

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2015

Agenda Item No: 4

HDRC CASE NO: 2015-076
ADDRESS: 1606 E PYRON AVE
LEGAL DESCRIPTION: NCB 7650 TR 1A (1.9AC) & TR 2B (.194AC)
ZONING: R6 H RIO-5
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Accurite Roofing & Construction
OWNER: Virginia Rudledge
TYPE OF WORK: Construction of a carport
REQUEST:

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

Construct a carport addition to the existing house at 1606 E Pyron. The applicant has noted that the proposed carport is to be twenty (20) feet wide and will feature a gable that matches that of the existing structure in both form and height.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The Mission Historic District was created by ordinance in 1977 and covers a large area. Roughly following the path of the San Antonio River to include the four southern Mission sites, the district includes a mixture of uses and building types. Once a more rural setting, homes found along this portion of E Pyron come from different time periods and feature various styles and scales.
- b. The applicant has proposed to construct the carport addition to the side of the existing structure at 1606 E Pyron as well as match the existing roof pitch and form. This is consistent with the Guidelines for Additions 1.A.i and iii.
- c. According to the Guidelines for Additions 1.B.i, additions should be designed in a manner in which they are subordinate to the principal façade of the existing structure. The proposed carport at 1606 E Pyron is consistent with the Guidelines. In addition to this, the Guidelines for Additions 1.B.v. states that the height of new additions should be consistent with that of the existing structure. The proposed carport addition is consistent with the Guidelines.
- d. The applicant has noted that the materials used in the construction of the carport addition are to match those of the existing structure including the asphalt shingle roof. This is consistent with the Guidelines for Additions 3.A.i. The Guidelines for Additions 3.A.iii states that original roofs should be matched in both form and materials.
- e. According to the Guidelines for Additions 4.A.ii in regards to architectural details, new additions should contain architectural details that are in keeping with the architectural style of the original structure. The applicant's proposal to match the materials of the original structure is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through e with the stipulation that the roofing materials of the carport addition match those of the existing structure.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed:Feb 24, 2015

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.

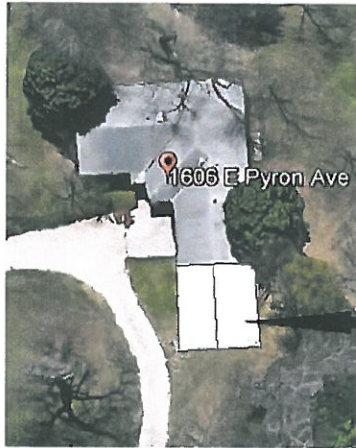


303 W. Cevallos
San Antonio, TX
78204

1606 E. Pyron
San Antonio, TX 78214

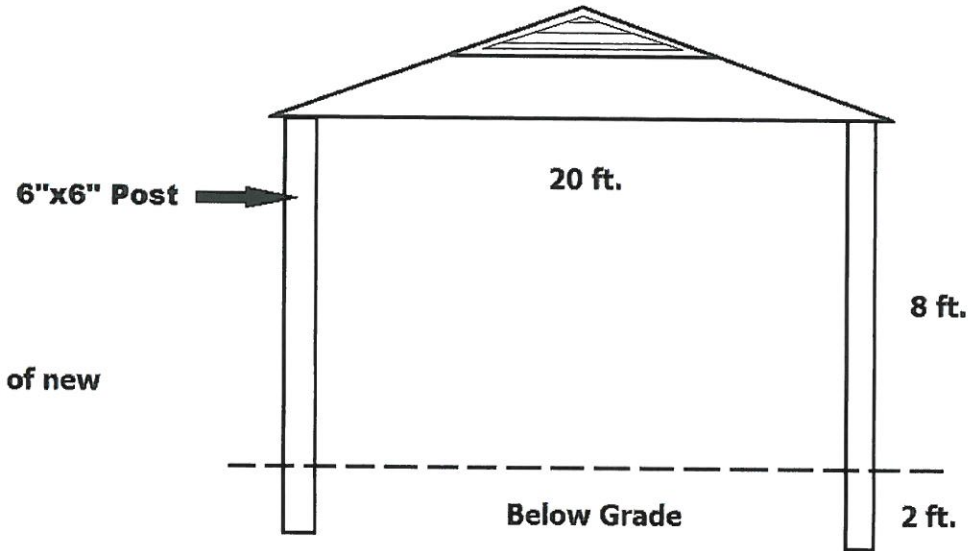
Installation of carport to existing structure - gable

Arial view of property with location
of new carport



location of new
carport

View - front of extended gable for carport



View - transition of existing gable with new carport gable

