

HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2023

HDRC CASE NO: 2023-123
ADDRESS: 206 SHERMAN ST
LEGAL DESCRIPTION: NCB 512 BLK 25 LOT W 33 FT OF 1 & E 24 FT OF W 57 FT OF 1 OR A2
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jose Lopez, Jr/LAS CASAS 210 LLC
OWNER: Jose Lopez, Jr/LAS CASAS 210 LLC
TYPE OF WORK: Conceptual approval of a one-story addition
APPLICATION RECEIVED: March 30, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson
REQUEST:

The applicant requests conceptual approval of a 640-square-foot addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

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 Alterations 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

- ii. *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.

Standard Specifications for Windows in Additions and New Construction

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

FINDINGS:

- a. The property at 206 Sherman includes a one-story Craftsman-style shotgun home built c 1931. The house is on the southeast corner of Sherman and N Cherry St on a block bound by Sherman, N Cherry St, Burleson St, and N Mesquite St, and is one of five shotgun houses on the block. There are two shotgun houses immediately adjacent to the east. The house has a full-width inset front porch under a front-facing gable with a concrete porch and stairs. The roof is clad in composition shingle and features exposed rafter tails; siding on the primary elevation is wood waterfall siding, while the rest of the house is clad in what appears to be vinyl or aluminum siding. The front door is right of center, with a metal-frame window left of center; all other windows are

obscured by plywood or vegetation. There is a back door with a stoop under a shed roof. The property contributes to the Dignowity Hill Historic District.

- b. **FOOTPRINT:** The applicant proposes a 640-square-foot addition, which includes 480 square feet of interior space and a 160-square-foot porch. The existing house footprint is 532 square feet, and the proposed addition would bring total square footage to 1,172. Historic Design Guidelines for Additions 1.B.iv states that residential additions should not be so large as to double the existing building footprint. The proposed addition more than doubles the existing footprint. Staff finds the proposed addition does not conform to guidelines.
- c. **MASSING:** The applicant proposes an addition that creates two masses with rooflines above the existing roofline. Historic Design Guidelines for Additions 1.B.i says residential additions should be designed to be subordinate to the principal façade of the original structure in terms of their scale and mass. Staff finds the proposed rooflines do not conform to guidelines.
- d. **SETBACKS:** The applicant proposes a 5' setback on the side elevation along N Cherry St. Houses facing N Cherry feature setbacks of more than 10'. Staff finds this difference in setback inappropriate.
- e. **ENTRANCE ORIENTATION AND PORCH:** The applicant proposes to relocate the front door of the property to the north side of the addition and enclose all fenestration and the existing front porch on primary elevation of the shotgun house. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.ii says to preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures. Staff finds removing the historic primary entrance does not conform to guidelines.
- f. **WINDOWS (EXISTING):** The applicant proposes to modify the existing window pattern on the shotgun house. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.iii says to preserve historic windows. Staff finds the proposed fenestration changes do not conform to guidelines.
- g. **WINDOWS (ADDITION):** The applicant proposes a small sashed window on the north elevation of the proposed addition. Historic Design Guidelines for Additions 4.A.ii says to incorporate architectural details that are in keeping with the architectural style of the original structure. Though the proposed window style conforms to this guideline, this type of smaller sashed window is typically found on non-primary elevations where a utility room or bathroom are found. Staff finds the proposed window inappropriate.

RECOMMENDATION:

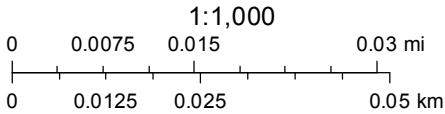
Staff does not recommend conceptual approval of the 640-square-foot addition based on findings a through g.

An addition to the existing house may be appropriate as additions to shotgun houses are common across the city. Staff recommends the applicant explore other options for adding to the existing structure that are more compatible with the historic core, that are subordinate to the historic core, and that preserve character-defining features of the shotgun house such as the primary entrance and front porch.

City of San Antonio One Stop



April 18, 2023







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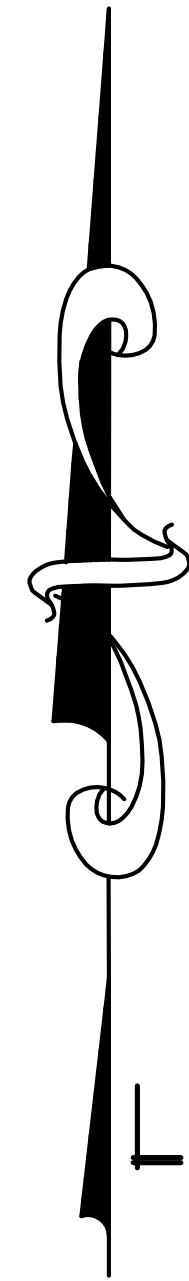












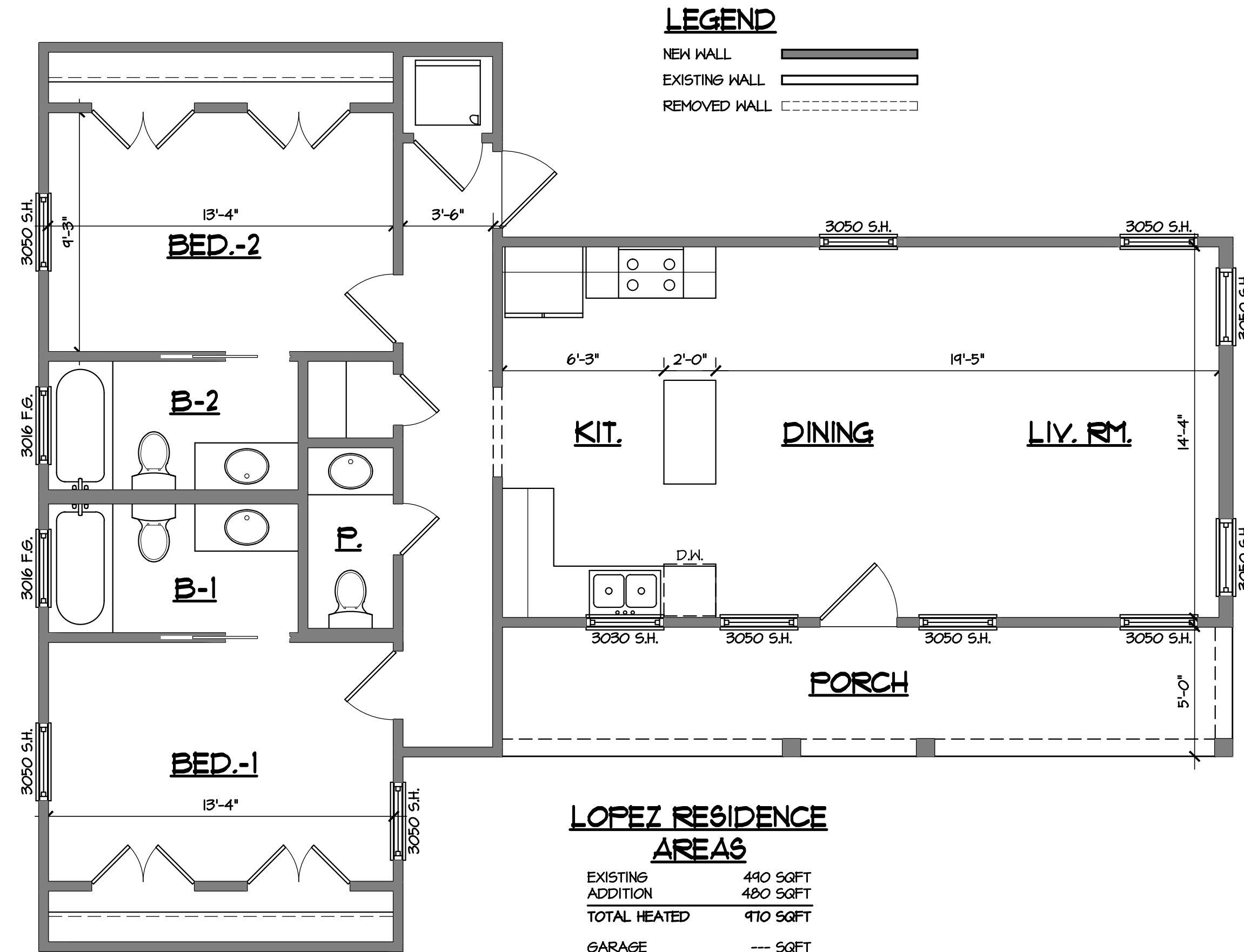
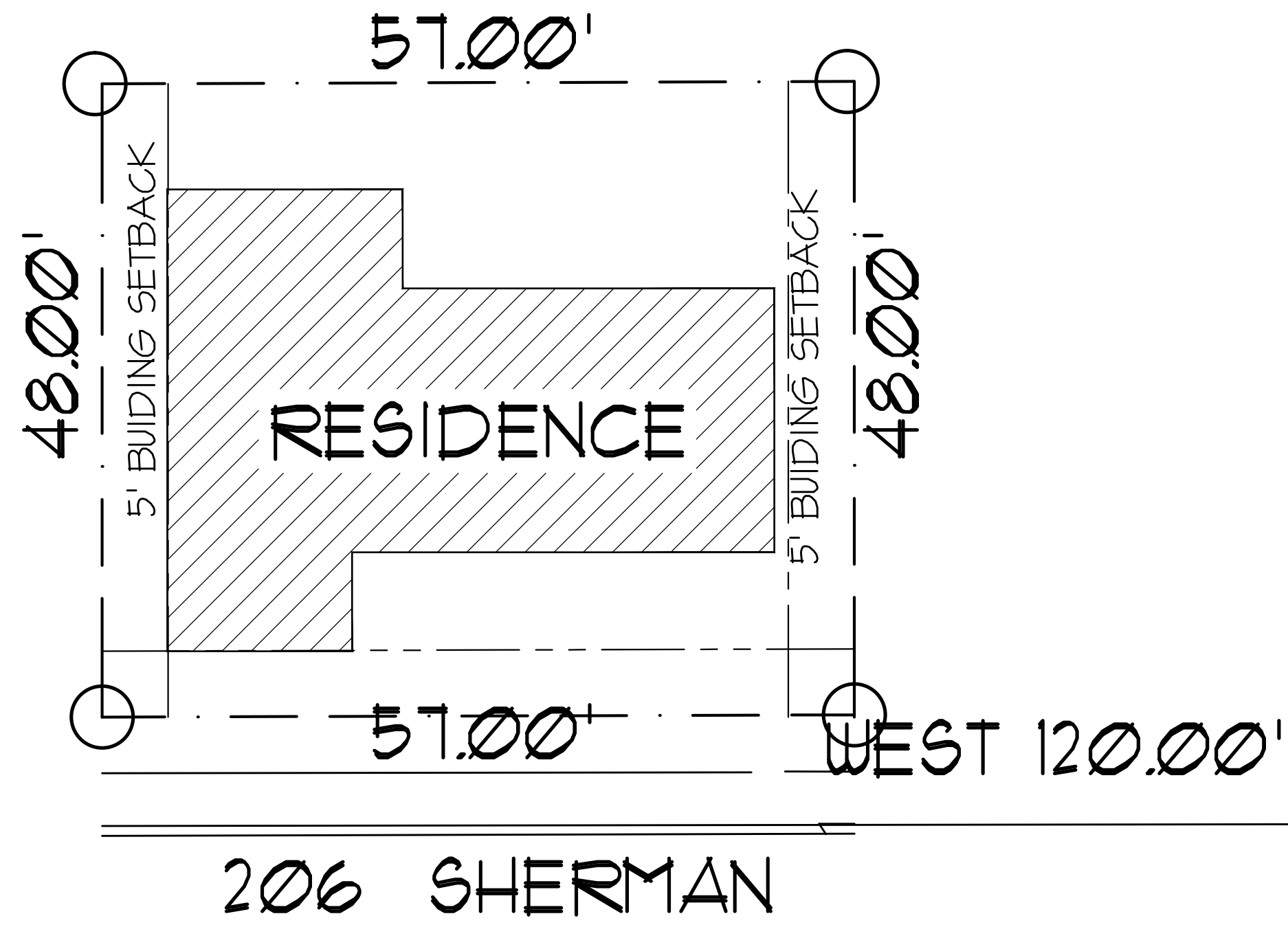
LOT - W 33FT OC 1 & E24FT
OF W57FT OF 1 OR A2

N.C.B. 512

BLK 25

SAN ANTONIO, BEXAR COUNTY, TEXAS

SCALE
1"=10'

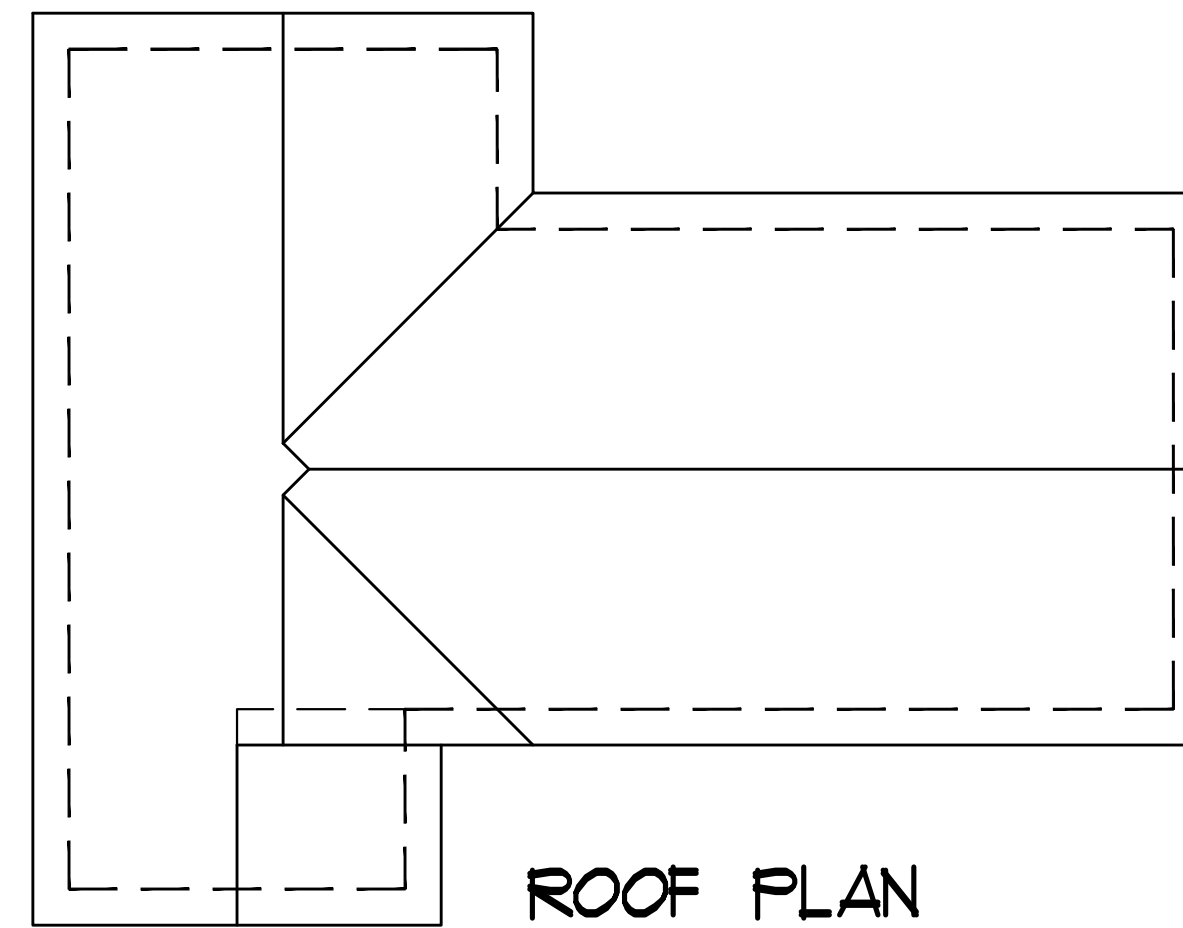


LOPEZ RESIDENCE
AREAS

EXISTING	440 SQFT
ADDITION	480 SQFT
TOTAL HEATED	920 SQFT
GARAGE	---
PORCH	160 SQFT
PATIO	160 SQFT
TOTAL COVERED	1240 SQFT
OCT. 21 2022	

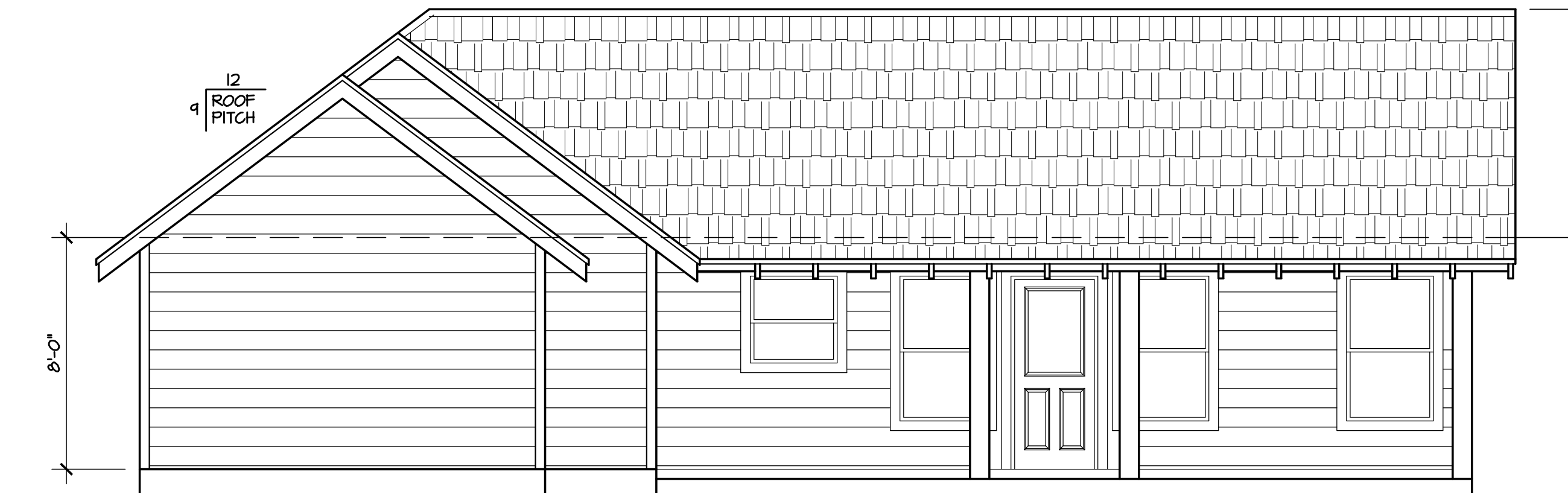
FLOOR PLAN

SCALE 1/4" = 1'-0"



ROOF PLAN

SCALE 1/8" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

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LAS CASAS

206 SHERMAN
NCB 512 BLK 25 LOT W 33FT OF 1 & 24FT OF W 57FT OF 1

GONZALES & ASSOCIATES

BUILDING DESIGNERS & CONSULTANTS

FERNANDO N. GONZALES
OWNER/ DESIGNER

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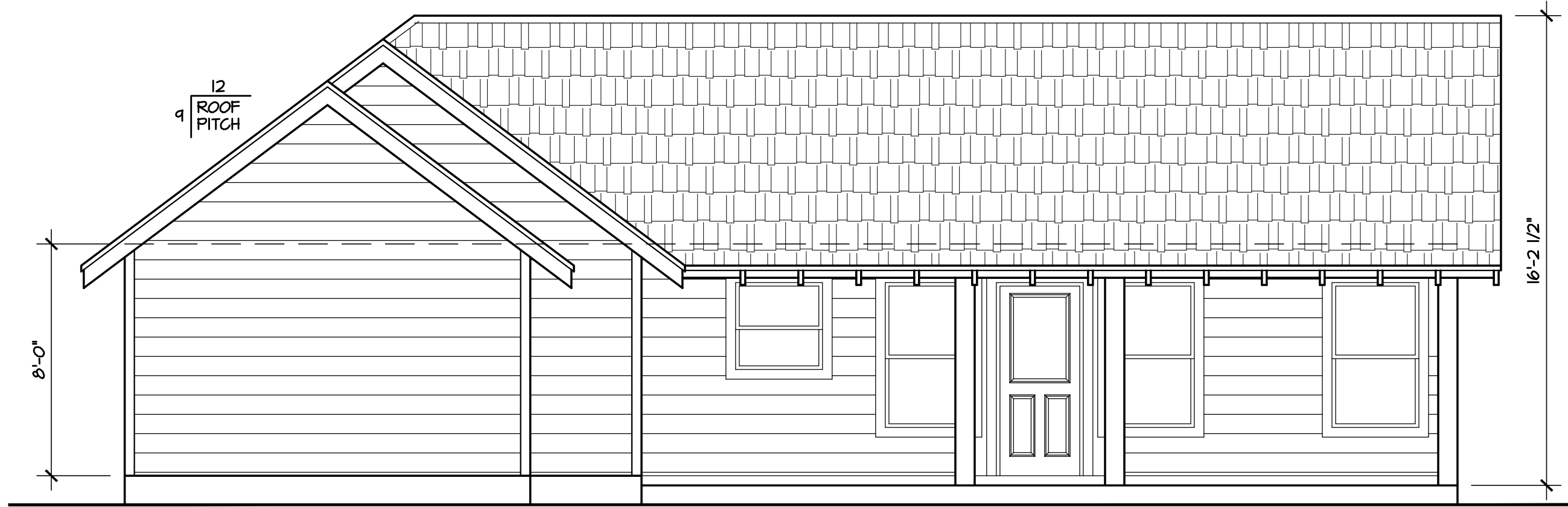
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STARTING DATE

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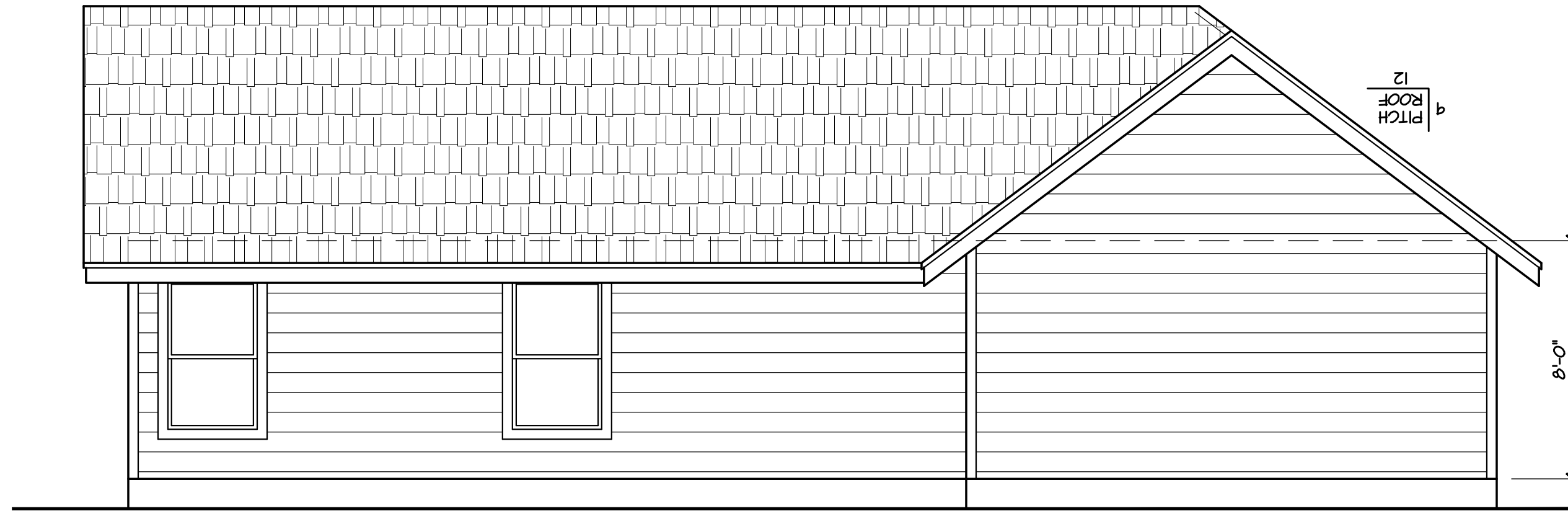
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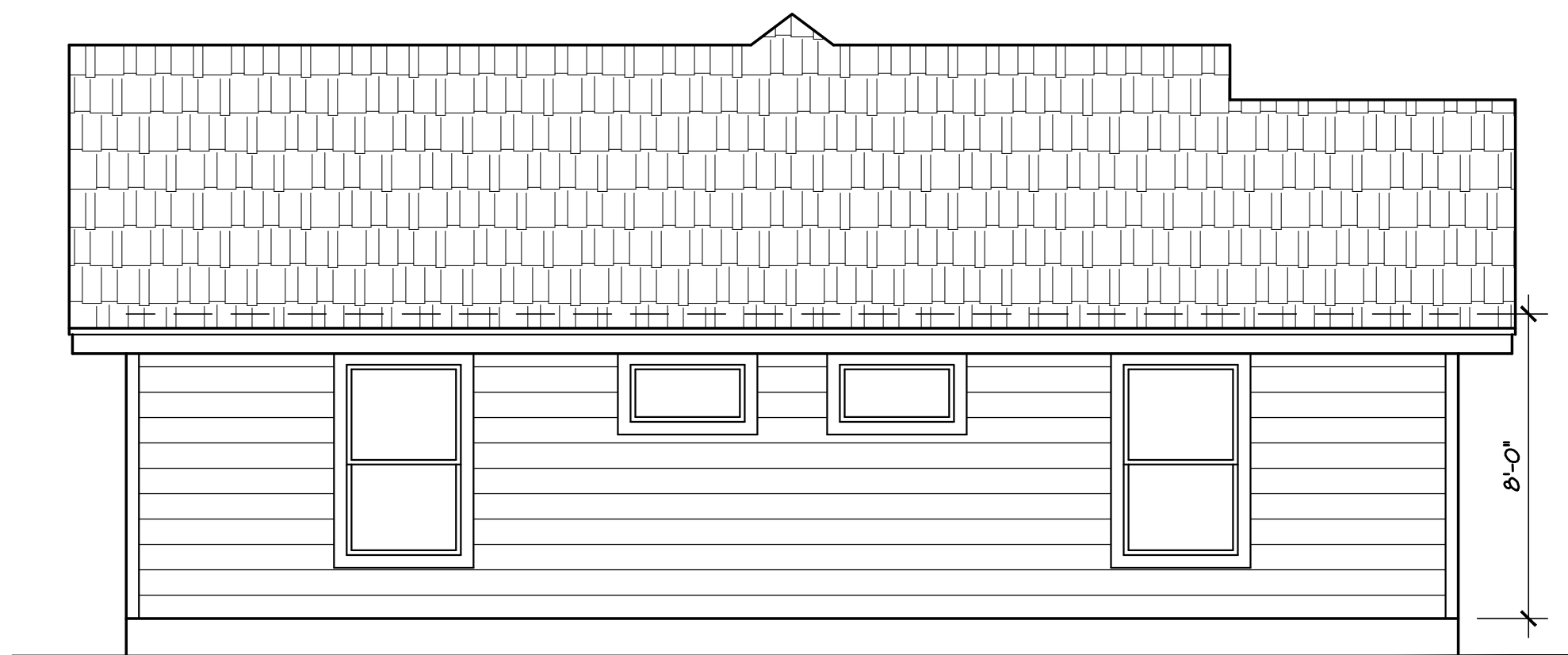
FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

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LAS CASAS

206 SHERMAN
NCB 512 BLK 25 LOT W 33FR OF 1 & 24FT OF W 51FT OF 1

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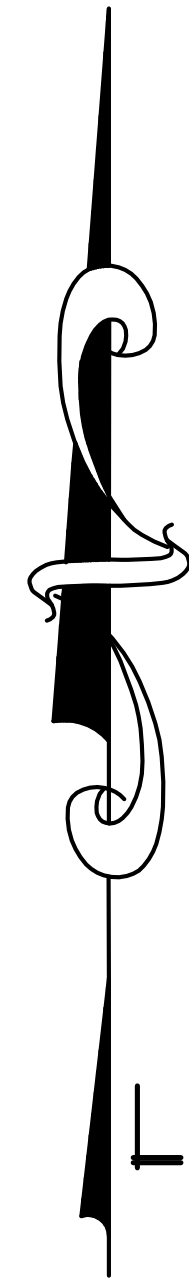
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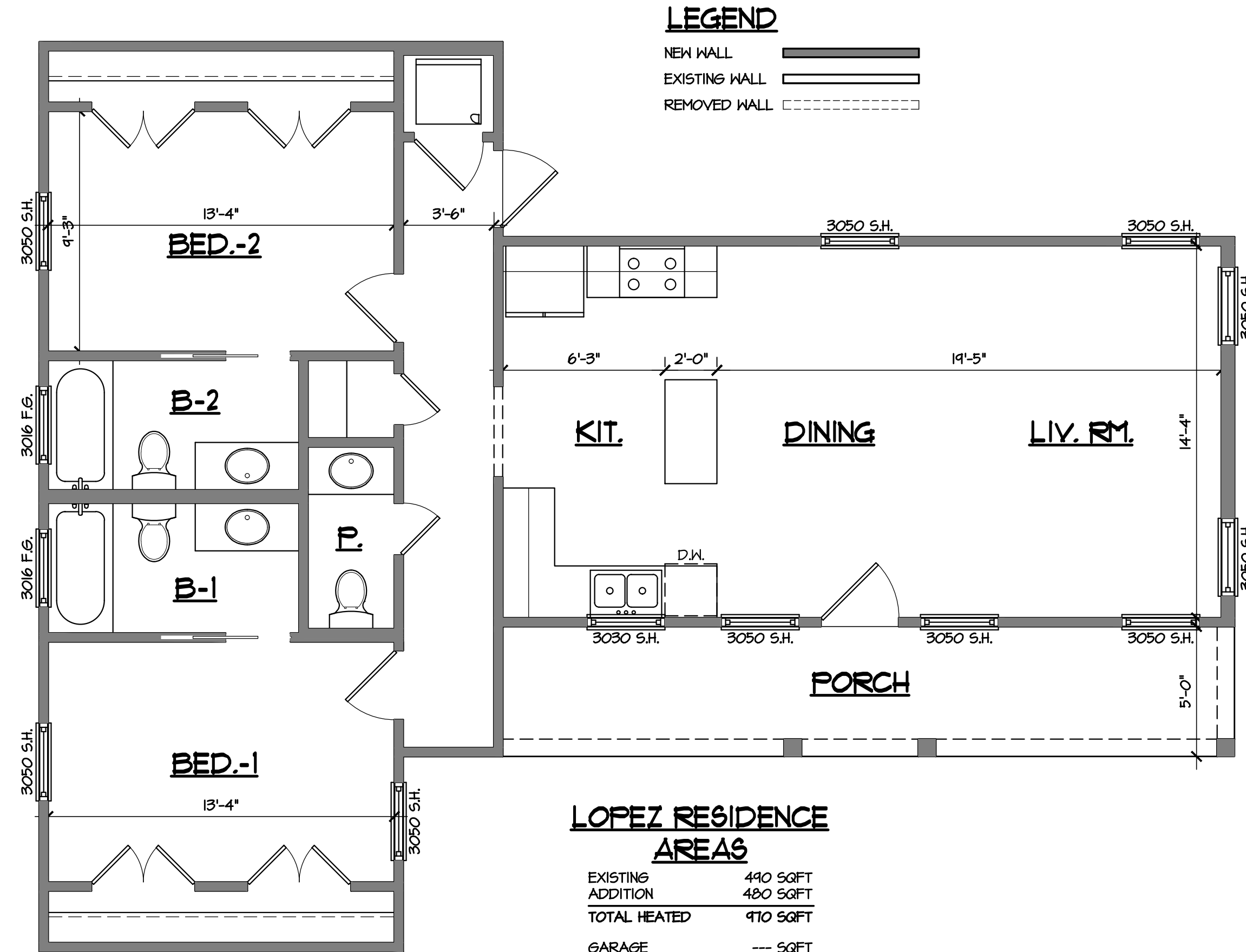
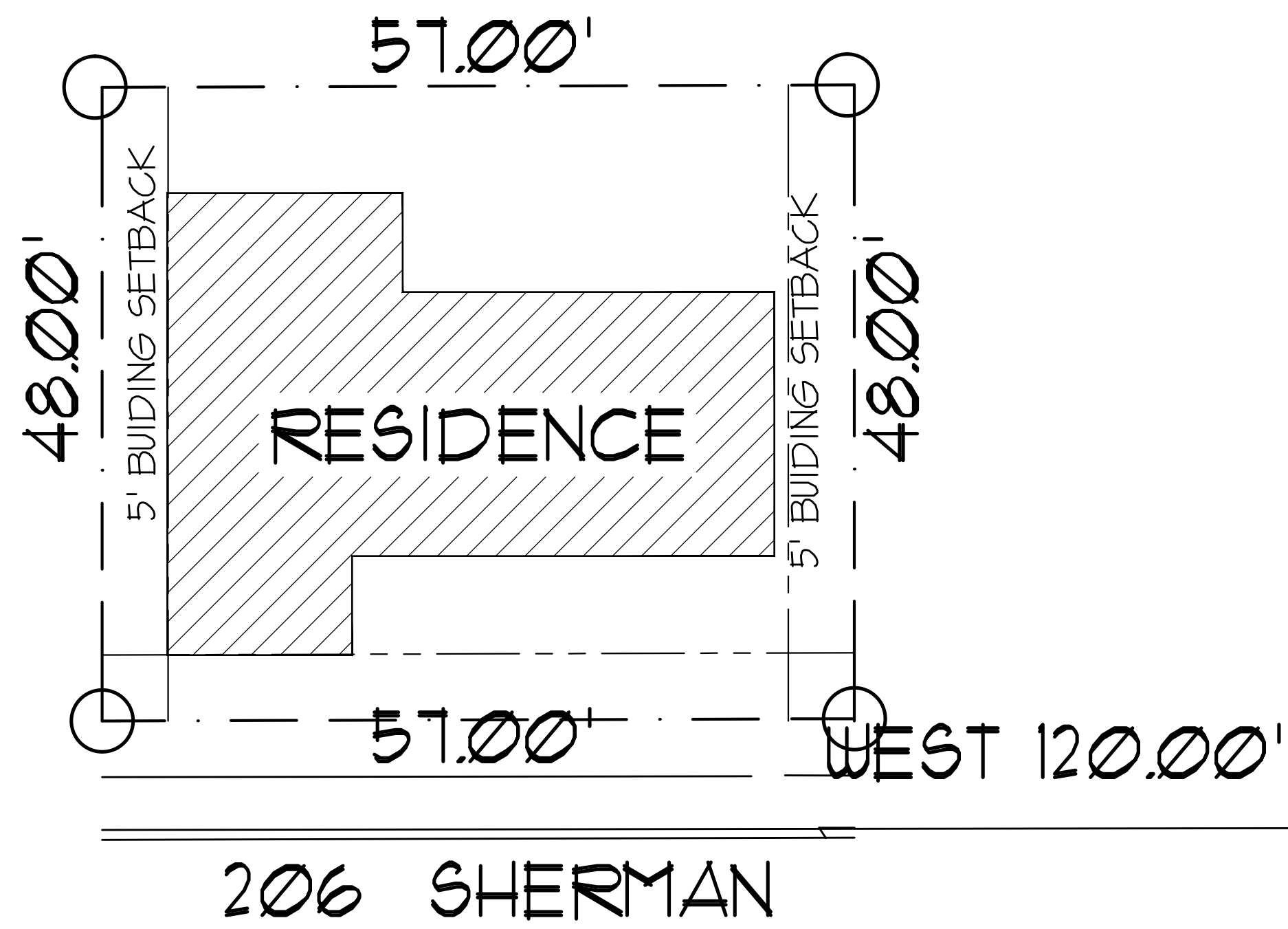


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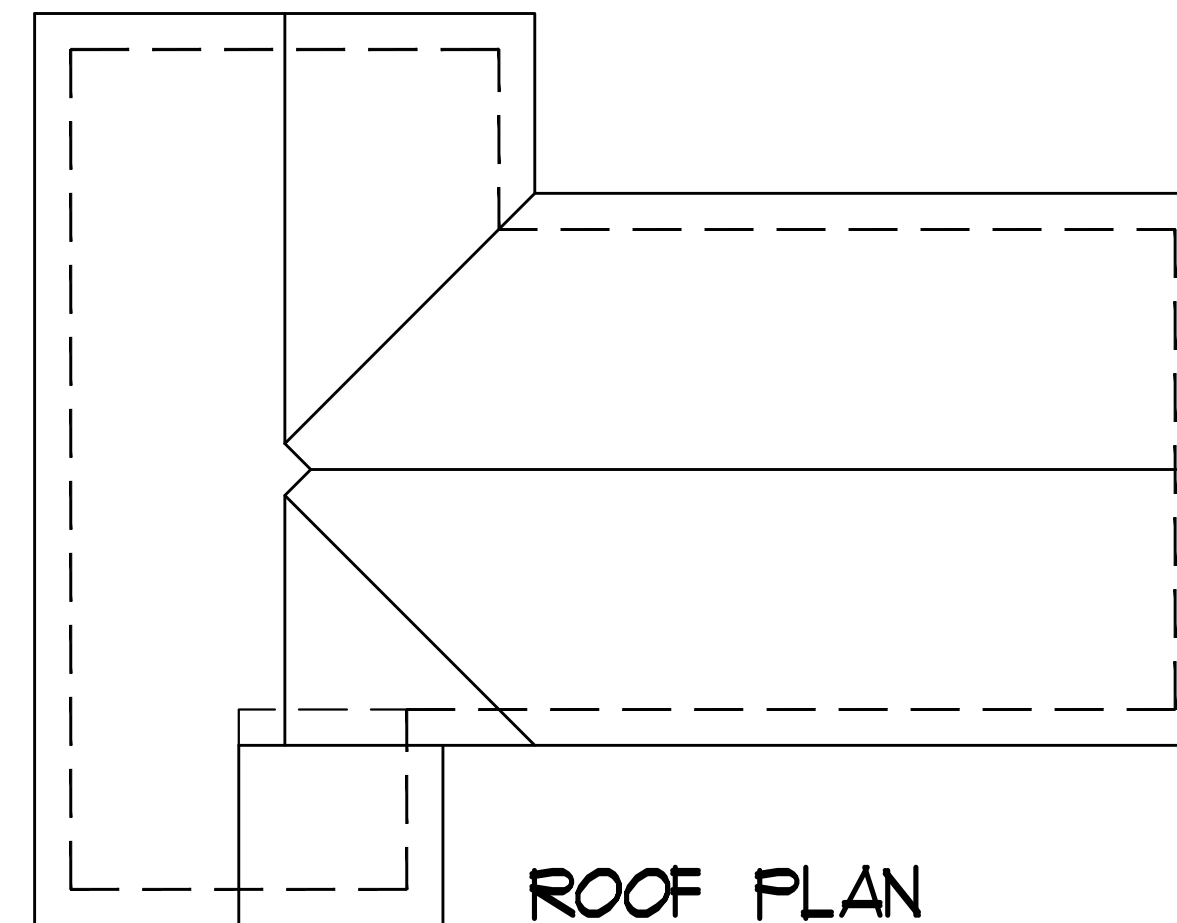


**LOPEZ RESIDENCE
AREAS**

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OCT. 27 2022	

FLOOR PLAN

SCALE 1/4" = 1'-0"



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206 SHERMAN
NCB 512 BLK 25 LOT W 33FT OF 1 & 24FT OF W 57FT OF 1

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