

## HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2016

Agenda Item No: 2

**HDRC CASE NO:** 2016-184  
**ADDRESS:** 1606 E PYRON AVE  
**LEGAL DESCRIPTION:** NCB 7650 TR 1A (1.9AC) & TR 2B (.194AC)  
**ZONING:** R6 H RIO-5  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** Felix Ziga/Ziga Architecture Studio  
**OWNER:** Virginia Rutledge  
**TYPE OF WORK:** Construction of a carport  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a detached carport adjacent to the historic structure at 1606 E Pyron.

### 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 structure at 1606 E Pyron Avenue is a contributing structure to the Mission Historic District, was constructed circa 1960, is of the Ranch style and features a brick façade and a gabled standing seam metal roof.
- b. **MASSING & FORM** – According to the Guidelines for New Construction, garages and outbuildings are to be visually subordinate to the primary historic structure in terms of their height, massing and form. Additionally, new outbuildings should be no larger in plan than forty (40) percent of the primary historic structure’s footprint. The applicant has proposed an carport that is both smaller in footprint and visually subordinate to the primary historic structures. This is appropriate and consistent with the Guidelines for New Construction.
- c. **CHARACTER & MATERIALS** – The Guidelines for New Construction 5.A.iii. states that new garages and outbuildings should relate to the period of construction of the primary historic structure through the use of complementary materials and simplified architectural details. The applicant has proposed for the carport to feature an end gable, an enclosed storage area, an overhang of 24’ – 0”, CMU walls and a standing seam metal roof.

While the use of CMU's is not typical of a historic district, staff finds their use in this application adjacent to a Ranch style house appropriate.

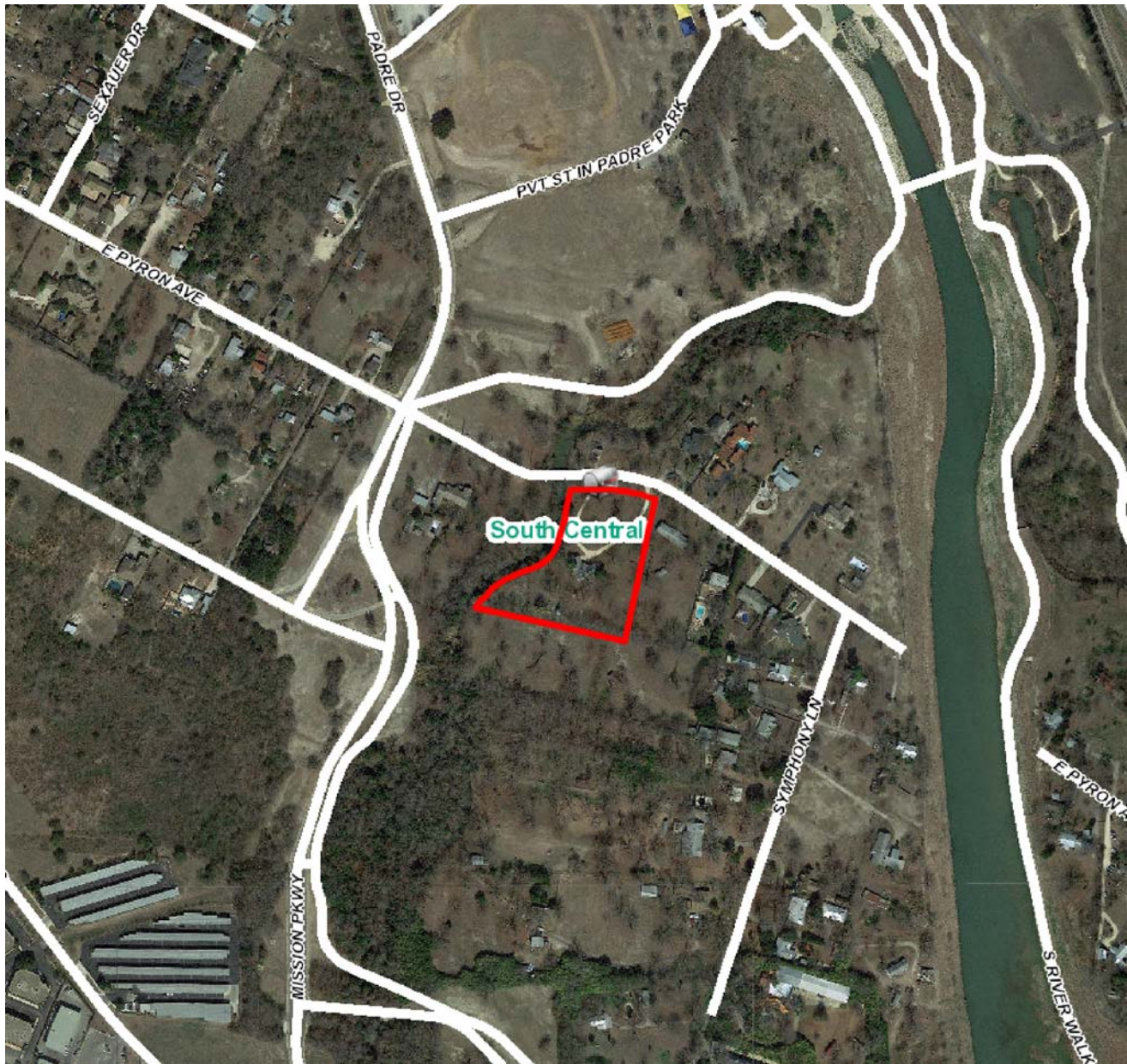
- d. **GARAGE DOORS** – The applicant has proposed to install a metal rolling garage door on the rear of the proposed structure that will be painted orange. This door is on the rear of the structure and will not be seen from the public right of way. In addition to the proposed rolling door, the applicant has proposed to install a metal door for the structure's closet. This door will not be seen from the public right of way. Staff finds both of the applicant's proposed doors appropriate.
- e. **ORIENTATION & SETBACKS** – There is not an established historic example of appropriate accessory structure orientation and setbacks, however, the applicant has proposed an orientation and setback that are both appropriate for the site as well as the primary historic structure on the site. This is appropriate and consistent with the Guidelines.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through e.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: May 19, 2016

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1606 E Pyron Ave

PYRON AVE

E Pyron





ZIGA ARCHITECTURE STUDIO, PLLC  
ARCHITECTURE | INTERIORS | HISTORIC PRESERVATION

130 GREENHAVEN DR.  
SAN ANTONIO, TX 78201

TEL. 210.201.3637  
eMAIL INFO@STUDIOZIGA.COM  
WWW.STUDIOZIGA.COM

RUTLEDGE RESIDENCE CARPORT  
1606 E. PYRON AVE.  
SAN ANTONIO, TX 78214  
MS. VIRGINIA RUTLEDGE

DRAWING FOR  
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APPROVAL  
05.11.2016

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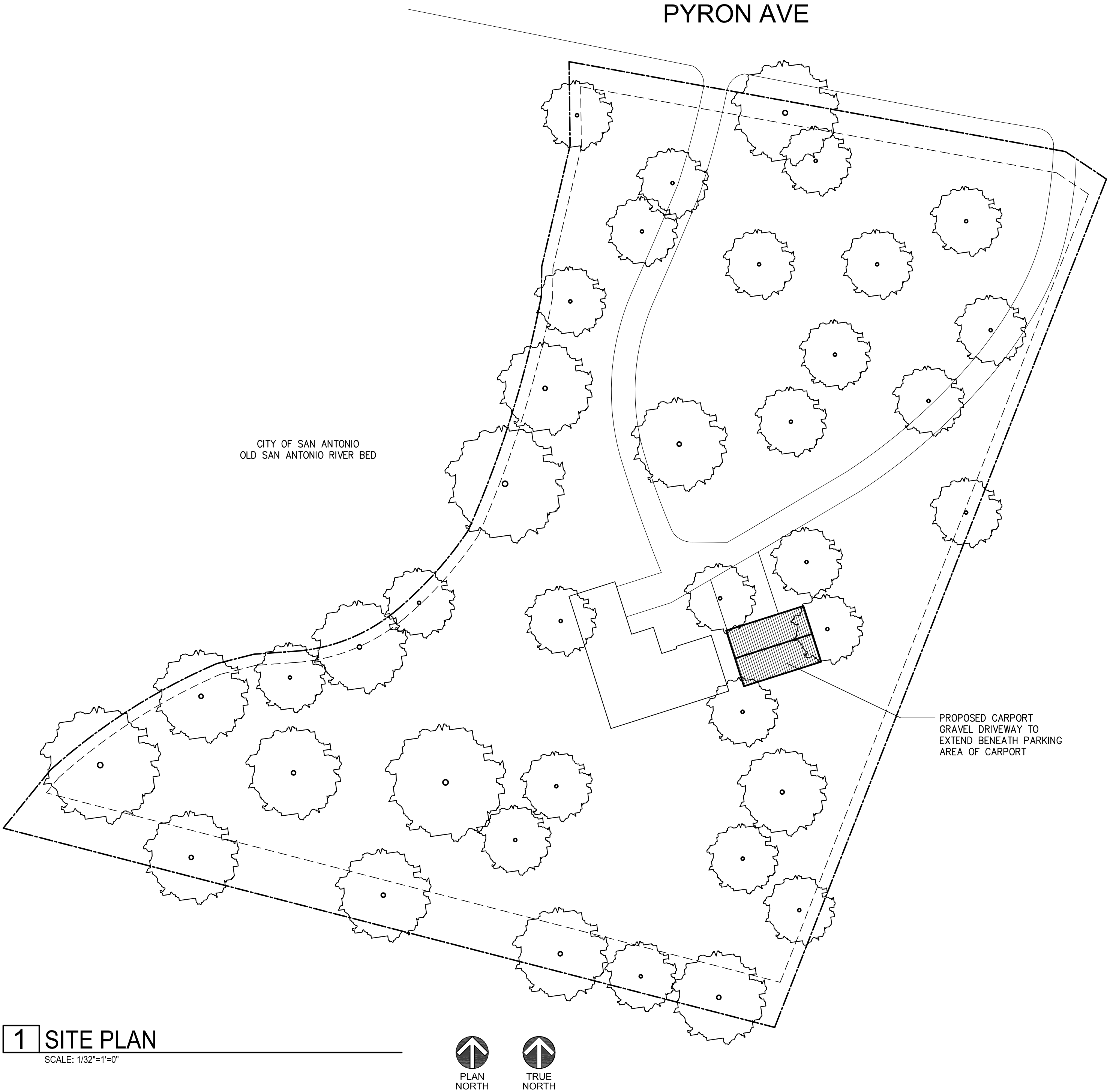
ISSUE		
#	DATE	DESCRIPTION
1	5/11/2016	CLIENT REVIEW

SITE PLAN

PROJECT NO.	16-120
DATE:	5.11.2016
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

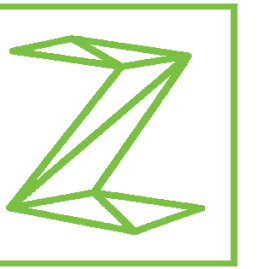
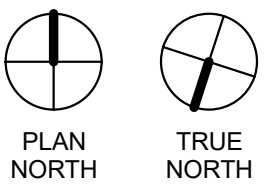
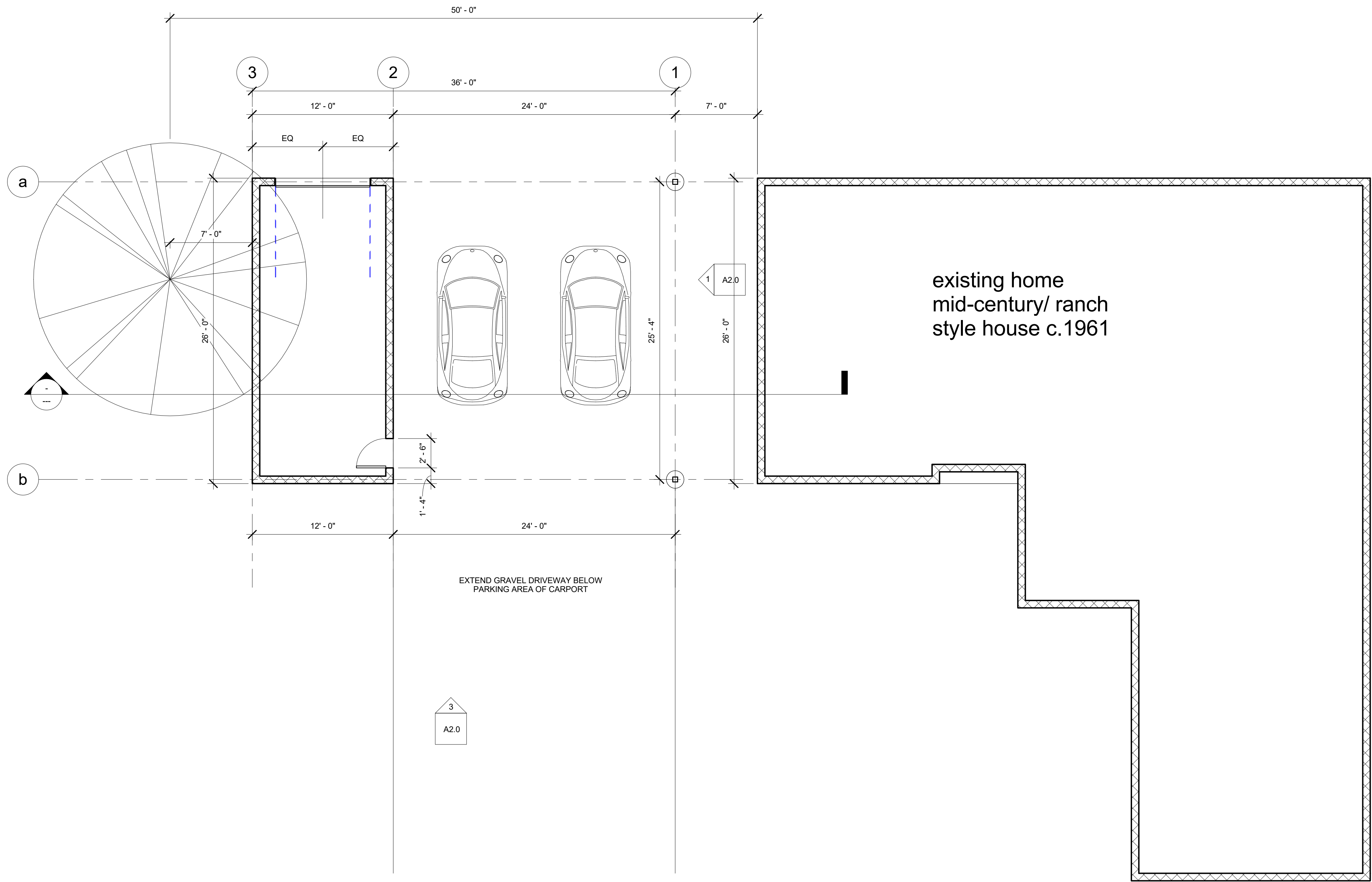
PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

SPI.O



1 SITE PLAN  
SCALE: 1/32"=1'-0"

1 FLOOR PLAN  
3/16" = 1'-0"



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ISSUE

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1	05/11/2016	CLIENT REVIEW

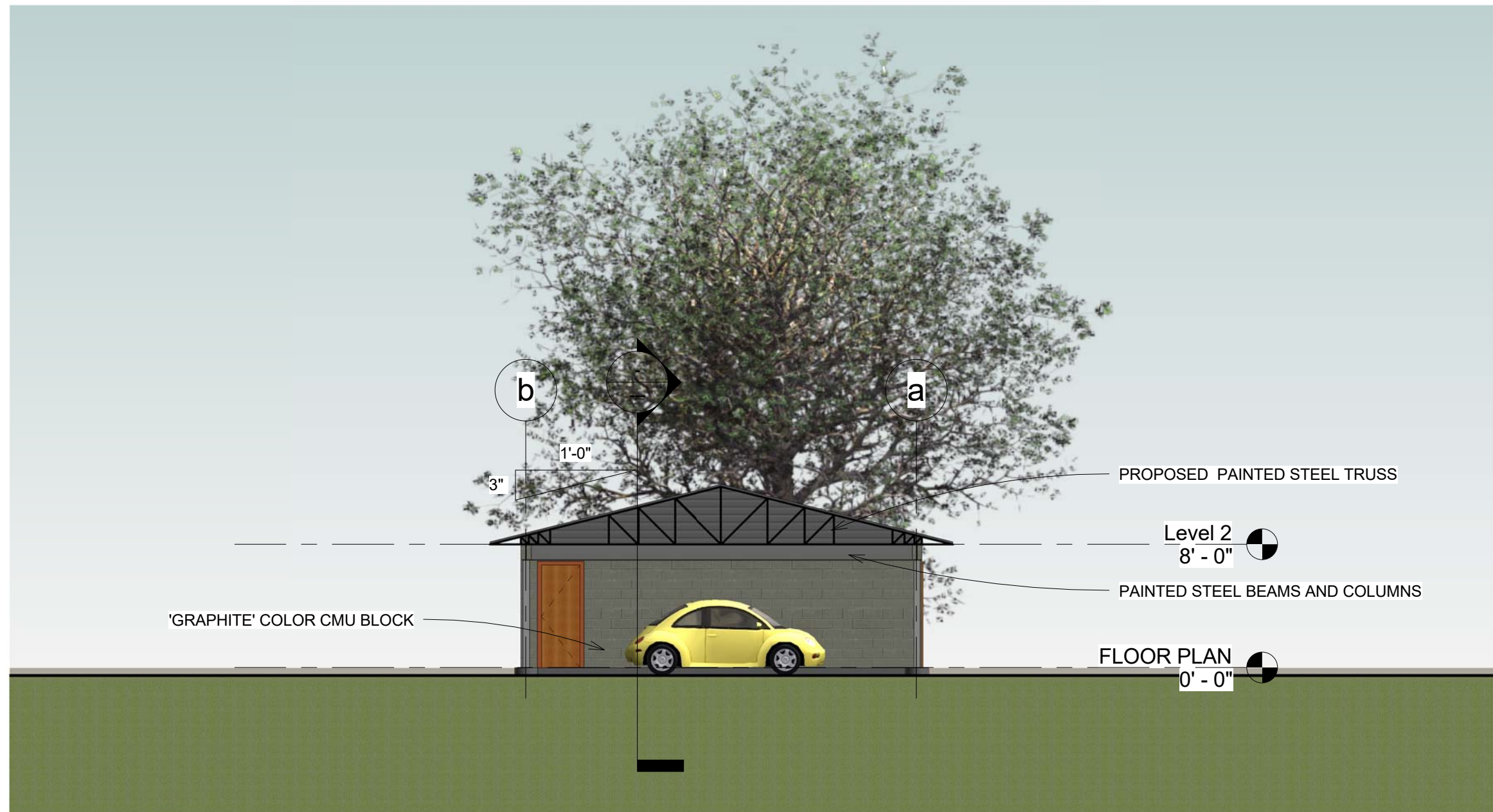
FLOOR PLAN

PROJECT NO.	16-120
DATE:	5.11.2016
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

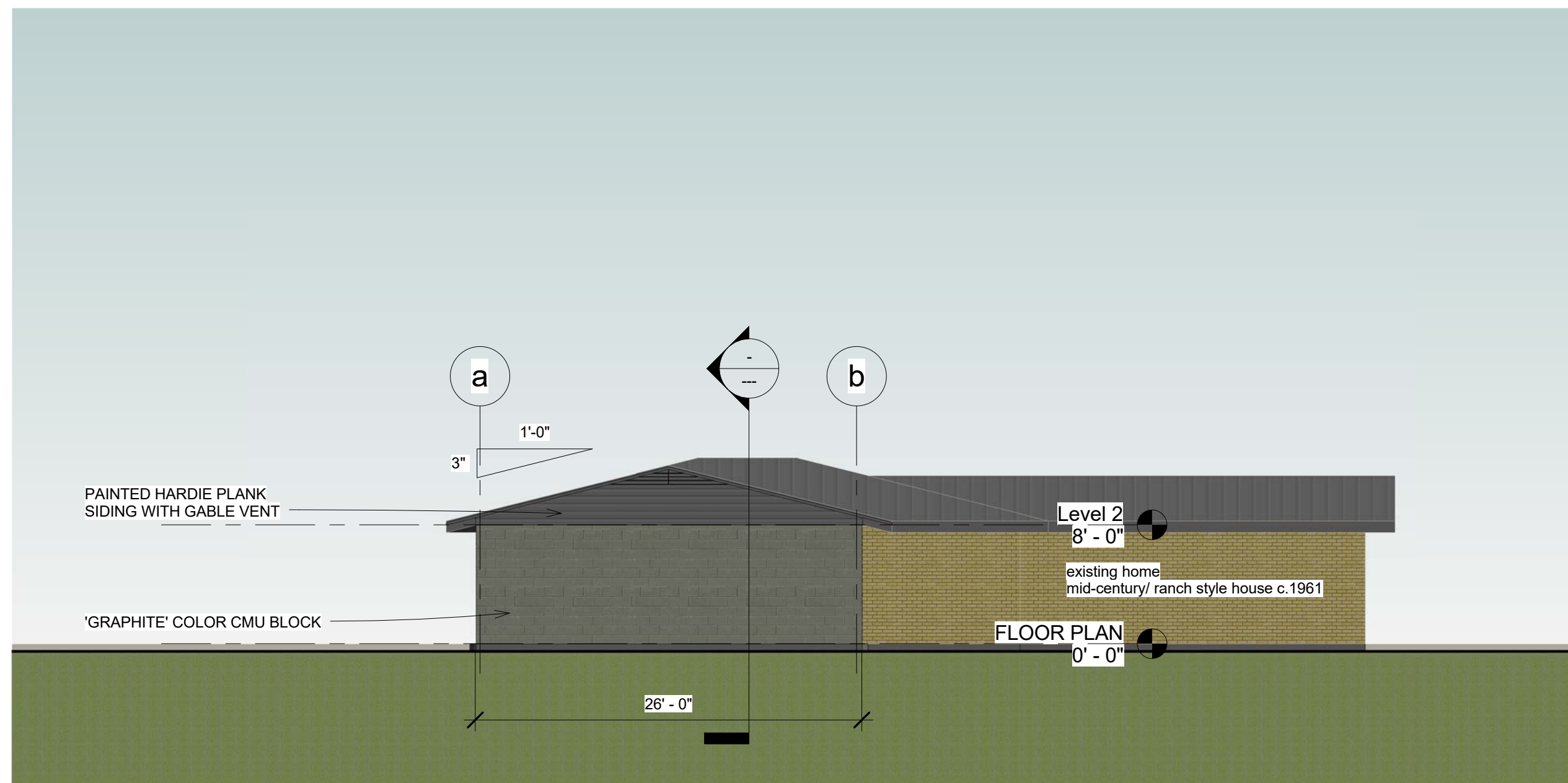
PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
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A.I.O

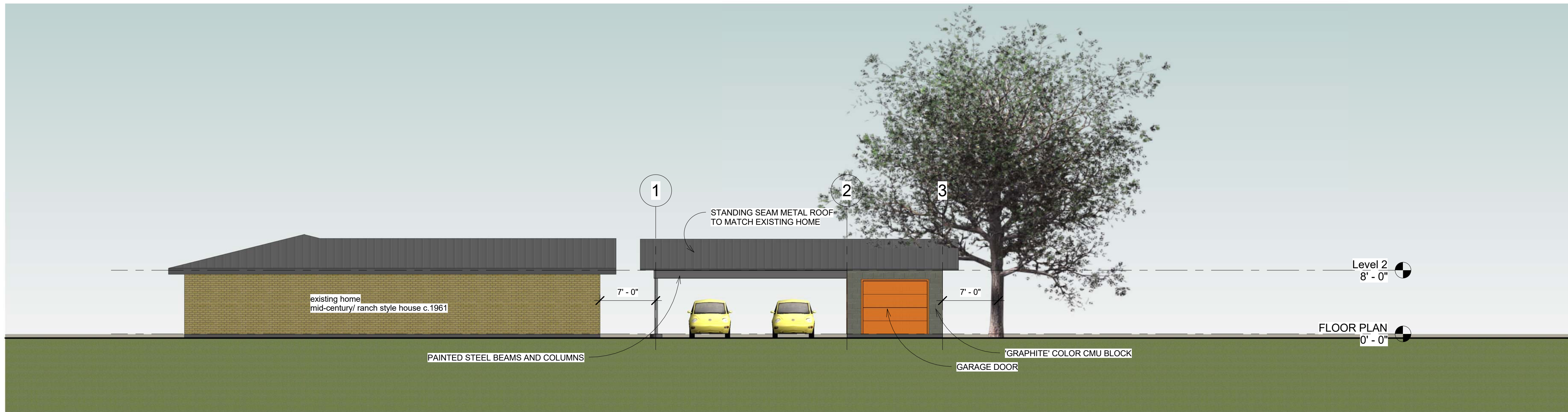




1 EAST ELEVATION  
1/8" = 1'-0"



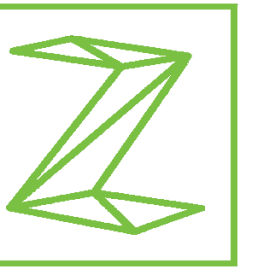
4 WEST ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"



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#### EXTERIOR ELEVATIONS

PROJECT NO.	16-120
DATE:	5.11.2016
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

A2.0





Views from Pyron Ave.





Photos of Existing Home



Proposed Carport Location





Yellow Brick at Existing Home



Proposed Graphite CMU Block