

## HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

**HDRC CASE NO:** 2018-278  
**ADDRESS:** 1024 BURNET ST  
**LEGAL DESCRIPTION:** NCB 1660 BLK H LOT E 16.2 FT OF N 120 FT OF 6 & W 39 FT OF N 120 FT OF 7  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Trinie Hellmann  
**OWNER:** Trinie Hellmann  
**TYPE OF WORK:** Carport construction  
**APPLICATION RECEIVED:** May 22, 2018  
**60-DAY REVIEW:** July 21, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to remove an existing, attached carport and construct a new one in the same location.

### APPLICABLE CITATIONS:

#### 5. Garages and Outbuildings

##### A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

##### B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

### FINDINGS:

- a. The structure at 1024 Burnet was constructed circa 1910. The structure features a covered wraparound concrete porch with wrought iron columns, a primary shingle gabled roof, and a non-original carport attached to the side of the home.
- b. **CARPORTR RECONSTRUCTION** – The applicant had begun reconstruction of the non-conforming carport prior to approval. The previous carport had been installed since at least 2003 without approval or permits and featured a dimension of 20ft wide by 24ft deep of wood construction, a sloped shingle roof from 9ft to 14ft, and a metal bargeboard cover. The proposed carport features matching construction and dimensions excluding the metal bargeboard cover. Staff finds that the proposed carport is generally appropriate considering the wood construction and shingle roof matches the primary historic structure. However, per the Guidelines for Garages and Outbuildings 5.B.i, garages attached to the primary structure should not be introduced on blocks where they are not historically found. Staff finds that a detached carport is more appropriate.

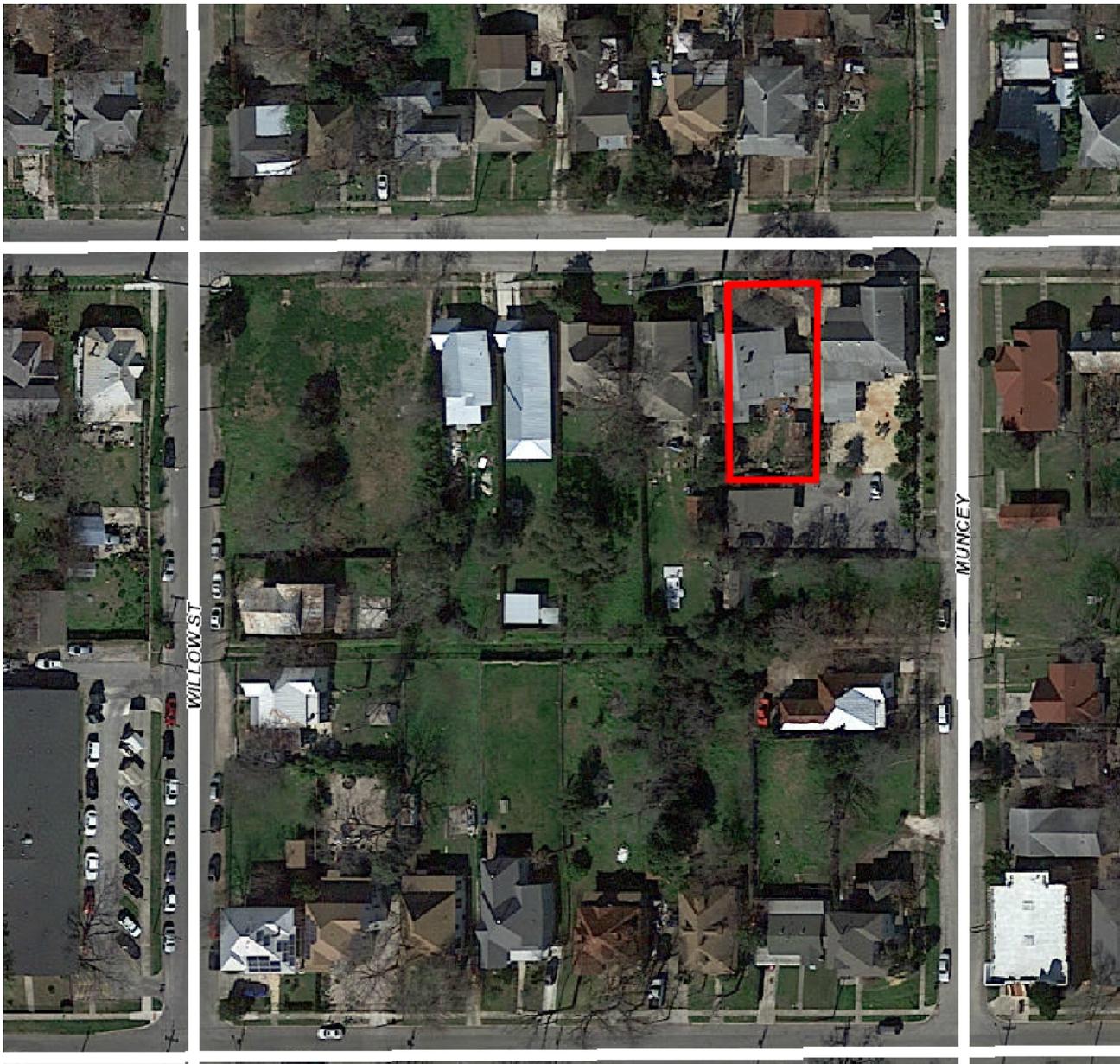
**RECOMMENDATION:**

Staff recommends approval based on finding b with the following stipulations:

- i. The new carport features a width, height, and depth no larger than the previous carport.
- ii. The new carport features wood construction and a shingle roof without metal cladding.
- iii. The new carport be detached from the primary historic structure; additional wood columns may be installed to support a freestanding carport.

**CASE MANAGER:**

Huy Pham



1024 Burnet

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Printed: Jun 13, 2018

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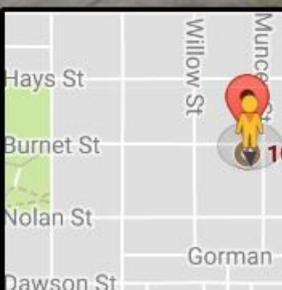
1024 Burnet St  
San Antonio, Texas

Google, Inc.

Street View - May 2013



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Google



1024 Burnet St

San Antonio, Texas

Google, Inc.

Street View - May 2016

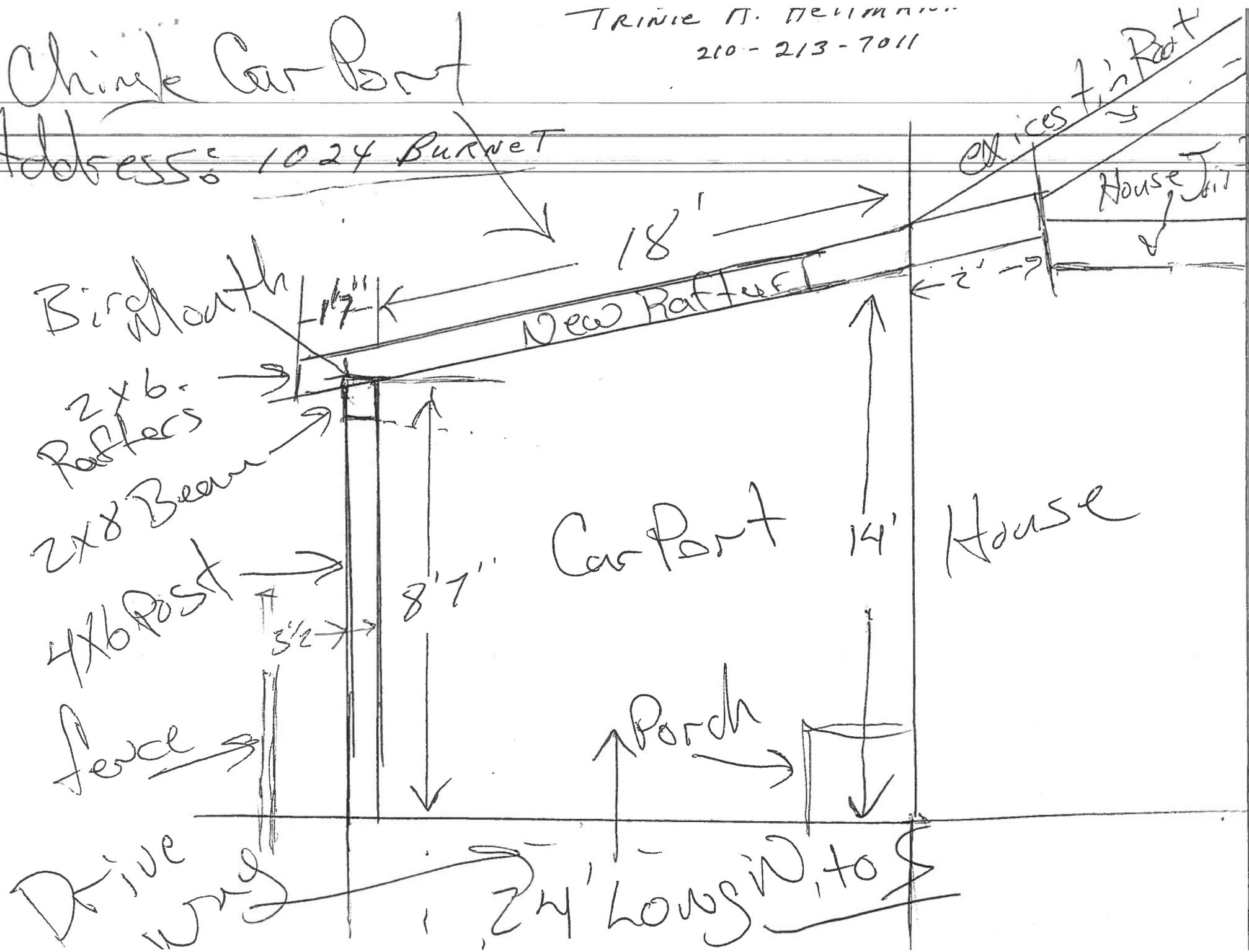


Google

# Chink Car Port

Trinie P. Perimeter  
210-213-7011

Address: 1024 Burnet



**PLOT PLAN**  
FOR BUILDING PERMITS

of N 120 FT of 6 FT W 39 FT of N 120 FT of 7

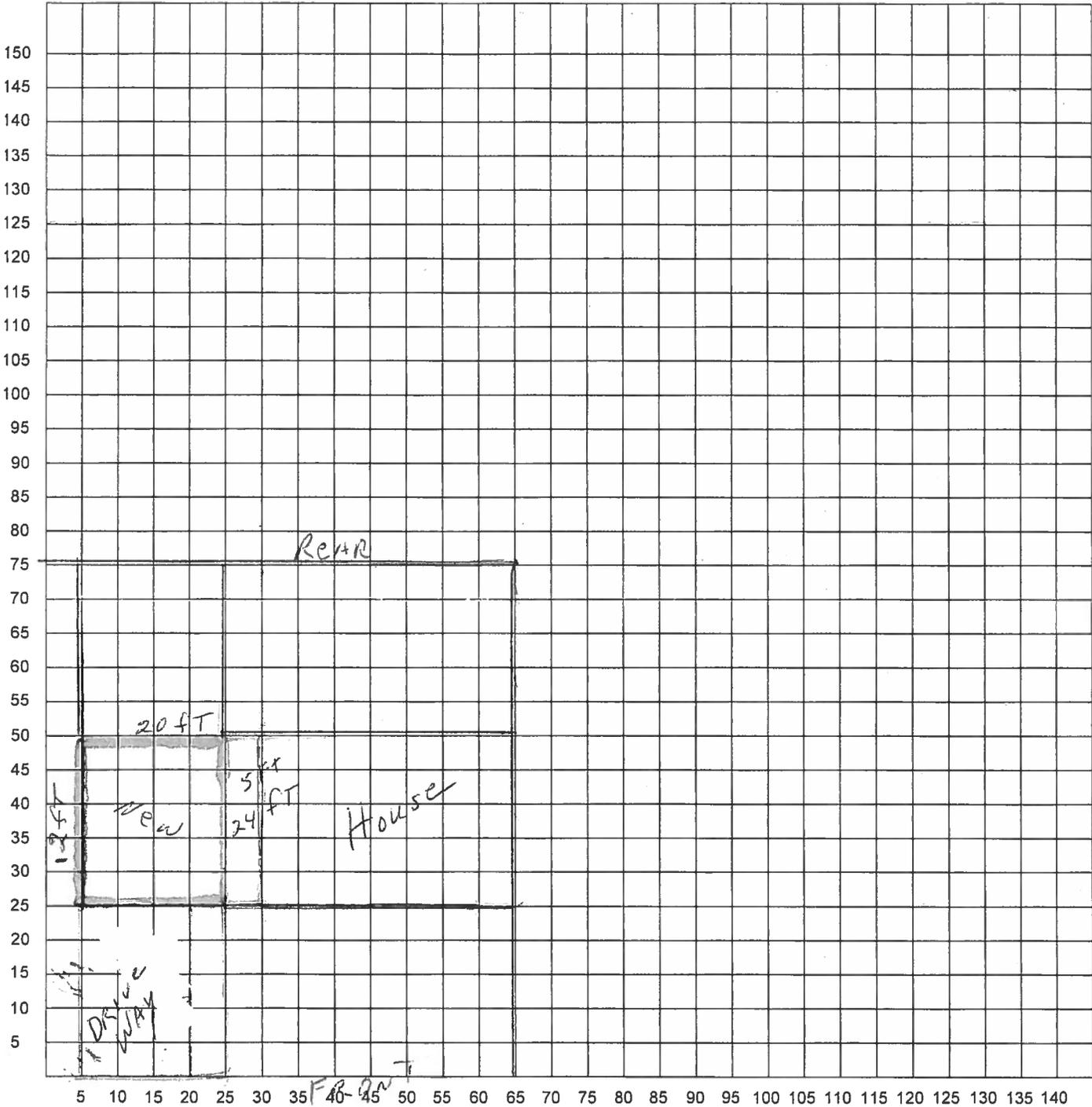
Address: 1024 Burnet

Lot: E 16.2 ft

Block: H

NCB: 1660

REAR



$20 \times 24 = 480 \text{ sq ft}$  FRONT

I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 4-13-18

Signature of Applicant: Janice A. Hall