

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2015

Agenda Item No: 28

HDRC CASE NO: 2015-324
ADDRESS: 434 FURR DR
LEGAL DESCRIPTION: NCB: 6696 BLK: 5 LOT: 28
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Nicole McLeod
OWNER: Nicole McLeod
TYPE OF WORK: Final approval of accessory structure modifications
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to rehabilitate the rear accessory structure at 434 Furr.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance

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. This request was reviewed by the Design Review Committee on August 25, 2015, where committee members noted that the raising of the interior floor is needed, that the existing carriage doors could be repaired and that the widening of the existing front door for ADA access was appropriate.
- b. The applicant has proposed to rehabilitate the rear accessory structure at 434 Furr. Within this rehabilitation, the applicant has proposed to remove the existing wood siding and replace with Hardi Board siding, install new attic vents, install a new door and sidelight, install wood front deck and steps, install a new shingle roof and construct a wall behind the existing carriage doors.
- c. The applicant has proposed to install a new composite shingle roof as well as a new attic vents. Staff finds this appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations 9.A.ii.
- d. The Guidelines for Exterior Maintenance and Alterations 9.A.ii., existing historic materials should be repaired. If existing materials are beyond repair, new materials that match the existing in color, durability and texture should be used. Staff does not find the wholesale replacement of the existing wood siding appropriate. Staff recommends that the applicant repair the existing siding and replace what is damaged beyond repair.
- e. The applicant has proposed to install a new, wider front door as well as a sidelight to the left of the door. Given its

- location where it will not be viewed from the public right of way and the narrow width of the existing front door, staff finds this request appropriate. If possible, staff recommends that the applicant salvage the existing wood door.
- f. The applicant has noted that the new raised floor will be approximately one foot above grade. The applicant has proposed to install a front porch deck and railing to accommodate access to the raised finish floor and front door. The applicant has noted that the proposed deck will be wood. Staff finds this proposal appropriate and consistent with the materials proposed throughout the project.
 - g. The applicant has noted that one of the existing wood windows is to be restored while the other is to be replaced. Per the Guidelines for Exterior Maintenance and Alterations, wood windows should be repaired unless they are damaged beyond repair. If this is the case, staff recommends the applicant provide information to that effect.
 - h. The applicant has proposed to restore the existing wood carriage doors and frame and insulate a new wall in the existing door openings. The applicant's proposal to retain the existing carriage doors is consistent with the Guidelines for Exterior Maintenance and Alterations 9.B.i. In this case, staff finds the framing of the existing openings appropriate given this accessory structure's location at the rear of the lot.

RECOMMENDATION:

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

- i. That the applicant restore the existing wood siding and not replace it in whole.
- ii. That the applicant restore both wood windows rather than only one.
- iii. That the applicant make an attempt to salvage the existing wood door.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Sep 30, 2015

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FURR DR. RESIDENCE

434 FURR DR.
SAN ANTONIO, TX 78201

LEGAL DESCRIPTION:
NCB 6696 BLK 5 LOT 28

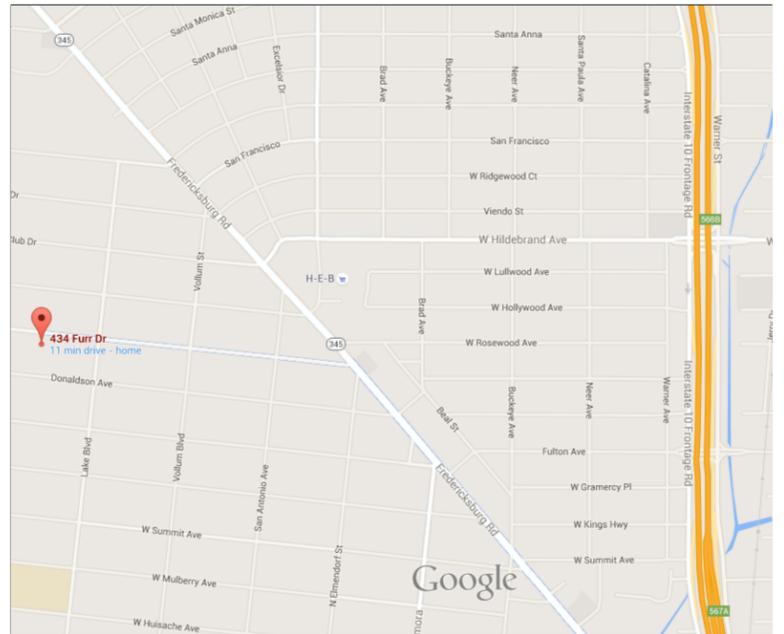
ZONING: R6 H

WORK AREA: 515 gsf

CONST. TYPE: 5B

DETAILS:
RENOVATE EXISTING SINGLE
STORY GARAGE STRUCTURE TO
CREATE A GUEST HOUSE

APPLICABLE CODES:
2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FIRE CODE
2014 NATIONAL ELECTRIC CODE
2015 I.E.C.C.



LOCATION MAP

LIST OF DRAWINGS

- A1 - SITE PLAN
- A2 - DEMO PLAN & RENOVATION PLAN
- A3 - EXTERIOR ELEVATIONS
- A4 - EXTERIOR ELEVATIONS
- A5 - WALL SECTION

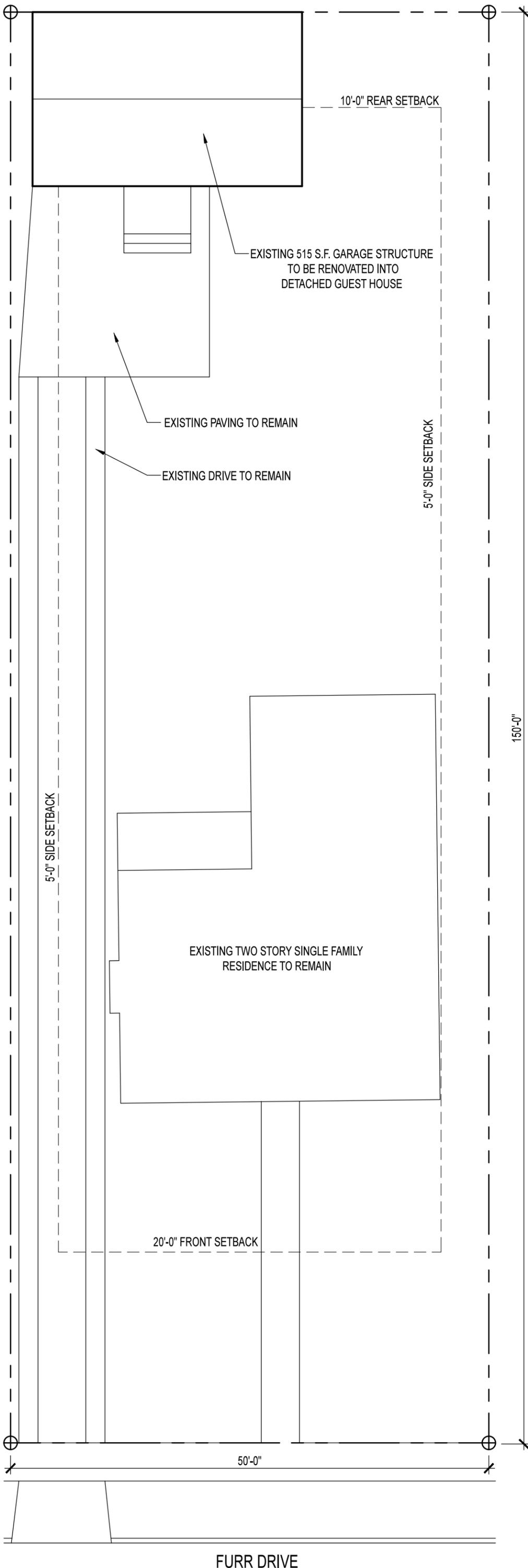
1 SITE PLAN
SCALE : 1" = 10'-0"



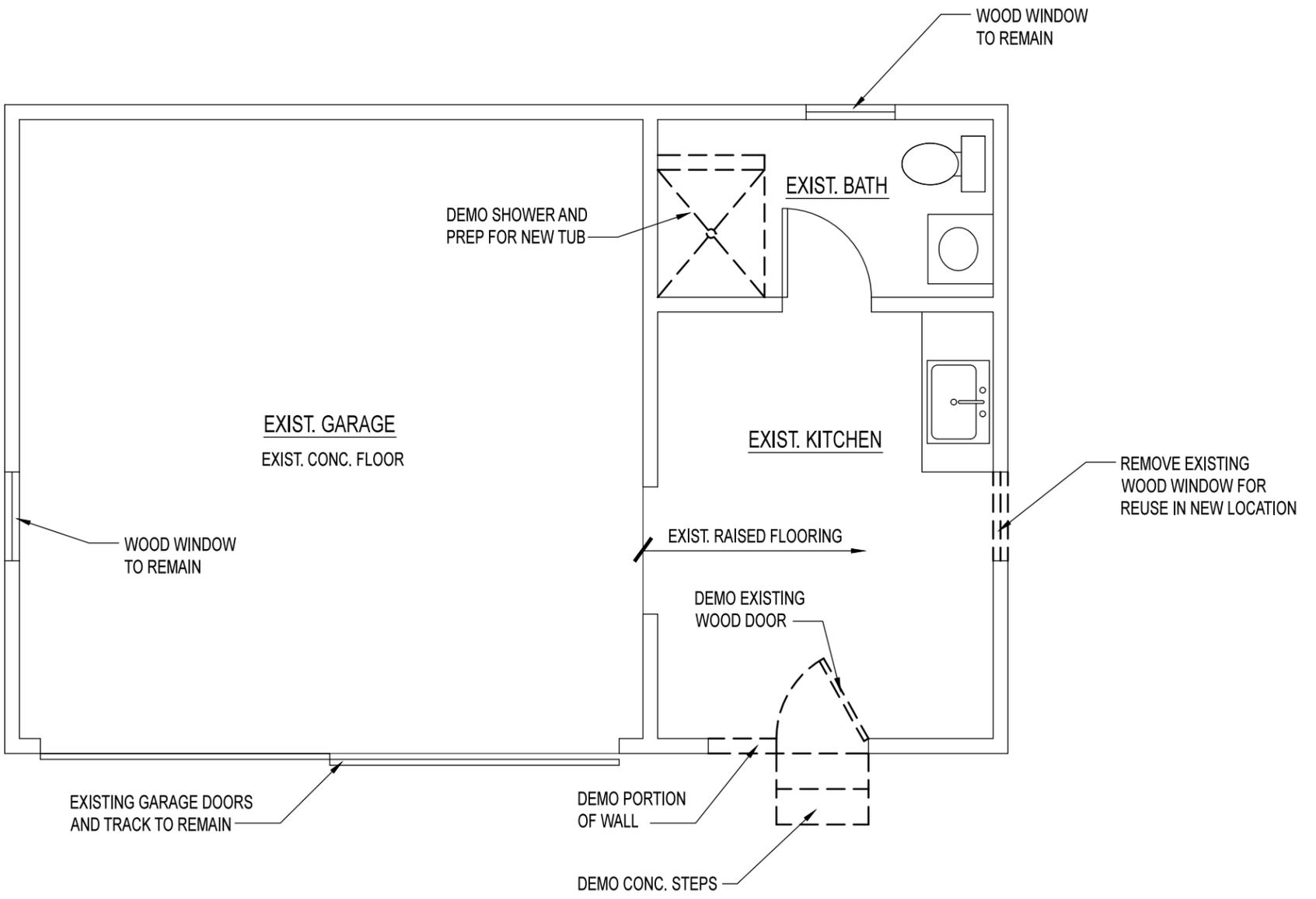
SHEET

A1

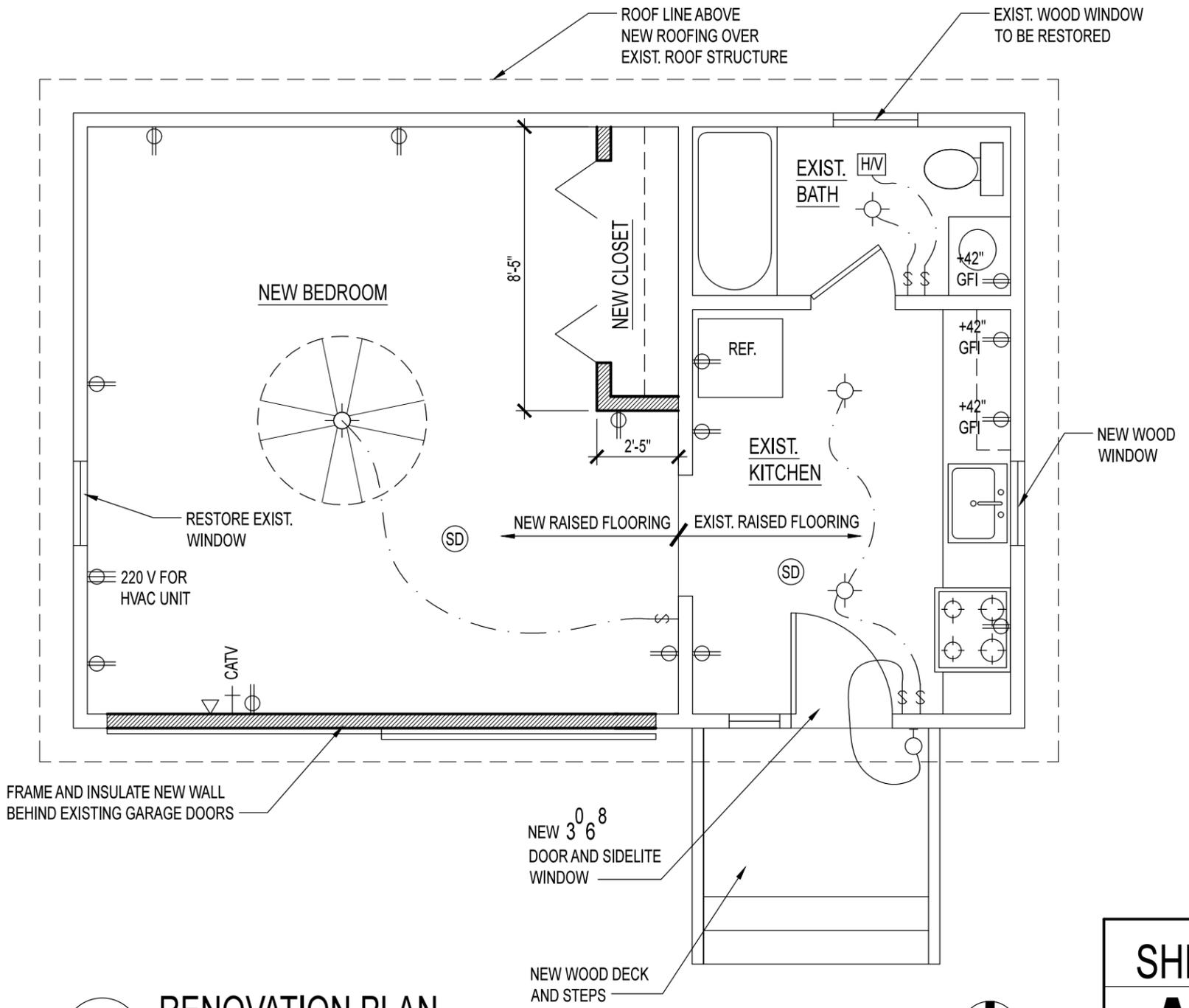
9-2015



FURR DRIVE



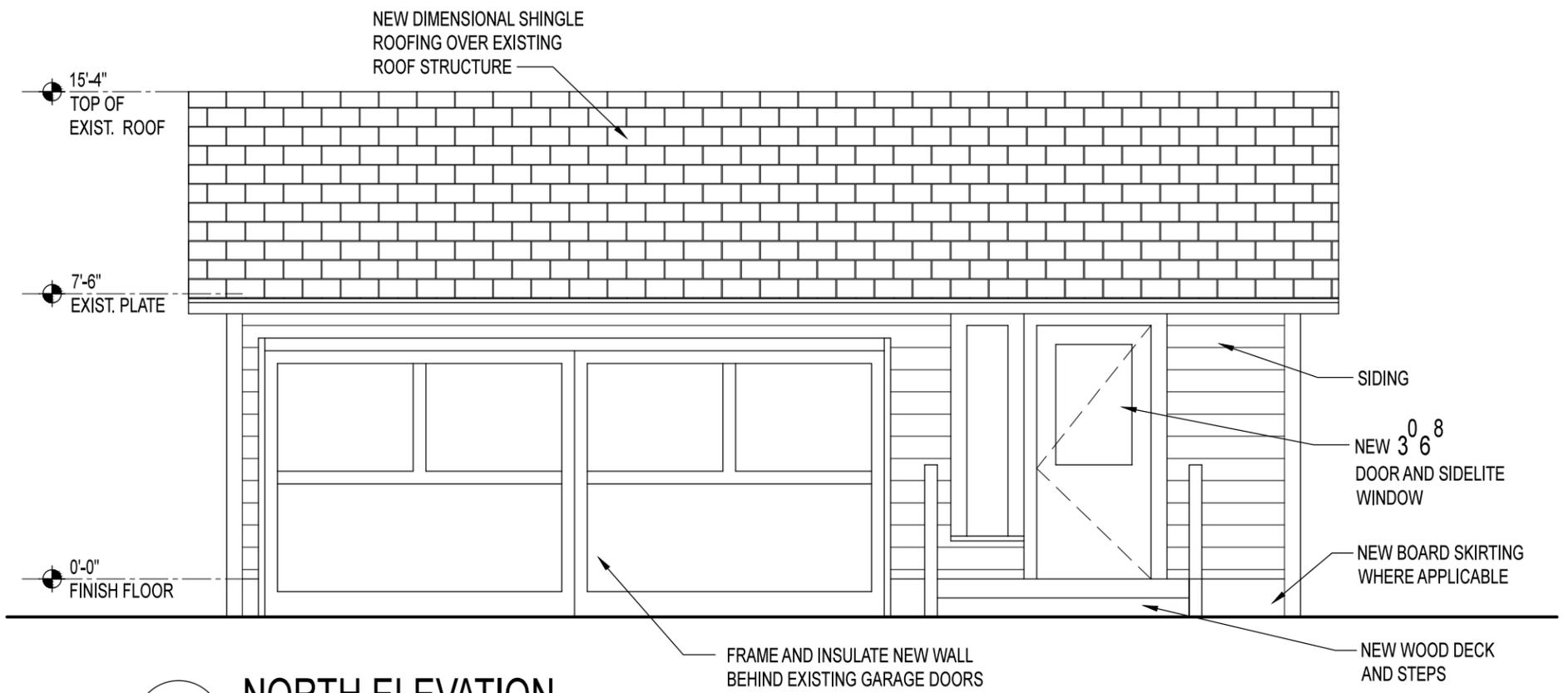
1 DEMOLITION PLAN
SCALE : 1/4" = 1'-0"



2 RENOVATION PLAN
SCALE : 1/4" = 1'-0"

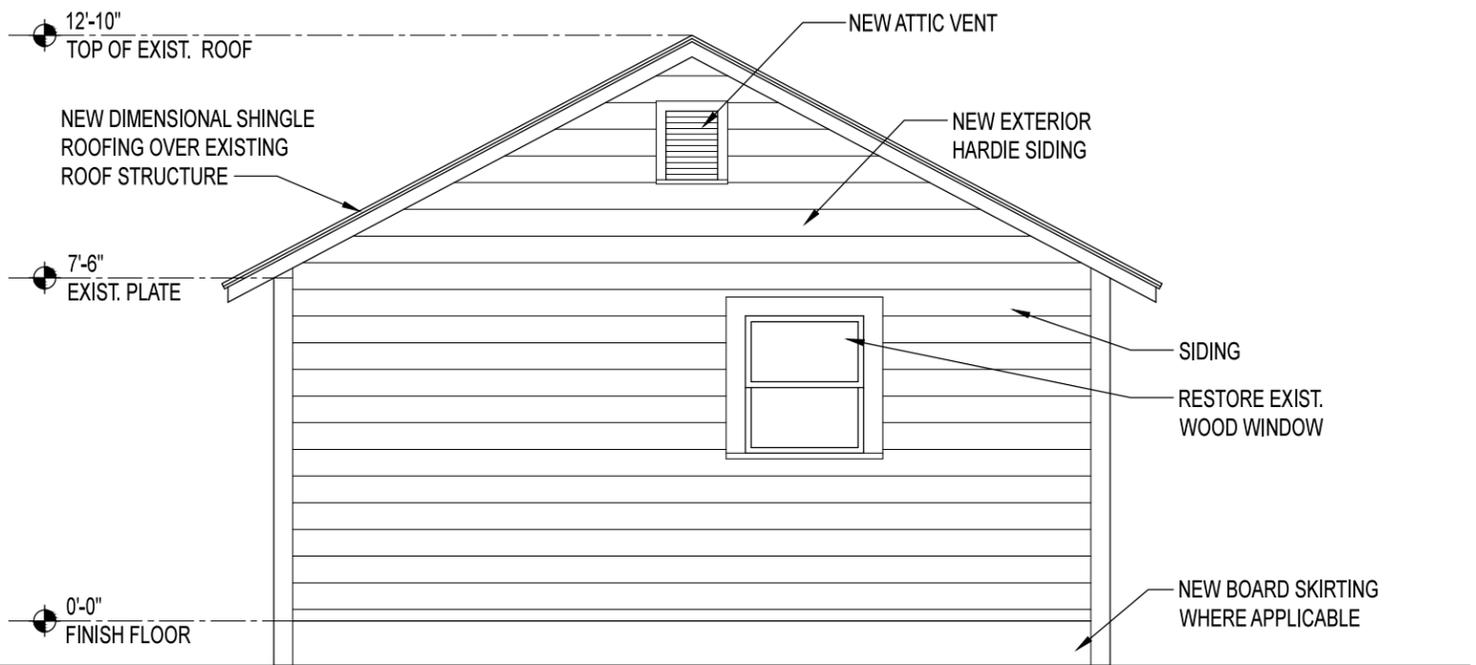


SHEET
A2
9-2015



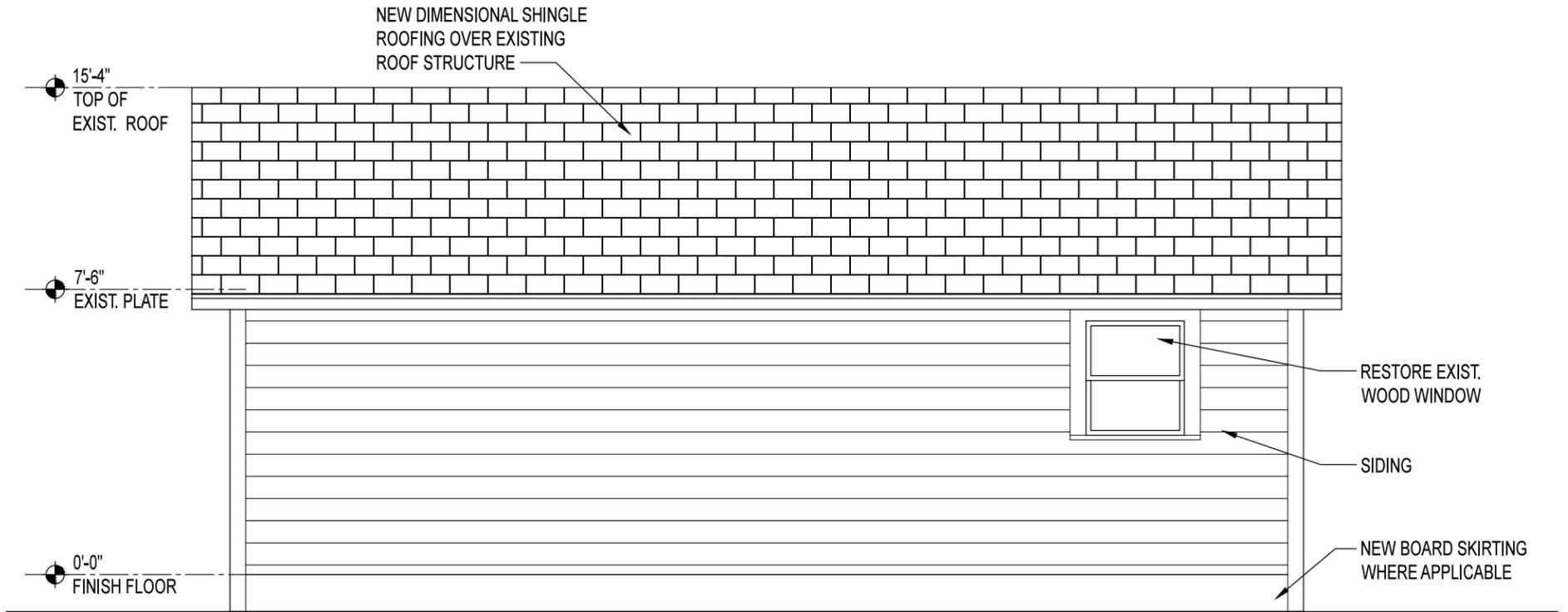
1 NORTH ELEVATION

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



2 EAST ELEVATION

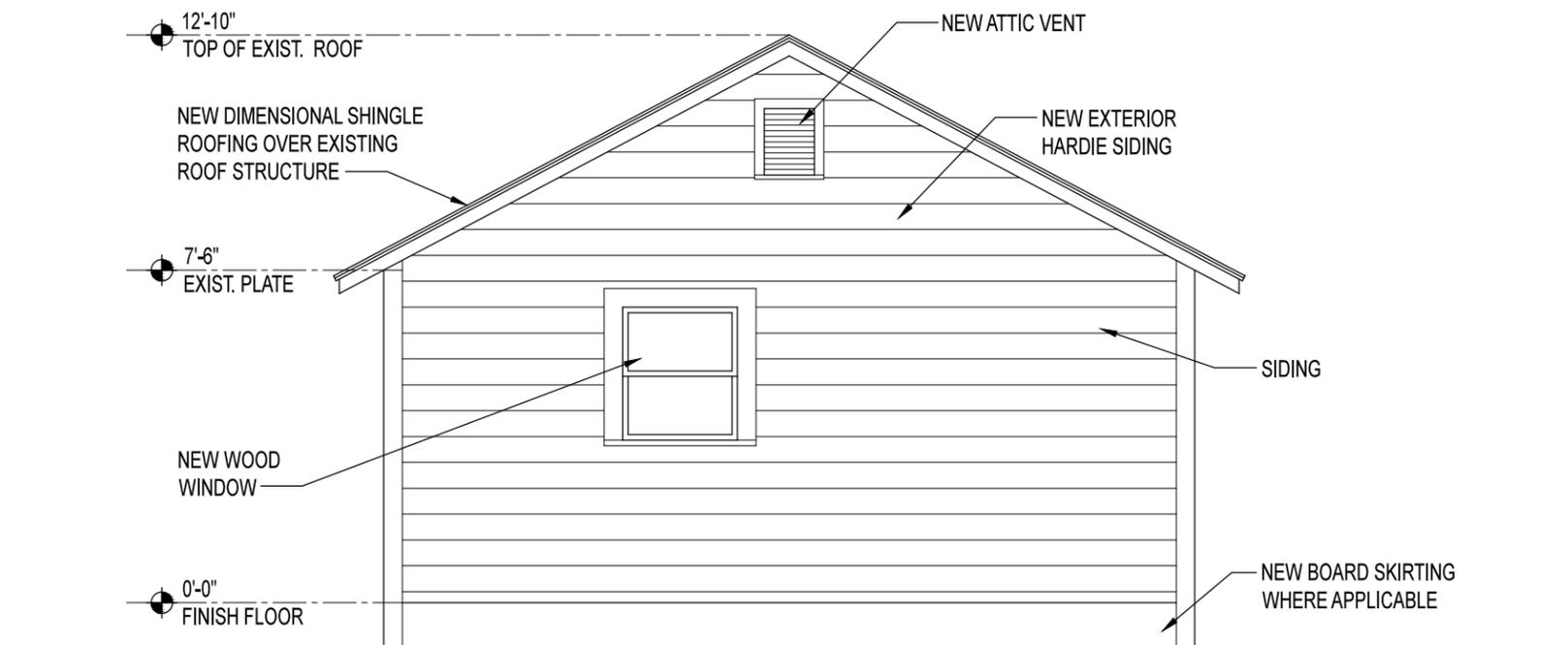
SCALE : 1/4" = 1'-0"



1

SOUTH ELEVATION

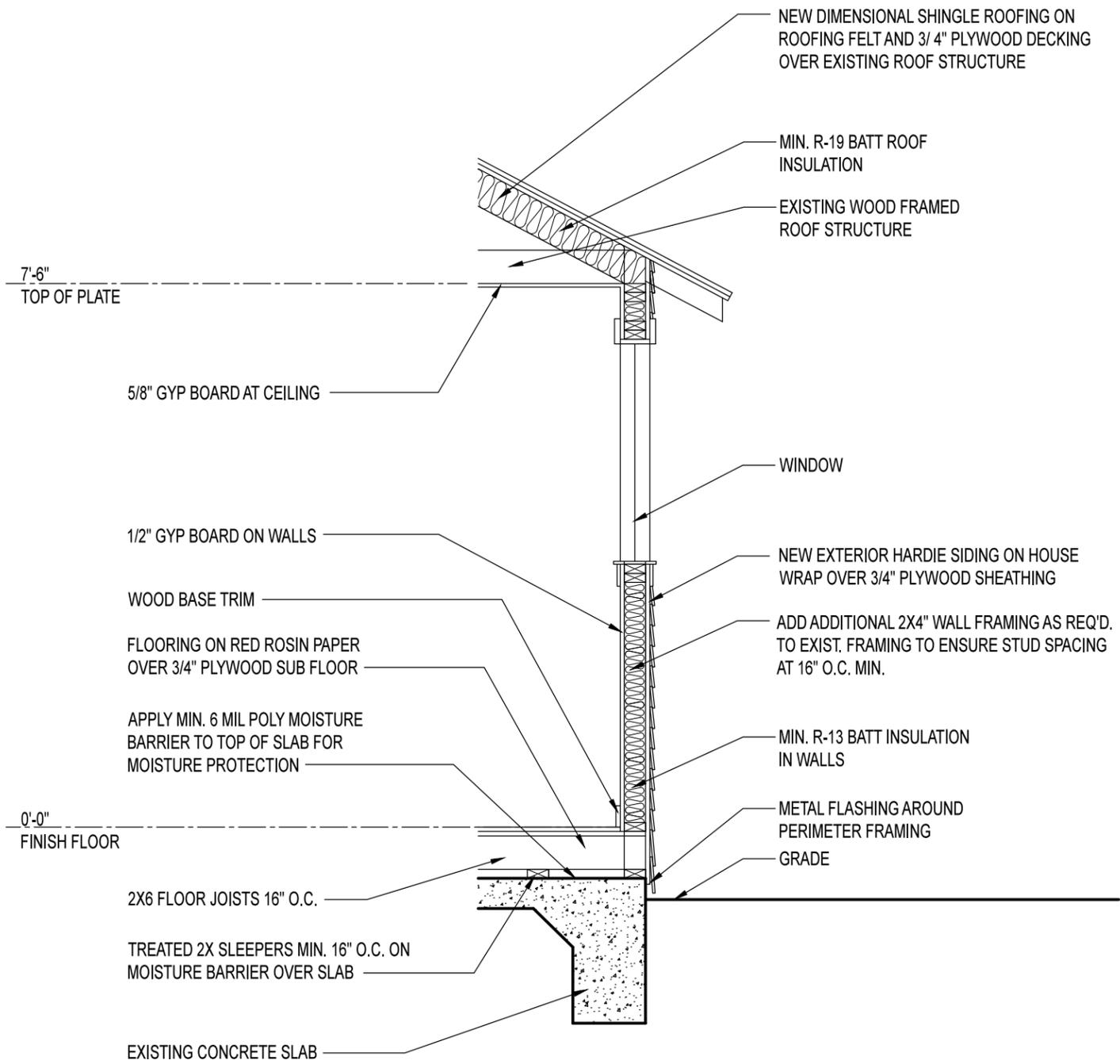
SCALE : 1/4" = 1'-0"



2

WEST ELEVATION

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



1

WALL SECTION

SCALE : 1/2" = 1'-0"



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 8/25/2015

HDRC Case# 2015-324

ADDRESS: 434 FURR

Meeting Location: 1901 S ALAMO

APPLICANT: NIKOLE MILEON

DRC Members present: MICHAEL GUARINO

Staff present: EDWARD HALL

Others present: _____

REQUEST: ACCESSORY STRUCTURE MODIFICATIONS

COMMENTS/CONCERNS: MG: RAISING FLOOR IS NEEDED, POTENTIAL TO REPAIR EXISTING CARRIAGE DOORS, APPROPRIATE TO POTENTIALLY WIDEN THE EXISTING PEDESTRIAN ENTRANCE FOR ADA ACCESS, INCLUDING SIDE LIGHT FOR ADDITIONAL NATURAL LIGHT.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

NO ACTION


Committee Chair Signature (or representative)

8/25/15
Date