

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2015

Agenda Item No: 3

HDRC CASE NO: 2015-449
ADDRESS: 1502 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 2762 BLK 67 LOT 14
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Keystone Park Historic District
APPLICANT: Lance LeBlanc
OWNER: Lance LeBlanc
TYPE OF WORK: Foundation installation, construction of a carport, patio and sidewalk installations, and tax certification

REQUEST:

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

1. Install a foundation for the existing accessory structure.
2. Install two concrete sidewalks.
3. Install a concrete patio.
4. Construct a carport structure to measure sixteen feet in width by twenty-one feet in depth and nine feet in height; carport is a wood structure with a front facing gable and shingle roofing.
5. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- 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.
- Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- 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.
- 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.
- Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- 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

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

UDC Section 35-618. Tax Exemption Qualifications:

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

FINDINGS:

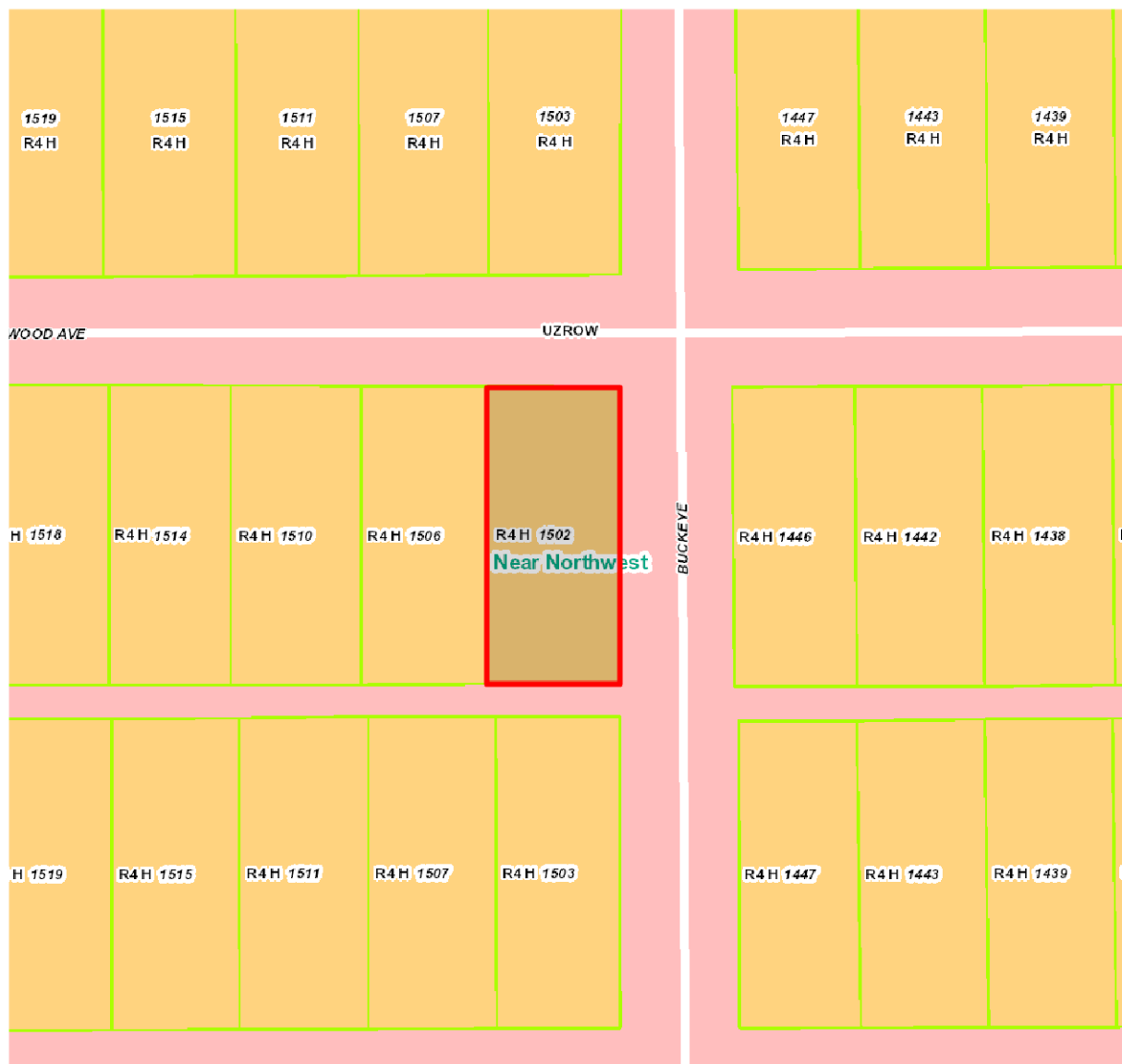
- a. The applicant is proposing to install a new foundation for the existing accessory structure in the existing location. According to the Guidelines for Outbuildings, existing outbuildings should be preserved where they remain. Staff finds this maintenance appropriate and consistent with the Guidelines.
- b. The applicant is proposing to install two concrete sidewalks; one is proposed from the rear porch to the existing driveway and the other is from the main house to the proposed patio addition. According to the Guidelines, every effort should be made to match existing sidewalk color, material and profile. The existing front concrete sidewalk is approximately four feet in width, consistent with the existing sidewalk along Buckeye Avenue. According to the Guidelines 4.A.iii., sidewalks should follow the historic alignment, configuration and width of the sidewalks and walkways. The proposed sidewalk configurations are consistent with the Guidelines.
- c. The applicant is proposing to install a new flat concrete patio in the rear back corner of the property. The concrete patio location is behind the existing main house and behind the existing accessory structure. Staff finds that at this location, the proposed concrete patio will not negatively impact the primary historic structure nor be seen from the public right of way. Staff finds the proposed patio appropriate.
- d. The applicant has proposed to construct a carport structure to measure sixteen feet in width by twenty-one feet in depth and nine feet in height at the rear of the property. Per the Guidelines for New Construction 5.A, new construction should be visually subordinate to the primary historic structure, contain an appropriate building size and be consistent with the existing garage and outbuilding setbacks and orientations of the block. This is consistent with the Guidelines.
- e. Regarding the request for Historic Tax Certification, the applicant has received Administrative Approval for a number of items including stucco repair, window repair, and repair of historic fence.
- f. The applicant has met all of the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Staff recommends approval of requests as submitted based on findings a through f.

CASE MANAGER:

Lauren Sage



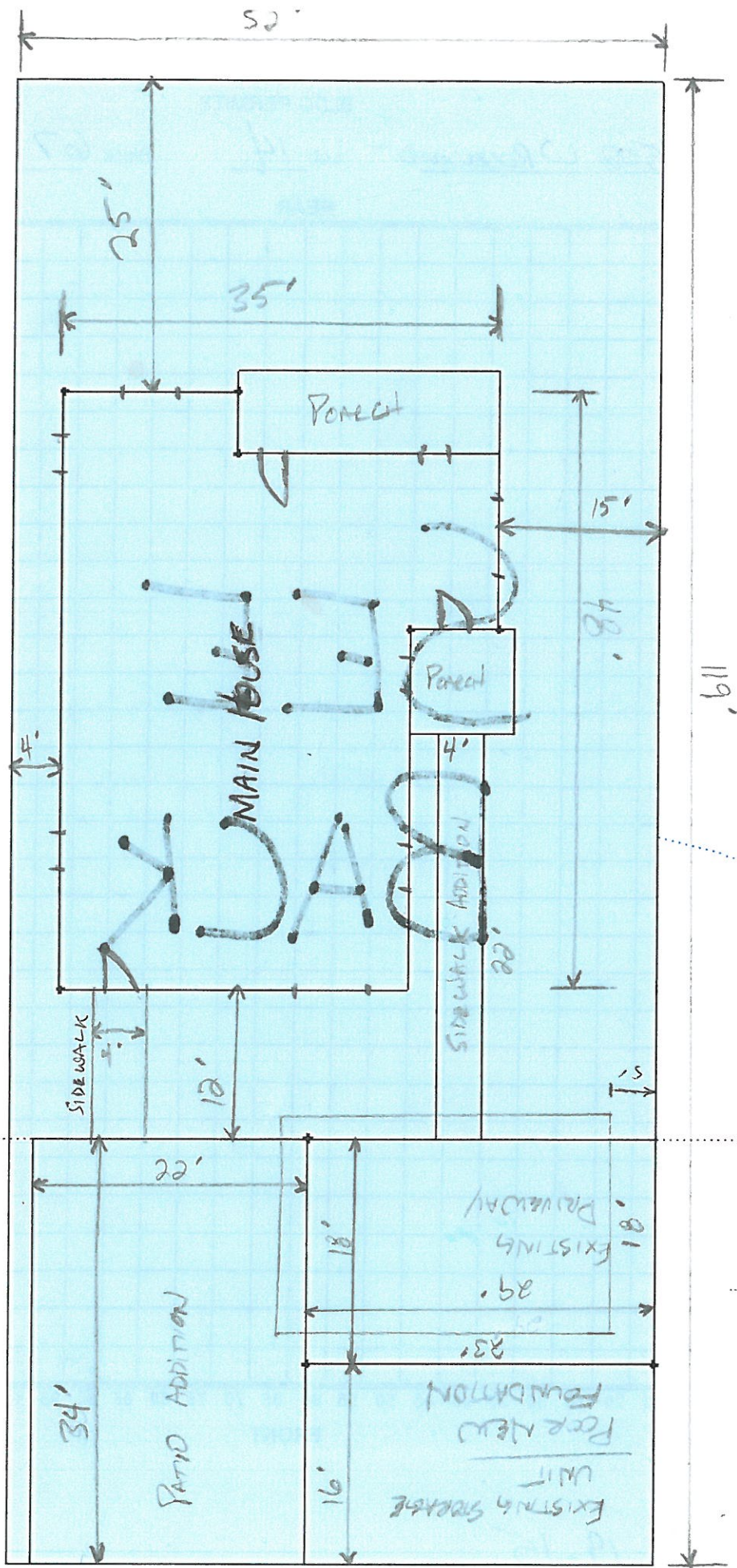


Flex Viewer

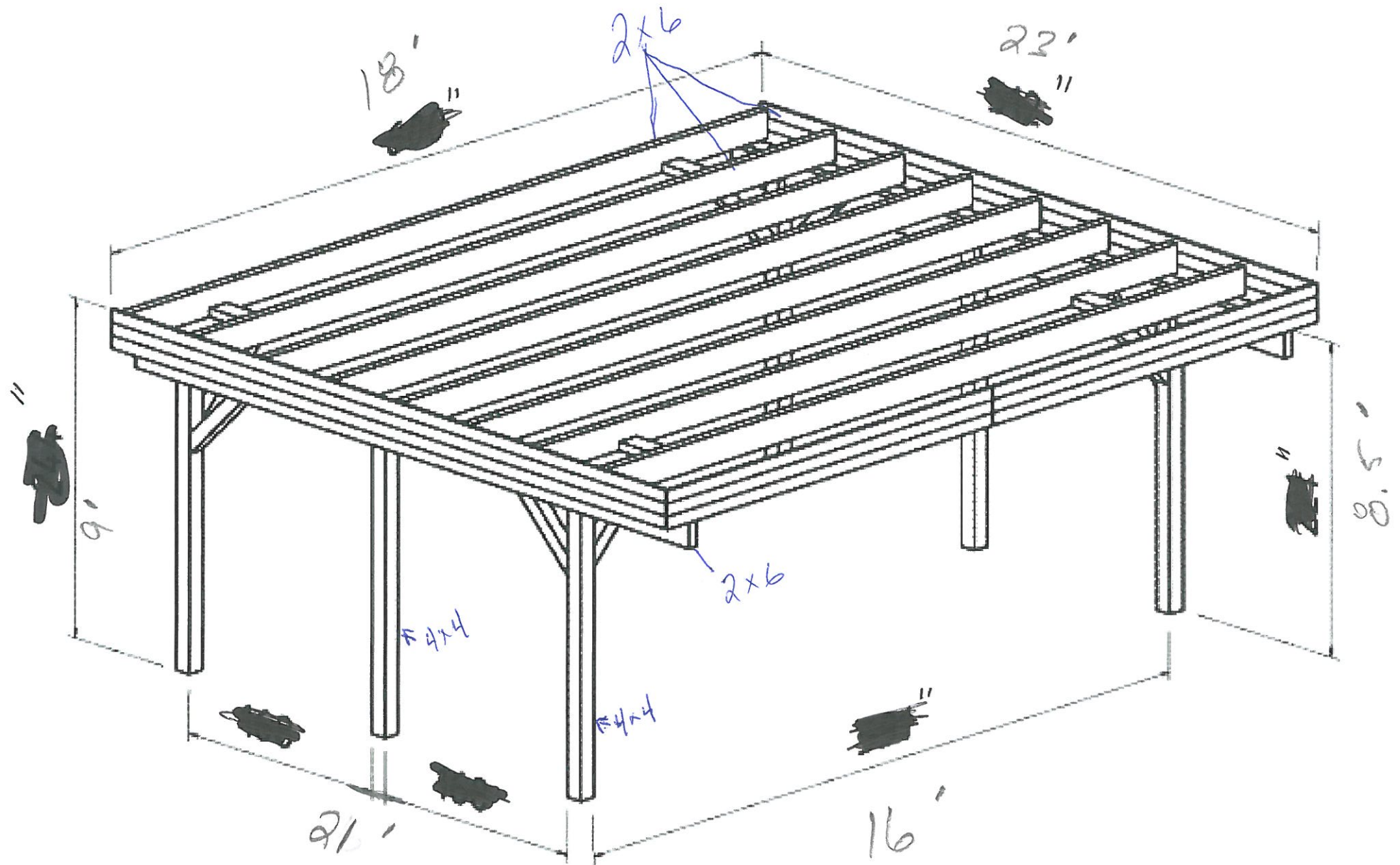
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lard



lard



Front, 1502 W Rosewood



Rear facade, back porch



Rear, existing accessory building



Rear, existing accessory building



Buckeye Avenue side



Lauren Sage (OHP)

From: Edward Hall (OHP)
Sent: Thursday, November 05, 2015 8:25 AM
To: Lauren Sage (OHP)
Subject: FW: 1502 W rosewood

From: lance leblanc [<mailto:lanceleblanc@hotmail.com>]
Sent: Friday, October 30, 2015 1:47 PM
To: Edward Hall (OHP)
Subject: 1502 W rosewood

Hey Edward, here are my estimates....

\$10k roof replacement
\$12k re-stucco and paint house and storage unit
\$10k all concrete work including foundation for storage unit and additional walkways
\$8k car port
\$6k repair windows
\$4k repair brick and wrought iron fence

Will I need to provide receipts when work is complete and paid in full?

Also, I am not sure if I made clear the two walkways leading from the new patio and carport to both of the back doors.

Thanks for all your help man

Lance

Lance LeBlanc
Sent from my iPhone

Bexar CAD

Property

Account

Property ID:	135063	Legal Description:	NCB 2762 BLK 67 LOT 14
Geographic ID:	02762-067-0140	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

Location

Address:	1502 W ROSEWOOD AVE SAN ANTONIO, TX 78201	Mapsc0:	582A7
Neighborhood:	LOS ANGELES HTS/KEYSTONE HISTORIC DISTRICT	Map ID:	
Neighborhood CD:	57315		

Owner

Name:	LEBLANC LANCE	Owner ID:	2954896
Mailing Address:	17207 MOLINO CT SAN ANTONIO, TX 78247-5828	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$50,710	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$16,860	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$67,570	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$67,570	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$67,570	

Taxing Jurisdiction

Improvement / Building

Land

Roll Value History

Deed History - (Last 3 Deed Transactions)