

HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2016

Agenda Item No: 16

HDRC CASE NO: 2016-166
ADDRESS: 915 BURLESON ST
LEGAL DESCRIPTION: NCB 1302 BLK 3 LOT 15
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Victor Hernandez
OWNER: Victor Hernandez
TYPE OF WORK: Construction of a carport
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 40' x 46' carport in the rear of the property at 915 Burlison. The proposed carport features steel construction, R-panel roof, and a gabled roof with a total height of 14 feet. The carport rests on a concrete pad of roughly the same footprint which extends to the back alley.

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.

FINDINGS:

- a. According to the Guidelines for New Construction 5.A.i., new outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form. The proposed carport is not consistent with the Guidelines.
- b. According to the Guidelines for New Construction 5.A.ii., new outbuildings should be no larger in plan than 40 percent of the historic house on the property. The proposed carport has approximately the same footprint as the house and takes up the majority of the back yard space. This is not consistent with the Guidelines.
- c. According to the Guidelines for New Construction 5.A.iii., new outbuildings should relate to the period of construction as the historic house through the use of complementary materials. The proposed materials of steel framing and roofing are not compatible within the Dignowity Hill Historic District. Wood construction would be more appropriate.
- d. Because of its placement at the rear of the property, the proposed carport will not be readily visible from the street. While this is consistent with the Guidelines for New Construction. However, the overall scale and materials of the carport detract from the historic property and are not appropriate within the historic district.

RECOMMENDATION:

Staff does not recommend approval based on findings a through d. Staff recommends that the carport be reduced in overall scale, lowered to no more 12 feet in height, and feature materials that are more compatible within the historic district.

CASE MANAGER:

Cory Edwards

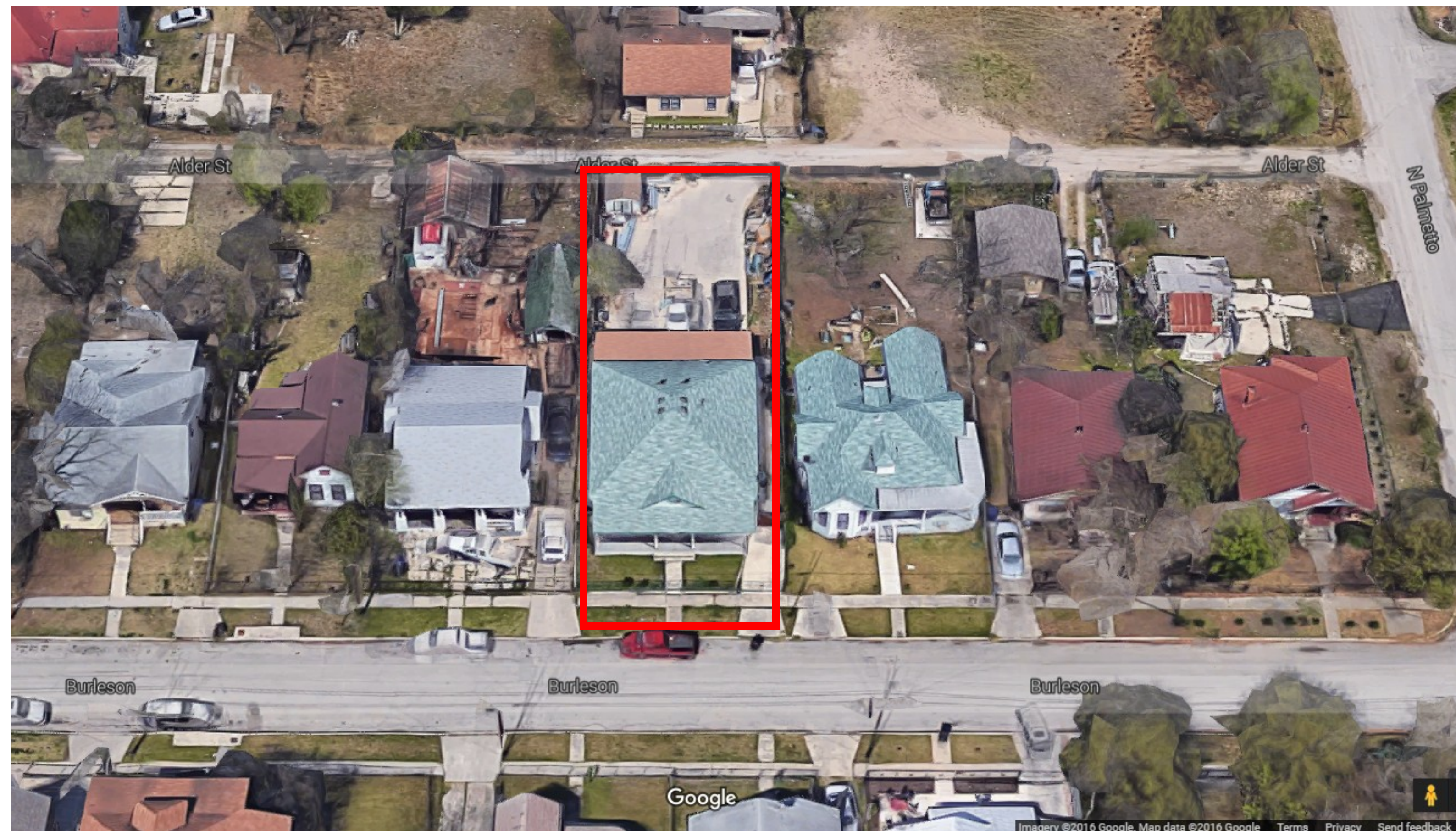


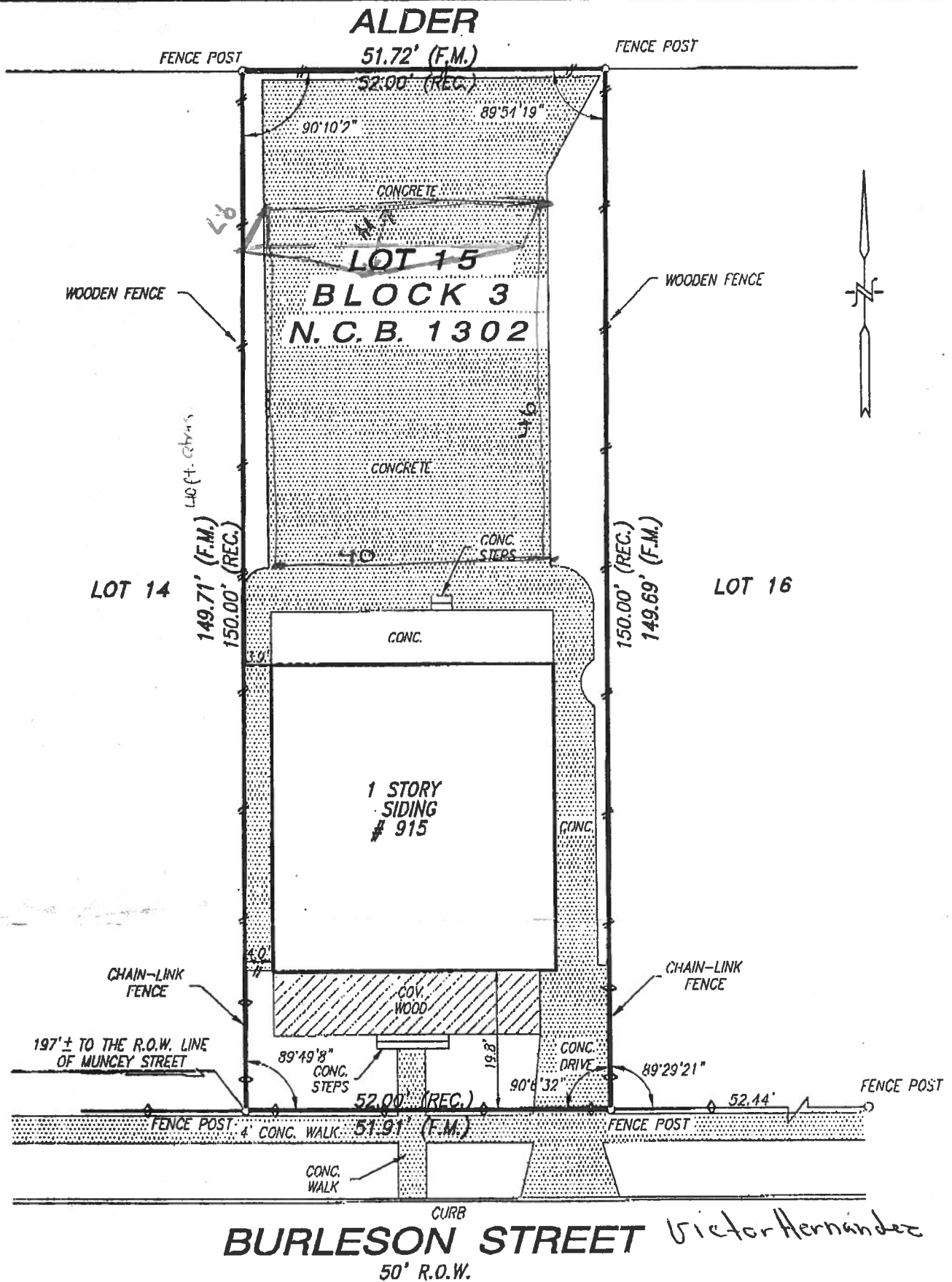
Flex Viewer

Powered by ArcGIS Server

Printed: May 11, 2016

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SCALE: 1" = 20'

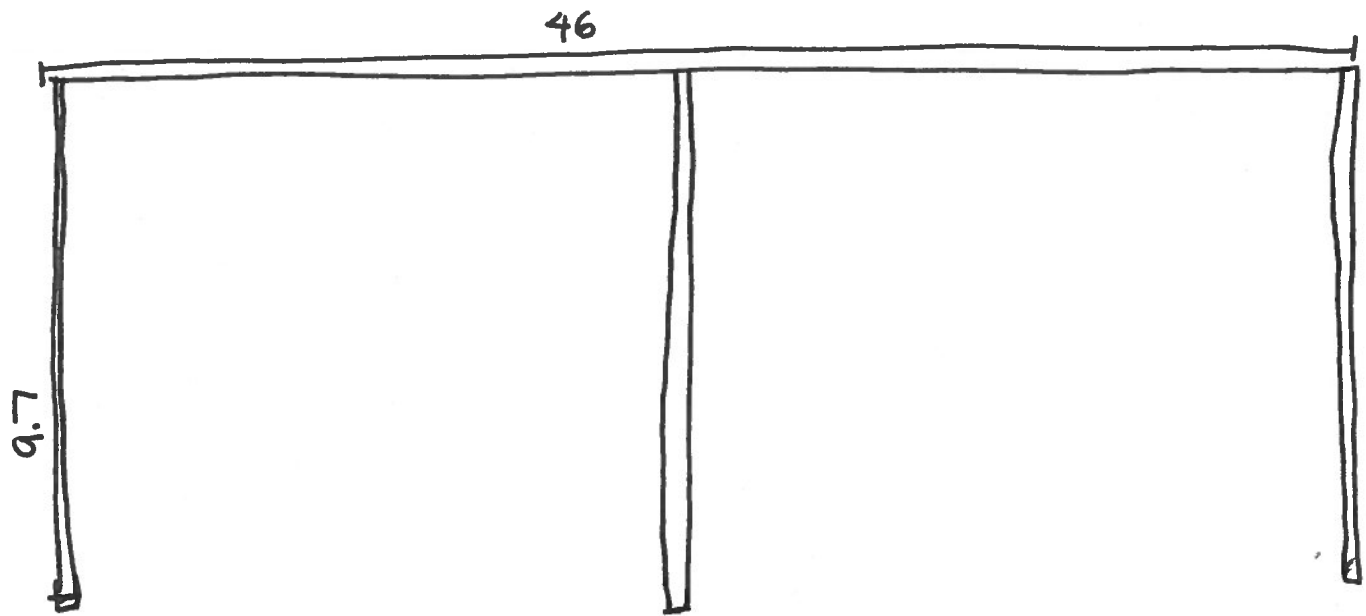
FIELD WORK COMP. 02-13-07

CHECKED BY: RVG

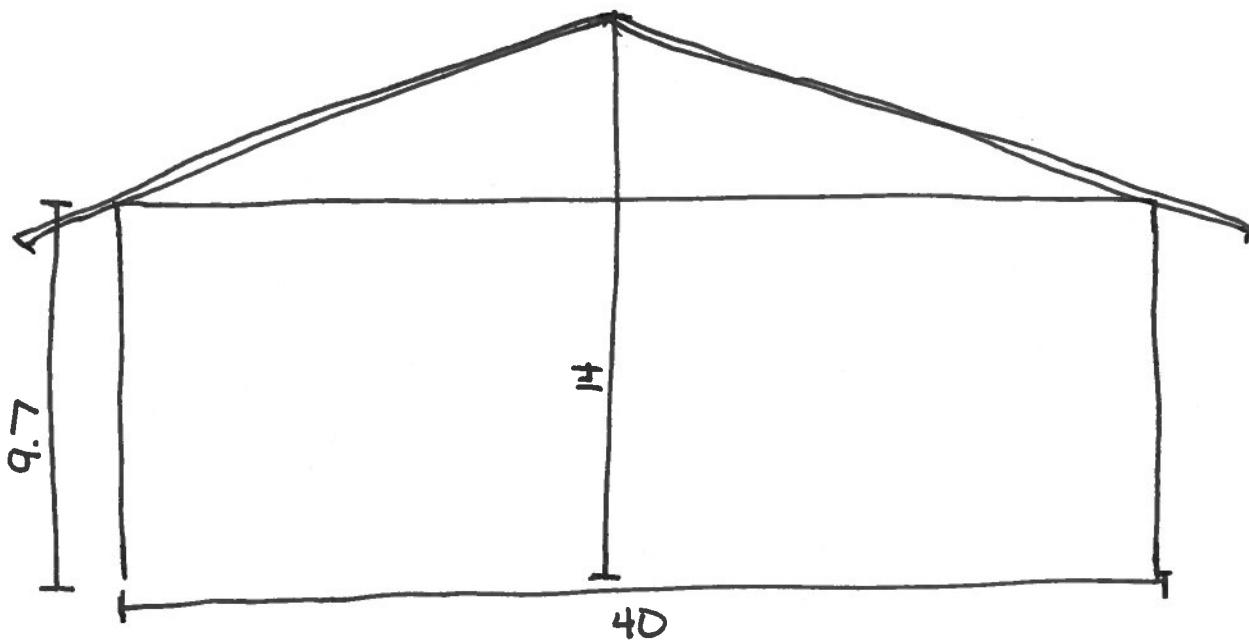
Lot(s) 15 Block 3 N.C.B. 1302
 Addition or Subdivision CITY ENGINEERING MAPS
 Volume , Page of the DEED & PLAT records of BEXAR County, Texas.
 Address: 915 BURLESON STREET City of SAN ANTONIO GF No. 1210011306



side

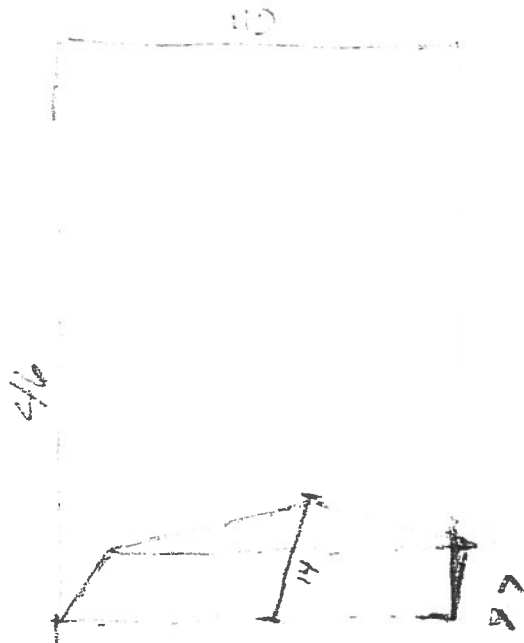


Front/Back



Material

- 2 BEAM 10' 250lb 40' longer
- 10 4X4X $\frac{1}{4}$ 20 longer posts
- 10 4X2X24 11 ga Rect tube
- 28. 6X2X20 polines
- 34. 22'X3 wide R-panels
- 2 bags. of screw





TEXAS SPECIALTY STEEL

12270 HWY. 181 South
San Antonio, Texas 78223

INVOICE

Date

Invoice #

3/21/2016

84654

Bill To

Victor Hernandez

Ship To

S.O. No.	P.O. Number	Terms	Due Date	Rep	Ship	Via	F.O.B.	P.O. DATE
			3/21/2016	HF	3/21/2016			

Quantity	Item Code	Description	Price Each	Weight	Amount
4	TR40201024	Rect. tube 4 x 2 x 11ga x 24'-0	51.89		207.56T
2	TR20104024	Rect. tube 2 x 1 x 14ga x 24'-0	22.24		44.48T
5	rpanelridgecap8...	Ridge cap #RRCP 8 X 8 x 10' 2"	27.00		135.00T
4	rpanel22std	R-panel std. x 22'-0	43.27		173.08T

Handwritten signature
Cash

Subtotal

\$560.12

Sales Tax

\$37.81

Total

\$597.93

Payments/Credits

\$0.00

Overdue accounts are subject to the maximum interest permitted by law. Attorney's fee maybe be charged if account is placed for collection. Returns are subject to a 25% restocking fees.

Phone #

(210) 633-0047

Fax #

(210) 633-2344

E-mail

lisa@texasteel.com

Web Site

www.texasspecialtysteel.com

← 7392.63







