

## HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

**HDRC CASE NO:** 2017-562  
**ADDRESS:** 293 W HERMOSA  
**LEGAL DESCRIPTION:** NCB 9016 BLK 8 LOT E 65.5 OF W 70 FT OF 7A THRU 10A & S 15 OF E 65.5 OF W 70 OF 6A  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Olmos Park Terrace Historic District  
**APPLICANT:** JB Woolf Sheds  
**TYPE OF WORK:** New carport  
**APPLICATION RECEIVED:** October 27, 2017  
**60-DAY REVIEW:** December 26, 2017

The applicant is requesting a Certificate of Appropriateness for approval to construct carport adjacent to historic structure.

### APPLICABLE CITATIONS:

4. Guidelines for New Construction

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:

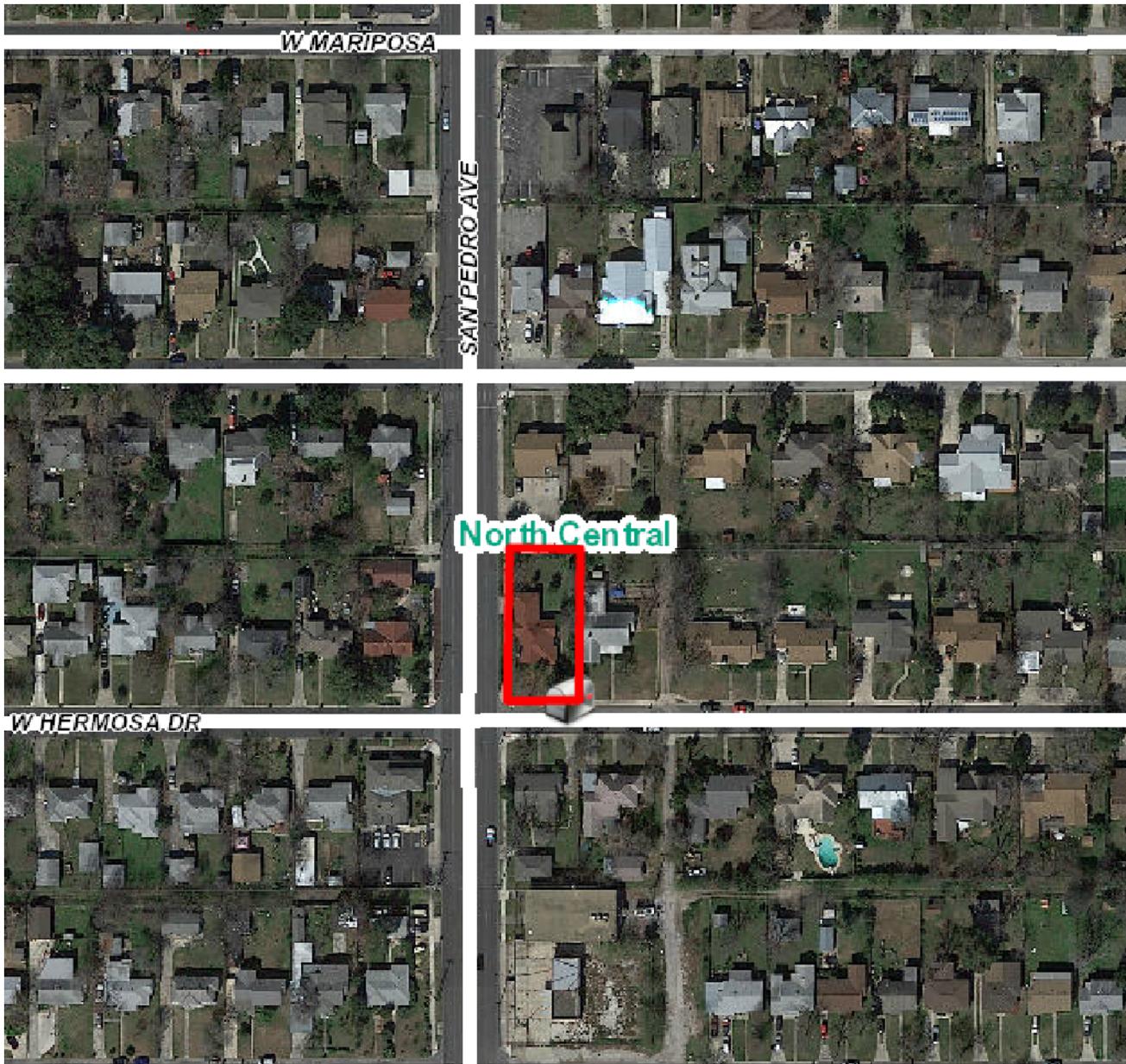
- a. The primary structure located at 293 W Hermosa is a 1-story single family home designed with Spanish Eclectic influences. The home was constructed in circa 1939 and features a stone façade, red composition shingle roof, and a front porch with a low-sloped hipped roof and square stone columns. The home is a contributing structure in the Olmos Park Terrace Historic District.
- b. **MASSING** - The applicant has proposed to construct a detached carport adjacent to the primary structure and in the back of the driveway. The proposed carport is setback 30 feet from the public right-of-way and 5 feet from the neighboring property line. The proposed carport is 14 feet wide, 32 feet deep, and 12 feet tall. The Guidelines for New Construction 5.A.ii. limits the footprint of new garages and outbuildings to no more than 40% of the principal historic structure. The proposed carport features 448 square feet, which is consistent with the Guidelines.
- c. **LOCATION** - The Guidelines 5.B.ii notes that outbuildings and garages on historic properties are located to the rear of the lot. Staff finds that the proposed location of the carport is too close to the front façade and detracts from the historic structure.
- d. **MATERIALS** – The applicant has proposed to construct the carport with 6” by 6” cedar posts with new concrete

footings, white wood and yellow rafters and roof structure, and red shingle roofing material. The Guidelines 4.5.A.iii notes that new garages and outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staffs find the proposed design and materials of the carport consistent with the Guidelines.

**RECOMMENDATION:**

Staff does not recommend approval of the carport as proposed at this time based finding c. Staff finds that the proposed carport be relocated towards the rear of the property and set back substantially behind the front facade of the home based on the findings.

**CASE MANAGER:** Huy Pham



## Flex Viewer

Powered by ArcGIS Server

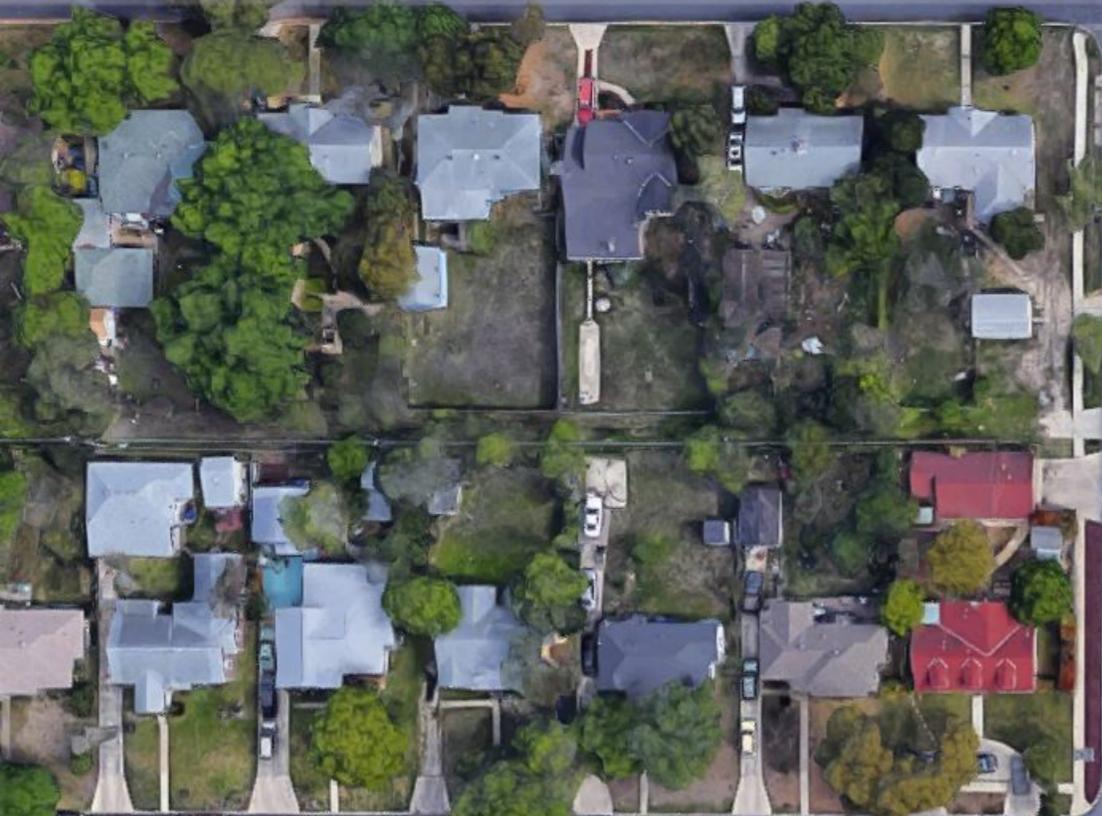
Printed: Nov 09, 2017

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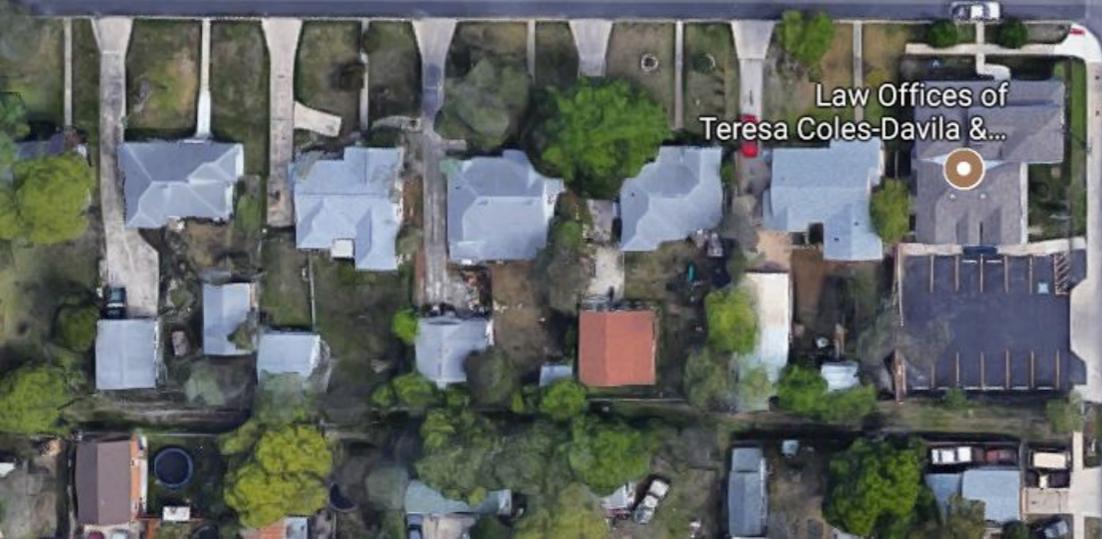


293 West Hermosa Drive

W Wildwood Dr W Wildwood Dr W Wildwood Dr W Wildwood Dr



W Hermosa Dr W Hermosa W Hermosa Dr W Hermosa



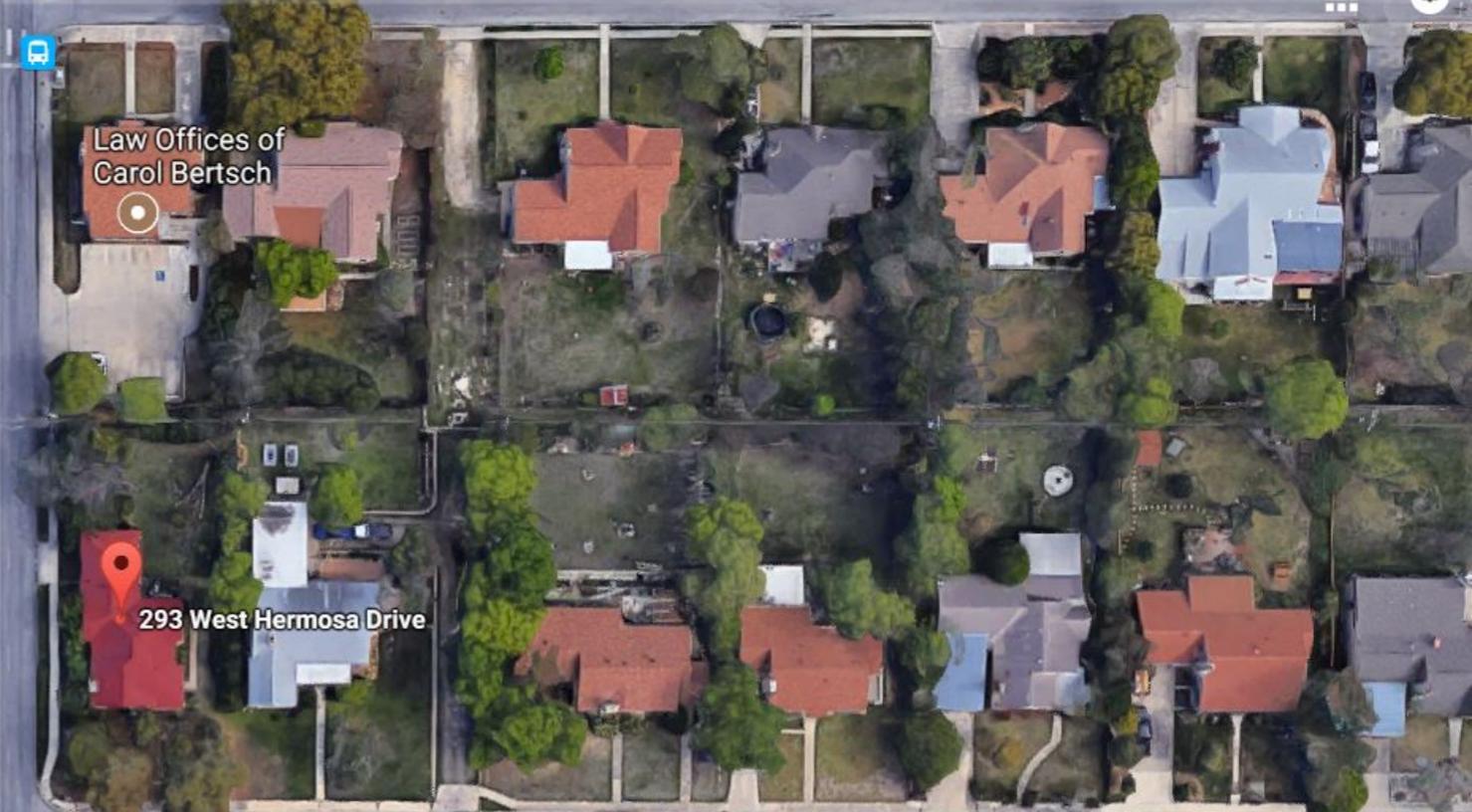
Law Offices of  
Teresa Coles-Davila &...

San Pedro Ave

San Pedro Ave

San Pedro Ave

W Wildwood Dr W Wildwood Dr W Wildwood Dr W Wildwood Dr



Law Offices of  
Carol Bertsch

293 West Hermosa Drive

W Hermosa W Hermosa Dr W Hermosa W Hermosa Dr W Hermosa



239 W. HERMOSA

PERPOSED CARPORT

14 WIDE

32 DEEP

12 TALL

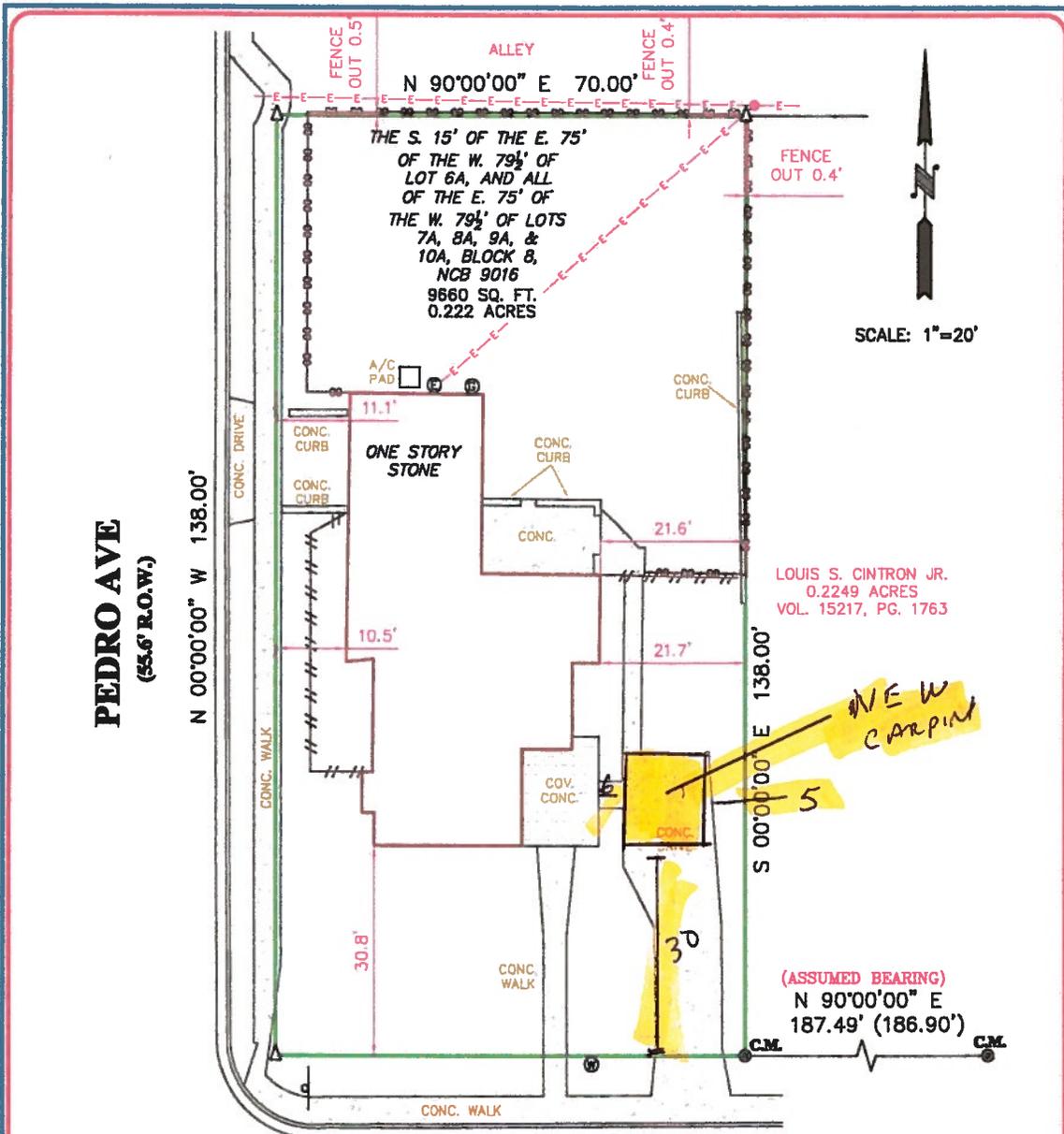
ALL WOOD CONSTRUCTION

6X6 CEDAR POST SET IN NEW CEMENT  
FOOTINGS

TO BE BUILT TO MATCH HOME

PAINT TO MATCH HOME  
RED SHINGLES TO MATCH HOME

MATERIALS USED  
CEDAR  
WHITE WOOD  
YELLOW PINE  
SHINGLES  
PAINT



NOTE:  
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

**W. HERMOSA DR.**  
(50' R.O.W.)

LOUIS S. CINTRON JR.  
0.2249 ACRES  
VOL. 15217, PG. 1763

(ASSUMED BEARING)  
N 90°00'00" E  
187.49' (186.90')

NOTE:  
BEARINGS SHOWN HEREON ARE ASSUMED.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 1000000, Panel No. 500000, which is Dated 09-25-2010. By using from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.



**Property Address:**  
293 W. HERMOSA DR.  
**Property Description:**  
THE SOUTH 15 FEET OF THE EAST 75 FEET OF THE WEST 79 1/2 FEET OF LOT 6A AND OF THE EAST 75 FEET OF THE WEST 79 1/2 FEET OF LOTS 7A, 8A, 9A, AND 10A, BLOCK 8, NEW CITY BLOCK 8015, OLIVOS PARK TERRACE, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 980, PAGE 355, AND REPLATTED IN VOLUME 980, PAGE 355 AND VOLUME 980, PAGE 282 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.  
**Owner:**  
IRONCLAD BULLS.COM,LLC.

FIRM REGISTRATION NO.  
1011700

**Westar Alamo**  
LAND SURVEYORS, L.L.C.  
P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9300 FAX (210) 372-9999

**LEGEND**

- ▲ - CALCULATED POINT
- ⊕ - FID 1/2" IRON ROD
- ⊖ - RECORD INFORMATION
- ▭ - BUILDING SETBACK
- ⊕ - CONTROLLING MONUMENT
- ⊕ - WOOD FENCE
- ⊕ - POWER POLE
- ⊕ - GAS VALVE
- ⊕ - FID 1" PIPE
- ⊕ - WATER METER
- ⊕ - SIGN
- ⊕ - ELECTRIC METER
- ⊕ - GAS METER
- ⊕ - CHAIN LINK FENCE

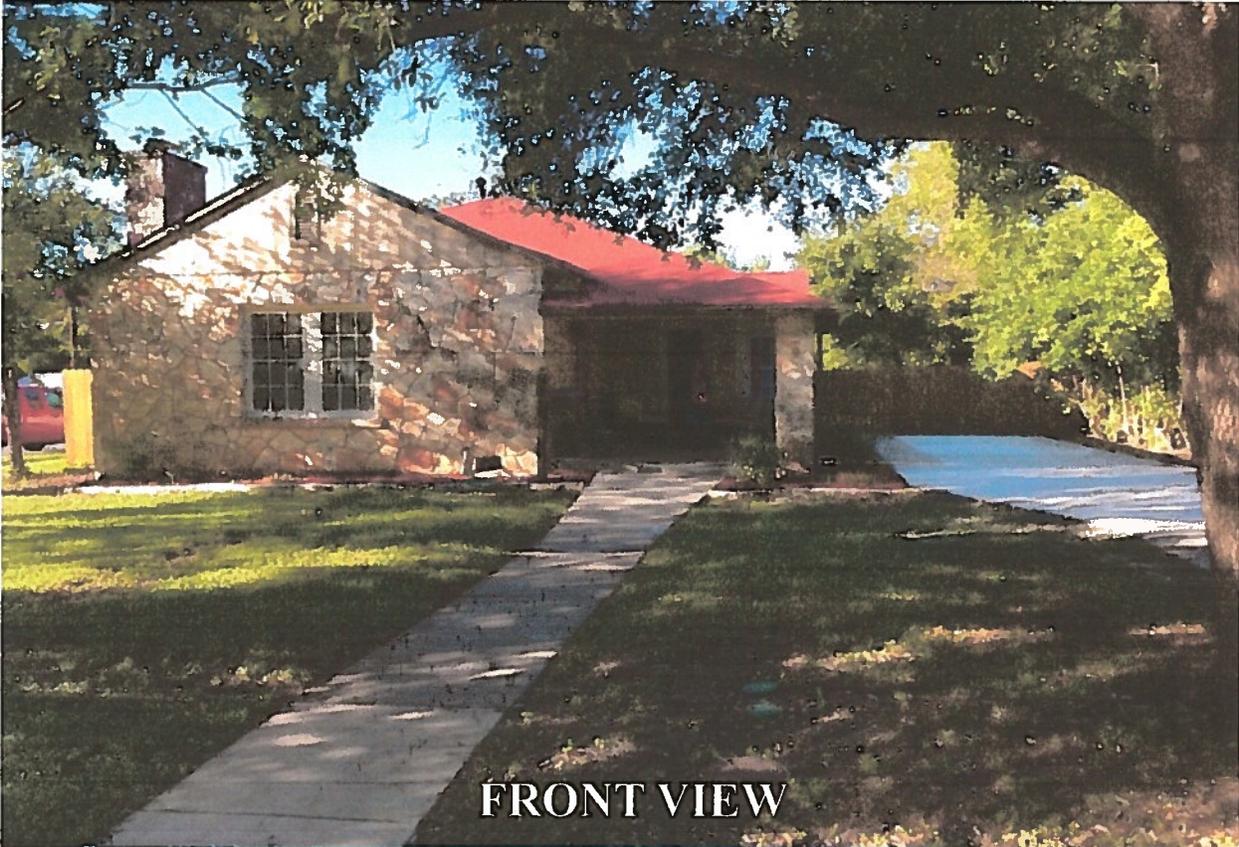
DRAWN BY: JW

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

*Mark J. Ewald*

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

239 W HERMOSA



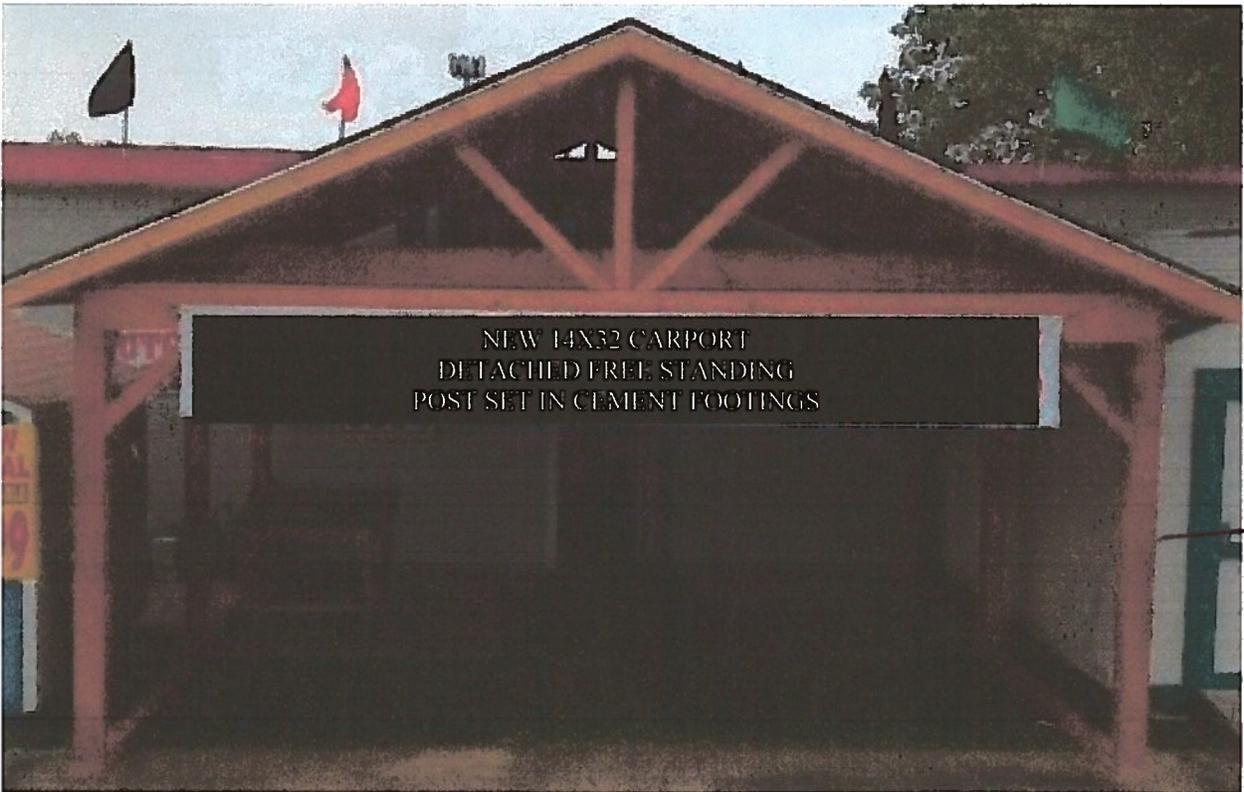
FRONT VIEW



239 W HERMOSA

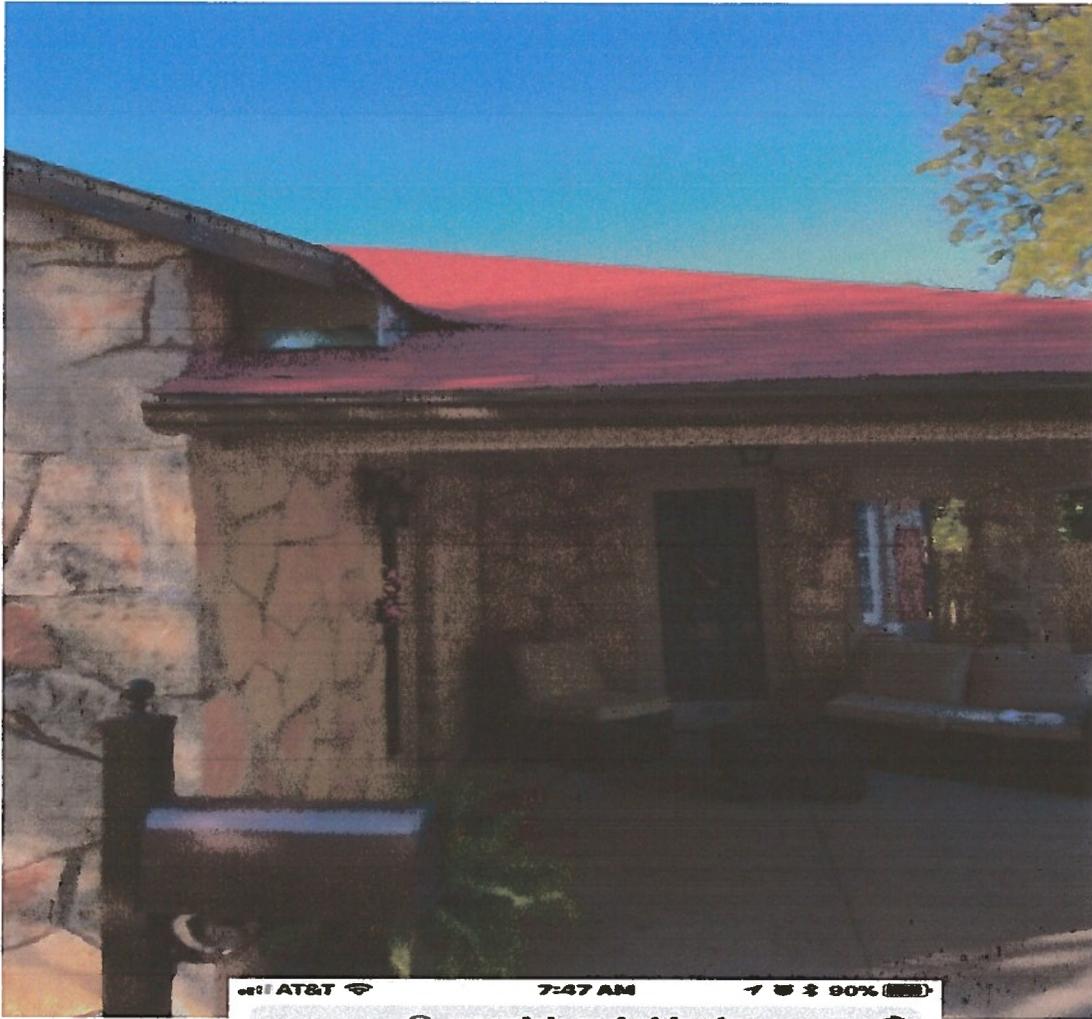


14X32 CARPORT. 448 SQ FT CARPORT



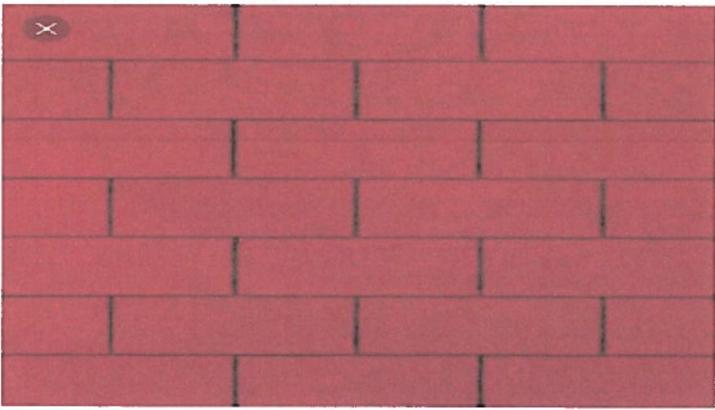
14 WIDE  
32 DEEP

# 239 W HERMOSA



AT&T 7:47 AM 90%

spanish red shingles



The Lumber Outlet

## Spanish Red

**PRICE\***  
\$18.50

**AVAILABILITY**  
In stock

Sold per bundle. 3 bundles make one square, which covers 100 sq. ft. Delivery Available Ground dropped

