

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2016

Agenda Item No: 15

HDRC CASE NO: 2016-123
ADDRESS: 208 BUSHNELL
LEGAL DESCRIPTION: NCB 6328 BLK 1 LOT 17, E 11.2 FT OF 16 & W 38.8 FT OF 18
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Ramon Torres/Turn Key Pros
OWNER: Rodolfo Vaglienty
TYPE OF WORK: Construction of a rear carport
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a carport with a footprint of 480 square feet to accommodate parking for three vehicles.

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. Work began without a Certificate of Appropriateness for the construction of a 480 square foot carport to accommodate parking for three vehicles. The applicant has paid all associated post work application fees. The rear of the property currently features an existing carport structure that is the subject of a separate request to the HDRC and is not a part of this proposal.
- b. According to the Guidelines for New Construction, new accessory structures should be designed to be visually subordinate to the primary historic structure, feature a footprint that is no more than forty percent of the primary historic façade's footprint and should relate to the period of construction of the primary historic structure. The applicant's proposed footprint and overall height of approximately twelve feet is appropriate.
- c. The applicant has proposed materials to include 4" x 4" steel columns and galvanized steel corrugated utility panels for the roofing material. The primary historic structure at 208 Bushnell is of the Spanish Eclectic

architectural style. Additionally, there is an existing accessory structure that features a stucco exterior. Staff finds that the applicant's proposed materials are not architecturally appropriate for the style of the primary historic structure nor the Monte Vista Historic District. Staff finds that materials such as cedar posts and tile-like roofing would be more appropriate.

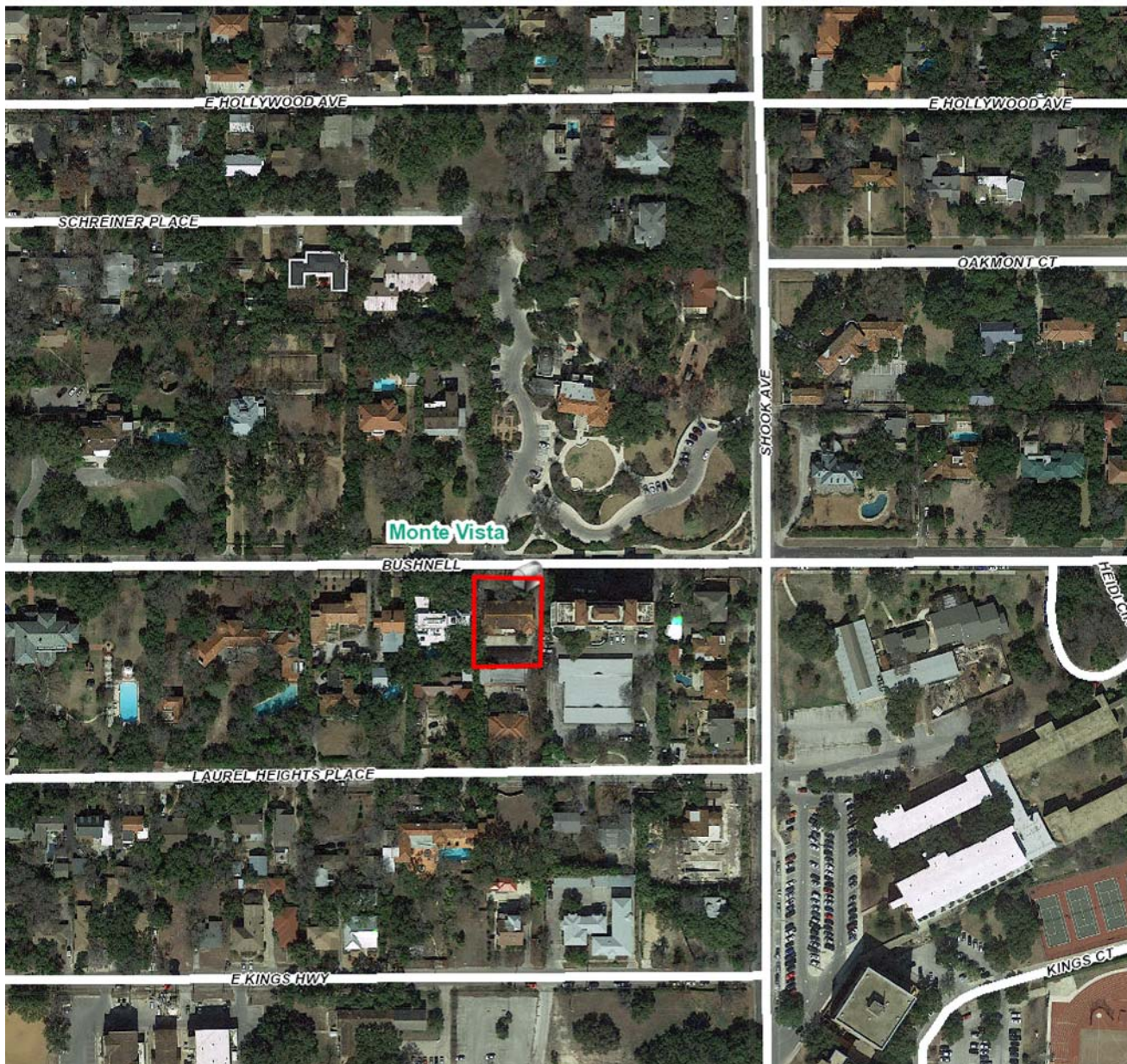
- d. In regards to site location, the applicant has proposed to site the accessory structure at the rear of the property along the side and rear property lines. The location at the rear of the property is appropriate, however, the applicant should ensure that there is a three foot setback between the structure and property line.

RECOMMENDATION:

Staff does not recommend approval based on finding c. Staff finds that materials consisting of cedar posts and a tile-like roof would be appropriate.

CASE MANAGER:

Edward Hall

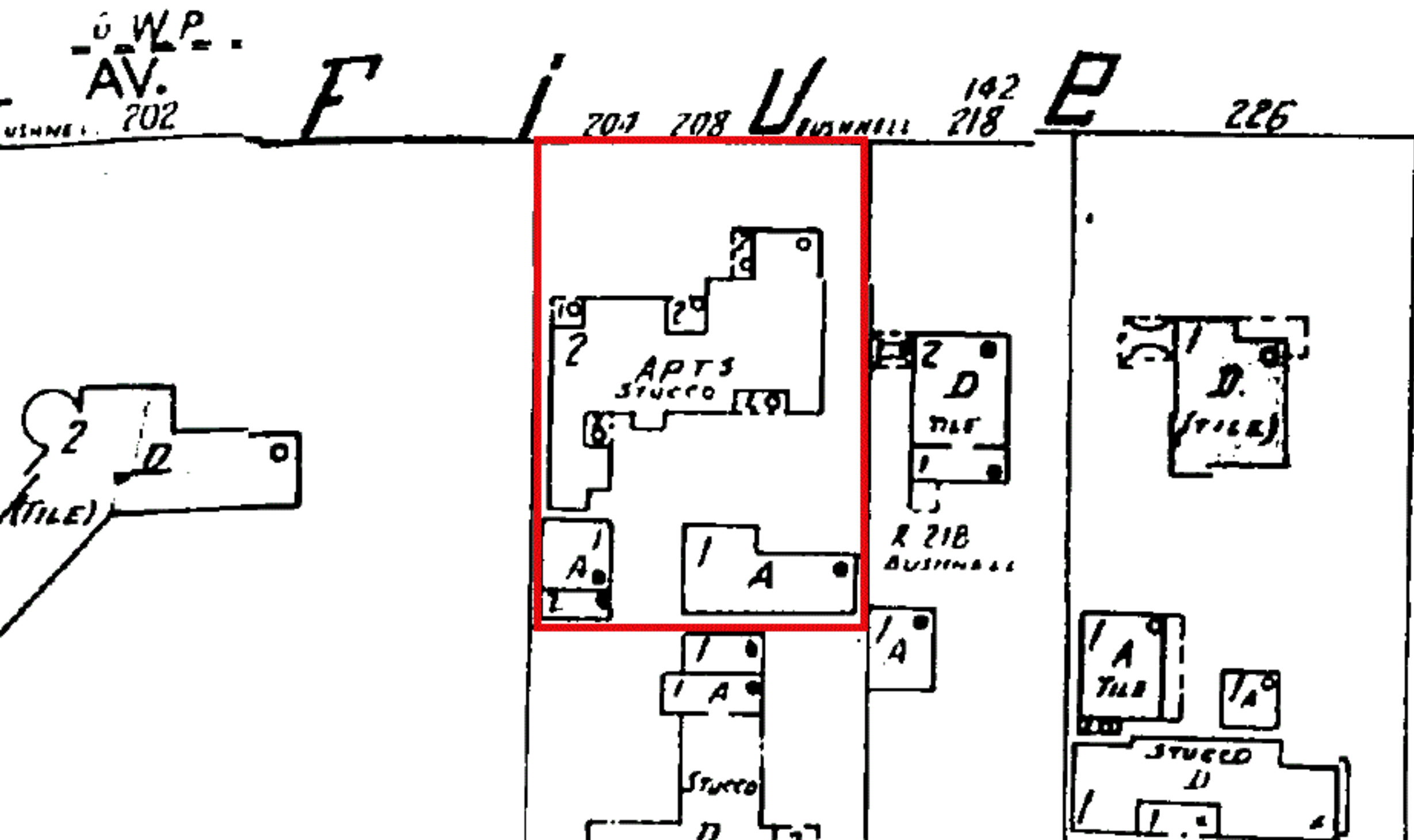


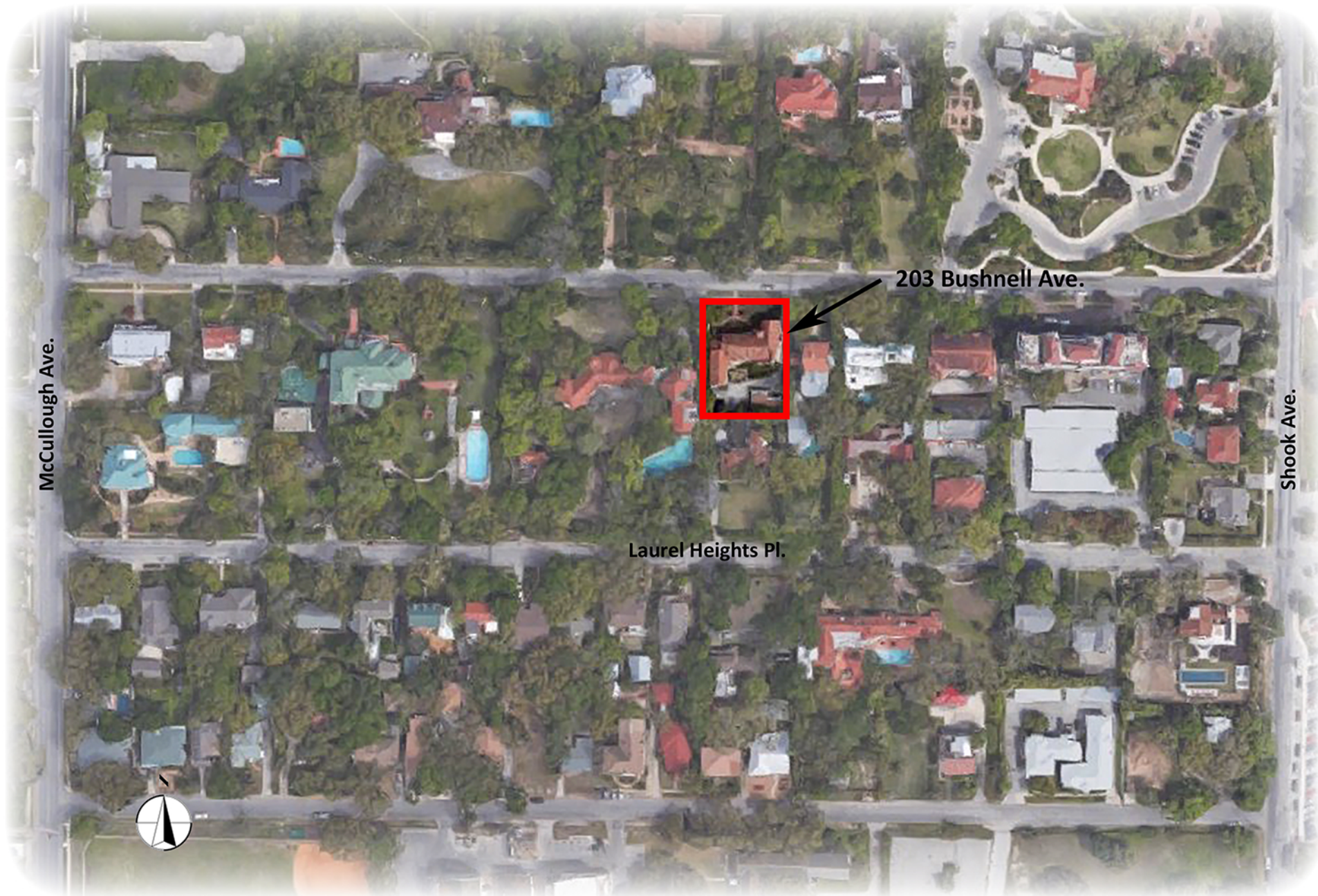
208 Bushnell

Monte Vista

Printed: Mar 11, 2016

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AERIAL VIEW

Main residence

**Existing structure
to be remodel**



OVERALL SITE VIEW









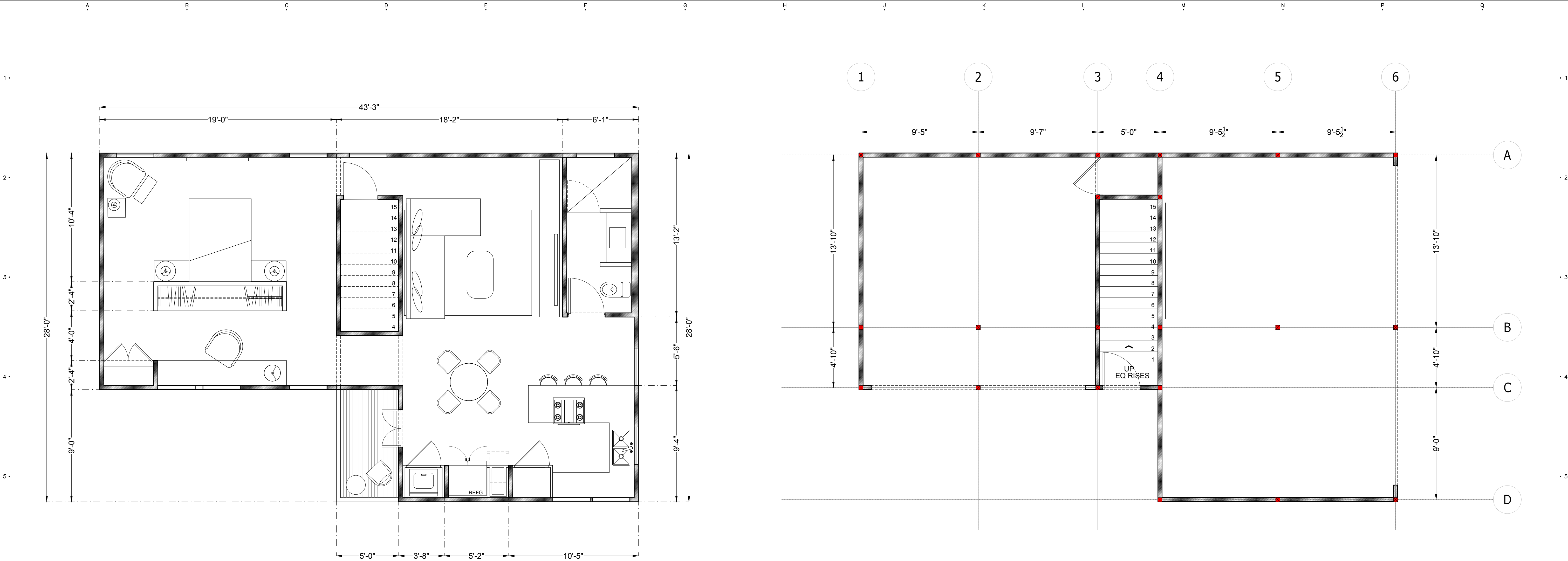












01 PROPOSED UPPER LEVEL
SCALE: 1/4"=1'-0"

02 PROPOSED GROUND LEVEL
SCALE: 1/4"=1'-0"

03 EXISTING STRUCTURE / CARPORT
SCALE: 1/4"=1'-0"

AMENDMENTS

No.	Date	Concept

LOCATION

ADDRESS
BUSHNELL
SAN ANTONIO, TEXAS
CLIENT NAME

SIMBOLOGY

1:00	DIMENSION LINES
	ELEVATION MARKER
	FINISH FLOOR ELEVATION
	ABOVE FINISH FLOOR
	CHANGE IN FINISHED FLOOR LEVEL
	CHANGE IN FLOOR MATERIAL
	MARKS FLOOR-LAYING STARTING POINT
	BUILDING SECTION A-A CAN BE SEEN ON DRAWING NO. 0231
	SLOPE
	INDICATES WALL SURFACE

AREA	FRAME
LIVING SPACE	995 SQ FT
TERRACE	45 SQ FT
TOTAL A/C	995 SQ FT

STRUCTURAL ENGINEER

MECHANICAL, ELECTRICAL & PLUMBING

PROFESSIONAL SEAL

CONTENT

FLOOR PLAN

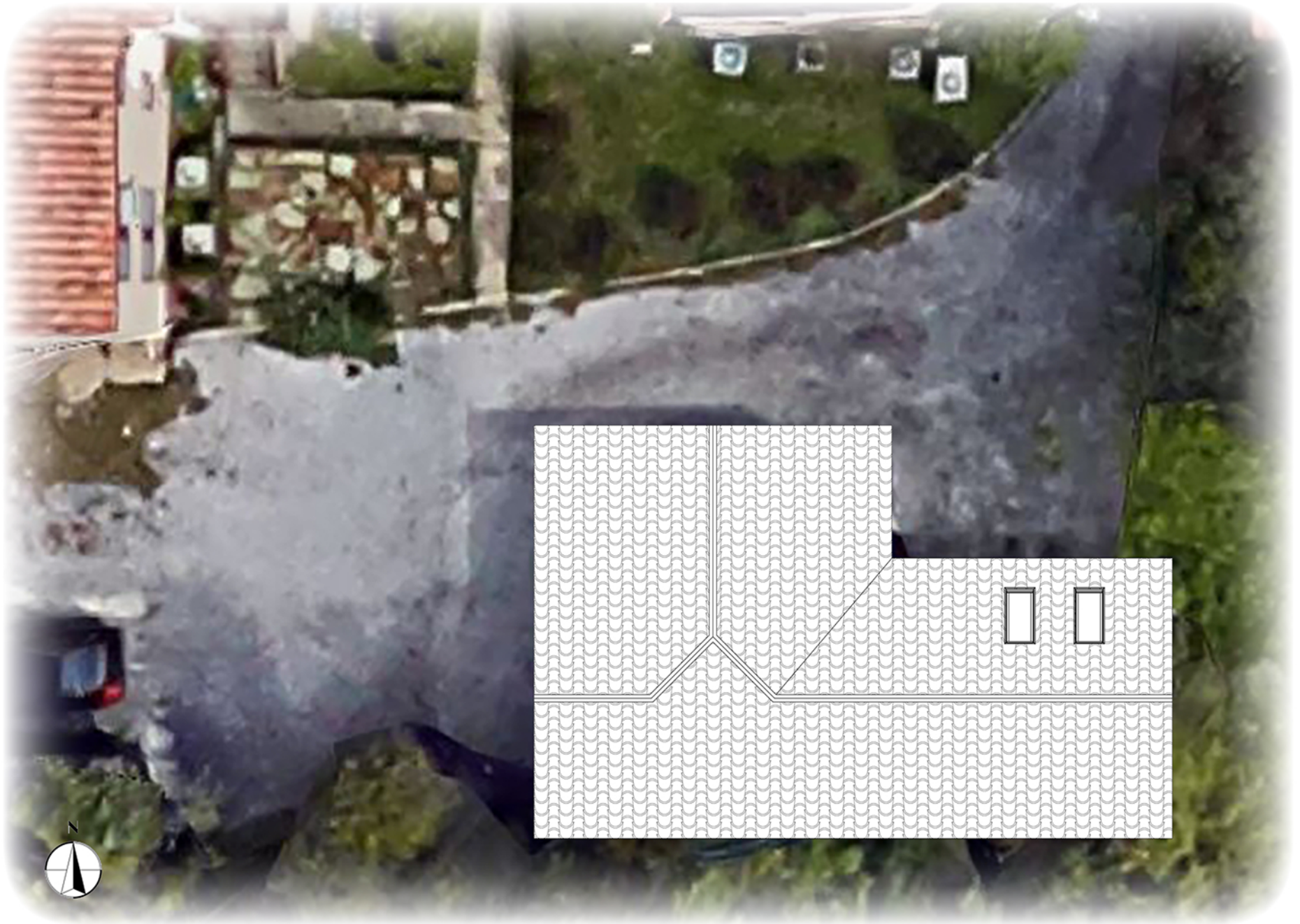
APPROVAL SIGNATURES

APPROVED BY CLIENT APPROVED BY DIRECTOR

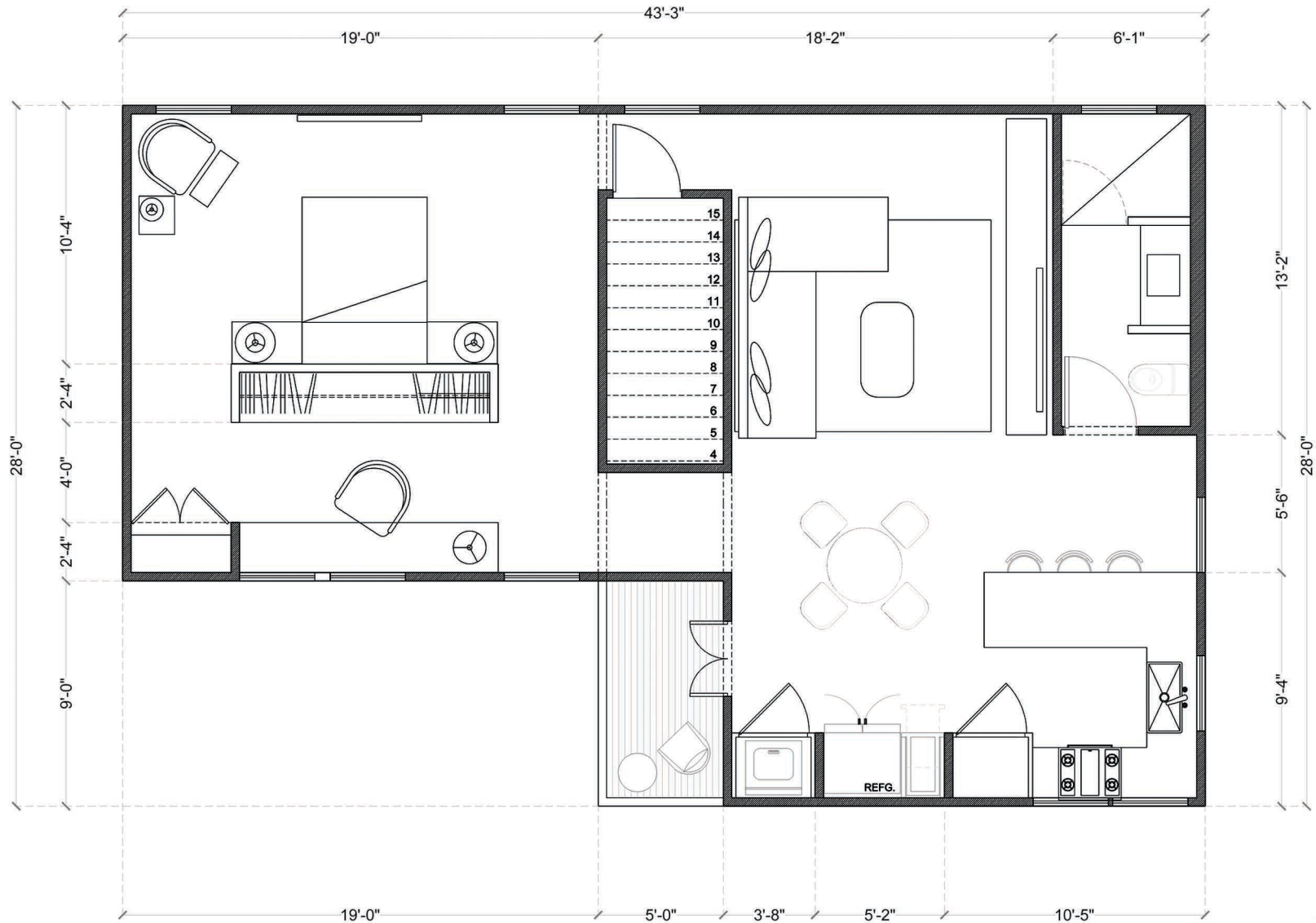
SCALE

1/4

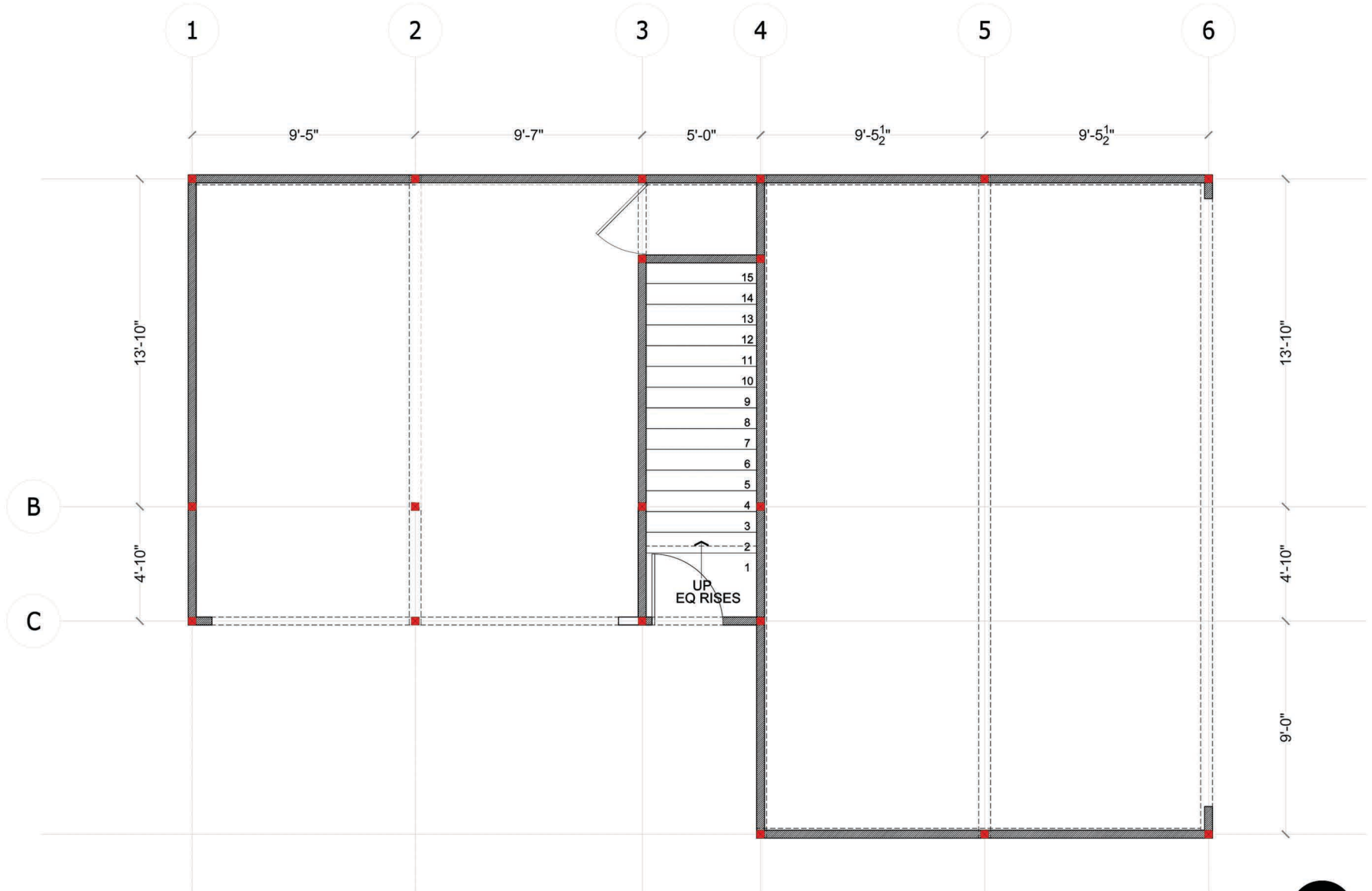
Draftman	xxx	Project No.	xxx
Reviewed	xxx	File	xx
MaYu Approval	xxx	Code	Rev.
Client Approval	xxx	Code	Rev.
Revision	xx.xx.xx	Code	Rev.



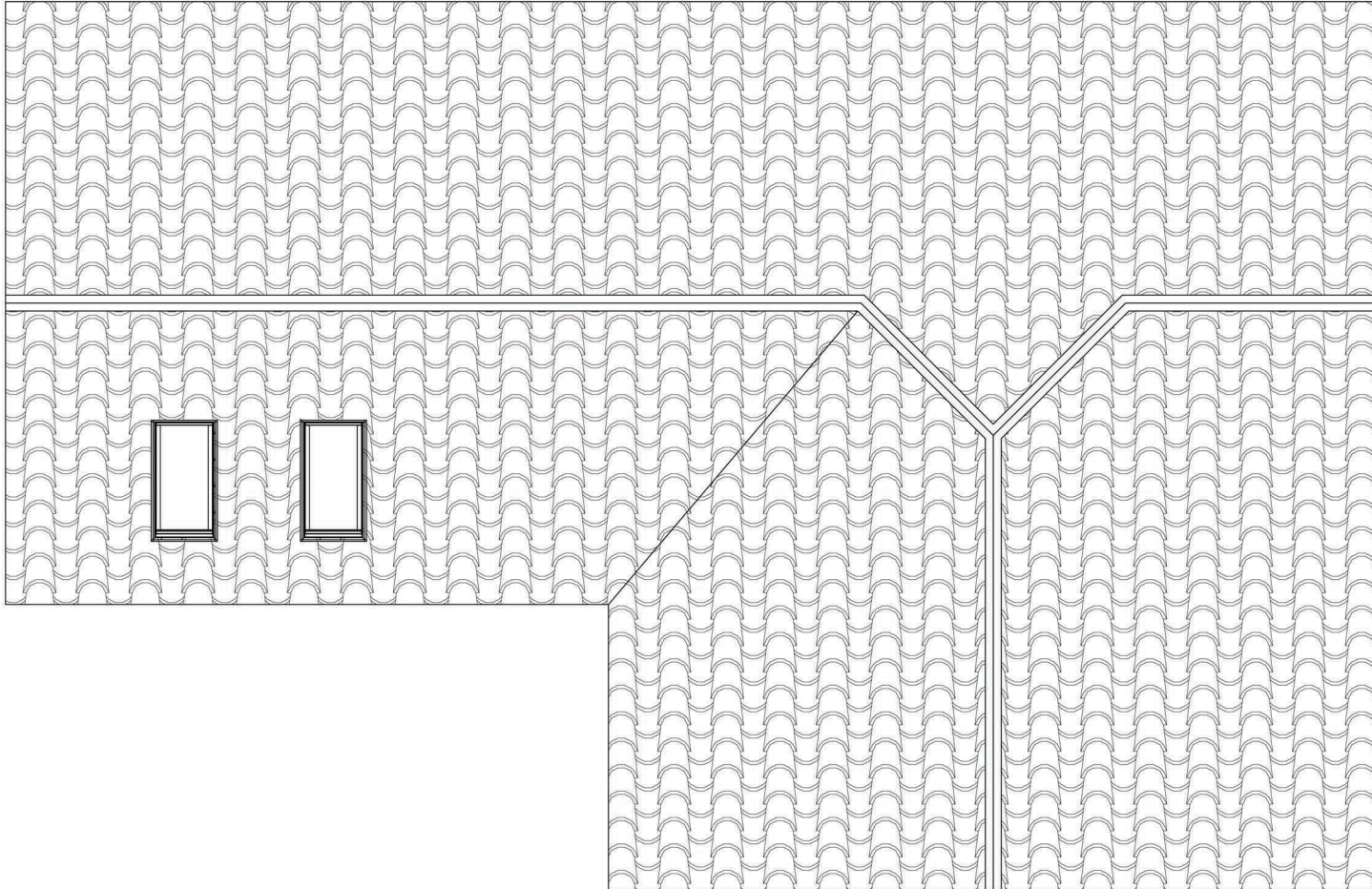
PROPOSED RENOVATION



FLOOR PLAN



GROUND LEVEL -
NEW STEEL FRAME-
EXISTING WOOD FRAMING WILL REMAIN

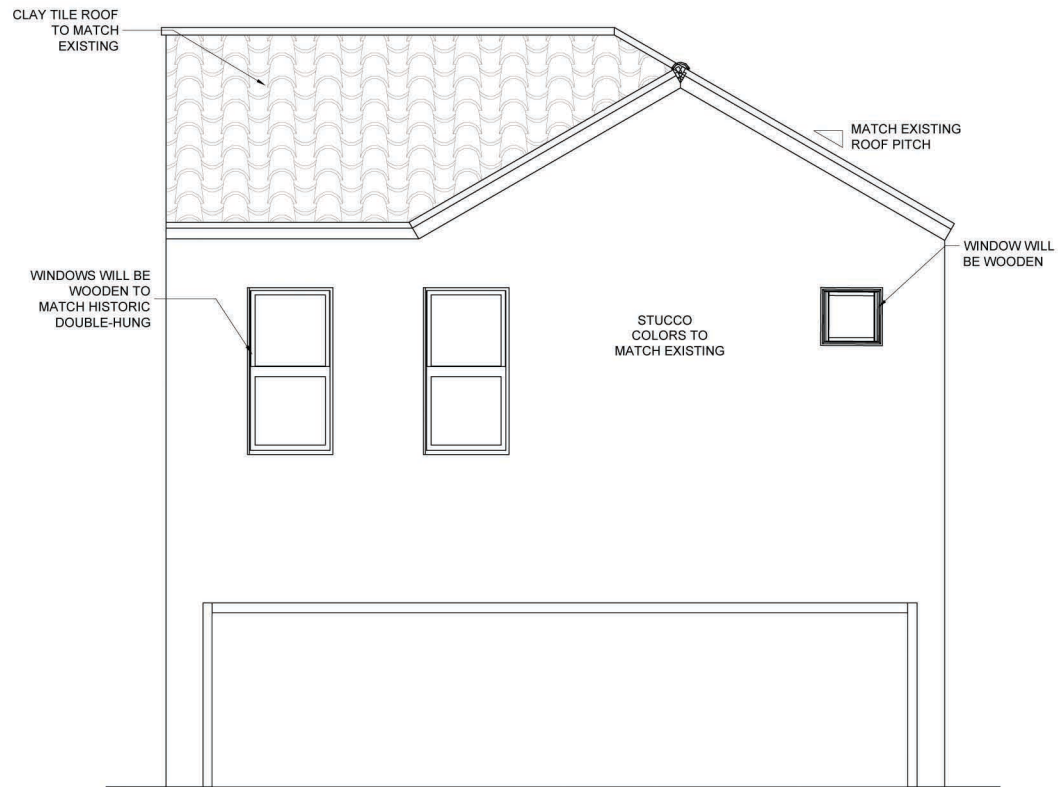


ROOF PLAN



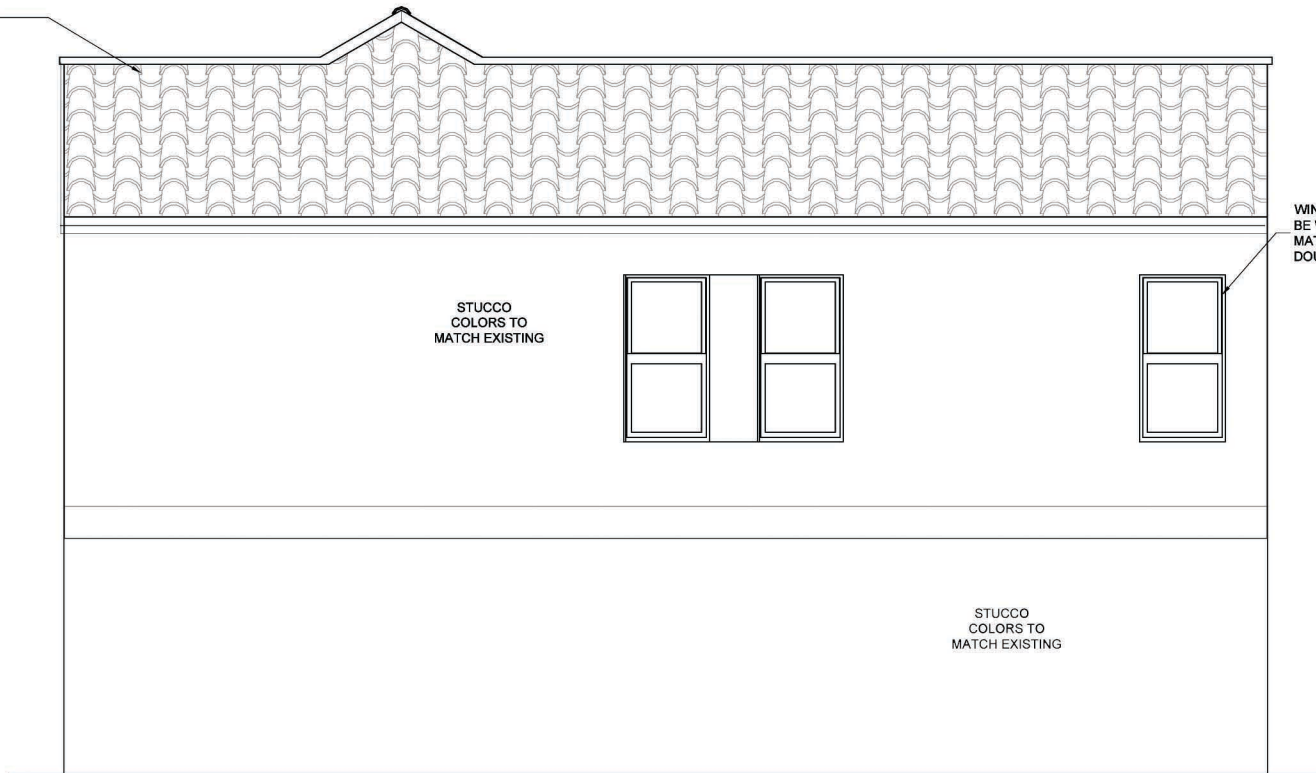


FRONT ELEVATION

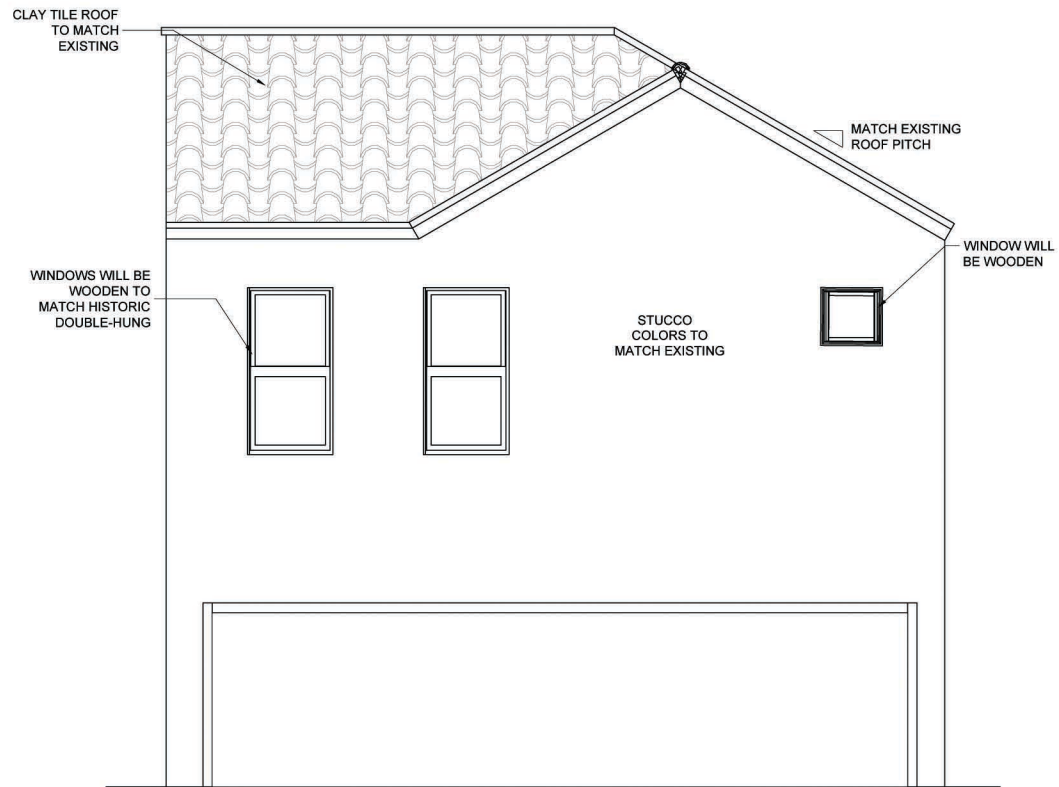


WEST ELEVATION

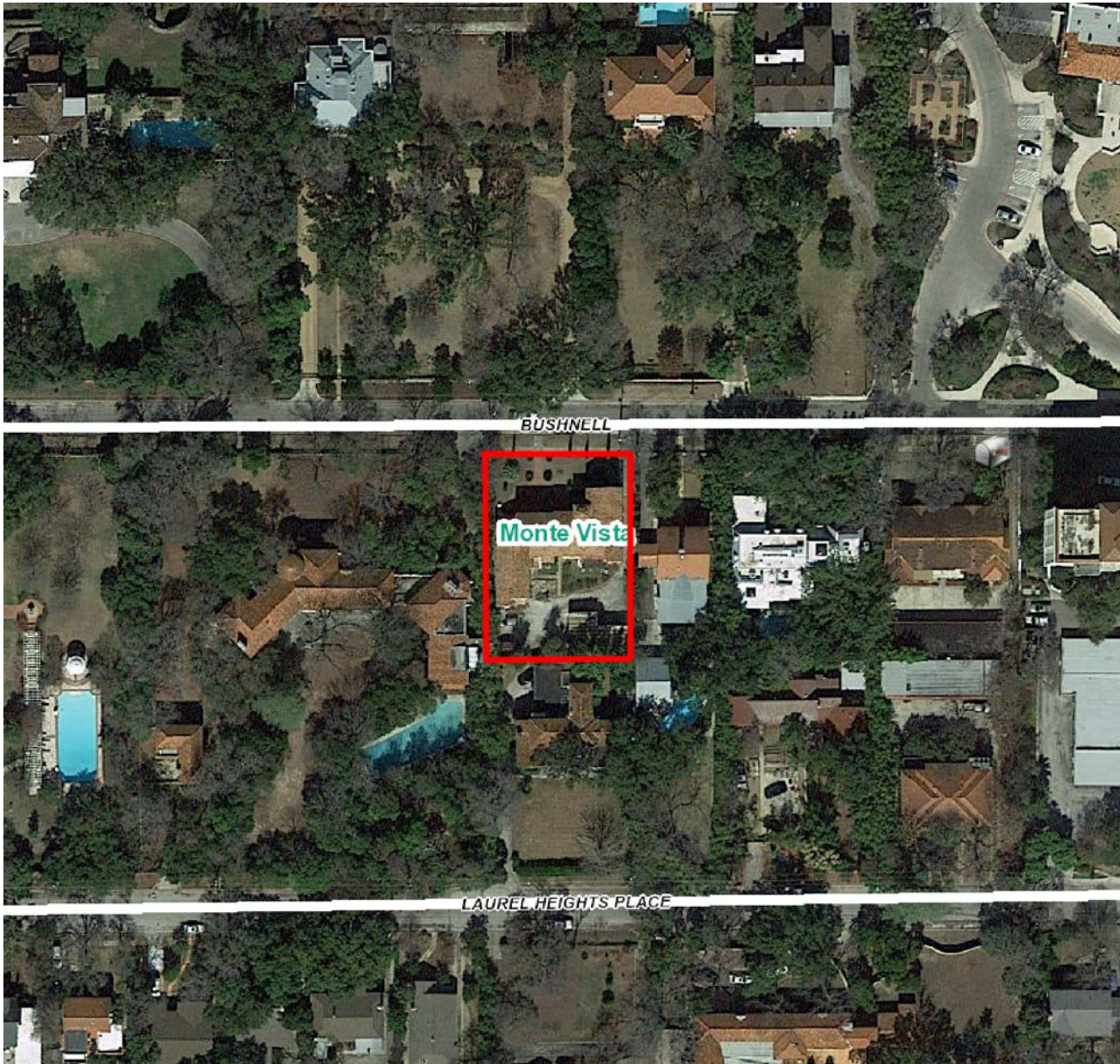
LAY TILE ROOF
TO MATCH
EXISTING



SOUTH ELEVATION



EAST ELEVATION



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 30, 2016

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BUSHNELL AVE.

DRIVEWAY

EXISTING
2 STORY
STRUCTURE

PROPOSED
CARPORT
LOCATION

EXISTING
CARPORT

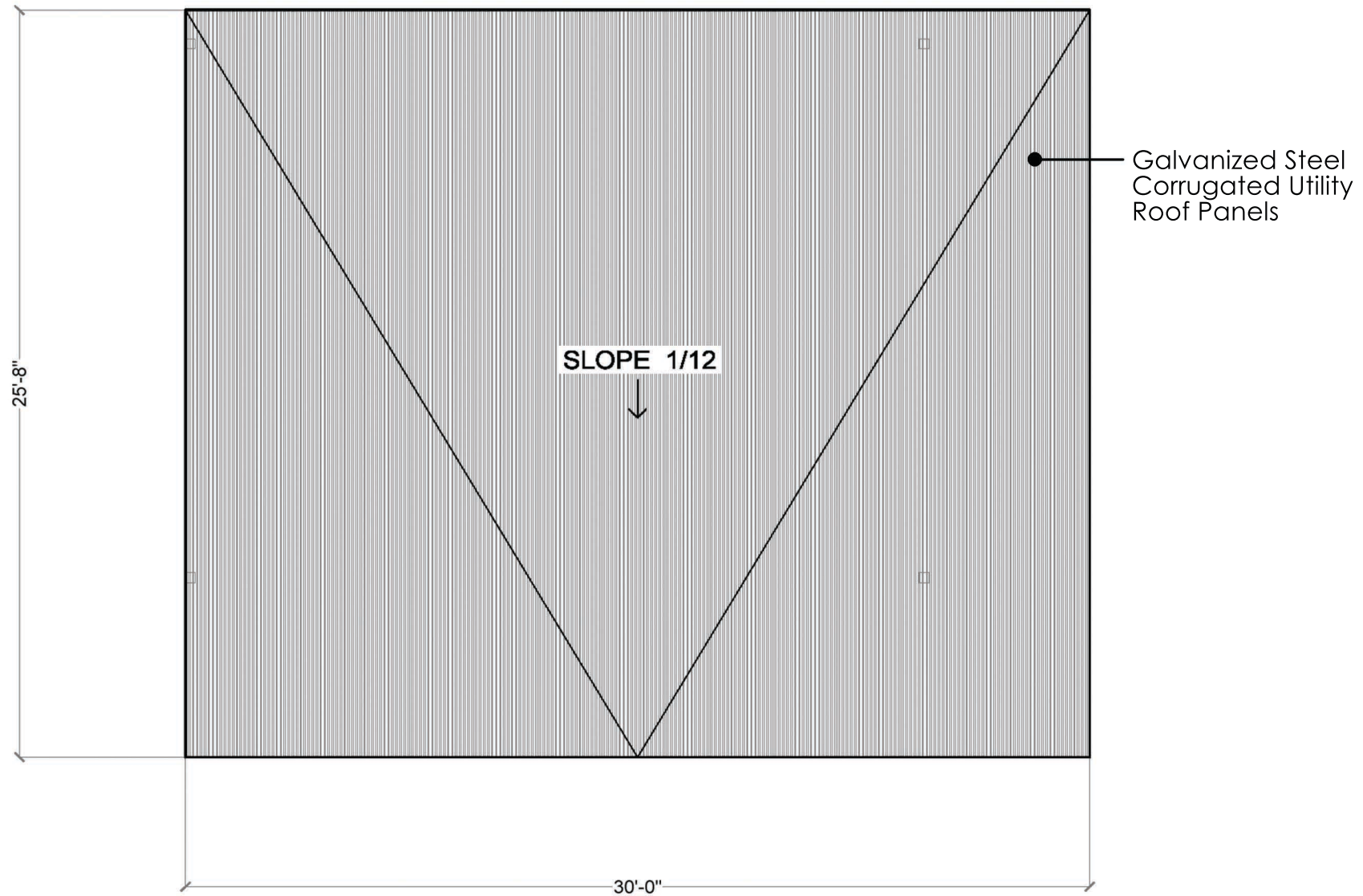
OVERALL SITE VIEW



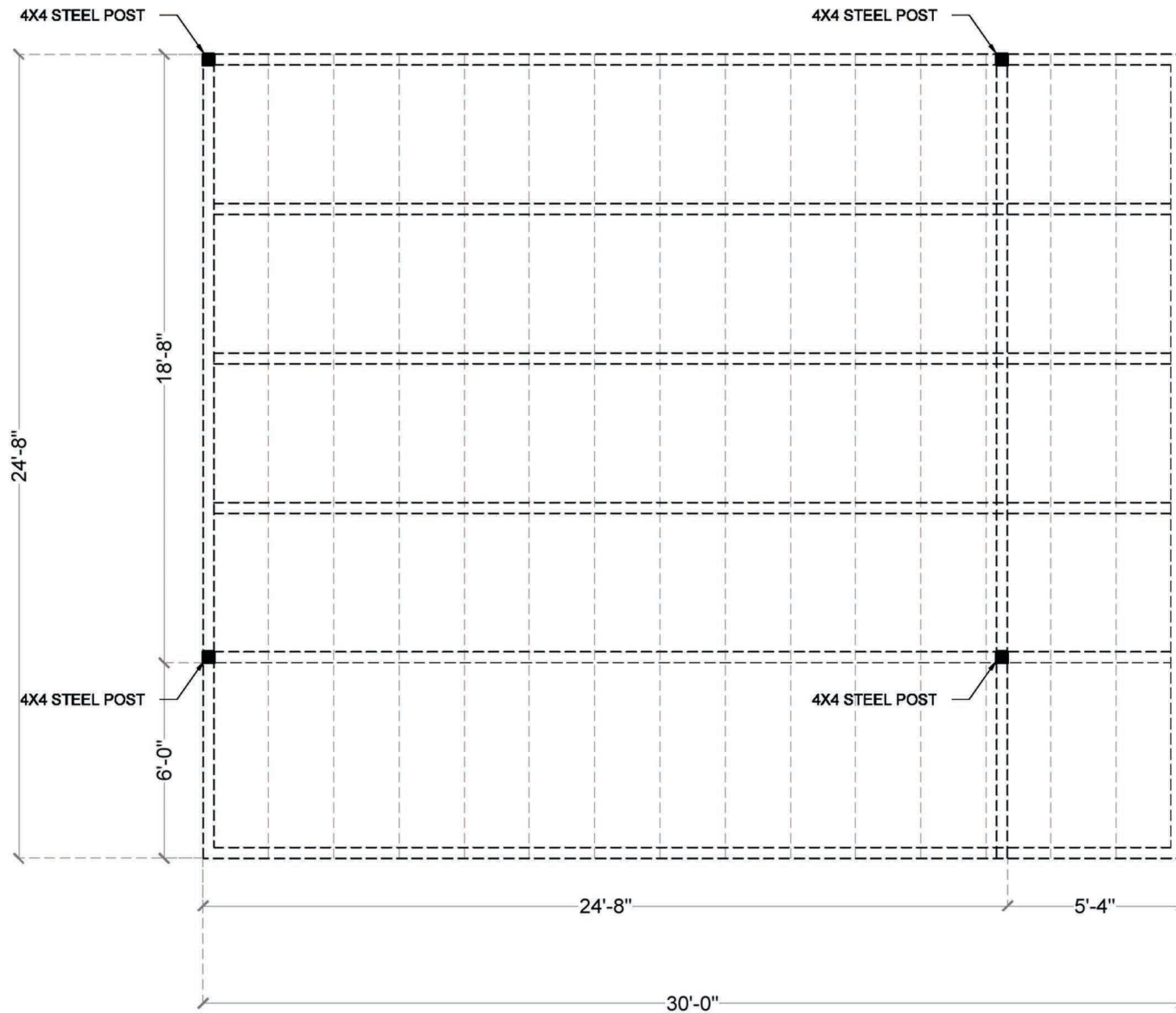
PROPOSED CARPORT-AERIAL VIEW



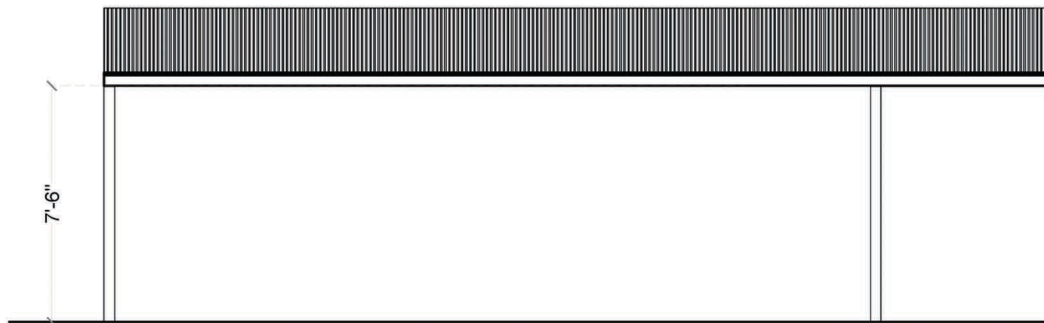
AERIAL VIEW



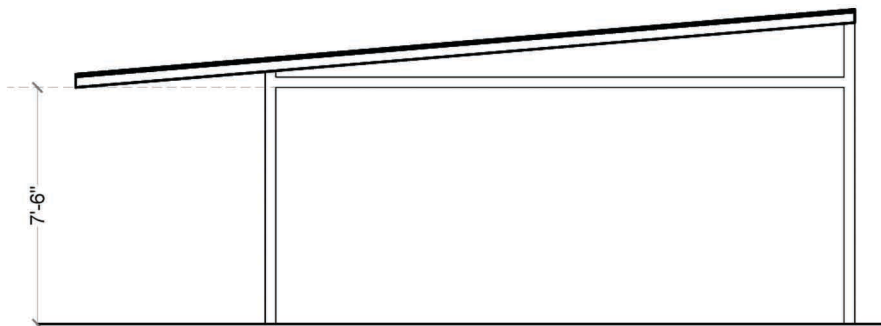
ROOF PLAN



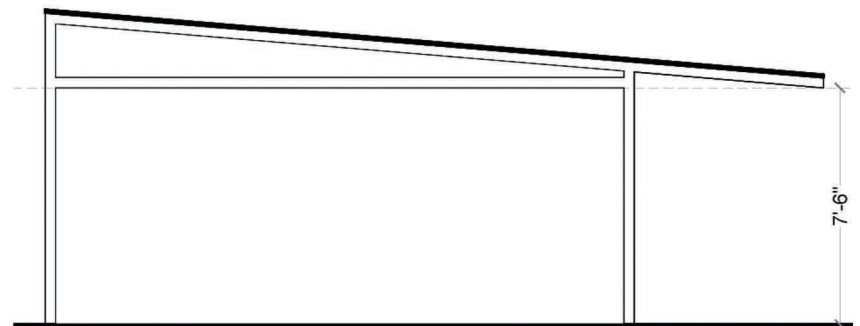
FLOOR PLAN



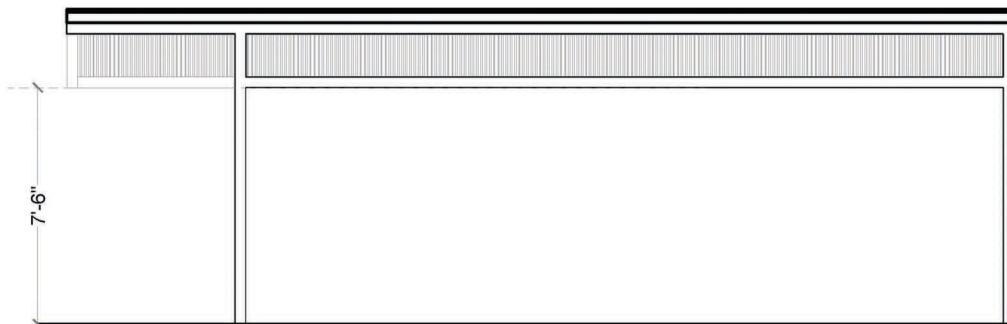
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

CARPORT ELEVATIONS