

HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2015

Agenda Item No: 12

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: New Carport, Deck and Fencing at Rear of Property
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new carport, deck and 6 foot high wrought iron fencing at the back 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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. The applicant is proposing to install a treated wood deck without rails, approximately 275 square feet to be attached to the proposed carport. Staff finds the location of the deck, scale and use of materials appropriate. 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's proposal is consistent with the Guidelines.
- b. The applicant is proposing 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. 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 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 carport will be situated in the rear yard. 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 foot side setback. This is consistent with the Guidelines. This 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 foot side setback. This is consistent with the Guidelines.
- g. The applicant proposes to install a 6-foot high painted metal fence at the rear of the property. The proposed painted

metal fence design and location is consistent with Guidelines.

- h. The applicant's proposed fence height of 6 feet is the maximum allowable height for the rear of property, per UDC Section 35-514.
- i. The applicant proposes a 14-foot wide by 6-foot high gate attached to the 6-foot high fence at the rear of the property. This is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through j.

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:

Katie Totman

Scope of Work

320 E. Locust

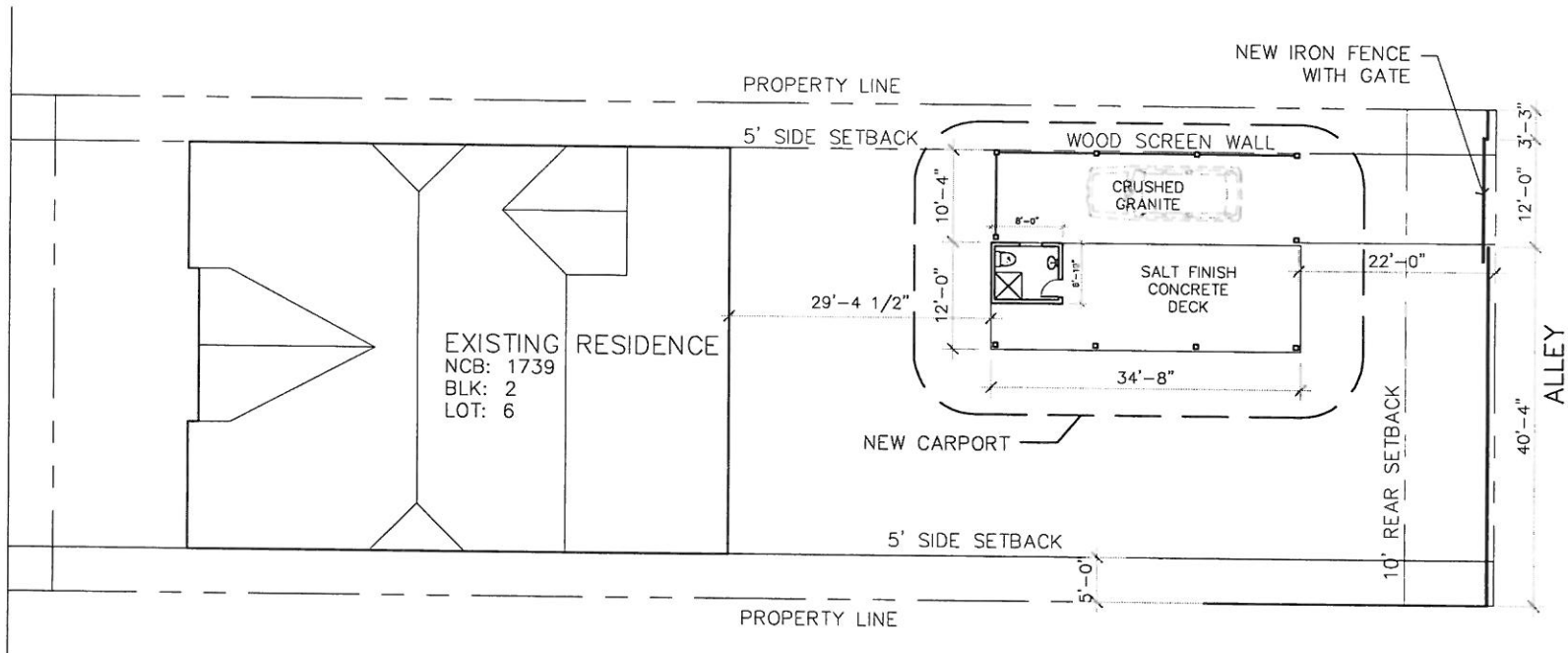
Date: October 16, 2015

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" high painted metal fence and one 14' wide 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 galvanized steel 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 salt finished stained concrete.

E. LOCUST



1 SITE PLAN

SCALE: 1" = 20'-0"

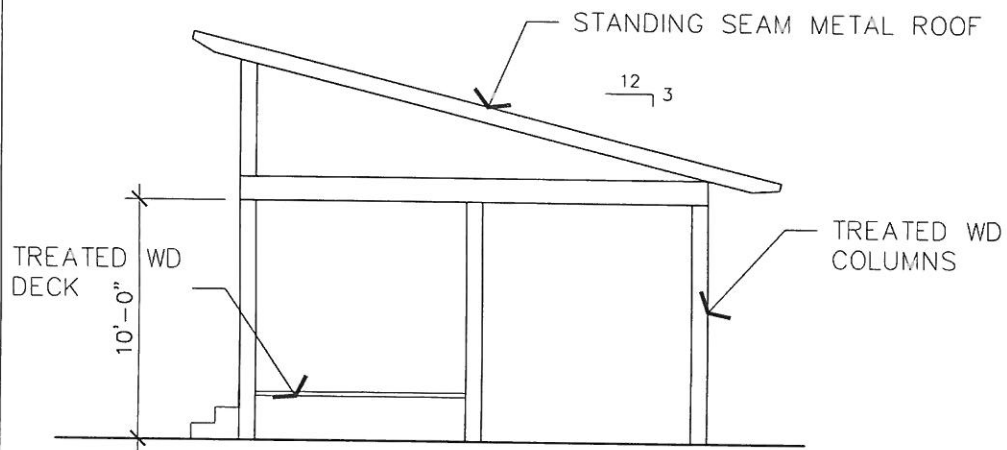


NORTH

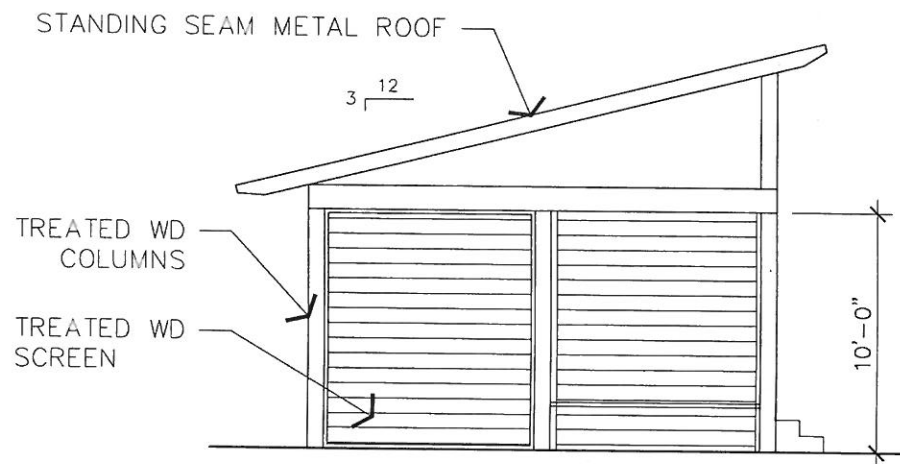
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KRULEVITCH RESIDENCE

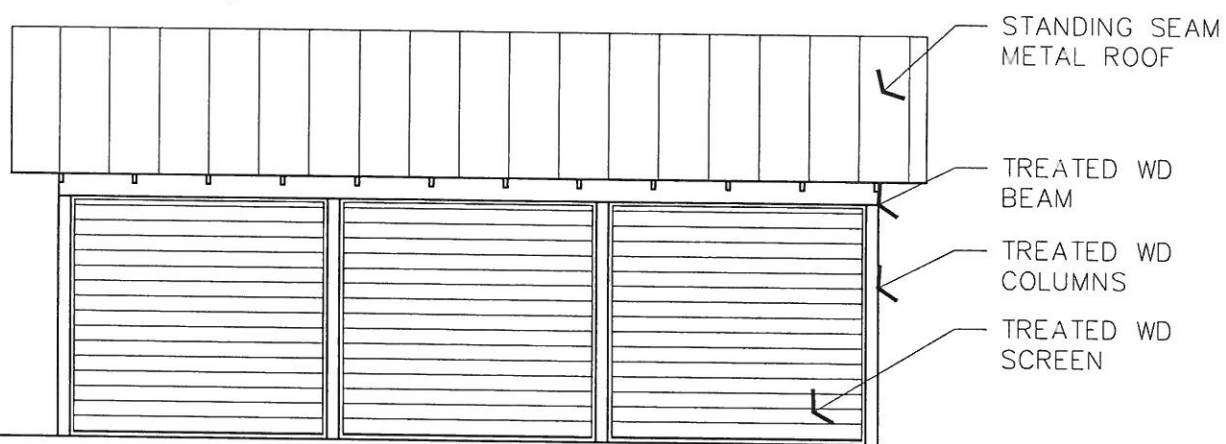
320 E. LOCUST SAN ANTONIO, TEXAS



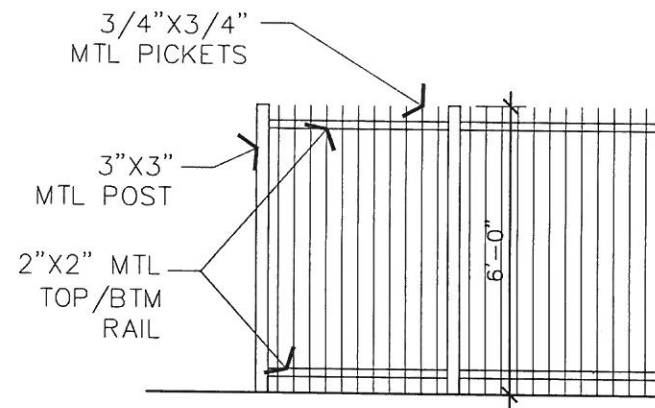
2 SIDE ELEVATION: WEST
SCALE: 1/8" = 1'-0"



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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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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6 PHOTO: LOOKING NORTH
SCALE: NTS



7 PHOTO: LOOKING WEST
SCALE: NTS

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KRULEVITCH RESIDENCE

320 E. LOCUST SAN ANTONIO, TEXAS