

HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2015

Agenda Item No: 24

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 three story, three car garage
REQUEST:

The applicant is requesting conceptual approval to construct a three story accessory structure at the rear of the property at 932 Burnet. The proposed accessory structure will feature enclosed parking for three vehicles, second level living space and an attic. Materials are to match those of the primary historic structure.

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. The request was heard by the Historic and Design Review Commission on April 15, 2015, where it was referred to the Design Review Committee. This request was heard by the Design Review Committee on April 21, 2014, where committee members noted that the proposed accessory structure was large in comparison to the existing historic structure and that the applicant should provide additional information regarding how the proposed accessory structure would relate to the existing historic structure.
- b. This request was heard a second time by the Design Review Committee on July 7, 2015, where committee members noted that the proposed size of the accessory structure was okay given the size of the lot and that the applicant needed to provide more information regarding the proposed materials and their detailing. The DRC also recommended that the applicant meet with the Dignowity Hill Neighborhood Association.

- c. This request was heard a third time by the Design Review Committee on October 14, 2015, where committee members noted that the overall height of the accessory structure is inappropriate, that an accessory structure should be subordinate to the primary historic structure, that the proposed dormers were too strong, that the overall height should be reduced and that the proposed massing was too impactful to the site.
- d. This section of Dignowity Hill features modest primary structure, often in the Folk Victorian architectural style, often times featuring less than a 1,000 square foot footprint. The lots on which these structures are located often feature accessory structures appropriately sized for their lots, typically with footprints no larger than 150 square feet.
- e. According to the Guidelines for New Construction 5.A., new garages and outbuildings should be designed to be visually subordinate to the primary historic structure in terms of their height, massing and form. At three stories and nearly the width of the entire site, the applicant's proposal is not consistent with the Guidelines.
- f. New accessory structures should not be larger in plan than 40 percent of the primary historic structure's footprint. With a footprint of 1,000 square feet, the applicant's proposal is not consistent with the Guidelines for New Construction 5.A.ii.
- g. The applicant has proposed materials to include Hardi Board siding and a standing seam metal roof. At this time the applicant has not specified materials for the proposed doors, garage doors nor windows. Staff recommends that the applicant install wood windows and doors as well as wood carriage doors to be consistent with the Guidelines for New Construction 5.A.iii., iv. and v.
- h. Setbacks and orientations of accessory structures should be consistent with those historically found throughout the district. The applicant has proposed to locate the accessory structure at the rear of the property, consistent with the historic examples found throughout Dignowity Hill. Staff finds this location appropriate.

RECOMMENDATION:

Staff does not recommend conceptual approval based on findings d through g. Staff recommends the applicant propose an accessory structure that is consistent with the examples set throughout Dignowity Hill as described in the Historic Design Guidelines. The applicant's current proposal is not consistent with the Guidelines nor the example set throughout the neighborhood in terms of height, width, mass or scale.

CASE MANAGER:

Edward Hall





N

Flex Viewer

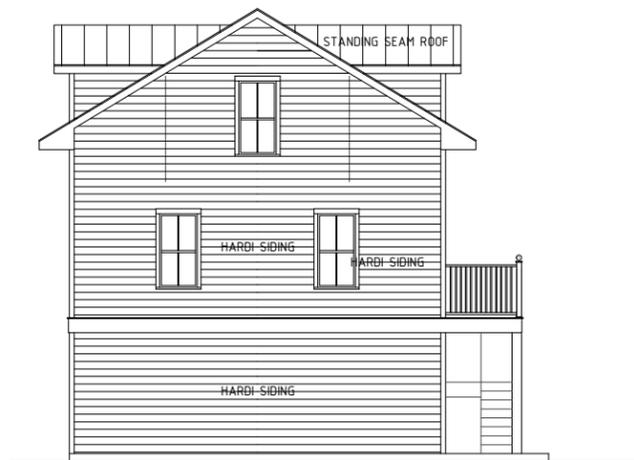
Powered by ArcGIS Server

Printed: Oct 27, 2015

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

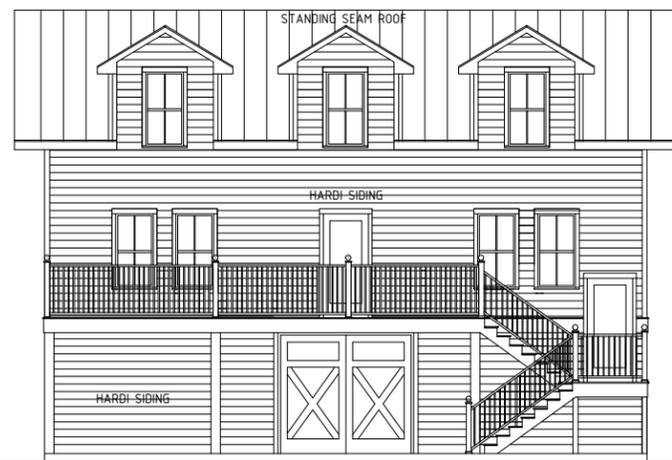


© 2012 SDG
 ALL RIGHTS RESERVED. THESE
 DESIGNS/ DRAWINGS ARE THE
 SOLE PROPERTY OF THE
 ARCHITECT. THEY MAY NOT BE
 REPRODUCED IN ANY FORM, BY
 ANY METHOD, FOR ANY
 PURPOSE WITHOUT PREVIOUS
 WRITTEN PERMISSION FROM THE
 ARCHITECT.



West Elevation

3/16" = 1'-0"



North Elevation

3/16" = 1'-0"

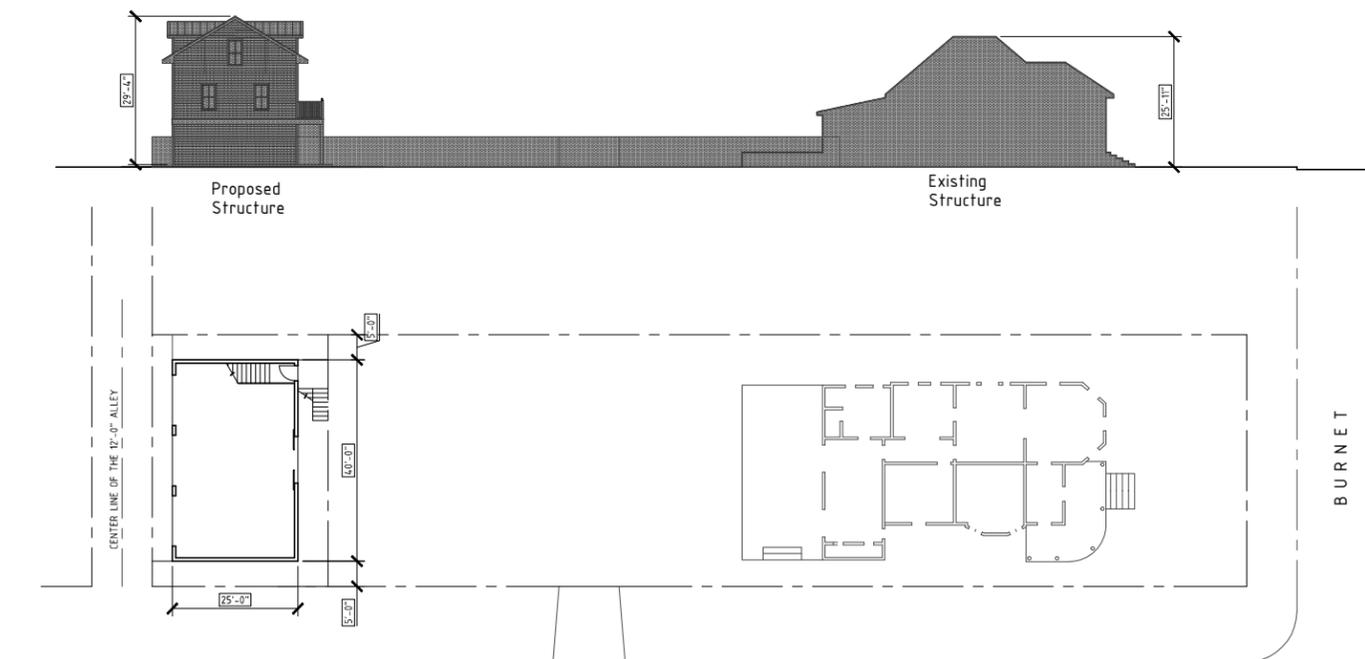


South Elevation

3/16" = 1'-0"

McIntosh Residence
 932 Burnet
 San Antonio, Texas

Concept Elevation Drawings



SITE PLAN

1/16" = 1'-0"



Existing Structure

Sharitha Gunawardena AIA
 Architecture Historic Preservation Adaptive Reuse
 342 WILKINS, SAN ANTONIO, TEXAS 78210
 (210) 532-3277 FAX (210) 532-9919

DATE
 Oct., 2015

DRAWN BY
 SDG

CHECKED BY
 SDG

PROJECT NUMBER
 03-15

REVISION	DESCRIPTION	DATE

C-1





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
 PRESERVATION**

Historic and Design Review Commission
Design Review Committee
 Report & Recommendation

DATE: 10/14/2015 HDRC Case# _____

ADDRESS: 931 BURNET Meeting Location: 1901 S ALAMO-TRAINING ROOM

APPLICANT: NTANAO MCINTOSH

DRC Members present: DANIEL LAZARINE

Staff present: EDWARRD HALL, LAUREN SAGE

Others present: SHANTHA GUNAWARDENA

REQUEST: CONSTRUCTION OF A REAR ACCESSORY STRUCTURE

COMMENTS/CONCERNS: AL HEIGHT OF PROPOSED ACCESSORY STRUCTURE IS INAPPROPRIATE - ACCESSORY STRUCTURE SHOULD BE SECONDARY IN STATURE TO THE PRIMARY HISTORIC STRUCTURE. PROPOSED ACCESSORY STRUCTURE READS AS THREE LEVELS. DORMERS ARE TOO STRONG - PRONOUNCE VISUAL HEIGHT. OVERALL HEIGHT SHOULD BE REDUCED. MASSING SHOULD BE LESS IMPACTFUL TO OVERALL SITE. MODEST HOUSE SHOULD HAVE A MODEST ACCESSORY STRUCTURE.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
 APPROVE WITH COMMENTS/STIPULATIONS:

 Committee Chair Signature (or representative)

 Date



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 7/7/15

HDRC Case# _____

ADDRESS: 932 Burnet

Meeting Location: 1901 S. Alamo

APPLICANT: Ntendo McIntosh

DRC Members present: Michael Guanio, Betty Feldman

Staff present: Adriana Ziga

Others present: Shanta Gunawardena (Architect)

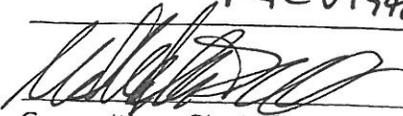
REQUEST: New accessory structure

COMMENTS/CONCERNS: ~~str~~ SB - Bldg. will be 3 stories. MG - in
spirit to what we talked about before. size is ok for how
large site is. Hardi should be done to wood dimensions.
Garage door material? SB - panel doors w/ historic pattern.
MG - specifications on doors/windows. show context.
BF - 3 story might distract from main house.
MG - show street elevation. Another thing you will have to
accomodate is parking. BF - Recommend you meet w/NA.

COMMITTEE RECOMMENDATION: APPROVE DISAPPROVE

APPROVE WITH COMMENTS/STIPULATIONS:

AS SHOWN 2 STORY - IF 3 STORY
REVISE & RESUBMIT


Committee Chair Signature (or representative)

7/7/15
Date



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 4/21/2015

HDRC Case# _____

ADDRESS: 932 Burnet

Meeting Location: 1901 S. Alamo

APPLICANT: Ntando McIntosh

DRC Members present: Michael Guarino, Betty Feldman

Staff present: Adrian Zigr

Others present: _____

REQUEST: New construction of accessory structure

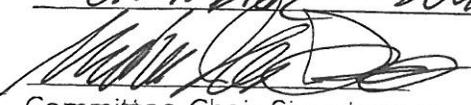
COMMENTS/CONCERNS: MG - staff res. large in comparison to house, appearance, out of character or may be competing w/main house. BF - take guidelines and look at what info. you need to present your idea. MG - pattern of block, BF - How do you make new blks. fit the house. MG - large lot. Show context and how much room you have. Similar roof to main house would break scale down.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []

APPROVE WITH COMMENTS/STIPULATIONS:

Show context, better drawings.

CONSIDER SUGGESTED MODIFICATIONS


Committee Chair Signature (or representative)

4/21/15
Date