

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2016

Agenda Item No: 3

HDRC CASE NO: 2016-280
ADDRESS: 416 LAMAR ST
LEGAL DESCRIPTION: NCB 529 BLK 2 LOT 4
ZONING: R6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Daniel Diaz
OWNER: Lauren Bartholomew
TYPE OF WORK: Construction of a rear accessory structure, Historic Tax Certification
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure that is to feature both a carport and storage space and Historic Tax Certification.

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.

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 historic structure at 416 Lamar was constructed circa 1930 and features craftsman style elements. The

applicant has previously received administrative approval for various rehabilitative scopes of work for the primary historic structure and the construction of a small rear addition of approximately 140 square feet. At this time, the applicant is requesting Historic Tax Certification as well as approval of the construction of a rear accessory structure. Staff conducted a site visit on July 13, 2016.

- b. **MASSING & FORM** – According to the Guidelines for New Construction, 5.A., new accessory structures should be designed to be visually subordinate to the primary historic structure in terms of height, massing and form and should no larger in plan than forty (40) percent of the primary historic structure. The applicant has proposed for the accessory structure to feature a footprint of approximately 240 square feet and a height of approximately thirteen (13) feet in height. This is consistent with the Guidelines.
- c. **MATERIALS** – The applicant has proposed for the accessory structure to feature wood siding to match that of the primary historic structure, reclaimed windows from the primary historic structure, open rafter tails to match those of the primary historic structure and a concrete slab foundation. The applicant has proposed a Craftsman style door, appropriate for the architecture of the proposed structure and complementary of the primary historic structure. In regards to the proposed columns, the applicant has proposed wood square columns with brick bases to match those of the brick of the primary historic structure’s chimney. The applicant’s proposed materials are consistent with the Guidelines for New Construction 5.A.iii. and iv.
- d. **ORIENTATION** – The applicant has proposed to orient the proposed accessory structure in a manner that is typical with other accessory structures in the Dignowity Hill Historic District. This is consistent with the Guidelines for New Construction 5.B.i.
- e. **SETBACKS** – The Guidelines for New Construction 5.B.ii., states that the historic setback pattern of the district should be used in regards to the location of accessory structures. The applicant has proposed to located the accessory structure to the rear and side of the primary historic structure. While this location is not a the far rear of the lot, it is consistent with the general location of other accessory structures in relationship to the primary historic structure. Staff finds this location appropriate and consistent with the Guidelines.
- f. **DRIVEWAY** – The applicant has proposed a driveway of decomposed granite of ten (10) feet in width. This is appropriate and consistent with the Guidelines for Site Elements.
- g. **HISOTRIC TAX CERTIFICATION** - 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 including a cost estimate, timeline for project completion and a set of architectural documents.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall

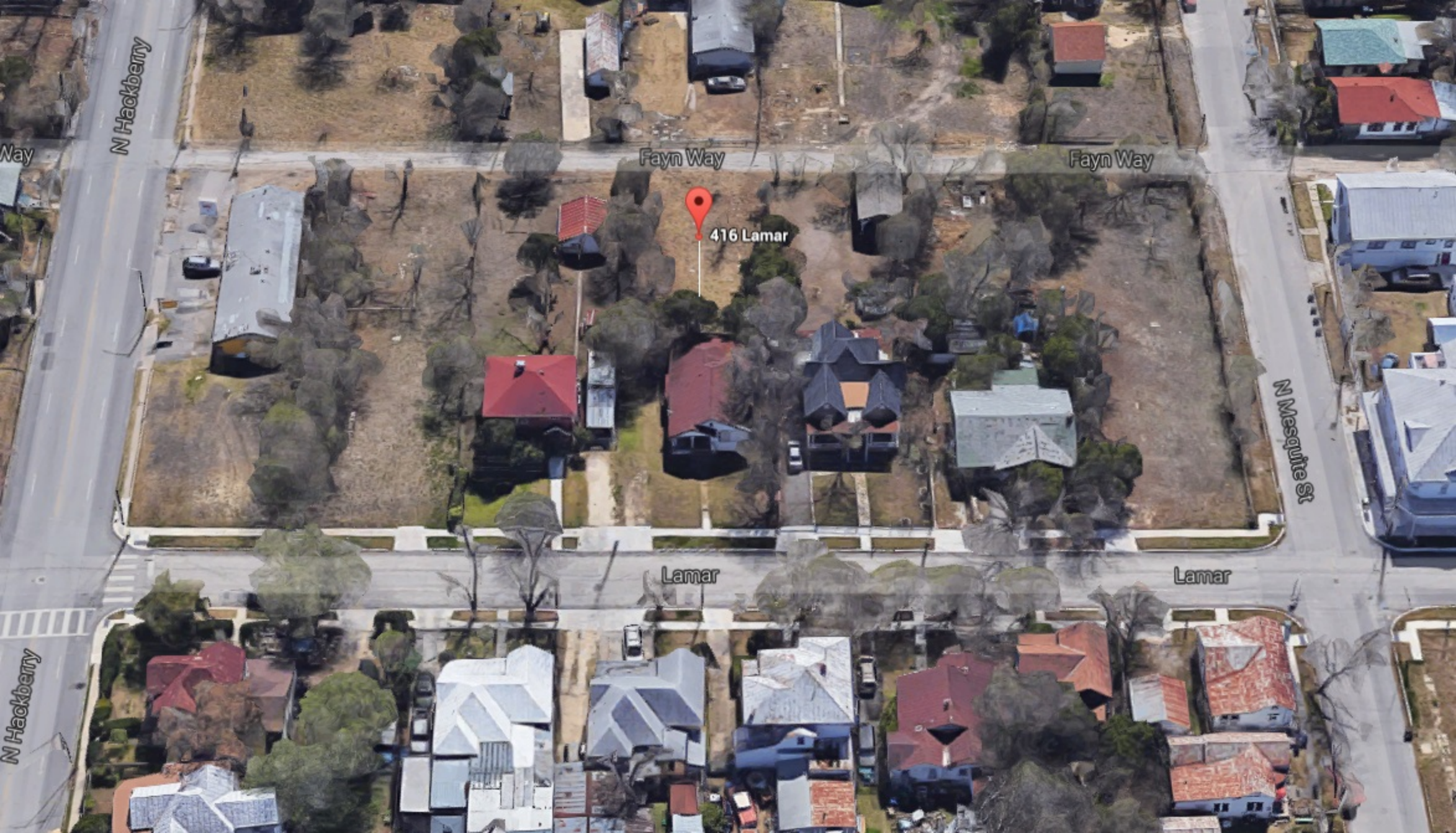


Flex Viewer

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Way

N Hackberry

Fayn Way

Fayn Way

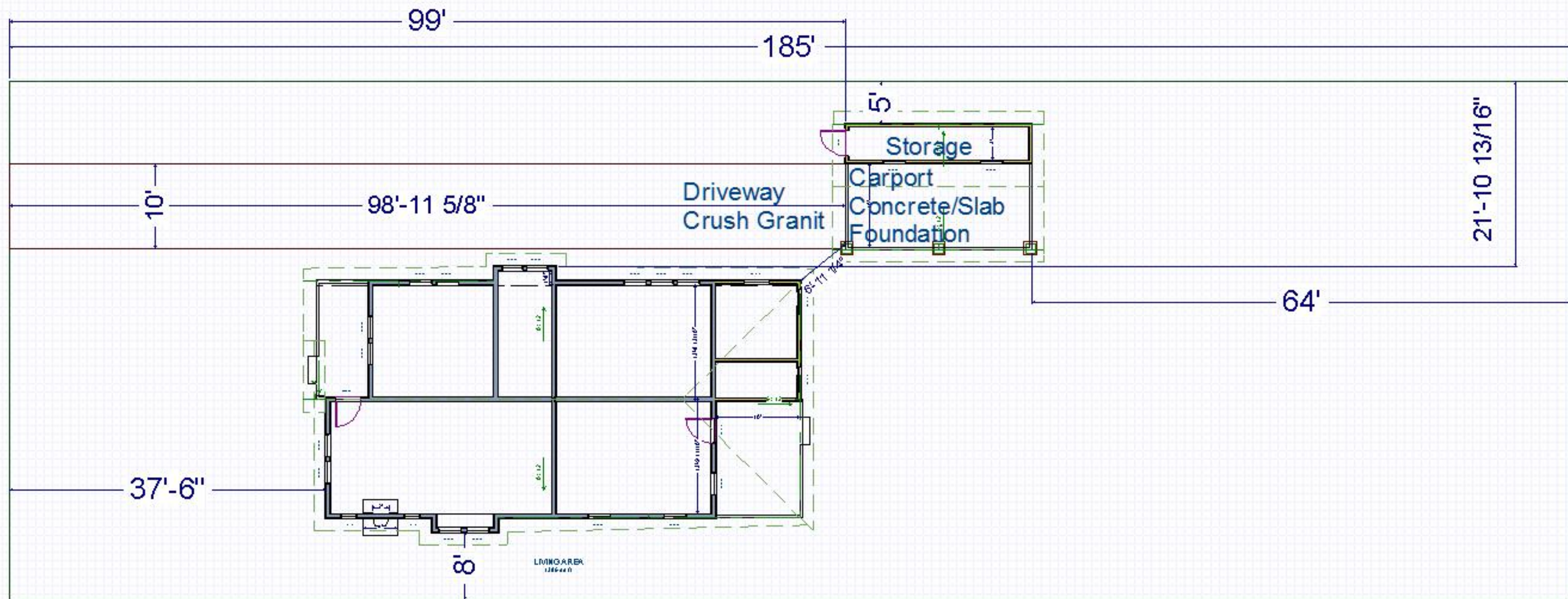
416 Lamar

N Mesquite St

Lamar

Lamar

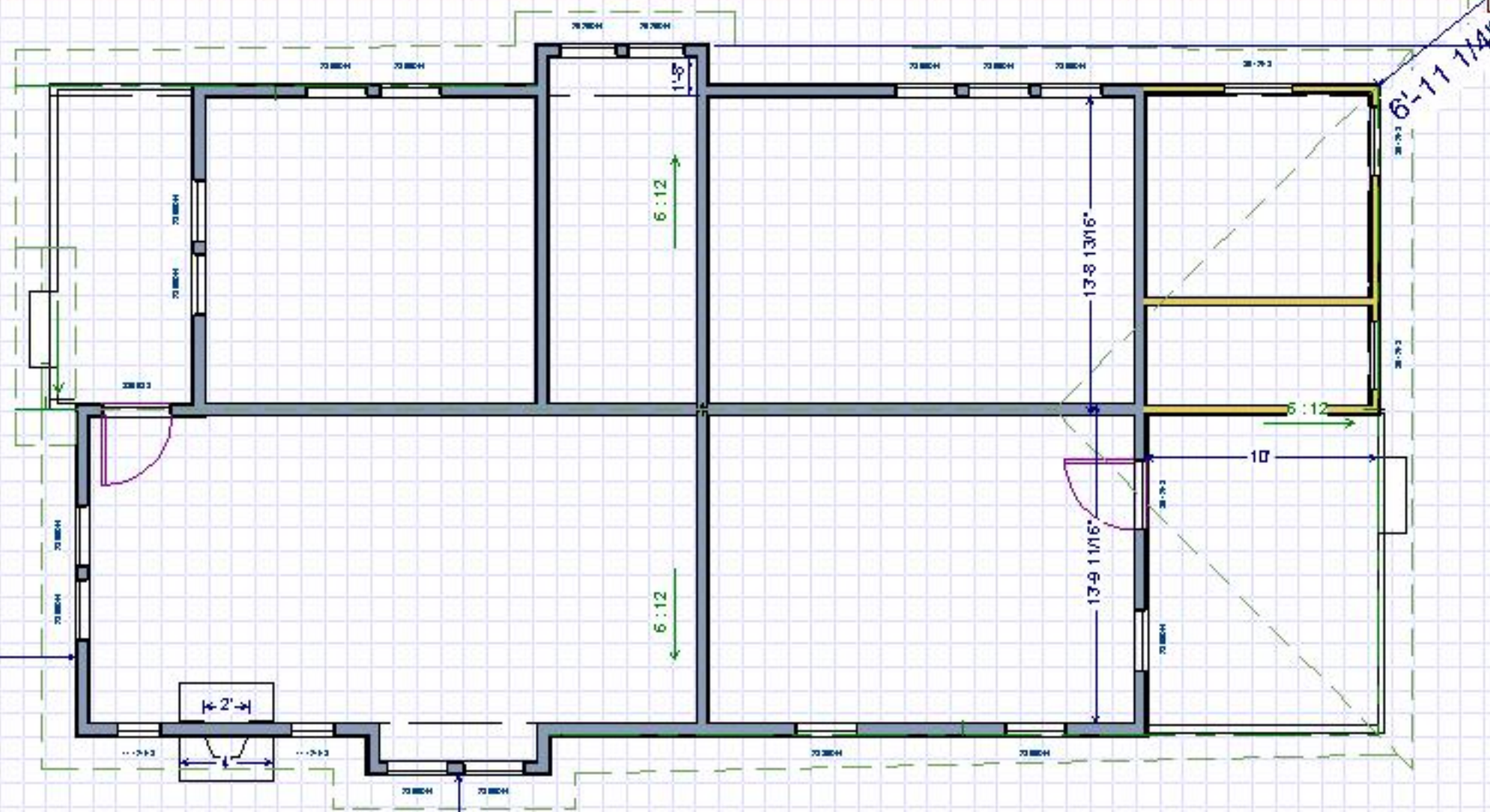
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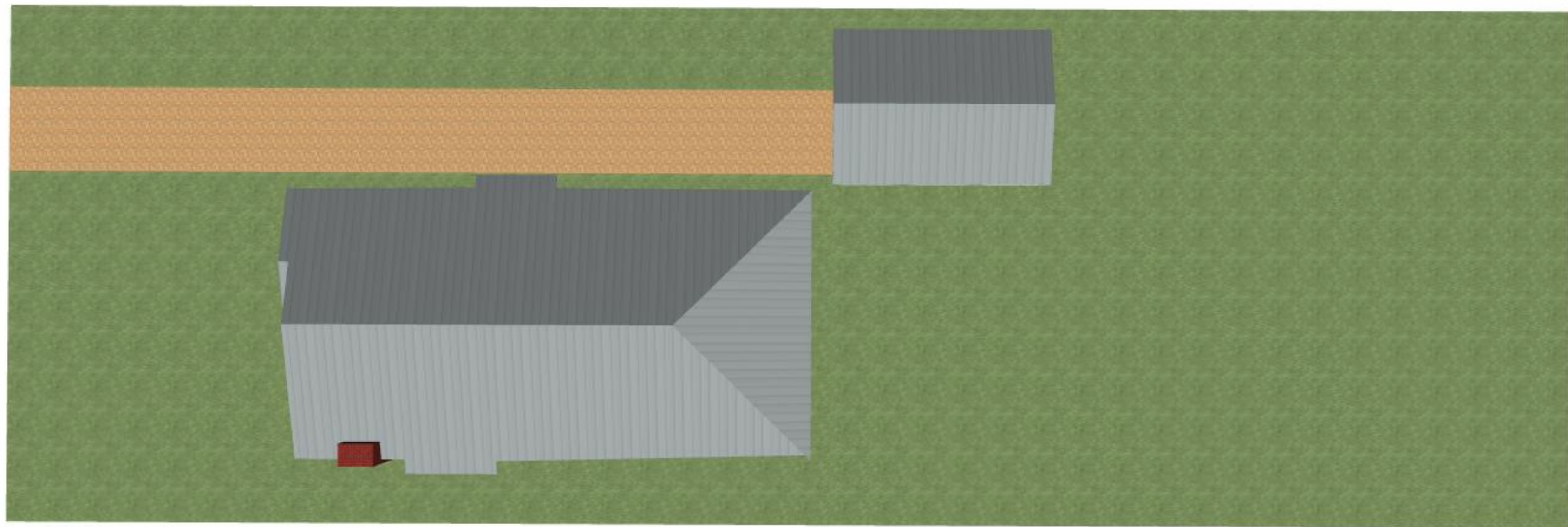


98'-11 5/8"

Driveway
Crush Granit

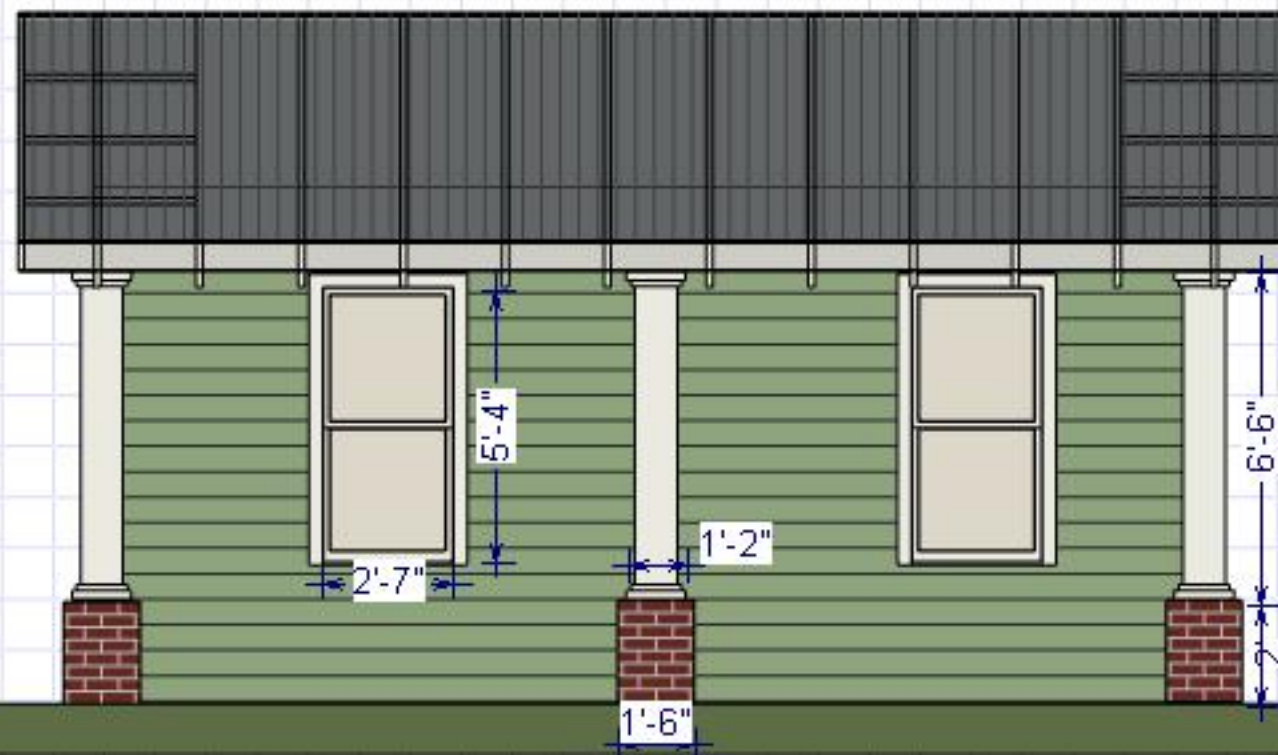
Storage
Carport
Concrete/Slab
Foundation











117 Wood siding same as original house

Wood windows reclaimed from orig home

Open rafter tails same as original home

Standing seam metal roof hand crimped ridge

9' Tall construction same as original home

4' x 20' Storage on concret slab

10' x 20' Carport surface is crush granit



