

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2016

Agenda Item No: 5

HDRC CASE NO: 2016-274
ADDRESS: 431 HAYS ST
LEGAL DESCRIPTION: NCB 528 BLK 1 LOT E 16.7 FT OF 15 & E 53.06 FT OF 16
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: David Hope
OWNER: David Hope
TYPE OF WORK: Construct new carport
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 450 square foot carport with front gable and wooden posts to the rear of the property.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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 main structure at 431 Hays St, a corner lot, is a folk Victorian two story home with wood siding, front facing gable, rear hipped roof with standing seam metal.
- b. There is an existing, non-contributing 15' x 18' wooden carport, with 10' clearance and minimal open gable roof. The applicant received administrative approval to demolish the existing, non-contributing carport.
- c. SCALE/MASSING/FORM - The applicant is requesting to build a carport to the rear of the property with open gable facing the side street and a 13' in ridge height. 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. Staff finds the proposed carport appropriate and consistent with the Guidelines.
- d. MATERIALS –The applicant is proposing the carport with simple square wood columns and a standing seam metal roof to match the roof on the main structure. 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 are consistent with the Guidelines.
- e. CHARACTER – The main structure is a folk Victorian style home. The applicant is proposing a simple carport with wooden posts and a standing seam metal roof. According to the Guidelines for New Construction 4.A.ii., architectural details should be incorporated that are in keeping with the predominant architectural style. Staff finds character appropriate for a folk Victorian home. Staff finds the proposal is consistent with the Guidelines.
- f. ORIENTATION/SETBACK – The main structure is on a corner lot, at the corner of Hays and Mesquite. The existing carport faces Mesquite. According to the Guidelines for New Construction 5.B., new garages should match the predominate orientation and setbacks found along the block. Staff made a site visit July 13, 2016, and found carports and garages in the rear of structures, facing the front or side street. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

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

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

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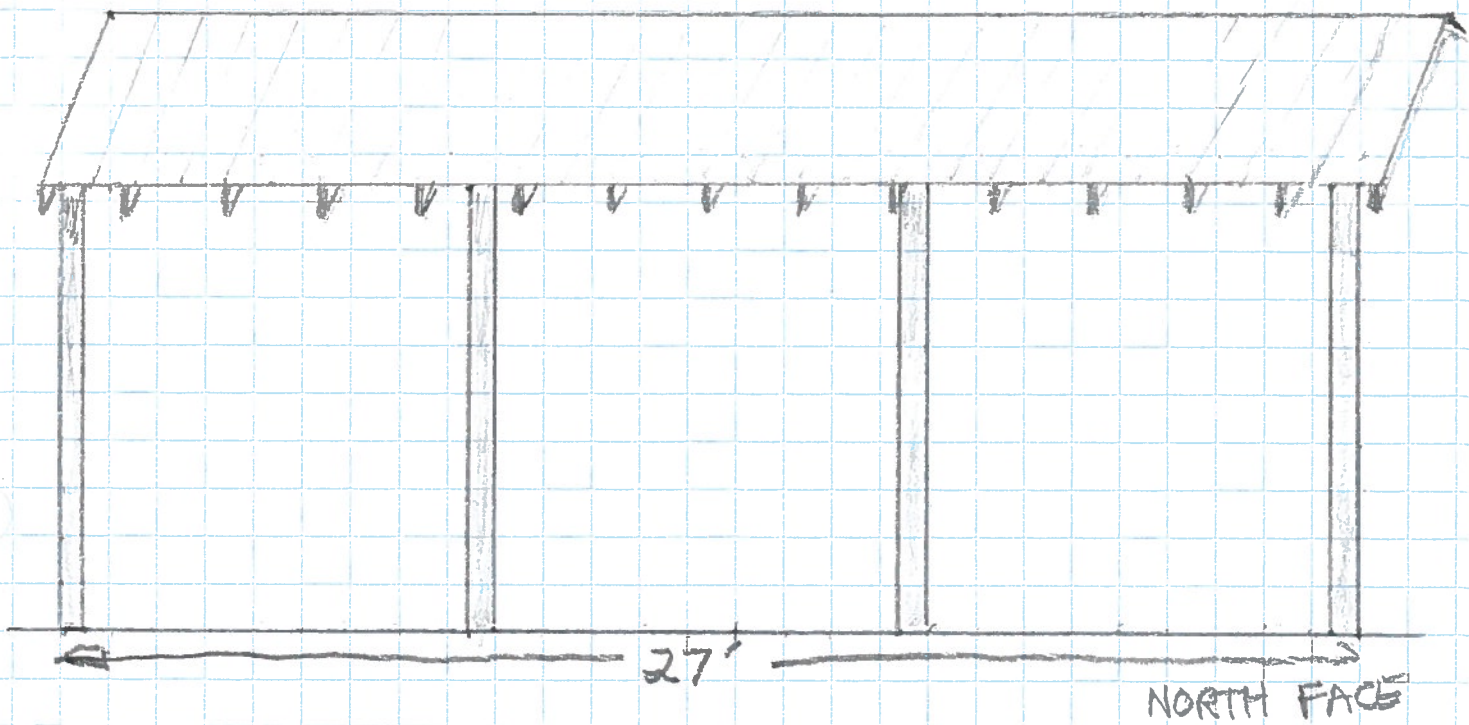
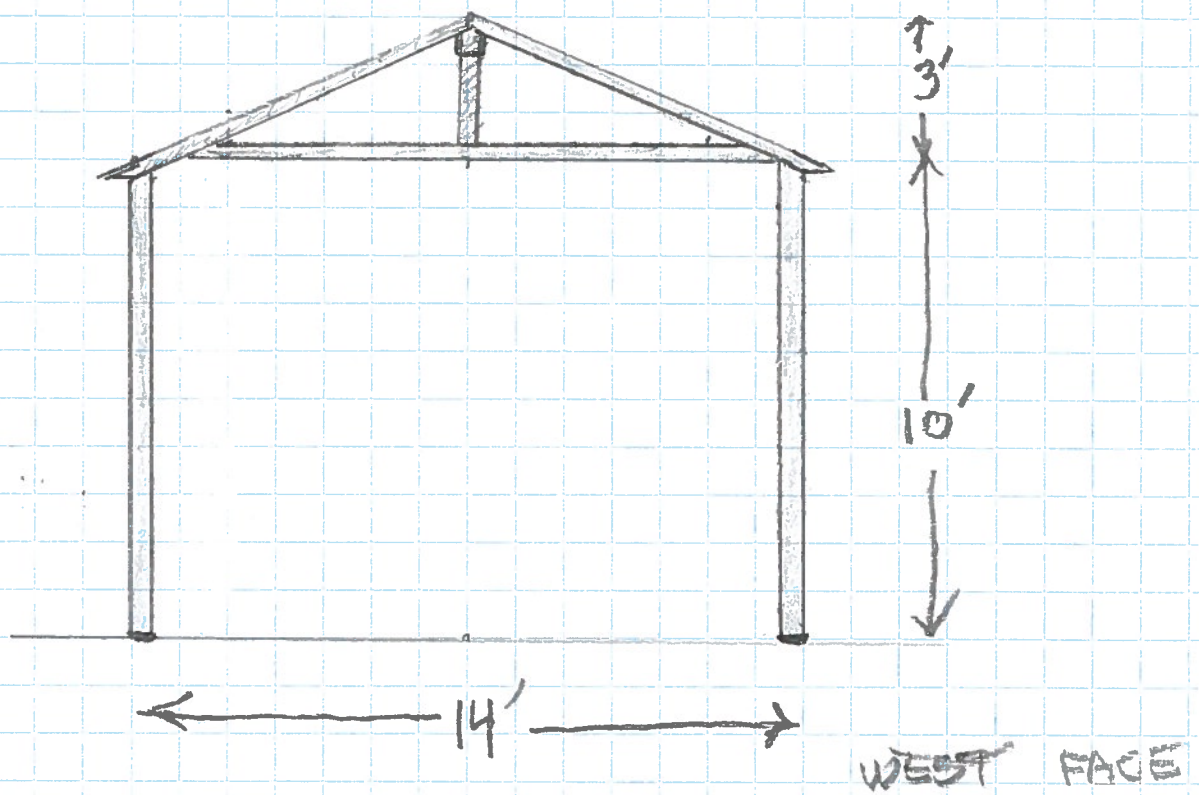
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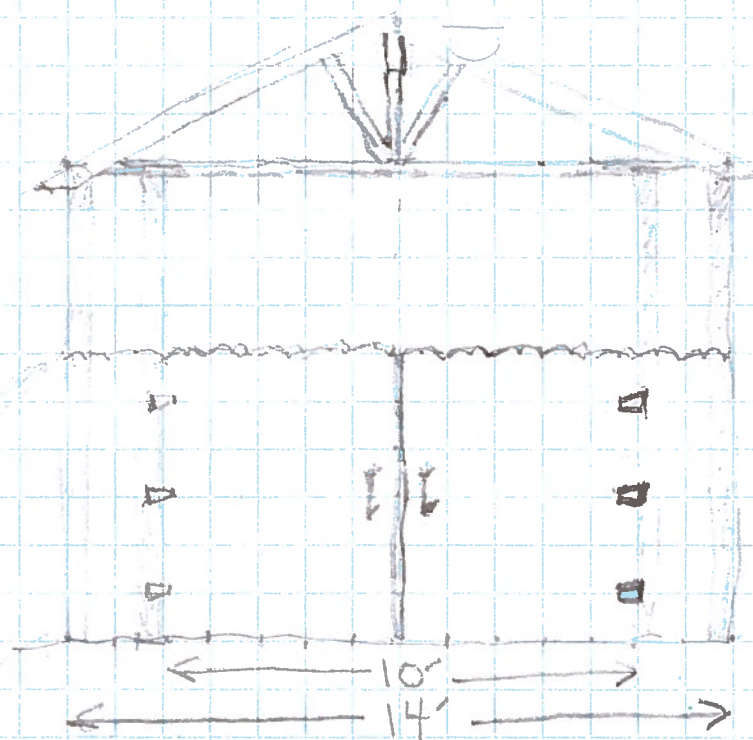
Lot **E**

NCB 528

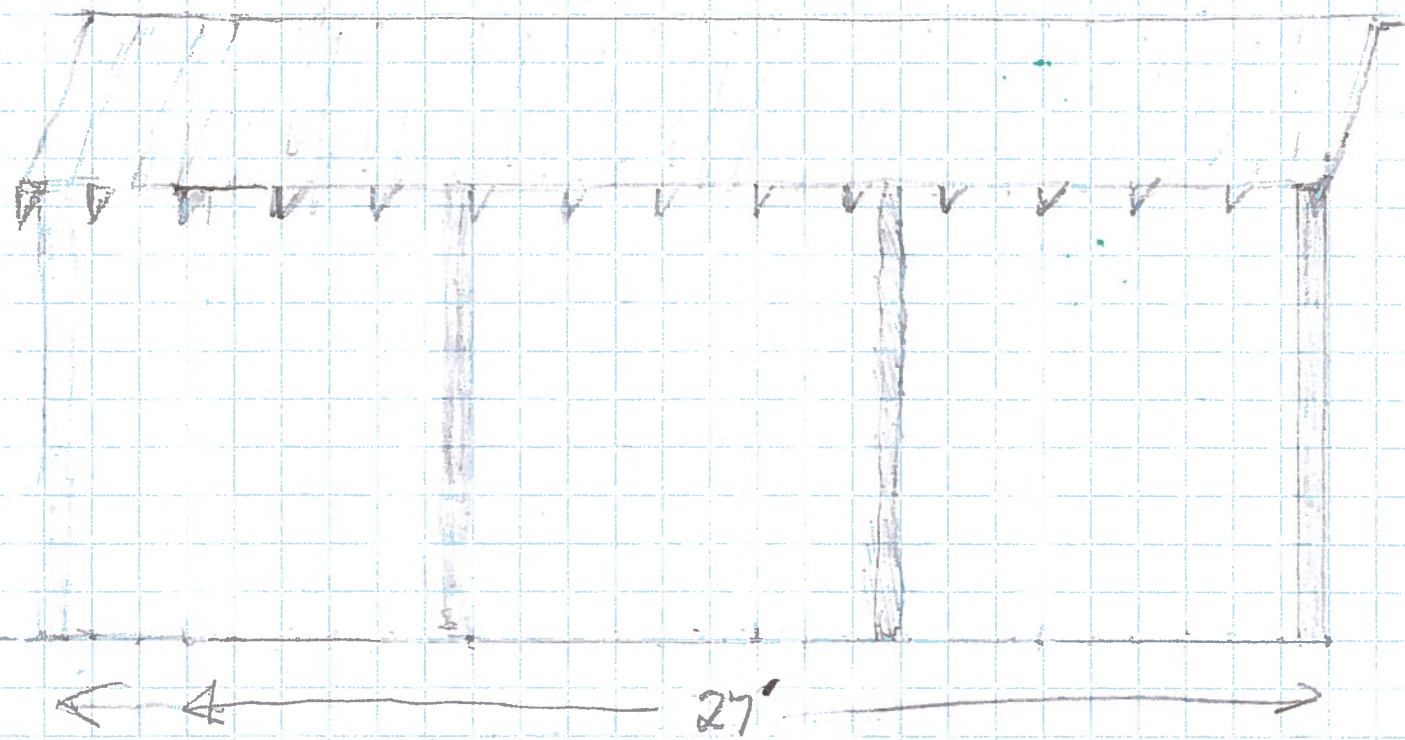


I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2012 IRC





3'
10'
EAST
MESQUITE ST.



SOUTH FACE



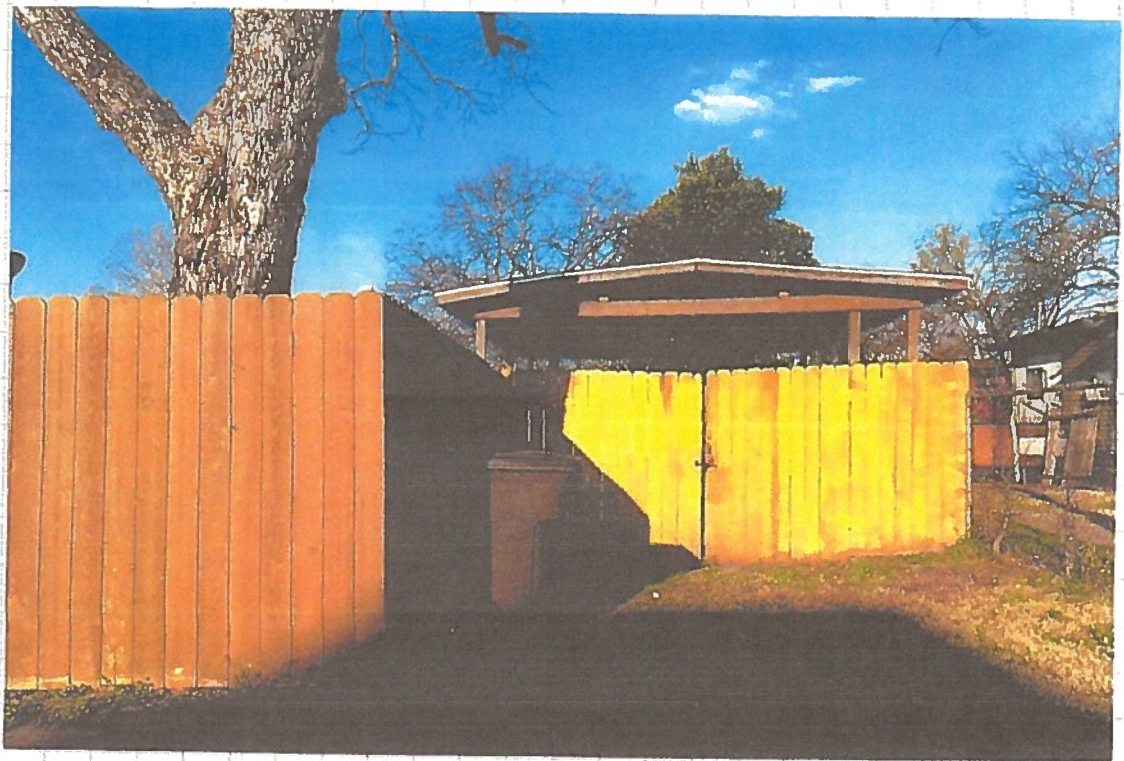
RESIDENCE at corner of Mesquite & Hay Streets.



west view of existing carport looking toward Mesquite St.



view from existing carport toward Residence



view of existing carport from Mesquite Street.



view of 10'x10' shed from rear entrance to Residence.



Roofing: 24 gauge
metal
lock seam 12 inch panels