

# HISTORIC AND DESIGN REVIEW COMMISSION

June 28, 2024

**HDRC CASE NO:** 2024-218  
**ADDRESS:** 502 E DEWEY PLACE  
**LEGAL DESCRIPTION:** NCB 1733 BLK 9 LOT 1 & W 5.6 FT OF 2  
**ZONING:** MF-33  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Sinuhe Maldonado/Sol Studio Architects, LLC  
**OWNER:** Leslie Cockerill/NEELY ALEXANDER & NEELY LESLIE  
**TYPE OF WORK:** Fenestration modifications; new construction of accessory structures; driveway, parking pad, and rear walkway installation; landscaping  
**APPLICATION RECEIVED:** June 05, 2024  
**60-DAY REVIEW:** August 4, 2024  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Add one new door and modify the existing window pattern on the rear of the house.
2. Construct a rear deck with detached cover.
3. Construct a rear detached accessory structure.
4. Install a second full-width concrete driveway with new curb cut.
5. Install a concrete parking pad at the rear of the property.
6. Install a concrete pad walkway.
7. Introduce plantings at the rear of the property.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

6. Architectural Features: Doors, Windows, and Screens

### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## 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 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 non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Facade 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.

#### B. REUSE OF HISTORIC MATERIALS

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

### 4. Architectural Details

#### A. GENERAL

- ii. *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.
- iii. *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.

- iv. *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.

## *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

## 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

- i. *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.

- ii. *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.

#### 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.

##### C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

#### *Standard Specifications for Original Wood Window Replacement*

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **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:** Original trim details and sills should be retained or repaired in kind. If approved, new 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:** Replacement 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 muntins.
- **COLOR:** Replacement 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.
- **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

**FINDINGS:**

- a. The property at 502 E Dewey is a two-story brick-clad Craftsman-style home built c. 1919. It is located on the southeast corner of the intersection of E Dewey and Gillespie streets. The property first appears in the city directory in 1919, and on Sanborn Fire Insurance maps in 1931, where it includes with a detached garage that is no longer extant. The primary structure has a hipped roof with one-story masses on three sides, all featuring a red standing-seam metal roof, and wood windows, except on a porch infill at the rear of the structure where there are more contemporary windows. There is a full-width front porch and a porte cochere, the latter of which was added to the house in the early 1950s. The property contributes to the Tobin Hill Historic District.
- b. **FENESTRATION MODIFICATIONS:** The applicant requests approval to replace an existing door and transom with a salvaged window and replace two existing windows with a new door with transom on the southwest corner of the primary structure. The windows at this corner are of non-historic age and represent infill of a porch. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.ii says alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. Staff finds the request conforms to guidelines. The applicant must submit materials specifications for the new door and transom and for any new windows and screens introduced as part of this scope. A photograph of the salvaged window must be submitted to staff for review along with material information and dimensions.
- c. **REAR DECK WITH COVER:** The applicant proposes to construct a rear deck with detached cover. The uncovered portion of the deck has a footprint of approx. 400 square feet, and the covered portion of the deck has a footprint of approx. 705 square feet. Historic Design Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure’s footprint. The existing one-story primary structure on the lot features a footprint of approx. 2,187 square feet, including the porte cochere and front porch. The proposed deck with detached cover features a total footprint of approx. 1,105 square feet, or approximately 50% of the primary structure’s footprint. Staff finds the rear deck with cover generally appropriate, and that the size of the lot allows for the additional coverage proposed.
- d. **REAR DECK WITH COVER (ARCHITECTURAL DETAILS AND MATERIALS):** The applicant proposes a composition deck with brick piers and wood posts supporting a wood-frame roof. The hipped roof is clad in red standing seam metal to match the primary structure. The posts feature a decorative brace to match the porte cochere on the primary structure. A stucco-clad wall with a screen is proposed for the west side of the cover. Historic Design Guidelines for New Construction 3.A.i says to 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. Staff finds the proposed materials conform to guidelines, but that the applicant must submit detailed information about the screen materials and submit a detailed drawing of the proposed railings.
- e. **REAR DECK WITH COVER (ORIENTATION & SETBACKS):** The applicant has proposed a detached deck cover with an orientation and setback that are consistent with the Guidelines.
- f. **NEW CONSTRUCTION OF AN ACCESSORY STRUCTURE:** The applicant proposes to construct a rear detached accessory structure with a footprint of 288 square feet. Historic Design Guidelines for New

Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing one-story primary structure on the lot features a footprint of approx. 2,187 square feet, including the porte cochere and front porch. The proposed detached accessory structure has a footprint of 288 square feet, or approximately 13% of the primary structure's footprint. Staff finds the rear detached accessory structure conforms to guidelines.

- g. **NEW CONSTRUCTION OF AN ACCESSORY STRUCTURE (ARCHITECTURAL DETAILS AND MATERIALS):** The applicant proposes a rear detached accessory structure with a hipped roof clad in red standing seam metal to match the primary structure and clad in stucco, teardrop siding, and Hardie trim. A pair of French doors with a divided transom are included on the west elevation. Historic Design Guidelines for New Construction 2.C.i says to incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Staff finds the proposed accessory structure generally appropriate. The applicant must also submit materials information for the proposed doors and transom, typically in the form of manufacturer's specifications.
- h. **NEW CONSTRUCTION OF AN ACCESSORY STRUCTURE (ORIENTATION & SETBACKS):** The applicant has proposed an orientation and setback that are consistent with the Guidelines.
- i. **NEW DRIVEWAY WITH CURB CUT:** The applicant proposes to install a second concrete driveway with a new curb cut on the Gillespie St side of the property. The new driveway would be 12' wide and flare to a new curb cut with a width not indicated in plans. Historic Design Guidelines for Site Elements 5.B.i says to 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. Guideline 5.B.ii for Site Elements states that applicants should avoid introducing new curb cuts where not historically found. Guideline 5.C.i says to retain historic curbing wherever possible. The property retains one driveway and two curb cuts with aprons off Gillespie St; the southern apron no longer has a driveway and is a vestige of a circular drive that once extended through the porte cochere. Because there is an extant second curb cut and apron, staff finds this request conforms to guidelines as long as the dimensions of the existing apron are retained and incorporated into the design, and that the new driveway does not exceed the width of the top of the apron.
- j. **PARKING PAD:** The applicant proposes to install an approx. 490-square-foot concrete parking pad with brick trim at the rear of the property. Historic Design Guidelines for Site Elements 5.B.i says pervious paving surfaces may be considered to increase stormwater infiltration. Staff finds the parking pad generally appropriate, but that the applicant should propose a pervious material.
- k. **WALKWAY:** The applicant proposes to install a concrete pad walkway at the rear of the property. This scope of work is typically eligible for staff review and approval, but is included here as part of the larger design package. A concrete pad sidewalk would not be appropriate at the front of a house, staff finds the proposed walkway generally appropriate since it is located in the backyard.
- l. **LANDSCAPING:** The applicant proposes to introduce plantings along the proposed driveway and parking pad at the rear of the property. This scope of work is typically eligible for staff review and approval, but is included here as part of the larger design package. Staff finds the proposed landscaping generally appropriate.

## **RECOMMENDATION:**

Staff recommends approval of item 1, fenestration modifications, based on finding b, with the following stipulations:

- i. That the applicant submits materials specifications for the new door and transom and for any new windows and screens introduced as part of this scope, as noted in finding b.
- ii. That the applicant submits a photograph of the salvaged window to staff for review along with material information and dimensions.

Staff recommends approval of item 2, construction of a rear deck with detached cover, based on findings c through e, with the following stipulation:

- i. That the applicant submits detailed information about the screen materials and submit a detailed drawing of the proposed railings, as noted in finding d.
- ii. That the applicant installs 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. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

Staff recommends approval of item 3, construction of a rear detached accessory structure, based on findings f through h, with the following stipulation:

- i. That the applicant submits materials information for the proposed doors and transom, typically in the form of manufacturer's specifications, as noted in finding g.
- ii. That the applicant installs 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. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

Staff recommends approval of item 4, installation of a second driveway and curb cut, based on finding i, with the following stipulation:

- i. That the existing driveway apron dimensions be retained and incorporated into the design, as noted in finding i.

Staff recommends approval of item 5, installation of a parking pad at the rear of the property, based on finding j, with the following stipulation:

- i. That a pervious paving surface be proposed to increase stormwater infiltration.

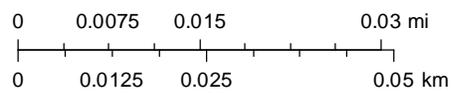
Staff recommends approval of items 6 and 7, installation of a concrete walkway and plantings, based on findings j and k.

# City of San Antonio One Stop



June 20, 2024

1:1,000



- CoSA Addresses
- Community Service Centers
- 🎓 Pre-K Sites
- CoSA Parcels
- BCAD Parcels

5 June 2024

**Office of Historic Preservation and  
Historic and Design Review Commission  
1901 South Alamo Street  
San Antonio, TX 78204**



Re: Cockerill / Neely Patio Cover at 502 East Dewey Pl. San Antonio Texas –  
Submittal Request for Certificate of Appropriateness

To the Office for Historic Preservation and Historic and Design Review Commission,

We are pleased to inform you of the design intentions to construct a new cover patio and a new storage shed to replace the existing shipping container located at the address listed above. Existing shipping container to be removed as part of this project.

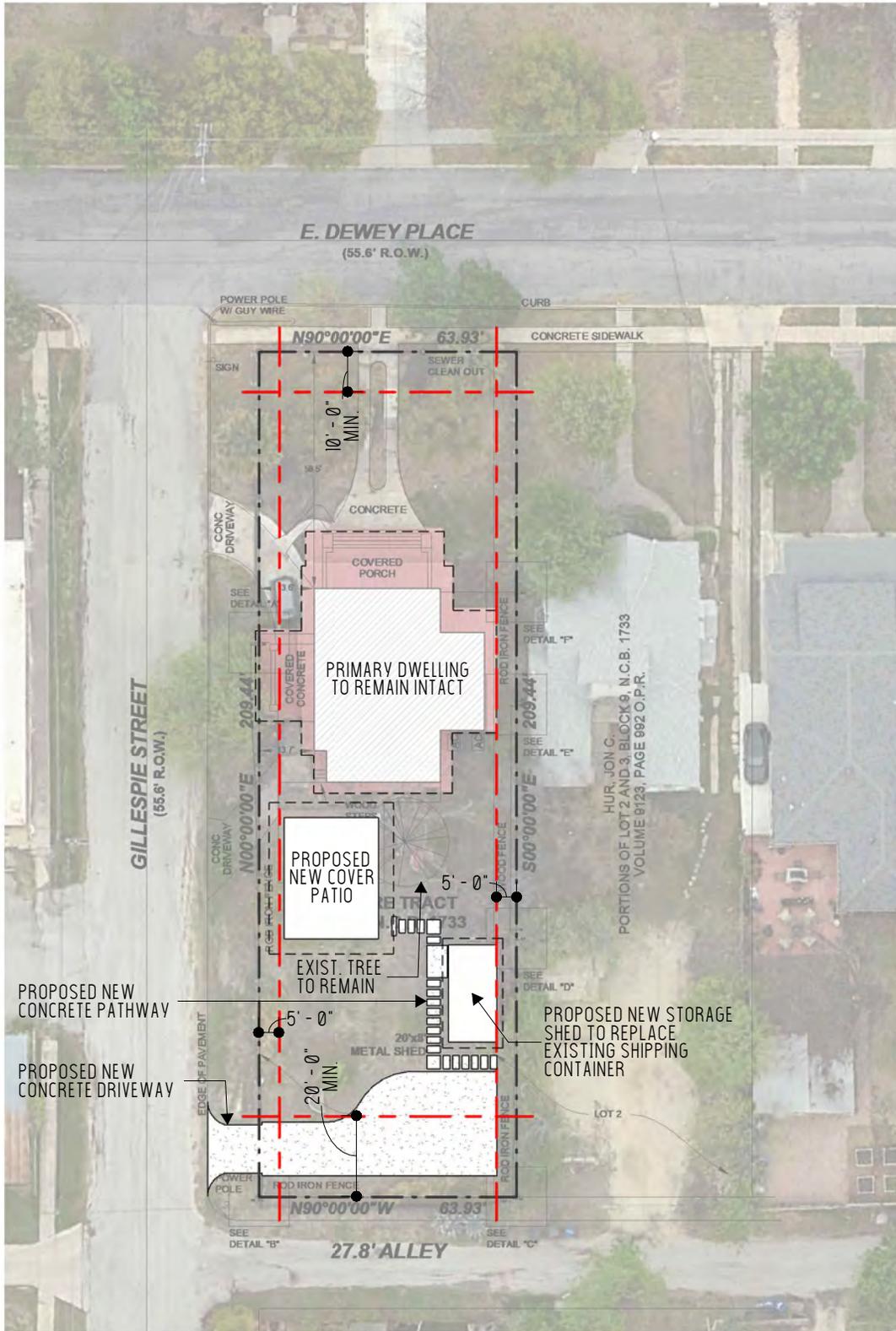
The intention is to implement a new cover patio that is complimentary to the existing primary dwelling.

The following is a list of the proposed new construction for the project:

- 1) New raised composite wood decking on concrete piers
- 2) Install brick and stucco siding to compliment primary dwelling
- 3) Install roofing to match the primary dwelling roofing
- 4) Introduce lattice work to match window screen material
- 5) Install salvaged window from existing interior space to new location that currently has a non-original window
- 6) Colors of each material shall match the primary dwelling
- 7) New concrete and brick paver driveway and pathway
- 8) Introduce teardrop siding to compliment primary dwelling

The site shall be cleaned with vegetation matching the existing vegetation in the project area to provide a fresh appearance. If there are any questions or concerns about the proposed design intentions for this project, please feel free to contact our office.

Alonzo C. Alston, AIA, NCARB  
Sol Studio Architects, LLC  
1438 S Presa St  
San Antonio, Texas 78210  
210.320.2182 (O)  
alston@solstudioarchitects.us



HUR, JON C.  
PORTIONS OF LOT 2 AND 3, BLOCK 9, N.C.B. 1733  
VOLUME 0123, PAGE 092 O.P.R.

THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.

\*THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION\*  
UNDER THE AUTHORIZATION OF:  
ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1

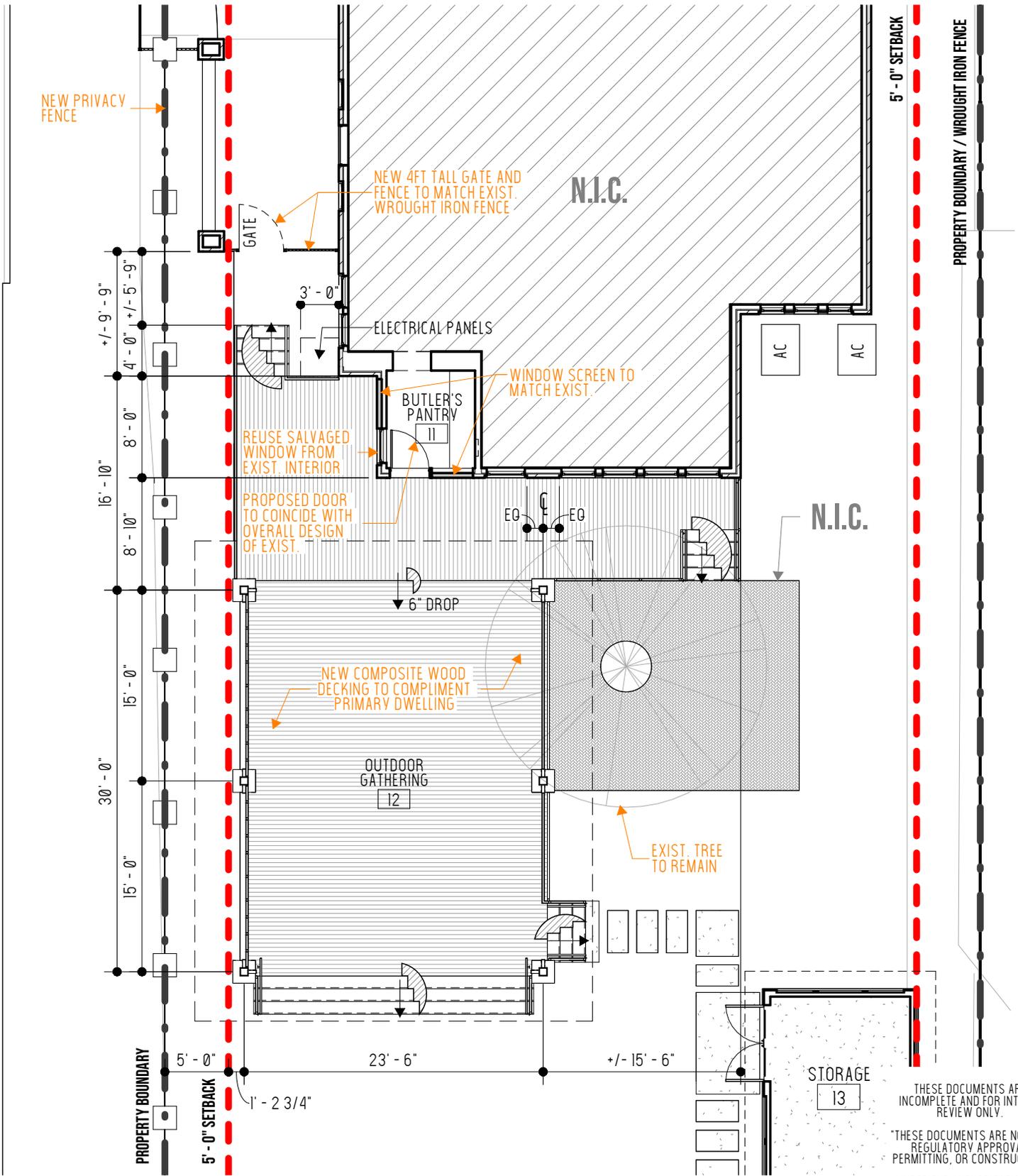
**1 AERIAL SITE PLAN**  
1" = 40'-0"



1438 S PRESA ST  
SAN ANTONIO, TEXAS 78210  
210.320.2182  
WWW.SOLSTUDIOARCHITECTS.US

**COCKERILL / NEELY RESIDENCE**  
502 EAST DEWEY PLACE  
SAN ANTONIO, TX 78212  
2024001  
05 JUNE 2024

SHEET  
**DWG2.0**  
9 OF 16 SHEETS



THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.

\*THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION\*

UNDER THE AUTHORIZATION OF:  
ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1

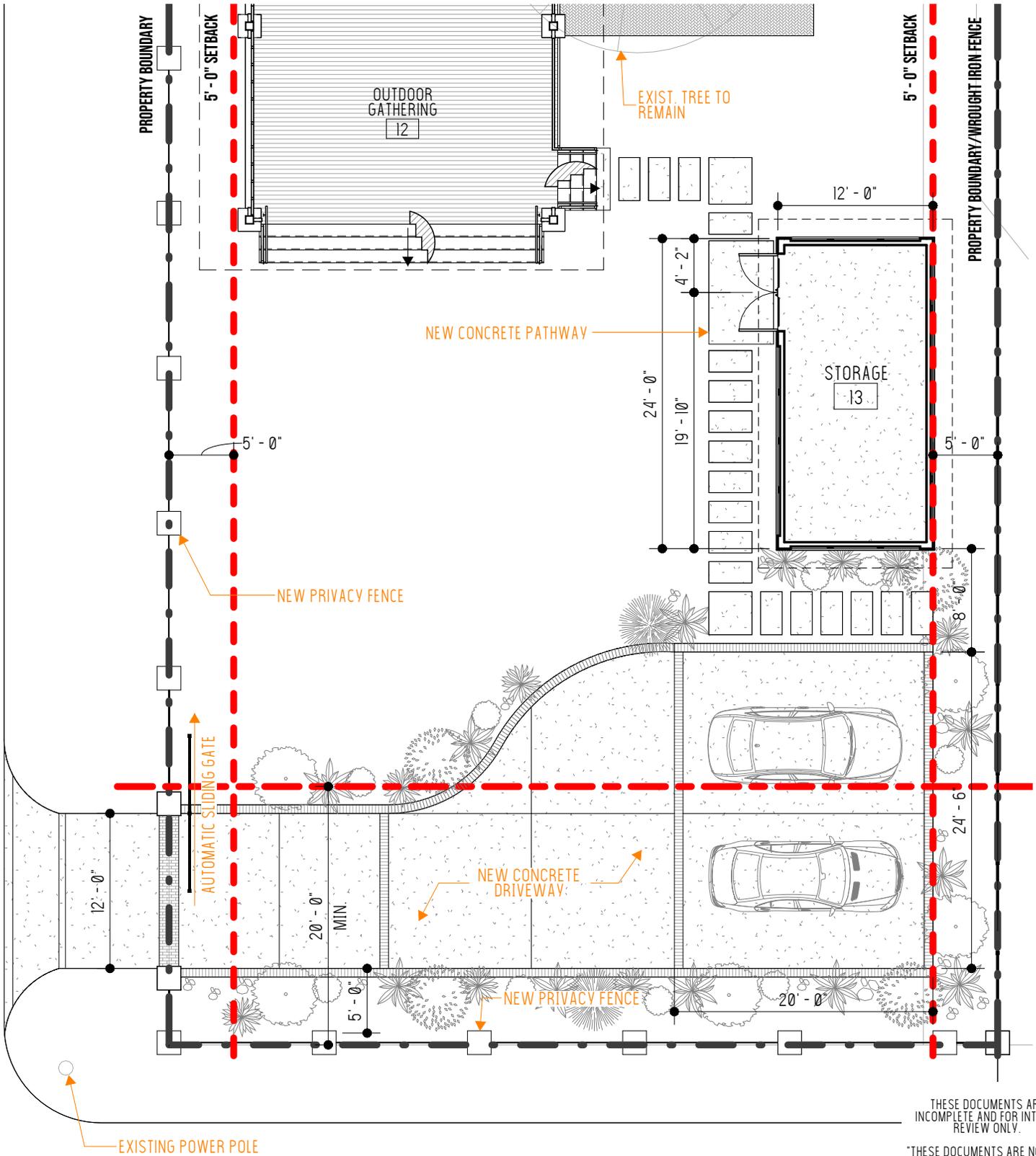
**1 PROPOSED NEW CONSTRUCTION - COVER PATIO**  
3/32" = 1'-0"



1438 S PRESA ST  
SAN ANTONIO, TEXAS 78210  
210.320.2182  
WWW.SOLSTUDIOARCHITECTS.US

**COCKERILL / NEELY RESIDENCE**  
502 EAST DEWEY PLACE  
SAN ANTONIO, TX 78212  
2024001  
05 JUNE 2024

SHEET  
**DWG3.0**  
10 OF 16 SHEETS



THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.

\*THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION\*

UNDER THE AUTHORIZATION OF:  
ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1

1

**PROPOSED NEW CONSTRUCTION - STORAGE**

3/32" = 1'-0"

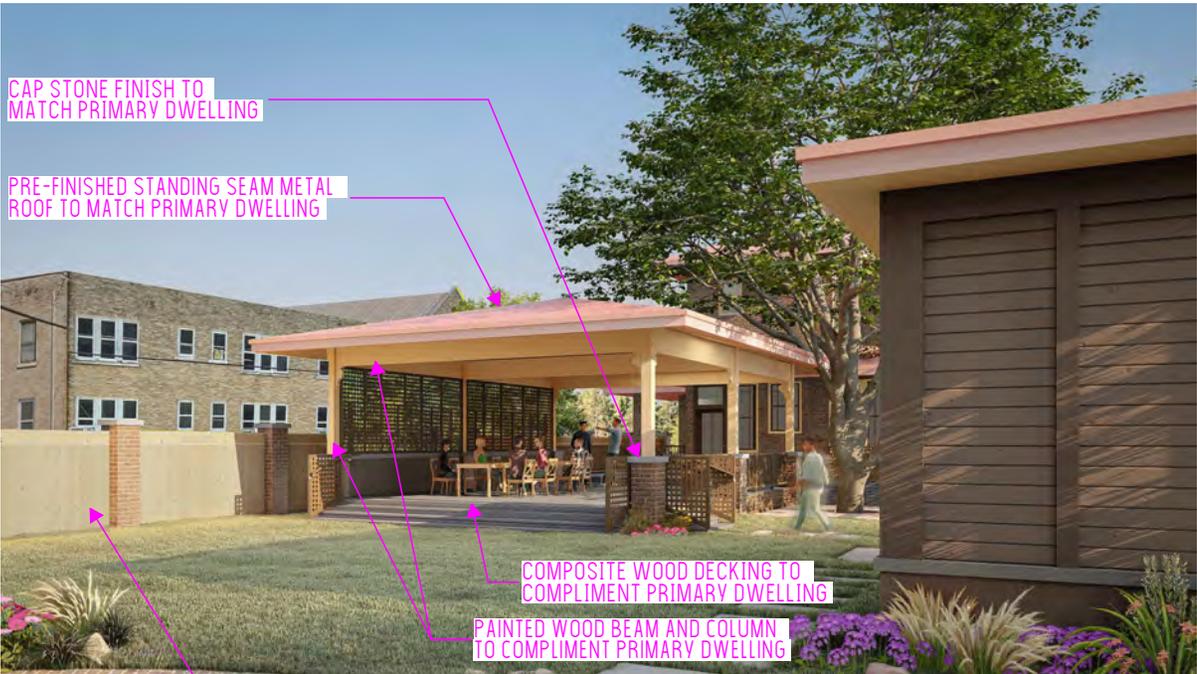
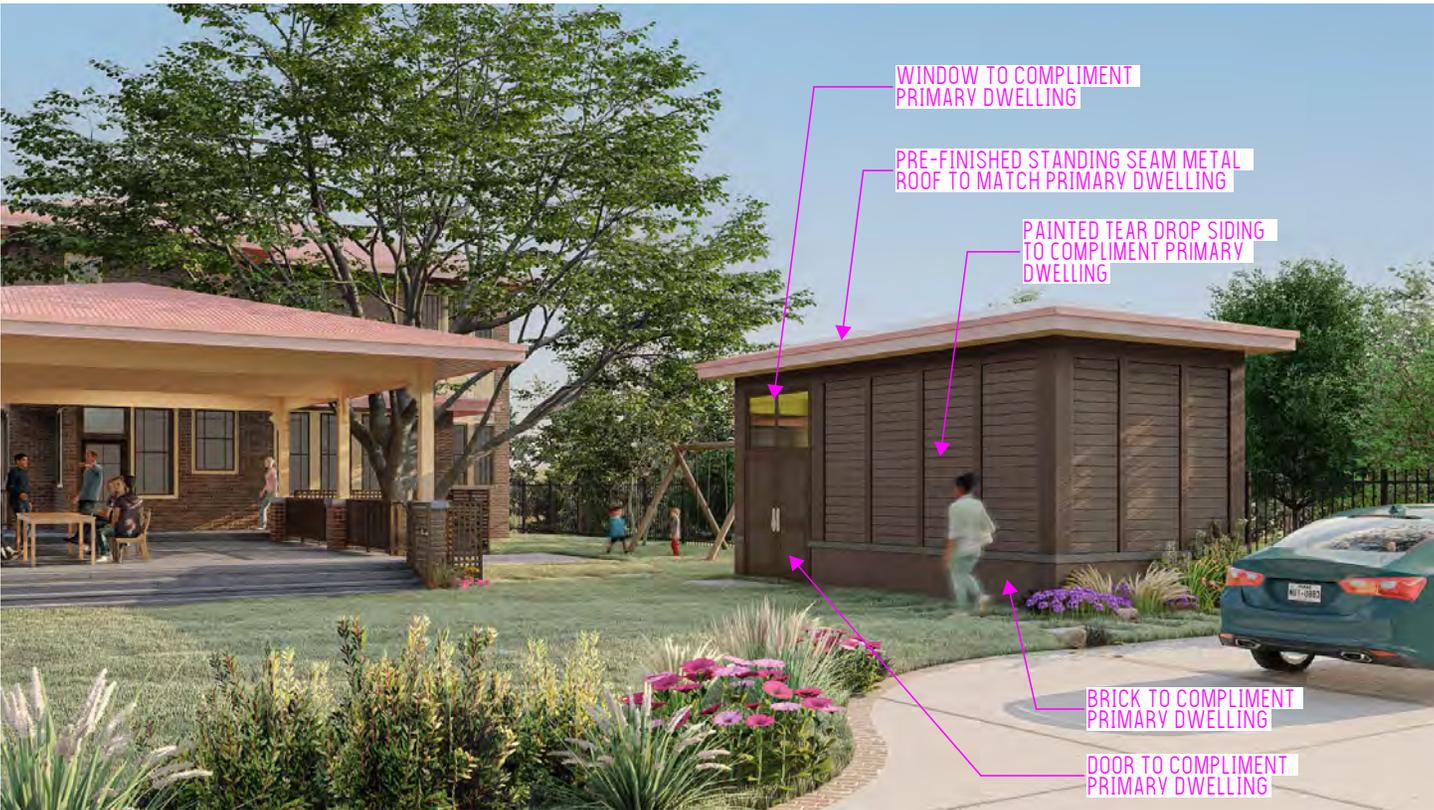


1438 S PRESA ST  
SAN ANTONIO, TEXAS 78210  
210.320.2182  
WWW.SOLSTUDIOARCHITECTS.US

**COCKERILL / NEELY RESIDENCE**  
502 EAST DEWEY PLACE  
SAN ANTONIO, TX 78212  
2024001  
05 JUNE 2024

SHEET  
**DWG3.1**

11 OF 16 SHEETS



THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.

\*THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION\*

UNDER THE AUTHORIZATION OF:  
ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1

**1 EXTERIOR RENDERINGS OF COVER PATIO AND STORAGE SHED**

N.T.S.

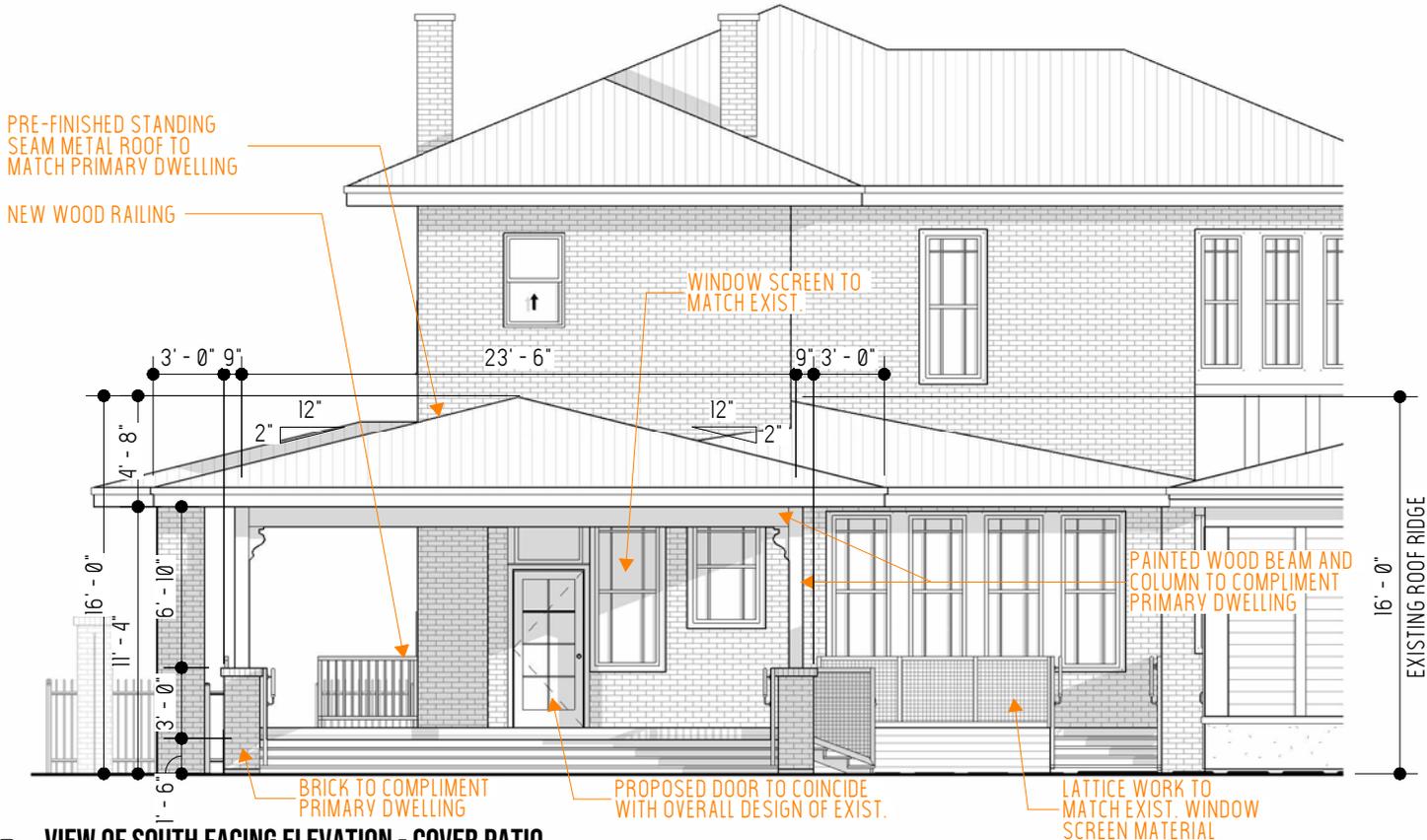


1438 S PRESA ST  
SAN ANTONIO, TEXAS 78210  
210.320.2182  
WWW.SOLSTUDIOARCHITECTS.US

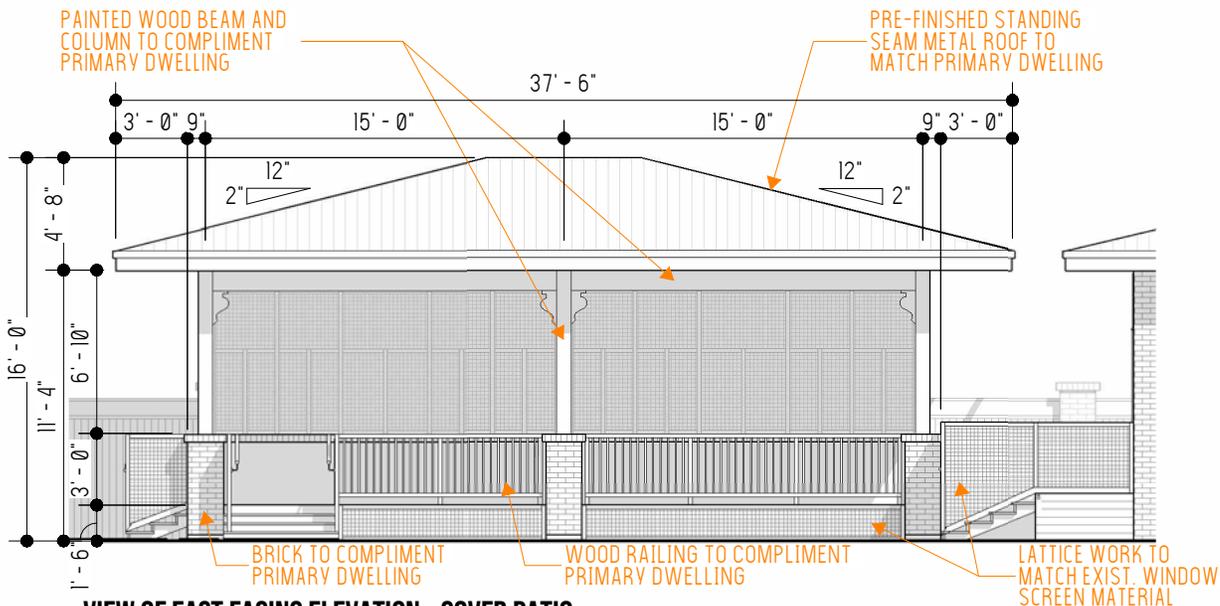
**COCKERILL / NEELY RESIDENCE**  
502 EAST DEWEY PLACE  
SAN ANTONIO, TX 78212  
2024001  
05 JUNE 2024

SHEET  
**DWG4.0**

12 OF 16 SHEETS



**2** VIEW OF SOUTH FACING ELEVATION - COVER PATIO  
1/8" = 1'-0"

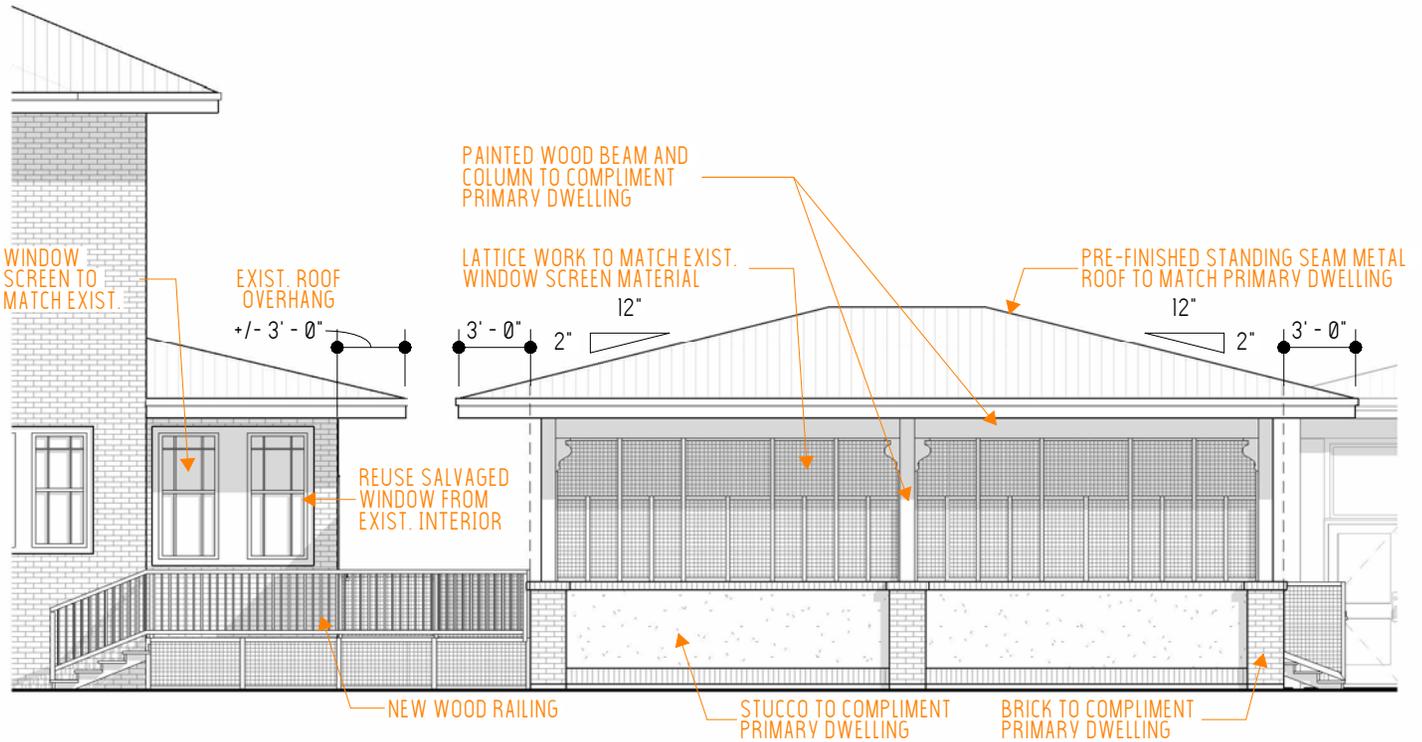


**1** VIEW OF EAST FACING ELEVATION - COVER PATIO  
1/8" = 1'-0"

THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.

\*THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION\*

UNDER THE AUTHORIZATION OF:  
ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1



1

**VIEW OF WEST FACING ELEVATION - COVER PATIO**

1/8" = 1'-0"

THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.

\*THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION\*

UNDER THE AUTHORIZATION OF:  
ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1



1438 S PRESA ST  
SAN ANTONIO, TEXAS 78210  
210.320.2182  
WWW.SOLSTUDIOARCHITECTS.US

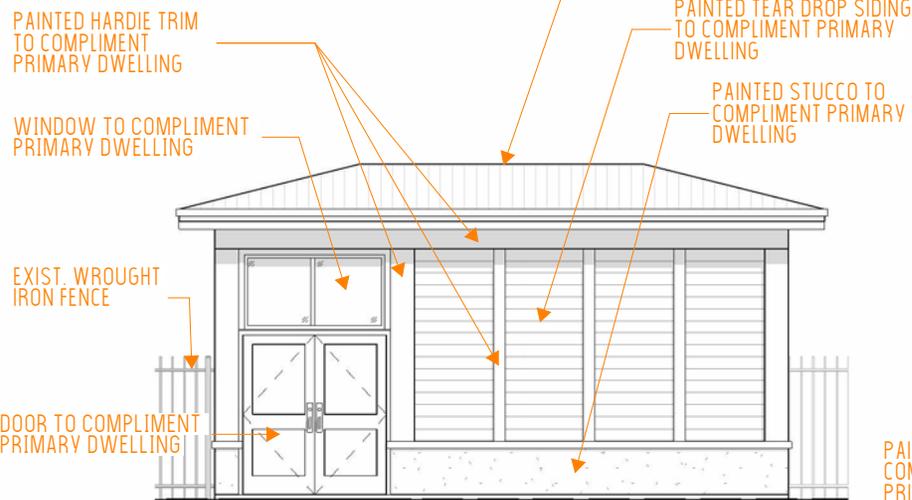
**COCKERILL / NEELY RESIDENCE**

502 EAST DEWEY PLACE  
SAN ANTONIO, TX 78212  
2024001  
05 JUNE 2024

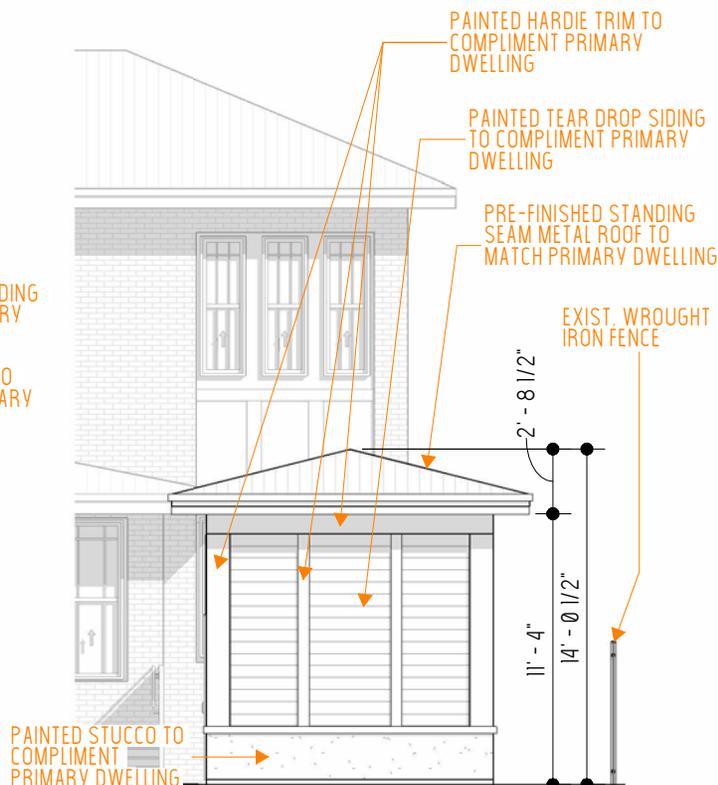
SHEET

**DWG5.1**

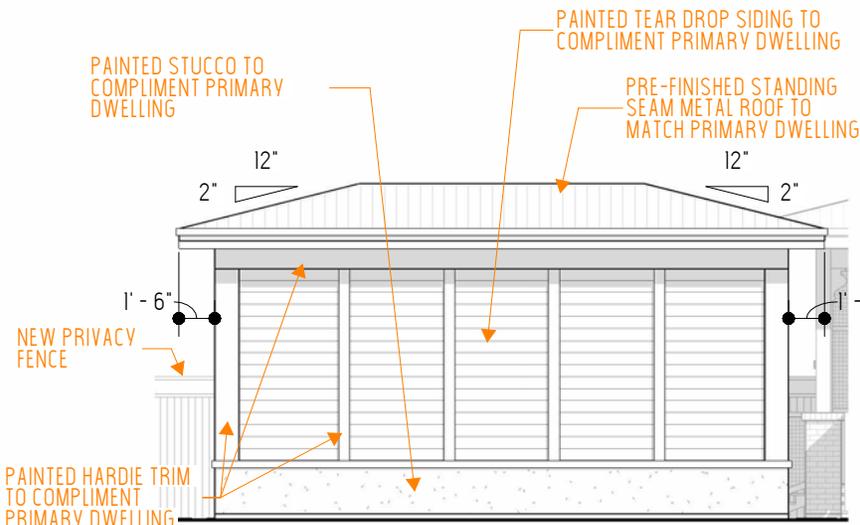
14 OF 16 SHEETS



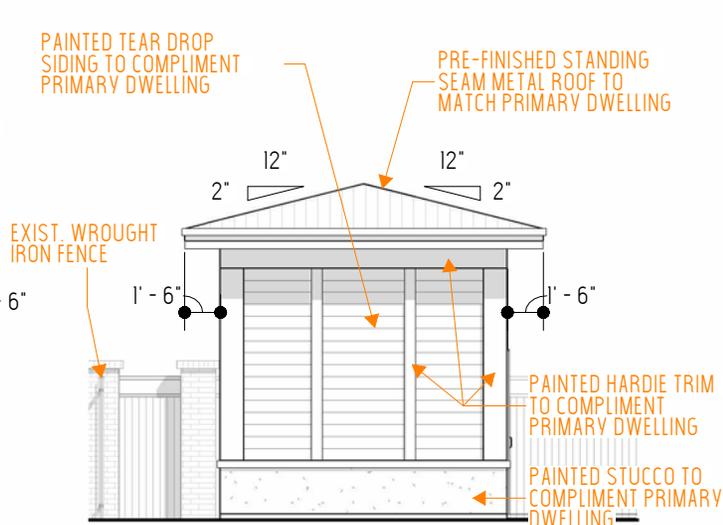
**3** VIEW OF WEST FACING ELEVATION - STORAGE SHED  
1/8" = 1'-0"



**4** VIEW OF SOUTH FACING ELEVATION - STORAGE SHED  
1/8" = 1'-0"



**1** VIEW OF EAST FACING ELEVATION - STORAGE SHED  
1/8" = 1'-0"



**2** VIEW OF NORTH FACING ELEVATION - STORAGE SHED  
1/8" = 1'-0"

THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.

\*THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION\*

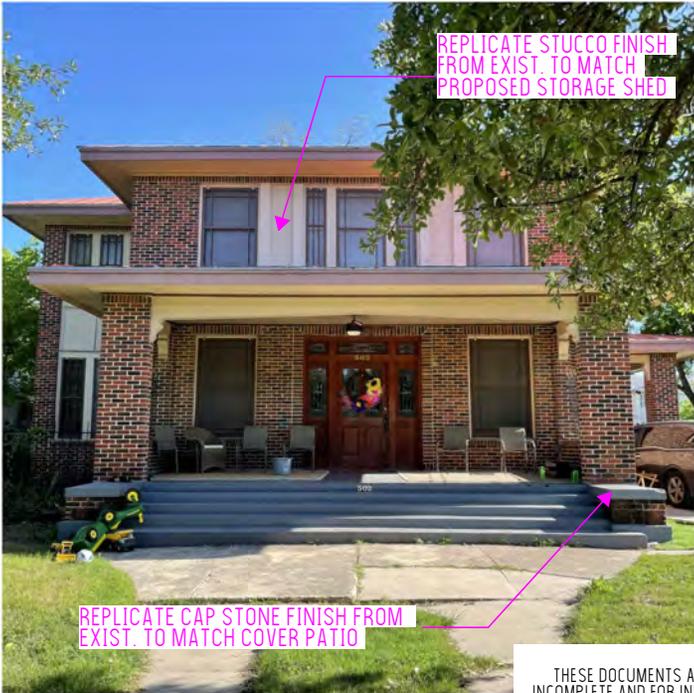
UNDER THE AUTHORIZATION OF:  
ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1



1438 S PRESA ST  
SAN ANTONIO, TEXAS 78210  
210.320.2182  
WWW.SOLSTUDIOARCHITECTS.US

**COCKERILL / NEELY RESIDENCE**  
502 EAST DEWEY PLACE  
SAN ANTONIO, TX 78212  
2024001  
05 JUNE 2024

SHEET  
**DWG5.2**  
15 OF 16 SHEETS



THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.

\*THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION\*

UNDER THE AUTHORIZATION OF:  
ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1

**1** EXISTING PRIMARY DWELLING  
N.T.S.



1438 S PRESA ST  
SAN ANTONIO, TEXAS 78210  
210.320.2182  
WWW.SOLSTUDIOARCHITECTS.US

**COCKERILL / NEELY RESIDENCE**  
502 EAST DEWEY PLACE  
SAN ANTONIO, TX 78212  
2024001  
05 JUNE 2024

SHEET  
**DWG1.0**  
1 OF 16 SHEETS



THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.

\*THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION\*

UNDER THE AUTHORIZATION OF:  
ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1

**1** EXISTING PRIMARY DWELLING CONT.  
N.T.S.



1438 S PRESA ST  
SAN ANTONIO, TEXAS 78210  
210.320.2182  
WWW.SOLSTUDIOARCHITECTS.US

**COCKERILL / NEELY RESIDENCE**  
502 EAST DEWEY PLACE  
SAN ANTONIO, TX 78212  
2024001  
05 JUNE 2024

SHEET  
**DWG1.1**

2 OF 16 SHEETS



THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.

\*THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION\*

UNDER THE AUTHORIZATION OF:  
ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1

**1** EXISTING PRIMARY DWELLING CONT.  
N.T.S.

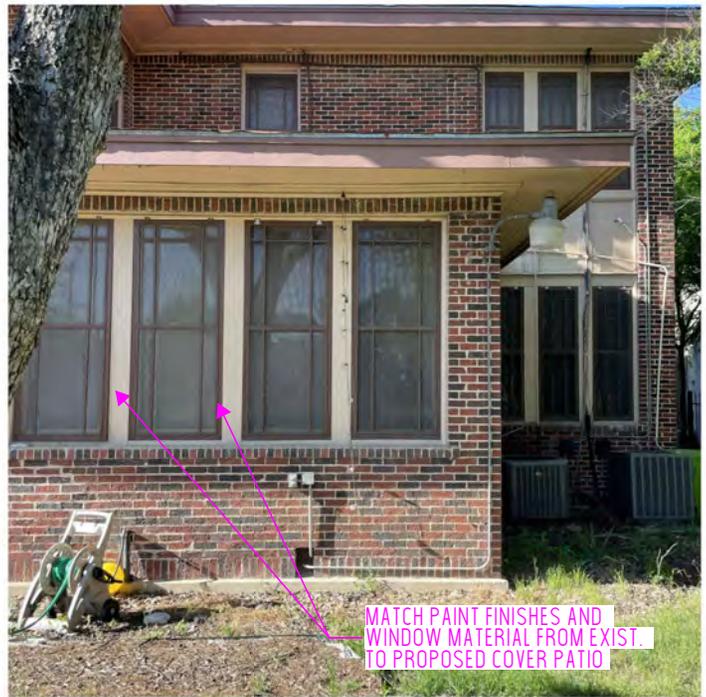
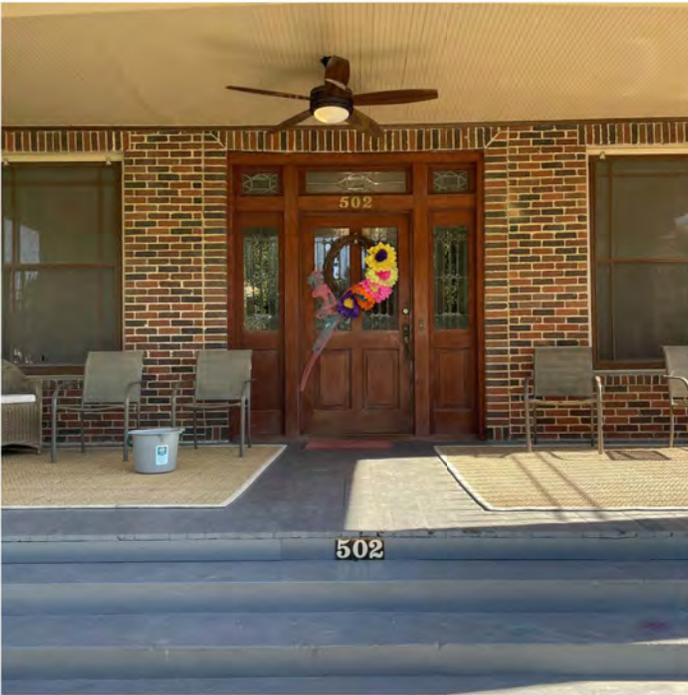


1438 S PRESA ST  
SAN ANTONIO, TEXAS 78210  
210.320.2182  
WWW.SOLSTUDIOARCHITECTS.US

**COCKERILL / NEELY RESIDENCE**  
502 EAST DEWEY PLACE  
SAN ANTONIO, TX 78212  
2024001  
05 JUNE 2024

SHEET  
**DWG1.2**

3 OF 16 SHEETS



THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.

\*THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION\*

UNDER THE AUTHORIZATION OF:  
ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1

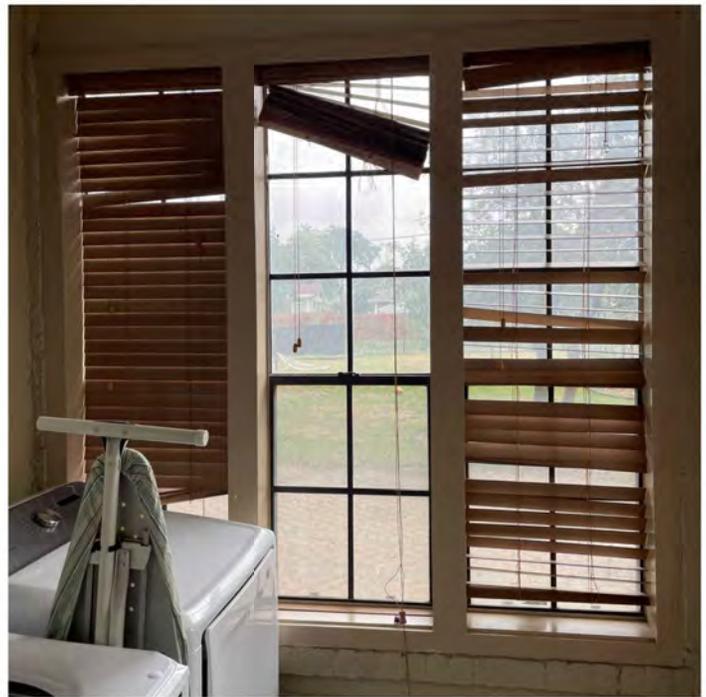
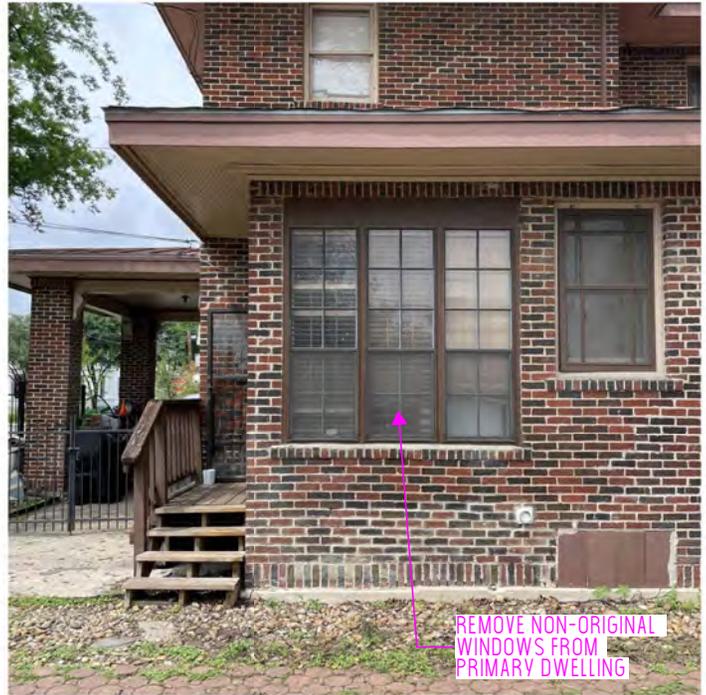
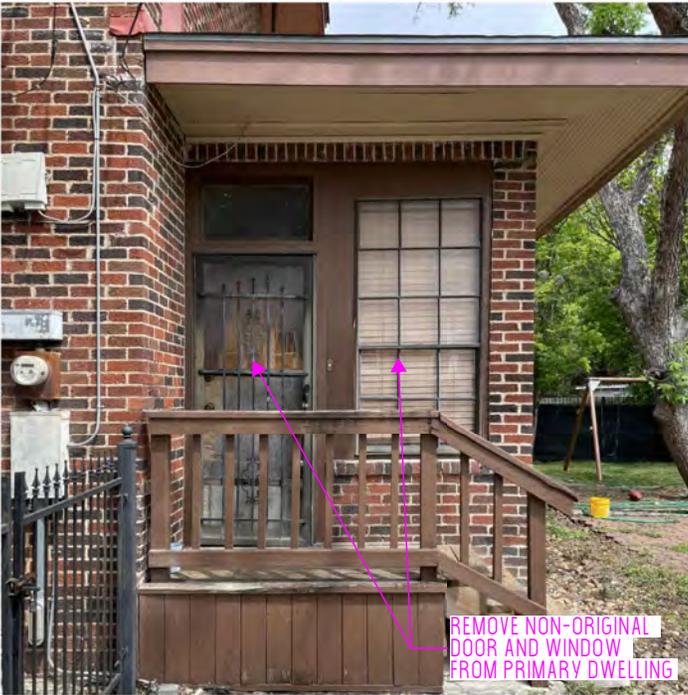
**1** EXISTING PRIMARY DWELLING ELEMENTS  
N.T.S.



1438 S PRESA ST  
SAN ANTONIO, TEXAS 78210  
210.320.2182  
WWW.SOLSTUDIOARCHITECTS.US

**COCKERILL / NEELY RESIDENCE**  
502 EAST DEWEY PLACE  
SAN ANTONIO, TX 78212  
2024001  
05 JUNE 2024

SHEET  
**DWG1.3**  
4 OF 16 SHEETS



THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.

\*THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION\*

UNDER THE AUTHORIZATION OF:  
ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1

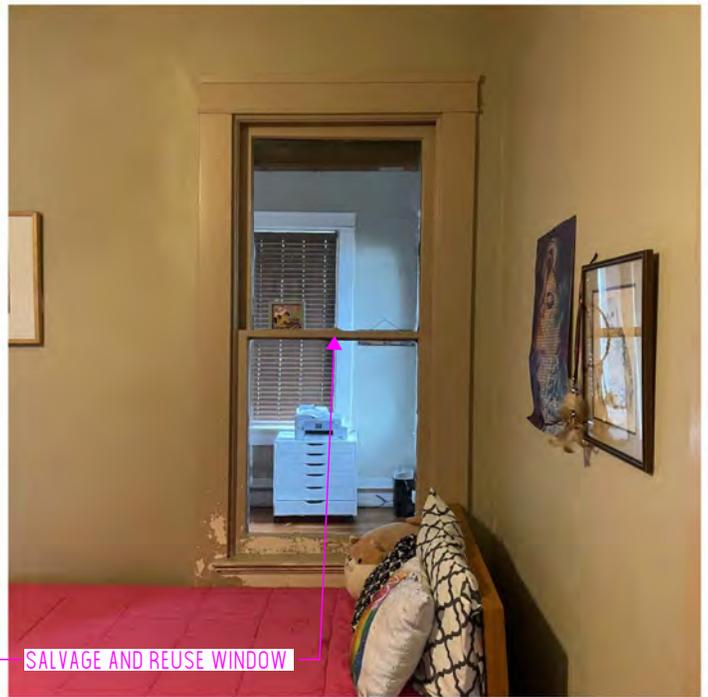
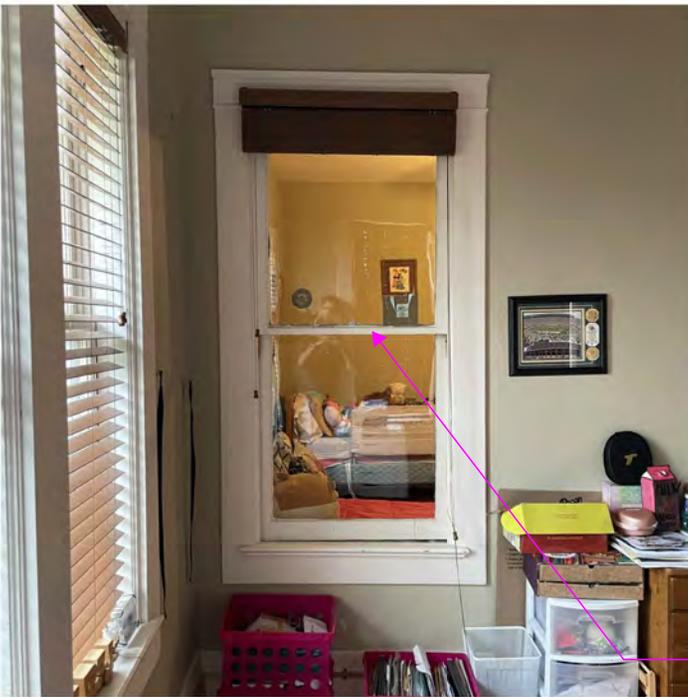
**1** EXISTING PRIMARY DWELLING WINDOWS AND DOOR  
N.T.S.



1438 S PRESA ST  
SAN ANTONIO, TEXAS 78210  
210.320.2182  
WWW.SOLSTUDIOARCHITECTS.US

**COCKERILL / NEELY RESIDENCE**  
502 EAST DEWEY PLACE  
SAN ANTONIO, TX 78212  
2024001  
05 JUNE 2024

SHEET  
**DWG1.4**  
5 OF 16 SHEETS



SALVAGE AND REUSE WINDOW

THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.

\*THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION\*

UNDER THE AUTHORIZATION OF:  
ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1

**1** EXISTING PRIMARY DWELLING WINDOWS AND DOOR CONT.  
N.T.S.



1438 S PRESA ST  
SAN ANTONIO, TEXAS 78210  
210.320.2182  
WWW.SOLSTUDIOARCHITECTS.US

**COCKERILL / NEELY RESIDENCE**  
502 EAST DEWEY PLACE  
SAN ANTONIO, TX 78212  
2024001  
05 JUNE 2024

SHEET  
**DWG1.5**  
6 OF 16 SHEETS



THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.

\*THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION\*

UNDER THE AUTHORIZATION OF:  
ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1

**1** EXISTING SURROUNDING STRUCTURES CONT.  
N.T.S.



1438 S PRESA ST  
SAN ANTONIO, TEXAS 78210  
210.320.2182  
WWW.SOLSTUDIOARCHITECTS.US

**COCKERILL / NEELY RESIDENCE**  
502 EAST DEWEY PLACE  
SAN ANTONIO, TX 78212  
2024001  
05 JUNE 2024

SHEET  
**DWG1.6**  
7 OF 16 SHEETS



THESE DOCUMENTS ARE  
INCOMPLETE AND FOR INTERIM  
REVIEW ONLY.

\*THESE DOCUMENTS ARE NOT FOR  
REGULATORY APPROVAL  
PERMITTING, OR CONSTRUCTION\*

UNDER THE AUTHORIZATION OF:  
ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1

**1** EXISTING SURROUNDING STRUCTURES  
N.T.S.



1438 S PRESA ST  
SAN ANTONIO, TEXAS 78210  
210.320.2182  
WWW.SOLSTUDIOARCHITECTS.US

**COCKERILL / NEELY RESIDENCE**  
502 EAST DEWEY PLACE  
SAN ANTONIO, TX 78212  
2024001  
05 JUNE 2024

SHEET  
**DWG1.7**  
8 OF 16 SHEETS

# PROPOSED MATERIAL SPECIFICATIONS

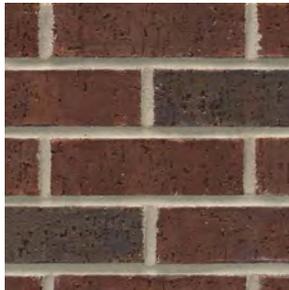
THE PROPOSED DESIGN AND CONSTRUCTION FEATURES AND SPECIFICATIONS OF THE BUILDING IMPROVEMENTS ARE AS FOLLOWS:

- A. BUILDING LOCATION: 502 E. DEWEY PL.
- B. EXISTING USE: SINGLE FAMILY DWELLING
- C. PROPOSED USE: SINGLE FAMILY DWELLING WITH COVER PATIO AND STORAGE SHED
- D. EXISTING STRUCTURE: CONCRETE AND WOOD FOUNDATION, BRICK AND WOOD FRAMING, BRICK SIDING AND PRE-FINISHED STANDING SEAM METAL ROOFING
- E. ROOF: PRE-FINISHED STANDING SEAM METAL ROOF TO MATCH PRIMARY DWELLING
- F. EXTERIOR CLADDING: PAINTED WOOD, STUCCO, AND BRICK MATERIAL TO COMPLIMENT PRIMARY DWELLING
- G. DOORS: WOOD DOORS TO COINCIDE WITH OVERALL DESIGN OF EXIST. HOUSE
- H. WINDOWS: REUSE SALVAGED WINDOW FROM EXISTING INTERIOR SPACE, ALL WINDOWS TO COINCIDE WITH OVERALL DESIGN OF EXISTING HOUSE
- I. PAINT FINISHES: TO MATCH PRIMARY DWELLING - SEE BELOW
- J. SIGNAGE: NONE PROPOSED
- K. PAVEMENT: CONCRETE AND BRICK PAVER DRIVEWAY AND PATHWAY

PRE-FINISHED STANDING SEAM METAL ROOF



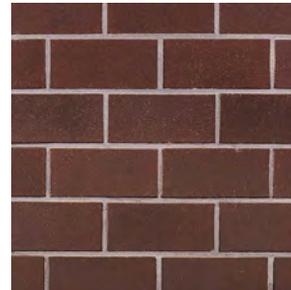
MODULAR BRICK TYPE



COMPOSITE WOOD DECK BOARDS



BRICK PAVER TYPE



PAINTED STUCCO TO COMPLIMENT EXIST.



36INX80IN MASONITE BRAND 2 PANEL TRADITIONAL



36INX80IN FULL 8 LITE MODEL#SIP0000019199



36X24 TRANSOM MODEL#TR-4-3024

THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.  
 \*THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION\*  
 UNDER THE AUTHORIZATION OF:  
 ALONZO C. ALSTON, RA, NCARB  
 # 2 0 6 7 1



1438 S PRESA ST  
 SAN ANTONIO, TEXAS 78210  
 210.320.2182  
 WWW.SOLSTUDIOARCHITECTS.US

**COCKERILL / NEELY RESIDENCE**  
 502 EAST DEWEY PLACE  
 SAN ANTONIO, TX 78212  
 2024001  
 05 JUNE 2024

SHEET  
**DWG6.0**

16 OF 16 SHEETS

**558 Gillespie St**  
San Antonio, Texas

 Google Street View

Apr 2011 [See latest date](#)



