

# HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2024

**HDRC CASE NO:** 2024-199  
**ADDRESS:** 1231 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 750 BLK 9 LOT 8 & SW 30 FT OF 7  
**ZONING:** RM-4, HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** New Day Custom Homes  
**OWNER:** New Day Custom Homes  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** May 30, 2024  
**60-DAY REVIEW:** July 29, 2024  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification for the property at 1231 S Alamo.

## APPLICABLE CITATIONS:

*UDC Section 35-618. Tax Exemption Qualification.*

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

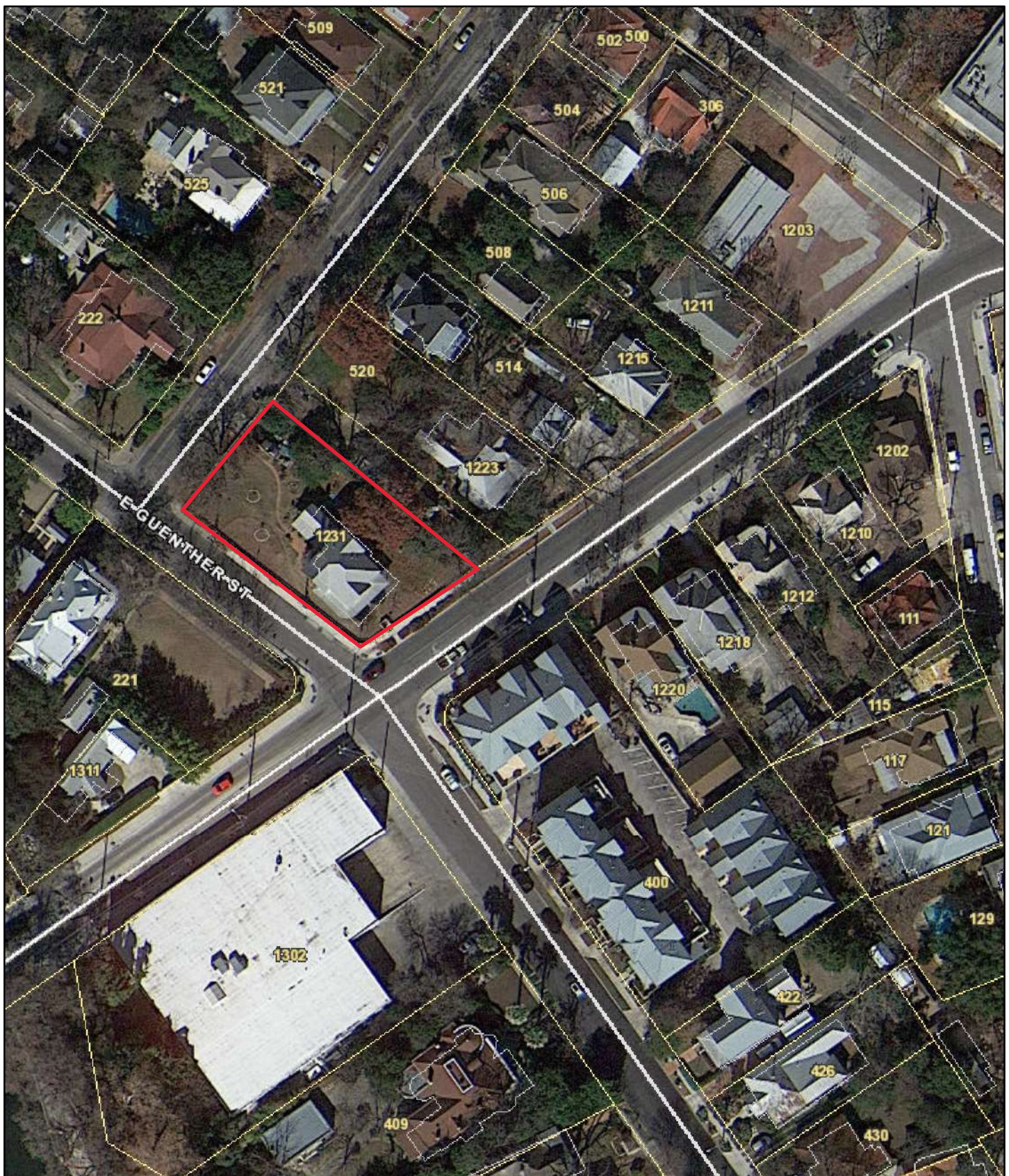
## FINDINGS:

- a. The primary structure located at 1231 S Alamo is a 2-story, single-family residence constructed circa 1890 in the Folk Victorian style. It features a composition shingle hip roof with projecting front and side gables with decorative gable detailing, brick cladding, a wraparound front porch with classical column supports, and two-over-two wood windows. The structure features a 1-story rear addition that was constructed after 1955. The addition features a side gable standing seam metal roof with a salt box-style front porch roof facing Guenther Street, square columns with decorative brackets, wood cladding, and two-over-two wood windows. The applicants are constructing a new 2-story addition. The property is contributing to the King William Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, window and door repair, roof replacement, plumbing and electrical upgrades, the construction of a new addition, and landscaping. Certificates of Appropriateness are required for all exterior scopes of work.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete. Any violations on the property may disqualify the property from participation in the program.

## RECOMMENDATION:

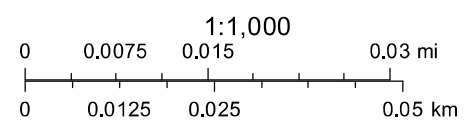
Staff recommends approval based on findings a through c.



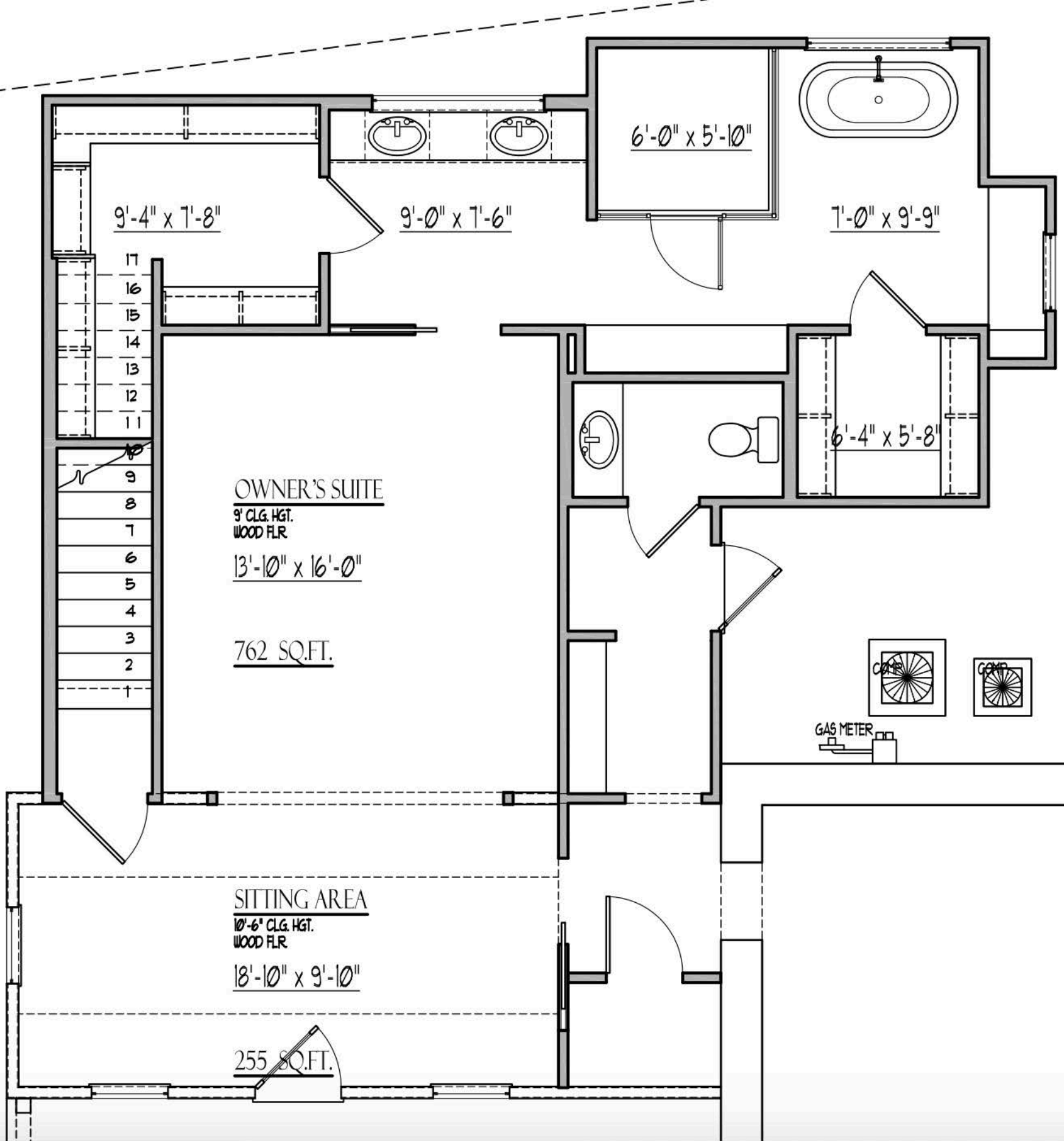


September 1, 2023

— User drawn lines







# 3 ALAMO - PROJECT

## A PROJECT DESIGN FOR NEW DAY CUSTOM HOMES LLC

2313 S. ALAMO ST.  
7 & 8 BLOCK 9  
DEXAR COUNTY  
SAN ANTONIO, TEXAS

from the studio of



Celebrating 50 Years  
Designer - Planner - Consultant  
Serving home owners for a better living since 1972

(210) 342-4140 Studio  
E-Mail: [mb@hiddendesigngroup.com](mailto:mb@hiddendesigngroup.com)  
Internet: [www.hiddendesigngroup.com](http://www.hiddendesigngroup.com)  
YouTube: [hiddendesigngroup.com](http://hiddendesigngroup.com)  
Facebook: [thehiddendesigngroup.com](http://thehiddendesigngroup.com)

A Professional Seal of the State of Texas



AIA/BID Seal of the State of Texas

CONTRACTOR NOTES:

Note: All drawings are to the face of sheet, face of memory, face of foundation or under of opening.  
Note: It is the responsibility of the general contractor to know that the construction of this project meets all local building and structural codes.

Note: Working drawings shall not be used. Before proceeding with any work or existing materials, the contractor and/or subcontractor shall verify all measurements on site. Contractor shall report any discrepancies to the architect. If corrected, and if contractor is to be held up to their meaning they should of been notified the designer and working drawings and written instructions will be sent to said contractor. The designer shall be responsible for any oral instructions.

Note: Details and drawings are better than the designer of this set of plans hereby holding both general and specific that the "As Shown" reflects general conditions or preliminary of all in reference of all working drawings and/or specifications, if needed.  
Note: All of the design concepts, working drawings, detailed plans and specifications contained herein remain the sole and exclusive property of Michael B. Hiden, Designer, Inc. d.b.a. Hidden Design Group, which of the sole direction, approval, authority and within the right to duplicate construction of these plans in whole or in part.

Note: All of the plans is a "complete" set of plans and are not to be reproduced or altered in any way after the date/revision this plan was design without written instruction from the Designer, Inc. d.b.a. Hidden Design Group to give approval.

**ENGINEERING GENERAL NOTES**  
MICHAEL B. HIDEN, DESIGNER, INC. d.b.a. HIDDEN DESIGN GROUP IS A PROFESSIONAL ENGINEERING FIRM IN THE STATE OF TEXAS. WE ARE NOT AN ENGINEERING FIRM AND WE DO NOT HAVE ANY ENGINEERS OR ARCHITECTS ON STAFF. WE ARE NOT LICENSED TO DESIGN STRUCTURAL, MECHANICAL, ELECTRICAL OR PLUMBING. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED AND SHALL BE RESPONSIBLE FOR DESIGNING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. HIDDEN DESIGN GROUP IS AN ENGINEERING FIRM AND WE ARE NOT RESPONSIBLE FOR THE DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. HIDDEN DESIGN GROUP IS AN ENGINEERING FIRM AND WE ARE NOT RESPONSIBLE FOR THE DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. HIDDEN DESIGN GROUP IS AN ENGINEERING FIRM AND WE ARE NOT RESPONSIBLE FOR THE DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS.

JOB#: 1231 S. Alamo St. - Elav

START DATE: 26 October 2023

ISSUE DATE: 000-000-000

DRAWN BY: PHS

CHECKED BY: 000

OF: 02



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

A-01



The proposed plans will include  
new roof

full restoration of interior of home

rehabilitation of original windows, floors, and doors

removing half bath under staircase to be turned into mini bar

attic space being utilized to transform into extra bedroom/bathroom

1050 sqft new addition to be used as master bedroom/bathroom/mudroom/half  
bathroom

new plumbing and electrical to be brought to code

cleaning up landscape and putting new landscaping

projected timeline-6-8 months

estimated costs-\$























































# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### CERTIFICATE OF APPROPRIATENESS

November 15, 2023

**HDRC CASE NO:** 2023-349  
**ADDRESS:** 1231 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 750 BLK 9 LOT 8 & SW 30 FT OF 7  
**HISTORIC DISTRICT:** King William  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Theresa Mauricio/New Day Custom Homes LLC -  
**OWNER:** Theresa Mauricio/New Day Custom Homes LLC -  
**TYPE OF WORK:** Addition

#### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 574-square-foot, 2-story addition sited at the rear of the primary structure, attached to the east elevation of the existing rear addition.

#### FINDINGS:

a. The primary structure located at 1231 S Alamo is a 2-story, single-family residence constructed circa 1890 in the Folk Victorian style. It features a standing seam metal hip roof with projecting front and side gables with decorative gable detailing, brick cladding, a wraparound front porch with classical column supports, and two-over-two wood windows. The structure features a 1-story rear addition that was constructed after 1955. The addition features a side gable standing seam metal roof with a salt box-style front porch roof facing Guenther Street, square columns with decorative brackets, wood cladding, and two-over-two wood windows. The property is contributing to the King William Historic District.

b. DESIGN REVIEW COMMITTEE – The applicant presented the proposal to the HDRC on September 6, 2023, and was referred to a Design Review Committee (DRC) meeting. The DRC met on September 13, 2023, to review the request and discussed ceiling heights, siting, site work and landscaping modifications, improved documentation for the application materials, the simplification of proposed roof forms, and fenestration modifications.

c. CASE HISTORY – The applicant returned to the HDRC on October 4, 2023, with an updated proposal. The request received final approval with the following stipulations:

i. That the applicant explores siting options that do not visually impact the front façade based on finding d. The applicant must submit updated site plans and elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The applicant has modified the addition; however, it is still sited in the same location and has returned to the HDRC for review for this reason.

ii. That the window proposed for removal to accommodate the addition is salvaged and re-used in the proposed addition based on finding g. This stipulation has been met.

iii. That the applicant updates the fenestration pattern to feature windows of traditional operations and proportions on the north elevation and increases the number of openings. Updated elevation drawings must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on findings h and i. This stipulation has been met.

iv. That the applicant submits final material specifications for fully wood windows featuring traditional operations and submits product specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding j. Fully wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a



wood window screen set within the opening. Faux grids are not permitted. This stipulation has been met but will remain through the issuance of the Certificate of Appropriateness.

v. That the applicant submits material specifications for the proposed doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding j. This stipulation has been met.

vi. That the applicant submits final material specifications for the proposed siding for staff review and approval prior to the issuance of a Certificate of Appropriateness based on finding k. This stipulation has been met.

vii. That the applicant simplifies the front-facing gable on the 1-story portion of the south (front) elevation based on finding l and submits updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness. This stipulation has been met.

viii. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable. This stipulation has been met but will remain through the issuance of the Certificate of Appropriateness.

ix. That the applicant utilizes the existing rear driveway located on Madison Street and submits an updated site plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding m. This stipulation has been met.

d. ADDITION: LOT COVERAGE – The applicant has proposed to construct an approximately 574-square-foot, 2-story rear addition to the east side of the existing 1-story rear addition. According to the Bexar County Appraisal District (BCAD) the primary structure and the existing rear addition are approximately 1,336 square feet and the lot is 12,312 square feet. According to Guideline 1.A.iv for Additions, 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. The proposed lot coverage is approximately 15.5 percent. Staff finds the proposed lot coverage consistent with the Guidelines.

e. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct an approximately 574-square-foot, 2-story rear addition totaling 23'-8" in height. The existing primary structure is a 2-story structure. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. According to Guideline 1.A.i for Additions, residential additions should be sited 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. Guideline 2.B.iv for Additions states that 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. The proposed addition will be constructed on the rear wall of the existing 1-story rear addition, which is in line with the east elevation of the primary structure. The south elevation of the proposed addition will be set back 32'-6" from the front façade wall plane of the primary structure and will be set back 40'-6" from the front porch of the primary structure. Staff finds the location and massing generally appropriate due to the extent of the setback from the front façade wall plane of the primary structure.

f. ADDITION: ROOF – The applicant has proposed to install a side gable roof form to match the roof form on the addition. The roof form of the addition will be perpendicular to the roof form on the 1-story addition. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. The proposed roof form is generally consistent with the Guidelines and staff finds that the proposed roof form has a minimal visual impact on the historic structure.

g. ADDITION: ROOF MATERIAL – The applicant has proposed to install a standing seam metal roof on the rear addition to match the existing roof material on the primary structure. Guideline 3.A.iii for Additions stipulates that original roofs should be matched 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. Staff finds the proposal consistent with the Guidelines.

h. ADDITION: REAR WINDOW AND DOOR REMOVAL – The proposed addition will require the removal of one (1) existing two-over-two wood window from the rear (east) elevation of the existing 1-story addition. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. The window proposed for removal is not visible or is minimally visible from the public right-of-way and is located on a rear addition that was constructed after 1951. Staff finds the proposal acceptable given the location of the existing window and finds that the window should be salvaged and re-used in the proposed addition.

i. ADDITION: NEW WINDOWS: SIZE AND PROPORTION – The applicant has proposed to install one set of ganged one-over-one windows of traditional proportions on the second story of the front (south) facade and three (3) one-over-one windows on the first story of the front (south) facade, one (1) one-over-one window on each of the first and second floors of the east elevation, and two (2) one-over-one windows on the rear (north) elevation. New windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed window sizes consistent with the Guidelines.

j. ADDITION: RELATIONSHIP OF SOLIDS TO VOIDS – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposal generally appropriate.

k. ADDITION: MATERIALS: NEW WINDOWS & DOORS – The applicant has proposed to install fully wood windows on the



addition. Guideline 3.B.i for Additions states that 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, may not be used. Fully wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux grids are not permitted. The installation of a fully wood door would be appropriate. Staff finds the proposal appropriate.

l. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to install wood siding to match the siding on the existing 1-story rear addition. Guideline 3.A.i for Additions stipulates that additions should 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. Staff finds the proposal appropriate.

m. ADDITION: ARCHITECTURAL DETAILS – The applicant has proposed to construct a 1-story rear addition. Guideline 4.A.ii for Additions states that additions should 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. Guideline 4.A.iii for Additions states that applicants should 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. Guideline 2.A.v recommends that 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. Staff finds the proposal generally appropriate.

n. SITE WORK – The applicant has not proposed to modify any site work at this time; however, the proposed addition will feature an entry door on the front (south) façade. Staff finds that the applicant should submit a separate application for any future landscaping or site work modifications, such as the introduction of additional walkways.

#### **RECOMMENDATION:**

Staff recommends approval based on findings a through n with the following stipulations:

- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- ii. That the window proposed for removal to accommodate the addition is salvaged and re-used in the proposed addition based on finding h.
- iii. That the applicant submits final material specifications for fully wood windows featuring traditional operations and submits product specifications to staff for review prior to returning to the HDRC based on finding k. Fully wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux grids are not permitted.
- iv. That the applicant submits material specifications for the proposed door to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding k.
- v. That the applicant submits final material specifications for fully wood siding for staff review and approval prior to the issuance of a Certificate of Appropriateness based on finding l.
- vi. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.
- vii. That the applicant submits a separate application for any future site work and landscaping modifications based on finding n.

#### **COMMISSION ACTION:**

Approved with stipulations:

- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are



allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

ii. That the window proposed for removal to accommodate the addition is salvaged and re-used in the proposed addition based on finding h.

iii. That the applicant submits final material specifications for fully wood windows featuring traditional operations and submits product specifications to staff for review prior to returning to the HDRC based on finding k. Fully wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux grids are not permitted.

iv. That the applicant submits material specifications for the proposed door to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding k.

v. That the applicant submits final material specifications for fully wood siding for staff review and approval prior to the issuance of a Certificate of Appropriateness based on finding l.

vi. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

vii. That the applicant submits a separate application for any future site work and landscaping modifications based on finding n.



**Shanon Shea Miller**  
**Historic Preservation Officer**

**A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.**

**A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.**

**This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with**





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

### CERTIFICATE OF APPROPRIATENESS RE-ISSUE

November 15, 2023

**HDRC CASE NO:** 2023-349  
**ADDRESS:** 1231 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 750 BLK 9 LOT 8 & SW 30 FT OF 7  
**HISTORIC DISTRICT:** King William  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Theresa Mauricio/New Day Custom Homes LLC -  
**OWNER:** Theresa Mauricio/New Day Custom Homes LLC -  
**TYPE OF WORK:** Addition

#### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 574-square-foot, 2-story addition sited at the rear of the primary structure, attached to the east elevation of the existing rear addition.

#### FINDINGS:

a. The primary structure located at 1231 S Alamo is a 2-story, single-family residence constructed circa 1890 in the Folk Victorian style. It features a standing seam metal hip roof with projecting front and side gables with decorative gable detailing, brick cladding, a wraparound front porch with classical column supports, and two-over-two wood windows. The structure features a 1-story rear addition that was constructed after 1955. The addition features a side gable standing seam metal roof with a salt box-style front porch roof facing Guenther Street, square columns with decorative brackets, wood cladding, and two-over-two wood windows. The property is contributing to the King William Historic District.

b. DESIGN REVIEW COMMITTEE – The applicant presented the proposal to the HDRC on September 6, 2023, and was referred to a Design Review Committee (DRC) meeting. The DRC met on September 13, 2023, to review the request and discussed ceiling heights, siting, site work and landscaping modifications, improved documentation for the application materials, the simplification of proposed roof forms, and fenestration modifications.

c. CASE HISTORY – The applicant returned to the HDRC on October 4, 2023, with an updated proposal. The request received final approval with the following stipulations:

i. That the applicant explores siting options that do not visually impact the front façade based on finding d. The applicant must submit updated site plans and elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The applicant has modified the addition; however, it is still sited in the same location and has returned to the HDRC for review for this reason.

ii. That the window proposed for removal to accommodate the addition is salvaged and re-used in the proposed addition based on finding g. This stipulation has been met.

iii. That the applicant updates the fenestration pattern to feature windows of traditional operations and proportions on the north elevation and increases the number of openings. Updated elevation drawings must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on findings h and i. This stipulation has been met.

iv. That the applicant submits final material specifications for fully wood windows featuring traditional operations and submits product specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding j. Fully wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a



wood window screen set within the opening. Faux grids are not permitted. This stipulation has been met but will remain through the issuance of the Certificate of Appropriateness.

v. That the applicant submits material specifications for the proposed doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding j. This stipulation has been met.

vi. That the applicant submits final material specifications for the proposed siding for staff review and approval prior to the issuance of a Certificate of Appropriateness based on finding k. This stipulation has been met.

vii. That the applicant simplifies the front-facing gable on the 1-story portion of the south (front) elevation based on finding l and submits updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness. This stipulation has been met.

viii. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable. This stipulation has been met but will remain through the issuance of the Certificate of Appropriateness.

ix. That the applicant utilizes the existing rear driveway located on Madison Street and submits an updated site plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding m. This stipulation has been met.

d. ADDITION: LOT COVERAGE – The applicant has proposed to construct an approximately 574-square-foot, 2-story rear addition to the east side of the existing 1-story rear addition. According to the Bexar County Appraisal District (BCAD) the primary structure and the existing rear addition are approximately 1,336 square feet and the lot is 12,312 square feet. According to Guideline 1.A.iv for Additions, 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. The proposed lot coverage is approximately 15.5 percent. Staff finds the proposed lot coverage consistent with the Guidelines.

e. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct an approximately 574-square-foot, 2-story rear addition totaling 23'-8" in height. The existing primary structure is a 2-story structure. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. According to Guideline 1.A.i for Additions, residential additions should be sited 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. Guideline 2.B.iv for Additions states that 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. The proposed addition will be constructed on the rear wall of the existing 1-story rear addition, which is in line with the east elevation of the primary structure. The south elevation of the proposed addition will be set back 32'-6" from the front façade wall plane of the primary structure and will be set back 40'-6" from the front porch of the primary structure. Staff finds the location and massing generally appropriate due to the extent of the setback from the front façade wall plane of the primary structure.

f. ADDITION: ROOF – The applicant has proposed to install a side gable roof form to match the roof form on the addition. The roof form of the addition will be perpendicular to the roof form on the 1-story addition. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. The proposed roof form is generally consistent with the Guidelines and staff finds that the proposed roof form has a minimal visual impact on the historic structure.

g. ADDITION: ROOF MATERIAL – The applicant has proposed to install a standing seam metal roof on the rear addition to match the existing roof material on the primary structure. Guideline 3.A.iii for Additions stipulates that original roofs should be matched 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. Staff finds the proposal consistent with the Guidelines.

h. ADDITION: REAR WINDOW AND DOOR REMOVAL – The proposed addition will require the removal of one (1) existing two-over-two wood window from the rear (east) elevation of the existing 1-story addition. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. The window proposed for removal is not visible or is minimally visible from the public right-of-way and is located on a rear addition that was constructed after 1951. Staff finds the proposal acceptable given the location of the existing window and finds that the window should be salvaged and re-used in the proposed addition.

i. ADDITION: NEW WINDOWS: SIZE AND PROPORTION – The applicant has proposed to install one set of ganged one-over-one windows of traditional proportions on the second story of the front (south) facade and three (3) one-over-one windows on the first story of the front (south) facade, one (1) one-over-one window on each of the first and second floors of the east elevation, and two (2) one-over-one windows on the rear (north) elevation. New windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed window sizes consistent with the Guidelines.

j. ADDITION: RELATIONSHIP OF SOLIDS TO VOIDS – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposal generally appropriate.

k. ADDITION: MATERIALS: NEW WINDOWS & DOORS – The applicant has proposed to install fully wood windows on the



addition. Guideline 3.B.i for Additions states that 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, may not be used. Fully wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux grids are not permitted. The installation of a fully wood door would be appropriate. Staff finds the proposal appropriate.

l. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to install wood siding to match the siding on the existing 1-story rear addition. Guideline 3.A.i for Additions stipulates that additions should 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. Staff finds the proposal appropriate.

m. ADDITION: ARCHITECTURAL DETAILS – The applicant has proposed to construct a 1-story rear addition. Guideline 4.A.ii for Additions states that additions should 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. Guideline 4.A.iii for Additions states that applicants should 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. Guideline 2.A.v recommends that 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. Staff finds the proposal generally appropriate.

n. SITE WORK – The applicant has not proposed to modify any site work at this time; however, the proposed addition will feature an entry door on the front (south) façade. Staff finds that the applicant should submit a separate application for any future landscaping or site work modifications, such as the introduction of additional walkways.

#### **RECOMMENDATION:**

Staff recommends approval based on findings a through n with the following stipulations:

- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- ii. That the window proposed for removal to accommodate the addition is salvaged and re-used in the proposed addition based on finding h.
- iii. That the applicant submits final material specifications for fully wood windows featuring traditional operations and submits product specifications to staff for review prior to returning to the HDRC based on finding k. Fully wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux grids are not permitted.
- iv. That the applicant submits material specifications for the proposed door to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding k.
- v. That the applicant submits final material specifications for fully wood siding for staff review and approval prior to the issuance of a Certificate of Appropriateness based on finding l.
- vi. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.
- vii. That the applicant submits a separate application for any future site work and landscaping modifications based on finding n.

#### **COMMISSION ACTION:**

Approved with stipulations:

- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are

allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

ii. That the window proposed for removal to accommodate the addition is salvaged and re-used in the proposed addition based on finding h.

iii. That the applicant submits final material specifications for fully wood windows featuring traditional operations and submits product specifications to staff for review prior to returning to the HDRC based on finding k. Fully wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux grids are not permitted.

iv. That the applicant submits material specifications for the proposed door to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding k.

v. That the applicant submits final material specifications for fully wood siding for staff review and approval prior to the issuance of a Certificate of Appropriateness based on finding l.

vi. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

vii. That the applicant submits a separate application for any future site work and landscaping modifications based on finding n.

**RE-ISSUE REASON:**

Re-issued to include an approval for the installation of a composition shingle roof on the addition to match the primary structure . An OHP inspection is not required for composition shingle roof installation.

**RE-ISSUE DATE:** 11/20/2023

**RE-ISSUED BY:** Rachel Rettaliata



**Shanon Shea Miller**  
**Historic Preservation Officer**

**A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.**

**A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.**

**This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with**





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

October 2, 2023

**ADDRESS:** 1231 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 750 BLK 9 LOT 8 & SW 30 FT OF 7  
**HISTORIC DISTRICT:** King William  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Theresa Mauricio/NEW DAY CUSTOM HOMES LLC - 101 Paseo Del Rio  
**OWNER:** NEW DAY CUSTOM HOMES LLC - 1231 S ALAMO  
**TYPE OF WORK:** Roofing

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing standing seam metal roof with a composition shingle roof.

No modifications to the roof pitch, roof form, or roof ridge are requested or approved at this time. All chimney, flue, and related existing roof details must be preserved.

**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION**

**DATE:** 10/2/2023 12:58:37 PM

**ADMINISTRATIVE APPROVAL TO:** Approval to replace the existing standing seam metal roof with a composition shingle roof.

No modifications to the roof pitch, roof form, or roof ridge are requested or approved at this time. All chimney, flue, and related existing roof details must be preserved.

**APPROVED BY:** Bryan Morales

### RE-ISSUE REASON:

Added standard stipulation language.

**RE-ISSUE DATE:** 10/2/2023 12:58:37 PM

**RE-ISSUED BY:** Bryan Morales

**Shanon Shea Miller**  
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with