

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2024

HDRC CASE NO: 2024-127
ADDRESS: 325 E LOCUST
LEGAL DESCRIPTION: NCB 1738 BLK 3 LOT 6
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Ricardo A McCullough
OWNER: Raul Osio | Tobin Hill Developments
TYPE OF WORK: Conceptual review of rear addition removal, two-story rear addition construction, fenestration modifications, front porch addition and modifications, roof form and material modifications, rear parking installation, and landscape modifications
APPLICATION RECEIVED: March 15, 2024
60-DAY REVIEW: May 14, 2024
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting conceptual approval to:

1. Partial demolition of the rear cmu addition.
2. Construct a new, two-story rear addition.
3. Modify the structure's fenestration pattern.
4. Modify the front porch to include front addition replacement with a new front-facing gabled addition.
5. Modify the existing roof form and materials and remove the rear chimney.
6. Install rear parking.
7. Modify the existing landscape.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardieboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

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

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

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

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

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

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

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

B. SCALE, MASSING, AND FORM

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

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

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

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

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

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

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

6. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

7. Off-Street Parking

A. LOCATION

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

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

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

B. DESIGN

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

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

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

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

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

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **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:** Original trim details and sills should be retained or repaired in kind. If approved, new 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:** Replacement 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:** Replacement 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:** Replacement 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.

Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in roof appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.

- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property located at 325 E Locust is a one-story, heavily modified Folk Victorian style structure constructed c. 1909 and first appears in the 1912 Sanborn Map. The structure features a standing seam metal roof, a central chimney, a dormer, and several rear additions. This property contributes to the Tobin Hill Historic District.
- b. **SITE VISIT** – On February 29, 2024, staff conducted a site visit at the property with the property owners and the applicant to discuss potential plans for repair versus demolition. Staff observed the condition of the structure and noted the numerous additions and modifications done onsite. Some character-defining features remain onsite such as the two chimneys, front-facing dormer, some wood windows, the original front porch roof form, the pressed-tin roof, and a portion of the bay windows on the east façade.
- c. **DESIGN REVIEW COMMITTEE** – On April 9, 2024, the applicant shared with the Design Review Committee the proposed modifications to the property. Commissioners in attendance were Jeff Fetzer, Roland Mazuca, and Michael Pollog. Discussion primarily focused on the proposed changes in roof form and fenestration patterns of the structure. In addition, modifications to footprint, the two-story addition, landscape design, and rear parking were addressed. Commissioners expressed concern concerning the proposal and indicated that substantial changes to the proposal would be necessary to conform with Guidelines.
- d. **ADMINISTRATIVE APPROVAL** – The applicant is requesting the removal of a side addition on the structure's west façade, foundation repair, front ramp removal, side addition construction, rear walkway removal, front door replacement with an architecturally appropriate door, rear walkway installation, and two rear concrete pads removal. The scopes of work listed are eligible for administrative approval and are not a part of the present request for conceptual review.
- e. **PARTIAL DEMOLITION OF REAR ADDITION** – The applicant is requesting conceptual approval to remove the existing CMU rear addition. This section of the structure first appears on the 1973 Historic Aerials map. Staff finds the demolition of the CMU rear addition generally conforms to the UDC.
- f. **TWO-STORY REAR ADDITION (LOT COVERAGE)** – The applicant has proposed to construct a two-story rear addition. The applicant has not provided the total percentage of lot coverage to staff for review at this time. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. Staff finds that the size of the proposed addition is generally appropriate considering the two-story addition would use the same footprint currently existing on the property.
- g. **TWO-STORY REAR ADDITION (MASSING & FOOTPRINT)** – The applicant has proposed to construct a two-story rear addition. The existing primary structure is a 1-story structure. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 2.B.iv states the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposal does not conform to Guidelines.
- h. **TWO-STORY REAR ADDITION (ROOF FORM)** – The applicant has proposed to install a hipped roof to the proposed two-story rear addition. The roof form of the addition will be visible from the public right-of-way. Additions 1.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof form generally appropriate.

- i. **TWO-STORY REAR ADDITION (ROOF MATERIAL)** – The applicant has proposed to install a standing seam metal roof on the proposed rear addition. Additions 3.A.ii. states to construct new metal roofs in a similar fashion as historic metal roof. Staff finds the proposed roof material conforms to Guidelines.
- j. **TWO-STORY REAR ADDITION (NEW WINDOWS & DOORS: SIZE AND PROPORTION)** – The applicant is requesting conceptual approval to install on the proposed two-story rear addition two full-lite doors on the north façade and multiple one-over-one windows on the north, east, and west facades. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. In addition, whole window systems should match the size of historic windows on the property unless otherwise approved and windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed windows generally appropriate. Staff finds the installation of the proposed doors generally appropriate.
- k. **TWO-STORY REAR ADDITION (RELATIONSHIP OF SOLIDS AND VOIDS)** – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposed fenestration pattern conforms to Guidelines.
- l. **TWO-STORY REAR ADDITION (MATERIALS: NEW WINDOWS & DOORS)** – The applicant has not indicated specific window or door materials. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Window and door specifications will be required for final review.
- m. **TWO-STORY REAR ADDITION (MATERIALS)** – The applicant has not indicated specific siding materials. Additions 3.A.i. states to use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible and that any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Siding profile and material specifications will be required for final review.
- n. **TWO-STORY REAR ADDITION (ARCHITECTURAL DETAILS)** – The applicant has proposed to construct a two-story rear addition. Additions 4.A.ii states additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Additions 4.A.iii states applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new. Additions 2.A.v recommends that for side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Staff finds the proposed architectural details of the two-story rear addition does not conform to Guidelines.
- o. **TWO-STORY REAR ADDITION (PORCH)** – The applicant is requesting conceptual approval to install a rear porch on the proposed two-story rear addition. The porch will feature a hipped standing seam metal roof with turned columns. The applicant has not provided information on whether rear steps will be installed. Additions 4.A.i. states to design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings. Additions 4.A.ii. states to incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Staff finds the proposed rear porch construction generally appropriate.
- p. **FENESTRATION MODIFICATIONS** – The applicant is requesting conceptual approval to modify the existing fenestration patterns on the original footprint and later additions. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings, to avoid enlarging or diminishing to fit stock sizes or air conditioning units, and to avoid filling in historic door or window openings. Exterior Maintenance and Alterations 6.A.iii. states to preserve historic windows. Exterior Maintenance and Alterations 6.B.iv. states to install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Exterior Maintenance and Alterations 6.B.vii. states to replace non-historic incompatible windows with windows that are

typical of the architectural style of the building. There are not sufficient existing elevation drawings to document proposed changes that impact the side (east and west) and rear (north) elevations.

- q. **FRONT PORCH MODIFICATIONS & FRONT ADDITION** – The applicant is requesting conceptual approval to modify the existing front porch and replace the existing front addition with a new front-facing gabled addition. Modifications include the replacement of decorative metal columns with 8x8 square wood columns, and new side door opening, and railing installation. Exterior Maintenance and Alterations 7.B.iii. states to replace in-kind porches and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair, and when in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish. Exterior Maintenance and Alterations 7.B.v. states to reconstruct porches based on accurate evidence of the original, such as photographs, and if no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Additions 1.A.i. states to 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 and that an addition to the front of a building would be inappropriate. Staff finds the proposed front porch modifications do not conform to Guidelines. Sanborn Maps provide evidence to the original front porch configuration. Alterations to the porch should be based on existing evidence, and new front additions should be eliminated from the design.
- r. **ROOF FORM & MATERIALS MODIFICATIONS** – The applicant is requesting conceptual approval to modify the existing roof form by removing the front-facing dormer, adding a front-facing gable, and removing an east and north facing hipped roof overhangs. Additionally, the applicant is requesting conceptual approval to remove the existing decorative pressed-tin metal roof and replace with a standing seam metal roof. Exterior Maintenance and Alterations 3.B.ii. states to preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary. Exterior Maintenance and Alterations 3.B.iii. states to preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends. Exterior Maintenance and Alterations 3.B.iv. stipulates to replace roofing materials in-kind whenever possible when the roof must be replaced and to match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible. Staff finds the proposed roof form modifications do not conform to Guidelines. While the proposed replacement roof conforms to the standing seam metal roof stipulations found in Chapter 2, Exterior Maintenance and Alterations, staff finds that the proposed standing seam metal roof does not conform with Guidelines as it constitutes a change in material, texture, and style.
- s. **REAR CHIMNEY REMOVAL** - The applicant is requesting conceptual approval to remove the existing rear chimney. Exterior Maintenance and Alterations 3.B.iii. states to preserve and repair distinctive roof features. Staff finds the removal of the rear chimney does not conform to Guidelines.
- t. **PARKING** – The applicant is requesting conceptual approval to install six concrete parking spots at the rear of the property with access from the alley. Site Elements 7.A.i. states to place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. Site Elements 7.A.iii. states to design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible. Site Elements 7.B.ii. states to use permeable parking surfaces when possible, to reduce run-off and flooding. Staff finds the proposed installation of six rear parking spots generally appropriate; however, the applicant should incorporate permeable materials rather than concrete.
- u. **LANDSCAPE MODIFICATIONS** – The applicant is requesting conceptual approval to replace existing grass on the east and west sides of the structure with gravel. Site Elements 3.B.ii. states new pervious hardscapes should be limited to areas that are not highly visible and should not be used as wholesale replacement for plantings, and if used, small plantings should be incorporated into the design. Staff finds the proposed landscape modifications appropriate; however, the applicant should incorporate small plantings on the east and west sides of the property.

RECOMMENDATION:

Staff finds the application incomplete. There are not sufficient existing elevation drawings to document proposed changes that impact the side (east and west) elevations. Should the HDRC receive additional evidence that would warrant consideration of the request, staff recommends the following:

Item 1: Staff recommends conceptual approval of partial demolition of the rear addition, based on findings a through e.

Item 2: Staff does not recommend conceptual approval of the proposed rear addition at this time. While the proposed footprint may be appropriate, the design does not conform with Guidelines in terms of subordination and distinction from the original house.

Item 3: There is not sufficient information for staff to make a recommendation for modification to the structure's fenestration pattern. Staff recommends the applicant supply as-built drawings of these elevations and clearly demonstrate proposed changes to fenestrations and roof forms.

Item 4: Staff does not recommend conceptual approval the proposed front porch addition and alterations. Alterations to the porch should be based on existing evidence, and new front additions should be eliminated from the design.

Item 5: Staff does not recommend conceptual approval of the new roof configuration, materials, and rear chimney removal. Existing roof forms should be preserved and remain distinguishable from any proposed additions. The existing materials include a pressed metal shingle which is unique to the property and should be repaired in kind. Existing chimneys should be preserved in place.

Item 6: Staff recommends conceptual approval of the rear parking, based on findings a through c and finding t, with the following stipulation:

- i. That the applicant installs a permeable material for the parking area.

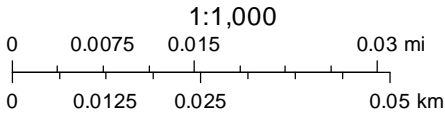
Item 7: Staff recommends conceptual approval of the landscape modifications, based on findings a through c and finding u, with the following stipulations:

- i. That the applicant includes plantings within the proposed gravel area.
- ii. That the applicant installs gravel not exceeding 2 inches in size.
- iii. That the applicant installs gravel natural in color.

City of San Antonio One Stop



April 24, 2024

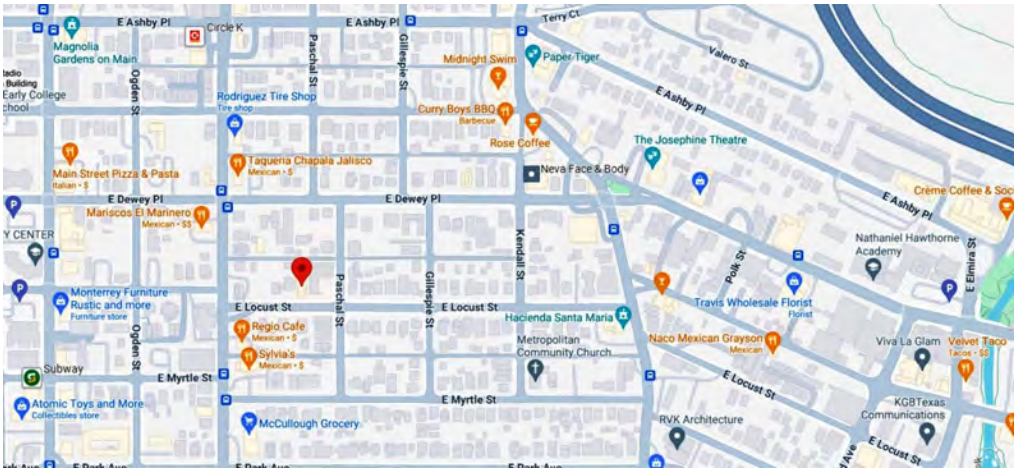


235 E. LOCUST ST. TOBIN HILL,
SAN ANTONIO, TEXAS, 78202.

SCOPE OF WORK:

REMODEL AND ADDITION TO AN EXISTING ONE STORY
STRUCTURE.





SITE MAP



AERIAL VIEW



EXISTING STRUCTUE



325 E. LOCUST ST. SAN ANTONIO, TEXAS



EXISTING STRUCTUE RIGHT SIDE

325 E. LOCUST ST. SAN ANTONIO, TEXAS



EXISTING STRUCTURE LEFT SIDE

325 E. LOCUST ST, SAN ANTONIO, TEXAS



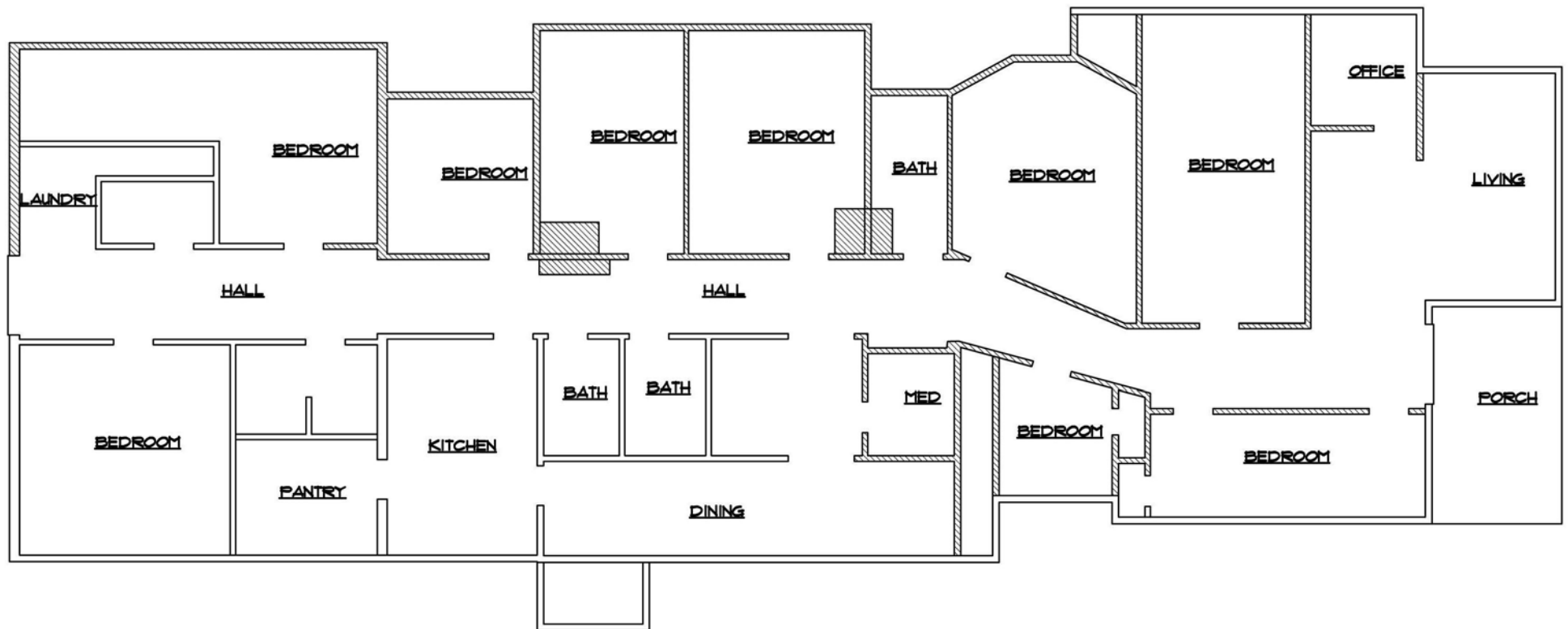
EXISTING STRUCTURE REAR SIDE

325 E. LOCUST ST, SAN ANTONIO, TEXAS



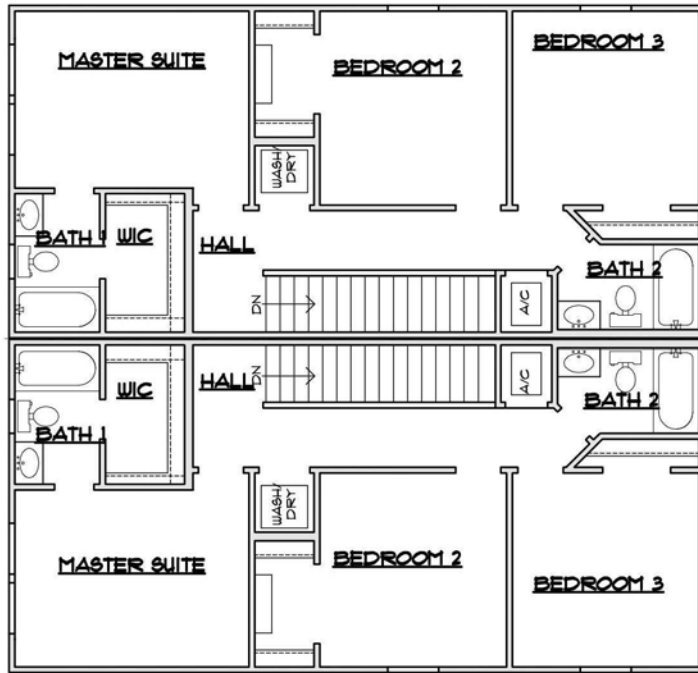
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325 E. LOCUST ST, SAN ANTONIO, TEXAS

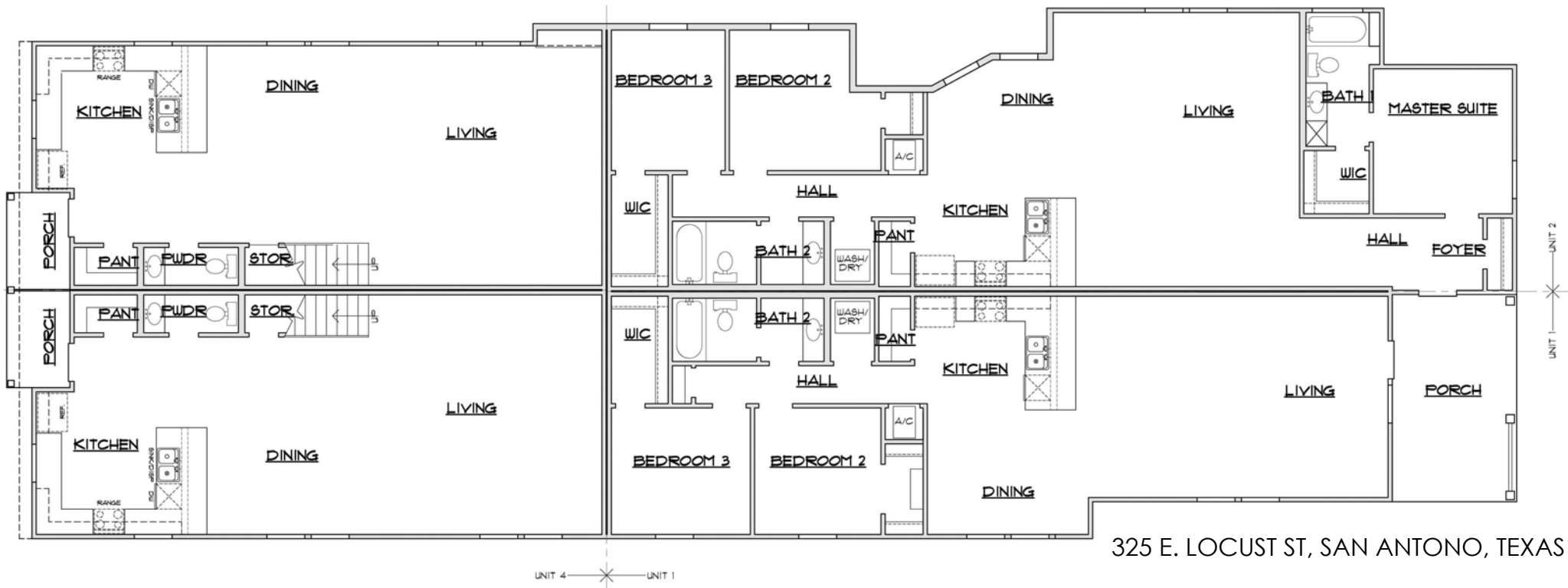


EXISTING AND DEMOLITION PLAN

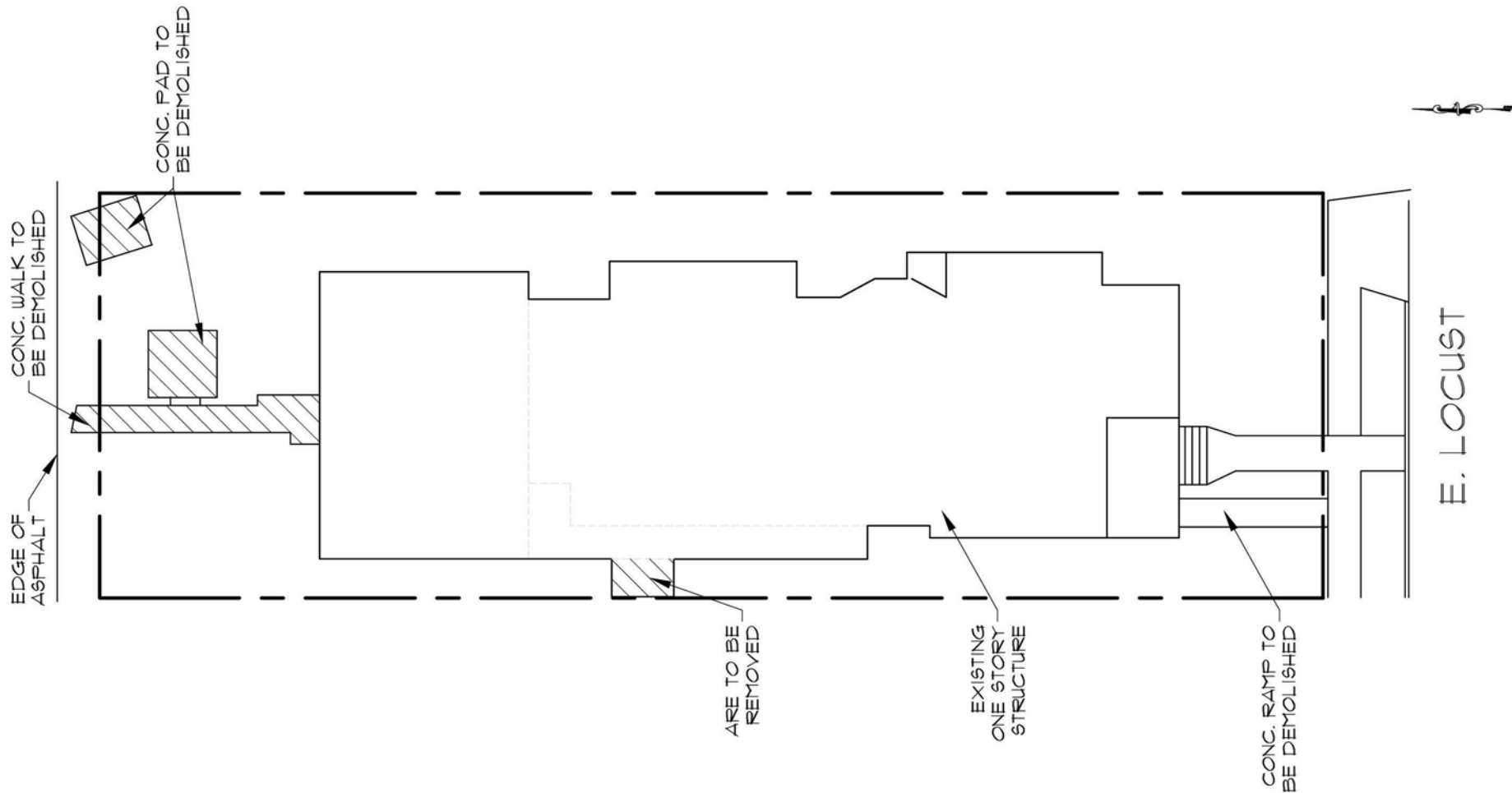
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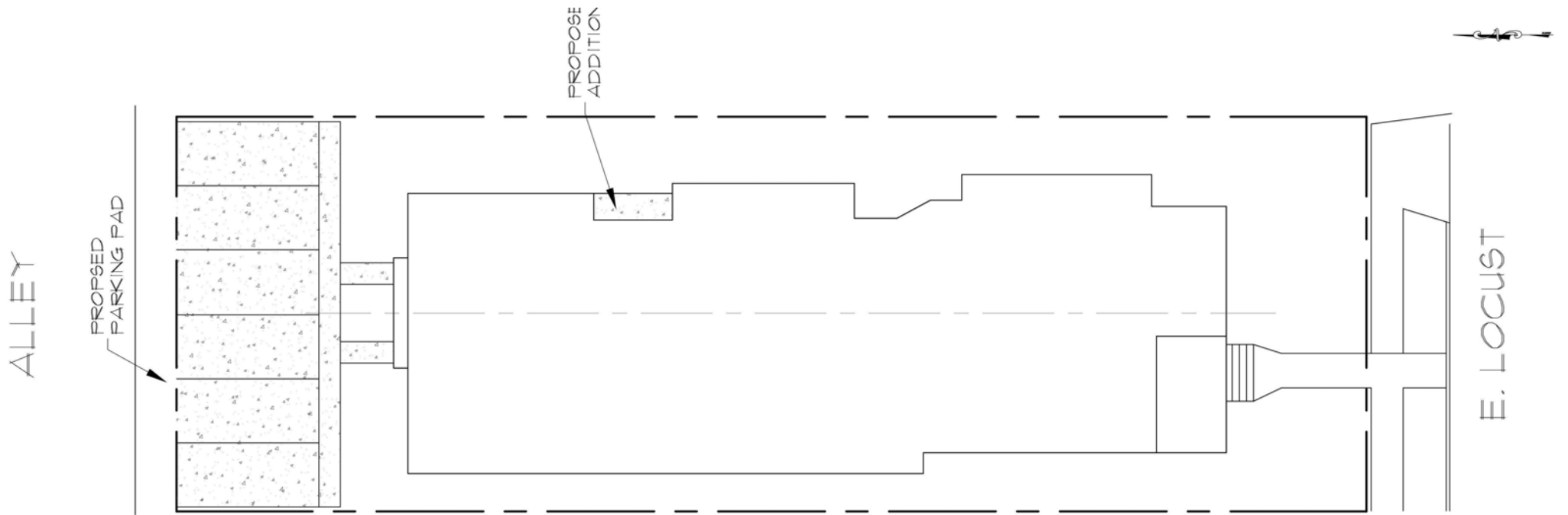
CONCEPTUAL 1st AND 2nd FLOOR PLANS



ALLEY

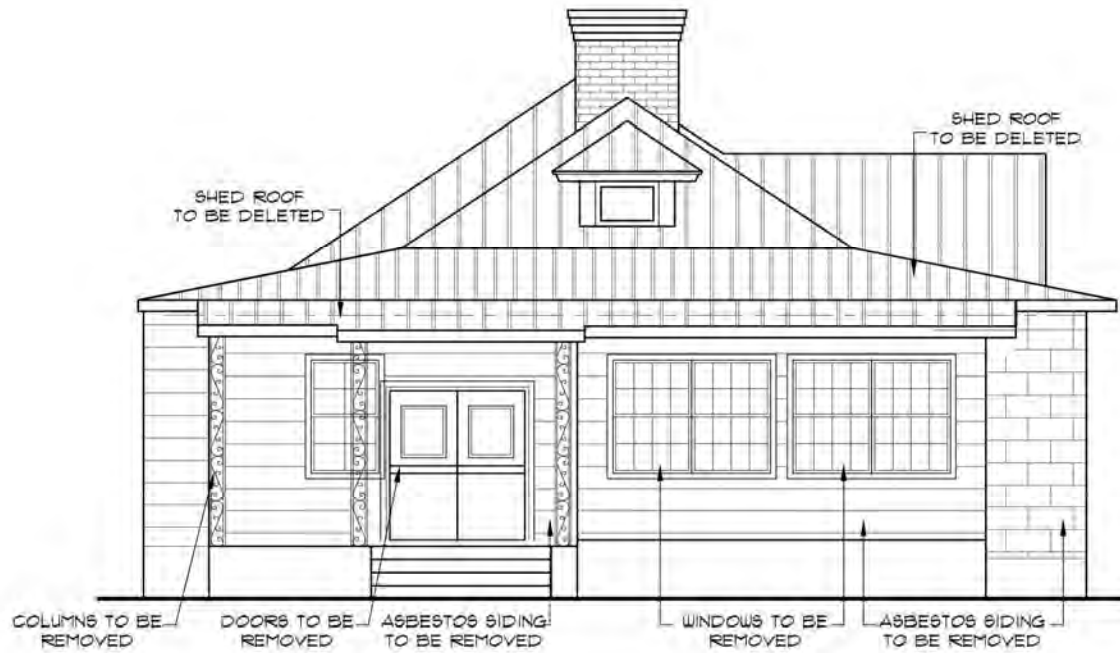


EXISTING SITE PLAN



PROPOSED SITE PLAN

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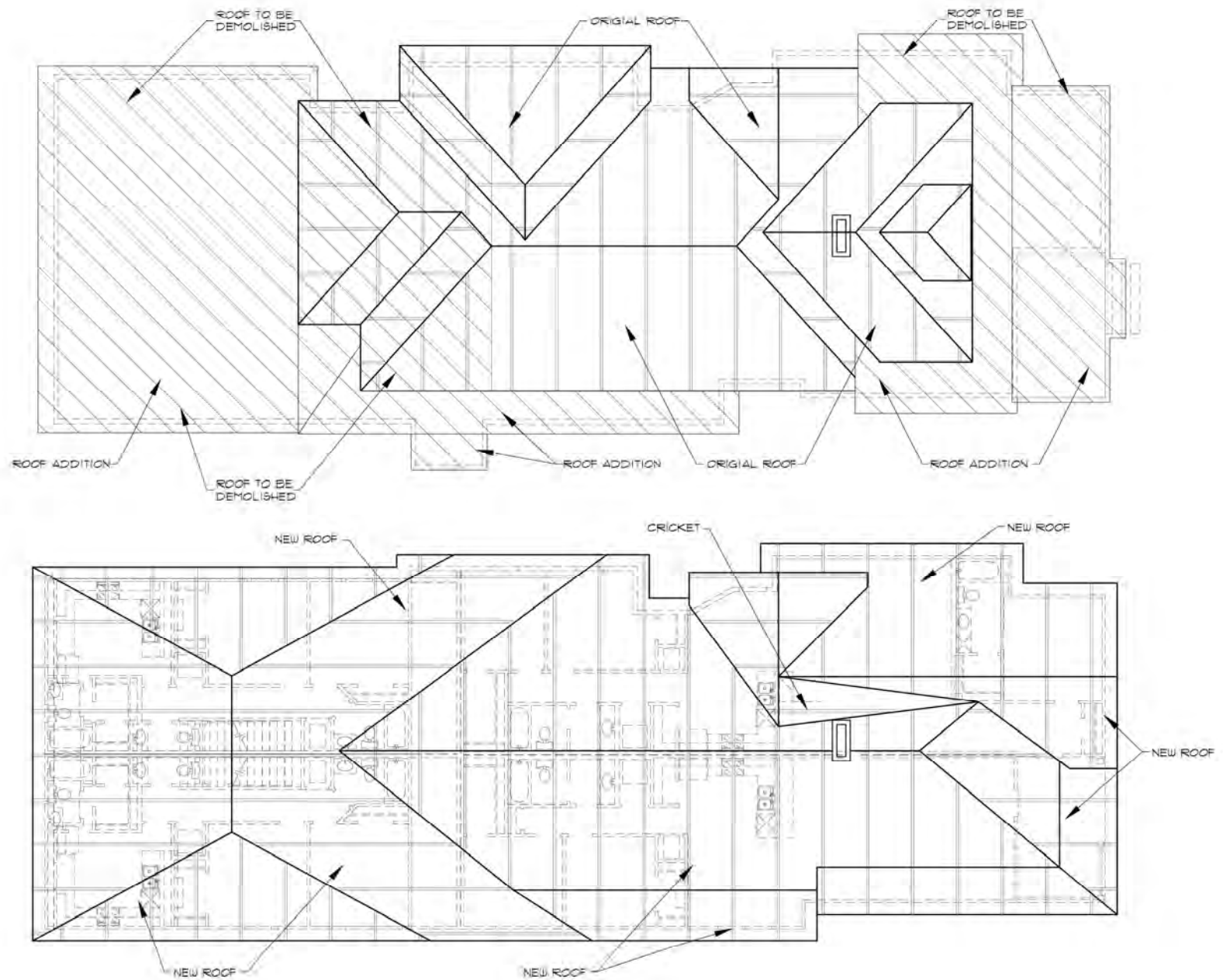


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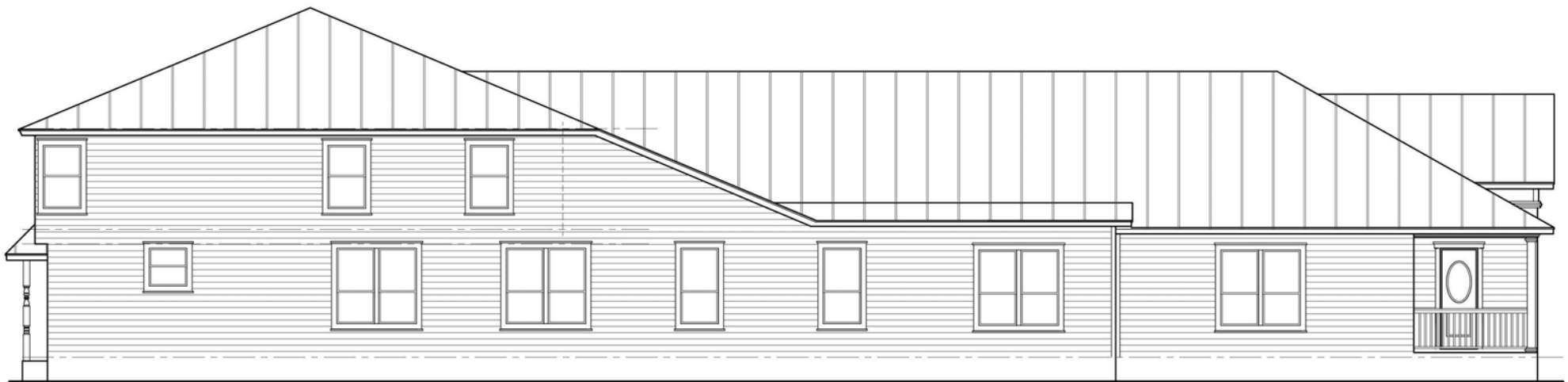
PROPOSED FRONT ELEVATION

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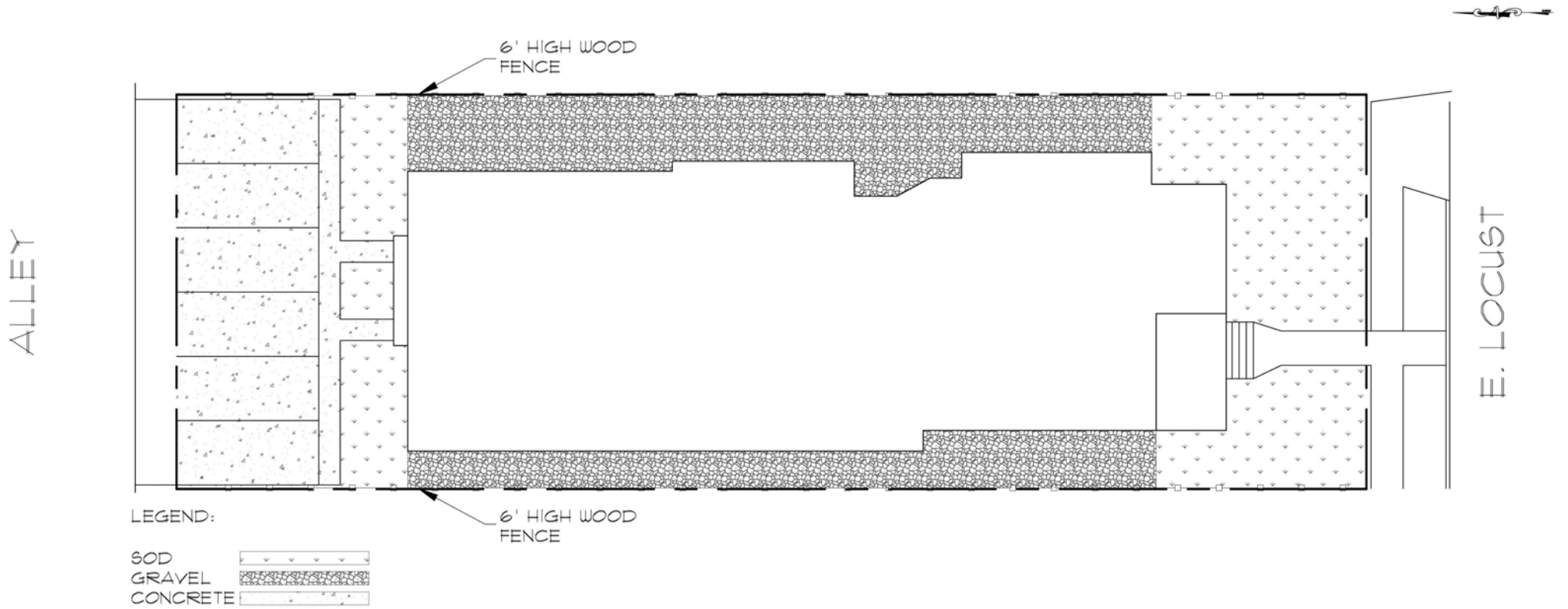
EXISTING AND PROPOSED ROOF PLAN

325 E. LOCUST ST, SAN ANTONIO, TEXAS



PROPOSED SIDE AND REAR ELEVATIONS

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FENCING, SOD AND GRAVEL PLAN

325 E. LOCUST ST, SAN ANTONIO, TEXAS

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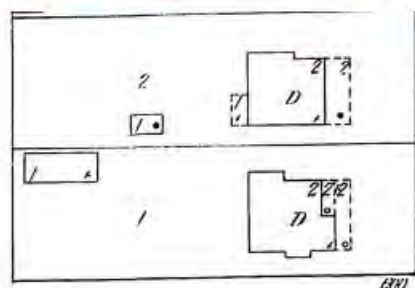
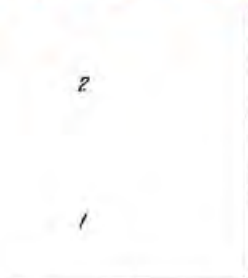
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Date: 1911-1924

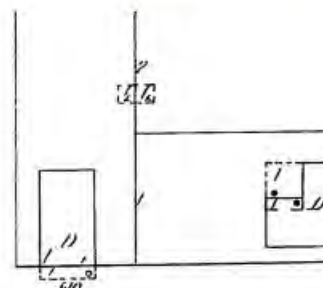
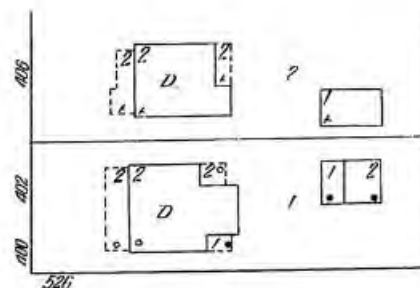
Volume: vol. 2, 1912



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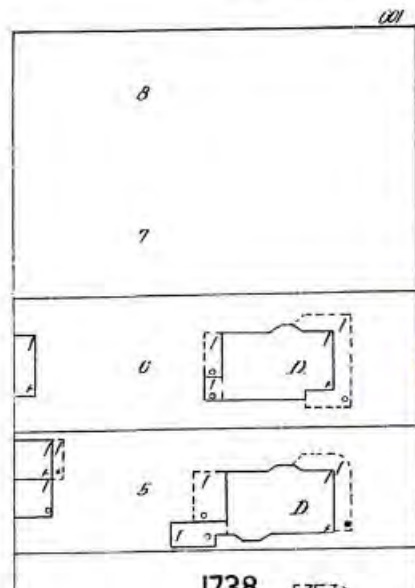
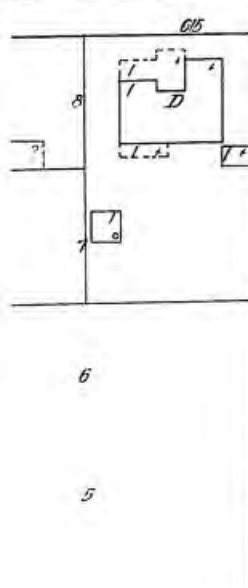


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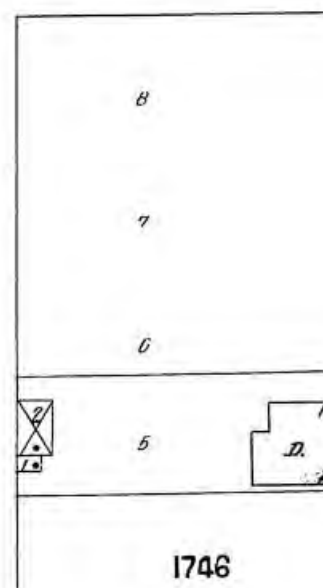
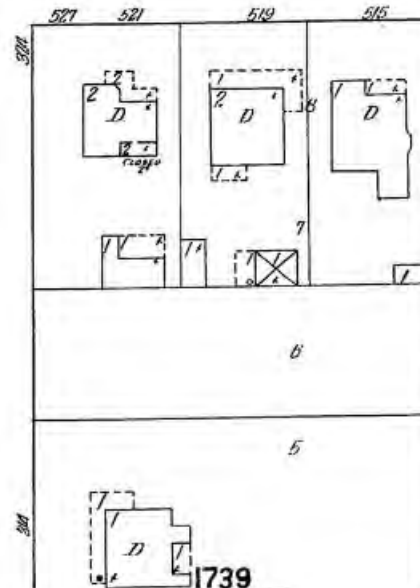
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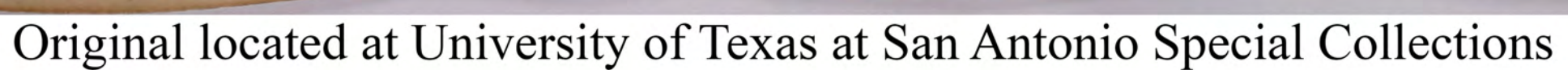
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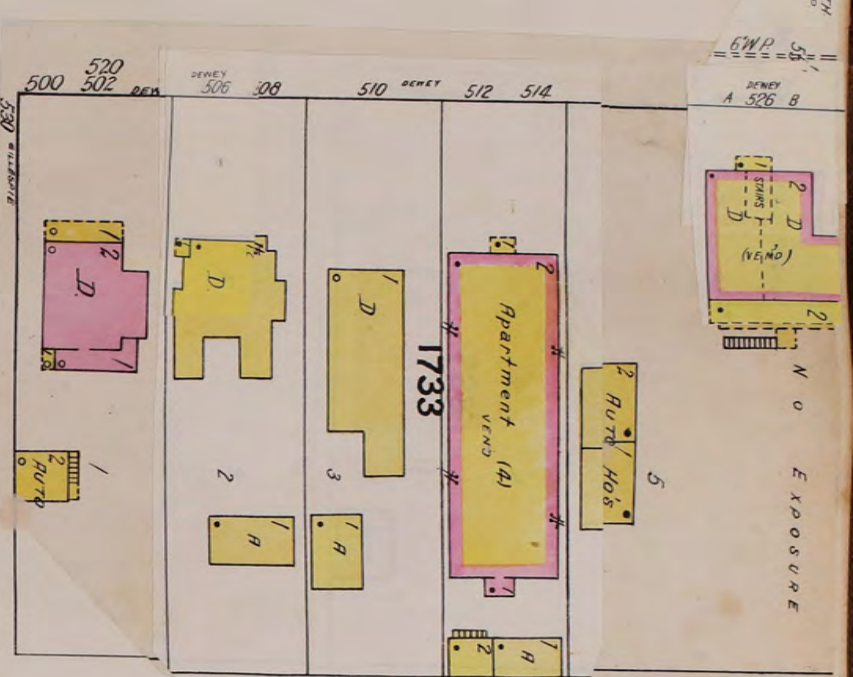
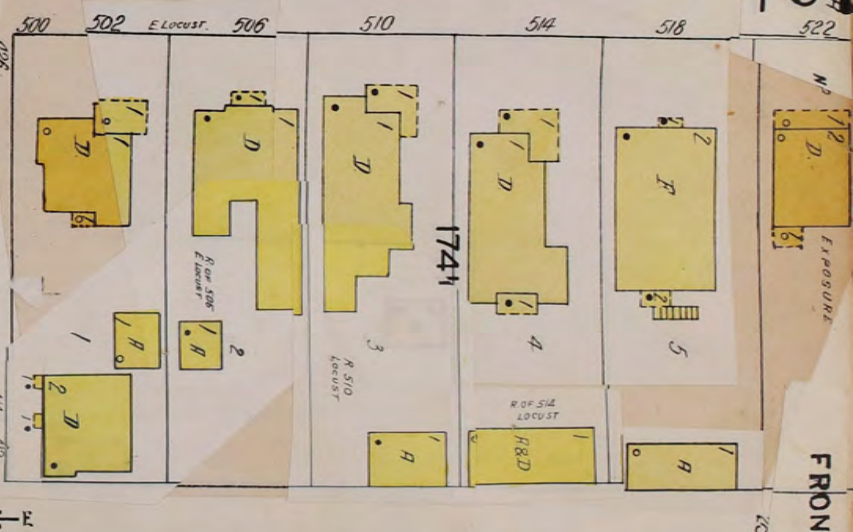
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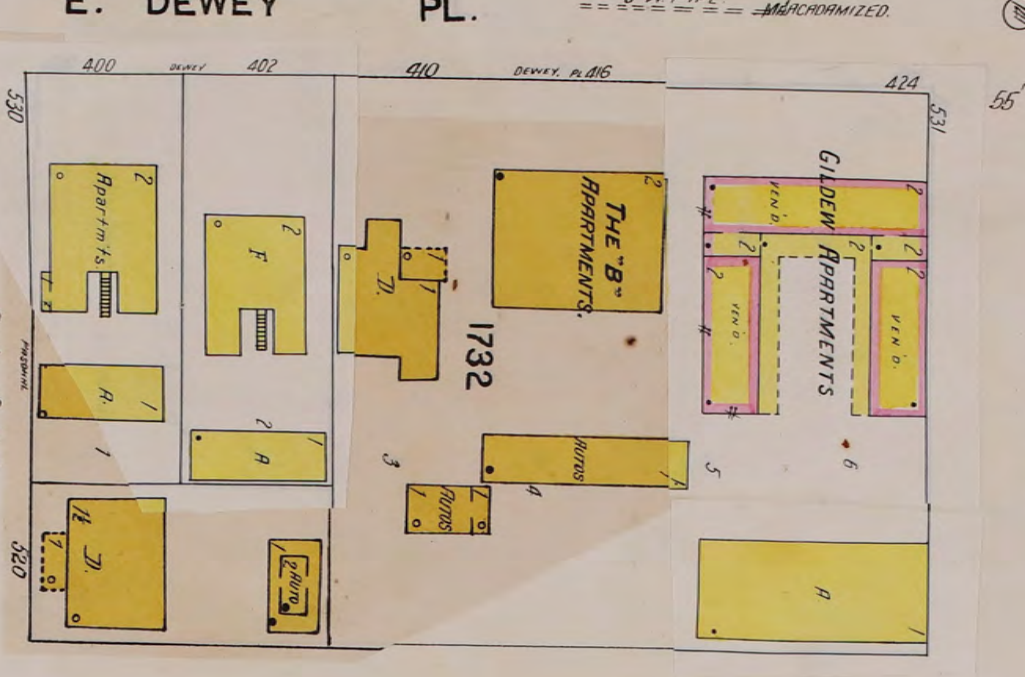
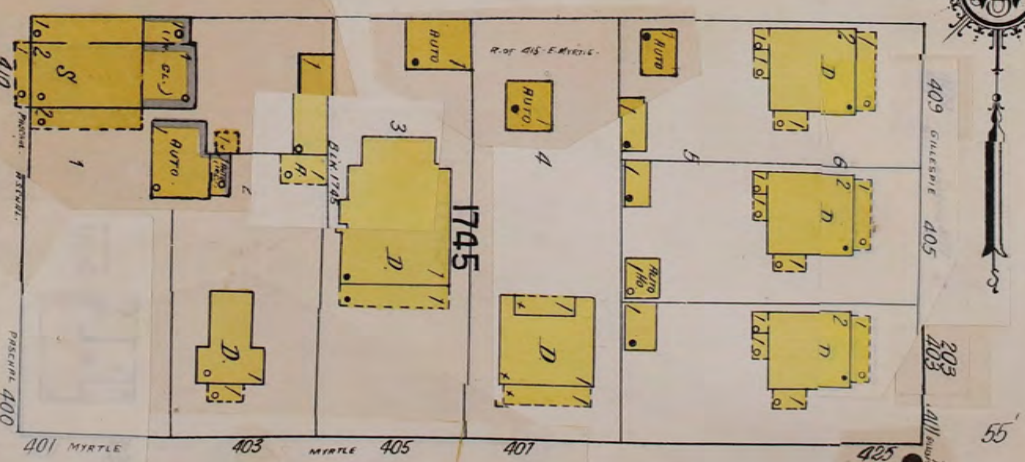
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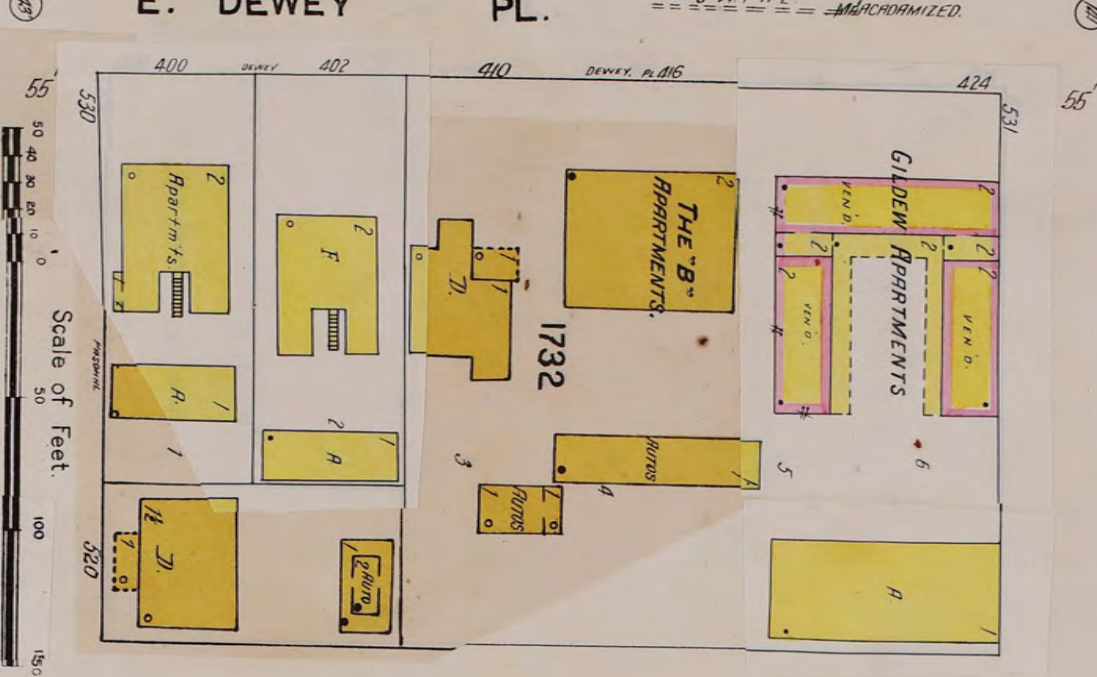
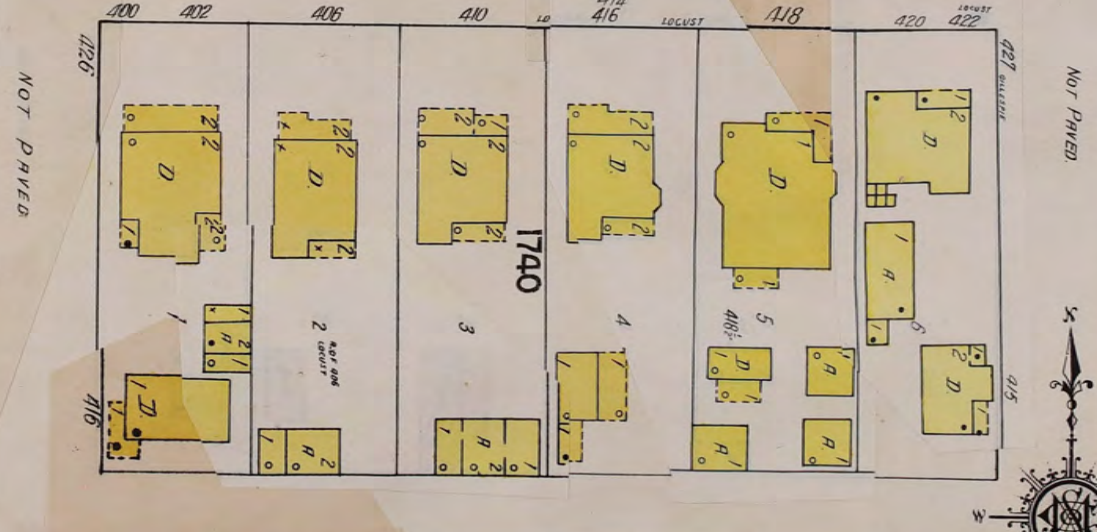
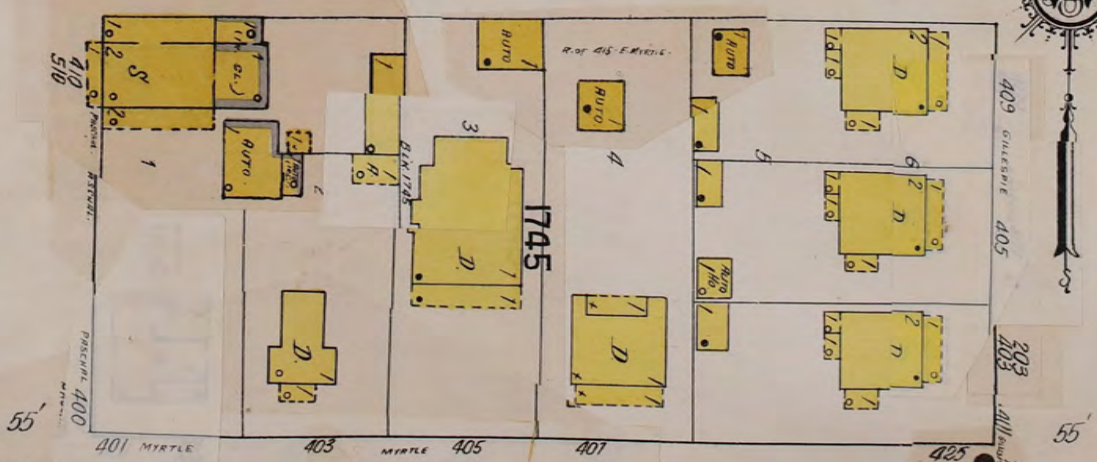




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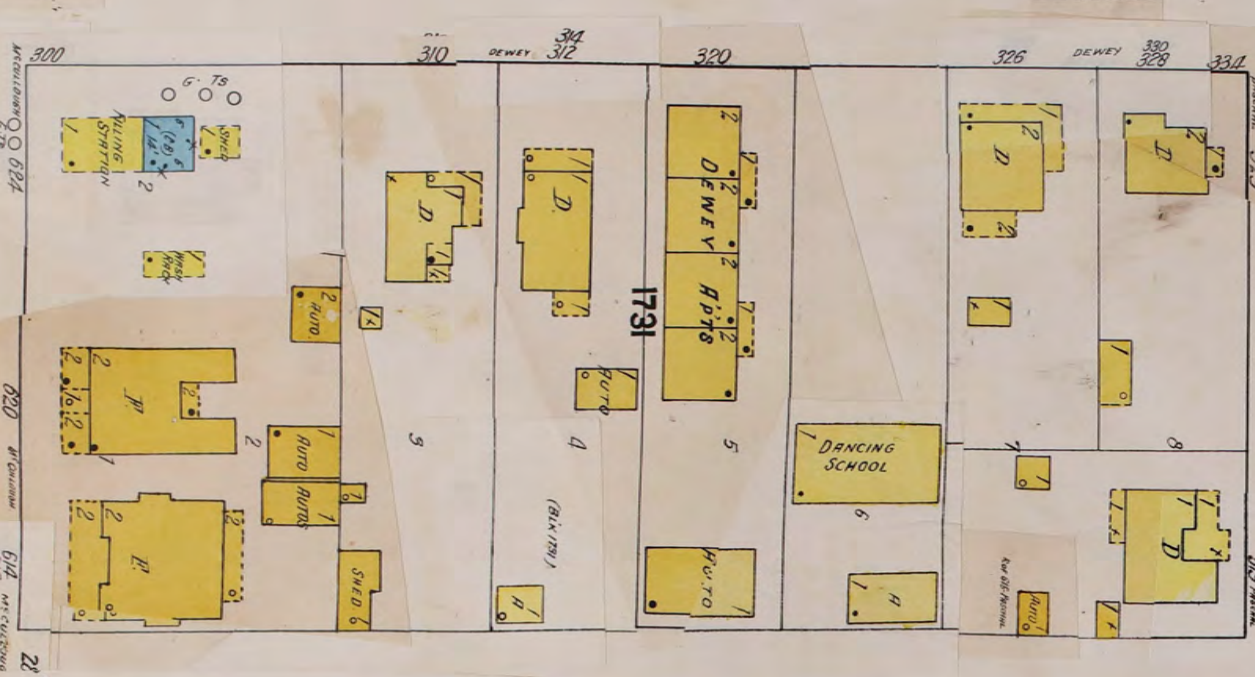
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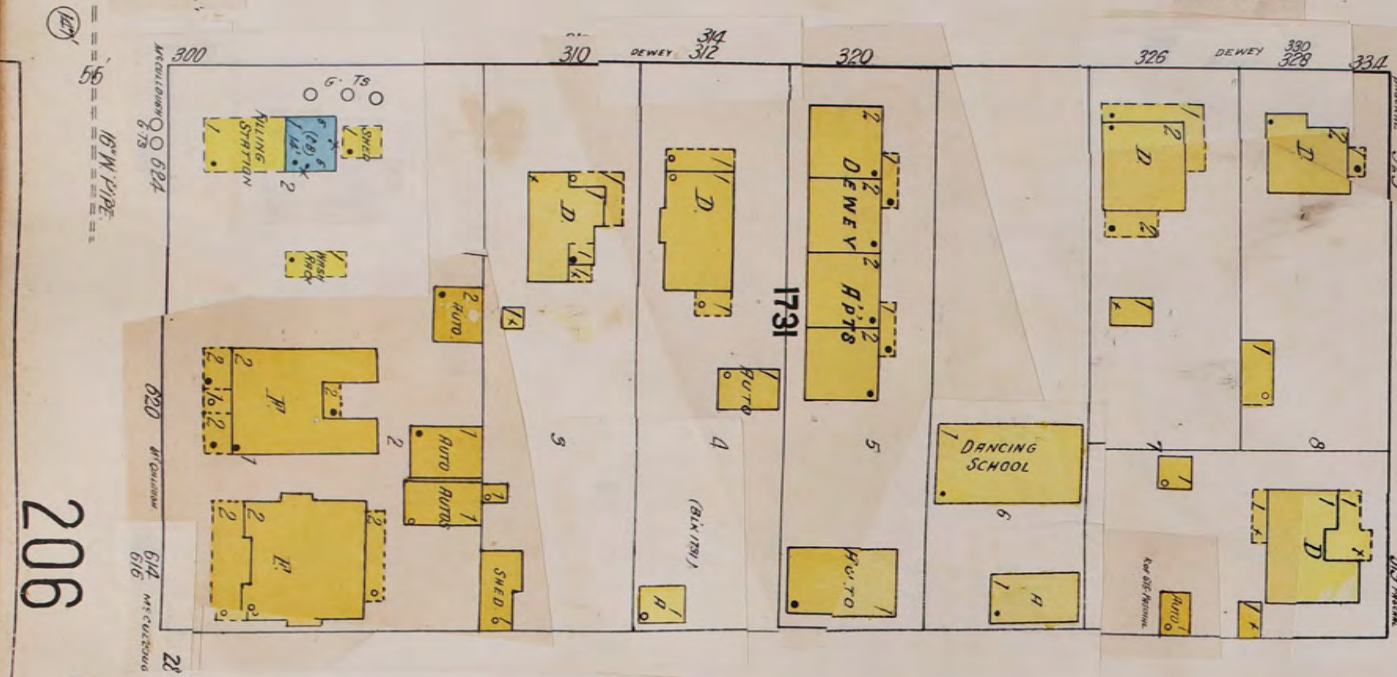
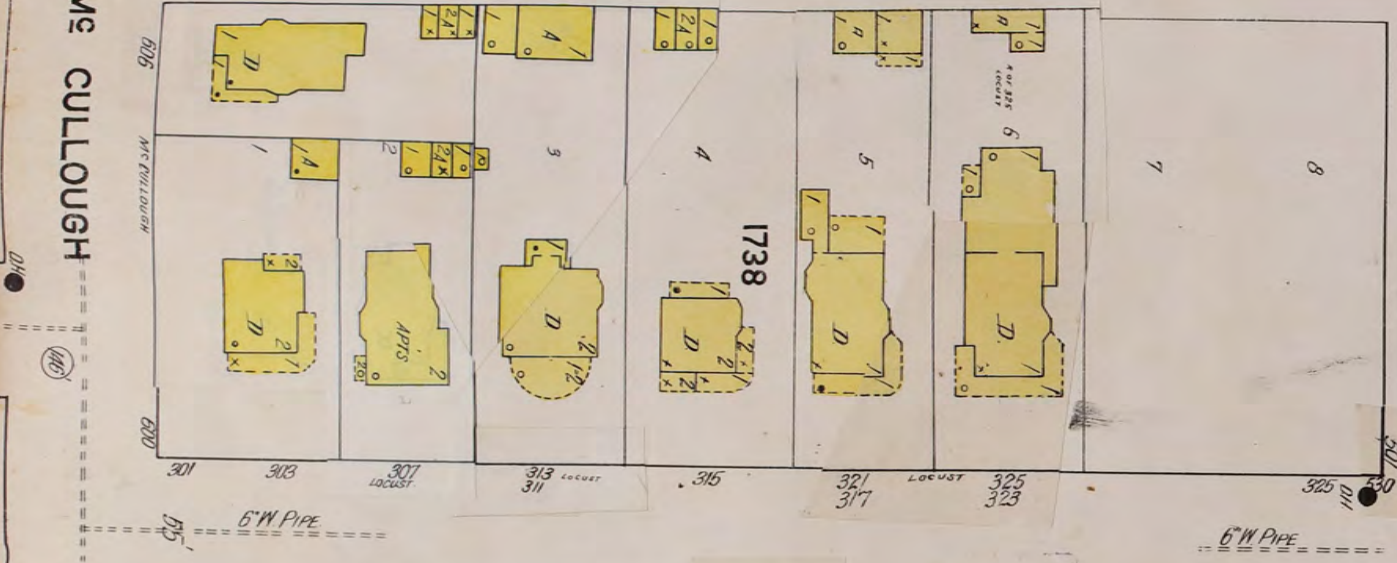
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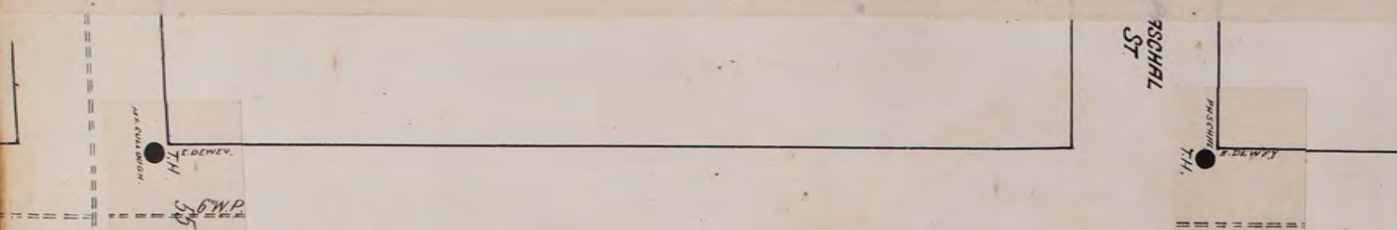
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ME CULLOUGH

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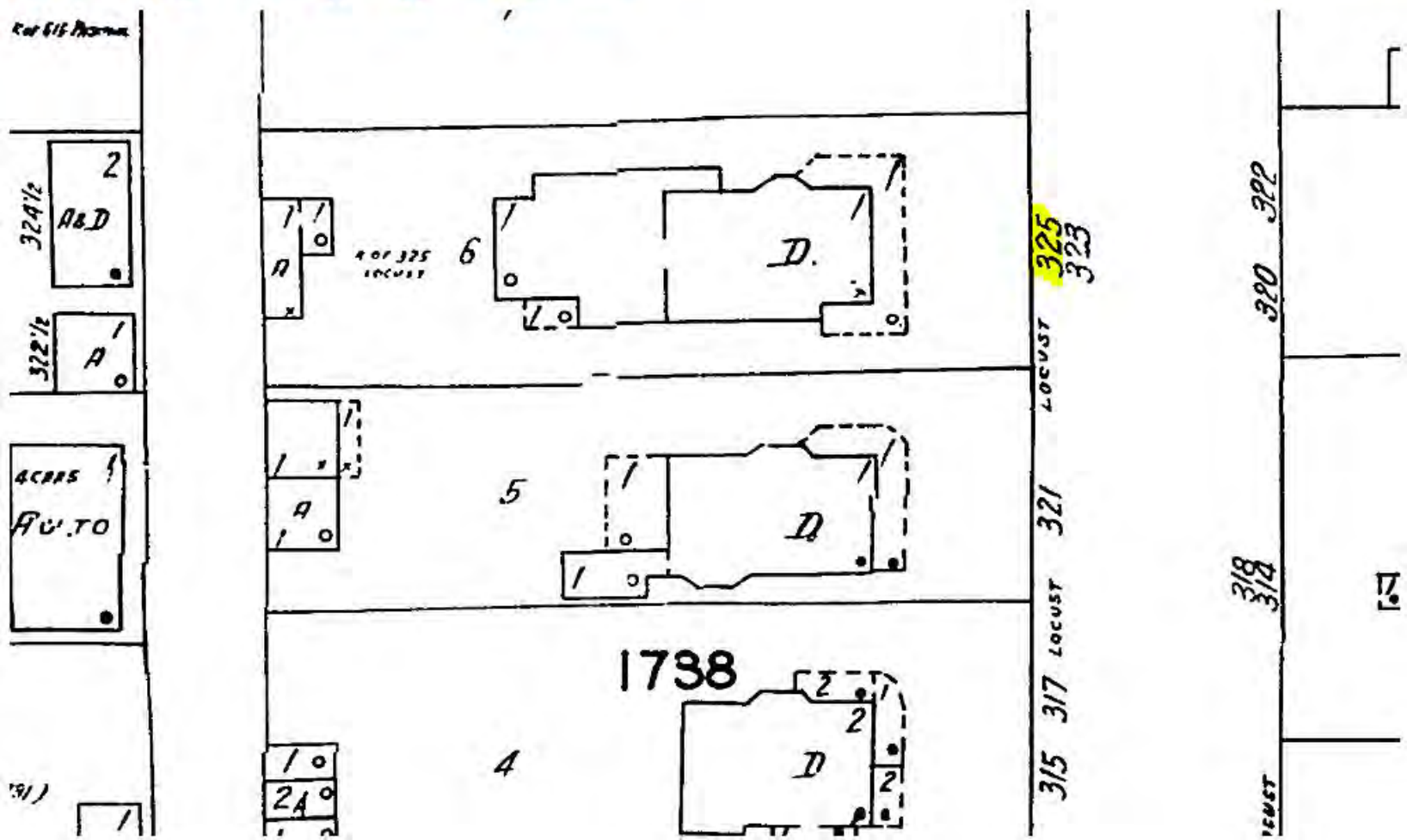
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Date: 1911-Mar. 1951 *

Volume: vol. 2, 1912-Jan. 1951



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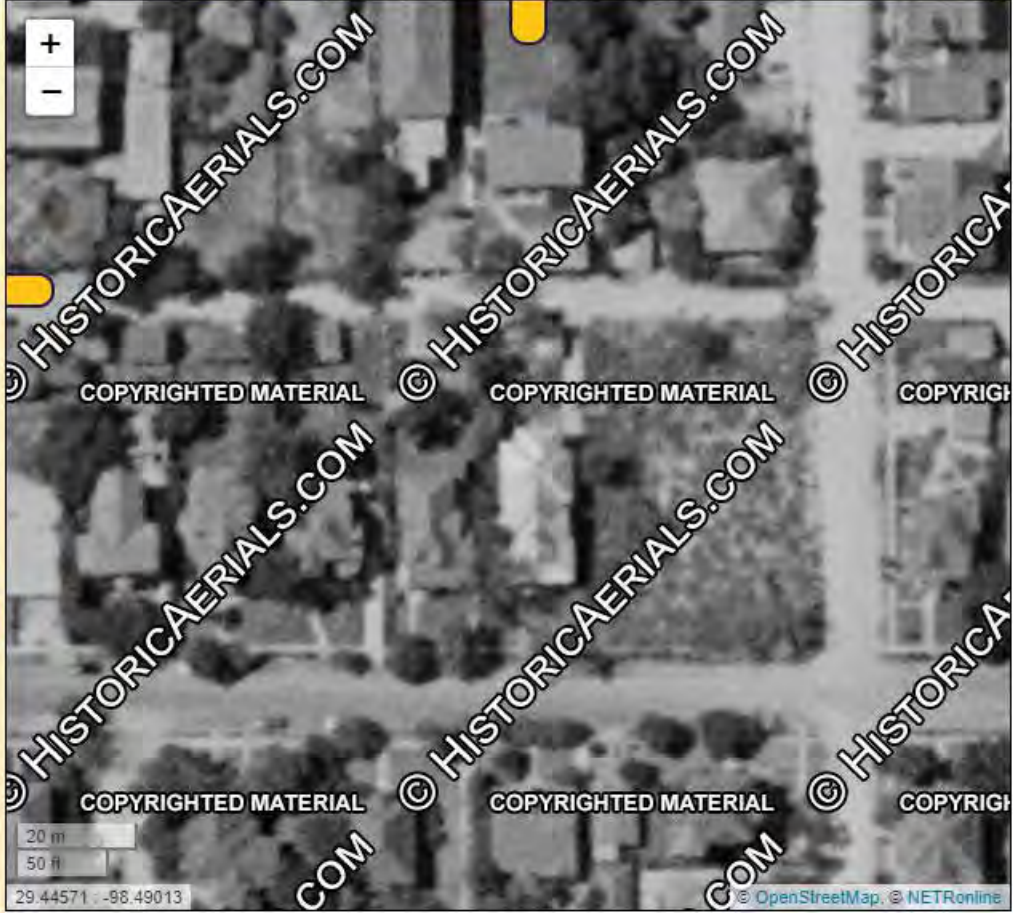
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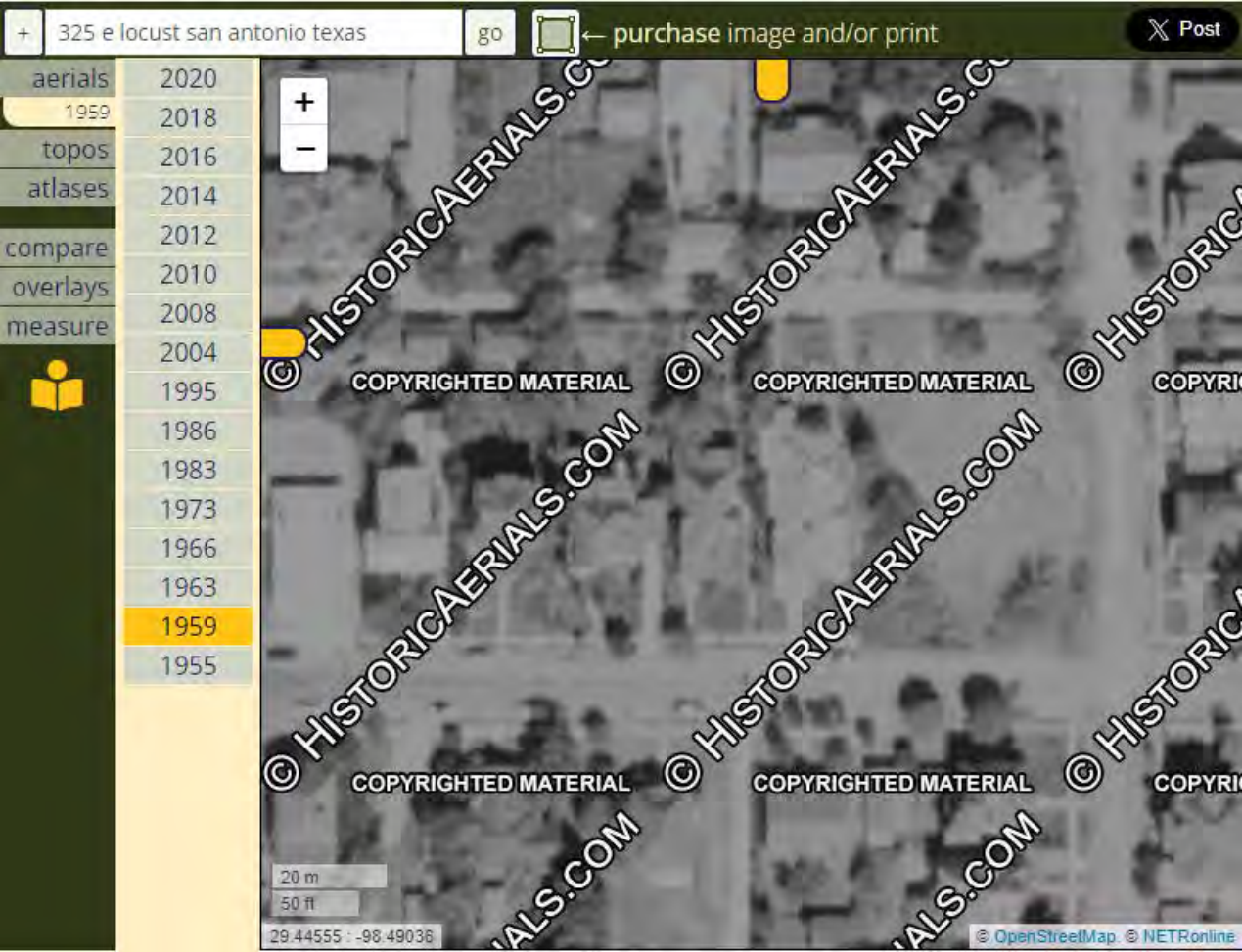


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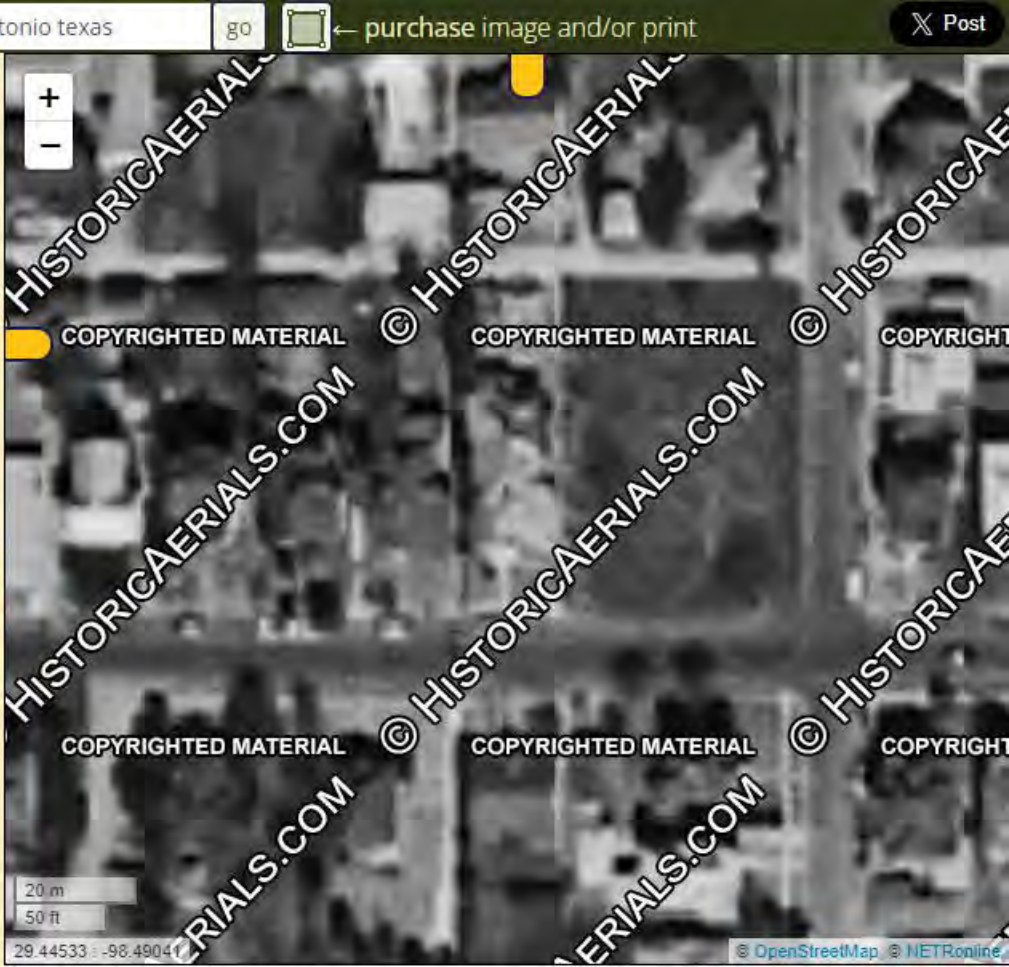
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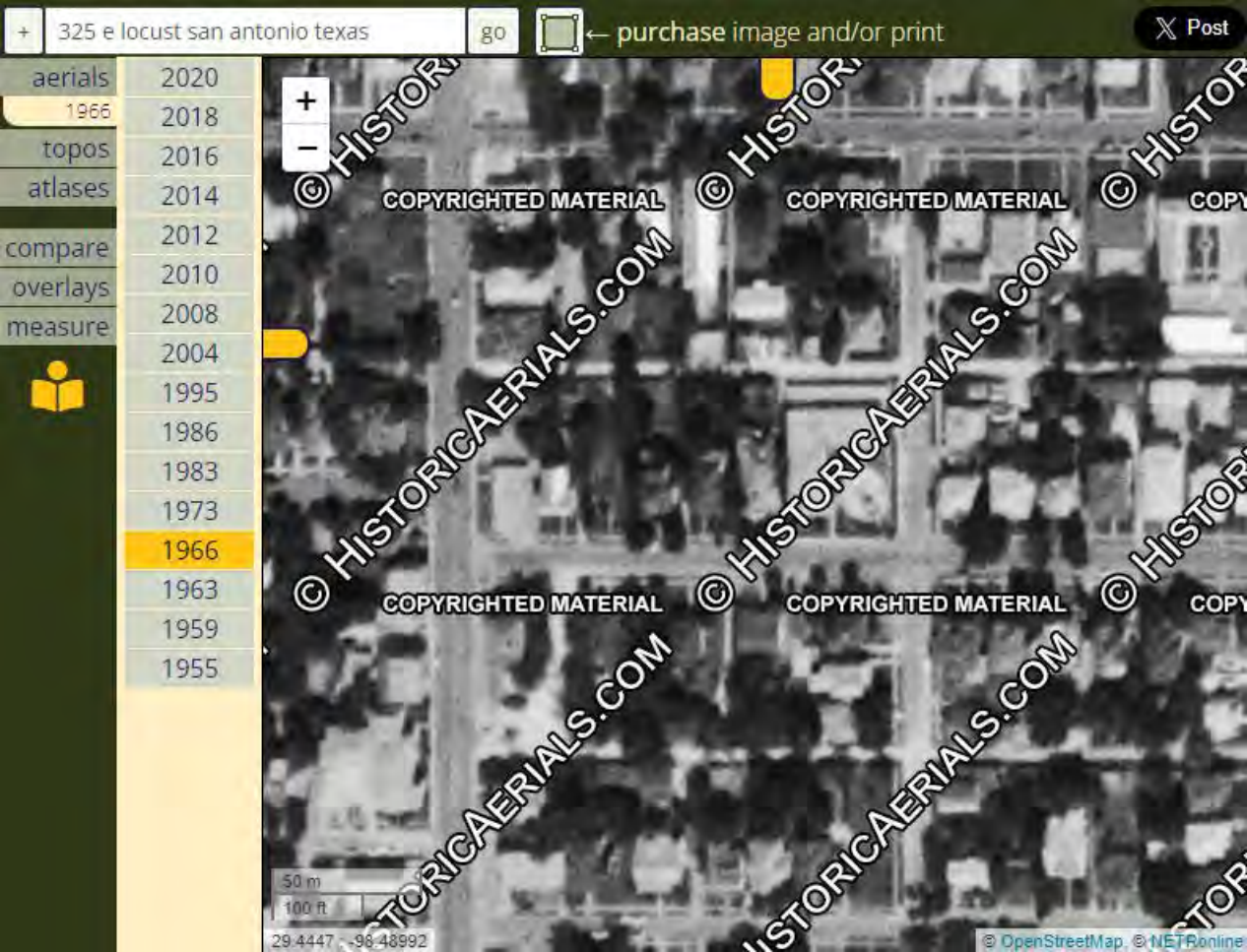
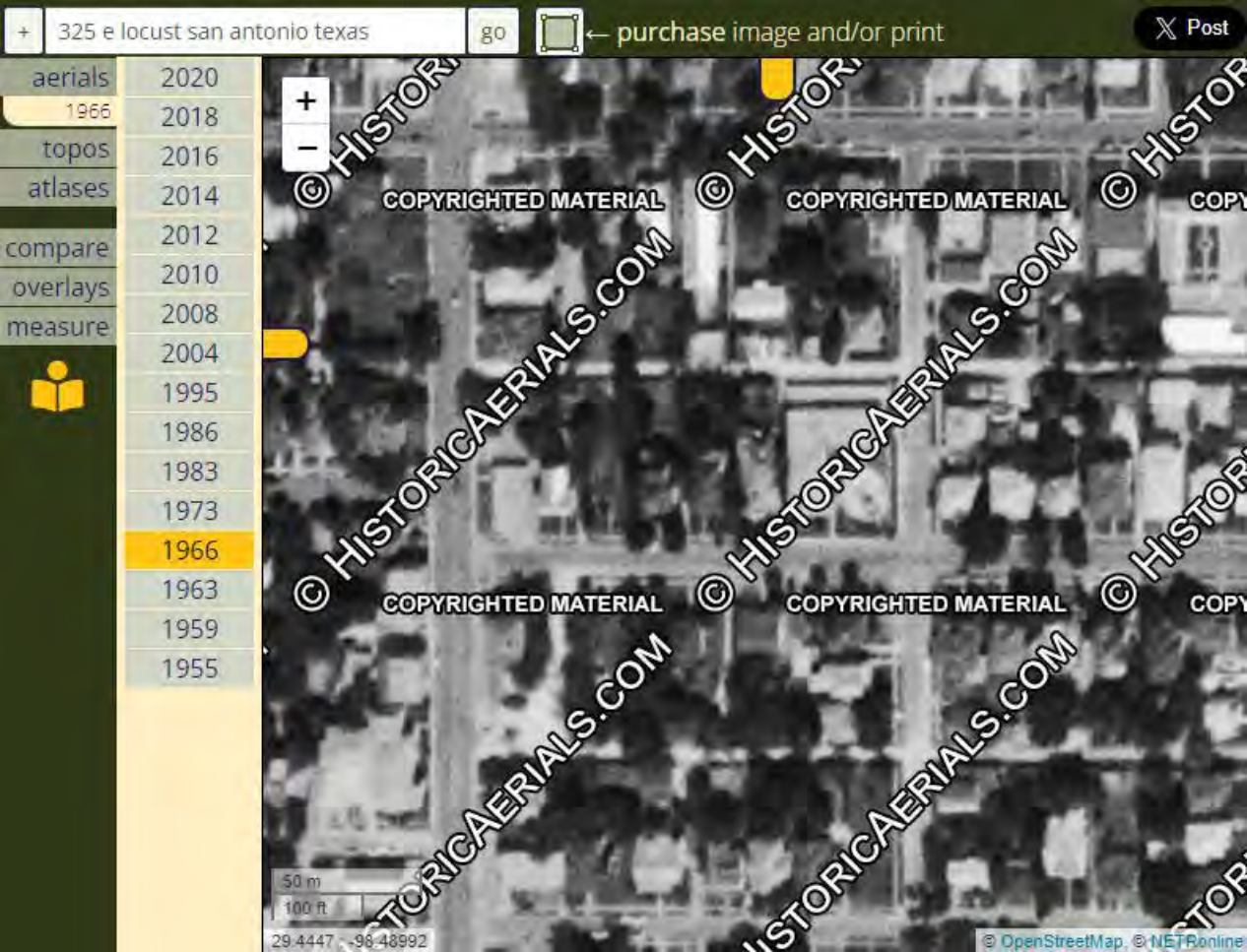


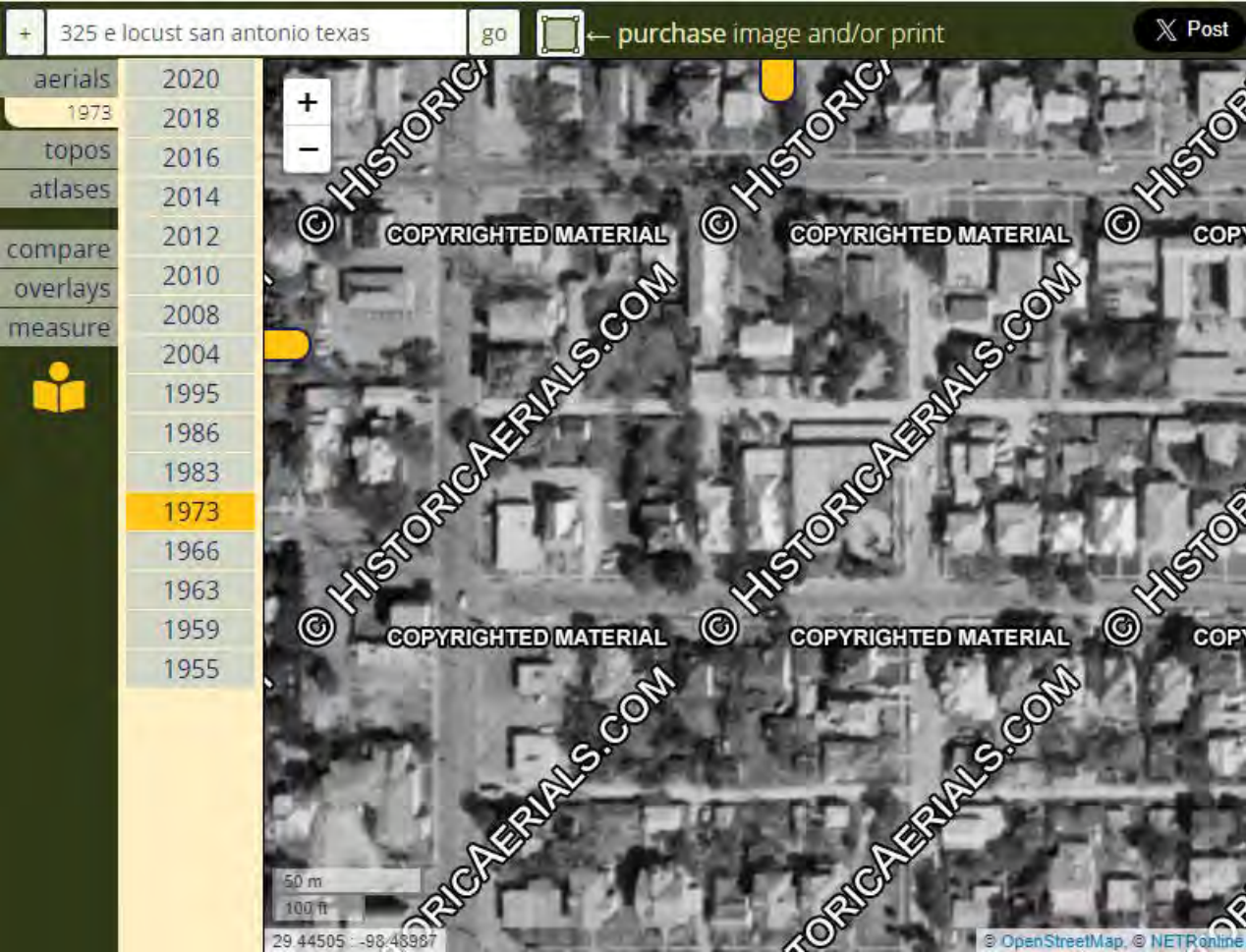
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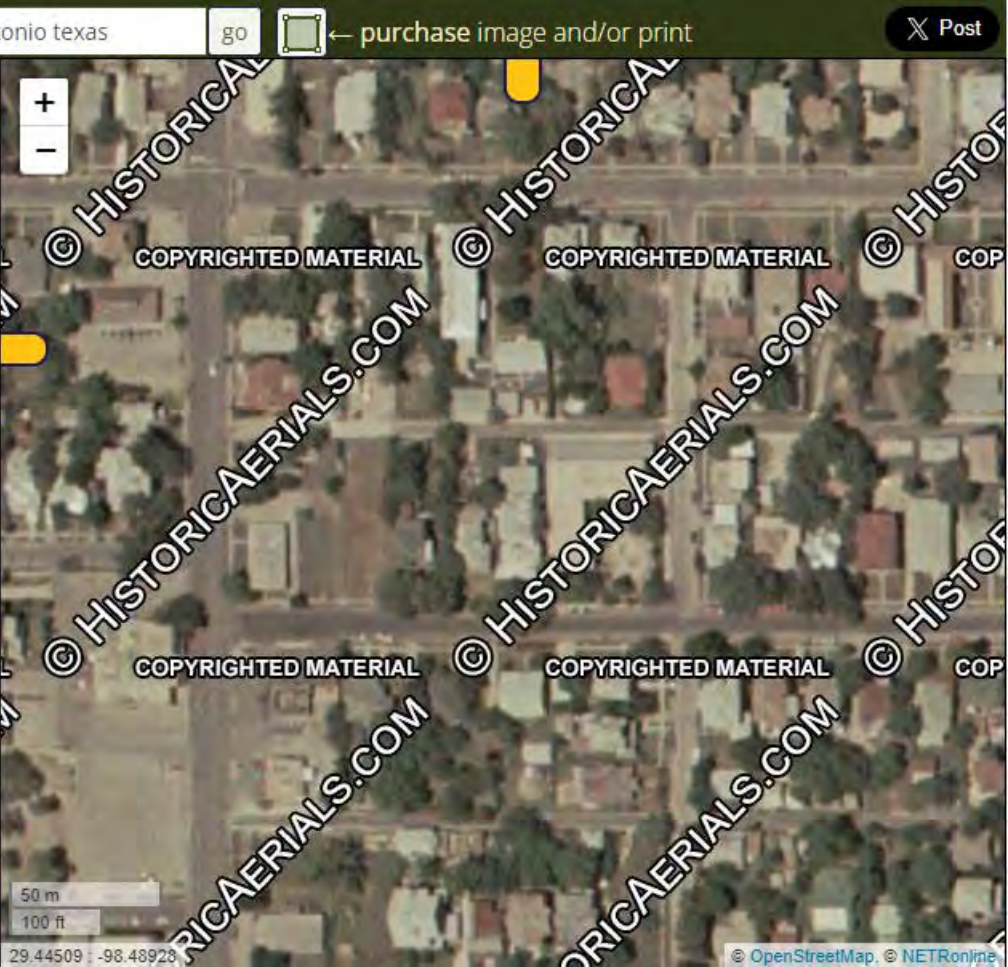
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APPLER'S BLUE BOOK OF SAN ANTONIO

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- 105—Dr W C Hirzel (r) 6.
- 112—J H Kampmann (h) 6.
- 117—C F Mayer (r) 5.
- 123—J A Appler (h) 6.
- 203—Methodist parsonage.
- 206—Misses Wasson school (r) 3.
- 207—W M Brown (r) 5.
- 211—Mrs Anna P Gates (h) 10.
- 216—Vacant.
- 217—Hugo Morgan (h) 3.
- 225—C B Lucas (h) 5.
- 226—Vacant.
- 317—Dr R L Hays (r) 5.
- 319—R A Arthur (r) 4.
- 322—Mrs R H Wood (r) 6.
- 323—Mrs J N Evans (h) 3.
- 324—Mrs T Deats (r) 4.
- 509—C V Lancaster (r) 4.
- 514—Mrs Kate Cowart (h) 2.
- 515—Will A Morriss (h) 3.
- 518—J M Rocha (r) 3.
- 519—R Eakin (r) 9.
- 704—Mrs A E Bedwell (r) 2.

LINCOLN ADDITION.

- Albert Schmidt (h) 4.
- O Daily (r) 3.
- A C Abbott (h) 6.

LIVE OAK.

- 112—Henry Watzlavzick (h); D McEnery (r) 4.
- 117—C C Thomas (r) 4.
- 120—John E Heitgen (h) 2.
- 123—D E Digges (r) 4.
- 124—Joe Weiss (h) 3.
- 202—Lee Hoyt (c) (r) 2.
- 207—R Ruediger (r) 3.
- 211—J H Dobbs (r) 4.
- 212—Mrs Katherine Eberhardt (h) 4.
- 214—Nic Tengg jr (h) 3.
- 309—D B Ward (r) 2.

- 513—Mrs E Herweck (h) 5.
- 514—D B Jeffries (c) (h) 2.
- 517—Chas A Rische (h) 4.
- 522—E Bekker (r) 2.
- 611—Lizzie Wedlow (c) (r) 1.
- 619—Henry Schelper sr (h) 8.
- 625—E E Dunning (r) 2.
- 626—H B Neal (r) 4.
- 629—Wm Tengg (r) 6.
- 630—Mollie Beaver (c) (r) 4.
- 702—Felix Altmann.
- 706—Vacant.
- 710—Jacob Mueller jr (r) 4.
- 714—H Mueller (r) 2.
- 718—Jacob Mueller sr (r) 3.
- 720—Geo Mandry (h) 4.

LIVE OAK AL.

- 220—Geo Smith (c) (r) 4.
- 224—E Smith (c) (r) 4.
- 226—Ann L Tucker (c) (h) 9.
- 228—S B McVey (c) (r) 2.
- 230—Jim Jones (c) (r) 4.
- 231—J R Stephenson (r) 4.

LOCUST, E.

- 101—Richard C Jones (h) 5.
- 102—L R Saur (h) 3.
- 105—Mrs H Abbott (h) 5.
- 115—Dr C L Milburn (h) 5.
- 121—T H Milburn (h) 4.
- 123—Alfred G Munro (r) 3.
- 302—Mrs C A Bonner (h) 4.
- 303—Jas Heyser (h) 3.
- 307—B G Kischell (r) 3.
- 310—F Wideman (h) 6.
- 314—Mrs A Toland (h) 4.
- 315—C B Allen (h) 2.
- 317—J F Carl (h) 5.
- 323—J J King (h) 3.

LOCUST, W.

- 103—N L Candee (r) 5.
- 104—W W Brown (r) 3.
- 111—Mrs C Smith (r) 2.

—E C & Willie Abbott (h) 5.

720, rear—S & Callie Randle (r) 2.

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117—Mary E Reutz (r) 2.

120—John E & A B Heitgen (h) 3.

123—Amelia Barnes (r) 6.

124—Joe & Annie Weiss (h) 3.

202—Lilly Grant (c) (r) 4.

207—J & Elizabeth Evans (r) 2.

211—Wm & Bertha Letsch (r) 4.

212—Mrs K Eberhardt (h) 3.

214—Nic & Kate Tengg jr (h) 3.

309—H B & Ada Neal (r) 5.

315—Julius & Annie Tengg (h) 5.

316—Emma Washington (c) (r) 2.

318—J W & Alice Reed (r) 2.

320—Jacob & Mary Weissler (h) 2.

401—W G & Nathalie Bartholomei (h) 2.

402—A & Minnie Orenstein (r) 5.

403—Chas & Amelia Stephanow (r) 3.

407—E & Helen Burton (c) (r) 3.

410—F & Nora Gadner (r) 4.

411—J D & Jennie Mackey (c) (r) 3.

412—Tom & Anna Black (c) (r) 4.

415—Mrs M Schildknecht (r) 7.

416—Dan & Lucille Davis (c) (r) 6.

417—Ben & Victoria Swain (r)

418—Mrs M E Krueger (h) 3.

420—W A Katie Mansee (h) 6.

LOCUST, E

(4 w) b 1800 Main ave, ext e to Jones ave.

101—Richard C & Enid Jones (h) 3.

102—L R & Elsie Saur (h) 5; G & Helena Johannes.

105—Mrs M L Abbott (h) 5.

115—Dr C L & Mary Milburn (h) 3.

121—T H & Carrie Milburn (h) 7.

123—Edward R & Minnie W Holland (r) 4.

302—Mrs C A Bonner (h) 5.

303—Jas Heyser (h) 4; F & Lillian Martin.

307—Mrs Emily A Emerson (h) 4.

310—F & Sophrona Wideman (h) 5; G W & Holly Michaelis.

313—H D & Adelaide Elliott (h).

314—Mrs A Toland (h) 4.

315—T J & Kate Longino (r) 3.

317—J F & Annie Carl (h) 3.

323—J J & Lyda King (h) 4.

401—M & Freda Kline (r) 4.

405—F L & Margaret Lewis (r) 5.

406—W B & Lennie Petus (r) 6.

411—Vacant.

LOCUST, W

(4 w) b 1801 Main ave, ext w to San Pedro ave.

103—D M & Margaret Parkinson (r) 4.

107—W P & Elizabeth Edward (r) 5

111—Mrs C Smith (r) 2.

115—G W & Sallie Overstreet (h) 3.

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