

## HISTORIC AND DESIGN REVIEW COMMISSION

March 05, 2025

**HDRC CASE NO:** 2025-040  
**ADDRESS:** 501 E LOCUST  
**LEGAL DESCRIPTION:** NCB 1736 BLK 10 LOT 1  
**ZONING:** MF-33, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Janelle Patrick/Rhino Design Build, LLC  
**OWNER:** Shane Wohlrabe/WOHLRABE SHANE & IRENE  
**TYPE OF WORK:** Front porch modifications  
**APPLICATION RECEIVED:** February 17, 2025  
**60-DAY REVIEW:** April 18, 2025  
**CASE MANAGER:** Bryan Morales  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace the porch roof with a new porch roof of similar design to include the increase of 1'6" in depth and two Tuscan-style columns to match an existing column onsite.

### APPLICABLE CITATIONS:

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

#### 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.

### FINDINGS:

- a. The property at 501 E Locust includes a single-story Craftsman-style residence and detached rear garage built c. 1924. Located on the northeast corner of E Locust and Gillespie, both structures are clad in wood waterfall siding. The home's front door is centered on the primary elevation below a rounded gable with three ganged windows to the left and an enclosed porch to the right. The cross-gabled composition shingle roof has knee braces below the eaves. There is a chimney on the west elevation that protrudes through the roof. Windows are one-over-one and wood, with one-over-one wood screens on all elevations. The structure contributes to the Tobin Hill Historic District.
- b. ADMINISTRATIVE APPROVAL – The applicant has requested to install a simple metal handrail for accessibility on the front porch steps. This request item is eligible for administrative approval and does not require review by the Historic and Design Review Commission (HDRC).

- c. **PORCH ROOF REPLACEMENT** – The applicant is requesting approval to replace the porch roof with a new porch roof of similar design to include the increase of 1'6" in depth and two Tuscan-style columns to match an existing column onsite. In the submitted application, the applicant has indicated an engineer found the existing porch roof is not structurally sound and has advised to rebuild the porch roof, increase the depth by 1'6", and install two support columns. The Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.iii. states to replace in-kind porches and related elements in-kind when such features are deteriorated beyond repair. Additionally, the design should be simple as to not distract from the historic character of the building. Staff finds the porch roof replacement, increase in depth, and new columns generally appropriate.

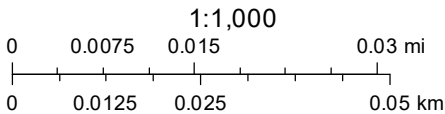
**RECOMMENDATION:**

Staff recommends approval of the request, based on findings a through c, as submitted.

City of San Antonio One Stop

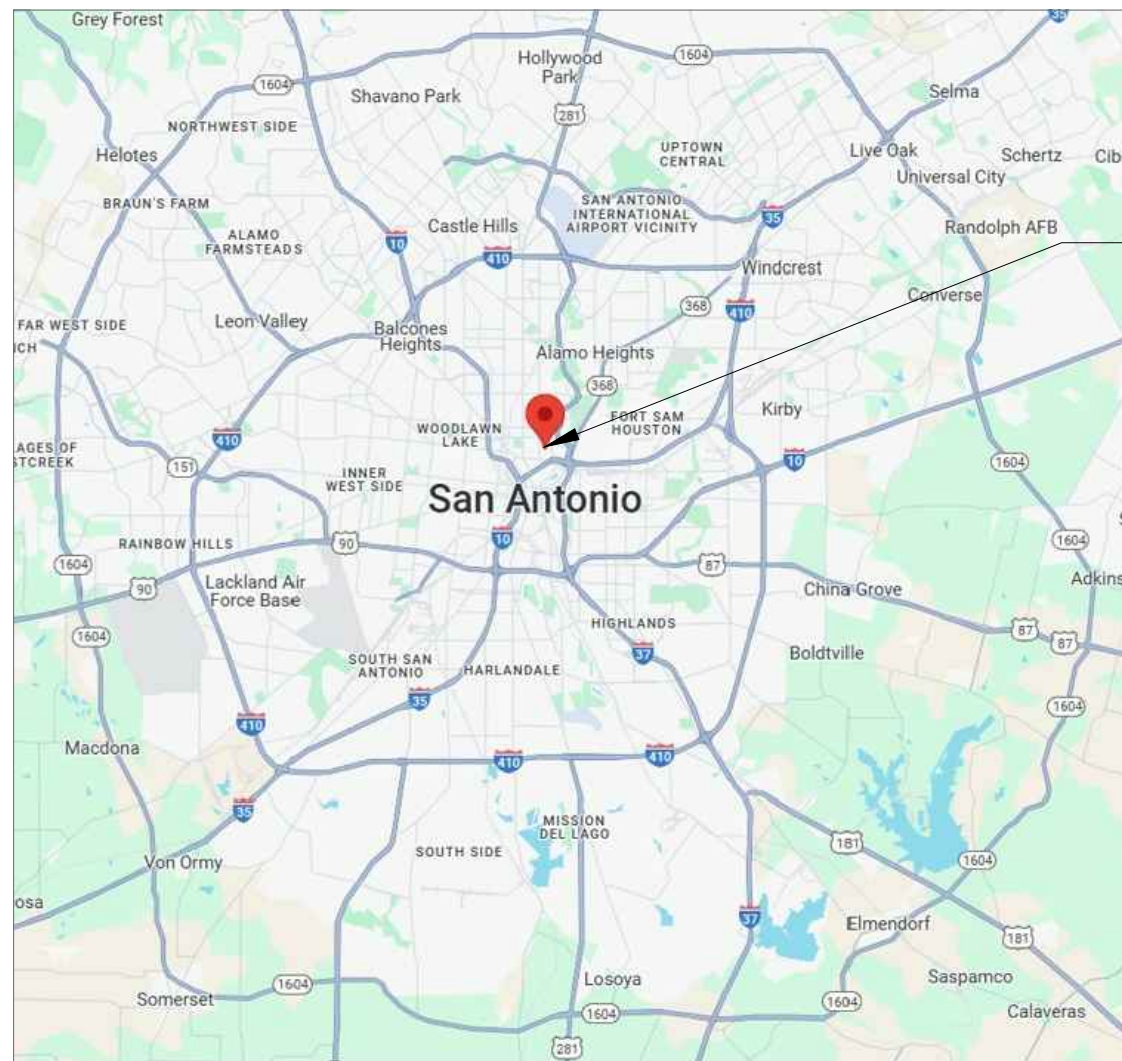


February 27, 2025



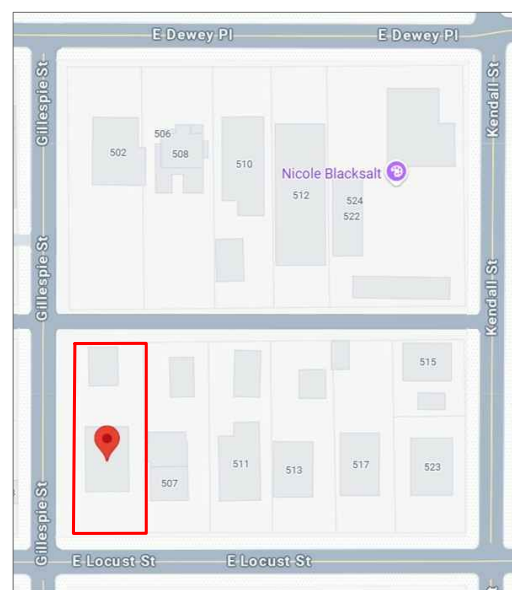


## LOCATION MAP



Source: <https://www.google.com/maps>.

Project location  
(see enlarged street map)



Source: <https://www.bcad.org>.



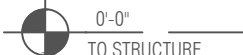
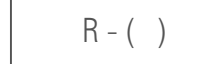

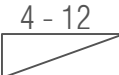


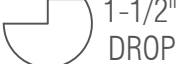


Photo Date: FEB 2025

## STREET MAP

## AERIAL MAP

## SYMBOLS

DOOR SYMBOL	
WINDOW TYPE	
HEIGHT KEY	
ROOM NAME	
CEILING HEIGHT	
ROOF PITCH	
REVISION CLOUD	
SLOPE DIRECTION	
GRADE DROP MARKER	

## GENERAL INFORMATION

- 1.- THIS SET OF CONSTRUCTION DOCUMENTS IS PRESENTED TO INCLUDE DRAWINGS OF 24" x 36" SHEETS.
- 2.- FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERRABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECESSARY FOR THE COMPLETION AND FULLY OPERATIONAL PERFORMANCE OF THAT SYSTEM.
- 3.- ALL INFORMATION ON EXISTING CONDITIONS WAS SUPPLIED TO THE DESIGN TEAM BY THE OWNER. CONTRACTOR IS REQUESTED TO VERIFY, ON-SITE, ALL DIMENSIONS & CONDITIONS BEFORE STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGN TEAM. CONTRACTOR SHALL FAMILIARIZE HIM (HER) SELF WITH EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
- 4.- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ALL CONTRACT DOCUMENTS - ARCHITECTURAL AND ENGINEERING (IF APPLICABLE) - ARE TO BE USED TOGETHER. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO REVIEW COMPLETE SETS OF DOCUMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- 5.- THE CONTRACT DOCUMENTS INDICATE THE GENERAL DESIGN INTENT, BUT DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION. THE CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- 6.- CONTRACTOR OF THE WORK SHALL VERIFY IN THE FIELD AND COORDINATE BETWEEN THE TRADES. OWNER SHALL BE MADE AWARE OF ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING, BUT NOT LIMITED TO, PROPERTY LINE DIMENSIONS, SETBACKS, EASEMENTS, RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION, EXISTING AND NEW, EXISTENCE AND LOCATIONS OF ASBESTOS OR OTHER UNKNOWN TOXIC MATERIAL, DRIVEWAYS, WALKS, APRONS, UTILITIES, GRADES, AND DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCOVERY OF ASBESTOS AND OTHER REGULATED TOXIC MATERIALS AND SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR CONFORMANCE TO FEDERAL, STATE, AND LOCAL JURISDICTIONAL REQUIREMENTS REGARDING THE DISPOSAL OF HAZARDOUS MATERIALS. SHOULD ANY QUESTIONS ARISE PRIOR TO BEGINNING CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO.
- 7.- CONTRACTOR SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR PLAN REVIEWS REQUIRED BY THE CITY OF EAGLE PASS.
- 8.- CONTRACTOR SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR ALL PERMITS, APPROVALS, AND INSPECTIONS REQUIRED BY THE CITY OF EAGLE PASS. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
- 9.- OWNER SHALL BEAR ALL FINANCIAL RESPONSIBILITY FOR ALL PLAN REVIEWS, PERMITS, APPROVALS, AND INSPECTIONS REQUIRED BY THE CITY OF EAGLE PASS.

## INDEX

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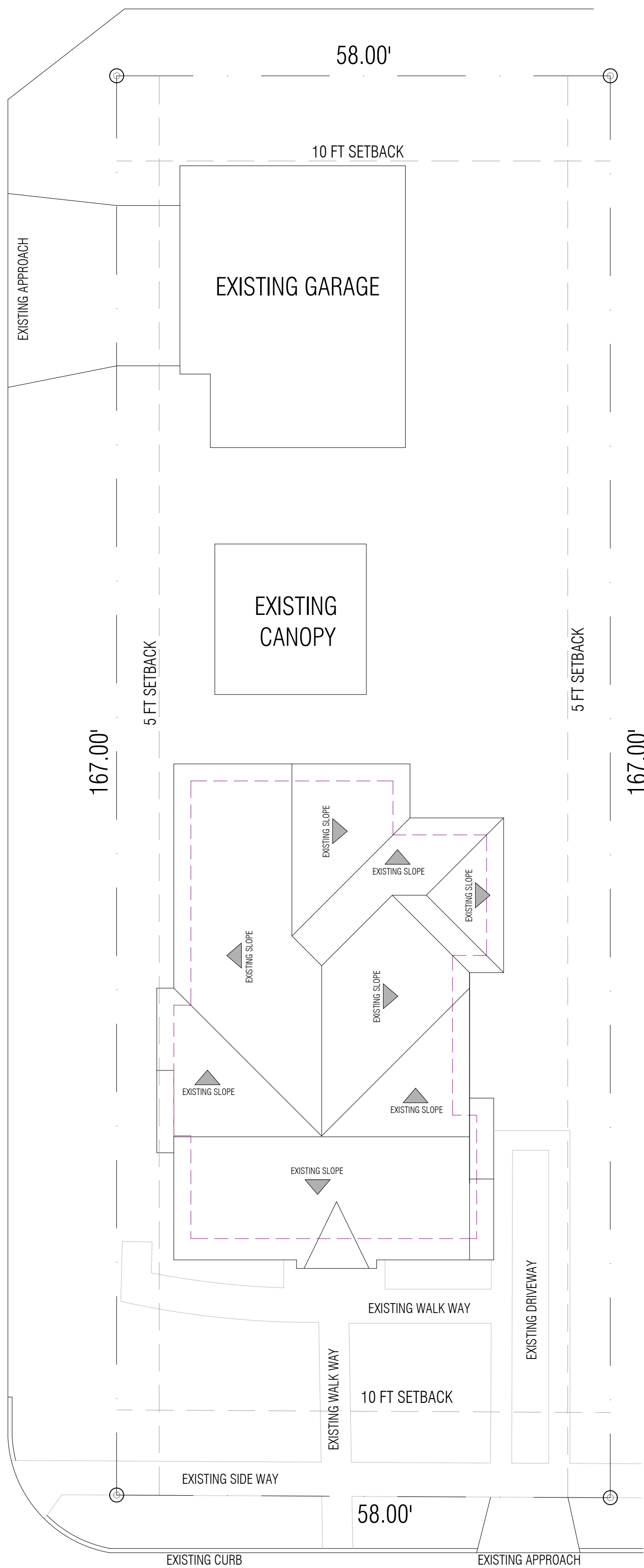
## SITE PLAN LEGEND

PROPERTY LINE \_\_\_\_\_

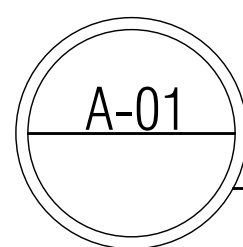
SETBACK LINE - - - - -

BUILDING EDGE LINE \_\_\_\_\_

EXISTING FENCE □ □ □ □ □ □ □ □

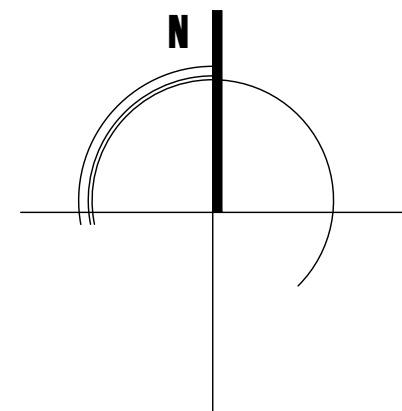


**E. Locust St.**  
(50' R.O.W.)



# SITE PLAN

Scale:  $3/32" = 1'-0"$



**Projecta**  
ENGINEERING

PROJECTA ENGINEERING, PLLC  
CARMEN C GROTH, P.E., PMP  
SARASOTA, FL 34230  
SAN ANTONIO, TX 78230  
PHONE: (210) 380-0060  
[cgroth@projectaengineering.com](mailto:cgroth@projectaengineering.com)

**501 E Locust  
Street**

San Antonio, TX. 78212

DATE: 02/12/2025

PROJECT NO.	
REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

DRAWN BY: CARLOS TREVINO

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDERS SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. BECAUSE OF THE VARIATION IN LOCAL BUILDING CODES, THE USER ASSUMES LIABILITY FOR ANY DAMAGES DUE TO OMISSIONS, ERRORS, OR DEFICIENCIES IN THESE PLANS. OWNER/BUILDER MUST COMPLY WITH ALL LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY COPYING, REPRODUCING, OR ALTERING OF THESE PLANS IS PROHIBITED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAW.

PROJECT TYPE

## RESIDENTIAL

PORCH.....44.72 SQF

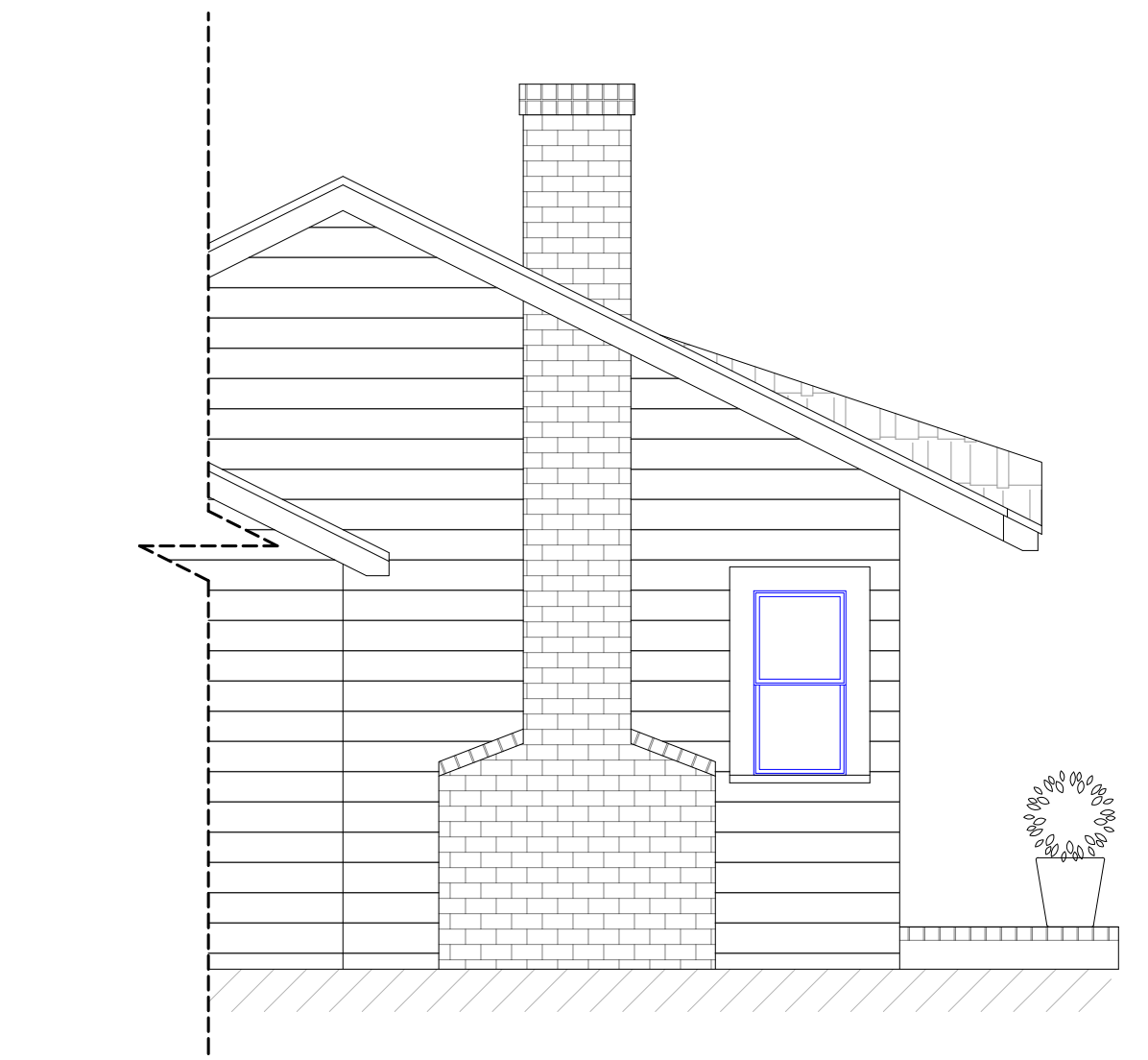
## SITE PLAN

SCALE: INDICATED

PLAN No

FEB 2025

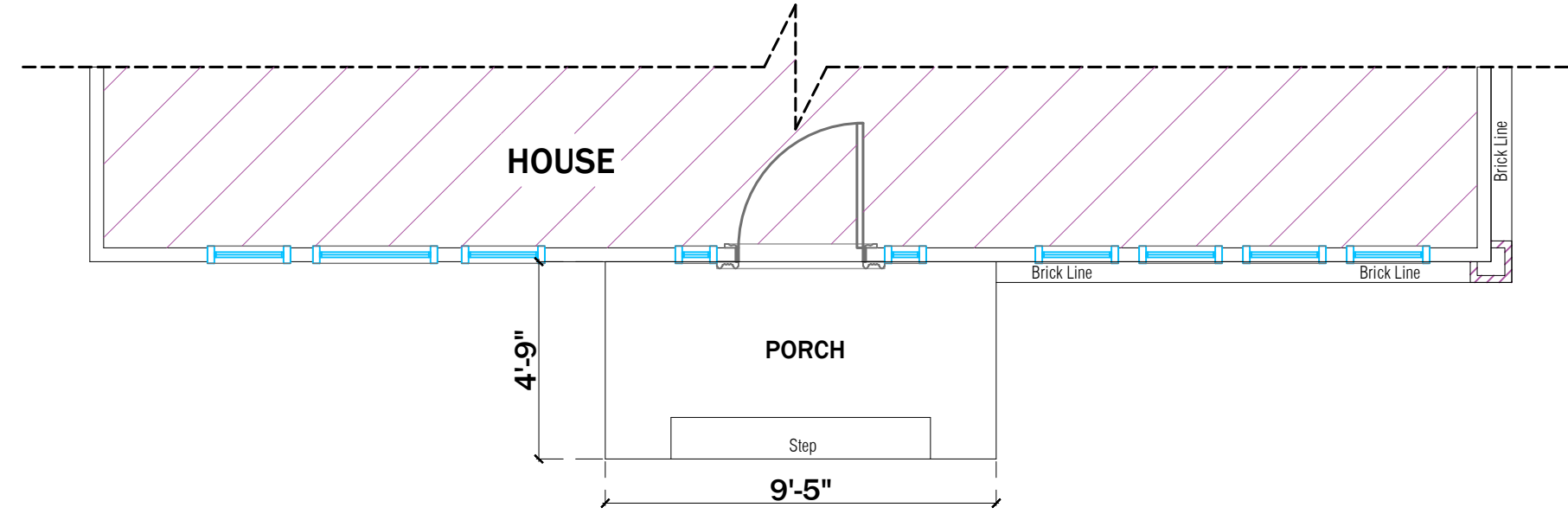




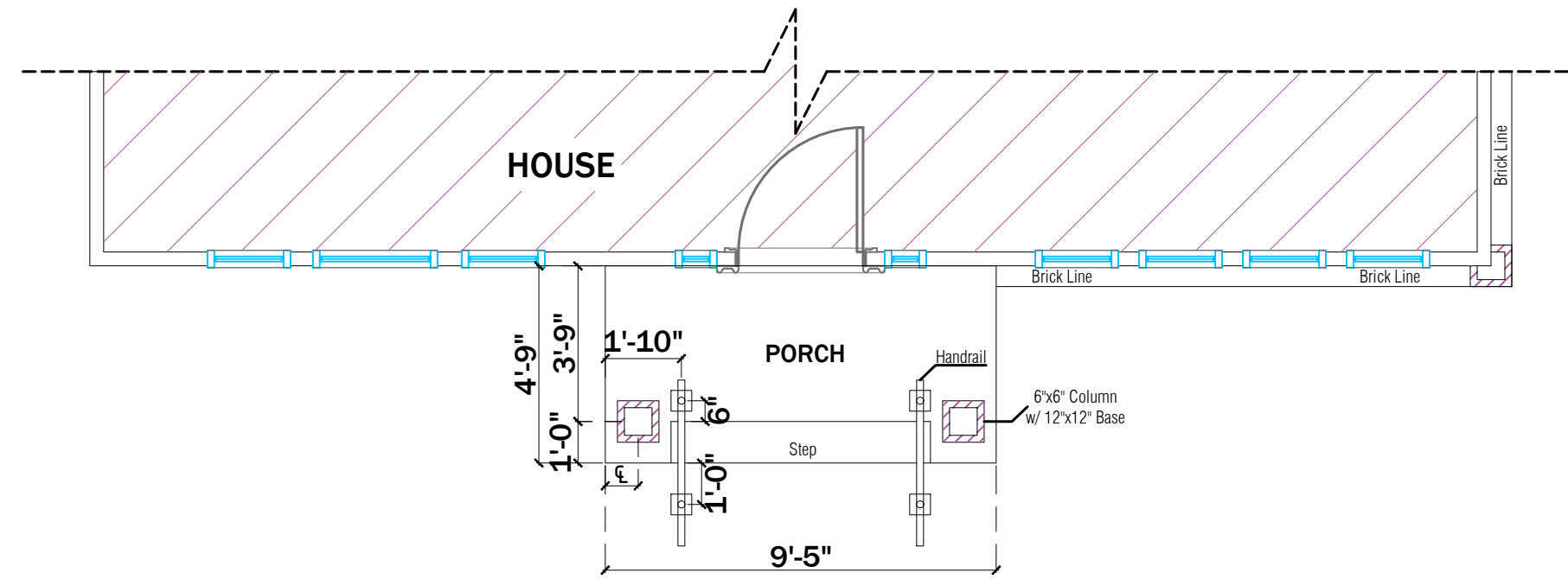
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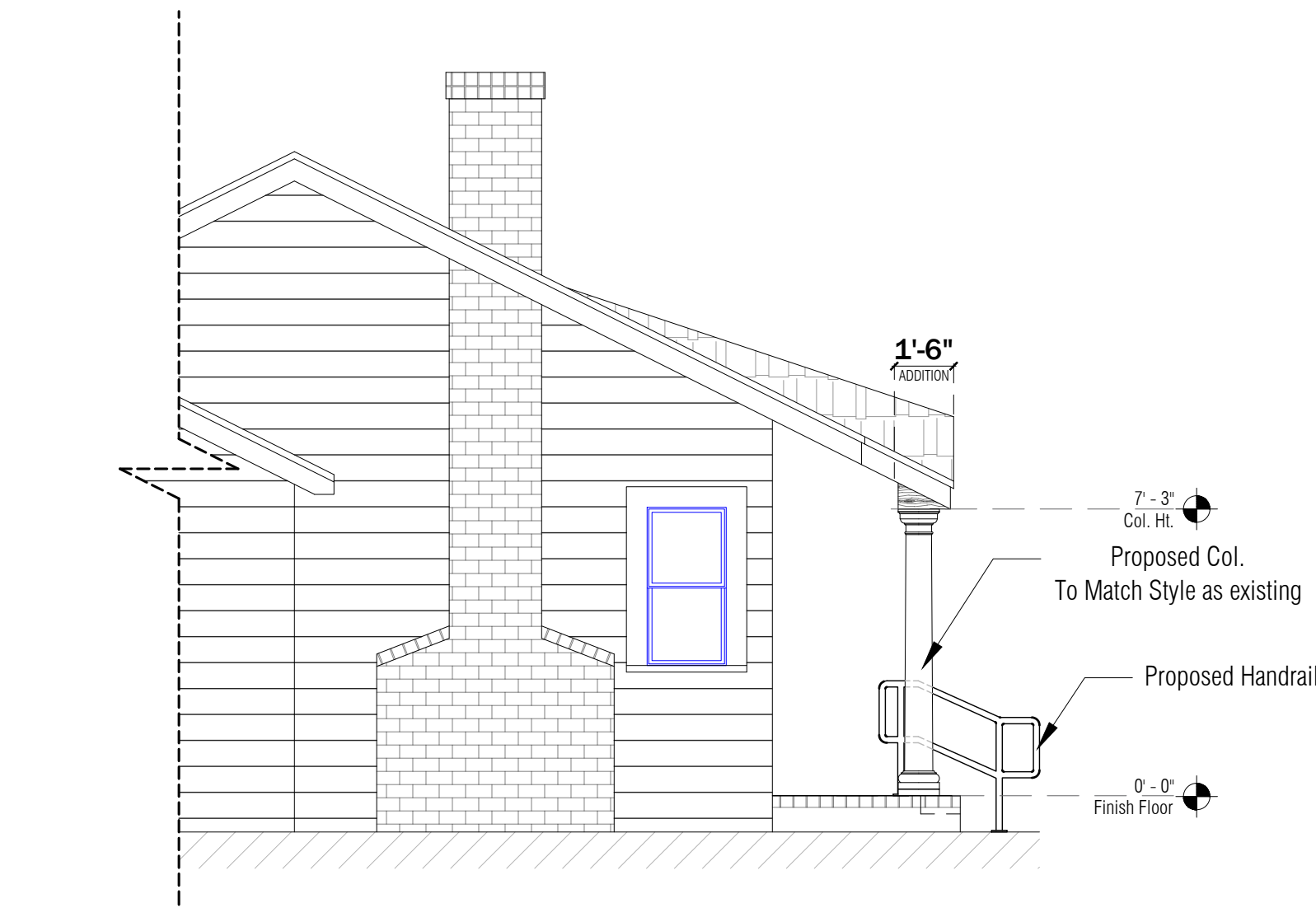
FRONT ELEVATION



EXISTING PORCH



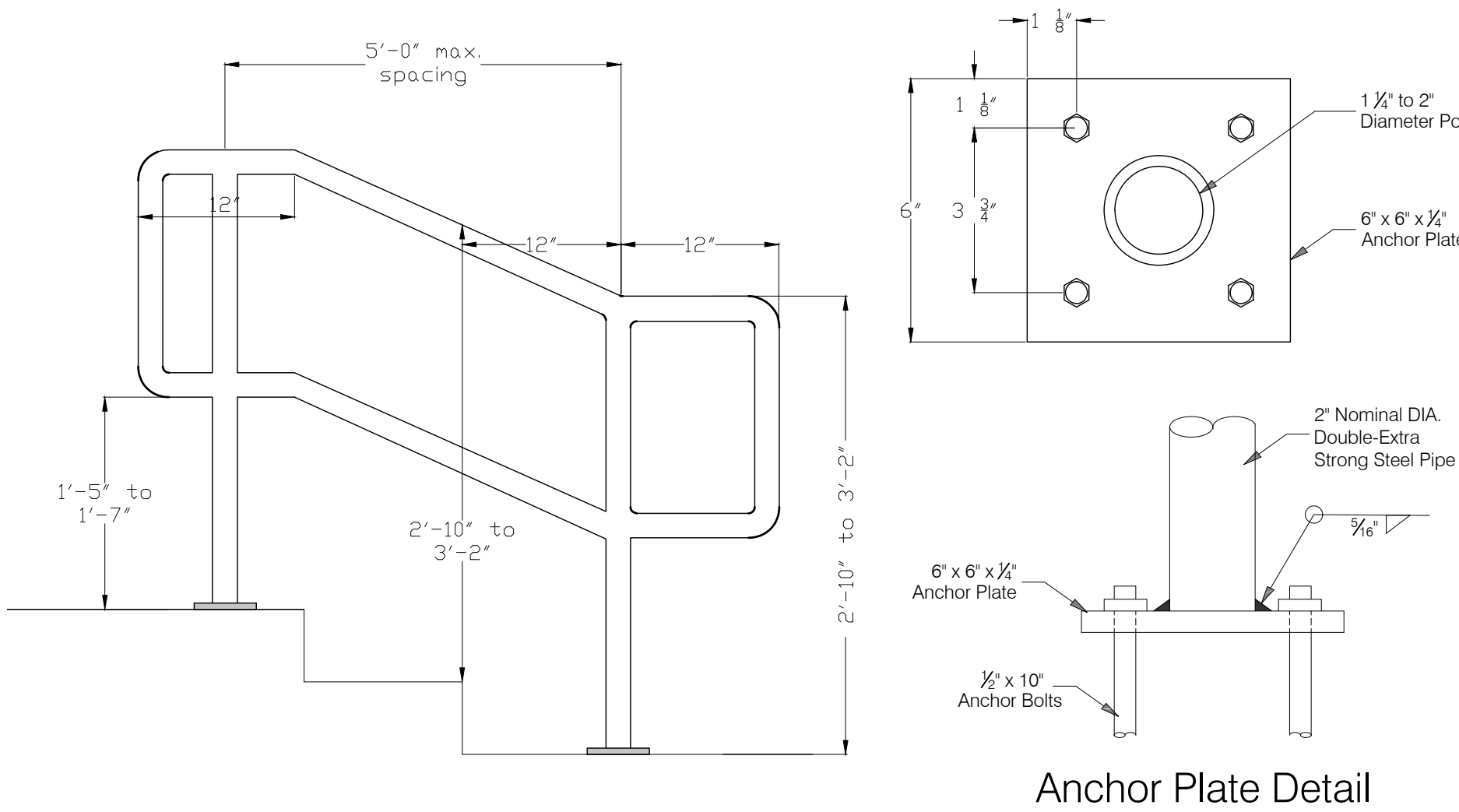
PROPOSED PORCH



PROPOSED LEFT ELEVATION



PROPOSED FRONT ELEVATION



HANDRAIL DETAIL

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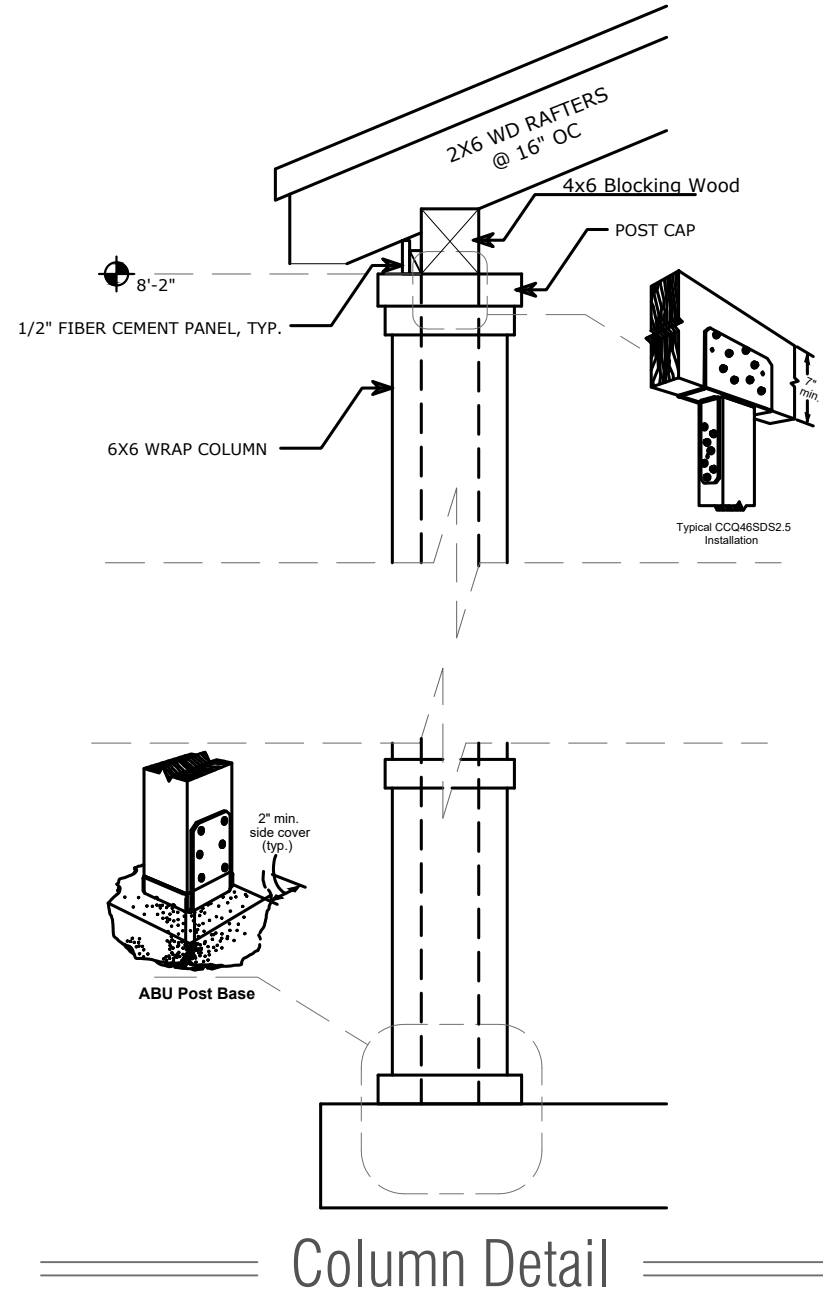
Anchor Plate Detail



Existing Porch Photo Reference



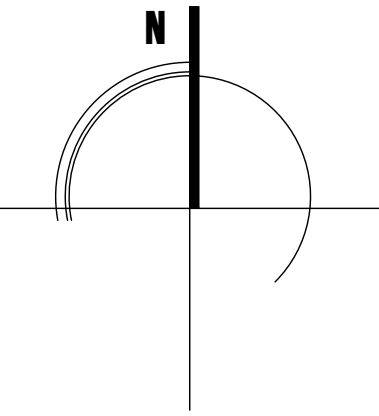
Photo for reference only - column style example



Column Detail

## GENERAL NOTES

- 1.- ALL DIMENSIONS SHALL BE VERIFIED ON-SITE PRIOR TO ANY WORK. REPORT ANY DISCREPANCIES TO THE ENGINEER OR ARCHITECT BEFORE PROCEEDING.
- 2.- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND LOCAL BUILDING REQUIREMENTS.
- 3.- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- 4.- ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE COORDINATED TO AVOID CONFLICTS.
- 5.- ANY MODIFICATIONS OR DEVIATIONS FROM THE APPROVED PLANS SHALL BE REVIEWED AND APPROVED BY THE DESIGN PROFESSIONAL BEFORE IMPLEMENTATION.
- 6.- CONTRACTOR SHALL ENSURE PROPER ALIGNMENT AND INSTALLATION OF ALL MATERIALS AS PER MANUFACTURER'S SPECIFICATIONS AND INDUSTRY STANDARDS.
- 7.- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE RELEVANT BUILDING CODES.
- 8.- THE SITE SHALL BE KEPT CLEAN AND FREE OF DEBRIS THROUGHOUT THE CONSTRUCTION PROCESS



**Projecta** ENGINEERING  
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501 E Locust Street

San Antonio, TX. 78212  
DATE: 02/12/2025  
PROJECT NO.

REVISION	DATE
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PROJECT TYPE:

**RESIDENTIAL**

PORCH..... 44.72 SQFT

**FLOOR PLAN**

SCALE: INDICATED

**A.02**

PLAN No:

**FEB 2025**

**A-02** PROPOSED FLOOR PLAN  
Scale: 1/4"=1'-0"







