

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

Agenda Item No: 24

HDRC CASE NO: 2016-136
ADDRESS: 2051 W GRAMERCY PLACE
LEGAL DESCRIPTION: NCB 1932 BLK 39 LOT 13
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Lorraine Ytuarte
OWNER: Lorraine Ytuarte
TYPE OF WORK: New Construction of an accessory structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to build a 382 square foot accessory building with stucco siding and a flat roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Facade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

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 applicant is proposing to build a 384 square foot rear accessory building with stucco siding and a flat roof, and one side open facing the existing pool. The applicant is replacing a rear accessory structure that was built in 2004, and was recently destroyed in a fire.
- b. In regards to massing and form, the Guidelines state that new outbuildings should be visually subordinate to the principal structure. The new structure will be 8'-6" in height, and is subordinate to the house. This is consistent with the Guidelines.
- c. In regards to orientation, the Guidelines for New Construction 5.B. state that new outbuildings should match the orientation found along the block. Staff finds that other properties along the block have rear accessory structures along the rear property line. Staff finds the proposal consistent with the Guidelines.
- d. In regards to setback, the Guidelines for New Construction 5.B.ii. state that new outbuildings should follow historic setback patterns. The applicant has not provided a full site plan noting the setbacks. Staff has requested this information and has not received it.
- e. In regards to lot coverage, the Guidelines for New Construction 2.D. state that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The applicant is proposing that the accessory building be 34 foot wide and 12 foot deep, detached from primary structure. Staff found that other outbuildings along the block have similar lot coverage. The proposal is consistent with the Guidelines.
- f. In regards to character and materials, the Guidelines state that the new outbuildings should relate to the period of construction of the principal building. The applicant is proposing an outbuilding with stucco siding and a flat roof. The principal structure has a gabled roof and wood siding. This is not consistent with the Guidelines as stucco is not found on the main structure. Staff recommends that applicant create a structure that relates more to the main structure.

RECOMMENDATION:

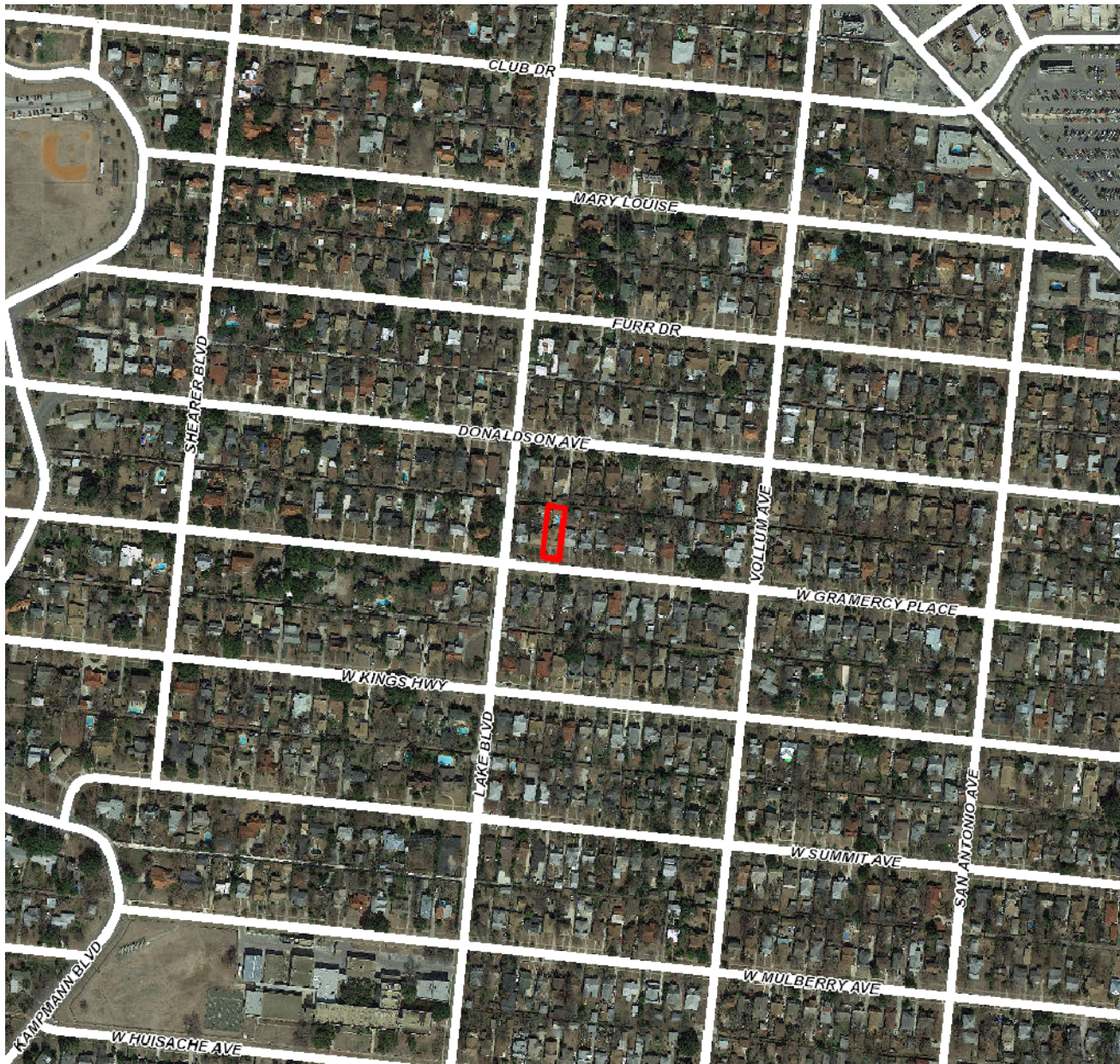
Staff does not recommend approval based on findings d and f. Staff recommends that sufficient information be provided by the applicant as requested by staff.

CASE MANAGER:

Lauren Sage

CASE COMMENT:

The proposed accessory structure will be located where a previous garage existed. According to the applicant, the structure destroyed in a fire. According to Bexar County Appraisal District, the rear accessory structure was built in 2004. Work started prior to receiving a Certificate of Appropriateness. The application fee for work done without an approval has been paid.

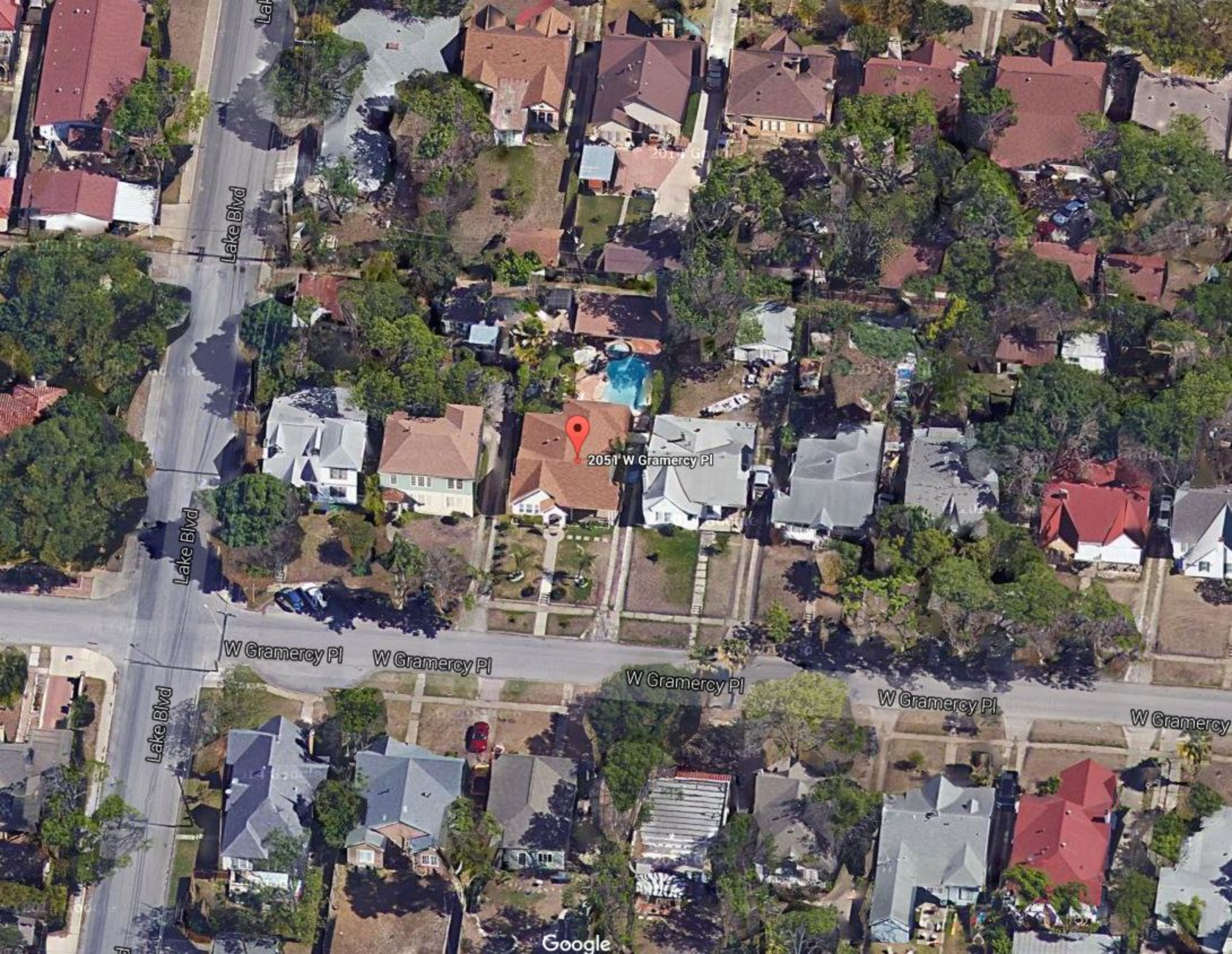


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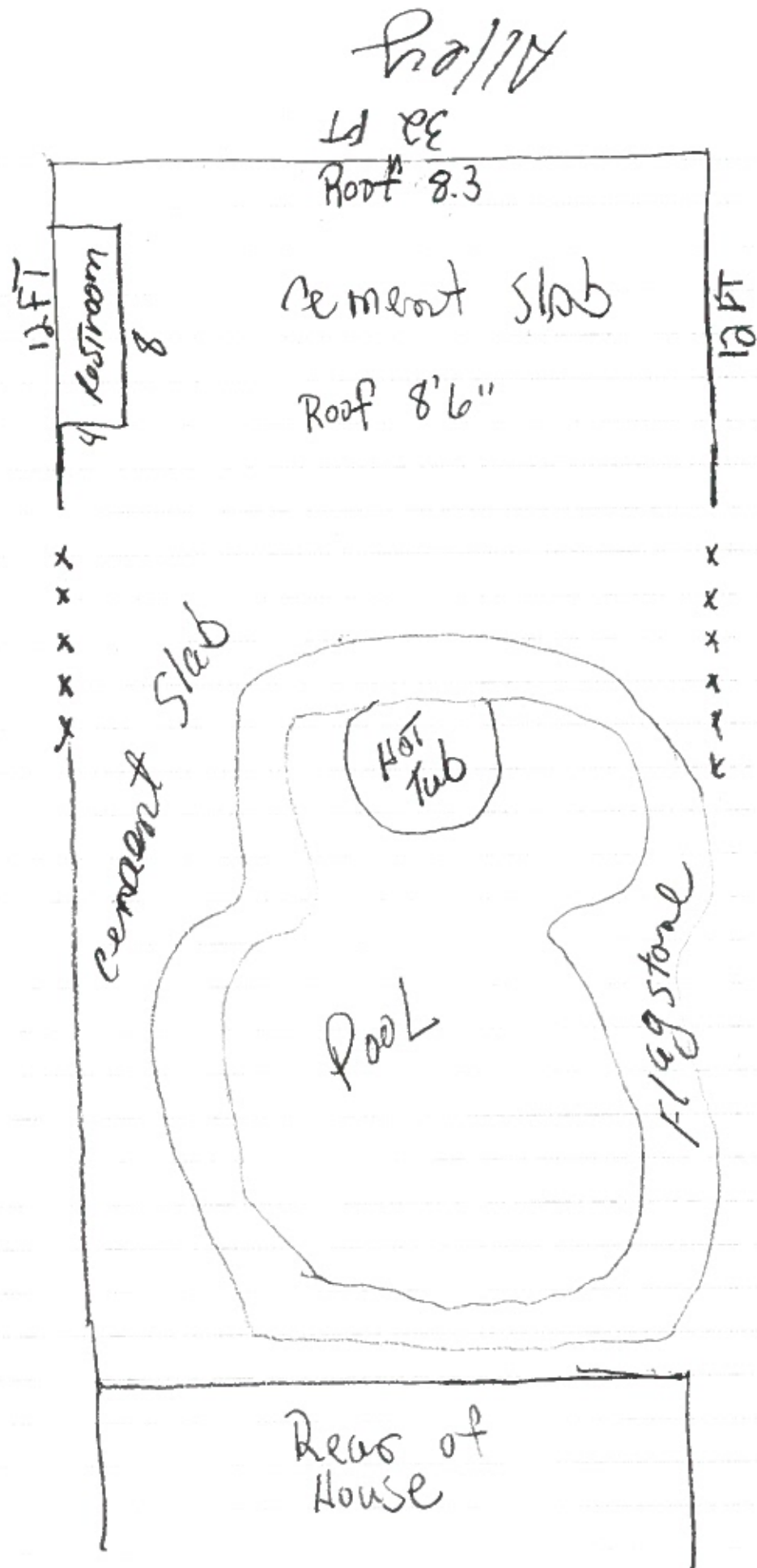




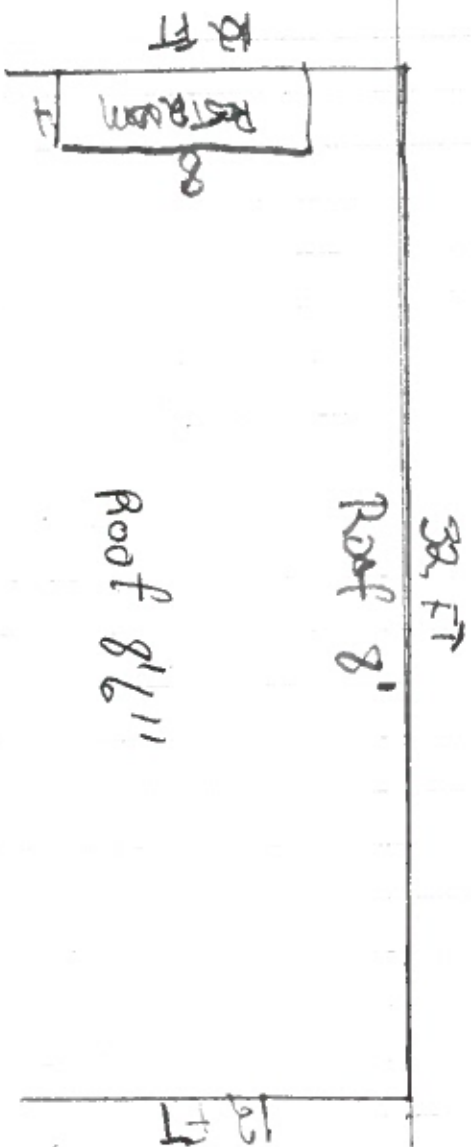




2051 W. Gramercy



2051 W.
Gramercy



1 compress wooden sheets
4x9

2 wooden door

3 stucco white build

Back of
House

EXISTING OUTBUILDING ALONG THE BLOCK



PROPERTY ACROSS THE STREET

