

HISTORIC AND DESIGN REVIEW COMMISSION

May 16, 2018

HDRC CASE NO: 2018-222
ADDRESS: 619 BARBE ST
LEGAL DESCRIPTION: NCB 2877 BLK 2 LOT 14
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Abraham Palacio
OWNER: Abraham Palacio
TYPE OF WORK: Remove collapsing portion of accessory structure to repair remaining portion.
APPLICATION RECEIVED: May 04, 2018
60-DAY REVIEW: July 03, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove collapsing portion of an accessory structure to repair the remaining portion.

APPLICABLE CITATIONS:

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

FINDINGS:

- a. The structure at 619 Barbe features a front and side gable roof, a standing seam roofing material, and full width front porch. The rear accessory structure features approximately 336 square feet, board and batten siding, and a shed roof. Both structures are found on the 1912 Sanborn map and are contributing to the King William Historic District.
- b. **OUTBUILDING** – The applicant has proposed to demolish the collapsing 196 square feet portion of the accessory structure and use salvageable wood to repair the remaining 140 square feet. Staff finds this proposal generally consistent with the Guidelines due to the use of in-kind materials and no architectural changes to the structure except the reduction of square footage. When in-kind repair of the entire structure is not feasible, staff finds that the proposal to be an improvement from its current collapsing condition and is preferred over a total demolition.

RECOMMENDATION:

Staff recommends approval based on finding b with the stipulation that there are no changes to the accessory structure besides the reduction of overall square footage; repairs of the remaining structure are to be performed with salvaged wood.

CASE MANAGER: Huy Pham



619 Barbe

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Printed: May 10, 2018

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357

360

STIEREN

MACHINIZED

CEDAR

FIR

MACHINIZED

GARDEN

S. PRESA

EAGER ST.

S B B U O I U M B



VANCE ST.

S. PRESA

RIDDLE ST.



363

361 359

CLAUDIA ST

HENRIETTA

CLAUDIA

BARBE

2877

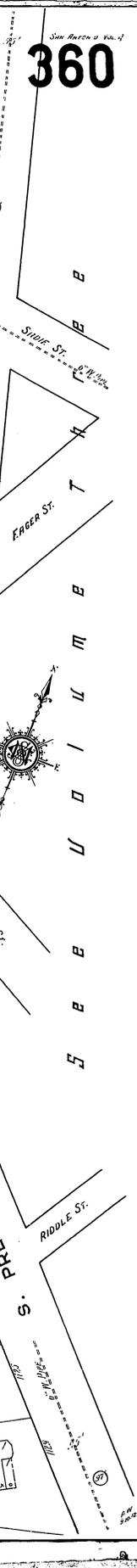
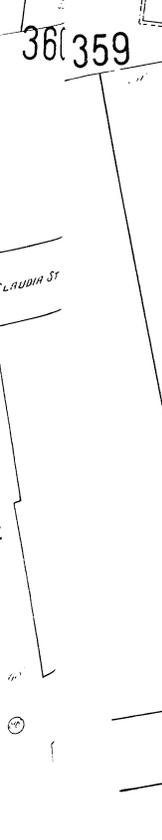
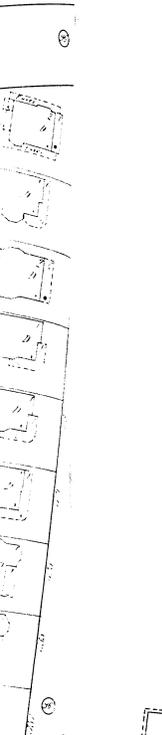
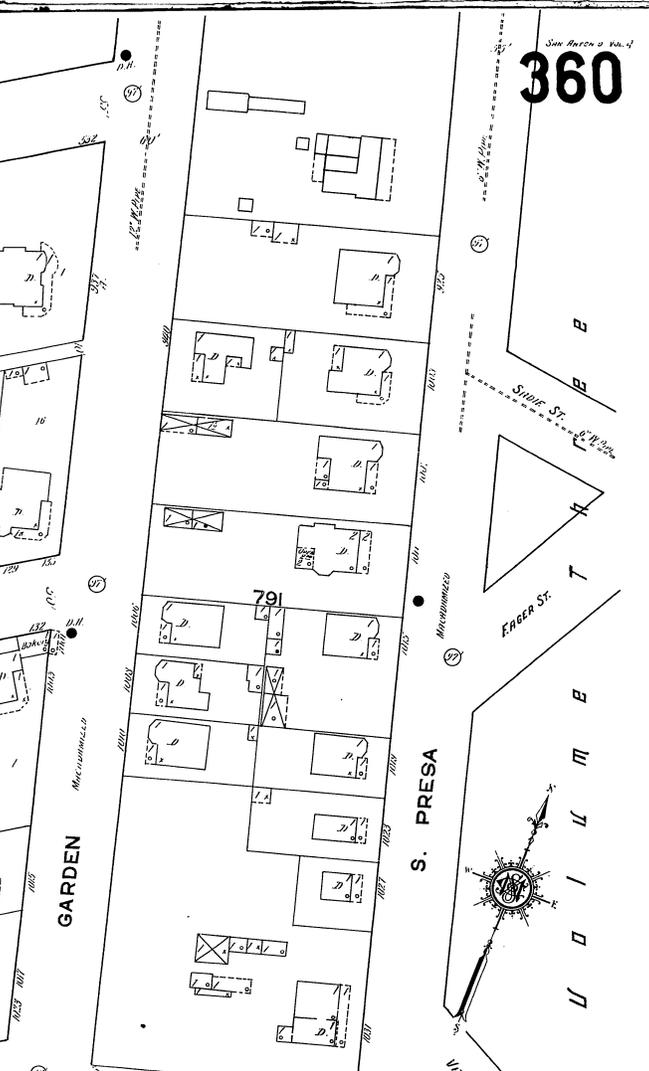
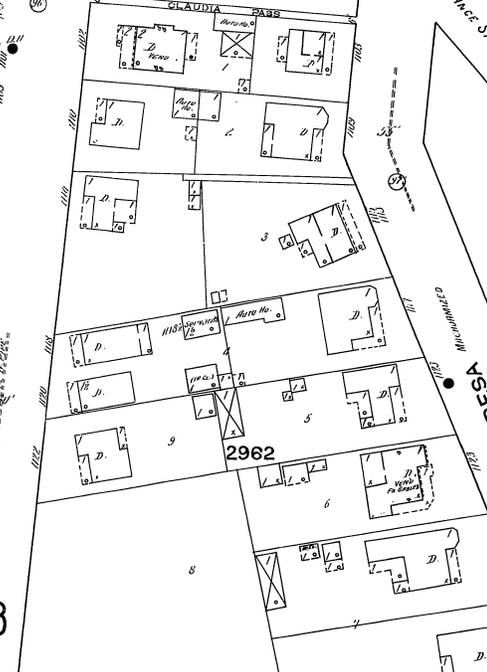
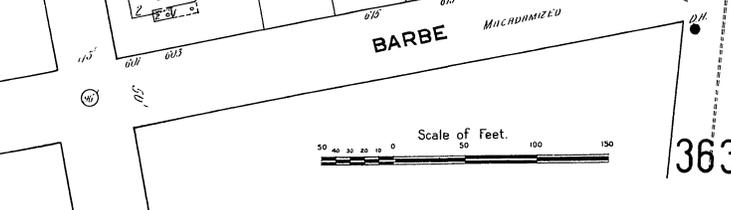
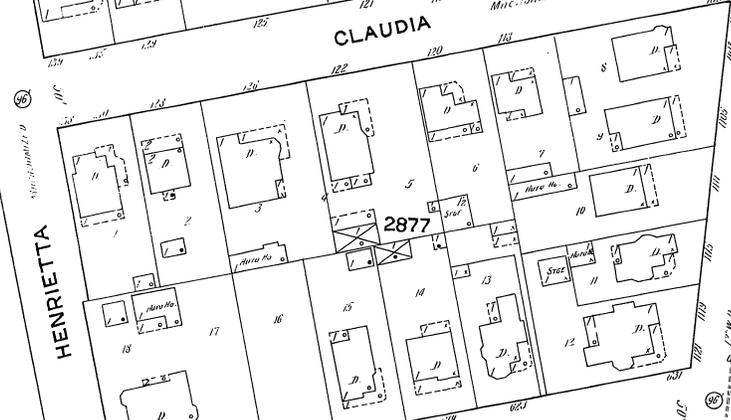
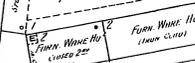
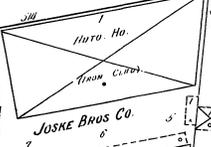
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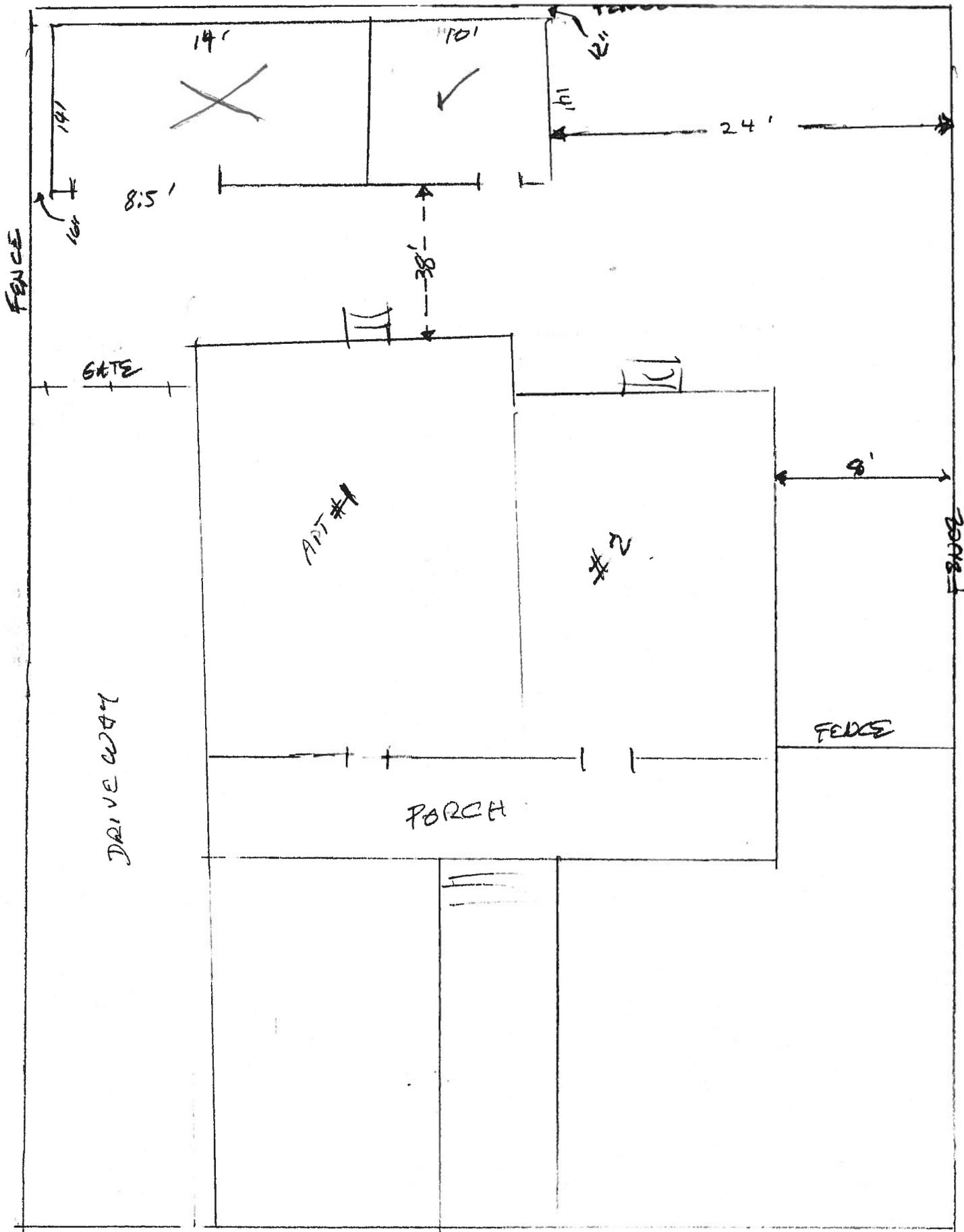
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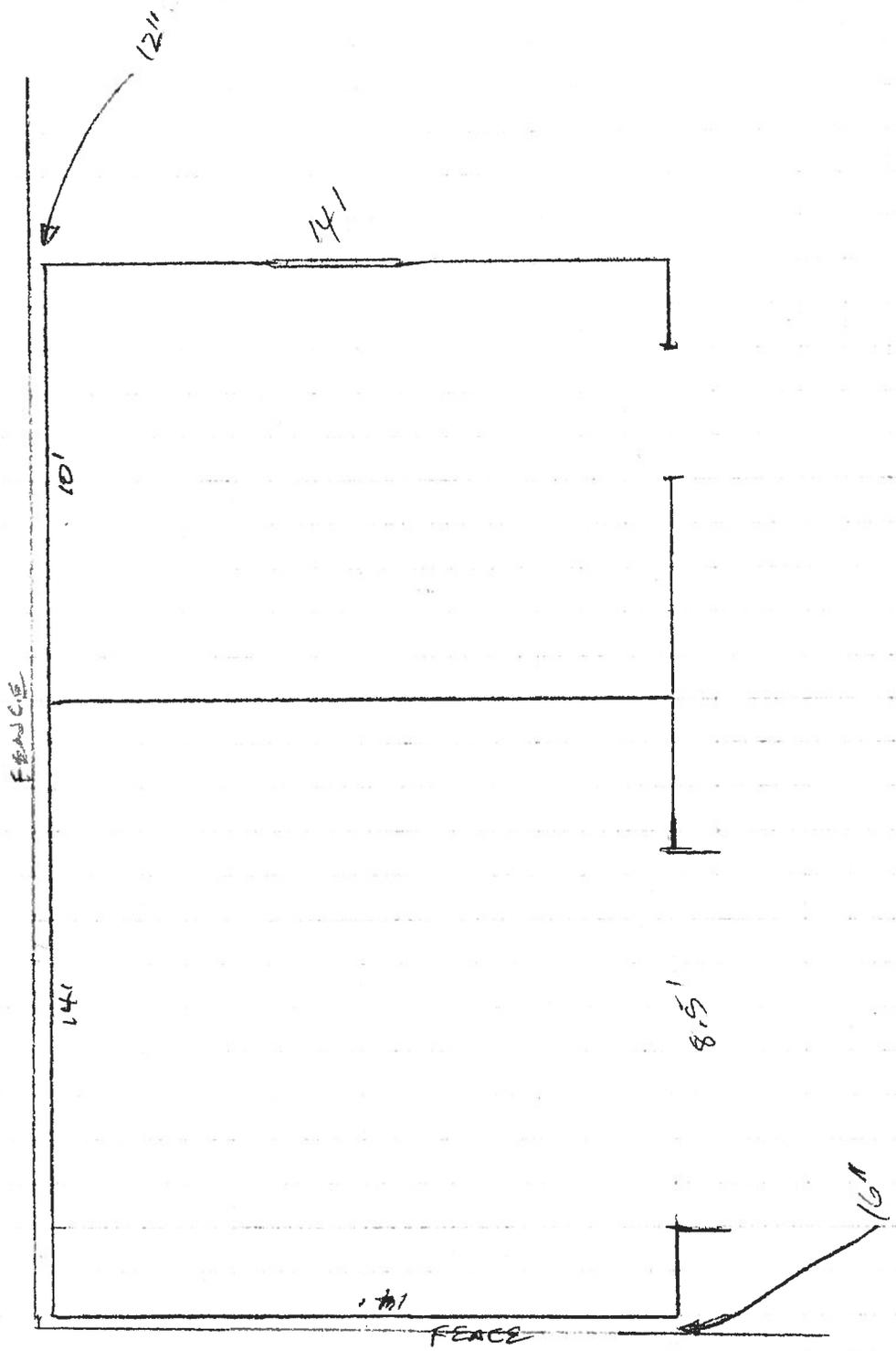
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619 BARBE 50' x 125'

619 BARRE ST 78310



2018 MAY -7 AM 8:38

DEVELOPMENT











May 10, 2018 at 5:07:24 PM

596-698 Barbe St

San Antonio TX 78210

United States

618

 **CITY of SAN ANTONIO**
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION 

ADDRESS: 619 BARBE ST
REQUEST: Remove collapsing portion of
accessory structure to repair
remaining portion.
HEARING DATE: May 16, 2018 at 3:00 PM

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO
If you have any questions or concerns, please call (210) 207-0035 or email info@sapreservation.com
Si prefieres recibir esta información en español o tiene alguna inquietud, llame al 210-207-0035 o envíe un correo electrónico a info@sapreservation.com