

HISTORIC AND DESIGN REVIEW COMMISSION

June 18, 2025

HDRC CASE NO: 2025-155
ADDRESS: 241 E FRENCH PLACE
LEGAL DESCRIPTION: NCB 1715 BLK LOT 12
ZONING: R-6, H
CITY COUNCIL DIST.: 1
APPLICANT: Cotton Estes/Cotton Estes Architect PLLC
OWNER: John, Camila Chisenhall, Carbone/CHISENHALL JOHN C & CARBONE CAMILA
TYPE OF WORK: Conceptual - Addition Demo, New Rear Addition, Detached Rear Accessory, Exterior Alterations
APPLICATION RECEIVED: May 30, 2025
60-DAY REVIEW: July 29, 2025
CASE MANAGER: Caitlin Brown-Clancy

REQUEST:

The applicant is requesting conceptual approval to:

1. Restore front porch to historic proportions and restore rear façade.
2. Demolish existing contemporary addition at rear of home.
3. Construct a two-story rear addition at the NW corner of the primary structure with a building footprint of approx. 735 sf.
4. Construct a two-story rear accessory structure at the NE corner of the lot with a building footprint of approx. 400 sf. and featuring an attached carport.
5. Install a master landscaping plan featuring native plantings, limestone pervious pavers, crushed limestone driveway, and a rainwater fed pond.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

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.

Historic Design Guidelines, Chapter 4, New Construction

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.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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.

Standard Specifications for Windows in New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 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 real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

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.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

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.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

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.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

FINDINGS:

- a. The structure at 241 E French Pl is a one-story, single-family brick Folk Victorian home built c. 1883. cross-gabled roof form clad in composition shingles, and its historic core is of brick construction on a stone foundation with wood-framed rear additions. The home has four-over-four wood windows on the historic core. There is a round decorative element centered below the south and east gables with a floral or leaf pattern. The north elevation is dominated by two rear additions, one at the northeast corner and the other extending from the rear gable. The original rear gable is visible above the addition; the gable of the addition is lower and wider

than the original, and the addition is clad in wood and corrugated steel. There is a large wood platform patio at the northeast corner of the home. The property was landmarked 6/18/2020.

- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **PRIMARY STRUCTURE (FRONT PORCH)** – The applicant is proposing to restore the existing front porch to more historic proportions. The front porch is not present on the 1912-1924 Sanborn, however, it does appear on the 1931 Sanborn. Staff believes additional modifications to the porch have occurred since its installation but lacks evidence of specific changes. Guideline for Exterior Alterations 7.b.v. states that porches, balconies, and porte-cocheres should be reconstructed based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. The applicant states that the existing porch obscures the historic proportions of the original windows and transoms. Staff finds the proposed reconstruction consistent with the Guidelines but finds the applicant should submit final drawings indicating dimensions and details re: how the porch will meet the existing structure prior to returning the HDRC for final approval.
- d. **EXISTING REAR ADDITION (REMOVAL)** – The applicant is proposing to remove the existing rear addition. The applicant states that the existing addition was unpermitted and added in 2015. Staff has identified an “auto” addition on the 1938 Sanborn at the NW corner of the historic structure. Additionally, the applicant has proposed to construct a rear addition at the NW corner of the structure with a building footprint of approx. 735 sf. The applicant has submitted photos that support the current addition as contemporary. Staff finds the removal of the existing addition appropriate and encourages the Applicant to salvage any materials for potential reuse in the new addition and finds the applicant should submit images of the condition of the structure after removal of non-historic material for documentation.
- e. **PRIMARY STRUCTURE (REAR FAÇADE RESTORATION)** – The applicant is proposing to restore a portion of the rear façade upon removal of the contemporary rear addition while also removing the stucco at the side gable of the primary structure and installing a more historic material. The restoration includes patching and repairing damaged portions of the structure and masonry due to the 2015 addition with in-kind material as well as restoring the full height openings with historic windows and transoms. Guideline 12.A.iv states that original openings should be reopened to add natural light and ventilation while Guideline 1.a.i states that masonry should be repaired and patched with in-kind materials when possible. Staff finds the proposed restoration and removal of the non-original stucco of the rear façade appropriate but finds the applicant should submit images of the condition of the structure after removal of non-historic material for documentation as well as specifications of the windows and transoms to be used in the historic openings.
- f. **NEW ADDITION (LOCATION & MASSING)** – The applicant is proposing to construct an addition at the NW corner of the historic structure with a building footprint of approx. 735 sf. This includes a one-story volume bridging the primary structure to a two-story volume located at the NW corner of the lot. The Guidelines for Additions state that residential additions should be sited at the side or rear of the building whenever possible and should be designed to remain in-keeping with the existing, historic context of the block. Additionally, Guideline 1.B.v states that 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. The primary structure at 241 E French measures approx. 19’5” while the new construction will measure approx. 20’8” at the highest ridge. Additionally, the properties at the rear of 241 E French (where the new addition will be located) are comprised of several 1.5 to two-story structures and/or accessory units. Furthermore, the second-story addition is connected to the historic structure with a minimally designed one-story volume providing a clear visual distinction between old and new building forms as outlined in Guideline 1.A.iv. The proposed rear accessory does infringe on the required rear setback of 5’0”. Staff finds the proposed location and massing appropriate but finds the applicant must meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment, if applicable. The applicant has noted that a zoning variance application has been submitted for the proposed 5’0” reduction of the rear setback for the primary residence and is awaiting the hearing.
- g. **NEW ADDITION (MATERIALS & ARCHITECTURAL DETAILS)** – The applicant is proposing to construct a one-story volume with an approx. 270 sf building footprint at the NW corner of the primary structure that connects to a two-story structure with an approx. 465 sf building footprint situated at the NW corner of the lot. The one-story volume is designed very minimally, clad in an unspecified horizontal siding on the Western façade and enclosed on the Eastern façade with a sliding door system allowing access to the proposed courtyard. The two-story volume is clad in reverse board-and-batten and features a standing seam

metal roof. The 3.A.i states that when possible, materials should be used that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure. 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. Additionally, the Guidelines for New Construction state that materials that complement the type, color, and texture of materials traditionally found in the district should be used and not be so dissimilar as to distract from the historic interpretation of the district. While the primary structure is masonry, the proposed materials are found throughout the district. Generally, staff finds the proposed materials appropriate however, finds the applicant should submit all material specifications to staff for review prior to returning to the HDRC for final approval.

- h. **NEW ADDITION (ROOF FORM)** – The applicant is proposing to construct a roughly 270 sf. one-story volume at the NW corner of the primary structure that connects to a two-story structure featuring a 465 sf footprint situated at the NW corner of the lot. The one-story volume features a nominally flat roof while the two-story volume features a front facing gable matching the same slope as the historic structure. Guideline 2.B.i states that roof forms that are consistent with those predominantly found on the block should be incorporated. Roof forms along the 200 block of E French are overwhelmingly front facing gables. While flat roofs are not typical of the district, Staff finds the flat roof appropriate and consistent with Guideline 2.A.ii which states that step-downs in building height, wall-plane offsets, and other variations in building massing should be utilized to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story. While the second-story volume does not exceed that of adjacent historic buildings by more than one-half story Staff finds the separation in massing and flat roof form of the one-story volume allows the second story structure to remain subordinate to the principal structure.
- i. **NEW ADDITION (WINDOWS & DOORS)** – The applicant is proposing to install a variety of window types to include fixed, casement and sashed operations as well as a sliding door system on the one-story volume. While the drawings notate a wooden window product, the applicant has not submitted any product specifications at this point. Staff generally finds the proposed windows appropriate, however, finds the applicant should ensure a 6” mullion is featured anywhere two windows abut and that the applicant should submit technical specifications for the proposed windows and exterior doors to Staff for review prior to returning to the HDRC for final approval.
- j. **REAR ACCESSORY (SETBACK & ORIENTATION)** – The applicant is proposing to construct a two-story rear accessory featuring a garage and dwelling unit with an approx. 400 sf. building footprint. The new construction will be situated at the NE corner of the lot. Guideline 5.B.ii states the historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings should be followed and that historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. Staff finds the proposed setback appropriate but finds the applicant must meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment, if applicable. The applicant has noted that a zoning variance application has been submitted for the proposed 5’0” reduction of the rear setback for the primary residence and is awaiting the hearing.
- k. **REAR ACCESSORY (MASSING & SCALE)** - The applicant is proposing to construct a two-story rear accessory featuring a garage and dwelling unit with an approx. 400 sf. building footprint. Guideline 5.A.i states that new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form. Additionally, Guideline 2.D.i states that the building footprint for new construction should be limited to no more than 50 percent of the total lot area. The building footprint of the proposed addition and rear accessory measure approx. 1,135 sf while the lot measures 7,280 sf. Lastly, the ridge height of the new construction measures approx. 20’8” at the highest ridge while the primary structure at 241 E French measures approx. 19’5”. Additionally, the properties at the rear of 241 E French (where the new accessory will be located) are comprised of several 1.5 to two-story structures and/or accessory units. Staff finds the proposed massing and scale of the rear accessory consistent with the Guidelines.
- l. **REAR ACCESSORY (ROOF FORM)** - The applicant is proposing to construct a two-story structure with an approx. 400 sf. building footprint situated at the NW corner of the lot featuring a front facing gable. Guideline 2.B.i states that roof forms that are consistent with those predominantly found on the block should be incorporated. Roof forms along the 200 block of E French are overwhelmingly front facing gables. Staff finds the proposed roof form consistent with the Guidelines.
- m. **REAR ACCESSORY (WINDOWS/DOORS)** - The applicant is proposing to install a variety of window types to include fixed, casement and sashed operations. While the drawings notate a wooden window product, the applicant has not submitted any product specifications at this point. Staff generally finds the proposed windows appropriate, however, finds the applicant should ensure a 6” mullion is featured anywhere two windows abut

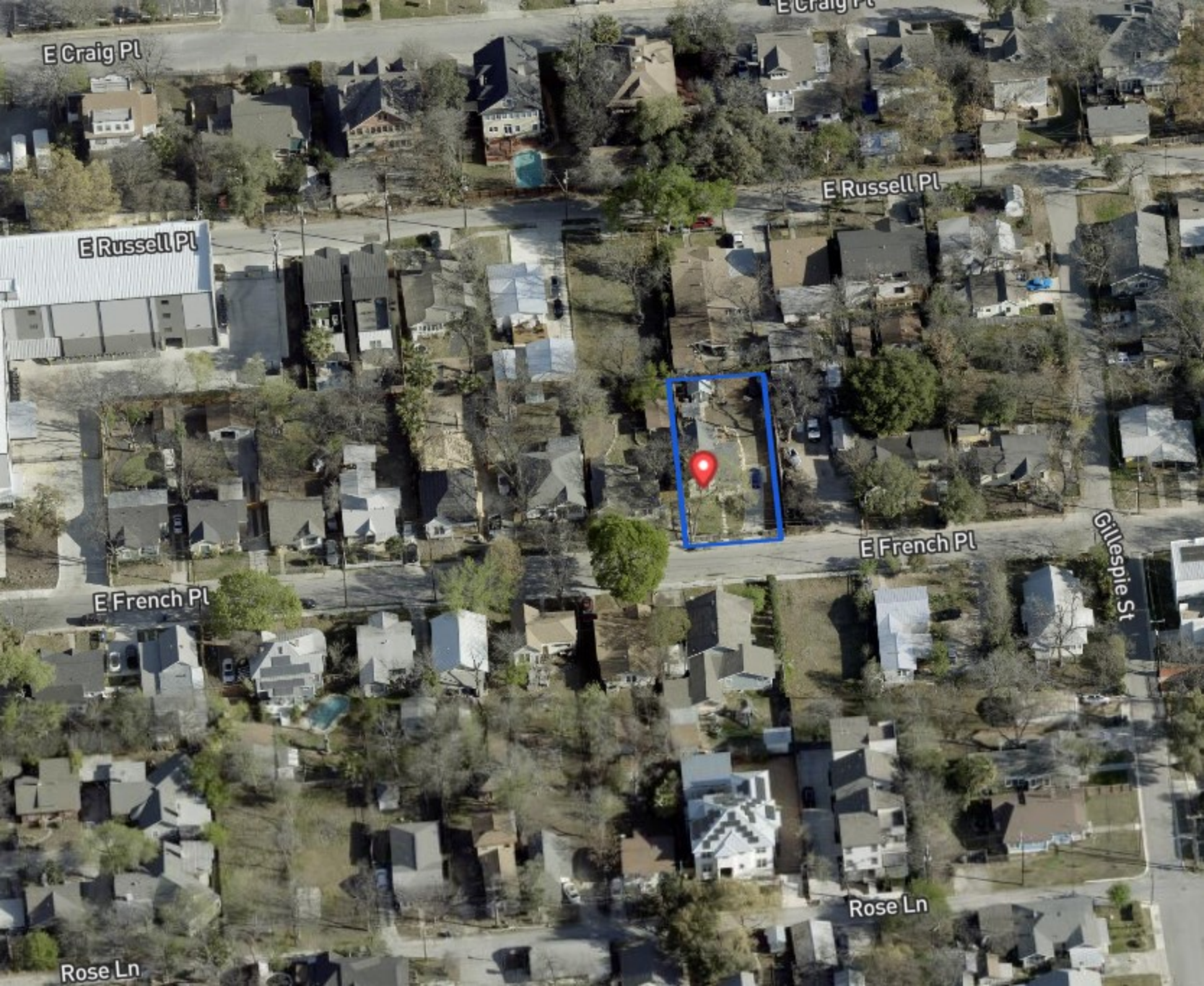
and that the applicant should submit technical specifications for the proposed windows, exterior doors and garage door to Staff for review prior to returning to the HDRC for final approval.

- n. **REAR ACCESSORY (CARPORT)** – The applicant is proposing to install an approx. 200 sf attached carport to the NW rear accessory. Drawings indicate the carport will be minimal in design and feature horizontal slats to shield the vehicle from view, however, the applicant has not submitted final drawings or material specifications at this time. Guideline 7.B.v states that porches, balconies, and porte-cocheres should be constructed based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Generally, staff finds the design and location appropriate but finds the applicant should submit final drawings and material specifications to staff for review prior to returning to the HDRC for final approval.
- o. **LANDSCAPING & SITE ELEMENTS**- The applicant is proposing to install a master landscaping plan which includes a pervious paver courtyard, rainwater fed pond, and several native plantings. The applicant has submitted a preliminary landscaping plan with associated plant species and other materials to be used. Guideline 3.A.ii and iii state that the removal of lawn areas should be limited to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Additionally, if a varied plant palette is used, species of taller heights should be incorporated and 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. Staff finds the preliminary landscaping plan appropriate but finds the applicant should submit a final landscaping plan to Staff for review prior to returning the HDRC for final approval.

RECOMMENDATION:

Staff recommends conceptual approval of request items # 1 through 5 with the following stipulations;

- That the applicant make every effort to salvage any existing material from the removal of the 2015 addition to be reused in the new construction, retained on site, or donated and submit photos of the condition of all façades upon removal of non-historic materials.
- That the applicant submit final drawings of all elevations, plans, landscaping, details of the carport design, and one-story addition roof.
- That the applicant submit all material specifications to include siding, roofing, carport, pervious pavers, windows, exterior doors, and garage doors.
- That the applicant meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment, if applicable.



E Craig Pl

E Russell Pl

E Russell Pl

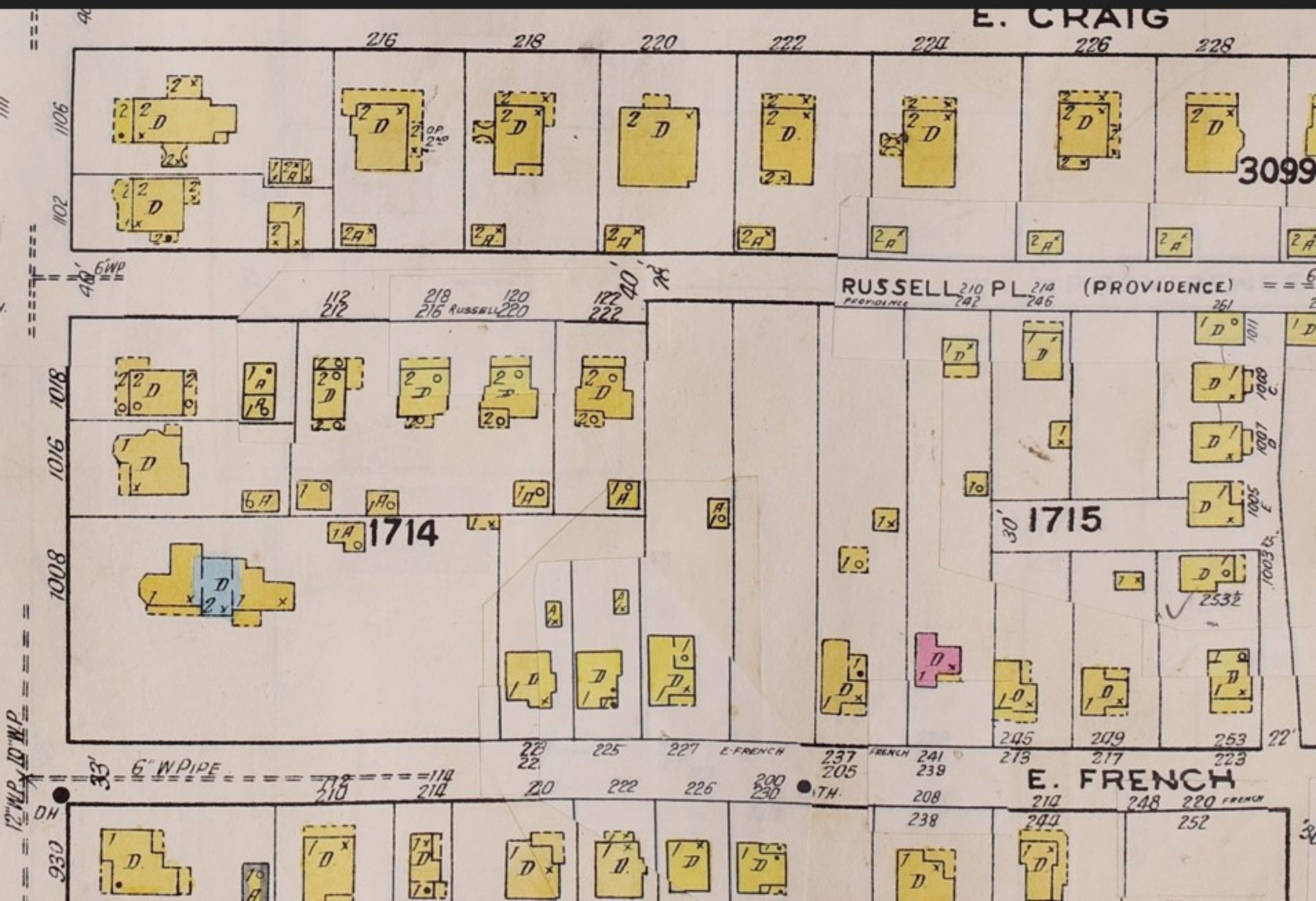
E French Pl

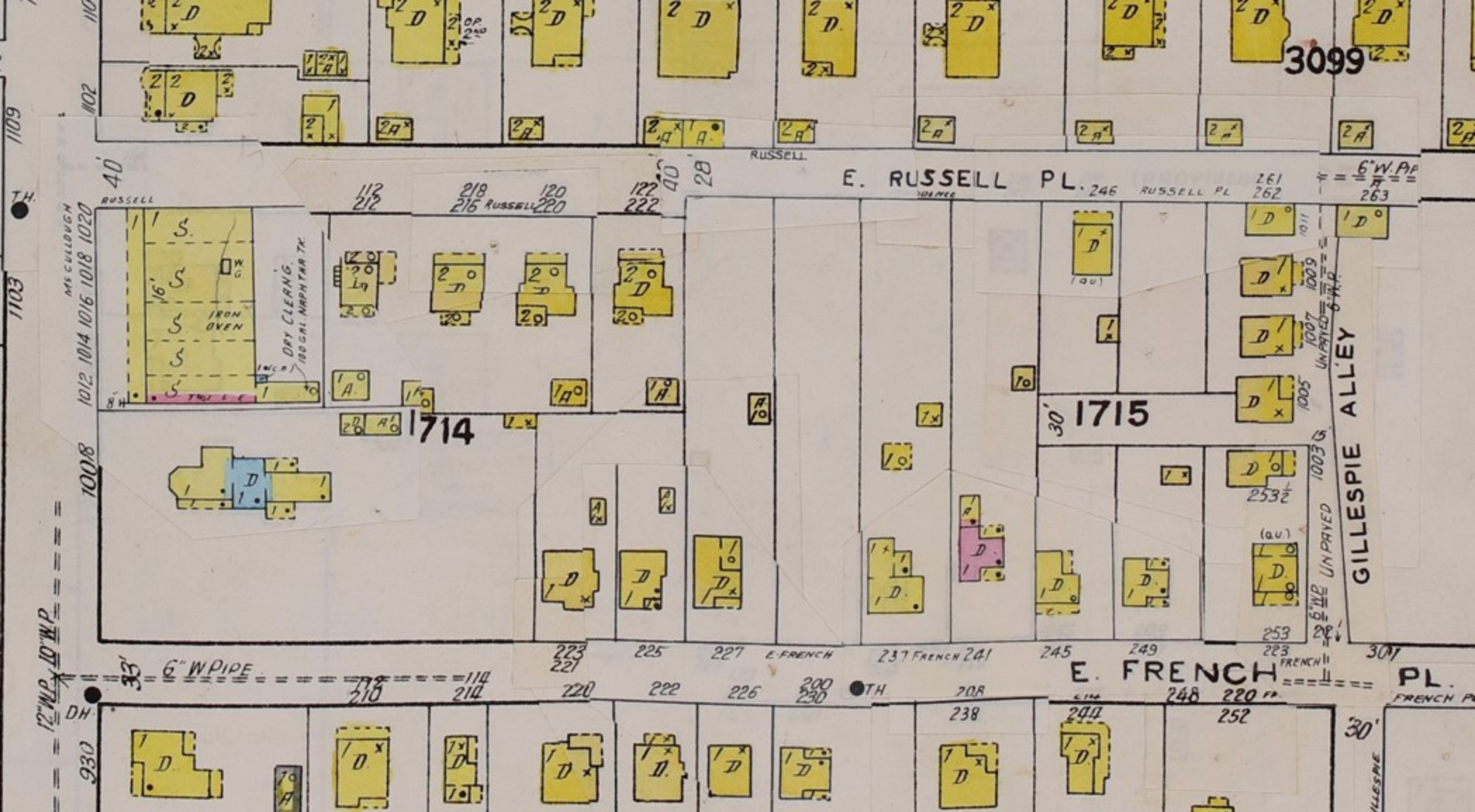
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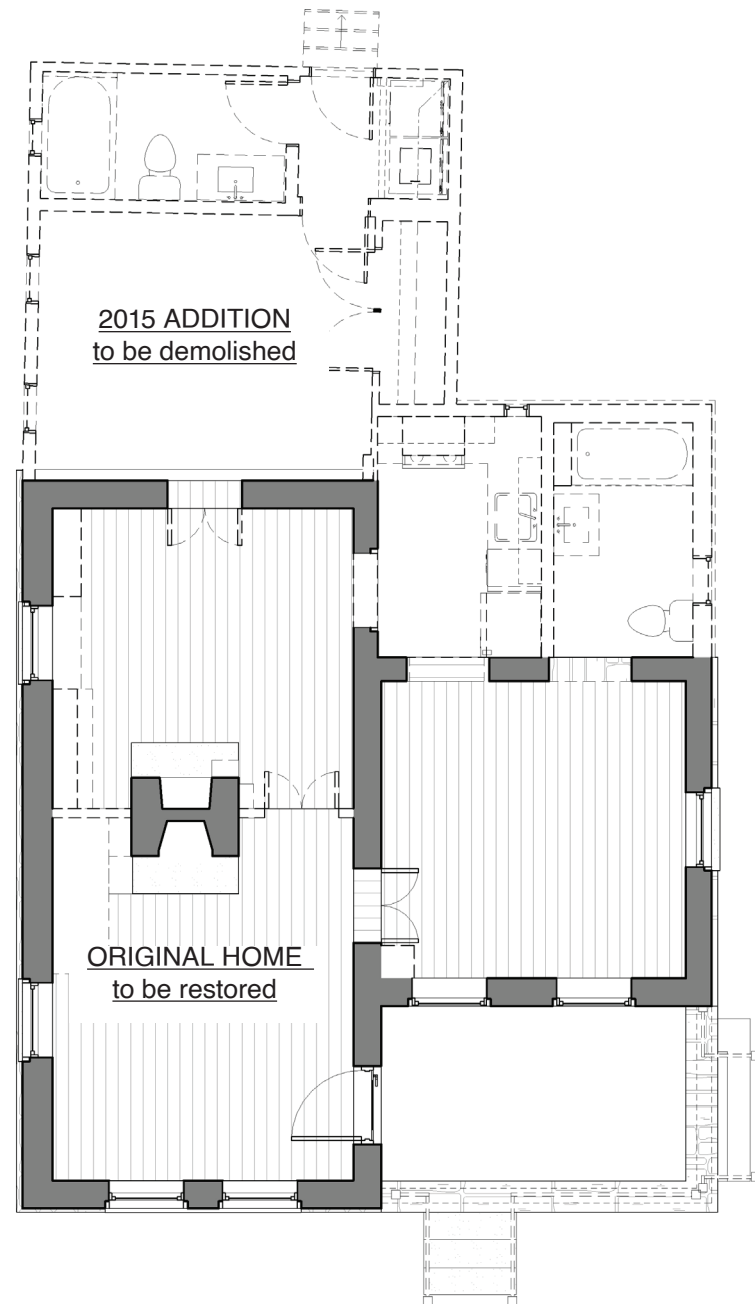
Gillespie St

Rose Ln

Rose Ln







EXISTING HOME: 1,030 SF Total
620 SF Original (exterior)
460 SF Original (interior)

PROPERTY: 7,013 SF / 7,280 SF *
0.16 AC

ZONING & SETBACKS:
Zoning: R-6
Front Setback: 10'
Side Setback: 5'
Rear Setback: 20'
Fence Height: 6' Rear

ACCESSORY STRUCTURE SETBACKS:
SIDE SETBACK: 5' with overhangs
3' without overhangs
REAR SETBACK: 5' with overhangs
3' without overhangs

**Discrepancy found between
survey and county records*

existing

241 E French Pl was built between 1883-1910. It is indicative of its time. This single-family brick Folk Victorian home in a gable front and wing style represents one of the popular styles of construction methods of the late nineteenth and early twentieth centuries.

Tall ceilings and generous windows, key architectural features of the era, are designed to provide excellent daylight and cross ventilation. It's elegant proportions and simple form offers a source of inspiration for future work.

The front porch remains socially significant as a connection to the street and a welcome refuge from the southern sun in a time without air conditioning systems. It has more recently been reconstructed with lowered ceilings and railings, which conflict with the original window heights and impede daylight, views, and connections outward. Moving forward, it will be restored to improve drainage and honor home's original proportions.

A modern recent addition (unpermitted) also conflicts with the home's original proportions and relationship to the outdoors. Plumbing fixtures locations inhibit daylight, cross ventilation and connections to the backyard. Poor drainage, foundations, and leaks between the roof connections threaten the original structure. The addition will be demolished so that the original home can be selectively restored and added to in a way that respects the original architecture, accomodates the needs of a young family, and creates a comfortable outdoor environment between buildings.



CONTEXT NOTES:

The western elevation is concealed due to narrow existing setbacks and a 6' tall solid neighboring fence that runs the length of the property. The fence to the east is also solid and 6' tall, running the length of the property. The existing home appears to be furthest set back from the street compared to all neighboring homes on the block face.

The existing front porch roof appears to be contemporary with the 2015 rear addition. The porch beam is 6'-8" above floor level and interferes with the original brick arches over window and doors openings. The porch roof is also directly attached to the main roof, obstructing the fascia line of the original cross gable roof.

existing

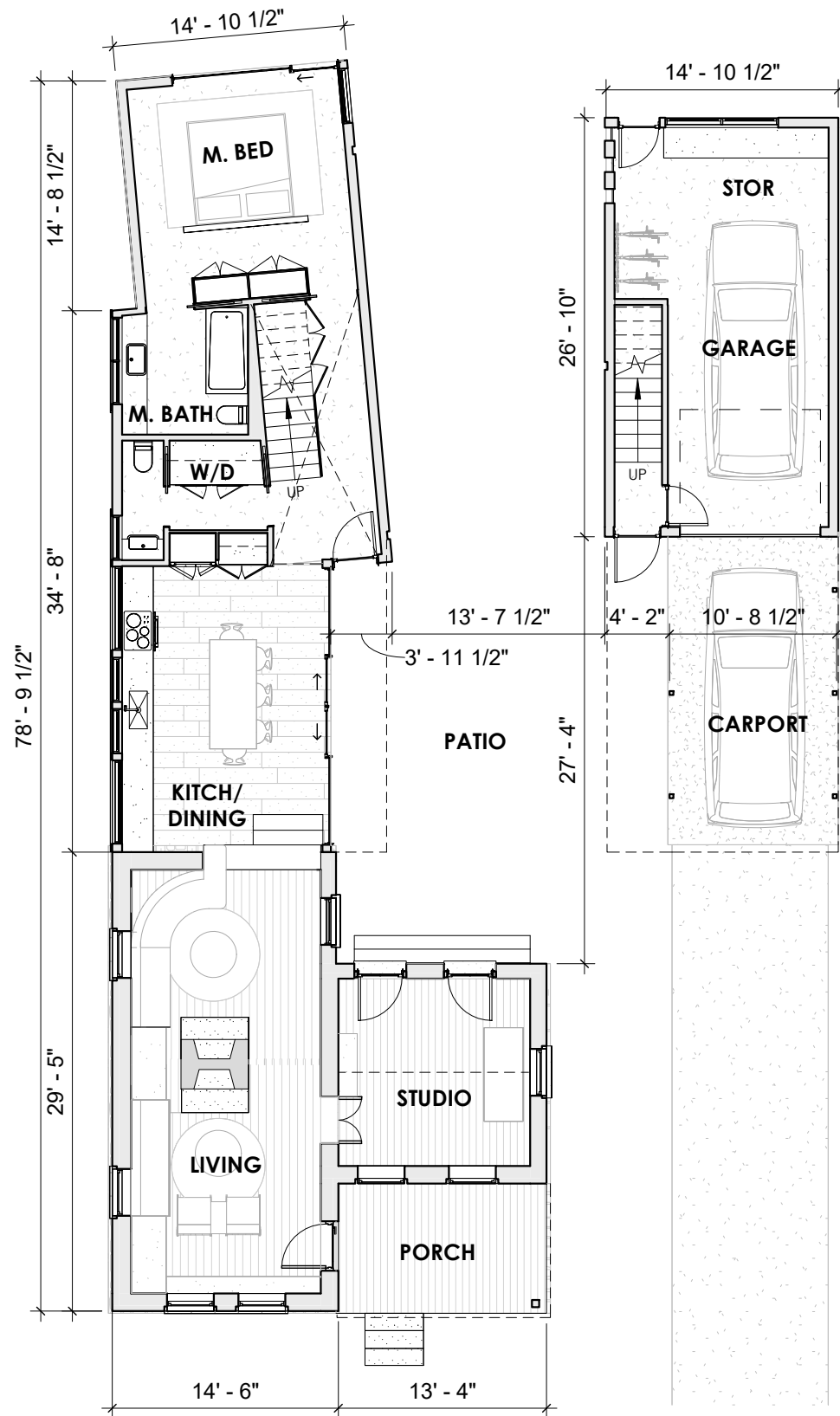
concept

The low and porous carport and kitchen structure provide respectful distance and breathing room between the original home and new, taller volumes in the far backyard. By breaking down the volume of the new addition and detaching the accessory dwelling unit, the addition is able to maintain the slender proportions and small scale of the original home. The loose grouping of original and new structures forms an intimate courtyard at the heart of the site.

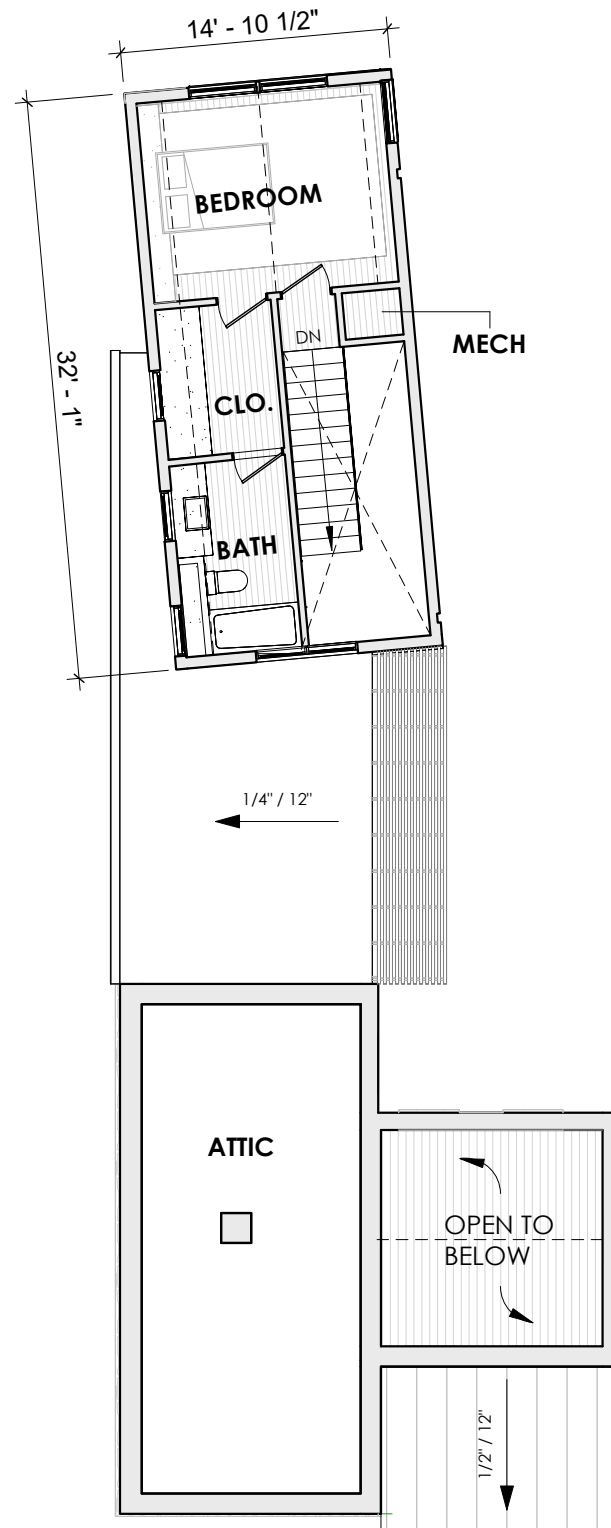


conceptual sketch & rendered view of rear courtyard looking north

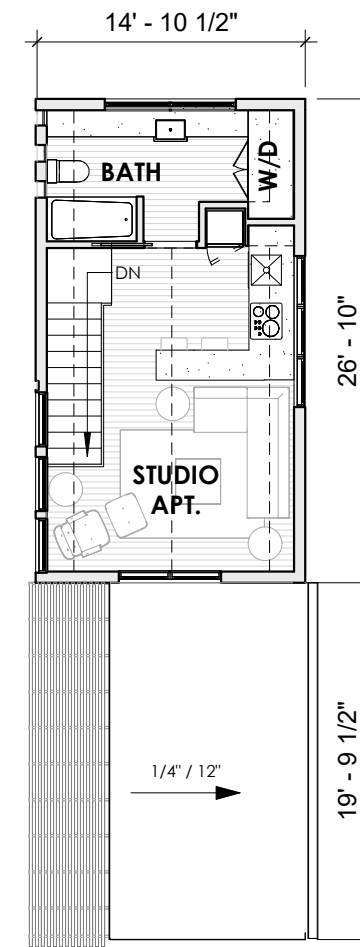




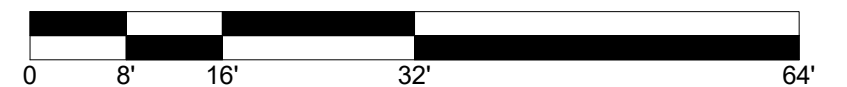
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FLOOR PLANS

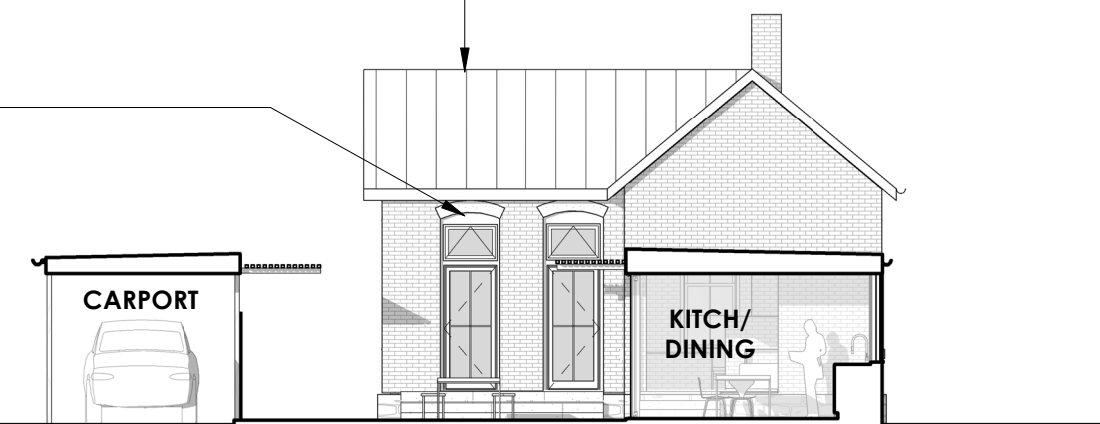


241 E FRENCH PLACE | SCHEMATIC DESIGN
COTTON ESTES ARCHITECT



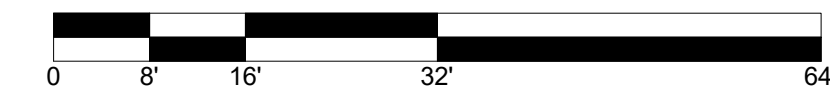
NORTH 1

replace existing asphalt shingle roof w/
hand crimped standing seam metal,
repair fascia
patch & repair original where 2015
addition has been demolished,
restore full height openings
replace interior doors with reclaimed
historical exterior doors and transoms

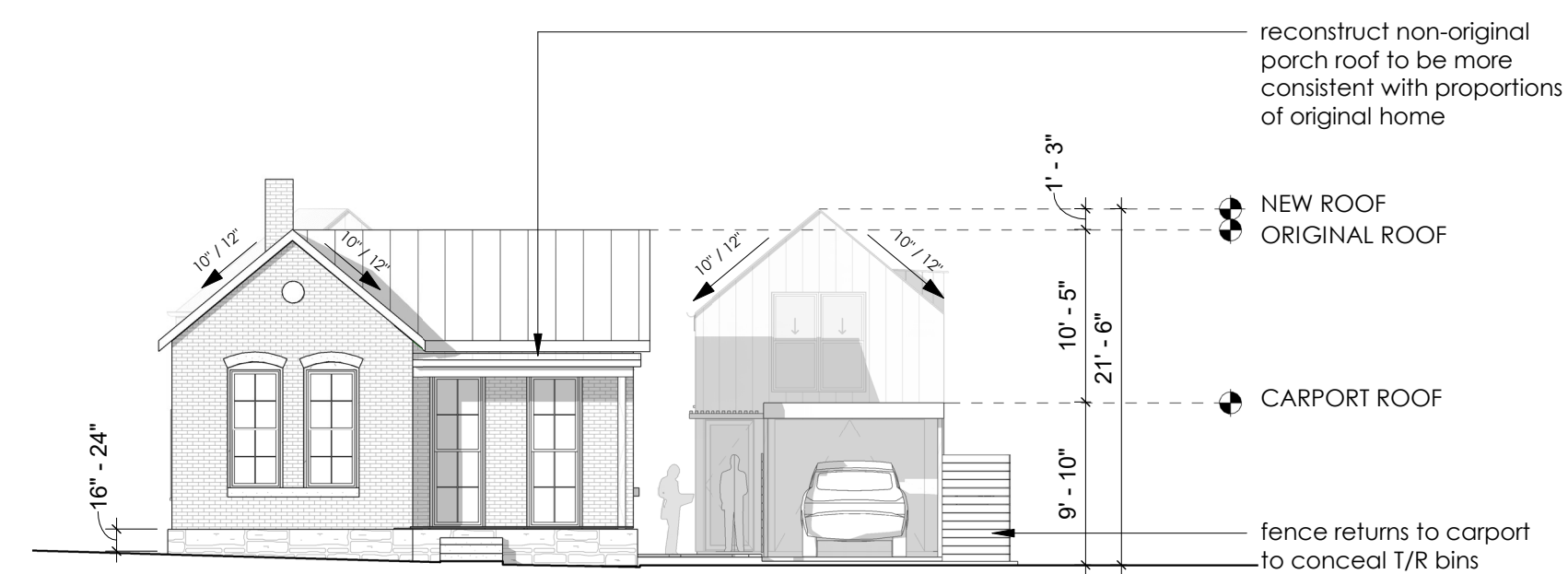


NORTH 2

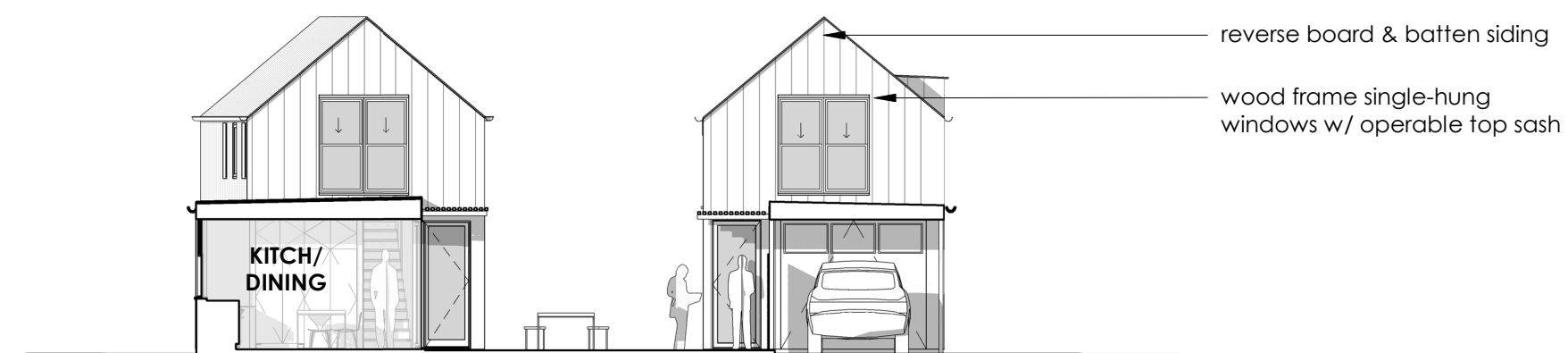
EXTERIOR ELEVATIONS



241 E FRENCH PLACE | SCHEMATIC DESIGN
COTTON ESTES ARCHITECT



SOUTH 1

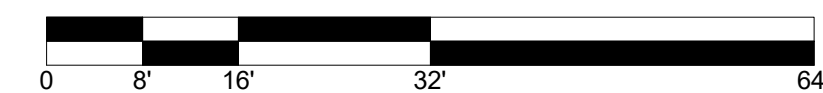


SOUTH 2

GRADE & BLDG HEIGHT NOTES

Existing grades are approximate and a topographical survey is underway. The intent is to maintain the same or very similar maximum roof height to the original home while providing adequate head clearances for the addition.

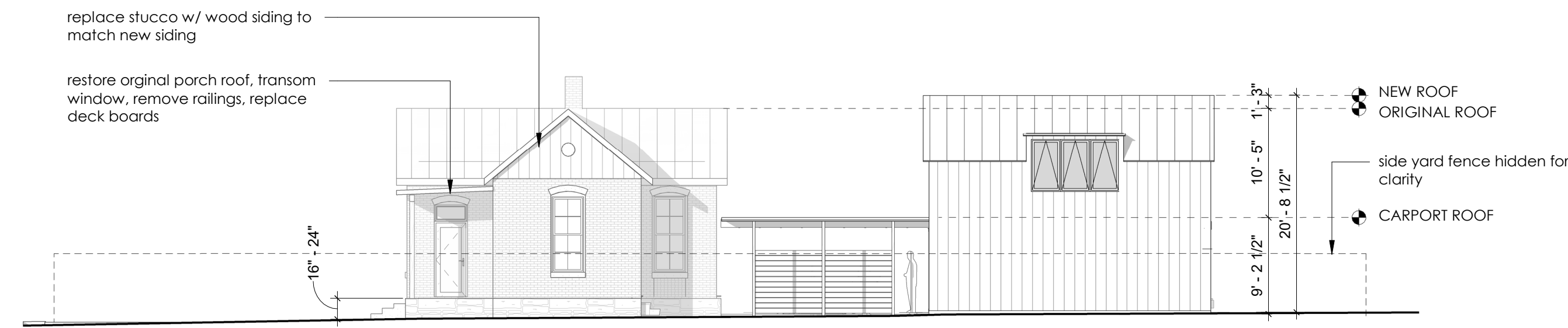
EXTERIOR ELEVATIONS



241 E FRENCH PLACE | SCHEMATIC DESIGN
COTTON ESTES ARCHITECT



WEST



EAST

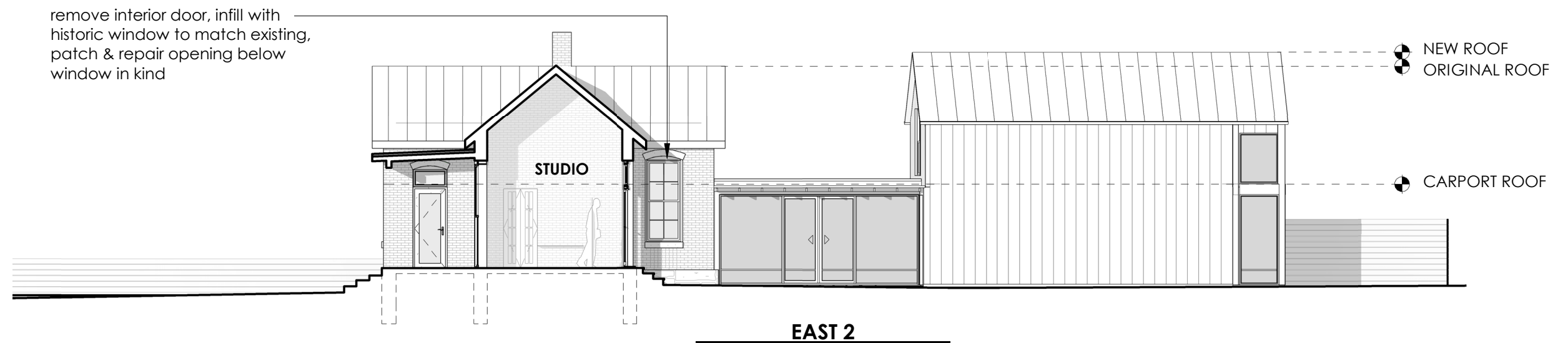
GRADE & BLDG HEIGHT NOTES

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EXTERIOR ELEVATIONS



241 E FRENCH PLACE | SCHEMATIC DESIGN
COTTON ESTES ARCHITECT



GRADE & BLDG HEIGHT NOTES

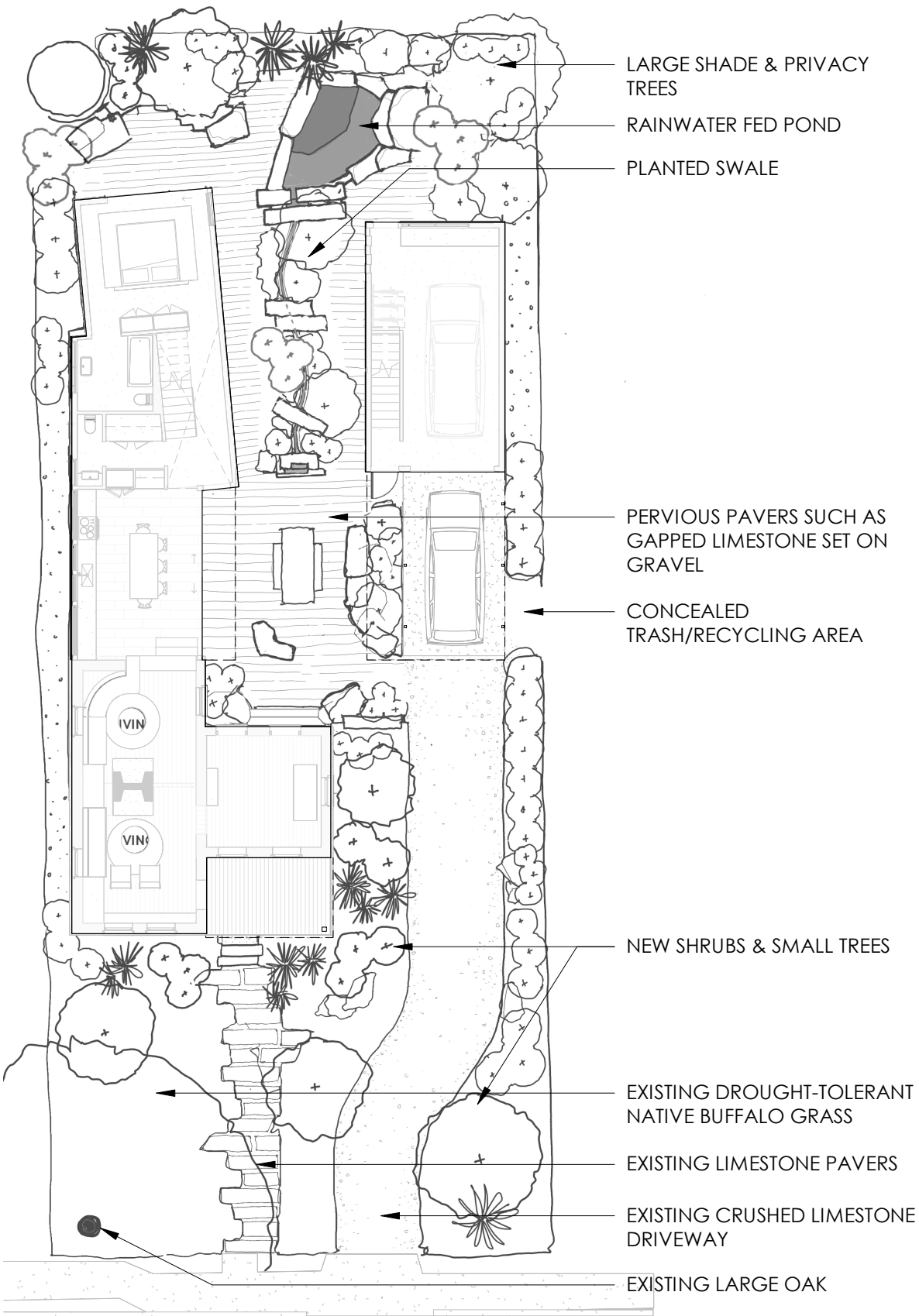
Existing grades are approximate and a topographical survey is underway. The intent is to maintain the same or very similar maximum roof height to the original home while providing adequate head clearances for the addition.

EXTERIOR ELEVATIONS

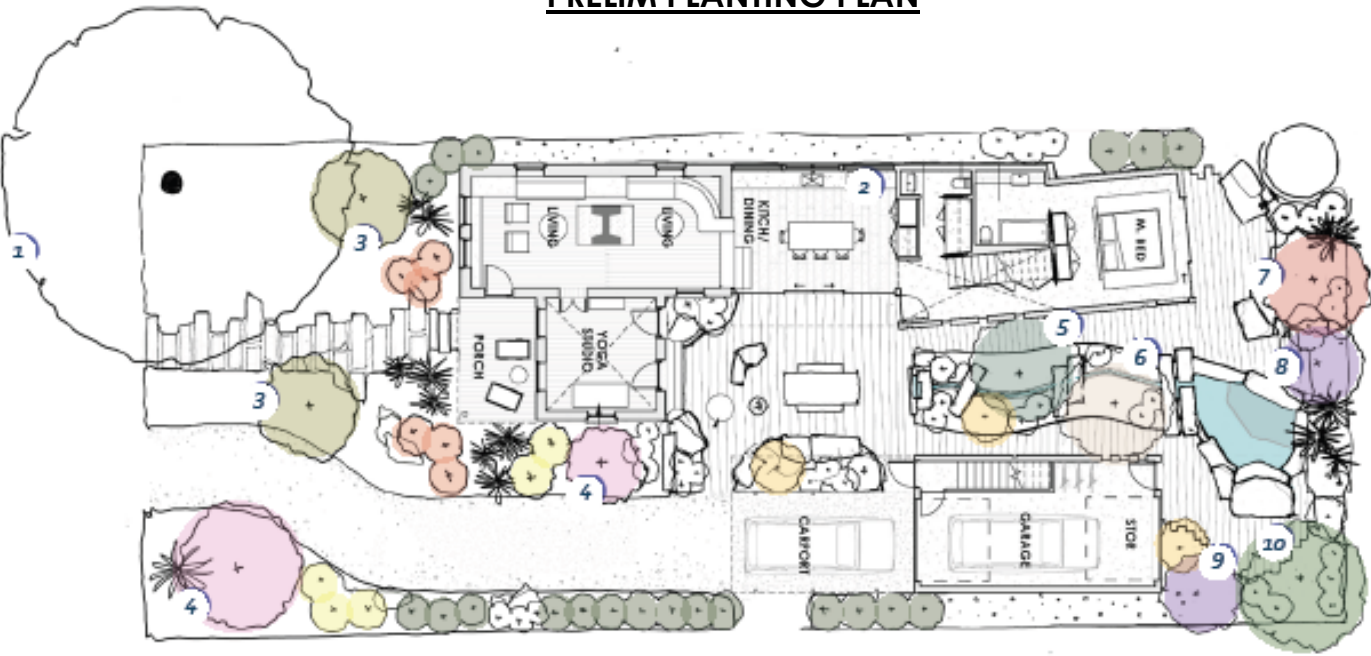


241 E FRENCH PLACE | SCHEMATIC DESIGN
COTTON ESTES ARCHITECT

PRELIM LANDSCAPE PLAN



PRELIM PLANTING PLAN



- Front Yard**

Existing Pecan to be replaced with Oak species when removal is necessary.

Quercus Laceyi
Lacey Oak, 15-16'h, 4" caliper

3. *Prunus mexicana*
Mexican plum, 30 gal

4. *Chilopsis Linearis*
Desert Willow, 8-10'h, 2" caliper
- Accents:**

Sabal minor
Yucca rupicola
Yucca pendula

Shrubs, 7 gallon

Fallugia paradoxa
Apache Plume

Tecoma Stars
Yellow bells

Rhus virens
Evergreen sumac
- Grass & Perennial Base**

Bouteloua gracilis
Blue grama grass

Carex sp. (texensis)
Sedge species

Salvia greggi
Autumn sage

Chasmanthium latifolium
Inland seas oats

Conoclinium greggi
Gregg's mistflower

Phyla nodiflora
Frogfruit
- Courtyard Ornamental Trees:**

5. *Ulmus Crassifolia*
Cedar Elm, 12'h 2" caliper

6. *Bauhinia lunarioides*
Anacacho orchid tree, 8-10'h

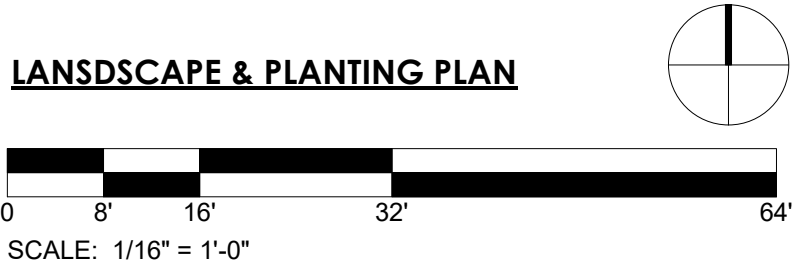
7. *Leucaena retusa*
Golden leadball, 15 gallon
- Rear Garden Canopy & Understory**

8. *Cercis canadensis texensis*
Texas Redbud, 8-10'h, 2" caliper

9. *Sophora secundiflora*
Texas Mountain Laurel, 30 gallon

10. *Cordia boissieri*
Texas Olive, 12'h 2" caliper
- * Planting palette includes canopy species and sizes for larger material - planting list to be developed further in the construction documentation phase*

LANDSCAPE & PLANTING PLAN





existing

1. The original 14" deep brick walls are built to last with arched openings and a beautiful, modeled red/cream brick that could be exposed from the inside
2. Unique, decorative woodwork details are thought to be original and appear in tact
3. Limestone, brick, and local slatted wood provide inspiration for future work
4. Two large south-facing floor-to-ceiling windows have recently been properly restored by current owners

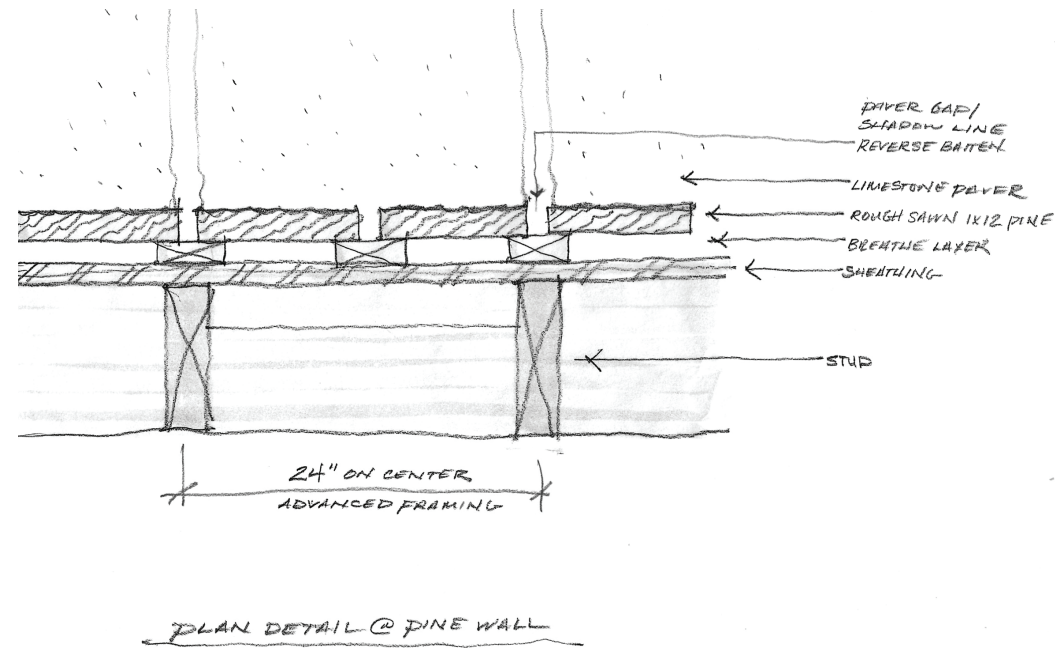




existing

1. Front porch roof and railing interrupts original openings and closes home off to the south
2. Form, materials, openings and proportions of modern addition is incompatible with original character. The original home is concealed and cut off from the backyard
3. Addition presents drainage issues
4. Large backyard Pecan is character defining but heavily infected with pathogen, needs to be removed for safety
5. Front porch entraps water within enclosed crawl space. This can be improved with new tounge & groove decking that directs water away from foundation interiors and mitigates deck rot





materials

Southern yellow pine and limestone are natural, durable materials found among many historical homes including 241 E French Pl. These will be the primary materials for the addition.

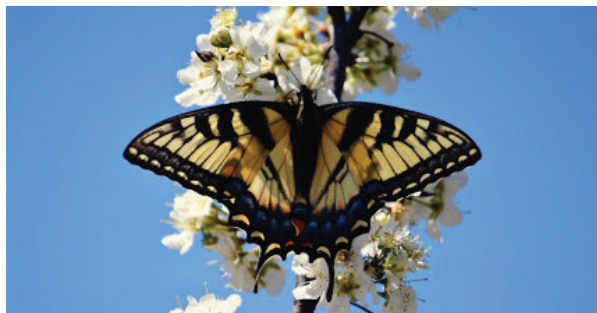
Rough-sawn southern yellow pine will be installed using a reverse board and batten as a modern take on a traditional historic siding. The reversed batten provides air movement behind the boards, giving them a greater lifespan and helping to passively cool the home. The wide, rough-sawn boards will have deep shadow lines, bringing depth, texture and nuance to the courtyard walls. Finer, natural wood trellis members play create further shadow play with dappled light, helping to shade the indoors.

The limestone pavers in the addition and within the landscape relate to the original home. The limestone pavers act as a more refined continuation of the existing rusticated limestone foundations, incorporating the home's original materials throughout the site.



Top Right Image:

Example of reverse board and batten using rough sawn southern yellow pine at 814 N Pine Street, Dignowity Hill Historic District by Cotton Estes Architect (2018)



Prunus mexicana
Mexican Plum



Quercus lacey
Lacey Oak, Texas Blue Oak



Chilopsis linearis
Desert willow

plantings

The front yard plantings will preserve the existing native and drought-tolerant buffalo grass, and the existing large oak tree. New plantings will be native, smaller trees and shrubs concentrated next to the driveway in order to preserve a view of the original home, and help to screen the driveway, carport, and neighboring tall fences.

The rear yard will feature a similar palette, with the inclusion of vines (such as Cross Vine) to cover the shade trellises, and shade-tolerant Texas Sedge for ground cover. A combination of large shade trees (such as Cedar Elm) and medium size trees (such as Mountain Laurel and TX Redbud) will provide shade and privacy to the backyard.



Above:
historical masonry and wood barns,
circa 1800s, Texas



Above: Simple and soft-spoken details that incorporate vernacular forms and natural materials in new construction.

precedents

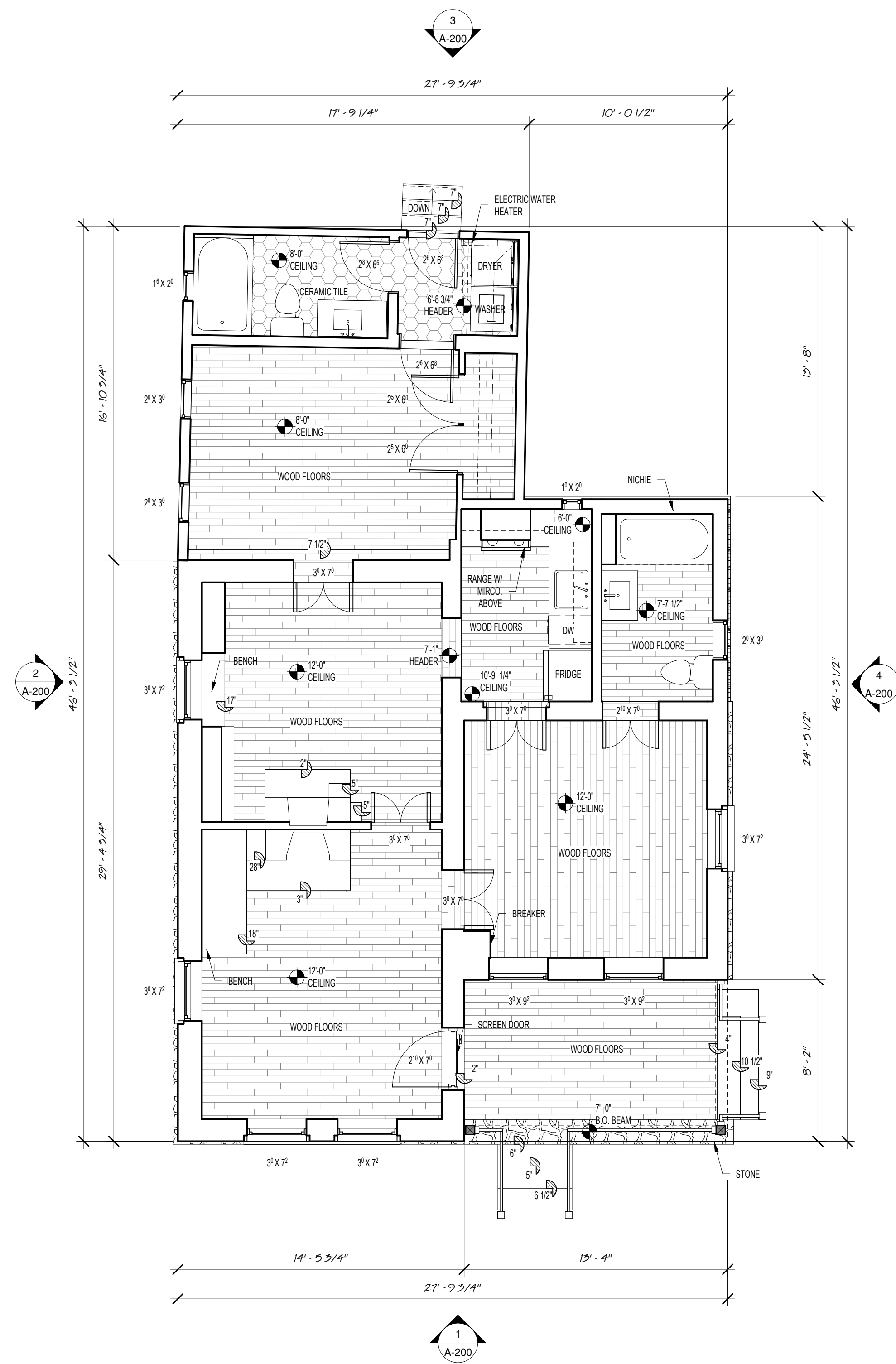


A the Missions painting by Herman Lungkwitz 1856



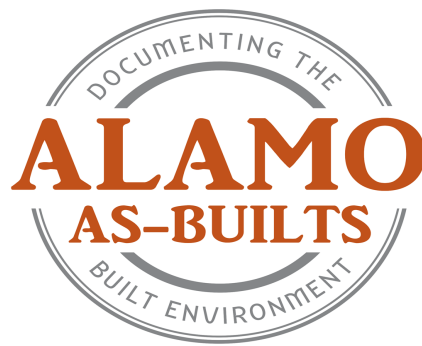
The “disordered farmyard” John Pawson’s renovation of a farmyard in the Cotswolds, where old meets new in groupings of small, of restored and new structures.

precedents



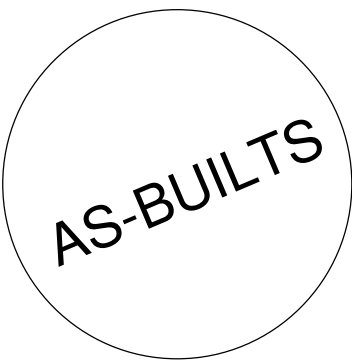
GENERAL NOTE
LOCATION AND SIZE OF STRUCTURAL ELEMENTS ARE APPROXIMATED. STRUCTURAL ENGINEER TO CONFIRM EXACT MEASUREMENTS AS REQUIRED FOR NEW DESIGN
- ALL WINDOWS ARE APPROXIMATELY REPRESENTED TO THE ROUGH OPENING IN THEIR RESPECTIVE WALLS. ACTUAL WINDOW SIZE TO BE CONFIRMED IN FIELD WHEN PRECISE DIMENSIONS ARE CRITICAL TO THE SCOPE OF WORK
- ALL WALL THICKNESS REPRESENTED DOES NOT INCLUDE TRIM SIZING

SQUARE FOOTAGE
TOTAL CONDITIONED SPACE 1,028 SF
UNCONDITIONED SPACE: FRONT PORCH 107 SF
TOTAL OF ALL SPACES 1,135 SF



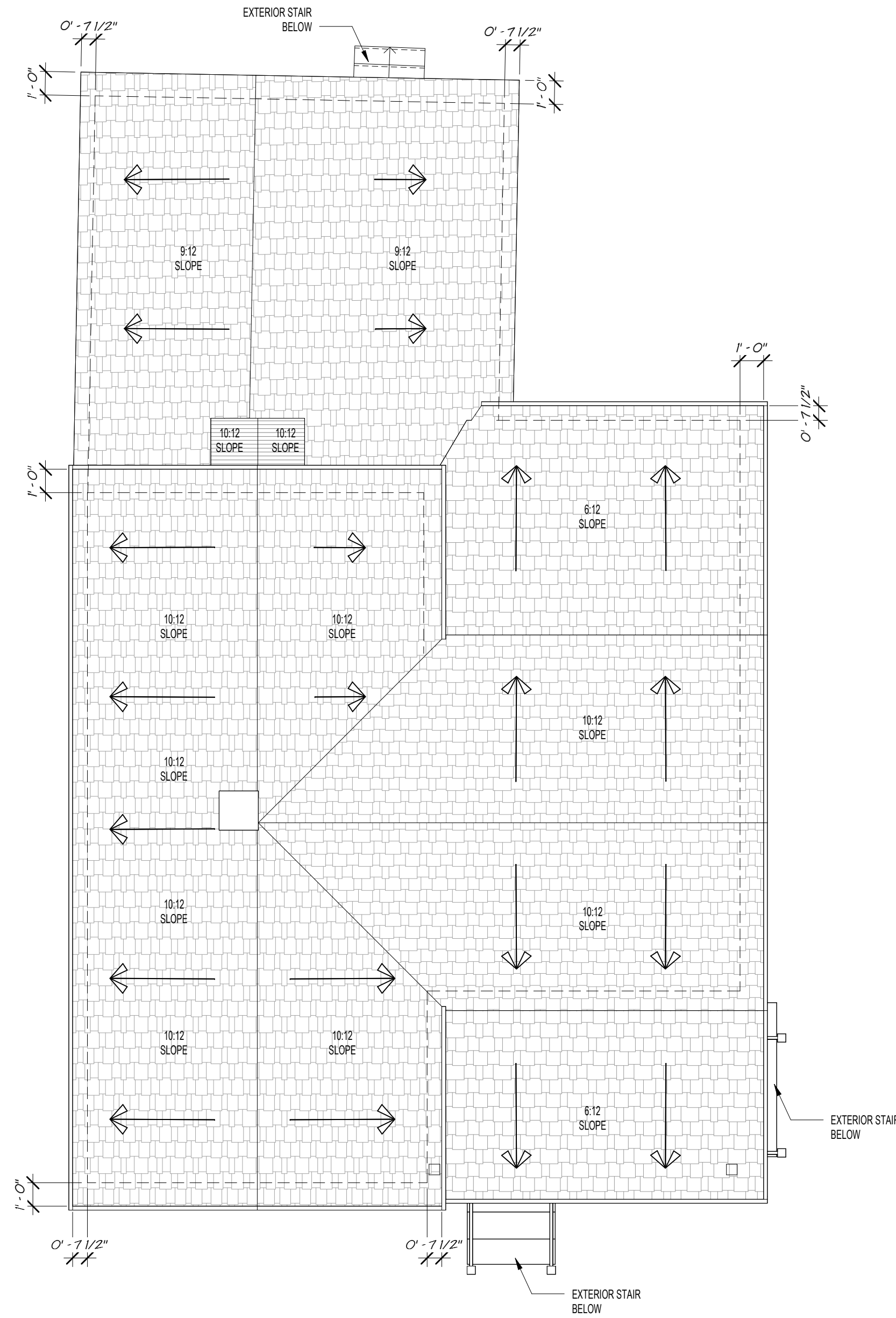
JODY BAKER 210.705.4101
jody@alamoasbuilt.com AlamoAsBuilt.com

241 E. FRENCH PLACE SAN ANTONIO, TX 78212	01.08.2025
FLOOR PLAN	

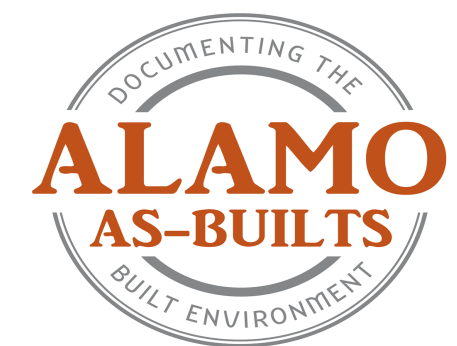


SHEET NUMBER

A-110



1 ROOF PLAN
A-130 1/4" = 1'-0"



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241 E. FRENCH PLACE
SAN ANTONIO, TX 78212

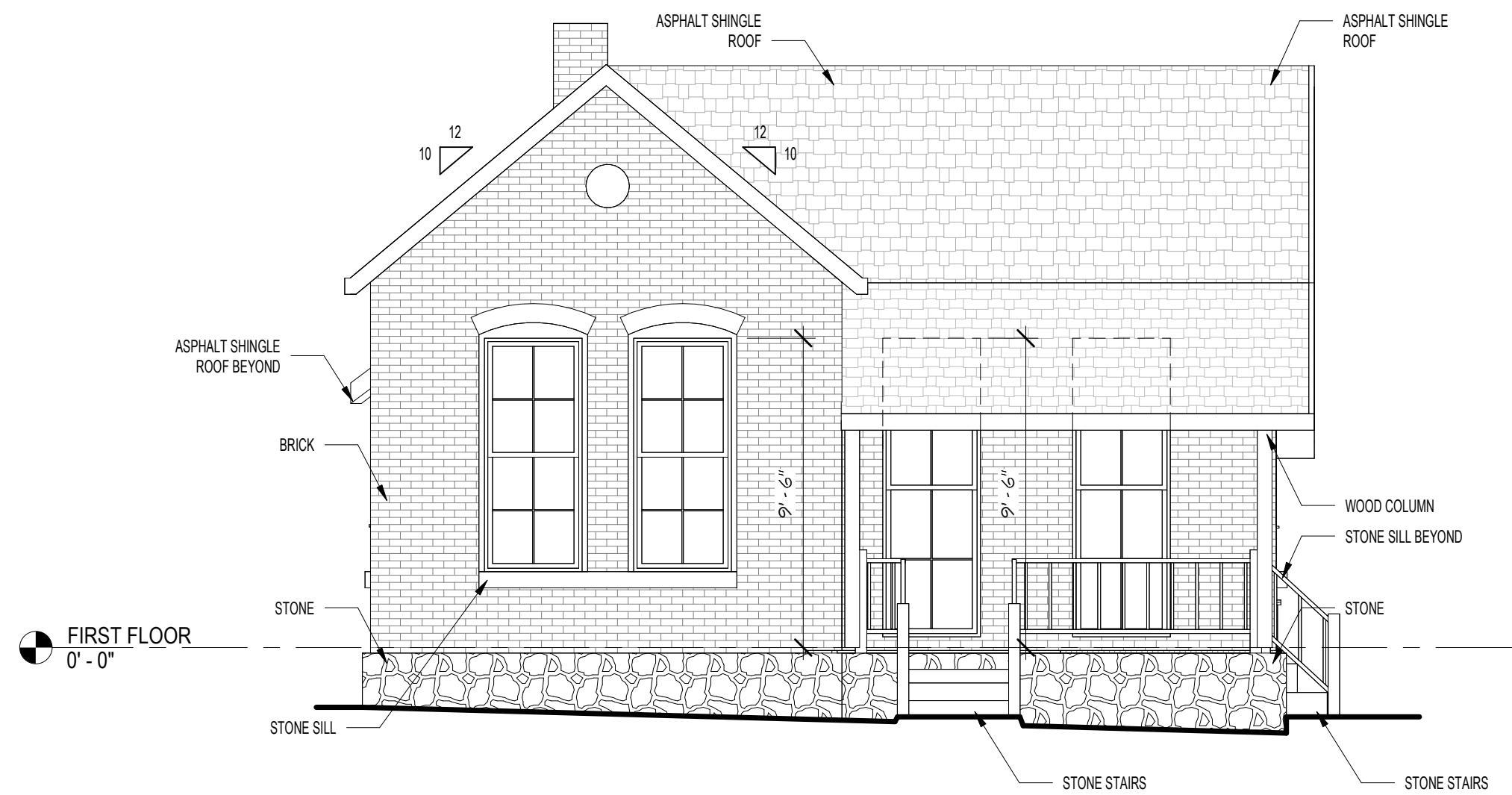
ROOF PLAN

01.08.2025

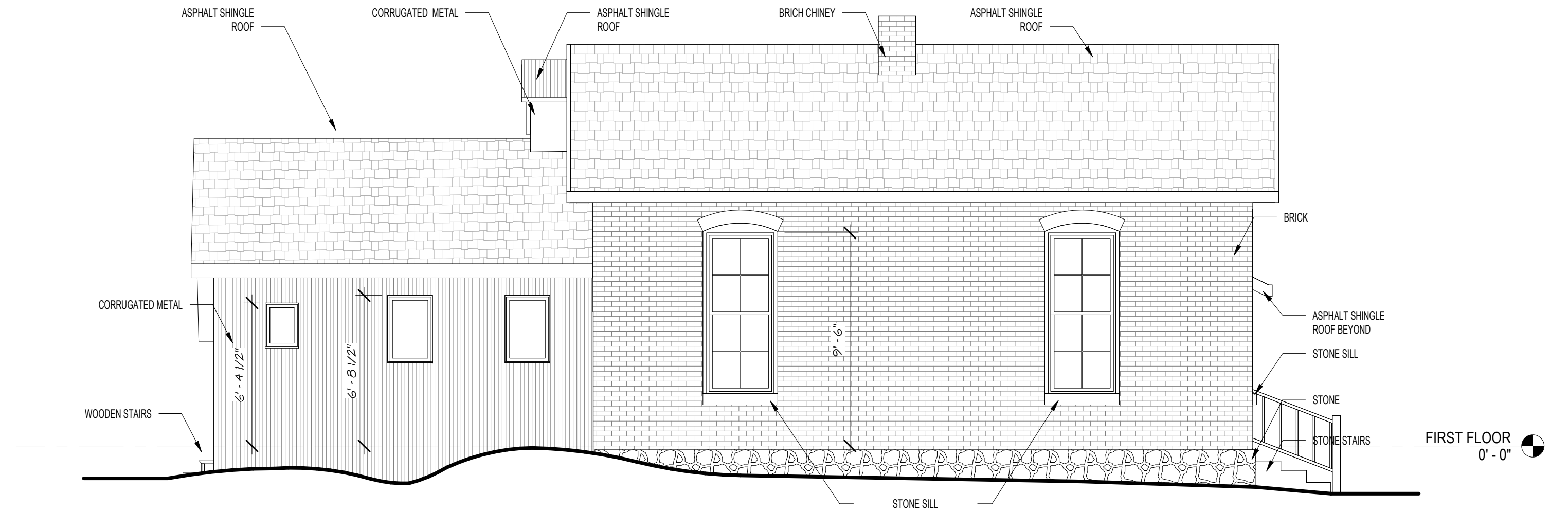
AS-BUILTS

SHEET NUMBER

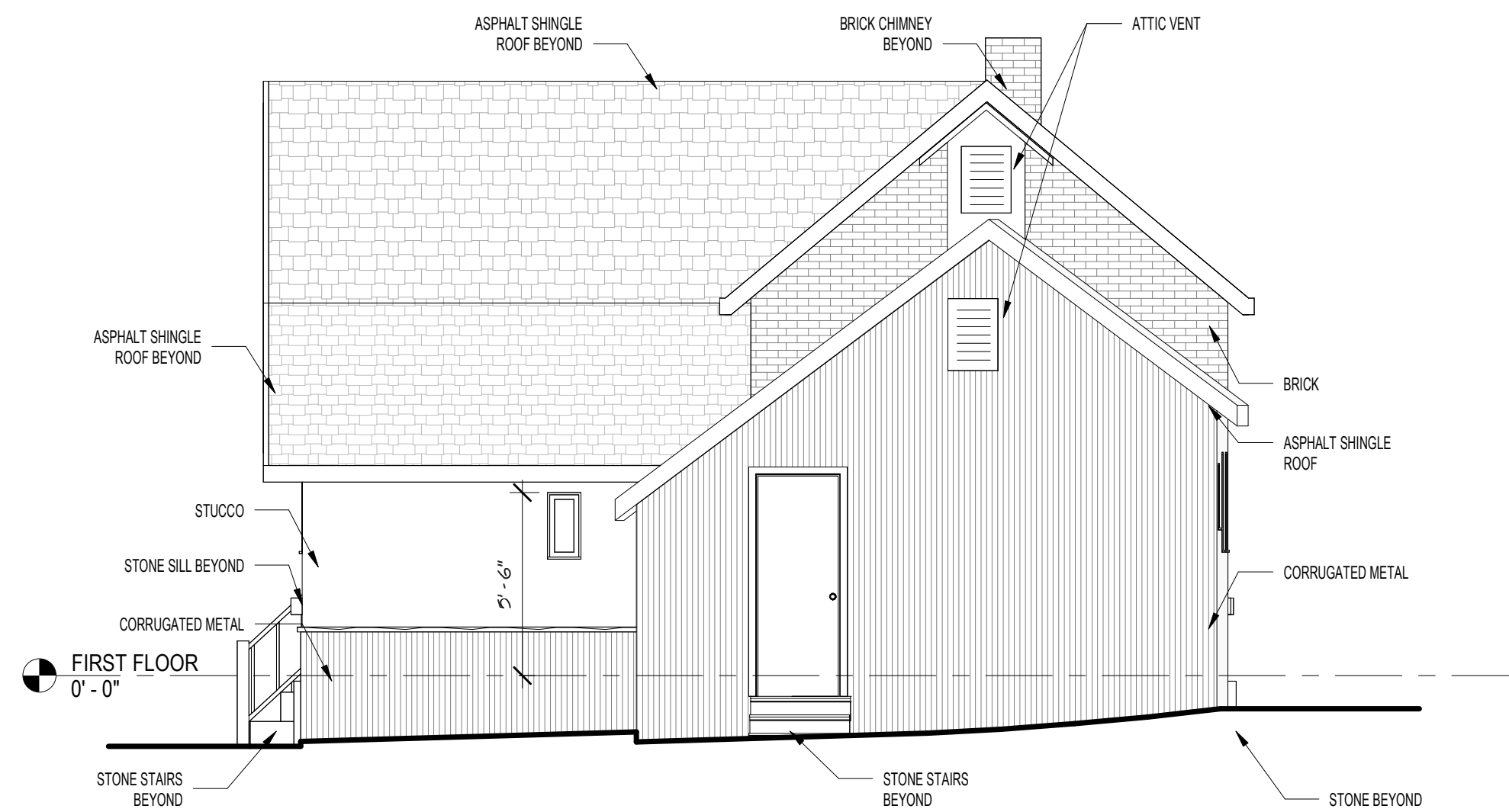
A-130



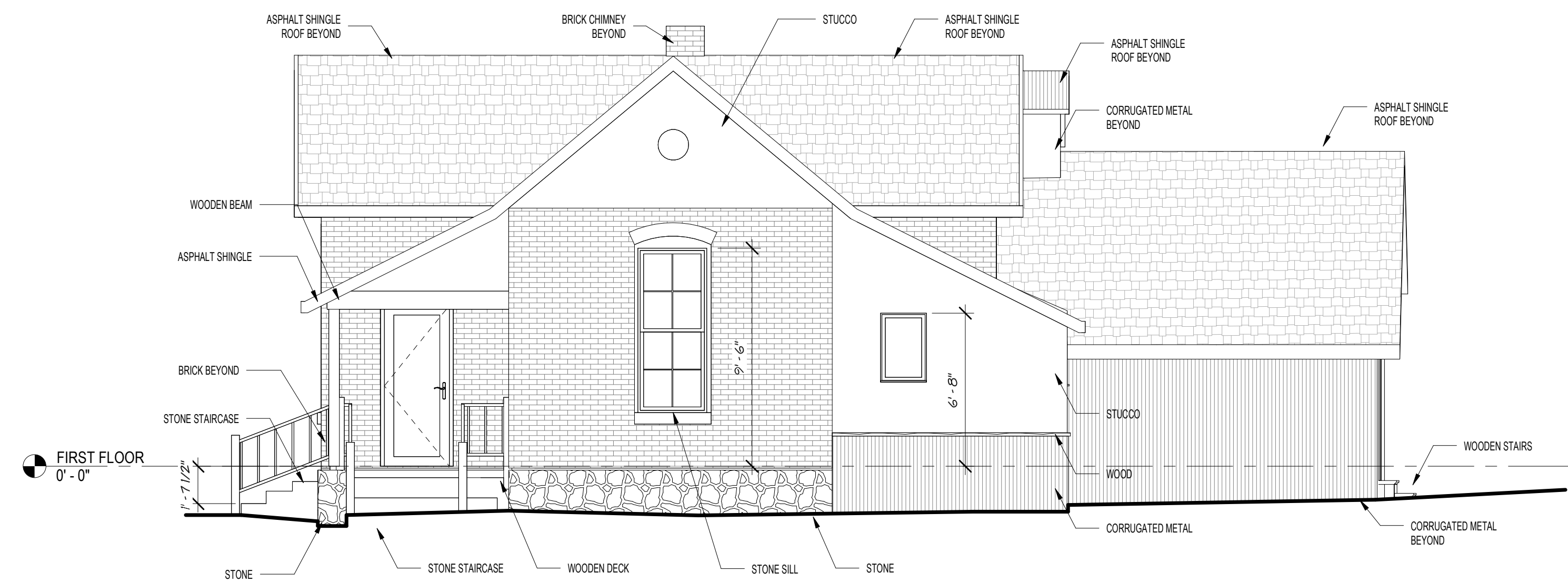
1 FRONT ELEVATION
A-200 1/4" = 1'-0"



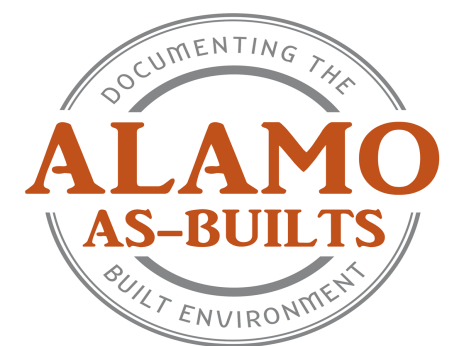
2 LEFT ELEVATION
A-200 1/4" = 1'-0"



3 BACK ELEVATION
A-200 1/4" = 1'-0"



4 RIGHT ELEVATION
A-200 1/4" = 1'-0"



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241 E. FRENCH PLACE
SAN ANTONIO, TX 78212

EXTERIOR
ELEVATIONS

SHEET NUMBER

A-200

AS-BUILTS

241 EAST FRENCH PLACE - AS-BUILT DRAWINGS





























