

HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2025

HDRC CASE NO: 2024-365
COMMON NAME: Permit-ready ADU
APPLICANT: Krystin Ramirez, Neighborhood and Housing Services Department
TYPE OF WORK: New Construction of an Accessory Dwelling Unit
APPLICATION RECEIVED: October 21, 2024
60-DAY REVIEW: December 20, 2024 (Postponed by applicant for design revisions)
CASE MANAGER: Edward Hall

REQUEST:

The City of San Antonio is requesting approval of permit-ready ADU plans which would be eligible for construction on properties that are designated historic landmarks or located within a local historic district. If approved, the design will be included in a library of permit-ready plans that residents can use. The proposed plans for the Maricela prototype have been modified to meet Historic Design Guidelines.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

- a. The City of San Antonio is requesting approval of permit-ready ADU plans which would be eligible for construction on properties that are designated historic landmarks or located within a local historic district. If approved, the design will be included in a library of permit-ready plans that residents can use. The proposed plans for the Maricela prototype have been modified to meet Historic Design Guidelines.
- b. **BACKGROUND** – As part of an effort by City of San Antonio to reduce barriers to affordable housing opportunities and provide resources for homeowners to construct detached accessory dwelling units, the Neighborhoods and Housing Services Department has solicited proposals from architects and builders for permit-ready ADU plans intended to reduce the cost burden for ADU design. The plans are not site specific and can be used by anyone. OHP partnered with NHSD to select a plan with specifications that may be proposed and approved in Historic Districts. With HDRC approval, construction of the Maricela design will be eligible for administrative approval following a review by OHP staff.
- c. **PREVIOUS REVIEW** – This request was previously reviewed by the Historic and Design Review Commission at the November 6, 2024, Historic and Design Review Commission hearing. At that hearing, the request was

referred to the Design Review Committee.

- d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on January 28, 2025. At that meeting, Committee members commented on the appropriateness of the revisions and design options. Committee members noted that the revised design would allow property owners to build an ADU that relates to the primary historic structure on site architecturally.
- e. DESIGN - The Maricela design is one of five ADU Permit-Ready Plans that are available to the public. It was designed by Our Casas Resident Council, Inc; a version of the plan has already been constructed. This detached ADU is 375 square feet with one bedroom, one bathroom, a kitchen/dining area, and space for a stackable washer/dryer. The design includes separate water and electricity for the ADU and a small HVAC unit. The space has also been thoughtfully designed to include front and side porches, varying roof forms and varying siding profiles.
- f. SCALE – The small footprint and single-story design makes the Maricela very likely appropriate for most historic properties.
- g. SETBACKS – Building setbacks will be reviewed at the time of permitting by OHP staff. Generally, staff finds that any application of the Maricela design must meet all applicable building setbacks unless otherwise approved by the Zoning Board of Adjustment.
- h. MATERIALS & SPECIFICATIONS – Based on feedback from OHP staff, the Maricela design has been modified to incorporate the following stipulations:
 - i. That a hardie product with a smooth surface (no faux wood grain) be installed with a maximum 6” reveal.
 - ii. That a sloped (or angled) soffit detail, as opposed to a boxed soffit, be implemented at the gable ends (see below).
 - iii. That façade with the covered entry feature two sash windows on either side of the porch. They should be equal in size and no smaller than 24” wide by 36” tall. Windows would ideally be inset a minimum of 2” from the face of the surrounding trim. Faux-divided lights are not allowed.(These stipulations are demonstrated in the drawings, but not seen in the photos submitted. Paint colors and other details will be selected by individual property owners.)
- i. OTHER MODIFICATIONS – Any modifications to this plan, including changes to materials or the incorporation of parking surfaces or driveways, may require additional action by the HDRC and will be determined by OHP staff on a case-by-case basis.

RECOMMENDATION:

Staff recommends approval based on the findings. The modified Maricela plan will be available as a permit-ready option for properties zoned historic and will be eligible for administrative approval at the time of permitting.

Construction documents must be provided for review for a building permit prior to the modified Maricela plan being advertised as part of the program.



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

Historic and Design Review Commission
Design Review Committee Report

DATE: January 28, 2025

HDRC Case #: 2024-365

Address: N/A

Meeting Location: WebEX

APPLICANT: Krystin Ramirez, Neighborhoods and Housing Services Department

DRC Members present: Jeff Fetzer, Monica Savino, Roland Mazuco, Jazon Vasquez

Staff Present: Edward Hall, Cory Edwards

Others present: Maricela Casanova

REQUEST: The City of San Antonio is requesting approval of permit-ready ADU plans which would be eligible for construction on properties that are designated historic landmarks or located within a local historic district. If approved, the design will be included in a library of permit-ready plans that residents can use. The proposed plans for the Maricela prototype have been modified to meet Historic Design Guidelines.

COMMENTS/CONCERNS:

KR: Introduction to updated request.

MC: Overview of revisions to the design/overview of varying options for facade materials (lap siding, board and batten, stucco) and roof form (gable and hip). Entrances can be moved (front to side)

JF: Revisions are valuable because they show that an ADU can relate to the design of their house.

JF: Show an awning roof over both pairs of double doors (left and right).

MS: Agrees that the revised designs are appropriate.

JV: The revision look good. The relocated front door looks good.

JF: Specifications: wherever composite material siding is shown, it needs to be smooth finish and not the faux wood grain.

OVERALL COMMENTS:

HDRC Application: Project Description

Historic ADU Permit-Ready Plan Design

The Maricela Design

ADU Program Background:

An Accessory Dwelling Unit (ADU) is a small home located on the same lot as a larger, main house. It typically includes essential amenities such as a bathroom, kitchen, living space and providing a self-contained living area.

ADUs can be created in two ways:

- **Attached** – ADUs can be connected to the main house, like an add-on or garage apartment.
- **Detached** – ADUs can stand as a separate building from the main house.

ADUs are sometimes called by other names:

- alley home
- carriage house
- casita
- cuartito
- garage apartment
- guest house
- in-law suite

We have a need in our city for affordable housing, and ADUs can help.

ADUs can benefit both the homeowner and the renter. Someone needing a place to live can rent the ADU at an affordable price. By renting out their ADU, the homeowner can then earn extra income and build equity on their property.

The ADU Program is part of our City's Strategic Housing Implementation Plan (SHIP). SHIP aims to build and preserve more than 28,000 affordable homes throughout the next 10 years. Our goal is to increase the number of ADUs to provide more affordable housing options in neighborhoods.

Our ADU Program website (sa.gov/ADU) was updated early September 2024 to include education materials about the benefits of ADU's, the process to construct and finance an ADU, and permit-ready plans.

ADU Permit-Ready Plans:

The City’s ADU Program will offer a library of ADU Permit-Ready Plans available to the community to use for free when they want to construct an ADU. In March 2024, the City issued a solicitation to receive ADU Permit-Ready Plans. Design professionals submitted Accessory Dwelling Unit (ADU) Permit-Ready Plan designs for consideration and selected plans became available for residents to use and connect with designers on late October 2024. Residents who use a permit-ready plan and earn at 80% of the area median income (AMI) or less may have permit fees waived for the Neighborhood and Housing Services Department’s Fee Waiver Program.

ADU Permit-Ready Plans have been approved by the City’s Development Services Department. Using a permit-ready plan will save prospective ADU-builders time and money. These plans include ADU floor plan designs, and 100% construction (vertical) plans that are not site-specific, so you don’t have to start from scratch. The objective is to have save community members time and money by offering plans that can be constructed anywhere within the city. This includes having a design that is allowed to be constructed in any Historic District.

The Neighborhood and Housing Services Department and Office of Historic Preservation request for the Maricela ADU Permit-Ready Plan to be reviewed and approved as an ADU design that can receive administrative approval when a community member submits a permit to construct this ADU in a Historic District.

The Maricela ADU Permit-Ready Plan:

The Maricela design is one of five ADU Permit-Ready Plans that are available to the public. It is designed by Our Casas Resident Council, Inc. and is one of the few designs that has already been constructed within the city as part of the Zarzamora Affordable Home Project. This detached ADU is 375 square feet with one bedroom, one bathroom, a kitchen/dining area, and space for a stackable washer/dryer. The design includes separate water and electricity of the ADU and a small HVAC unit. The space has also been thoughtfully designed to include front and side porches. The design of the Maricela already constructed was slightly modified to be considered as a Historic ADU Permit-Ready Plan.



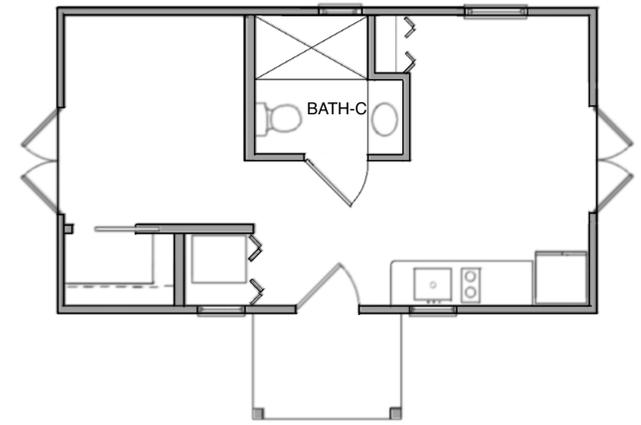
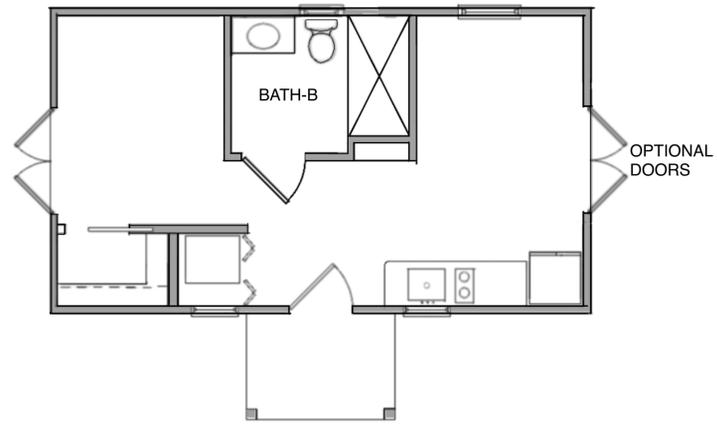
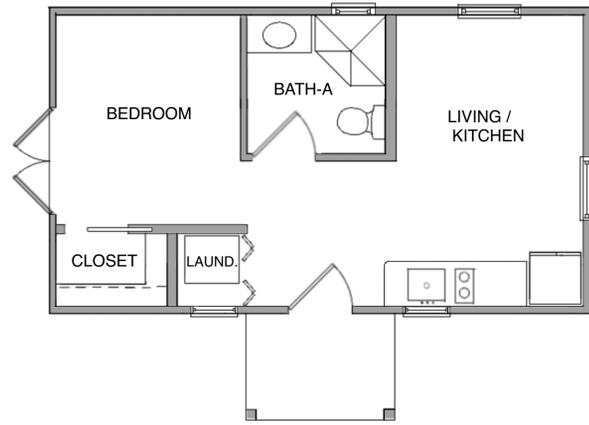
Image of constructed the Marisela ADU that doesn’t include minor modifications made for Historic District applicability.



Image of the Zarzamora Affordable Home Project celebration.

Our Casas Resident Council, Inc.

By: Maricela Casanova
12/18/2024



GABLE ROOF

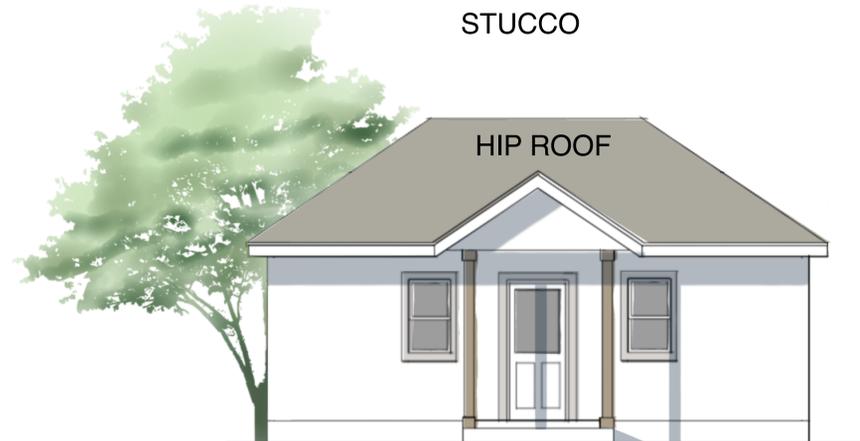
STUCCO



BOARD AND BATTEN



HARDIE PLANK



HIP ROOF

