

HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO: 2019-028
ADDRESS: 1835 E HOUSTON ST
LEGAL DESCRIPTION: NCB 1370 BLK 2 LOT E 30.48 FT OF 26 & W 30.48 FT OF 27 ARB A26
ZONING: RM-4
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Armando Macias/C&A Rehab Investments, LLC
OWNER: C&A Rehab Investments, LLC
TYPE OF WORK: Exterior modifications, modifications to existing roof form
APPLICATION RECEIVED: January 24, 2019
60-DAY REVIEW:

REQUEST:

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

1. Modify the existing front façade and roof form of the historic structure to feature a taller, steeper pitched roof over the projecting front façade bay.
2. Modify the existing roof form to feature a primary, front facing gabled roof with an intersecting side gabled roof.
3. Construct a front porch on the eastern side of the front façade.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

6. Architectural Features: Doors, Windows, and Screens

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.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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.
- vi. Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other nontraditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. Security bars*—Install security bars only on the interior of windows and doors.
- ix. Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and

columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. The historic structure at 1835 E Houston was constructed circa 1955 and features traditional architectural elements including a front and side facing gabled roof. The structure features an existing front porch which has previously been enclosed. At this time, the applicant has proposed to modify the existing, original roof forms as well as construct a new front porch.
- b. ADMINISTRATIVE APPROVALS – The applicant has received Administrative Certificates of Appropriateness to construct privacy fencing, foundation repair, skirting repair, wood siding repair and the enclosure of a rear porch to construct a small rear addition.
- c. ROOF FORM MODIFICATIONS – The historic structure features a front facing gabled roof as well as a side gabled roof in a traditional L-plan. The primary, side facing gabled roof forms a hip which intersects the ridge line of the front facing gabled roof. At this time, the applicant has proposed to modify the height and pitch of the front facing gabled roof, constructing a new, primary roof form to feature a front gabled roof and modify the height and pitch of the side facing gabled roof. The Guidelines for Exterior Maintenance and Alterations 3.B.ii.notes that the original roof form of a structure, including the shape, line, pitch and overhangs should be preserved. Staff finds the proposed modifications to be inconsistent with the Guidelines.
- d. PORCH RECONSTRUCTION – The applicant has proposed to construct a front porch to feature two sets of paired front façade windows, three Craftsman style columns. In addition to the proposed porch reconstruction, the applicant has proposed to enclose the existing, front door which faces east. The original front porch has been enclosed.
- e. PORCH RECONSTRUCTION – The Guidelines for Exterior Modifications 7.B.v. notes that porches should be reconstructed based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Staff finds that porch reconstruction is appropriate; however, details such as columns, roof profile and detailing should be consistent with the style of the historic structure. Staff finds that a simple, square wood column with capital and base trim should be installed, rather than the proposed tapered column.

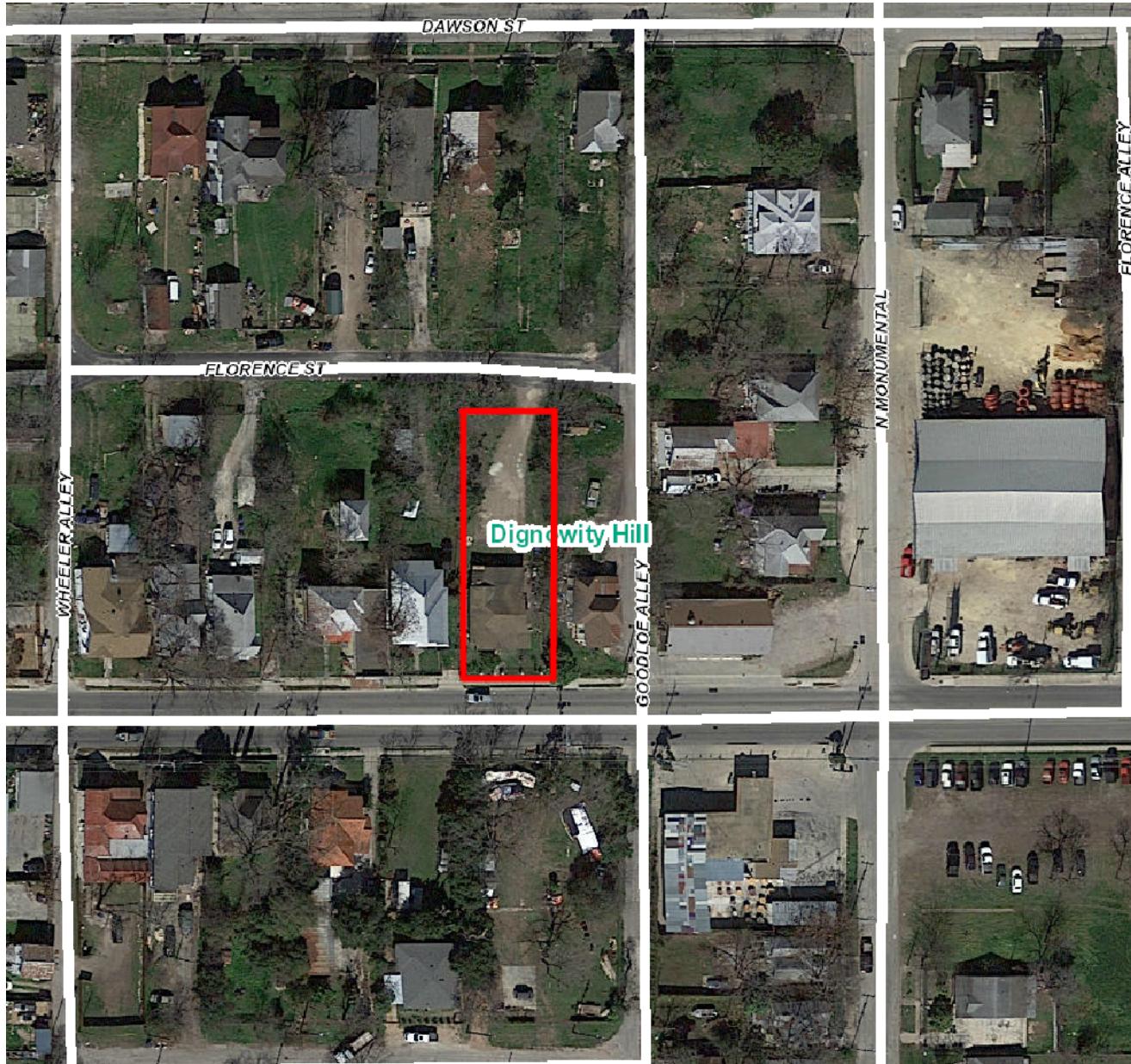
RECOMMENDATION:

Staff does not recommend approval of items #1 and #2, modifications to the existing, historic roof form, based on findings c and d.

Staff does not recommend approval of item #3, the reconstruction of the front porch based on finding e. Staff finds that porch reconstruction is appropriate; however, details such as columns, roof profile and detailing should be consistent with the style of the historic structure. Staff finds that a simple, square wood column with capital and base trim should be installed, rather than the proposed tapered column.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 31, 2019

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SAN ANTONIO, VOL 2
132
EX. . . 03

TEX. . . 03

136

134

E. HOUSTON GRAVELED (STARR)

136

- 13 -

E. CROCKETT GRAVELED

N. PINE

11

1374

COLORED RECREATION
CENTER
NO HEAT. LIGHTS : ELEC

55 N. MONUMENTAL

C E M E T E R Y

0

N. CENTRE *NOT PAVED*

C *E* *M* *E* *T* *E* *R* *Y*

Scale of Feet.



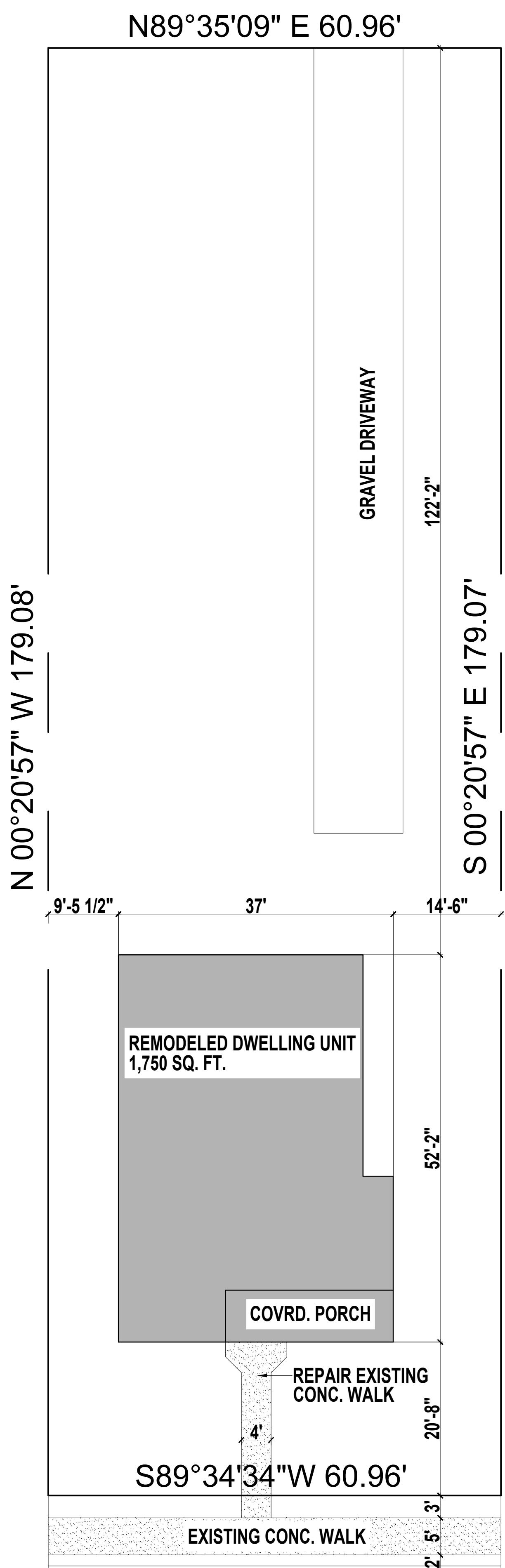
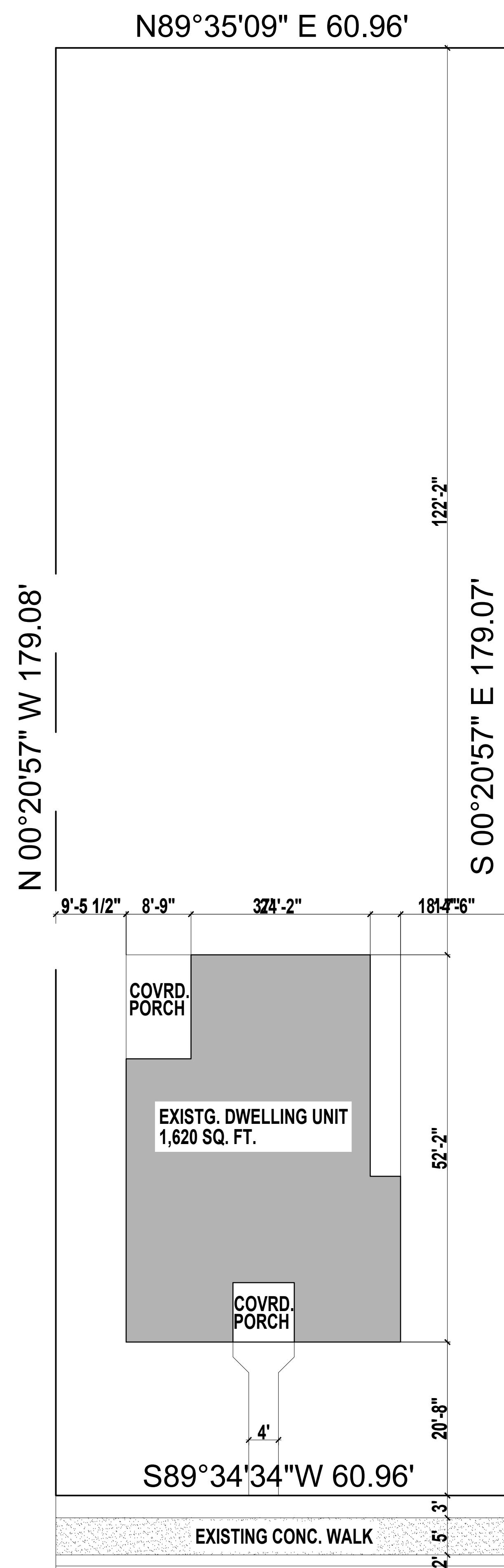
1835 East Houston Street

Houston St

E Houston St

Goodloe Alley

Smitty's Club
& Sports Bar



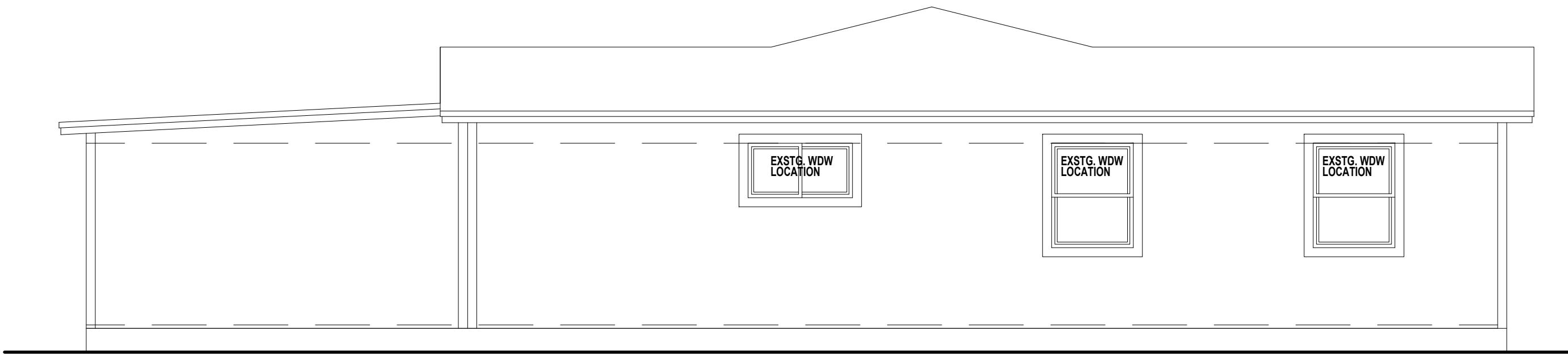
A CUSTOM DWELLING UNIT DESIGN FOR:
C & A REHAB INVESTORS LLC

1835 E. HOUSTON STREET, SAN ANTONIO, TEXAS 78202
LOT E 30.48 OF 26 & W 30.48 OF 27 ARB A26, BLOCK - 2, N.C.B. 1370
DIGNITY HISTORIC DISTRICT

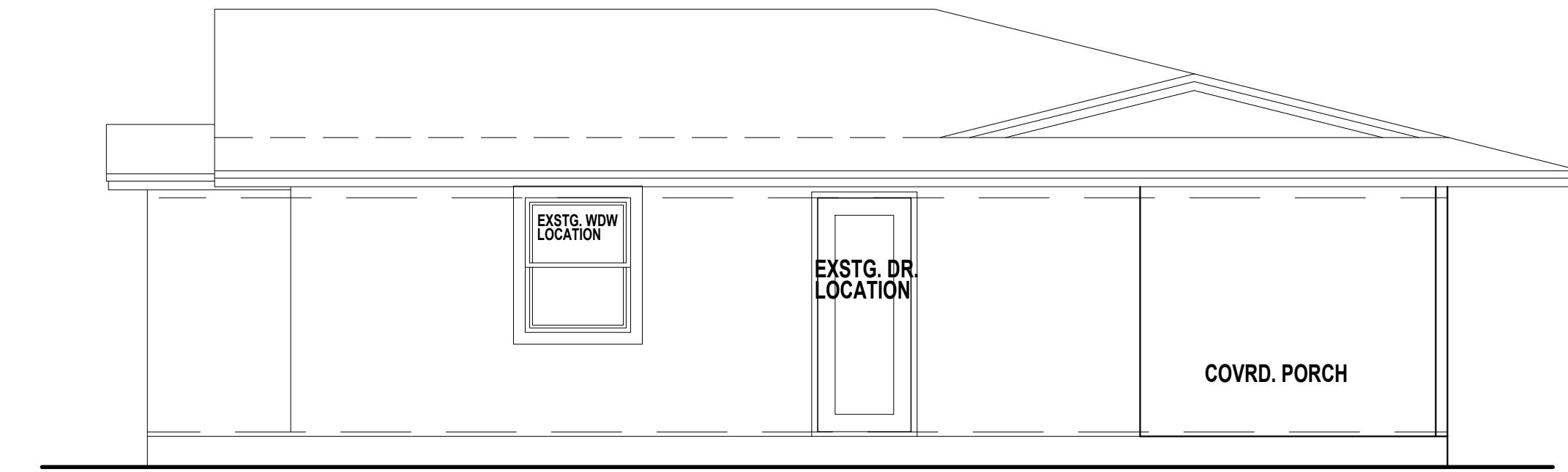
MARIO T. GARCIA BUILDING DESIGN

1518 BLANCO RD. SUITE 206, SAN ANTONIO, TEXAS 78212
oceanriver@yahoo.com

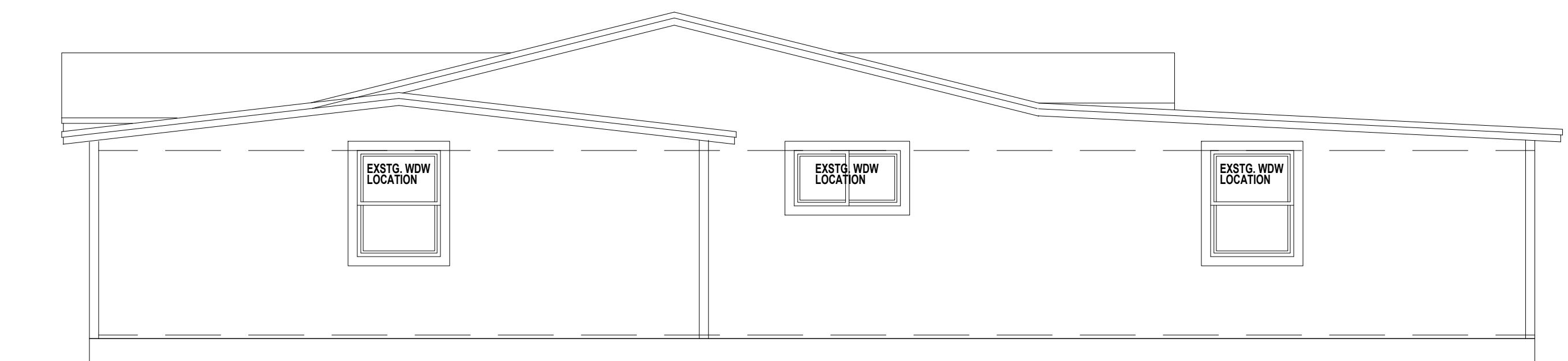
PROJECT NUMBER: R2019-03
DATE: 01/30/19
DRAWN BY: MTG
SHEET NUMBER: SP-1
EXISTING SITE PLAN
NEW SITE PLAN
OF 1



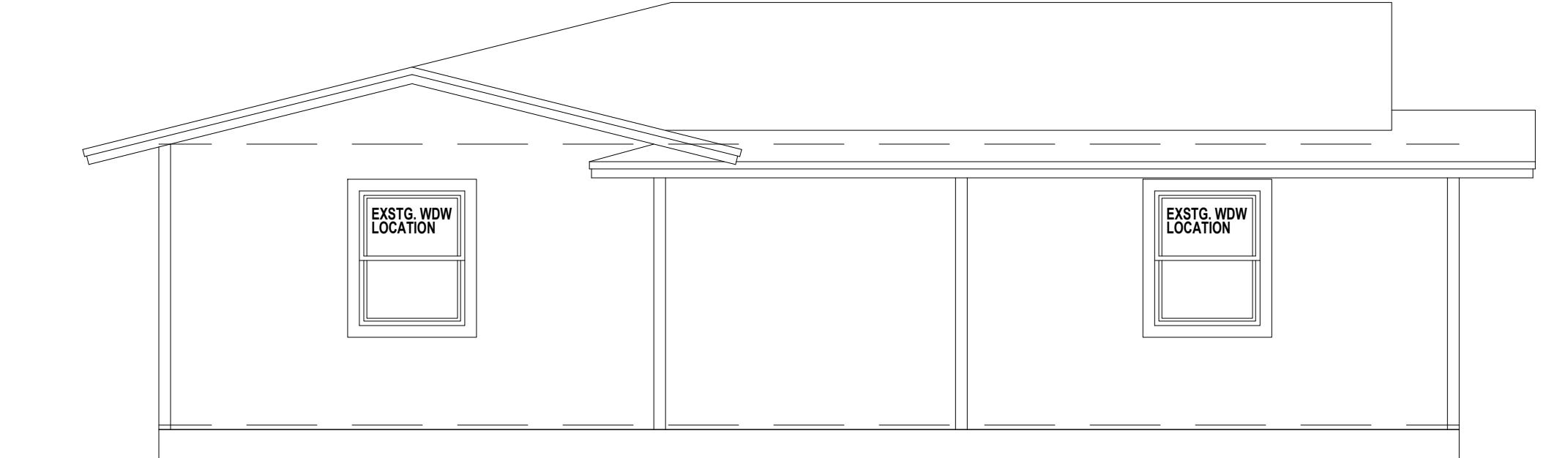
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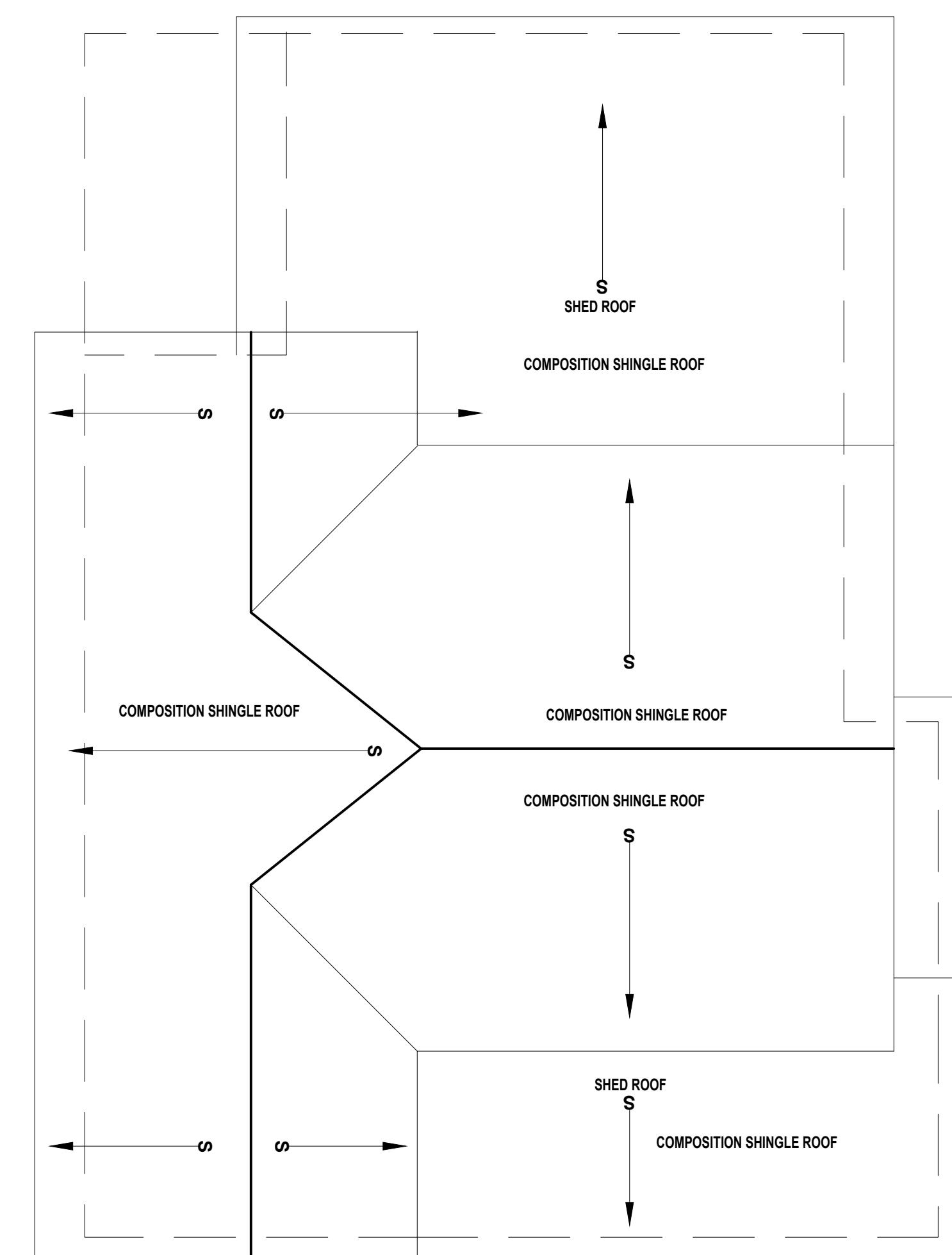
EXISTING REAR ELEVATION SCALE: -1/4"= 1'-0"



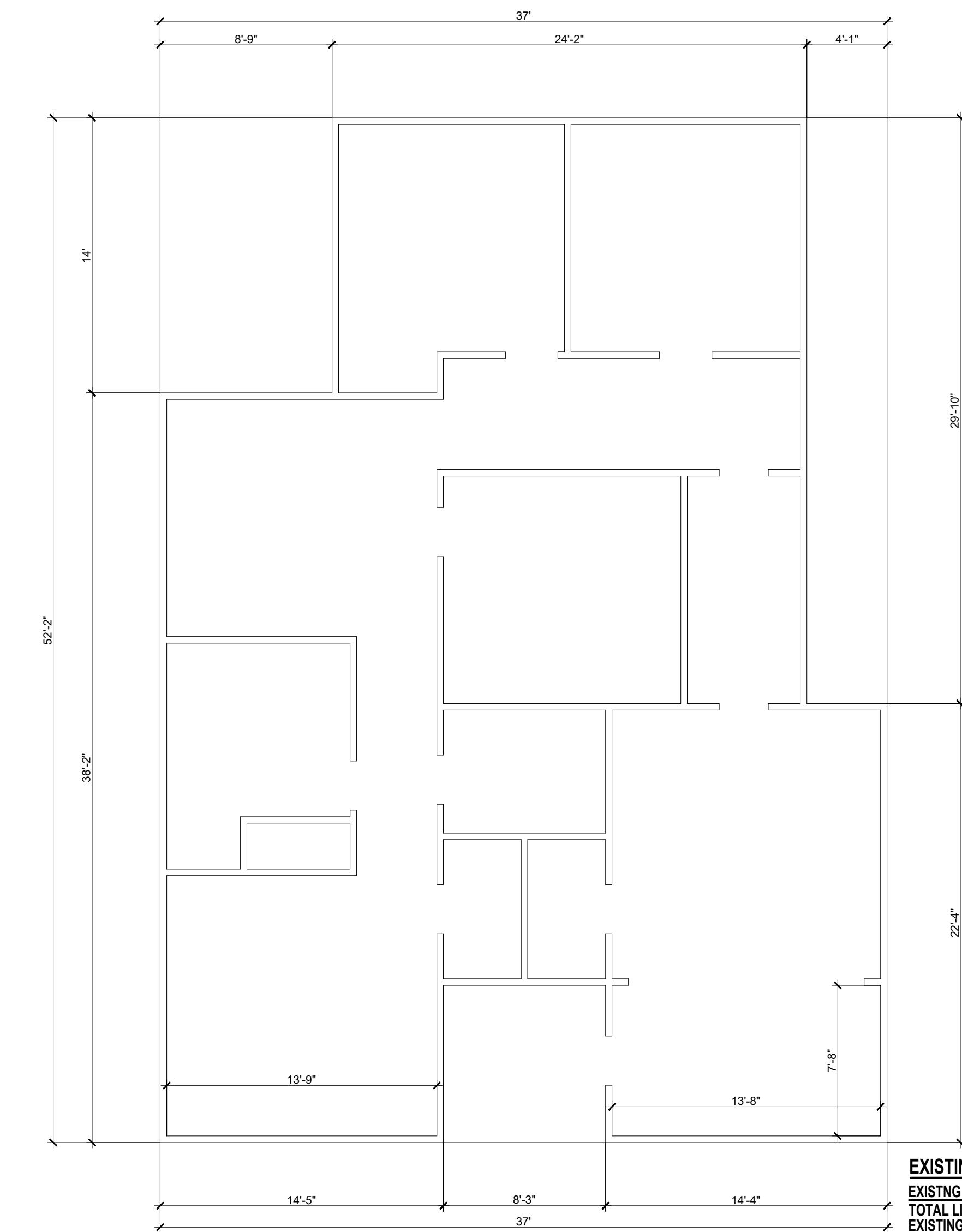
EXISTING RIGHT SIDE ELEVATION SCALE: -1/4"= 1'-0"



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



EXISTING ROOF PLAN SCALE: -3/16"= 1'-0"



EXISTING FLOOR PLAN SCALE: -3/16"= 1'-0"

EXISTING AREAS:
EXISTING LIVING - 1620 S.F.
TOTAL LIVING AREA - 1,620 S.F.
EXISTING COVRD. PORCH - 66 S.F.
GRAND TOTAL - 1,686 S.F.

PROJECT NUMBER: R2019-03
DATE: 01/30/19
DRAWN BY: MTG
SHEET NUMBER :
EP-100
EXISTING FLOOR PLAN
EXISTING ELEVATIONS
EXISTING ROOF PLAN

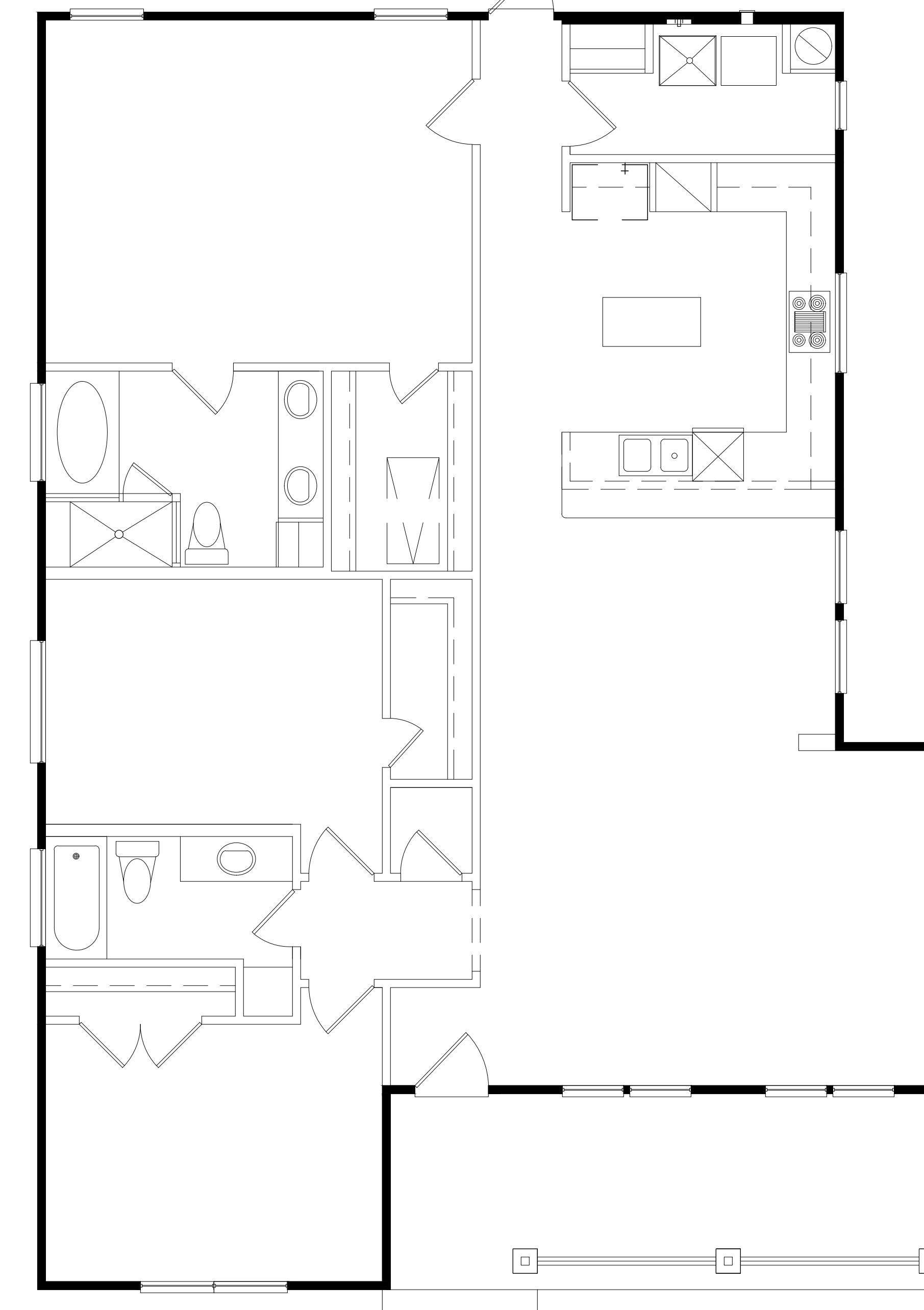
A CUSTOM DWELLING UNIT DESIGN FOR:

C & A REHAB INVESTORS LLC

1835 E. HOUSTON STREET, SAN ANTONIO, TEXAS 78202
LOT E 30 1/8 OF 26 & W 30 4/8 OF 27 ARB A26, BLOCK - 2, N.C.B. 1370
DIGNITY HISTORIC DISTRICT

1518 BLANCO RD. SUITE 206, SAN ANTONIO, TEXAS 78212
oceanriver@yahoo.com
210 - 300 - 6285

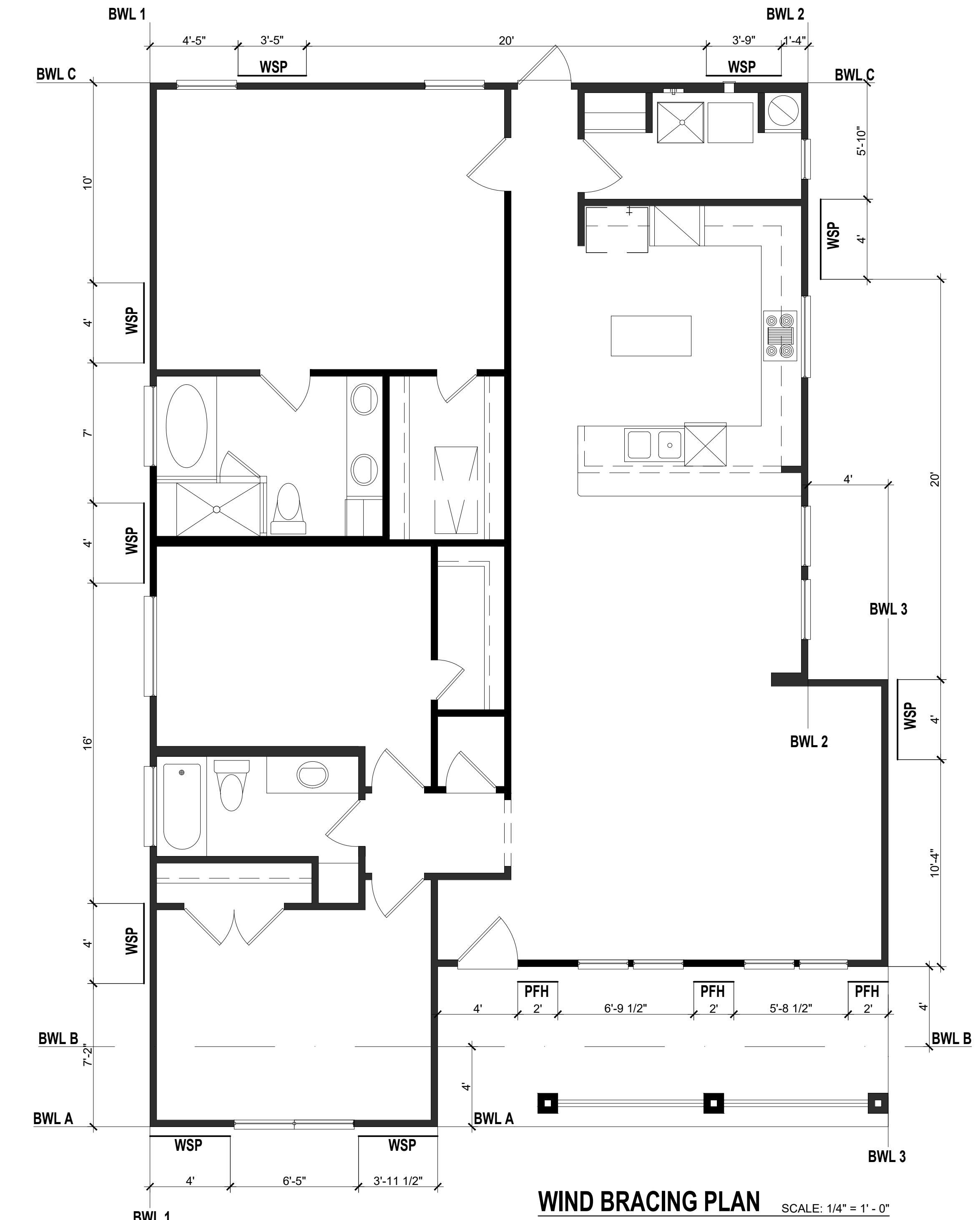
**MARIO T. GARCIA
BUILDING DESIGN**



THERMAL ENVELOPE UPPER LEVEL SCALE: $1/4'' = 1'-0''$

LEGEND

- CONTINUOUS AIR BARRIER WALL
- NON AIR BARRIER WALL



WIND BRACING PLAN SCALE: $1/4'' = 1'-0''$

LEGEND

- PFH - PORTAL FRAME W/ HOLD DOWN
- WSP - WOOD STRUCTURAL PANEL

C & A REHAB INVESTORS LLC

A CUSTOM DWELLING UNIT DESIGN FOR:

1835 E. HOUSTON STREET, SAN ANTONIO, TEXAS 78202

MARIO T. GARCIA BUILDING DESIGN

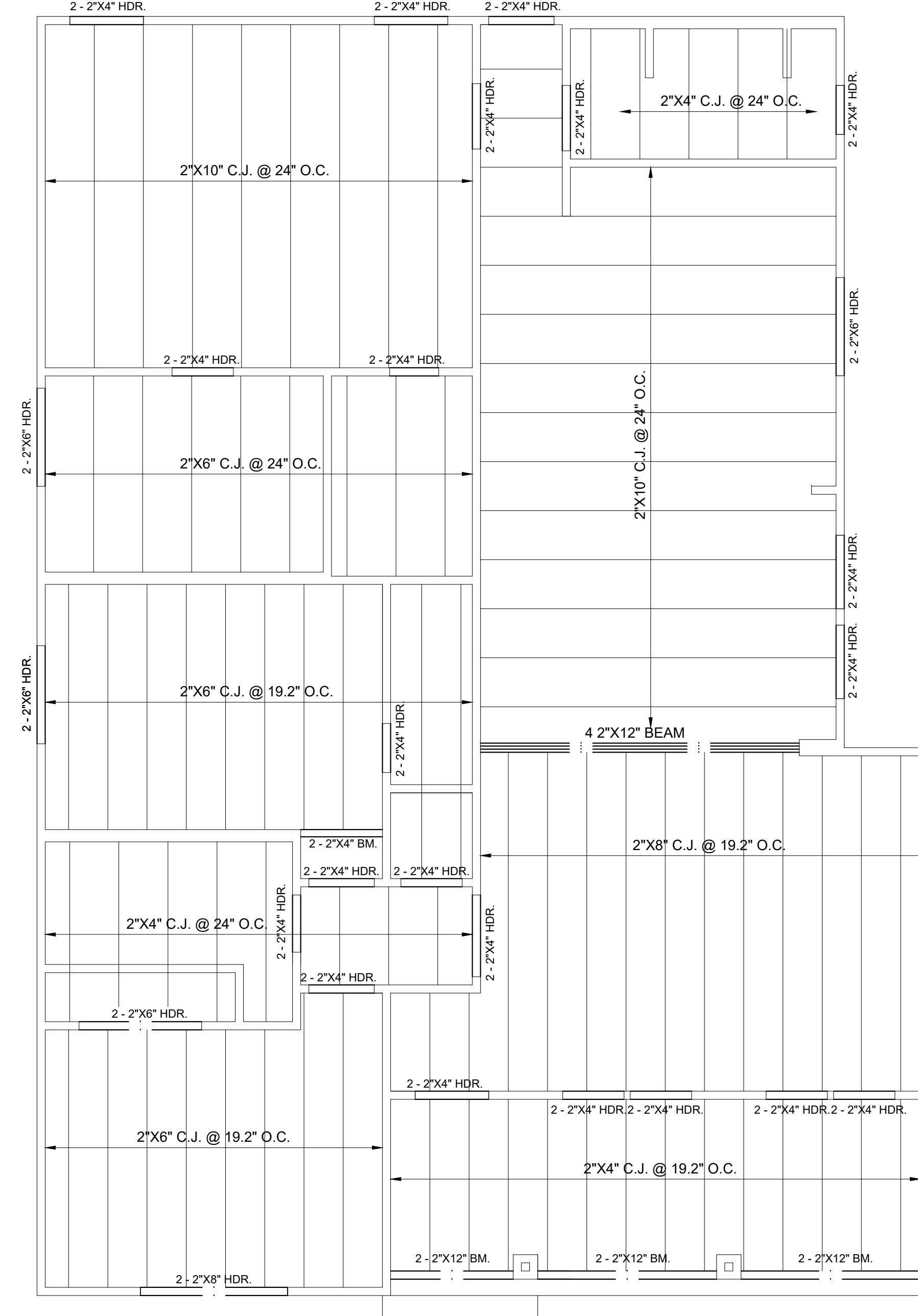
1518 BLANCO RD. SUITE 206, SAN ANTONIO, TEXAS 78212

oceanriver@yahoo.com

PROJECT NUMBER: R2019-03
DATE: 01/30/19
DRAWN BY: MTG
SHEET NUMBER:

A-400

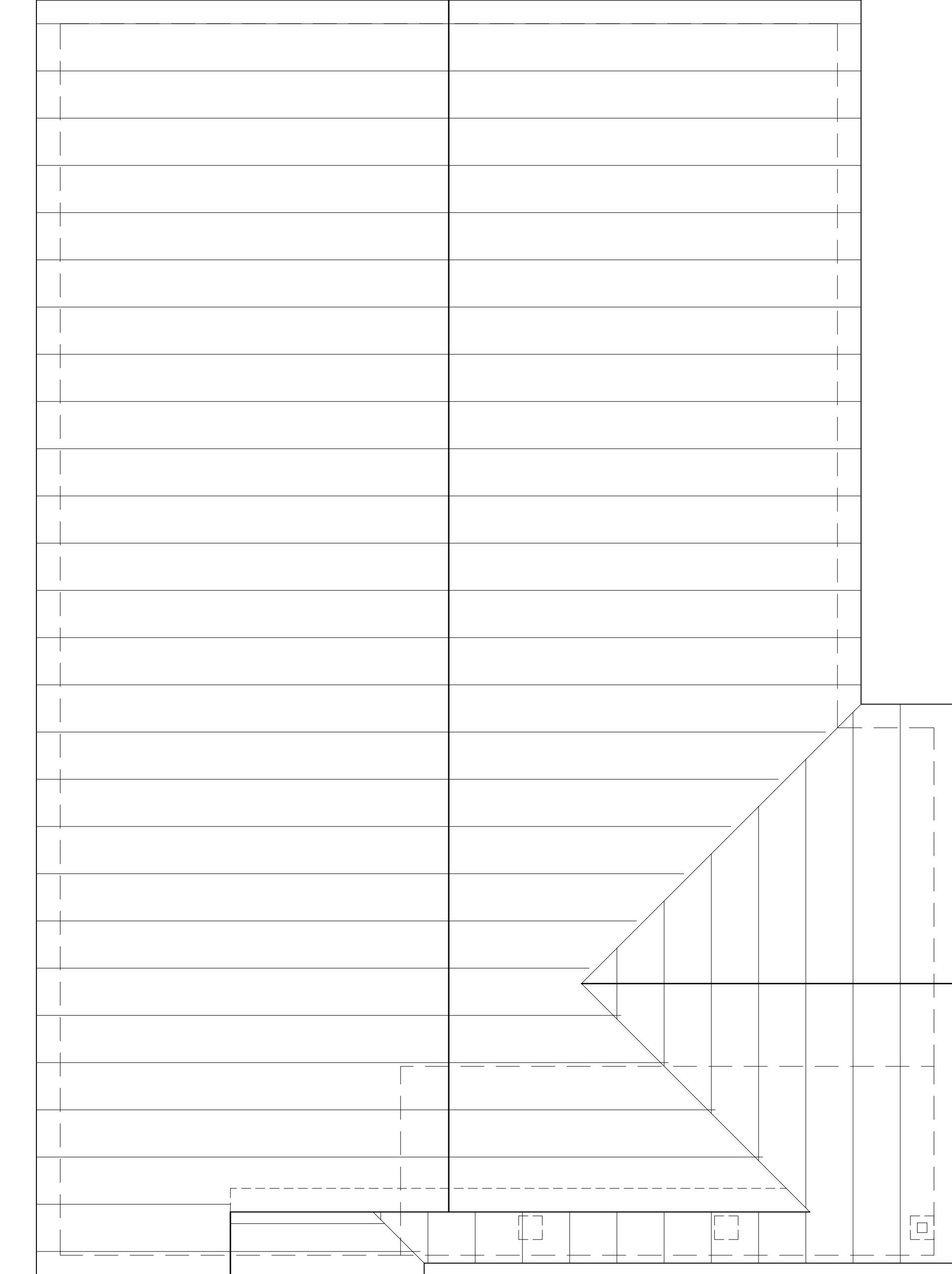
WIND BRACING PLAN
THERMAL ENVELOPE PLAN
OF 4



CEILING FRAMING PLAN SCALE: $\frac{1}{4}$ " = 1'-0"

NOTES:

1. ALL LUMBER S.Y.P. #2 K.D.



ROOF FRAMING PLAN SCALE: $\frac{1}{4}$ " = 1'-0"

NOTES:

1. ALL RAFTERS 2x6" @ 24" O.C. U.N.O. 2x8" OR LARGER SIZE LARGER THAN RAFTER.
2. ALL RIDGE BOARDS, HIP JACKS & VALLEY JACKS
3. ALL LUMBER S.Y.P. #2 K.D.
4. 2x4" PUNCHED
5. 2x4" COLLAR TIES.

MARIO T. GARCIA BUILDING DESIGN

1518 BLANCO RD. SUITE 206, SAN ANTONIO, TEXAS 78212
oceanriver1@yahoo.com

A CUSTOM DWELLING UNIT DESIGN FOR:

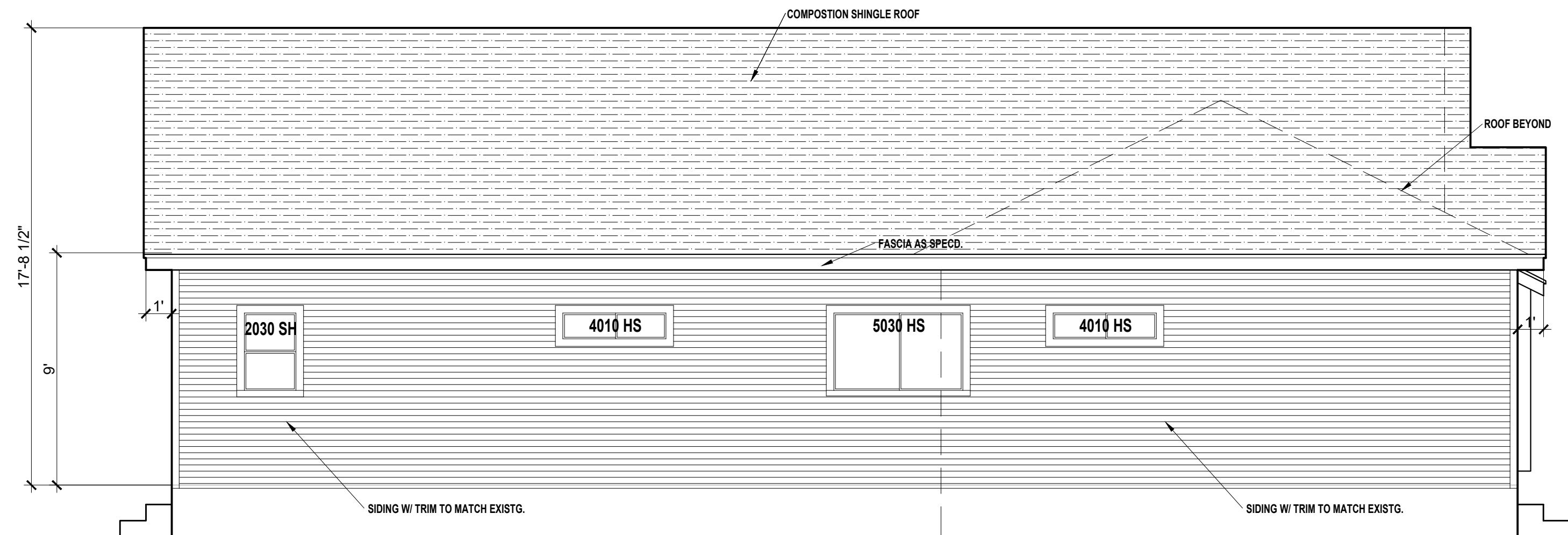
C & A REHAB INVESTORS LLC

1835 E. HOUSTON STREET, SAN ANTONIO, TEXAS 78202
LOT E 3048 OF 26 & W 3048 OF 27 ARB A26, BLOCK - 2, N.C.B. 1370
DIGNITY HISTORIC DISTRICT

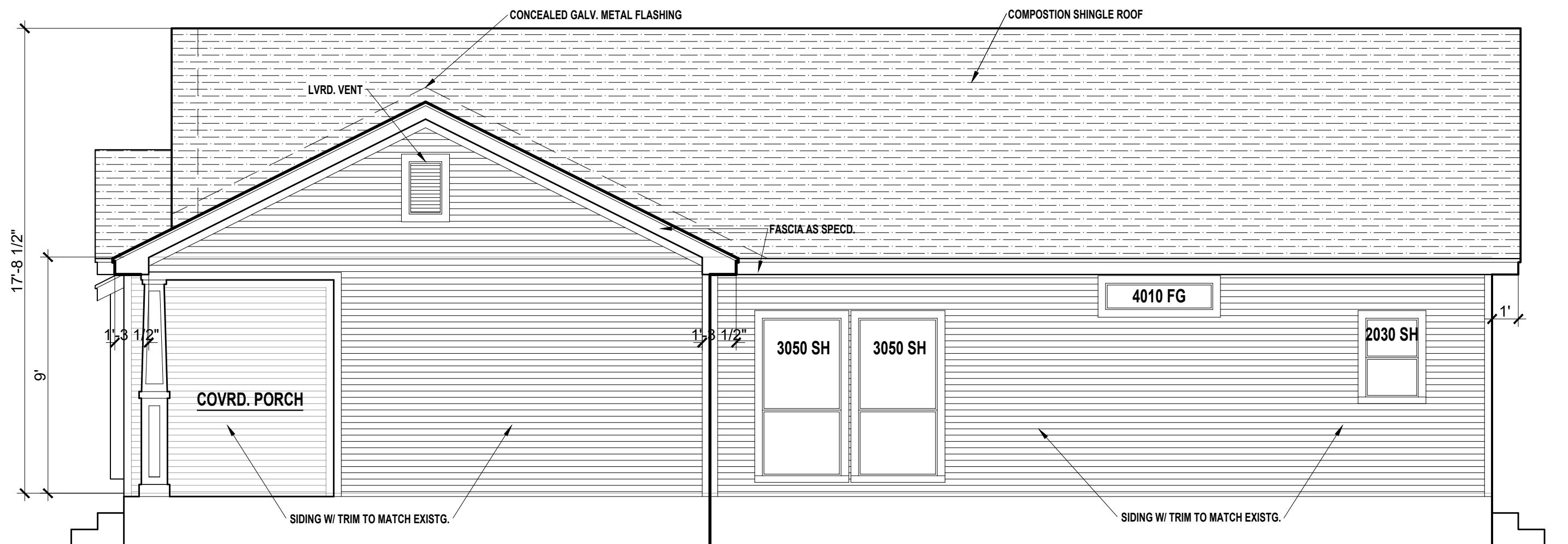
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DATE: 01/30/19
DRAWN BY: MTG
SHEET NUMBER :

A-300

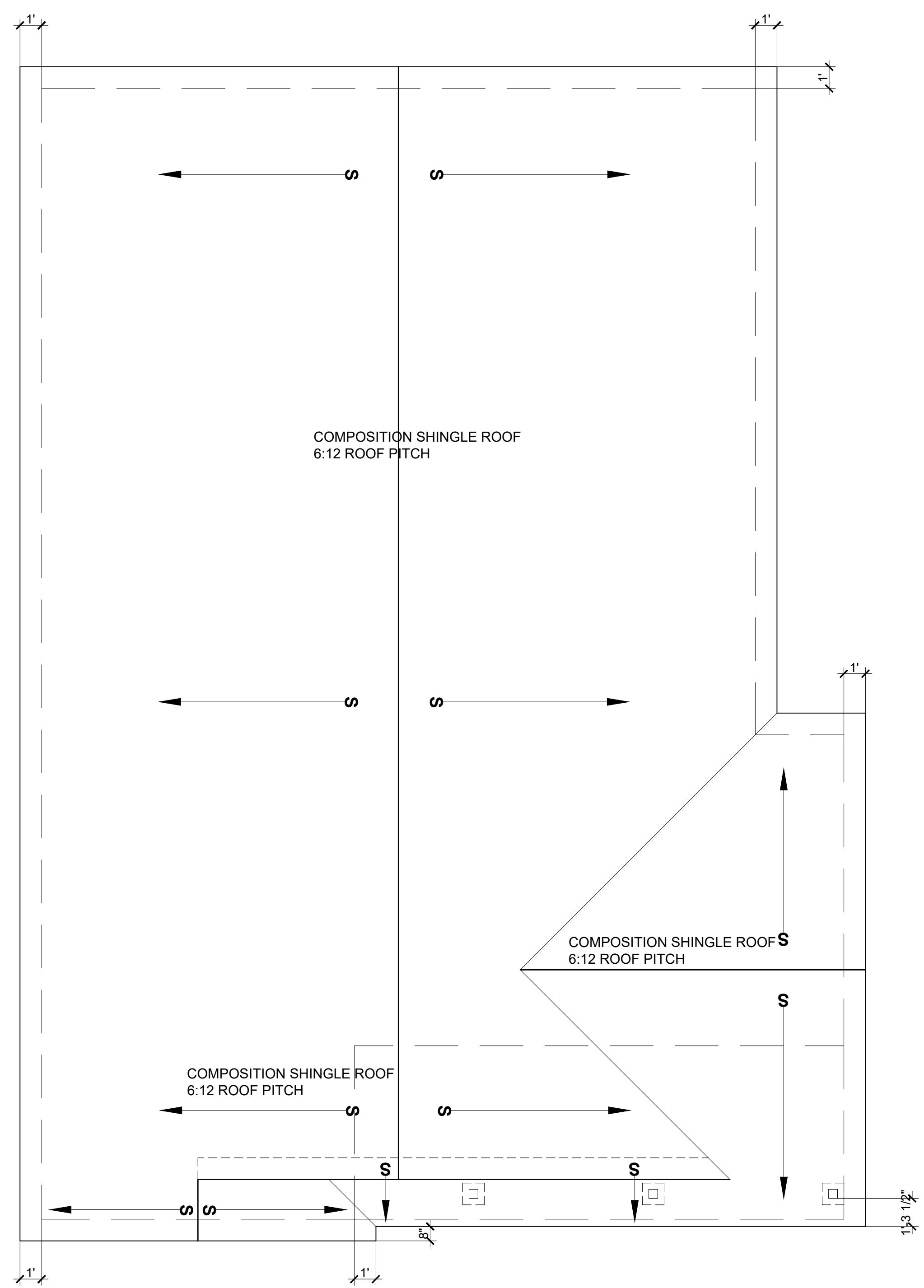
FRAMING PLANS



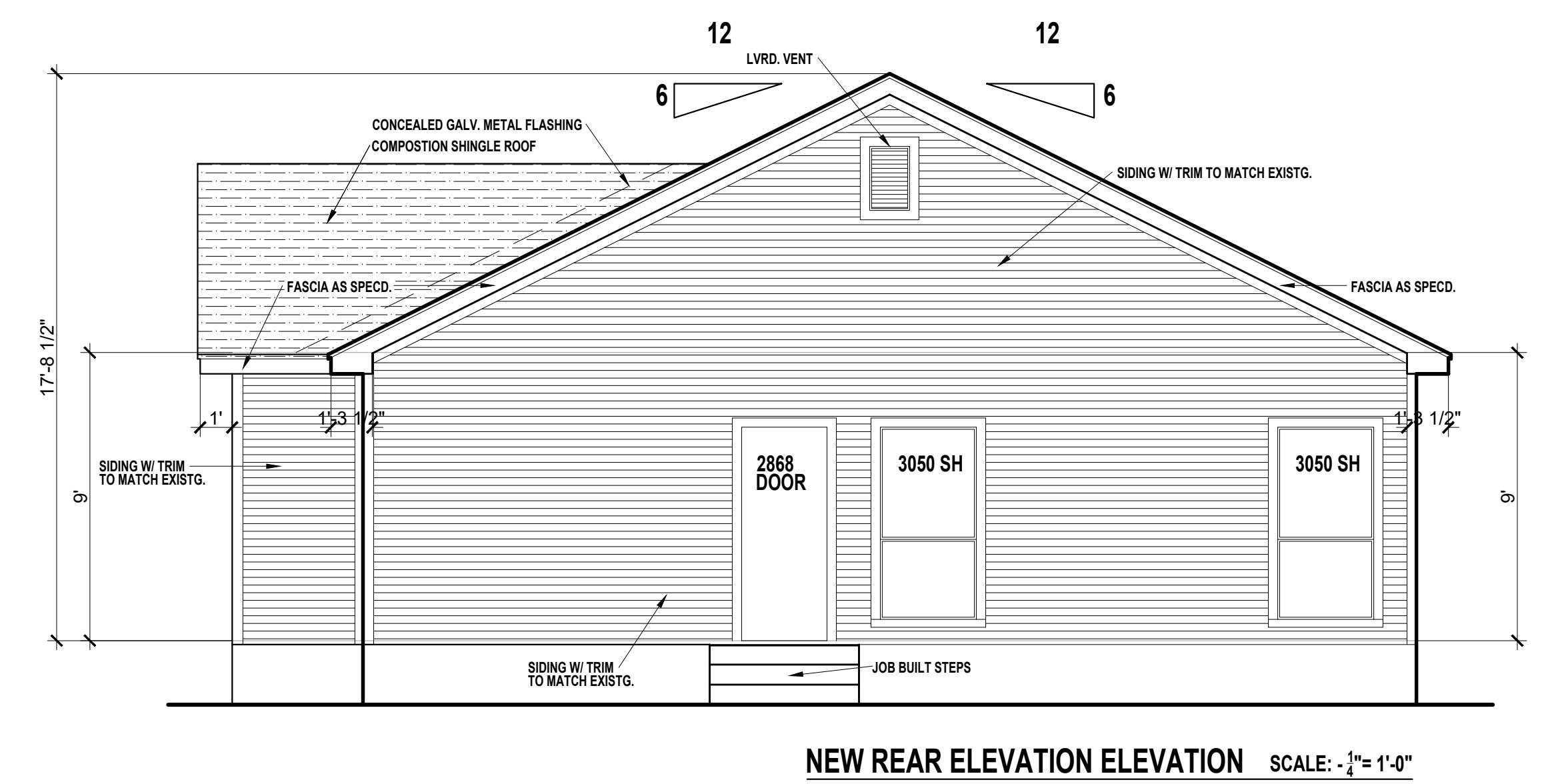
NEW LEFT SIDE ELEVATION ELEVATION SCALE: $\frac{1}{4}'' = 1'-0''$



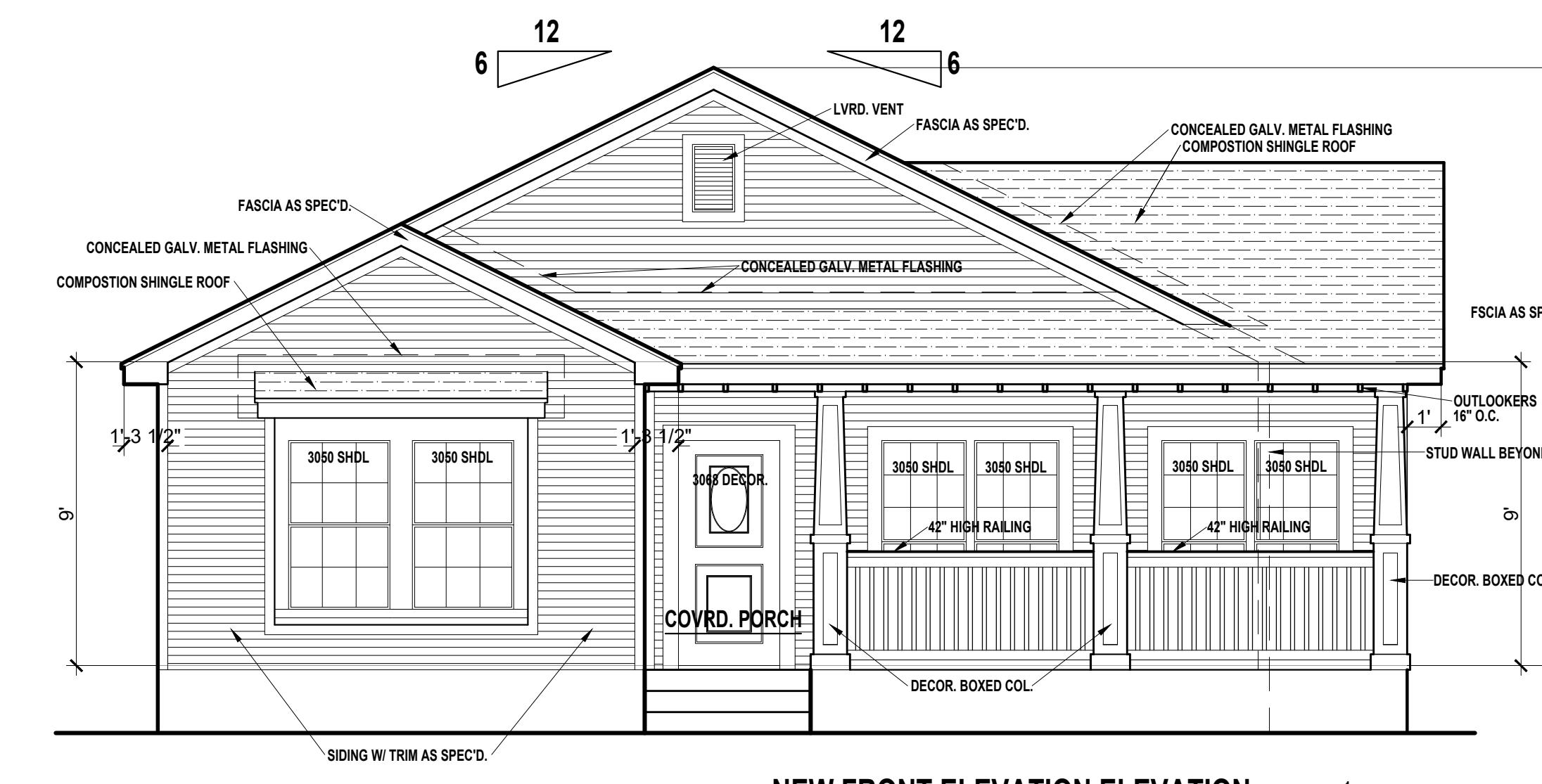
NEW RIGHT SIDE ELEVATION ELEVATION SCALE: $\frac{1}{4}'' = 1'-0''$



NEW CONSTRUCTION ROOF PLAN SCALE: $\frac{1}{8}'' = 1'-0''$



NEW REAR ELEVATION ELEVATION SCALE: $\frac{1}{4}'' = 1'-0''$



NEW FRONT ELEVATION ELEVATION SCALE: $\frac{1}{4}'' = 1'-0''$

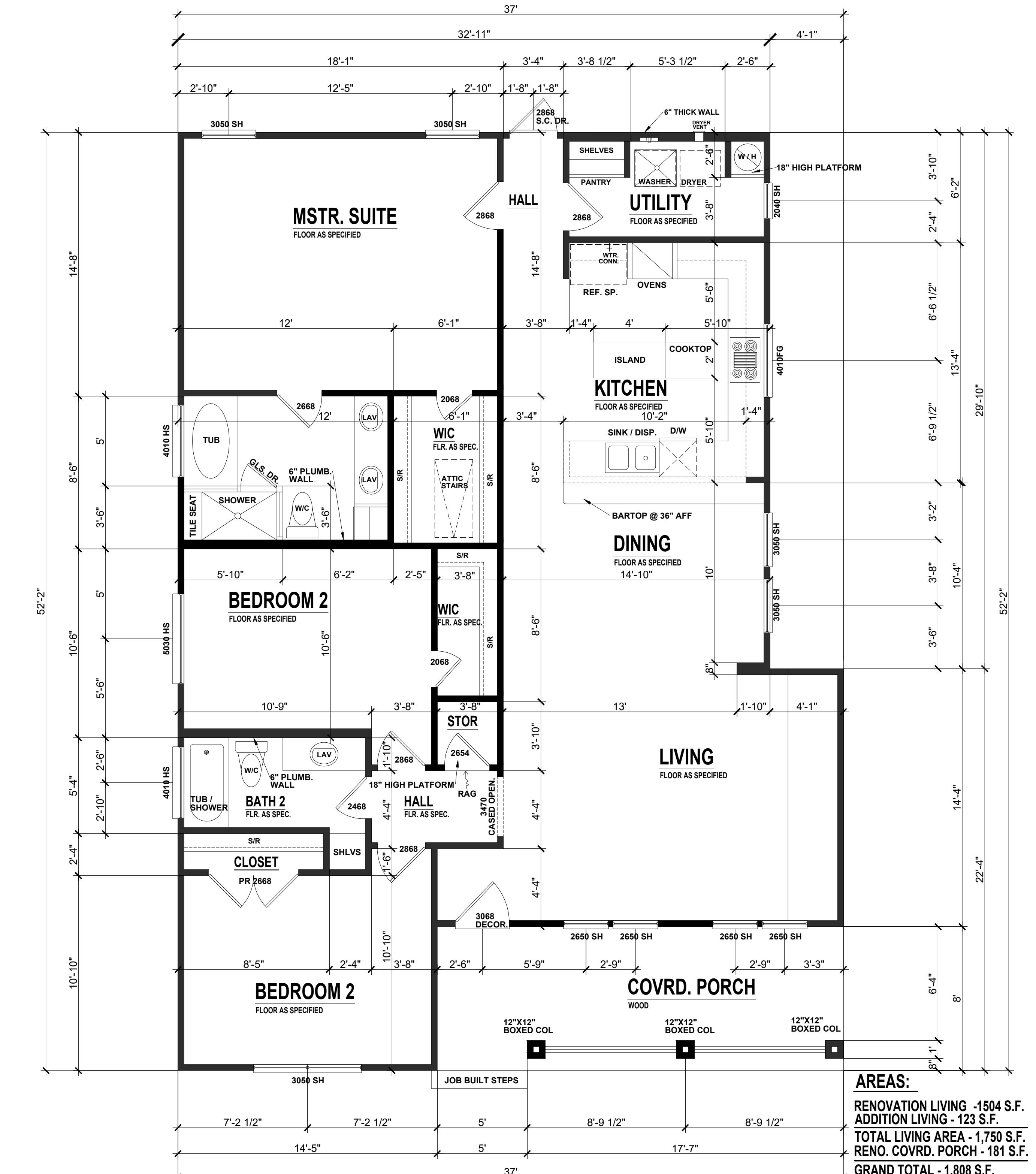
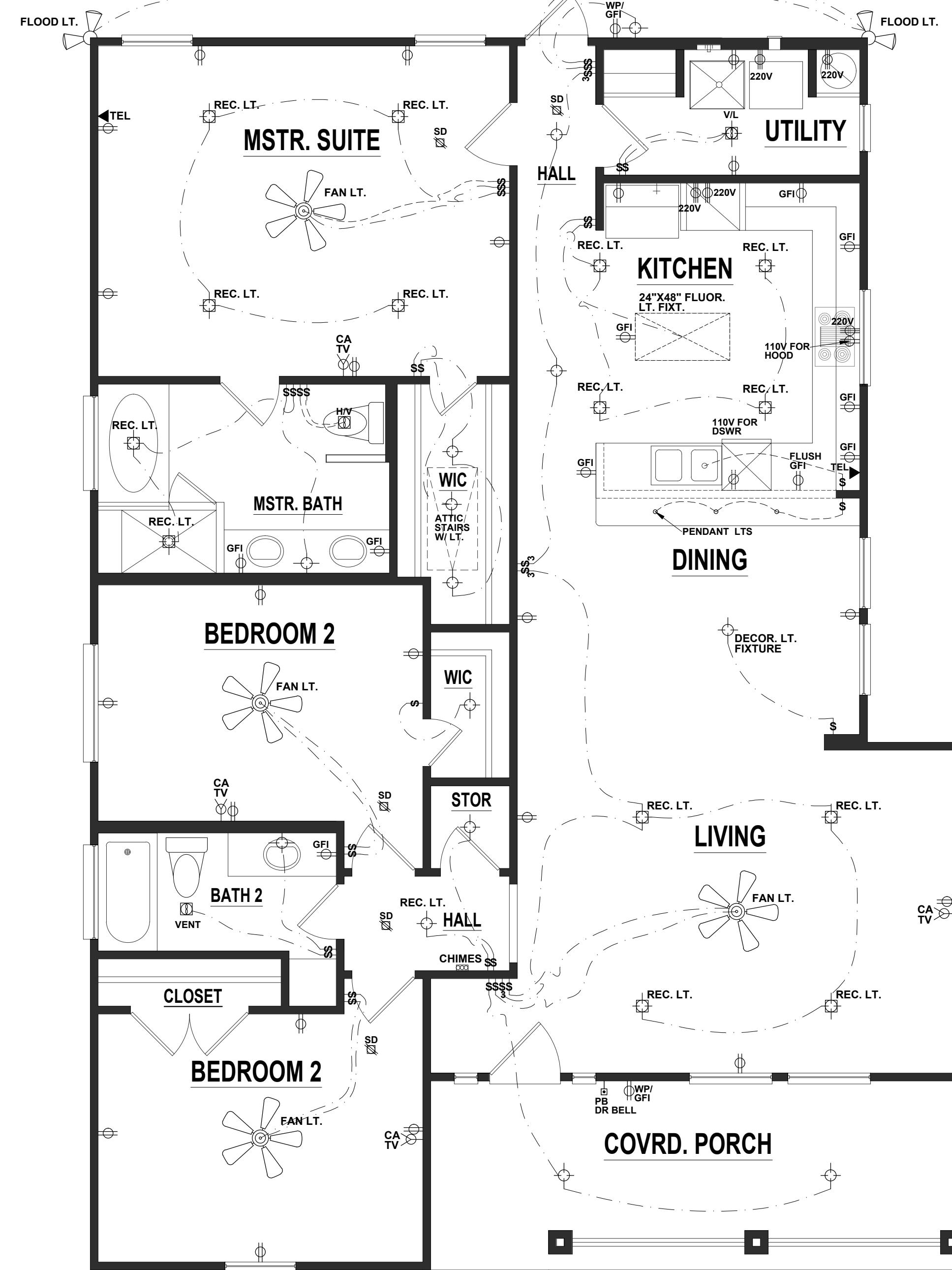
MARIO T. GARCIA BUILDING DESIGN

1518 BLANCO RD. SUITE 206, SAN ANTONIO, TEXAS 78212
210 - 900 - 6285 oceanriver1@yahoo.com

PROJECT NUMBER: R2019-03
DATE: 01/30/19
DRAWN BY: MTG
SHEET NUMBER :
A-200
FLOOR PLAN
ELEVATIONS
OF 4

C & A REHAB INVESTORS LLC

1835 E. HOUSTON STREET, SAN ANTONIO, TEXAS 78202
LOT E 30-48 OF 26 & W 30-48 OF 27 ARB A26, BLOCK-2, N.C.B. 1370
DIGNITY HISTORIC DISTRICT



NEW CONSTRUCTION FLOOR PLAN SCALE: - 1/4" = 1'-0"

C & A REHAB INVESTORS LLC

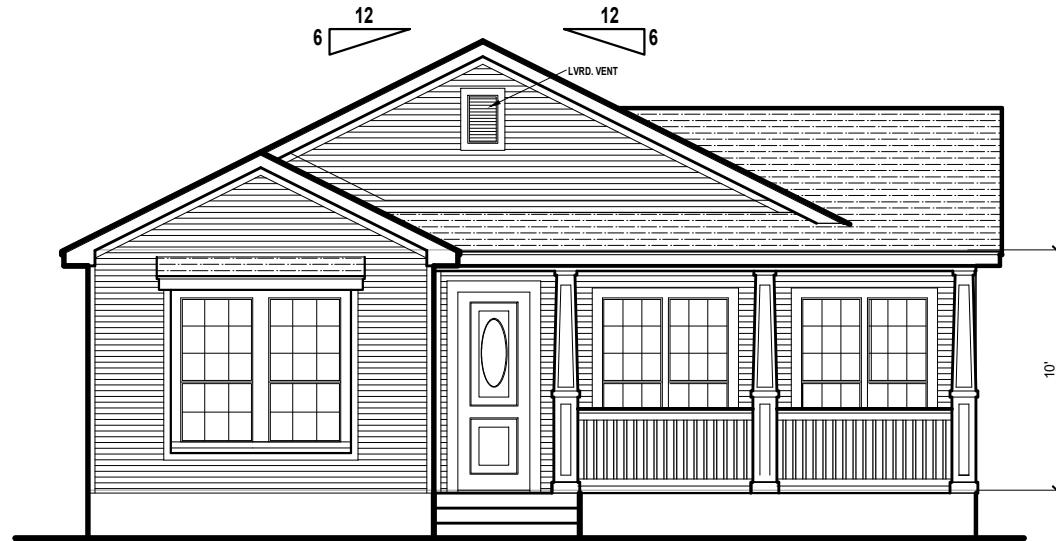
A CUSTOM DWELLING UNIT DESIGN FOR:

1835 E. HOUSTON STREET, SAN ANTONIO, TEXAS 78202
 LOT E 30 1/8 OF 26 & W 30 4/8 OF 27 ARB A26, BLOCK - 2, N.C.B. 1370
 DIGNITYWY HISTORIC DISTRICT

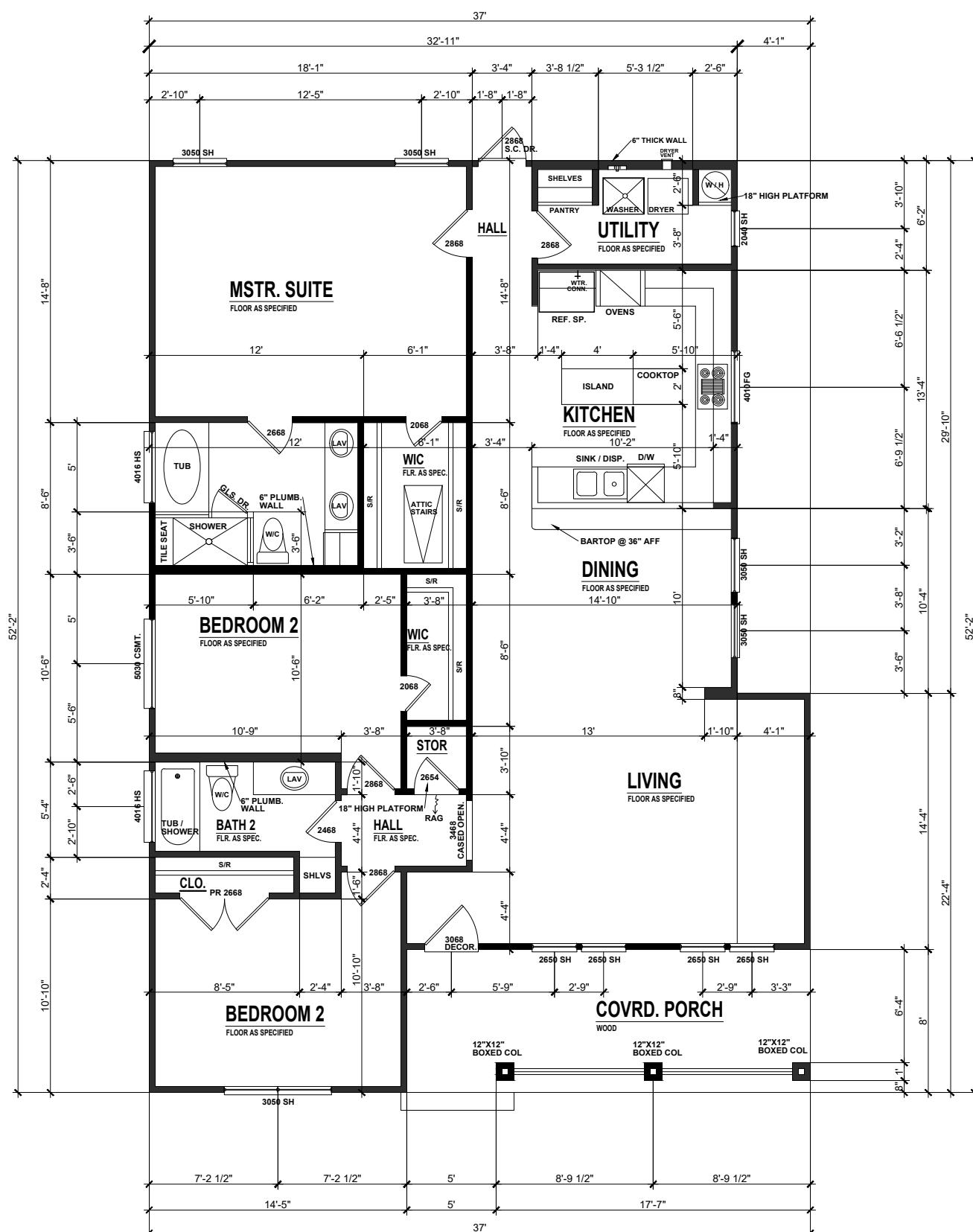
MARIO T. GARCIA BUILDING DESIGN

1518 BLANCO RD. SUITE 206, SAN ANTONIO, TEXAS 78212
 oceanriver10@yahoo.com

PROJECT NUMBER: R2019-03
DATE: 01/30/19
DRAWN BY: MTG
SHEET NUMBER :
A-100
FLOOR PLAN ELECTRICAL PLAN
OF 1



NEW FRONT ELEVATION ELEVATION SCALE: $\frac{1}{4}'' = 1'-0''$
OPTION - 2



NEW CONSTRUCTION FLOOR PLAN SCALE: $\frac{1}{8}'' = 1'-0''$

NEW AREAS:

RENOVATION LIVING - 1504 S.F.
ADDITION LIVING - 123 S.F.
TOTAL LIVING AREA - 1,750 S.F.
RENO. COVRD. PORCH - 181 S.F.
GRAND TOTAL - 1,808 S.F.

EXISTING AREAS:

EXISTING LIVING - 1,620 S.F.
TOTAL LIVING AREA - 1,620 S.F.
EXISTING COVRD. PORCH - 66 S.F.
GRAND TOTAL - 1,686 S.F.