

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2024

HDRC CASE NO: 2024-215
ADDRESS: 401 KENDALL ST
LEGAL DESCRIPTION: NCB 1744 BLK 12 LOT S 50 FT OF 5 & 6 ARB A-7
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Shannon M Follansbee | KEN 401 LLC
OWNER: Shannon M Follansbee | KEN 401 LLC
TYPE OF WORK: Conceptual review of additions and alterations
APPLICATION RECEIVED: June 10, 2024
60-DAY REVIEW: August 9, 2024

REQUEST:

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

1. Construct an approximately 1,212 sqft, two-story rear addition.
2. Enlarge and relocate the existing E Myrtle-facing porch to approximately 101 sqft.
3. Modify the existing fenestration pattern on the property to eliminate and resize windows.
4. Partially reopen a second story porch on the front (east) facade of the structure.
5. Install vertical wood siding over portions of the previous front addition.
6. Modify the existing roof form.
7. Modify the existing landscape to include the installation of 21' wide pervious driveway and four pervious parking spots at the rear.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

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 I*—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.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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.

6. 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.

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

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.

i. *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.

7. Off-Street Parking

A. LOCATION

i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

- i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
- iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

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 roof 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 located at 401 Kendall St is a two-story, multi-family structure with Queen Anne and Craftsman influence constructed c. 1912 and first appears in the 1912 Sanborn Map as a single-family structure. The structure features two prominent gable dormers, an entrance facing Kendall St and E Myrtle St, asbestos tile cladding, and multiple additions. This property contributes to the Tobin Hill Historic District.

- b. **PRE-SUBMITTAL CONSULTATION** – On June 18, 2024, the applicant attended a Pre-Submittal Consultation to discuss the proposed modifications to the property. HDRC commissioners in attendance were vice chair Jeff Fetzer and Monica Savino and were joined by the Compliance and Technical Advisory Board’s (CTAB) vice chair, Jason Vasquez. Discussion centered on the applicant’s previously provided rendering, the viability of maintaining the structure’s existing footprint, and the remaining character-defining features. Generally, topics ranged from the proposed infill additions to the lot constrictions present onsite.
- c. **DESIGN REVIEW COMMITTEE** – On July 10, 2024, the applicant shared with the Design Review Committee onsite the proposed modifications to the property. Commissioners in attendance were vice chair Jeff Fetzer, Monica Savino, and Jimmy Cervantes. Discussion predominately concerned the issue with adding square-footage and parking while balancing the historic footprint. Commissioners onsite offered a possible solution of adding a secondary structure at the rear if the issue of off-site parking is resolved. Commissioners expressed concern with the previously provided rendering and indicated that substantial changes to the request would be necessary to conform with the Historic Design Guidelines. Since the DRC meeting, the applicant and her team have provided updated construction documents to incorporate commissioner feedback and to better conform with Guidelines. The applicant’s architect has noted that the provided 3D renderings in the exhibits file does not accurately reflect the present request for roof modifications; however, the elevation drawings are up-to-date as noted in finding u.
- d. **ELIGIBLE FOR ADMINISTRATIVE APPROVAL** – The applicant has indicated they will spot repair any existing historic wood siding, adhere to the foundation skirting detail as represented in the Replacement & Substitute Materials for Historic Structures policy document, and in-kind roof material replacement. These scopes of work are eligible for administrative approval and are not a part of the applicant’s current request to the HDRC.
- e. **TWO-STORY REAR ADDITION (LOT COVERAGE)** – The applicant has proposed to construct an approximately 1,212 sqft two-story rear addition with an increase in 606 sqft of lot coverage. The Bexar County Appraisal District lists the lot size at approximately 5,550 sqft with the current building footprint of approximately 1,381. According to the Historic Design Guidelines, the building footprint for new construction should be limited 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. A building footprint should respond to the size of the lot. The combined current building footprint and the proposed rear addition amount to approximately 36% lot coverage. Staff finds that the size of the proposed addition is generally appropriate given the lot coverage of similar structures within the immediate area and not exceeding 50% of the total lot area.
- f. **TWO-STORY REAR ADDITION (MASSING & FOOTPRINT)** – The applicant has proposed to construct an approximately 1,212 sqft two-story rear addition. The existing primary structure is a 2-story structure. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 2.B.iv states 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. Staff finds the proposal generally conforms to Guidelines.
- g. **TWO-STORY REAR ADDITION (ROOF FORM)** – The applicant has proposed to install a hipped roof to the proposed two-story rear addition. The roof form of the addition will be visible from the public right-of-way on E Myrtle St. Additions 1.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof form generally appropriate.
- h. **TWO-STORY REAR ADDITION (ROOF MATERIAL)** – The applicant has proposed to install a composition shingle roof on the proposed rear addition. Additions 3.A.iii. states to match original roofs in terms of form and materials. Staff finds the proposed roof material conforms to Guidelines.
- i. **TWO-STORY REAR ADDITION (NEW WINDOWS & DOORS: SIZE AND PROPORTION)** – The applicant is requesting conceptual approval to install two Craftsman doors on the west façade, one Craftsman door on the south façade, and multiple one-over-one windows on the north, south, and west facades. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. In addition, whole window systems should match the size of historic windows on the property unless otherwise approved and windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed windows generally appropriate. Staff finds the installation of the proposed doors generally appropriate.
- j. **TWO-STORY REAR ADDITION (RELATIONSHIP OF SOLIDS AND VOIDS)** – According to the Historic Design Guidelines, new construction should 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. 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. Staff finds the proposed fenestration pattern conforms to Guidelines.

- k. TWO-STORY REAR ADDITION (MATERIALS: NEW WINDOWS & DOORS) – The applicant has not provided staff specific window or door material specifications. The Standard Specifications for Windows in Additions and New Construction clarifies new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. The property does not have any remaining windows onsite. Window and door specifications will be required for final review.
- l. TWO-STORY REAR ADDITION (MATERIALS) – The applicant is requesting to install vertical wood siding; however, they have not indicated the specific dimensions of the proposed siding. Additions 3.A.i. states to use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible and that any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Not enough information has been submitted to evaluate the proposed vertical siding material. However, vertical siding, installed and specified to appear similar to a traditional vertical wood installation, such as board and batten, is appropriate.
- m. TWO-STORY REAR ADDITION (ARCHITECTURAL DETAILS) – The applicant has proposed to construct a two-story rear addition. Additions 4.A.ii states additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Additions 4.A.iii states applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new. Additions 2.A.v recommends that for side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Staff finds the proposed architectural details of the two-story rear addition generally appropriate.
- n. TWO-STORY REAR ADDITION (PORCH) – The applicant is requesting conceptual approval to install a rear recessed porch within the proposed two-story rear addition on the southwest corner. Additionally, the applicant is requesting conceptual approval to construct stairs from the recessed porch to the second-story entry doors for the two upstairs units. Additions 4.A.i. states to design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings. Additions 4.A.ii. states to incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Staff finds the proposed recessed porch construction and stairway generally appropriate.
- o. PORCH MODIFICATIONS (SOUTH: E MYRTLE ST) – The applicant is requesting conceptual approval to modify the existing porch facing E Myrtle St. The existing porch and entryway are not original to the property and does not appear in the 1951 Sanborn Map. In addition, this existing porch features a hipped roof, a single door opening with sidelites, a concrete landing, and concrete steps. The applicant has proposed a porch configuration featuring two door openings, a front-facing gable roof decorated with wood scallop shingles, a composition shingle roof, closed eaves, and porch columns, decking, stairs, and railing of unspecified material and dimensions. The applicant has also proposed to reposition the porch underneath the proposed front-facing gable false dormer. Staff finds that the introduction of a prominent front porch to this modified structure confuses the historic design of the home which historically faces Kendall Street. A simplified stoop design that provides shelter for the side entrances would be more consistent with the Guidelines.
- p. FENESTRATION MODIFICATIONS (FRONT: EAST) – The applicant is requesting conceptual approval to modify the existing fenestration pattern on the front façade to include the removal of two doors and all window openings, and the installation of two doors and ten one-over-one windows. On the front façade, the existing recessed porch's back wall is a part of the historic footprint of the property; however, other walls on this façade are from later additions. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings, to avoid enlarging or diminishing to fit stock sizes or air conditioning units, and to avoid filling in historic door or window openings. Exterior Maintenance and Alterations 6.A.iii. states to preserve historic windows. Exterior Maintenance and Alterations 6.B.iv. states to 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. Exterior Maintenance and Alterations 6.B.vii. states to replace non-historic incompatible windows with

windows that are typical of the architectural style of the building. Windows located at this property are no longer present and existing doors are not complementary to the architectural style of the property. Staff finds that some modifications to the front fenestration pattern are generally appropriate. However, any changes should respect traditional proportions and the existing groupings of windows which reveal the original, two-story front porch configuration.

- q. FENESTRATION MODIFICATIONS (RIGHT: NORTH) – The applicant is requesting conceptual approval to modify the existing fenestration pattern on the right façade to include the removal of five window openings and installation of eight one-over-one windows. Additionally, the applicant is requesting conceptual approval to remove the two existing oriels. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings, to avoid enlarging or diminishing to fit stock sizes or air conditioning units, and to avoid filling in historic door or window openings. Exterior Maintenance and Alterations 6.A.iii. states to preserve historic windows. Exterior Maintenance and Alterations 6.B.iv. states to 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. Exterior Maintenance and Alterations 6.B.vii. states to replace non-historic incompatible windows with windows that are typical of the architectural style of the building. Staff finds the proposed fenestration pattern does not conform to Guidelines. The applicant should retain existing oriels in-place and maintain or reopen any historic window openings found on this façade.
- r. FENESTRATION MODIFICATIONS (LEFT: SOUTH) – The applicant is requesting conceptual approval to modify the existing fenestration pattern on the left façade to include the removal of one door and five window openings and to install two door and five window openings. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings, to avoid enlarging or diminishing to fit stock sizes or air conditioning units, and to avoid filling in historic door or window openings. Exterior Maintenance and Alterations 6.A.iii. states to preserve historic windows. Exterior Maintenance and Alterations 6.B.iv. states to 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. Exterior Maintenance and Alterations 6.B.vii. states to replace non-historic incompatible windows with windows that are typical of the architectural style of the building. Staff finds the proposed fenestration modifications generally appropriate; however, the historic fenestration pattern should be retained on the historic footprint of the structure.
- s. TWO-STORY PORCH REOPENING (FRONT: EAST) – The applicant is requesting conceptual approval to modify the existing two-story front addition by reopening a portion of the previously enclosed second-story porch and expanding the footprint to align with the north wall plane. The proposed reopened porch includes the installation of wood railing, wood balusters, and square columns. Exterior Maintenance and Alterations 7.B.iii. states to replace in-kind porches and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair, and 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. Exterior Maintenance and Alterations 7.B.v. states to reconstruct porches based on accurate evidence of the original, such as photographs, and if no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Staff finds the proposed front porch modifications generally consistent with the Guidelines; however, the footprint of the second-story porch and location of the northeast column should remain.
- t. VERTICAL SIDING INSTALLATION (FRONT ADDITION) – The applicant is requesting conceptual approval to install a vertical wood siding on the previously-constructed asbestos tile portions of the existing structure. Additions 3.A.i. states to use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. The applicant has provided staff photographic evidence indicating the asbestos tile is original to the porch infill and other additions located at the property. This addition was constructed prior to historic designation and is not consistent with the Guidelines. Any changes to materials should be compatible with the historic materials and style of the home. Staff finds the installation of vertical siding at this location does not conform to Guidelines. The installation of a complementary siding profile and wood material would be more appropriate.
- u. ROOF FORM MODIFICATIONS – The applicant is requesting conceptual approval to modify the roof line over the previously-enclosed front porch and front addition. Additionally, the applicant is requesting conceptual approval to remove the existing gable dormers and replace them with false dormers. The applicant has noted to staff that the included 3D renderings of the proposed modifications do not accurately represent the request for roof form modifications. However, the renderings accurately reflect the applicant's other request items. Exterior Maintenance and Alterations 3.B.ii. state to preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary. Exterior Maintenance and Alterations 3.B.iii. states to preserve and repair distinctive roof

features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends. The applicant has noted fire damage as a reason for the removal of the existing front-facing gable dormers and replacement with false dormers. The dormers present are character-defining features to this property. Additionally, the applicant has noted the reason for roof form modifications over the previously enclosed front porch and addition is to simplify the overall roof form. Staff finds the proposed modifications to the roof form and replacement of the existing dormers do not conform to Guidelines. The applicant should maintain the existing roof forms and repair damaged structural framing if necessary to maintain the existing dormers.

- v. **DRIVEWAY INSTALLATION & APRON REMOVAL** – The applicant is requesting conceptual approval to install a 21'x33' pervious driveway at the rear of the property from E Myrtle St and remove the existing concrete apron. The existing concrete apron is approximately 15' in width and tapers to 10' in width. Site Elements 5.B.i. states 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. Site Elements 5.B.ii. states to maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found. The property does not currently feature a driveway. Staff finds the proposed pervious driveway and apron removal generally appropriate.
- w. **PARKING** – The applicant is requesting conceptual approval to install four pervious parking spots at the rear of the property with access from E Myrtle St. Site Elements 7.A.i. states to place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. Site Elements 7.A.iii. states to design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible. Site Elements 7.B.ii. states to use permeable parking surfaces when possible, to reduce run-off and flooding. Staff finds the proposed installation of four rear parking spots generally appropriate.
- x. **SITE WORK MODIFICATIONS** – The applicant is requesting conceptual approval to remove the existing south concrete walkway and install a concrete walkway from E Myrtle St to the proposed side porch addition. Site Elements 5.A.i. states to retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place. Staff finds the walkway relocation generally appropriate; however, if the HDRC agrees with staff's recommendation for the porch modifications as noted in finding o, the applicant should modify their walkway request accordingly.
- y. **LANDSCAPE MODIFICATIONS** – The applicant is requesting conceptual approval to install mulched areas, pavers, decomposed granite, and natural plantings throughout the property. Site Elements 3.B.ii. states new pervious hardscapes should be limited to areas that are not highly visible and should not be used as wholesale replacement for plantings, and if used, small plantings should be incorporated into the design. Staff finds the proposed landscape modifications appropriate.

RECOMMENDATION:

Item 1: Staff recommends conceptual approval of the two-story rear addition, based on findings a through n, with the following stipulations:

- i. That the applicant install fully wood windows 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. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25".
- ii. That the applicant install fully wood Craftsman doors where indicated in the submitted construction documents.
- iii. That the siding be installed and specified to appear similar to a traditional wood siding installation such as board and batten or similar installation. No faux wood grain products are permitted. Final product specifications must be submitted to staff for final review.

- iv. That the applicant install porch railing featuring both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2"x4" members. The proposed railing should not feature an overall height of more than three (3) feet.
- v. That the applicant install wood columns and pilasters no wider than 6" square, feature both capital and base trim and chamfered corners.
- vi. That the applicant install porch decking to feature 1" x 3" tongue-and-groove wood members laid perpendicular to the front façade plane and pitched to allow water runoff toward the yard.
- vii. That the applicant incorporate additional window openings on the west façade.
- viii. That the applicant submit a measured, to-scale roof plan for final review.

Item 2: Staff recommends conceptual approval of the E Myrtle-facing porch modifications, based on findings a through c and finding o, with the following stipulations:

- i. That the applicant revise their porch request to include a simplified stoop design that provides shelter for the side entrances to be more consistent with the Guidelines.

Item 3: Staff does not recommend approval of the modification to the existing fenestration pattern on the property, based on the findings. All original window location, sizes, and configurations should remain intact or only modified slightly in location to accommodate changes in floor plan. Staff recommends the addition of new, traditionally-dimensioned windows in the front (east) facade at the location of the non-original front addition. Selected window products must meet staff's standards for wood windows including the installation of full side-lite windows on either side of the front door.

Item 4: Staff recommends conceptual approval of the partial reopening of the second story porch on the front façade, based on findings a through c and finding s, with the following stipulations:

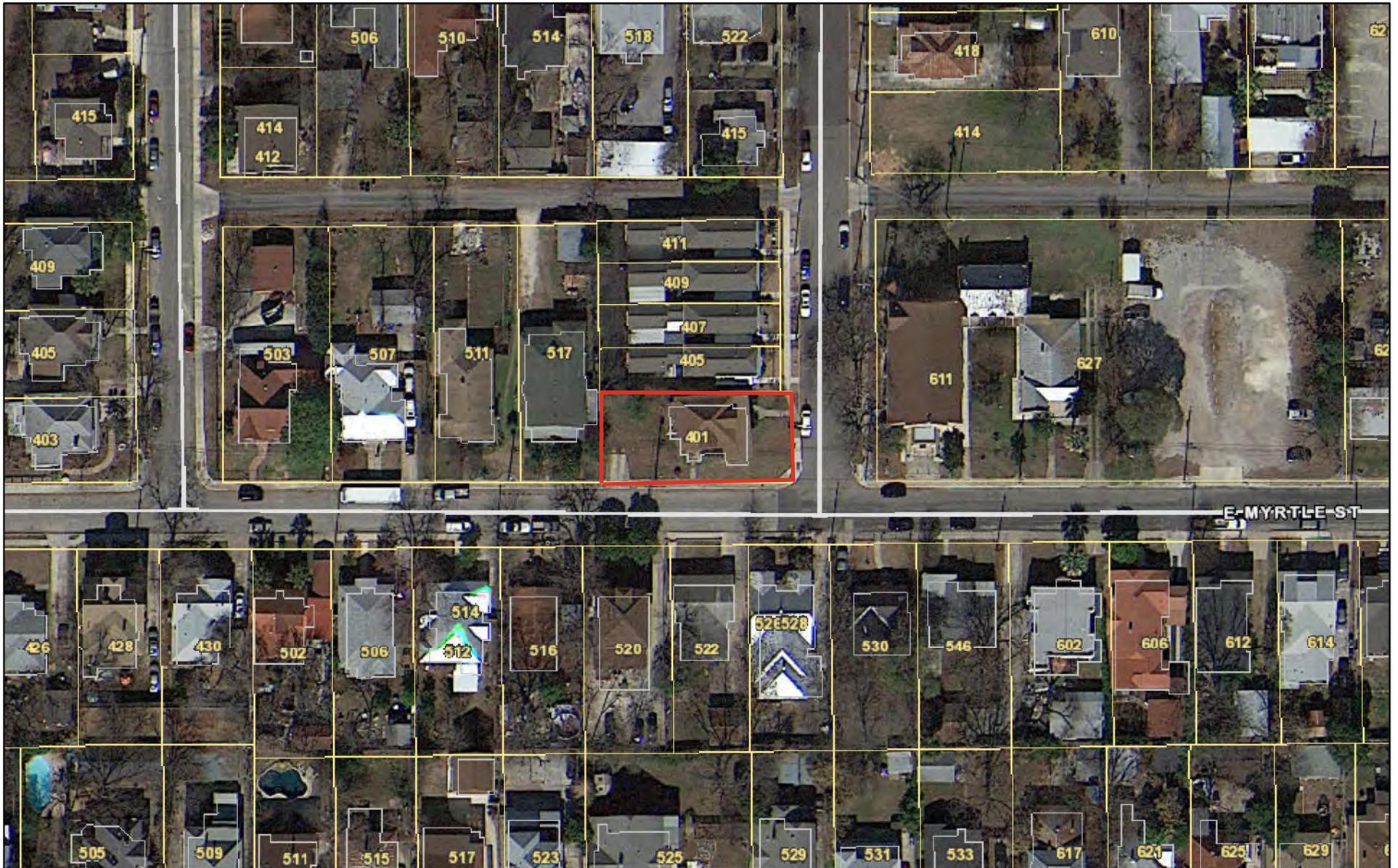
- i. That the porch footprint and corner column locations not exceed the current footprint of the enclosed porch.
- ii. That column design and specifications be submitted to staff for final review. Generally, columns should feature chamfered corners and a traditional cap and base.
- iii. That the applicant install window products must meet staff's standards for wood windows including the installation of full side-lite windows on either side of the front door.

Item 5: Staff does not recommend conceptual approval of the installation of vertical wood siding over portions of the previous front addition. An alternative wood siding profile that is more compatible with the existing home may be eligible for administrative approval.

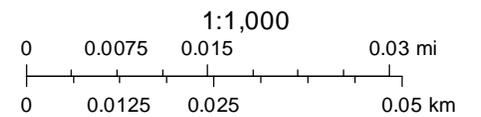
Item 6: Staff does not recommend conceptual approval of the roof form modifications, based on findings a through c and finding u. Staff recommends the applicant retain the existing roof forms and reconstruct the damaged dormers in situ if beyond repair.

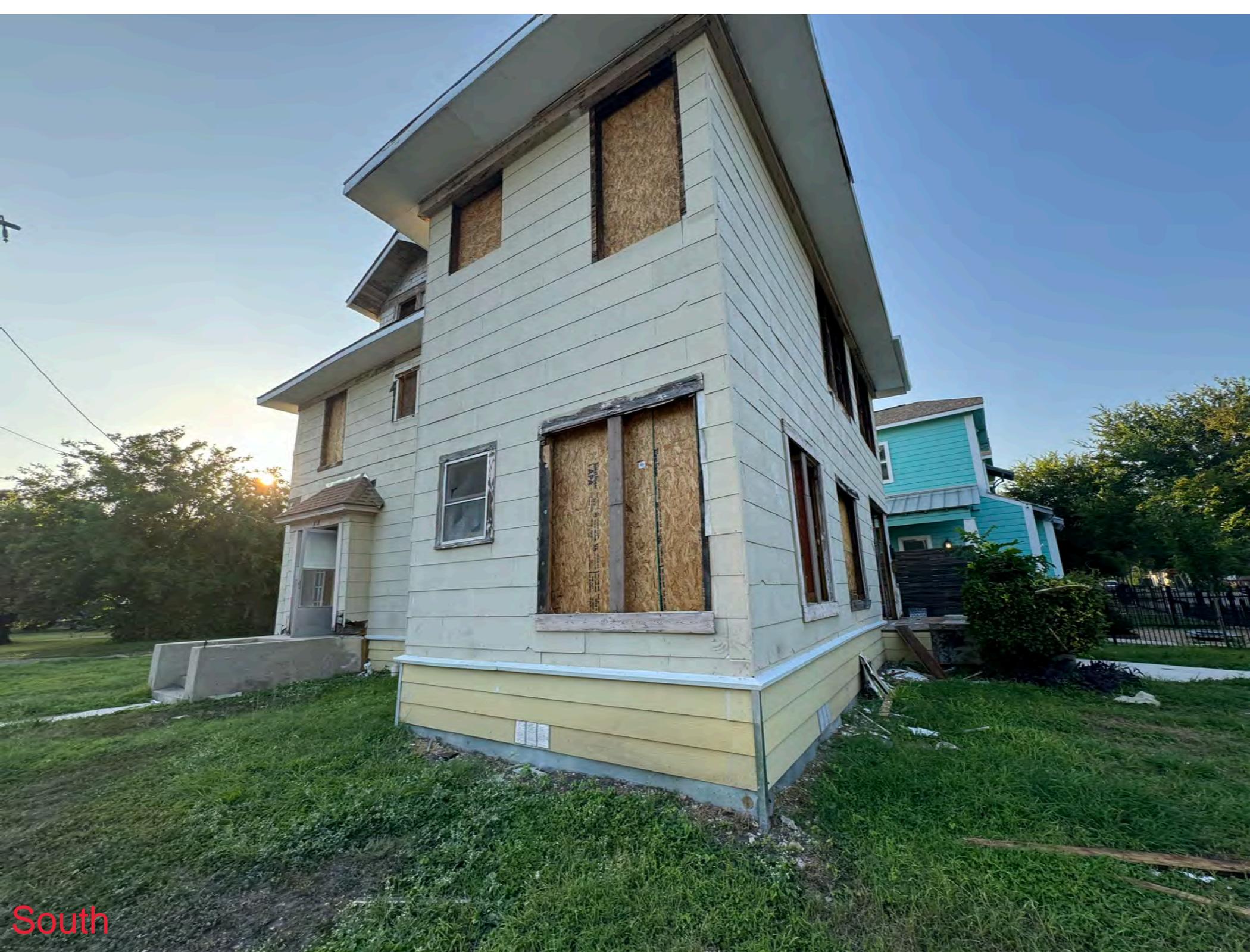
Item 7: Staff recommends approval of the landscape and site work modifications, based on findings a through c and findings v through y.

City of San Antonio One Stop



July 30, 2024

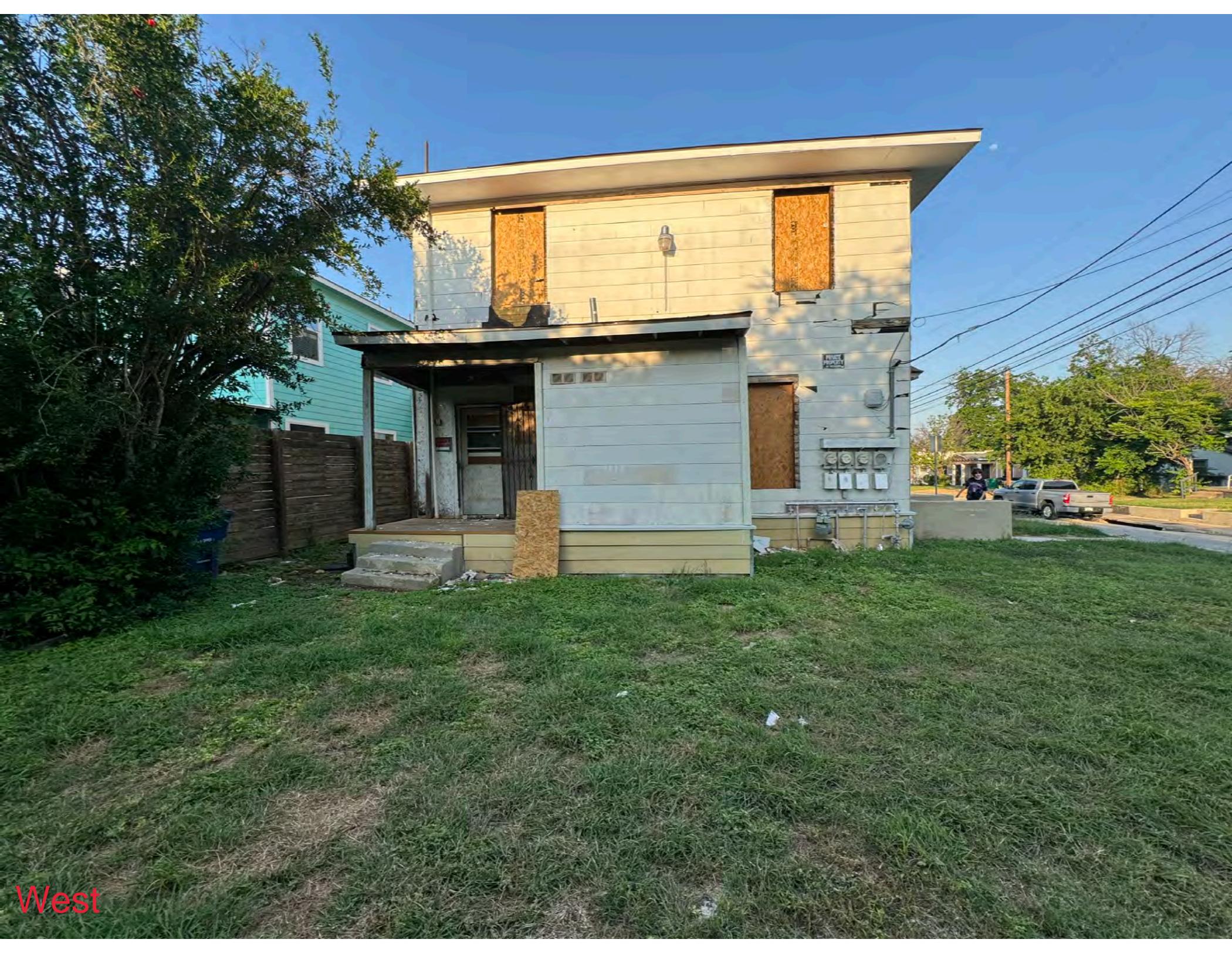




South



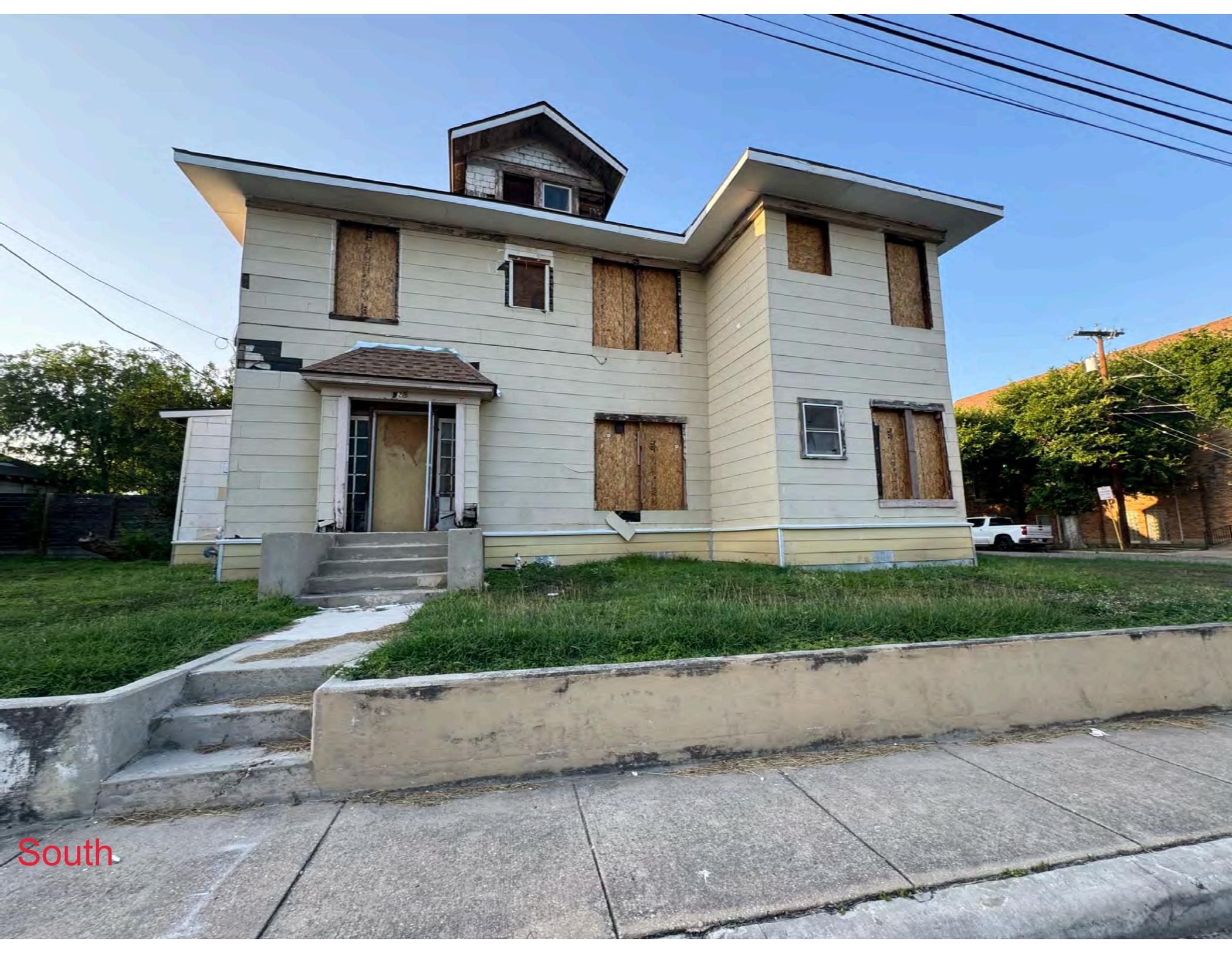
West



West



East



South



West



North



North



405

517

401

521

E Myrtle St

E Myrtle St

E Myrtle St

Kendall St

Kendall St

NUMBER	DATE	REVISED BY	DESCRIPTION

401 KENDALL STREET
SAN ANTONIO, TX

EXISTING CONDITIONS

DRAWINGS PROVIDED BY:
Dennis James, dba.
3D WORKSHOP
281-960-0388

DATE:

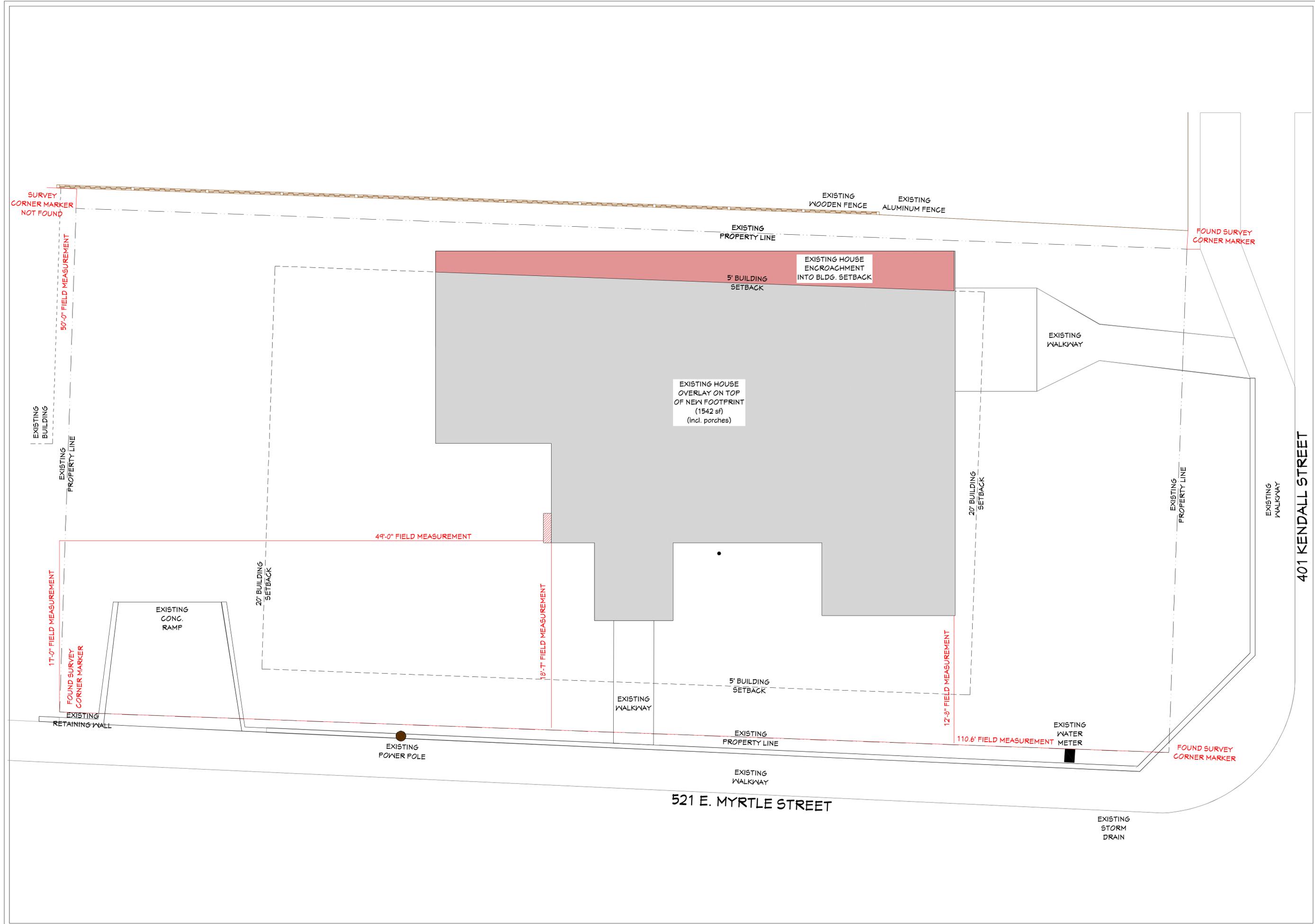
7/25/2024

SCALE:

1/4" = 1'-0"

SHEET:

A-1



NUMBER	DATE	REVISION BY	DESCRIPTION

401 KENDALL STREET
SAN ANTONIO, TX

**1st FLOOR OVERLAY
NEW BUILDING**

DRAWINGS PROVIDED BY:
Dennis James, dba.
3D WORKSHOP
281-960-0388

DATE:

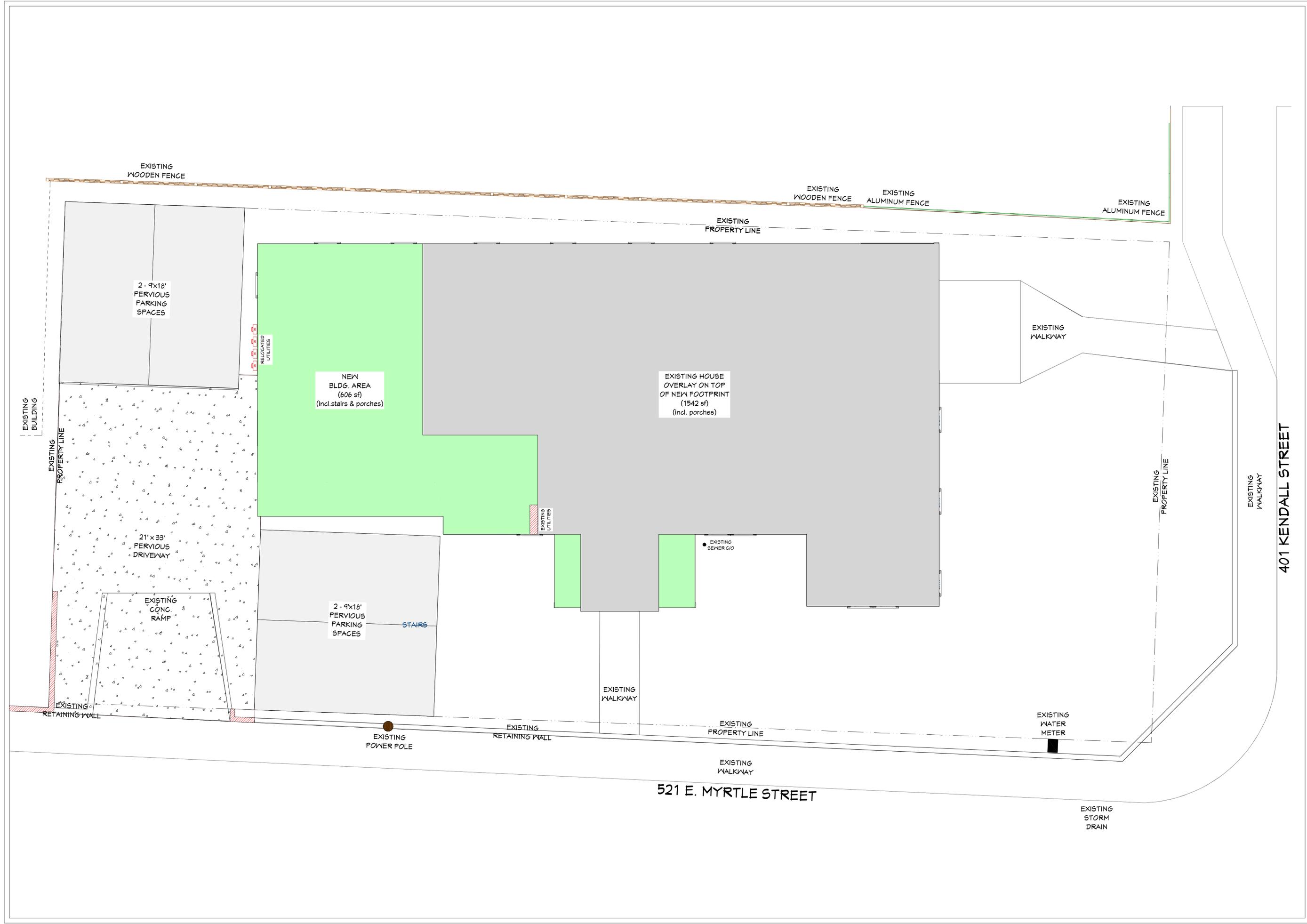
7/25/2024

SCALE:

1/4" = 1'-0"

SHEET:

A-2



NUMBER	DATE	REVISION BY	DESCRIPTION

401 KENDALL STREET
SAN ANTONIO, TX

PARKING LAYOUT

DRAWINGS PROVIDED BY:
Dennis James, dba.
3D WORKSHOP
281-960-0388

DATE:

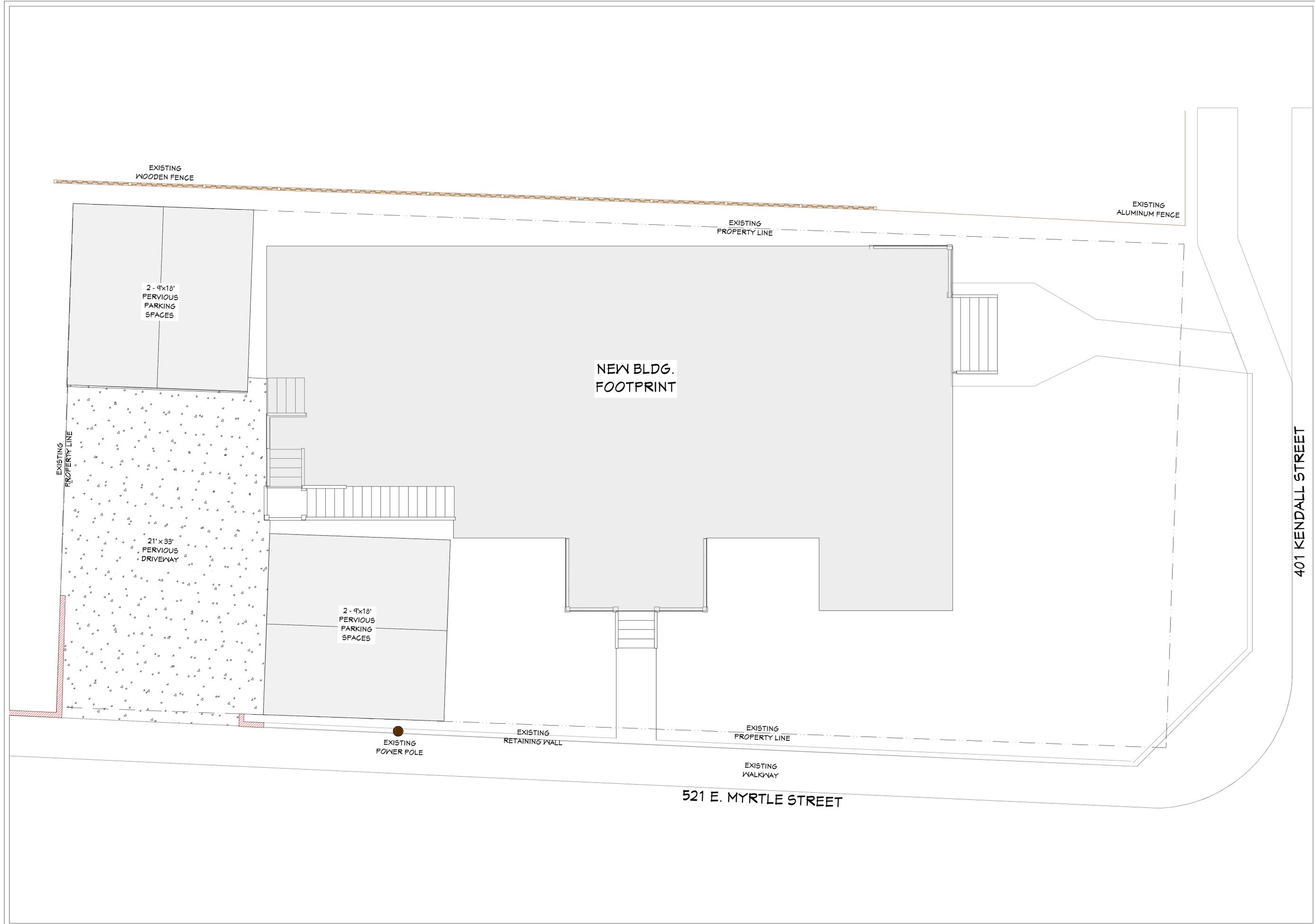
7/25/2024

SCALE:

1/4" = 1'-0"

SHEET:

A-3



NUMBER	DATE	REVISION BY	DESCRIPTION

401 KENDALL STREET
SAN ANTONIO, TX

1st FLOOR LAYOUT

DRAWINGS PROVIDED BY:
Dennis James, dba.
3D WORKSHOP
281-960-0388

DATE:

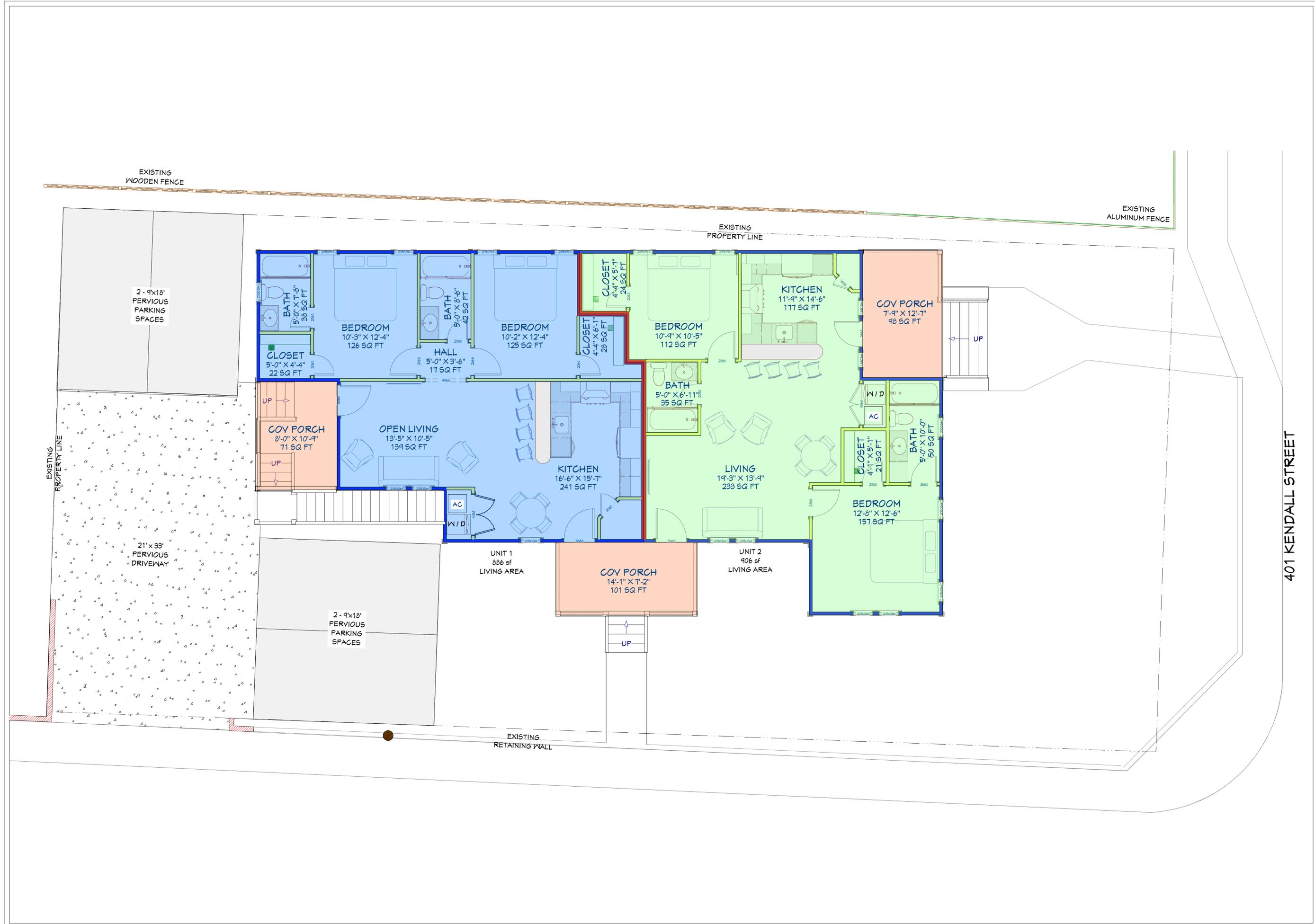
7/25/2024

SCALE:

1/4" = 1'-0"

SHEET:

A-4



401 KENDALL STREET

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

401 KENDALL STREET
SAN ANTONIO, TX

2nd FLOOR LAYOUT

DRAWINGS PROVIDED BY:
Dennis James, dba.
3D WORKSHOP
281 960-0388

DATE:

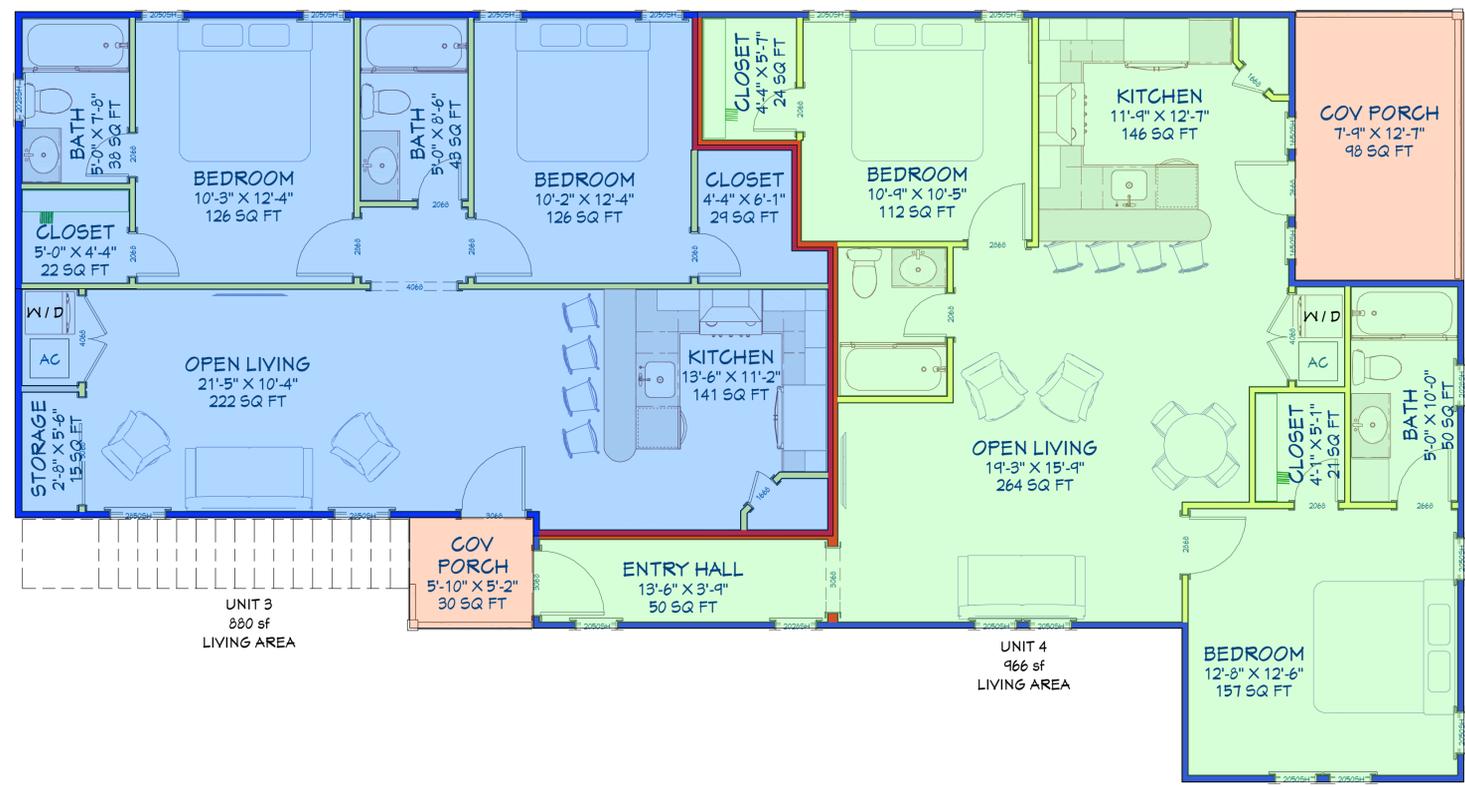
7/25/2024

SCALE:

1/4" = 1'- 0"

SHEET:

A-5



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

401 KENDALL STREET
SAN ANTONIO, TX

FRONT / BACK
ELEVATIONS

DRAWINGS PROVIDED BY:
Dennis James, dba.
3D WORKSHOP
281-960-0388

DATE:

7/25/2024

SCALE:

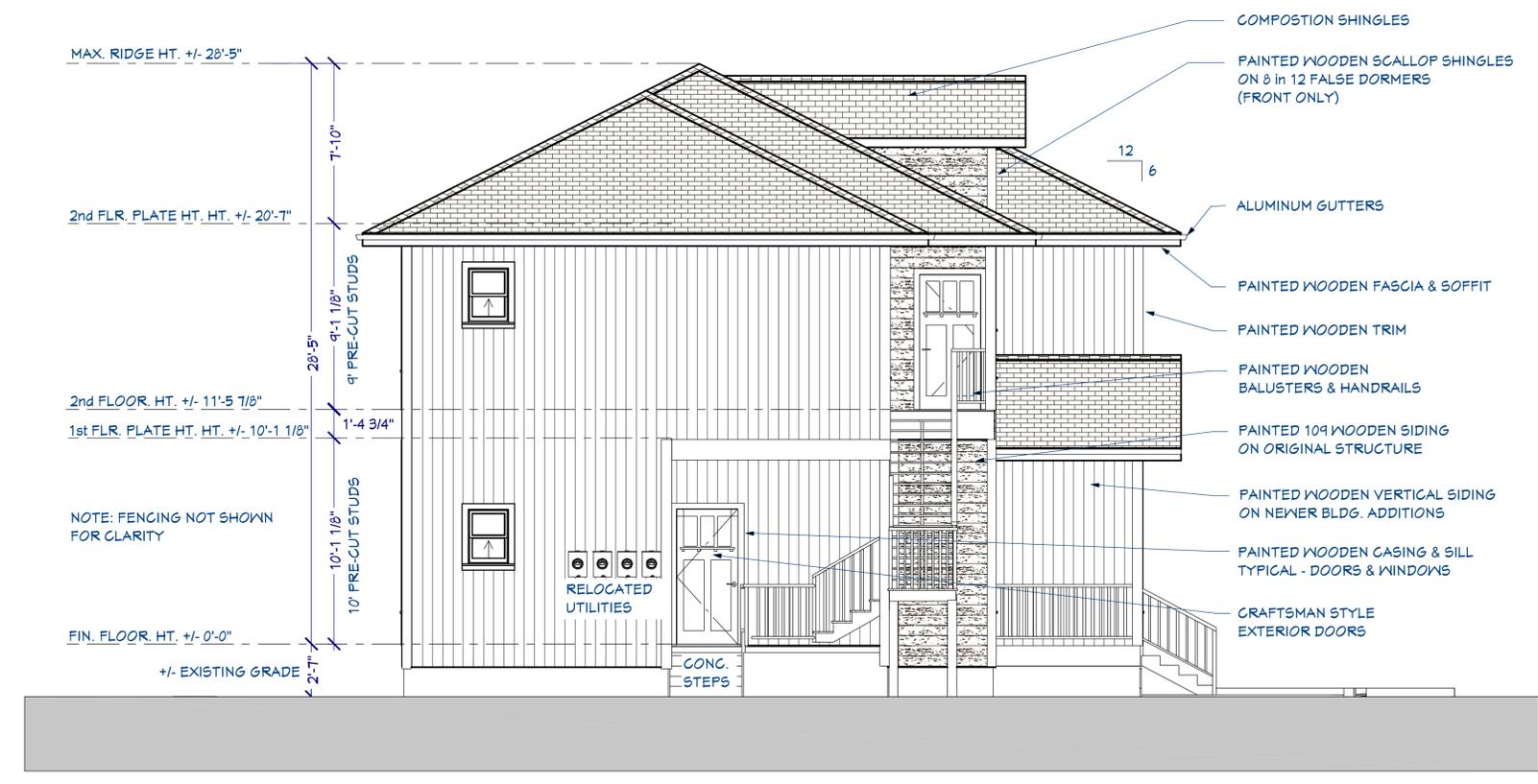
1/4" = 1'-0"

SHEET:

A-6



East FRONT ELEV



West BACK ELEV

NUMBER	DATE	REVISION	DESCRIPTION

401 KENDALL STREET
SAN ANTONIO, TX

LEFT / RIGHT
ELEVATIONS

DRAWINGS PROVIDED BY:
Dennis James, dba.
3D WORKSHOP
281-960-0388

DATE:

7/25/2024

SCALE:

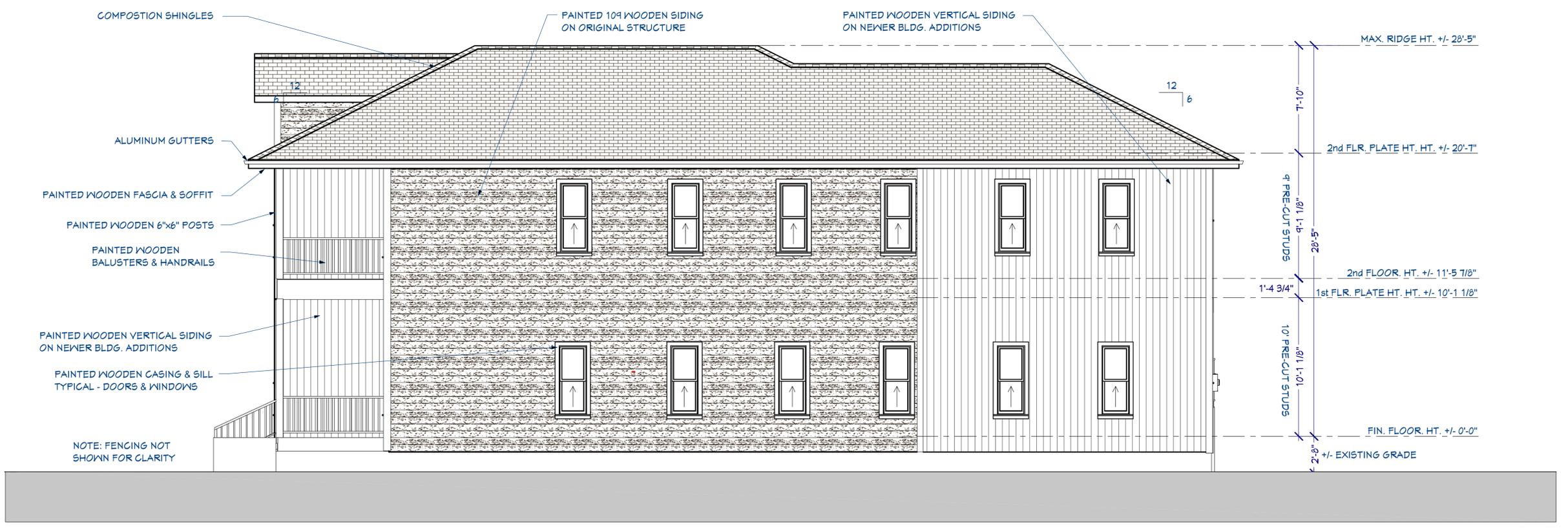
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SHEET:

A-7



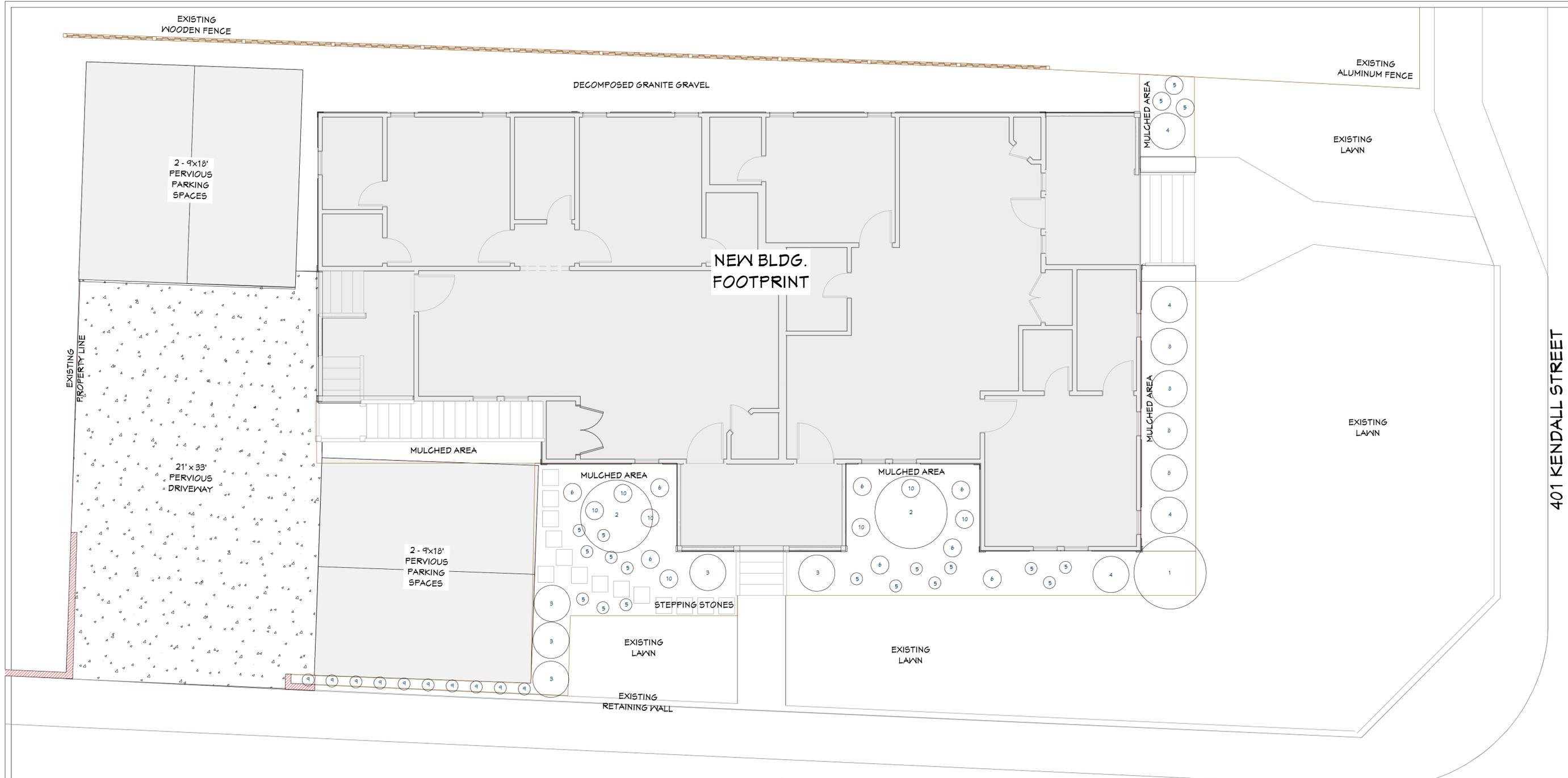
South LEFT ELEV



North RIGHT ELEV

NOTE: FENCING NOT SHOWN FOR CLARITY

NOTE: FENCING NOT SHOWN FOR CLARITY



PLANT LEGEND

- 1. TEXAS MOUNTAIN LAUREL
- 2. GRAPEMYRTLE
- 3. TEXAS SAGE
- 4. ESPERANZA
- 5. LANTANA
- 6. PLUMBAGO
- 7. TEXAS ROCK ROSE
- 8. JERUSALEM SAGE
- 9. TRAILING VERBENA
- 10. SALVIA LEUCANTHA



NUMBER	DATE	REVISION BY	DESCRIPTION

401 KENDALL STREET
SAN ANTONIO, TX

LANDSCAPE PLAN

DRAWINGS PROVIDED BY:
Dennis James, dba.
3D WORKSHOP
281-960-0388

DATE:

7/25/2024

SCALE:

SHEET:

A-8

401 KENDALL STREET









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KARNES

(5 w) b 201 Newell ave, ext n to E
Josephine

Newell ave	100	Grayson	500
James	200	E Josephine	
127—Jesus & Maria Reyes (r)			
129—Vacant			

KAYTON AVE

(7 w) b 2000 S Hackberry, ext e to
Concepcion ave

S Hackberry	100	Washington ave ...	800
S Olive	200	S Gevers	900
S Pine	300	S Mittman	1000
Maryland ave	400	S Walters	1100
S Palmetto ave...	500	Adele	1200
Skinner ave	600	Concepcion ave	
S Nw Braunfels av.	700		

135—C B & Clara Brock (r)
145—R O & Mary H Whiteaker (h);
O 4916
—New house
206—Vacant
—Vacant house, 200 blk
—Vacant house, 400 blk
504—Vacant
506—Vacant
601—Ira & Annette Calder (h); O 5636
610—W K & Ruth Pershing (r)
616—Vacant

237—S W & Ida Hethcock (r)
238—Emil & Mary Toudouze sr (h)
239—Sam & Sarah Hethcock (h)
240—Wm J & Clara Downey (r)
243—Vacant
245—F L & Lillian Henigan (r)
246—R G & Ella Zinsmeister (r)
—H & Gertrude Brede (r)
301—Emily M Toudouze (r)
302—A J & Josephine Sueltenfuss (h)
304—Sam C & Petra Chavez (h)
308—M M & Marguerite Loftus (h)
340—P & Rosa Castro (r)
342—Joe & Guadalupe Soria (h)

KENDALL

(4 w) b at 700 Wilmington ave, ext n
to E Washington Place

Wilmington ave ...	100	E Locust	500
E Evergreen	200	E Dewey Pl	600
E Park ave	300	E Washington Pl	
E Myrtle	400		

401—Vacant
405—Vacant
409—Alex W & Josephine Maas (h);
O 2770
416—Dr John N & Ida Stone (r)
418—Phil G & Emma Wegner (h);
N 2512-R

L. M. J. DIELMANN

ARCHITECT AND SUPERINTENDENT

306 E. Commerce St.

Telephone 410

< Back to Browse Maps

State:

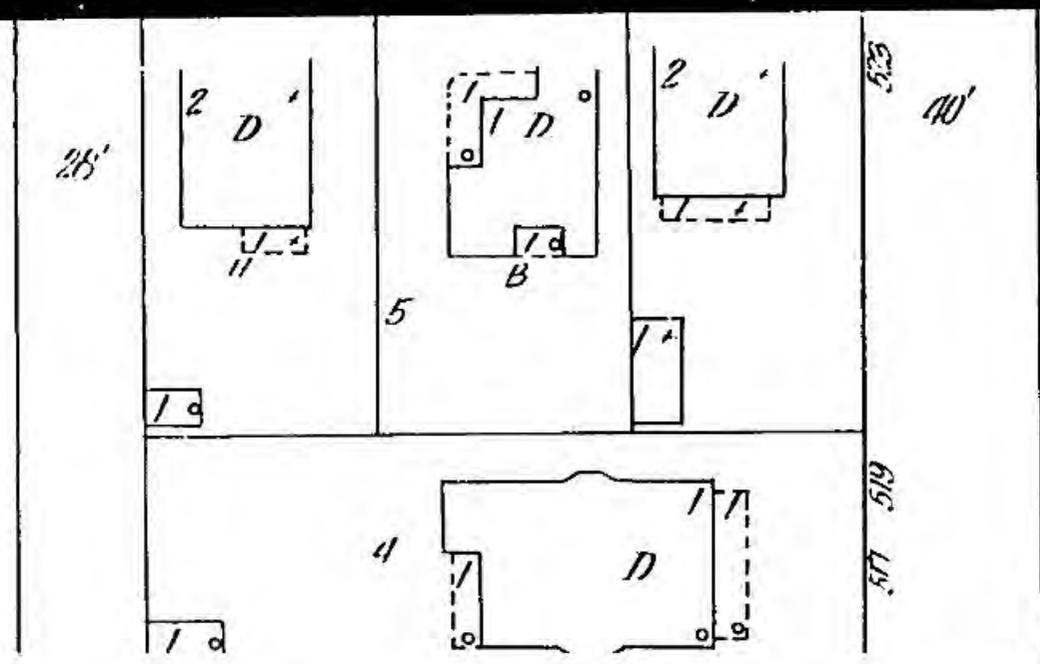
City:

Date:

Volume:



< Previous Next >

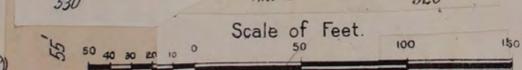
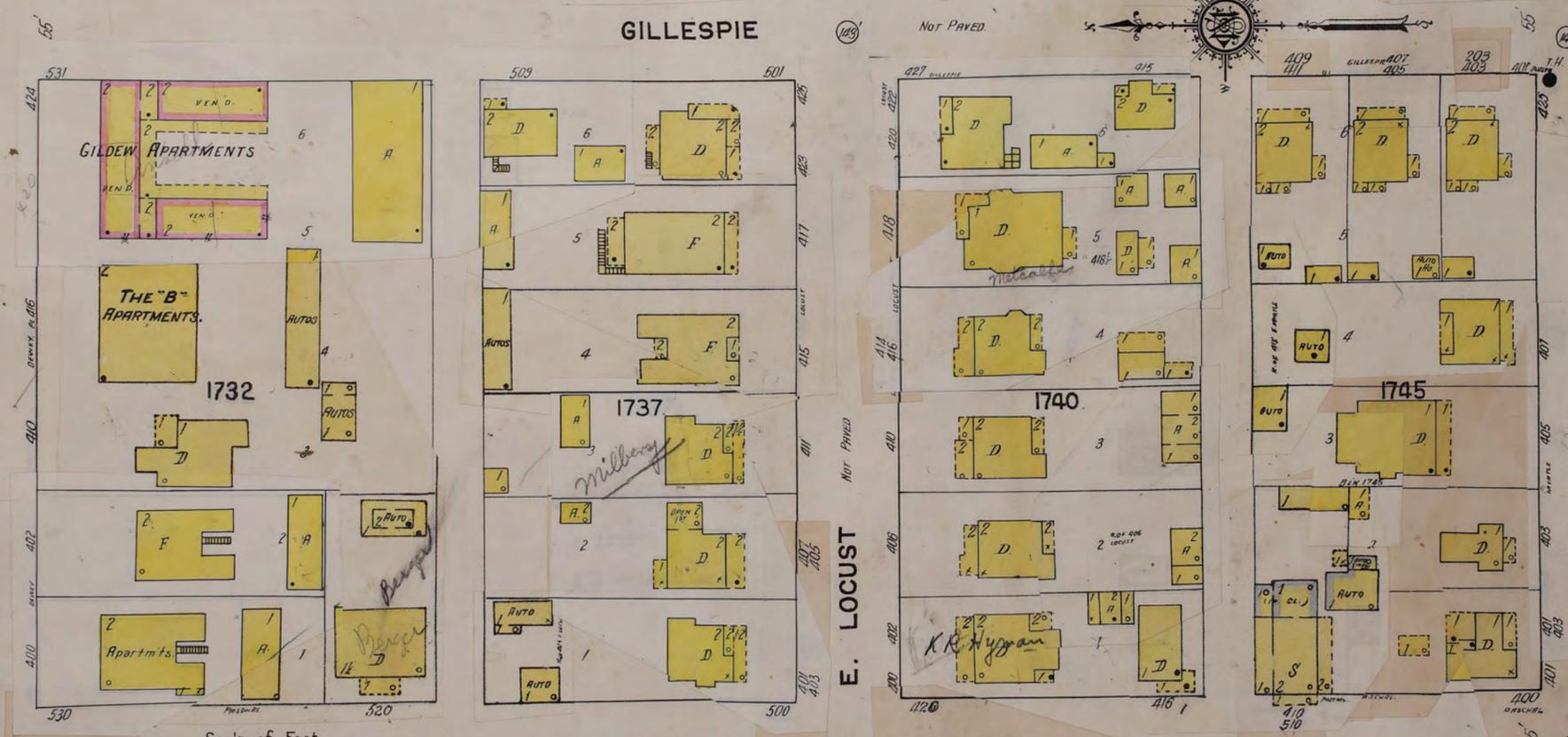
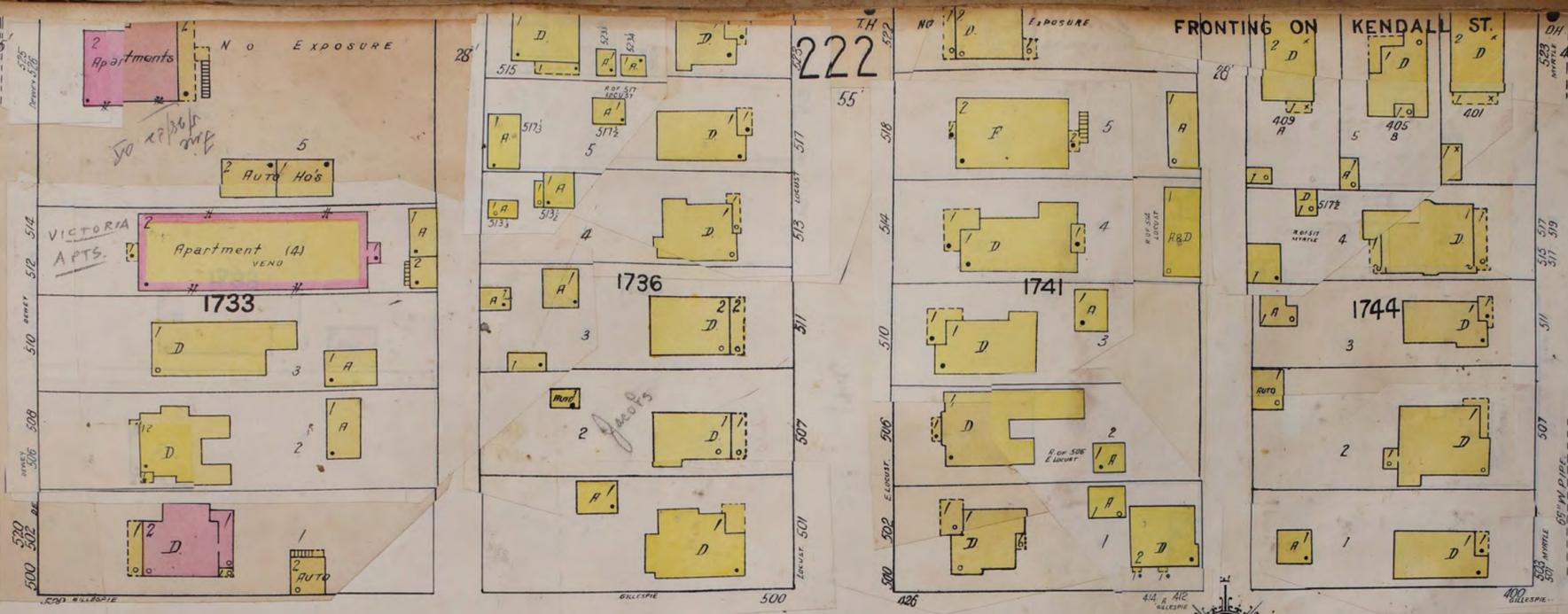


SAN ANTONIO, VOL 2
216



222

211



215

206

207

222

211



+ 401 kendall san antonio texas

go

← purchase image and/or print

Post

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- atlases
- compare
- overlays
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- 1959
- 1955



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+ 401 kendall san antonio texas

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- 1963
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- 1955



10 m
30 ft

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CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: July 10, 2024

HDRC Case #: 2024-215

Address: 401 Kendall St

Meeting Location: Onsite

APPLICANT: Shannon M Follansbee | KEN 401 LLC

DRC Members present: Jeff Fetzer, Monica Savino, and Jimmy Cervantes

Staff Present: Bryan Morales

Others present: Applicant's architect and contractors

REQUEST:

Conceptual review of additions and alterations

COMMENTS/CONCERNS:

MS&JF: Discussion on purpose of a four-unit multi-family structure with 2-bed/2-bath and whether there is a possibility to change the floor plan to preserve as much of the existing footprint as possible.

JC: Asked about neighborhood participation. The applicant noted that they had received enthusiastic feedback from the neighborhood.

SMF: Discussion on site parking and complications. Mentioned that 6 parking spots are generally required by the city; however, they are pursuing a variance to allow 4 parking spots and to place the parking at the rear of the property.

MS: Mentioned a possibility to pursue a parking agreement with the surrounding commercial or religious institutions. There is a church across the street. The applicant noted that this may not be feasible given current tenant preferences.

Commissioners onsite noted the change over time at the property. They noted the two historic dormers and asked questions on the use over time for the structure.

Commissioners walked through the interior and noted the available footprint and again asked whether modifying the applicant's footprint plan may help with retaining the existing footprint. The applicant noted fire damage and noted that reframing is likely. Commissioners noted the existing condition and observed a lack of historic windows onsite.

MS&JF: Brought up the possibility of constructing a two-story or similar rear accessory structure to allow for more available square-footage. The applicant noted that parking is still an issue; however, the applicant's architect noted that there may be a possibility of building a rear accessory that hangs over some parking.

OVERALL COMMENTS:

Overall, discussion predominately concerned the issue with adding square-footage/parking while balancing the historic footprint. Commissioners onsite offered a possible solution of adding a secondary structure at the rear if parking is worked out with its required variance.