

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2015

Agenda Item No: 14

HDRC CASE NO: 2015-212
ADDRESS: 328 LEIGH ST
LEGAL DESCRIPTION: NCB 724 BLK 6 LOT 8
ZONING: UZROW
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Fibrecio Herrera
TYPE OF WORK: Rear deck
REQUEST:

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

1. Construct a 10' x 15' wood deck that is to be located to the left (seast) side of the primary structure when viewed from Leigh.
2. Attach a privacy screen to an existing, non contributing accessory storage structure.

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.

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.

B. INAPPROPRIATE MATERIALS

i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

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. Work began on the proposed outdoor deck prior to receiving a Certificate of Appropriateness. The applicant has since submitted the proper documentation to the Office of Historic Preservation.
- b. According to the Guidelines for Additions 1. A. and B., residential additions should be designed in a manner that is appropriate in size, should be located at the sides or rear of the historic structure, and should contain an appropriate footprint and height. The applicant has constructed a 10' x 15' wood deck on the east side of the historic structure that is approximately 1' above grade featuring a concrete masonry unit foundation. Given its location to the side of the historic structure and its non permanent foundation, staff finds the requested wood deck appropriate.
- c. The applicant has proposed to install a privacy tarp on the existing, non contributing accessory storage structure located at the rear (south) side of the property. The applicant has noted that the privacy tarp is to be supported by PVC or another pipe like material. According to the Guidelines for Additions 3.B., synthetic materials such as plastic should not be used in construction on properties that contain a contributing historic structure. The applicant's proposal of a privacy tarp as well as it's hanging structure are not consistent with the Guidelines.

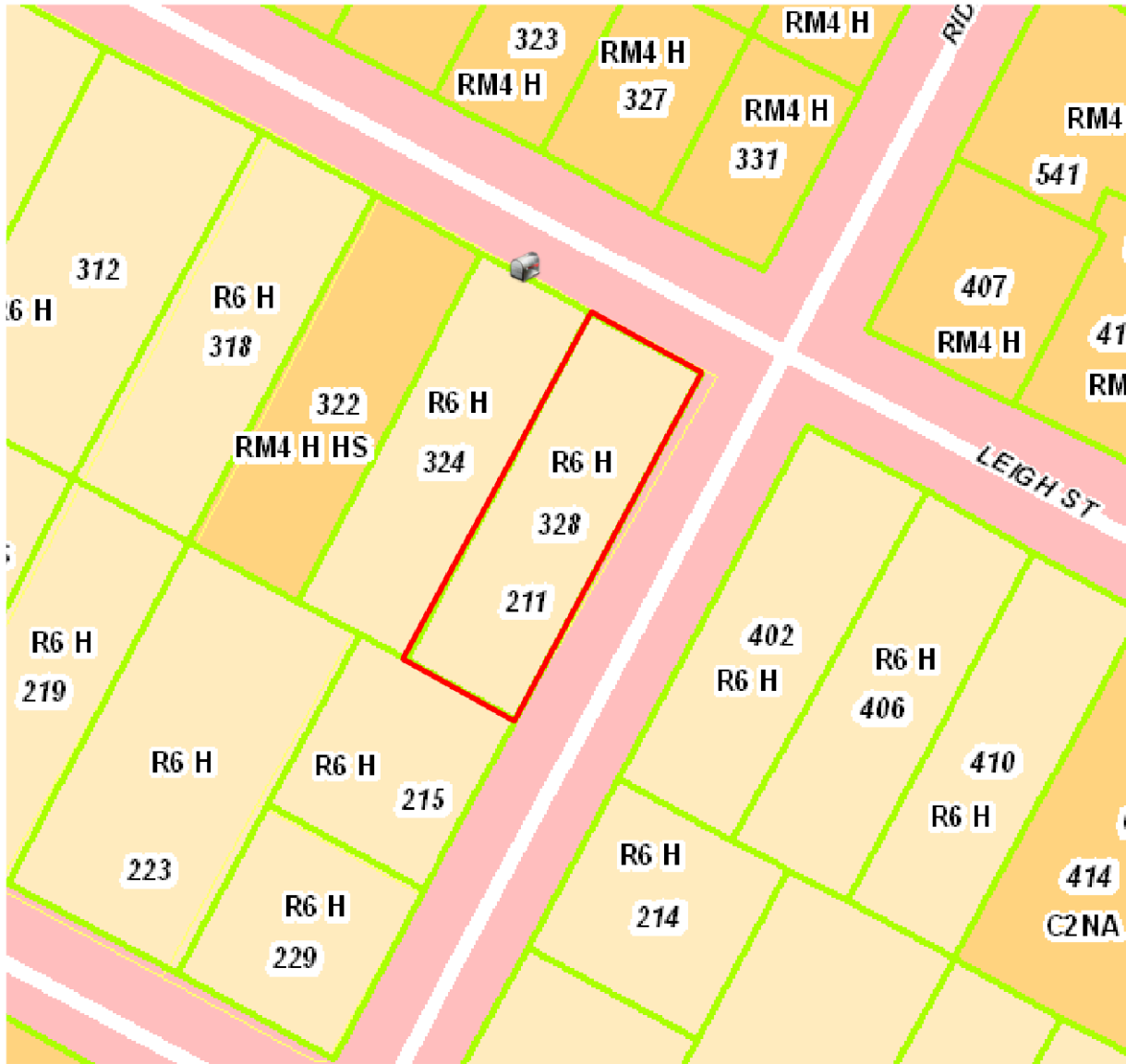
RECOMMENDATION:

Staff recommends approval of item #1 as submitted based on finding b.

Staff does not recommend approval of item #2 based on finding c. Staff recommends that the applicant provide more information and additional drawings on the proposed screening.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

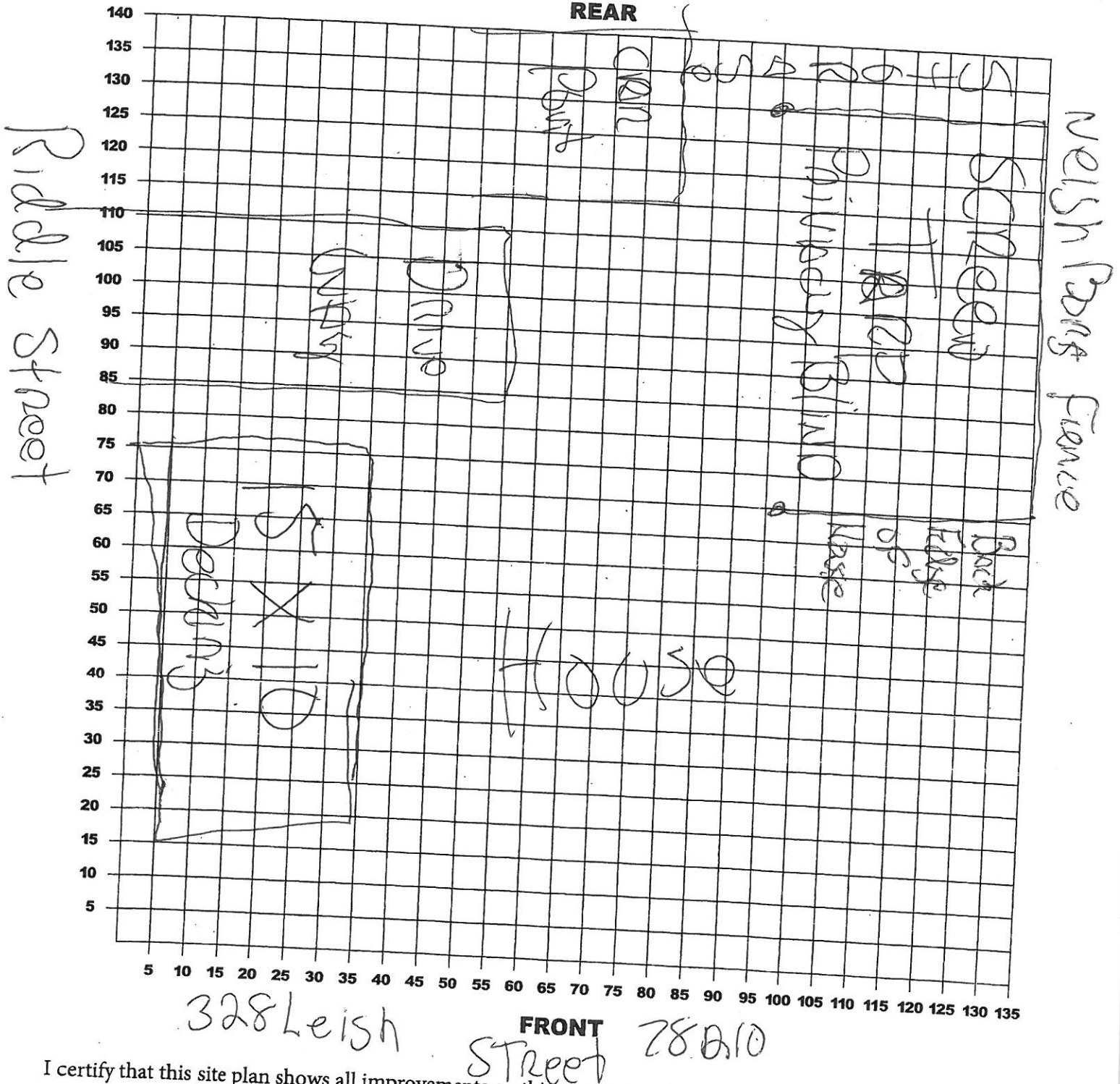
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BUILDING SITE PLAN

For DSD office and records use:

LOT: _____ BLOCK: _____ NCB: _____
APPLICATION #: _____



I certify that this site 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 2012 RC.

Address: 328 Leish S.D. TX 78210

Signature: _____ Date: 5/1/15





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