

## HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2019

**HDRC CASE NO:** 2019-478  
**ADDRESS:** 251 ISABEL ST  
**LEGAL DESCRIPTION:** NCB 3978 BLK 4 LOT 31  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** Guadalupe Moreno  
**OWNER:** Guadalupe Moreno  
**TYPE OF WORK:** Construction a rear addition  
**APPLICATION RECEIVED:** September 19, 2019  
**60-DAY REVIEW:** November 18, 2019  
**CASE MANAGER:** Huy Pham

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 632 square foot rear two-story rear addition.

### APPLICABLE CITATIONS:

#### Historic Design Guidelines

#### 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 façade 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 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.

### Mission Historic District Design Manual

#### Section 2: Guidelines for Exterior Alterations and Additions

##### *Table 2.1 General Principles for Exterior Alterations and Additions*

Principle #1: Preserve and rehabilitate historic residential buildings significant to all Mission Historic District development periods within the District's established residential areas.

Principle #2: Encourage high-quality new infill construction appropriate to the immediate historic context and development pattern of the surrounding neighborhood.

Principle #3: Preserve and consider the appropriate treatment of authentic landscape elements and features in established residential neighborhoods to the maximum extent possible.

Principle #4: Promote on-going maintenance and stewardship of historic residential buildings and their landscapes.

Principle #5: Foster cultural expressions in residential rehabilitation and new housing developments that capture the spirit of place and link buildings to the Mission Historic District's heritage.

Principle #6: Promote the adaptability of historic residential resources for modern living while encouraging home ownership and enhancing neighborhood quality of life.

##### *1. Exterior Alterations and Additions: Single-Family Context (8 units or less)*

#### B. Additions

i. *Minimize visual impact* — Additions should be located to the rear of a property whenever possible. If the rear is not a feasible location due to site restrictions, such as a contributing rear accessory structure, heritage landscape element, or a small rear yard, alternative locations may be explored. A site analysis and site plan that demonstrates any restrictions must be submitted as part of an application if an alternative location is proposed.

ii. *Alternative locations* — A side or second story addition may be considered only if the rear of the lot has been determined to be unfeasible as demonstrated by a site analysis provided by the applicant.

### **FINDINGS:**

- a. The primary historic structure at 251 Isabel was constructed circa 1940 and first appears on the 1951 Sanborn map. The structure was originally constructed as a Spanish Revival duplex with tile roof with a symmetrical footprint and contributes to the Mission Historic District. The structure currently features gabled roofs with composition shingles, brick masonry siding, a two story rear addition and an attached side carport extending beyond the front façade.
- b. COMPLIANCE – The applicant had begun constructing another rear addition attached to the existing rear addition and was stopped by Code Compliance. The applicant submitted a complete application on September 19,

2019, to be heard at the next available Historic and Design Review Commission hearing. The applicant has been cooperative to submit additional drawings as requested. However, staff finds there are inconsistencies between the final submitted drawings and the actual construction.

- c. **EXISTING ADDITIONS** – The original structure is a one-story symmetrical duplex featuring approximately 1088 square feet. A two-story rear addition featuring 680 square feet was constructed circa 1985 and an attached side carport was installed by 2002. The two-story rear addition features a gabled roof, and a variety of aluminum windows.
- d. **CONTEXT** –The applicant has proposed to construct a 632 square foot two-story addition connecting from the existing rear addition to an existing rear accessory structure, effectively converting the detached rear accessory structure into a third addition. Staff finds the proposed plan is generally inconsistent with the Guidelines for Additions 1.A.i. minimize visual impact and 1.A.ii. historic context.
- e. **ROOF FORM** – The applicant has proposed to utilize a shed roof form to connect the primary house and addition featuring gabled and shed roofs with the detached accessory structure featuring a shed roof, at varying heights. Per the Guidelines for Additions 1.A.iii., rooftop additions should be limited 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. Staff finds the use of a shed roof form is generally appropriate; however, the design should incorporate existing roof lines and heights.
- f. **TRANSITION** – Per the Guidelines for Additions 1.A.iv., a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition should be utilized to provide a clear visual distinction between old and new building forms. Staff finds that a setback condition from the existing side wall planes and a vertical trim piece should be used to distinguish between the phases of additions.
- g. **FOOTPRINT** –The applicant has proposed to construct a 632 square foot two-story addition connecting from the existing rear addition to an existing rear accessory structure, effectively converting the detached rear accessory structure into a third addition. Per the Guidelines for Additions 1.B.i., 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, and residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds that the existing addition has already doubled the size of the original building foot and adding a second and third addition should be avoided.
- h. **HEIGHT** – The applicant has proposed to construct an addition featuring an approximate height of 18' – 8". Per the Guidelines for Additions 1.B.ii., 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, and an addition's height should never be so contrasting as to overwhelm or distract from the existing structure. Staff finds the proposed height is subordinate to the existing two-story addition but exceeds the height of the one-story original structure.
- i. **MATERIALS** – The applicant has proposed to utilize a composition shingle roofing material, vertical Hardie siding, and aluminum windows. Per the Guidelines for Additions 3.A.i., materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure should be used 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. Staff finds that the proposed materials generally relate to those of the primary structure. The structure features a variety of vinyl and aluminum sash windows.
- j. **ARCHITECTURAL DETAILS** – The applicant has proposed to construct a rear addition featuring four rectangular sash windows, a square window, and a side-facing door. Per the Guidelines for New Construction 4.A.i., 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 fenestration pattern does not relate to the primary historic structure and should be revised.

## **RECOMMENDATION:**

Staff does not recommend approval based on findings b through c through j. The applicant should resubmit an accurate measured drawings of the proposed elevation and site plan in relation to the existing structures that is consistent with the Guidelines for Additions regarding setbacks, transitions, fenestration, and architectural details. If the commission is compelled to approve the addition as constructed and/or proposed, the applicant comply with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment, if applicable.

## HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2019

**HDRC CASE NO:** 2019-572  
**ADDRESS:** 1130 E CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 585 BLK 1 LOT N 89.6 FT OF 1  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** KENDALL WHITSON DAVID  
**OWNER:** whitson kendall/KENDALL WHITSON DAVID  
**TYPE OF WORK:** Fencing  
**APPLICATION RECEIVED:** September 24, 2019  
**60-DAY REVIEW:** November 23, 2019  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a four (4) foot high “double-loop ornamental wire” fence.

### APPLICABLE CITATIONS:

5.Guidelines for Site Elements

2.Fences and Walls

#### 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.

### FINDINGS:

- a. The primary historic structure at 1130 E Crockett was constructed in the Craftsman style and contributes to the Dignowity Hill Historic District, at the corner of E Crockett and N Pine. The one-story single-family structure features a primary front-facing gabled roof with composition shingles, wood siding, wood sash windows, square columns, exposed rafter tails and gable brackets. The grade of the corner lot is raised by approximately 18 to 21 inches and surrounded by a concrete retaining wall with a horizontal tile detail.
- b. FENCE DESIGN – The applicant has proposed to install a double-loop ornamental wire front yard fence with a white wood picket pedestrian gate at the walk way. Per the Guidelines for Site Elements 2.B.i., 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. Staff finds that the ornamental wire fence is appropriate to the Craftsman style structure and is found on the E 1100 Block of E Crockett, namely 1120 E Crockett.
- c. FENCE LOCATION – The applicant has proposed a front fence line spanning across E Crockett to the front, N Pine to the side, and turning to meet the corner of the house before the rear driveway. Per the Guidelines for Site Elements 2.B.ii., 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. Staff finds the proposed fence line is consistent with the Guidelines.

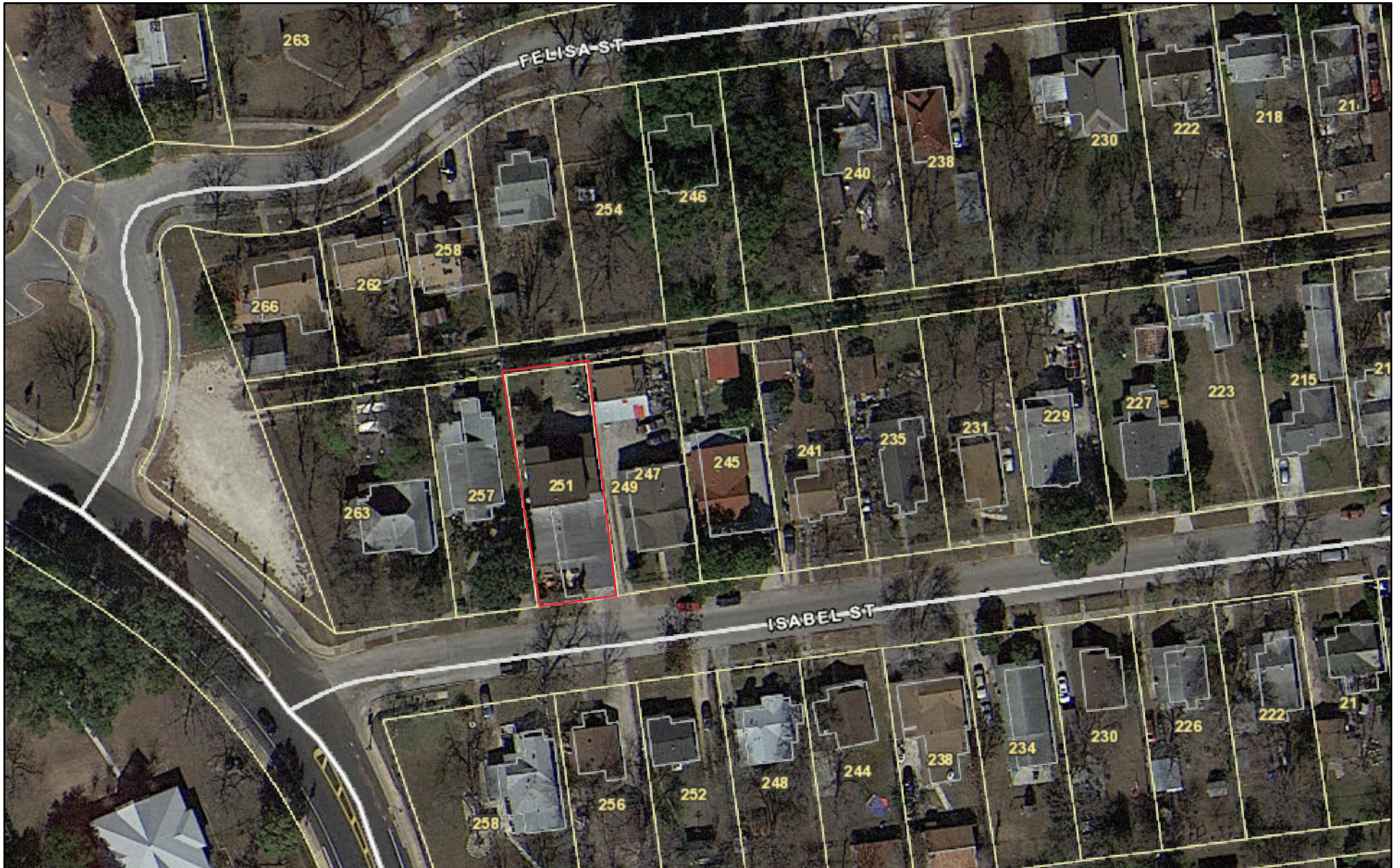
- d. FENCE HEIGHT – The applicant has proposed to install a fence with a maximum height of 48 inches. Staff finds that proposed height to be consistent with the Guidelines for Site Elements 2.B.iii..

**RECOMMENDATION:**

Staff recommends approval based on findings b through d with the stipulation that no portion of the fence exceeds 4 feet in height.



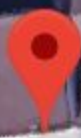
# 251 Isabel



August 27, 2019







251 Isabel Street

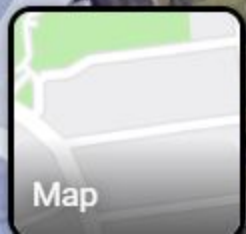
Isabel St

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Map





251 Isabel Street

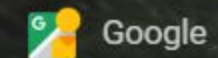


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251 Isabel St

San Antonio, Texas



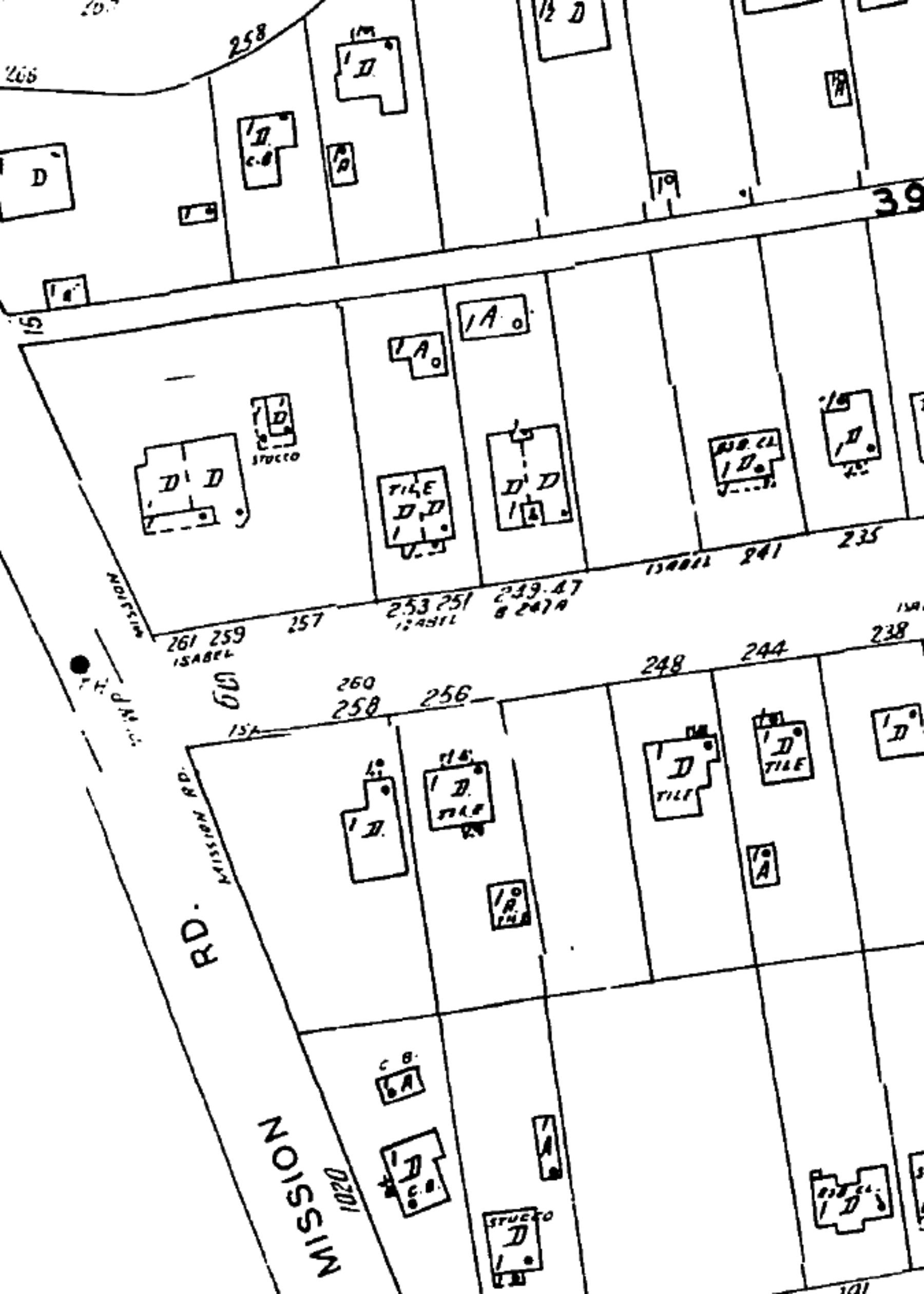
Street View - Apr 2019



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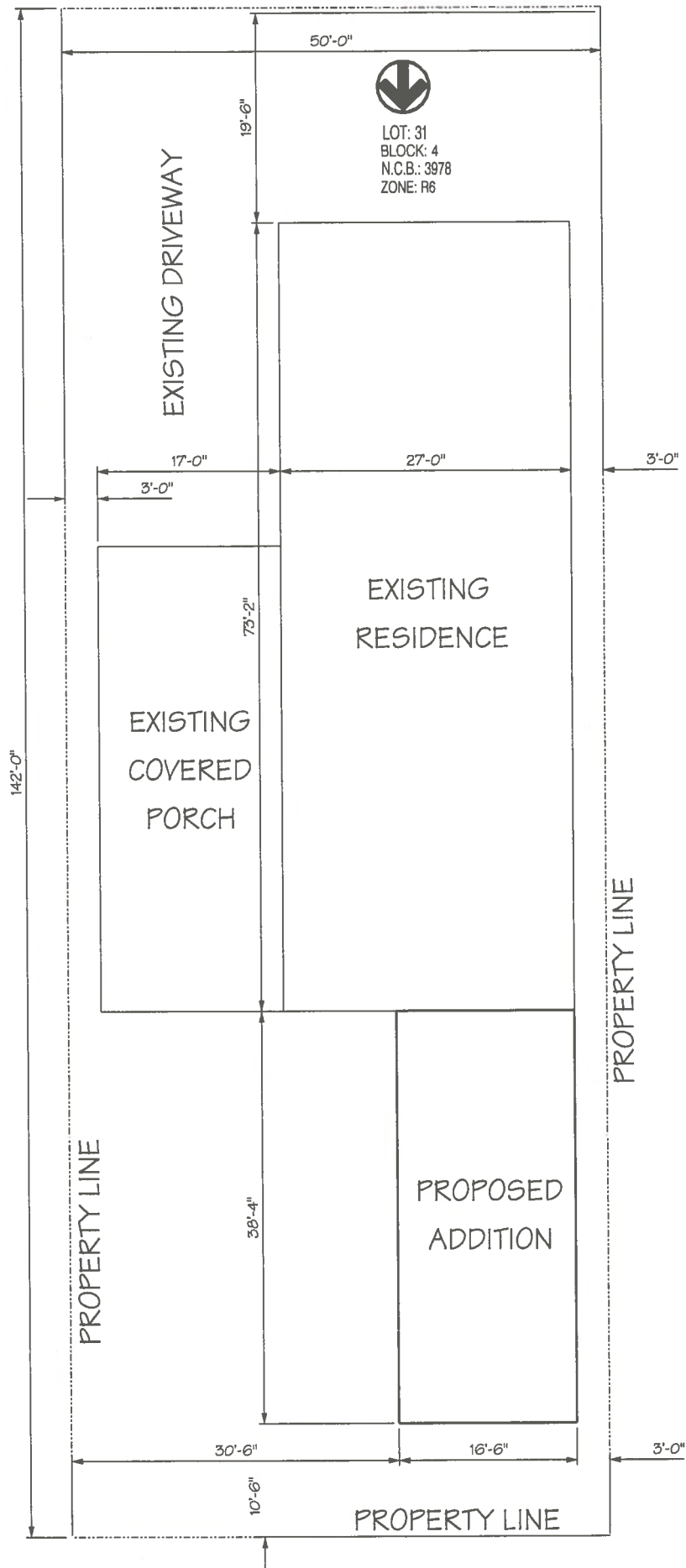
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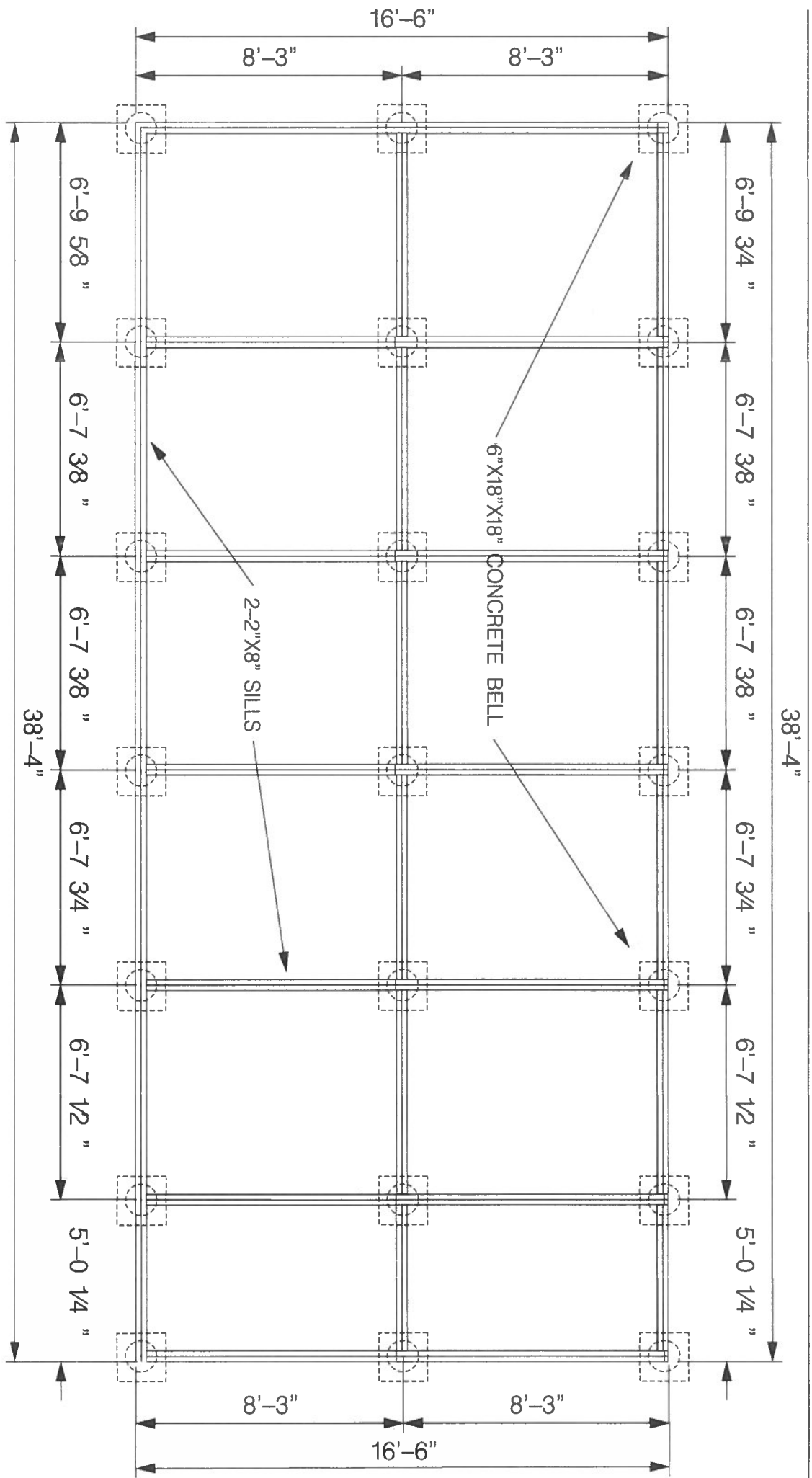
# 251 ISABEL ST

## SITE PLAN

SCALE: 15' = 1"





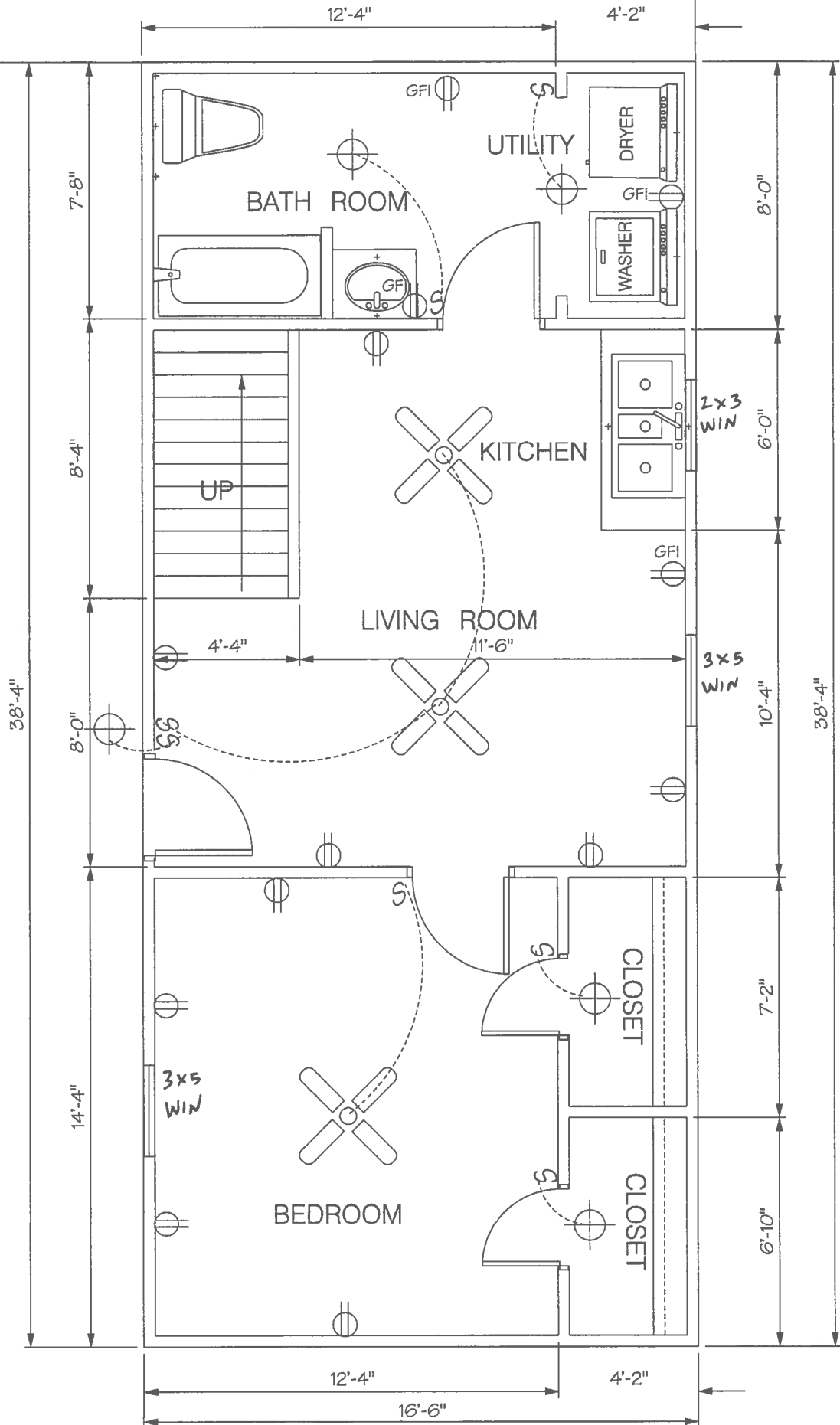




FLOOR PLAN

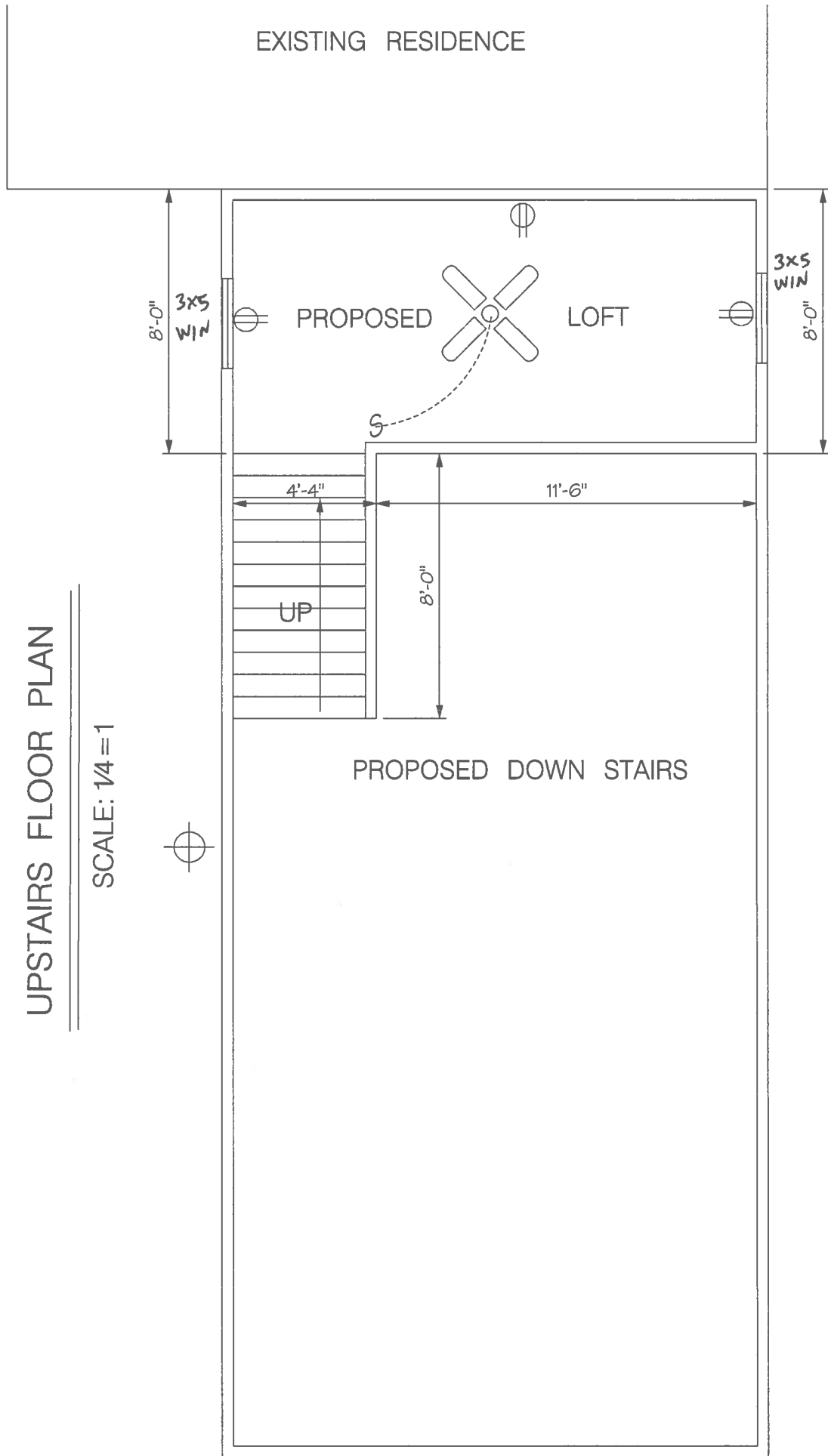
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EXISTING RESIDENCE

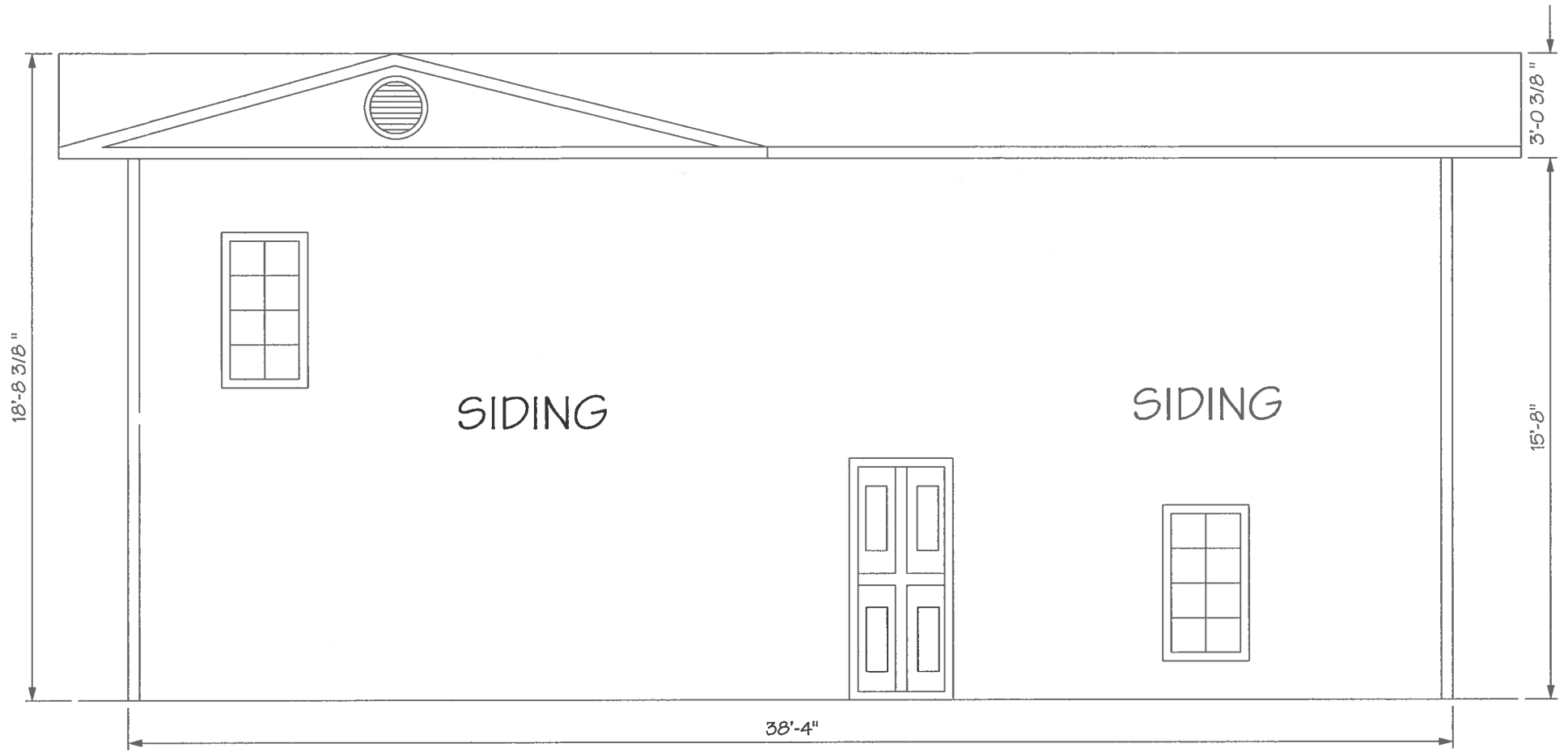


UPSTAIRS FLOOR PLAN

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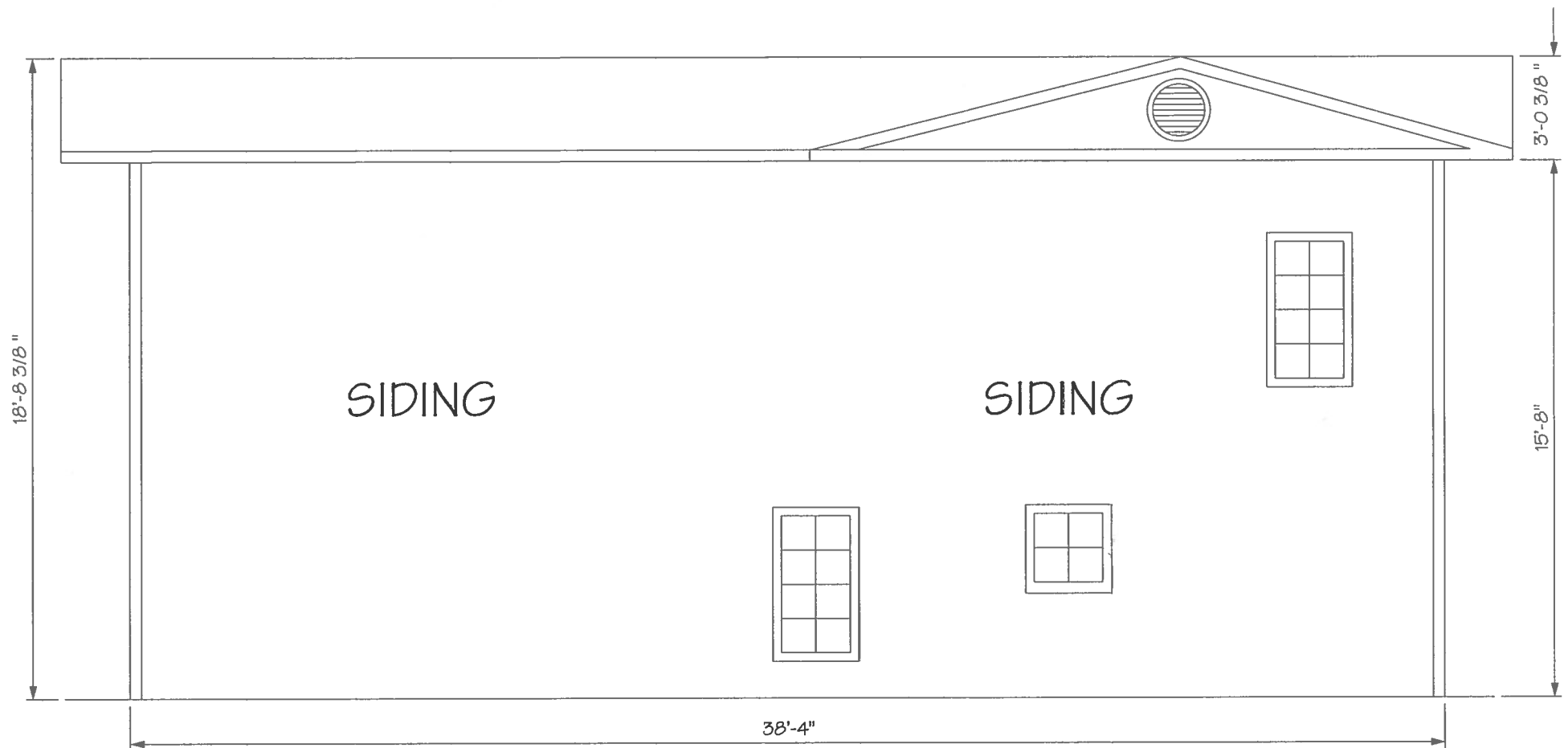






EASTSIDE ELEVATION

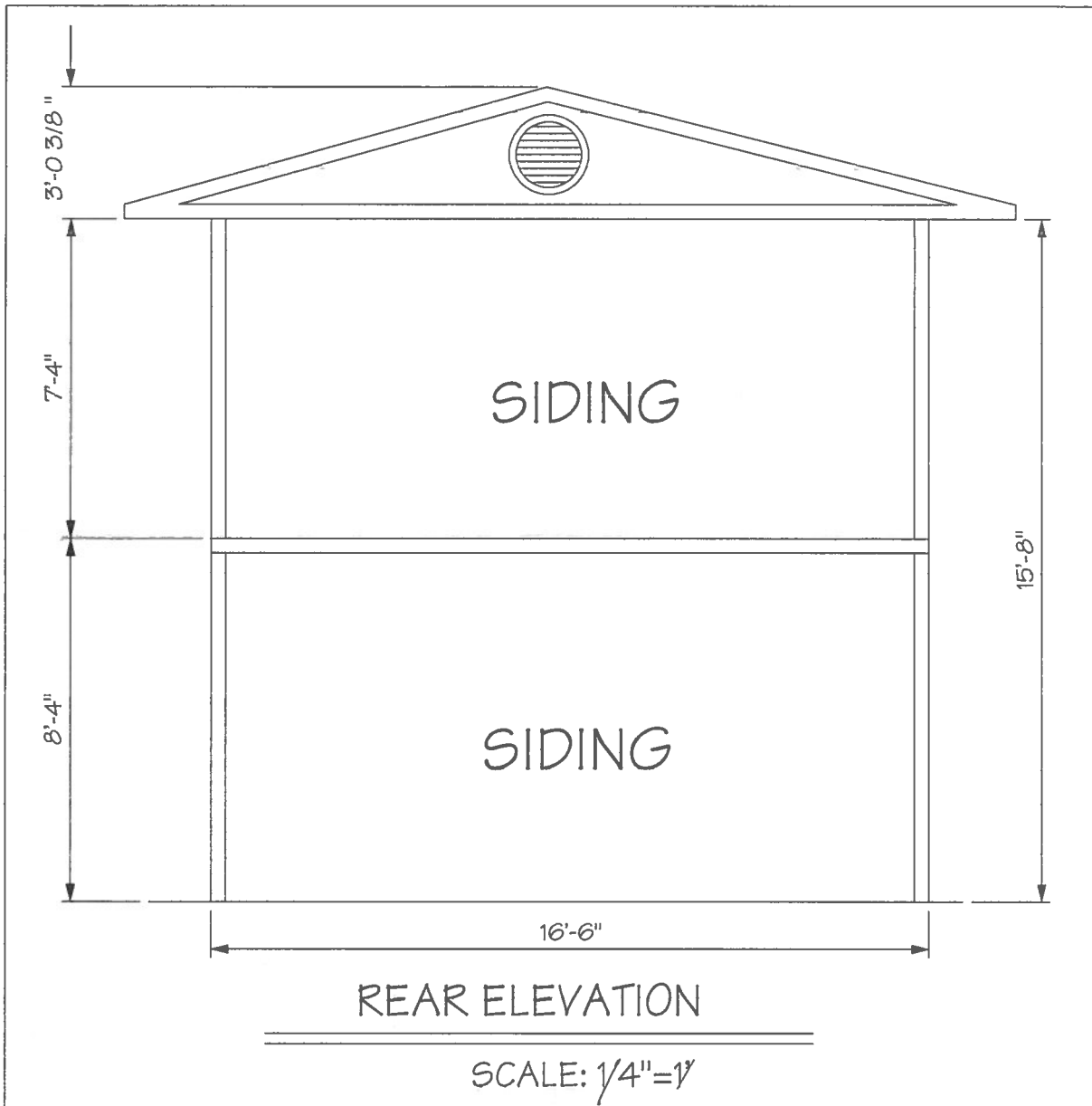
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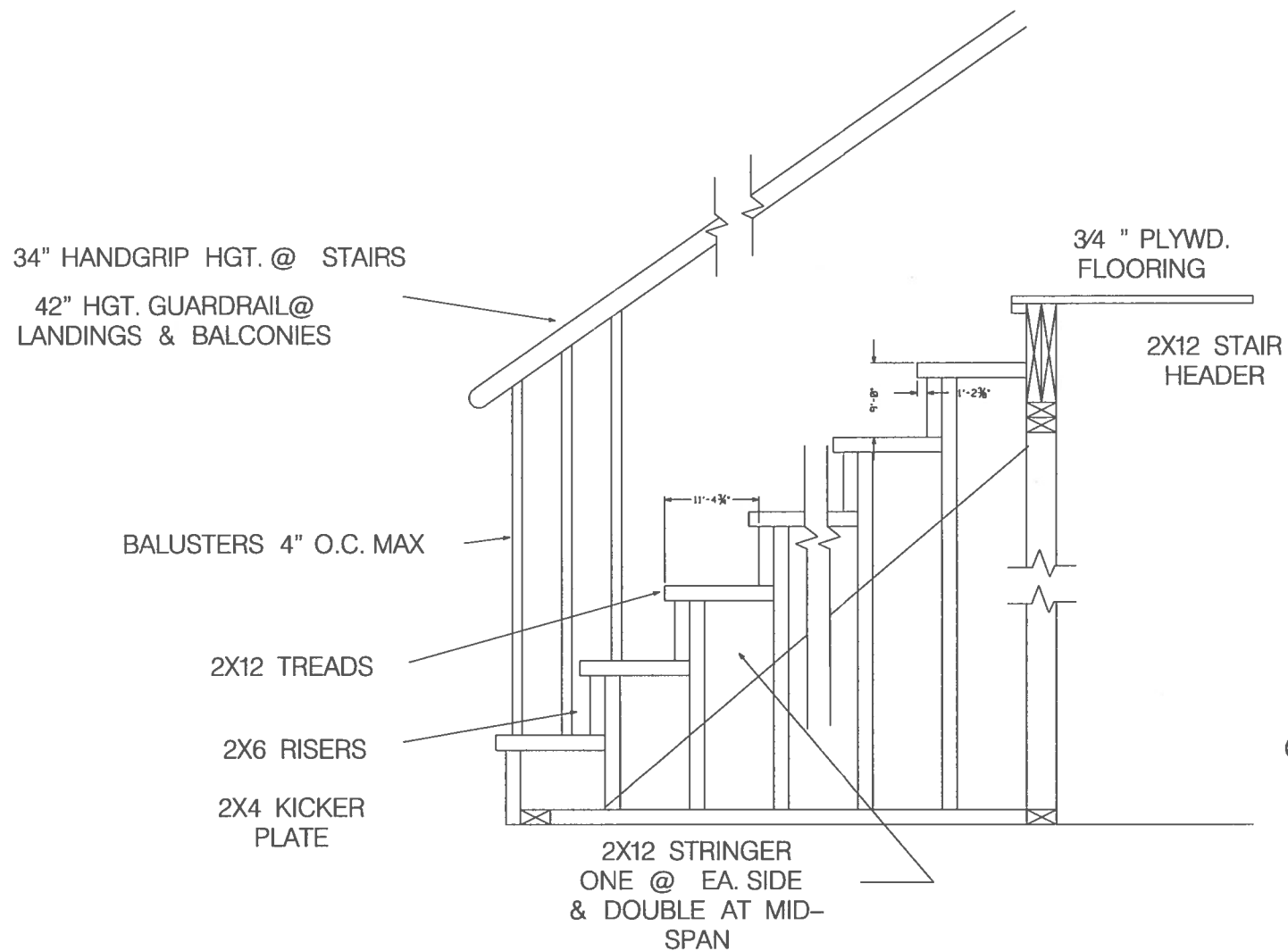
WESTSIDE ELEVATION

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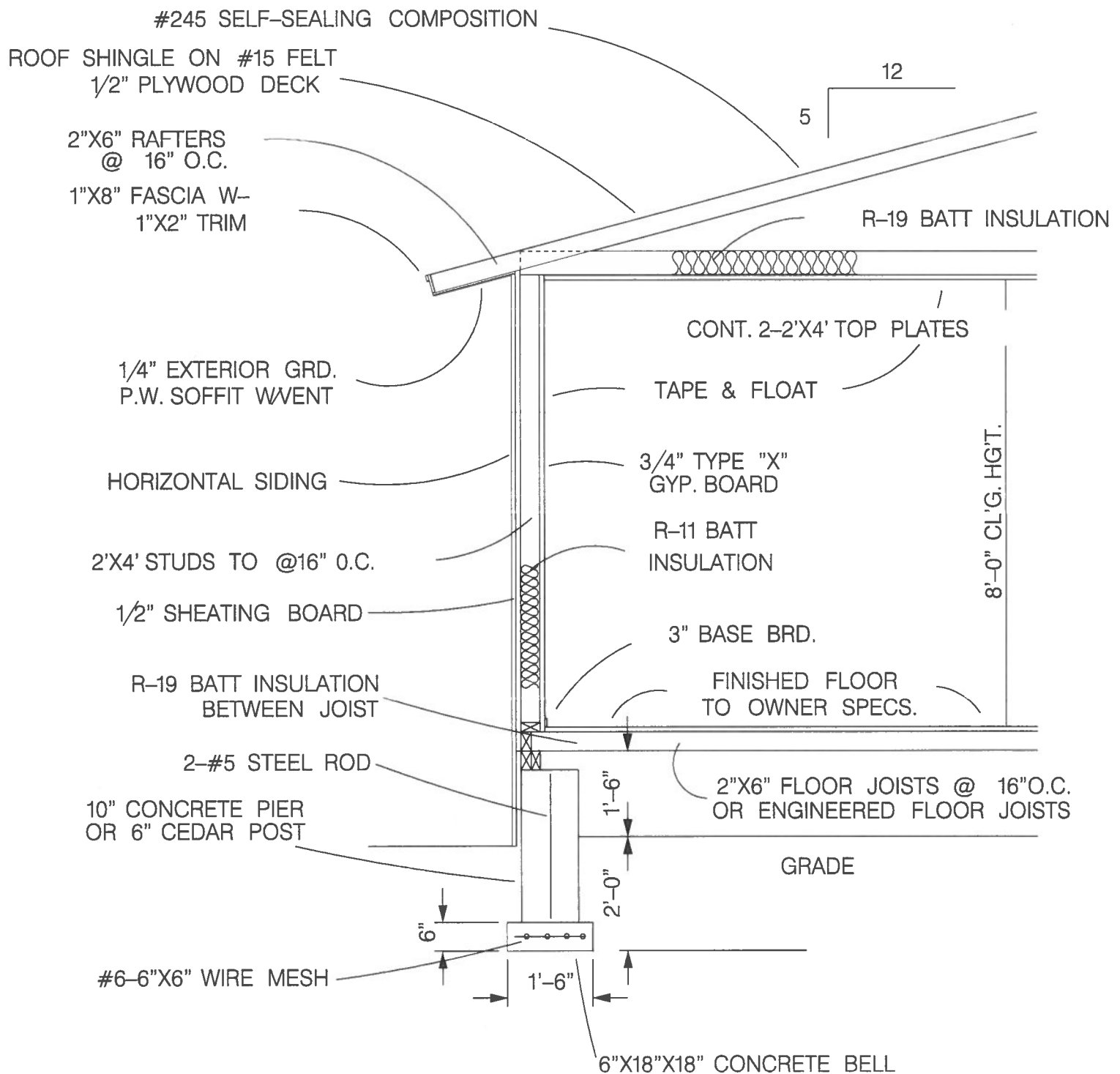


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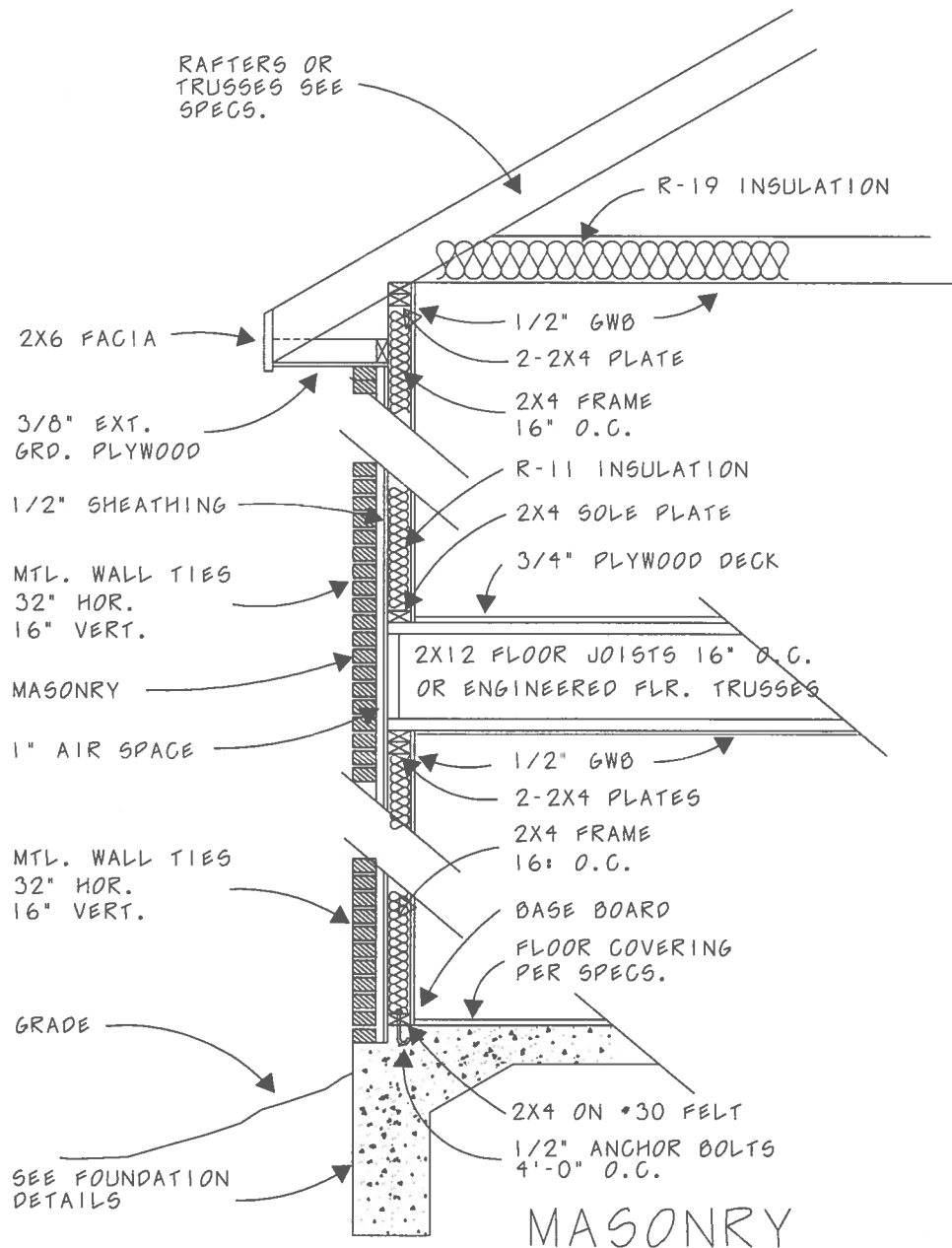
## STAIR DETAIL





## TYPICAL WALL SECTION

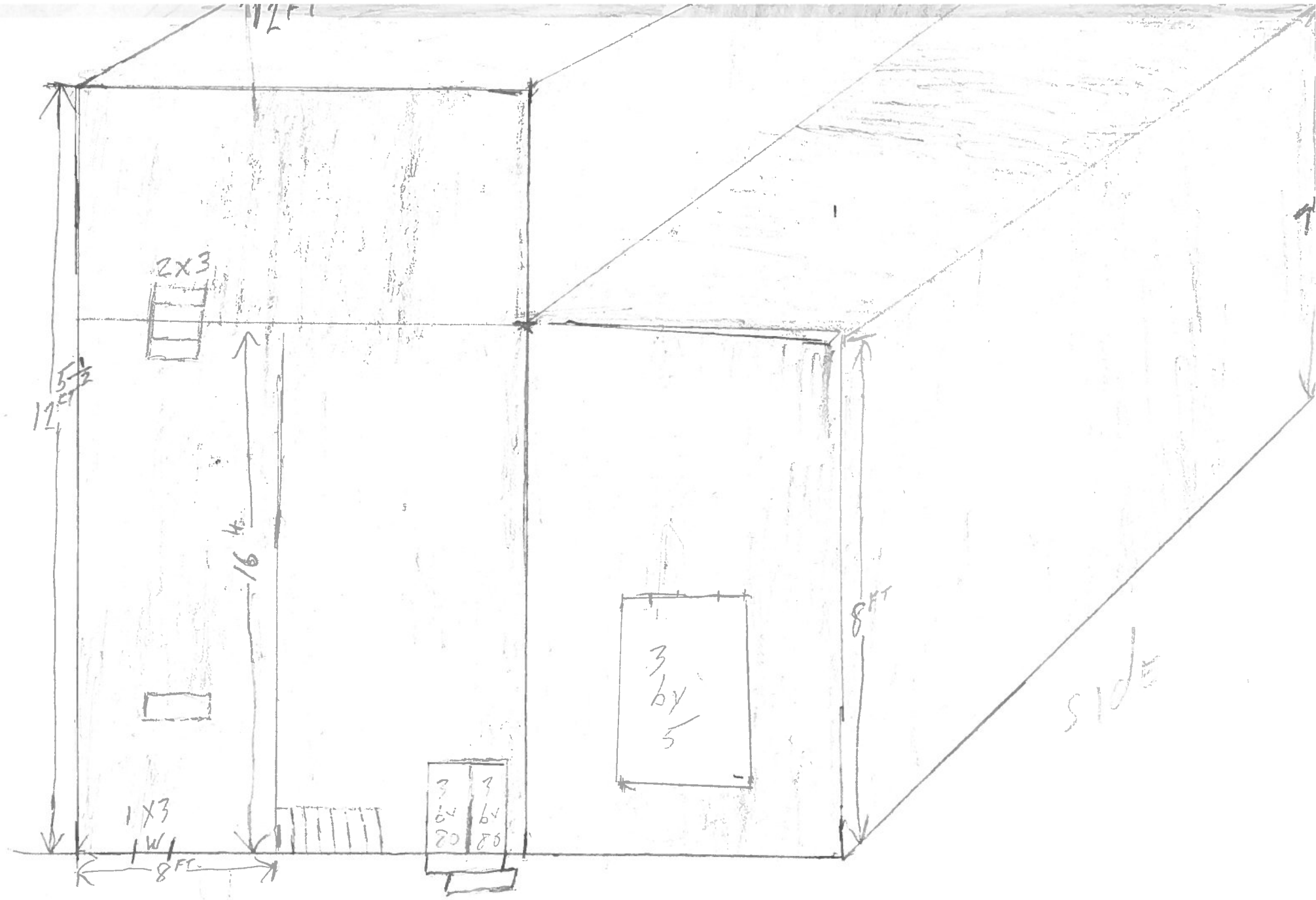
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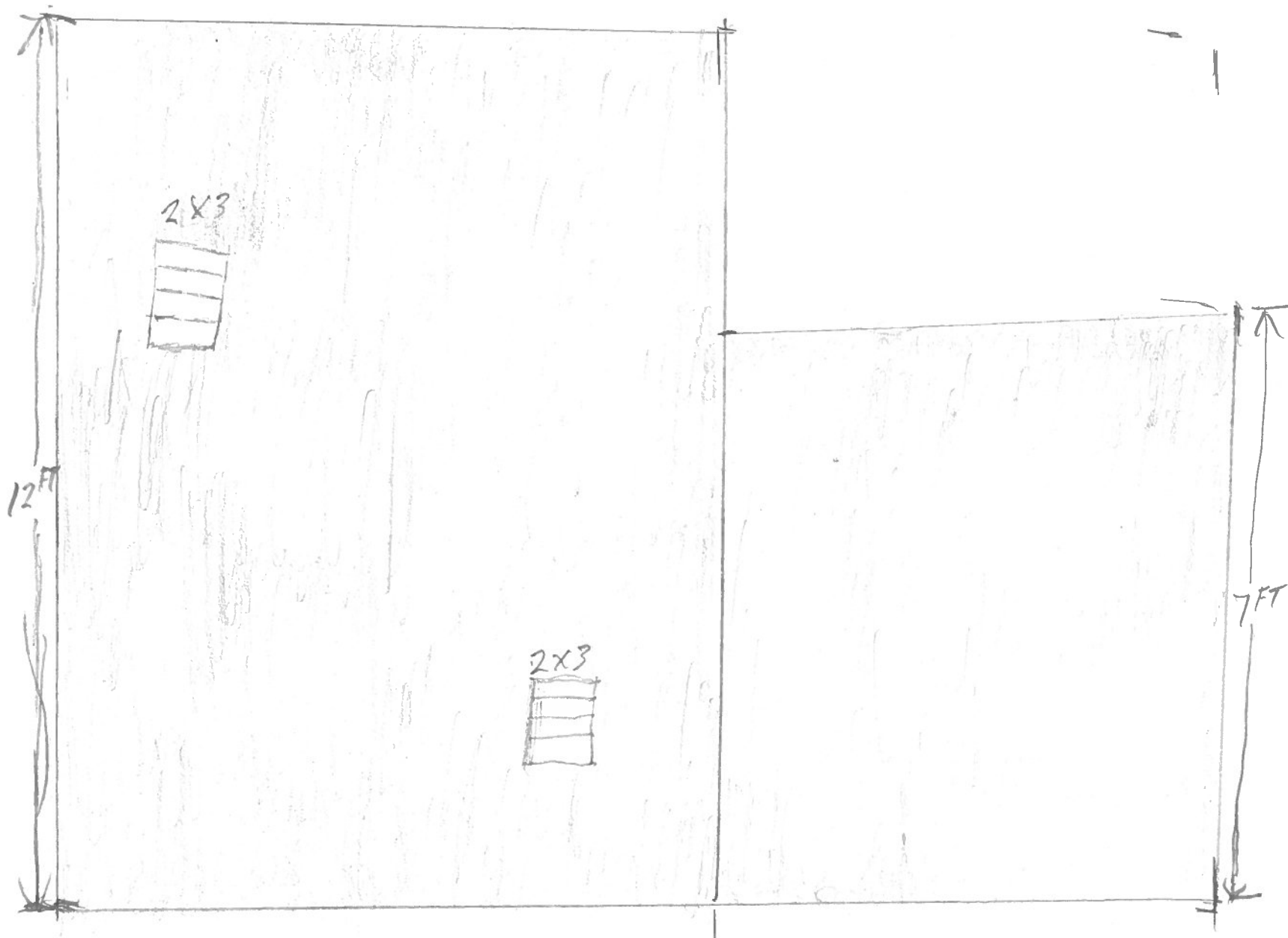
## TYPICAL WALL SECTION

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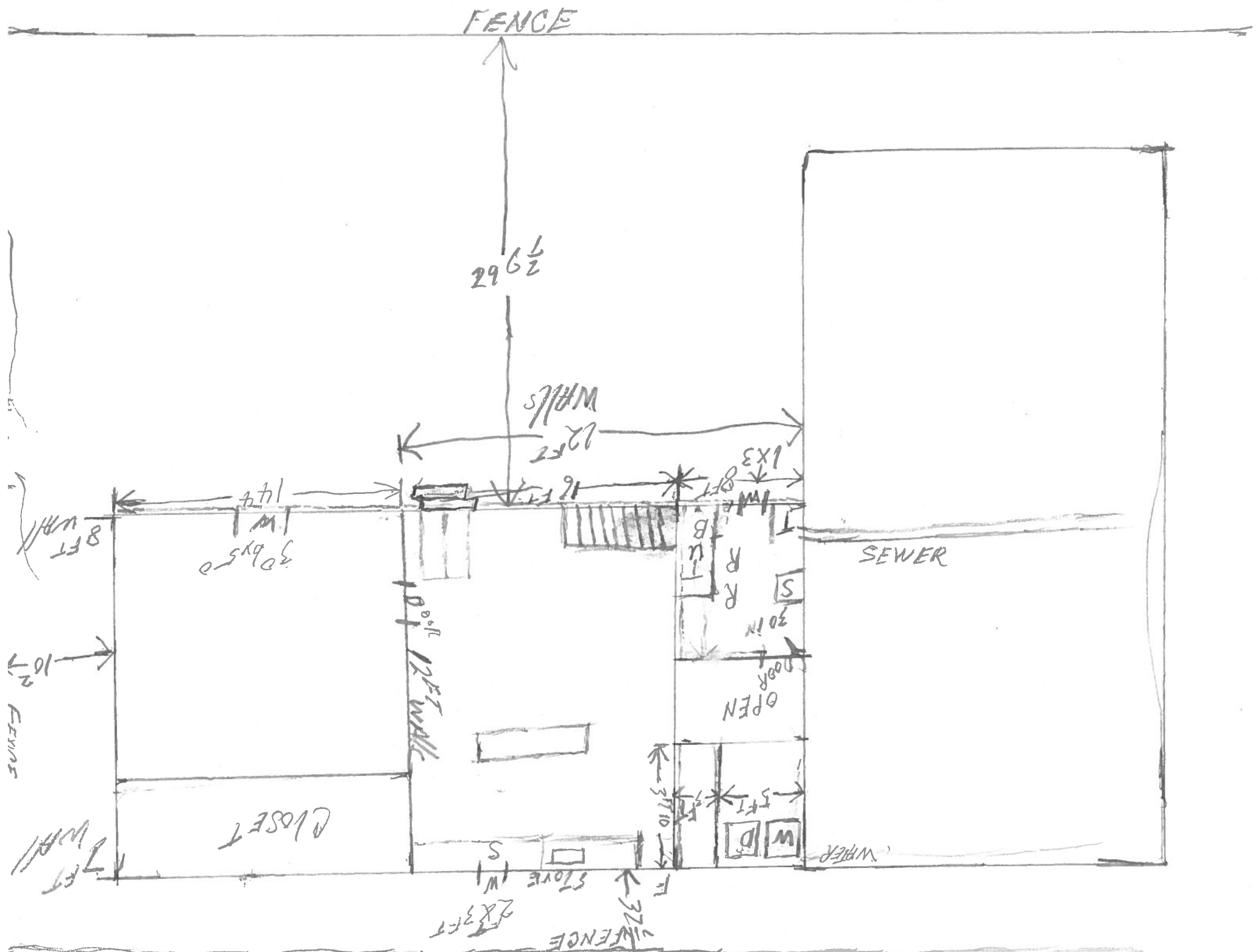


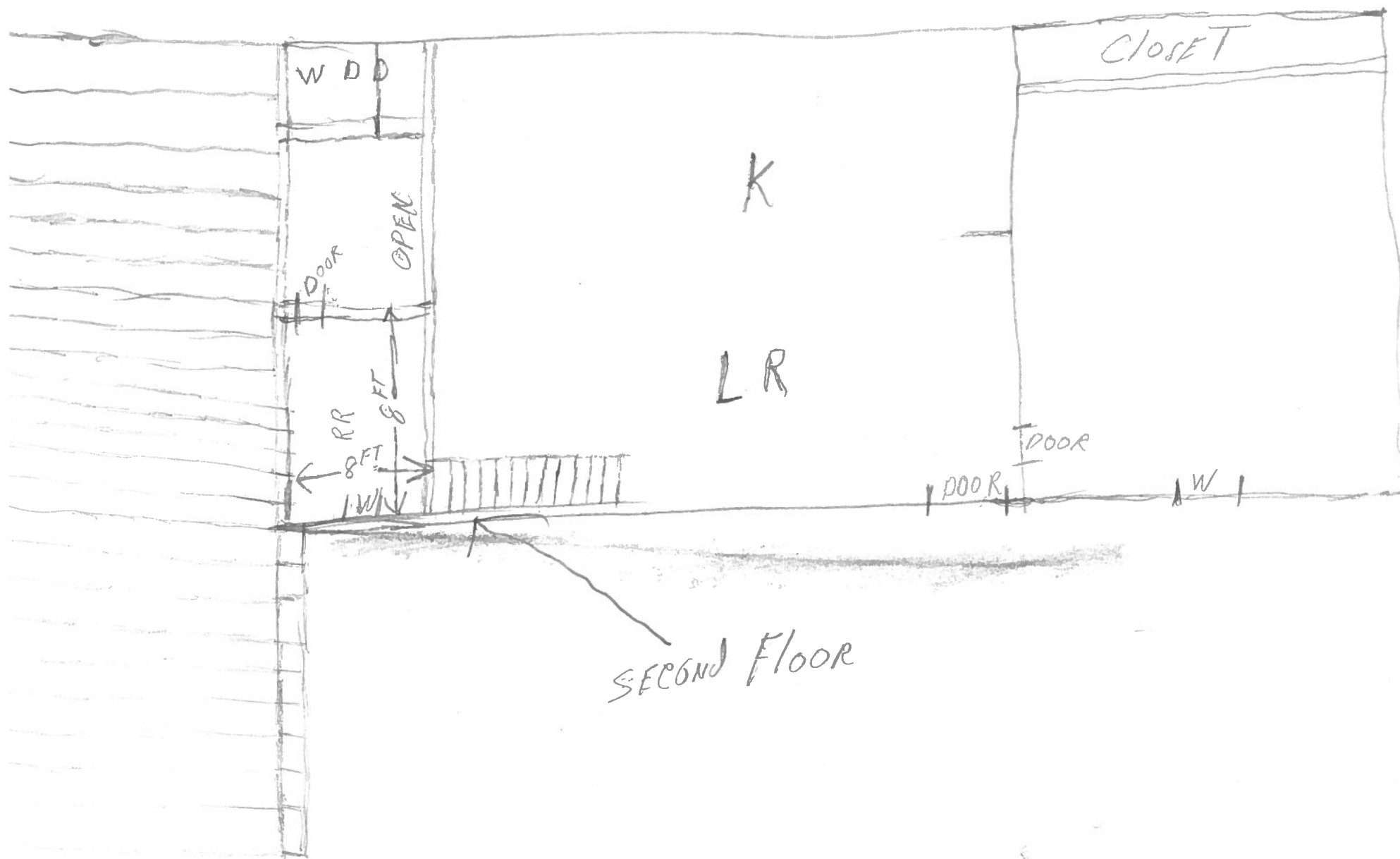
FRONT



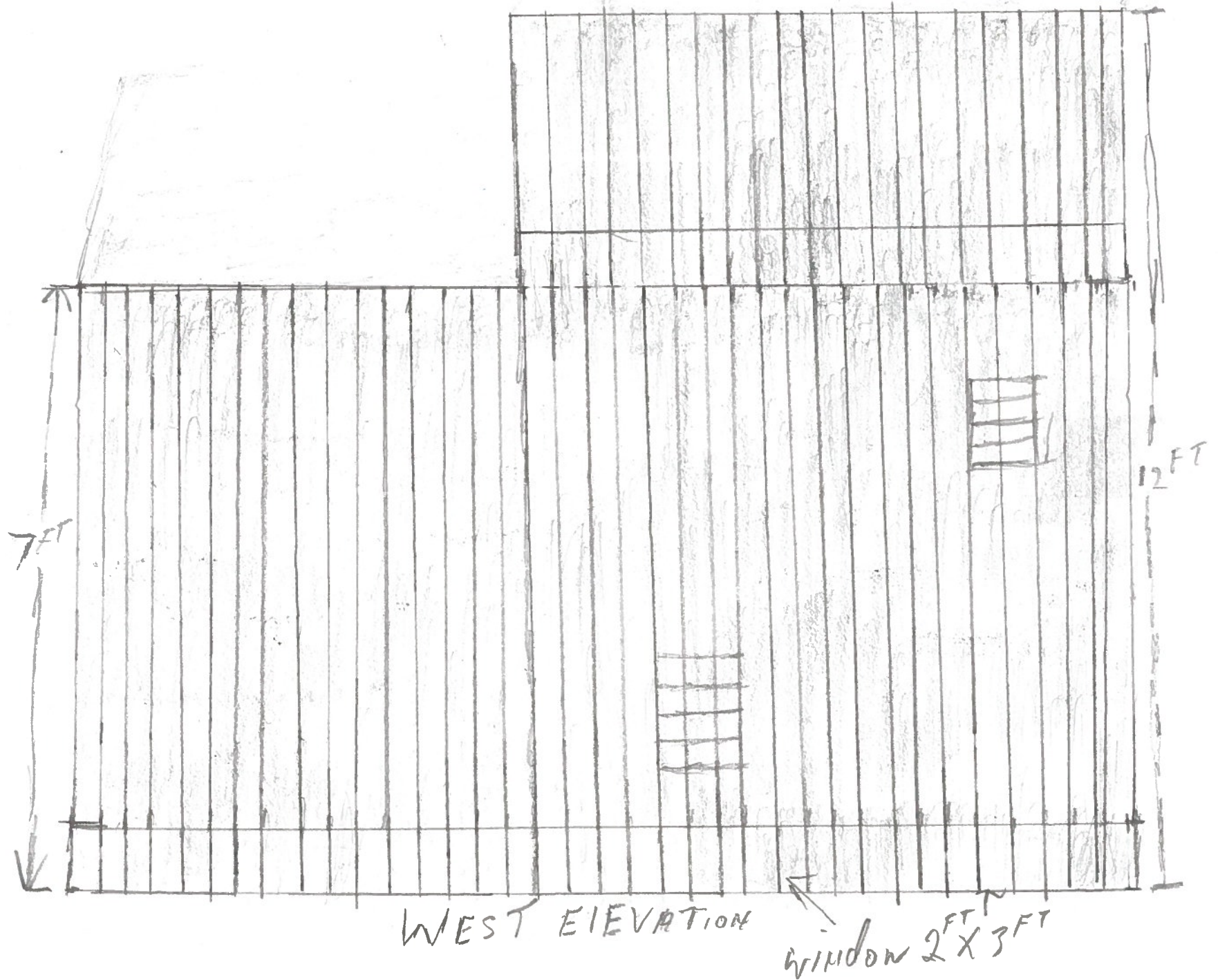
BACK WALL



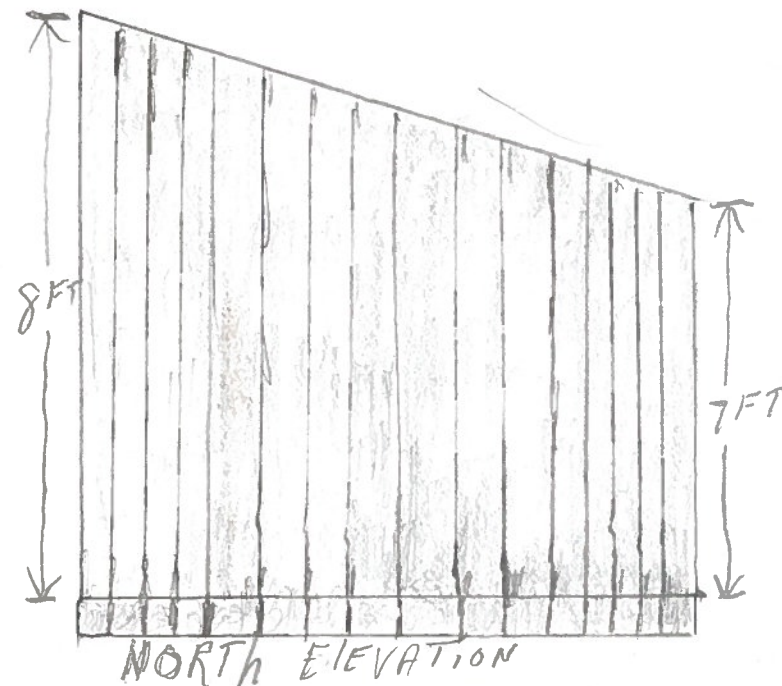
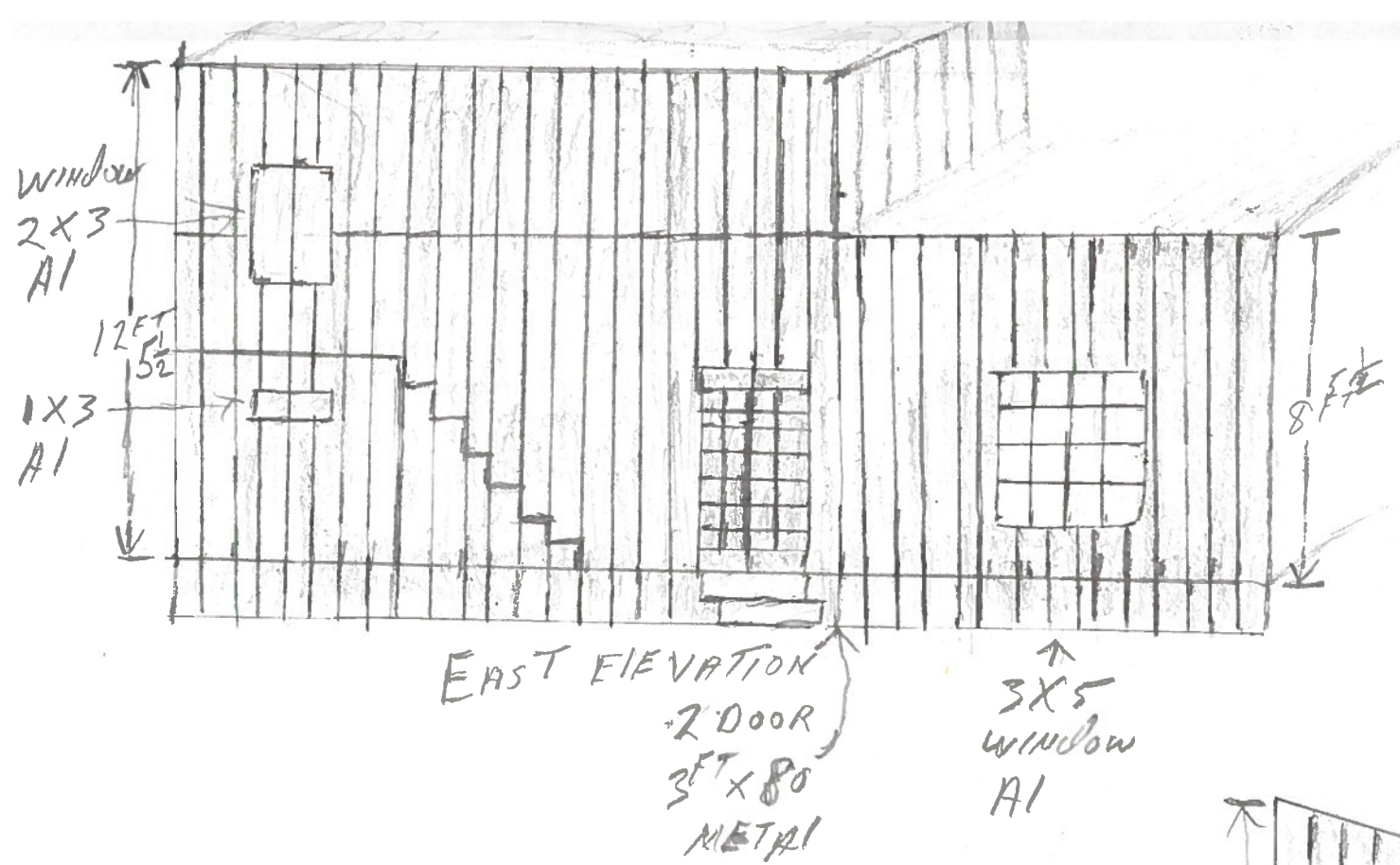




251 Isabel







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