

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-579
ADDRESS: 1506 E HOUSTON ST
LEGAL DESCRIPTION: NCB 576 BLK 15A LOT W 38.34 FT OF 2
ZONING: IDZ
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jean Luc Mette
OWNER: Jean Luc Mette
TYPE OF WORK: install fence, porch rail, rear deck, signage, mop sink shelter, gravel, and paint
APPLICATION RECEIVED: November 02, 2017
60-DAY REVIEW:
REQUEST:

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

1. Install fence
2. Install front porch railing
3. Install rear deck
4. Install mop sink shelter
5. Install signage
6. Replace natural lawn with gravel on entire property
7. Install security cameras

APPLICABLE CITATIONS

5. Guidelines for Site Elements
2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. Preserve—Retain historic fences and walls.
- ii. Repair and replacement—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. Application of paint and cementitious coatings—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

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.*

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade—Set privacy fences back from the front façade of the building, rather than aligning them*

with the front façade of the structure to reduce their visual prominence.

ii. *Location – Do not use privacy fences in front yards.*

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

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.

3. Guidelines for Additions

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

5. Guidelines for Site Elements

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

6. Guidelines for Signage

1. General

A. GENERAL

i. *Number and size*—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.

ii. *New signs*—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.

iii. *Scale*—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

B. HISTORIC SIGNS

i. *Preservation*—Preserve historic signs, such as ghost signs or other signs characteristic of the building's or district's period of significance, whenever possible.

ii. *Maintenance*—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

C. PLACEMENT AND INSTALLATION

i. *Location*—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details,

window openings, doors, or other significant details.

ii. Obstruction of historic features—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.

iii. Damage—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.

iv. Pedestrian orientation—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

i. Inappropriate materials—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.

ii. Appropriate materials—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.

iii. Color—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.

iv. Typefaces—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

E. LIGHTING

i. Lighting sources—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.

ii. Neon lighting—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

F. PROHIBITED SIGNS

i. An abbreviated list of the types of signs prohibited within San Antonio's historic districts and on historic landmarks is provided below. Refer to UDC Section 35-612(j) and Chapter 28 of the Municipal Code for more detailed information on prohibited signs. Billboards, junior billboards, portable signs, and advertising benches. Pole signs. Revolving signs or signs with a kinetic component. Roof mounted signs, except in the case of a contributing sign. Digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign. Moored balloons or other floating signs that are tethered to the ground or to a structure. Any sign which does not identify a business or service within the historic district or historic landmark. Any non-contributing sign which is abandoned or damaged beyond 50 percent of its replacement value, including parts of old or unused signs. Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

FINDINGS:

- a. The structure at 1506 E Houston is a vernacular 1-story single family structure constructed circa 1930 and is a contributing structure to the Dignowity Hill Historic District. The structure features a primary hipped roof with a gable roof on the front façade and a low slope roof to the rear. The structure features composition shingle roof, a wood front porch, and wood siding. The structure sits between two vacant lots.
- b. The applicant has proposed the following requests with intentions of using the property as a restaurant. The lot is currently zoned as Infill Development Zone (IDZ).
- c. FENCE – The applicant has proposed to install a 3-foot tall fence cattle panel fence spanning the front façade and up the left and right side of the property meeting the existing 6-foot tall privacy stockade fence. The Guidelines for Site Elements 2.B.i notes that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character and that the design of fence should respond to the design and materials of the house or main structure. The Guidelines 2.B.ii also note that installing a fence or wall in a location where one did not historically exist, particularly within the front yard should be avoided. Excluding 1506 E Houston, Houston Street features four vacant lots, one vacant property, and one occupied property; both properties with remaining historic structures features non-historic chain link front yard fences. Staff finds the proposed height, design, and location of the proposed cattle panel fence appropriate in the context of Houston Street and the Dignowity Hill Historic District.
- d. PORCH RAIL – The applicant has proposed to install wood porch railing to the existing wood deck. The Guidelines for Site Elements 7.B.iv notes that new or replacement elements should be design simply and to not distract from the historic character of the building nor create a false historic appearance. Staff cannot determine appropriateness due to insufficient information submitted.
- e. REAR DECK – The applicant has proposed to install a freestanding wooden deck (podium) in the southeast

corner of the backyard. The deck would be unattached to the historic structure and be hidden behind the existing privacy fence. Staff finds the proposed deck appropriate.

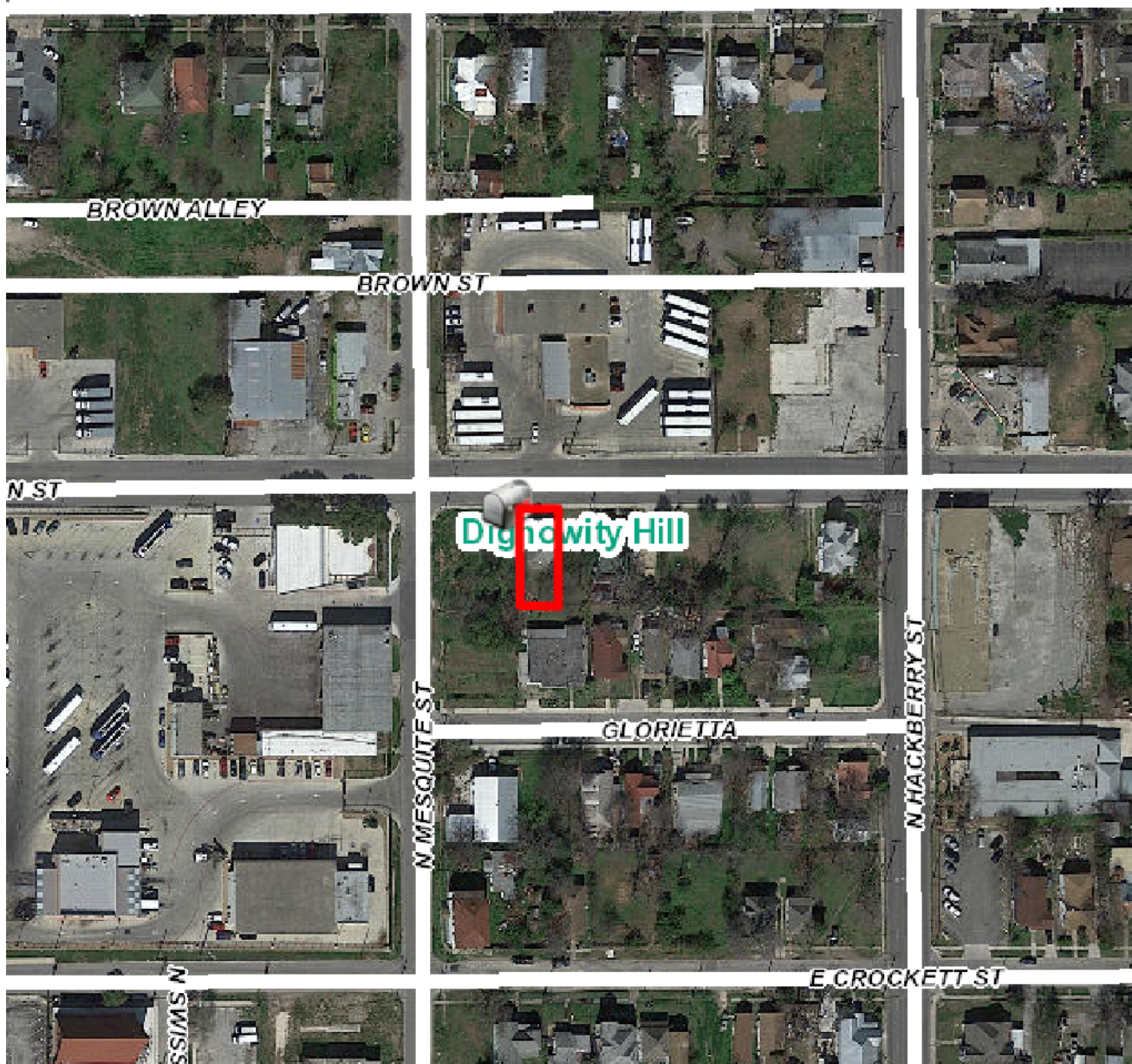
- f. MOP SINK SHELTER – The applicant has proposed to install a mop sink shelter to the rear façade of the structure – 7ft-7in tall, 3ft-2in wide, and 3ft-2in deep. The proposed shelter would be adjacent to the existing water heater. The Guidelines for Additions: Mechanical Equipment 5.A.i and ii notes that utilities and service areas should not be visible from the public right-of-way and located at the rear whenever possible. Staff finds the proposed location of the shelter appropriate; staff cannot determine appropriateness due to insufficient information submitted regarding material and roof form.
- g. SIGNAGE – The applicant has proposed install a sign on the front porch fascia signifying the restaurant name. The proposed sign features a backlit metal panel with cut-out letters. The applicant has not specified the dimensions of the proposed sign but staff finds the location and material consistent with the Guidelines for Signage.
- h. GRAVEL – The applicant proposed to install gravel to the entire exterior of the lot where natural grass currently exists. The Guidelines for Site Elements: Hardscape 5.B.iii prohibits the wholesale replacement of natural lawn with rock mulch or gravel; if hardscape is used than plantings must be incorporated into the design. Staff finds the proposal inconsistent with the Guidelines.
- i. CAMERAS – The applicant has proposed to install security cameras to the four corners of the structure. The applicant proposes to use protruding white globe cameras [Nest Outdoor Security Camera]. the Guidelines for Additions: Mechanical Equipment, the proposed cameras should be screened or not distracting to the historic structure if they are not able to be hidden from the public right-of-way. Staff finds the proposed installation of security cameras appropriate in the context of the restaurant business.

RECOMMENDATION:

- 1. Staff recommends approval to install a cattle panel fence spanning the front and sides of the property with the stipulation that the fence not exceed four feet in height at any portion.
- 2. Staff recommends approval of the porch railing with the stipulation that the top rail be a minimum of 4” wide, that individual balusters be no wider than 1 ½” and be separated by a distance of 2 ½” - 3”, and that the overall height of the railing be no taller than 30”. A detail drawing must be provided to staff.
- 3. Staff recommends approval to install freestanding deck in the backyard of the property.
- 4. Staff does not recommend approval of the mop sink shelter at this time due to insufficient information. This item is eligible for administrative approval once a detailed architectural drawing can be provided.
- 5. Staff does not recommends approval to install front façade signage-due to insufficient information. This item is eligible for administrative approval once a detailed architectural drawing can be provided.
- 6. Staff does not recommend approval of the removal of natural grass for the installation of gravel . Staff recommends that at least 50% of the total landscape area include grass or low plantings.

CASE MANAGER:

Huy Pham



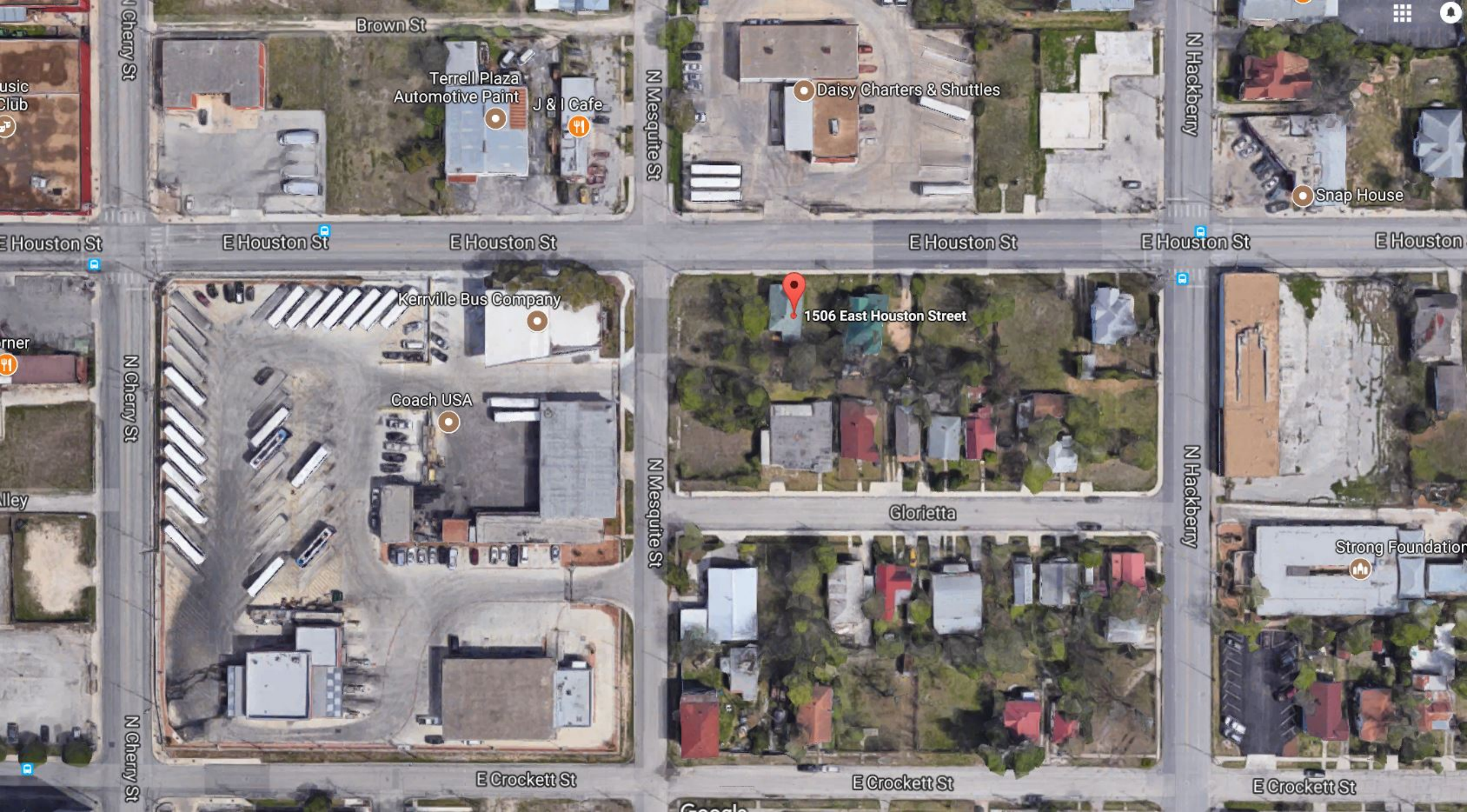
Flex Viewer

Powered by ArcGIS Server

Printed: Nov 09, 2017



1506 East Houston Street



Brown St

Terrell Plaza
Automotive Paint

J & I Cafe

Daisy Charters & Shuttles

Snap House

E Houston St

E Houston St

E Houston St

E Houston St

E Houston

Kerrville Bus Company

Coach USA

1506 East Houston Street

Glorietta

Strong Foundation

E Crockett St

E Crockett St

E Crockett St

1506 E Houston St

Scope of Work

Previous owners started to refurbish the building, apparently with the intent to turn it into a restaurant. However, they stopped in the middle of the work and decided to sell the building. I live in the neighborhood and love the character of the many historic homes in the area.

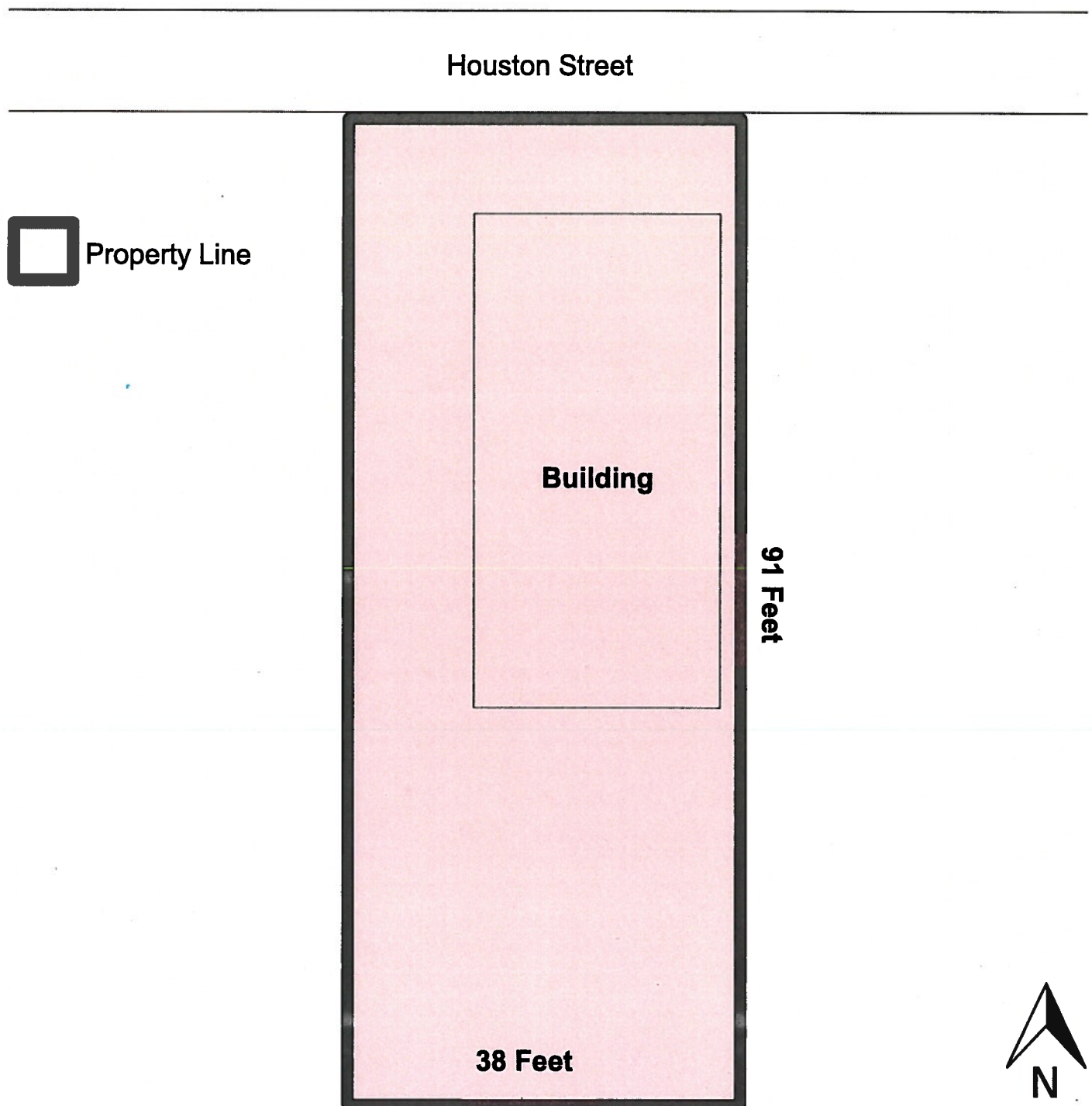
Therefore, I am committed to preserving the historic character of this building, while bringing it back to life by adding the features listed below:

- **Fence:** A 3-foot tall fence (wood and galvanized mesh, as shown in picture below) will be installed in the front of the building (facing Houston Street), as well as on the East and West side of the building.
- **Porch railing:** A porch railing will be added in the front of the house, resembling the typical porch railings in the Dignowity Hill Historic District.
- **Podium:** A wooden podium will be installed in the southeast corner of the backyard.
- **Mop Sink Shelter:** A mop sink shelter will be installed in the back of the house, adjacent to the existing water heater shelter.
- **Sign:** A sign will be installed in the front of the building.
- **Gravel:** Gravel will be used to cover the front, back, and sides of the property.
- **Security cameras:** Outdoor security cameras will be installed on all four corners of the building.
- **Paint:** The entire building will be painted with Behr Ultra UL203, an elegant, subtle dark gray that fits well into the neighborhood and surrounding buildings.

1506 E Houston St - Site Plan

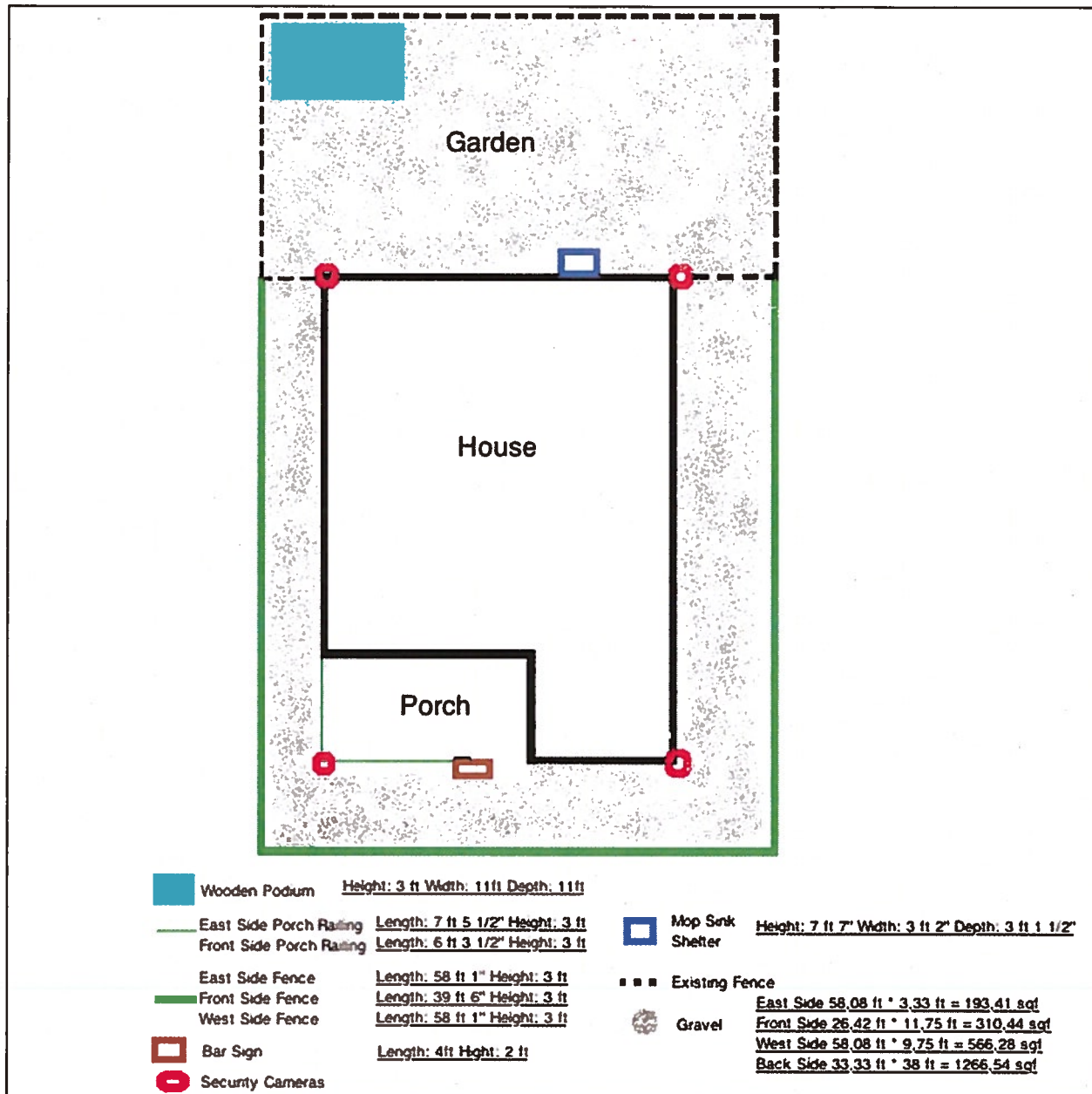
Legal Description: NCB 576 BLK 15A LOT W 38.34 FT OF 2

Scale: 1 inch = 18.1 Feet

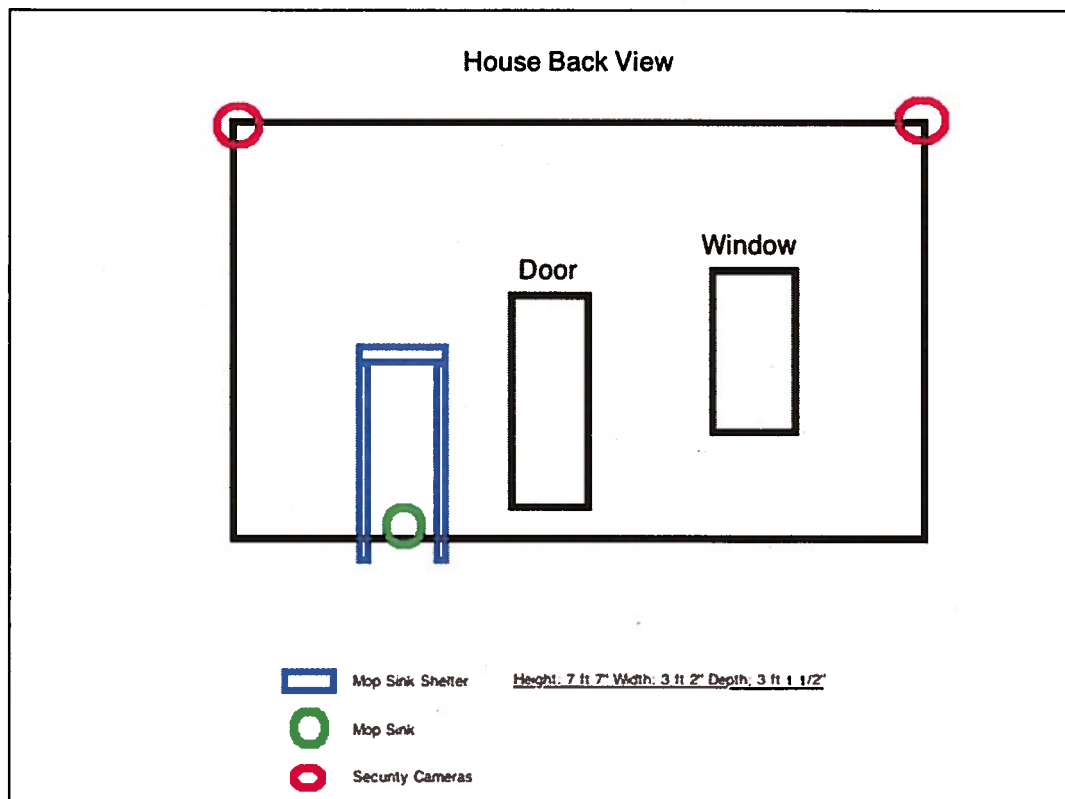
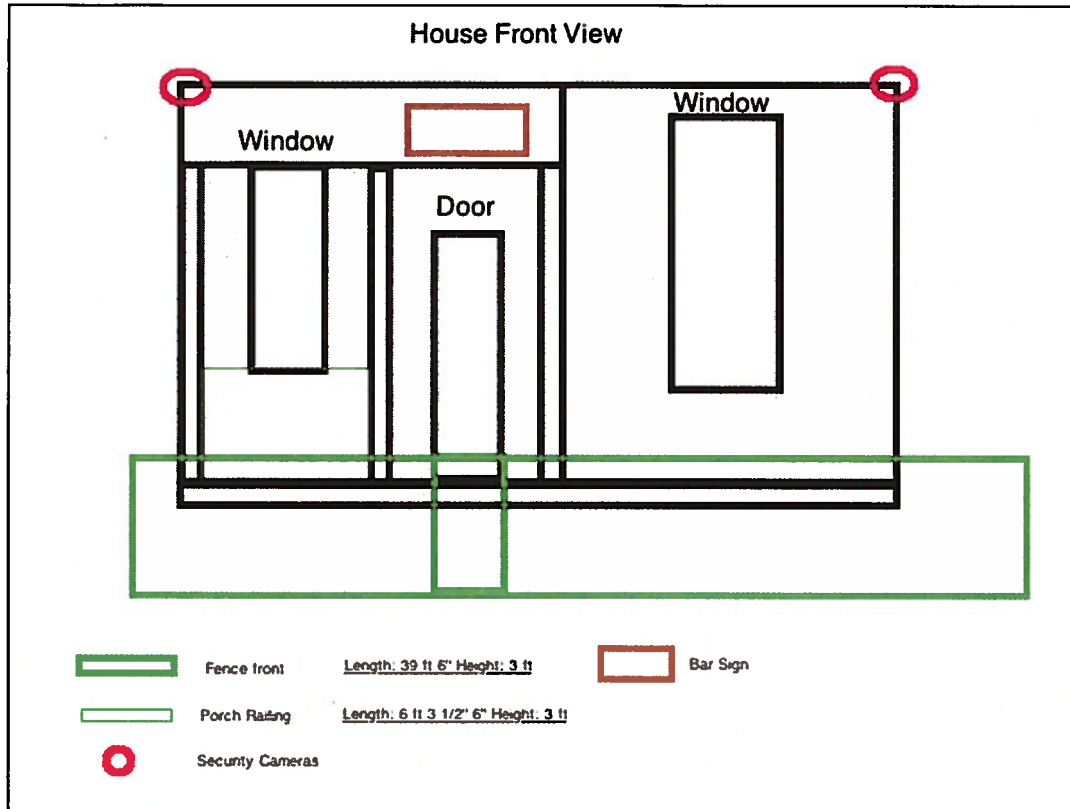


1506 E Houston St

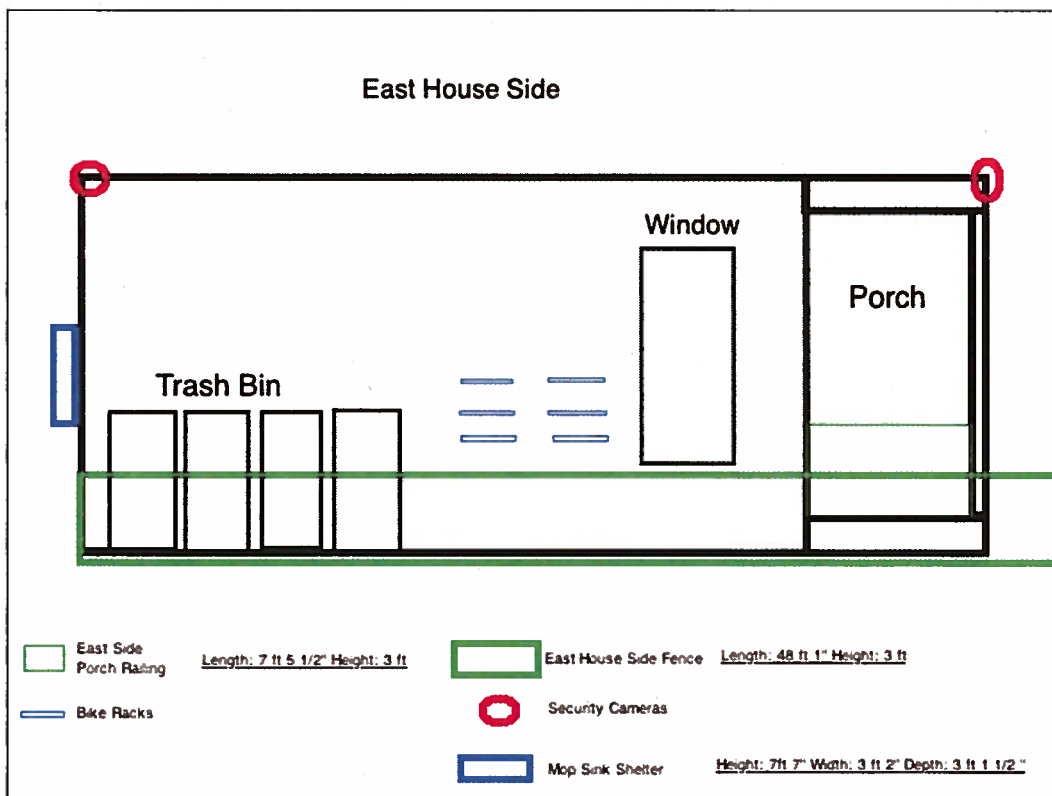
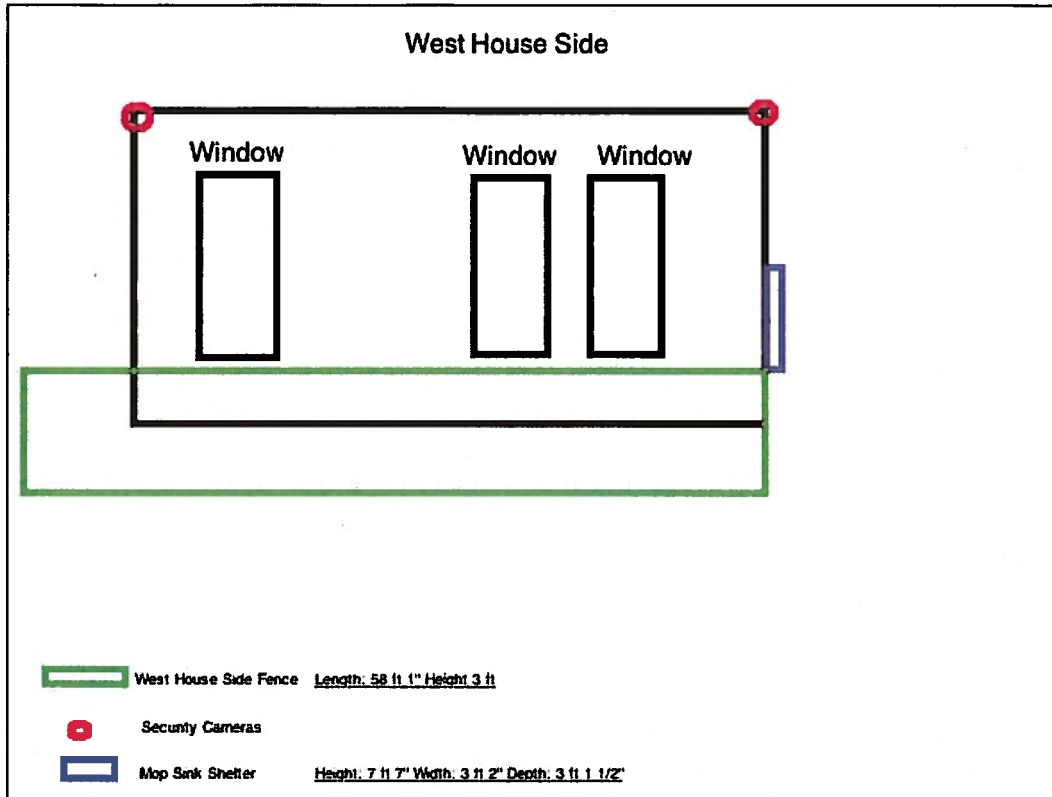
Bird's Eye View:



1506 E Houston St



1506 E Houston St



1506 E Houston St

Front:



Back:



1506 E Houston St

East:



West:



1506 E Houston St

Northwest:



Southwest:



1506 E Houston St

Backyard



1506 E Houston St

Proposed wooden fence to be installed in the front, west and east sides of the building:



Proposed wooden porch railing:



1506 E Houston St

Proposed wooden podium in backyard:



Signage mock-up, to be installed at the front of the building
(metal with letters cut out, lit from the back):

