

HISTORIC AND DESIGN REVIEW COMPLIANCE AND TECHNICAL ADVISORY BOARD

May 17, 2024

HDRC CASE NO: 2024-181
ADDRESS: 402 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3088 BLK 4 LOT 18
ZONING: R-4 CD, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Janelle Patrick/Rhino Design Build. LLC
OWNER: Tyler Warren/WARREN JAMES T
TYPE OF WORK: Fenestration changes (door and windows), porch and walkway modifications, rear addition
APPLICATION RECEIVED: May 01, 2024
60-DAY REVIEW: June 30, 2024
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Replace one front door with a one-over-one window.
2. Remove the existing concrete walkway and relocate it to the right.
3. Remove the right brick plinth on the front porch and extend the left brick plinth to create a low brick wall on the front porch.
4. Remove and relocate windows on the east elevation.
5. Remove an existing rear deck and construct an approx. 24'x13.75' rear wood-framed screened-in porch.

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 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

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

B. SCALE, MASSING, AND FORM

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

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

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

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.

FINDINGS:

- a. The property at 402 E Huisache is a single-story Craftsman-style duplex built c. 1924. The property first appears in the city directory in 1924 as a duplex addressed 400 and 402 E Huisache. The property is symmetrical, marked in the middle by a tall brick chimney. Doors are located on each end of the primary façade, with three one-over-one wood ganged windows each side of center. The side-gabled roof is clad in composition shingle, with a rounded roof form above each door stoop and clipped gables. A single central walkway leads to the front porch. The property contributes to the Monte Vista Historic District.
- b. ADMINISTRATIVE SCOPES OF WORK: The application materials include the following scopes of work that are eligible for administrative review: in-kind roof replacement (plans indicate replacement of shingle roof with standing-seam metal, but the applicant confirmed it is replacement in kind), removal and replacement of existing stairs on the east and west sides of the house, and replacement of the right front door. These scopes of work do not require review by this board.
- c. FENESTRATION CHANGE (FRONT DOOR TO WINDOW): The applicant requests to replace the left front door with a one-over-one window. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.1 says to 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. Staff finds the request does not conform to guidelines. Staff finds a more appropriate treatment would be to retain the existing front door and close it from the inside using drywall. Because it is interior work, closing the front door from the inside would not require review or approval by OHP or this board.
- d. FRONT WALKWAY: The applicant requests to remove the existing front concrete walkway and relocate it to the right. Historic Design Guidelines for Site Elements 5.A.iii says to follow the historic alignment, configuration, and width of sidewalks and walkways. Staff finds the request does not conform to guidelines.
- e. FRONT PORCH MODIFICATION (BRICK PLINTHS): The applicant requests to remove the right brick plinth on the front porch and extend the left brick plinth to create a low brick wall on the front porch. Historic Design Guidelines for Exterior Maintenance and Alterations 7.A.i says to preserve porches, balconies, and porte-cocheres, and Guideline 7.B.iv says do not add new elements and details that create a false historic appearance. Staff finds the request does not conform to guidelines.
- f. WINDOW RELOCATION AND REMOVAL: The applicant requests approval to remove and relocate windows on the east elevation. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i says to preserve existing window and door openings. Staff finds the request does not conform to guidelines.

- g. SCREENED PORCH: The applicant requests to remove an existing rear deck and construct an approx. 24'x13.75' rear wood-framed screened-in porch. The design includes an end-gabled roof integrated into the existing roof form and height. Historic Design Guidelines for Additions 1.B.i says to design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass. Staff finds the rear addition generally appropriate, but that the height should be reduced so that the roof form of the addition is subordinate to the primary roof form.

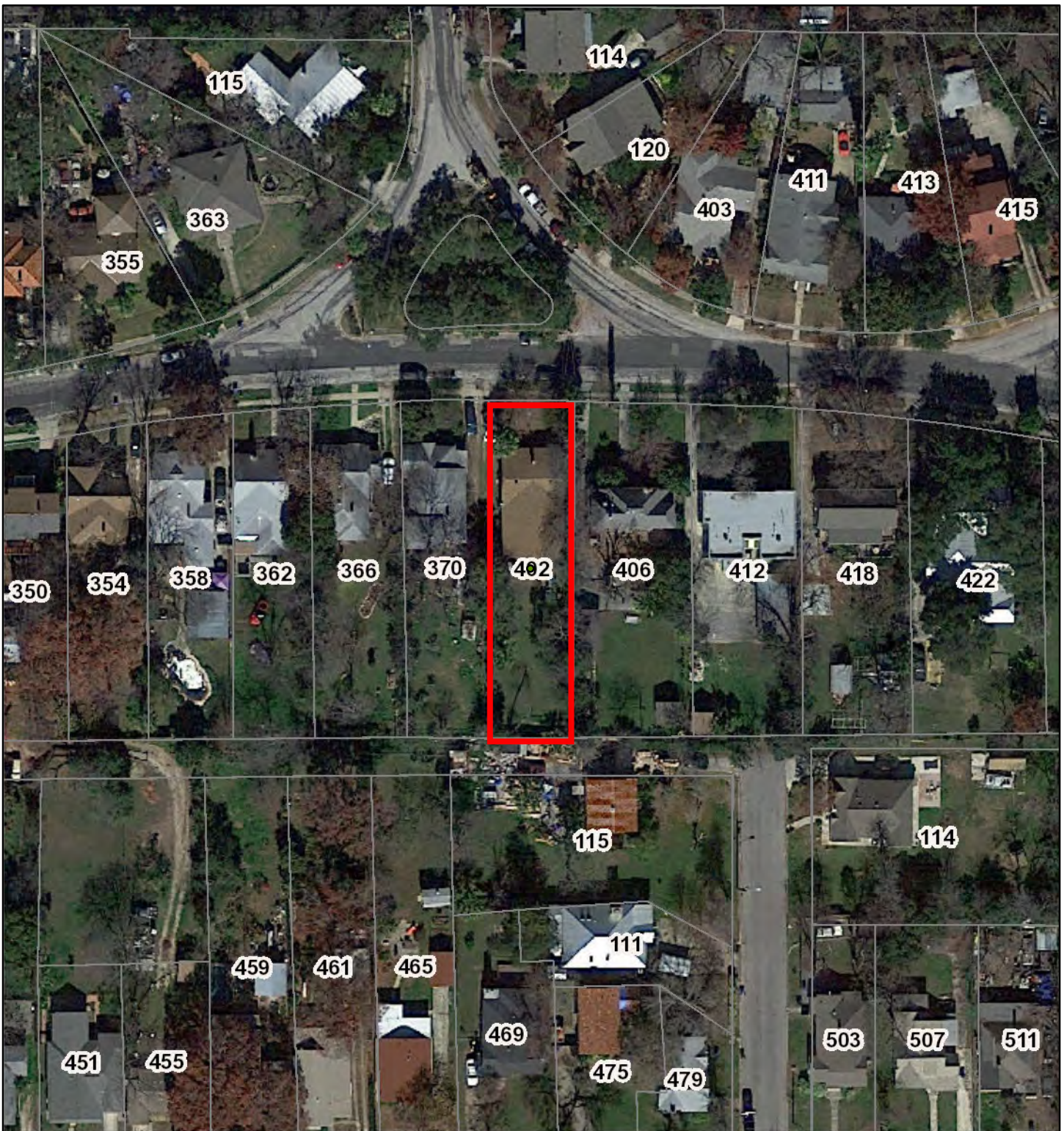
RECOMMENDATION:

Staff does not recommend approval of items 1 through 4, based on findings a through f.

Staff recommends approval of item 5, removal of an existing rear deck and construction of a rear screened-in porch, based on finding g, with the following stipulation:

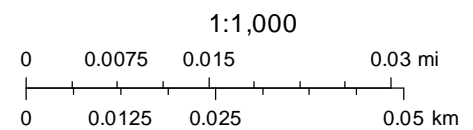
- i. That the height of the addition be reduced so that the roof form of the addition is subordinate to the primary roof form, as noted in finding g.

City of San Antonio One Stop



May 8, 2024

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









402













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HUISACHE
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HUISACHE DUPLEX RENOVATION
project title

SCHEMATIC DESIGN SET
release

RESIDENTIAL
project use

AREA
total area
existing house 1,940 sq ft

existing rear porch 220 sq ft
new rear screen porch* 250 sq ft*
*add alternate

DRAWING INDEX
architectural
a0.0 COVER
a1.0 SITE PLAN
a2.0 PLANS
a2.1 PLANS
a2.2 PLANS
a4.0 ELEVATIONS
e1.0 ELECTRICAL

2305
project number

SCHEMATIC DESIGN SET
JUNE 14, 2023
release

a0.0
COVER

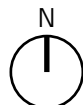
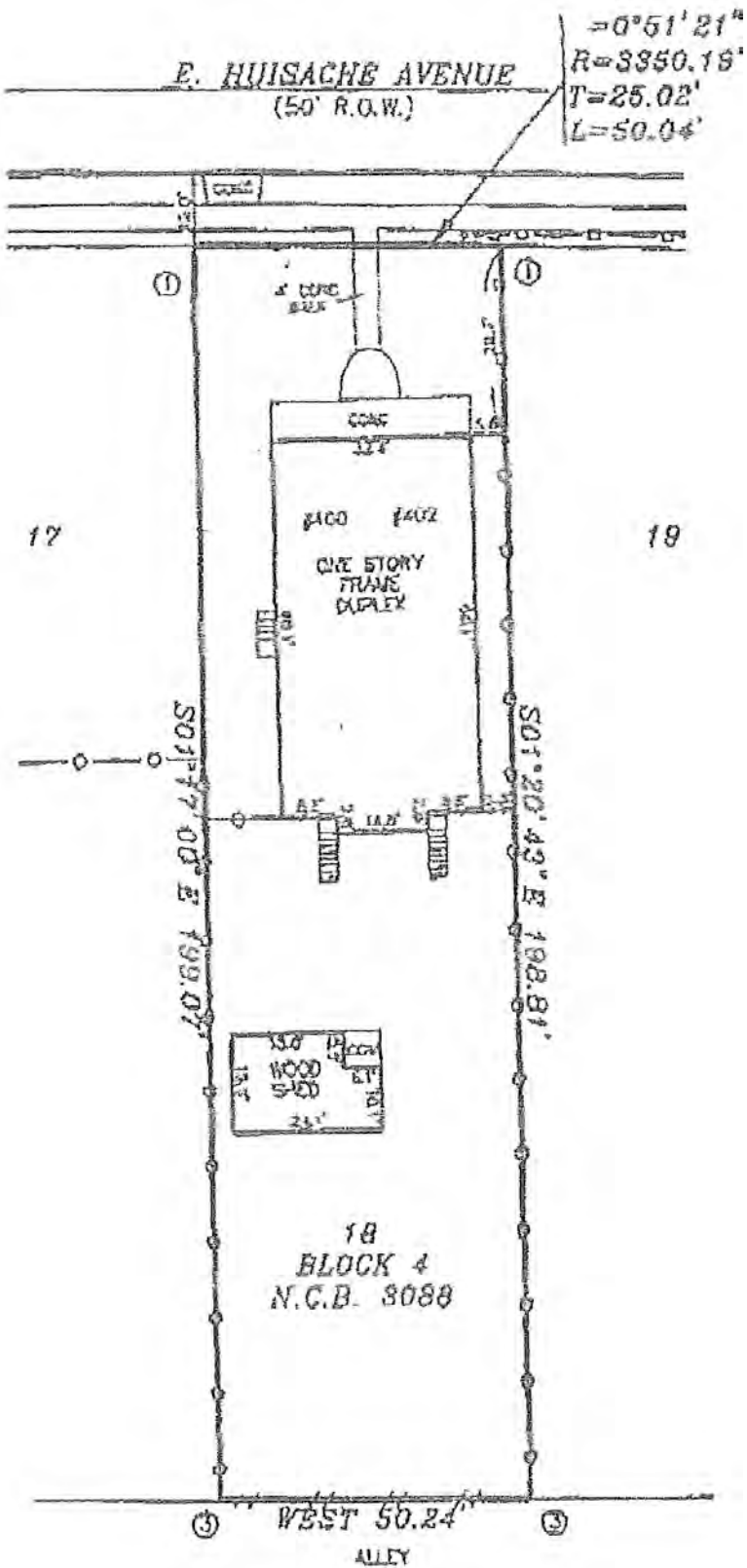
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architect



NOTE:
-HATCHED AREA INDICATE DEMOLISHED WALLS
-ADEQUATELY SHORE UP STRUCTURE BEFORE REMOVING ANY STRUCTURAL MEMBERS
-ADD ALTERNATES:
PRESERVE EXISTING FRONT PORCH / ELIMINATE EXTENDED BRICK FRONT WALL (ADD ALT. 1)
LEAVE EXISTING SIDE STAIR / ELIMINATE REBUILT SIDE STAIR (ADD ALT. 2)
LEAVE EXISTING REAR DECK / ELIMINATE NEW SCREEN PORCH (ADD ALT. 3)

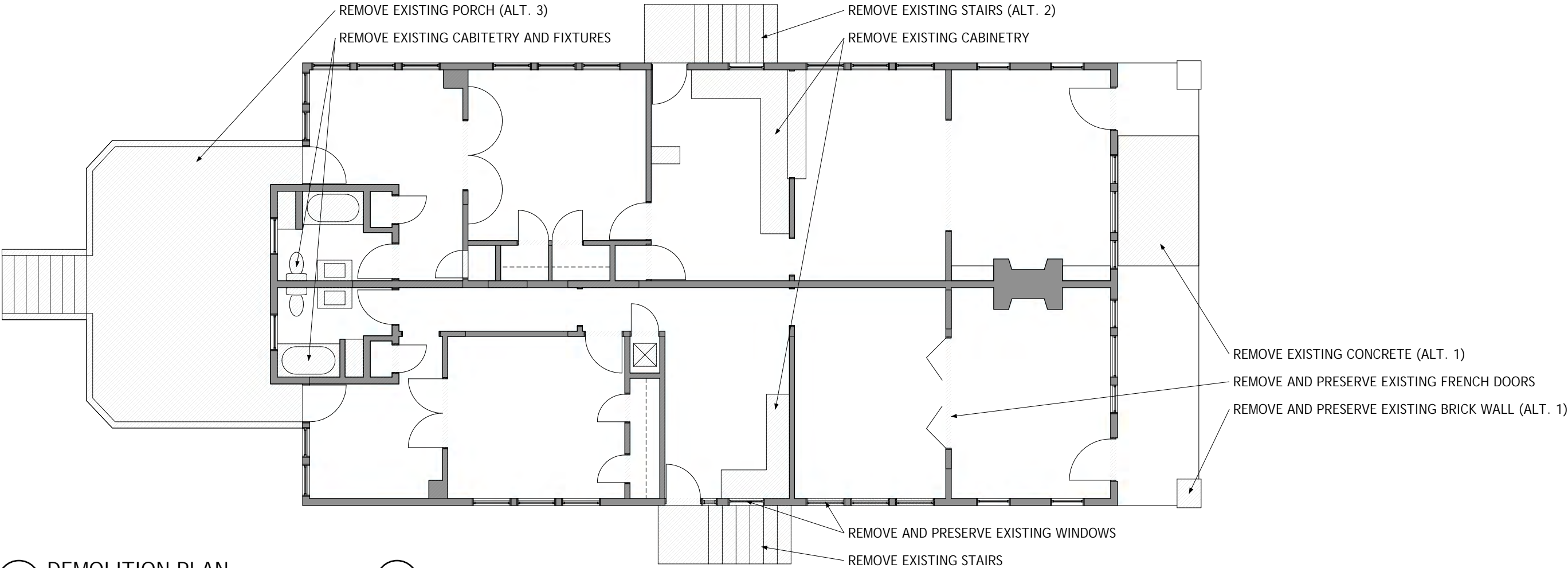
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RENOVATION

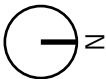
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1 DEMOLITION PLAN
1/8" = 1'-0"



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-ADD ALTERNATES:

PRESERVE EXISTING FRONT PORCH / ELIMINATE EXTENDED BRICK FRONT WALL (ADD ALT. 1)
LEAVE EXISTING SIDE STAIR / ELIMINATE REBUILT SIDE STAIR (ADD ALT. 2)
LEAVE EXISTING REAR DECK / ELIMINATE NEW SCREEN PORCH (ADD ALT. 3)

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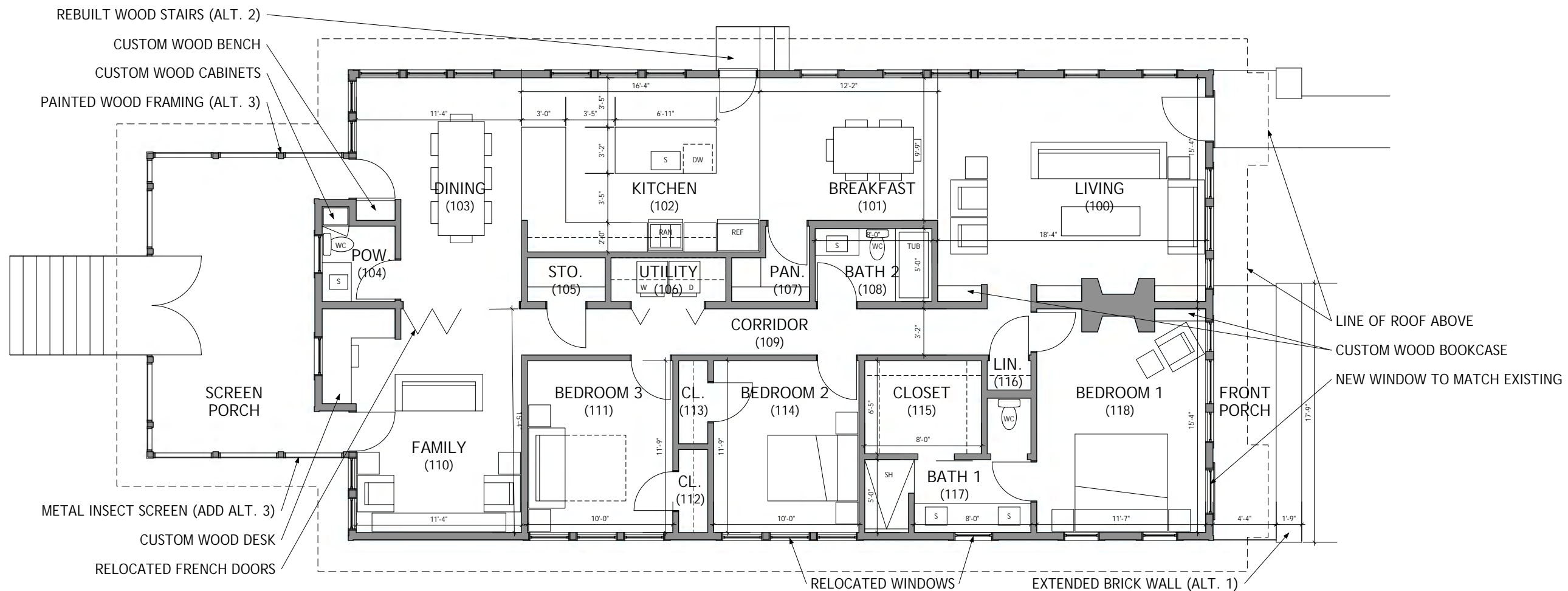
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HUISACHE DUPLEX RENOVATION

400 EAST HUISACHE AVENUE
SAN ANTONIO, TX 78212

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a2.1

NOTE:
-ADD ALTERNATES:
SUBSTITUTE COMPOSITE SHINGLES FOR STANDING SEAM METAL ROOF (ADD ALT. 4)

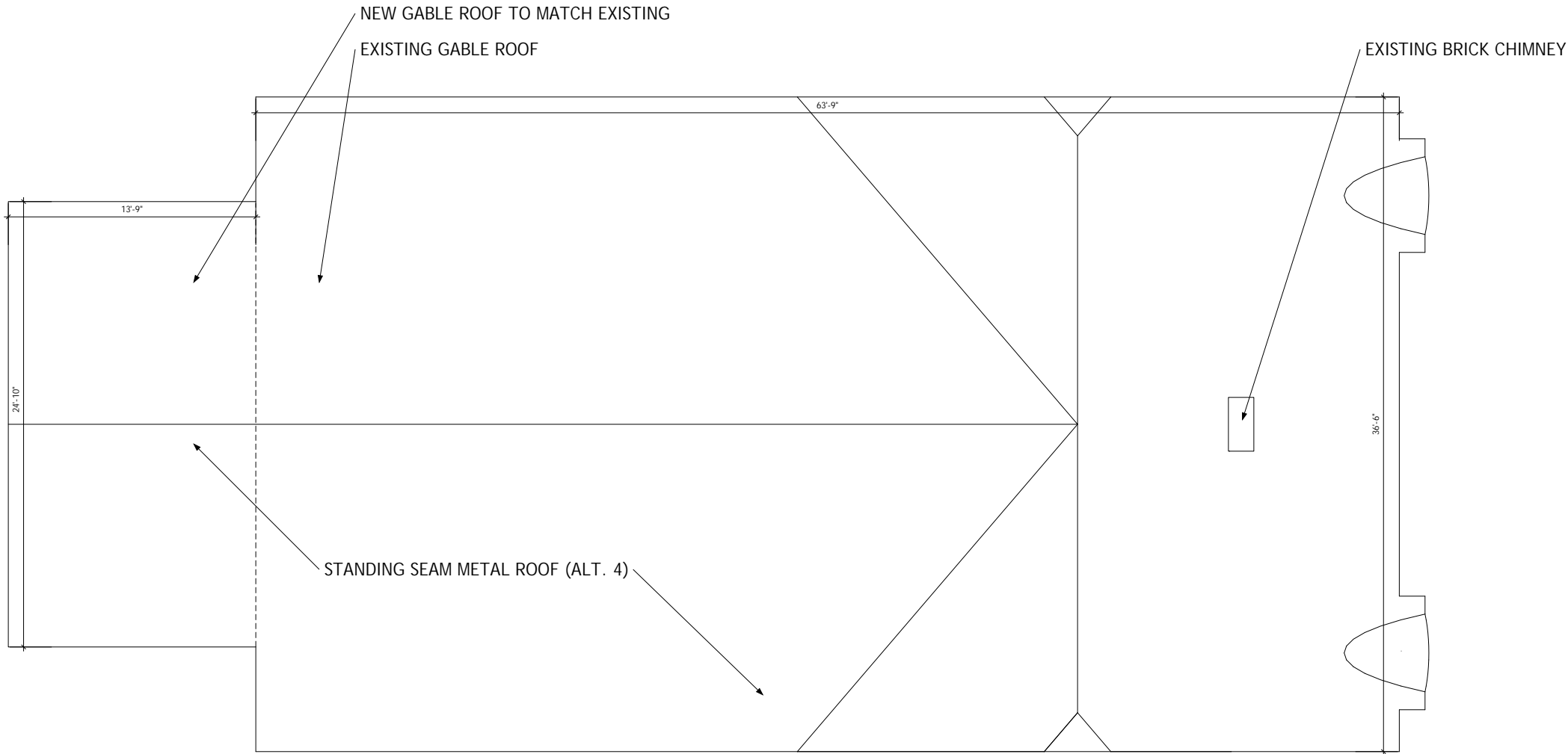
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1 ROOF PLAN
1/8" = 1'-0"



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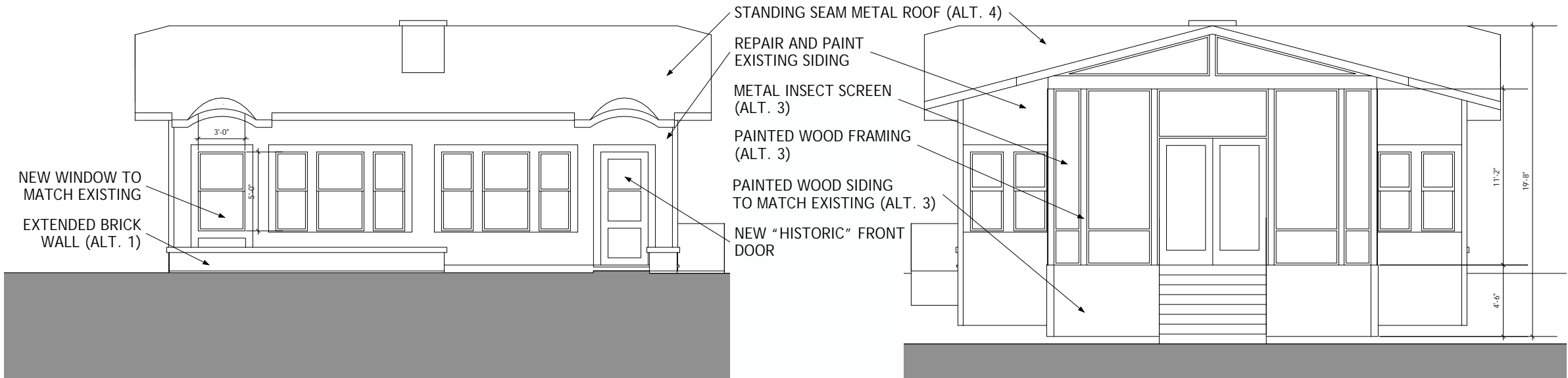
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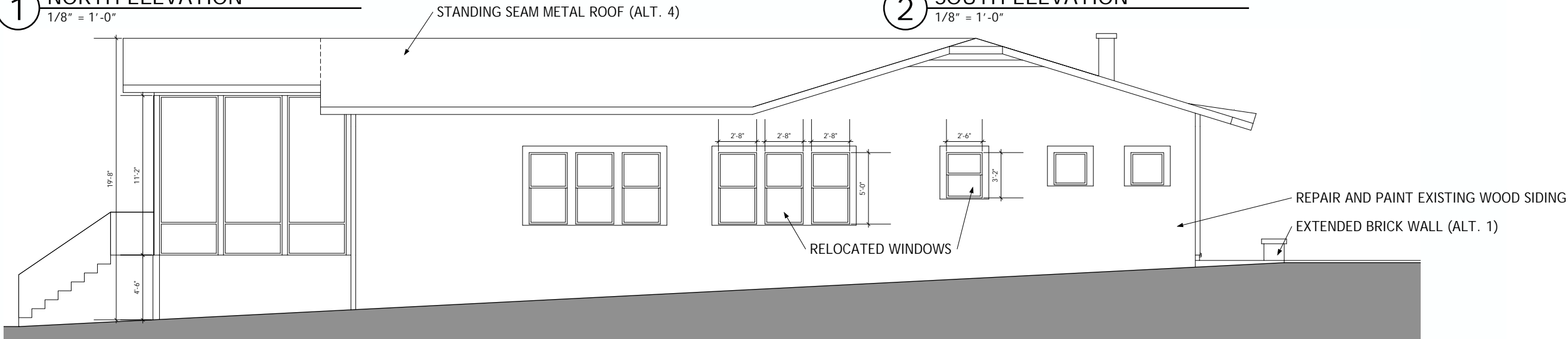
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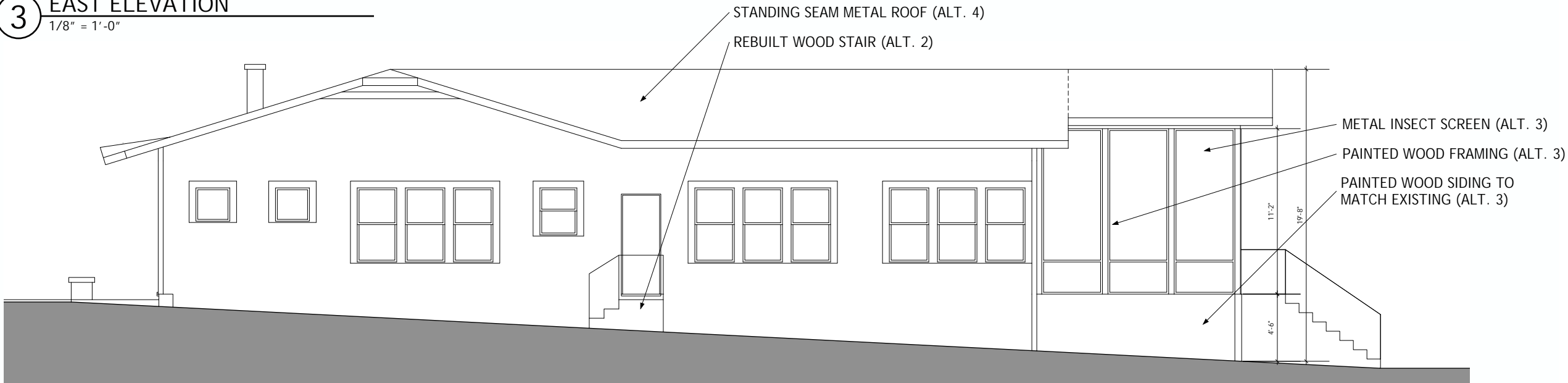


1 NORTH ELEVATION
1/8" = 1'-0"

2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

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a4.0
ELEVATIONS

NOTE:
-REUSE EXISTING FIXTURES WHERE POSSIBLE
-NEW CENTRAL HVAC UNIT AND DUCTS TO BE LOCATED IN ATTIC

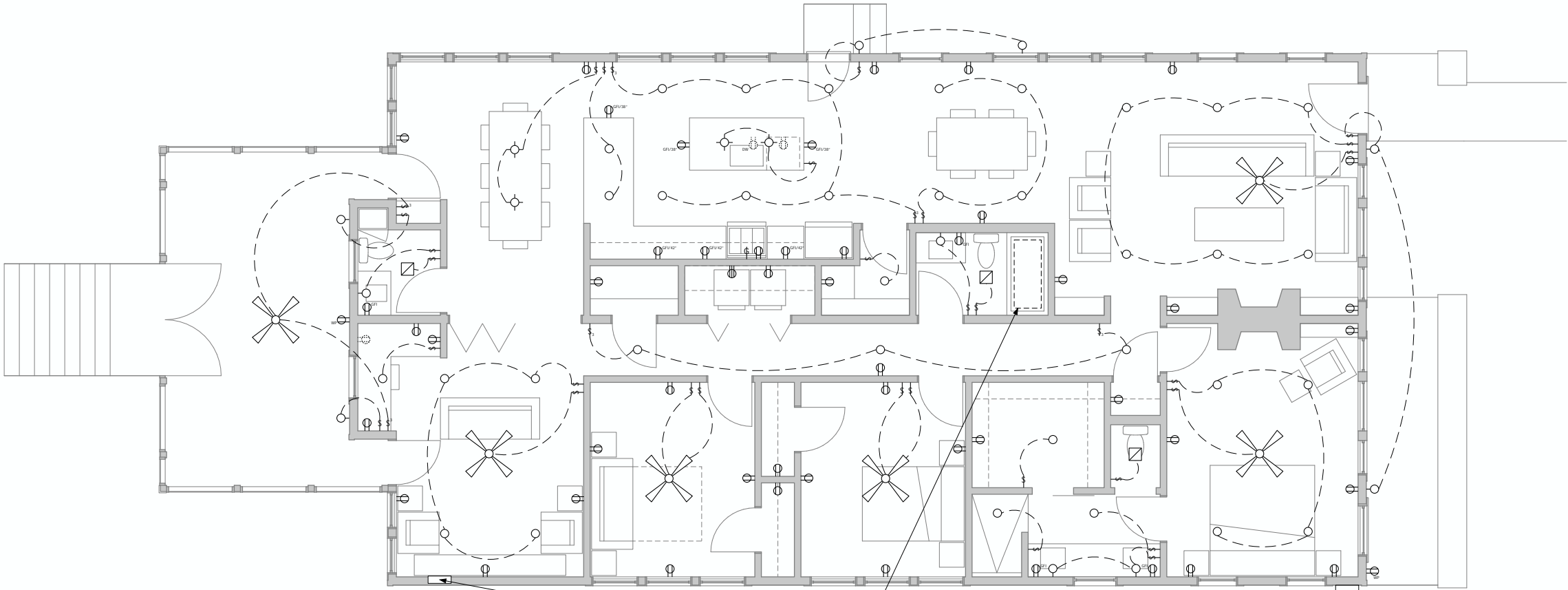
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1 ELECTRICAL PLAN
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EXISTING CIRCUIT BREAKER
NEW FAN COIL UNIT IN ATTIC
NEW CONDENSER UNIT

EXISTING ELECTRICAL METER

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