

HISTORIC AND DESIGN REVIEW COMMISSION

July 21, 2021

HDRC CASE NO: 2021-345
ADDRESS: 409 QUITMAN ST
LEGAL DESCRIPTION: NCB 992 BLK 1 LOT 24
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Alex Cruz/CRUZ ALEX LOUIS
OWNER: Alex Cruz/CRUZ ALEX LOUIS
TYPE OF WORK: Fenestration modifications, landscaping, construction of a rear addition, window opening removal
APPLICATION RECEIVED: July 09, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Perform fenestration modifications to the front façade.
2. Remove existing, non-original window openings from the side (east) façade.
3. Construct a rear addition.
4. Perform landscaping modifications including the installation of xeric landscaping materials throughout the front yard and the removal of the existing, front walkway.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be

found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site.

Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The historic structure at 409 Quitman is located within the Government Hill Historic District and was originally constructed in the Craftsman style. The historic structure features a number of modifications, including modifications to trim and roof eaves, window replacement and fenestration modifications.
- b. VIOLATION – OHP staff performed a site visit on June 10, 2021, where a stop work order was issued for fenestration modifications, the construction of a rear addition, and site work. A previous application for the construction of a rear addition was submitted to OHP staff in March 2021, and was determined incomplete.
- c. FENESTRATION MODIFICATIONS (Front Façade) – The applicant has proposed fenestration modifications to the front façade by removing the two, existing window openings. The previous two openings, while not original and off centered under the gable, related to the fenestration profile commonly found on historic Craftsman structures; two grouped windows located under the front facing gable. Staff finds the removal of these windows to be inappropriate, as front facing windows beneath a front facing gable are found historically throughout the Government Hill Historic District. Staff finds that the previously removed window openings should be restored and should be centered beneath the front facing gable.
- d. FENESTRATION MODIFICATIONS (East Façade) – The applicant has proposed fenestration modifications to the east façade by remove two, existing window openings. The removal of these existing window openings will result in the east façade being void of fenestration toward the front façade, locations that historically featured fenestration. Staff finds the proposed fenestration modifications to be inconsistent with the Guidelines.
- e. REAR ADDITION – The applicant has proposed to construct a rear addition. The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. The applicant has proposed an addition that feature a significant side profile, a flat roof, and a height that is slightly larger than that of the primary historic structure. Staff finds the rear addition to be inconsistent with the Guidelines.
- f. REAR ADDITION (Materials) – The applicant has proposed to install composite siding with a faux wood grain texture and a profile of approximately 6 to 8 inches, and aluminum windows. The

Guidelines for Additions 3.A. notes that complementary materials that match the original in type, color, and texture should be used. Additionally, the Guidelines note that any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds the proposed materials to be inconsistent with the Guidelines.

- g. READ ADDITIONS (Architectural Details) – The Guidelines for Additions 4.A. notes that additions should be designed to reflect their time while respecting the historic context of the historic structure and should incorporate architectural details that are consistent with those of the original structure. Staff finds the proposed addition’s architectural details to be inconsistent with the Guidelines.
- h. LANDSCAPING – The applicant has proposed landscaping modifications that include the installation of xeric materials throughout the front yard, and the removal of the existing, front walkway. Staff finds that plantings should be installed within the front yard to provide fifty (50) percent of the front yard with vegetative ground cover, and that a walkway be installed that is consistent with the Guidelines for Site Elements.

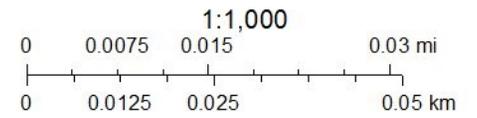
RECOMMENDATION:

1. Staff does not recommend approval of item #1, fenestration modifications to the front façade. Staff recommends that the applicant reinstall two, grouped windows, centered beneath the front facing gable. Windows should comply with staff’s standards for windows in new construction.
2. Staff does not recommend approval of item #2, fenestration modifications to the east façade. Staff recommends that the applicant install windows on the east façade, toward the front of the historic structure. Windows should comply with staff’s standard for windows in new construction.
3. Staff does not recommend approval of item #3, the construction of a rear addition. Staff recommends that the addition’s roof form, materials, and fenestration profile be modified to be consistent with the Guidelines. Composite siding with a four (4) inch exposure and no faux wood grain may be used if wood siding that matches that of the historic structure is not used. A gabled or hipped roof should be installed and windows should comply with staff’s standards for windows in new construction.
4. Staff recommends approval of item #4, landscaping modifications with the following stipulations:
 - i. That vegetation be installed within the front yard to cover approximately fifty (50) percent of the front yard area.
 - ii. That a concrete walkway be installed that is aligned with the front door that features three to four feet in width.

City of San Antonio One Stop

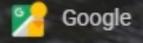


July 15, 2021





409 Quitman St
San Antonio, Texas



Street View - Mar 2019



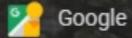
Currently shown: Mar 2019

2007 ————— 2019



Google

413 Quitman St
San Antonio, Texas



Street View - Mar 2019



Currently shown: Mar 2019

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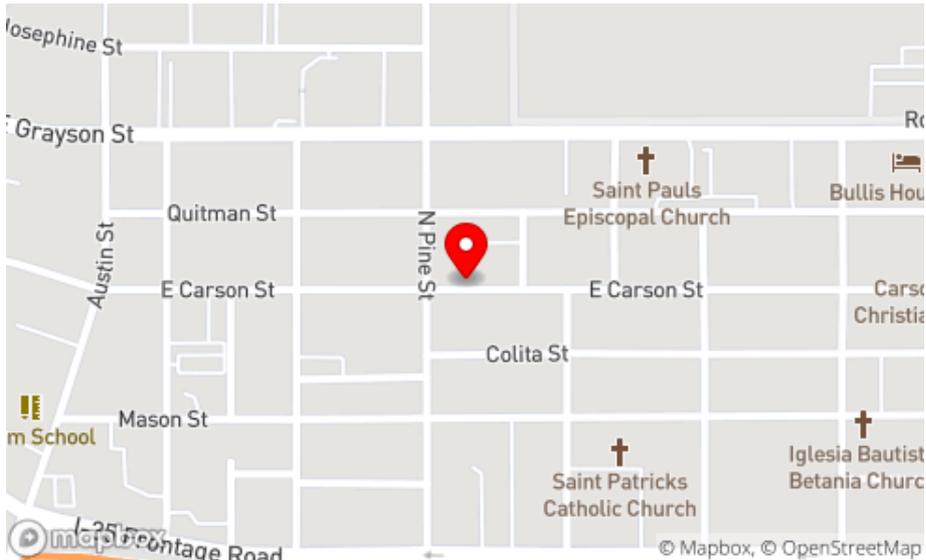
Colita St

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Investigation Report

Property

Address	409 Quitman
District/Overlay	Government Hill
Owner Information	Alex Louis Cruz
Location Map	 <p>Lat: 29.44165909722705 Long: -98.46984165713059</p>

Site Visit

Date	06/10/2021
Time	12:24 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	Contractor(s)
Types of Work Observed	Exterior Maintenance and Alterations, Additions, Site Elements
Amount of Work Completed	75%
Description of work	Rear addition and carport, window removal/replacement, landscape modifications, exterior modifications
Description of interaction	Staff notified the landscape contractors and mechanical contractors of the Stop Work Order and to forward the notice to the owner/manager.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s)
Other field notes	The applicant/owner had submitted an certificate of appropriateness application, to which staff had notified of the incomplete notice and pending status via email. The applicant/owner proceeded with work prior to reviewing permits and approval.
Will post-work application fee apply?	Yes



Investigation Report

Documentation

Photographs



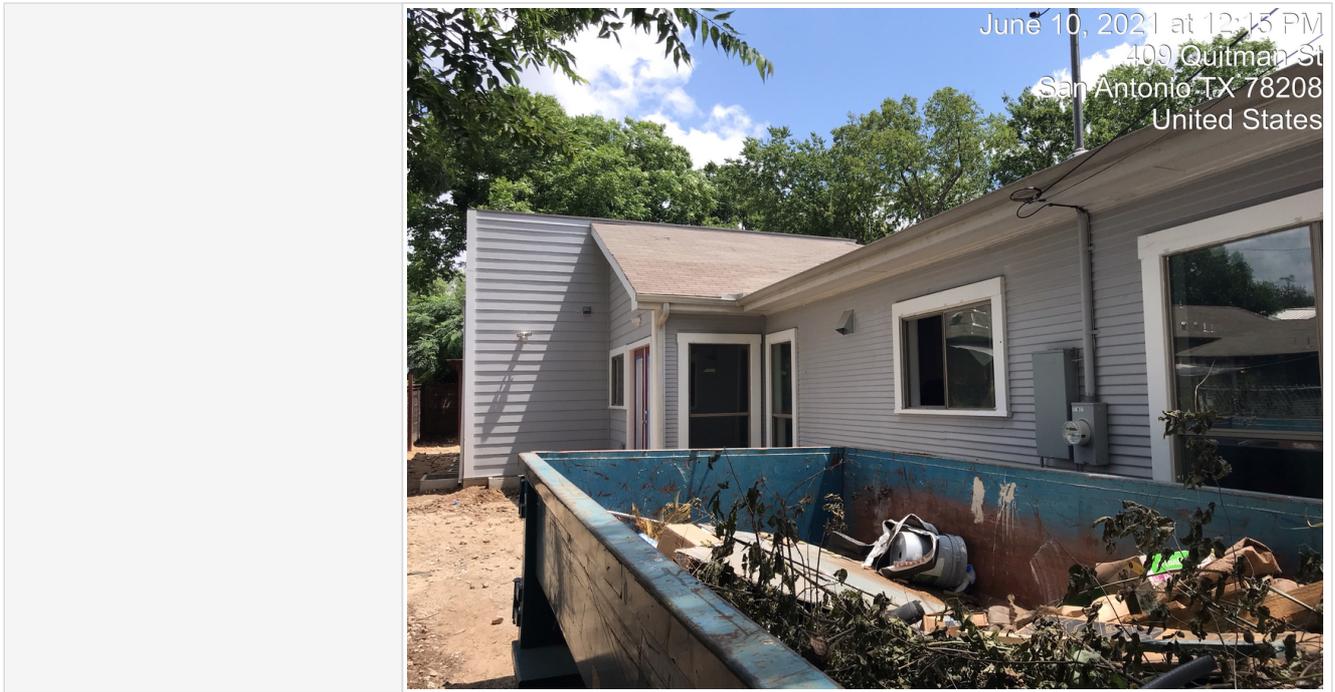


Investigation Report





Investigation Report





Investigation Report



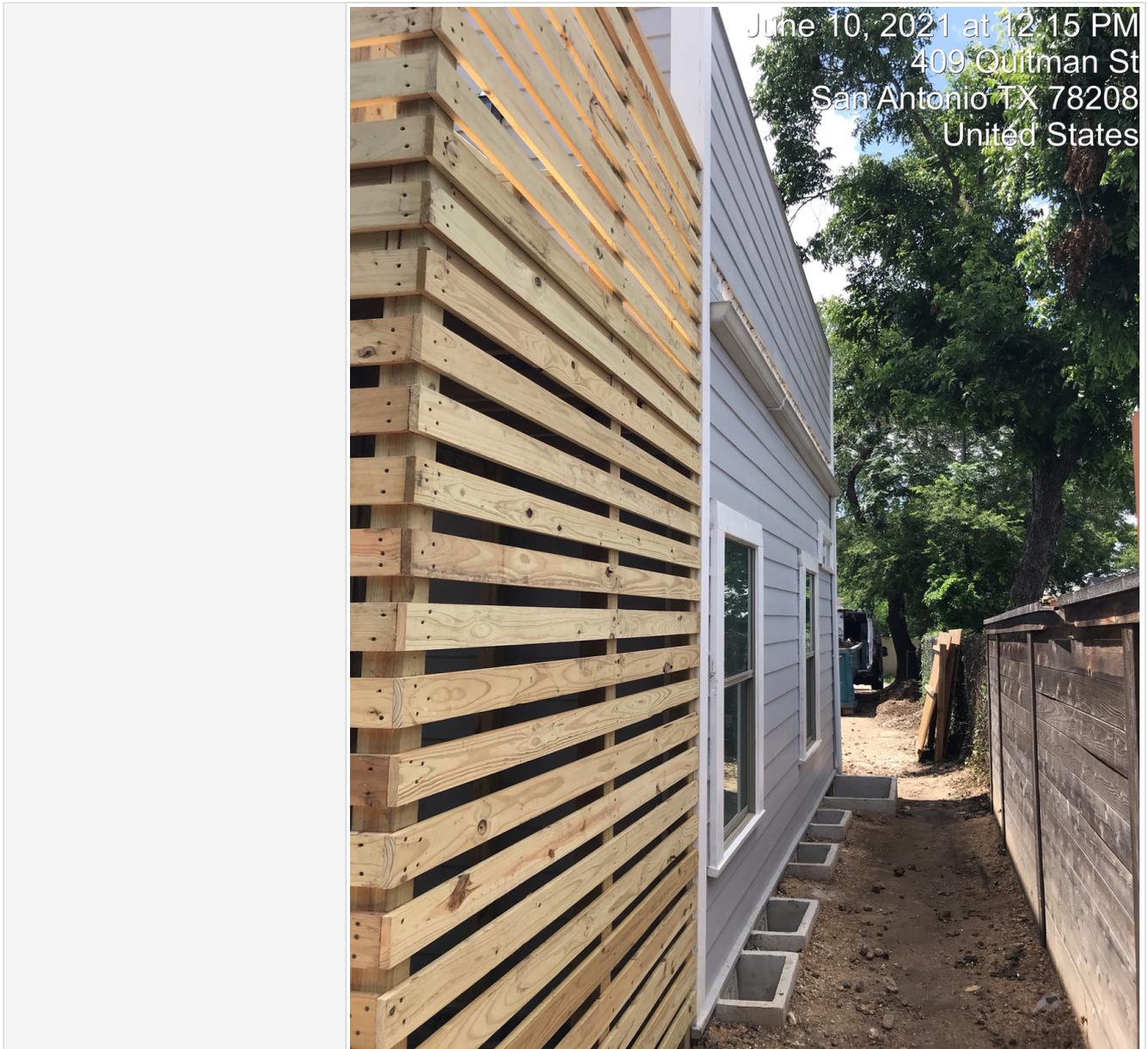


Investigation Report





Investigation Report





Investigation Report



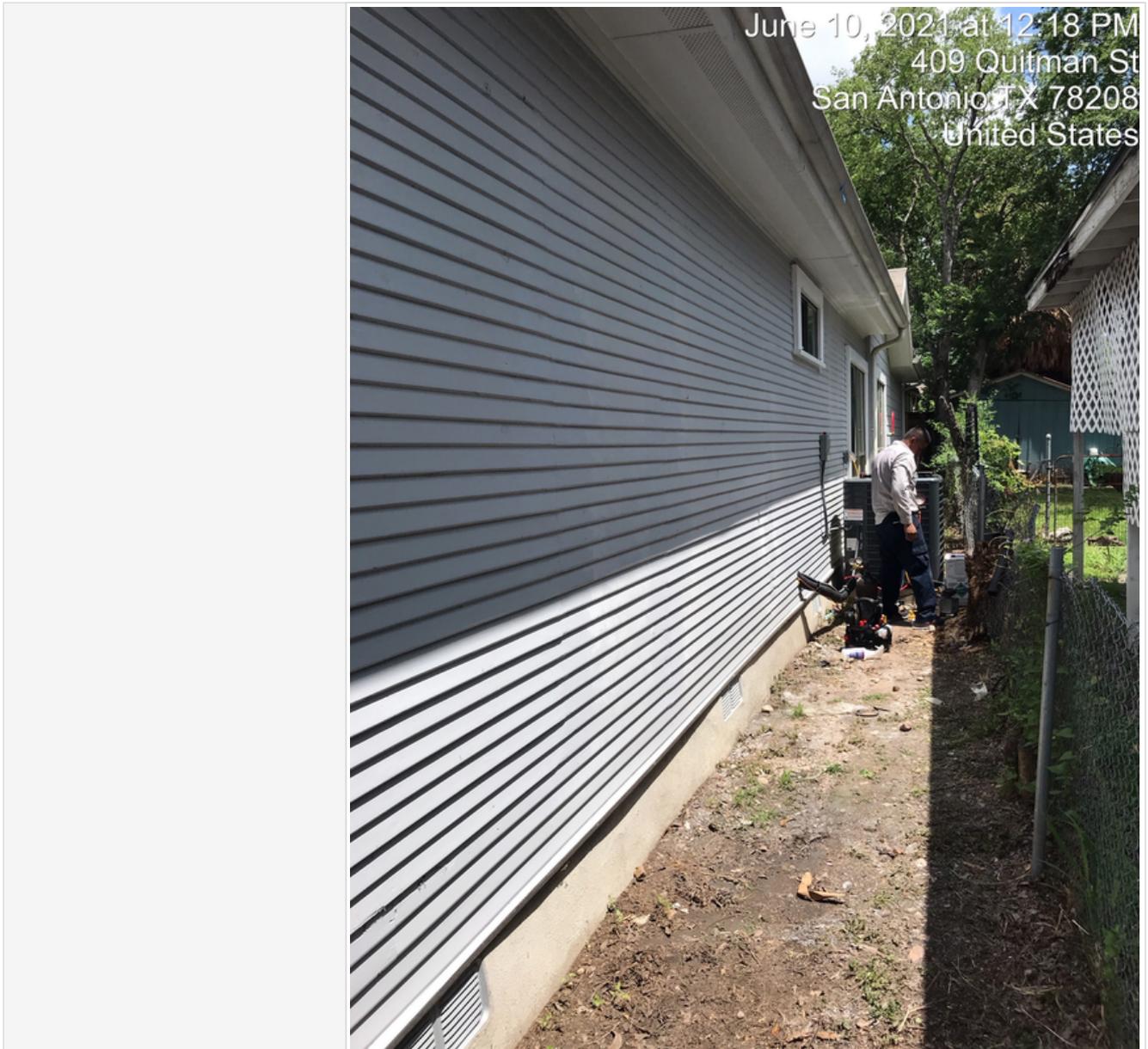


Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report



June 10, 2021 at 12:21 PM
401-499 Quitman St
San Antonio TX 78208
United States

June 10, 2021 at 12:23 PM
409 Quitman St
San Antonio TX 78208
United States

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
1901 S. Alamo St. San Antonio, Texas 78204
7:45am - 4:30pm Monday - Friday
(210) 207 - 0035

NOTICE OF INVESTIGATION

ADDRESS: **409 QUITMAN** [BCAD] OWNER: **ALEX LOUIS CRUZ**

An investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:

Code 35-451(a): Work without Certificate of Appropriateness (COA): **EXTERIOR MODIFICATIONS, REAR ADDITION, FENESTRATION MODIFICATIONS, WINDOW REPLACEMENT**

Code 35-451(b): Work beyond Scope of Approval: _____

Code 35-615: Demolition by Neglect: _____

STOP WORK: Yes | Not Applicable

Please contact the Office of Historic Preservation within 48 hours of the inspection date: **JUNE 10, 2021**

A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.

Continued failure to comply with the laws of the City of San Antonio and the State of Texas will subject you to criminal and civil prosecutions, to the full extent permitted by law. Violations of City ordinances are criminal class C violations and will be prosecuted accordingly. Violations of State law are also subject to civil prosecution in state district court by the City of San Antonio. Penalties for continued violations of the law include but are not limited to: (i) a criminal conviction on your record; (ii) court costs; (iii) civil penalties in the range of \$1,000.00 per day; (iv) attorneys' fees; (v) repayment to the City of the costs to prosecute you; (vi) liens on your property and filed with the county deed records; (vii) a judicial finding that you have maintained a nuisance and are responsible to the community for the same; (ix) demolition of your property; (x) if you are found to be a scofflaw, the City may deny you further and future permits for this project and others, etc.

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Landscaping

Crushed Granite

Stairs

Wood Deck

Addition

Crushed Granite

Blue point Juniper

Crushed Granite

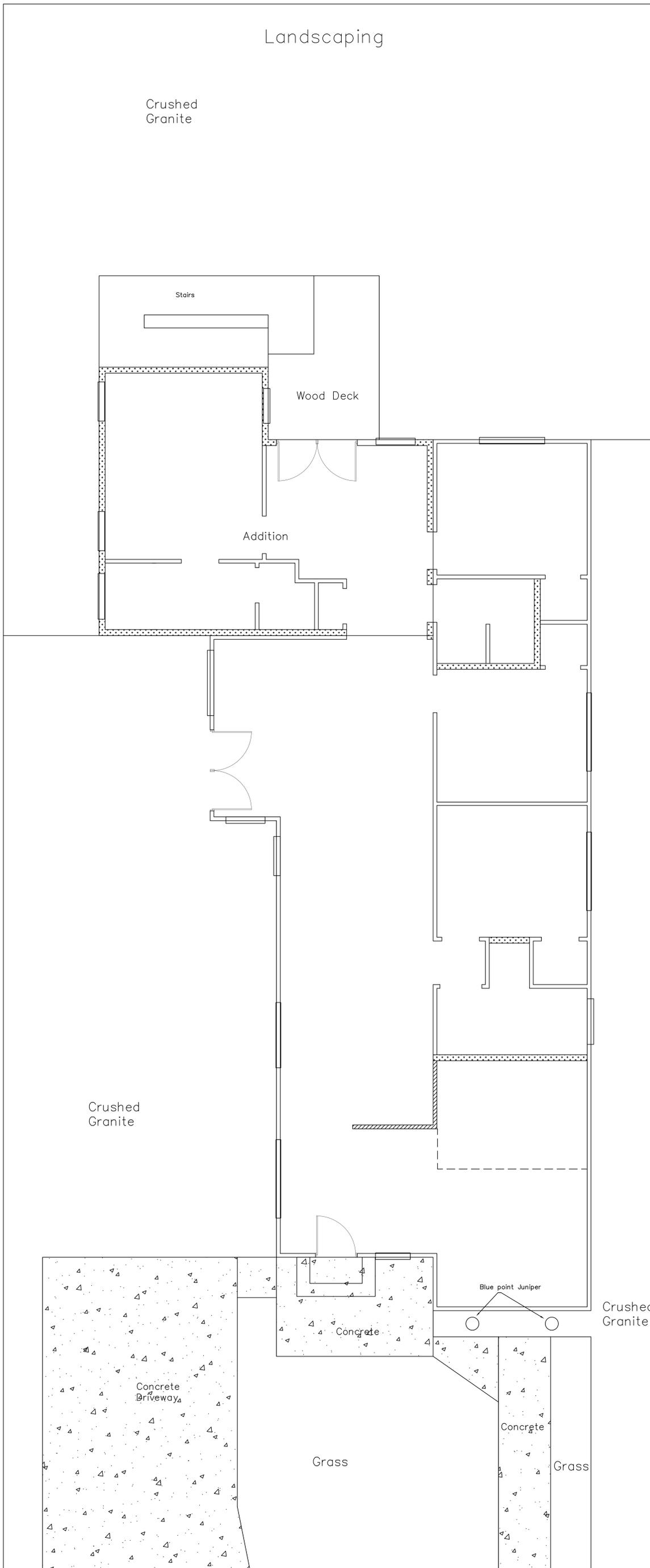
Concrete

Concrete Driveway

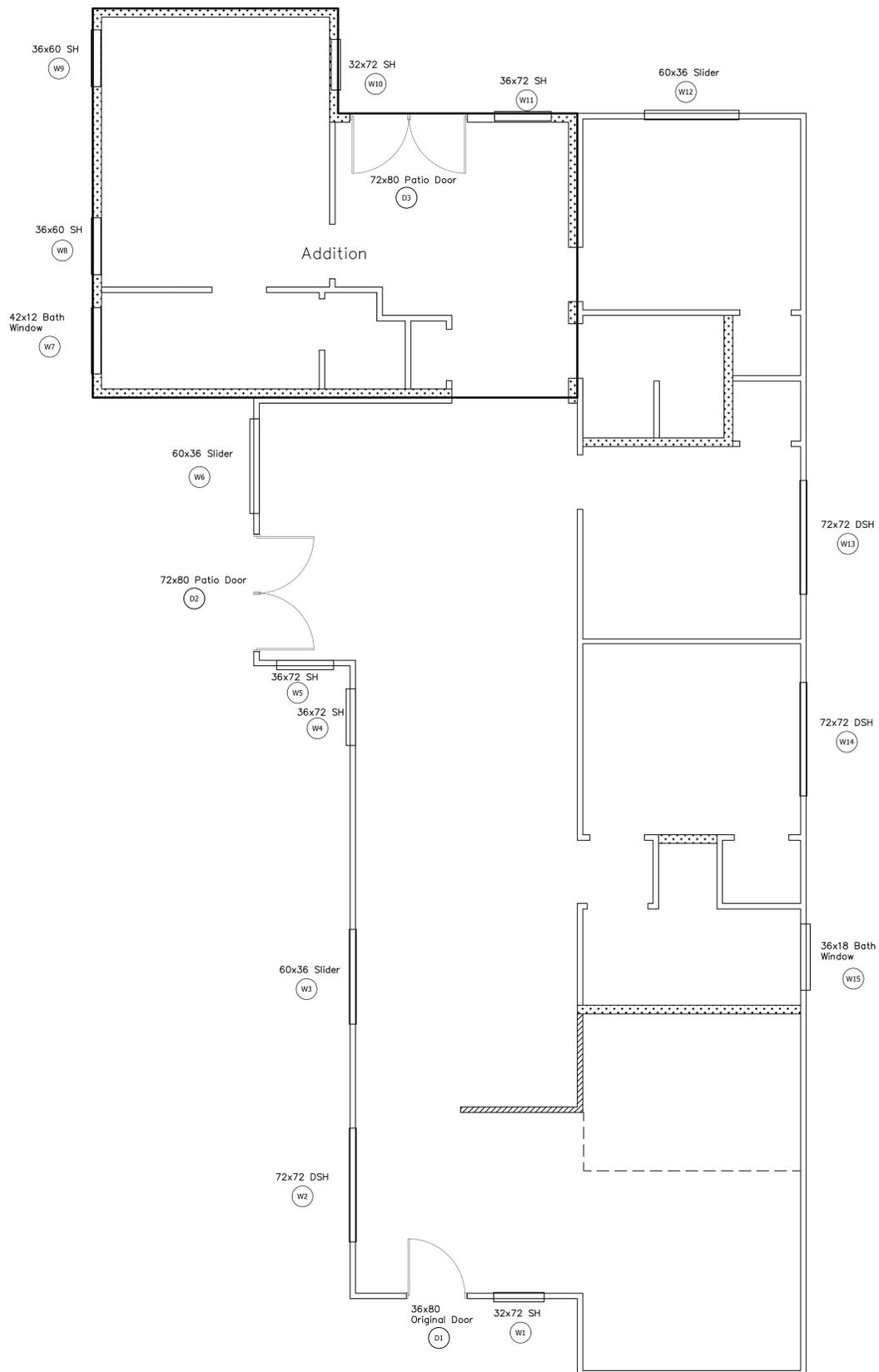
Concrete

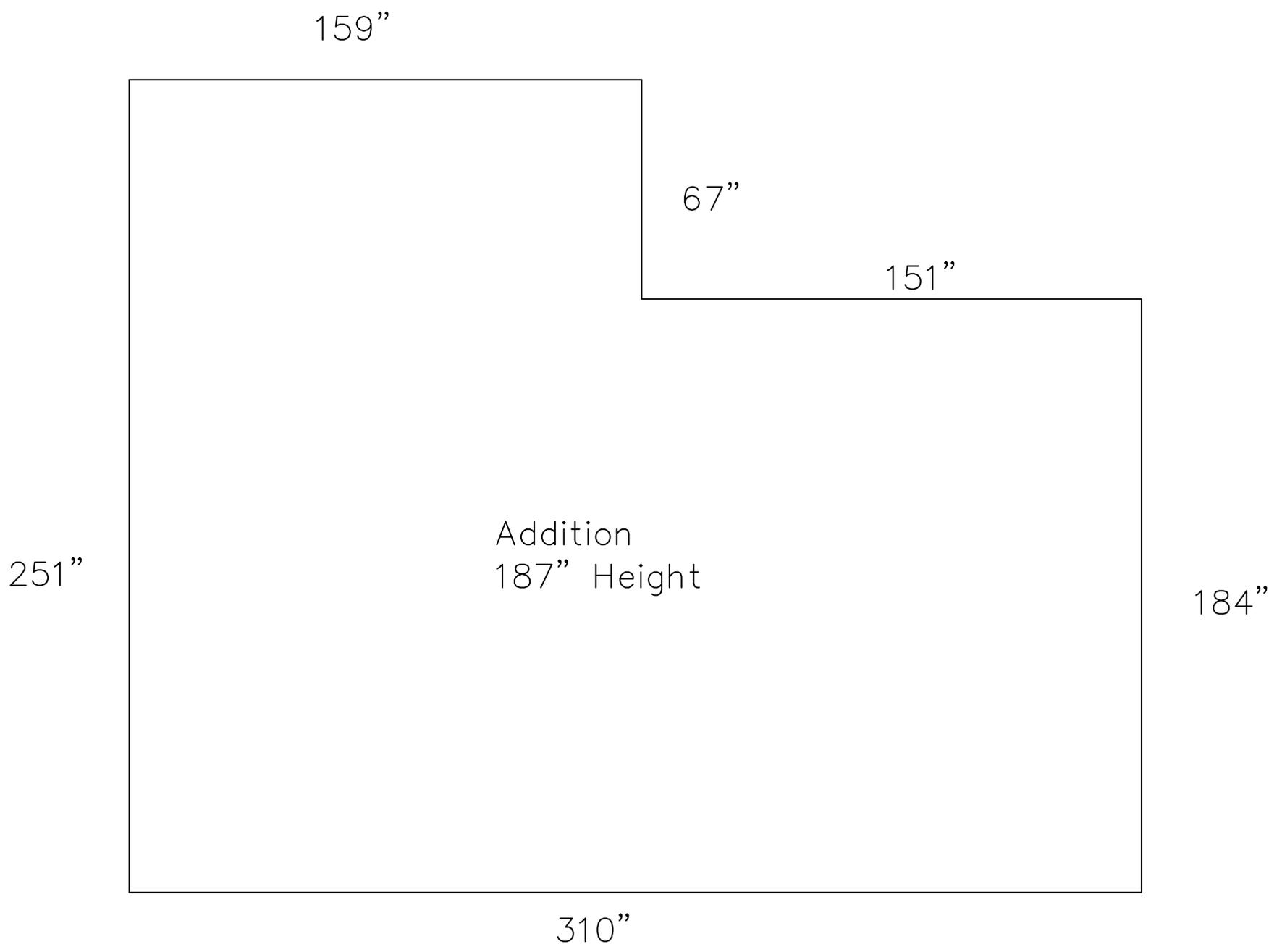
Grass

Grass

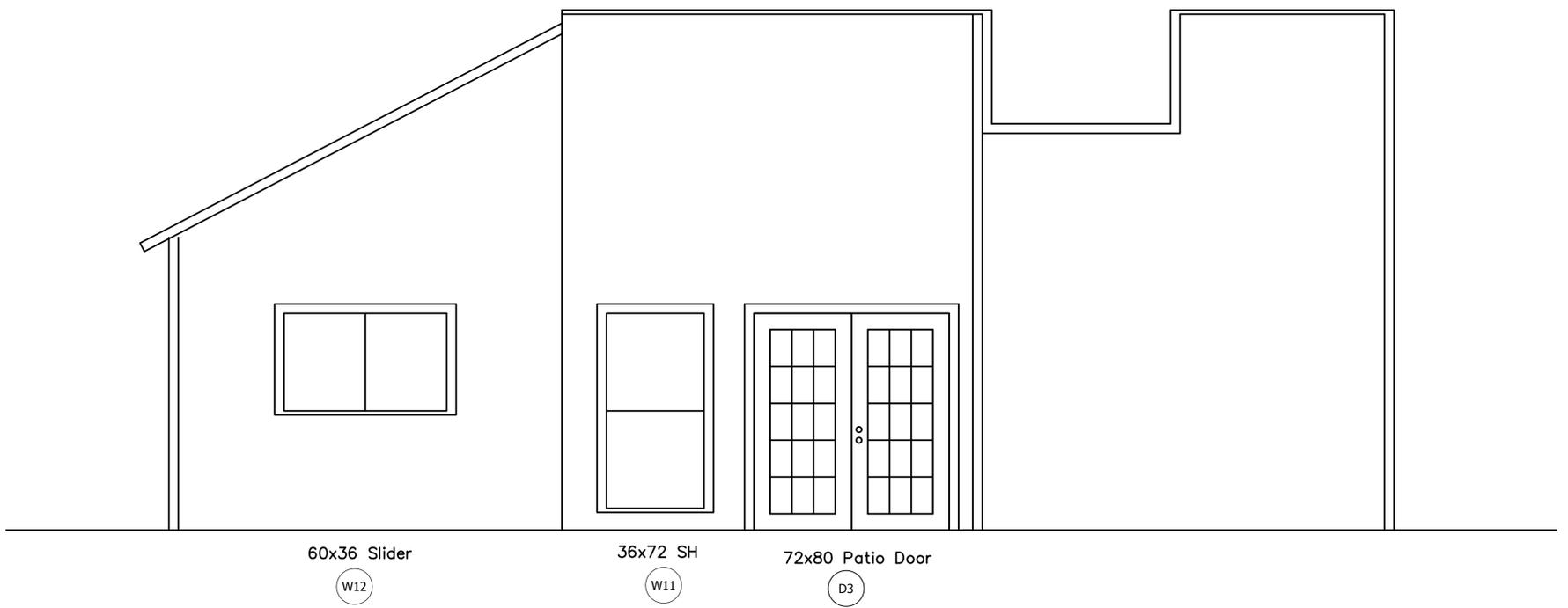


Floor Plan with window and doors

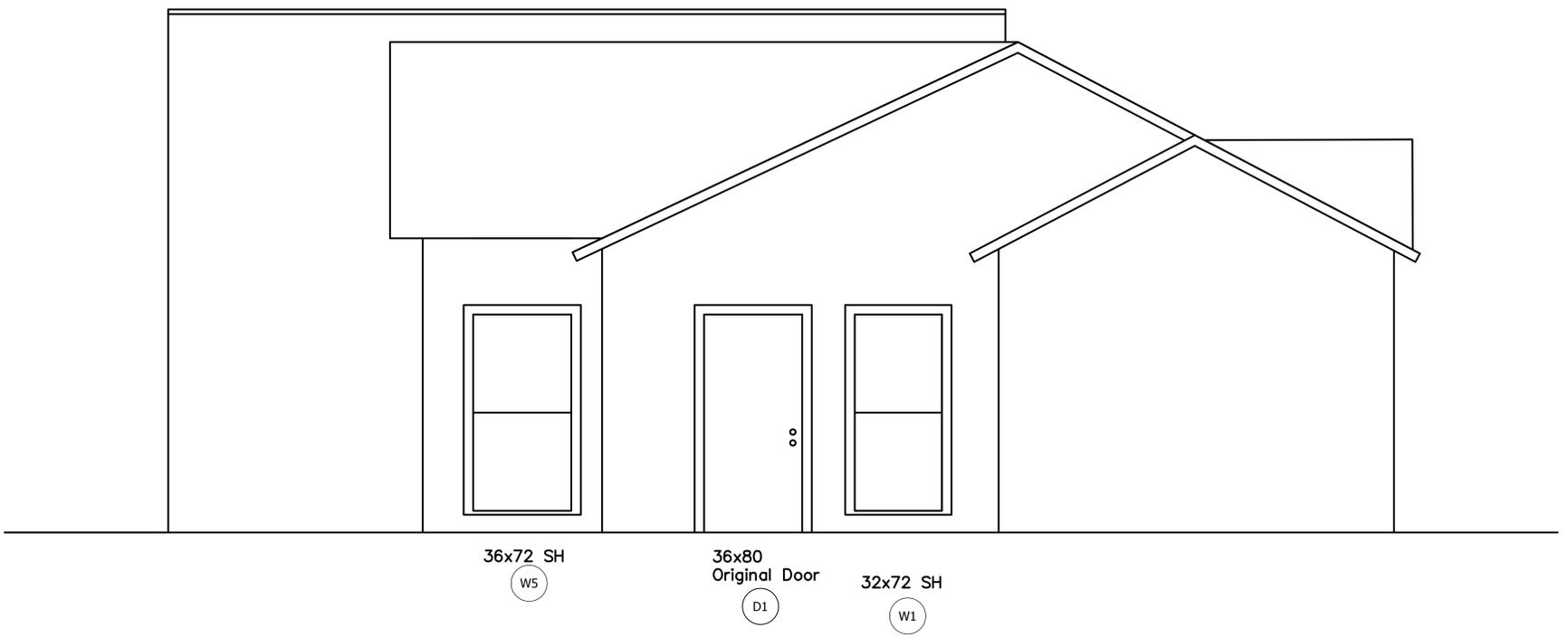




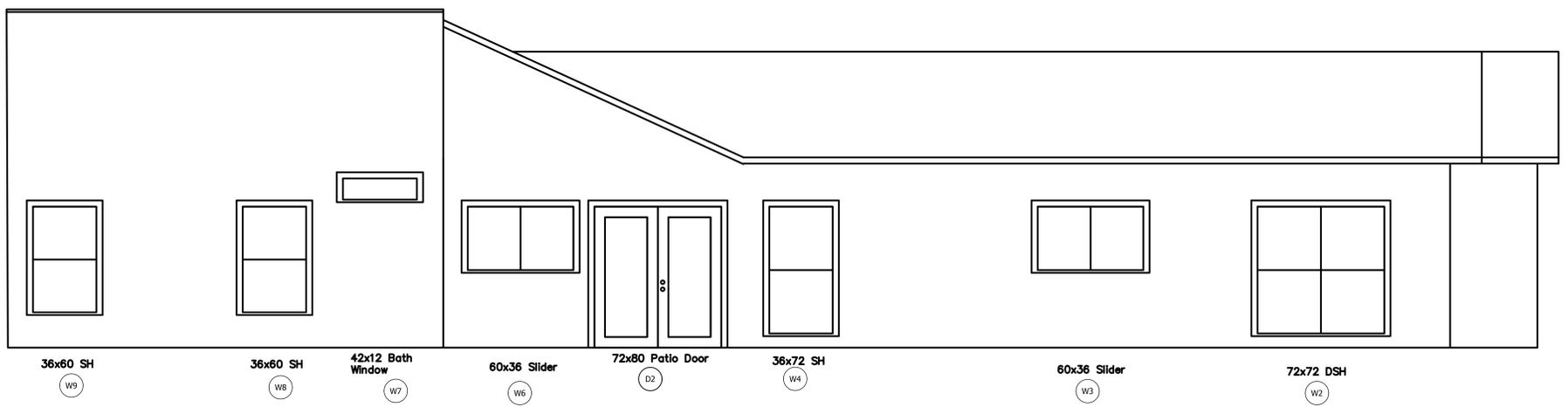
Back



Front



Left



Right

