

# HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

Agenda Item No: 27

**HDRC CASE NO:** 2015-135  
**ADDRESS:** 932 BURNET ST  
**LEGAL DESCRIPTION:** NCB 1659 BLK G LOT 13  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Ntando McIntosh  
**OWNER:** Ntando McIntosh  
**TYPE OF WORK:** Construct a two story three car garage/studio  
**REQUEST:**

The applicant is requesting conceptual approval to install a 24ft x 28ft two story three car garage with a 750 sq.ft. studio above. The proposed structure will have wood siding and windows to match the house.

## 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.
- 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. Consistent with the Guidelines for New Construction, new garages and outbuildings should be visually subordinate to the principal structure in height, massing and form. The proposed garage will be taller than the main house and will overpower the historic structure.
- b. The Guidelines for New Construction recommend that new outbuildings should be no larger in plan than 40% of the principal structure footprint. According to BCAD records, the main structure is approximately 1740 sq. ft. The proposed structure exceeds 40% of the total square footage of the main house by over 200 sq.ft.
- c. According to the Guidelines for New Construction, garages should relate to the period of construction of the main house through the use of complementary materials and details. Although the proposed garage will use wood siding to match the house, some of the proposed details including the placement of quoins at the corners and arched windows are not consistent with the Folk Victorian style of the house.

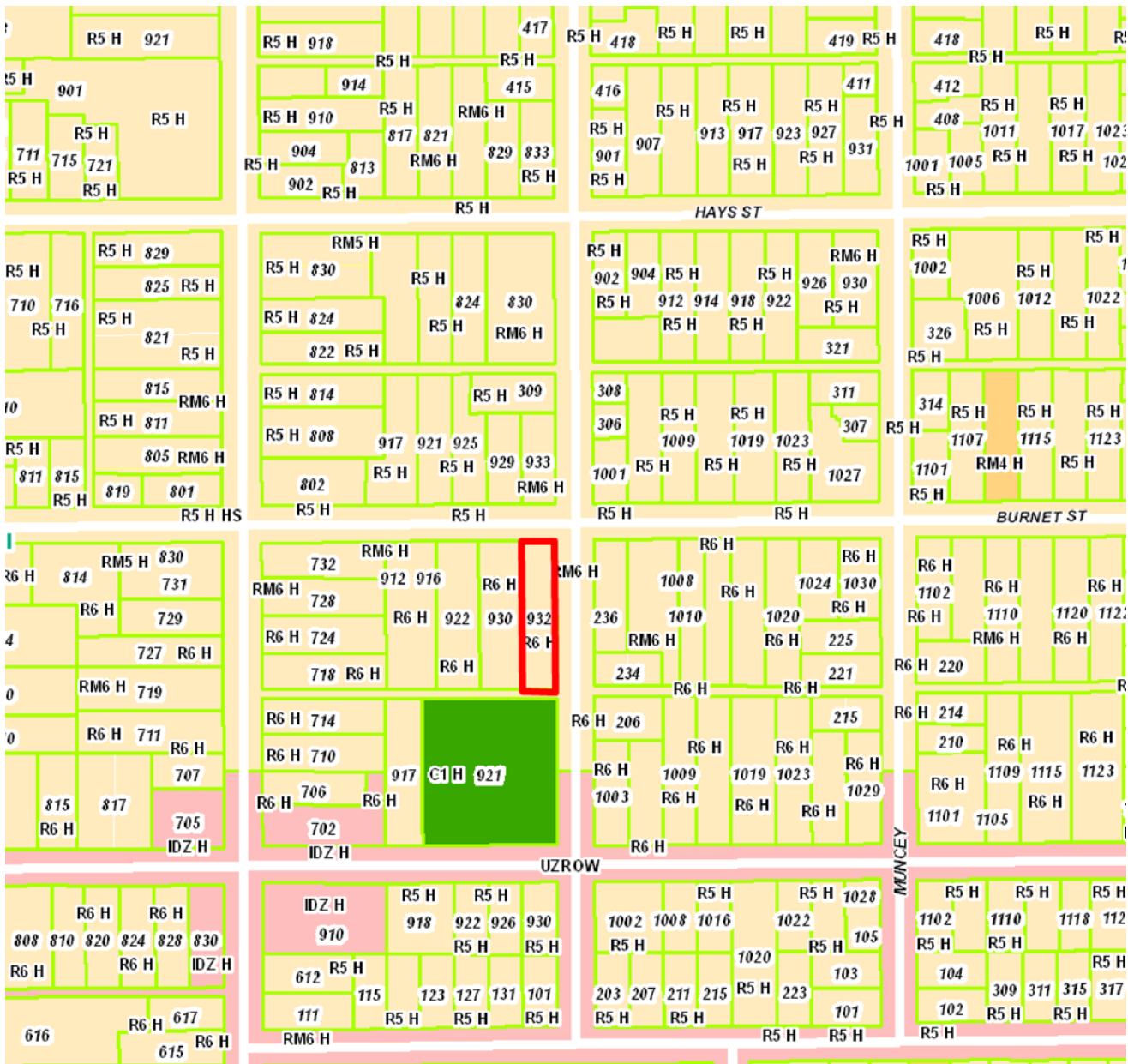
- d. Consistent with the Guidelines for New Construction, new garages should match the predominant garage orientation found along the block. Although this block of Burnet does not have a consistent pattern for location and access of garages, access through the side street on a corner lot is commonly found within the Dignowity Hill Historic District. However, typically these garages are aligned with the side street so that the doors face the curb.

**RECOMMENDATION:**

Staff does not recommend approval as submitted based on findings a-d. Staff recommends the size is reduced and the design revised to be consistent with the guidelines.

**CASE MANAGER:**

Adriana Ziga





## 932 Burnet

Powered by ArcGIS Server

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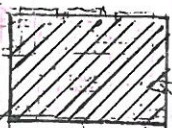
This Survey Is Acknowledged  
And Accepted by:

*[Signature]*

WILLOW  
CREEK

5000000'E 216.00' (FIELD)

N30°00'00"W  
50.00' (FIELD)



SITE

LOT 18  
BLOCK G  
N.C.B. 1659

N00°00'00"E 216.00' (FIELD)

LOT 19

LOT 20

N00°00'00"E 50.00' (FIELD)

BURNET

(CITY AND COUNTY, TEXAS)

NOTE: DUE TO LACK OF RECORD DATA  
THIS SURVEY IS BASED ON FIELD TRADITIONS

- 1/4" = 1' (IRON ROD)
- 1/4" = 1' (IRON ROD)
- 1/4" = 1' (IRON ROD)

SCALE 1"=50'

OWNER	MR. DAVID W. BURNET	ADDRESS	201 BURNET
TITLE COMPANY	WILLOW CREEK CO.	DE. NO.	20-05-000000
LOT	18	BLK.	G
SECTION	1	T.1N.	R.1E.

CITY	DAVID W. BURNET	COUNTY	DEWITT	STATE	TEXAS
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DEED RECORDED IN VOLUME 10 PAGE 100 DEED AND PLAT RECORDS OF DEWITT COUNTY, TEXAS

THIS PROPERTY IS SUBJECT TO PLACED RESTRICITON DOCUMENTS AND/OR EASEMENTS AS FOLLOWS

NO RESTRICTIONS WERE SHOWN ON THE TITLE COVERAGE PROVIDED BY THE CLIENT



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DATE OF SURVEY	10/1/2000	DATE OF PLAT	10/1/2000
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24'-0"

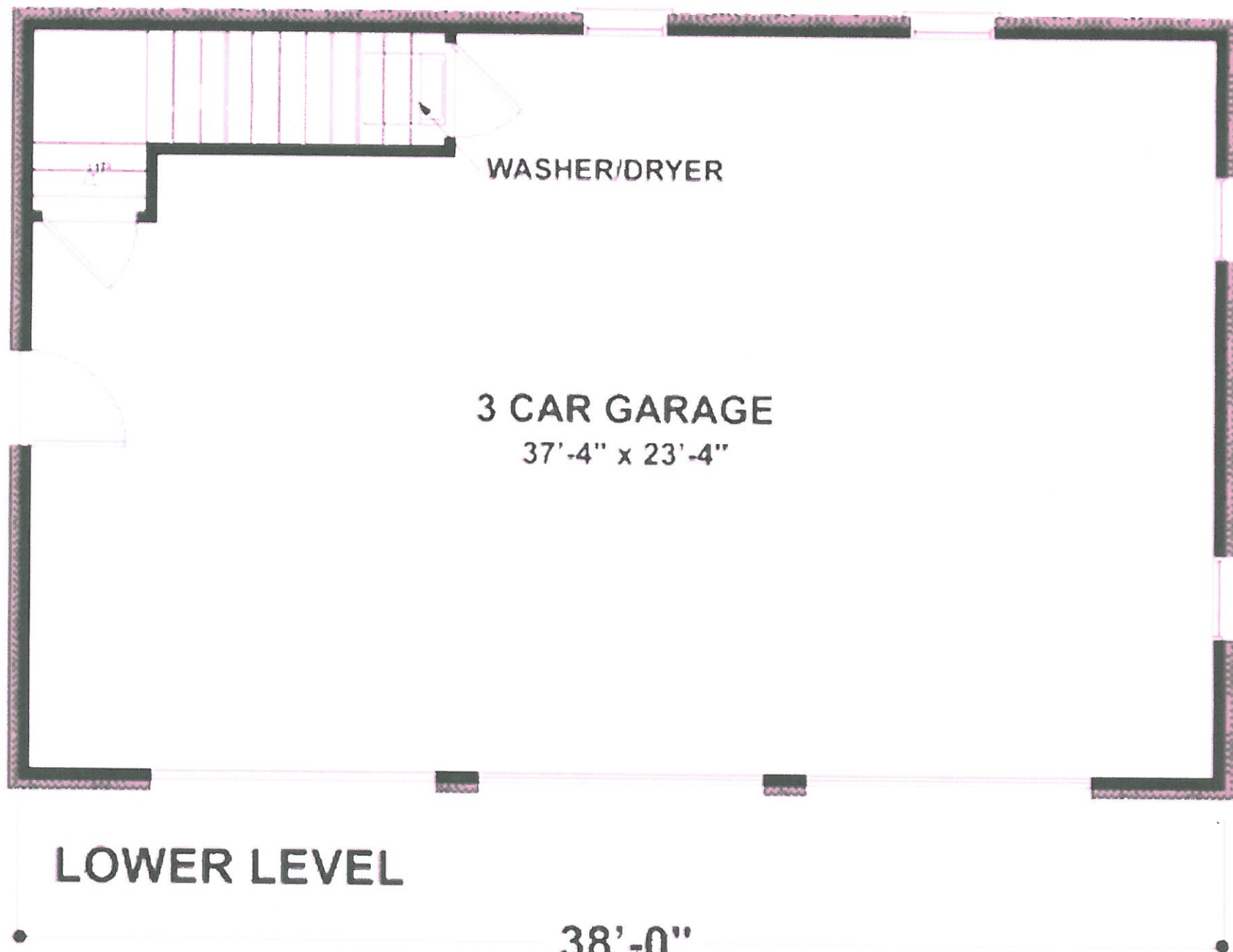
WASHER/DRYER

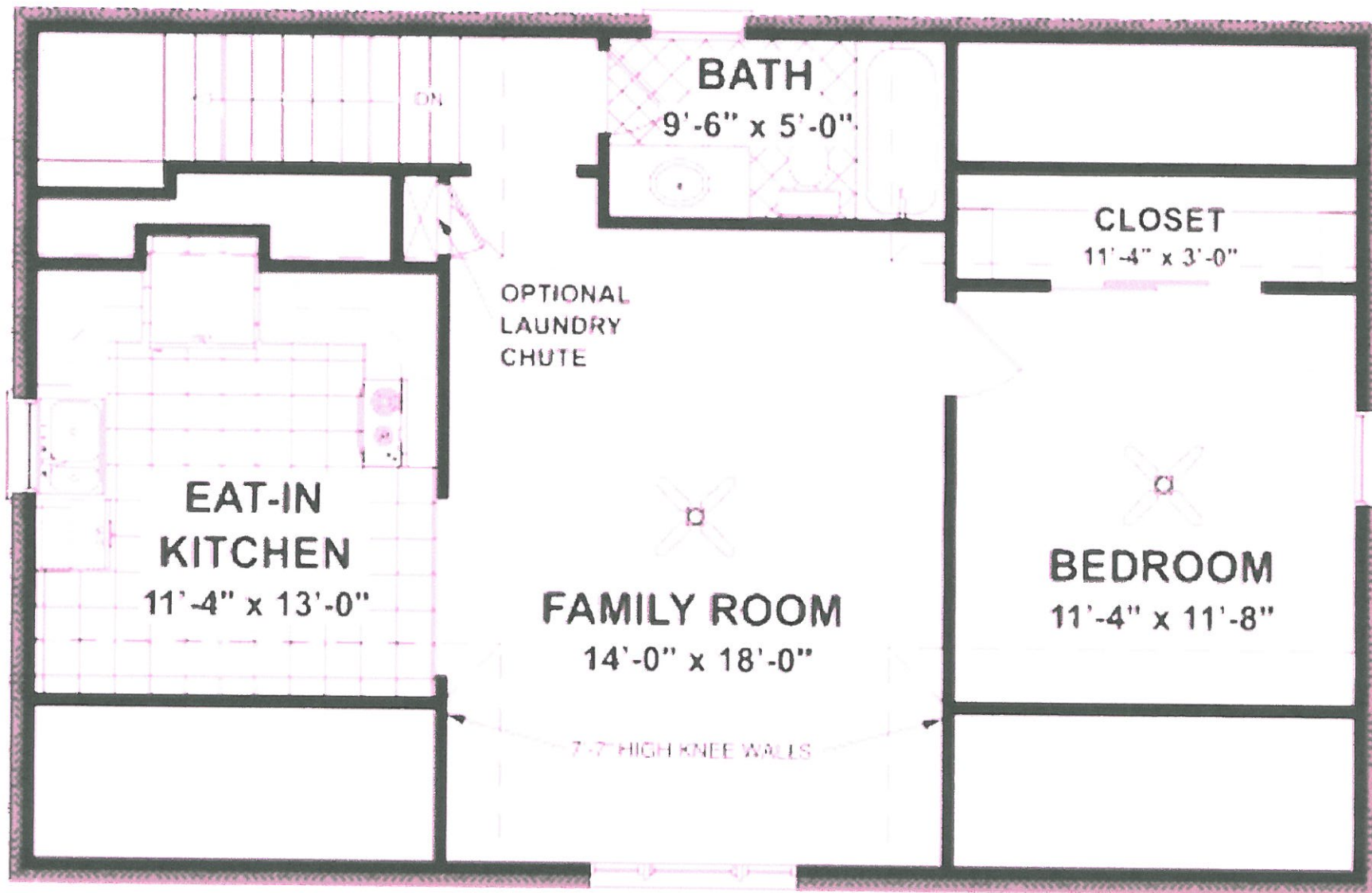
3 CAR GARAGE

37'-4" x 23'-4"

LOWER LEVEL

38'-0"





**UPPER LEVEL**

**HEATED SQUARE FOOTAGE: 750 (Including Stairs)**



	118956	Legal Description:	NCB 1659 BLK G LOT 13
Geographic ID:	01659-001-0130	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

#### Location

Address:	932 BURNET ST SAN ANTONIO, TX 78202	Mapsco:	617B4
Neighborhood:	DIGNOWITY HILL HIST DIST	Map ID:	
Neighborhood CD:	57069		

#### Owner

Name:	MCINTOSH NTANDO A	Owner ID:	2464536
Mailing Address:	932 BURNET ST SAN ANTONIO, TX 78202-2301	% Ownership:	100.000000000000%

Carriage House is a 3 car garage with a 750 sq. ft. studio above. The structure would be built at the rear of the property, with wood widows and wood siding exterior in keeping with the main structure.

Garage Stalls : 3   Stories : 2   Baths : 1   Bedrooms : 1  
Dimension Depth : 24' Width : 38' Height : 25'  
Lower Floor Sq Ft : 858 sq ft  
Main Floor Sq Ft : 750 sq ft  
Main Ceiling Ft : 9'  
Roof Primary Pitch : 12:12  
Exterior Wall Framing : 2"x4"