

# HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

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

## REQUEST:

The applicant is requesting an amendment to a previously approved design for the construction of six, 3-story residential structures. The six buildings are located on interior lots of a larger multifamily development. The amendment requests that the structures be reduced to two stories with a modified fenestration pattern.

## 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 facade 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 facade 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.

## 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.

## FINDINGS:

- a. The property located at 311 E Evergreen is the site of a new multi-home residential development. The development extends from E Evergreen to E Park and only the northern portion is located within the Tobin Hill Historic District boundary. The applicant received final approval from the Historic and Design Review Commission (HDRC) on May 1, 2019, to construct two, 2-story and six, 3-story single family structures on the designated portion of the site. At that time, the property was addressed 306 and 310 E Park. The property has since been replatted.
- b. **AMENDMENT** – The applicant is requesting a design amendment for six structures that are located on interior lots within the development. The buildings within the development are numbered 11, 12, 13, 14, 15, 16. The amendment includes removing the third story and modifying the prior fenestration pattern. Per the Historic Design Guidelines for New Construction, new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. Architectural details should be incorporated that are in keeping with the predominant architectural style along the block face or within the district. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block should be incorporated. Staff finds the proposed design amendment to be consistent with the Guidelines with the stipulations listed in the recommendation regarding fenestration pattern and materials.

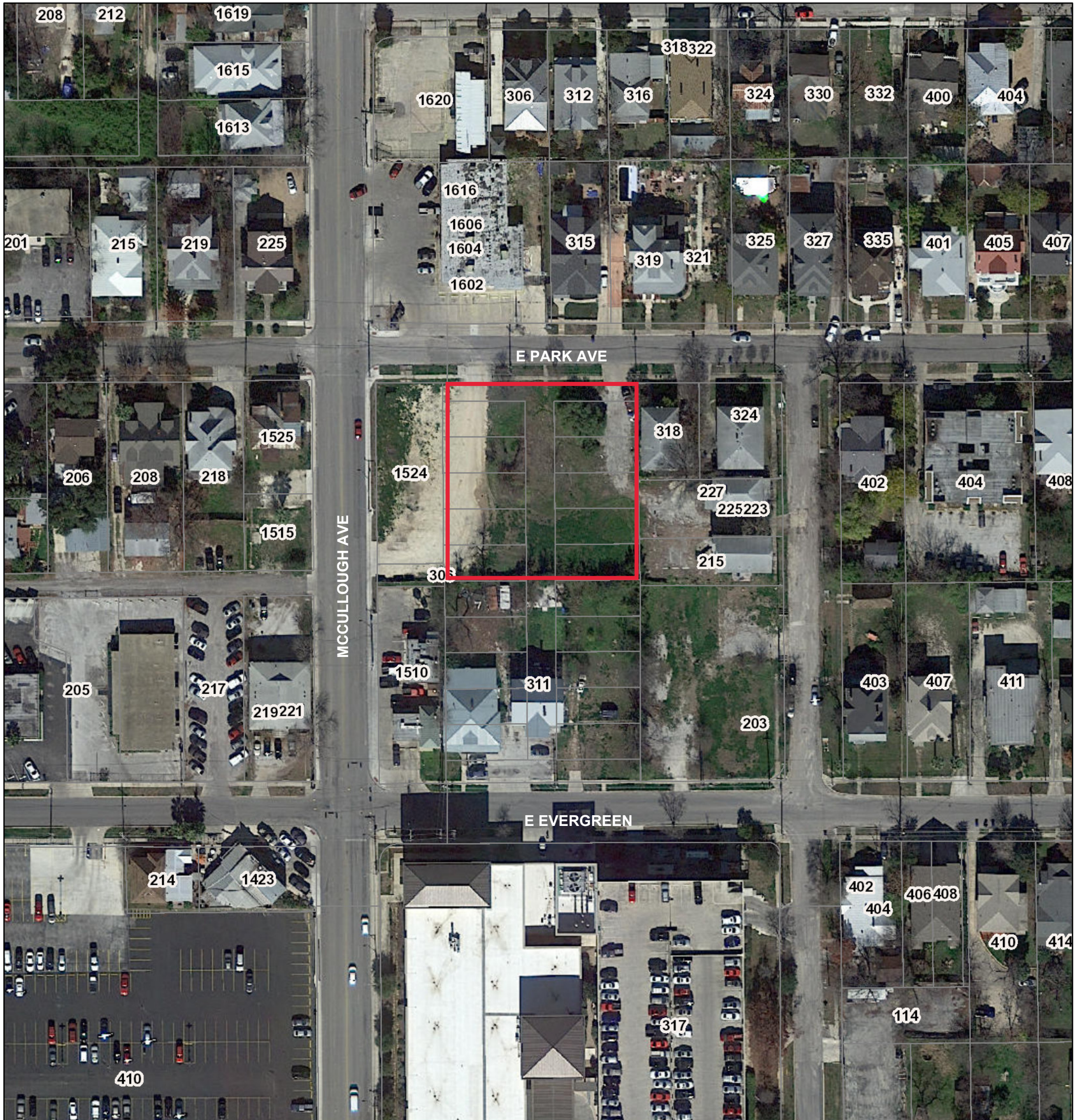
## RECOMMENDATION:

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

- i. That all exposed side facades feature windows (south elevations of buildings on lot 28 and lot 19, north elevations of buildings on lot 25 and 22 as indicated on the submitted site plan). Updated elevation drawings, if applicable, are required prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant installs fully wood or aluminum-clad wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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.
- iii. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- iv. That the applicant meets all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment if applicable.








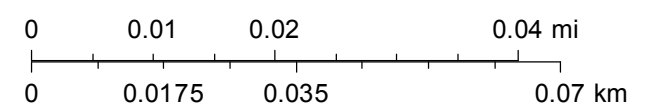
# City of San Antonio One Stop



February 10, 2022

1:1,000

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







**VIEW FROM E PARK**





**VIEW DOWN CENTRAL DRIVE FROM E PARK TO E EVERGREEN**





**VIEW FROM E EVERGREEN TO E PARK**





EXISTING BUILDINGS  
(LOCATED ON UNDESIGNATED PORTION OF  
DEVELOPMENT FACING WEST TOWARDS MCCULLOUGH)





**EXISTING BUILDINGS  
(LOCATED ON UNDESIGNATED PORTION OF DEVELOPMENT  
FACING WEST TOWARDS MCCULLOUGH)**





**EXISTING BUILDINGS  
(LOCATED ON UNDESIGNATED PORTION OF DEVELOPMENT FACING EAST)**

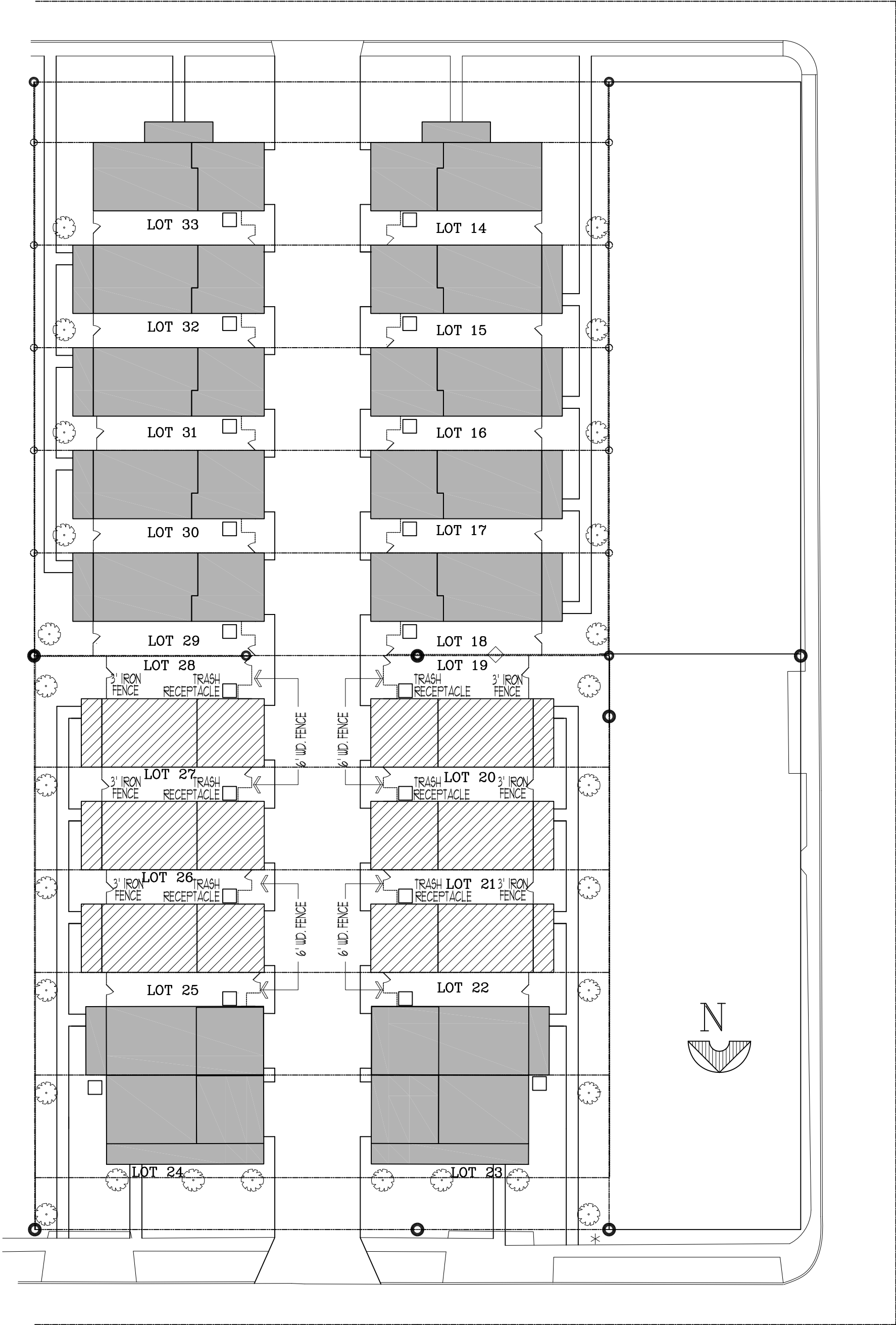




**EXISTING BUILDINGS  
(LOCATED ON UNDESIGNATED PORTION OF DEVELOPMENT FACING EAST)**

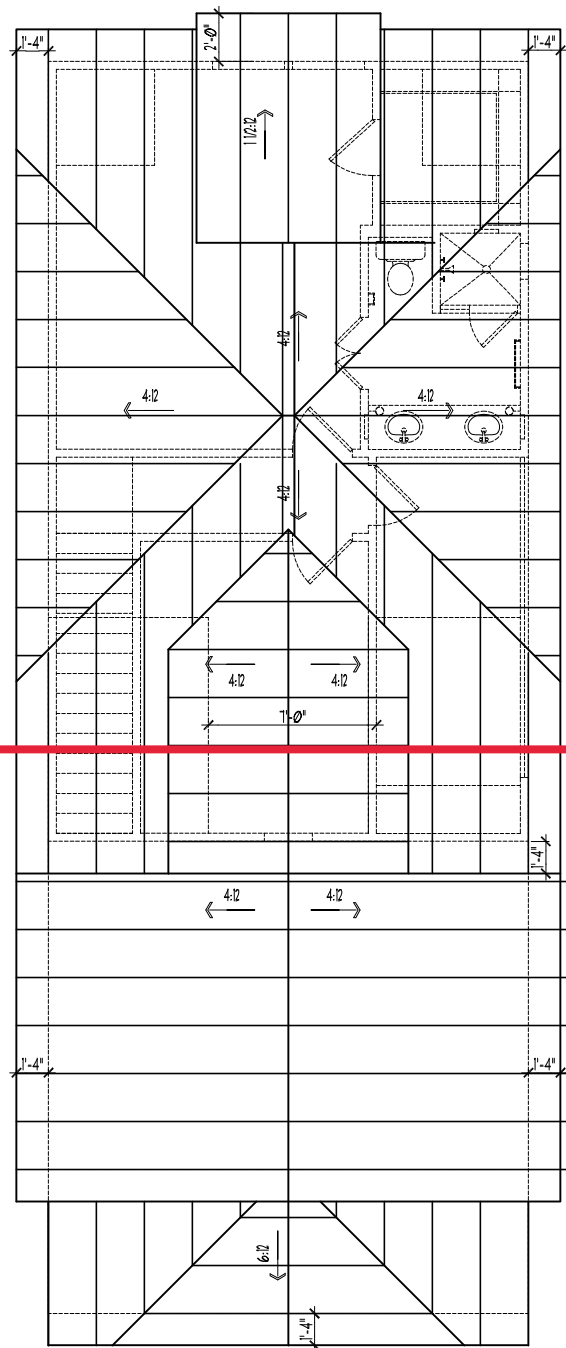


E. Evergreen





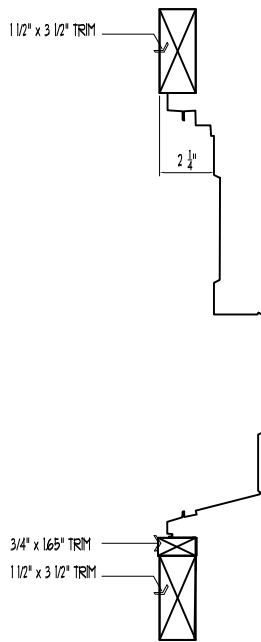
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APPROVED PLAN SET - TYP.



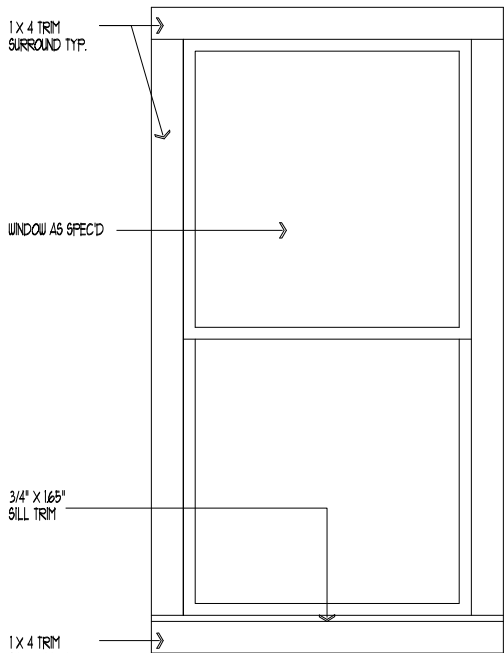
ROOF PLAN

SCALE 1/8" = 1'-0"

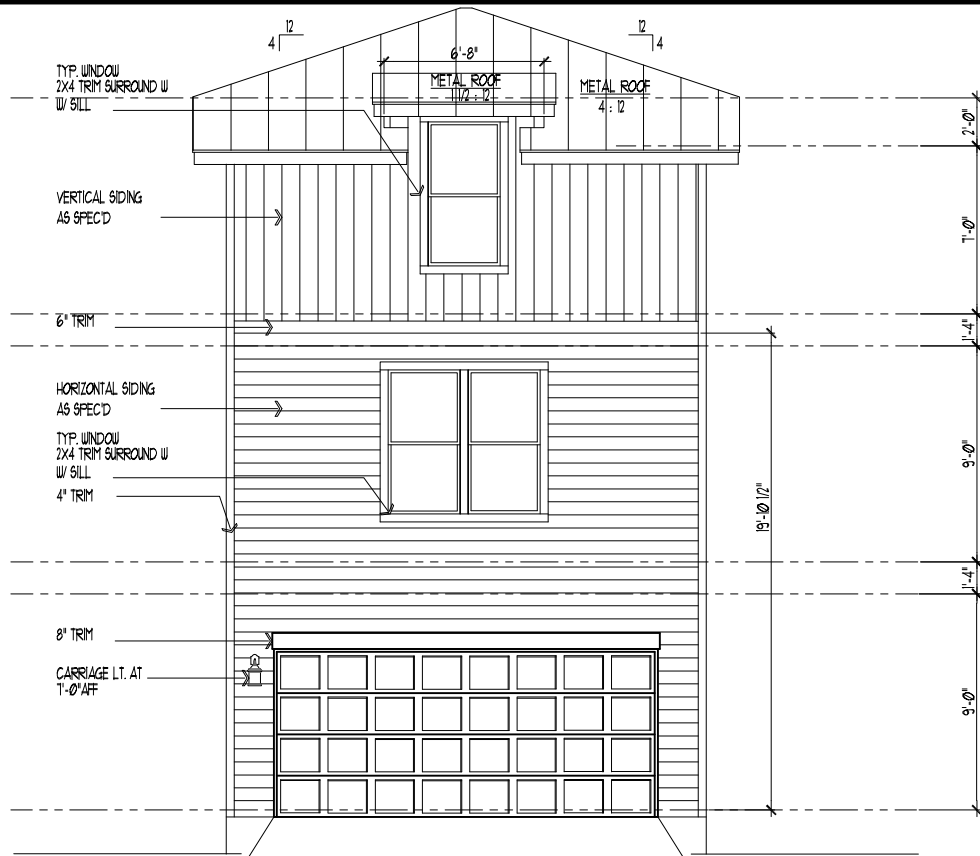
NOTE:  
ALL RAFTERS 2 X 6 S #2 YELLOW PINE @ 24" O.C. UNO.



TYP. WINDOW SECTION

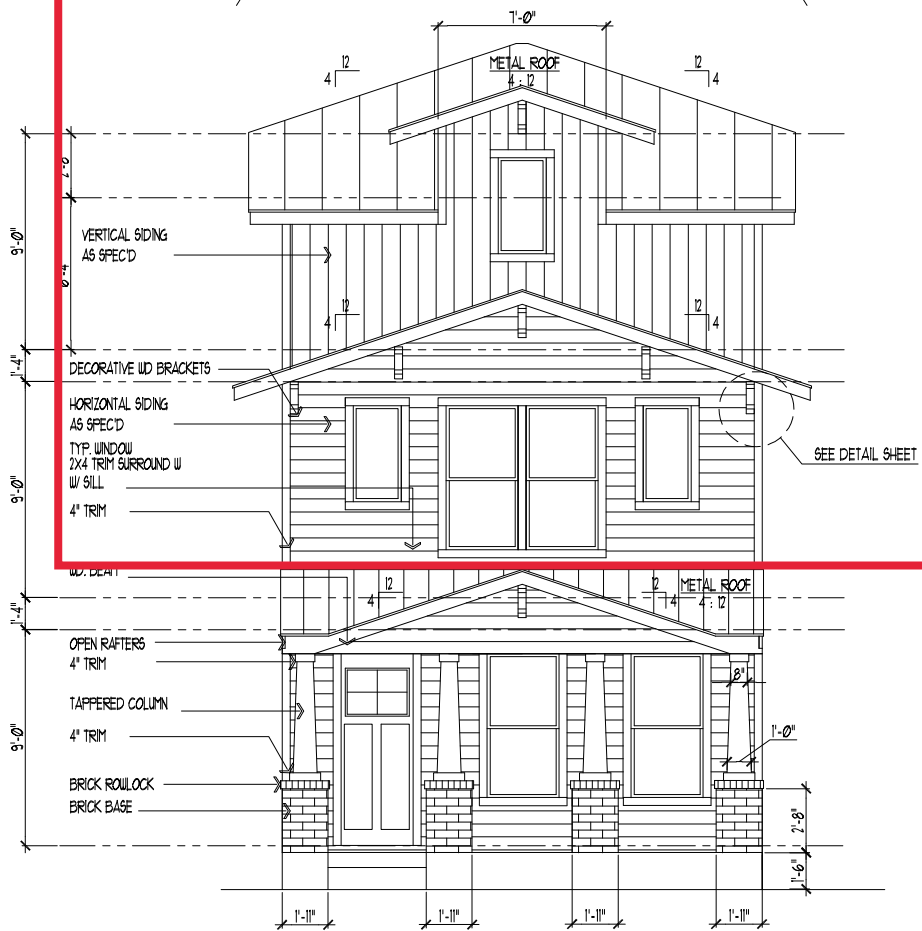


TYP. WINDOW DETAIL



REAR ELEVATION

SCALE 1/8" = 1'-0"



FRONT ELEVATION

SCALE 1/8" = 1'-0"

ImagineHomes

JOB NO.:

02/21/2019  
02/28/2019  
06/12/2019

PLAN NO.:

DRAWN BY:  
GR

DATE:  
06/19/2019

SHEET NO.:

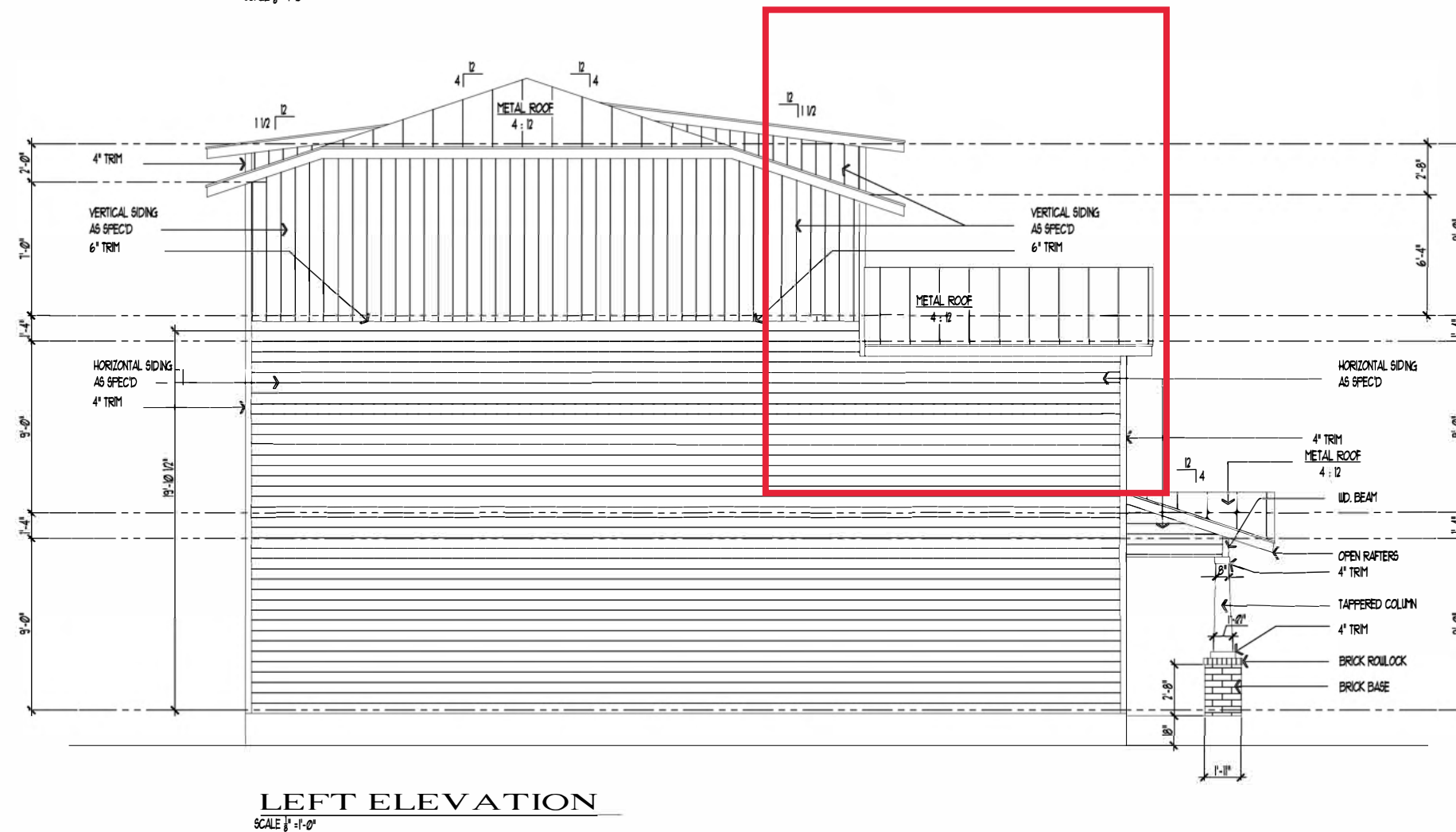
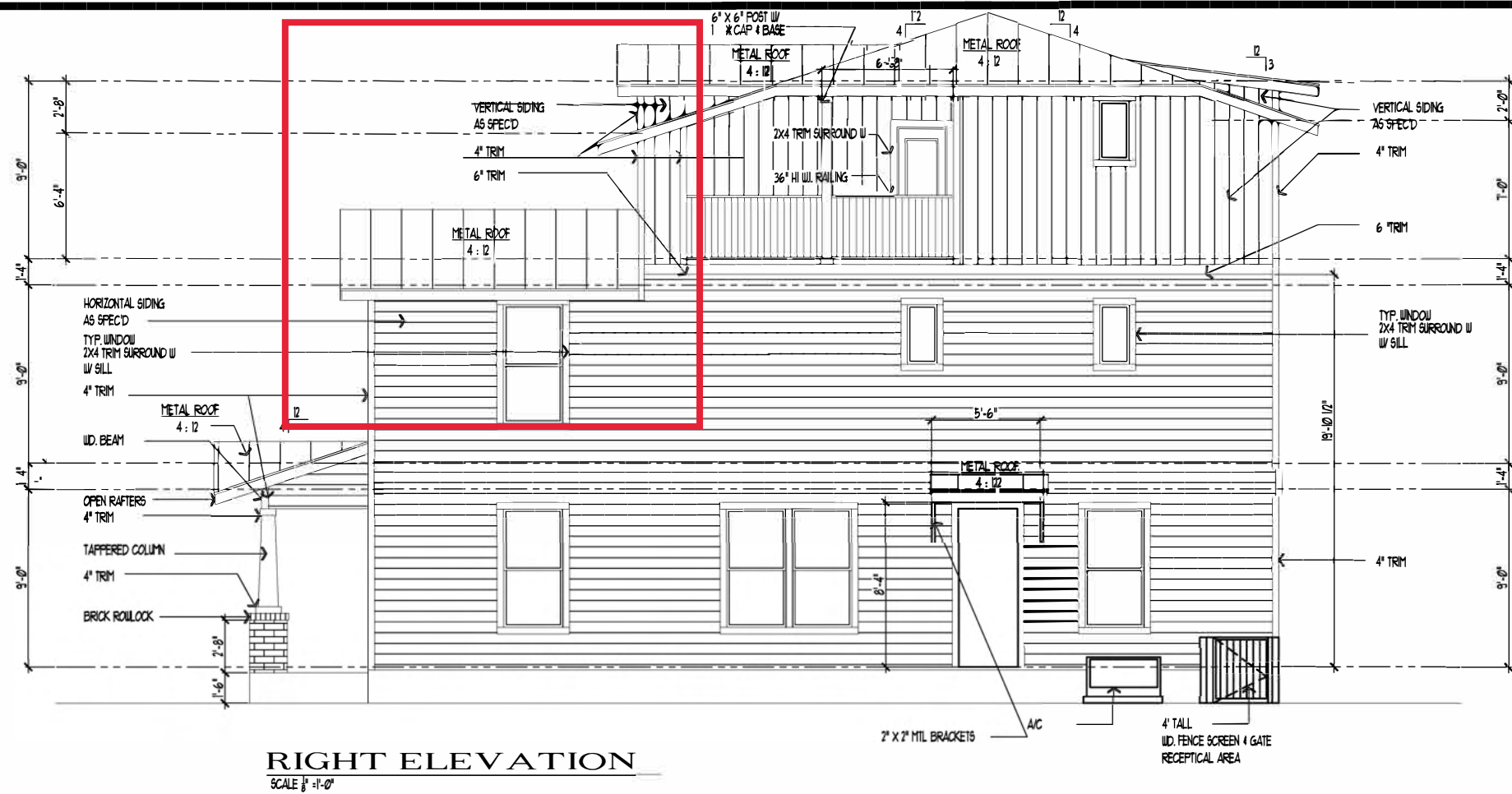
3 OF 6

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

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**2019 PREVIOUSLY  
APPROVED PLAN  
SET - TYP.**



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LOT: 17 & 20  
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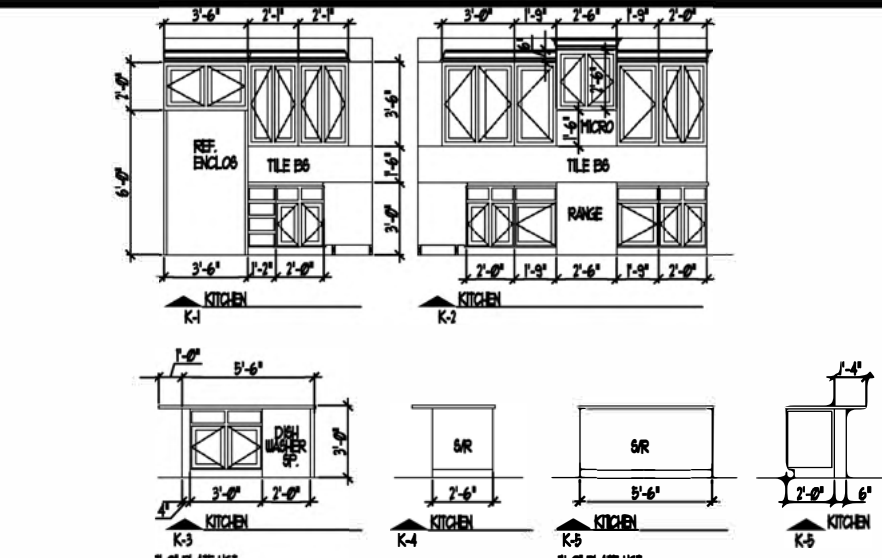
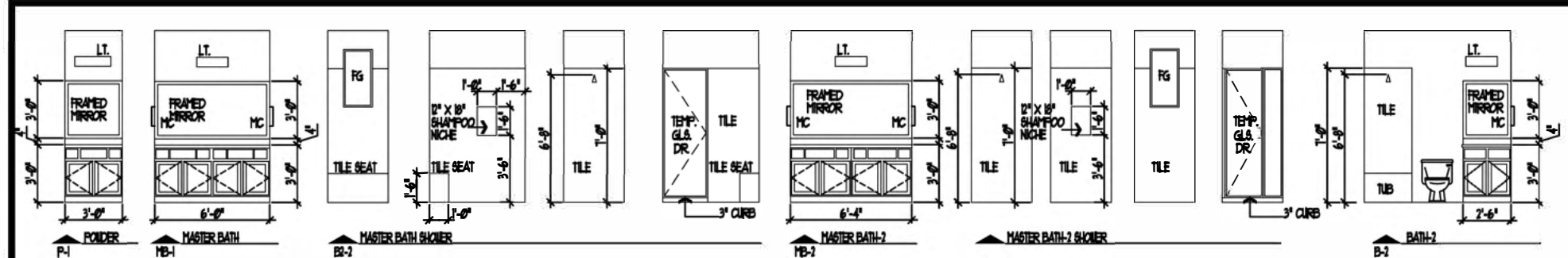
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4 OF 6

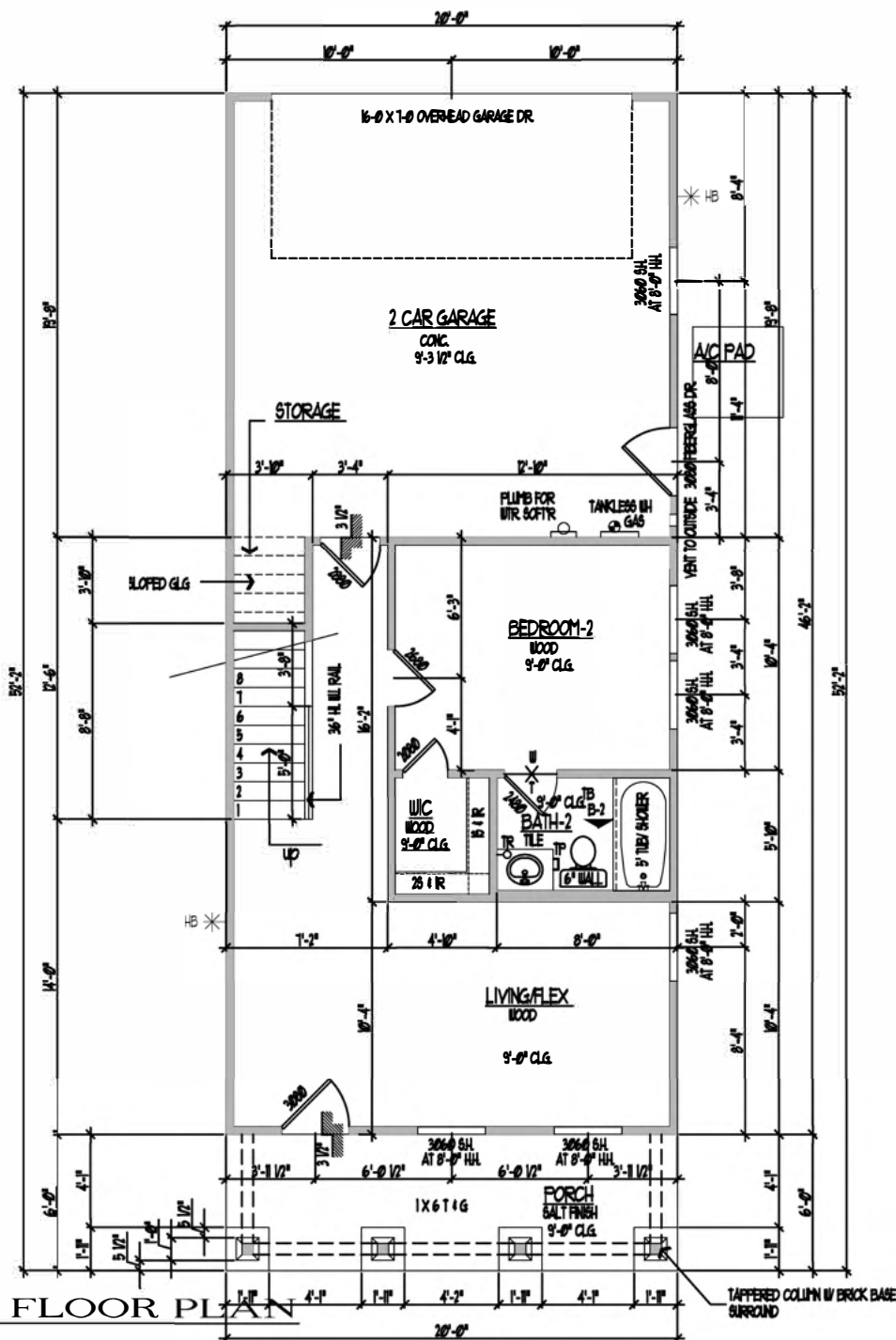




# INTERIOR ELEVATIONS

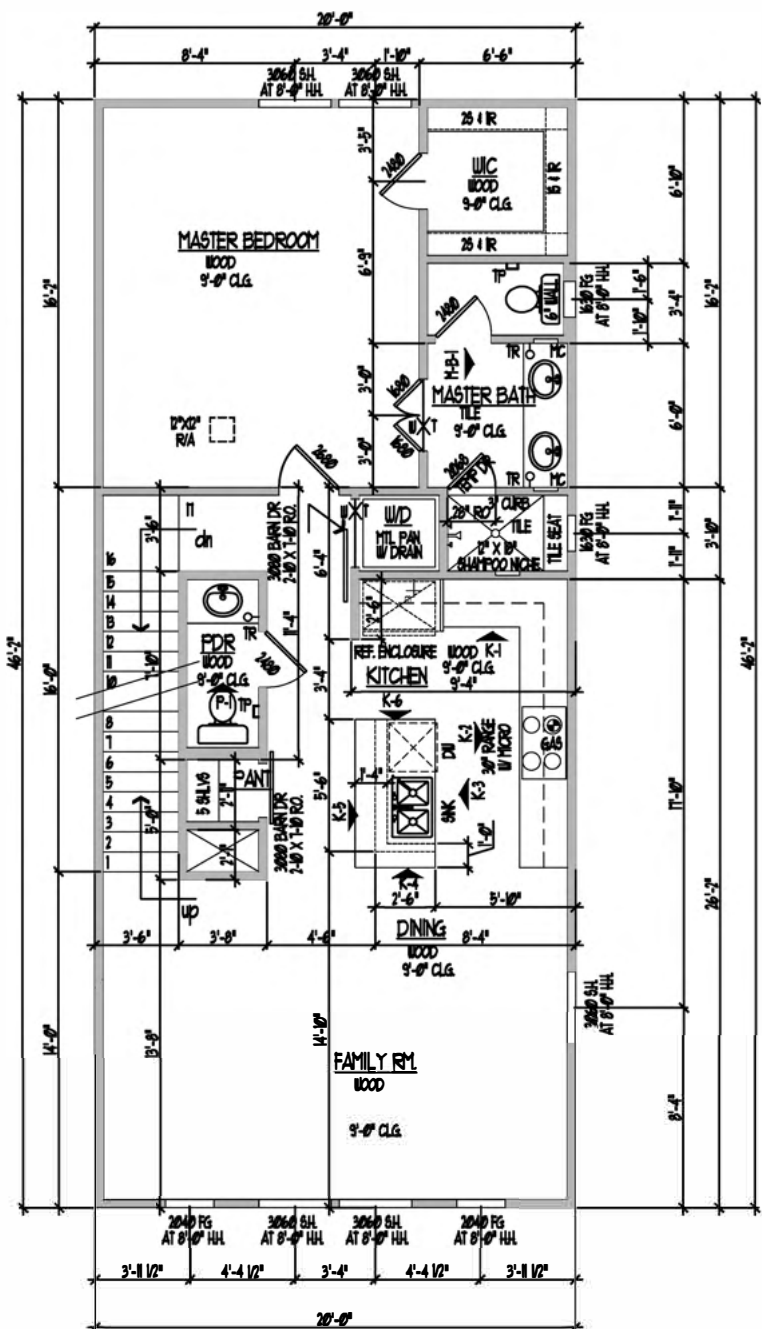
SCALE: 1/4" = 1'-0"

2019 PREVIOUSLY  
APPROVED PLAN SET - TYP.



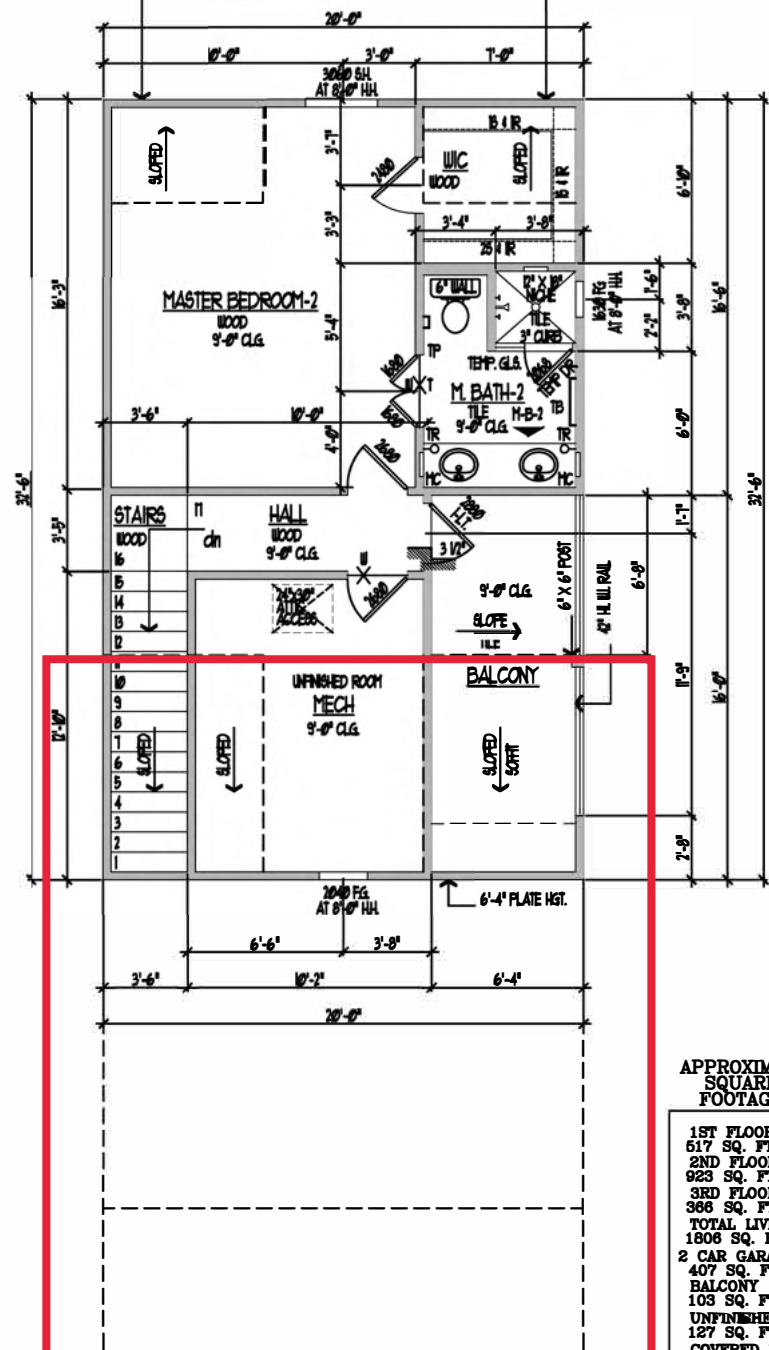
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

## APPROXIMATE SQUARE FOOTAGE:

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

ImagineHomes

JOB NO.:

02/21/2019  
02/28/2019  
06/12/2019  
06/19/2019

PLAN NO.:

DRAWN BY:  
GR

DATE:  
01/03/2019

SHEET NO.:

1 OF 6

A TOBIN HILL PROJECT  
LOT: 15.17.20 & 22  
BLK: 5  
E. COURTLAND PLACE  
PLAN 1806-A

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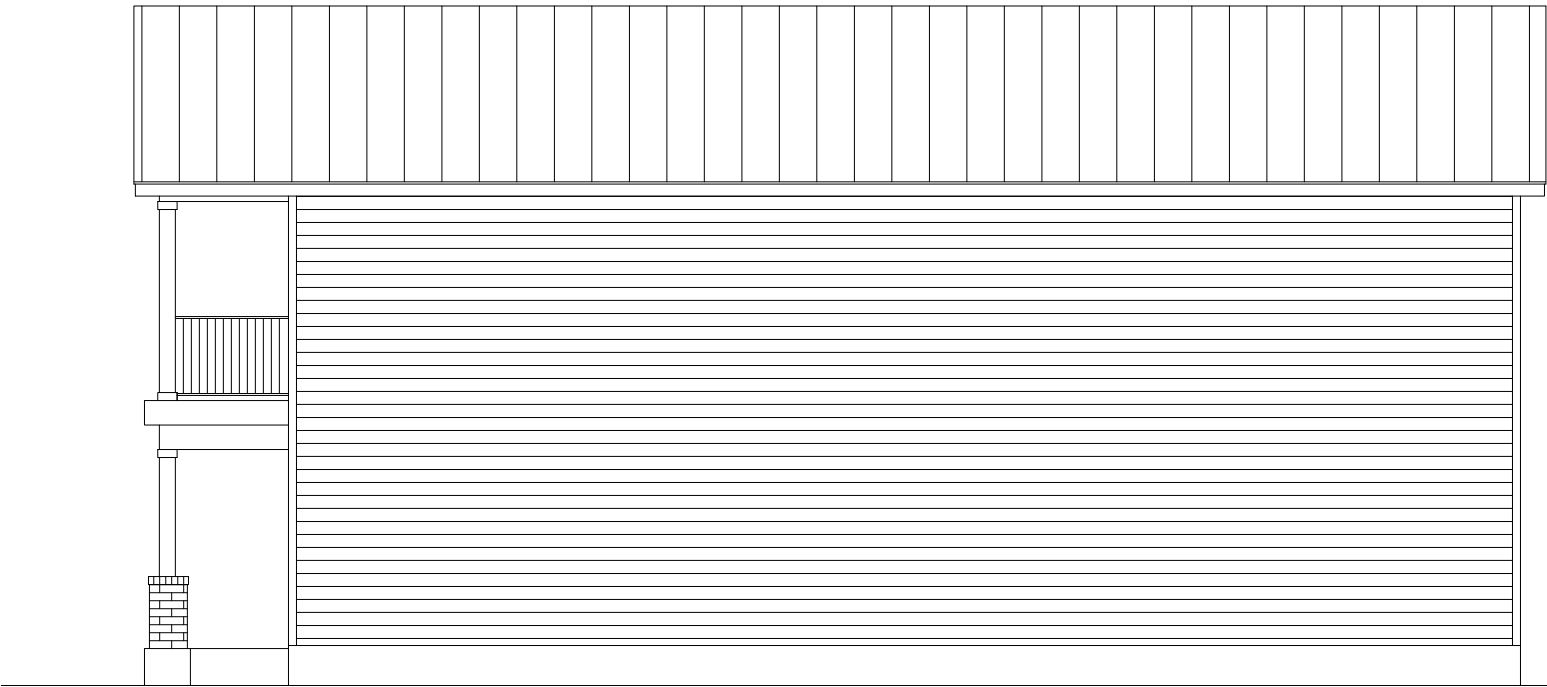




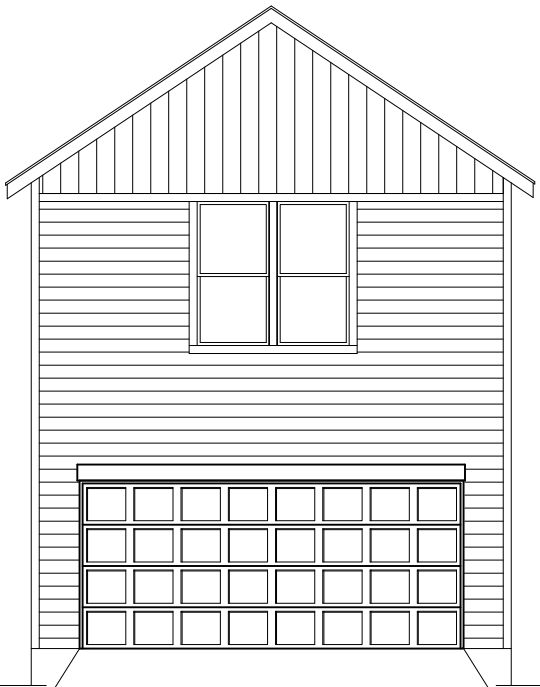
LEFT ELEVATION  
SCALE  $\frac{1}{8}" = 1'-0"$



FRONT ELEVATION  
SCALE  $\frac{1}{8}" = 1'-0"$

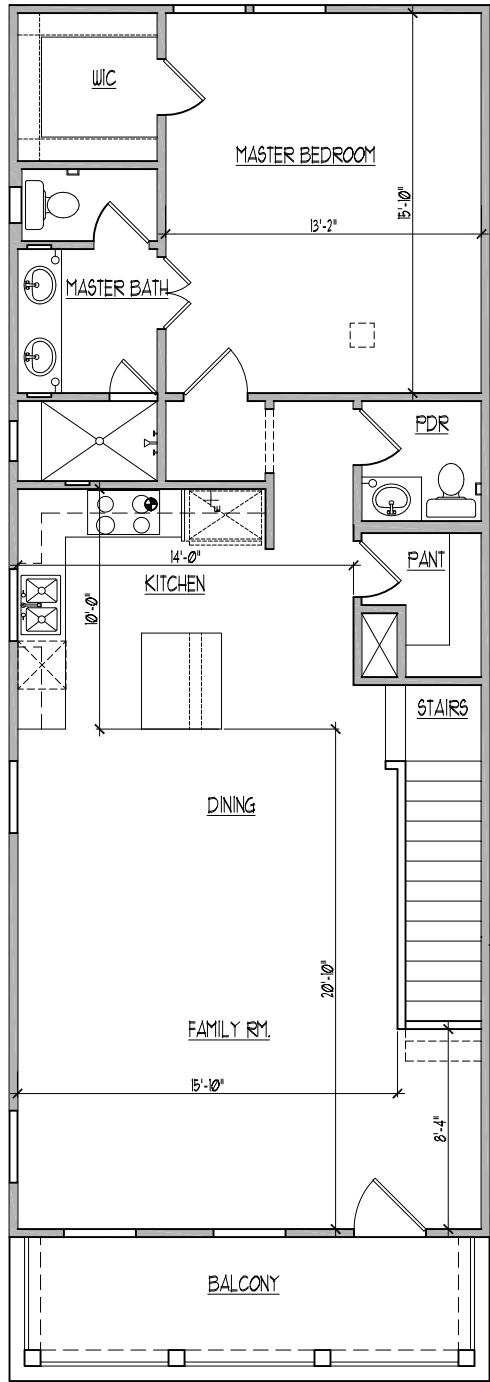


RIGHT ELEVATION  
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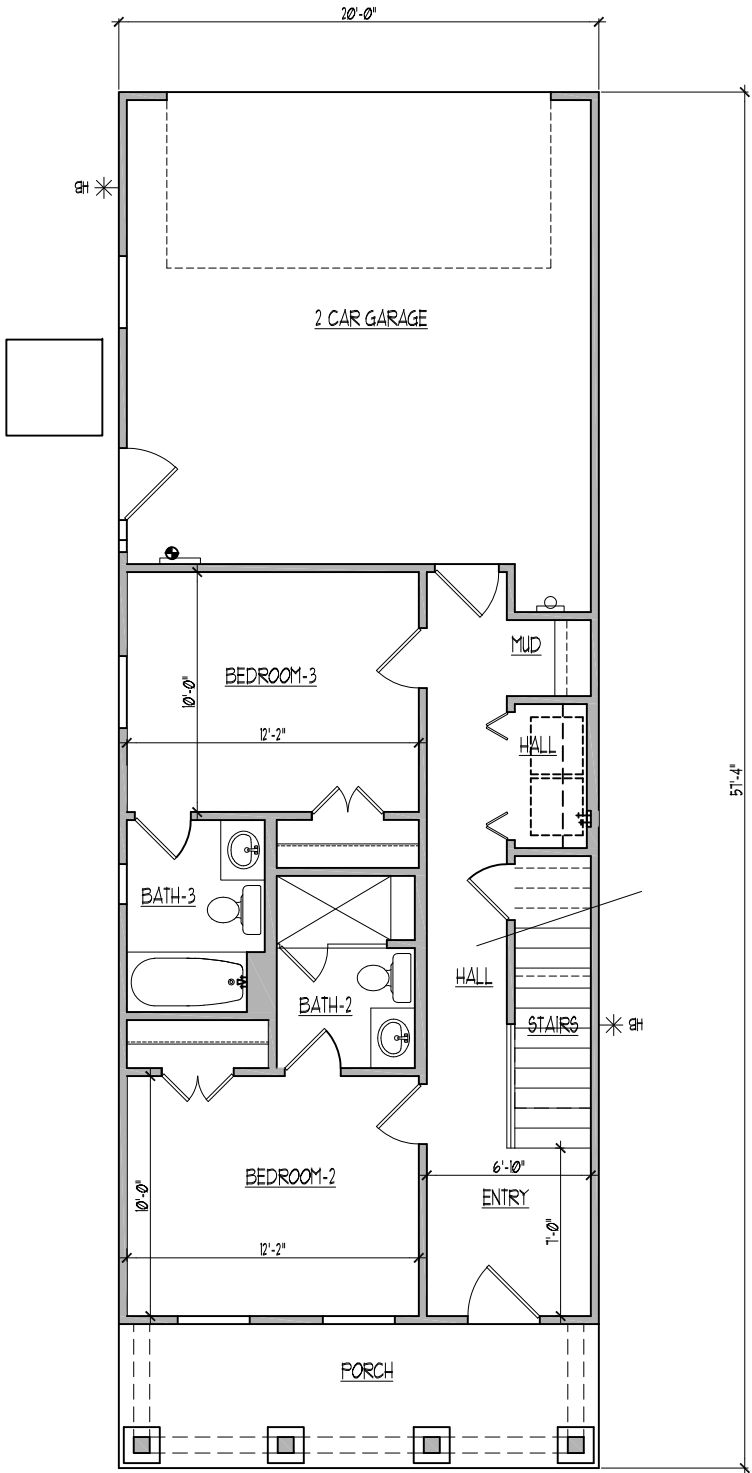


REAR ELEVATION  
SCALE  $\frac{1}{8}" = 1'-0"$





SECOND FLOOR PLAN  
SCALE  $\frac{1}{8}" = 1'-0"$



FIRST FLOOR PLAN  
SCALE  $\frac{1}{8}" = 1'-0"$

1633 SQ. FT.



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E. EVERGREEN

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