

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2022

HDRC CASE NO: 2022-290
ADDRESS: 1914 E HOUSTON ST
LEGAL DESCRIPTION: NCB 1372 BLK 4 LOT 12
ZONING: C-2, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: ABIGAIL SANTANGELO
OWNER: RICHARD Gonzales/CHAPAWU PROPERTIES
TYPE OF WORK: Construction of a rear addition
APPLICATION RECEIVED: May 16, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa

REQUEST:

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

1. Replace the existing, wrought iron porch columns.
2. Construct a 500-square-foot addition to the rear of the property.

APPLICABLE CITATIONS:

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. *Roof top 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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. 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.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
 - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure located at 1914 E. Houston St. is a single-family home and is contributing to the Dignowity Hill Historic District. The historic structure was constructed circa 1910 in the Folk Victorian style. At this time the applicant is requesting a Certificate of Appropriateness for approval to construct a 500 sq ft addition at the rear of the home and replace the current fence with in-kind materials.
- b. CONSTRUCTION DOCUMENTS – The applicant has submitted construction documents that do not accurately represent the structure’s current condition or architectural details. The applicant has indicated in writing that no modifications to the historic structure and its original elements, including roof forms, dormers, window bays and window openings are to occur at this time.
- c. PREVIOUS APPROVAL – The applicant has received an administrative Certificate of Appropriateness for approval to repair the foundation, repair the skirting in kind, replace damaged and rotten wood, restore all wood windows, replace the roof, in-kind, and repair wood siding, in-kind.
- d. COLUMN REPLACEMENT – The applicant has proposed to replace the existing, wrought iron porch columns with new, wood columns. Staff finds this scope of work to be appropriate; however, staff finds that the proposed new columns should feature six inches square with capital and base trim and chamfered corners. Additionally, the front façade should feature four columns, instead of three.
- e. REAR ADDITION – The applicant is requesting to add an additional 500 square feet to the rear of the property. The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. Generally, staff finds that the applicant has proposed an appropriate addition; however, staff finds that the proposed addition should feature a wall inset or vertical trim piece to differentiate the original structure from the addition.
- f. ROOF FORM – Generally the Guidelines require that new additions be subordinate and that original character defining features of the historic structure should be preserved. The historic structure features a pyramidal style roof, a unique Folk Victorian feature. Staff finds that this element should be preserved. Staff finds that a lower ridge line that preserves the original roof form would be most consistent with the Guidelines. Revised construction documents noting this design update should be submitted to OHP staff for review and approval prior to the issuance of a COA.
- g. MATERIALS – The applicant has proposed to install wood siding to match the original and an asphalt shingle roof. Staff finds the proposed materials to be appropriate.
- h. WINDOW MATERIALS – The applicant has not specified window materials at this time. Staff finds that wood or aluminum clad windows that match the original in profile should be used. Window specifications are to be submitted to OHP staff for review and approval prior to purchase and installation.
- i. FENESTRATION & DESIGN – Generally, staff finds the proposed fenestration profile and design to be appropriate; however, staff finds that the proposed addition’s roof should feature a subordinate ridge line and that the sliding window should feature a traditional, one over one profile. Additionally, staff finds that the proposed rear porch columns should feature a profile of six inches square with capital and base trim and chamfered corners.

RECOMMENDATION:

1. Staff recommends approval of item #1, porch column replacement with the following stipulations:
 - i. That the proposed columns feature six inches square with capital and base trim and chamfered corners.
 - ii. That the applicant replace columns in their current location, resulting in four columns instead of the proposed three.

- iii. The porch roof is to remain intact with no changes to materials, profile, or roof form. Any modifications to the porch roof structure will require additional review for a Certificate of Appropriateness.
2. Staff recommends approval of item #2, the construction of a rear addition based on findings a through g with the following stipulations:
 - i. That no original elements of the original structure be modified.
 - ii. That the applicant install wood or aluminum clad wood windows that are consistent with staff's standards for windows in additions, and that the rectangular sliding window be modified to feature a one over one, traditional profile.
 - iii. That the applicant modify the proposed addition's ridge line to be subordinate to that of the original structure.
 - iv. That the applicant add a wall inset or a vertical trim piece to separate the addition from the original structure.

Updated construction documents noting the addition's reduced ridge line, revised column design and the preservation of the original porch roof form should be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.

No modifications to the historic structure and its original elements, including roof forms, dormers, window bays and window openings are to occur.





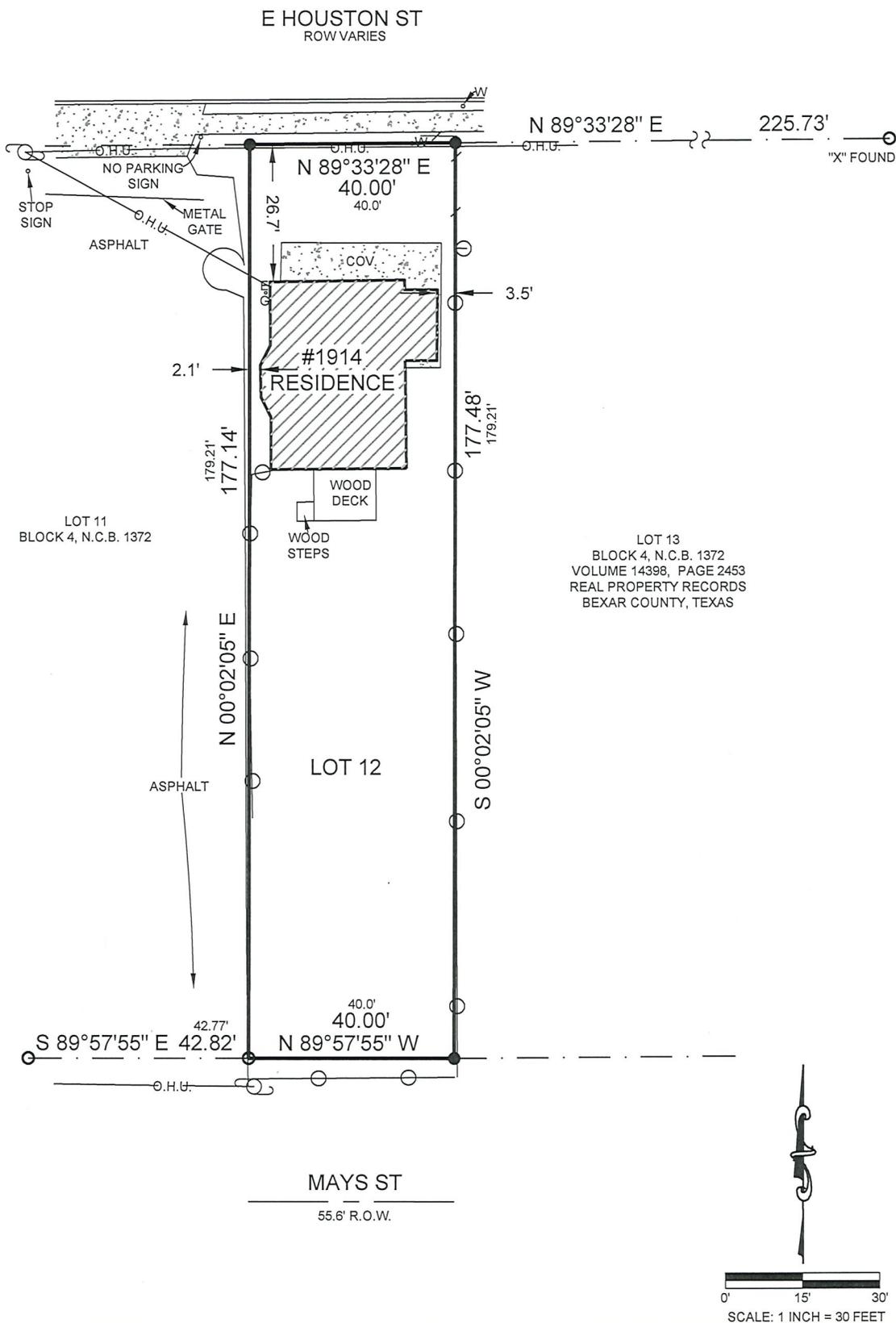






NOTES:

1. PROPERTY OWNER(S) AND/OR BUILDER(S) SHALL REVIEW MUNICIPAL/CITY, NEIGHBORHOOD AND RECORD RESTRICTIONS AND SETBACK LINE REQUIREMENTS AND SHALL OBTAIN PERMITS/APPROVALS PRIOR TO ANY CONSTRUCTION.
2. ONLY VISIBLE IMPROVEMENTS SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO ANY DIGGING OR CONSTRUCTION.
3. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS).



SURVEY OF: LOT 12, BLOCK 4, NEW CITY BLOCK 1372, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Address 1914 E HOUSTON ST, SAN ANTONIO, TX 78202
 JOB NO. 1196-004
 CERTIFIED TO: BOSS LADY REAL RESTATE INC
ALAMO TITLE INSURANCE COMPANY

RECORD INFORMATION
 N89°27'41\"/>

- Legend:**
- CHAIN LINK FENCE
 - WOOD FENCE
 - CONCRETE
 - 1/2\"/>

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION.

[Handwritten Signature]
 JOEL CHRISTIAN JOHNSON, R.P.L.S.



AUGUST 30, 2021
 DATE:

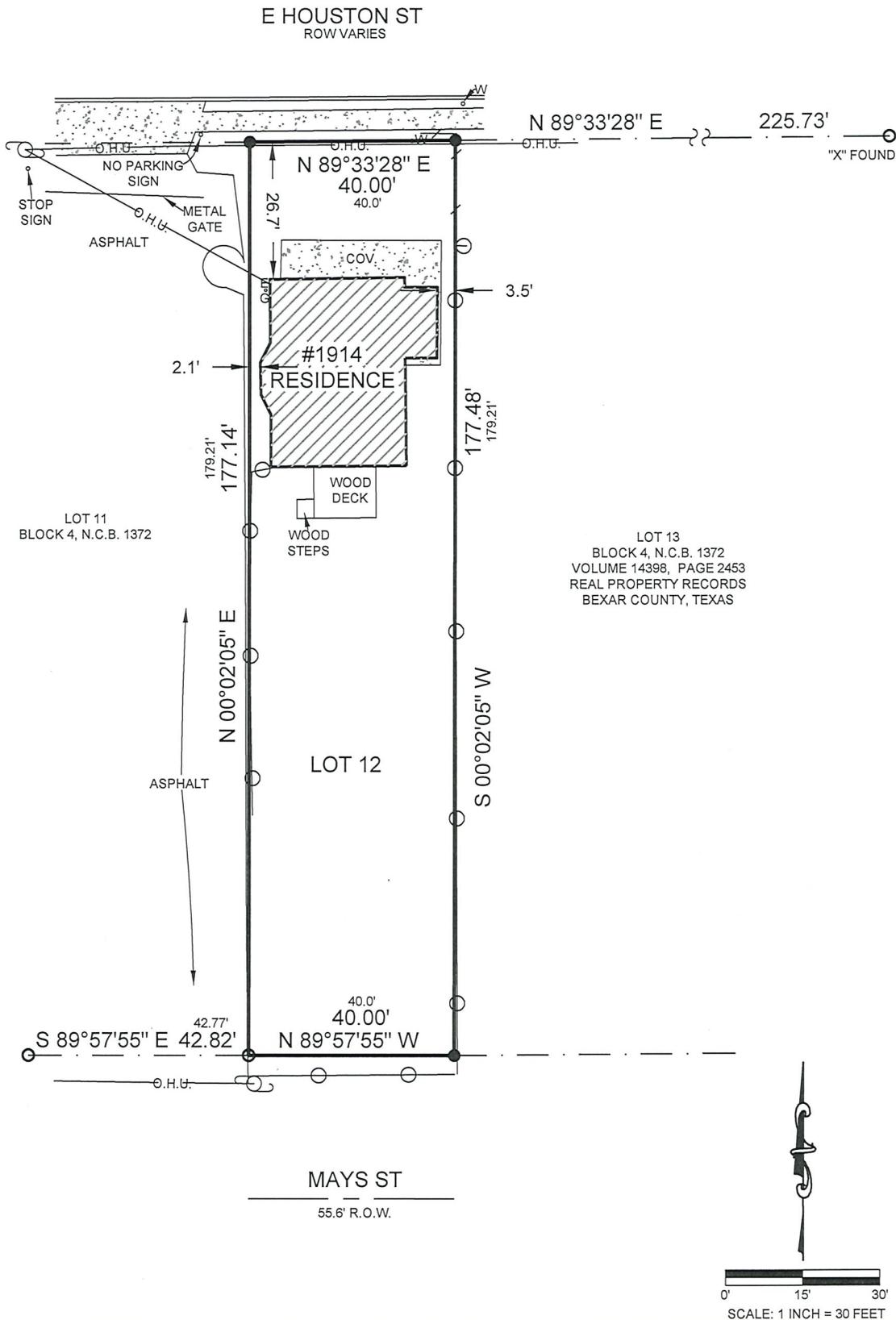


MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
 FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

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SURVEY OF: LOT 12, BLOCK 4, NEW CITY BLOCK 1372, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Address 1914 E HOUSTON ST, SAN ANTONIO, TX 78202

JOB NO. 1196-004

CERTIFIED TO: BOSS LADY REAL RESTATE INC

ALAMO TITLE INSURANCE COMPANY

RECORD INFORMATION

N89°27'41"E
65.00'
AS MEASURED IN FIELD
S33°29'20"W
161.24'

Legend:

- CHAIN LINK FENCE
- ⊕ WOOD FENCE
- ▣ CONCRETE
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- UTILITY POLE G - GAS METER
- O.H.U. OVERHEAD UTILITY
- COV. COVERED E - ELEC. METER (VOLUME/PAGE) W - WATER METER
- 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS"

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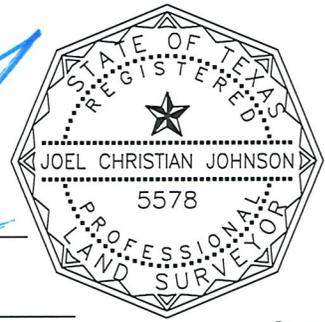


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[Handwritten Signature]
JOEL CHRISTIAN JOHNSON, R.P.L.S.



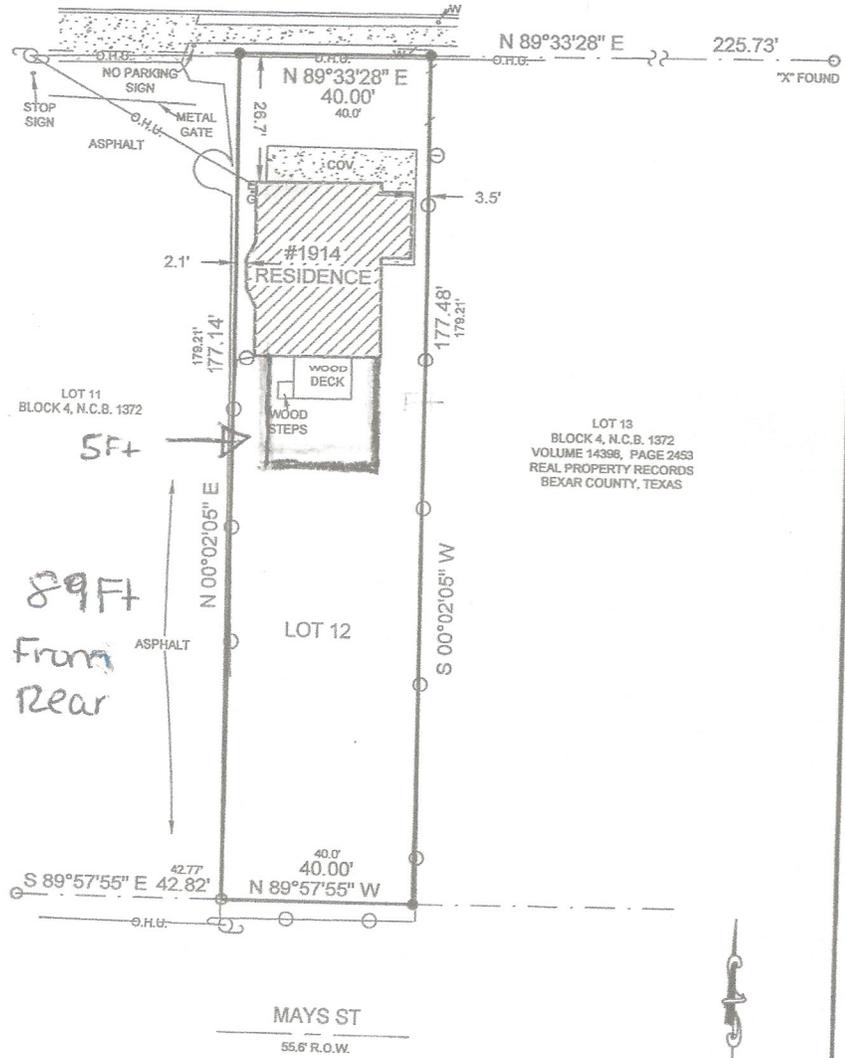
AUGUST 30, 2021
DATE:

- NOTES:
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 3. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS).

Site Plan

1914 E HOUSTON ST

ROW VARIES



SURVEY OF: LOT 12, BLOCK 4, NEW CITY BLOCK 1372, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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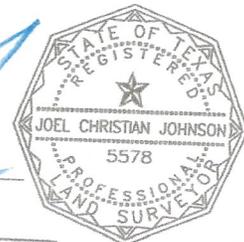


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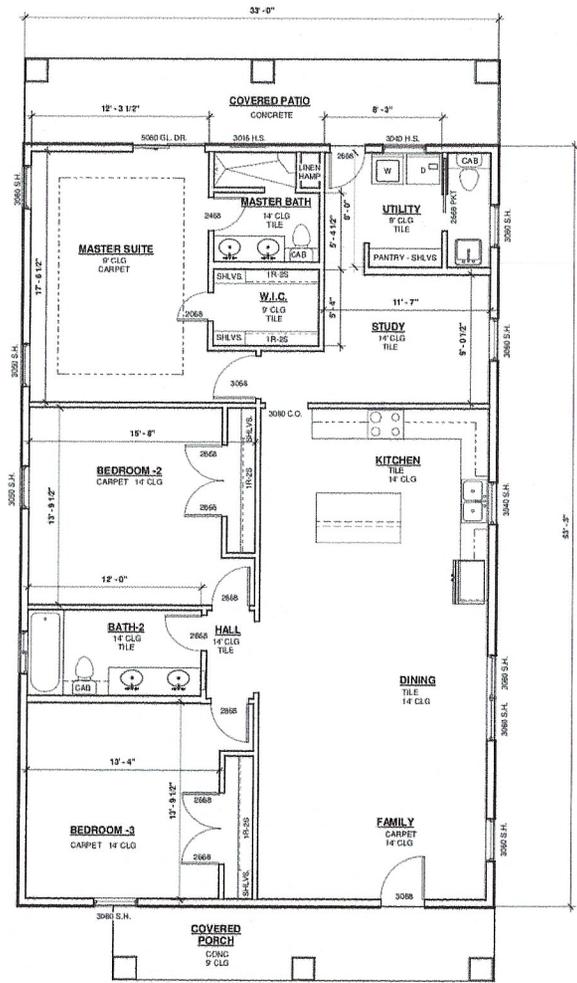
1095 Central Parkway North, San Antonio, Texas 78221
 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
 FIRM REGISTRATION NUMBER: T.S.P.E. F-794 & T.S.P.L.S. 10011700

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION.

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 JOEL CHRISTIAN JOHNSON, R.P.L.S.



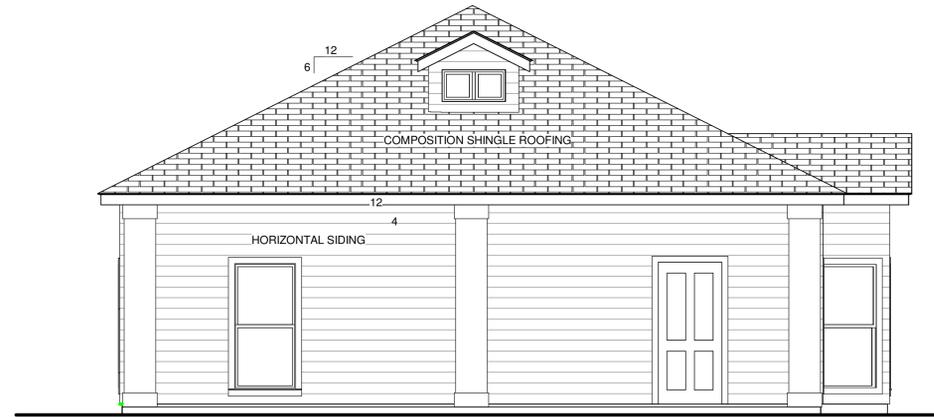
AUGUST 30, 2021
 DATE:



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

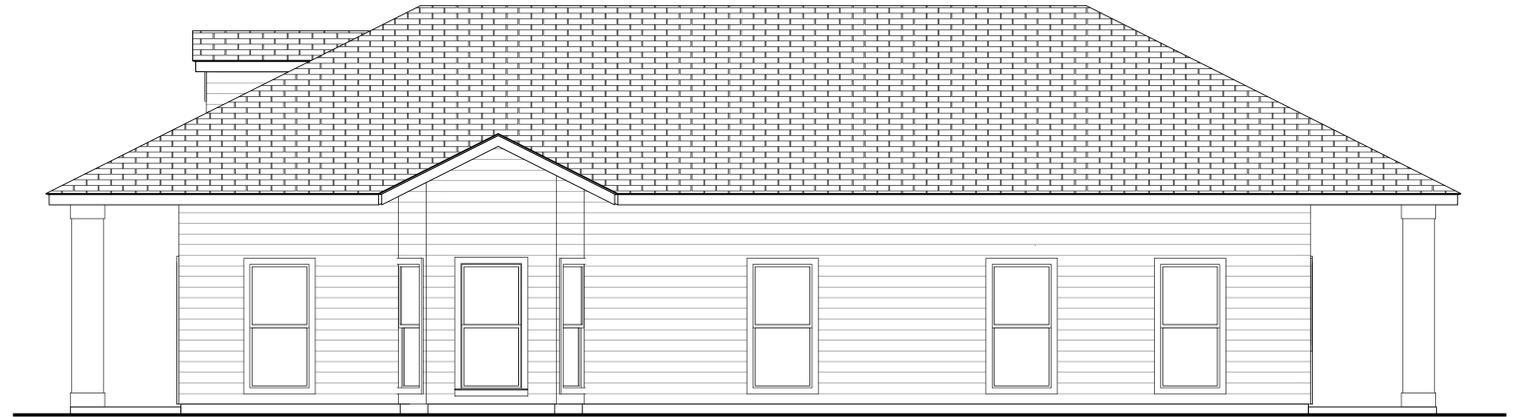
Additional 500 sqft
Added only to rear
of House

1914 E Houston St
SA TX 78202



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



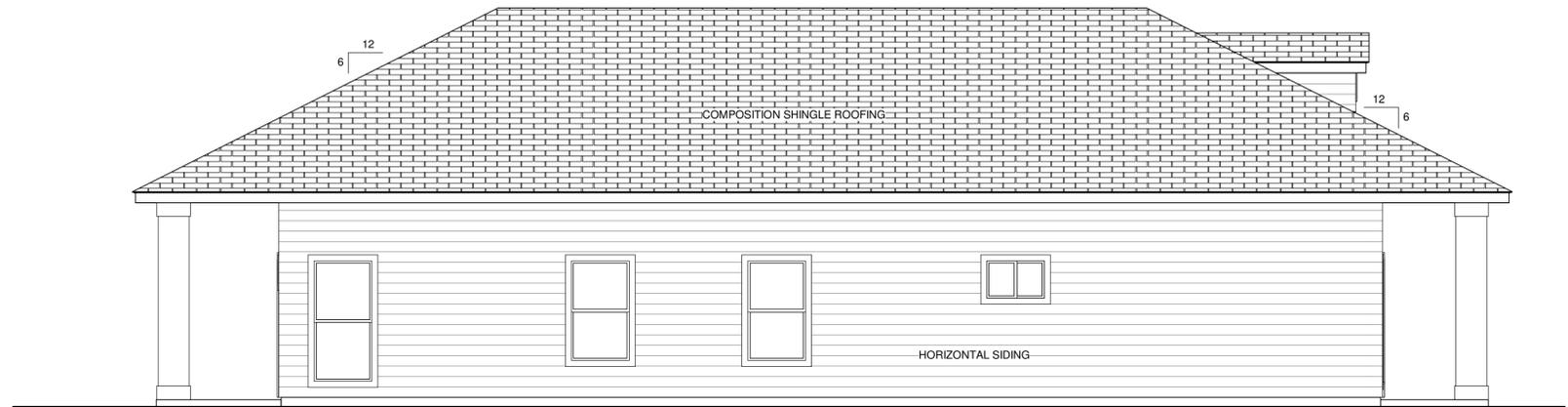
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



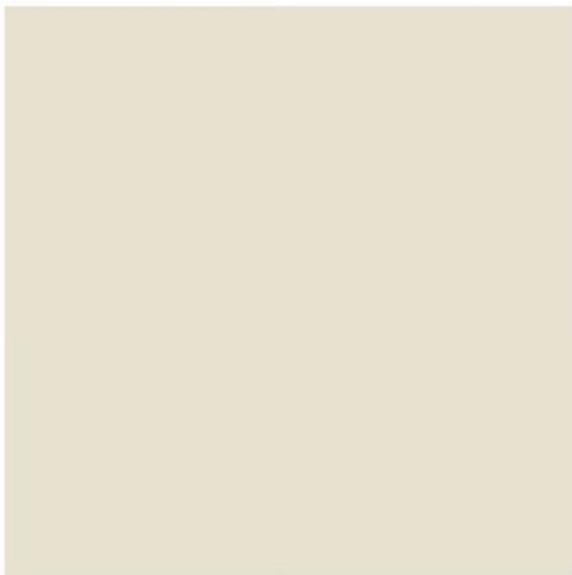
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



Panda White (SW6147)

Sherwin Williams

8:48 ↗

5G 

🔒 designfiles.co



Peppercorn (SW7674)

Sherwin Williams



Twilight Gray (0054)

Sherwin Williams





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

May 9, 2022

ADDRESS: 1914 E HOUSTON ST
LEGAL DESCRIPTION: NCB 1372 BLK 4 LOT 12
HISTORIC DISTRICT: Dignowity Hill
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Abigail Santangelo - 1914 E Houston
OWNER: BOSS LADY REAL ESTATE INC - 14107 TOEPPERWEIN RD
TYPE OF WORK: Foundation/skirting

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to add 50 piers and 200 feet of new beam to existing foundation and to replace existing wood skirting in kind.

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

DATE: 5/9/2022 3:12:12 PM

ADMINISTRATIVE APPROVAL TO: Add 50 piers and 200 feet of new beam to existing foundation and to replace existing wood skirting in kind.

APPROVED BY: Jessica Anderson

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

June 10, 2022

ADDRESS: 1914 E HOUSTON ST
LEGAL DESCRIPTION: NCB 1372 BLK 4 LOT 12
HISTORIC DISTRICT: Dignowity Hill
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Abigail Santangelo - 100 N SANTA ROSA # 1131
OWNER: Richard Gonzales/CHAPAWU PROPERTIES LLC - 215 N CENTER APT 504
TYPE OF WORK: Repair and Maintenance

REQUEST:

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

1. Replace all rotten wood on exterior
2. Restore all current wood windows.
3. Replace roof with asphalt shingles.
4. Paint on body to be Panda white SW6147 PAINT and trim to be Peppercorn SW 7674.
5. Repair wood siding, in-kind.

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 6/10/2022 1:50:16 PM

ADMINISTRATIVE APPROVAL TO:

1. Replace all rotten wood on exterior. All siding and trim shall be replaced in-kind. Wholesale replacement is not approved and replacement shall only occur where necessary.
2. Restore all current wood windows. Wood windows shall be repaired in-kind. Replacement is not approved at this time.
3. Replace roof with asphalt shingles. All roof forms and features shall remain as they currently exist. If chimneys or brick flues exist, they shall remain.
4. Paint on body to be Panda white SW6147 PAINT and trim to be Peppercorn SW 7674.
5. Repair wood siding, in-kind. Wholesale siding replacement shall not occur.

APPROVED BY: Edward Hall

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with

From: [Abigail Santangelo](#)
To: [Claudia Espinosa \(OHP\)](#); [Edward Hall \(OHP\)](#)
Cc: richard.housebuyersa.com
Subject: [EXTERNAL] 1914 E Houston
Date: Thursday, June 09, 2022 12:10:25 PM

Good Morning Claudia,

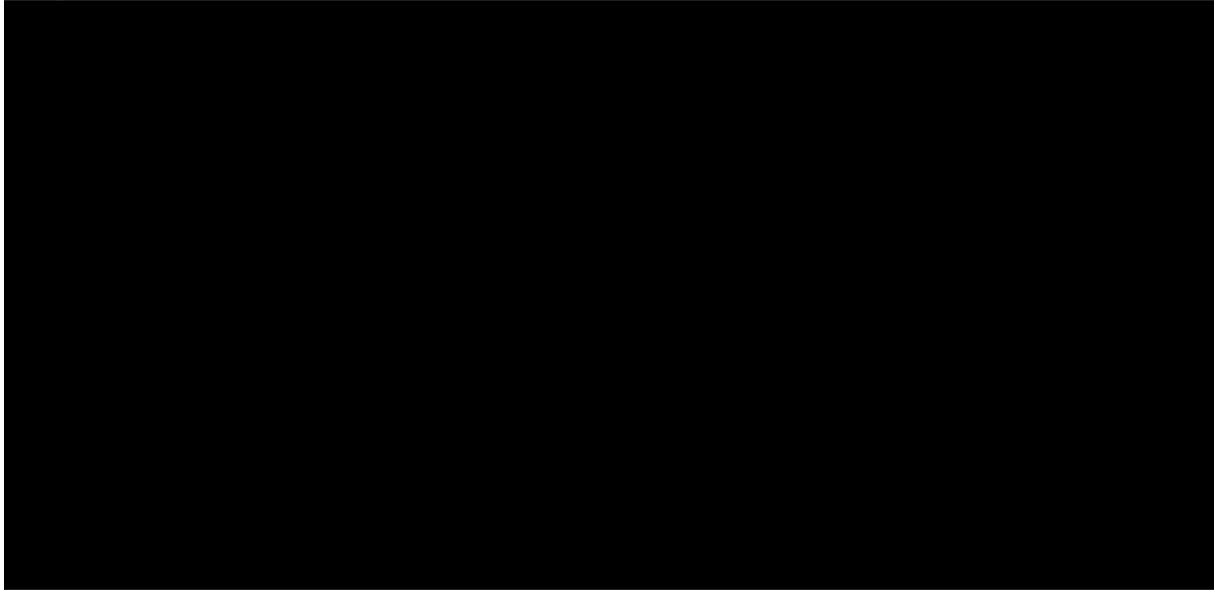
Just sending a recap on the paint colors and basic info. We have resubmit the application as advised. We are not asking for any additional approvals at this moment. The main house will remain the same until we apply for the addition approval. Please update us. I apologize for the constant calls and emails. The owner is stuck at the moment so it is very urgent for him.

The trim is prepped corn
The body is Panda White
Accent color is twilight gray

The roof is black and shingles which is the current materials. The windows will be wood. The same as the original wood windows. The siding also will remain the same. Is this information sufficient? Please advise.

Thank you

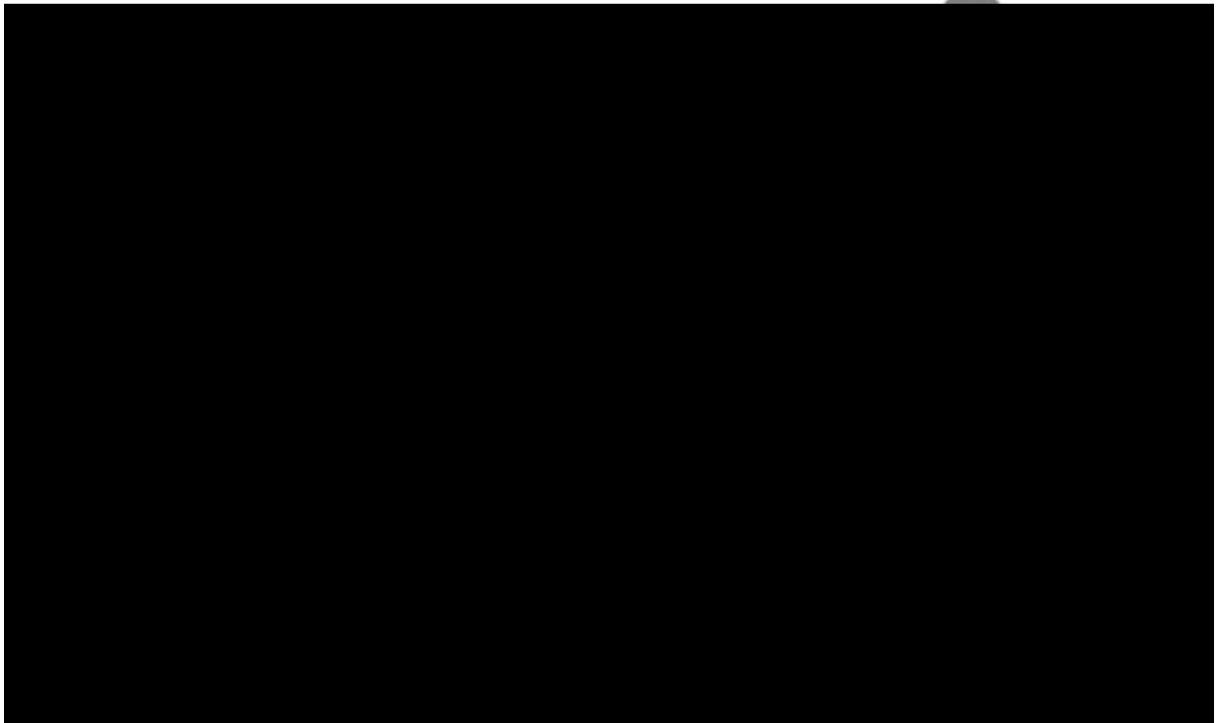
Abigail





Panda White (SW6147)

Sherwin Williams



8:48 ↗

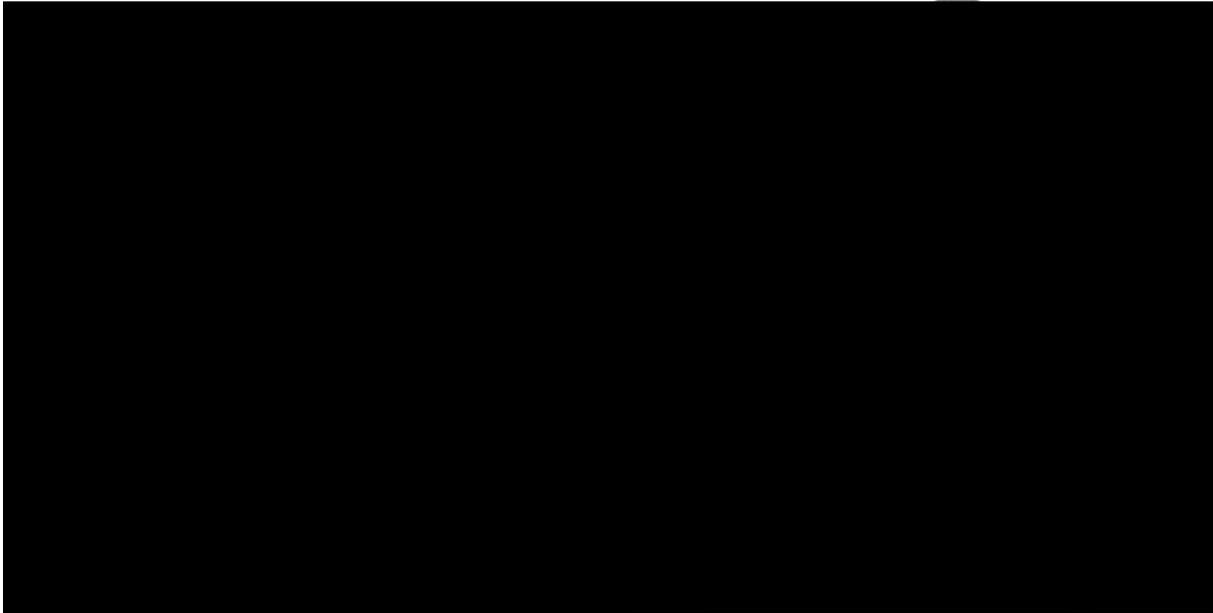
📶 5G 🔋

🔒 designfiles.co



Peppercorn (SW7674)

Sherwin Williams

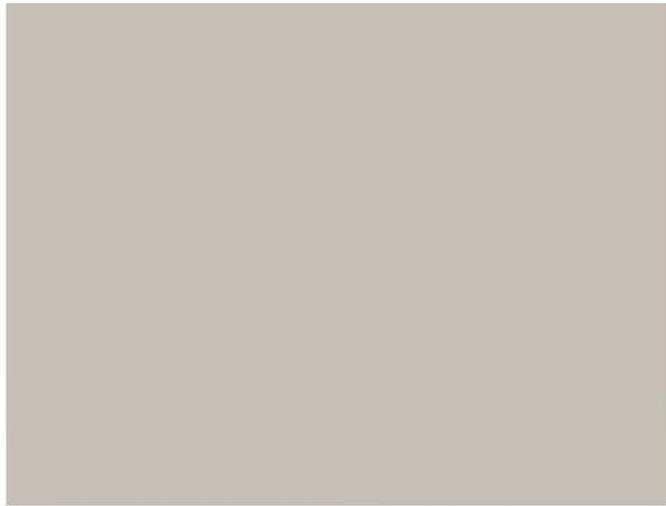


8:48 ↗

📶 5G 🔋

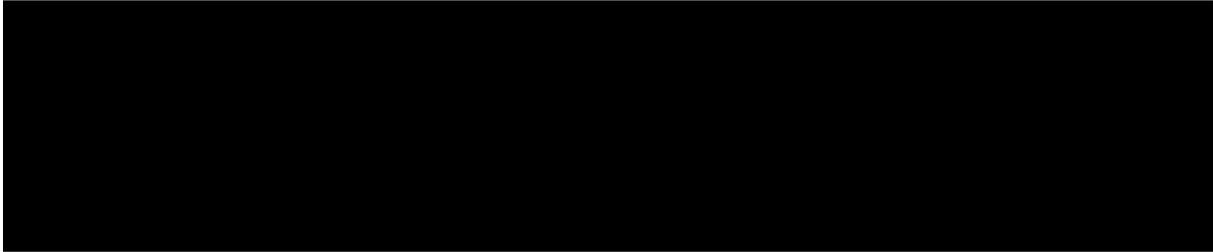
🔒 designfiles.co





Twilight Gray (0054)

Sherwin Williams



****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

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