

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2015

Agenda Item No: 12

HDRC CASE NO: 2015-195
ADDRESS: 501 E LOCUST
LEGAL DESCRIPTION: NCB 1736 BLK 10 LOT 1
ZONING: MF33 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Carlos McDermott
OWNER: William Novakoski
TYPE OF WORK: Construct detached garage and screened porch
REQUEST:

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

1. Construct a detached two car garage with an attached screened porch. The roof, siding and colors will match the house. The garage will be accessed from Gillespie Street.
2. Install two sections of fence along both sides of the new driveway.

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 should be visually subordinate to the main house, no larger in plan than 40% of the principal structure, and relate to the period of construction of the main building. The proposed garage is located in the back and relates to the main house in scale, style and materials.
- b. As recommended by the Guidelines for New Construction, new garages should match the main structure in height, massing and form. The proposed garage is consistent with the main house height, massing and

has a similar roof form.

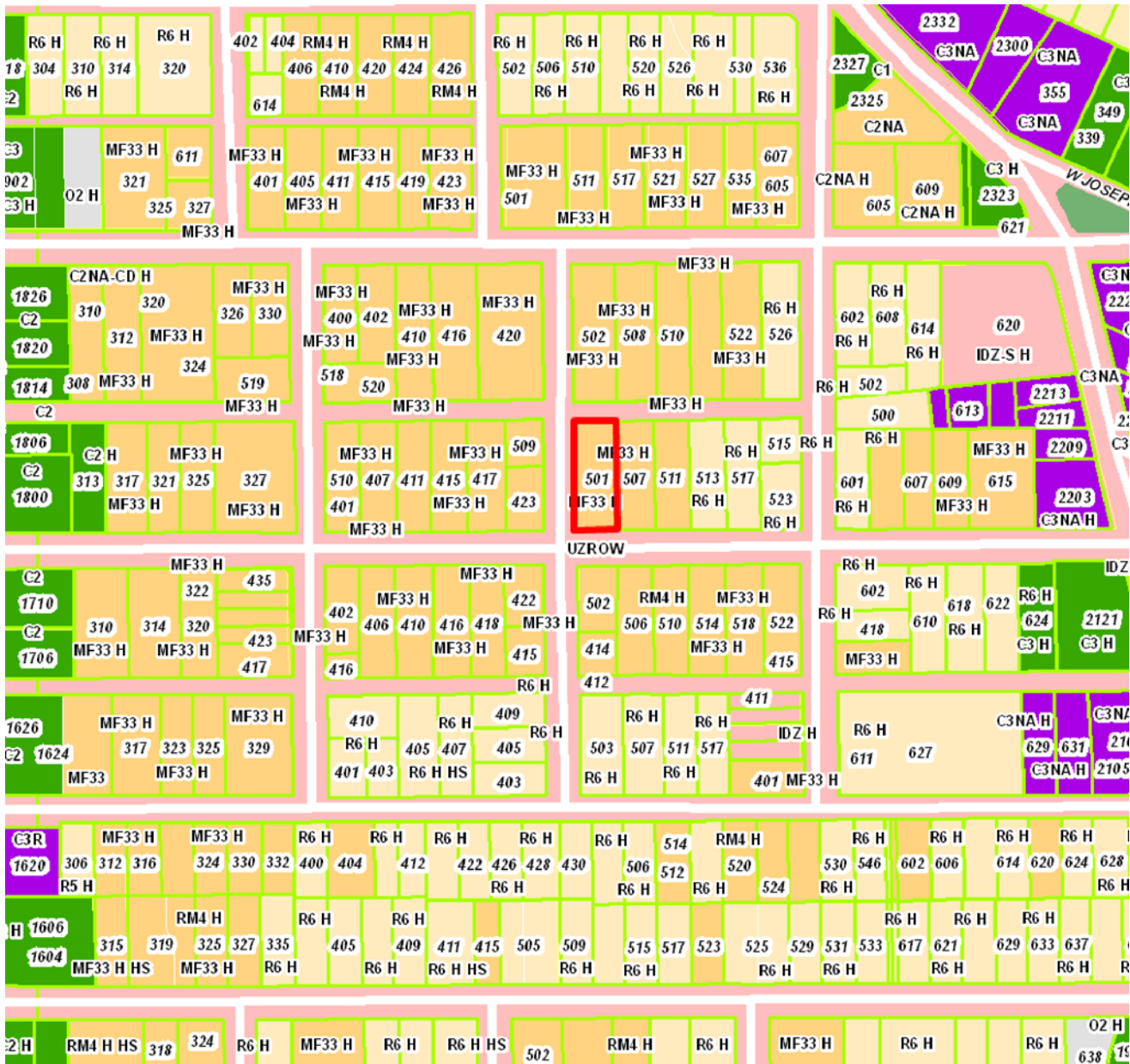
- c. According to the Guidelines for New Construction, new garages should match the predominant garage orientation found along the block. Although the majority of the lots on the block of East Locust do not have a consistent garage access location, corner lots that have a garage are accessed through the side street. The proposed design is consistent with the guidelines.
- d. As recommended by the guidelines, garage doors should have similar proportions as those found in the district. The proposed doors break the scale of the façade and are consistent with historic garages in the district.


RECOMMENDATION:

Staff recommends approval as submitted based on findings a-d.

CASE MANAGER:

Adriana Ziga





501 E Locust

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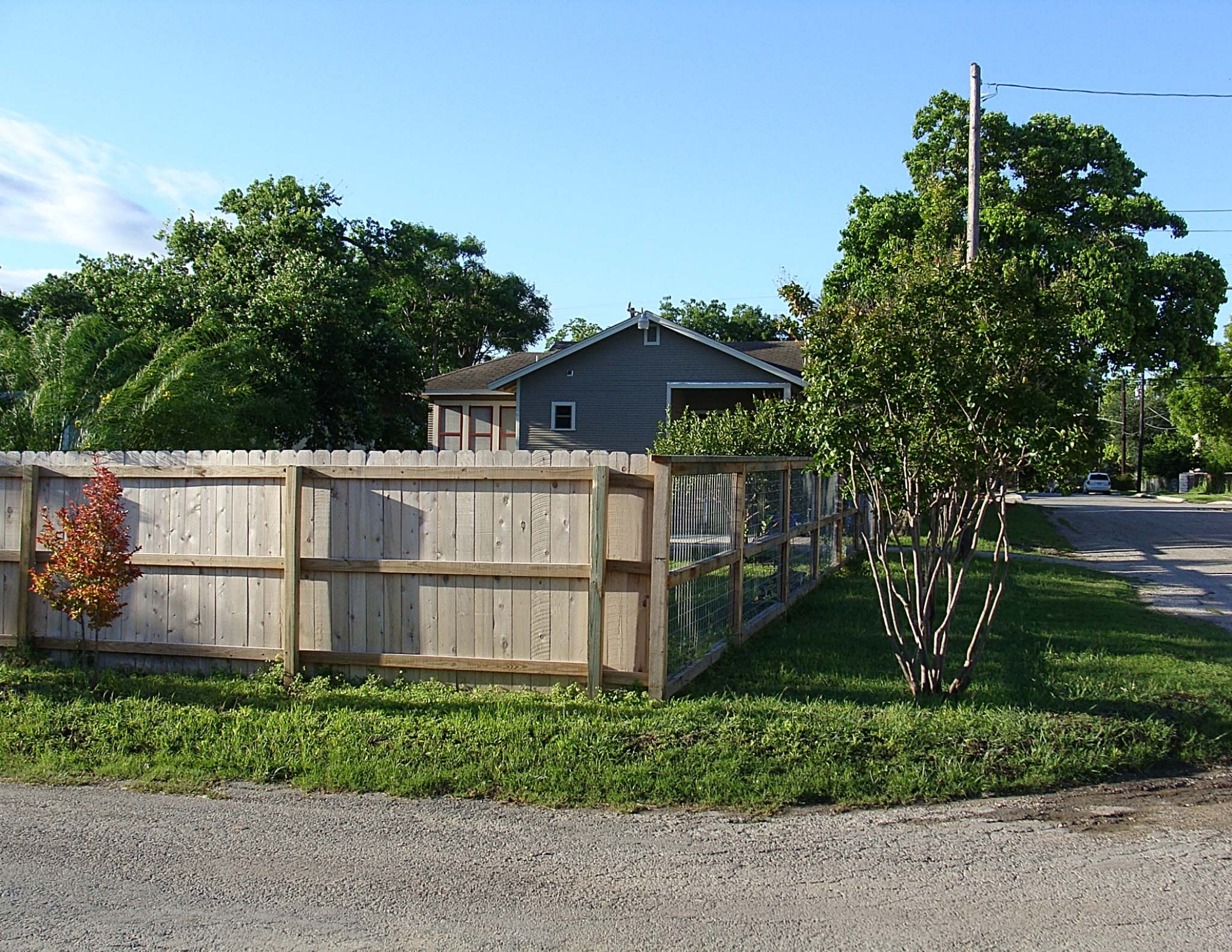




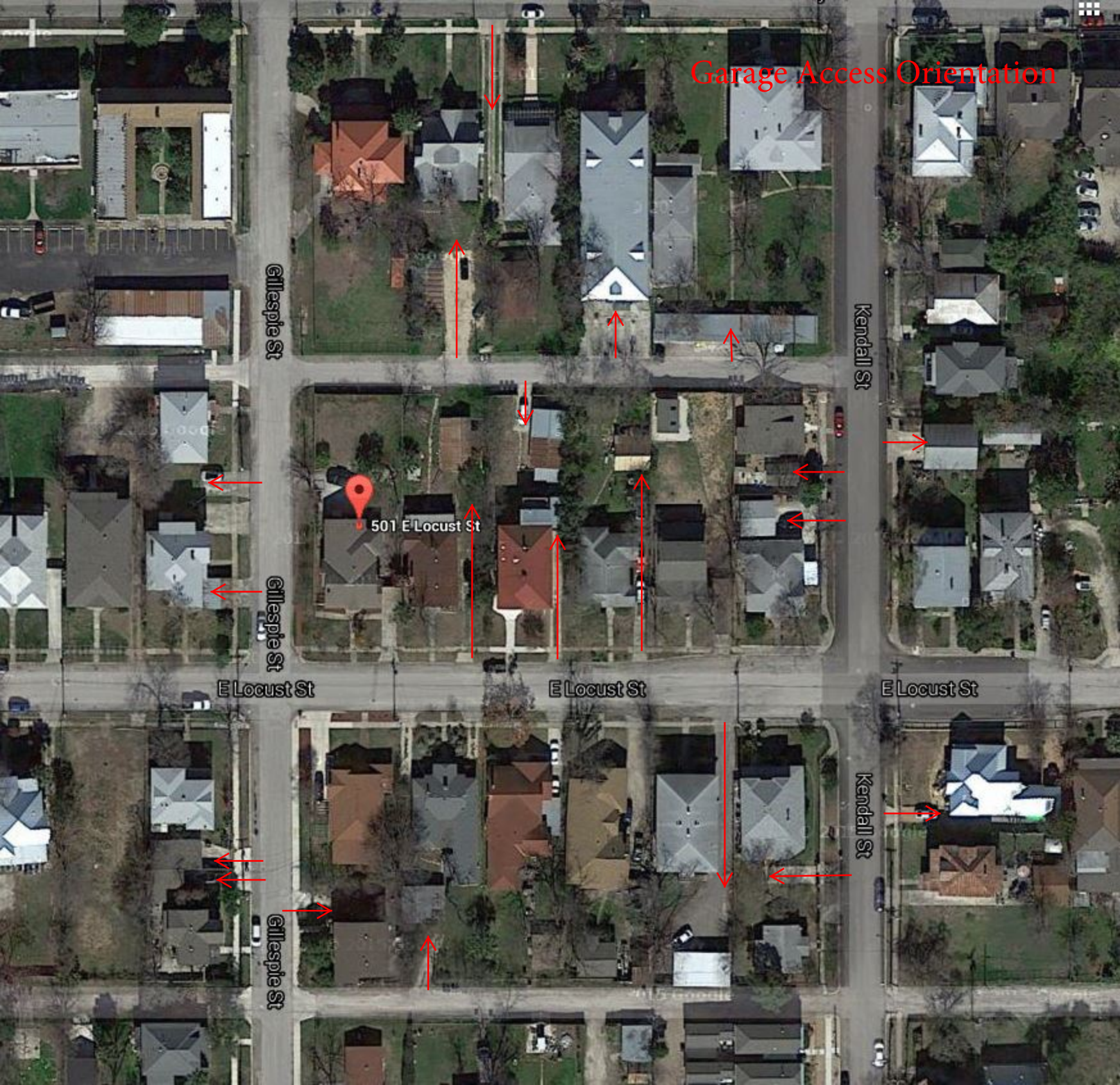












Garage Access Orientation

501 E Locust St

Gillespie St

Kendall St

Gillespie St

E Locust St

E Locust St

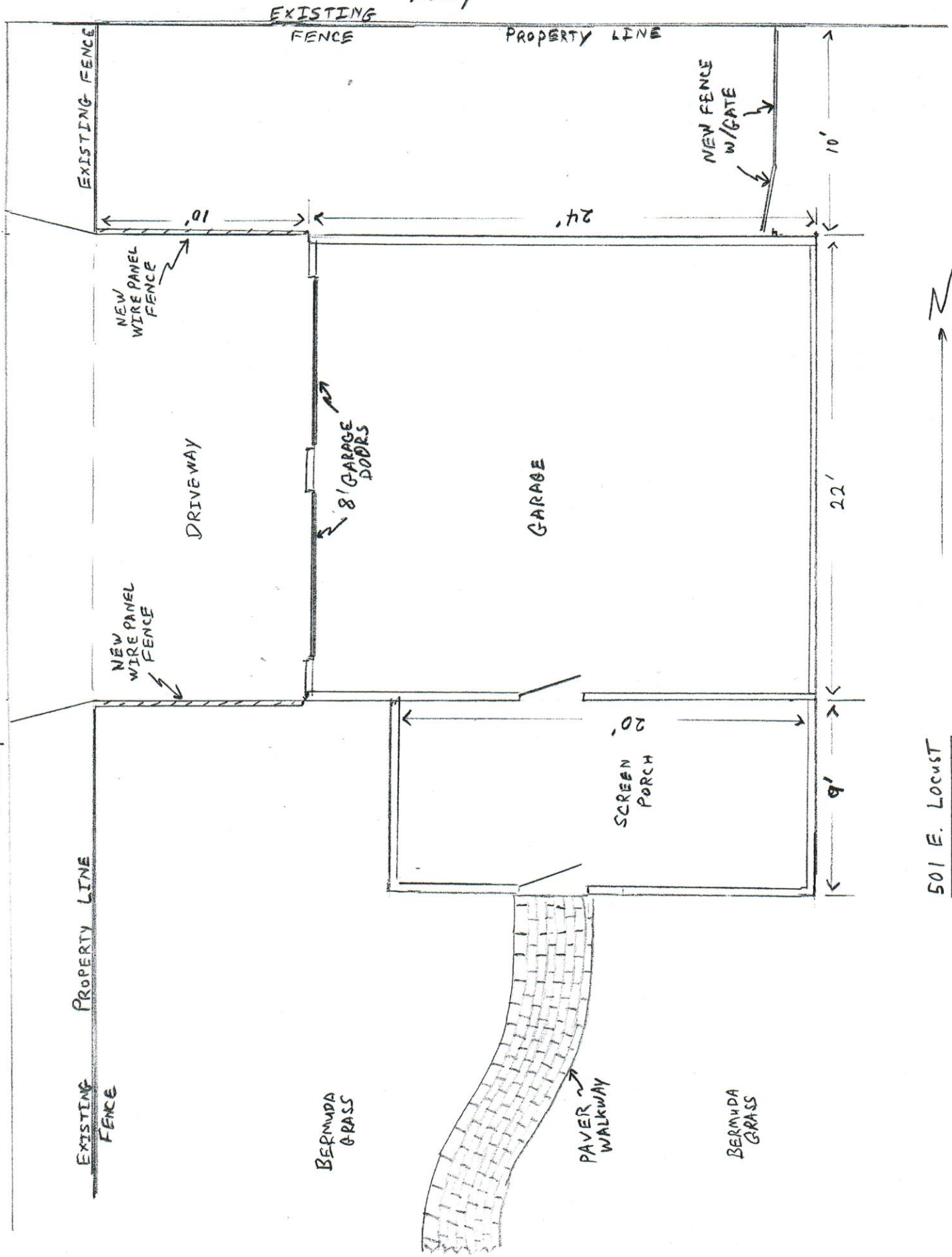
E Locust St

Kendall St

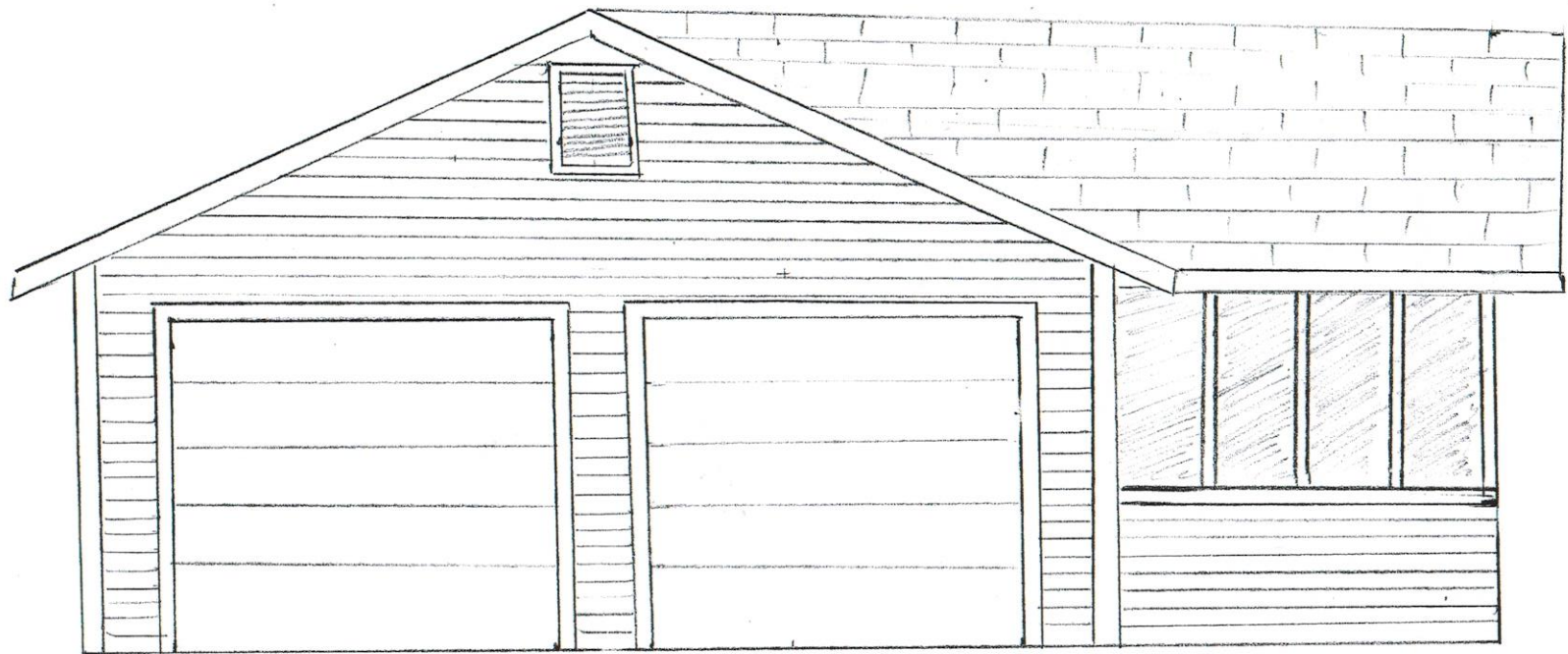
Gillespie St

Gillespie St.

Alley

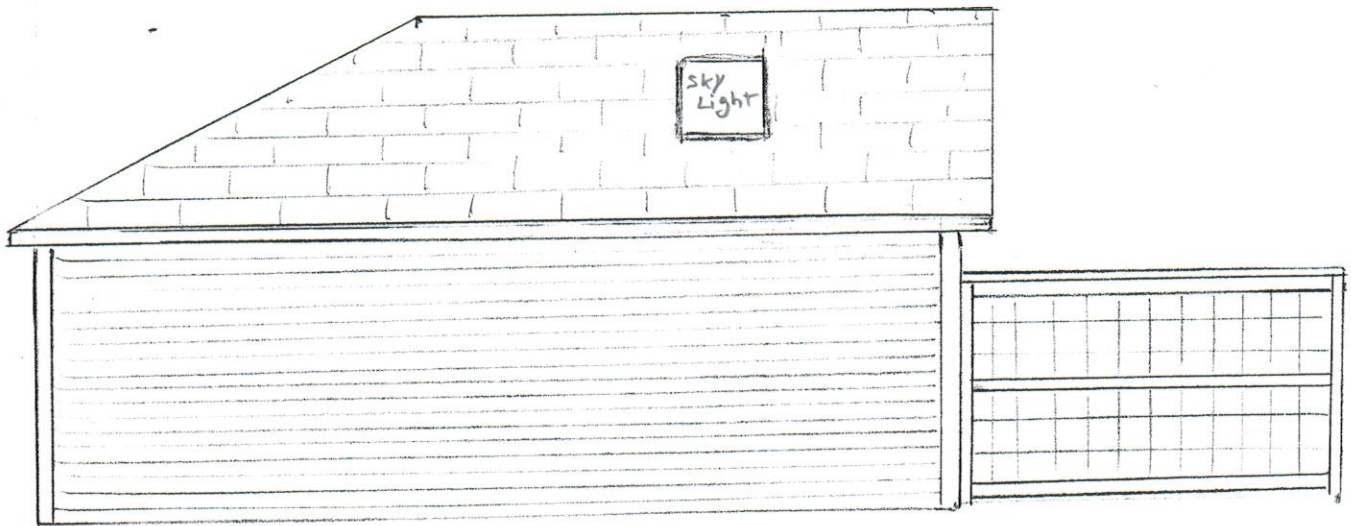


501 E. LOCUST



Gillespie Street View

501 E. Locust



NORTH / ALLEY VIEW



SOUTH OR HOUSE SIDE VIEW

501 E. LOCUST