

# HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

**HDRC CASE NO:** 2020-115  
**ADDRESS:** 218 W HUISACHE AVE  
**LEGAL DESCRIPTION:** NCB 2953 BLK 2 LOT E 45 FT OF 6 & W 30 FT OF 7  
**ZONING:** R-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Bob Wise  
**OWNER:** Bob Wise  
**TYPE OF WORK:** Second floor addition to rear garage  
**APPLICATION RECEIVED:** March 02, 2020  
**60-DAY REVIEW:** May 1, 2020  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a second-story addition on a detached garage.

## APPLICABLE CITATIONS:

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

### 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 non-traditional 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.

### *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 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.

#### 2. Massing and Form of Non-Residential and Mixed-Use Additions

##### A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

#### 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.

### 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.

#### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

### 6. Designing for Energy Efficiency

#### A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

#### B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

### C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

### *Standard Specifications for Windows in Additions and New Construction*

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.  
This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

### **FINDINGS:**

- a. The primary structure at 218 W Huisache was constructed circa 1930 in the Craftsman style and first appears on the Sanborn maps in 1935. It is a 1-story, single-family residence and features a hip roof with composition shingles, wide overhanging eaves, a deep-set front porch, brick cladding, and decorative brick detailing. The property features a rear detached garage that sits on the rear property line. The garage features a side gable composition roof, one-over-one wood windows, divided lite garage doors, and stucco cladding. The rear garage is original to the primary structure. The property is contributing to the Monte Vista Historic District.
- b. **ADDITION: FOOTPRINT** – The applicant has proposed to construct a second-story addition to the existing rear garage. The existing garage is 640 square feet and the proposed second-story addition is 558 square feet. The Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds the proposal consistent with the Guidelines.
- c. **ADDITION: SCALE** – The proposed addition will develop an existing 1-story rear garage into a 2-story rear accessory structure. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. The applicant has provided evidence of multiple 2-story rear accessory structures on adjacent properties and a number of 2-story primary structures on the block. Staff finds the second-story addition to be consistent with the Guidelines in terms of height.



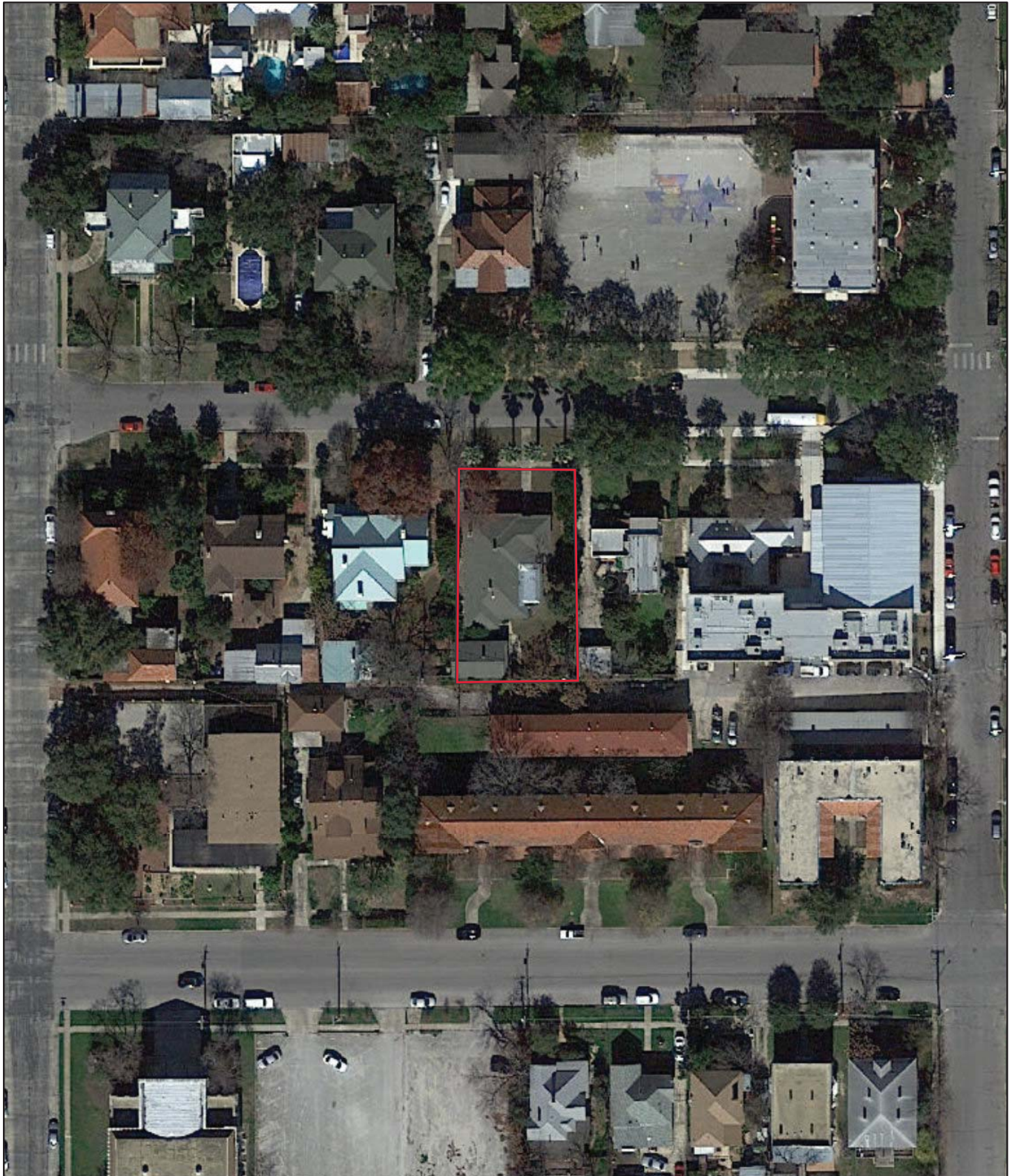
- d. **ADDITION: FENESTRATION** – According to the Historic Design Guidelines and the Standard Specifications for Windows in Additions and New Construction, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. The applicant has proposed to install windows that match the traditionally sized windows on the existing 1-story rear accessory structure. The new windows will be one-over-one wood windows and the fenestration pattern will correspond to the existing fenestration pattern on the 1-story structure. The applicant has proposed to install three ganged one-over-one windows on the second-story north elevation to match the width of the garage door opening on the first floor. Staff finds the proposal consistent with the Guidelines.
- e. **ADDITION: MATERIALITY** – The applicant has proposed to use “Artisan” Hardie siding and has proposed an optional wainscoting. Guideline 3.A.i for Additions stipulates that materials should match in type, color, and texture, and include an offset or reveal to distinguish the addition from the historic structure wherever possible. Any materials introduced to the site as a result of the addition must be compatible with the architectural style and materials of the original structure. Staff finds the proposed Hardie siding to be appropriate as it serves to distinguish the addition from the historic structure; however, staff does not find the proposed wainscoting appropriate.
- f. **ADDITION: ROOF FORM** – The applicant has proposed to install a side gable roof with an overhang to match the existing overhang on the 1-story rear accessory structure. The applicant has proposed a composition shingle roof to match the existing composition shingle roof. Staff finds the roof form and the proposed material to be appropriate and consistent with the Guidelines.
- g. **TOTAL SQUARE FOOTAGE** – The applicant has proposed to introduce 558 square feet to the property in the form of a second-story addition. The proposed addition will not introduce additional square footage to the site. The proposed impervious cover is less than the 50 percent stipulated in the Guidelines. Staff finds the proposal appropriate.
- h. **FENESTRATION MODIFICATION** – The applicant has proposed to replace an existing window on the east elevation with a new door and transom window to match existing. The proposed door will abut an existing window. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should 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. Staff finds the proposal inconsistent with the Guidelines.

## **RECOMMENDATION:**

Staff recommends approval of the second-story addition to the existing rear accessory structure based on findings a through h with the following stipulations:

- i. That the applicant submit final window specifications for the proposed replacement windows to staff for review and approval. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- ii. That the applicant does not install the optional wainscoting on the addition.
- iii. That the applicant does not modify the existing fenestration pattern on the east elevation of the existing 1-story rear accessory structure. The existing window opening should not be modified.
- iv. That the applicant submits final elevations and drawings that reflect stipulations to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

# City of San Antonio One Stop



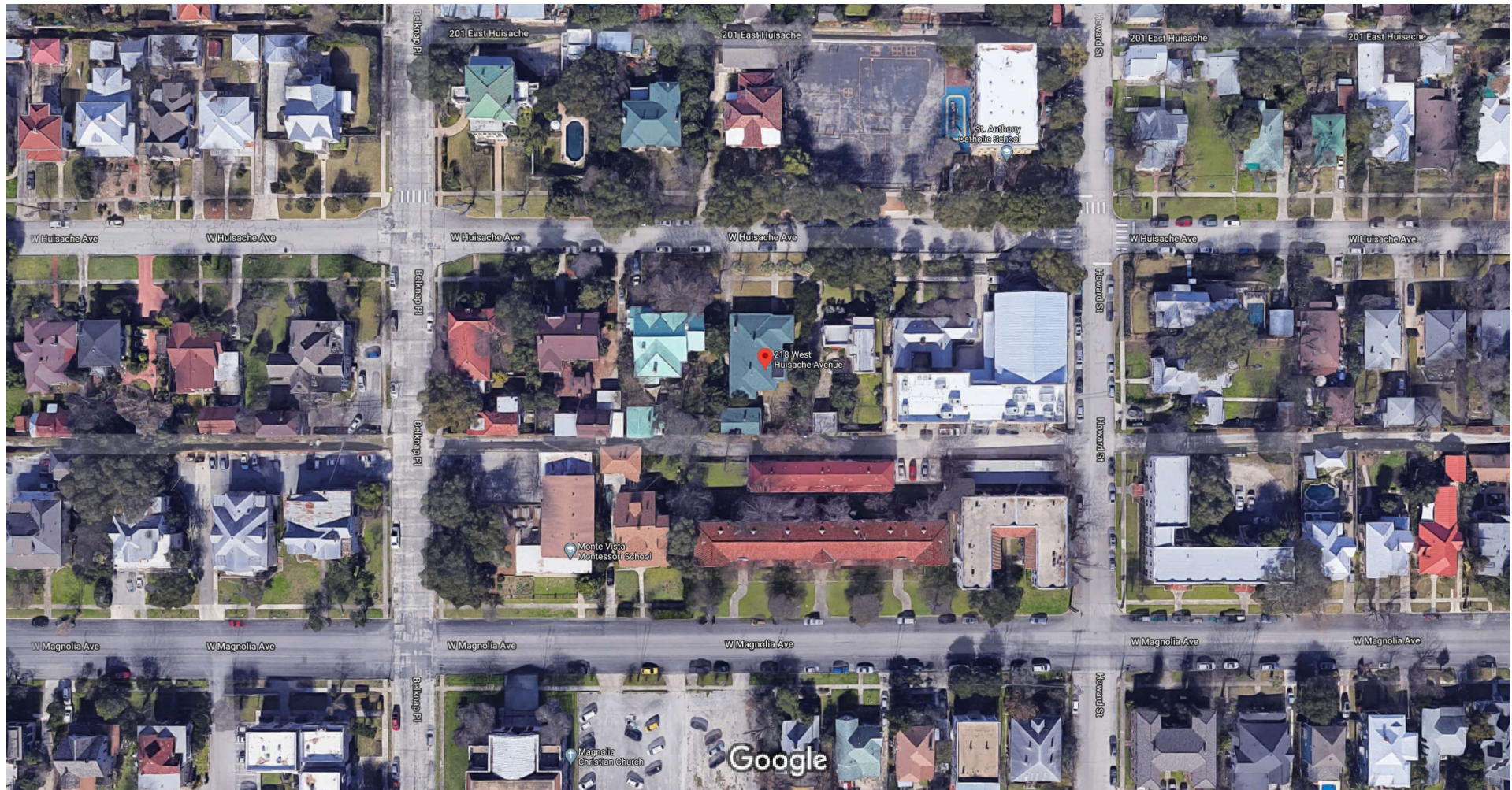
March 3, 2020

 User drawn lines

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0 0.0075 0.015 0.03 mi  
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Google Maps 218 W Huisache Ave



Imagery ©2020 Google, Map data ©2020 50 ft



Google Maps 218 W Huisache Ave



Imagery ©2020 Google, Map data ©2020 20 ft



## Google Maps 218 W Huisache Ave



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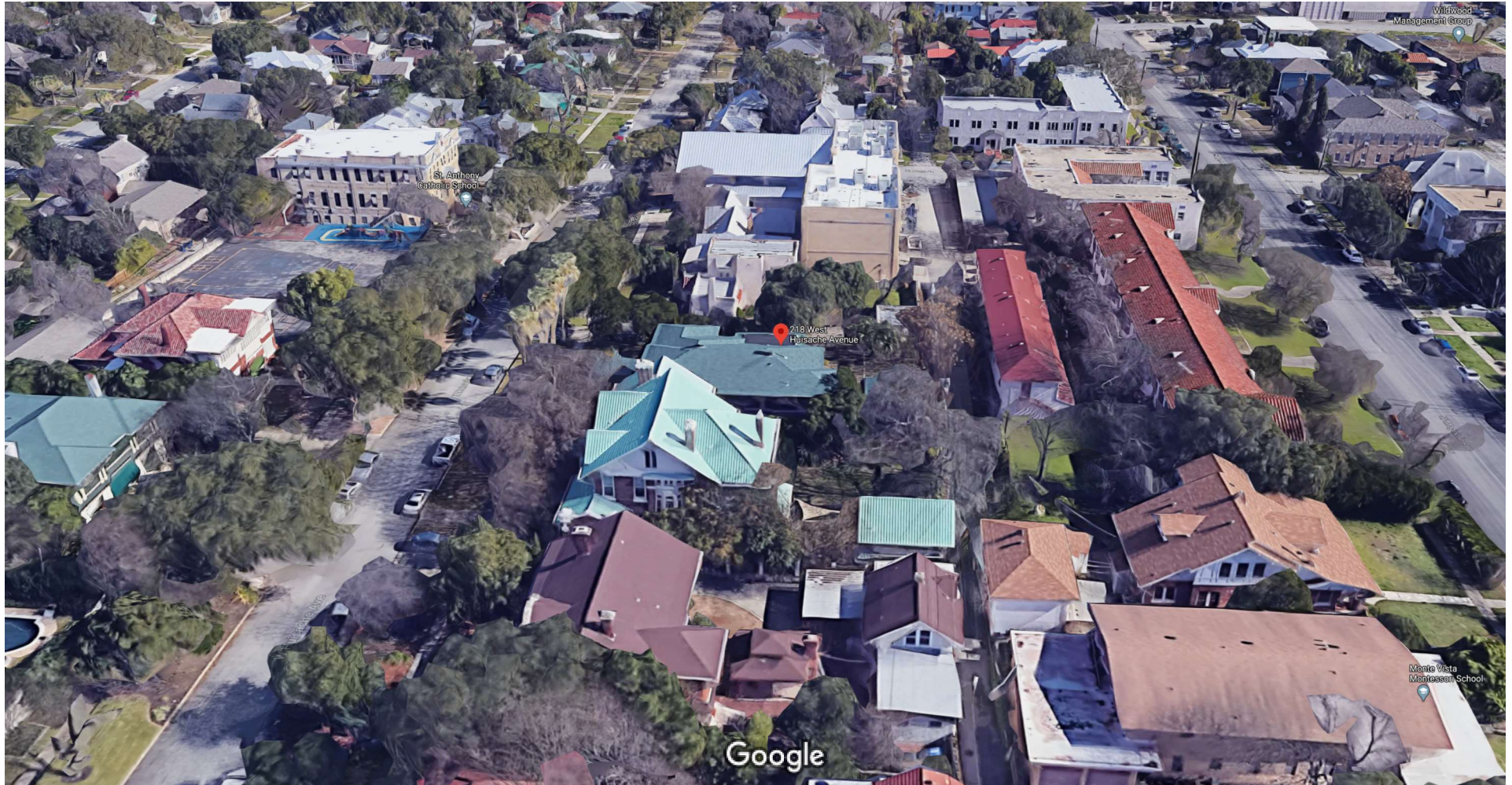
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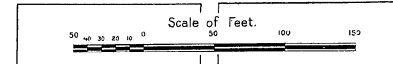
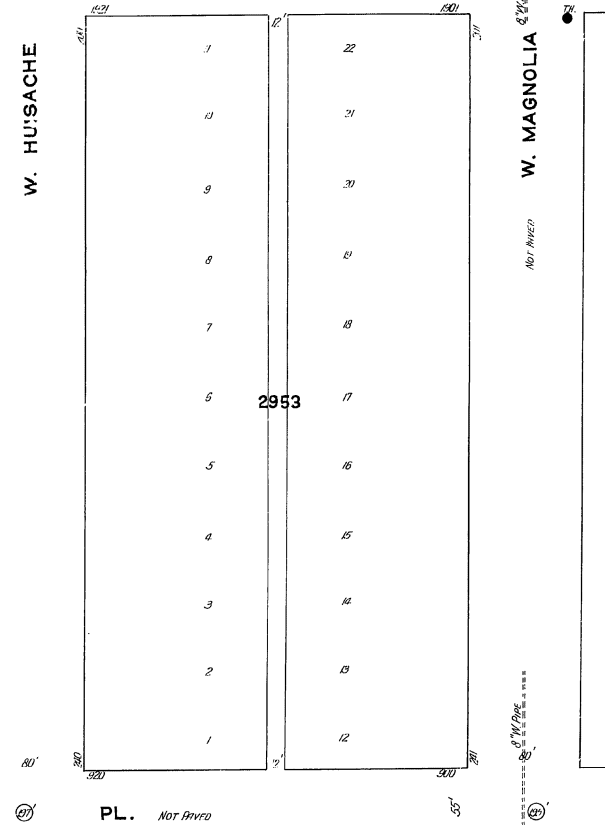
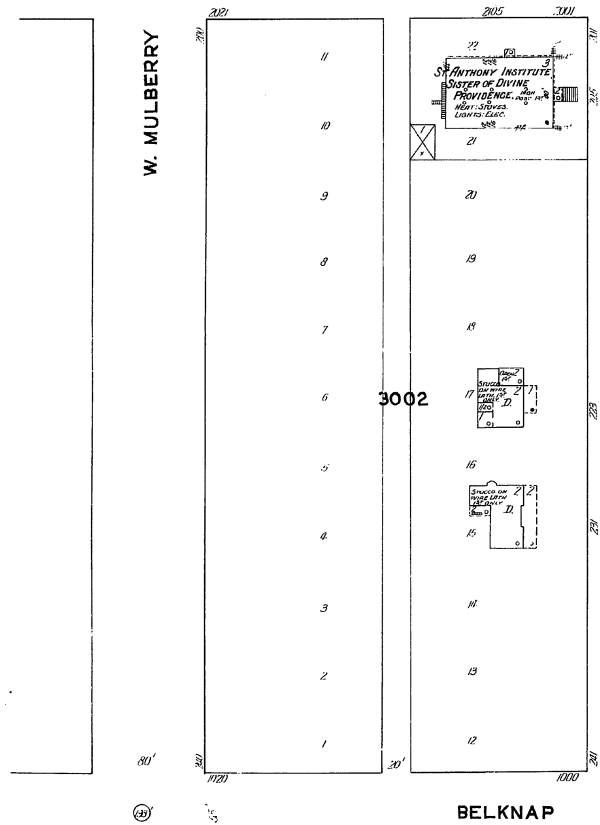
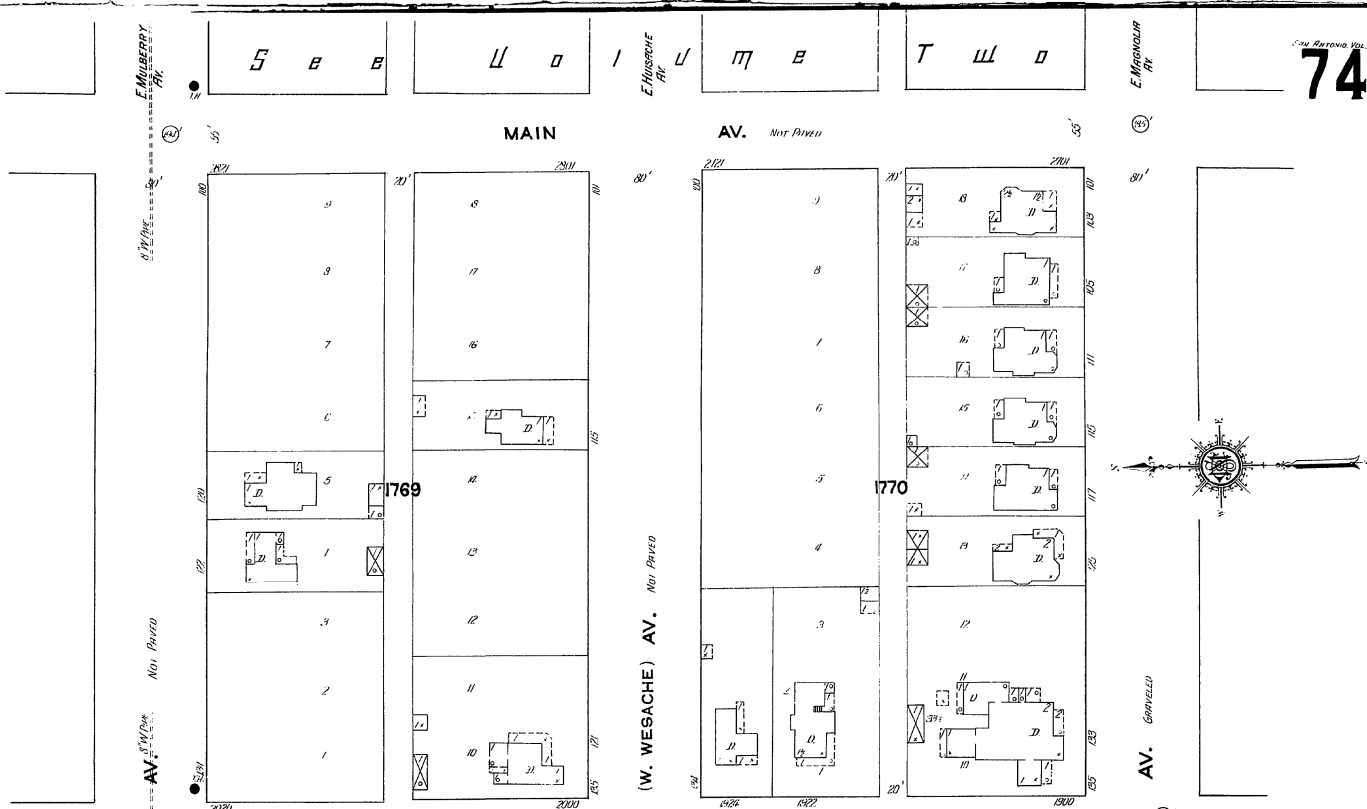
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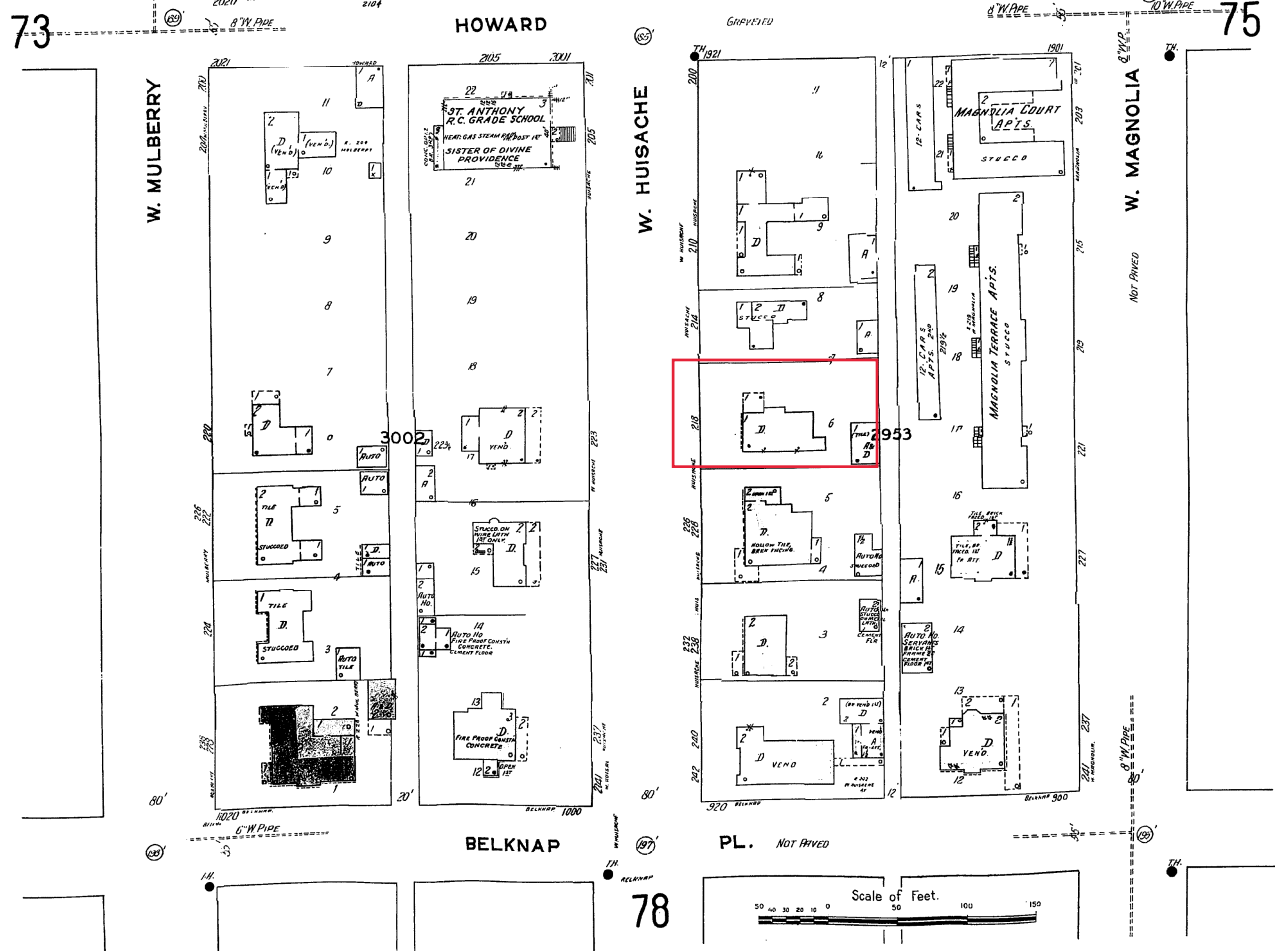
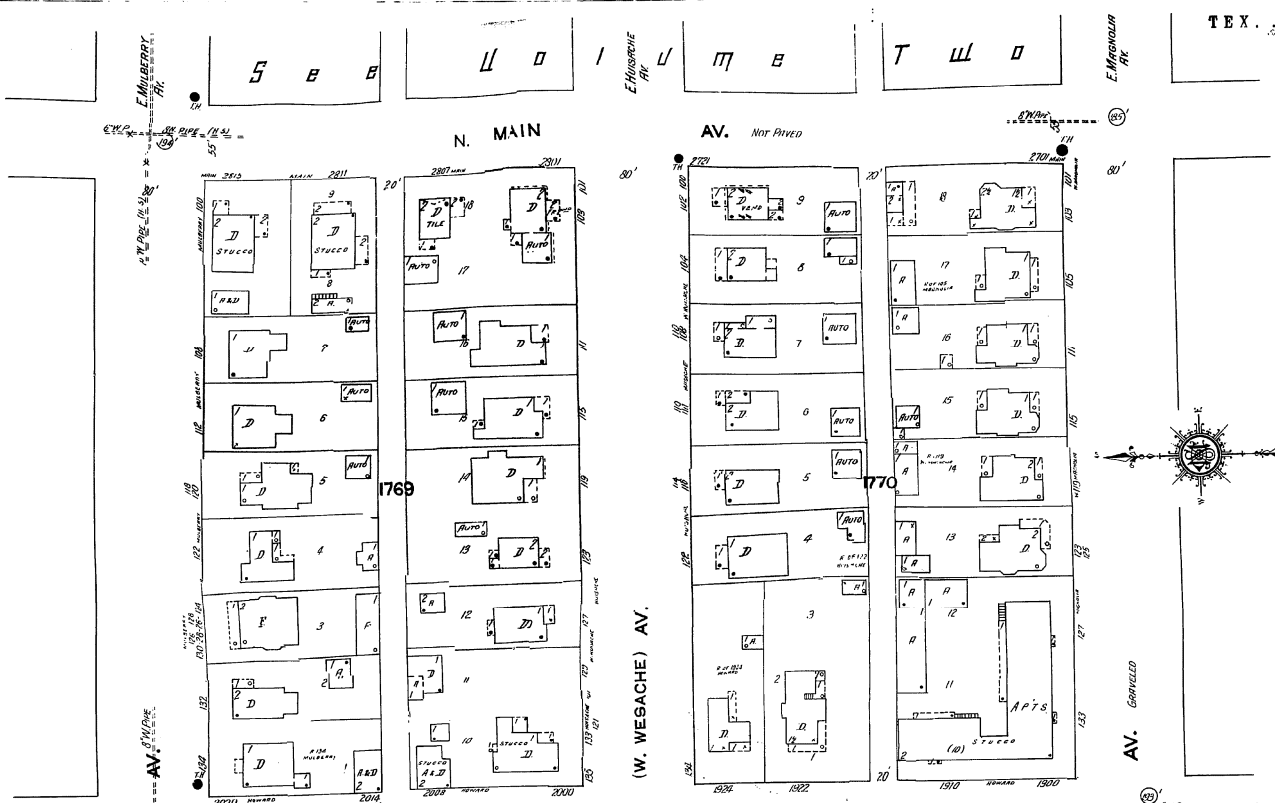
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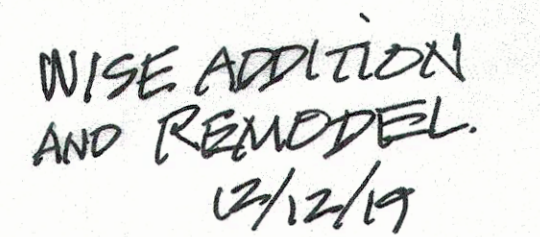
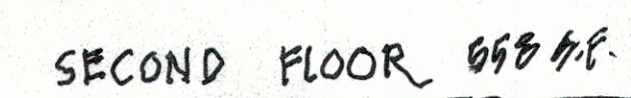
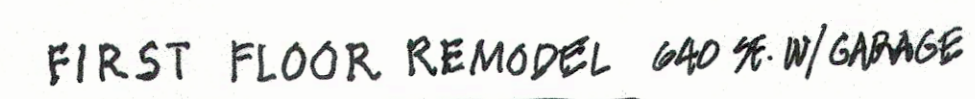
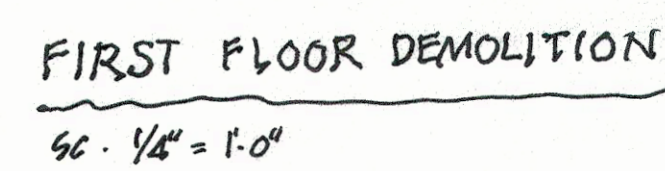
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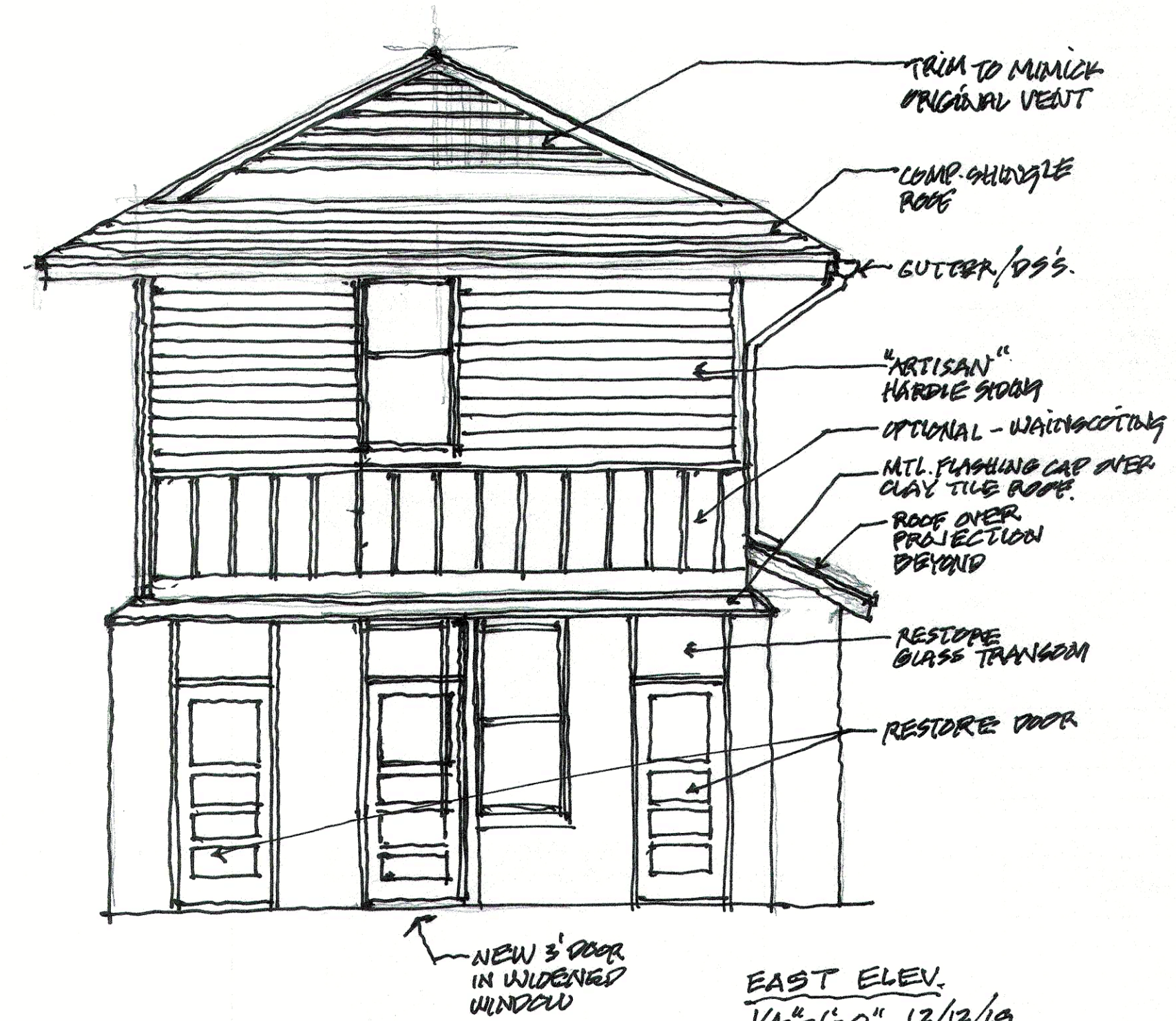



$$96. \frac{1}{4}'' = 1.0''$$

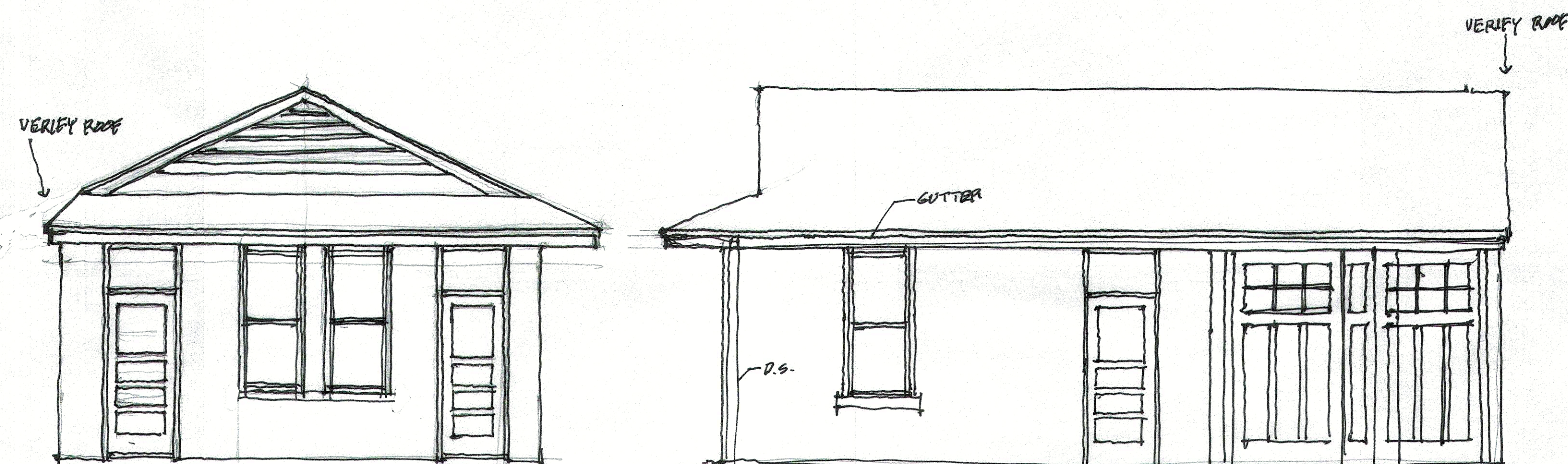




NORTH ELEVATION  
1/4" = 1'-0" 12/12/19  
WISE RESIDENCE



EAST ELEV.  
1/4" = 1'-0" 12/12/19



EXIST. EAST ELEV.

EXIST. SOUTH ELEV.  
1/4" = 1'-0" 12/12/19

WISE RESIDENCE



# **RICHARD MOGAS**

## ARCHITECTURE AIA

December 11, 2019

Re: Wise Residence  
218 West Huisache  
San Antonio, Texas  
Monte Vista Neighborhood

### **Zoning:**

### **Project Description:**

The 640 SF existing building is an ancillary structure to the owner occupied, George Willis designed, 1914 main house and serves as a garage, small bedroom with bath and storage area. It is a one story structure with clay tile walls at the perimeter and wood frame walls at the interior. The roof is wood framed at approximately 5:12 and is composition tile. The clay tile exterior walls are exposed on the interior and stuccoed on the exterior. Windows and doors are wood and detailed as shown in the photographs. There is a generous roof overhang on the North and East sides of the building. This roof has been trimmed back on the South and West lines of the building in responses to the West property line and the alley line. The structure's West and South walls are coincidental with the property lines along those sides. This structure was not built with the same vocabulary of materials as was the main house and although it favors details of that period, it appears to have been built at a later date than the main house.

Windows and doors are in rough shape but appear to be candidates for refurbishing.

### **Scope of Work:**

#### **First Floor:**

The owners have asked Mogas Architecture to refurbish the first floor within its existing footprint by establishing a new bedroom and bath and maintaining a one car garage with a new overhead entry door from the alley side. Entry to the garage is currently accessed from the driveway running along the West side of the house along the property line. The beautiful pair of doors that occur at this existing entry will be refurbished if possible or replaced in their identical design. They too are in rough shape.

#### **New Second Floor Addition:**

Since the existing clay tile exterior walls will not support a second floor, the architect will use a new framed wall adjacent and on the inside of the clay tile walls to support floor joists and roof for the new second floor. The second floor will have an apartment for owner's personal use or to be used as a rental property. The windows at the second floor will be wood windows to match the existing windows

**RICHARD MOGAS**  
ARCHITECTURE AIA

Wise Residence Page 2

and will have "Artisan" Hardie horizontal lap and gap siding with detailing trim that is sympathetic to the era style of construction. This new "Artisan" line of Hardie products was designed specifically to have a solidity sympathetic to solid wood siding and with its 5/8" thickness, it can be detailed in a historical manner. The roofing material will be composition tile as does the existing building. Material samples and paint colors will be submitted as per requirements.

A structural engineer has surveyed the building and has offered the owner advice on foundation and structure.

Richard Mogas AIA



## **Request for a Variance to the Board of Adjustment**

### **TO THE HONORABLE BOARD OF ADJUSTMENT:**

Property description (Attach field notes if necessary):

Lot No.:

Block No.:

NCB: Zoning:

Property Address: 218 West Huisache Avenue, San Antonio, TX 78212

The Applicant, Bob J. Wise, requests the San Antonio Board of Adjustment consider the following variance (below, please describe in detail the variance you are seeking, including a description of existing and/or proposed improvements relative to this case): \*

Property currently includes an existing 1-story, detached garage. According to the UDC, the side and rear yard setbacks are 5 ft. The garage appears to sit on two property lines: (1) on the west side and (2) on the south (alley) side. (See Attachment A.) However, according to Zoning Department staff, the actual property line at the alley is the centerline of the alley, which is 6 ft. from property rear fence line. Thus, according to the staff member at the front desk of the Zoning Department in Development Services, the structure is not within the rear setback.

Applicant requests a variance to build a second floor apartment on the garage structure, which currently encroaches on one setback.

(Attach additional pages if necessary and label "Attachment A")

\*Note: Local Government Code §211.010 (b) and San Antonio City Code §35-481 (b)(1) require that an applicant give notice of the type of variance that is requested and that the specific conditions necessary for granting the variance exist. Failure to do so may result in the return of your application.

## **Attachment A - Photos**

### **Request for a Variance to the Board of Adjustment**

#### **TO THE HONORABLE BOARD OF ADJUSTMENT:**

Applicant: Bob J. Wise, Jr., AIA

Subject Property Address: 218 West Huisache Avenue, San Antonio, TX 78212

SApreservation.com

- Application portal

- CoA

## **Required**

### **Acknowledgements**

Please read the following statements carefully and initial on the respective line. By placing your initials next to the statements below, you, **the property owner**, are stating that you agree with and will abide by these requirements (please initial acknowledging adherence).

#### **Initial**

By filing this request for a variance, I understand that any construction that requires said variance shall cease until such time that the variance is approved, if applicable. Should the Board of Adjustment deny the request, I may pursue an appeal or bring my property into compliance in accordance with any and all City codes **within 30 days**.

I understand that prior to the hearing of this case by the Board of Adjustment, staff will conduct a thorough site visit in order to take photographs of the property for use at the public hearing. This site visit may necessitate complete access to the subject property. Staff will make a reasonable attempt to contact the property owner 24 hours prior to visiting the site. I understand that it is my responsibility to ensure that conditions at the subject site will not create a hindrance to city staff. If site conditions are not conducive to staff completing the necessary task during the site visit, your case may be delayed.

Any exhibits submitted by the applicant (audio, visual, document, or otherwise) must be submitted to staff at least 24 hours prior to the public hearing and must be made part of the official record and will not be returned. I also understand that I or a representative must be present at the public hearing.

Refunds will be issued in accordance with the department cash handling policy and will be subject to a \$100 processing fee. This fee is charged for all refund requests. Refunds may only be issued if request is submitted prior to the case being published in a newspaper of general circulation.

In case of conflict, the English version of all documentation will govern. You acknowledge receipt of this application written in the English language, with the Spanish language text where applicable, and the important terms herein.

Some future correspondence may only be available/provided in English. (En caso de un conflicto de interpretación, la versión en inglés de toda documentación gobernará. Usted reconoce el recibo de esta solicitud escrita en el idioma inglés, con texto en español donde aplica y de los términos importantes. Alguna correspondencia futura podría ser disponible/proveado a solamente en inglés.)

**Language interpreters are available and must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call Kristie Flores at (210) 207-5876.**



**Hay servicios de traducción simultánea disponibles. Estos servicios deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, Kristie Flores al (210) 207-5876.**

## CONDITIONS NECESSARY FOR GRANTING A VARIANCE

Below are the conditions that are required to exist in order for the Board of Adjustment to grant a variance request. Describe in detail how the requested variance meets these conditions. (*Attach additional pages if necessary and label "Attachment B"*)

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### **1. The variance is not contrary to the public interest.**

Several homes in the area have 2-story garage structures, including the two properties immediately to the west. The first property to the west is my next door neighbor. The second property is his neighbor. (Both homes were built almost a century ago and are, thus, "grandfathered" under current zoning.) The requested variance is not contrary to the public interest, because it would be identical to the garages of two existing homes in the same block. In addition, much of the block across the alley to the south consists of 2-story apartment over garages. Many homes in Monte Vista have 2-story garage apartments, some of which have been constructed in the last few years. The public interest will not be affected by the requested variance.

### **2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.**

When purchased, the Applicant's house was advertised as a 3-bedroom, 2,165 sf house. Unfortunately, one of the "bedrooms" was a 10-ft-wide sunroom with access through another room, and it has no closet, so it doesn't meet the definition of a bedroom according to FHA. The second "bedroom" opens directly to the living room, but it does not have a closet, and it has a separate entry from the front porch. (It appears to have been the office of a doctor or other consulting professional.) This room is also too small to be considered a bedroom, according to FHA requirements.

The Applicant requests a zoning variance in order to add a second floor to the garage to serve as a guest suite. It would have a bedroom, bathroom, living area, and storage on that level. In addition, the Applicant would like to insert a garage door at the back of the structure to enable the Applicant's car to enter the garage from the alley, as the garage apartments across the alley currently do.

3. **By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.**

By granting the variance, the Applicant will have the equivalent amenities as his neighbors, the spirit of the ordinance will be observed, and substantial justice will be done.

4. **Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.**

The variance will not change the operation and use of the property as a single-family residence.

5. **Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.**

The variance will not affect adjacent conforming property nor will it alter the essential character of the Monte Vista Historical District. It will comply with current design standards administered by the Historic and Design Review Commission.

6. **The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.**

The Applicant purchased the existing main house, existing garage, all on approximately .22 acres in size. As currently designed and built in 1914, the unique Prairie Style house and garage structure are too small to accommodate overnight guests or a growing family. The conditions existed when the Applicant purchased the property and are not due to financial hardship or the result of general conditions in the historic district in which the property is located.

Respectfully submitted:

Name of applicant: \_\_\_\_\_ Status: Owner ( ) Agent ( )

Mailing address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_

Other phone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant's signature \_\_\_\_\_

Date \_\_\_\_\_

Name of representative: \_\_\_\_\_

Mailing address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_

Other phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Property Owner: \_\_\_\_\_

Mailing address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_

Other phone: \_\_\_\_\_ Email: \_\_\_\_\_

### AUTHORIZATION BY PROPERTY OWNER(S)

I, \_\_\_\_\_, the owner of the subject property,  
authorize

\_\_\_\_\_ to file this request for a variance from the

(Applicant)

Property Owner's Signature \_\_\_\_\_

Date \_\_\_\_\_

### OFFICE USE ONLY

Case No. \_\_\_\_\_

Case Manager \_\_\_\_\_

Tentative Hearing Date \_\_\_\_\_

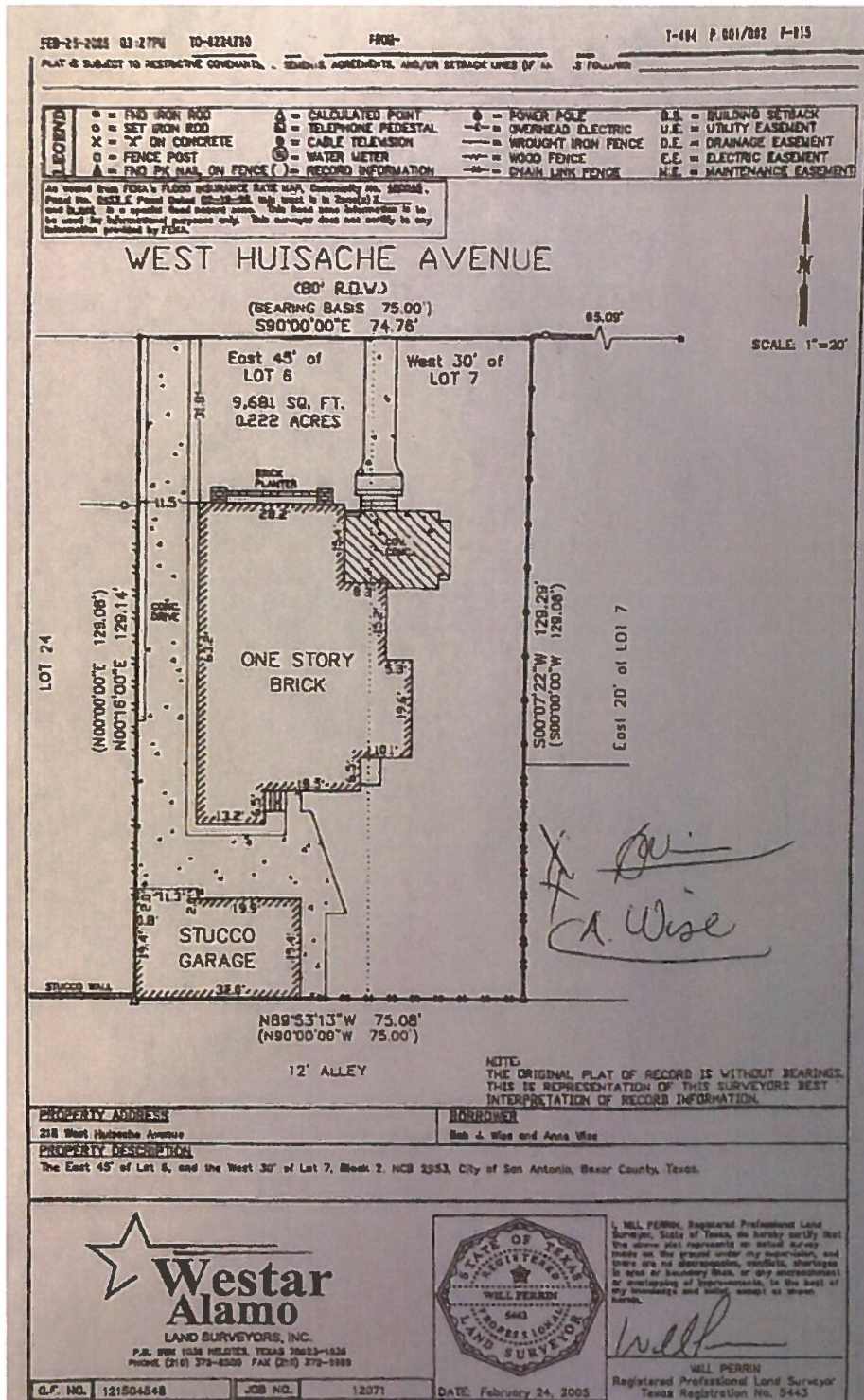


Photo 1: Survey of Subject Property at 218 West Huisache Avenue.



Zoning Variance Request – Attachment A  
218 West Huisache Avenue, SATX 78212  
PAGE 3 of 21

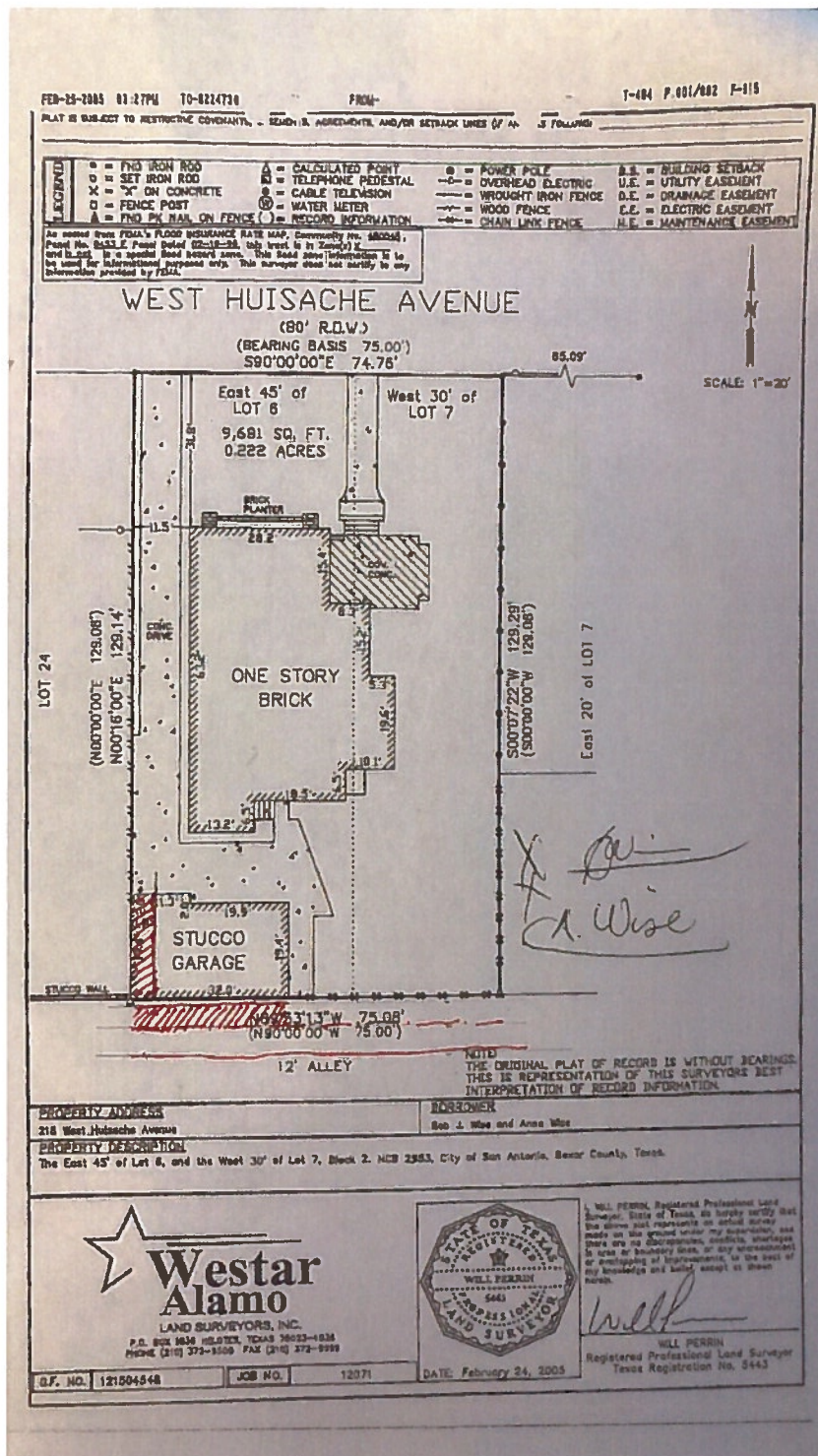


Photo 2: Survey of Subject Property showing rear and side yard setbacks.



Photo 3: Street view of house at 218 West Huisache Avenue. View from the north.



Photo 4: 1-story garage at end of driveway. View from the north.





Photo 5: Garage at end of driveway. View from the north.



Photo 6: North side of garage at end of driveway. View from the north. West property line is approximately along fence line to the right.





Photo 7: North side of garage. View from the northeast.

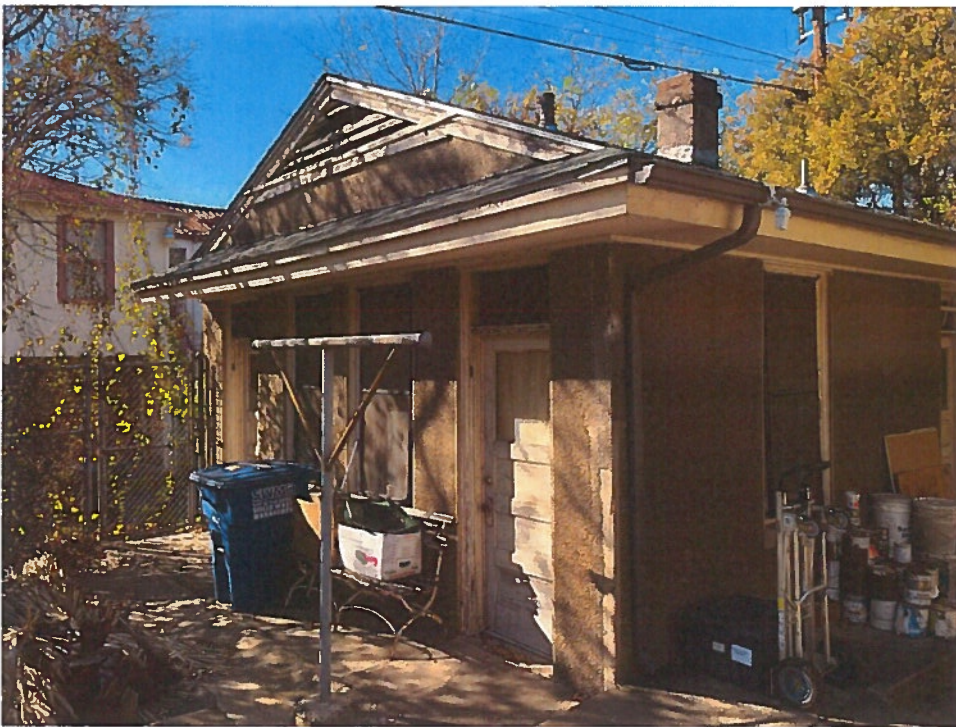


Photo 8: East end of garage. View from the northeast.





Photo 9: East end of garage and south fence line along alley. View from the northeast.



Photo 10: East end of garage. View from the east.





Photo 11: Back yard area between garage and house. View from the east.



Photo 12: Back (south) side of house. View from the southeast.





Photo 13: East side yard of house. View from the south.



Photo 14: South fence line at east property line. View from the north.





Photo 15: Back of garage along alley. View from the south.



Photo 16: Back of garage along alley. View from the south.





Photo 17: West end of back of garage along alley. View from the south-south west.



Photo 18: East end of back of garage along alley. View from the south.





Photo 19: Back of garage along alley. View from the south-south west.



Photo 20: Back of garage along alley. View from the south.





Photo 21: Garage apartments directly across alley from subject property. View from the west-northwest.



Photo 22: View west down the alley behind subject property.





Photo 23: 2-story garage structure at rear of 228 West Huisache.



Photo 24: View west down the alley behind 228 West Huisache.



Photo 25: 2-story garage structure along alley at rear of 238 West Huisache.



Photo 26: Rear of garage apartment along alley behind 240/242 West Huisache.





Photo 27: Rear of garage apartment along alley behind 240/242 West Huisache.



Photo 28: Rear of garage apartment behind 240/242 West Huisache at 904 Belknap.





Photo 29: View down alley behind 240/242 West Huisache.



Photo 30: Side of garage apartment at 904 Belknap behind 240/242 West Huisache.





Photo 31: View of garage apartment behind 240/242 West Huisache. View from street.



Photo 32: View of garage structure behind 238 West Huisache. View from street.





Photo 33: View of garage structure behind 238 West Huisache. View from subject property.



Photo 34: St. Anthony Catholic School Annex at south side of east end of 200 block of West Huisache.





Photo 35: St. Anthony Catholic School at north side of east end of 200 block of West Huisache.



Photo 36: 2-story apartments on Magnolia across the alley from subject property.





Photo 37: 2-story apartments on Magnolia directly the across alley from subject property.



Photo 38: 2-story apartments on Magnolia across the alley from subject property.





## HISTORIC & DESIGN REVIEW COMMISSION APPLICATION

OFFICE OF HISTORIC PRESERVATION

1901 S ALAMO, SAN ANTONIO, TEXAS 78204

210-207-0035 | INFO@SAPRESERVATION.COM

2-27-2020  
RR  
DATE OF RECEIPT

### Use this form for:

Request a Certificate of Appropriateness for substantial exterior work to the property. This could include:

- New construction or additions
- Substantial alterations or change in materials
- Demolition of a landmark
- Major landscaping, hardscaping, or fencing projects
- Signage

*To submit for a Certificate of Appropriateness, applicants have the option to complete the online form or submit this form in person to our counter at 1901 S Alamo.*

Staff initials:

Date of scheduled HDRC:

60 day review:

Property Address: 210 West Huisache Avenue, San Antonio, TX Zip code: 78212

Mark all that apply:

☒ Historic District ☐ Historic Landmark ☐ River Improvement Overlay ☐ Public Property ☐ Vacant Structure

Property Owner Name: Bob D. Wise, Jr.

Mailing address: Same Zip code: \_\_\_\_\_

Phone number: (210) 410-4749 Email: bwise1@satax.wv.com rr.com.

Applicant/Authorized Representative (Primary point of contact if different than owner): \_\_\_\_\_

Mailing address: \_\_\_\_\_ Zip code: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

☐ Spanish translation: Preferiría tener un traductor de español en la audiencia. (I would prefer to have a Spanish translator at the hearing.)

### Detailed description of request — DO NOT LEAVE BLANK

Mark all that apply:

☐ Exterior Modifications/Alterations ☐ New Construction ☒ Addition ☐ Signage ☐ Site Elements ☐ Demolition

1. Second floor addition to detached garage

2.

3.

4.

5.



☒ **Conceptual** (Per UDC 35-608(b) *Conceptual approval* is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be *approved* through a certificate of appropriateness for final approval. **Conceptual review is non-binding.**)

☐ **Final approval** (Minimum 80% construction documents are required ) HDRC Original Hearing date: \_\_\_\_\_

## REQUIRED DOCUMENTS

All requests require the following:

- HDRC Application (this form) complete with signatures.
- Printed or digital versions of all required documents. (All documents must be **no larger than 8.5" x 14"**; digital versions can be on USB drives, compact disc, etc.)
- Current color photos of all sides of the structure. (Photos should show the entire side, corner to corner. If this isn't possible, please provide as many photos as necessary to show a complete side. Google images are not accepted.)
- Detailed written narrative explaining the proposed work as requested on page 1.
- Current color photos of area(s) of work.

### EXTERIOR MODIFICATIONS/ALTERATIONS

- Drawings, which could include elevations, floor plans, roof plans, to demonstrate the proposed scope
- Measured site plan (can be current annotated survey; used to convey location of work and affect on existing conditions and structures)

### DEMOLITION

- Proof of economic hardship (see UDC Sec. 35-6 for more information)
- Replacement plans
- Statement of loss of significance (if applicable)

### NEW CONSTRUCTION/ADDITION

- Drawings, including elevations, floor plans, roof plans as needed to demonstrate the proposed scope
- Measured site plan (can be current annotated survey; including setbacks and neighboring construction, and details how the new will affect on existing conditions and structures)
- Details of proposed materials

### SIGNAGE

- Signage mock-up with dimensions and in color of what's proposed and of existing signage
- \$100 application fee
- Detailed regarding proposed lighting

### SITE ELEMENTS

- Drawings to demonstrate the proposed scope
- Measured site plan (can be current annotated survey; used to convey location of work and affect on existing conditions and structures)

## FEE SCHEDULE

Check all fees that apply:

- ☐ Signage request (\$100)
- ☐ Commercial or income-producing (\$100)
- ☐ Post-work application (\$500)

**I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER(S) TO MAKE THIS REQUEST OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

**I, the applicant, acknowledge (Please initial all)**

*AW*  
*AW*  
*AW*

That no case will be scheduled for a hearing until all supporting materials are received.

I give permission to OHP staff to visit my property if necessary and take additional photos of the exterior

That staff will post a required notification in my yard. Applicants must remove the yard sign the day of the hearing and bring it to the location of the HDRC hearing.

\_\_\_\_ If the applicant does not concur with the Commission's recommendation, appeal to the Zoning Board of Adjustment may be made within 30 days after receipt of the commission action.

*AW* I have read and understand the above information and I certify to the best of my knowledge that all information provided in this application and attachments is correct.

*AW*  
SIGNATURE OF APPLICANT

*27 Feb 20*  
DATE

Call 210-207-0035 | info@SApreservation.com | 1901 S Alamo

**To submit for a request to be heard by the HDRC, applicants may complete the online form or submit in-person to our counter at 1901 S Alamo.**