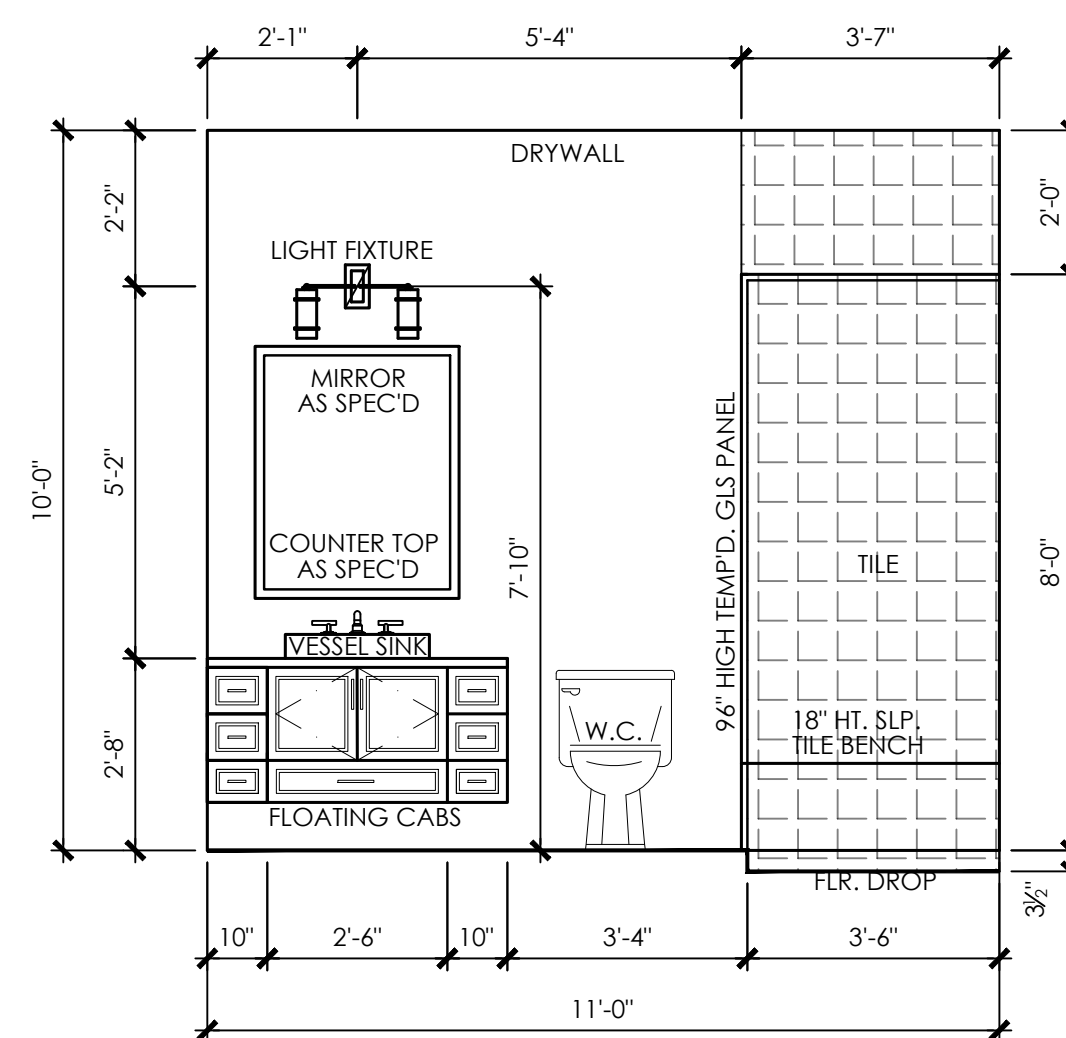
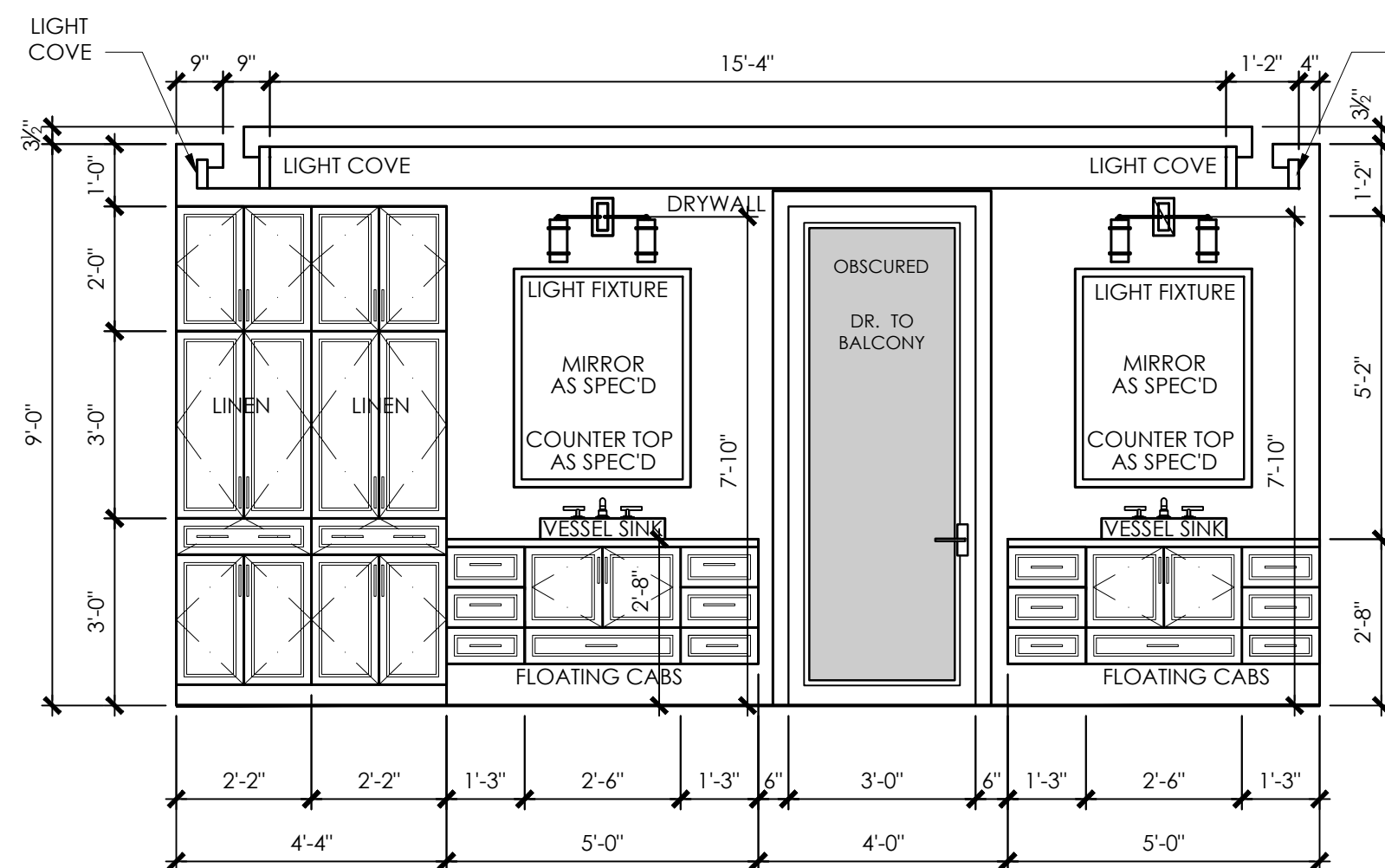
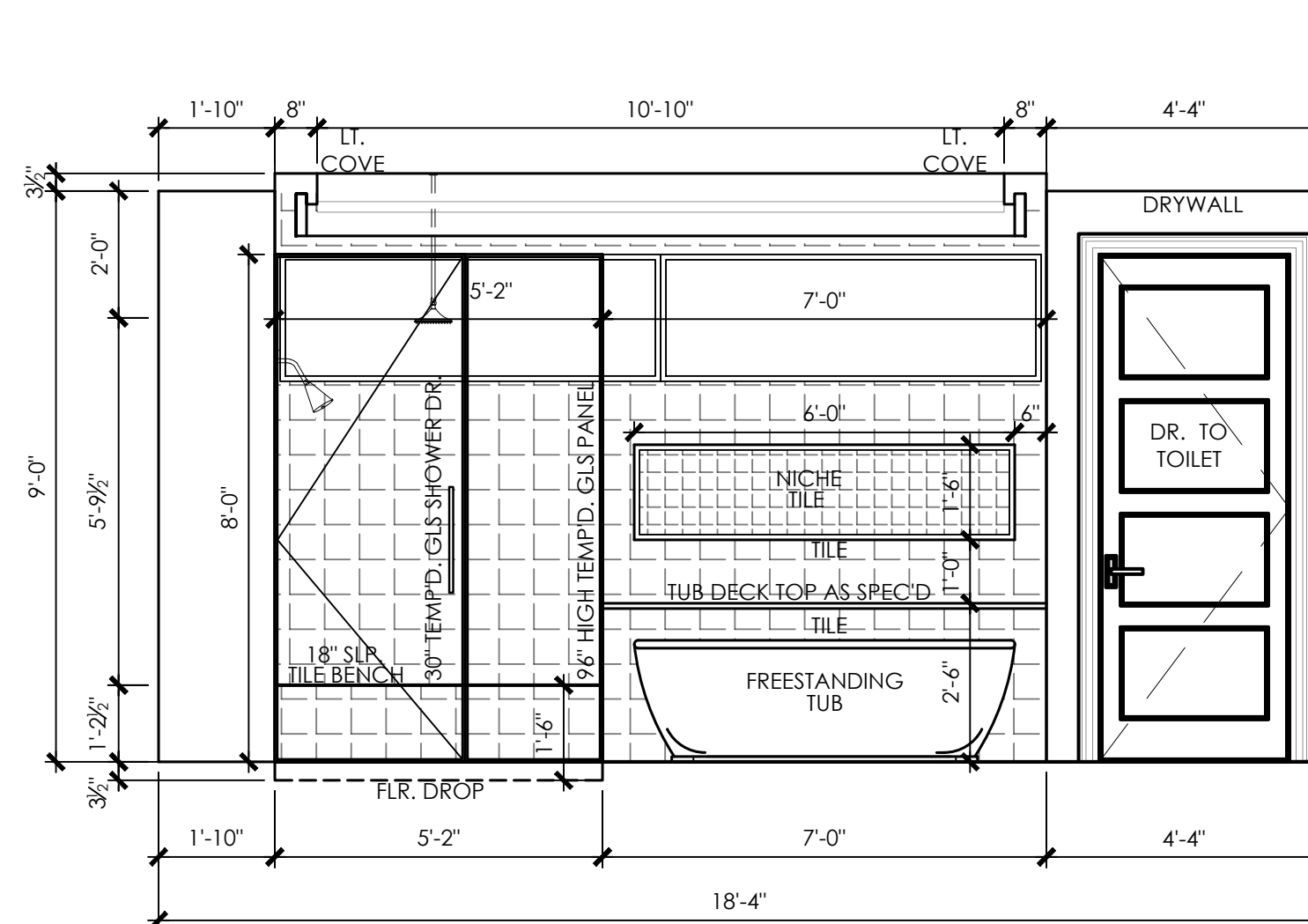
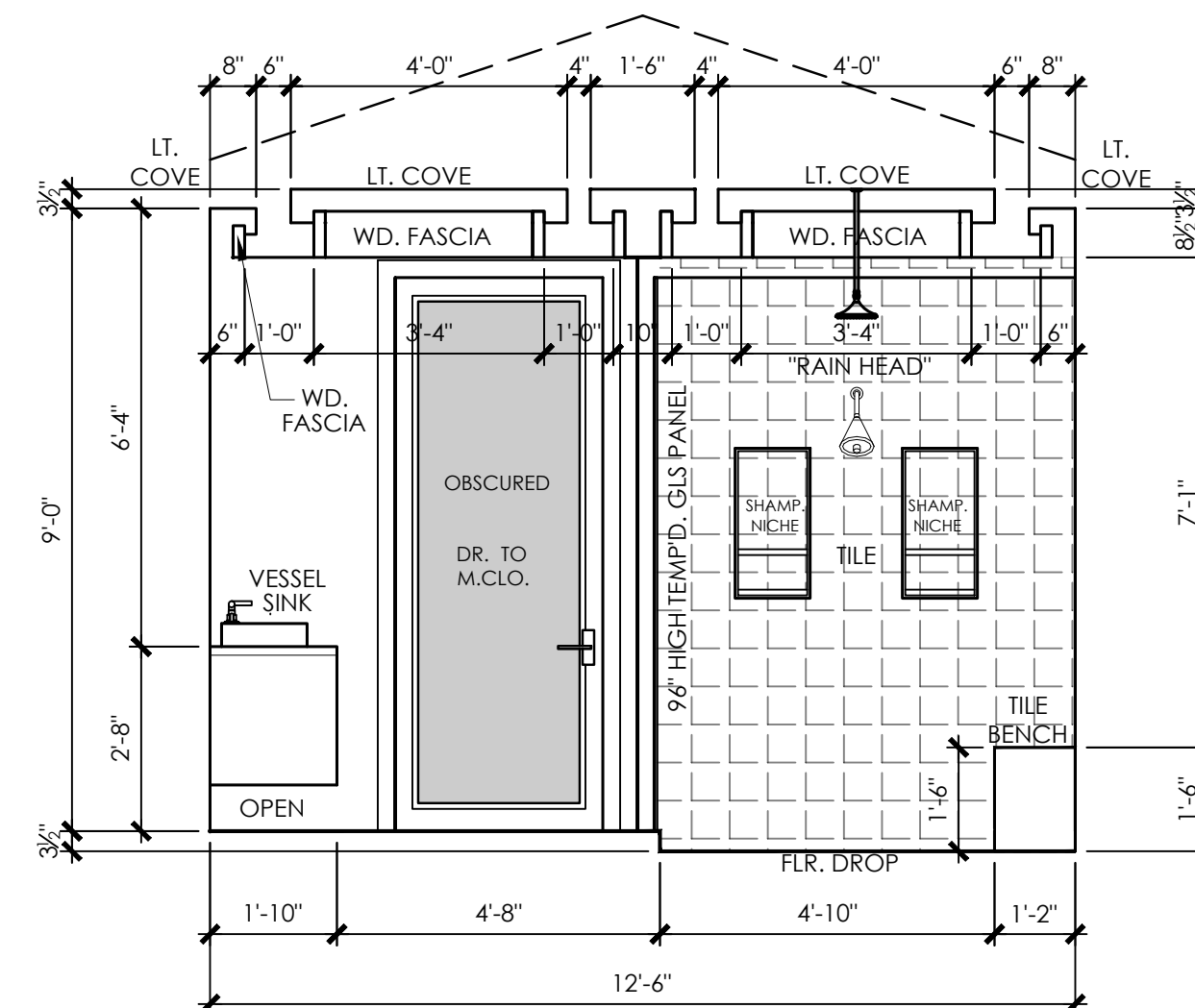
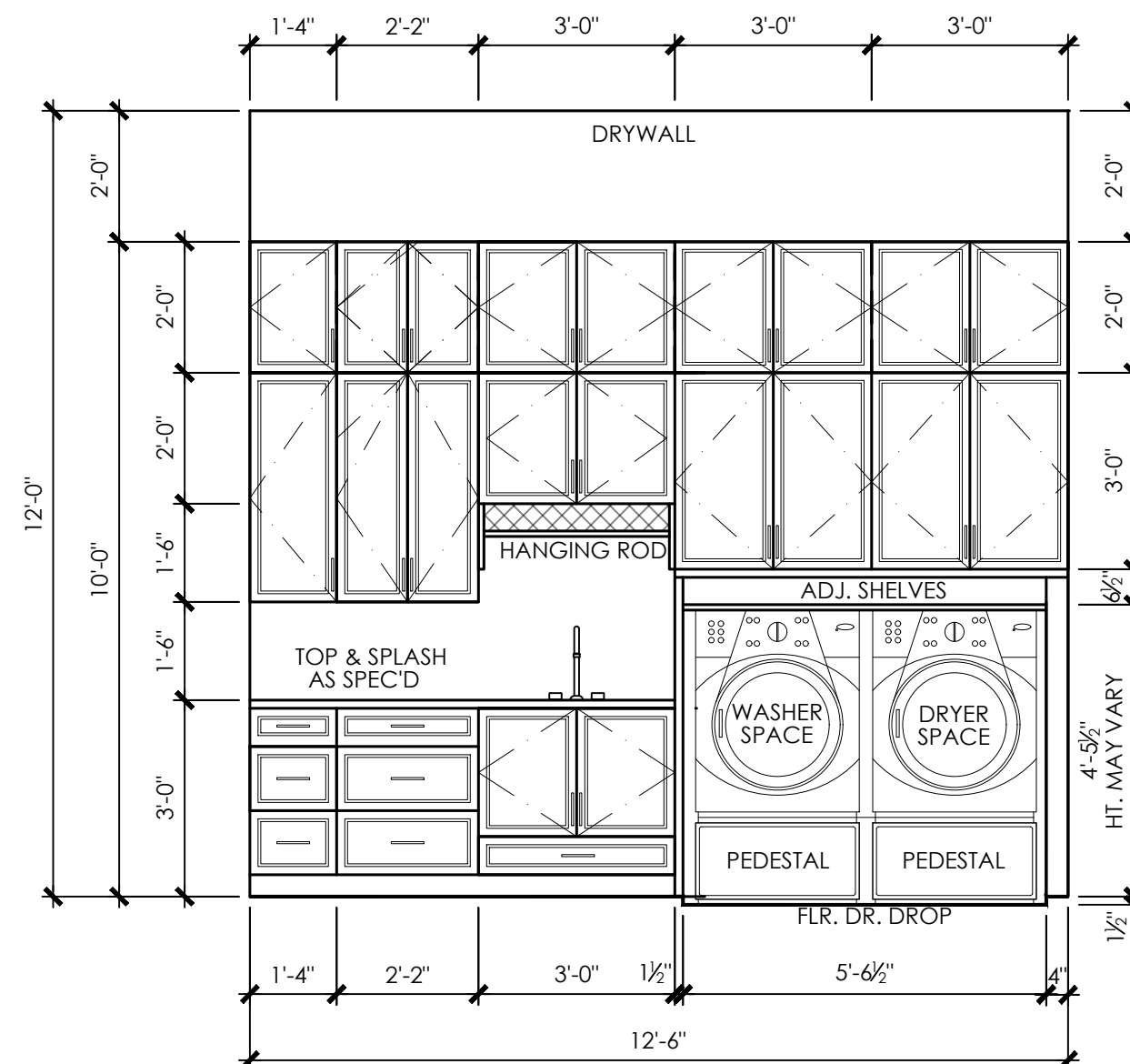
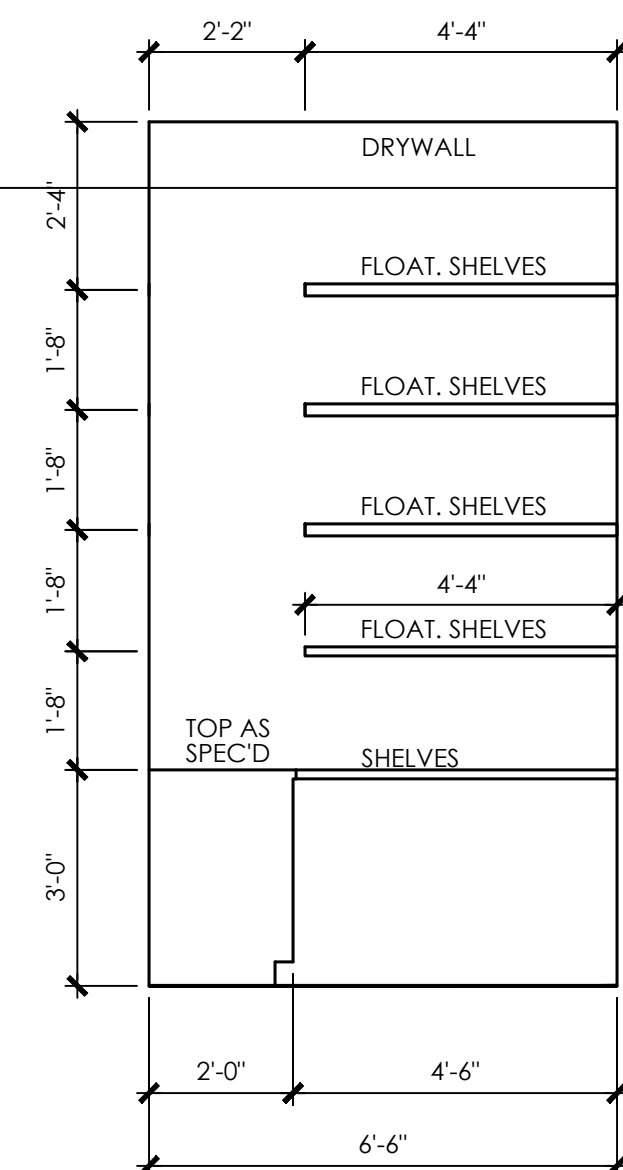
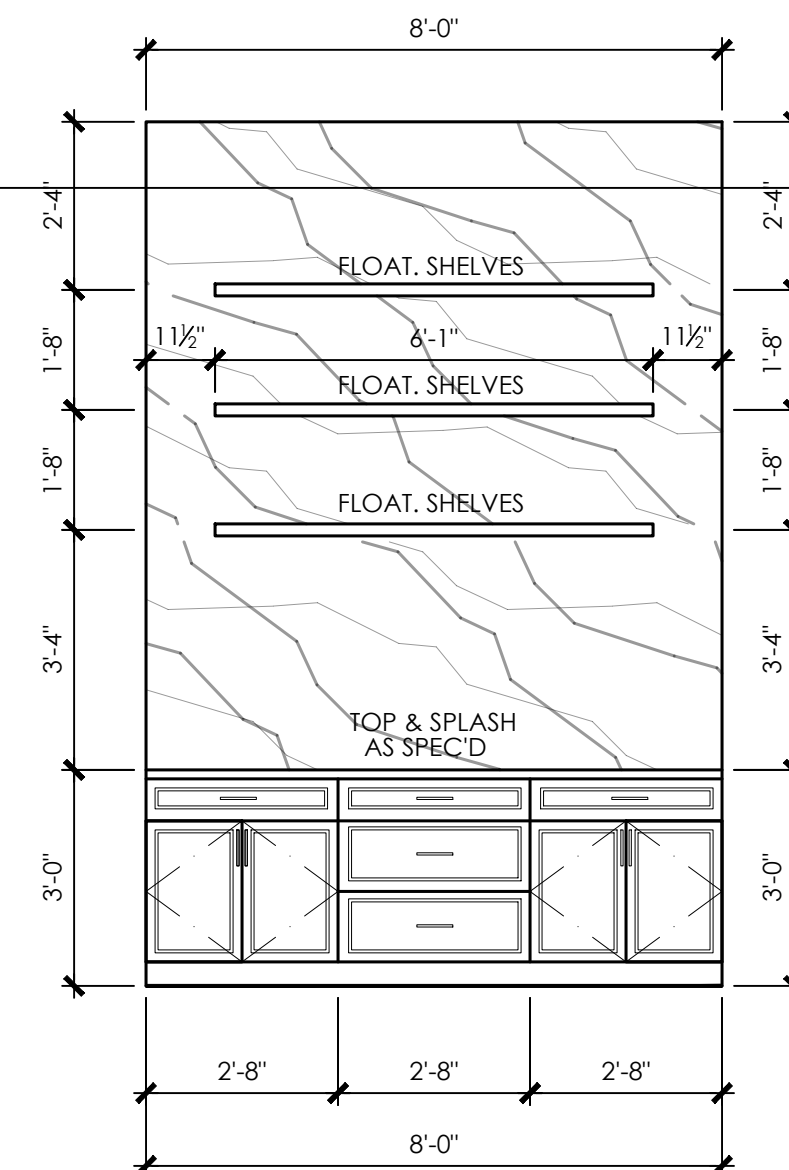
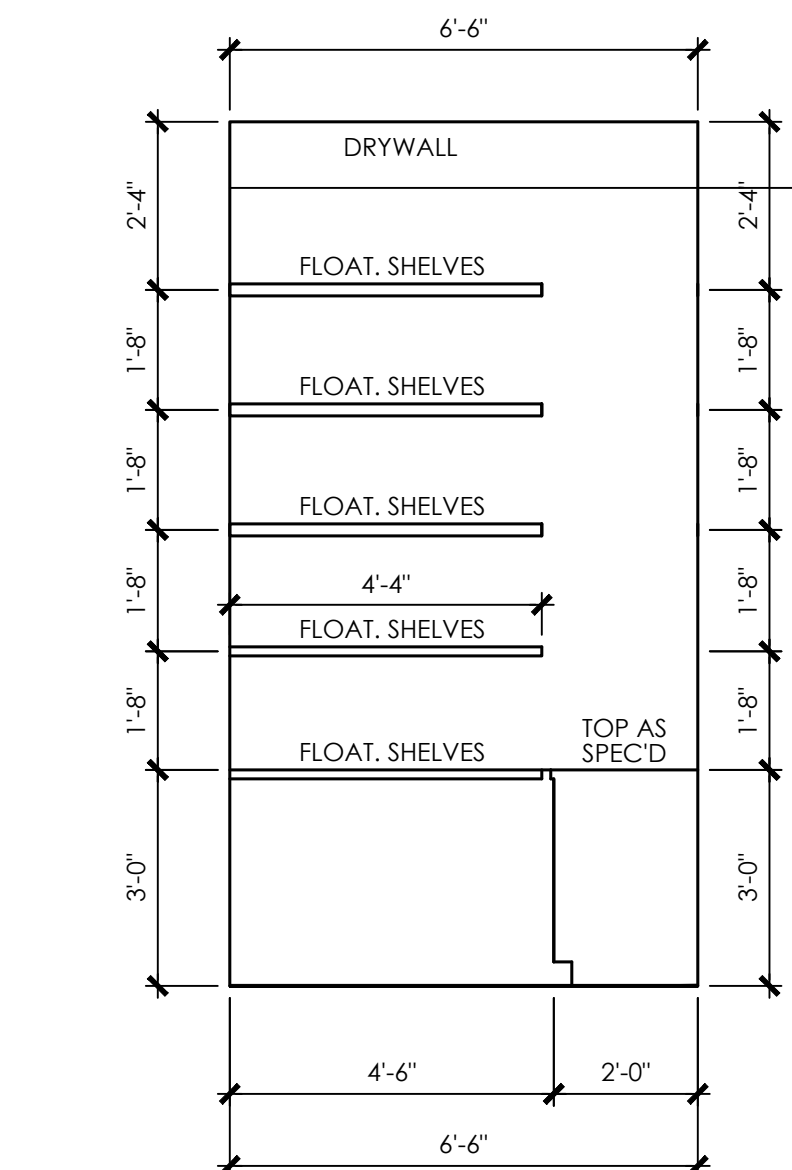
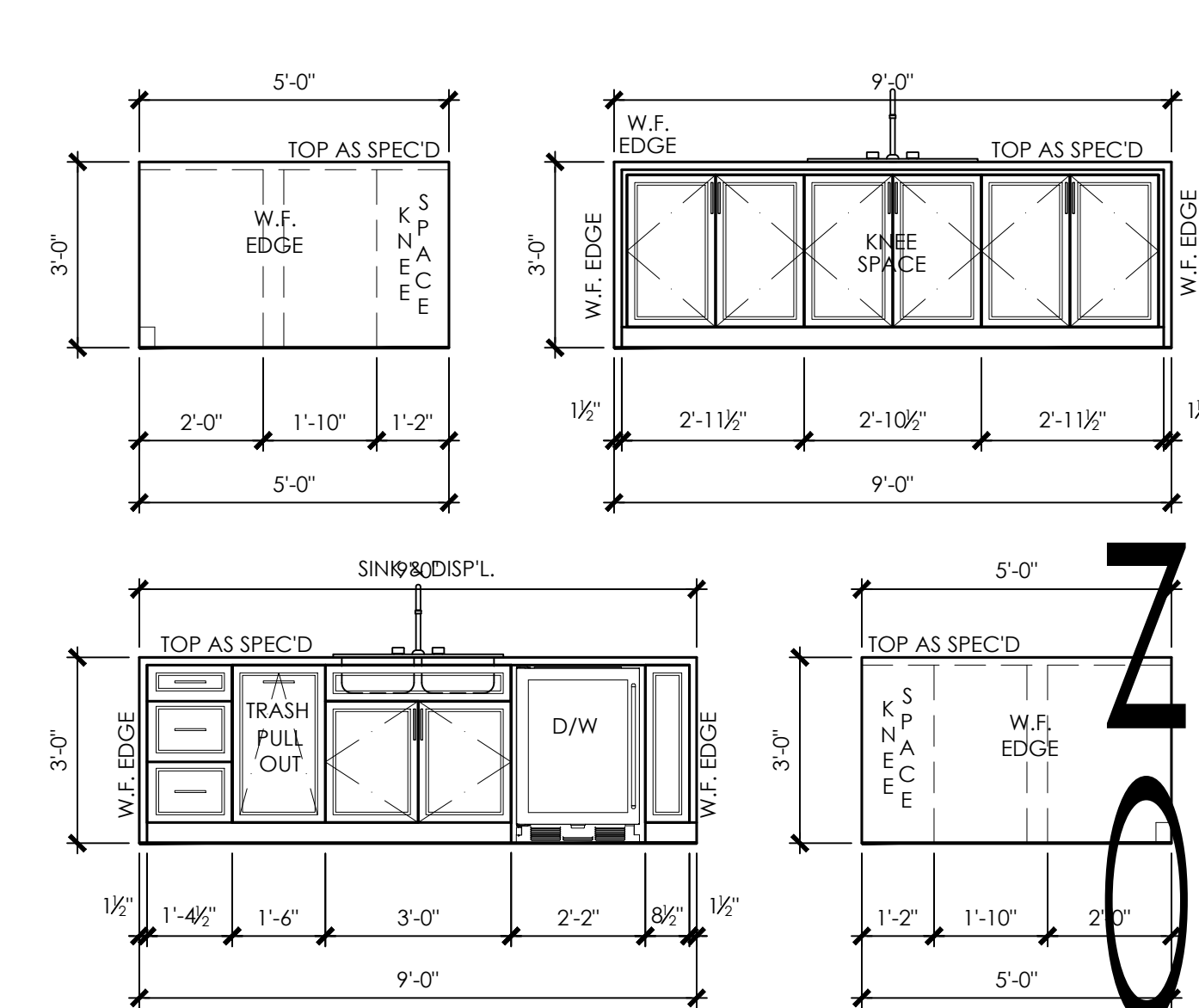
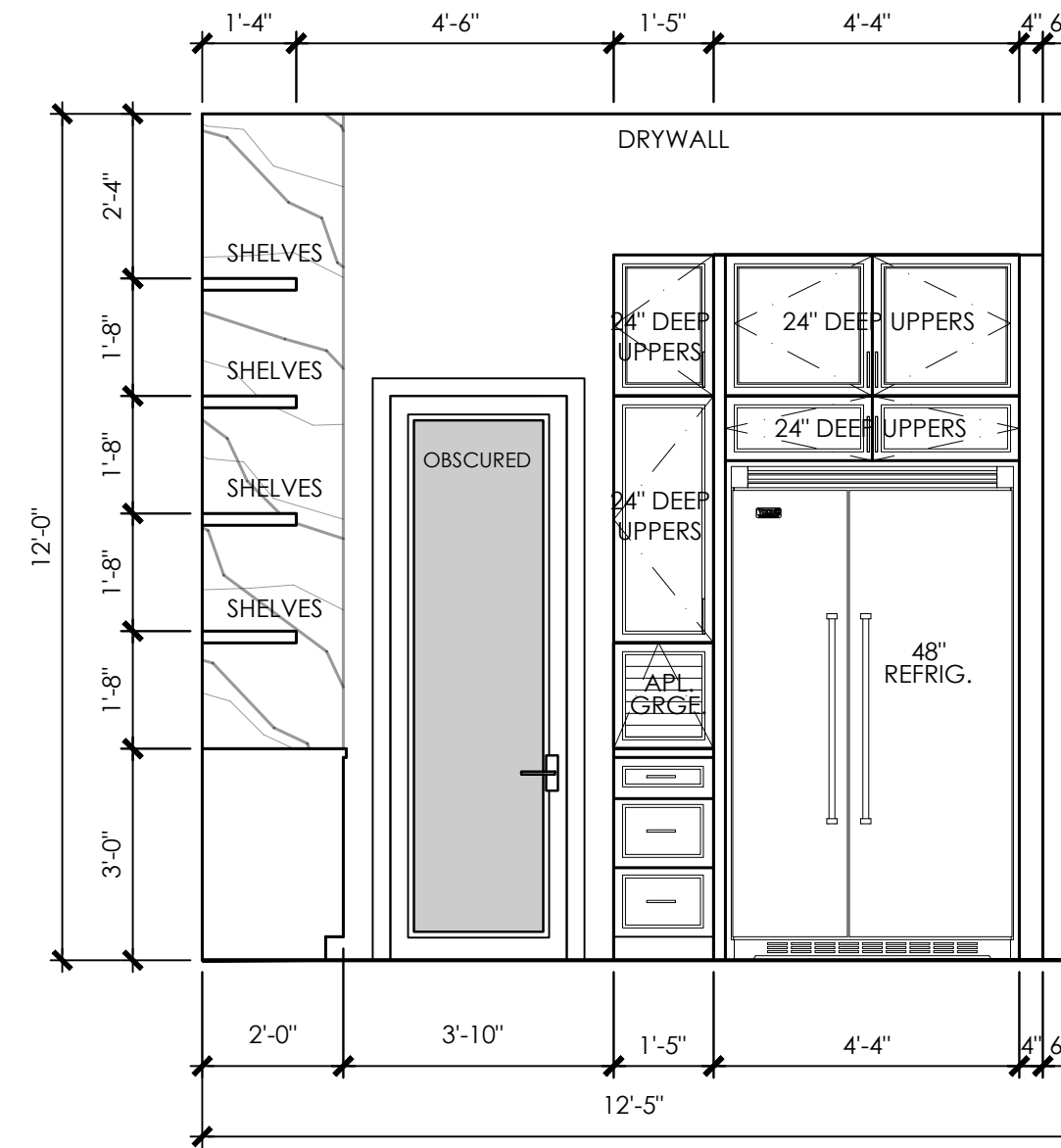
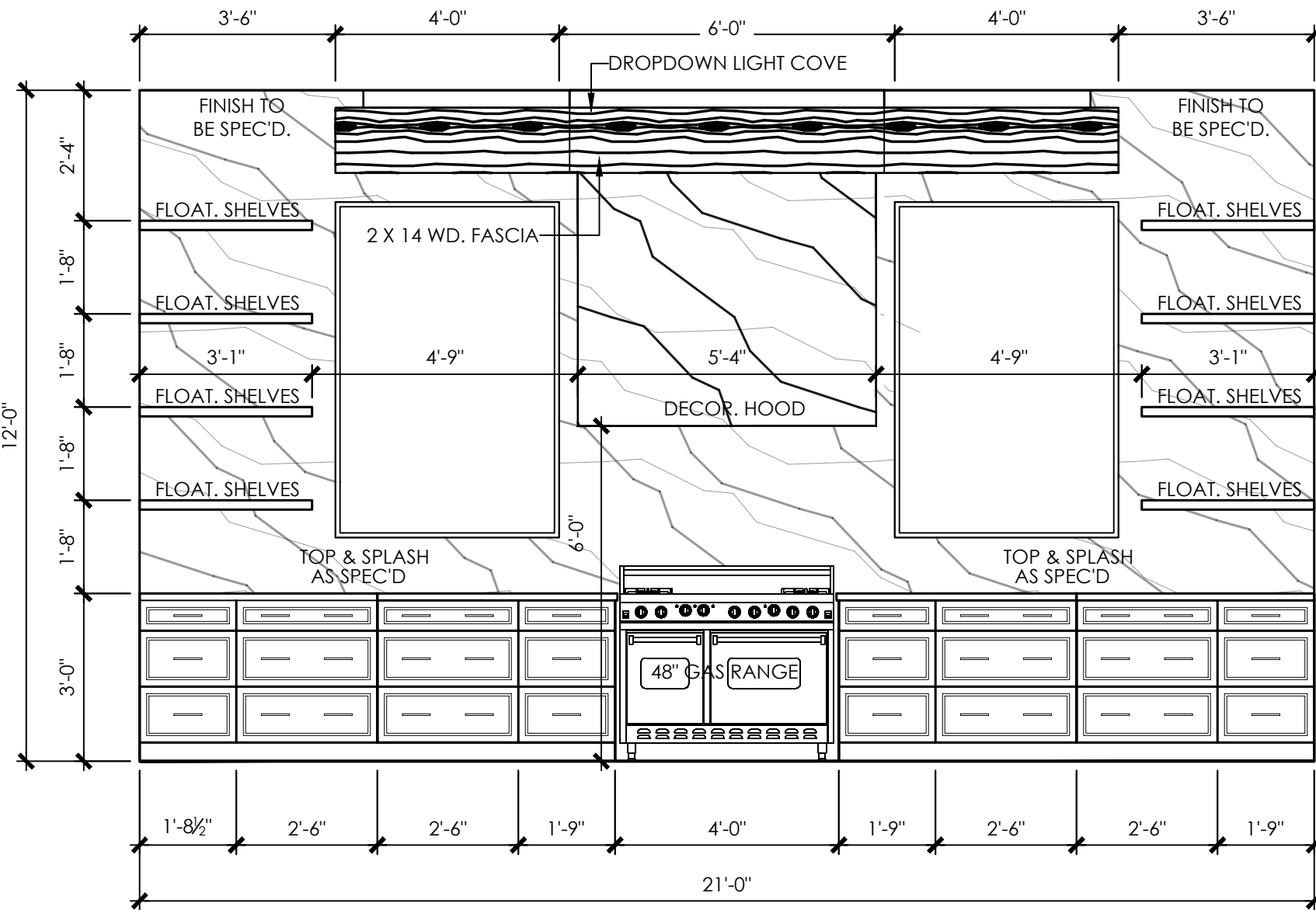
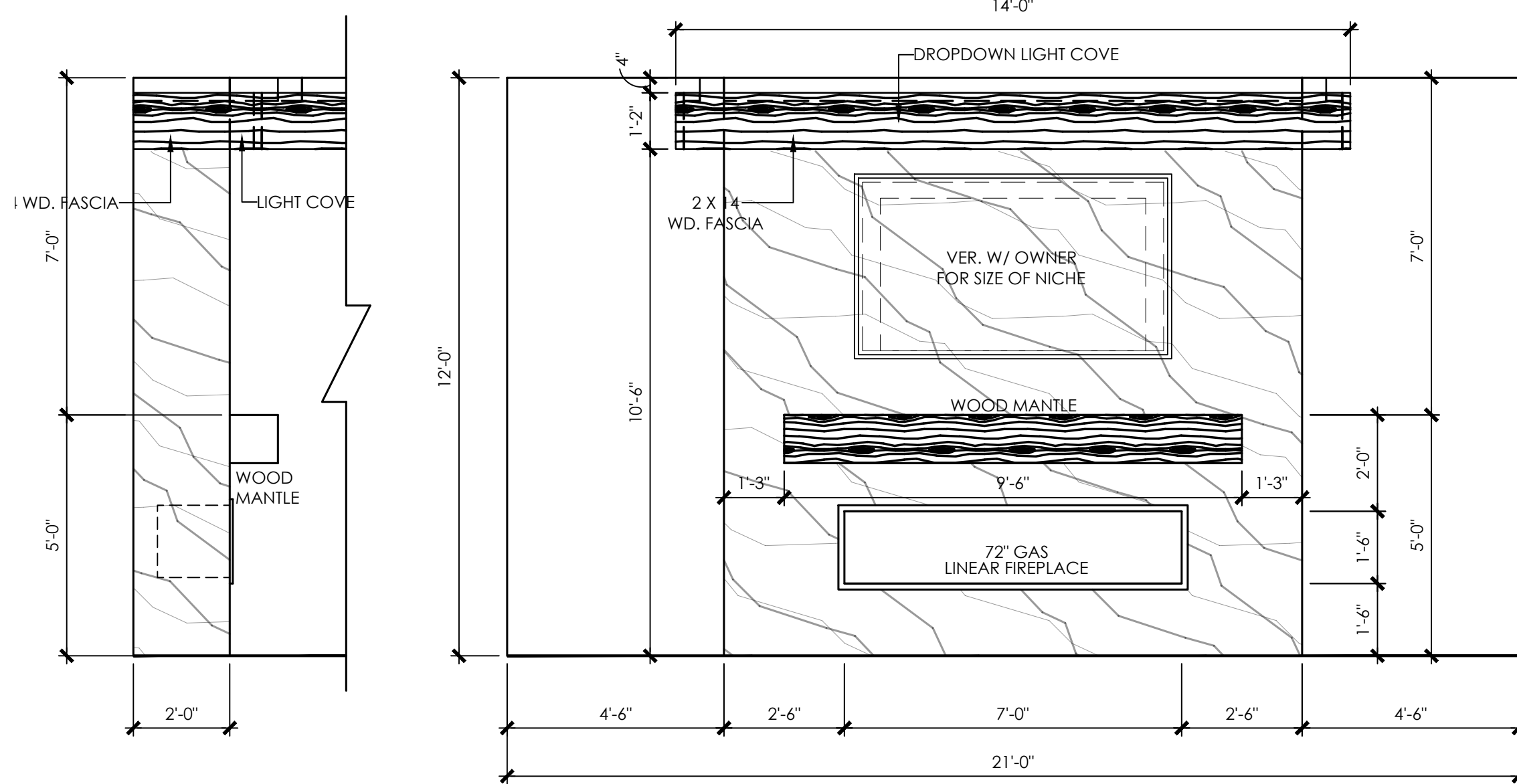
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SHEET TITLE
CROSS SECTION
STAIR DETAILS

A.9

SHEET 9 OF 12

FINAL SET



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OSCAR E. FLORES
DESIGN STUDIO
33119 WEST INTERSTATE 10, SUITE 400, SAN ANTONIO, TEXAS 78257
PHONE: (210) 385-6546 | OFFICE: (210) 679-4625 | FAX: (210) 679-6988
oscar@oscardesignstudio.com | www.oscardesignstudio.com

OF DS
OSCAR E. FLORES
DESIGN STUDIO

MALONEY
RESIDENCE
327 EAST KINGS HIGHWAY
LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212

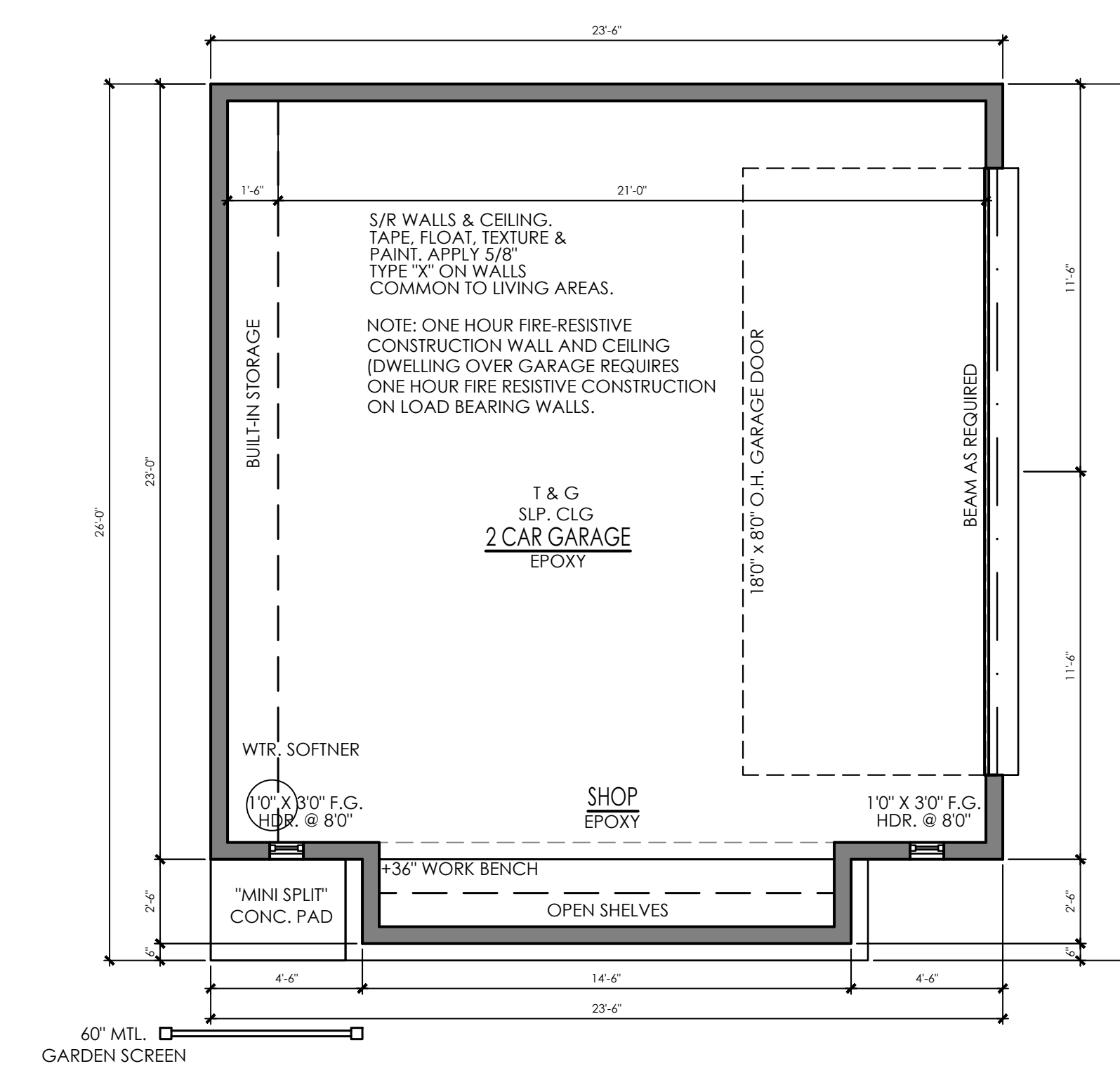
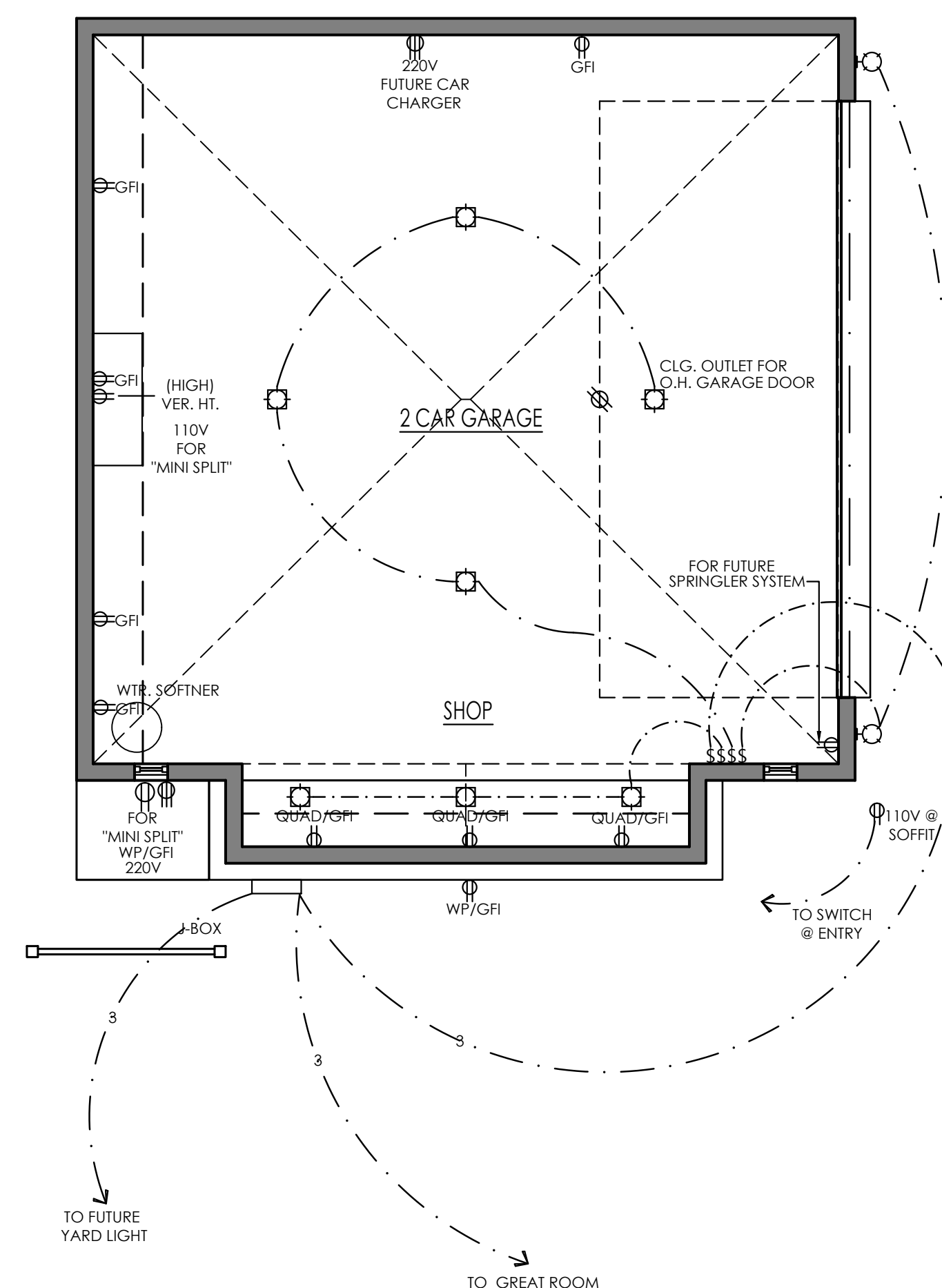
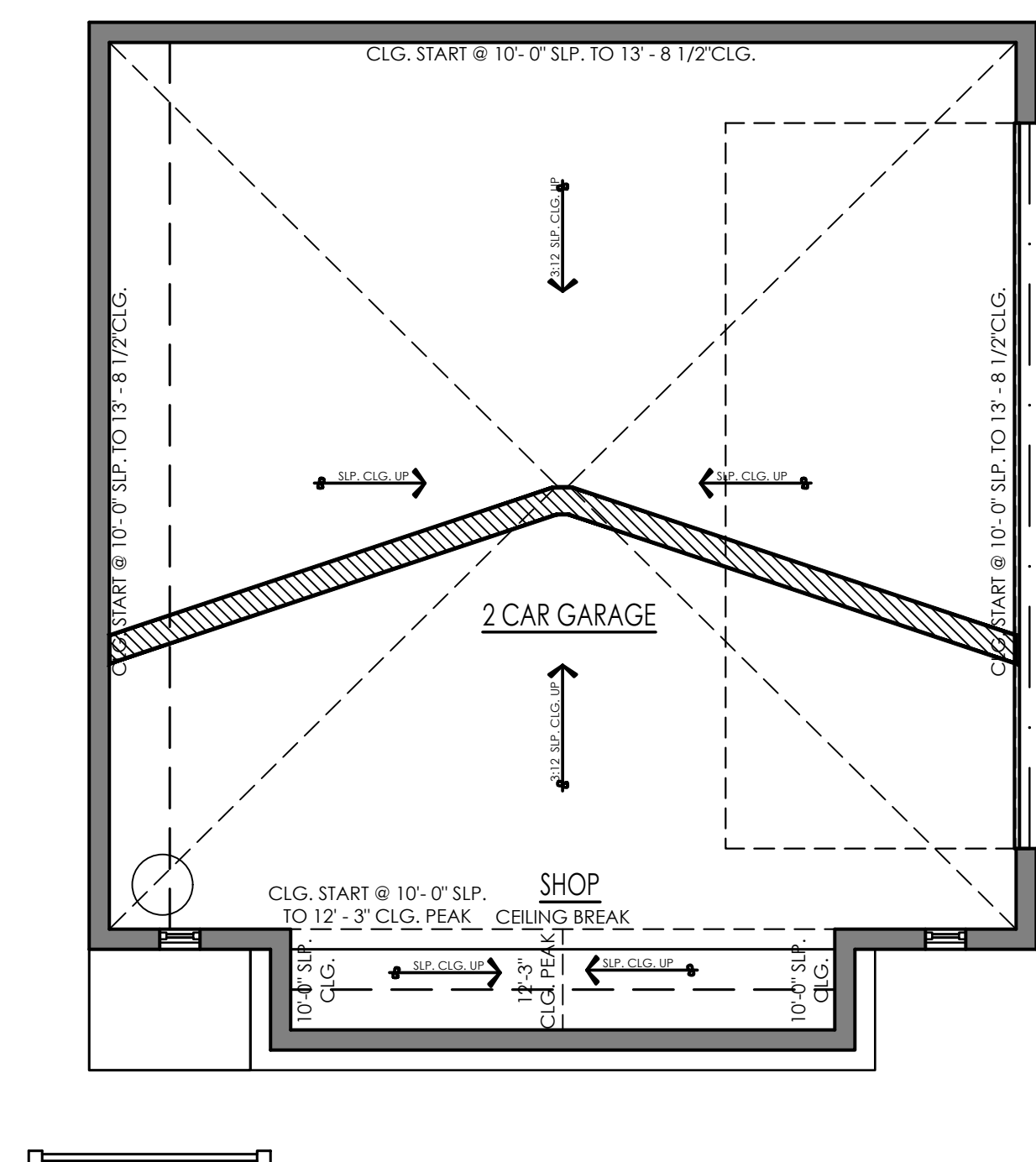
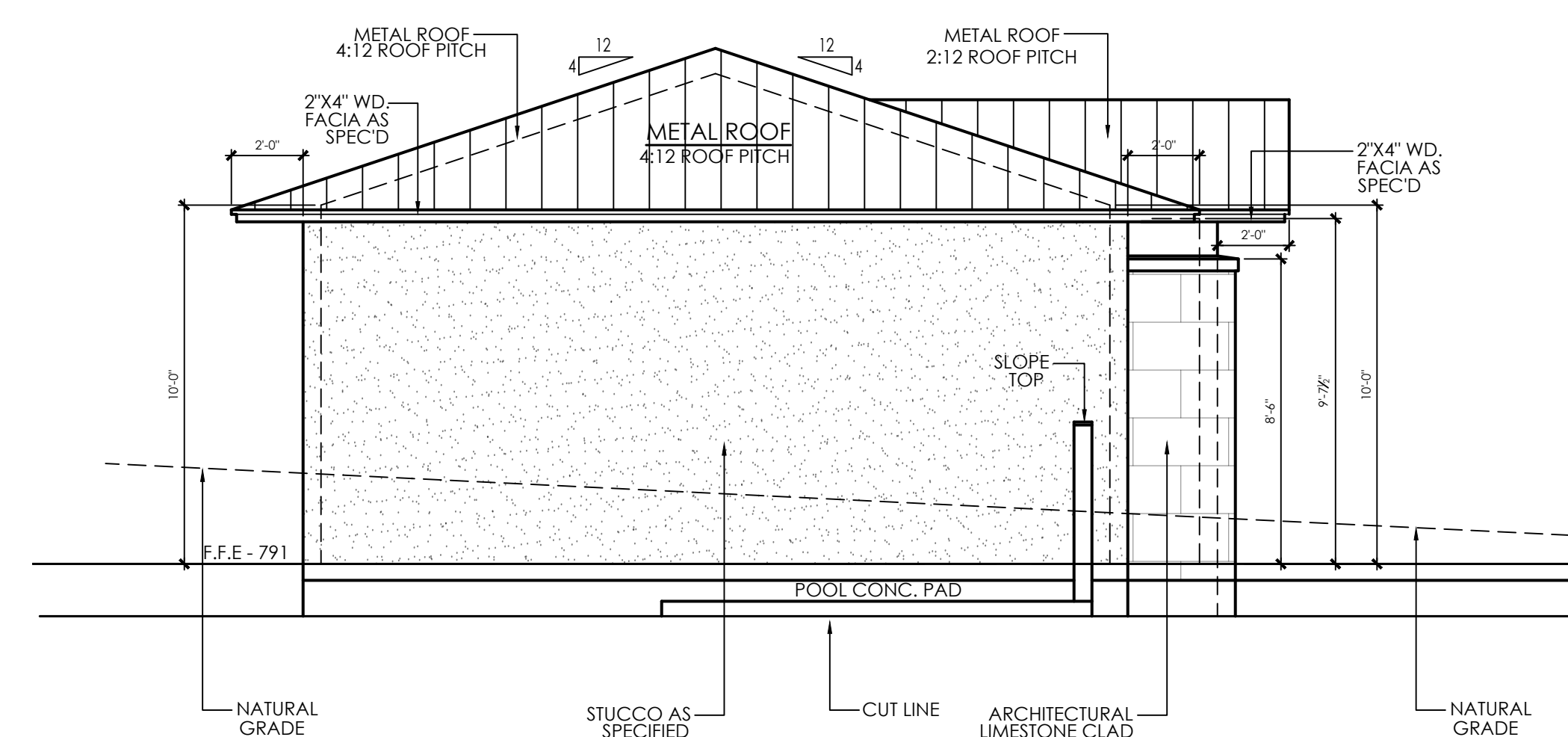
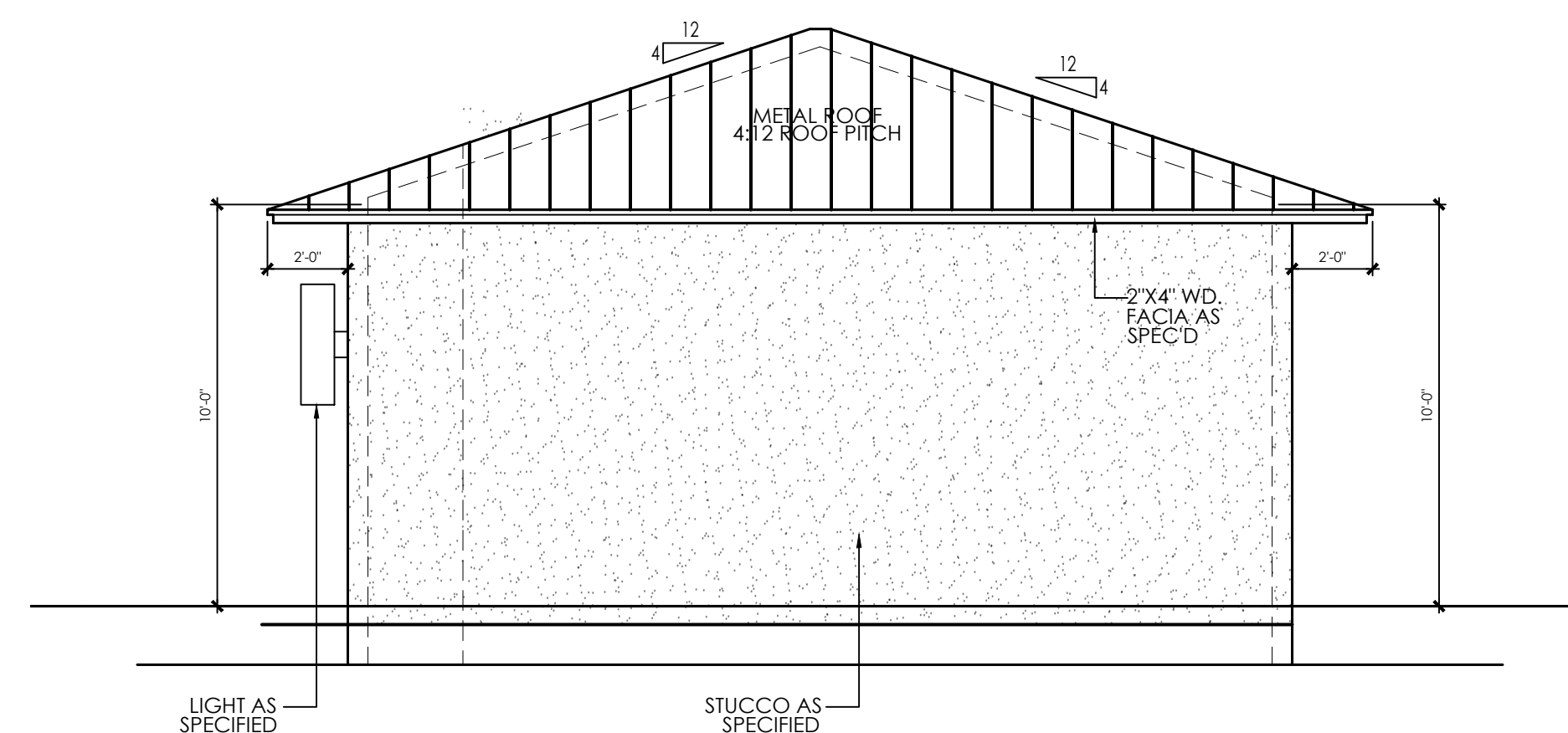
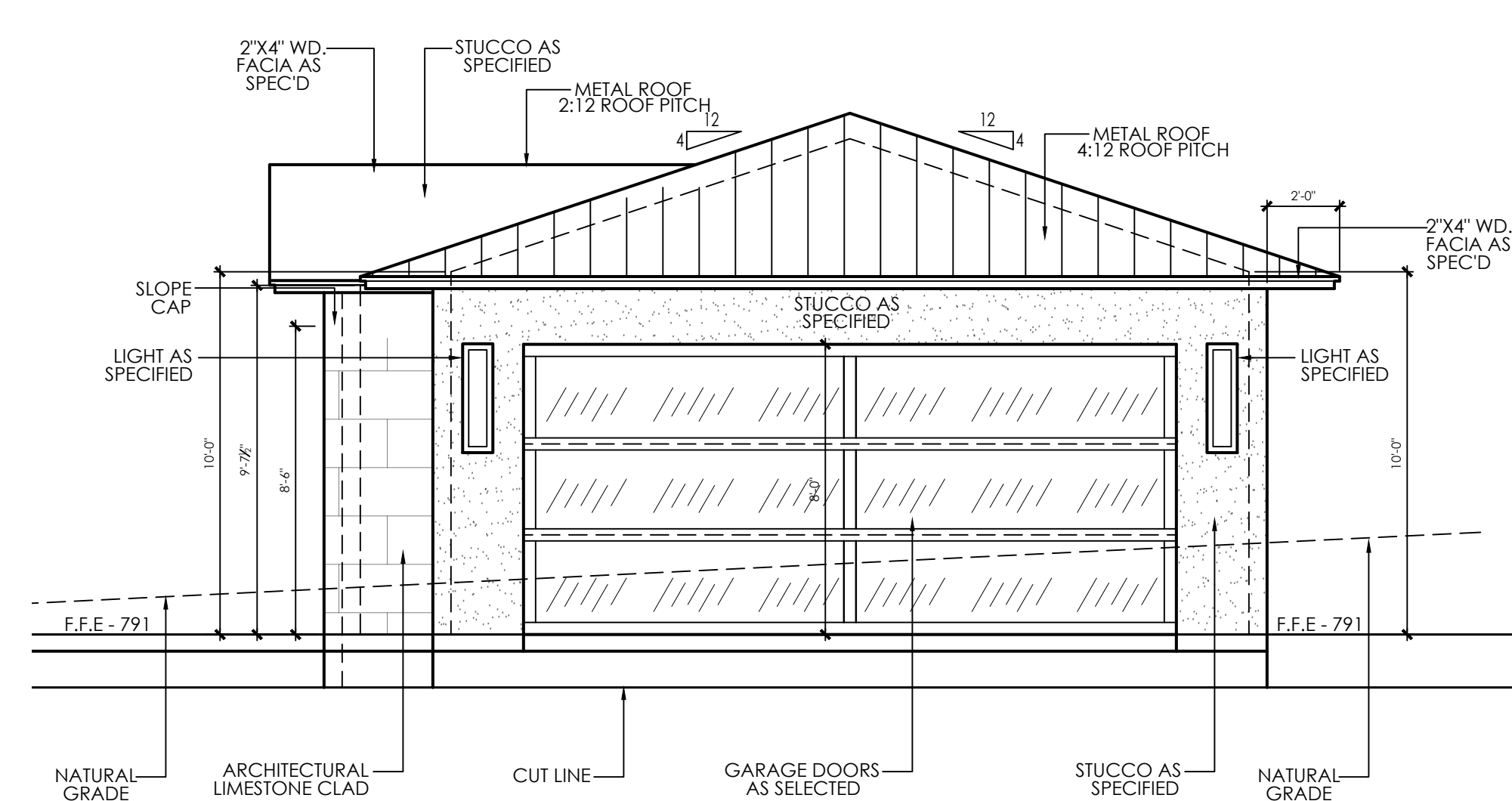
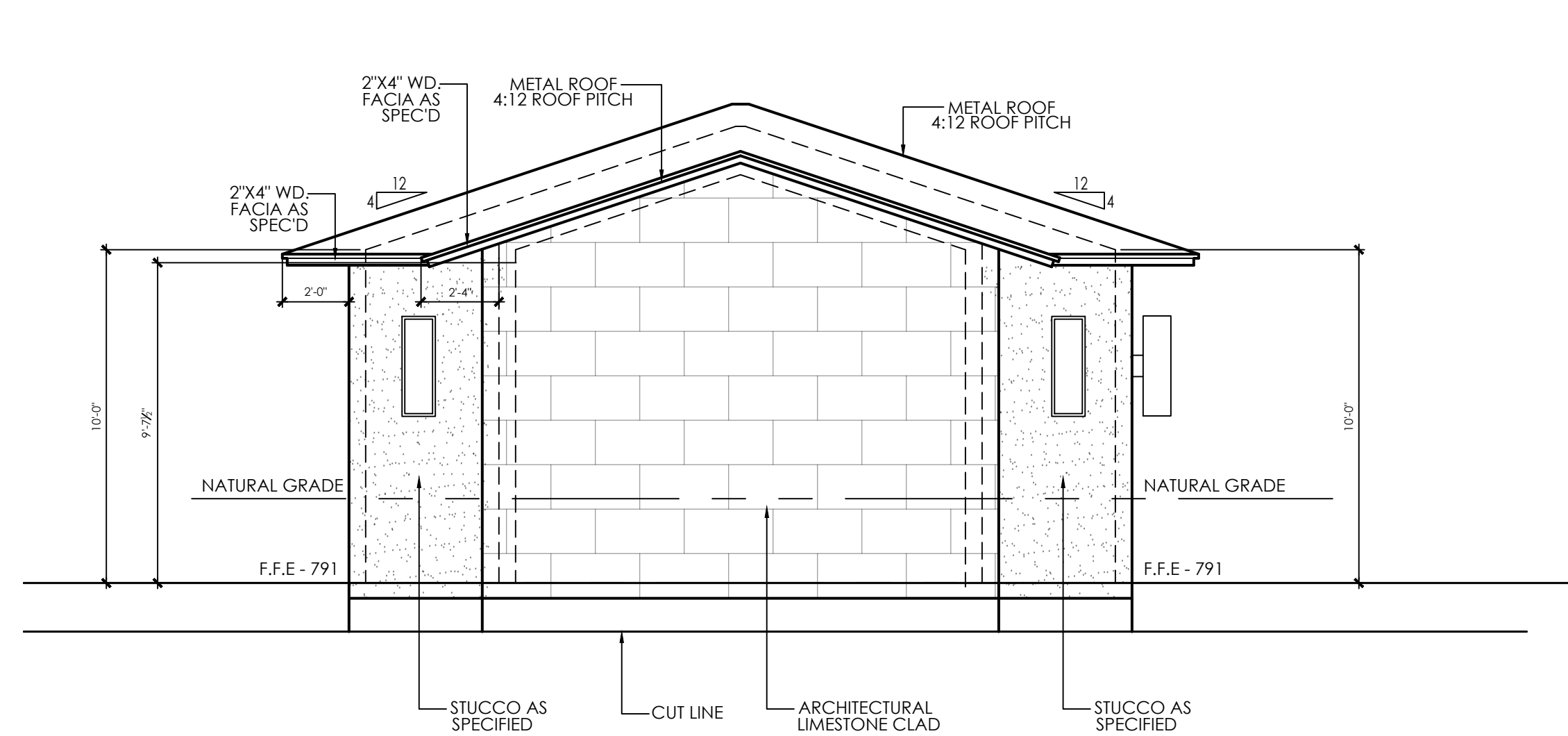
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SHEET TITLE
INTERIOR
ELEVATIONS

A.10

SHEET 10 OF 12

FINAL SET



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OF
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OSCAR E FLORES
DESIGN STUDIO

283119 WEST INTERSTATE 10 FRONTAGE SUITE 805 BUILDING 8, SAN ANTONIO, TEXAS 78257
MOBILE (210) 355.4546 • OFFICE (210) 679.4675, FAX (210) 679.4698
oceanskies@citydesignstudio.com • www.citydesignstudio.com

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OB No.: MAL-OFDS-C.H.2022

CURRENT DATE.: MARCH 10, 2023

EXPIRATION DATE: MARCH 01, 2023

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SHEET TITLE

GARAGE
FLOOR PLAN

FLOOR PLAN
GARAGE CEILING
FLOOR PLAN

A.11

SHEET 11 OF 12

FINAL SET



RENDER -FRONT PERSPECTIVE VIEW

SCALE: N.T.S

****NOTE****
ARTISTIC RENDERERS ARE TO BE ONLY CONCEPTUAL.
PLEASE REFER TO A.7 & A.8 SHEETS FOR EXTERIOR REPRESENTATION.



RENDER -REAR PERSPECTIVE VIEW

SCALE: N.T.S

****NOTE****
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32719 WEST INTERSTATE 10, SUITE 408, BURNHEIM, IL, 60611, USA, TEL: 773.797.6098
MOBILE: 1-818-385-6486 / OFFICE: 1-818-679-4675 / FAX: 1-818-679-6098
oscarfloresdesignstudio.com / www.oscarfloresdesignstudio.com

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SHEET TITLE
RENDERS
FRONT & REAR
PERSPECTIVE VIEWS

A.12

SHEET 12 OF 12

FINAL SET



327 E. Kings Hwy – Property Location of proposed project



355 E. Kings hwy



343 E. Kings Highway



331 E. Kings Hwy



315 E. Kings Hwy.



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

Historic and Design Review Commission
Design Review Committee Report

DATE: 03/29/2023

HDRC Case #:

Address: 327 E Kings Hwy

Meeting Location: WebEx

APPLICANT: Oscar E Flores

DRC Members present: Lisa Garza, Jeff Fetzner, Roland Mazuca

Staff Present: Rachel Rettaliata

Others present:

REQUEST: New construction of a 2-story single-family residence

COMMENTS/CONCERNS:

RS: Changed the front window sizes and the height of the garage and size of the door.

LG: I was on the previous DRC and we had requested a setback diagram and also the floor to ceiling heights. Something that the HDRC likes to see is how the building relates to other historic homes on the block. The HDRC and DRC likes to give guidance on how the new construction can fit into the historic district.

RS: The structure is on grade. The neighboring structures are on grade and there is a new construction a few houses down that we used as a precedent. We tried to match other roof pitches in the neighborhood. In regards to the height, we have 22.5-feet from the floor to the second-floor ceiling homes.

LG: The Guidelines recommend that you use historic homes for guidance. The Guidelines recommend stepping the structure back from the setbacks of the adjacent structures, etc. If the first floor height of the adjacent structure is 10 feet, try to match that floor height.

RS: If the new home was allowed to do a 2-story home, why wouldn't be able to do the same thing.

LG: There is a lot of glass on the front façade that we normally wouldn't see. With the garage with the shed roof pop out is another feature that we usually would not see.

JF: Since you presented this previously, the UDC has included a requirement for an infill packet. It talks about documenting the adjacent houses and setbacks with photographs and dimensions. Since this is an infill location, I would think that this would be a requirement. The historic house and the house to the immediate right has a much larger setback than the new house that you are referencing. Documenting the setbacks all along this block would help inform us whether this is considered too close to the street. The building heights are also a part of that package. I would agree that there is an awful lot of glass on the south elevation that is atypical for this area. There are a number of 2-story houses on this block so 2 stories is not out of place but it is just about how it relates to the other 2-story houses.

LG: The sidewalk should mimic the other historic sidewalks/walkways. The pavers are not generally seen in that configuration. I would recommend looking at the other sidewalks.

JF: In terms of fenestration, there is a large 2-story volume without fenestration on the left side elevation and from your floor plan it looks like you can incorporate some windows there. The smaller scale windows on the right side elevations, the square ones up high, are more appropriate than the long horizontal windows. I would recommend incorporating the smaller square windows.

RS: The windows in the bedrooms are operable per code, the rest of the windows are fixed.

JF: I would recommend checking the Guidelines on that. I see that there is a location for a future elevator that would pop out onto the front elevation. If that is part of the long-term design, I would like to see what that volume does to the look of the front elevation. At least side-by-side elevations showing what that would be when constructed. The rendering on page 2, right side first floor is solid limestone, whereas the building drawing elevation shows windows there. So we would like to know if you are proposing windows there or not.

JF: Right now there is not a public sidewalk parallel to the street, but there is in other locations. So I would communicate with DSD to see if a sidewalk will be required.

OVERALL COMMENTS: