HISTORIC AND DESIGN REVIEW COMMISSION

July 07, 2021

HDRC CASE NO:	**2021-315**
ADDRESS:	103 E HUISACHE AVE
LEGAL DESCRIPTION:	NCB 1702 BLK 6 LOT 16 & 17
ZONING:	R-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Joseph Cotton
OWNER:	Joseph Cotton
TYPE OF WORK:	Construction of a second story addition on rear accessory structure
APPLICATION RECEIVED:	June 07, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a second story on the rear garage structure.

APPLICABLE CITATIONS:

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.

OHP Window Policy Document
Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:
- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

FINDINGS:

a. The primary structure located at 103 E Huisache is a 2-story residential structure constructed circa 1922 in the Spanish Eclectic style. The structure is located at the intersection of E Huisache and N Main Ave and features stucco siding, a clay tile roof, front gable, and front porch with arched openings and wrought iron details. The structure is contributing to the Monte Vista Historic District. The property also features two rear accessory structures, also contributing to the district.
b. REAR GARAGE – The property features a 1-story garage set behind the main residential house. The garage is accessible from the side street on Main Ave. The structure is contributing to the district, is made of stucco, and features a flat roof.
c. SETBACKS – The existing garage has a rear setback of 9' and a side setback of 0'. The addition on the west side of the structure is set back a few feet, as shown in the drawings, to diminish the size and reduce any front-loading of the street. According to the Guidelines for New Construction 5.B.ii., historic setback pattern of similar structures along the block should be followed. Staff finds that the proposed setbacks are consistent with the historic development pattern along the block. The applicant may require a variance from the Board of Adjustment and is responsible for complying with setback requirements as necessitated by the Development Services Department.
d. SCALE AND MASS – The existing garage structure is 1-story and is approximately 680 square feet. The proposed addition creates a 2-story structure with a smaller footprint than the existing structure. According to

the Guidelines for Additions 1.B.i, additions should be designed to be visually subordinate to the principal structure in terms of their height, massing, and form. Staff finds that the addition does not overwhelm or visually compete with the main structure and is consistent with existing accessory structure heights in the vicinity. The Guidelines for Additions stipulate that an addition's footprint should not double that of the existing structure. Staff finds the scale and mass consistent with the Guidelines.

e. ROOF FORM - The existing roofline of the one-story garage is flat. Per the applicant, the design keeps the new proposed height at a minimum, with a low profile, flat roof to match the existing single-story structure. The design includes point of interest with the addition of clay tile roofing at the approximate location of the existing 1-story roofline in lieu of a plain stucco finished wall that spans two stories tall. According to the Guidelines for Additions 1.A.ii., similar roof forms, pitches, and overhangs should be used on additions. Staff finds the proposed roof form consistent with the Guidelines.

f. WINDOWS AND DOORS – The proposed addition includes wood one over one windows with same profile as existing on the accessory, as well as two single lite, smaller windows, on the primary façade facing N Main. The interior elevations feature a combination of one over one windows and doors. According to the Guidelines for New Construction 2.C.i, window and door openings should have a similar proportion of wall to window space as typical with nearby historic facades. Staff finds the proposed one over one windows consistent with the Guidelines, but finds that the single lite windows facing N Main should be modified to feature a one over one configuration and a size and proportion that is consistent with the fenestration pattern that exists on the primary and accessory structure.

g. ARCHITECTURAL DETAILS – The addition features a second story interior balcony with a wrought iron railing, a flat and clay tile roof, and stucco finish. According to the Guidelines for Additions 4.A.ii., the addition should incorporate architectural details that are in keeping with the style of the original structure. Staff finds the proposal generally consistent with the Guidelines.

RECOMMENDATION:

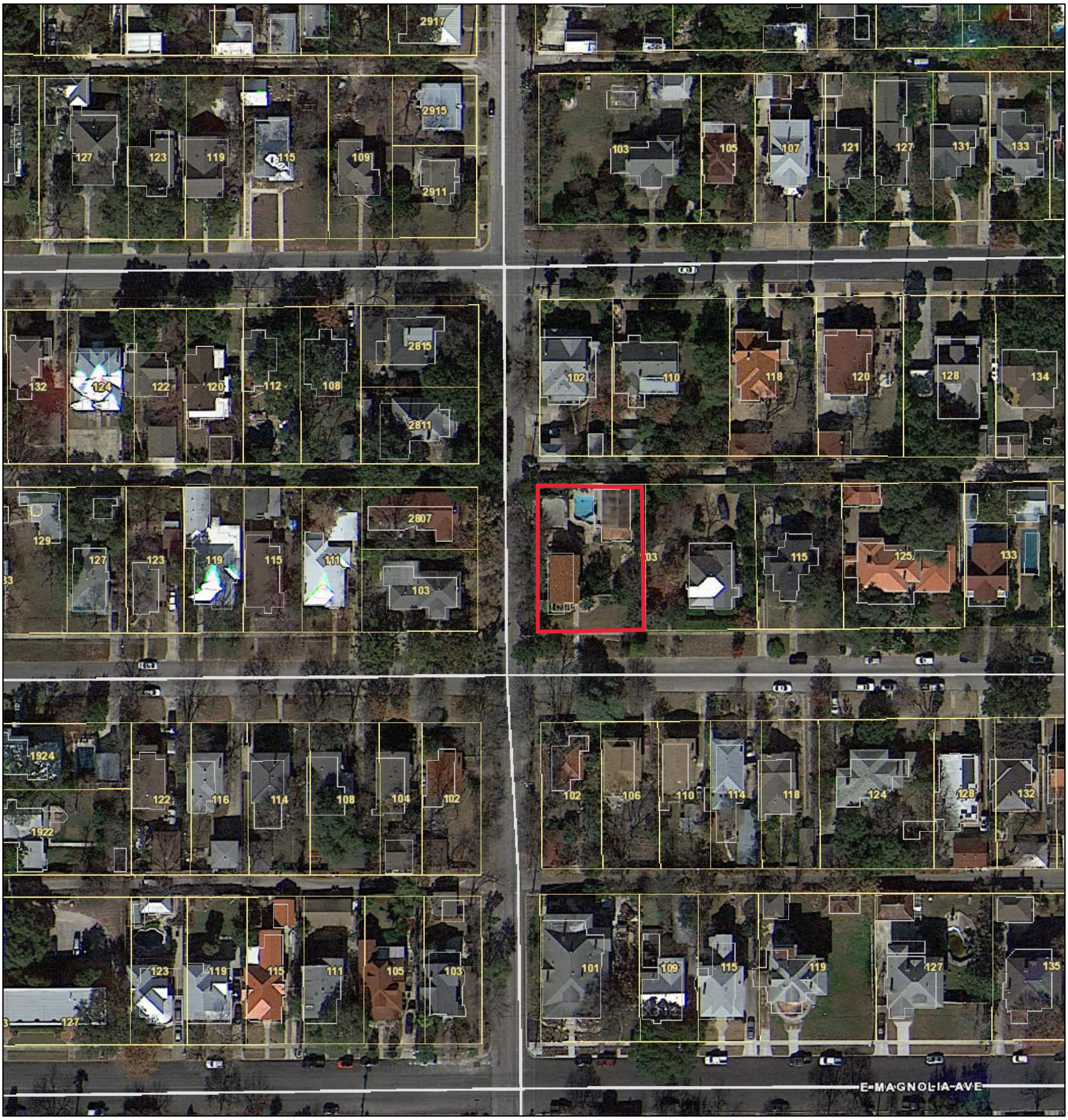
Staff recommends approval of the accessory structure addition based on findings a through g with the following stipulations:

i. That the applicant submits a detailed specification for all proposed new windows on the additions. All new windows must meet the following stipulations: windows must be fully wood windows and feature a one over one configuration as noted in finding f. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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 an 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. The applicant is required to submit a detailed drawing and specification for the new front window to staff prior to the issuance of a Certificate of Appropriateness.

ii. That the applicant submits material specifications for the clay tile roof and the stucco finish pattern to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

iii. That the applicant submits detailed measured drawings of the proposed brackets and railing elements to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



July 1, 2021

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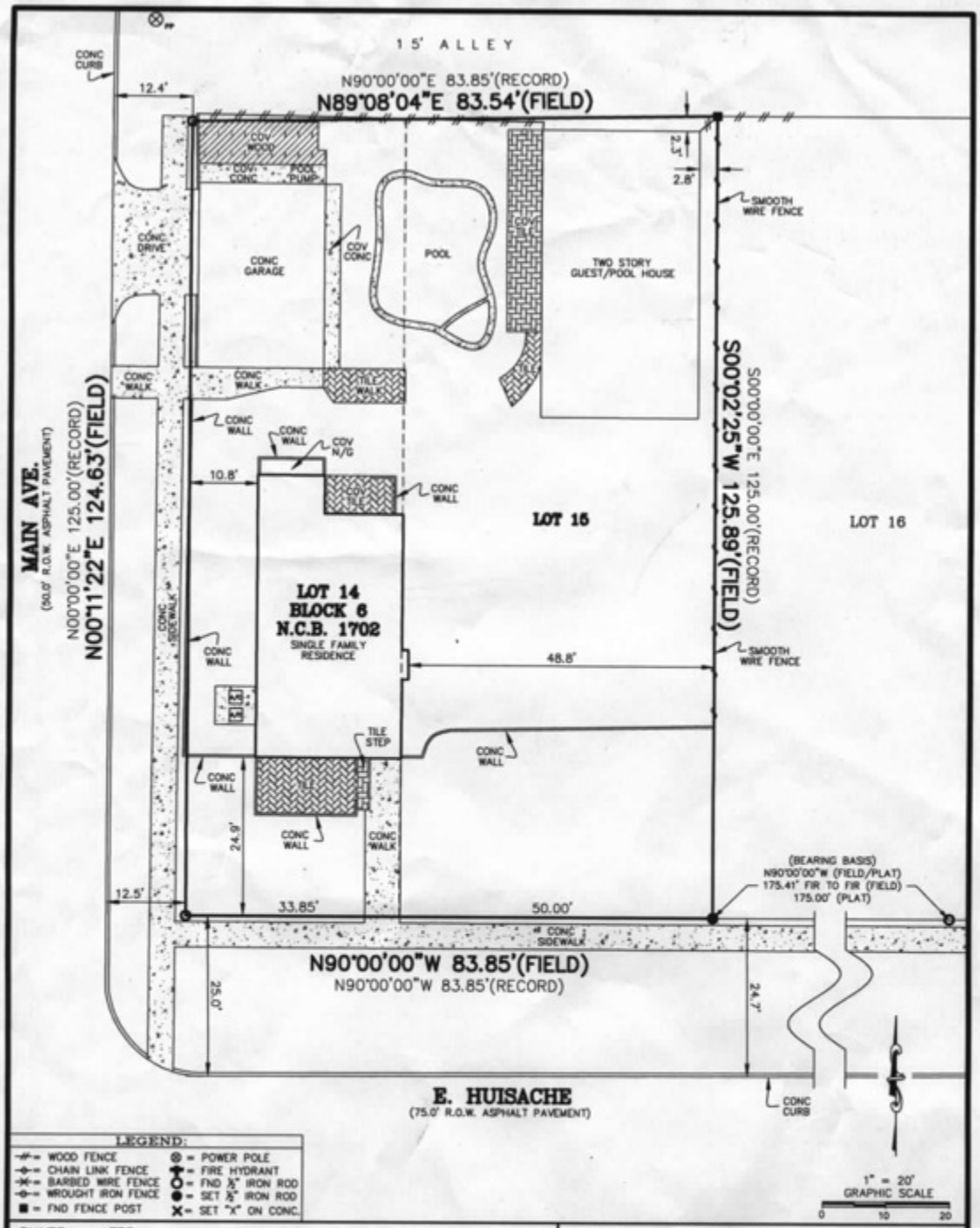

BUYER: TBD		ADDRESS:	103 E. HUISACHE
TITLE COMPANY: LSI TITLE AGENCY		G.F. NO.:	06-75013302
LOT: 14 & 15	BLOCK: 6	N.C.B:	1702
SUBDIVISION: ~			
CITY: SAN ANTONIO	COUNTY: BEXAR	STATE:	TEXAS

PLAT RECORDED IN: VOLUME ~ PAGE ~ DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
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SOUTH CENTRAL SURVEYORS OF TEXAS
P.O. BOX 100442
SAN ANTONIO, TEXAS 78201

NOTES:
1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR

STATE OF TEXAS
REGISTERED
PETER AGUIRRE
5464
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTIES AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY OR AS SHOWN ABOVE.
THIS 2nd DAY OF AUGUST 2007, A.D.

1 GUEST HOUSE PERSPECTIVE
Scale:

2 GUEST HOUSE PERSPECTIVE 1
Scale:

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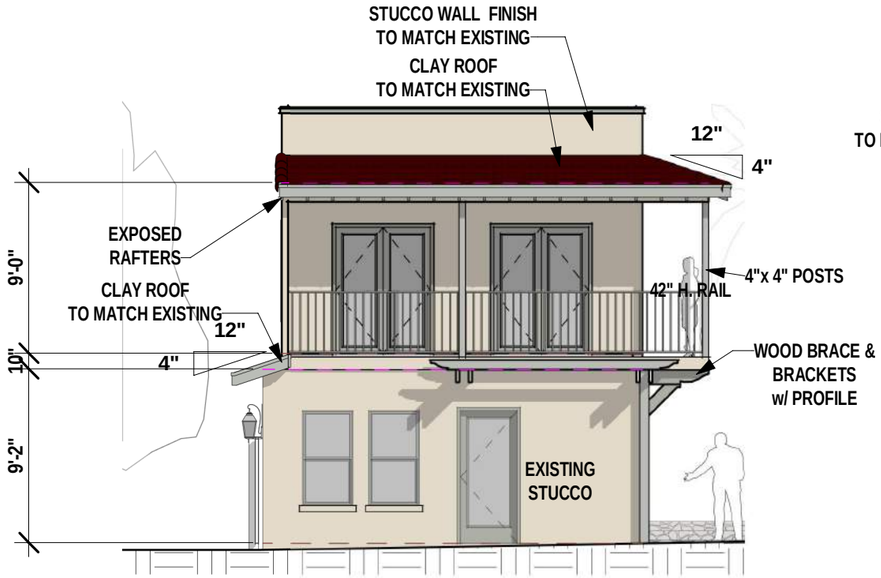
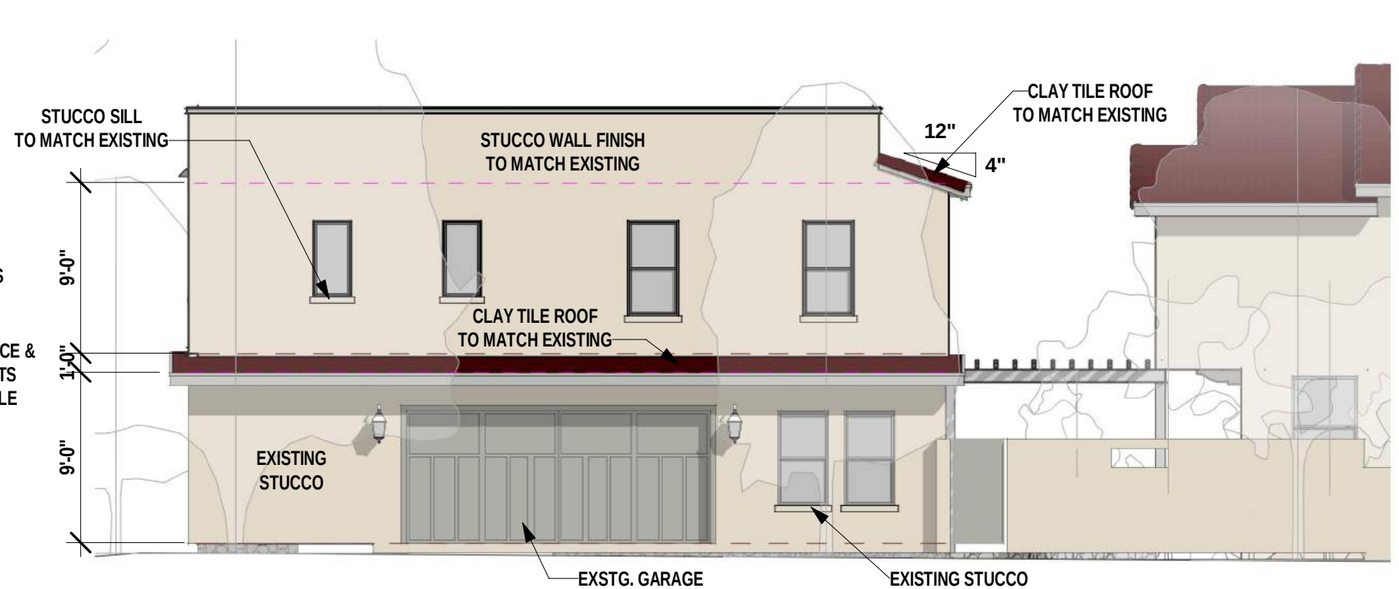
ADDITION FOR J.C. COTTON

103 E Huisache
San Antonio, Texas

05/27/2021



1 GUEST HOUSE SOUTH
Scale: 1/8" = 1'-0"



2 GUEST HOUSE WEST
Scale: 1/8" = 1'-0"

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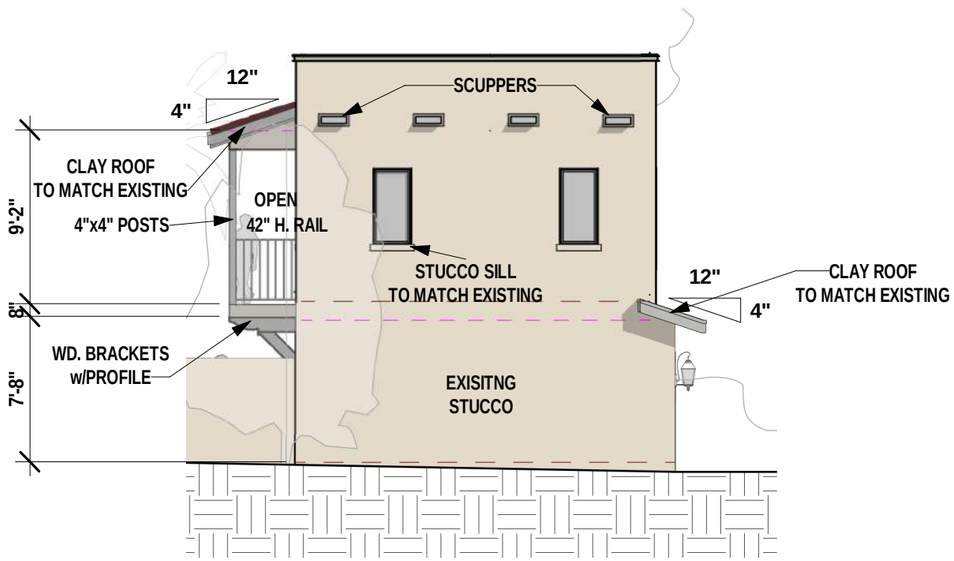
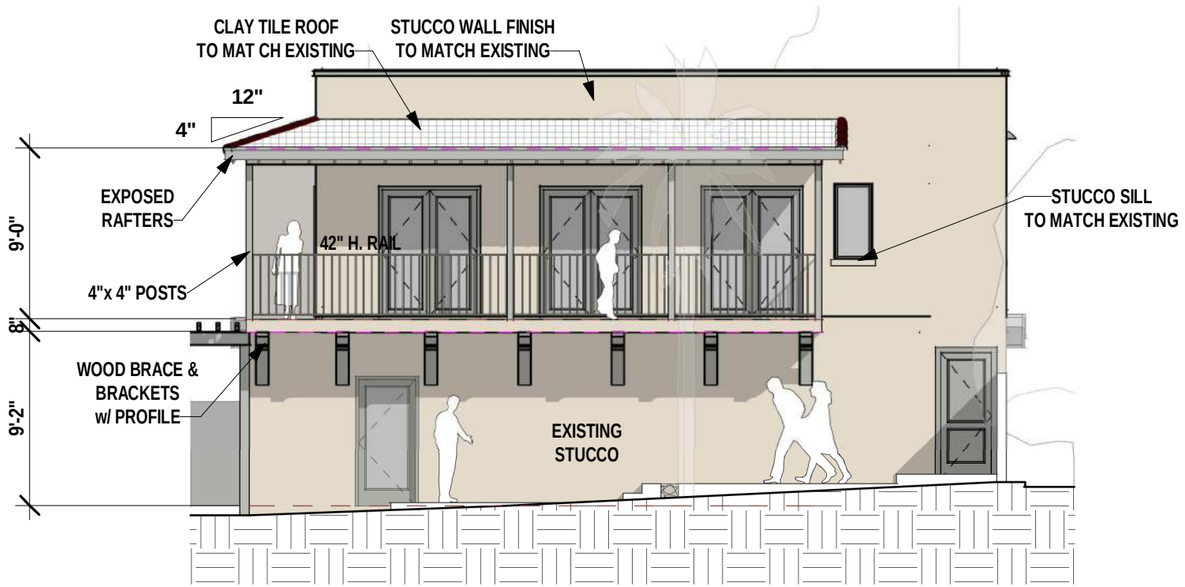
ADDITION FOR J.C. COTTON

103 E Huisache
San Antonio, Texas

05/27/2021



1 GUEST HOUSE NORTH
Scale: 1/8" = 1'-0"



2 GUEST HOUSE EAST
Scale: 1/8" = 1'-0"

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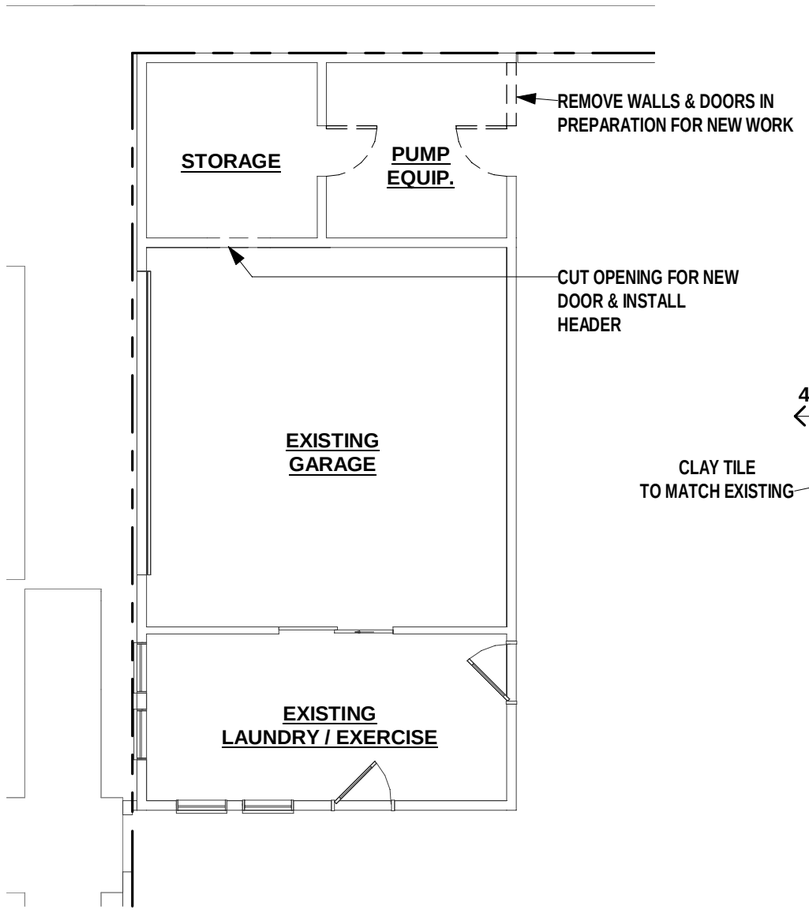
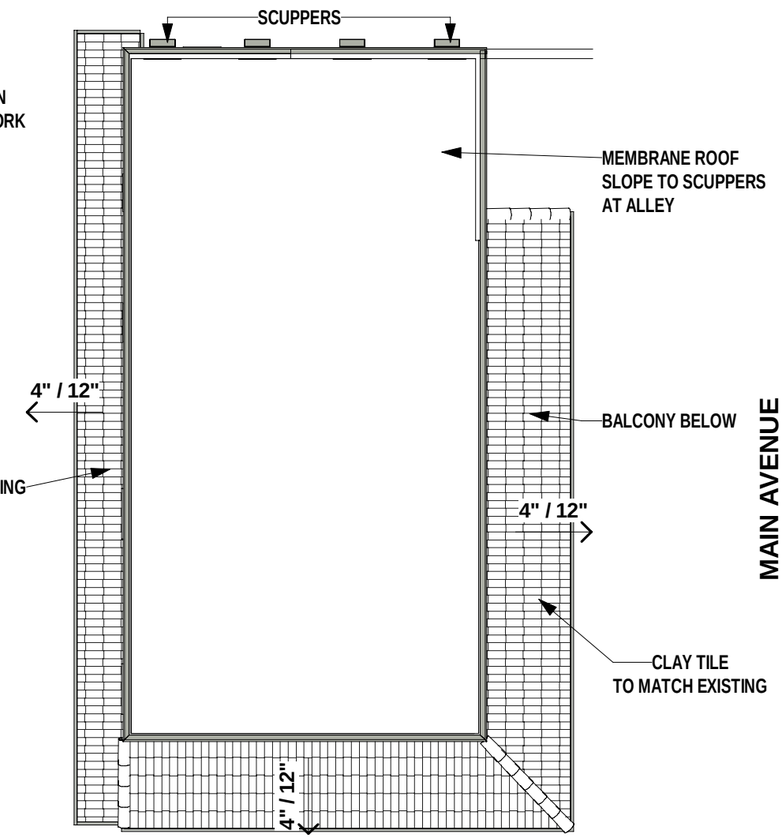


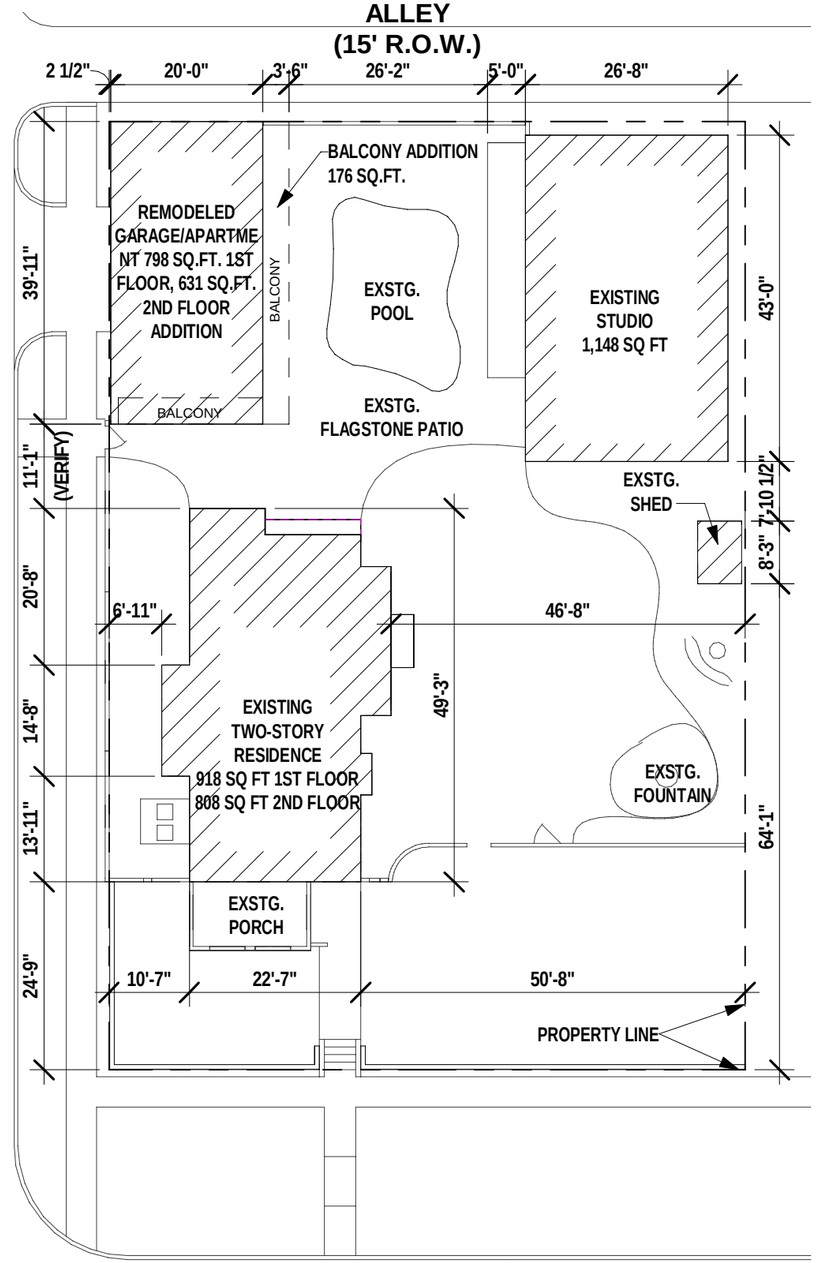
1 GUEST HOUSE DEMOLITION PLAN
Scale: 1/8" = 1'-0"

NORTH



2 GUEST HOUSE ROOF PLAN
Scale: 1/8" = 1'-0"

NORTH



3 SITE PLAN
Scale: 1" = 20'-0"

NORTH

SQ. FT. TOTALS	
GUEST 2ND FLOOR	631 SF
GUEST 1ST FLOOR	798 SF
GUEST HOUSE BALCONY	176 SF
GUEST HOUSE TOTAL COVERED AREA:	1,605 SF

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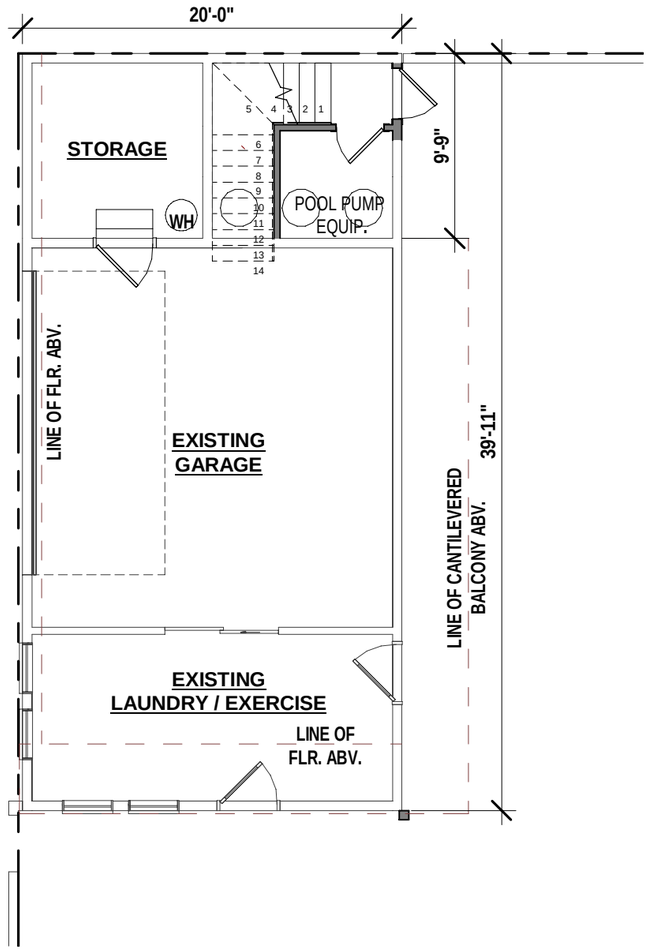
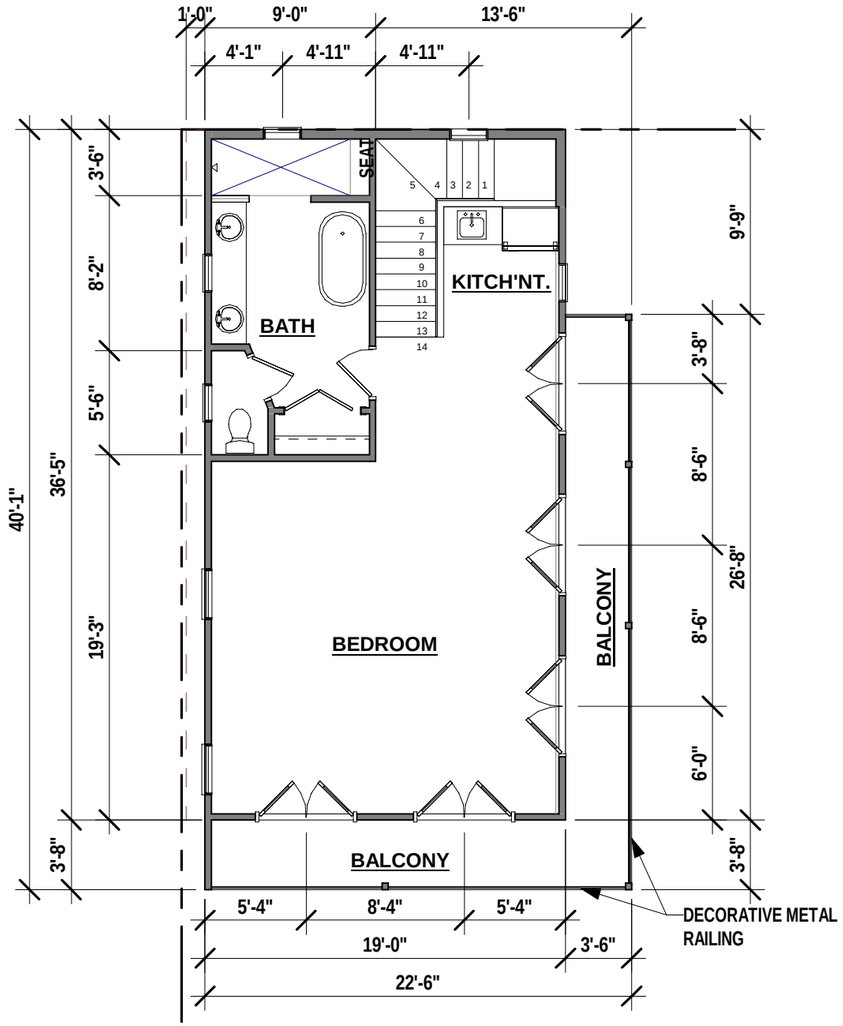


NORTH

1 GUEST HOUSE 1ST FLOOR PLAN
Scale: 1/8" = 1'-0"



NORTH

2 GUEST HOUSE 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"

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SUMMARY OF PROPOSED ADDITION

The proposed change involves the addition of a second level over the existing detached garage.

The design keeps the new proposed height at a minimum, with a low profile, flat roof to match the existing single-story structure.

This subtle addition will be mostly hidden by a large cedar elm tree on the south corner of the west side, a tall cedar tree on the north corner of the west side, and a large Live Oak tree on the northeast corner of the existing single-story structure.

Additionally, a long row of Cherry Laurels borders the property along North Main; further providing natural cover and a reduced view from outside the subject property.

The interior side of the proposed addition opens up to the grounds and pool and will seen only by the occupants.

Much consideration was paid to the scale and size of proposed additions so as to lesson any visual impact on all sides of the structure per the owner's request.

The second level addition on the west side of the structure is set back a few feet, as shown in the drawings, to diminish the size and reduce any front-loading of the street. This design feature also provides a point of interest with the addition of clay tile roofing rather than a plain stucco finished wall sitting two levels high.

The proposed addition also involves:

The replacement and reconstruction of an existing single-story shed roof portion of the first level (on the north, alley side) that houses pool and electrical equipment

AND

Encloses a small square area behind the equipment room (on the northwest corner) for the purpose of expanding the mechanical room and providing storage.

It is proposed the exterior stucco finish on the second level match what is existing on the first level.

All overhead utilities providing service to the detached garage and proposed addition, and the primary residence at the southwest corner of the property, would be run underground; entirely eliminating all overhead lines.

Materials to be used for addition:

- Standard stucco finish on exterior to match existing
- Windows to match existing on first level – matching the double-hung window look and function
- Steel safety railings that face inward to the property will be made to match the primary structure where that feature is located.
- Clay tiles will be the same color, material, and design to match the primary structure
- The flat roof (hidden by a parapet and not seen from the street) will be made up of TPO (thermoplastic polyolefin) product to minimize leaks.