

# HISTORIC AND DESIGN REVIEW COMMISSION

May 07, 2025

**HDRC CASE NO:** 2025-094  
**ADDRESS:** 503 E GUENTHER ST  
**LEGAL DESCRIPTION:** NCB 941 BLK 4 LOT E IRR 262FT OF 1 & E IRR 275FT OF 2  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Daniel Cruz/Design Coop  
**OWNER:** Seema Izfar/IZFAR SEEMA  
**TYPE OF WORK:** Construction of a rear accessory structure  
**APPLICATION RECEIVED:** April 10, 2025  
**60-DAY REVIEW:** June 9, 2025  
**CASE MANAGER:** Caitlin Brown-Clancy  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to construct a one-story rear accessory structure measuring approx. 392 sf at the SE corner of the historic home in the rear yard behind the existing privacy fence featuring a pool cabana and outdoor kitchen.

## APPLICABLE CITATIONS:

*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.

### 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:

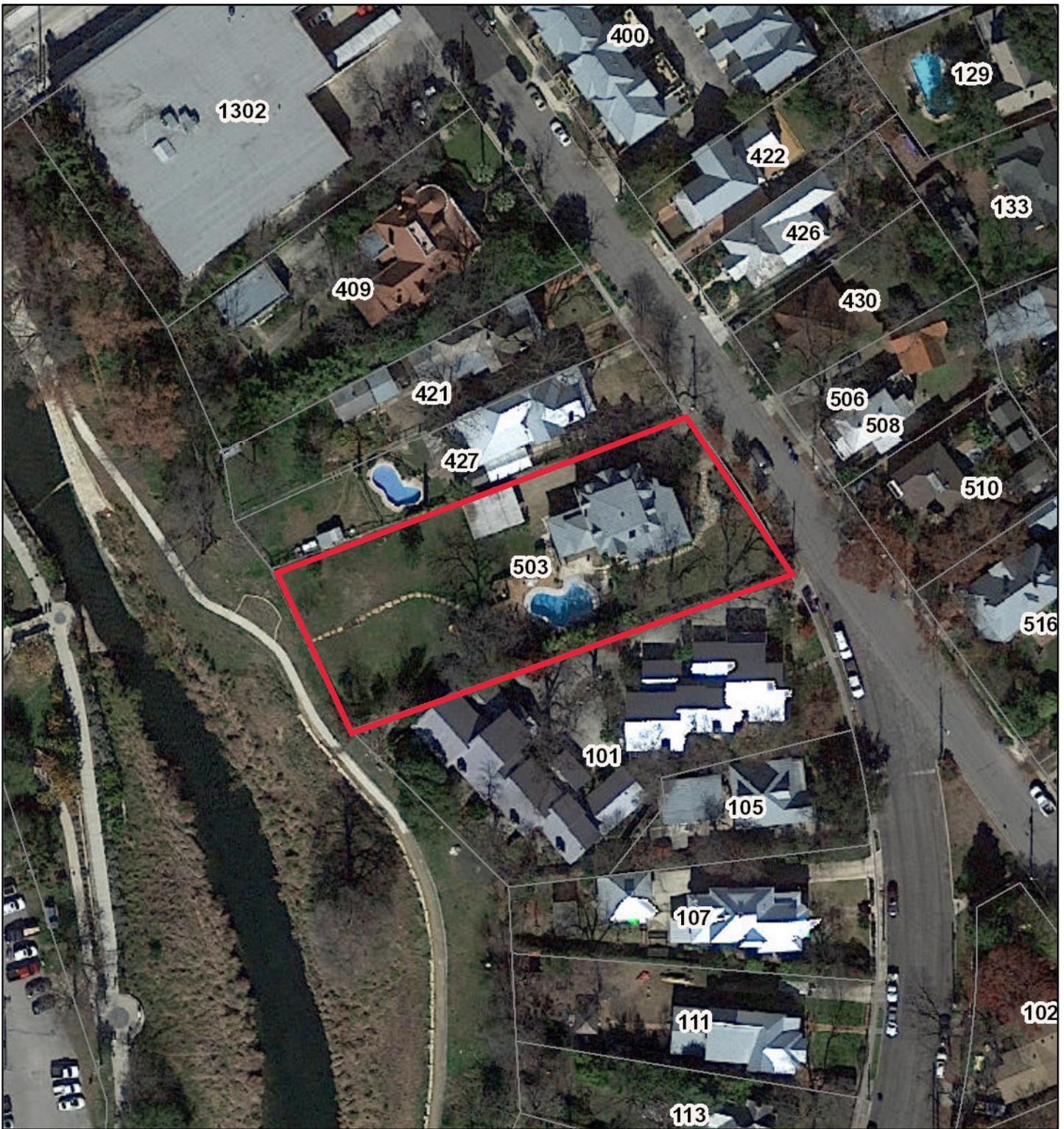
- a. The property at 503 E Guenther is a 2.5-story Italianate-style residence built c 1892. The building is clad in red brick with a battered limestone skirt. The east and south elevations are dominated by a two-story wraparound porch. The house has a standing-seam metal roof and wood windows that predominately appear as two-over-two, except for windows on the turret of the primary elevation. There is a detached carport and pool in the backyard. The house contributes to the King William Historic District.
- b. SETBACK – The applicant is proposing to situate the new construction at the SE corner of the existing historic home in the rear yard behind the existing privacy fence. Guidelines for New Construction 5.B.ii states that outbuildings are most typically located at the rear of the lot, behind the principal building. Staff finds the proposed setback appropriate.
- c. MASSING AND FORM – The applicant is proposing to construct an approx. 392 sf, single-story structure which 14'4" at the highest ridge. Guideline 5.A.i states that new outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form. The primary structure's building footprint measures approx. 3,000 sf and approx. 25'0" at the highest ridge. Staff finds the proposed massing consistent with the Guidelines.
- d. MATERIALS – The applicant is proposing to clad the new construction in wood siding to match the existing rear addition, as well as using a standing seam metal roof in keeping with the primary structure. While the applicant hasn't submitted exact material specifications, staff generally finds the proposed materials appropriate but finds the applicant should submit all material specifications to include siding, doors and windows to staff for review prior to the issuance of a COA.
- e. ARCHITECTURAL DETAILS – The applicant has proposed a design that features historic details including exposed rafters, wooden columns with traditional capital and base, and two over two sashed windows. Staff finds the character of the new construction complements the primary structure and is consistent with the Guidelines.

## RECOMMENDATION:

Staff recommends approval to construct a one-story rear accessory structure measuring approx. 392 sf at the SE corner of the historic home featuring a pool cabana and outdoor kitchen with the following stipulations.

1. That the applicant installs a fully wood or clad wood window that meets staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
  - a. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25".
2. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
3. That the applicant submit all material specifications to include siding, doors and windows to staff for review prior to the issuance of a COA.

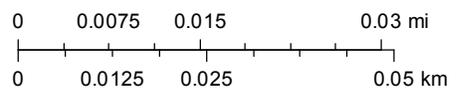
# City of San Antonio One Stop



May 10, 2023

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- COSA City Limit Boundary



# San Antonio 1896, Sheet 39

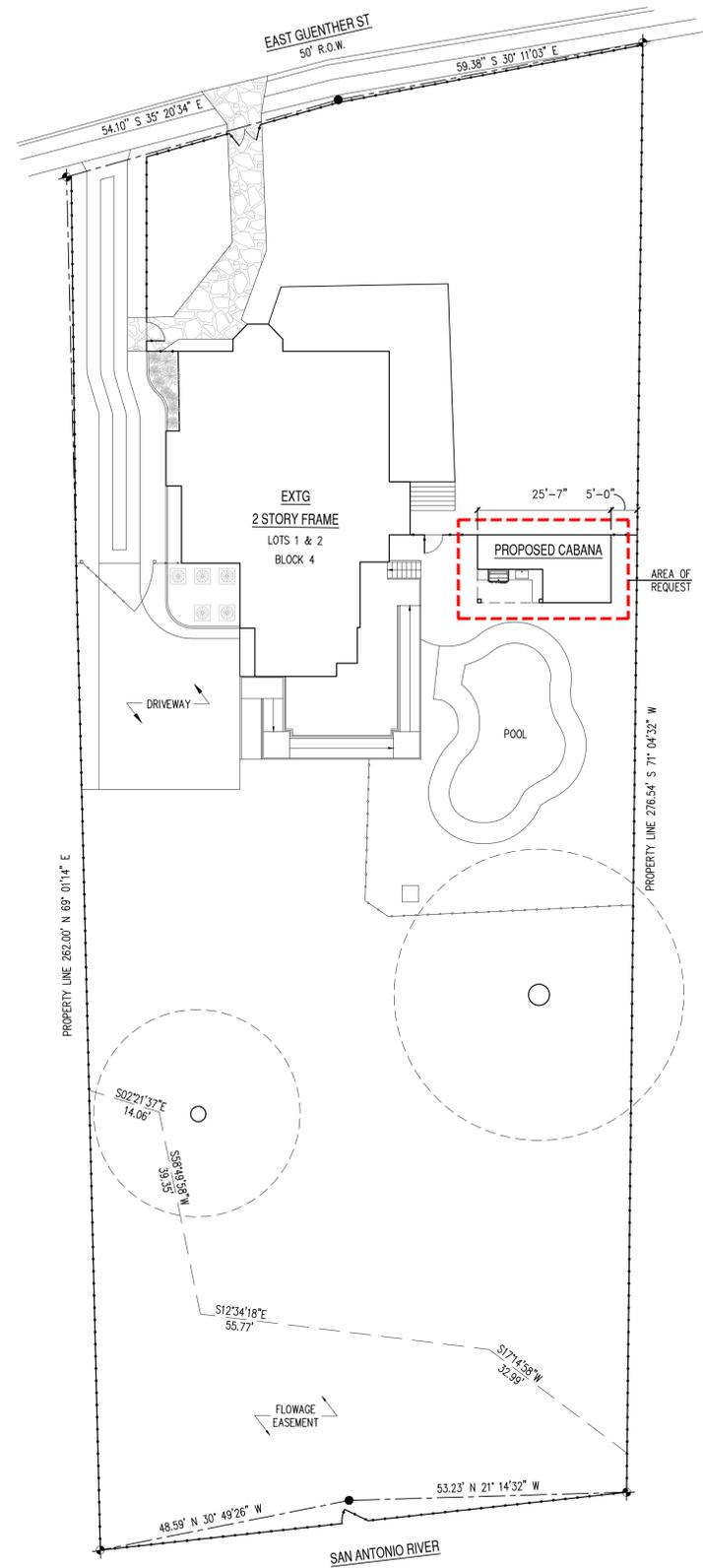
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State:

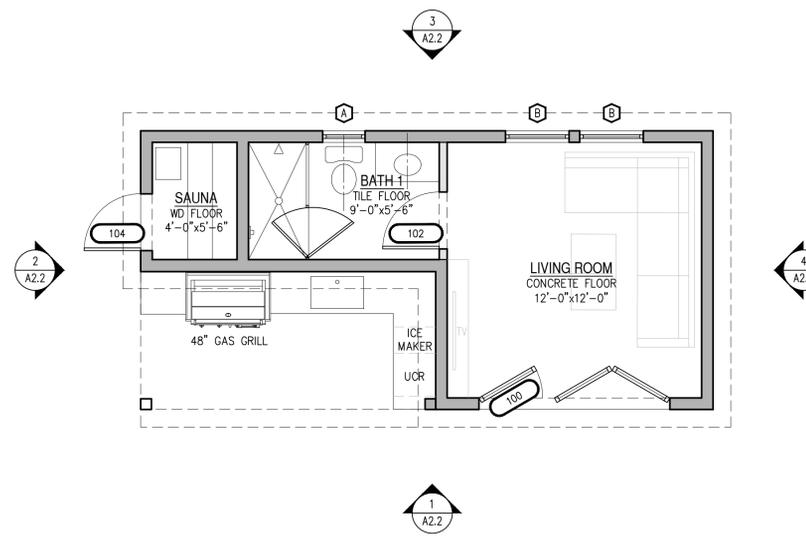
City:

Date:





**1 SITE PLAN: PROPOSED CABANA**  
 SCALE: 1/16" = 1'-0"



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



DATE	ISSUED FOR

**DESIGN COOP**

Tel: 210.683.3259  
 Email: info@designcoop.com  
 1817 S Preesa  
 San Antonio, TX 78210

**503 E GUENTHER ST**  
 SAN ANTONIO, TEXAS

DRAWN: kk  
 CHECKED: dc  
 APPROVED:  
 DATE: APRIL 10, 2025  
 SHEET NO.  
 PROPOSED SITE PLAN  
 PROPOSED FLOOR PLAN

**A0.1**



**PHOTO:** SIDE ELEVATION

SCALE: N.T.S.

503 E GUENTHER ST	<b>HDRC</b> SHEET 1 OF 3
DATE: APRIL 10, 2025	
DESIGN COOP	



**PHOTO:** FRONT ELEVATION

SCALE: N.T.S.

503 E GUENTHER ST	<b>HDRC</b> SHEET 2 OF 3
DATE: APRIL 10, 2025	
DESIGN COOP	



**PHOTO:** REAR ELEVATION

SCALE: N.T.S.

503 E GUENTHER ST	<b>HDRC</b> SHEET 3 OF 3
DATE: APRIL 10, 2025	
DESIGN COOP	



**1** EXTERIOR ELEVATION: LOOKING NORTH  
SCALE: 1/4" = 1'-0"

DATE	ISSUED FOR

**DESIGN COOP**

Tel: 210.883.3299  
Email: info@designcoop.com  
1817 S Preesa  
San Antonio, TX 78210

**503 E GUENTHER ST**  
SAN ANTONIO, TEXAS

DRAWN: kk  
CHECKED: dc  
APPROVED:  
DATE: APRIL 10, 2025  
SHEET NO.  
EXTERIOR ELEVATION

**A2.0**



**1** EXTERIOR ELEVATION: LOOKING WEST  
 SCALE: 1/4" = 1'-0"

DATE	ISSUED FOR

**DESIGN COOP**

Tel: 210.683.5259  
 Email: info@designcoop.com  
 1817 S Preesa  
 San Antonio, TX 78210

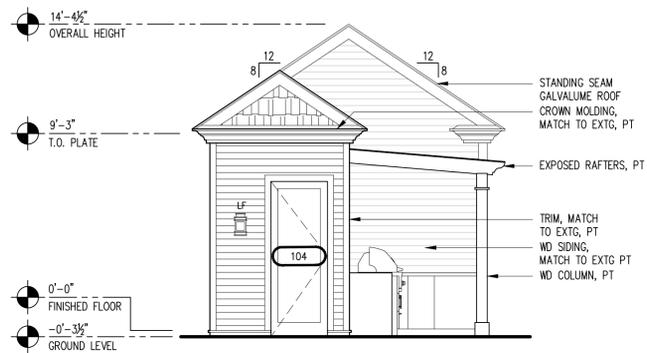
**503 E GUENTHER ST**  
 SAN ANTONIO, TEXAS

DRAWN: kk  
 CHECKED: dc  
 APPROVED:  
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 SHEET NO.  
 EXTERIOR ELEVATION

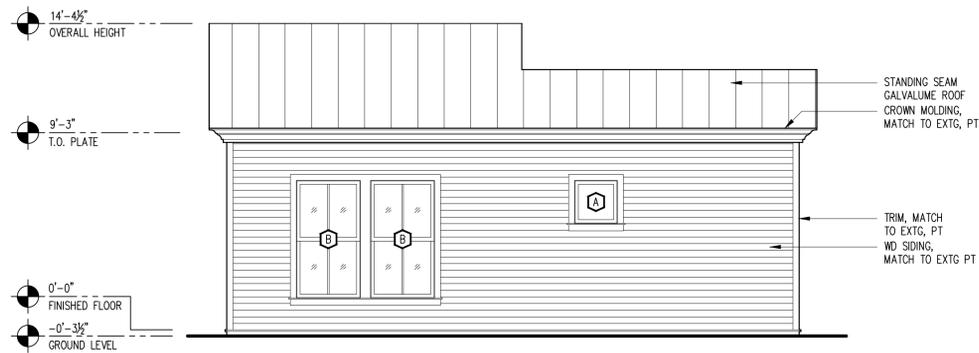
**A2.1**



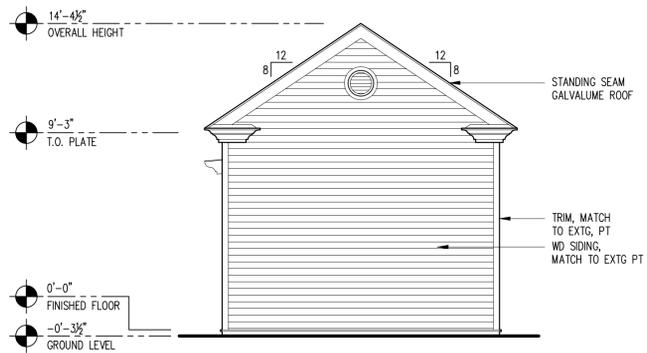
**1** EXTERIOR ELEVATION: FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



**2** EXTERIOR ELEVATION: SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



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



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

DATE	ISSUED FOR

**DESIGN COOP**

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1817 S Preesa  
San Antonio, TX 78210

**503 E GUENTHER ST**  
SAN ANTONIO, TEXAS

DRAWN: kk  
CHECKED: dc  
APPROVED:  
DATE: APRIL 10, 2025  
SHEET NO.  
EXTERIOR ELEVATION

**A2.2**