

HISTORIC AND DESIGN REVIEW COMMISSION

March 18, 2015

Agenda Item No: 8

HDRC CASE NO: 2015-103
ADDRESS: 238 WEAVER ST
LEGAL DESCRIPTION: NCB 6517 BLK 6 LOT 27, AND 28
ZONING: R4 H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Jose Avila
OWNER: Jose Avila
TYPE OF WORK: Construction of a carport and storage structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct a detached carport with storage on the property at 238 Weaver. The storage structure is to measure 28' x 22'. The carport, which is to be attached and located on the south side of the storage structure is to measure 28' x 14'. The materials of the storage structure and carport are to match those of the primary structure on the property.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 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.

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 applicant has proposed to construct a carport and storage structure on the double lot at 238 Mission. Currently, the lot is divided by a chain link fence giving it the appearance of two separate lots. The storage structure is to have a footprint of 28' x 22'. The carport is to be located on the south side of the storage structure, facing the street and is to measure 28' x 14'.
- b. According to the Guidelines for New Construction, garages and outbuildings should be designed to be visually subordinate to the principle historic structure in terms of height, massing and form, should be no larger than 40 percent of the principal historic structure's footprint, should relate to the principal historic structure regarding materials and details and should contain similar window and door openings. While the proposed outbuilding and carport are larger than 40 percent of the primary structure's footprint, staff finds that this proposal is appropriate

through the use of a standing seam metal roof and wood siding to match the primary structure as well as the current separation of the lot at 238 Weaver into two separate lots. The proposed massing and form as well as character and window and door openings are consistent with the Guidelines for New Construction 5.A.i.,iii., and iv.

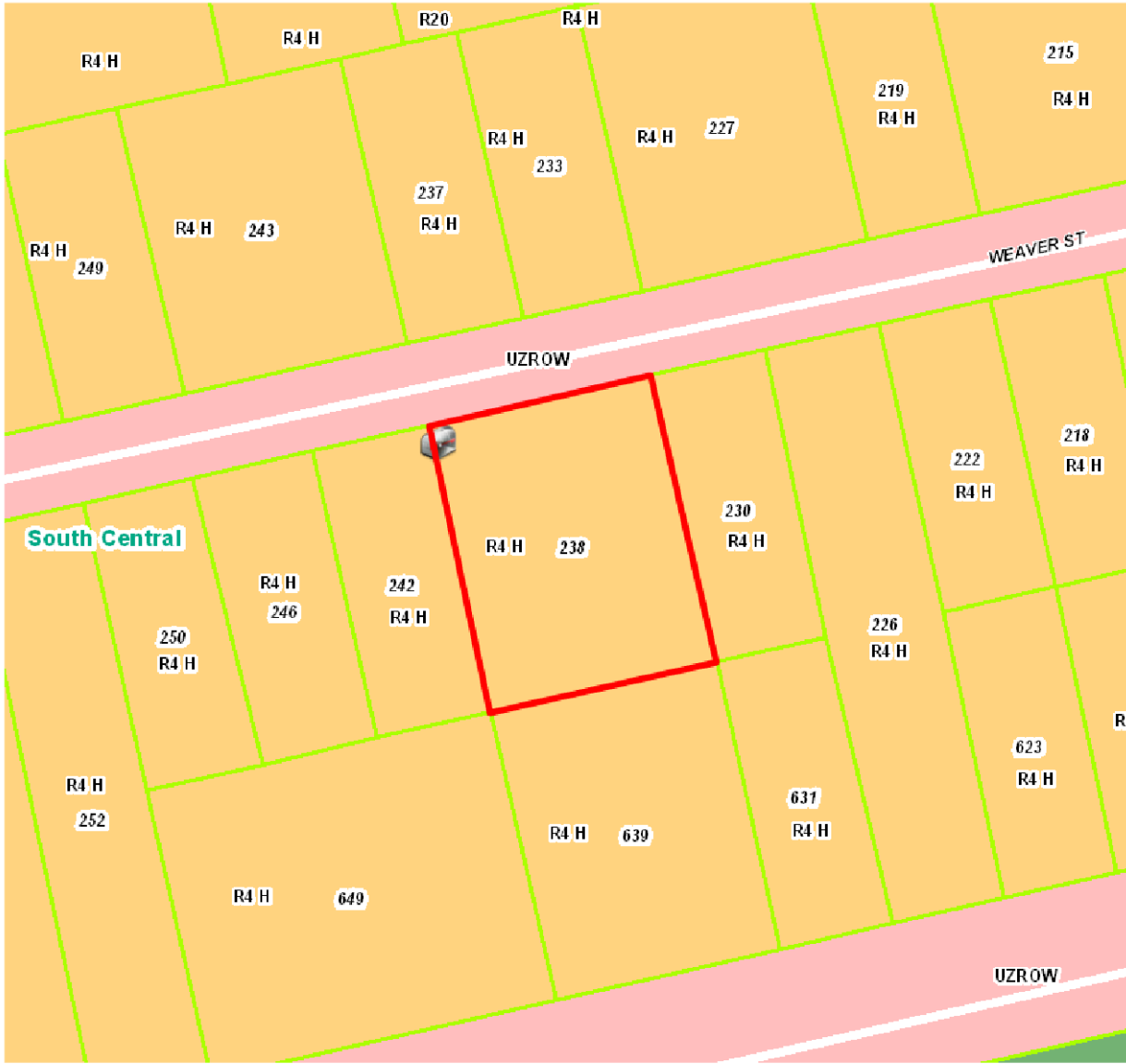
- c. Houses, detached garages and outbuildings along Weaver street in the Mission Historic District feature various setbacks and orientations. The applicant has proposed to locate the proposed outbuilding and carport at the rear of the lot in a position where the front (north) façade of the proposed structure shares the same plane as the rear of the existing structure. This is consistent with the Guidelines for New Construction 5.B.i. and ii.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE MANAGER:

Edward Hall





N

Flex Viewer

Powered by ArcGIS Server

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PLOT PLAN

FOR
BLDG PERMITS

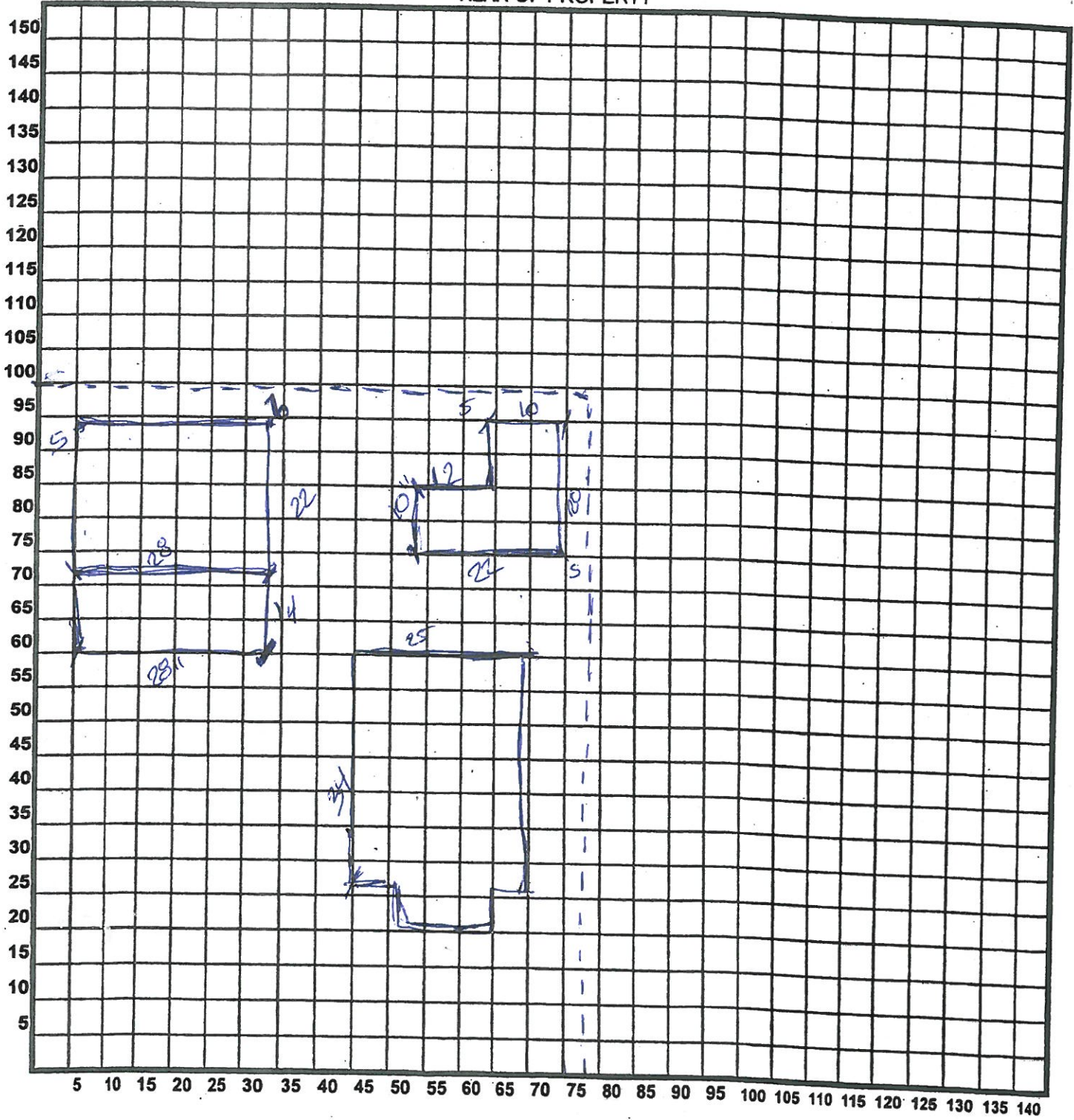
Address 238 Weaver

Lot 27

Block 6

NCB 6517

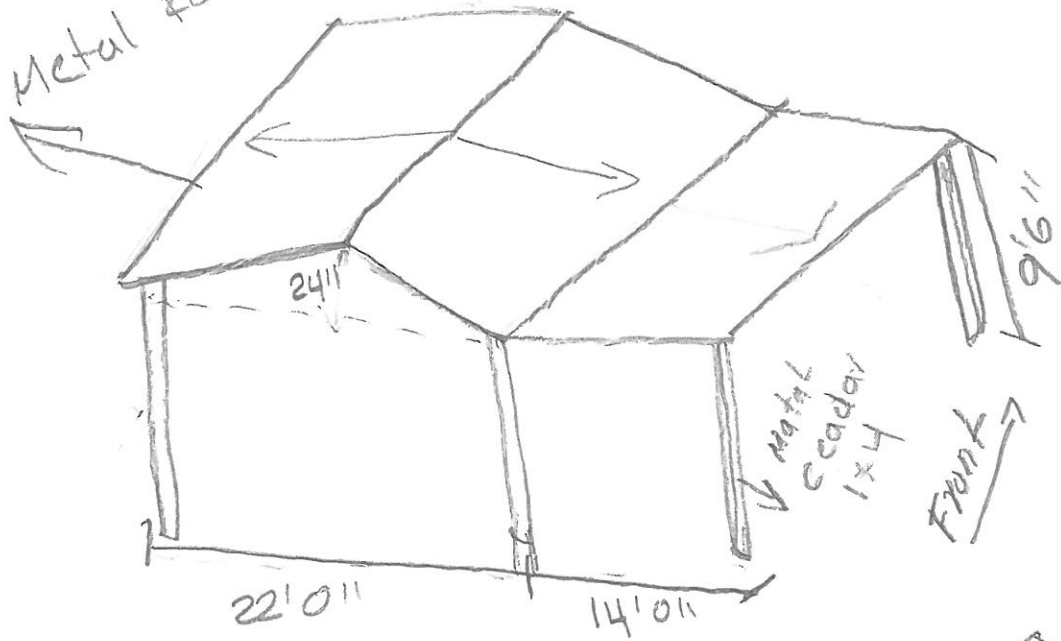
REAR OF PROPERTY



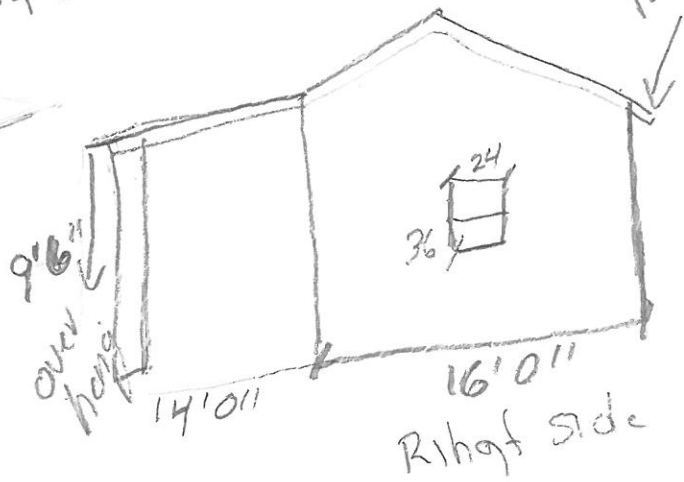
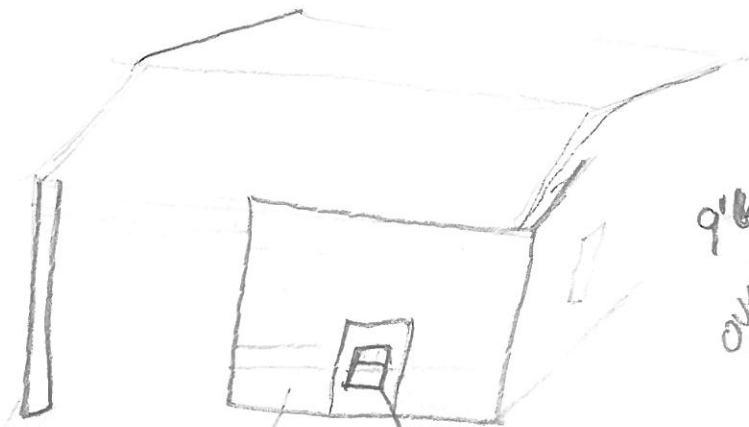
FRONT OF PROPERTY

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 2009 IRC

Metal roof



12" over hang



Metal door 36"

wood siding

concrete slab

