

HISTORIC AND DESIGN REVIEW COMMISSION

December 04, 2024

HDRC CASE NO: 2024-392
ADDRESS: 1510 E HOUSTON ST
LEGAL DESCRIPTION: NCB 576 BLK 15A LOT E 31.1 FT OF 2
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: FELIPE DE JESUS
OWNER: FELIPE DE JESUS/ALCALA FELIPE DE JESUS NAVARRO
TYPE OF WORK: Construction of a 1-story, single-family residential structure
APPLICATION RECEIVED: November 13, 2024
60-DAY REVIEW: January 12, 2025
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, single-family residential structure on the vacant lot at 1510 E Houston Street. This lot is located within the Dignowity Hill Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established

patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. 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.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction 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.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.

Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.

New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be

- found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
 - iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
 - v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, single-family residential structure on the vacant lot at 1510 E Houston Street. This lot is located within the Dignowity Hill Historic District. This lot is void of any existing structure.
- b. **CONTEXT & DEVELOPMENT PATTERN** – The applicant is proposing new construct at 1510 E Houston Street, a lot currently void of structures. This block of E Houston currently features three (3) structures that front E Houston. Two of the structures feature one story in height. Per the submitted site plan, this lot features an overall width of 31' – 0" and an overall depth of 91' – 0".
- c. **CONCEPTUAL APPROVAL** – This request received conceptual approval at the September 4, 2024, Historic and Design Review Commission hearing with the following stipulations:
 - i. That the proposed new construction feature a setback that is equal to or greater than that of the setback at 1506 E Houston, the historic structure to the immediate west of the proposed new construction. A

detailed setback diagram should be provided and submitted to OHP staff that confirms the approved setback and documents its placement by both measurement and graphics. ***This stipulation has been met.***

- ii. That a foundation height that is consistent with the Guidelines be installed. A foundation height of at least one (1) foot should be installed. ***This stipulation has been met.***
 - iii. That the proposed boxed soffits and gable returns be eliminated, as this profile is not found historically within the historic district. ***This stipulation has been met.***
 - iv. That the proposed porch roof form be amended to closer relate to historic roof profiles that are found on historic shotgun structures within the district. Historically, structures of this width would have featured one, incorporated porch roof; either the primary gabled roof extended out to cover a full width porch, or a shed porch roof was constructed that covered a full width porch. Staff recommends either of these forms be incorporated into the design. ***This stipulation has been met.***
 - v. That either wood siding or composite siding featuring an exposure of four (4) inches be installed. If composite siding is installed, it should feature a smooth finish and no faux wood grain texture. ***This stipulation has been met.***
 - vi. That the proposed brick wainscoting be eliminated and that one, uniform façade material be installed throughout. ***This stipulation has been met.***
 - vii. That wood or aluminum clad wood windows be installed, and that windows adhere to the adopted window standards. Windows should feature one over one profiles with equally sized sashes and no transom windows. Additionally, staff recommends that the proposed transom window above the front entrance roof be modified to relate to historically sized and proportioned transom windows. ***This stipulation has not been met.***
 - viii. That additional fenestration be added to both the east and west facades and that the proposed sliding window on the rear façade be modified to feature a one over one profile. ***This stipulation has been met.***
 - ix. That columns that are six (6) inches square with capital and base trim be installed. If tapered, Craftsman style columns are proposed, a dimensioned column detail should be submitted for review and approval. ***This stipulation has not been met.***
 - x. That the applicant incorporates a pervious paving material that doubles as a landscaping element, such as decomposed granite, for the proposed driveway. Additionally, staff recommends that the proposed driveway be pushed to the property line and feature no more than ten (10) feet in width. ***This stipulation has been met.***
 - xi. That a front walkway be installed that it feature a profile that is consistent with those found historically on the block; historically three (3) to four (4) feet in width and poured concrete. ***This stipulation has not been met.***
 - xii. That all mechanical equipment be screened from view from the right of way. ***This stipulation has been met.***
- d. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a setback of 20’ – 0” from the front property line to the front porch. Additionally, the applicant has submitted a setback diagram noting a front setback that is to exceed both the front setbacks of the adjacent historic structures. Staff finds the proposed setback to be appropriate and consistent with the Guidelines.
- e. ENTRANCES – The applicant has proposed for the new construction at to feature a front facing entrance door. This is consistent with the Guidelines for New Construction, and consistent with historic examples found within the district.
- f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has proposed an overall scale and mass that staff’s finds to be appropriate and in keeping with both the historic development pattern within the Dignowity Hill Historic District and the Guidelines for New Construction.
- g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.a.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant has proposed a foundation height of one (1) foot. The proposed foundation height is appropriate and consistent with the Guidelines.

- h. ROOF FORM – The applicant has proposed for the new construction to feature a front facing gabled roof with exposed rafter tails. Staff finds the proposed roof form to be appropriate and consistent with the Guidelines.
- a. LOT COVERAGE – The applicant has not provided a building to lot ratio. Per BCAD records, this lot features 2,944 square feet in size. Per the submitted site and floor plan, the applicant has proposed a footprint of 1,270.5 square feet. The Guidelines for New Construction 2.D.i. notes that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Footprints of new construction should be limited to no more than fifty (50) percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Staff finds the proposed footprint to be appropriate and consistent with the Guidelines.
- i. MATERIALS – The applicant has proposed materials that composite lap siding featuring a four (4) inch exposure and a smooth finish, and a composition shingle roof. Staff finds the proposed materials to be appropriate.
- j. WINDOW MATERIALS – The applicant has not proposed window materials at this time; however, per the submitted construction documents the applicant has proposed window profiles that are atypical of the style and profile of windows found historically within the district. Staff finds that all window should feature one over one profiles with equally sized sashes. Additionally, staff finds that windows should adhere to the adopted standards for windows in new construction. These standards are noted in the applicable citations.
- k. FENESTRATION PROFILE – The applicant has proposed fenestration that is generally in keeping with fenestration patterns found on historic structures within the district.
- l. PORCH DESIGN – The applicant has proposed a porch that features massing that is incorporated into the overall massing of the proposed new construction. The applicant has proposed wood columns that are six inches square with capital and base trim. Generally, staff finds the proposed porch and column design to be appropriate and consistent with the Guidelines.
- m. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate and consistent with the Guidelines. As noted in finding j, staff finds that all windows should feature equally sized sashes.
- n. LANDSCAPING – The applicant has not provided a detailed landscaping plan at this time. Staff finds that a detailed landscaping plan should be submitted for review and approval. Landscaping should be consistent with the Guidelines and Xeriscaping & Responsible Landscape policy document.
- o. FENCING – The applicant has noted the installation of privacy fencing within the side yard. Staff finds the proposed privacy fencing to be appropriate.
- p. DRIVEWAY & FRONT YARD PARKING – The applicant has proposed to install both a curbcut and driveway to provide vehicular access from E Houston Street into the property. Given the narrow width of the lot, the proposed driveway will terminate into the front façade of the proposed new construction and will create a front yard parking condition. While front yard parking is not in keeping with the Guidelines, staff finds that given the lack of additional space for a side driveway and parking location, the proposed driveway and parking configuration is appropriate. The applicant has proposed for the driveway to feature decomposed granite paving and a width of ten (10) feet.
- q. WALKWAY – The applicant has noted a walkway leading from the front porch to the sidewalk at the right of way. The Guidelines for Site Elements 5.A.iii. notes that the historic alignment, configuration and width of sidewalks and walkways should be followed. Historically, walkways within the Dignowity Hill Historic District are concrete. Staff finds that the proposed walkway leading from the front porch to the sidewalk at the right of way should be concrete. The walkway element connecting the driveway to the primary walkway may be decomposed granite.
- r. MECHANICAL EQUIPMENT – The applicant has noted the location of mechanical equipment in the side yard, behind a privacy fence. Staff finds the proposed location for mechanical equipment to be appropriate.

RECOMMENDATION:

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

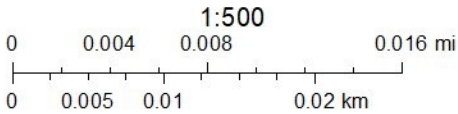
- i. That wood or aluminum clad wood windows be installed, as noted in finding j and that windows adhere to the adopted window standards. Windows should feature one over one profiles with equally sized sashes.

- ii. That a dimensioned column detail be submitted for OHP staff review and approval.
- iii. That a detailed landscaping plan be submitted for OHP staff review and approval.
- iv. That the front walkway leading from the front porch to the sidewalk at the right of way feature concrete, as found consistently within the historic district.

City of San Antonio One Stop

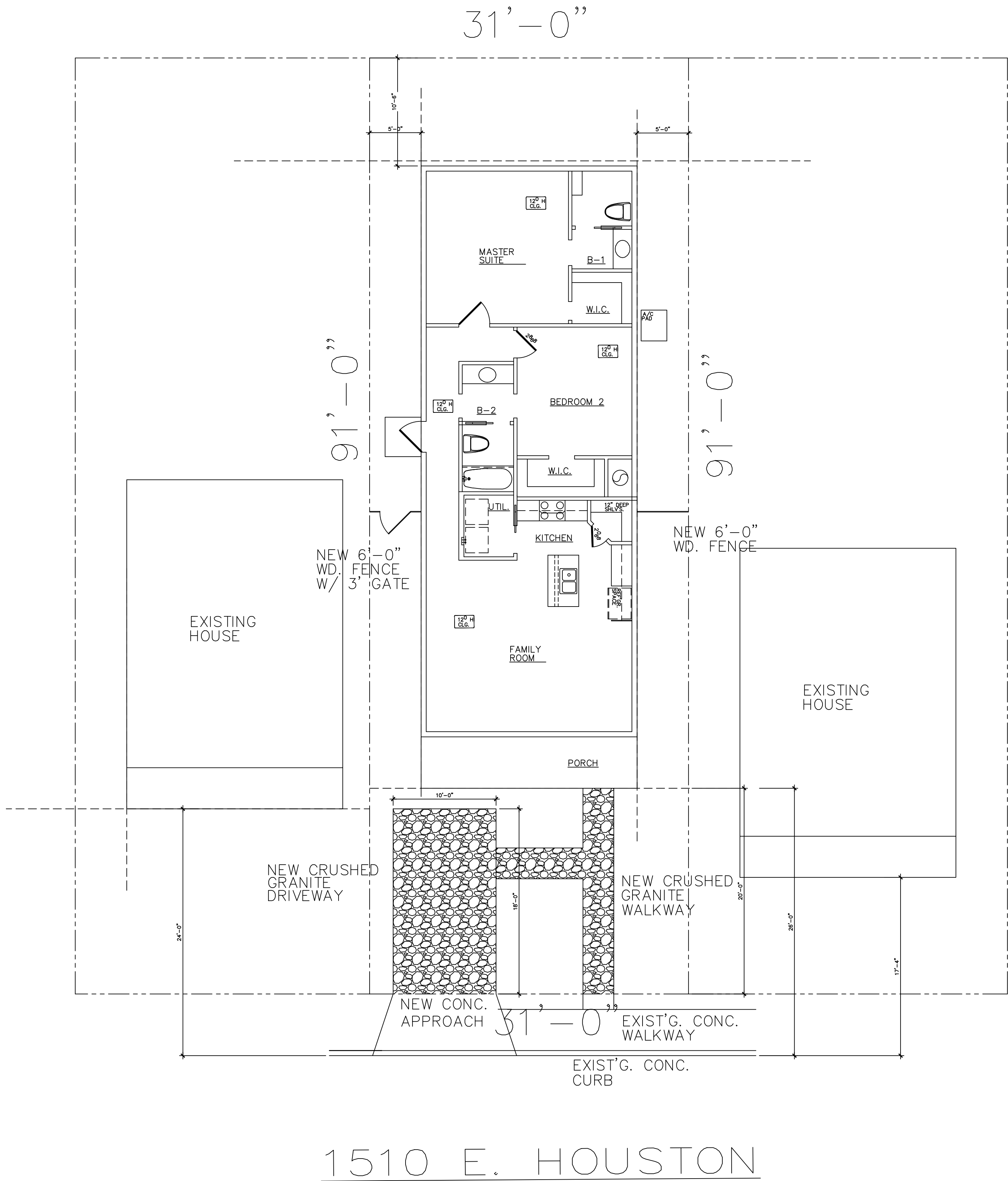


August 28, 2024

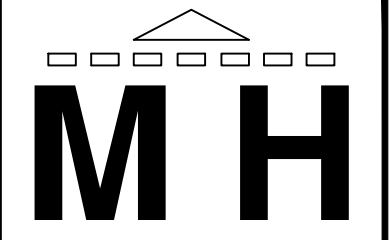





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SITE PLAN
SCALE: 3/16"=1'-0"



A RESIDENCE FOR
PHILIP NAVARRO
1510 E. HOUSTON., SAN ANTONIO, TX.


DESIGN &
PLANNING
PH. (210)-725-8458

REVISIONS	
09/23/24	
10/20/24	

PROJECT #

DATE: 04/22/24

DRAWN: M.H.

CHECKED BY: M.H.

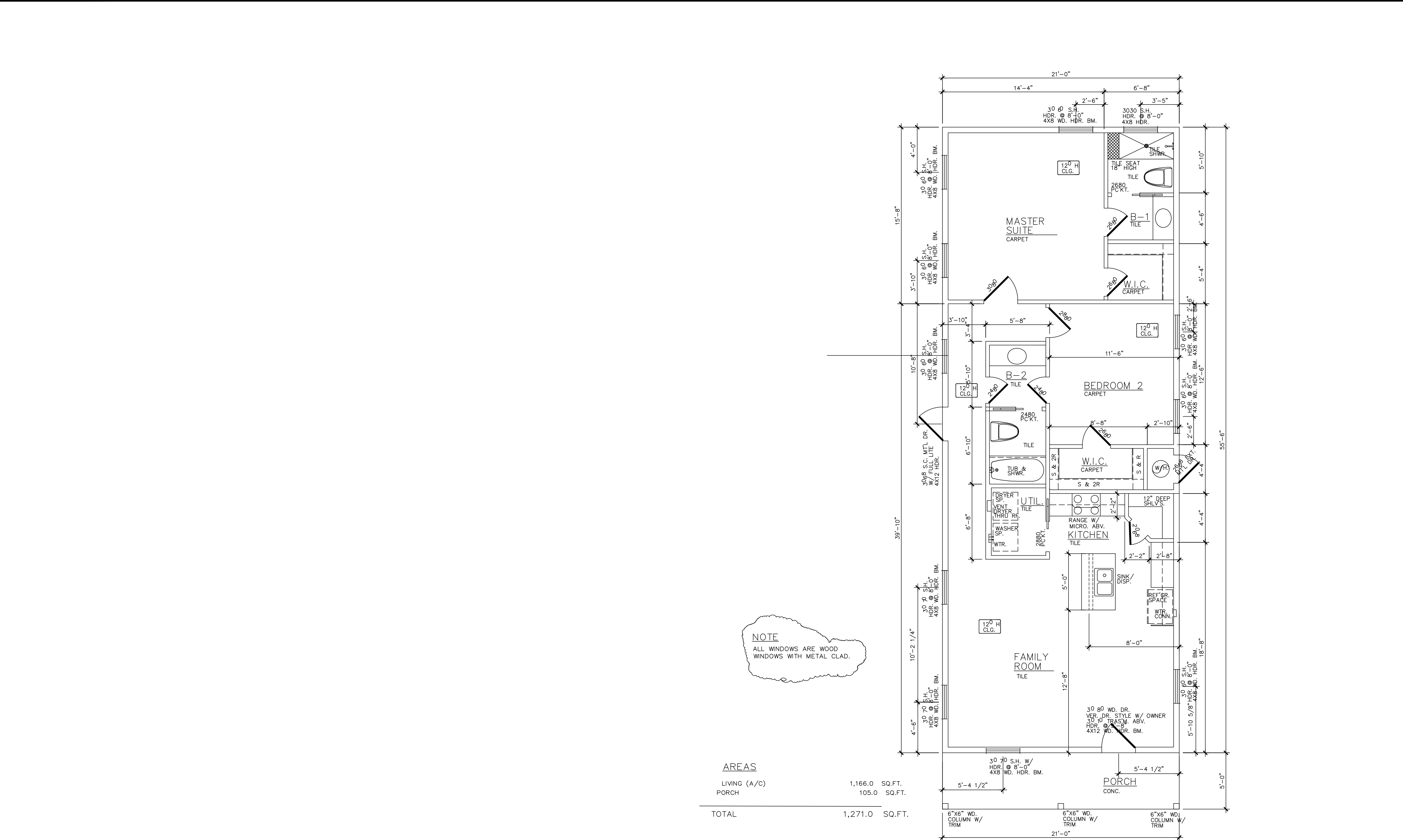
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6 SETS.

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NOTE: THIS IS A PRELIMINARY HOUSE PLAN. ALL MARIANO HOUSE PLANS ARE COPYRIGHTED AND MAY NOT BE USED BY OTHERS IN WHOLE OR PART.



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

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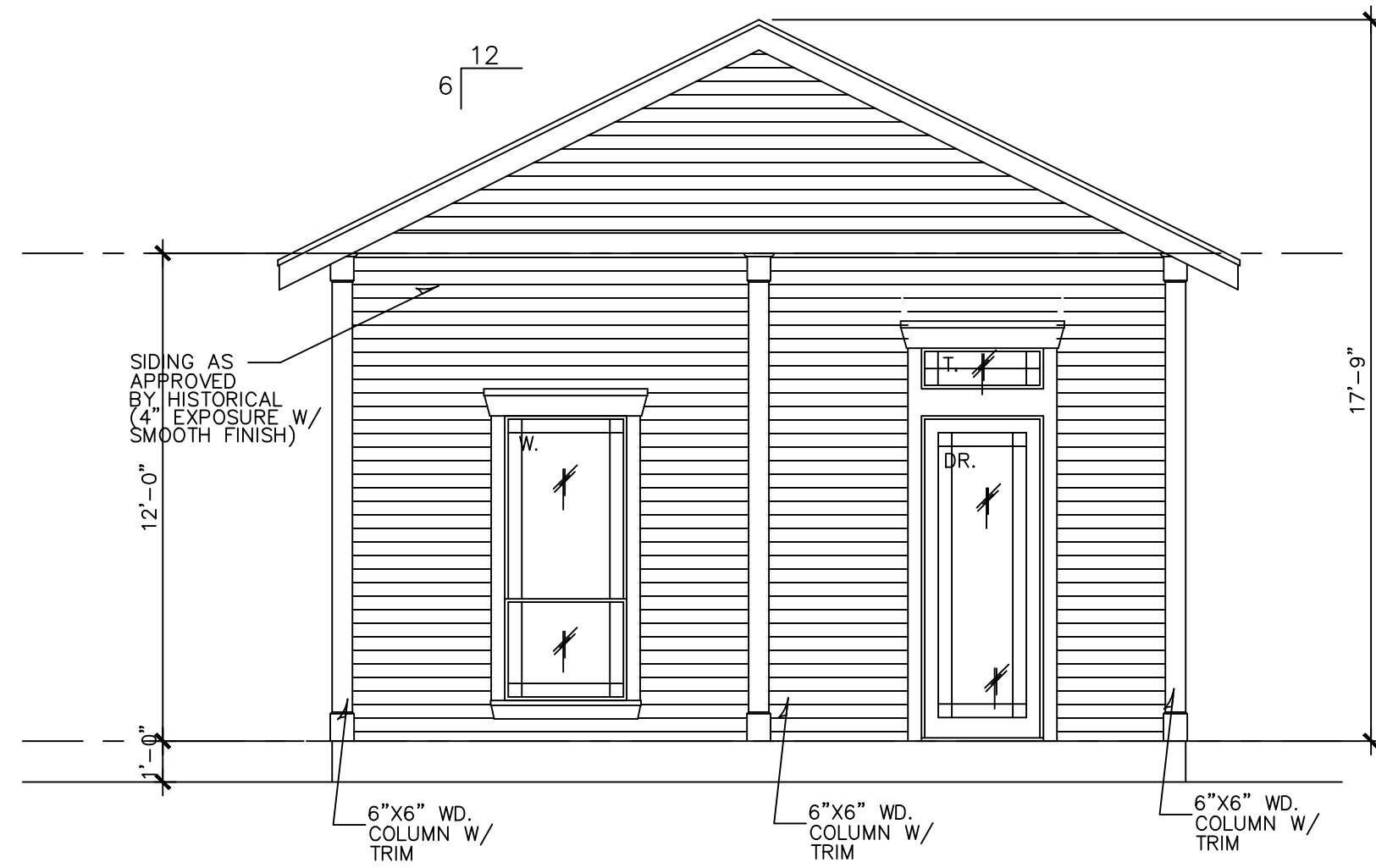
A RESIDENCE FOR
PHILLIP NAVARRO
1510 E. HOUSTON., SAN ANTONIO, TX.

MH
DESIGN & PLANNING
PH. (210)-725-8458

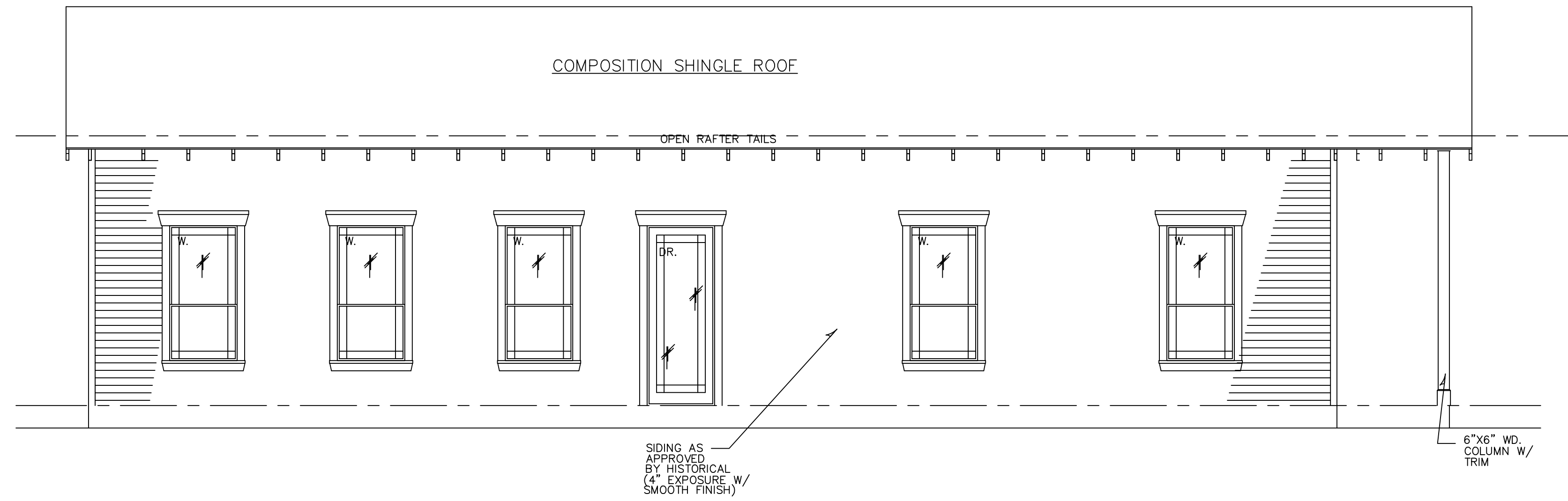
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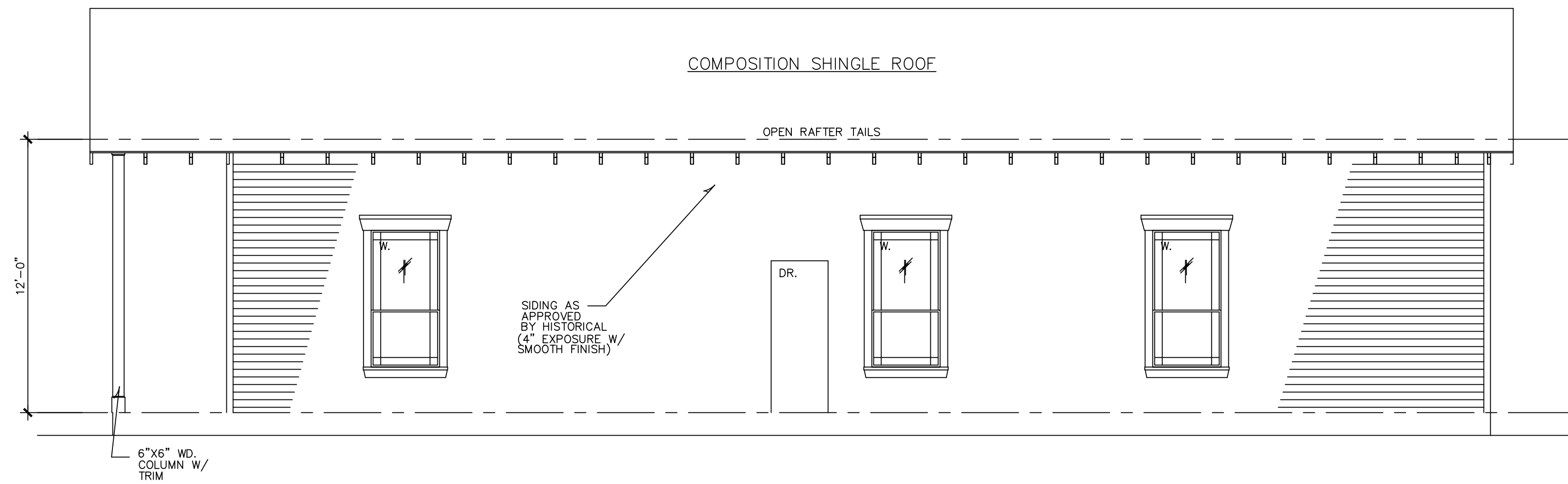
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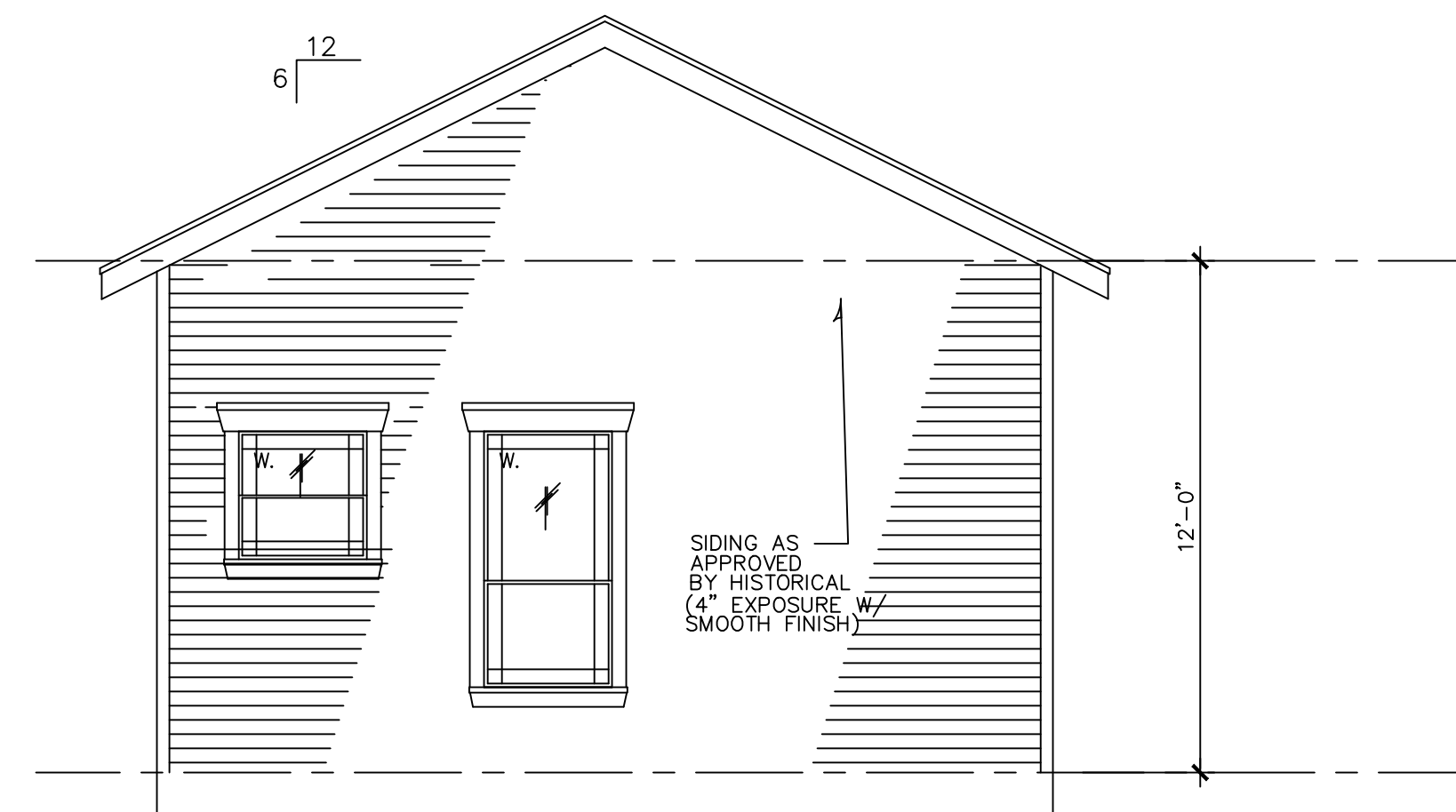
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

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