

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-529
ADDRESS: 313 E LOCUST
LEGAL DESCRIPTION: NCB 1738 BLK 3 LOT 3, EXC W 2 FT OF S 116.7 FT
ZONING: C-2,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Eduardo Garcia/Stantec
OWNER: Travis Feste/STALLION TEXAS REAL ESTATE FUND LLC
TYPE OF WORK: Construction of a 2-story primary and rear accessory structure
APPLICATION RECEIVED: October 01, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting conceptual approval to construct two, 2-story duplex structures on the vacant lot addressed 313 E Locust.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

B. ENTRANCES

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

2. Building Massing and Form

A. SCALE AND MASS

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

B. ROOF FORM

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

C. RELATIONSHIP OF SOLIDS TO VOIDS

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

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

D. LOT COVERAGE

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

3. Materials and Textures

A. NEW MATERIALS

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

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

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

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

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

B. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

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

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

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

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

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

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

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

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

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

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

7. Designing for Energy Efficiency

A. BUILDING DESIGN

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

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

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

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

a. 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.

b. SIZE: Windows should feature traditional dimensions and proportions as found within the district.

- c. 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.
- d. 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.
- e. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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:

- a. The applicant has proposed to construct two, 2-story buildings on the vacant lot at 313 E Locust, located within the Tobin Hill Historic District. The lot is flanked by a historic 2-story single family home designed in the Queen Anne style to the east, a parking lot and 2-story office complex to the west, and a residential alley to the north. The lot is located a distance of approximately one lot from the intersection of E Locust and McCullough Ave. This stretch of E Locust is characterized by historic 1-story and 2-story single family homes, designed primarily in the Queen Anne and Craftsman styles; historic 2-story multifamily homes with larger footprints; two 2-story apartment complexes, one of which is non-contributing to the district; and a non-contributing convenience store at the corner of E Locust and McCullough. Additionally, the corner of E Locust and Paschal features a modern infill development containing four 2-story townhomes, each oriented towards Paschal St.
- 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 for final approval.
- c. PRIOR APPROVAL – A previous applicant representing a previous owner received final approval from the Historic and Design Review Commission (HDRC) on May 2, 2018, for a different proposal. The prior proposal was similar to the current in site plan, height, scale, and scope; the current proposal differentiates in design style, fenestration pattern, roof forms, entrance configuration, and driveway and parking configuration.
- d. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) on October 12, 2021, to review the current proposal. The DRC was generally favorable of the proposed site plan but recommend exploring reducing the driveway width from 14 feet to 10 feet to comply with the Guidelines and to ensure the turning radius for the rear garages was increased. The DRC also suggested exploring ways to reduce impervious cover by utilizing decomposed granite for the rear parking pad or carving out a portion of the proposed parking pad for green space and landscaping. The DRC encouraged the applicant to revise the proposed small square windows to feature more traditional window sizes and configurations, modifying the floor-to-ceiling arched window on one of the front towers, and potentially reversing the proposed tower locations to have a more residential scale and rhythm on the east side and a more commercial design towards on the west to respond to the commercial edge condition located immediately to the west of the property. The DRC also recommended providing precedent examples for the Spanish Eclectic style in Tobin Hill specifically, as well as district-specific examples for floor-to-ceiling or larger window configurations. The current architectural design has been revised since the Design Review Committee (DRC) meeting, including roof forms, porch and entryway configurations, window proportions and patterns, and materials.

- e. **SETBACKS** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. This block of E Locust contains historic structures that feature front yard setbacks of approximately 20-35 feet. Based on the submitted documentation, the neighboring historic structure to the east has a front setback of approximately 32 feet. The historic 1-story structure two lots down has a setback of approximately 18 feet. The applicant has proposed a setback of 25'-4". While the proposed setback is close to the median between those of the historic structures that exist on the same block of E Locust, its placement would be approximately seven feet closer to the sidewalk than the historic structure immediately adjacent to the east. Staff finds that the setback should be increased to be compatible with the immediate context of the block. Staff also finds that an accurate, measured setback diagram should be provided.
- f. **ORIENTATION & ENTRANCES** – The applicant has proposed for the primary of the two buildings to face E Locust, and the rear unit to be oriented towards the interior of the lot, towards the direction of E Locust. The pedestrian entries of the front building both face the street and are accessed from separate stairways. The pedestrian entry of the rear building will be accessed from the south from an interior courtyard and driveway. The historic development pattern of the rear alley contains rear garages and parking spaces oriented towards the alley. Both of the buildings contain rear or side loading attached garages on the first floor. According to the Guidelines for New Construction, the front façade should be oriented to be consistent with those historically found along the street frontage. Typically, historic entrances are oriented towards the primary street and are visible from the public right-of-way. This is true for this particular block of E Locust. Staff finds the overall orientation of the buildings to be consistent with the Guidelines.
- g. **SCALE & MASS** – The applicant has proposed two, 2-story units. One will be located along the street frontage of E Locust and one will be located at the rear of the property, directly adjacent to an existing alley. Per the submitted elevations, the ridgeline of the front 2-story unit is approximately 34'. The ridgeline of the rear unit is approximately 28 feet. Guideline 2.A.i stipulates that the height and scale of new construction should be consistent with nearby historic buildings and should not exceed that of the majority of historic buildings by more than one-story. Per the submitted documents, the applicant has indicated that the 2-story historic structure directly to the east is approximately 35' in height. The rear 2-story structure does not overwhelm existing alleyway structures in terms of height. Staff finds the overall height of the structures generally consistent with the Guidelines, but requires a measured, accurate block elevation for evaluation of height for final approval.
- h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. Throughout this block, the foundation heights of primary historic structures are between two and three feet. The elevations for the front unit show a height of approximately 2'-6". Staff finds that the front unit has a foundation height consistent with the Guidelines.
- i. **ROOF FORM** – The applicant has proposed a front gable roof form the front structure and a side gable roof form for the rear structure. The front structure also features side dormers and exposed rafter tails. The rear structure features large decorative gable vergeboarding and eave brackets. As noted in finding a, the predominant architectural styles of this portion of the Tobin Hill Historic District, as well as the district overall, are Prairie, Queen Anne, and Craftsman. The adjacent building to the west, outside of the historic district boundary, features Monterey influences. Staff finds that gable roof forms with dormers are consistent with the Guidelines and patterns in the historic district, but finds that the large decorative gable vergeboarding on the rear structure should be removed due to its lack of precedence historically in the district.
- j. **WINDOW & DOOR OPENINGS** – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window, as compared to nearby historic facades, should be incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The applicant has proposed several window and door openings that generally feature sizes, proportions, and placements that are found on historic structures. Staff finds that all windows should feature a one over one design. A proposal that incorporates decorative wood screens with four over one or similar configurations would be consistent with the Guidelines and OHP Policy Documents.
- k. **WINDOW & DOOR MATERIALS** – The applicant has not yet proposed a specific window product. Staff finds that wood or aluminum clad wood windows and wood doors would be the most appropriate per the OHP Window Policy Document and the stipulations listed in the recommendation.
- l. **LOT COVERAGE** – New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be no more than fifty (50) percent of

the size of total lot area. The applicant has proposed to locate two units – one with a footprint of approximately 3,000 square feet and one with a footprint of approximately 1,200 square feet – on a lot featuring approximately 9,130 square feet. The proposed lot coverage is approximately 45%, which is generally consistent with the Guidelines. However, based on findings e and g, staff finds that the front setbacks should be increased.

- m. GARAGES – The applicant has proposed attached garages for both structures. The garages in the rear accessory structure face the alley, which is consistent with the development pattern of the block. The garages on the primary structure are located on the east elevation facing the side drive, embedded within the mass of the structure. Per the Guidelines, the predominant garage orientation found along the block should be matched. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used. Staff finds the attached garage configuration on the primary structure inconsistent with the Guidelines. Staff finds that detached garages or parking areas should be utilized instead of attached garages in the primary structure.
- n. MATERIALS – The applicant has proposed materials that include lap siding, shingle siding, faux stone veneer siding and column bases, and asphalt shingle roofing. Staff finds that the proposed stone veneer should be removed due to its lack of precedence in the district historically.
- o. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff generally finds the proposal consistent with the stipulations listed in the recommendation, including those to remove faux stone siding and column bases and large decorative gable vergeboarding.
- p. MECHANICAL EQUIPMENT – The applicant is required to comply with the Historic Design Guidelines related to equipment location and screening.
- q. LANDSCAPING AND HARDSCAPING – The applicant has provided staff with a site plan that indicates some conceptual landscaping and hardscaping proposals, including a new driveway without a width indicated, rear paving, and some shrubbery. A pedestrian walkway is not currently indicated. Staff finds that the driveway width should be a maximum of 10' to be consistent with the Historic Design Guidelines for Site elements. Staff also finds that the applicant should increase landscaping and pervious cover where feasible, including the rear parking pad area, and propose a pedestrian walkway configuration that is consistent with the Guidelines for Site Elements.

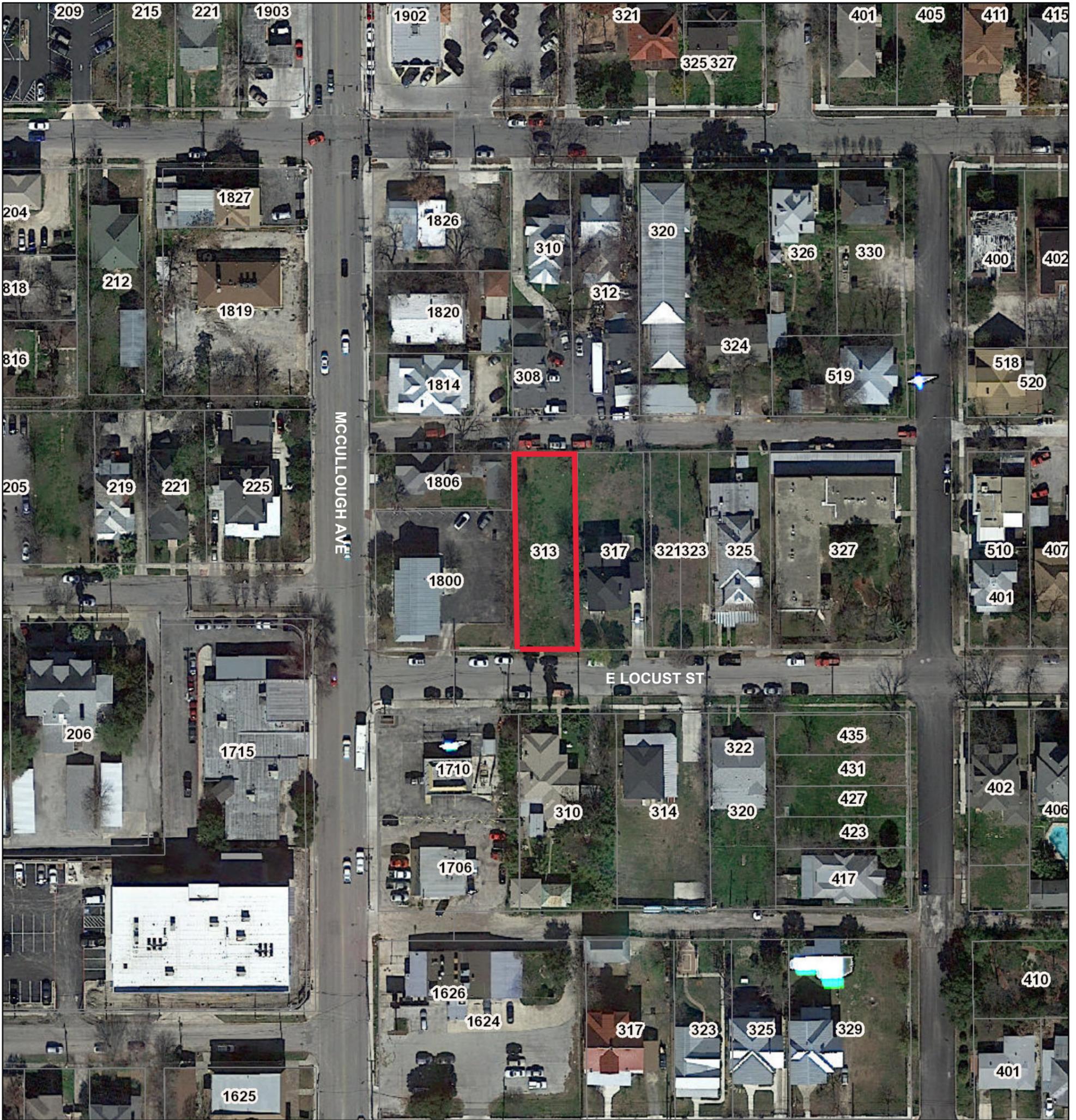
RECOMMENDATION:

Staff does not recommend conceptual approval at this time based on findings a through q. The applicant should incorporate the following stipulations prior to returning to the HDRC:

- i. That the applicant increases the setback of the front unit to be more consistent with the adjacent 2-story historic structure as noted in finding e. An accurate, measured block setback diagram is required.
- ii. That the applicant submits an accurate, measured street elevation of the northern block of E Locust to place the proposed structure in context with historic structures on the block face for final approval.
- iii. That the large decorative gable vergeboarding on the rear structure be removed as noted in finding i.
- iv. That detached garages or parking areas be utilized instead of attached garages in the primary structure as noted in finding m.
- v. That the applicant modifies the proposed windows to be one over one and submits window specifications for final approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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.
- vi. That the applicant removes the faux stone siding and columns and proposes a material that is more consistent with the Guidelines and materials found historically in the district as noted in finding n.
- vii. That the applicant proposes a driveway width of 10 feet with an apron that flares to a maximum of 12 feet as noted in finding q.

- viii. That the applicant reduces the proposed impervious coverage to be introduced by the proposed buildings and hardscaping where feasible and proposes a pedestrian walkway configuration that is consistent with the Guidelines as noted in finding q.
- ix. That the applicant submits a comprehensive landscaping plan for final approval. The landscaping plan should indicate all setbacks with dimensions, all locations and dimensions of proposed hardscaping, and the locations and species of plants. The applicant should indicate all mechanical equipment on the site plans and/or elevations for final approval.
- x. That the applicant complies with zoning setback requirements a obtains a variance from the Board of Adjustment if applicable.

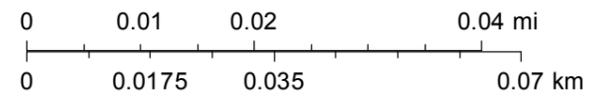
City of San Antonio One Stop



December 10, 2021

1:1,000

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





Project Description:

NAME: Locust St duplex

ADDRESS: 313 East Locust St., San Antonio, Texas 78212

LEGAL DESCRIPTION: NCB 1738 Block 3 Lot 3 Save and Except the West 2'

ZONING – C-2

DISTRICT 1

APPLICANT – Eduardo Garcia

OWNER – Travis Feste, Stallion Funding

APPLICATION FOR CONCEPTUAL APPROVAL

Seeking conceptual approval for the construction of a set of duplexes on the vacant lot within the boundaries of the Tobin Hill Historic District. The proposed design is based on the Craftsman style that is common in San Antonio, and area neighborhoods. The style can be found within Tobin Hills, Monte Vista, Alta Vista Beacon Hill, and other area neighborhoods.

The site is an area of approximately 167' deep by 54' wide. 313 E Locust is situated at the edge of the Tobin Hill Historic District, and presently zoned C-2. Adjacent to a commercial building along McCollough Ave. with a 10' setback along Locust St. and across the street from a 1 level commercial structure to the South.

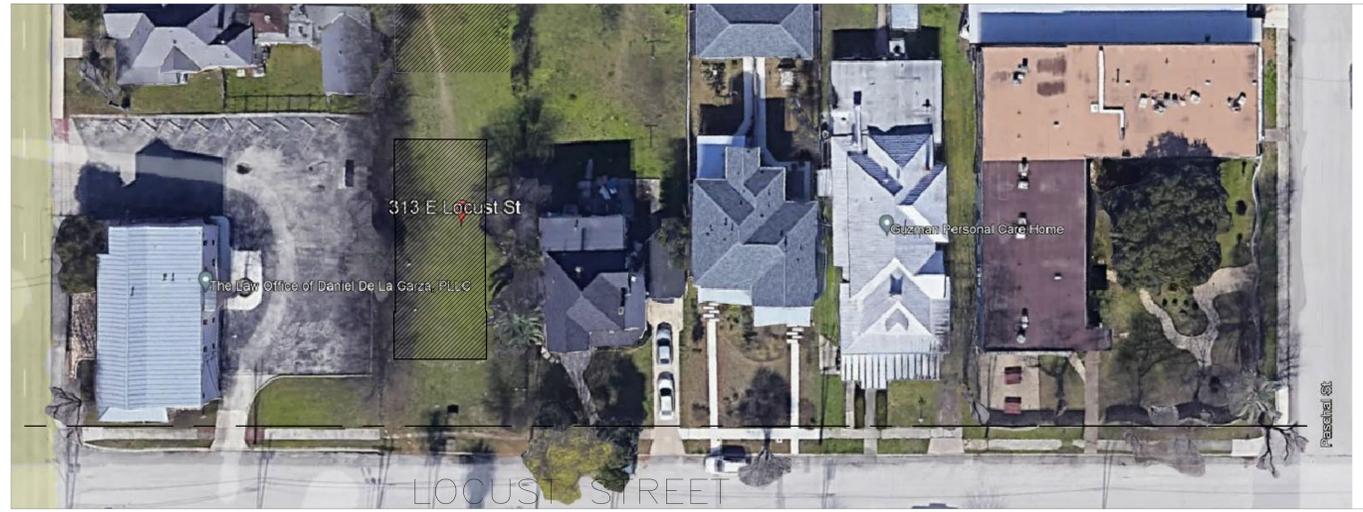
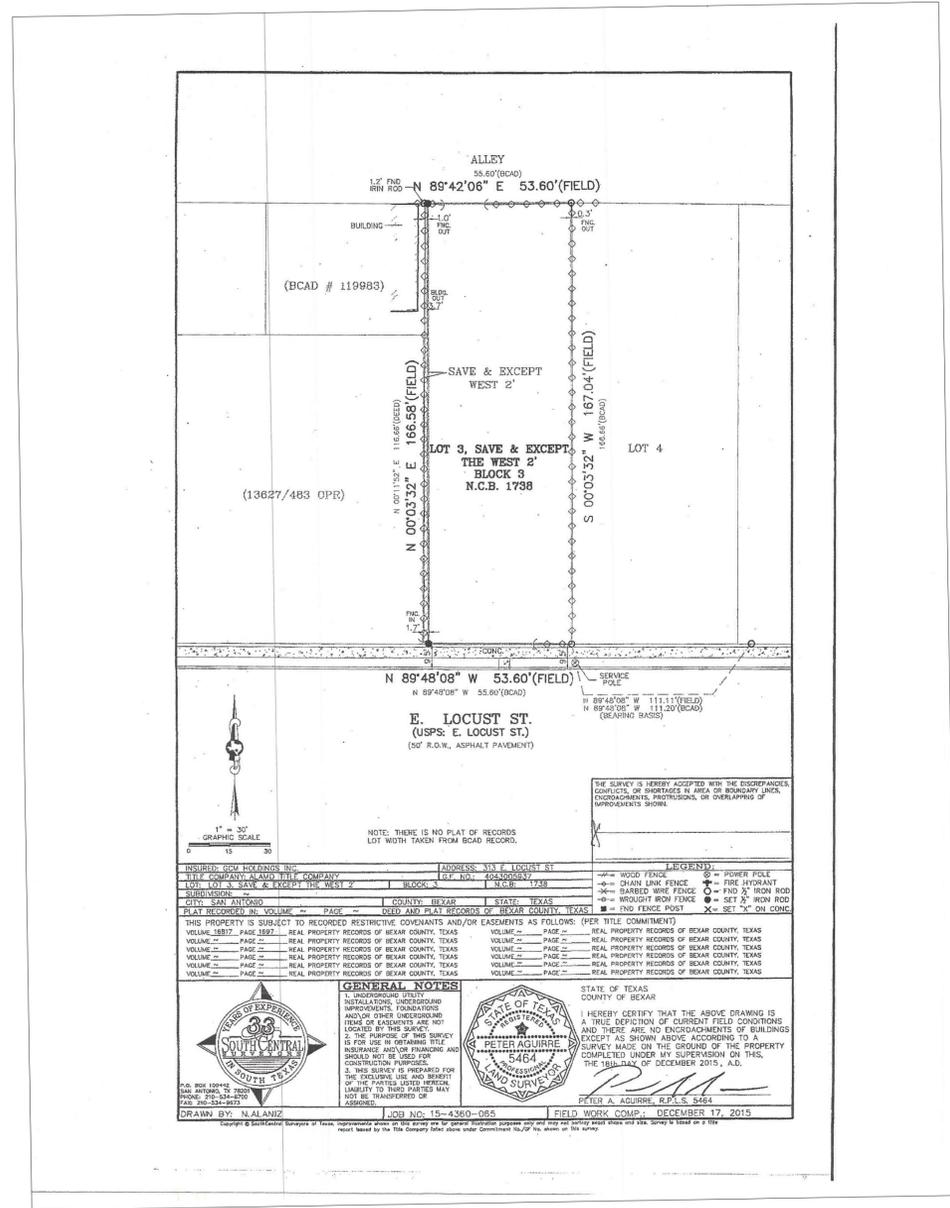
The proposed building design is set up with two structures located on the site. The front building is the main building with (2) two-level units and the rear building is smaller with (2) units.

The building setback is proposed at 25'-4" from the front property line. This is based on the needs of the project and between is between the commercial building (10') and the adjacent residence (32')

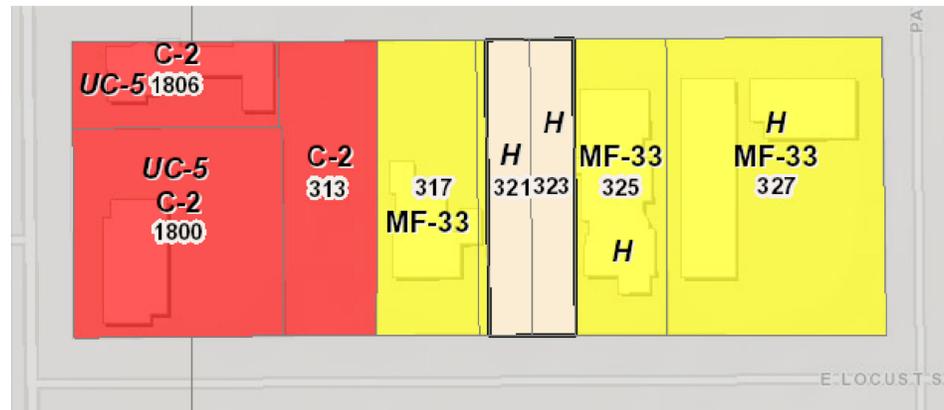
Overall scale and mass is consistent with the two-levels homes in the district. Roof forms are simple gabled, and shed roof with pitches consistent with the other craftsman homes found in the neighborhood. Overall Height is proposed as 34' for the front building and 27' on the rear building.

Windows and openings are intended to be consistent with the pattern of traditional residential structures found in the district. Casement windows are selected in areas where more light is requested.

Materials include Wood siding, stone veneer, shingle siding and dimensional roof composition tile with wood windows and native planting.



10'-0" 1800 McCullough Zoned: C-3
 20'-0" 313 E. Locust Zoned: C-3
 27'-0" 317 E. Locust Zoned: MF-33
 40'-0" 321/323 E. Locust Zoned: H
 16'-0" 325 E. Locust Zoned: MF-33
 30'-0" 327 E. Locust Zoned: MF-33 H



(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)
Zoning District	Lot Size (mm)	Lot Size (m ²)	Density (max) (units/acre)	Street Frontage (mm)	Width (mm)	Width (m ²)	Front Setback (mm) ***	Front Setback (m ²)	Side Setback (mm)	Rear Setback (mm)	Height (max) (feet/ftories)	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)
C-3	—	—	20	—	—	—	—	30 ²	30 ²	35	—	—	
MF-33 1,4,8,13	—	33	50	50	—	—	12	20,3,4,4	5	10	45	—	

1 SURVEY
 SCALE: 1/8" = 1'-0"



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Conceptual Design : 313 EAST LOCUST ST.

HDRC SUBMISSION
 DECEMBER 8 2021

A1.0
 1 OF 10

3 CONTEXTUAL REFERENCE
 SCALE: Not to Scale



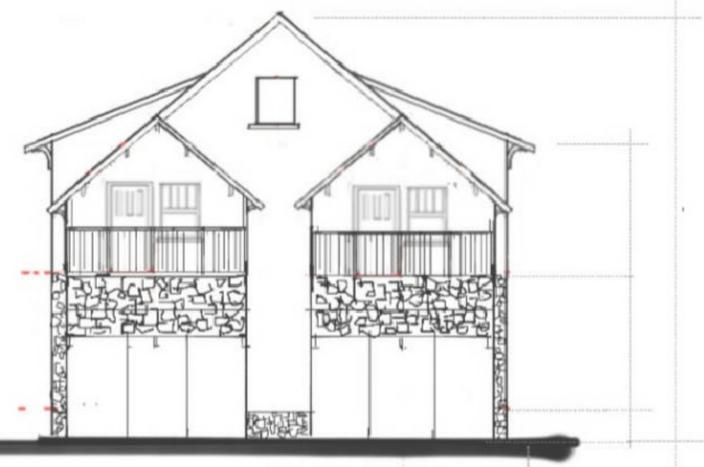
FRONT ELEVATION (SOUTH)



SIDE ELEVATION (EAST)



SIDE ELEVATION (WEST)



REAR ELEVATION (NORTH)



SHAKE SIDING



WOOD SIDING



WOOD DOUBLE HUNG CRAFTSMAN WINDOWS



NATURAL LEDGE STONE VENEER

MUTED CLASSIC

Body	Trim	Accent
SW 2846 Roycroft Bronze Green Interior / Exterior	SW 2806 Rookwood Brown Interior / Exterior	SW 2835 Craftsman Brown Interior / Exterior

COLOR PALETTE



COPPER COMPOSITE SHINGLE ROOF



FRONT ELEVATION (SOUTH)



SIDE ELEVATION (EAST)



SIDE ELEVATION (WEST)

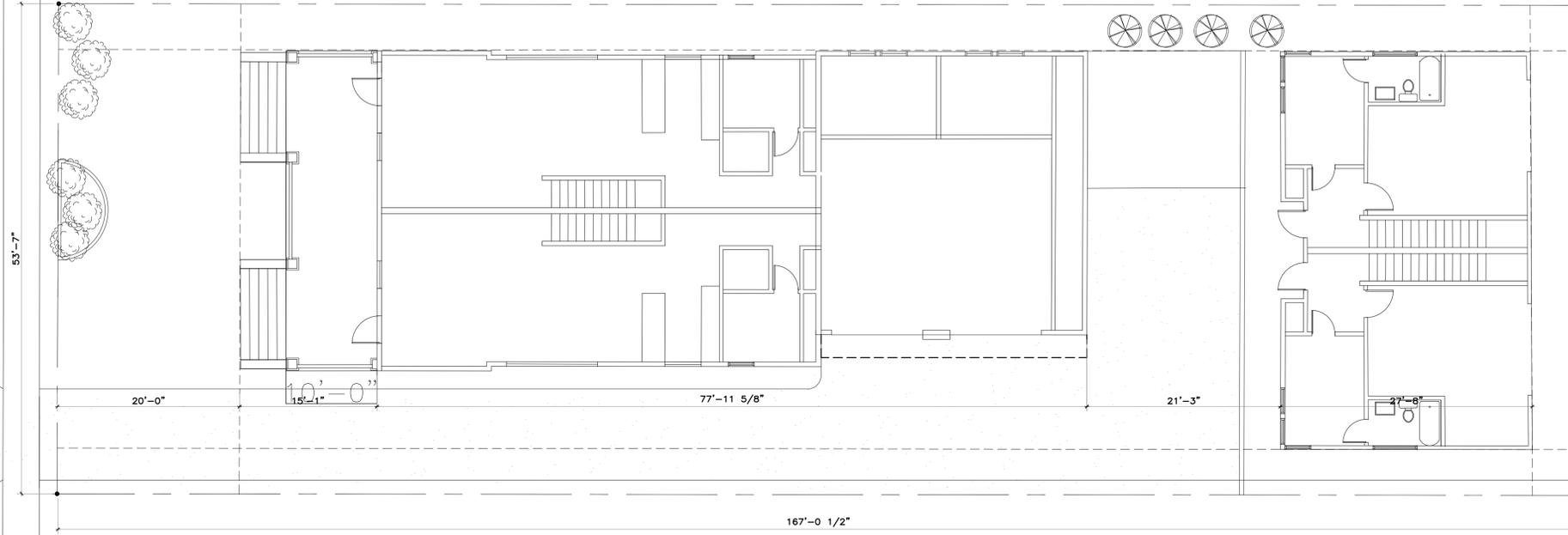


REAR ELEVATION (NORTH)

Conceptual Design : 313 EAST LOCUST ST.

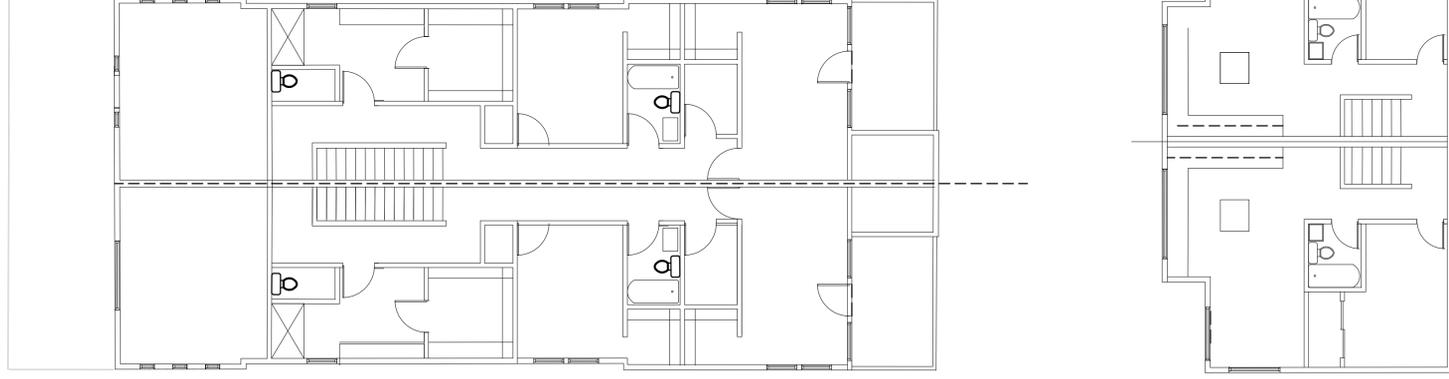
LOCUST STREET

ALLEY



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

Building Footprint 2917 S.F.
Building Addition Footprint 1193 S.F.
Percent of Total Building Area



2 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Building Footprint 2917 S.F.
Building Addition Footprint 1193 S.F.
Percent of Total Building Area



SHAKE SIDING



WOOD SIDING



WOOD DOUBLE HUNG CRAFTSMAN WINDOWS



NATURAL LEDGE STONE VENEER

MUTED CLASSIC

Body	Trim	Accent
SW 2846 Roccroft Bronze Green Interior / Exterior	SW 2806 Rookwood Brown Interior / Exterior	SW 2835 Craftsman Brown Interior / Exterior

COLOR PALETTE



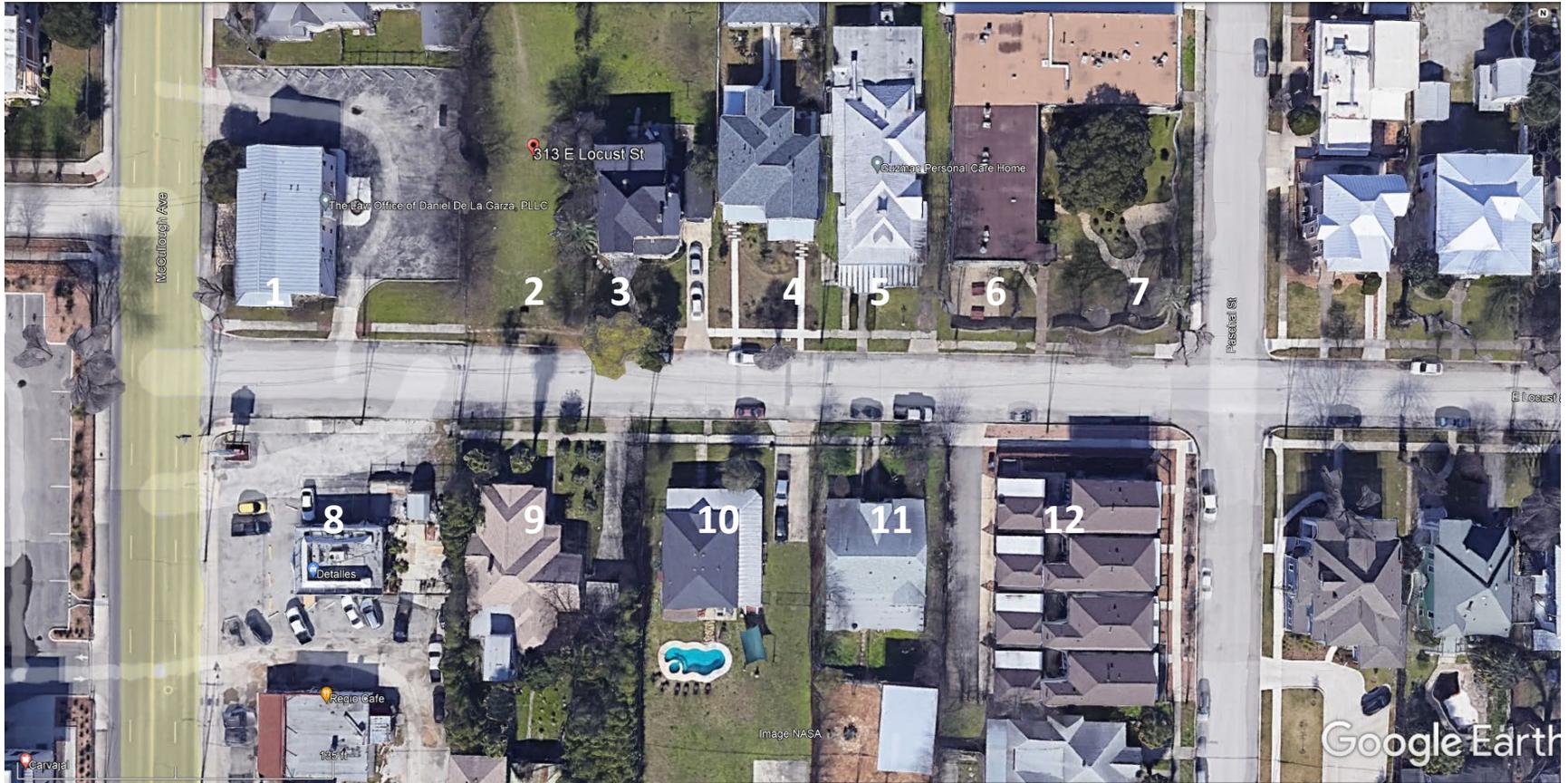
COPPER COMPOSITE SHINGLE ROOF

3 MATERIAL SELECTIONS
SCALE: Not to Scale

Conceptual Design : 313 EAST LOCUST ST.

HDRC SUBMISSION
DECEMBER 8 2021

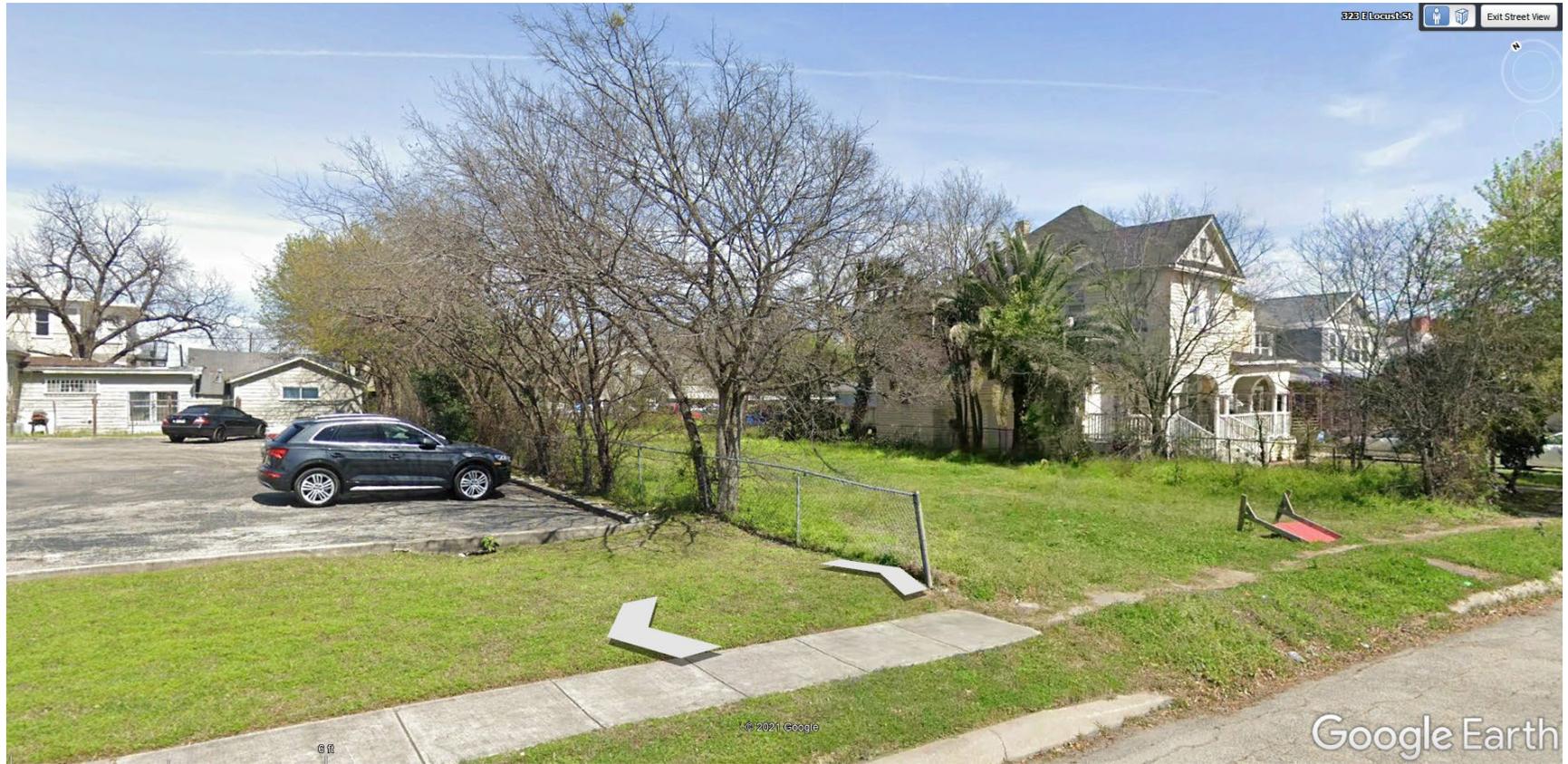
A1.0
1 OF 10



Context Photos: South side of E Locust

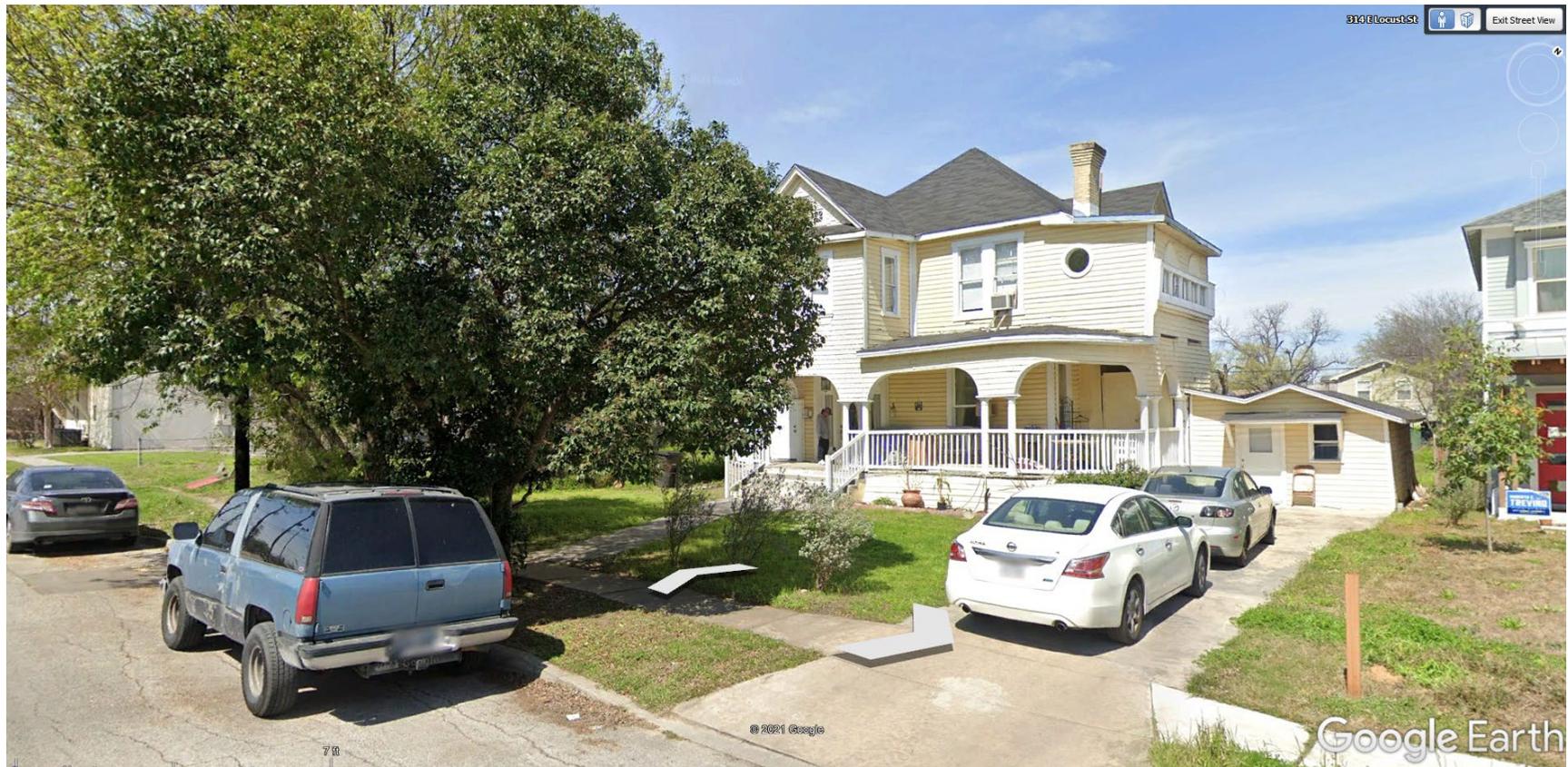
Context Photos: North Side of E Locust



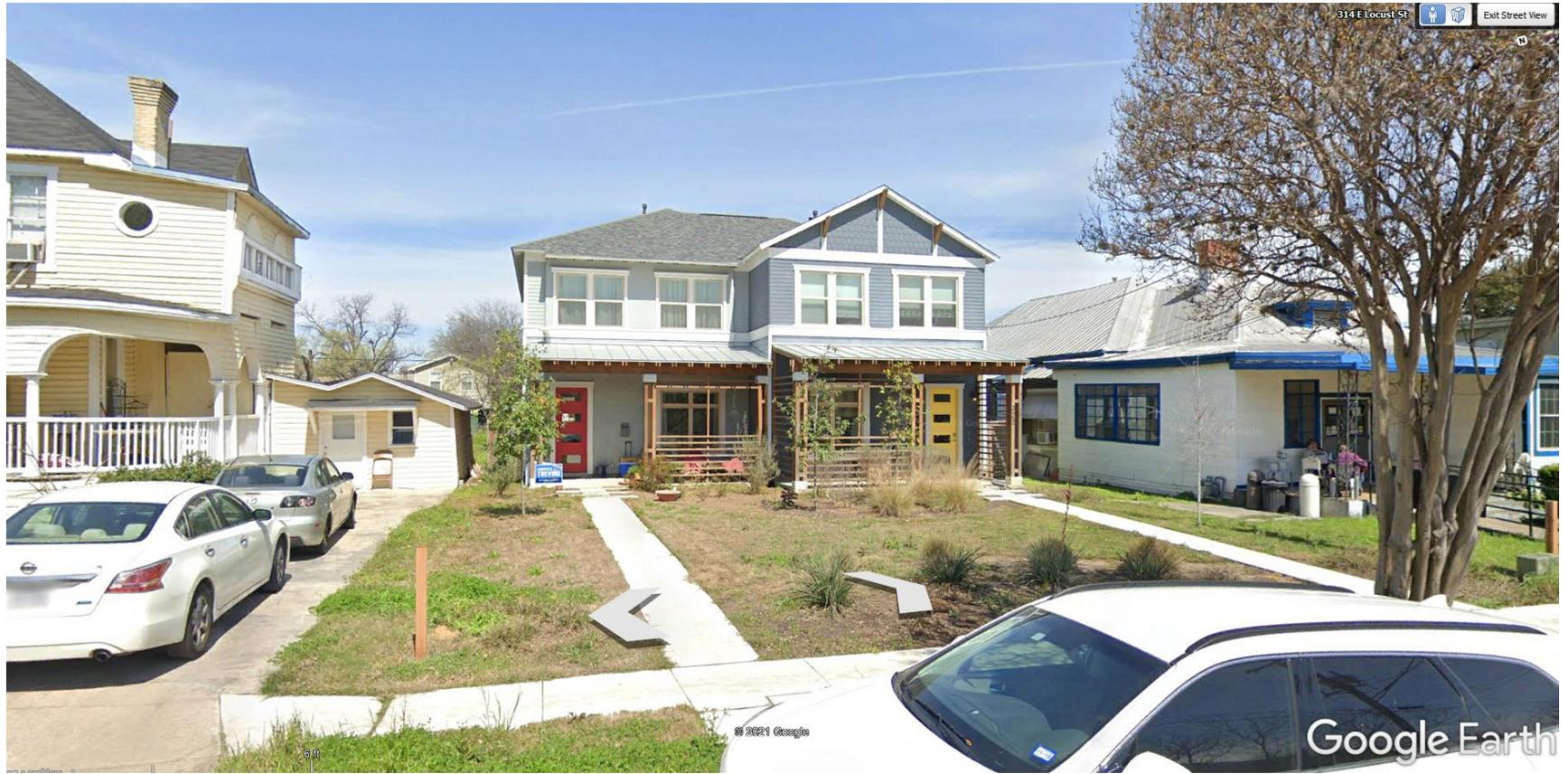


1



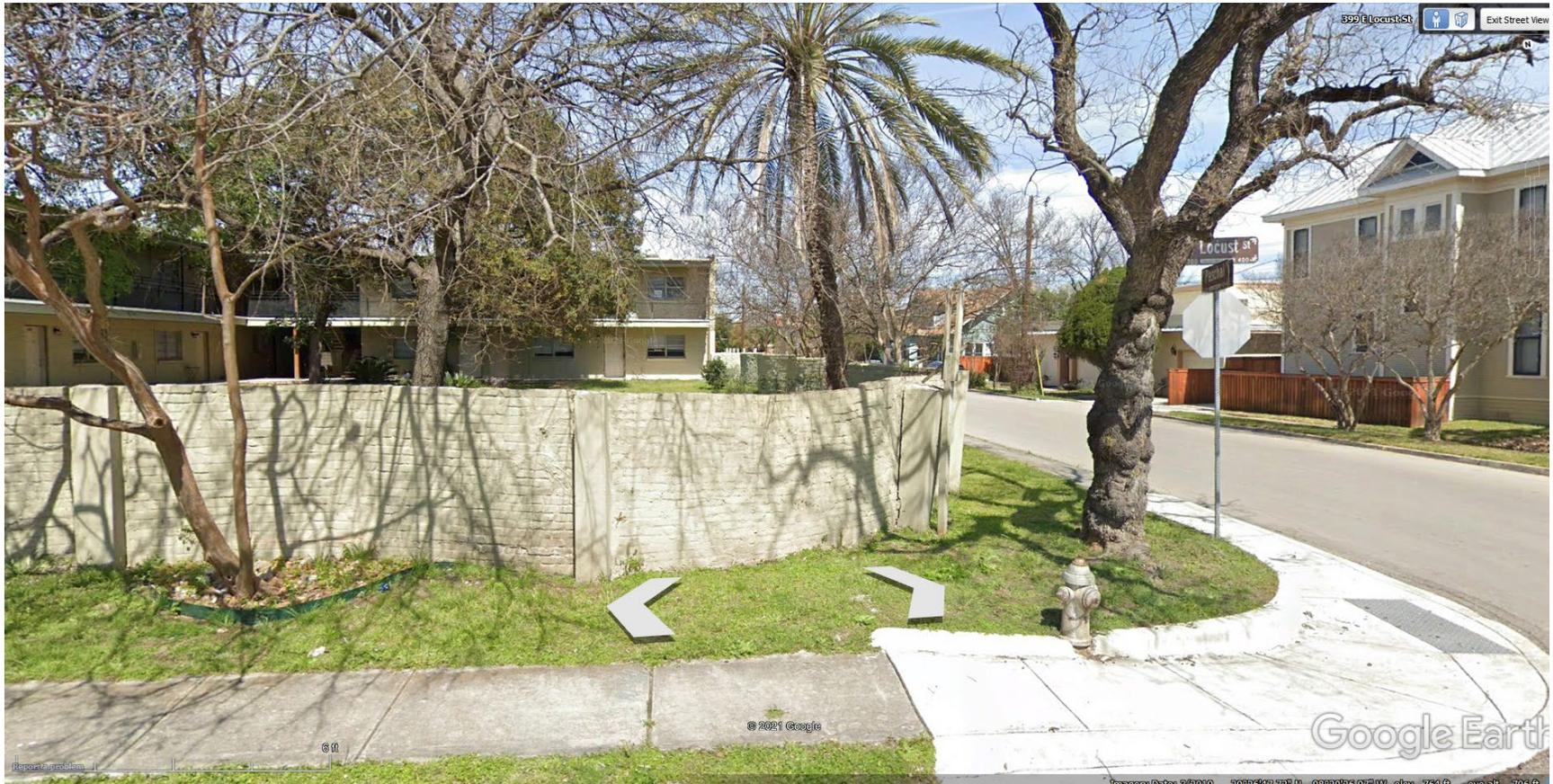


3

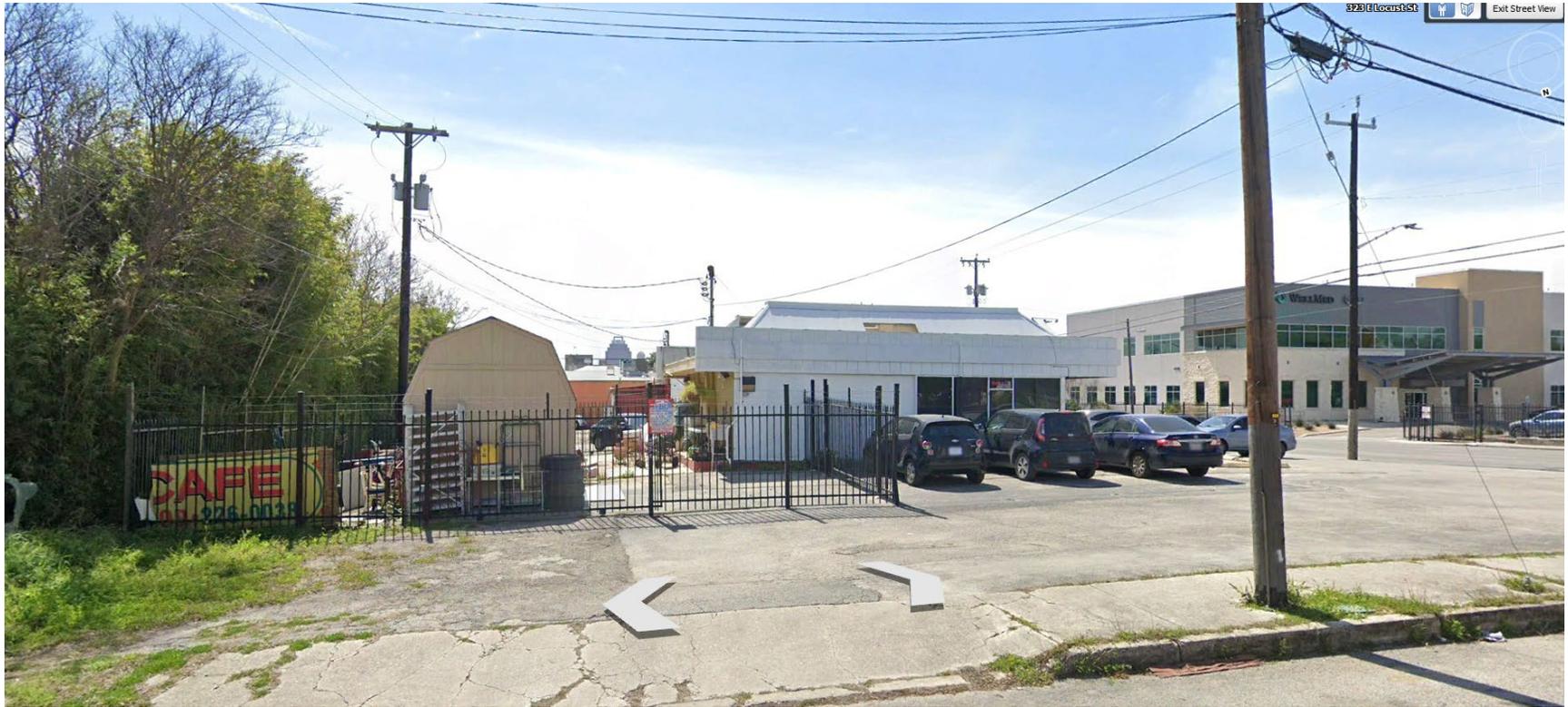












8







