

HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2022

HDRC CASE NO: 2022-292
ADDRESS: 516 E MULBERRY AVE
LEGAL DESCRIPTION: NCB 3090 BLK 6 LOT 9
ZONING: R-4 CD, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Jose Calzada
OWNER: Rafael Saavedra Sada/ASTER DEVELOPMENTS LLC
TYPE OF WORK: New construction
APPLICATION RECEIVED: May 12, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting conceptual approval to construct two (2) 1-story, single-family structures at 516 E Mulberry.

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 principal 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

- 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:

- a. The property at 516 E Mulberry first appears on the 1938 Sanborn Map and originally featured a 2-story asbestos-clad residence. The structure is extant on the 1951 Sanborn Map. The lot is currently vacant and is contributing to the Monte Vista Historic District.
- 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 attended a Design Review Committee on May 24, 2022. The discussion focused on massing, noting the heights of neighboring structures on a future submission, materiality, fenestration, driveway configuration, and site work.
- 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 two 1-story, single-family residences at 516 E Mulberry. The residences will be detached, with one structure’s entrance facing E Mulberry and the second structure located at the rear, also oriented toward E Mulberry. The applicant has not noted the proposed setback from E Mulberry but has provided site plans showing that the proposed structure will be set behind the adjacent structures on E Mulberry. 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. Staff finds the proposal consistent with the Guidelines.
- e. ENTRANCES – According to Guideline 1.B.i for New Construction, primary building entrances should be oriented towards the primary street. Staff finds the proposal for primary entrances facing E Mulberry 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. The adjacent blocks of E Mulberry feature 1-story and 2-story structures. Guideline 2.A.ii for New Construction states that applicants should 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. The applicant has provided height information and the proposed height of Unit A is 24.6 feet. Adjacent structures range from 20 feet in height to 30 feet in height. At this time, the applicant has not provided the total proposed height for Unit B. Staff finds that the applicant should provide total height information for Unit B and that the height of Unit B should not exceed that of the primary structure, Unit A.
- 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 front gable roof forms on each of the structures. 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 block of E Mulberry features structures with front gable, cross gable, and side gable roofs. 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. At this time, the applicant has not provided the proposed total lot coverage. Staff finds that the applicant should submit the percentage of lot coverage to staff for review.
- j. MATERIALS AND TEXTURES (Unit A) – The applicant has proposed to clad the front structure (Unit A) in horizontal wood cladding with shingle cladding on the projecting front gable. The applicant has proposed a galvalume standing seam metal roof and exposed rafter tails and decorative wood front porch columns. 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 recommends that the applicant provide detailed material specifications to staff for review.
- k. MATERIALS AND TEXTURES (Unit B) – The applicant has proposed to clad the rear structure (Unit B) in horizontal wood cladding with shingle cladding on the two front gable projections and the center of the main front gable. The applicant has proposed a galvalume standing seam metal roof and exposed rafter tails and decorative wood front porch columns. 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 recommends that the applicant provide detailed material specifications to staff for review.
- l. WINDOW MATERIALS – The applicant has not provided material specifications for the proposed windows at this time. 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 the applicant should provide final material specifications for the proposed windows to staff for review.
- m. RELATIONSHIP OF SOLIDS TO VOIDS (Unit A) – The applicant has proposed to install sets of ganged windows of traditional proportions with divided lite transoms on the north, east, and south elevations, and windows of traditional and non-traditional proportions on the west elevation. The proposed window proportions 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. Staff finds that the applicant should modify the windows on the west elevation to comply with the Guidelines.
- n. RELATIONSHIP OF SOLIDS TO VOIDS (Unit B) – The applicant has proposed to install sets of ganged windows of traditional proportions with divided lite transoms on the north, east, and south elevations, and has not proposed any fenestration on the west elevation. 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. Additionally, Guideline 2.C.ii for New Construction states

that no new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds that the applicant should propose fenestration on the west elevation that is in keeping with the Guidelines.

- o. 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. Staff finds that the proposed new construction should incorporate architectural details that are respectful of the historic context and are consistent with the Guidelines.
- p. 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. The applicant has proposed to install one decomposed granite driveway for the property that is 10 feet wide that spans the length of the property that terminates at the alley and features a central parking pad. Staff finds the proposal for a permeable driveway surface consistent with the Guidelines.
- q. 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. Staff finds the proposed walkways consistent with the Guidelines.
- r. SITE FURNISHINGS – The applicant has proposed to install a concrete pad next to the proposed front walkway that features four (4) benches in the front yard of Unit A and a concrete pad with two (2) benches at the rear of Unit B. Permanent site furnishings not commonly found on residential properties in historic districts. Staff finds the proposal inappropriate.
- s. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- t. LANDSCAPING PLAN – At this time, the applicant has not provided a landscaping plan. The applicant should install landscape elements that are consistent with those found historically in the district.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through t. Staff recommends that the applicant addresses the following stipulations prior to returning to the HDRC for final approval:

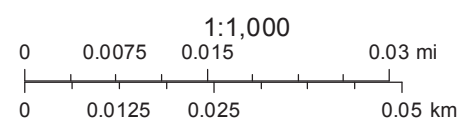
- i. That the applicant provides total height information for Unit B showing that the structure does not exceed the height of the primary structure (Unit A) based on finding f.
- ii. That the applicant provides a diagram showing the foundation and floor heights of the proposed new construction in relation to neighboring structures based on finding g.
- iii. That the applicant submits the percentage of lot coverage to staff for review based on finding i.
- iv. That the applicant provides detailed material specifications to staff for review based on findings j through k.
- v. That the applicant provides final material specifications for fully wood or aluminum-clad wood windows to staff for review based on finding l. 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.
- vi. That the applicant modifies the windows on the west elevation of Unit A to feature traditional proportions based on finding m.
- vii. That the applicant proposes fenestration on the west elevation of Unit B based on finding n.
- viii. That the proposed new construction incorporates architectural details that are respectful of the historic context and are consistent with the Guidelines based on finding o.
- ix. That the applicant modifies the proposed site furnishings so that the proposal is in keeping with site elements commonly found in the district based on finding r.
- x. The applicant submits a final landscaping plan to staff for review based on finding t.

City of San Antonio One Stop



May 24, 2022

— User drawn lines



SCALE 100 FT. TO ONE INCH





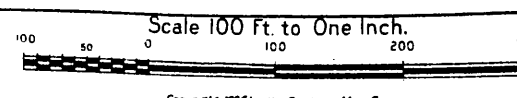
3

232

191



214



HDRC

City of San Antonio

Conceptual Project:

516 E Mulberry Av.



1. Introduction.

Our Team:

José Calzada, Architect

Rafael Saavedra, Manager

1. Introduction.

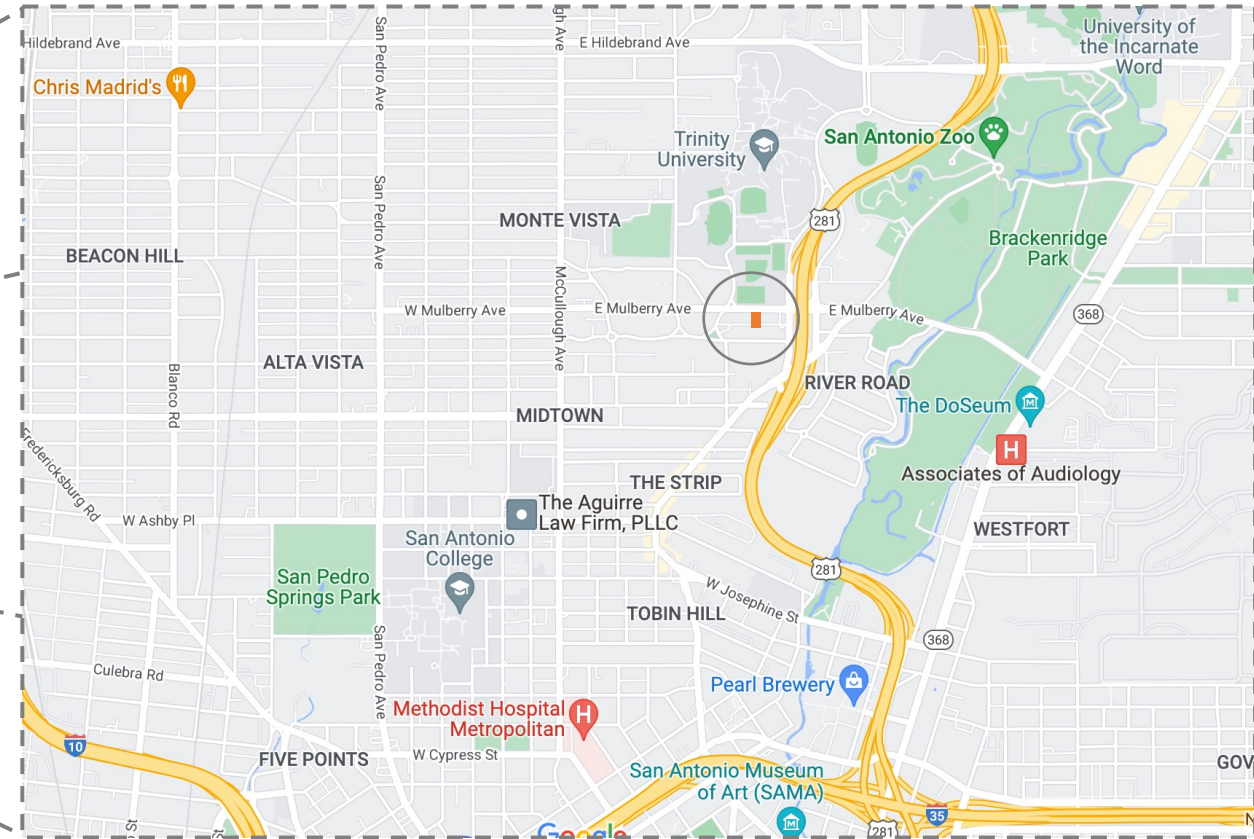
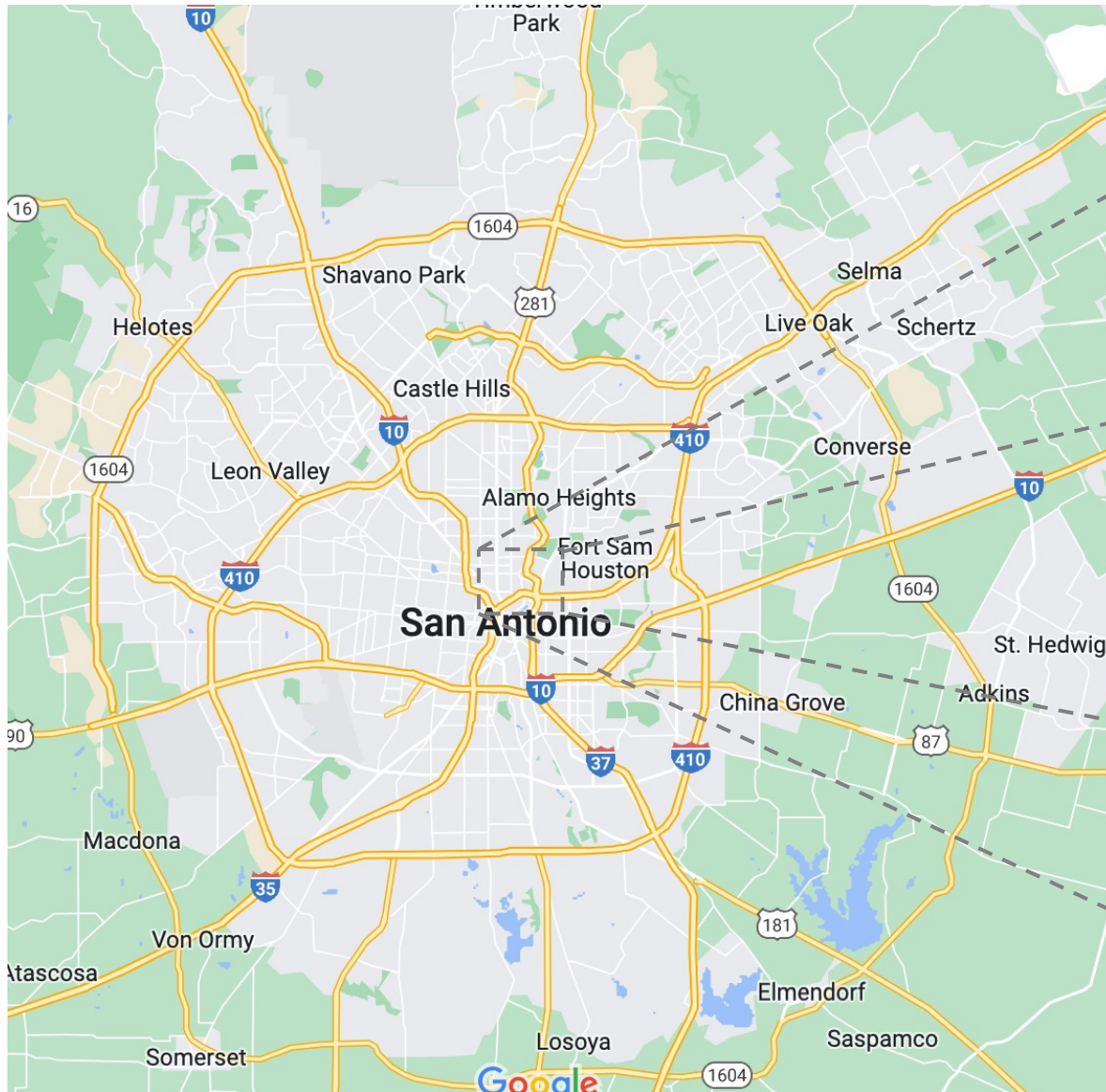
Our **goal** is to present the **plan** for the **construction** of **2 houses** on a **lot** located at **516 E Mulberry Ave. San Antonio, Tx. 78212** in **Montevista** area in San Antonio, Texas.

We greatly appreciate your time and **feedback**, with the **information** that will be presented to you today; it is very helpful for us to **comply** with all the **regulations** to get the **construction permits**.

2. Agenda. HDRC Meeting City of San Antonio

1. Introduction
2. Agenda
3. Location.
4. Size & Zonning.
5. Lot Survey
6. Lot Pictures
7. Conceptual Site plan.
8. Heights

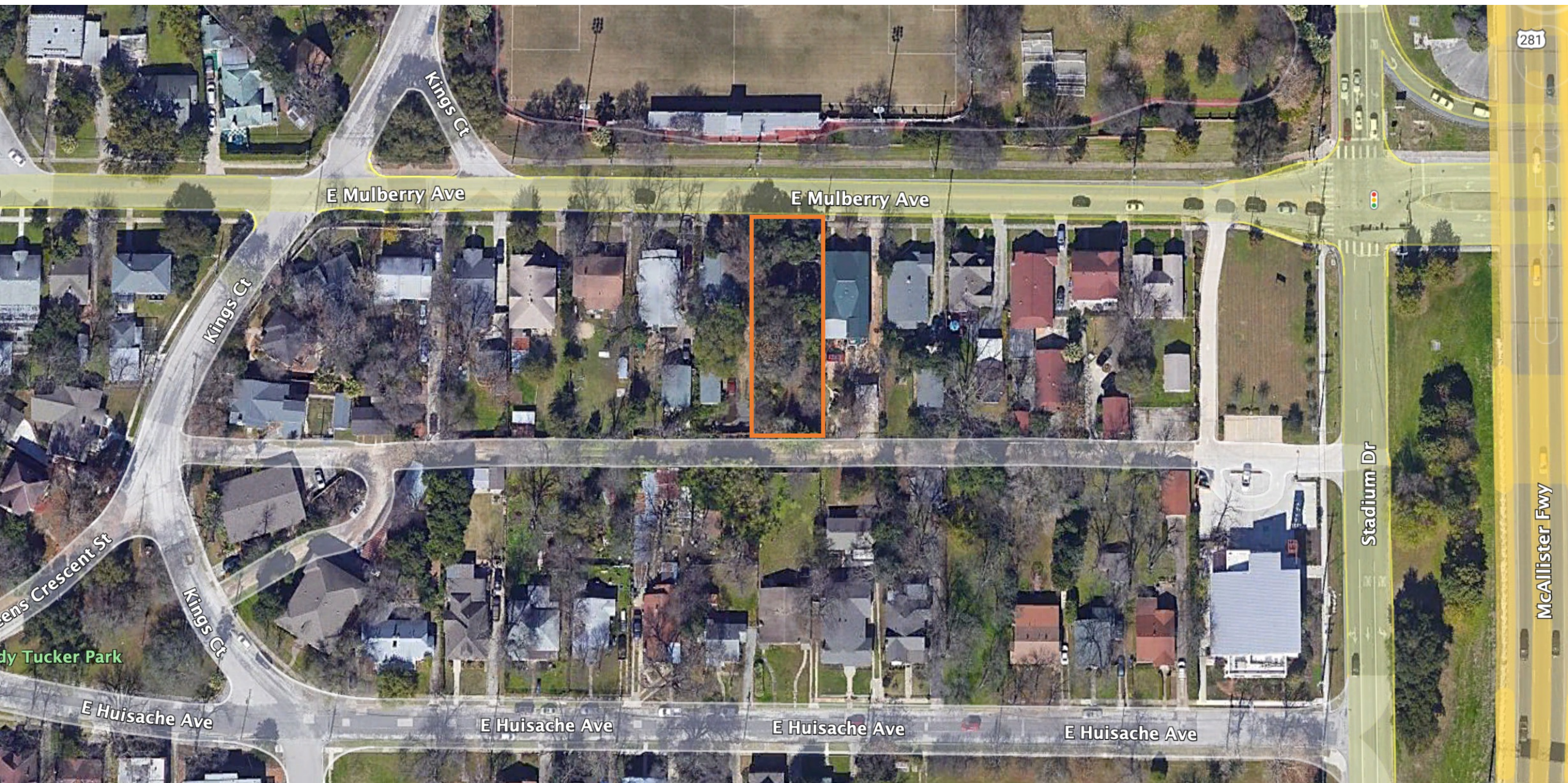
3. Location:



3. Location:



3. Location:



4. Size and Zoning



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



April 1, 2022

Rafael Saavedra Sada
516 E Mulberry Avenue
San Antonio, TX 78212

SUBJECT: ADDR-COD-22-10600141; LOT 9 BLOCK 6 NCB 3090

In accordance with V.T.C.A. Local Government Code Section 212.0115 and the San Antonio Unified Development Code (UDC) 35-430(C), a plat is not required for the property and this Certificate of Determination will assist customers in obtaining building permits and/or utility services. *Note: Properties located Outside City Limits, but within the ETJ will be referenced as (OCL); and properties located within the City Limits will be referenced as (ICL).*

A plat is not required for the property, subject to the following conditions §35-430(C):

17. A commercial and/or multi-family lot is located within the original thirty-six (36) square mile area of San Antonio, and the boundaries of the lot were recorded in the Deed and Plat Records of Bexar County Prior to June 14, 1927 and the lot remains in its original configuration. It shall be the obligation of the applicant for plat exception to provide documentation of the lot's recording prior to June 14, 1927. The lot was established by the Laurel Heights Terrace antiquated plat, dated October 2, 1908.

NOTE: This Certificate of Determination (COD) documents that the identified property does not need to plat at this time; however:

- If one or more of the following is determined to have occurred at the time of permitting for the development of this property, then this COD is voided and platting will be required:
 - Habitable use in the floodplain;
 - Public drainage improvement is required;
 - Extension of a utility main is required; (water, gas, and electric only or utilities as listed in 35-507(a) – which would include public (or private) drainage improvements). This would not include a Water Well or Septic Tank; and/or
 - Any change in the acreage or Land Use identified on the COD.
- The proposed development may need to comply with Section 35-523 of the UDC regarding the tree ordinance. Non-compliance with the tree ordinance can result in a fine of \$2,000.00 or an additional fee equal to the fee established in Appendix C for commencing development without a tree permit.

Two Single-Family Residences

Acreage/Square Footage: **0.1951/8,500**

*Please note that the City of San Antonio's development regulations apply to all properties located inside the City of San Antonio, and the Extra Territorial Jurisdiction, which includes parts of Bexar, Comal, Guadalupe, Kendall, Medina and Wilson Counties.

Should you have any questions regarding this Certificate of Determination, please contact Elizabeth Neff, the Planner who worked on your request at (210) 207-0119, or via email at Elizabeth.Neff@sanantonio.gov.

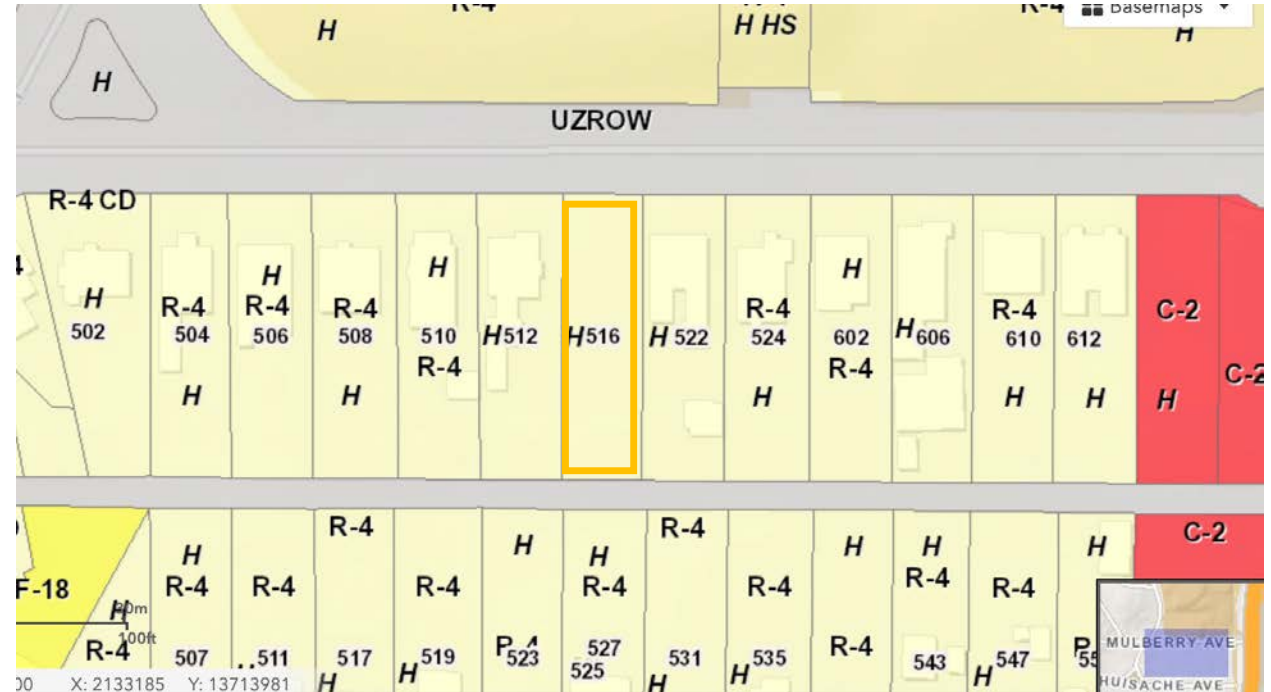
Sincerely,

Elizabeth Neff

Elizabeth Neff
Planner

Daniel Hazlett

Daniel Hazlett
Development Services Manager

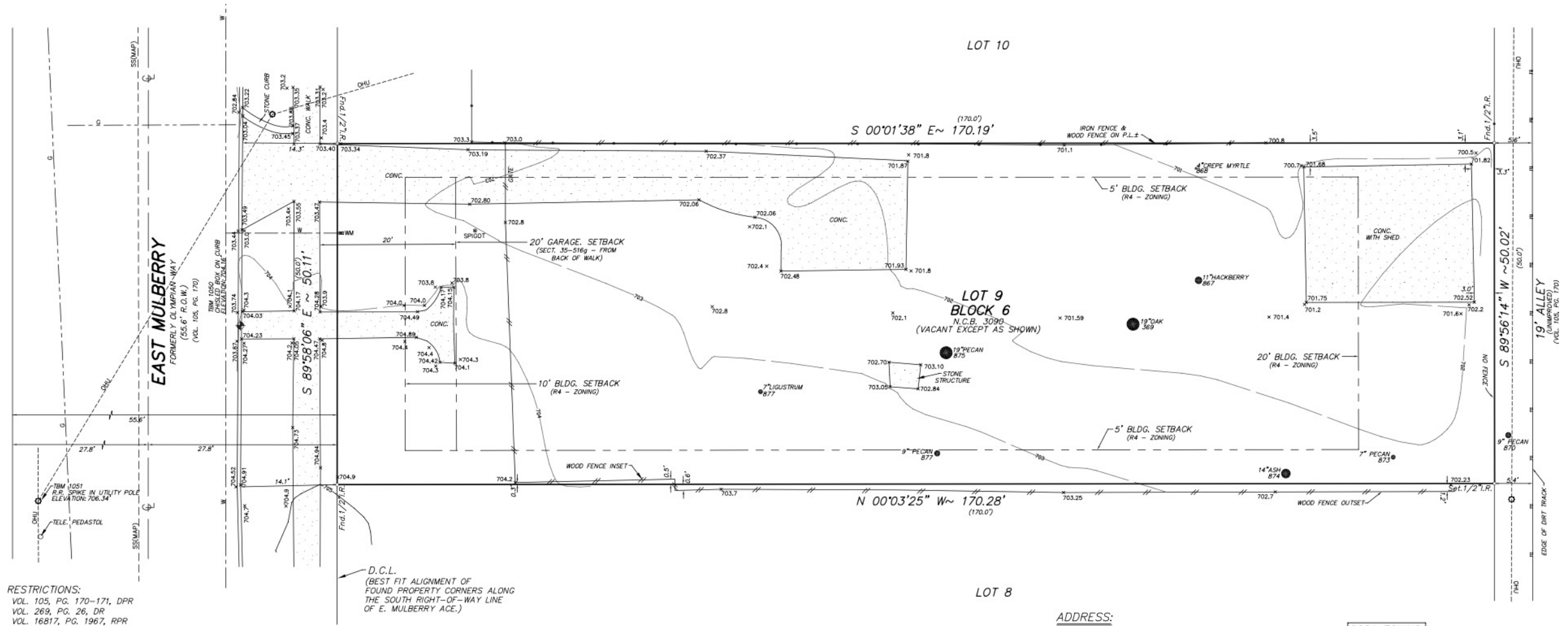


Two Single-Family Residences

Acreage/Square Footage: **0.1951/8,500**

Size: 50 ft x 170 ft aprox.
Zooning: R-4 CD. Historical.

5. Lot Survey



ADDRESS:

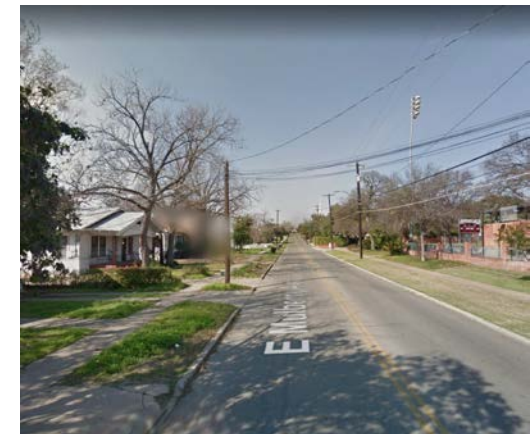
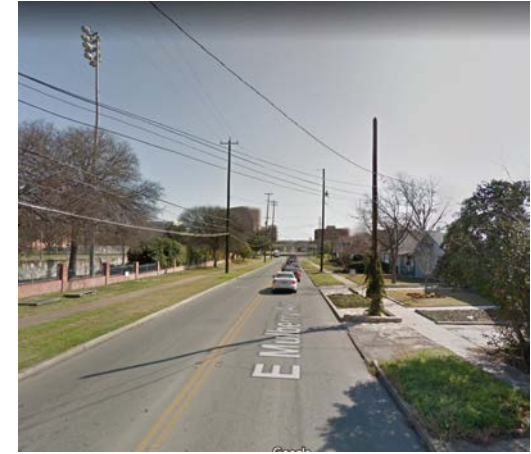
516 EAST MULBERRY AVENUE

LOT AREA = 8,523 square feet

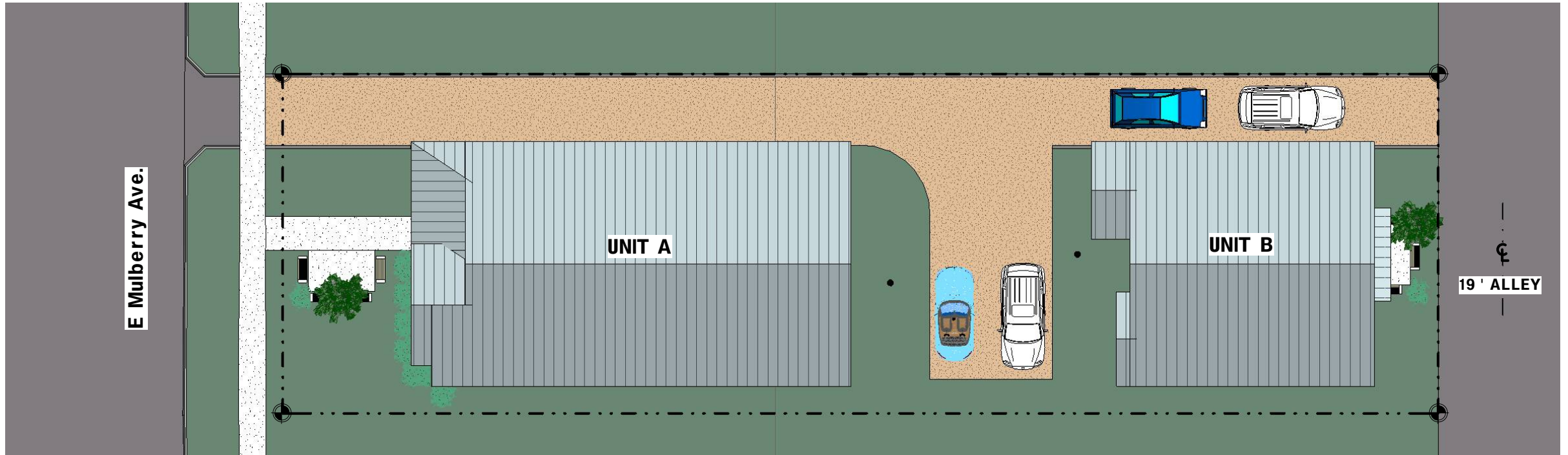
COSA ZONING

R4 - HISTORIC OVERLAY DISTRICT

6. Lot pictures



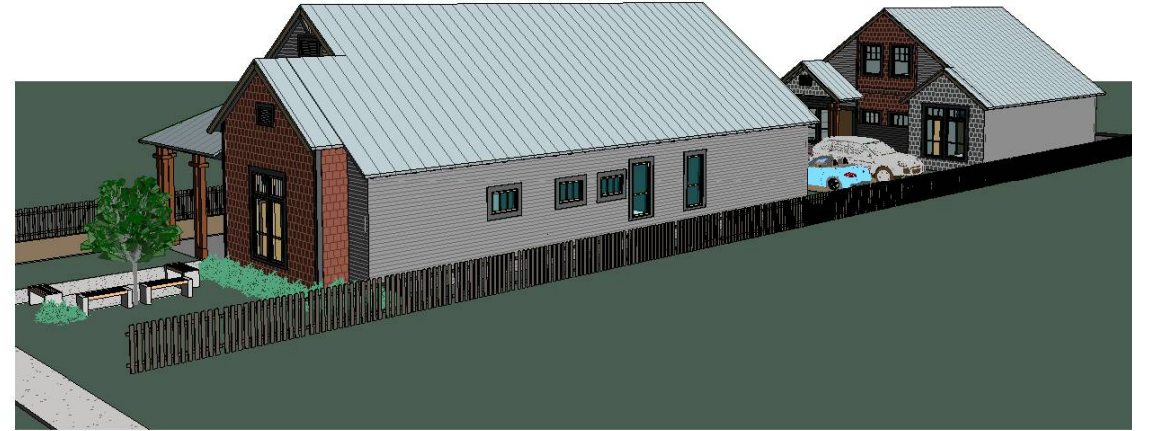
7. Conceptual Site Plan



7. Conceptual Site Plan



7. Conceptual Site Plan



8. Heights



25ft



20ft



27.5ft



17 ft



* Aprox heights

8. Heights



25ft



24.6 ft



20ft



20ft



* Aprox heights

8. Heights



30ft



20ft



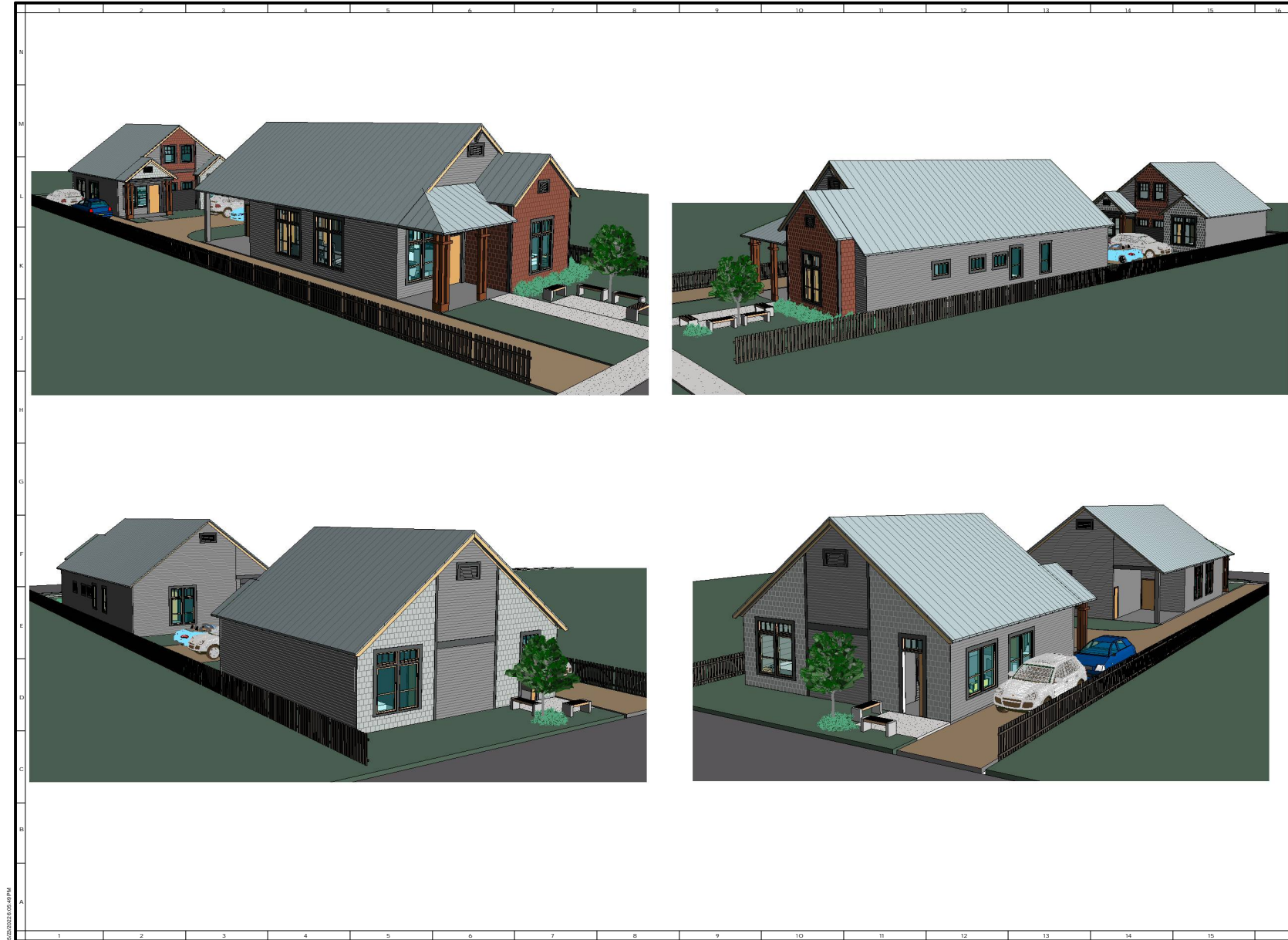
20ft



20ft



* Aprox heights



"NOT FOR CONSTRUCTION"
THIS DOCUMENT IS INTENDED FOR
RENDER ONLY AND IS NOT INTENDED
FOR RECORD PURPOSES OR
CONSTRUCTION PURPOSES.
JOSE J. CALZADA, AIA
Texas Registration No.
ARCHITECTURE TEXAS



ARCHITECTURA S.A., INC.
ARCHITECTURE INTERIOR DESIGN PLANNING
1708 REDLAND RD., SUITE 101, SAN ANTONIO, TEXAS 78247
T. 210.384.8210 F. 210.310.5555
www.architecturausa.com

NEW HOUSES
516 East Mulberry

Drawn By: JGP
Checked By: JGP
ANNEX: 22-008

3D Views		
No.	DATE	DESCRIPTION

Date: 05/21/22
Drawing No:

A115

5/20/2022 05:06:48 PM



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

Historic and Design Review Commission
Design Review Committee Report

DATE: 5/24/2022

HDRC Case #: 2022-292

Address: 516 E Mulberry

Meeting Location: WebEx

APPLICANT: Jose Calzada & Rafael Saavedra Sada

DRC Members present: Monica Savino, Jeffrey Fetzner, Jimmy Cervantes

Staff Present: Rachel Rettaliata

Others present: Lisa Garza

REQUEST:

New construction of two (2) 1-story, single-family structures.

COMMENTS/CONCERNS:

JC: 2 units, one in the front and one in the back. We met with Monte Vista NA twice.

Monica Savino: I think this is one of the more successful ways of approaching infill. I would suggest carefully considering fenestration patterns, for instance, the rear unit could use some fenestration on the side elevation. Muntins may not be appropriate in all window locations. The front porch on the main primary building is an awkward shape and you may want to play around with that. For materials, is this featuring shingle cladding?

JC: Yes, a shake shingle.

MS: This has some very good features. Will the back driveway be a driveway or is it only for the use of the rear unit?

JC: Transit denied access from the alley.

MS: You may want to introduce some green at the rear to denote a stopping point at the driveway. The rear house should also be subordinate to the main house, or the house in the front. Something to keep in mind as you develop this further.

Lisa Garza: I would like to compliment you on the siting of these structures, it is a nice solution with a single driveway. The windows on the sides should be revisited. In the Guidelines there is a maximum amount of wall space that is permissible without windows. Do you have the height on your buildings?

JC: 24 feet in height.

LG: I am concerned about the shingles that extend down to the base.

Jeffrey Fetzter: The site plan seems appropriate, where the large house is on the street front and an accessory building in the back. I would revisit the height of the rear building and the accessory building has larger windows on the second floor, which makes it look more prominent. What is the width of the driveway?

JC: 10 feet, we are proposing decomposed granite for the driveway.

JF: I would look at the seating area in the front and the width of the sidewalk to see how that relates to the rest of the neighborhood. You may want to explore another material for the seating area so that the sidewalk is prominent.

LG: I have a question about the finish floor elevation, is it raised or is it level?

JC: We are intending for it to be 6 inches above the ground.

MS: I would recommend surveying the surrounding houses, many are on raised foundations.

JF: This lot does not have an existing structure on it.

MS: The front gable projection – the way that it interfaces with the main volume of the house needs some work. It has been roofed so that the bay has the same roof plane as the rest of the roof and the primary structure. Have you thought about your roof detail?

JC: Open rafters with a bit of an overhang.

MS: You may also want to show the street façade, of the houses next door

JF: Do you have a site plan showing the adjacent property setbacks? I would recommend including the dimensions of the surrounding setbacks.

JC: Yes.

JF: 606 E Mulberry has a front façade with a projecting gable that picks up the same pitch as the main house.

LG: Is the driveway on the property line? I would recommend creating some space between the house and the driveway.

OVERALL COMMENTS: