

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2024

HDRC CASE NO: 2024-216
ADDRESS: 1902 W MISTLETOE
LEGAL DESCRIPTION: NCB 1964 BLK 2 LOT 20
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Isabel Rodriguez | JADAI ENTERPRISES INC & TIJERINA JAIMY
OWNER: Isabel Rodriguez | JADAI ENTERPRISES INC & TIJERINA JAIMY
TYPE OF WORK: Rear addition construction
APPLICATION RECEIVED: January 8, 2024 (Complete on June 14, 2024)
60-DAY REVIEW: August 13, 2024

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 672 sqft rear addition.

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. *Roof top 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.

FINDINGS:

- a. The property located at 1902 W Mistletoe is a one-story, single-family Minimal Traditional structure constructed c. 1940 and first appears in the 1951 Sanborn Map. The structure features a stone exterior, a pair of ganged windows on the front façade and a side gable composition shingle roof. This property contributes to the Monticello Park Historic District.
- b. LOT COVERAGE – The applicant has proposed to construct an approximately 672-square-foot, 1-story rear addition. The total square footage of the primary structure and the proposed addition is approximately 1,948 square feet. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. The applicant has submitted documentation showing that the primary structure, plus the proposed addition will occupy approximately 24 percent of the total lot coverage. Staff finds the proposal consistent with the Guidelines.
- c. MASSING AND FOOTPRINT – The applicant has proposed to construct an approximately 672-square-foot, 1-story rear addition. The primary structure is approximately 1,276 square feet. 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. 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. Staff finds the proposal consistent with the Guidelines.
- d. ROOF – The applicant has proposed to install a rear-facing gable roof connected to the rear slope of the existing side gable roof of the primary structure. The roof form of the addition will not be visible from W Mistletoe and will be visible from the public right-of-way on San Antonio Blvd. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposal generally appropriate.
- e. ROOF MATERIAL – The applicant has proposed to install a composition shingle 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.
- f. NEW WINDOWS AND DOORS (SIZE AND PROPORTION) – The applicant has proposed to install one 3x3' window each on the south and west facades. The window configuration provided by the applicant in the provided elevation drawings represent a sashed window; however, the window documents provided by the property owner reflect a fixed window. The applicant has proposed to install one, contemporary door on the east façade. Staff's

standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed windows and door does not conform to guidelines.

- g. **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 proposed fenestration pattern does not conform to guidelines.
- h. **MATERIALS (NEW WINDOWS AND DOORS)** – The applicant has proposed to install Pella wood picture windows on the south and west façades. In addition, the applicant has proposed to install a contemporary door on the east façade constructed of an unspecified material. Additions 3.A.i states to use materials that match in type, color, and texture and any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds the material of the windows generally appropriate.
- i. **MATERIALS (FAÇADE)** – The applicant has proposed to install stucco on the 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 consistent with the Guidelines.
- j. **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 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.

RECOMMENDATION:

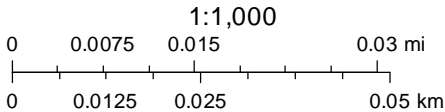
There is not sufficient documentation to review for a Certificate of Appropriateness at this time. Staff recommends conceptual approval with the following stipulations:

- i. That the applicant submits fully dimensioned drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant incorporate window openings on the east, west, and south facades that feature traditional dimensions and proportions as found within the Monticello Park Historic District.
- iii. That the applicant install a door on the east façade that conforms to the architectural style of the property.
- iv. That the applicant meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



June 24, 2024





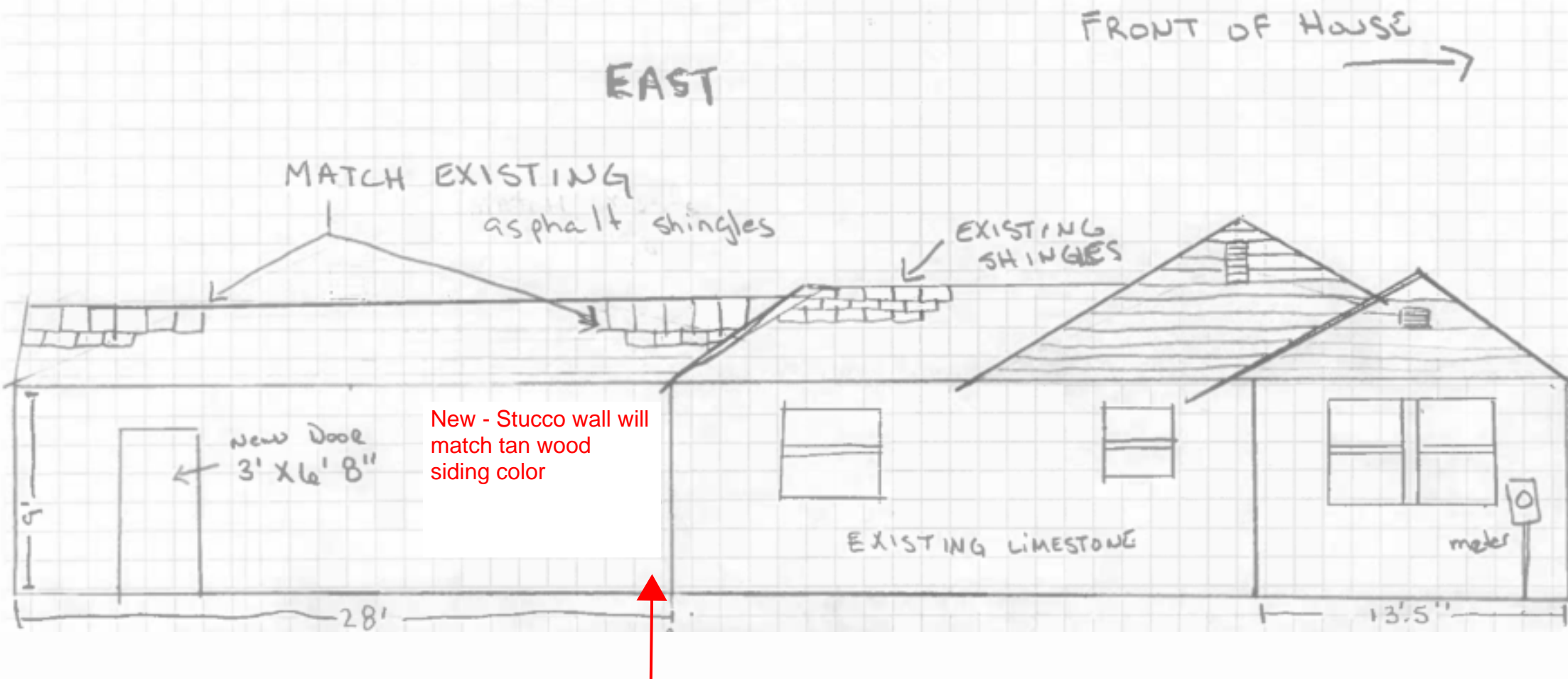
Front of House

Front of house -->

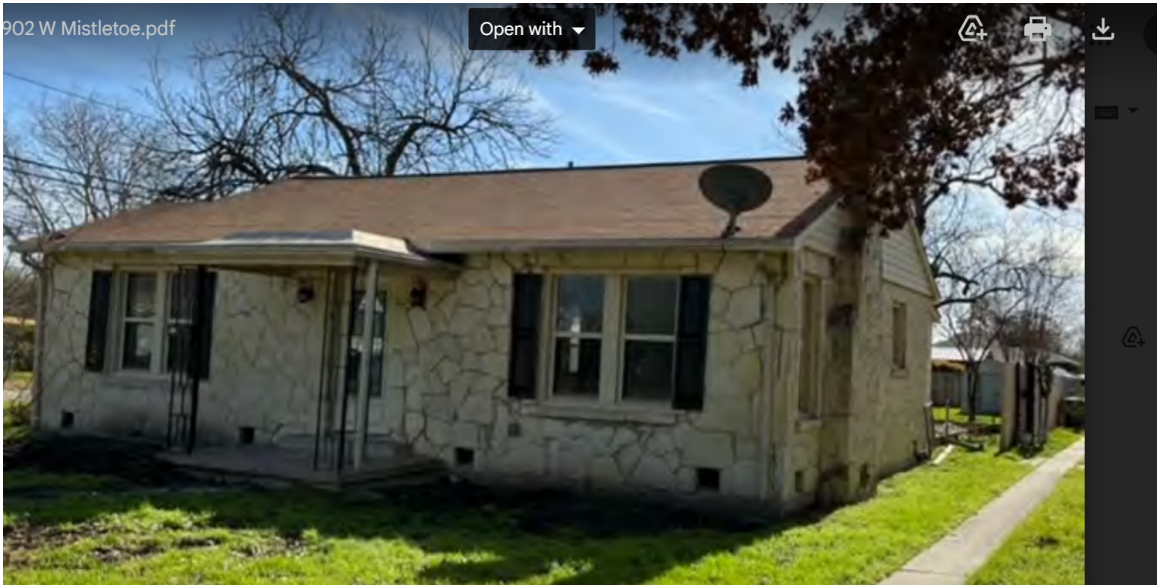
new wall will
offset 10' from
house edge

East

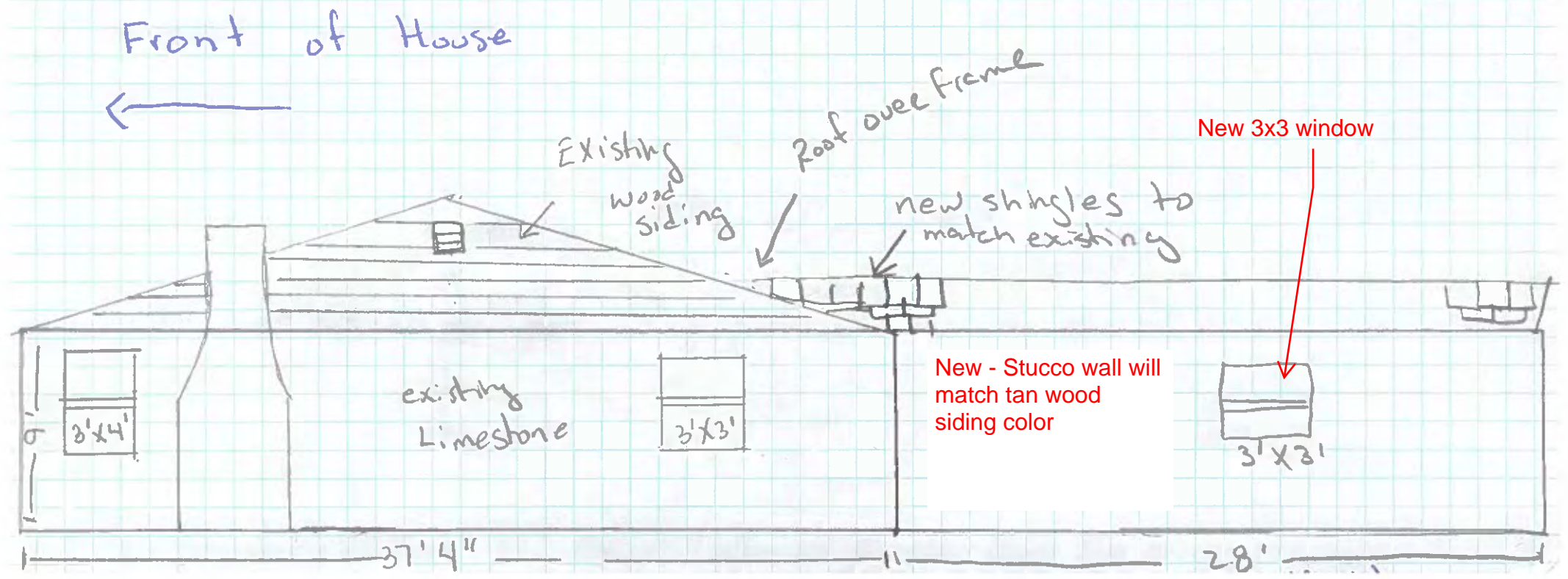




New East Wall is offset 10' from right corner of existing corner wall and extends 28' outward



WEST



A photograph of a residential backyard. In the center is a single-story house with a tan roof and a section of stone veneer on the right side. To the left of the house is a blue wooden pergola with a ramp leading to a wooden deck. A red arrow points from the text 'new wall will offset 10' from house edge' to the base of the stone wall. The yard is mostly dirt with some grass and a stone-paved path in the foreground. A large tree is on the right, and a wooden fence is on the left. The sky is blue with white clouds.

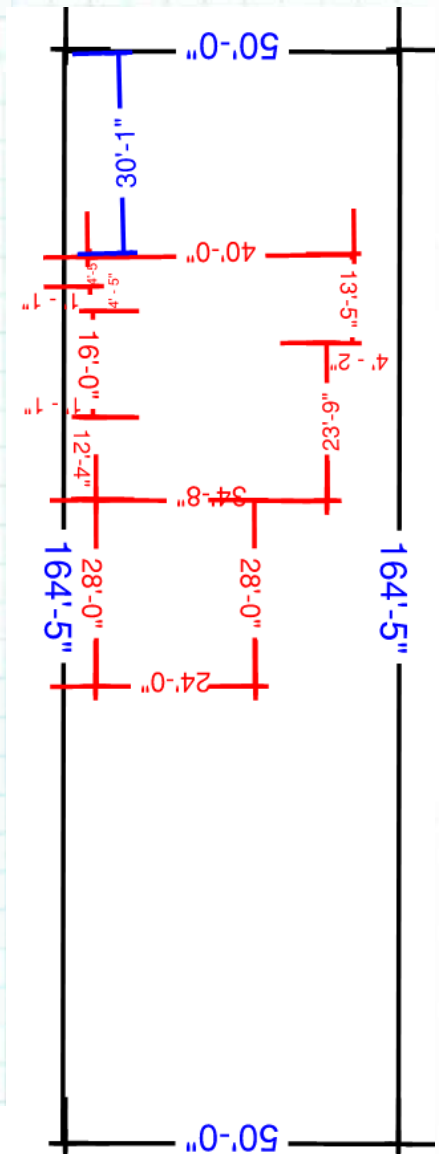
south wall back
of house

new wall will
offset 10' from
house edge

South - Back of House



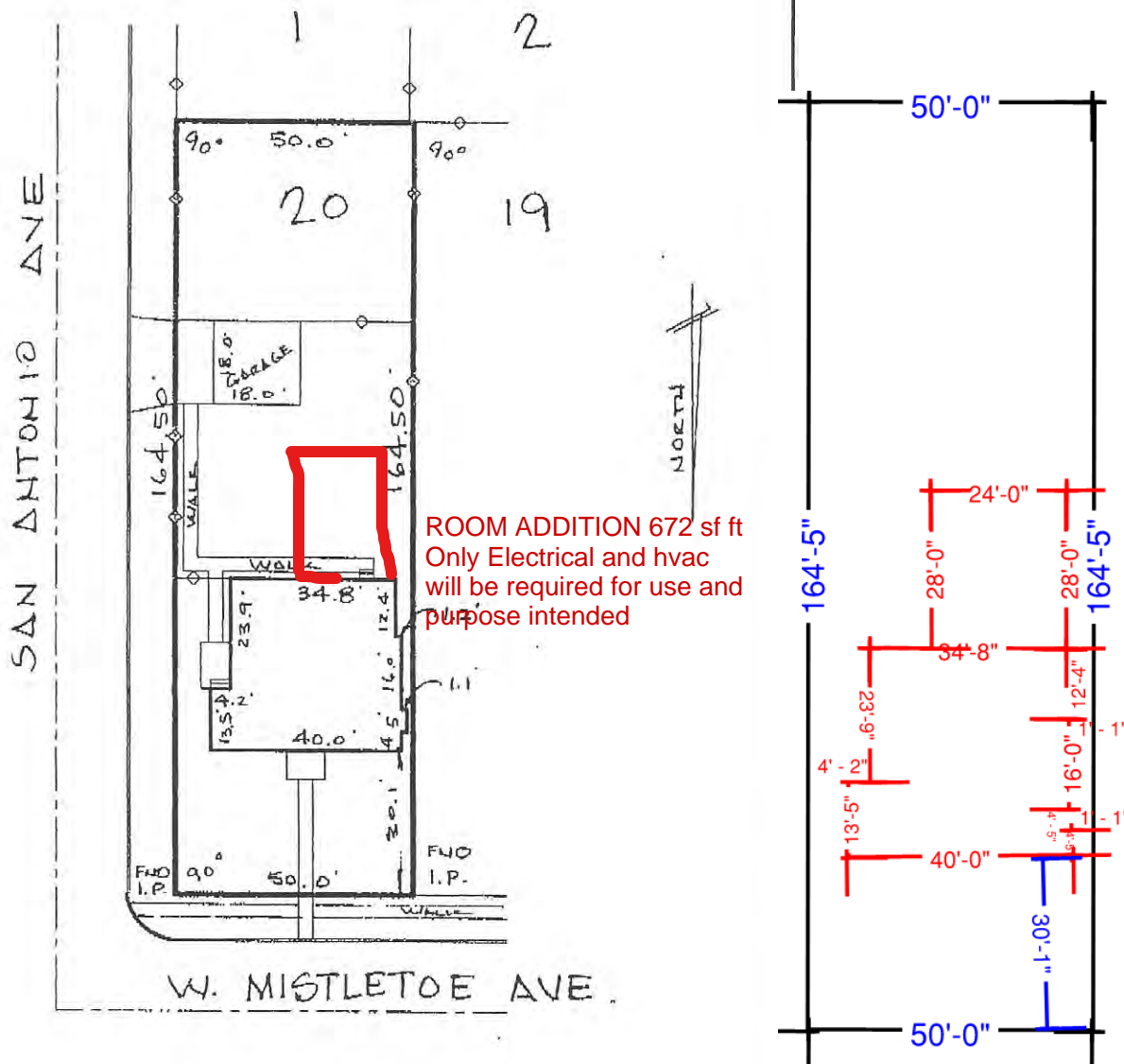
South Wall is offset 10' from right corner of existing corner wall and extends 28' outward









STREET ADDRESS 1902 W. MISTLETOE AVE.LOT 20 BLOCK 2 NCB 1964

SUBDIVISION _____

CITY SAN ANTONIO BEXAR COUNTY, TEXASSURVEYED FOR CHICAGO TITLE CO: 020024401BUYERS MARY LOU ARCEHIEGA MATTHEWS

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SG&A

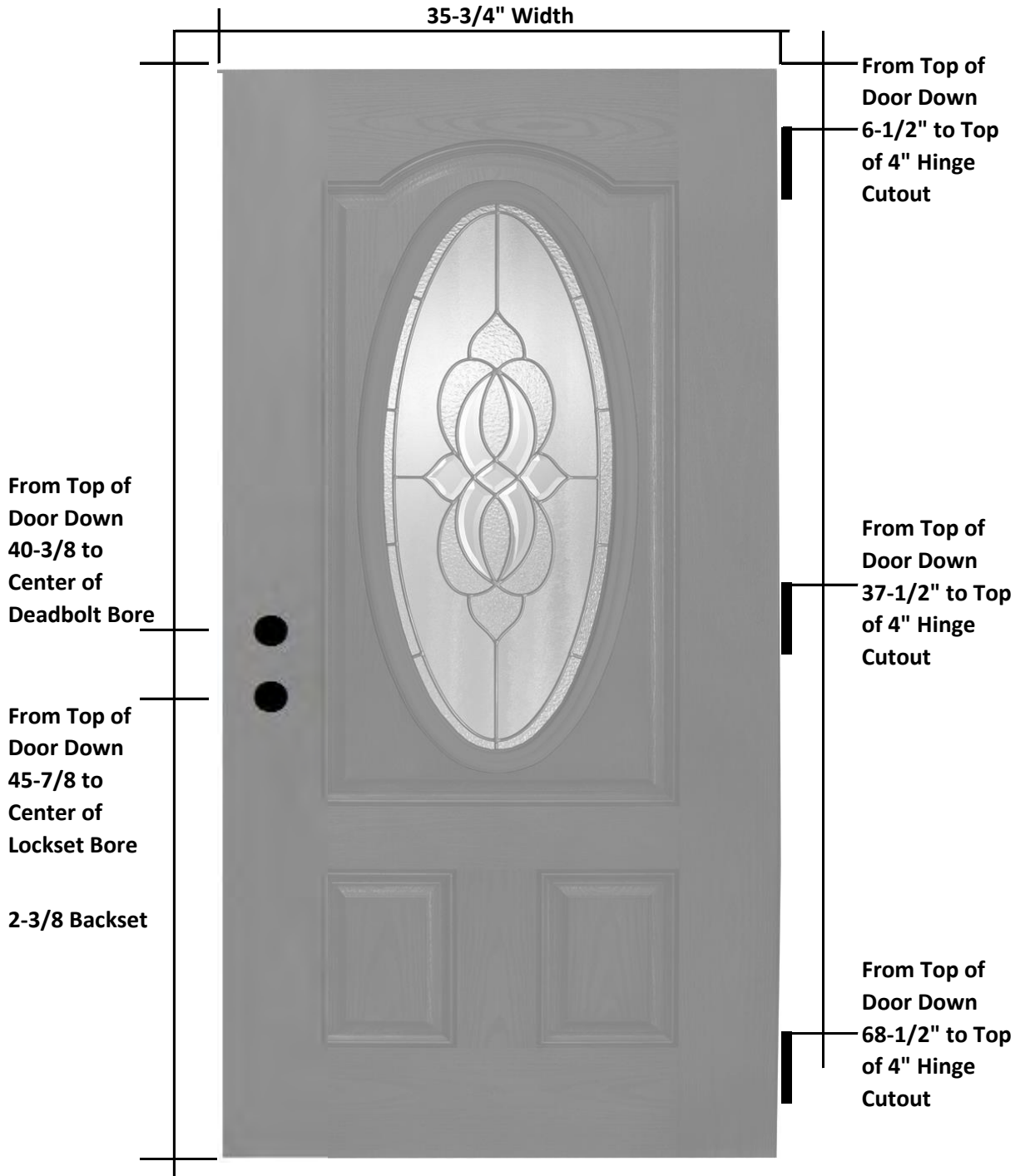
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COUNTY OF BEXAR
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MADE ON THE GROUND UNDER MY SUPERVISION
AND THAT THERE ARE NO VISIBLE EASEMENTS OR
ENCROACHMENTS EXCEPT AS SHOWN ABOVE

Victor Gonzalez
DATE: 07-08-03 SCALE: 1" = 50'



Door Specifications



Stucco Example



French Farmhouse
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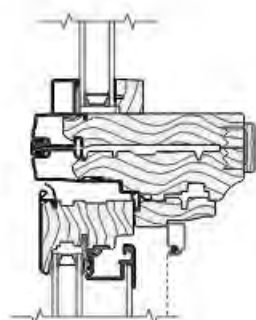
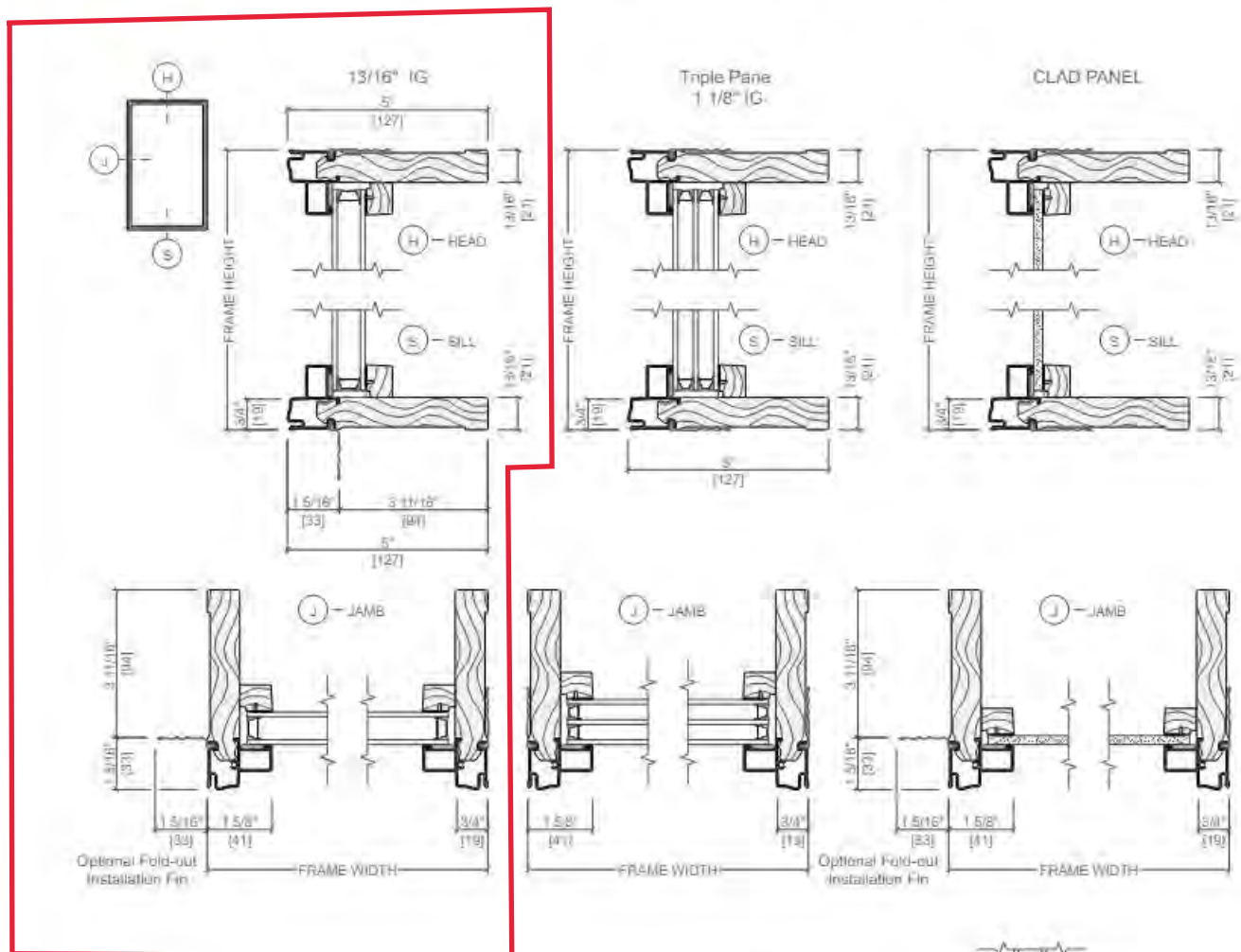
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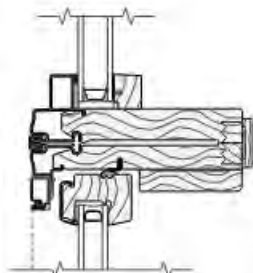


Clad-Wood Fixed Frame Direct Set Windows

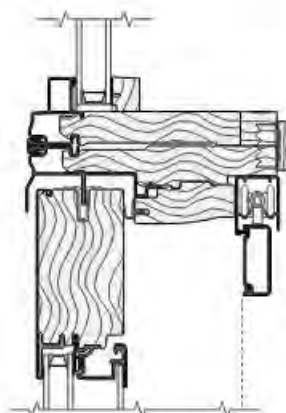
Unit Sections - Interior Glazed Rectangular and Angled Shapes



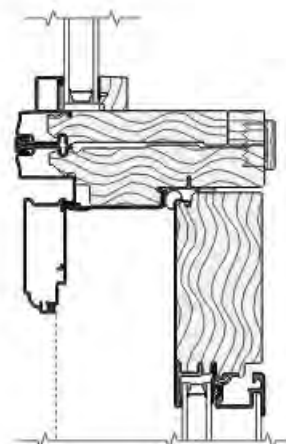
HORIZONTAL JOINING MULLION
DIRECT SET / CASEMENT



HORIZONTAL JOINING MULLION
DIRECT SET / DOUBLE-HUNG



HORIZONTAL JOINING MULLION
DIRECT SET / SLIDING DOOR



HORIZONTAL JOINING MULLION
DIRECT SET / HINGED DOOR

Scale 3/4" = 1'-0"

All dimensions are approximate.

See www.PellaADP.com for mullion limitations and reinforcing requirements.

Rev. 08/30/21

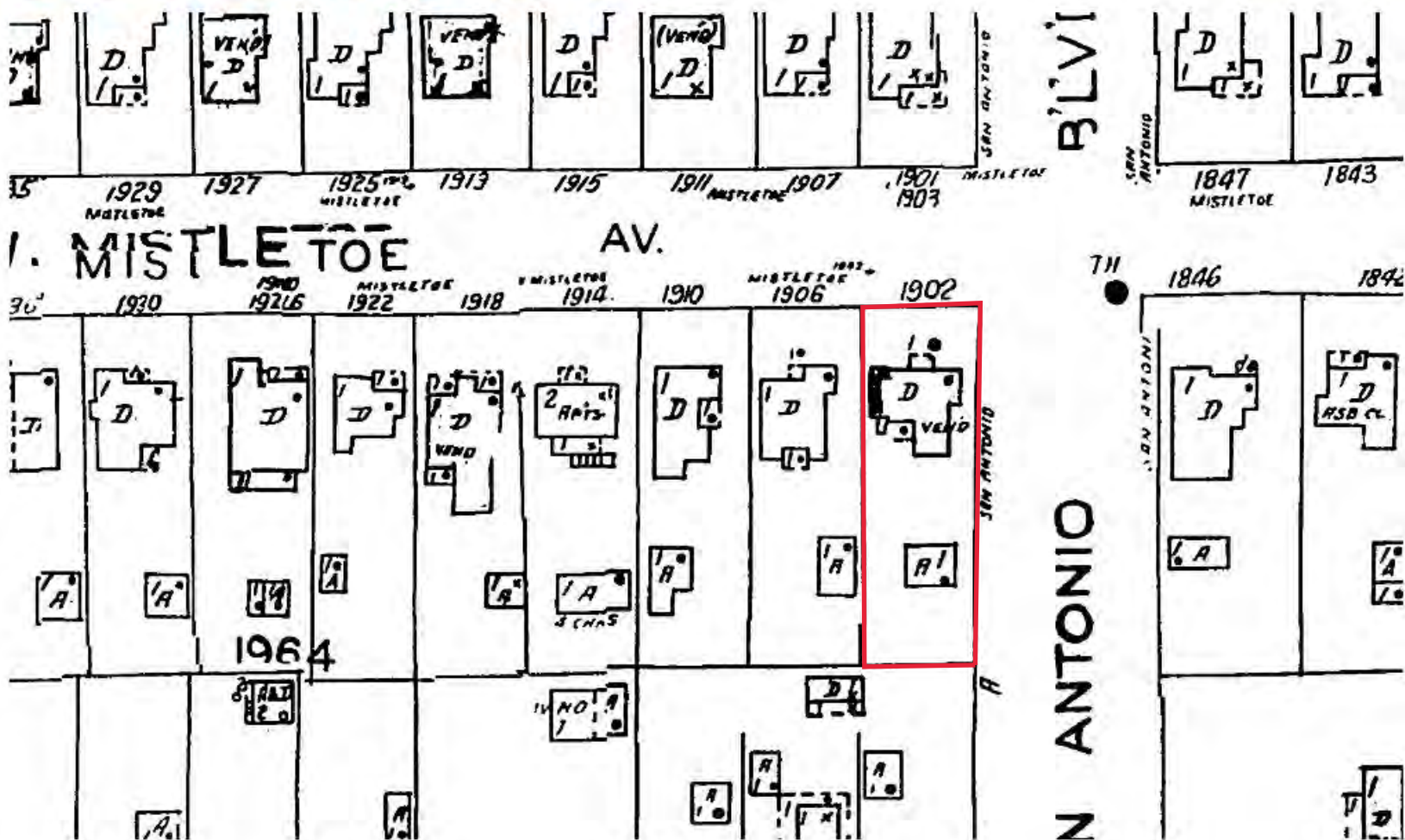
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1622 Lee John V
1623 Stephen Louise Mrs
1624 Lytle Benj E
1626 Richerson Claude
rear Toot Herbert
1632 Hudson G W Jr
1634 Kenny Sally A
1639 Morgan Roy C
1640 Ware Convalescent Home
1640 Whitney Ray S
1640 Daniel Chas M Jr
1643 Hensley Jilson H
1644 Apartments
1 Garvey E G
2 Stamish Frank A Jr
3 Davis Wm R

Street continued
1650 Schneider Chas J
1651 Ocker Jo Bob Mrs
1 Harrison Bertha C

N Zarzamora intscts
1702 Apartments
1 Healy Harry H
2 Vacant
3 Lindsey Geo F
4 Maner Cora Mrs

Street continued
1703 GREEN A W
1706 Curry Arth R
1707 Terrell Joseph J
1709 Kerber Albert
1710 Bruton Alton Lievt
1713 Harris Earl R
1714 Woodlawn Kindergarten
Griffin C H
1717 Smith R L
1718 Lozano E C
1721 Jacobson Jack
1722 Stephens Edwin L
1726 Rosen J E
1730 Stolle Theo A
1733 Herling Wm Jr
1734 Piland H S
1747 Hicks E P
1751 Weyl Wm L

N Elmendorf intscts
1801 Grobe L H
1802 Walter Frank A
1806 Brown T L
1809 Neuner M C
1810 Cadena F J
1815 Nicklerbecker Rimer K
1818 Roberts W Boyd
1822 Cogdell Roy V
1826 Curry Riehd W
1827 Rostin Bernard
1830 Taylor Riehd K
1831 Woolsey Weyman
1830 Horton Rupert S
1843 Allen Homer L
1846 Pitters Arth C
1847 Finkle S E
Tucker Arthur W

San Antonio av intscts
1901 Randolph Cornelia Mrs
1902 Arciniegas Rosenda R
1910 Hunt Meredith C
1911 Elmer Chas
1914 Apartments
1 Vacant
2 Vacant
3 Vacant
4 Vacant

Street continued
1918 Vacant
1919 Antrim Sterling M
1925 Munford Colley L
1926 Ivers Francis H
1927 Bright Oscar G
1935 York L E
1936 Count Chester M
1937 Lipinsky Wm A

Meropse blvd ends
1943 Roberts Rob H
1947 Hood Chas M

2026 O'Quinn Edgar
2027 Vacant
2031 Bostwick Jos R
2032 McLean Mamie F
2040 Ebeling Fred Jr
2041 Garrett Wm R
2042 Eisenmann Alvin E
2050 Johnson K
2051 Allen Albert C
2054 Gartner Alvin
2055 McAnelly R R
2064 Jorid H L
2069 Smith Spencer P

Lake blvd intscts
2103 Jamison Jas F Capt
2105 Goldberg J L
2106 Lincoln Uncas R
2107 Maxwell Sadie H Mrs
2109 Fairchild Ralph H
North Josephine Tablin dr ends
2122 Dennis Jack
2125 Methany Frank
rear Senigs Max
2203 Rosenberg Dave
2204 Lesser Benj
2205 Edwards Hal R
2207 Davenport G A
2210 Kohlenbrener Abr N
2214 Harris Martin R
2215 Drane H M
2219 Nordhaus Alex
2223 Stubbfield Wm H
2225 Rogers W M
2227 Collier Roy G
2230 Buchanan Frank R Her
2238 Fuller W H Jr
2241 Falk Edwin J
2243 Karotkin Harry
2245 Vacant
2251 Andrew H F
Andrew Helene Mrs music tchr
2255 Crow P T
2260 Brendel Edw N
2266 Leopold Christian G

Kammann blvd intscts

MITCHELL E
From San Antonio River east to S
Presa

Oak Crest av begins
153 Harry Club
L'Heraud Alice
154 Fink Service Station
Mission rd intscts
278 Schreiber Albert

Kaltrey begins
316 Hamilton Andrew L
332 Pardo Ray E
342 Fifth Frank A
346 Rhodes Eford R

Roosevelt av intscts
T & N O R R crosses
422 Tetsch Fritz L
423 Hagemeister Fred B
428 Bradford Heywood P
432 Van Ness Geo E
435 McKenize Construction Co yds
Reta J Cenobia

436 Landrum John A
439 Puerta Humberto
442 Mills Herbert
443 Fink Wm
444 Hillock Otto L
447 Rowan Jack G
451 May Robt W
452 Hales Mary T Mrs
455 Jones Lucille Mrs
456 DeGasper Joseph
459 Roberts Harris
460 Cude Herman C
461 DeGasper Frank M
464 Vacant

Parker av begins

555 969

Free begins
524 Gregory Wm G
532 Nickens Rick E

327 Lehman Robt L
Prohandt intscts
402 Addington Andrew W
403 Page James R
406 Ryan Wm S
407 Willow Martin L
410 Willis Geo
411 Trappe Harry G
414 Hacker Joseph M
415 Wiley James E
418 Fisher Chas A
422 Matulis Louise Mrs
423 Ramirez Joseph
429 O'Hralt John R
430 Lubienicki Benj W contr
Cottage begins

431 Hensley Ernest D
435 Barth Chas A
442 Bald Lee R
443 Ruby James P
447 Galtier Earl D
451 Holden Chas W
453 Oak Emma H Mrs
458 Brown Harry F
rear Vacant
459 Mery Celia Mrs
460 McFize Joseph

Grandjean intscts

500 Reed Clara Mrs
502 Good Carrie Mrs gro
506 McMillion Dora Mrs
510 Raskin Romie L
513 Greenacre Walter
515 Grandjean Eugenia Mrs
516 Thurman Cloy C wood
520 Hildebrand Luther H
527 Sanchez Isaac
534 Grape-Vine Inn heer
Gonzalez Flora Mrs
537 Adebahr Fred
538 Casanova Eugene
541 Rodriguez Jose

Canner intscts

600 Cobble Aubrey
601 Nobles Wm E
603 Vacant
604 Rivera Julio J
606 Flores Jesus
607 Ewing Glenn
608 Reyes Quirino
Medrano Benigno
611 Cain Ernest H
612 (624) Keaton Richd L

Flato begins

611 Jiminez Victoria Mrs
Gutierrez Gabriel gro
616 McIntosh Rosa Mrs
618 Jiminez Jose M
rear Trevino Felipe
619 Postell Max M
622 Vacant
623 Allen Morris
626 Cerda Romaldo

McAskill intscts

San Pedro Creek Bridge
Ferme ends (not open)
713 Rodriguez Anastasio
718 Jimenez Juan
722 Jenkins Oscar T
723 McIntosh Chas A

S Flores intscts

MITCHELL PLACE ADDN
Bounded by E Lubbock, W Mitchell, San Pedro Creek and Grandjean

MITCHELL PLACE ADDN No 2
Bounded by W Mitchell, San Pedro Creek, Flato av, and private property

MITTMAN N
From 2000 E Commerce north to Sherman

Belmont intscts

216 Tronson Richd