HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2025

HDRC CASE NO:	**2025-010**
ADDRESS:	225 MUNCEY
LEGAL DESCRIPTION:	NCB 1660 BLK H LOT N 46 FT OF S 96 FT OF E 16.2 FT OF 6 & N 46 FT OF S 96 FT OF 7 & N 46 FT OF S 96FT OF 8
ZONING:	R-6, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Mario E Carrasco/Mario E. Carrazco, Architect
OWNER:	Eugenia Wusu/OSEI-WUSU EUGENIA
TYPE OF WORK:	New construction of a 1-story primary structure and a 1-story rear accessory structure
APPLICATION RECEIVED:	January 13, 2025
60-DAY REVIEW:	March 14, 2025
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct an 1,806-square-foot, 1-story primary structure.
2. Construct a 300-square-foot, 1-story accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4,Guidelines for New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on 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. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.
D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures
A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof material*s—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.

6. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and 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.
- INSTALLATION: Wood 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 225 Muncey first appears on the 1912 Sanborn Map and originally featured a 1-story residence addressed as 215 Muncey. The structure is extant, though modified, on the 1951 Sanborn Map and is then addressed as 225 Muncey. The lot is currently vacant and is contributing to the Dignowity Hill Historic District.

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 or final approval.

c. DESIGN REVIEW COMMITTEE – The applicant attended Pre-Submittal Consultation meetings on July 30, 2024, September 24, 2024, and January 8, 2025, and attended a Design Review Committee meeting on January 28, 2025. The discussion focused on massing, noting the heights of neighboring structures, setbacks, materiality, fenestration, foundation heights, the orientation and location of the front entry, and the request for a rear accessory structure.

d. PRIMARY STRUCTURE: SETBACK & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct a 1-story, single-family residence with a rear accessory structure at 225 Muncey. The structures will be oriented toward Muncey Street. The applicant has noted that the proposed setback from Muncey will be 21 feet to the front façade, but has not provided the setback to the front porch at this time. The neighboring structure to the north of 225 Muncey (1030 Burnet) is oriented toward Burnet Street and the neighboring structure to the south of 225 Muncey (221 Muncey) is new construction with a total setback on 21 feet. The historic structure (215 Muncey) to the south of 221 Muncey features a setback of 15 feet. The Historic Design Guidelines for New Construction stipulate that primary building entrances should be oriented towards the primary street and that front facades should be aligned with the front facades of adjacent buildings. Staff finds that the applicant should submit the setback dimension from the front property line to the face of the front porch and that the structure’s front porch face should be set behind the front setback of the historic structure at 215 Muncey, which is 15 feet.

e. PRIMARY STRUCTURE: ENTRANCES – According to Guideline 1.B.i for New Construction, primary building entrances should be oriented towards the primary street. Staff finds the orientation of the primary entrances to be appropriate; however, the proposed primary entrances is currently offset from the central porch gable. Traditionally, historic homes feature a front door that is centered on the gable. Staff finds that this entry should be modified to feature an entry door centered on the front porch beneath the gable.

f. PRIMARY STRUCTURE: SCALE & MASSING – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one story. The adjacent blocks of Muncey predominately feature 1-story residential structures, with the exception of a 2-story multi-family structure and a 2-story church structure at the corners of Muncey and Nolan. The maximum height of the proposed 1-story primary structure is 18'-8". Adjacent structures range from 28 feet in height to 19 feet in height, for the neighboring new construction. Staff finds the proposed scale and massing consistent with the Guidelines.

g. PRIMARY STRUCTURE: FOUNDATION & FLOOR HEIGHTS – Guideline 2.A.iii for New Construction stipulates that foundation and floor heights should be aligned within one (1) foot of the neighboring structure's foundation and floor heights. The applicant has proposed a foundation height of approximately 18 inches. Staff finds the proposal generally consistent with the Guidelines.

h. PRIMARY STRUCTURE: ROOF FORM – The applicant has proposed a series of stepped front gable roof forms on the primary structure. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. This block of Muncey features structures with front gable, cross gable, and hip roofs. Staff finds the proposal consistent with the Guidelines.

i. PRIMARY STRUCTURE: LOT COVERAGE – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. 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. The applicant has proposed to construct an approximately 2,015-square-foot primary structure (including the front porch) and an approximately 300-square-foot accessory structure for a total lot coverage of 43%. Staff finds the proposal consistent with the Guidelines.

j. PRIMARY STRUCTURE: MATERIALS AND TEXTURES – The applicant has proposed to clad the primary structure in wood or composite horizontal siding with a stone veneer accent material in a rubble pattern. The applicant has proposed a charcoal standing seam metal roof, gable bracket detailing at the porch, square wood-laminated columns with stone veneer bases, and wood brackets at the front porch. Guideline 3.A.i for New Construction stipulates that new construction should 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. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Primary structures in the Dignowity Hill Historic District rarely feature an accent or skirting material that differs from the primary cladding material. Staff recommends that the applicant simplifies the material palate for the cladding and that the composite siding should feature a reveal of no more than 6 inches and a smooth texture.

k. PRIMARY STRUCTURE: WINDOW & DOOR MATERIALS – The applicant has proposed to install aluminum windows on the primary structure. Wood, aluminum-clad wood, or quality aluminum windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles and proportions that are found historically within the immediate vicinity. 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. The applicant has not submitted door specifications at this time. Staff finds that the applicant should provide final material specifications for the proposed windows and doors to staff for review.

l. PRIMARY STRUCTURE: RELATIONSHIP OF SOLIDS TO VOIDS – The applicant has proposed to install one-over-one and fixed windows of traditional and non-traditional proportions, a set of full-lite French doors on the front façade, and solid doors on the primary structure. The proposed window proportions do not appear to be in keeping with those historically found in the district, particularly on the front façade and the south elevation. Additionally, the ganged windows on the west elevation should feature a wider mullion between the windows as is often found on historic structures. Guideline 2.C.i for New Construction states that window and door openings should be incorporated into new construction 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. Staff finds that the applicant should modify the windows on the front façade, west elevation, and south elevation to comply with the Guidelines.

m. PRIMARY STRUCTURE: ARCHITECTURAL DETAILS –Guideline 4.A.i for New Construction states that new buildings should be designed 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. Staff finds that the proposed new construction should incorporate architectural details that are respectful of the historic context and are consistent with the Guidelines.

n. REAR ACCESSORY STRUCTURE – The applicant has proposed to construct an approximately 300-square-foot rear accessory structure. The proposed structure will be located on the south side of the lot and will be oriented toward Muncey. The structure will feature a side gable roof, horizontal cladding, and fixed and one-over-one windows. Material specifications for the rear accessory structure have not been provided at this time. Guideline 5.A.iii for New Construction states that new garages and outbuildings should relate to the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that the applicant should submit elevation drawings for each elevation of the rear accessory structure and should provide detailed material specifications to staff for review.

o. FRONT WALKWAY – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. The applicant has proposed to install a front walkway from the sidewalk to the secondary front porch. Staff finds that the applicant should provide a measured site plan with walkway dimensions and should orient the walkway to the main entrance for the primary structure. The walkway should not exceed 4 feet in width.

p. DRIVEWAY – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed 10 feet in width. The applicant has proposed to install a ribbon driveway on the south side of the lot. The property currently features a fully concrete driveway on the south side of the lot. Staff finds that the applicant should provide a measured site plan and material specifications for the driveway to staff for review.

q. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.

r. LANDSCAPING PLAN – At this time, the applicant has not provided a landscaping plan. The applicant should install landscape elements that are consistent with those found historically in the district.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through r. Staff recommends that the applicant addresses the following stipulations prior to returning to the HDRC for final approval:

i. That the applicant submits the setback dimension from the front property line to the face of the front porch and that the applicant submits an updated site plan showing that the face of the front porch is set behind the 15-foot front setback of the historic structure at 215 Muncey prior to returning to the HDRC for final approval based on finding d.

ii. That the applicant modifies the front entry so that it is centered beneath the porch gable and submits updated elevation drawings to staff for review prior to returning to the HDRC for final approval based on finding e.

iii. That the applicant simplifies the material palette for the cladding and that the composite siding should feature a reveal of no more than 6 inches and a smooth texture based on finding j. The applicant is required to submit updated elevation drawings and final material specifications to staff for review prior to returning to the HDRC for final approval.

iv. That the applicant provides detailed material specifications to staff for review based on findings j through k.

v. That the applicant provides final window and door specifications to staff for review prior to returning to the HDRC for final approval. Fully wood, aluminum-clad wood, or quality aluminum windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles and proportions that are found historically within the immediate vicinity. 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.

vi. That the applicant modifies the windows on the front façade, west elevation, and south elevation of the primary structure to feature traditional proportions and true ganged configurations based on finding l. The applicant is required to submit updated elevation drawings to staff for review prior to returning to the HDRC for final approval.

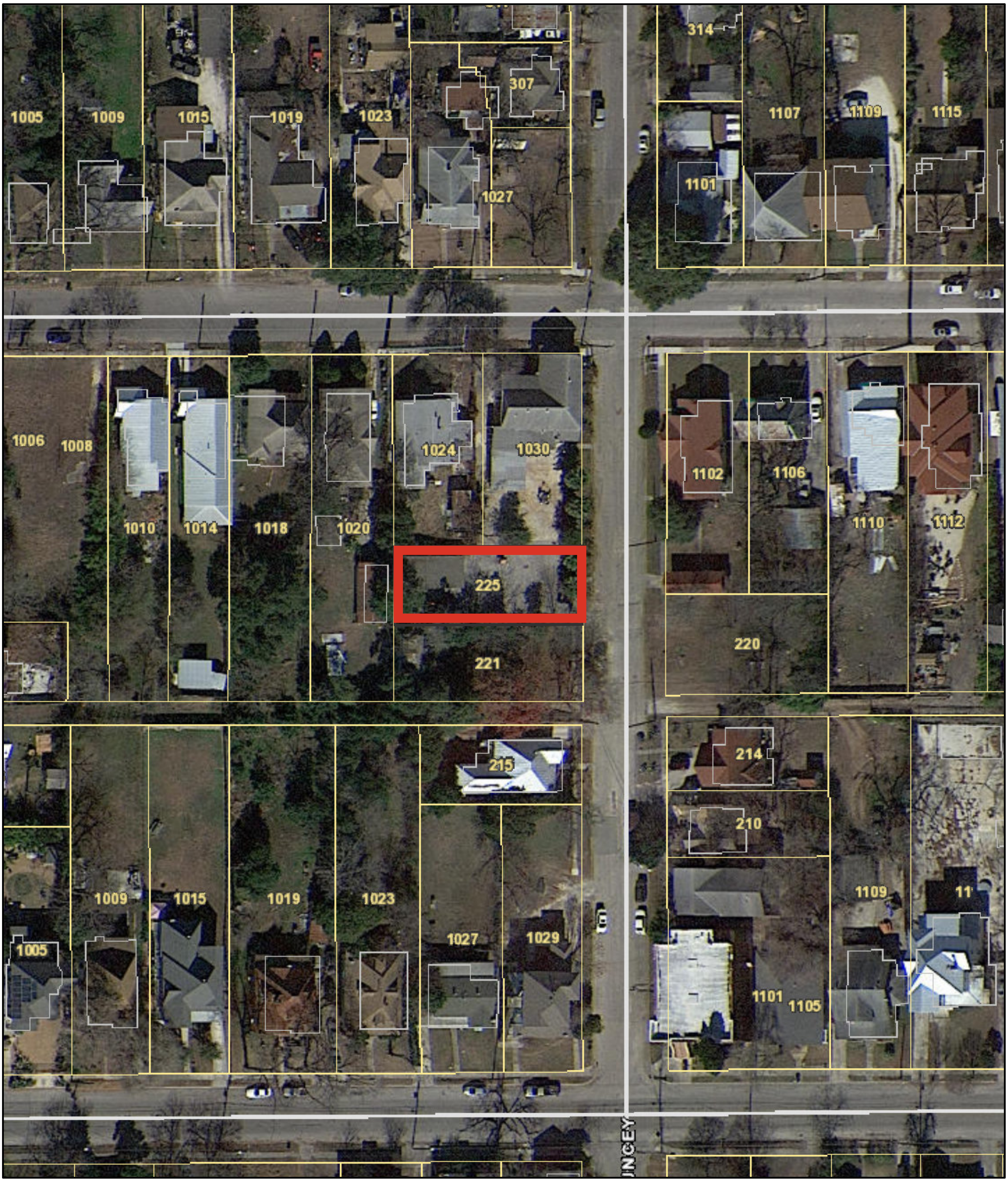
vii. That the proposed new construction incorporates architectural details that are respectful of the historic context and are consistent with the Guidelines based on finding m.

viii. That the applicant submits elevation drawings for each elevation of the rear accessory structure and provides detailed material specifications for the rear accessory structure for staff to review prior to returning to the HDRC for final approval based on finding n.

ix. That the applicant provides a measured site plan with walkway and driveway dimensions, material specifications, and an updated site plan with a walkway oriented to the main entrance for the primary structure to staff for review prior to returning to the HDRC for final approval based on findings o and p.

x. The applicant submits a final landscaping plan to staff for review based on finding r.

City of San Antonio One Stop



January 31, 2025

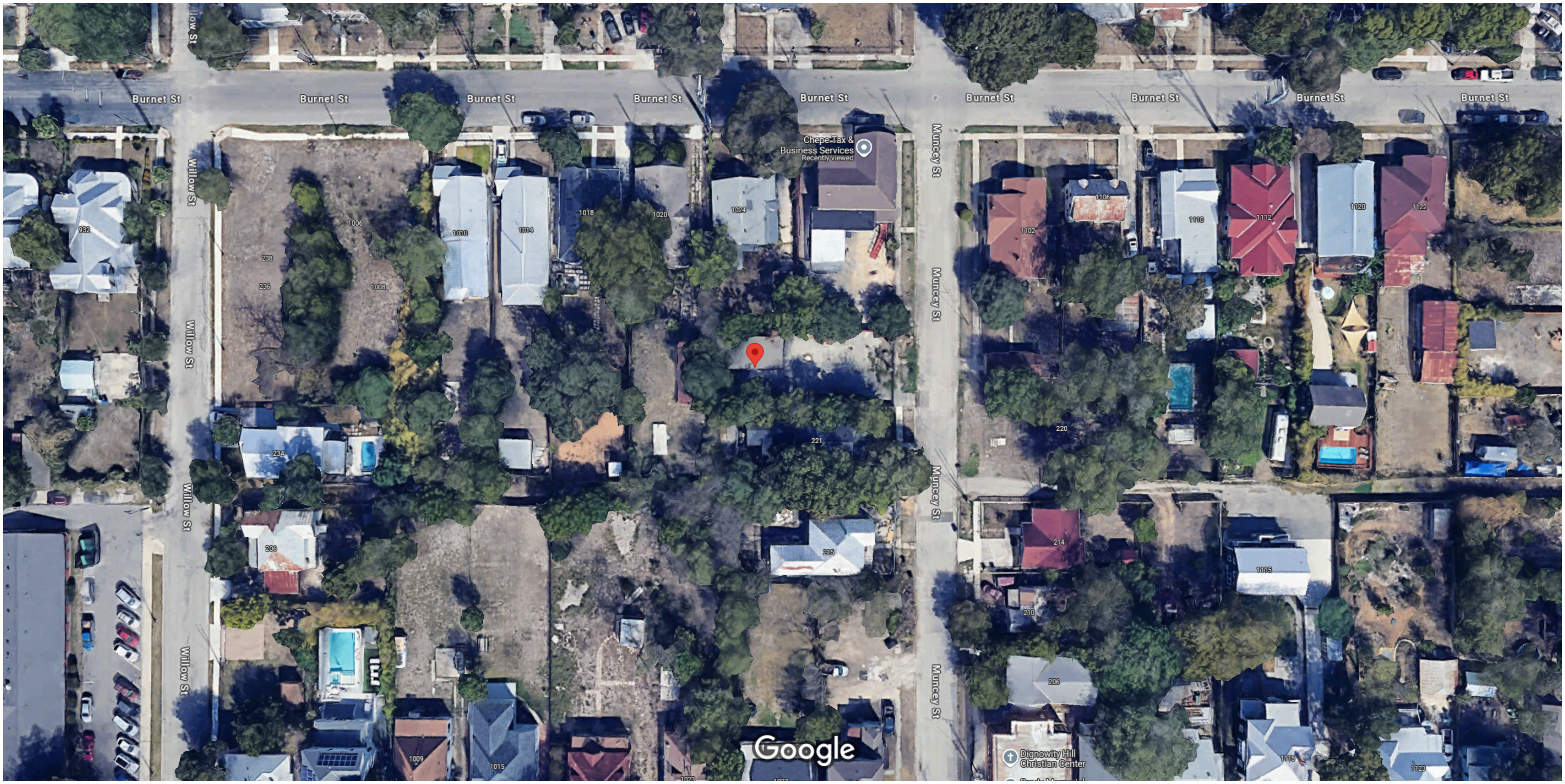
User drawn lines

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Google Maps 225 Muncey St



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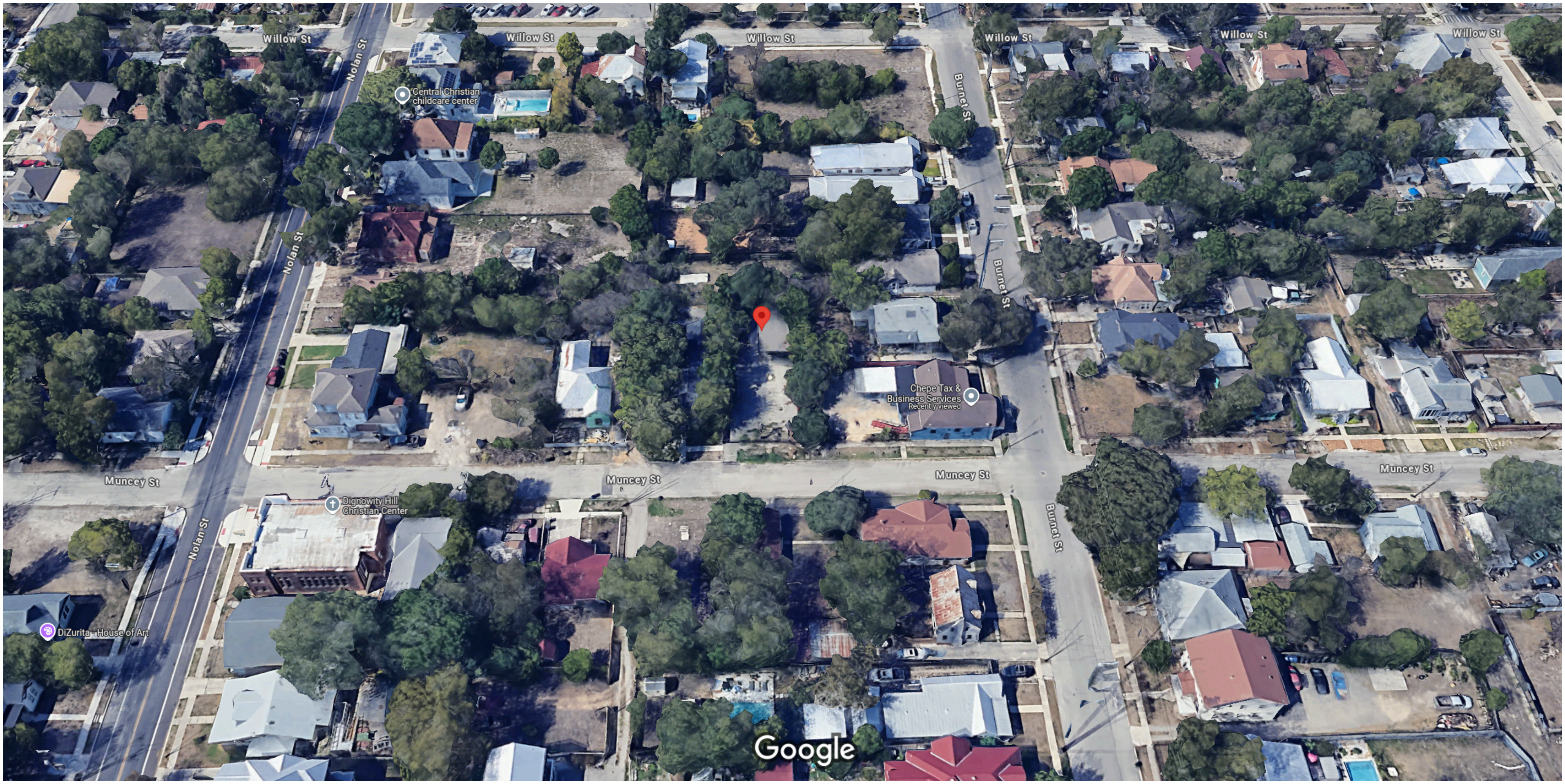
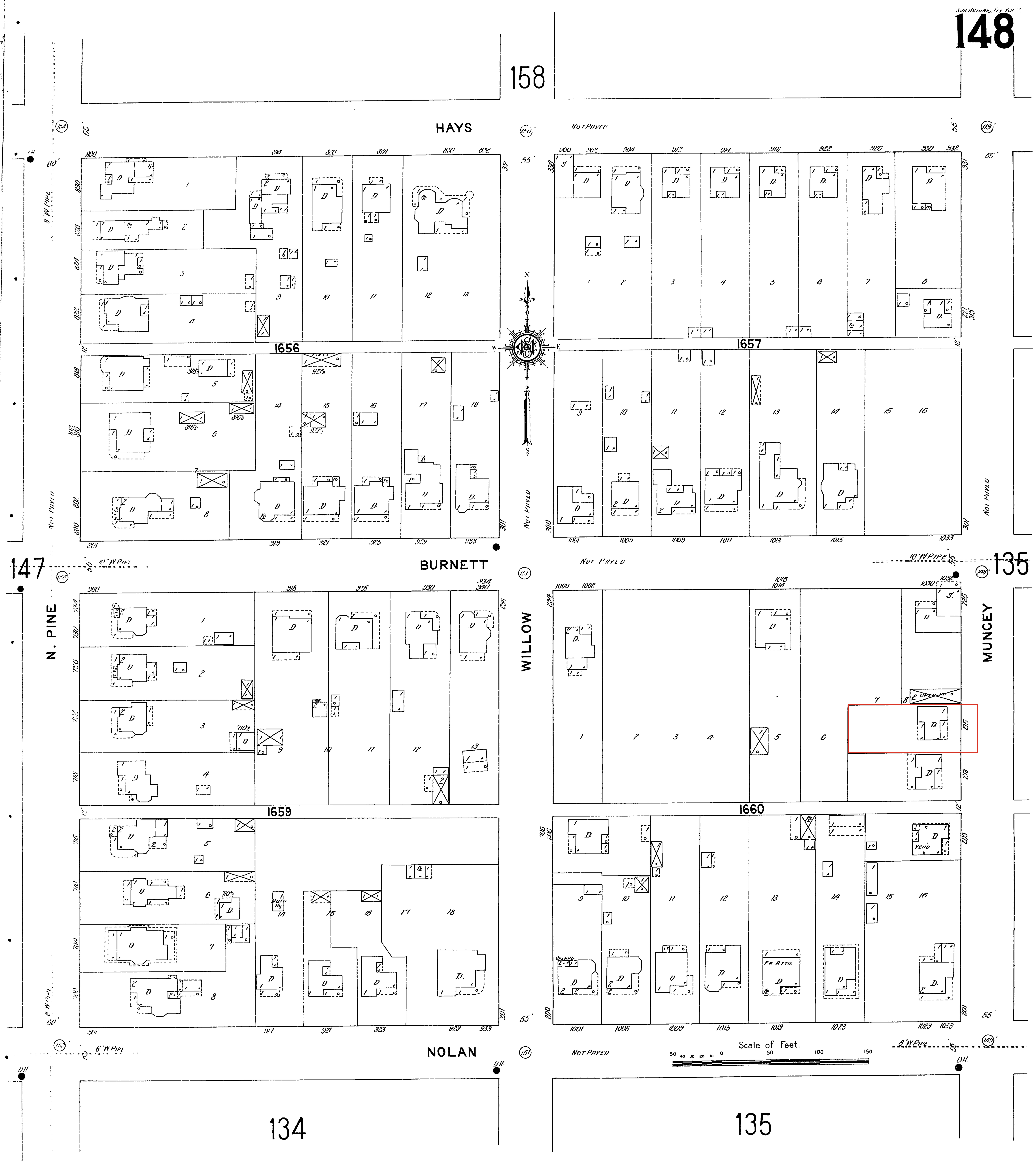
Google Maps

225 Muncey St



Imagery ©2025 Google, Imagery ©2025 Airbus, Map data ©2025 50 ft


158
HAYS
Not Paved
1656
1657
147
BURNETT
Not Paved
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N. PINE
WILLOW
MUNCEY
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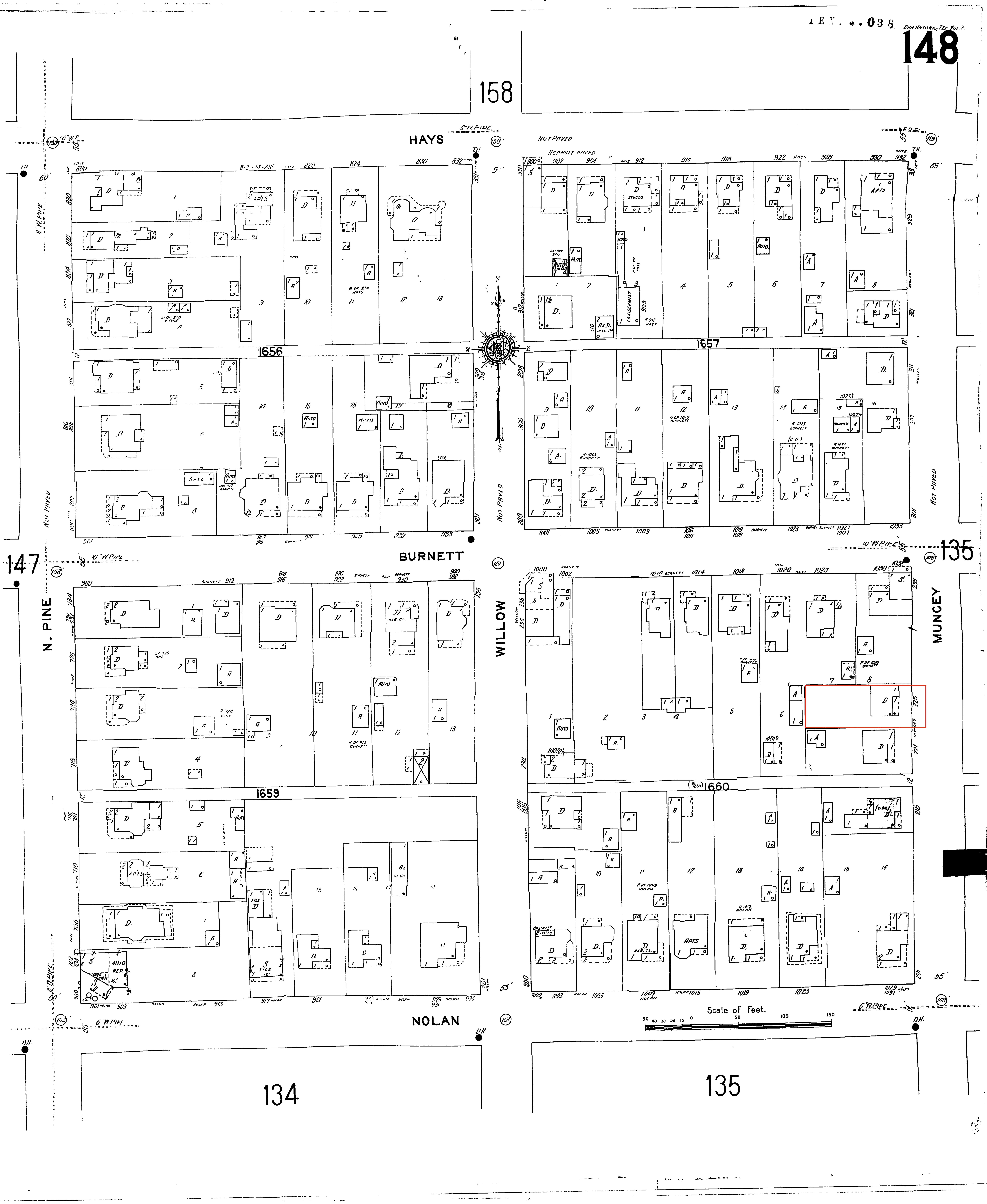
1660
NOLAN
Scale of Feet.
134
135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HAYS
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BURNETT
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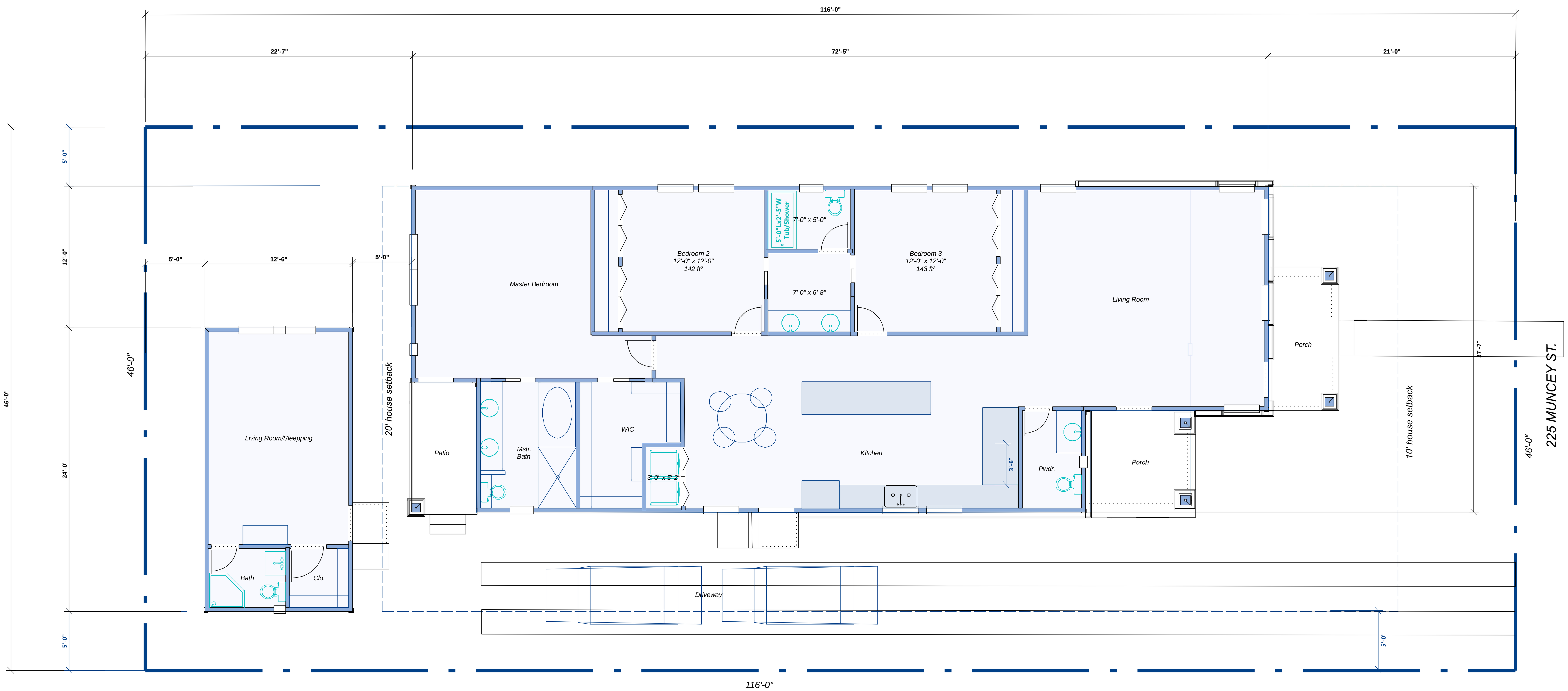
WILLOW
MUNCEY
1659
1660
NOLAN
134
135
Scale of Feet.
NOT PAVED
ASPHALT PAVED
APTS
TAXIDERMIST
STUCCO
AUTO
6" W. PIPE
10" W. PIPE

HOUSE AREA DATA:

FLOOR S.F. .... 1,806S.F.
ADU S.F. ....300 S.F.

PORCHES, PATIOS S.F... 209 S.F.
DRIVE WAY:... 352 S.F.

LOT AREA:.. 5,336.0 S.F.



FLOOR NOTED FLOOR PLAN

1/4" = 1'-0"

WALL LEGEND

NEW WALL

NEW STONE OR BRICK VENEER

CONCRETE RETAINING WALL. SEE STRUCTURAL

Project: OSEI-WUSU

Title: NEW HOME

Designed by: MEC

Date: JAN. 2025

Signature:

Scale: 1/4" = 1'=0"

NEW HOME FOR
MRS.
EUGENIA OSEI-WUSU
225 MUNCEY ST, SAN ANTONIO, TX. 78202

NOT FOR CONSTRUCTION

MARIO E. CARRAZCO, ARCHITECT
5838 HEATHER VIEW ST.
SAN ANTONIO, TEXAS
OFFICE: 210-558-9954
CELL: 951-522-6082

Date:

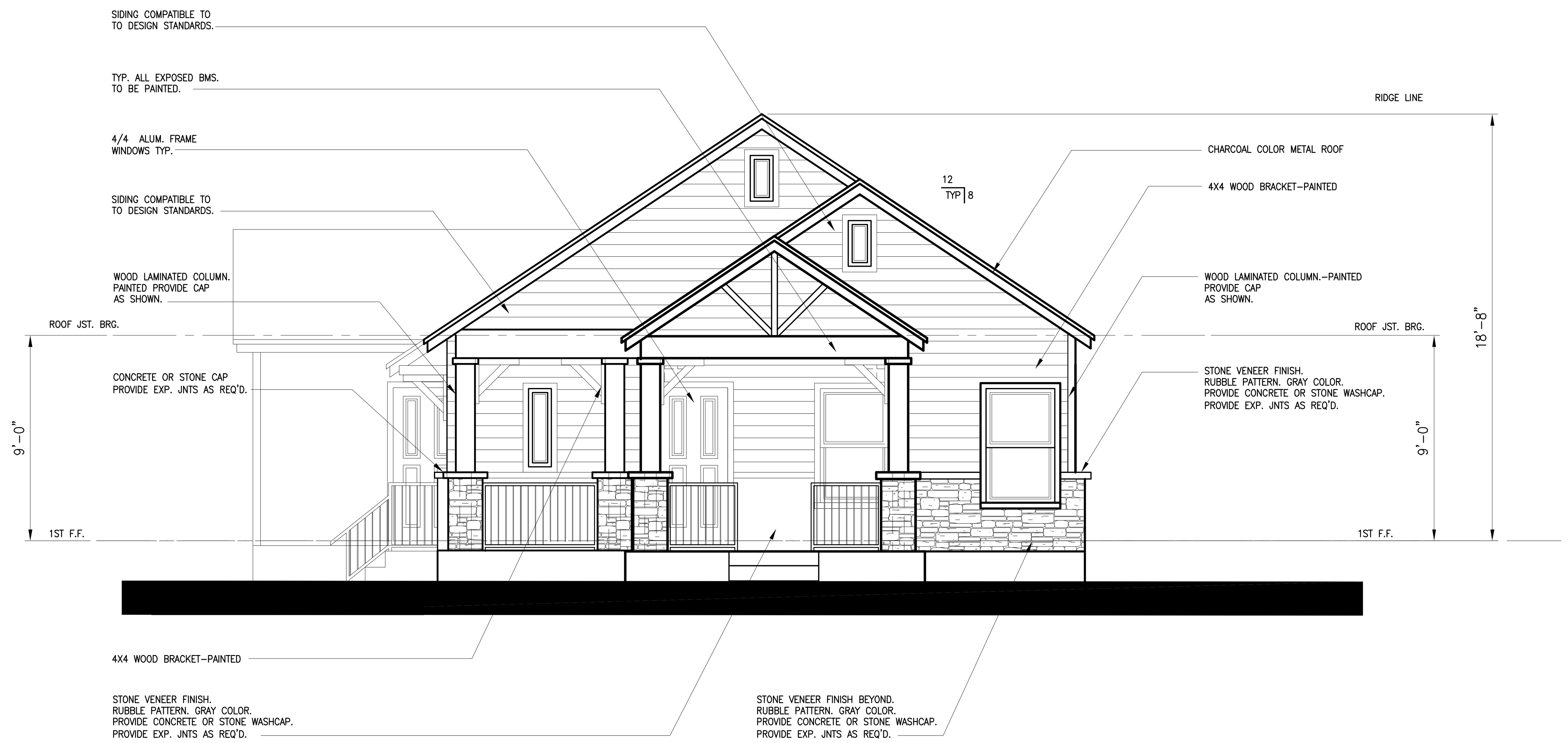
Signature:

Revision Notes:

REV.:

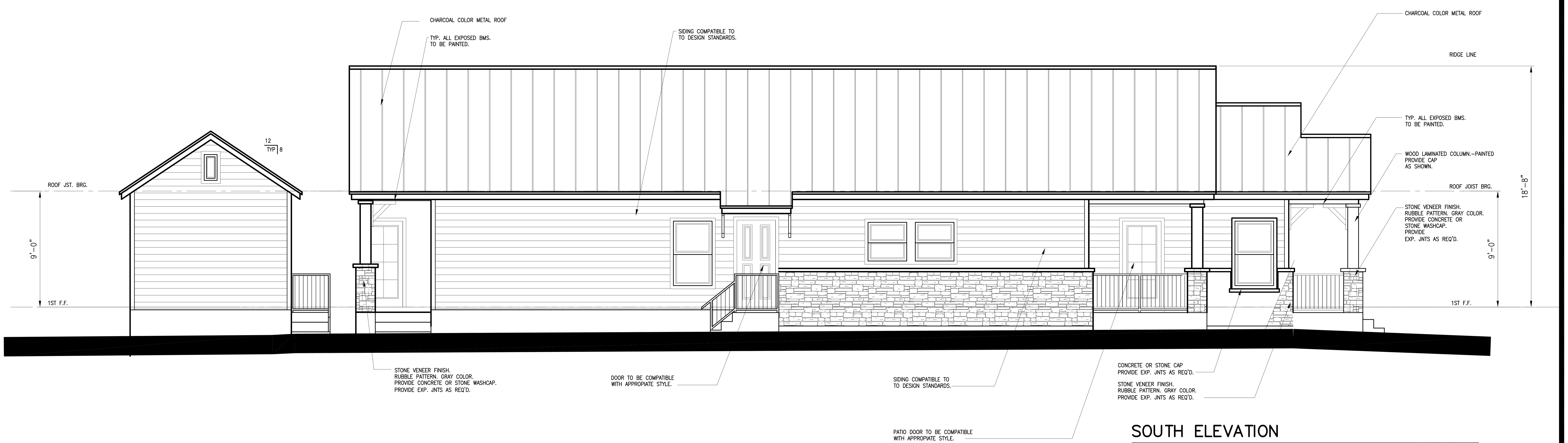
Sheet:

A.01A



EAST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

Project:	225 MUNCEY ST.
Title:	NEW HOME
Designed by:	MEC
Date:	JAN. 2025
Signature:	
Scale:	1/4"=1'=0"

NEW HOME FOR

225 MUNCEY STREET

SAN ANTONIO, TEXAS 78202

NOT FOR
CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE ATHORITY OF :
MARIO E CARRAZCO
TEXAS LICENSE: #16978
ON DATE: ___________
IT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

MARIO E. CARRAZCO
ARCHITECT
5838 HEATHER VIEW ST.
SAN ANTONIO, TX.
OFFICE: 210-558-9954
CELL: 951-522-6082

Date: 1/2025

Signature:

Revision Notes:

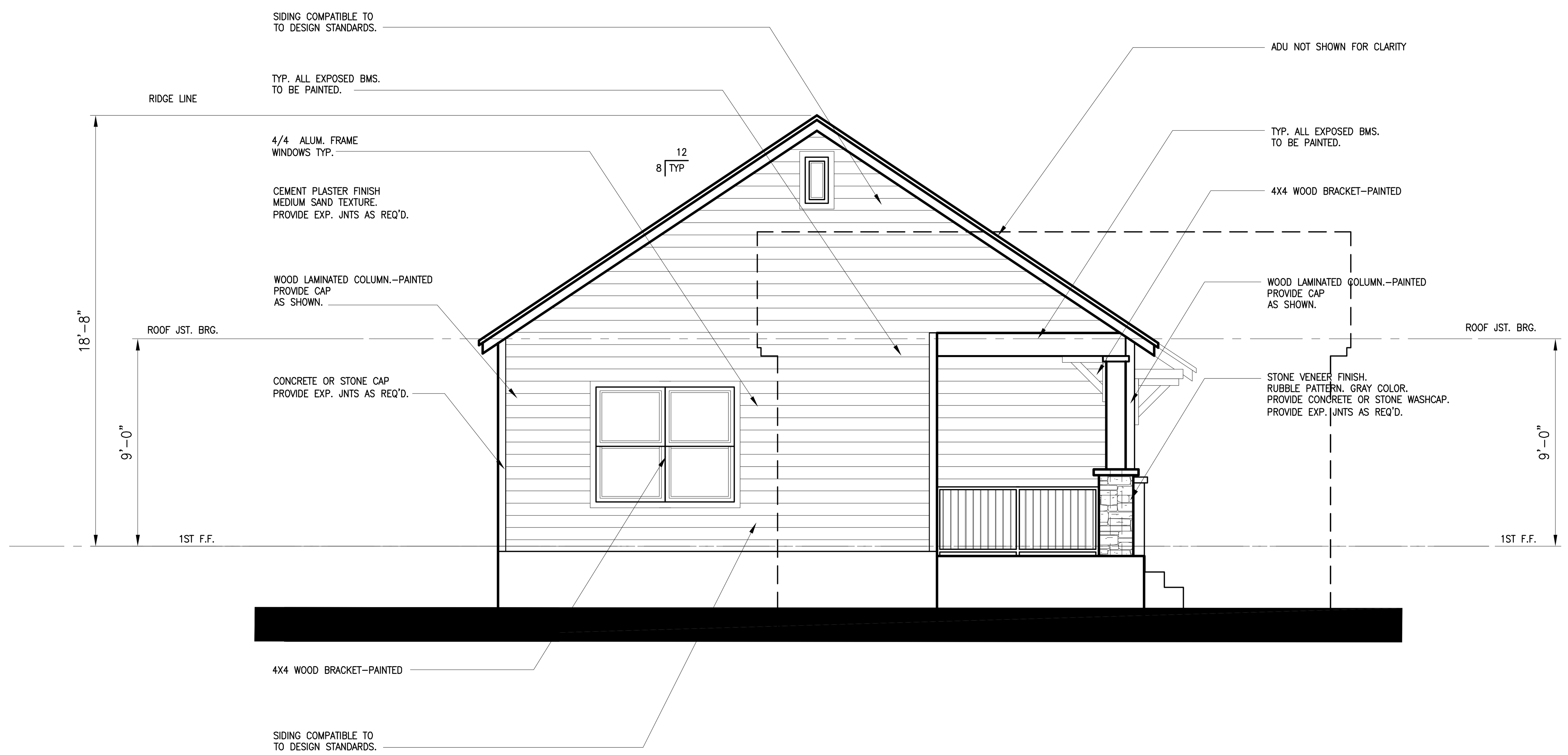
REV.

Drawing Number:

225 MUNCEY ST.

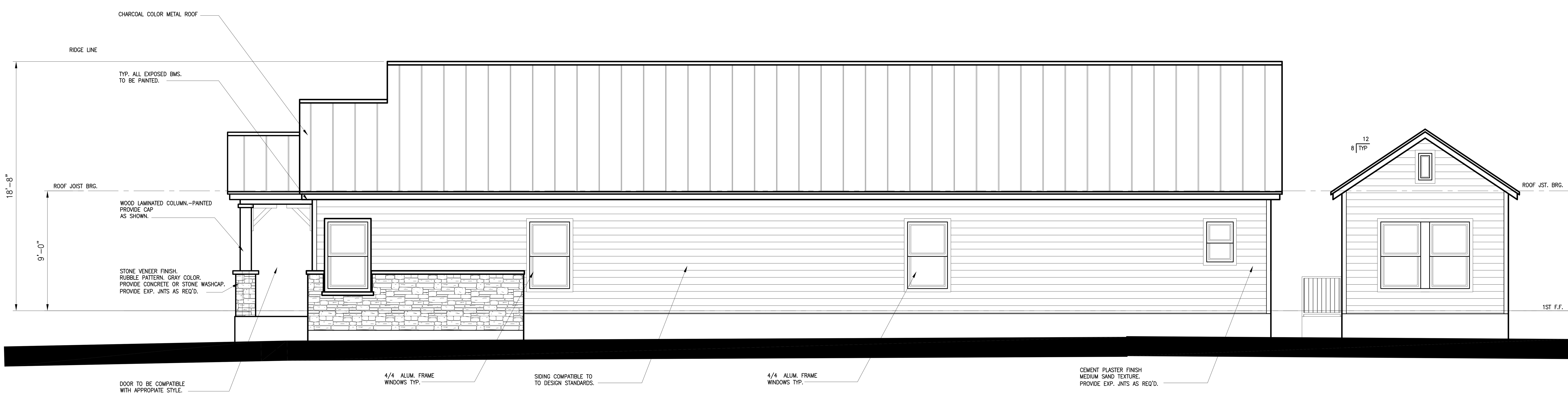
Sheet:

A.03



WEST ELEVATION

1/4" = 1'–0"



NORTH ELEVATION

1/4" = 1'–0"

Project:	225 MUNCEY ST.
Title:	NEW HOME
Designed by:	MEC
Date:	JAN. 2025
Signature:	
Scale:	1/4"=1'=0"

NEW HOME FOR

225 MUNCEY STREET

SAN ANTONIO, TEXAS 78202

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Date: 1/2025

Signature:

Revision Notes:

REV.

Drawing Number:

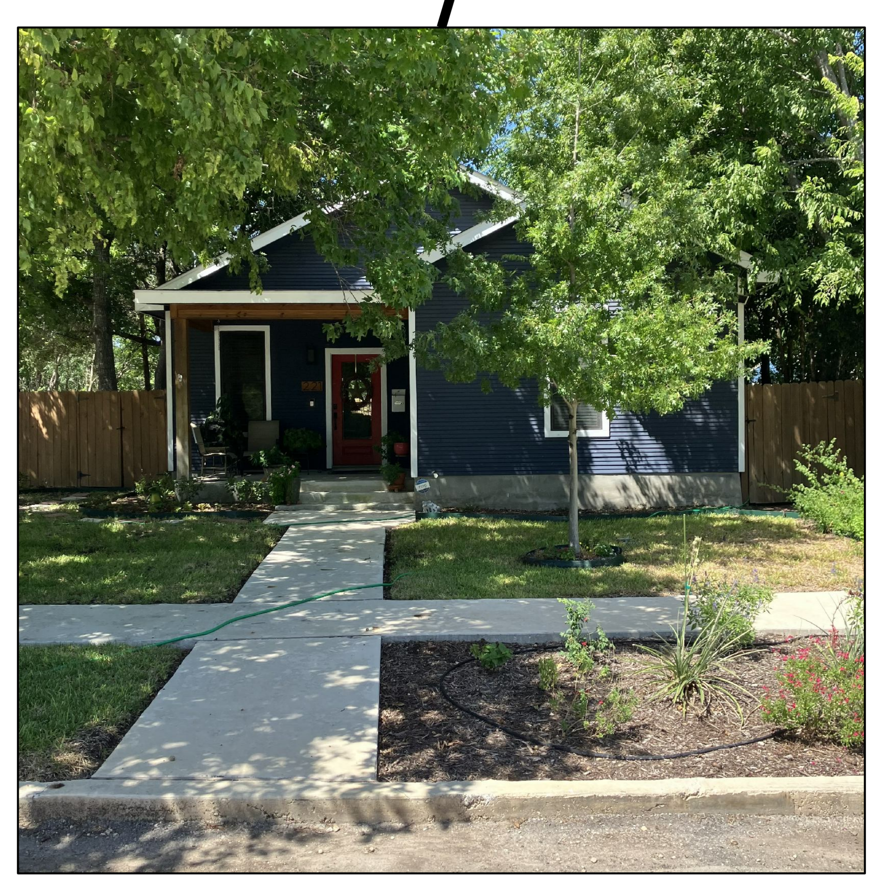
225 MUNCEY ST.

Sheet:

A.03A

1029 NOLAN SIDE SETBACK = 9'-0"
MAX. RIDGE HT. = 28'-0"

215 MUNCEY FRONT SETBACK = 15'-0"
MAX. RIDGE HT. = 23'-0"



221 MUNCEY FRONT SETBACK = 21-0"
MAX. RIDGE HT. = 19'-0"

PROPOSED NEW HOME

225 MUNCEY FRONT SETBACK = 21-0"
MAX. RIDGE HT. = 18'-8"

1030 BURNETT SIDE SETBACK = 0'-0"
MAX. RIDGE HT. = 21'-0"

SITE PLAN

1/16"=1'–0"

Project:	225 MUNCEY ST.
Title:	NEW HOME
Designed by:	MEC
Date:	JAN. 2025
Signature:	
Scale:	1/4"=1'=0"

NEW HOME FOR
225 MUNCEY STREET
SAN ANTONIO, TEXAS 78202

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Revision Notes:
Rev.

Drawing Number:
225 MUNCEY ST.

Sheet:
AS.02

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: 1/28/2025

HDRC Case #: 2025-010

Address: 225 Muncey

Meeting Location: WebEx

APPLICANT: Mario Carrazco

DRC Members present: Jeffrey Fetzer, Monica Savino, Jeffrey Fetzer, Roland Mazuca

Staff Present: Rachel Rettaliata

Others present:

REQUEST: New construction of a 1-story primary structure and a 1-story accessory structure.

COMMENTS/CONCERNS:

MC: The primary structure is proposed to be 1,806 square feet and the accessory structure is proposed at 300 square feet.

MC: we have raised the foundation by one foot and we added steps to the entrance, as well as the ADU in the back. The wood cladding may be a new update.

MS: I think now that you are acknowleging or representing the area. Is the raised foundation concrete? I think that we can discuss what we could recommend for screening the foundation. I can still see some window issues here and there.

MC: I brought the stone lower.

JV: I think where the siding is lower that would be the right size foundation height.

MC: The rise height is 8 inches. I think that is the max for outdoor scenarios.

JF: I think 6-7 inches is the maximum, you may want to check the building code.

MC: We are probably looking at a composite if that is ok with the committee. We are going to do whatever the committee wants for materials.
JF: What is your lot coverage?

MC: It is about 50%.

JF: Where you have wrapped the stone to a logical stopping point and that is an improvement.

MS: I would like to come back to something we touched on last time as well. I am not convinced by the entry sequence to the house and I think it could be made a lot more legible.

MC: I think it conveys a porch, the doors are french doors, you can't see the front door, but there was no other way to do it.

MS: I would recommend a front entry at the porch, and the side porch an open seating area.

OVERALL COMMENTS: