

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

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| HDRC CASE NO: | 2020-560 |
| ADDRESS: | 344 MARY LOUISE |
| LEGAL DESCRIPTION: | NCB 6698 BLK 7 LOT 16 |
| ZONING: | R-6, H |
| CITY COUNCIL DIST.: | 7 |
| DISTRICT: | Monticello Park Historic District |
| APPLICANT: | Joe Cano/All Pro Services of Texas |
| OWNER: | COH LARA HYE-YOUNG |
| TYPE OF WORK: | Roof modifications |
| APPLICATION RECEIVED: | December 01, 2020 |
| 60-DAY REVIEW: | Not applicable due to City Council Emergency Orders |
| CASE MANAGER: | Huy Pham |

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace a detached wood pergola with an attached rear roof addition for a covered rear patio.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

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

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.

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.

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

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

FINDINGS:

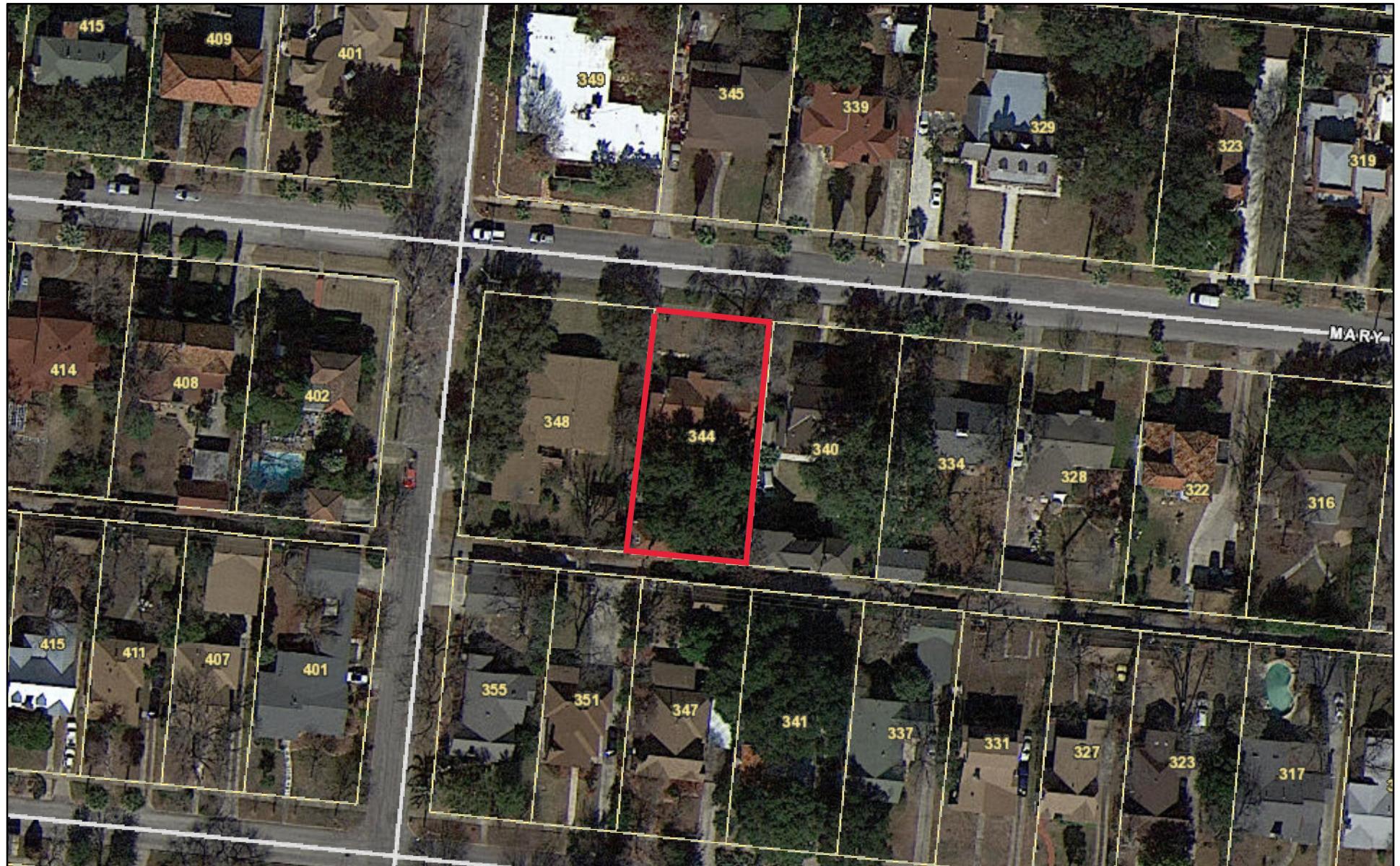
- a. The primary historic structure at 344 Mary Louise was constructed circa 1940 and contributes to the Monticello Park Historic District. The one-story, single-family structure features mosaic-cut stone veneer, steel casement windows, and a side-flanking chimney.
- b. COMPLIANCE – On a site visit conducted on December 1, 2020, staff found that a roof structure was framed toward the rear of the property at 344 Mary Louise. The applicant was cooperative to the Stop Work Order and submitted an application on December 2, 2020, to be heard at the next available Historic and Design Review Commission hearing.

- c. REAR PATIO COVER -The applicant has proposed to replace a detached wood pergola with an attached rear roof addition for a covered rear patio. The porch cover will feature matching composition shingle, a vertical wood beadboard turned gabled face, 6-inch square wood posts, will terminate at south rear and west side wall planes. Per the Guidelines for Additions 3.1.A. applicants should 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. Staff finds that setting the roof addition to the rear is appropriate.
- d. ROOF DESIGN – The applicant has proposed for the porch cover to feature matching composition shingle roof with 12-3 slope, a vertical wood beadboard turned gabled face, 6-inch square wood posts, will terminate at south rear and west side wall planes. Per the Guidelines for Additions 1.A.iii., application utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions. As constructed, the pergola's roof features a profile that is inconsistent with the Guidelines for Additions as the proposed roof features a profile that is greater than that of the rear roof's slope.

RECOMMENDATION:

Staff does not recommend approval based on finding d. Staff recommends that the pergola roof feature a profile and design that does not dominate the massing of the historic roof's structure. Staff recommends that the pergola's roof slope be modified to be subordinate to that of the historic structure's roof at the rear of the structure.

344 Mary Louise

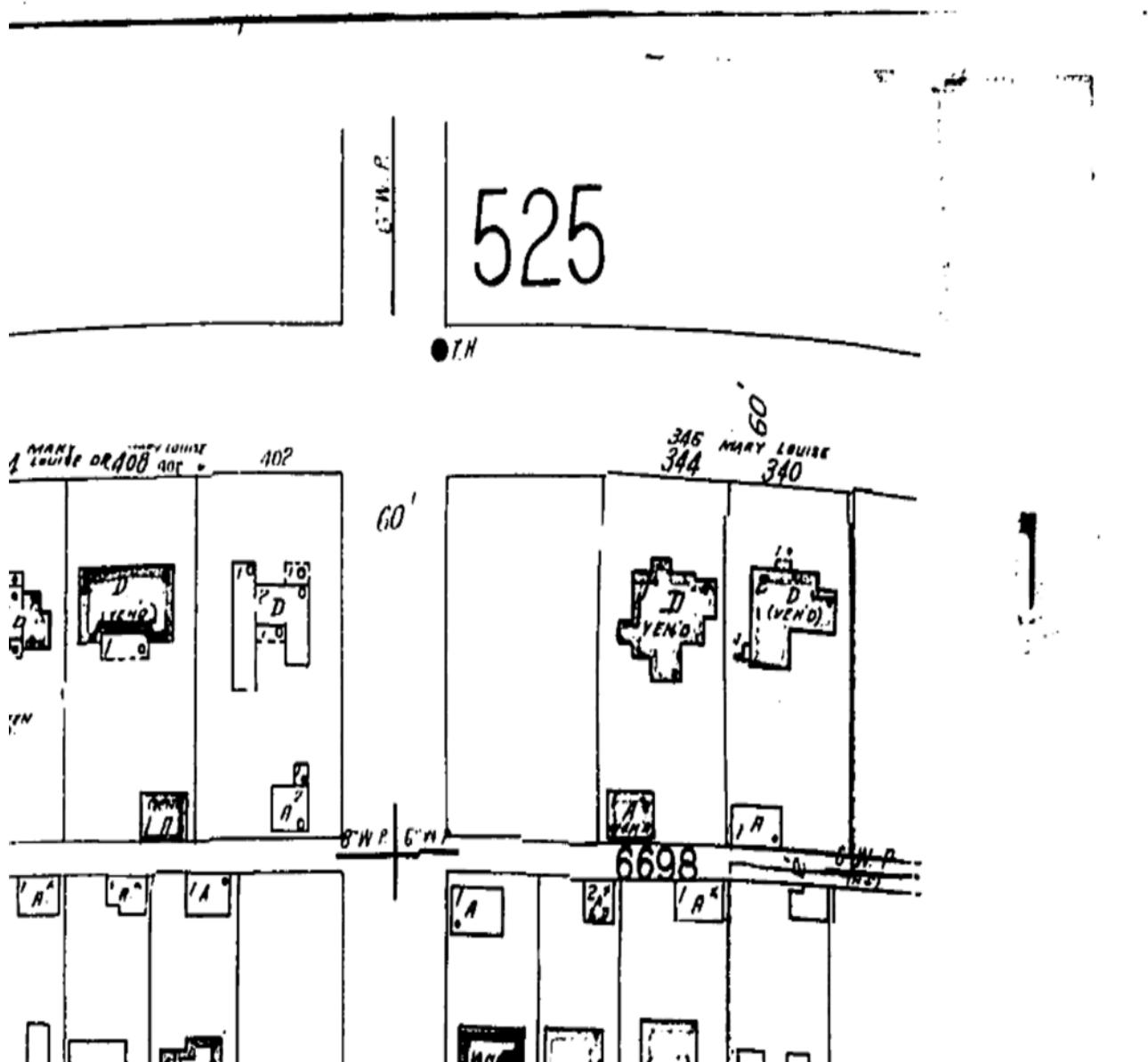


January 13, 2021

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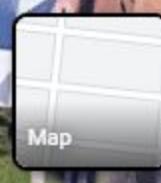
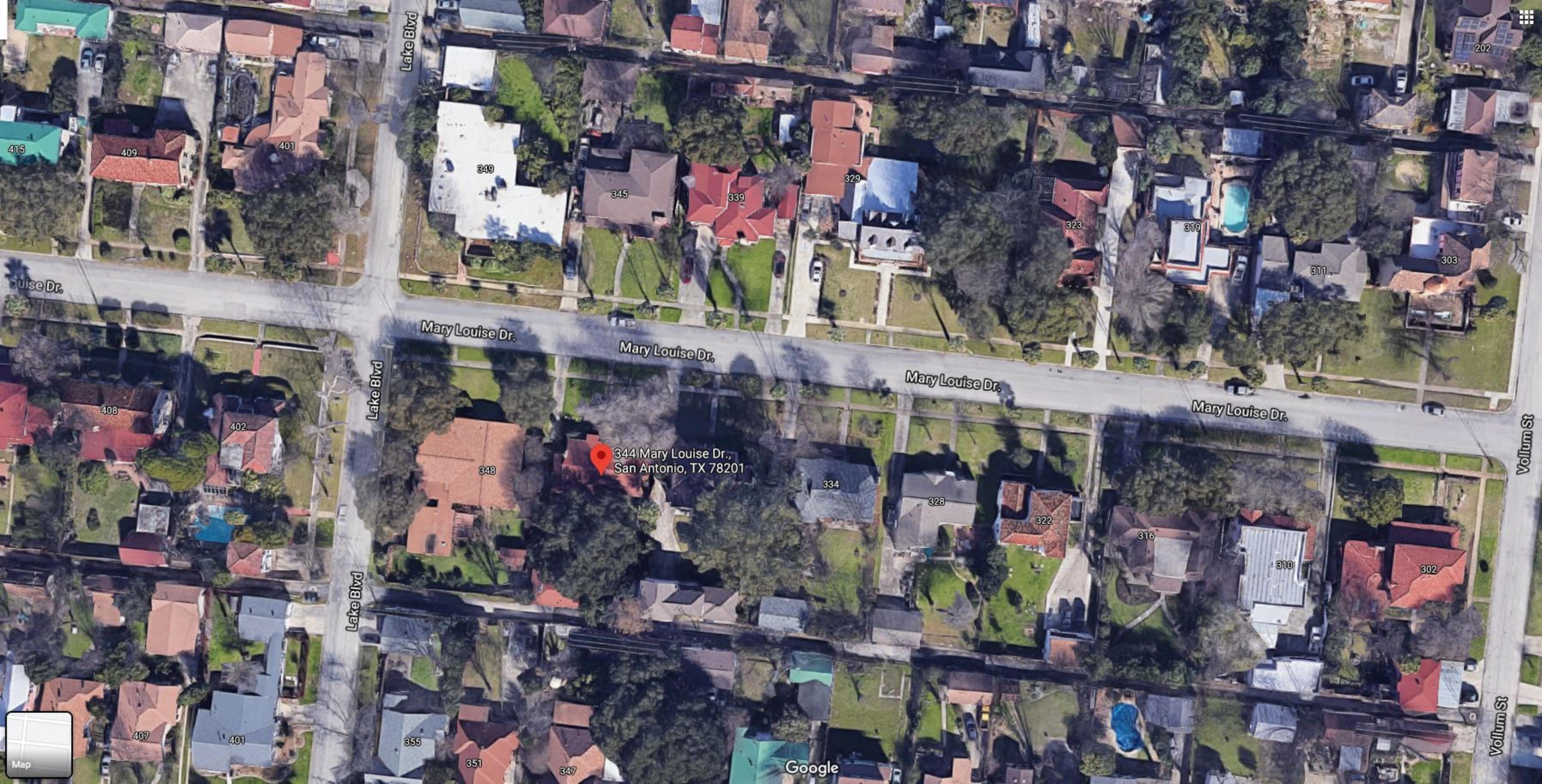
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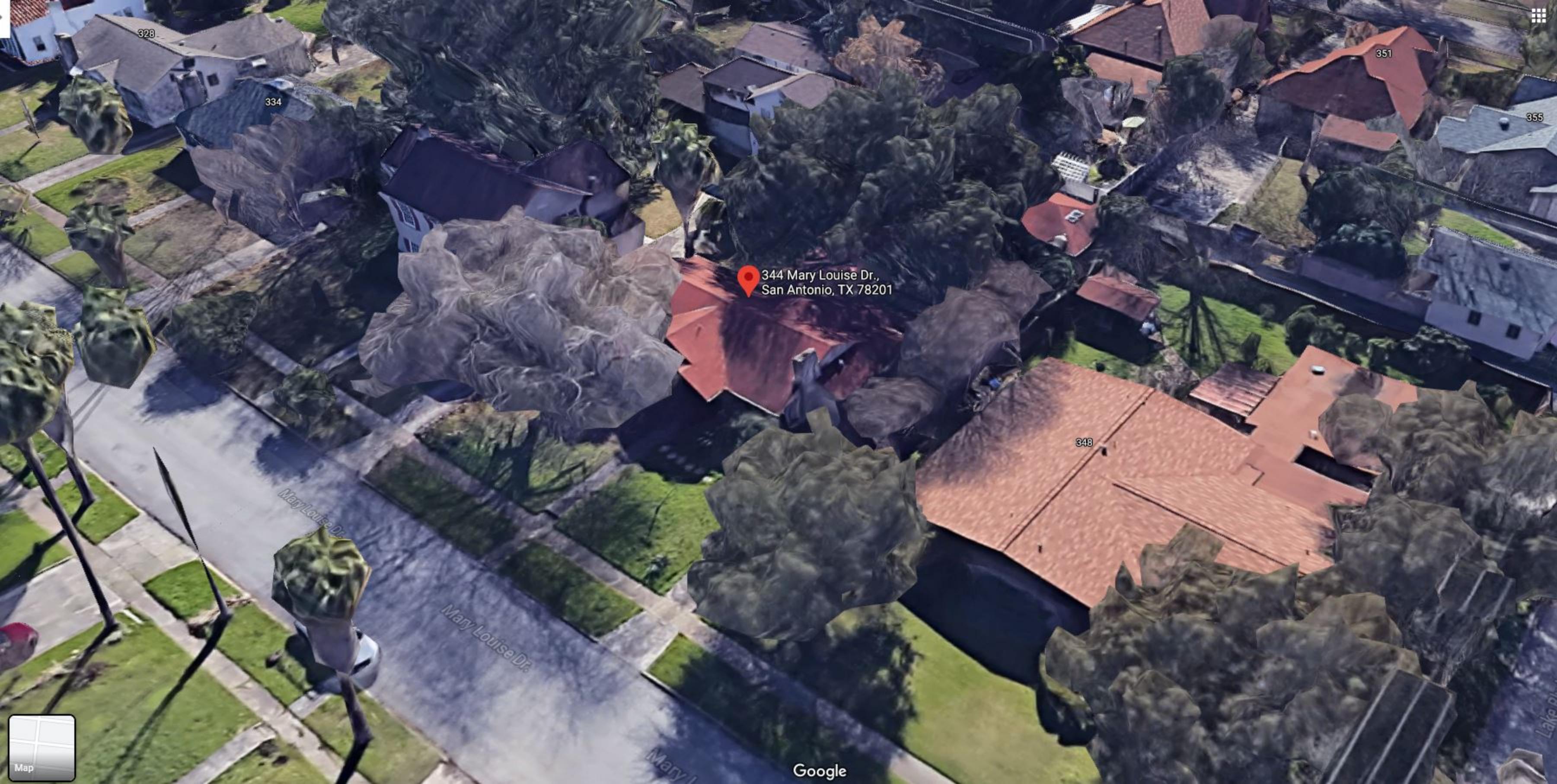
San Antonio 1911-Mar. 1951 vol. 5, 1924-June 1950, Sheet 541



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344 Mary Louise Dr.,
San Antonio, TX 78201



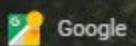
Map

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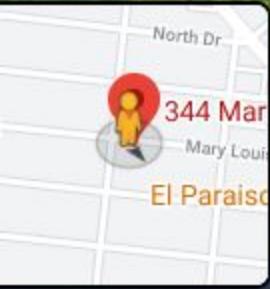


Merry Landlawn

348 Mary Louise Dr.
San Antonio, Texas



Street View



Google

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January 14, 2021 at 2:34 PM
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