

## HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2015

Agenda Item No: 6

**HDRC CASE NO:** 2015-299  
**ADDRESS:** 320 E LOCUST  
**LEGAL DESCRIPTION:** NCB 1739 BLK 2 LOT 6  
**ZONING:** MF33 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Dan Gonzalez  
**OWNER:** Peter Krulevitch  
**TYPE OF WORK:** Accessory structure  
**REQUEST:**

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

1. Construct a carport at the rear of the property.
2. Construct a wood deck at the rear of the property.
3. Install fencing at the rear of the property.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

#### 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.

#### 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.

## 2. Fences and Walls

### B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

### FINDINGS:

- a. According to the Guidelines for New Construction on Materials and Textures, 4.A.i., new materials should complement the type, color, and texture of materials traditionally found in the district. The applicant proposes a treated wood deck, approximately 275 square feet to be attached to proposed carport. Staff finds the wood deck's location, scale and use of materials appropriate. This is consistent with the Guidelines.
- b. According to the Guidelines for New Construction on Garages and Outbuildings, 4.A.i., new garages and outbuildings should be designed to be visually subordinate to the principle historic structure in terms of their height, massing and form. The applicant proposes to build a carport with an overall footprint of approximately 10 feet wide by 35 feet deep. The overall height of the proposed carport is approximately 10 feet in height. The carport's massing and scale is consistent with the Guidelines.
- c. According to the Guidelines for New Construction on Building Size, 4.A.ii., new outbuildings should be no larger in plan than 40 percent of the principle historic structure footprint. The proposed carport's footprint of approximately 350 square feet is consistent with the Guidelines.
- d. New garages and outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed treated wood for the carport's beams, columns and screened sides located on the east and south elevations. In addition, a standing seam metal roof is proposed. This is consistent with the Guidelines for New Construction 5.A.iii.
- e. According to the Guidelines for New Construction on Orientation, 4.B.i., the garage orientation should match the predominant orientation found along the block. The applicant's proposed carport orientation is consistent with the Guidelines.
- f. According to the Guidelines for New Construction 4.B.ii., setbacks should follow historic patterns of similar structures along the streetscape or district for new garages and outbuildings. The applicant has noted the proposed carport to be located at the southeast, rear corner of the lot with a 10' rear setback and a 5' side setback. This is consistent with the Guidelines.
- g. The applicant has proposed a treated wood deck, approximately 275 square feet to be attached to proposed carport. Staff finds the wood deck's location, scale and use of materials appropriate and consistent with the Guidelines.
- h. The applicant proposes to install a 6' high painted metal fence at the rear of the property. The proposed painted

metal fence design and location is consistent with Guidelines.

- i. The applicant's proposed fence height of 6'-0" is the maximum allowable height for the rear of property, per UDC Section 35-514.
- j. The applicant proposes a 14' high gate attached to the 6' high fence at rear of the property. The 14' height exceeds the maximum allowable height per UDC Section 34-514. This is not consistent with the Guidelines.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through j, with the following stipulations:

- i. The applicant use a standing seam metal roof featuring panels that are 18 to 21 inches in width, ensure that seams are an appropriate height (1 to 2 inches), use a crimped ridge seam that is consistent with the historic application, use of a low profile ridge cap and use a galvalume finish.
- ii. The applicant reduces the overall height of the proposed 14' gate to match proposed 6' fence height, to be consistent with Guidelines 5.B.i., 5.B.iii. and UDC Section 35-514.

**CASE COMMENT:**

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlines in UDC Section 35-514.

**CASE MANAGER:**

Adam Ronan



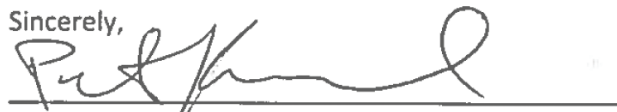
## OWNER'S LETTER OF APPROVAL TO BUILD

Date: July 17, 2015

To: City of San Antonio Development Services - HDRC

This letter serves as a notification that I have contracted with **Koby Rule Construction Inc.** to build a Carport at the rear of my existing residence at **320 E. Locust**. Please issue the contractor a permit on my behalf as soon as possible.

Sincerely,



Owner's Signature

1122 Division St.

Mailing Address

Pleasanton, CA 94566

City, State, Zip

925 577 3403

Phone Number

# Scope of Work

320 E. Locust

Date: July 17, 2015

To: Historic Design and Review Commission

HDRC application is submitted for the construction of a carport and deck at the rear of the property. This application is also for a 6'-0" painted metal fence and one 14' gate at the rear property line. Attached is an example of what this fence will look like.

The structure of the carport will be constructed of treated wood columns with a treated wood screen on the south and east sides as shown on attached drawings. Carport roof will be galvanized standing seam metal roof. Drive to carport from alley will be of decomposed granite. Deck will be constructed of treated wood.





6 PHOTO: LOOKING NORTH  
SCALE: NTS



7 PHOTO: LOOKING WEST  
SCALE: NTS

KOBY RULE CONSTRUCTION, INC  
210-863-9978

KRULEVITCH RESIDENCE  
320 E. LOCUST SAN ANTONIO, TEXAS





8 PHOTO: LOOKING EAST  
SCALE: NTS

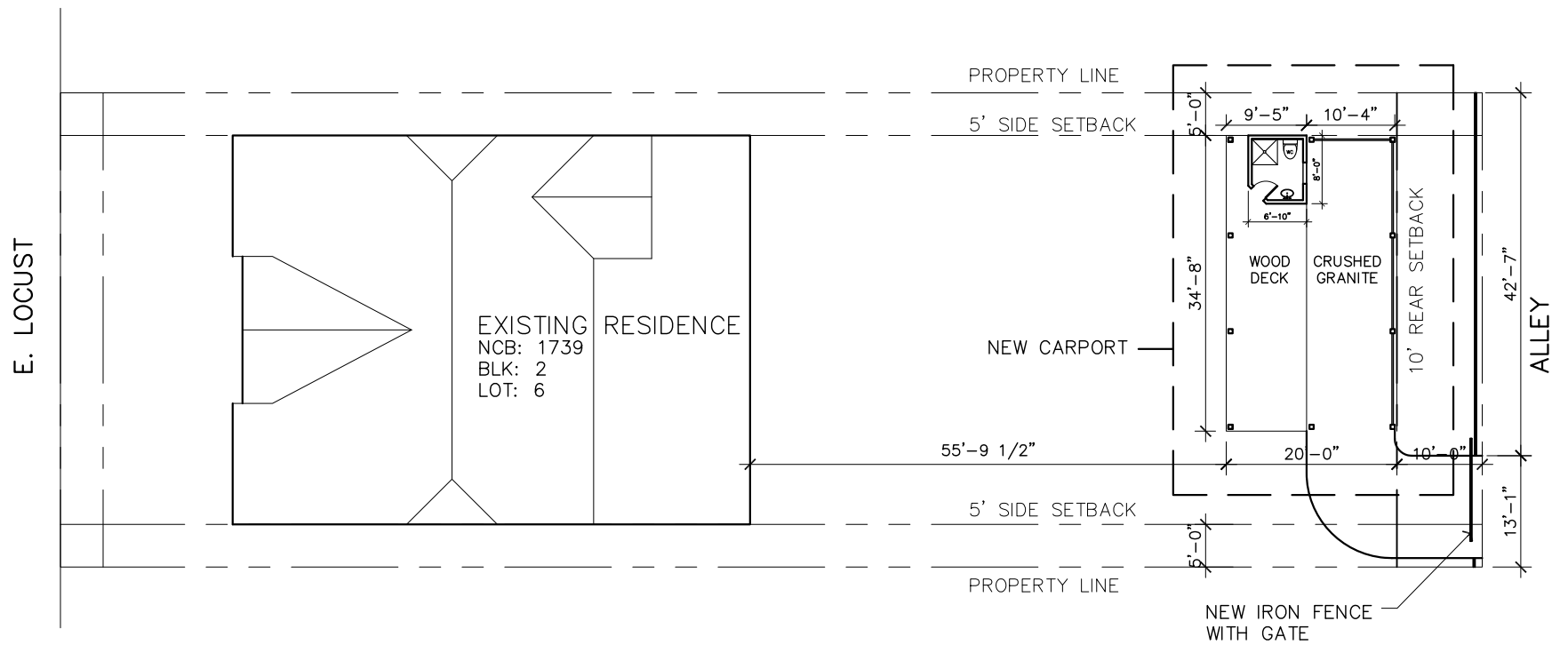


9 PHOTO: EXAMPLE OF FENCE TYPE  
SCALE: NTS

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**KRULEVITCH RESIDENCE**  
320 E. LOCUST SAN ANTONIO, TEXAS



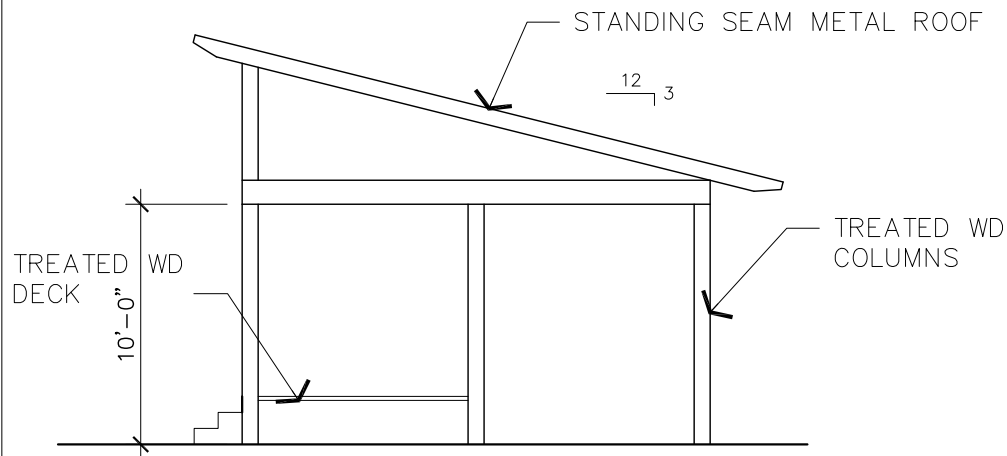


1 SITE PLAN  
SCALE: 1" = 20'-0"

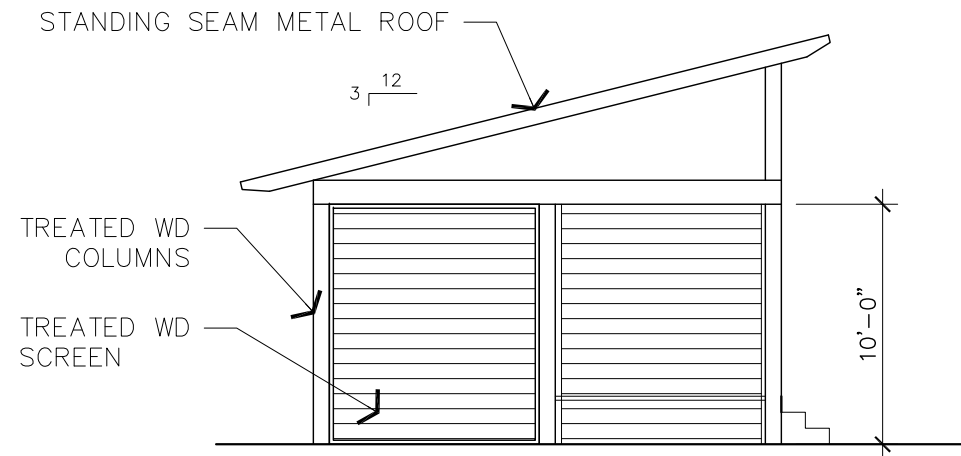


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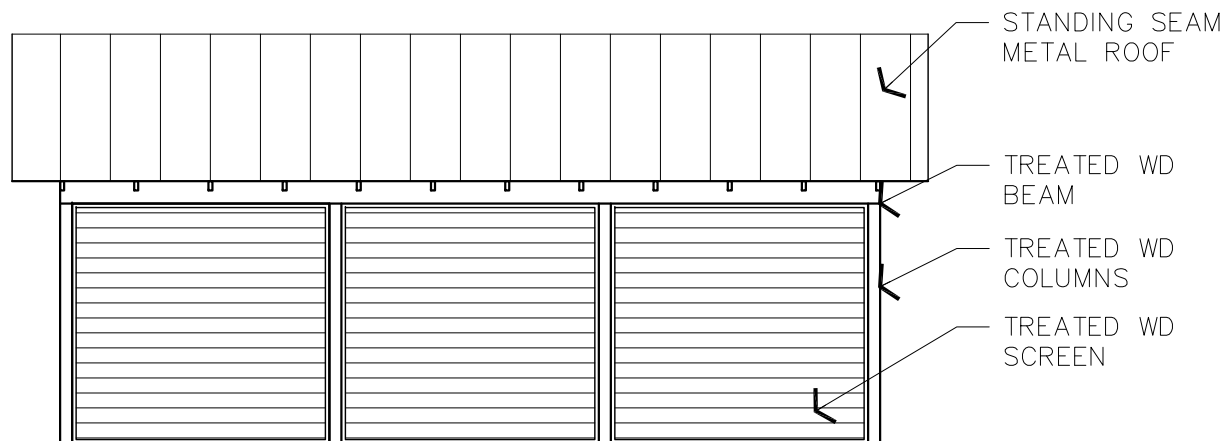
KRULEVITCH RESIDENCE  
320 E. LOCUST SAN ANTONIO, TEXAS



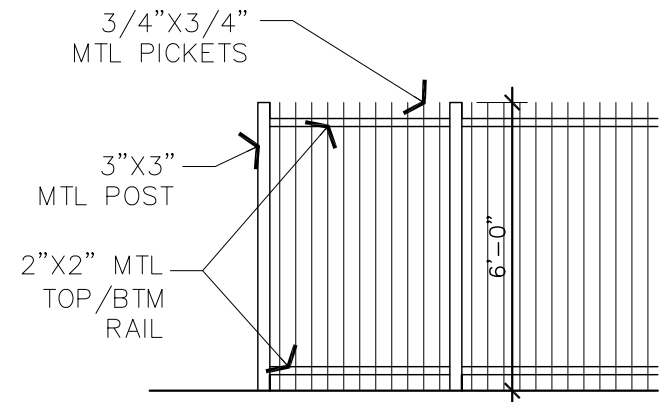
**2** SIDE ELEVATION: WEST  
SCALE: 1/8" = 1'-0"



**4** SIDE ELEVATION: EAST  
SCALE: 1/8" = 1'-0"



**3** REAR ELEVATION: SOUTH  
SCALE: 1/8" = 1'-0"



**5** FENCE ELEVATION  
SCALE: 1/4" = 1'-0"

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