

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

HDRC CASE NO: 2019-191
ADDRESS: 347 BUSTILLOS DR
LEGAL DESCRIPTION: NCB 7674 BLK C LOT PT OF TR 2 OR N 387.30 FT OF 4A
ZONING: C-2, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Ramon Trevino
OWNER: Ramon Trevino
TYPE OF WORK: Extend existing front porch
APPLICATION RECEIVED: March 21, 2019
60-DAY REVIEW: May 20, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to extend the front porch by 4 feet in depth.

APPLICABLE CITATIONS:

Historic Design Guidelines

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.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

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.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres 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 building and historic patterns.

Mission Historic District Design Manual

- Principle #1: Preserve and rehabilitate historic residential buildings significant to all Mission Historic District development periods within the District's established residential areas.
- Principle #2: Encourage high-quality new infill construction appropriate to the immediate historic context and development pattern of the surrounding neighborhood.
- Principle #3: Preserve and consider the appropriate treatment of authentic landscape elements and features in established residential neighborhoods to the maximum extent possible.
- Principle #4: Promote on-going maintenance and stewardship of historic residential buildings and their landscapes.
- Principle #5: Foster cultural expressions in residential rehabilitation and new housing developments that capture the spirit of place and link buildings to the Mission Historic District's heritage.
- Principle #6: Promote the adaptability of historic residential resources for modern living while encouraging home ownership and enhancing neighborhood quality of life.

B. ADDITIONS

- i. Minimize visual impact — Additions should be located to the rear of a property whenever possible. If the rear is not a feasible location due to site restrictions, such as a contributing rear accessory structure, heritage landscape element, or a small rear yard, alternative locations may be explored. A site analysis and site plan that demonstrates any restrictions must be submitted as part of an application if an alternative location is proposed.
- ii. Alternative locations — A side or second story addition may be considered only if the rear of the lot has been determined to be unfeasible as demonstrated by a site analysis provided by the applicant.

FINDINGS:

- a. The primary historic structure at 347 Bustillos was constructed circa 1930 in the shotgun house configuration and contributes to the Mission Historic District. The structure features a primary front-facing gable roof with an inset front porch gable. The front porch features modified railing, decking, and skirting. The remainder of the structure features original architecture details including 6-8 inch exposure wood lap siding and wood window screens.
- b. WORKOUT APPROVAL – The applicant disclosed that DSD issued a stop work order for the extension of the front porch without a permit. The applicant was cooperative to submit an application on March 21, 2019 to be heard at the next available HDRC hearing.
- c. FRONT PORCH – The applicant has proposed to extend the existing front porch by an additional 4 feet, with matching roof and railing details. Per the Historic Design Guidelines for Exterior Alterations and Maintenance 2.7.B.iii. replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair; when in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish. Staff finds that the proposed extension of the front porch in depth and not width maintains the main character-defining feature of the narrow shotgun style house. Additionally, staff finds that the applicant’s effort to repair the porch while maintaining the its general profile is consistent with Mission Manual Principle #6 which promotes the adaptability of historic residential resources for modern living while encouraging home ownership and enhancing neighborhood quality of life. No work should continue prior to permitting; a variance may be required in regard to setback regulations.

RECOMMENDATION:

Staff recommends approval based on finding c with the stipulation that the final construction of the new front porch is permitted and meets all setback regulations.

CASE COMMENT:

The applicant disclosed that DSD issued a stop work order for the extension of the front porch without a permit. The applicant was cooperative to submit an application on March 21, 2019 to be heard at the next available HDRC hearing.

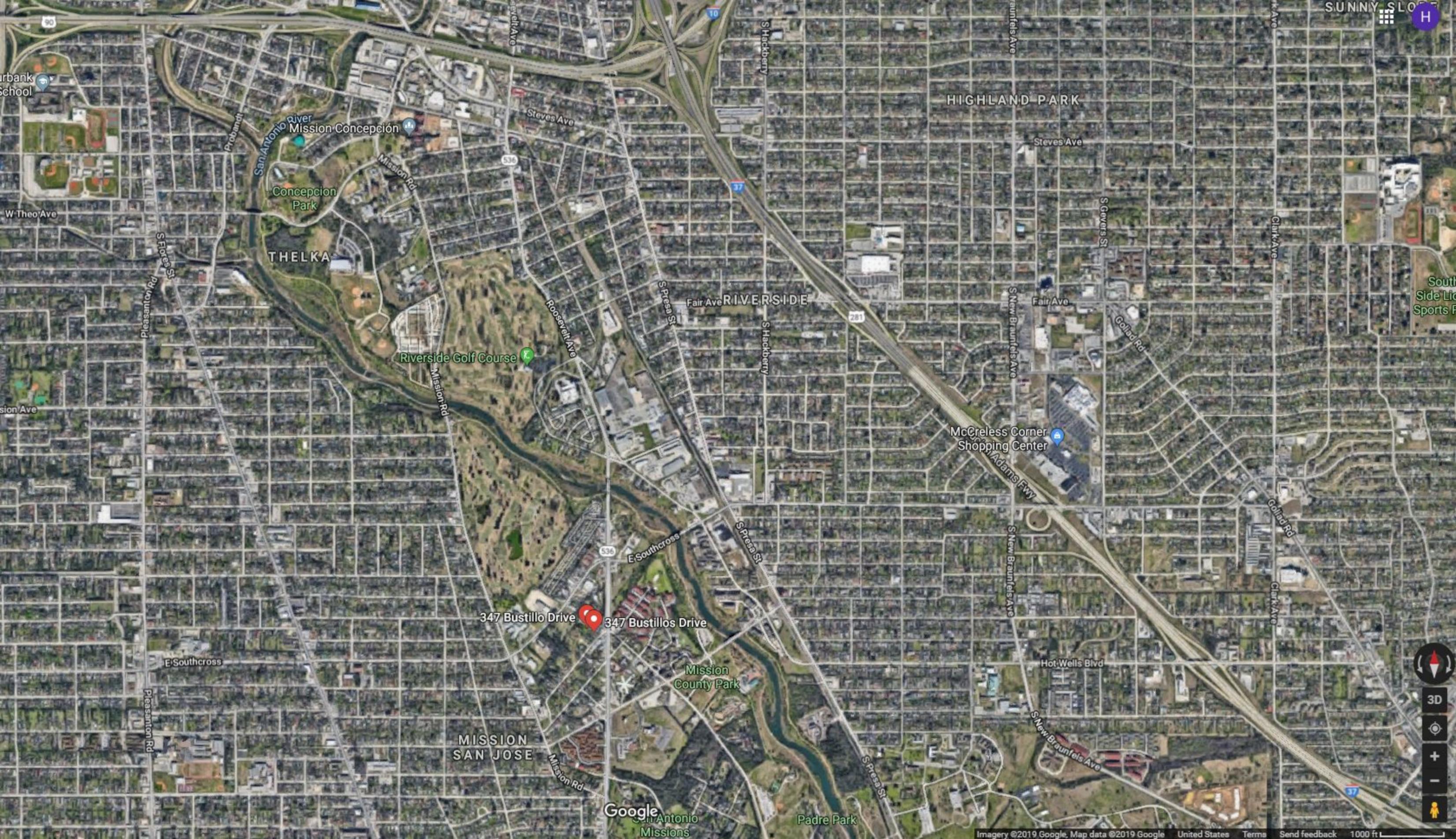


347 Bustillos

Powered by ArcGIS Server

Printed: Apr 02, 2019

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



Arbark School

Mission Concepción

Concepcion Park

THELKA

Riverside Golf Course

RIVERSIDE

HIGHLAND PARK

McCreless Corner Shopping Center

Mission County Park

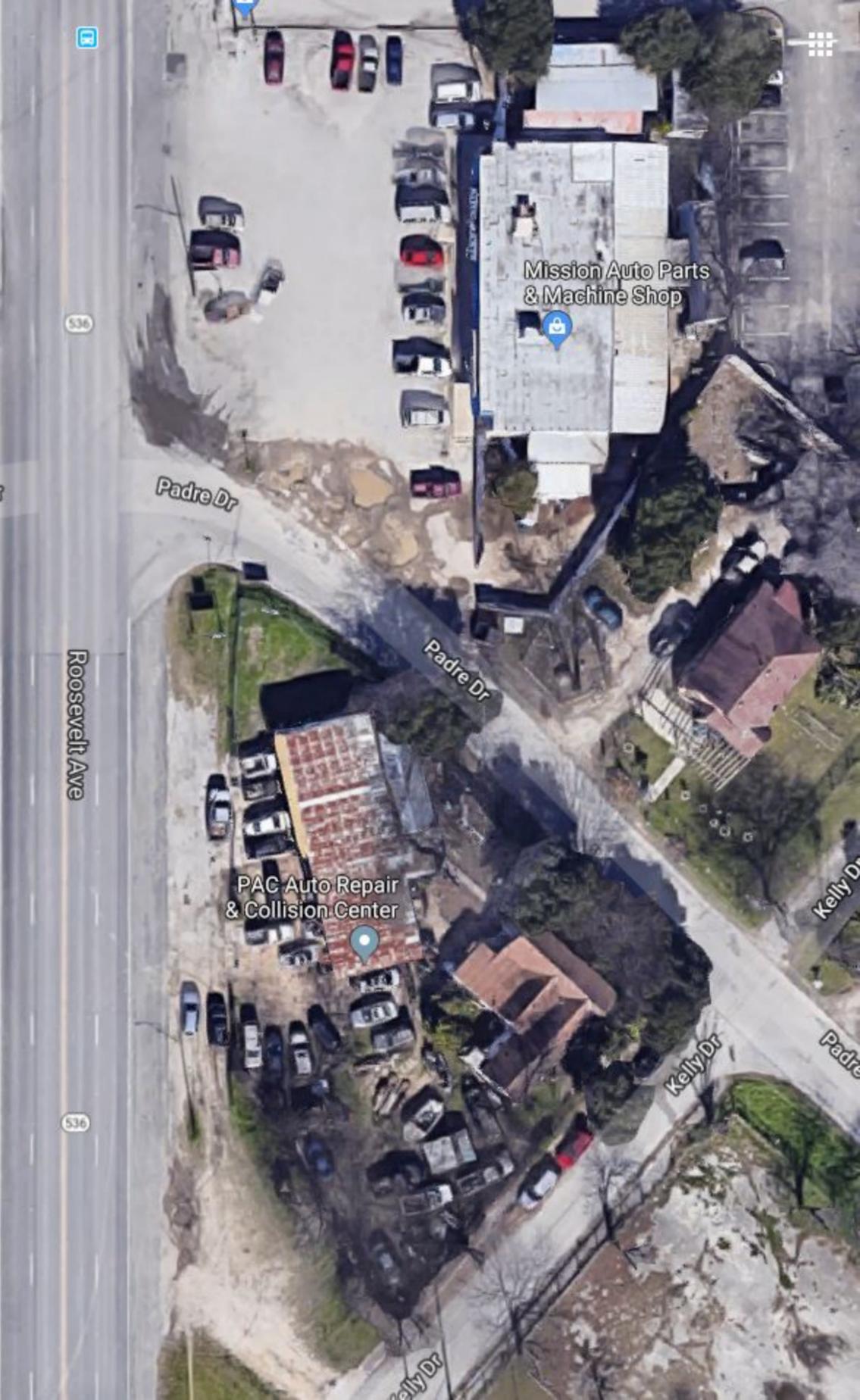
MISSION SAN JOSE

Google San Antonio Missions

Padre Park

South Side Little League Sports Field

Map navigation controls including a compass, 3D view toggle, location search, zoom in (+) and zoom out (-) buttons, and a street view pegman icon.





347 Bustillo Drive

347 Bustillos Drive

Southside Craft Soda

Pleasant Dreams Co Tattoo Studio

Pleasant Dreams Co Tattoo Studio

Bustillos Dr

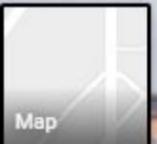
Bustillos Dr

Bustillos Dr

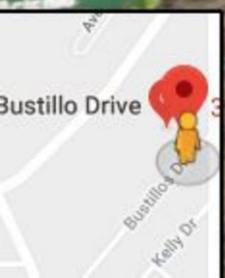
Bustillos Dr

Bustillos Dr

Bustillos Dr



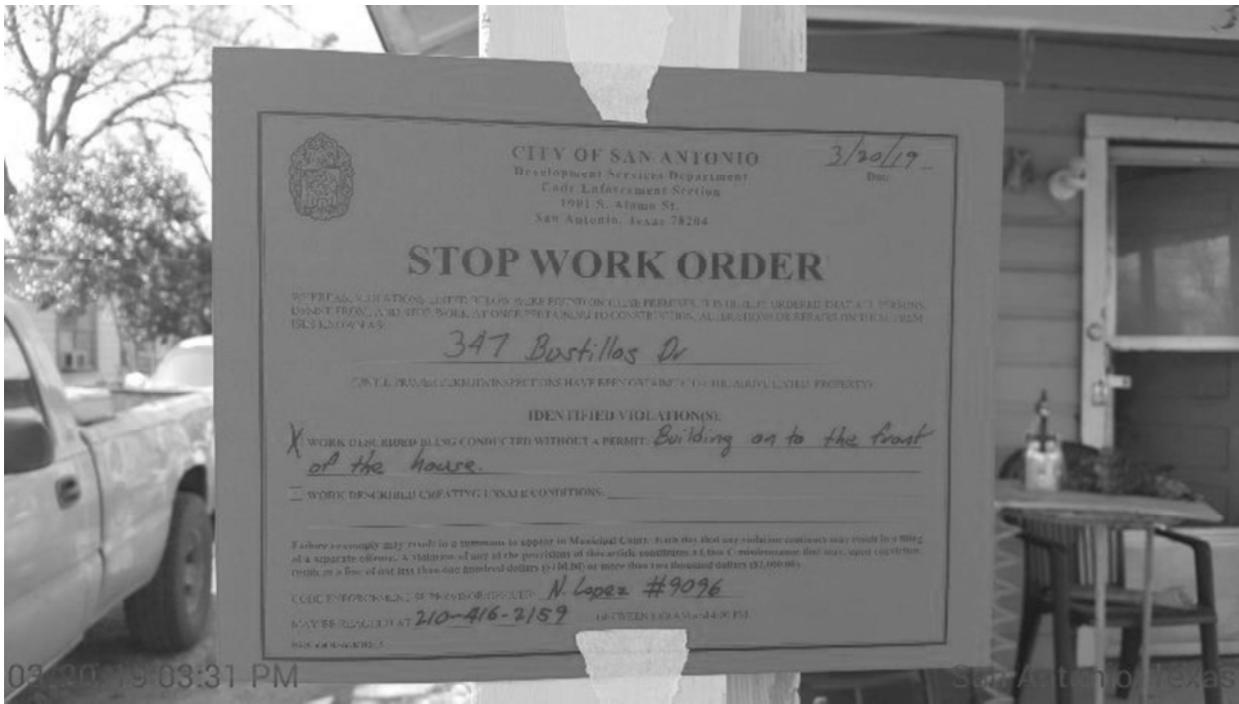
Google













06/20/19 03:21 PM

San Antonio, Texas #



0

San Antonio #

