

HISTORIC AND DESIGN REVIEW COMMISSION

October 04, 2023

HDRC CASE NO: 2023-380
ADDRESS: 8623 OLD CORPUS CHRISTI RD
LEGAL DESCRIPTION: NCB 10923 BLK 4 LOT N 58.17 FT OF 3A
ZONING: R-6, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Walter Carrasco
OWNER: SANDOVAL ARCELIA
TYPE OF WORK: New construction of a 1-story, single-family structure
APPLICATION RECEIVED: September 08, 2023
60-DAY REVIEW: November 7, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 1,355-square-foot 1-story, single-family structure.

APPLICABLE CITATIONS:

Mission Historic District Design Manual

1. Single-family Construction (8-units or less)

This section is intended to supplement the Historic Design Guidelines, Chapter 4, Guidelines for New Construction for various project types.

Projects that are residential in nature, having 8 units or less, should respond to the existing context established in both urban residential neighborhoods as well as rural residential contexts.

A. ROOF FORM

i. Multiple roof forms — Historic housing stock in the Mission Historic District is typically modest in design and features simple, traditional roof forms. The integration of multiple roof forms or non-traditional roof forms in new construction is discouraged unless stylistically appropriate.

ii. Ridge heights — The ridgelines of roofs with multiple gables should be uniform in height; cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form.

iii. Contemporary roof forms — Contemporary flat roof or shed roof forms may be considered on a case by case basis where the special merits of the overall proposed design warrant a deviation from traditional roof forms.

B. FACADE DESIGN AND ARCHITECTURAL DETAILS

i. Architectural elements — The integration of traditional architectural elements on the front or primary facades of new buildings is encouraged. This may include porches, groupings of windows, or decorative elements.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

- i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.

Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.

ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.

New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences

should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining

wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

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.

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.

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.

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** 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.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- 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 true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer’s color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The primary structure located at 8623 Old Corpus Christi Rd is a 1-story structure featuring a saltbox composition shingle roof, a deep-set front porch, wood porch supports, wood shingle, stucco, and wood board cladding, and replacement windows. The property is contributing to the Mission Historic District.
- b. CASE HISTORY – The applicant received approval from the HDRC on May 17, 2023, for the demolition of the existing structure on the property and the request for new construction was referred to a Design Review Committee (DRC).
- c. DESIGN REVIEW COMMITTEE – The applicant attended a DRC meeting on September 27, 2023. The attendees discussed the proposed setback, fenestration pattern, and material specifications.
- d. CONTEXT & DEVELOPMENT PATTERN – The property addressed as 8623 Old Corpus Christi Rd currently features an accessory structure that was recently approved for demolition. The property previously featured a primary structure located near the front property line. Old Corpus Christi Rd is a residential street comprised of 1-story structures and is one block from the historic district boundary on Dave Erwin Drive.
- e. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted that the proposed setback from the property line along will total 35 feet. At this time, the applicant has not provided the setback dimensions for the adjacent structures; however, the neighboring primary structures feature setbacks of approximately 20-25 feet from the property line. Staff finds that the applicant should submit a setback diagram to staff for review.
- f. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the proposed new construction and its entrance toward Old Corpus Christi Rd. This is consistent with the Guidelines.
- g. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has proposed for the new construction to feature one story in height. Staff finds this to be appropriate and consistent with the Guidelines.
- h. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. Primarily, the majority of the structures on this block appear to feature foundation heights of approximately one (1) foot. The applicant has not yet submitted dimensions for the foundation height. Staff finds that the applicant should confirm that a foundation height consistent with the Guidelines is used. A foundation height of at least one (1) foot in height should be used.
- i. ROOF FORM – The applicant has proposed to install a hip roof form with a projecting front gable. Guideline 1.A.i from the Mission Historic District Design Manual states that historic housing stock in the Mission Historic District is typically modest in design and features simple, traditional roof forms. The integration of multiple roof forms or non-traditional roof forms in new construction is discouraged unless stylistically appropriate. Staff finds the proposal appropriate.
- j. LOT COVERAGE – The applicant has noted a total building footprint of 1,355 square feet. Guideline 2.D.i for New Construction states that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total

lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Staff finds that proposal consistent with the Guidelines.

- k. **MATERIALS** – The applicant has proposed to install a composition shingle roof, Hardie board siding, decorative wood porch posts with decorative porch elements, and a gable end vent. Guideline 3.A.i for New Construction states that new construction should feature materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. The fiber cement board siding should feature a reveal of no more than 6 inches and a smooth texture. A faux wood grain finish is not permitted. Staff finds the proposal generally appropriate but finds that the applicant should submit final material specifications to staff for review and approval.
- l. **WINDOW MATERIALS** – The applicant has not specified window materials at this time. Windows should feature a one over one profile with sashes of equal size. 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. Wood or aluminum-clad wood windows would be most appropriate; however, 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”.
- m. **WINDOW & DOOR OPENINGS** – Per the submitted documents, the applicant has proposed window profiles and fenestration patterns that are generally consistent with those found historically within the district and the Guidelines for New Construction. Guideline 2.C.i for New Construction states that 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. Staff finds that the applicant should increase the fenestration on the north and south elevations to be more consistent with the Guidelines.
- n. **ARCHITECTURAL DETAILS** – Guideline 1.B.i from the Mission Historic District Manual states that the integration of traditional architectural elements on the front or primary facades of new buildings is encouraged. This may include porches, groupings of windows, or decorative elements. Staff finds that the proposed new construction is consistent with the Mission Historic District Manual.
- o. **WALKWAY** – The applicant has proposed to install a fully concrete walkway from the public right-of-way to the front entry. Staff finds the proposal generally appropriate but finds that the applicant should submit the walkway dimensions to staff for review showing that the walkway does not exceed 4 feet in width.
- p. **MECHANICAL EQUIPMENT** – The applicant has not noted the location of mechanical equipment at this time. Staff finds that all mechanical equipment should be screened from view from the public right of way.
- q. **LANDSCAPING** – At this time the applicant has not provided information regarding landscaping. A detailed landscaping plan should be submitted to OHP staff for review and approval. Landscaping should be consistent with the Guidelines for Site Elements.
- r. **DRIVEWAY** – The applicant has noted a fully concrete driveway width of 12 feet. The Guidelines for Site Elements notes that driveways within historic districts should be limited to ten (10) feet in width. Staff finds that the applicant should reduce the width of the proposed driveway to 10 feet and the proposed driveway apron should not exceed 12 feet in width.

RECOMMENDATION:

Staff recommends approval based on findings a through r with the following stipulations:

- i. That the applicant submits a setback diagram showing the setbacks of adjacent structures to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding e.
- ii. That the applicant submits the foundation height for the proposed new construction, showing that the foundation height will be within one (1) foot of the adjacent structures to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding h.

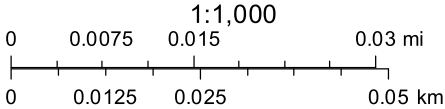
- iii. That the applicant submits final material specifications showing that the proposed fiber cement board siding will feature a reveal of no more than 6 inches and a smooth texture based on finding k. A faux wood grain finish is not permitted. Final material specifications for the siding, porch columns, and porch detailing must be submitted to staff for review and approval prior to returning to the HDRC.
- iv. That the applicant submits final material specifications for the proposed windows for staff to review that meet the standard windows specifications based on finding l. Windows should feature a one over one profile with sashes of equal size. 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. Wood or aluminum-clad wood windows would be most appropriate; however, 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".
- v. That the applicant increases the amount of fenestration on the north and south elevations based on finding m and submits updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- vi. That the applicant submits an updated site plan showing that the walkway will not exceed 4 feet in width and that the driveway will not exceed 10 feet in width to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on findings o and r.
- vii. That all mechanical equipment be screened from view from the right of way based on finding q.
- viii. That a detailed landscaping plan be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding q.

City of San Antonio One Stop



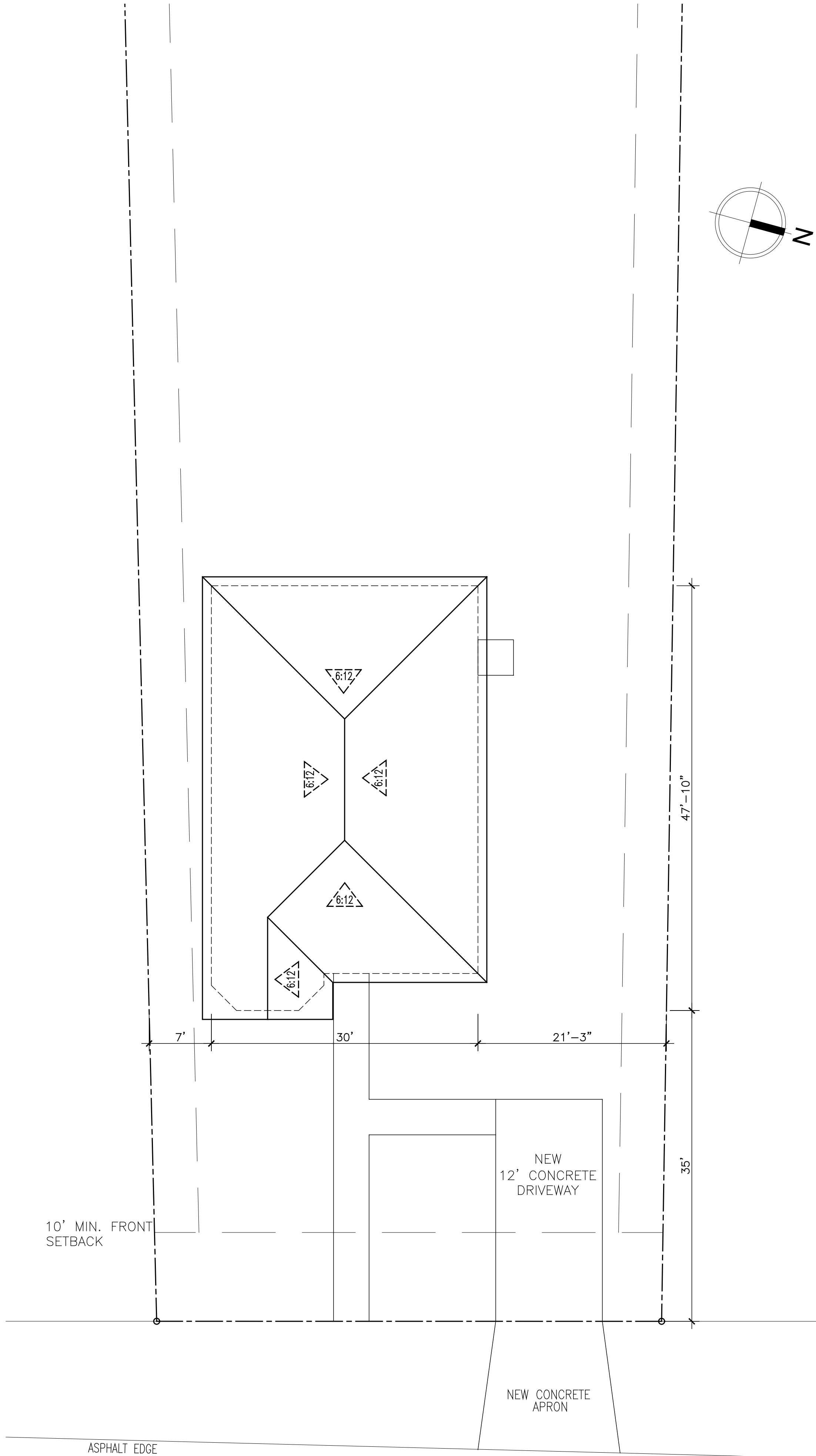
April 26, 2023

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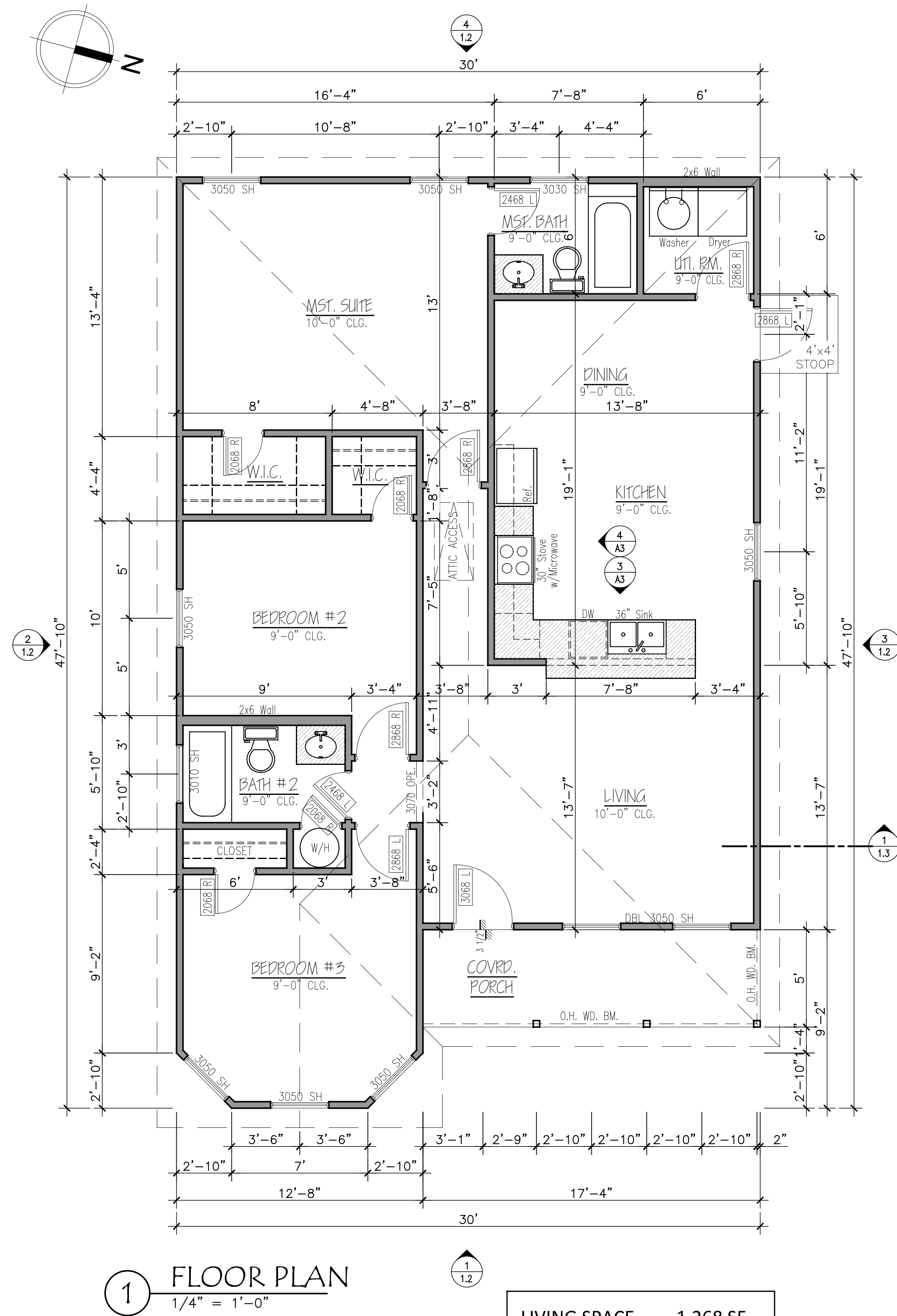
2 SITE PLAN
1/8" = 1'-0"

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING SITE CONDITIONS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES AND MAKE CONNECTIONS THERETO PER LOCAL UTILITY COMPANY REQUIREMENTS.
4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, GOVERNMENTAL FEES, LICENSES AND INSPECTIONS.
5. THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR MATERIALS, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, UTILITIES, TRANSPORTATION FOR THE ABOVE MENTIONED AND ANY OTHER FACILITIES OR SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
6. THE CONTRACTOR SHALL VERIFY WITH ALL COUNTY INSPECTORS AS TO THE RESPONSIBILITY OF THE OWNER TO KEEP ALL STREETS CLEAN OF MUD AND ANY AND ALL UNDESIRABLE MATERIALS THAT ARE ASSOCIATED WITH CONSTRUCTION.
7. ALL EXTERIOR WALLS TO BE 2"x4" WD. STUD @16" O.C., INTERIOR WALLS TO BE 2"x4" WD. STUD @24"O.C. UNLESS OTHERWISE NOTED. PLUMBING WALLS TO BE 2"x6" WD. STUD @24"O.C. SEE WALL SECTION.
8. PROVIDE R-19 BATT INSULATION IN ALL EXT. WALLS, PROVIDE R-38 BATT INSULATION IN ALL CEILINGS.
9. ALL INTERIOR GYP. BRD. CEILINGS TO BE 5/8" AS SPECS. ALL WALLS TO BE 1/2" GYP. BRD. TAPE, FLOAT, TEXTURE, AND PAINT UNLESS NOTED OTHERWISE.
10. CONTRACTOR TO PROVIDE WATERPROOF CEMENTITIOUS BACKER BOARD AT ALL WET AREAS.

DOCUMENT LIST:

- 1.1 SITE PLAN & FLOOR PLAN
1.2 EXTERIOR ELEVATIONS
1.3 INTERIOR ELEVATIONS & WALL SECTIONS
E1 ELECTRICAL PLAN



1 FLOOR PLAN
1/4" = 1'-0"

LIVING SPACE	1,268 SF
COVRD. PORCH	87 SF
TOTAL SLAB	1,355 SF

FOR REVIEW ONLY

SHEET

1.1



PROJECT NEW RESIDENCE

OWNER ARCELIA SANDOVAL

ADDRESS 8623 Old Corpus Chisti Hwy.
San Antonio, TX 78223

No	Description	Date
A	For Revision	06/08/2023

KAIT HOMES
(210) 929-2965

Sheet Title SITE PLAN & FLOOR PLAN	
Designed By WaiCAD	Reviewed By Arcelia
Drawn By WaiCAD	Scale AS SHOWN
Issue Date 08/01/2023	



FOR REVIEW ONLY

NEW RESIDENCE

ARCELIA SANDOVAL

8623 Old Corpus Chisti Hwy.
San Antonio, TX 78223

PROJECT

OWNER

ADDRESS

No	Description	Date
A	For Revision	06/08/2023

KAIT HOMES
(210) 929-2965

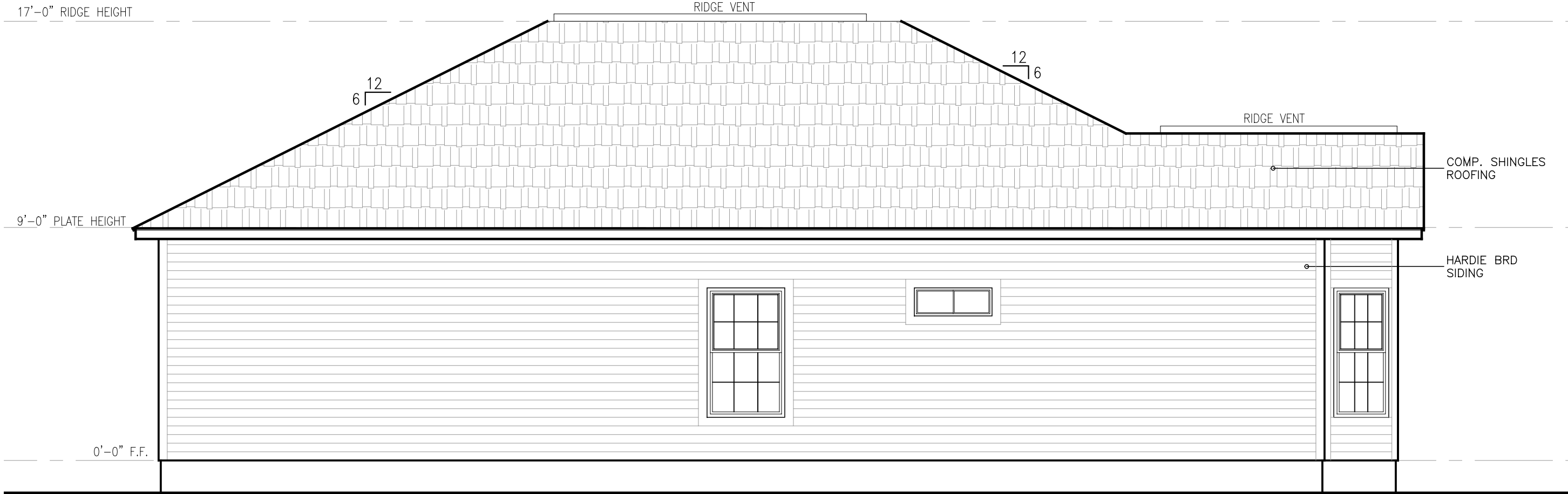
Sheet Title
EXTERIOR
ELEVATIONS

Designed By	Reviewed By
WalCAD	Arcelia
Drawn By	Scale
WalCAD	AS SHOWN
Issue Date	

08/01/2023



1 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



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

Architectural Design Associates, Inc.

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Office of Historic Preservation
City Of San Antonio
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San Antonio, TX 78205

Re: Existing Structure Conditions
8623 Old Corpus Christi Hwy.

Please see key notes below, applicable to the photos attached:

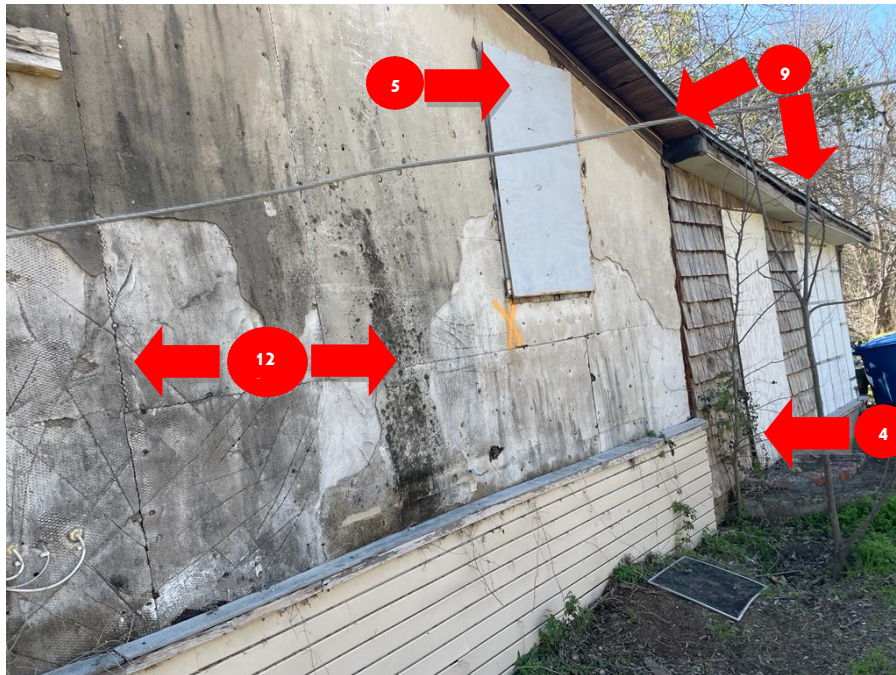
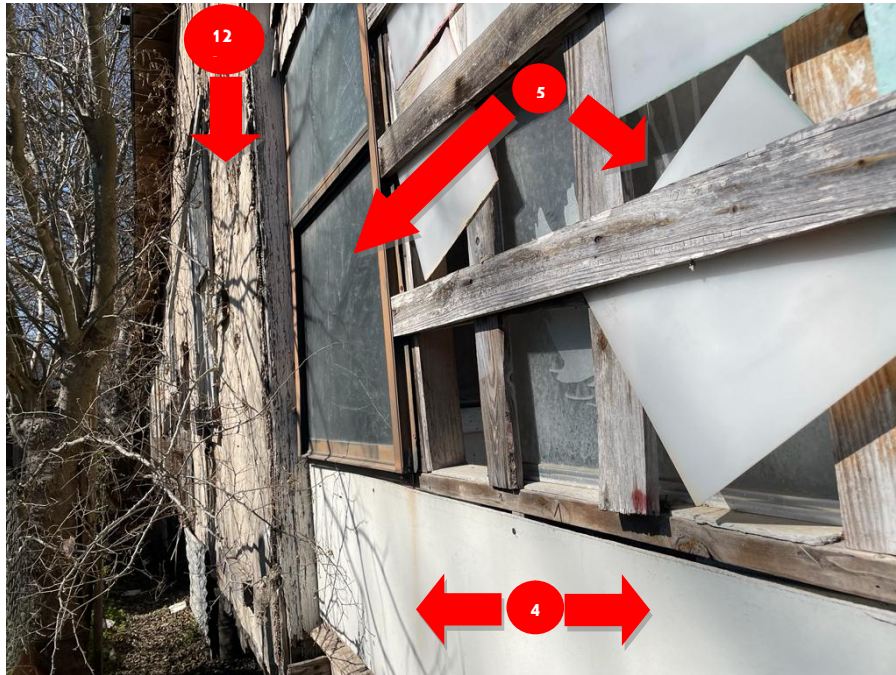
Notes:

1. Existing wood deck needs to be replaced with foundation post replaced in new IBC code applicable.
2. Skirting below existing finish floor needs to be replaced.
3. Front elevation railings required to be replaced to meet code.
4. Existing siding requires to be replaced and be replaced by one pattern siding. existing siding needs to be removed.
5. Existing windows need to be removed and replaced with required windows meeting the code.
6. Existing structure has several types of roofs and requires new roof.
7. Observation of foundation footings requires replacement with new engineered design.
8. Structure requires new main framing that will meet the current code requirements.
9. Exterior fascia needs to be replaced and installed properly.

10. Existing structure does not have proper wall waterproofing barrier with base flashings. Existing porch needs new sub floor replacement.
11. Existing stucco requires replacement and to be replaced with selected siding.
12. Interior walls need to be properly spaced and plumed according to current code.
13. All existing sheet rock needs replacement with proper tape, float and texture painted.
14. Existing bathroom fixtures need replacement along with faucets and drains.
15. Existing plumbing vents and main drains do not meet current code.
16. Existing main sewer lines need to be replaced and in compliance with current plumbing code.
17. Sewer lines need to be connected to main sewer lines in compliance with code.
18. Existing structure is within 1' - 6" of the property in accordance recent property survey, (See attached Survey), this would not meet current city required side yard setback.
19. Existing wall within the 1'-6" side yard will have to meet one hour rated wall with no openings on such side.

Note: The above observations of visual inspections, justifies the recommendation of existing residential structure to be removed and demolish. Replacement of a suitable residential structure is present for review and approval.









Architectural Design Associates, Inc.

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210-734 3400
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Presented By:

Architectural Design Associates, Inc.

Armando H. Martinez,

Registered Architect State of Texas # 8668

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0580 G, which is Dated 9/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X*. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.

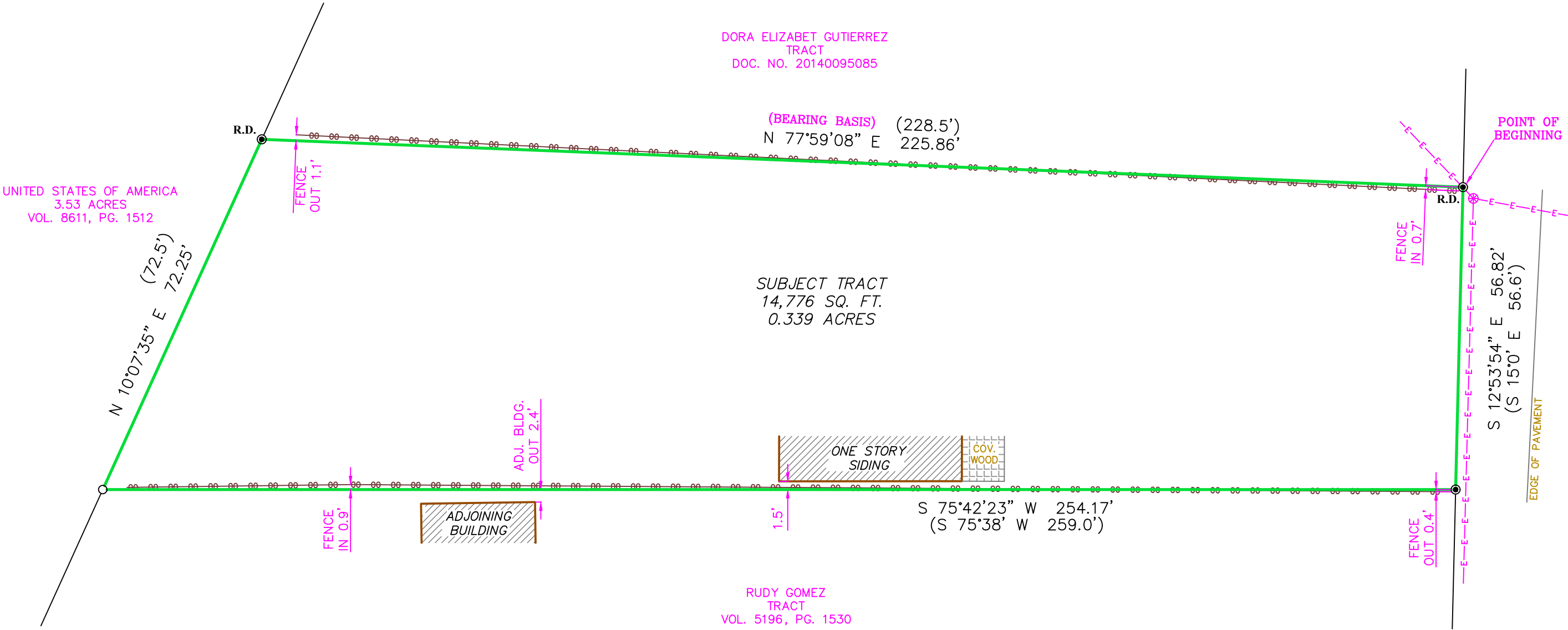
* AS AMENDED BY LETTER OF MAP REVISION, CASE NO. 21-06-1633P, WITH AN EFFECTIVE DATE OF 02/14/2022.

NOTE: THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON A DESCRIPTION IN A WARRANTY DEED RECORDED IN VOLUME 4882, PAGE 1039, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

SCALE: 1"=20'



OLD CORPUS CHRISTI HIGHWAY

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = SET 1/2" IRON ROD CAPPED WALS
 - = FND. 1/2" IRON PIPE
 - () = RECORD INFORMATION
 - R.D. = RECORD DIGNITY MONUMENT
 - ⊕ = POWER POLE
 - E— = OVERHEAD ELECTRIC
 - 00— = CHAIN LINK FENCE

DWG: AJS RVD: CC
JOB NO. 117385

Property Address:
8623 OLD CORPUS CHRISTI HIGHWAY

Property Description:
BEING 0.339 ACRES OF LAND, MORE OR LESS, SITUATED IN THE WILLIAM SMALL SURVEY NO. 26, ABSTRACT 670, BEXAR COUNTY, TEXAS, AND BEING OUT OF LOT 3, BLOCK 4, NEW CITY BLOCK 10923, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME XI, PAGE 284, DEED RECORDS, BEXAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CONVEYED TO ARCELIA SANDOVAL IN A DEED RECORDED IN DOCUMENT NO. 20220022167, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 4882, PAGE 1039, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.339 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner:
T.B.D.



TITLE COMPANY: N/A



DATE: 11/9/2022

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual BOUNDARY ONLY survey made on the ground under my supervision.

Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095



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

Historic and Design Review Commission
Design Review Committee Report

DATE: 9/27/2023

HDRC Case #: 2023-380

Address: 8623 Old Corpus Christi

Meeting Location: WebEx

APPLICANT: Arcelia Sandoval, Walter Carrasco

DRC Members present: Jeffrey Fetzer, Jason Vasquez, Lori Castillo,

Staff Present: Rachel Rettaliata

Others present: Brian Smith

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 1,355-square-foot 1-story, single-family structure.

COMMENTS/CONCERNS:

Jeffrey Fetzer: The size and scale of the house is appropriate for the neighborhood. On the north and south elevations, is it possible to add more windows? On the north elevation maybe if the window became a double window?

WC: Yes, and in the living room we could certainly add more windows.

JF: For the kitchen and the living room, additional windows will certainly help with the character of the new construction.

WC: Yes, we can also add additional windows in the master bedroom of the south elevation.

JF: Depending on how your master suite lays out, maybe you could have windows on either end of the room. At least one window on the south wall of the master suite will help with the overall design.

JV: I had the same concern, just the fenestration pattern on the house. One window on the north elevation and one on the south elevation would be golden. What is the style of window that looks like a little rectangle?

JF: Yes, on the south elevation is for a bathroom.

WC: That will provide the most light and privacy. I already redlined the plan so I could provide the additional windows and send the plans again.

JV: I did a Google Earth of the street and I think there is only one other recent build and you are adding to this community on that street.

WC: The existing structure is not salvageable and is badly damaged. So the owner wants to build a new building.

JF: One thing that would be helpful information to provide, would be on your site plan – your setback is 30 feet from the property line – if we knew what the building line was on the adjacent houses.

WC: I can Google it to see how it looks close to the neighbor's house.

JF: To see how your project is situated in relation to the existing structures.

JF: Staff will also have material standards and specification requirements that they can provide to you.

OVERALL COMMENTS:



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

May 17, 2023

HDRC CASE NO: 2023-081
ADDRESS: 8623 OLD CORPUS CHRISTI RD
LEGAL DESCRIPTION: NCB 10923 BLK 4 LOT N 58.17 FT OF 3A
HISTORIC DISTRICT: Mission
APPLICANT: ARMANDO H MARTINEZ/A D A INC. -
OWNER: ARCELIA SANDOVAL/SANDOVAL ARCELIA -

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to demolish the primary structure.

FINDINGS:

a. The primary structure located at 8623 Old Corpus Christi Rd is a 1-story structure featuring a saltbox composition shingle roof, a deep-set front porch, wood porch supports, wood shingle, stucco, and wood board cladding, and replacement windows. The property is contributing to the Mission Historic District.

b. The applicant is requesting a Certificate of Appropriateness for approval to demolish the existing structure at 8623 Old Corpus Christi. The applicant is proposing to construct a new primary structure on the site.

c. PUBLIC NOTICE – Demolition notice postcards were mailed to properties within a 200-foot radius of the property as required by the Unified Development Code.

d. The loss of a landmark is an irreplaceable loss to the quality and character of San Antonio. Demolition of any landmark or contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. For full demolition of primary structures, the UDC requires clear and convincing evidence supporting an unreasonable economic hardship must be presented by the applicant in order for demolition to be considered. The applicant must prove by a preponderance of evidence that:

a) The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

[The applicant has not provided a reasonable rate of return nor the current or potential value of a restored property.]

b) The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return;

[The applicant has not submitted documentation to satisfy this requirement. The applicant has submitted an Engineer's Report listing the repairs required to meet code, including cladding replacement, window replacement, railing replacement, roof replacement, foundation footing replacement, new framing, interior upgrades, and electrical, plumbing, and mechanical upgrades.]

c) The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

[The applicant has not submitted documentation to satisfy this requirement.]

- e. Staff finds that the applicant has not demonstrated an unreasonable economic hardship in accordance with the UDC due to lack of marketing of the property.
- f. **LOSS OF SIGNIFICANCE** – Per the UDC, when an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information which may show a loss of significance. There is evidence that the structure is severely deteriorated due to deferred maintenance and is in need of intervention. Staff does not find that the applicant has provided clear and convincing evidence that the structure has lost significance.
- g. **DESIGN REVIEW COMMITTEE** – Staff conducted a site visit to the property on March 3, 2023, and observed severe deterioration on the exterior and that the structure is a wood-frame structure and does not appear to be of adobe construction. The Design Review Committee met virtually on April 26, 2023, to discuss the proposal and participants and the applicant agreed that a DRC site visit would be helpful. The DRC met on site on May 10, 2023, and observed that the structure has been greatly modified over time and that the structure likely dates to the 1920s or 1930s.
- h. **DEMOLITION** – The applicant is requesting approval for the demolition of the existing structure. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Requests for determination of whether an object, building, structure, or sign are contributing or non-contributing to a historic landmark or historic district shall be made on an application obtained from the historic preservation officer through the office of historic preservation. The historic preservation officer shall review the application for completeness and shall make a determination whether the subject of the application is contributing or non-contributing within thirty (30) days of deeming the application complete. The historic preservation officer may, at his or her discretion, present the application to the historic and design review commission for their recommendation. Properties that are determined to be noncontributing are eligible to receive administrative approval for demolition requests by OHP staff.
- i. **REPLACEMENT PLANS** – The applicant has proposed to replace the structure with a new 1-story primary structure. The applicant has proposed a 1-story, 1,440-square-foot, single-family residence. The applicant has proposed a composition shingle broken gable roof, Hardie board, stucco, and stone or brick veneer for the cladding material. The applicant has not provided window or door specifications at this time. The applicant has proposed to install an 18-foot-wide concrete driveway at the front of the property. Staff finds that the proposed new construction is inconsistent with the Guidelines and the documentation required for review of new construction is currently incomplete.

RECOMMENDATION:

Staff does not recommend approval based on findings a through i. The applicant has not satisfied the documentation requirements for demolition of a landmark and the application is incomplete.

If the HDRC finds the application to be complete, staff does not recommend approval.

COMMISSION ACTION:

Approval for the demolition of the existing structure.

The request for new construction is referred to a committee.



Shanon Shea Miller
Historic Preservation Officer