

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2025

HDRC CASE NO: 2025-001
ADDRESS: 362 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3088 BLK 4 LOT 15
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Anthony Chen/Aeonium Investments LLC
OWNER: BEAM GREGORY & ALISON
TYPE OF WORK: Final Approval - Garage/ADU
APPLICATION RECEIVED: December 30, 2024
60-DAY REVIEW: February 28, 2025
CASE MANAGER: Bryan Morales
REQUEST:

The applicant is requesting approval to construct an approximately 360 sf detached rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal 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.
- 1. 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.

2. 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.
3. 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.
4. 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.

FINDINGS:

- a. The primary historic structure 362 E Huisache was constructed circa 1925, first appears on the 1951 Sanborn map, and contributes to the Monte Vista Historic District. The one-story, single-family structure features Tudor Revival influences, namely the front tapered stucco chimney, as well as a dominant jerkinhead roof, exposed rafter tails, and one-over-one sash windows throughout.
- b. CONCEPTUAL APPROVAL – This project received conceptual approval from the HDRC on December 18, 2024, with the following stipulations:
 - i. That the applicant installs a fully wood or aluminum-clad wood window that meet 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. ***This stipulation has been met.***
 - ii. That the applicant install a fully wood garage door or a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness. ***This stipulation has been met.***
 - iii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable. ***This stipulation will still be applicable for final review.***
- c. NEW CONSTRUCTION (REAR ACCESSORY STRUCTURE) – The applicant is requesting approval to construct an approximately 360 sf 1-story accessory structure at the rear of the property. The Guidelines for New Construction 5.A. notes that new 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 primary structure on the lot features a footprint of approximately 2,230 square feet and one story in height. The proposed 1-story accessory structure features a total footprint of approximately 360 square feet, or approximately 16% of the primary structure's footprint. Accessory structures on the block are predominately single story. Staff finds the proposed height and general massing conforms to Guidelines.
- d. ORIENTATION & SETBACKS – The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- e. ARCHITECTURAL DETAILS – The applicant is requesting approval to construct a 1-story accessory structure at the rear of the property featuring a roof vent, Craftsman roof brackets, and louvered wood wall sections. The Guidelines for New Construction 5.A.iii. and 5.A.iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the roof vent, roof brackets, and louvered wood wall sections generally appropriate.
- f. ARCHITECTURAL DETAILS (MATERIALS) – The applicant is requesting approval to construct a 1-story accessory structure at the rear of the property with a composition shingle roof and 117 wood siding. The Guidelines for New Construction 5.A.iii. and 5.A.iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the proposed composition shingle roof generally conforms to Guidelines. Staff finds the installation of 117 wood siding generally conforms to Guidelines. New Construction 2.B.i states that roof

forms—pitch, overhangs, and orientation—consistent with those predominately found on the block should be incorporated. Staff finds the proposed hip-on-gable roof and its pitch conforms to Guidelines.

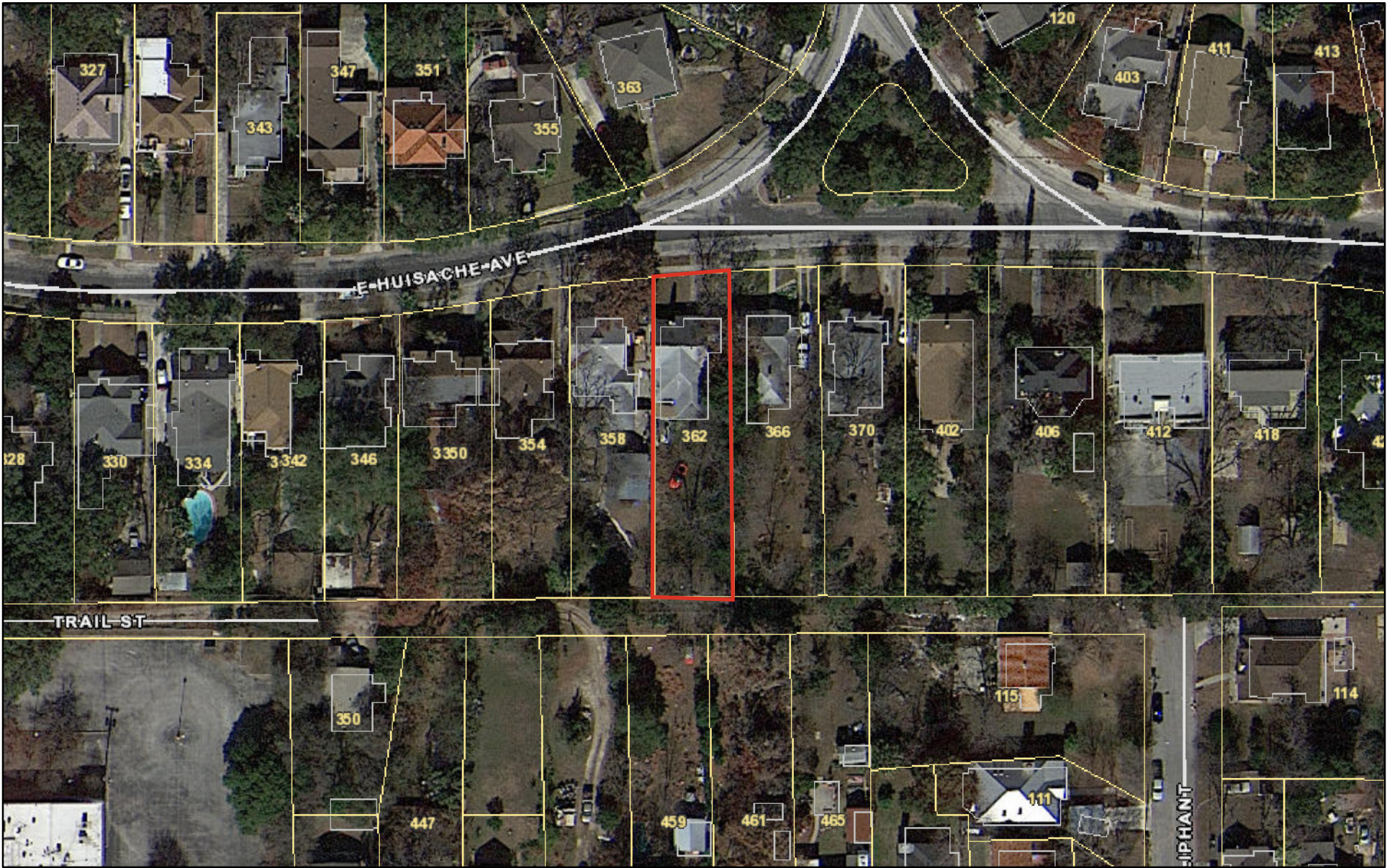
- g. ARCHITECTURAL DETAILS (FENESTRATION PATTERN) – The applicant is proposing to install one Craftsman wood door on the right façade, one garage door on the front façade, and three rectangular windows on the right façade. The Guidelines for New Construction 2.C.i. related to window and door openings stipulates 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 fenestration pattern generally appropriate. The applicant has noted they will match the rectangular windows located on the historic primary structure.
- h. WINDOWS (MATERIALS) – The applicant has indicated the proposed rectangular wood windows will be custom-made to match existing rectangular windows located on the historic primary structure. Per *Standard Specifications for Windows in New Construction*, new windows on new construction 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. Staff finds the proposed window conforms to Guidelines.

RECOMMENDATION:

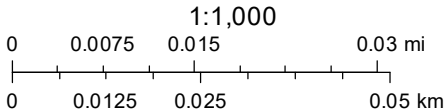
Staff recommends approval of the request, based on findings a through h, with the following stipulations:

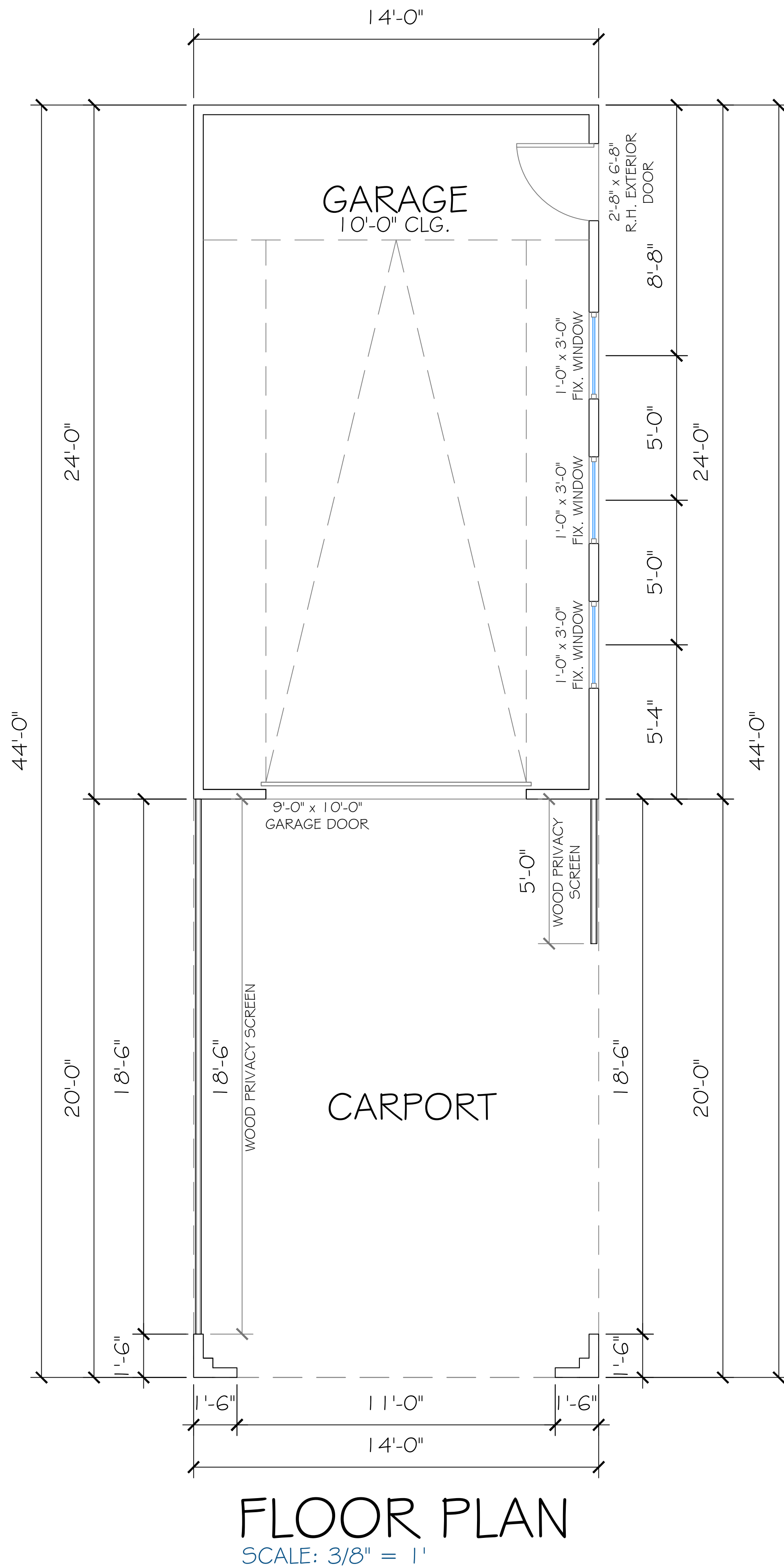
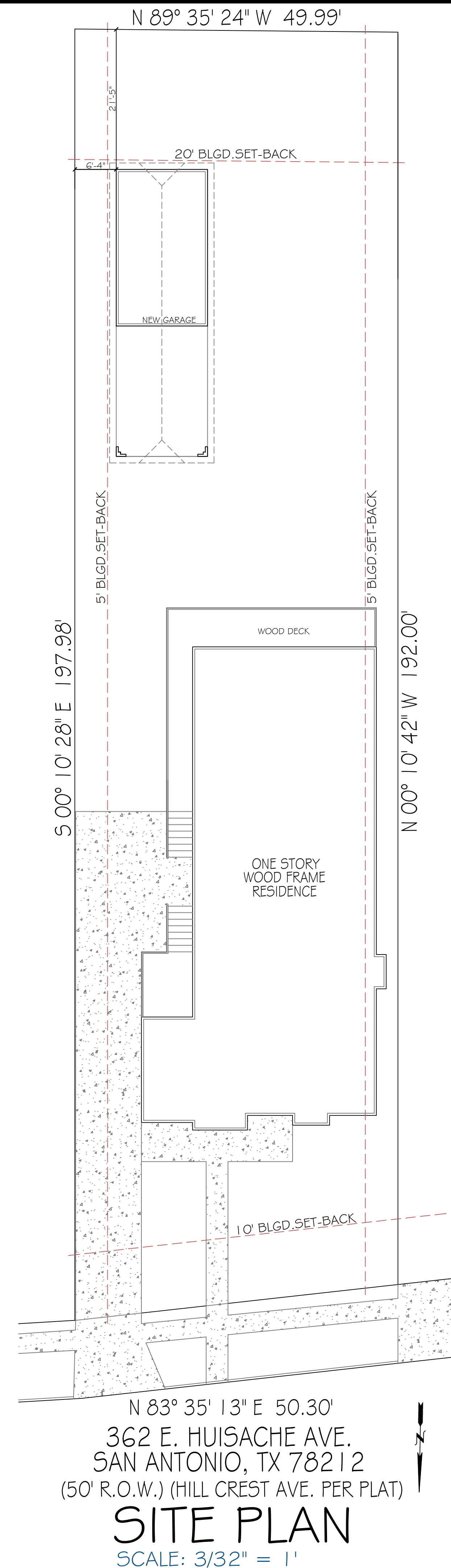
- i. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



August 23, 2024





- GENERAL CONSTRUCTION NOTES:**
1. ALL CONTRACTORS AND TRADES SHALL VERIFY CONDITIONS AFFECTING THEIR WORK, DIMENSIONS, HEIGHTS, QUANTITIES, MATERIALS, ETC. AND SHALL COORDINATE ALL ITEMS INVOLVED INCLUDING BUT NOT LIMITED TO FINISHES, MATERIALS, PATTERNS, EQUIPMENT, PLUMBING, ELECTRICAL, MECHANICAL AND THE INTENDED QUALITY.
 2. CONTRACTORS SHALL SUPPLY ALL LABOR MATERIALS SCAFFOLDING APPARATUS, EQUIPMENT, TOOLS, SECURITY, TEMPORARY POWER AND LIGHTING, AS WELL ASS ALL NECESSARY PERMITS, LICENSES, INSURANCE, TAXES , FEES AND BONDS FOR THE ENTIRE AND PROPER EXECUTION AND COMPLETION OF THE WORK. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR THE SAFE AND PROPER AND LAWFUL USE AND MAINTENANCE OF SAME.
CONTRACTORS SHALL FURTHER PERFORM IN THE MOST COMPLETE AND BEST WORKMANLIKE MANNER ALL WORK COVERED WITH THESE DOCUMENTS, PROPERLY INCIDENTAL THERETO OF REASONABLY IMPLIED INCLUDING ALL MECHANICAL AND ELECTRICAL WORK.
 3. ALL BIDS SHALL QUALIFIED IF NECESSARY TO REFLECT THE INTEND AND REQUIREMENTS OF THESE PLANS AND ALL CLARIFICATION ITEMS DISCUSSED WITH OWNER AND AGREED TO BE FURNISHED. SUBMIT ADEQUATE SUPPLEMENTAL BID DATA AND SCHEDULE OF VALUE TO OWNER TO SUBSTANTIATE BIDS AND ALL PRICES. THE PARTIES MAY ELECT TO REVIEW AND CLARIFY SPECIFIC ITEMS PRIOR TO ENTERING AN AGREEMENT.
 4. ALL SUPPLEMENTARY ITEMS, TRIMS, MOLDINGS, FITTING GROUNDS, ANCHORS, CAULKING, SEALANTS, WATERPROOFING, FRAMING, CONNECTIONS, BLOCKING, FORMING, ETC., NECESSARY TO PROPERLY EXECUTE EACH ITEM OF WORK SHALL BE PROVIDED IN A COMPLETE MANNER BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, IF REASONABLY IMPLIED AND IS A COMMON TRADE PRACTICE FOR SUPERIOR WORK IN THIS AREA.
 5. COORDINATE AND CLARIFY WITH OWNER ALL ALLOWANCE, CONTINGENCIES, POTENTIAL EXTRAS AND OPTIONAL ITEMS WITH BID SUBMITTAL. SUBMIT A LIST OF EQUIPMENT, FIXTURES, MATERIALS, TRIM, ETC., PROPOSED THAT NOT IS CLEARLY SPELLED OUT IN PLAN AND SPECS TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
 6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CITY BUILDING CODE REQUIREMENTS, NATIONAL ELECTRIC CODE AND BEST TRADE PRACTICES.
 7. SUBMIT PLAN TO ARCHITECTURAL CONTROL COMMITTEE FOR APPROVAL (OR VERIFY APPROVAL HAS BEEN OBTAINED) IF APPLICABLE. NOTIFY OWNER OF BUILDING PERMIT "NOTATIONS" AND RELATED INSPECTOR PROBLEMS DURING CONSTRUCTION. VERIFY THAT ALL PERMITS HAVE BEEN PROPERLY OBTAINED.
 8. FOUNDATION CONTRACTOR MUST COORDINATE FOUNDATION DRAWINGS WITH ARCHITECTURAL PLANS OF THE JOB. GENERAL CONTRACTOR SHALL MAKE SURE THIS IS DONE SPECIALLY DROPS, LUGS, DIMENSIONS, CURBS, WATERPROOFING, GRADES, ETC. MASONRY LUGS WILL BE LOWERED TO A DESIGNATED MAXIMUM DISTANCE ABOVE FINISH GRADES AND MUST BE "DROPPED" AS REQUIRED.

- GENERAL PLANS NOTES:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND GRADE PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT/DESIGNER OF ANY DISCREPANCIES. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS STATED OTHERWISE.
 2. ALL EXTERIOR WALLS TO BE 2X4 CONSTRUCTION AT 16" O.C. ALL INTERIOR WALLS TO BE 2X4 AT 16 O.C. UNLESS OTHERWISE NOTED, (ALL SOUTHERN YELLOW PINE #2 MIN.)
 3. ALL INTERIOR GYP BD. CEILING TO BE 5/8" AS SPEC. ALL GYP BD. WALLS TO BE 1/2" GYM BD., TAPE, FLOAT, TEXTURE AND PAINT UNLESS NOTED OTHERWISE, BASE BID ICI PAINT. BASE BID I COAT OF PRIMER AND TWO FINISH COATS.
 4. CONTRACTOR TO PROVIDED WATERPROOF CEMENT BACKER BOARD AT ALL WET AREAS.
 5. ALL CONSTRUCTION SHALL CONFORM TO ALL BUILDING CODES AND REGULATIONS, CITY ORDINANCES AND OSHA SAFETY STANDARDS.

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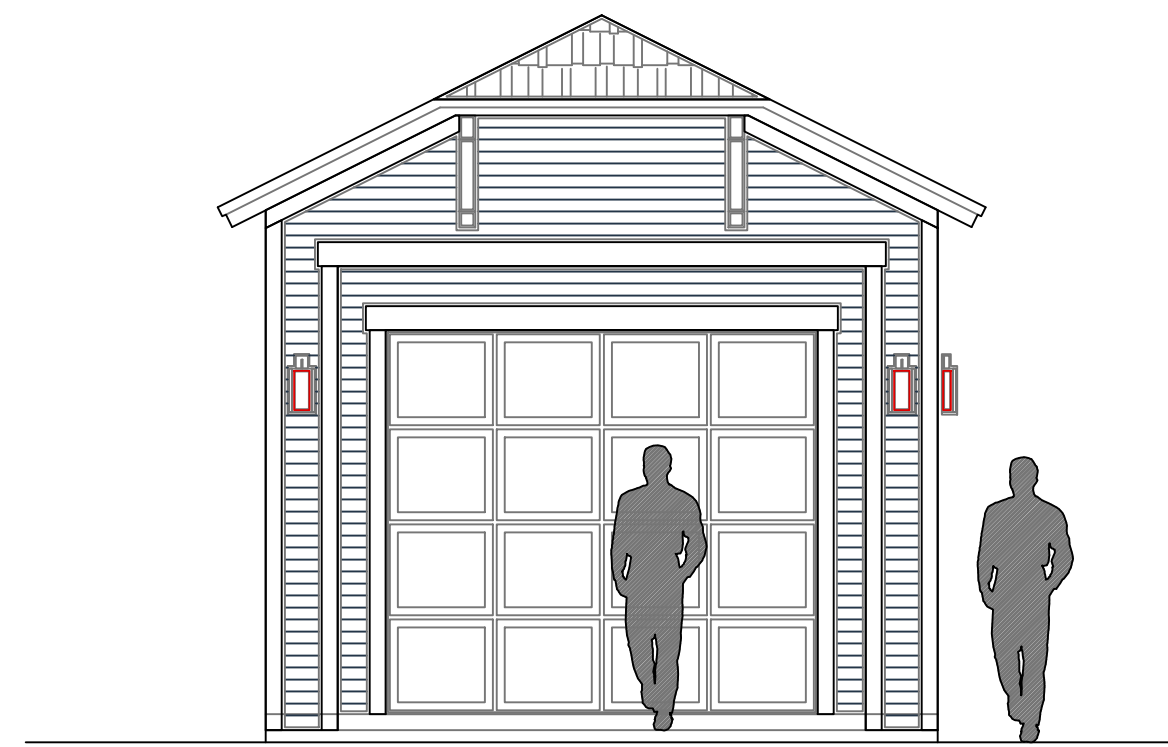
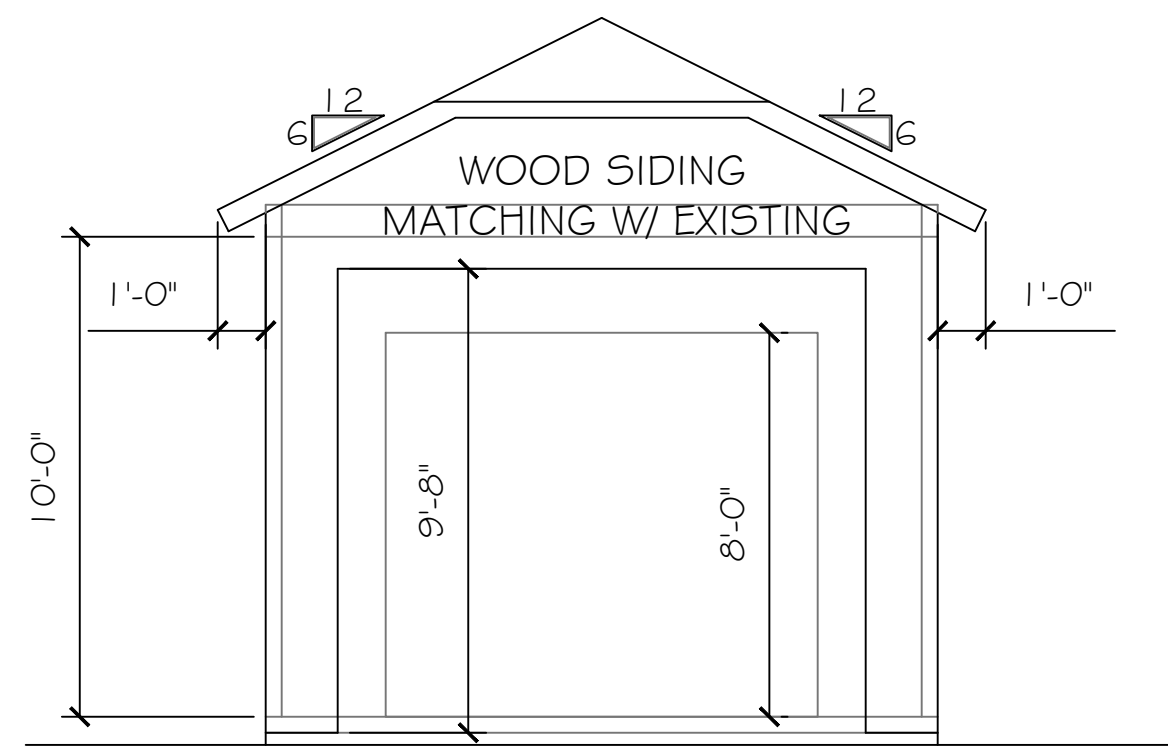
NEW GARAGE
362 E HUISACHE AVE
SAN ANTONIO, TX 78212

DATE: DECEMBER / 2024

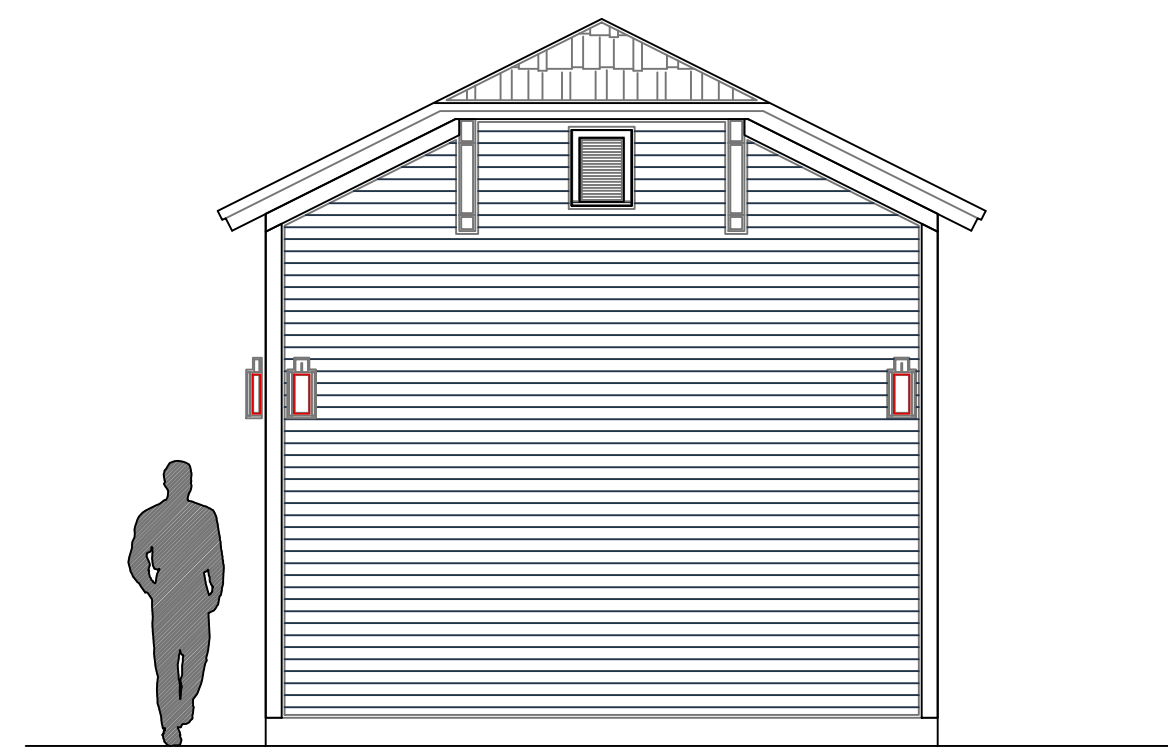
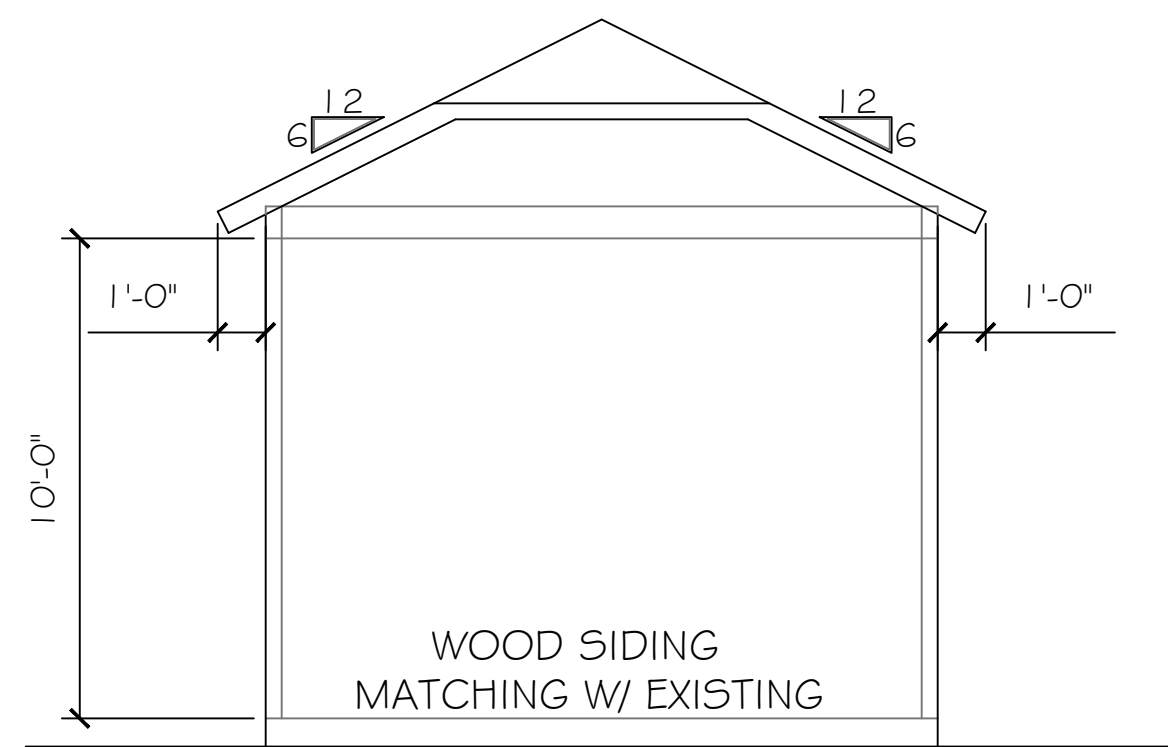
REVISIONS:

HD design &
construction LLC
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hector@hd-design.us

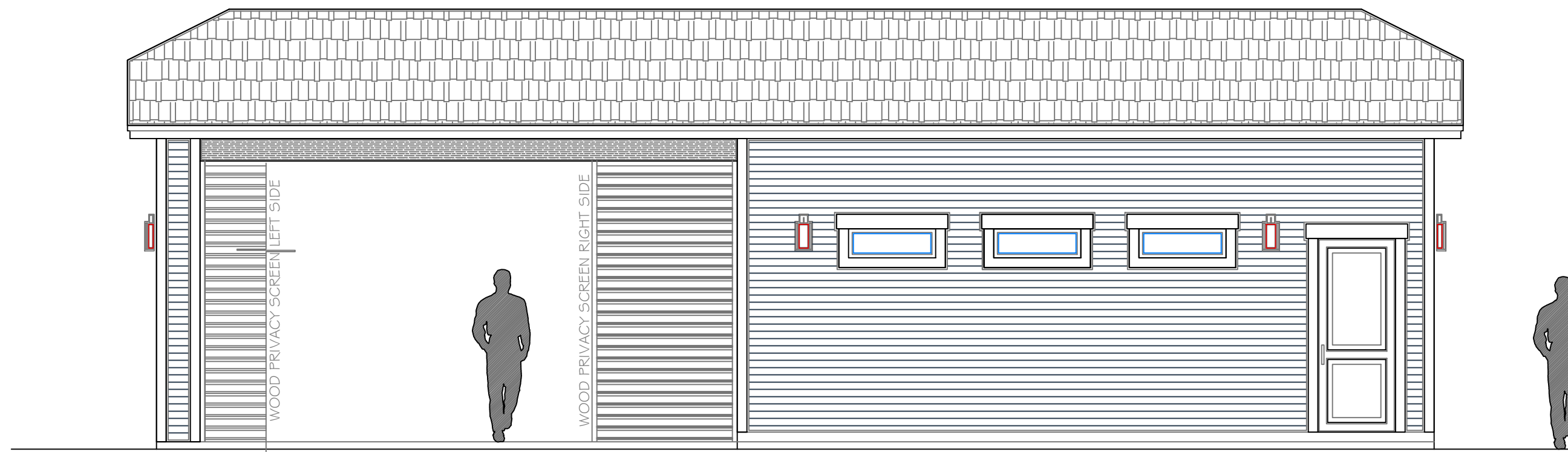
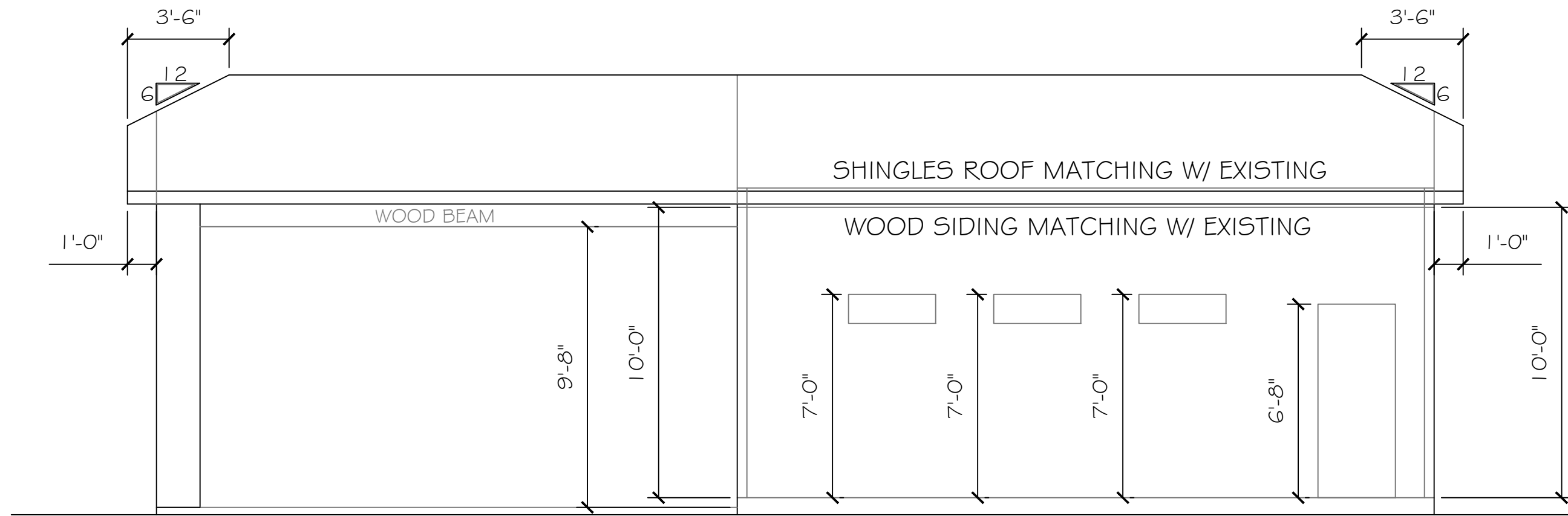
A-1
SITE PLAN & FLOOR
PLAN



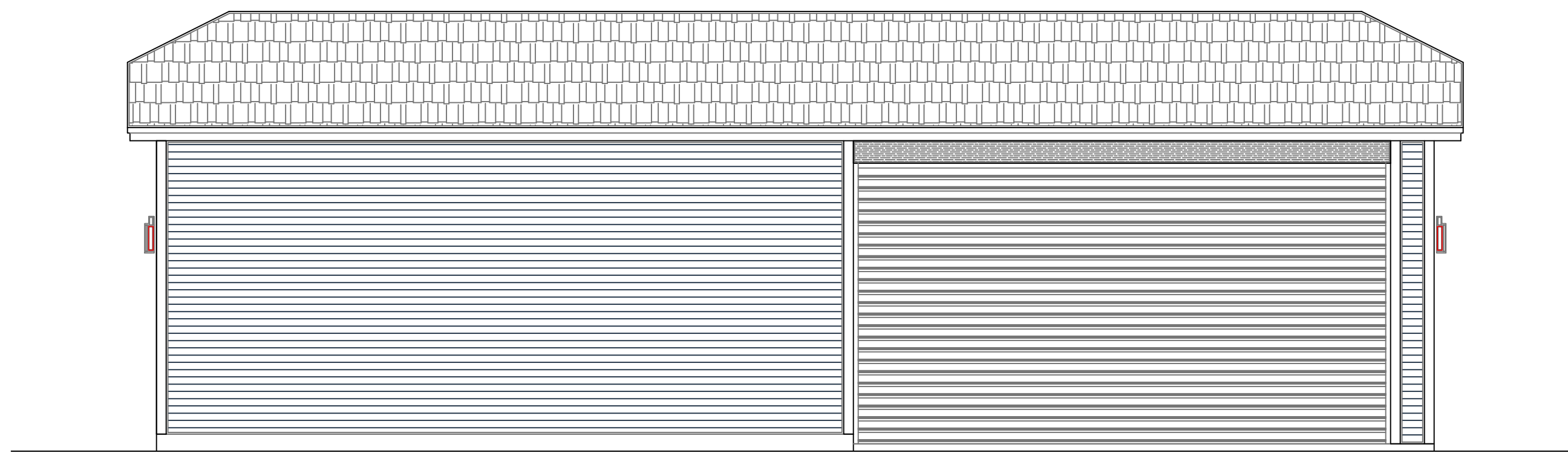
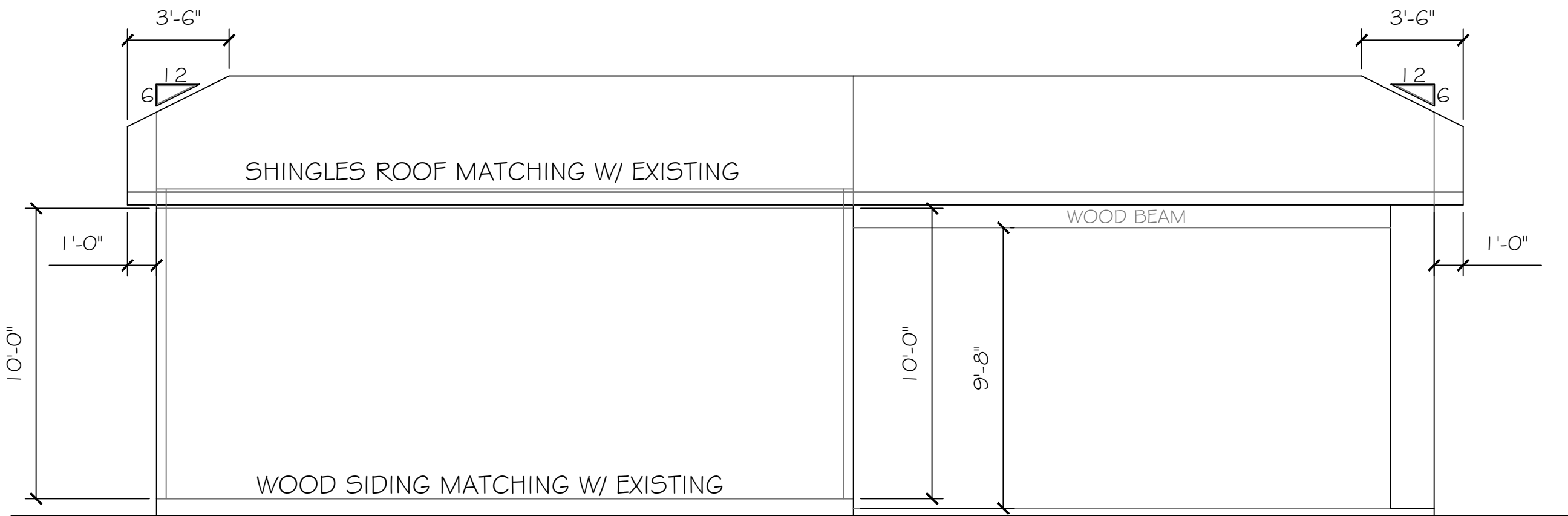
FRONT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 1/4" = 1'

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A-2
ELEVATION'S









