

HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

HDRC CASE NO: 2018-488
ADDRESS: 125 CITY ST
LEGAL DESCRIPTION: NCB 971 BLK 5 LOT 10
ZONING: RM-4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Doug Robins
OWNER: Doug Robins
TYPE OF WORK: Construction of a rear carport
APPLICATION RECEIVED: September 12, 2018
60-DAY REVIEW: November 11, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear carport measuring approximately 800 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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 125 City is a 1-story residential structure constructed in approximately 1920 with Craftsman and Queen Anne influences. The home features a symmetrical façade with two front-facing gables, decorative wood shingles in the gables, one over one wood windows, and a front porch with wide tapered stucco columns. The home is a contributing structure in the King William Historic District.
- b. **FOOTPRINT** – The applicant has proposed to construct a new carport structure in the rear of the lot. The structure will shade 3 vehicles. The proposed footprint is approximately 828 square feet. The Historic Design Guidelines for New Construction stipulate that new outbuildings should be less than 40% the size of the primary structure in plan. The primary structure is approximately 2,000 square feet. The proposal generally meets this Guideline.
- c. **ORIENTATION AND SETBACK** – The applicant has proposed to orient the new accessory structure off the rear alleyway. Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the Guidelines. The rear setbacks are also consistent with historic precedents in the King William Historic District. The applicant is responsible for complying with all zoning setback standards and filing for a variance with the Board of Adjustment if applicable.
- d. **SCALE & MASS** – The applicant has proposed a 1-story carport structure with a curved roof. The structure appears to measure approximately 12 feet in height at its tallest point; however, true elevation drawings have not been submitted. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structures. The general height of the proposed structure is comparable to existing carports nearby. Staff finds the proposal consistent with the Guidelines.
- e. **ROOF** – The applicant has proposed a curved roof canopy structure supported by metal columns. The Guidelines state that roof forms in terms of pitch, overhangs, and orientation should be consistent with those predominantly found on the block. Residential roof forms are typically pitched. The proposed form does not have precedence in the district. Staff does not find the proposed roof form consistent with the Guidelines.
- f. **MATERIALS** – The proposed carport will be constructed with metal columns, a metal frame, and a knitted fabric canopy in the color Rivergum Green. The Guidelines for New Construction state that materials should complement the type, color, and texture of those found in the historic district. Adjacent carports and rear accessory structures feature wood siding and support posts and standing seam or composite shingle roofs. Staff does not find the materiality consistent with the Guidelines.
- g. **ARCHITECTURAL DETAILS** – Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. Architectural details should also not visually compete with the historic structure. Staff does not find the proposal consistent with this Guideline.

RECOMMENDATION:

Staff does not recommend approval based on findings a through g. Staff recommends that the applicant address the various inconsistencies with the Guidelines prior to returning to the HDRC.

CASE MANAGER:

Stephanie Phillips

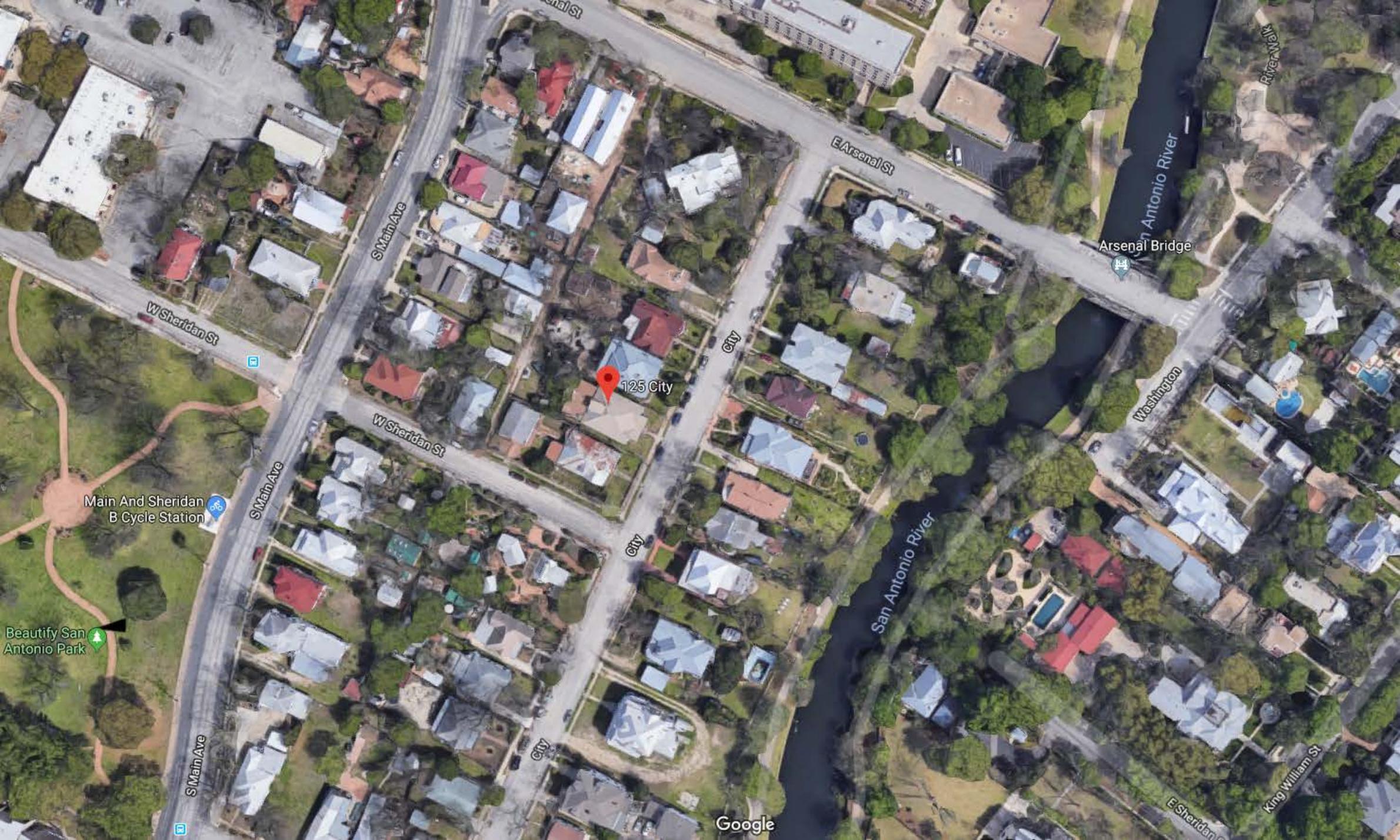


Flex Viewer

Powered by ArcGIS Server

Printed: Sep 28, 2018

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W Sheridan St

S Main Ave

E Arsenal St

Arsenal Bridge

125 City

W Sheridan St

city

Washington

Main And Sheridan
B Cycle Station

S Main Ave

city

San Antonio River

Beautify San
Antonio Park

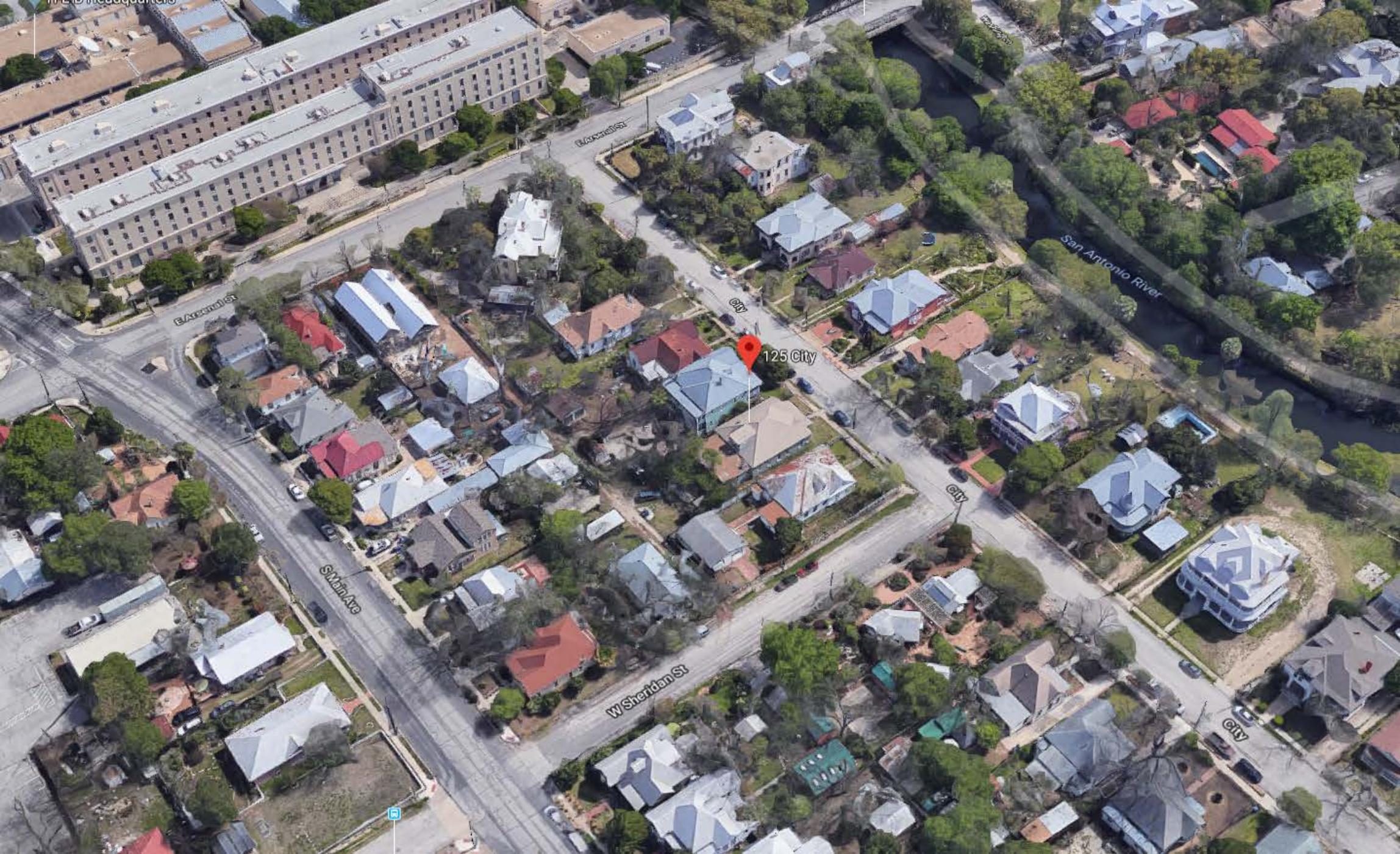
S Main Ave

city

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E Sheridan St

King William St



WLB Headquarters

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125 City

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San Antonio River





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PLOT PLAN FOR BUILDING PERMITS

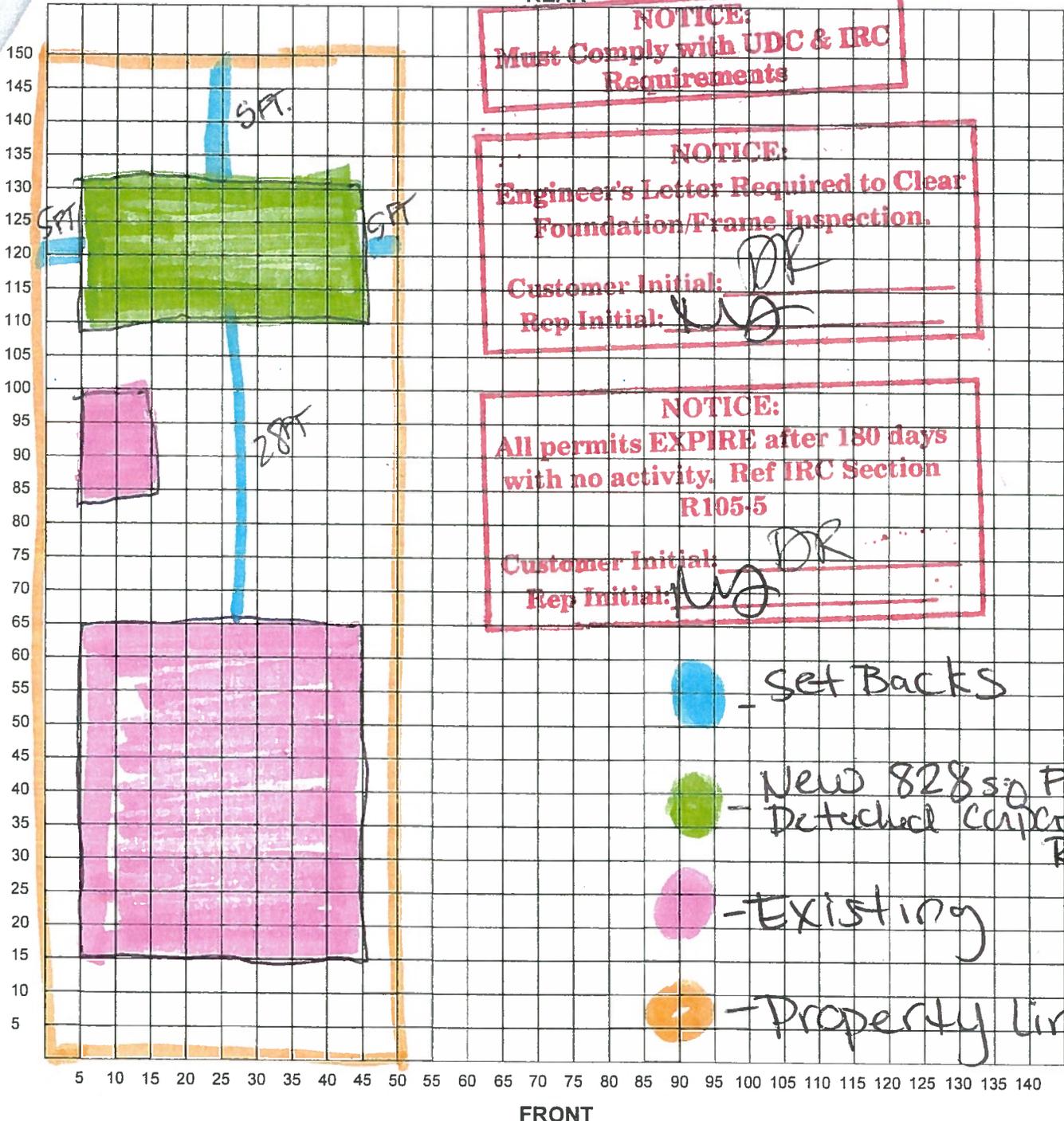
AS: 125 CITY

Lot: _____

Block: _____

NCB: _____

REAR



NOTICE:
Must Comply with UDC & IRC Requirements

NOTICE:
Engineer's Letter Required to Clear Foundation/Frame Inspection.
Customer Initial: DR
Rep Initial: WA

NOTICE:
All permits EXPIRE after 180 days with no activity. Ref IRC Section R105-5
Customer Initial: DR
Rep Initial: WA

- Set Backs
- New 828 sq FT Detached Carpet in Rear
- Existing
- Property Line

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: 9/17/18

Signature of Applicant:





ENGINEERS LETTER
TO CLEAR FOUNDATION

COMMERCIAL 95 340

An ultraviolet-stabilized HPDE monofilament and tape knitted fabric, Commercial 95 340 was developed specifically for use in fabric structures, awnings and shade covers. Strong and stable, it offers an ideal shade solution for commercial and architectural applications such as school playgrounds, sporting facilities, parking structures, outdoor cafes, car dealerships, outdoor pool areas and more.

Designed to "breathe," Commercial 95 340 allows cooling breezes to flow through, significantly reducing temperatures beneath. The fabric's knitted, lock-stitch construction prevents tearing and fraying when cut. Colors remain vivid for years. **GREENGUARD[®], GREENGUARD[®] Select and OEKO-TEX[®] Certified. 100% lead and phthalate free.**
FR Standards Met: ASTM E84, Class A



BLACK
865021



GUN METAL
865039



STEEL GREY
865030



NAVY BLUE
865026



AQUATIC BLUE
865020



TURQUOISE
865031



SKY BLUE
865029



BRUNSWICK GREEN
865022



RIVERGUM GREEN
865028



BROWN
865027



CHERRY RED
865023



DEEP OCHRE RED
865034



CAYENNE
865033



CEDAR
865035



YELLOW
865032



DESERT SAND
865024



NATURAL
865025

COLORS ARE REPRESENTATIVE ONLY. SMALL VARIATIONS IN SHADE SHOULD BE ANTICIPATED AND ARE WITHIN COMMERCIAL TOLERANCES.