

HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2016

Agenda Item No: 7

HDRC CASE NO: 2016-370
ADDRESS: 367 QUENTIN DR
LEGAL DESCRIPTION: NCB 8411 BLK 6 LOT E 25 FT OF 6 & W 35 FT OF 7
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Robert Flores
OWNER: Robert Flores
TYPE OF WORK: New construction of an accessory structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an 18' x 25' rear shed.

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 home at 367 Quentin is located in the Monticello Park Historic District, and was designated in 1995. The home is a one-story brick with craftsman influence and steel casement windows. There is an existing garage accessory structure at the rear of the lot, with asbestos siding, a front gable roof, composition shingles and a front attached carport.
- b. There is also an existing framed out shed that was built without prior approvals in 2013.
- c. **CHARACTER** – The applicant is proposing a shed with a hip roof with composition shingles to match those on the main structure, a garage door opening, and wood lap siding. It also has a rectangular concrete pad in front of the center opening. According to the Guidelines for New Construction 5.A.iii., new outbuildings should relate to the period of construction of the principal building. Staff recommends that the roof eave detail match the existing garage so that it would be compatible with the main structure and is consistent with the Guidelines.
- d. **MASSING/FORM** - The applicant is proposing to construct a rear shed that is 25' wide and 18' deep. The shed ridge height is below that of the existing garage. According to the Guidelines for New Construction 5.A., new outbuildings should be no larger in plan than 40% of the principal historic structure's foot print, and should be

visibly subordinate to historic structures. Staff finds the proposed form consistent with the Guidelines.

- e. DOORS – The existing framed shed has 3 pedestrian door openings. The applicant is proposing to install one wood 8' x 7' garage door. According to the Guidelines for New Construction 5.A.v., door should be similar in proportion and materials as those traditional found in the district. Staff finds the proposal consistent with the Guidelines.
- f. SETBACKS/ORIENTATION - The proposed shed is 42" from the left property line, 52" from the rear property line and 8' from the existing garage structure, located to the rear of the main structure. According to the Guidelines for New Construction 5.B, new outbuildings match predominant garage and carport orientations. Staff made a site visit on September 12, 2016, and found the shed is not visible from the public right-of-way and that historically accessory buildings are in the rear of the main structure. Staff finds the proposed setback and orientation consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through f with the following stipulations:

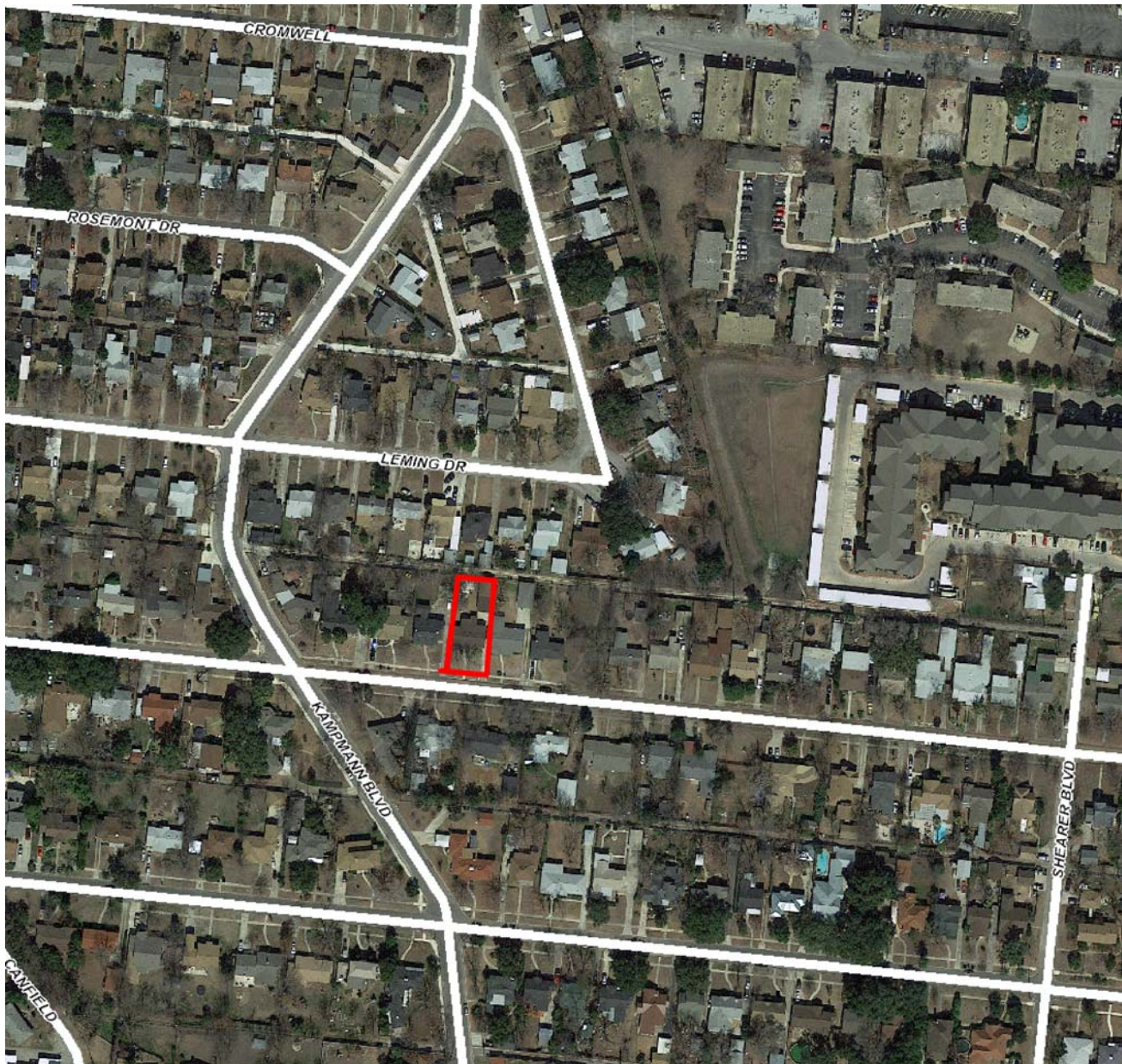
- 1. That the applicant submit garage door details to staff prior to receiving a Certificate of Appropriateness.
- 2. That the applicant submit siding profile details to staff prior to receiving a Certificate of Appropriateness
- 3. That the shed eaves match those of the existing garage.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

The applicant is responsible for meeting setback requirements set by the UDC.



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 13, 2016

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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS:

REQUEST:

HEARING DATE: 20

TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT
(210) 215-9274

ALL HDMC MEETINGS TAKE PLACE AT 1901 N. ALAMO



08/29/2016



08/29/2016



08/28/2016







08/29/2016





08/29/2016



08/29/2016



08/29/2016



08/29/2015



08/29/2016



08/29/2016



Robert I Flores
367 Quintin Dr.
San Antonio, Texas 78201

Shed = 450 Sq.Ft. 18'x25'

Concrete Slab 3000 P.S.I with 1/2" Rebar @ 16 O.C.

Wood Framing @ 16 O.C. (2x4)
Rafters & Ceiling Joist @ 16 O.C. (2x6)
Rear & Left Side with fire treated Material
as per City of San Antonio

Decking with 7/16 D.S.B. Plywood w/clips
Roofing #30 Felt with 30 year to Match House

Paint to match House Colors

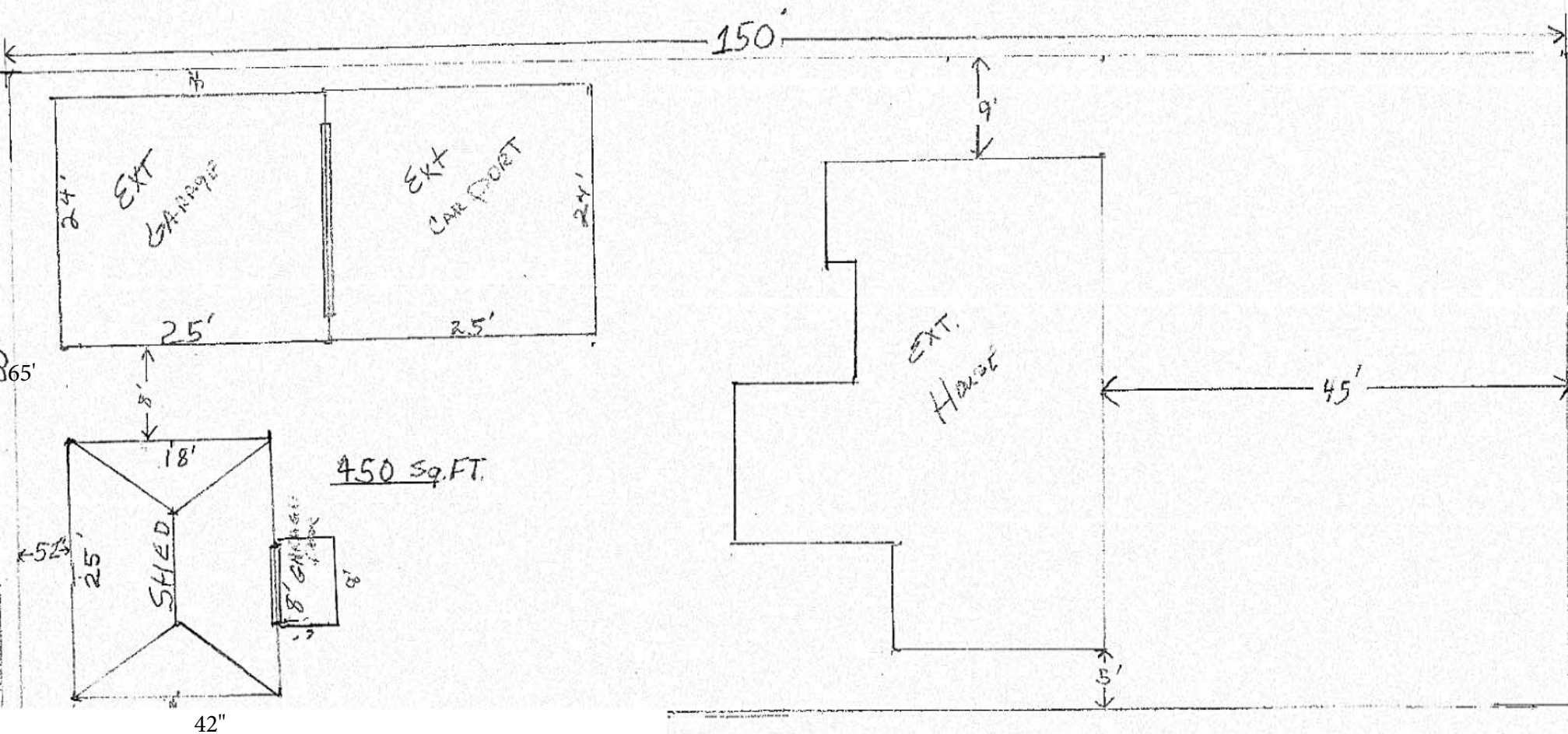
All Materials and specs to meet City Codes

Wood garage door

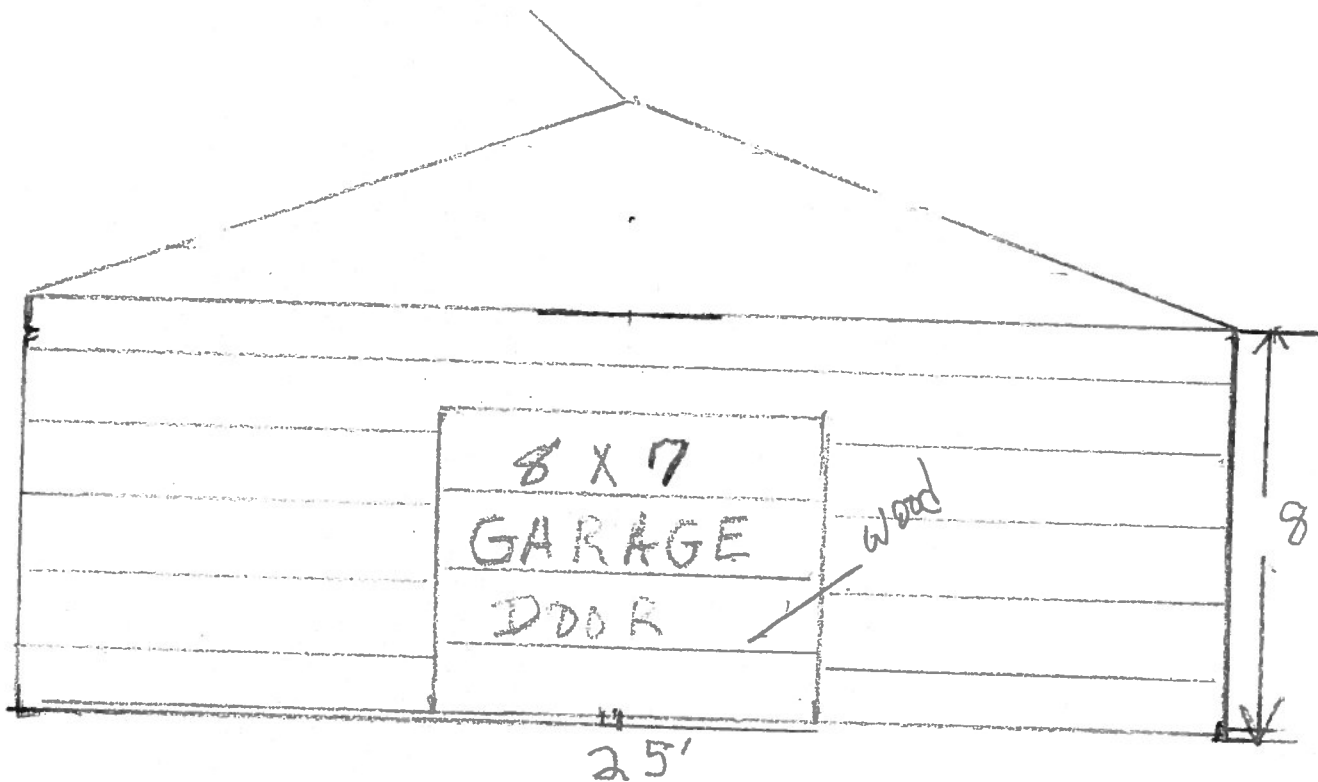
Thank you

Robert Flores

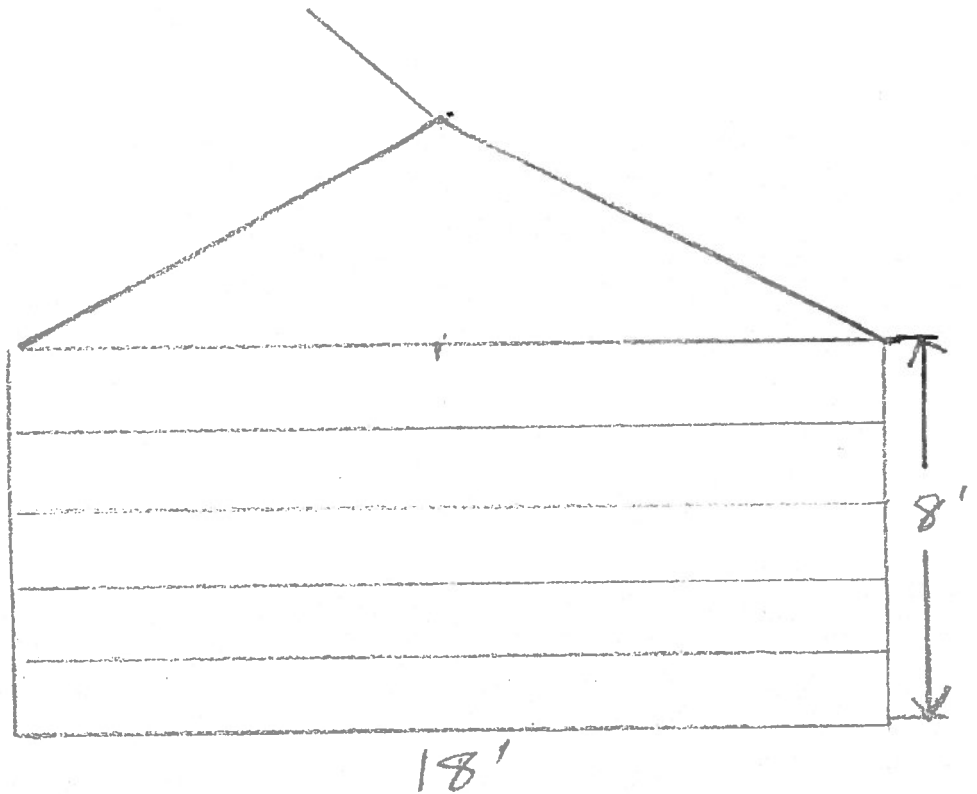
SITE PLAN SCALE 1/8" TO 1'



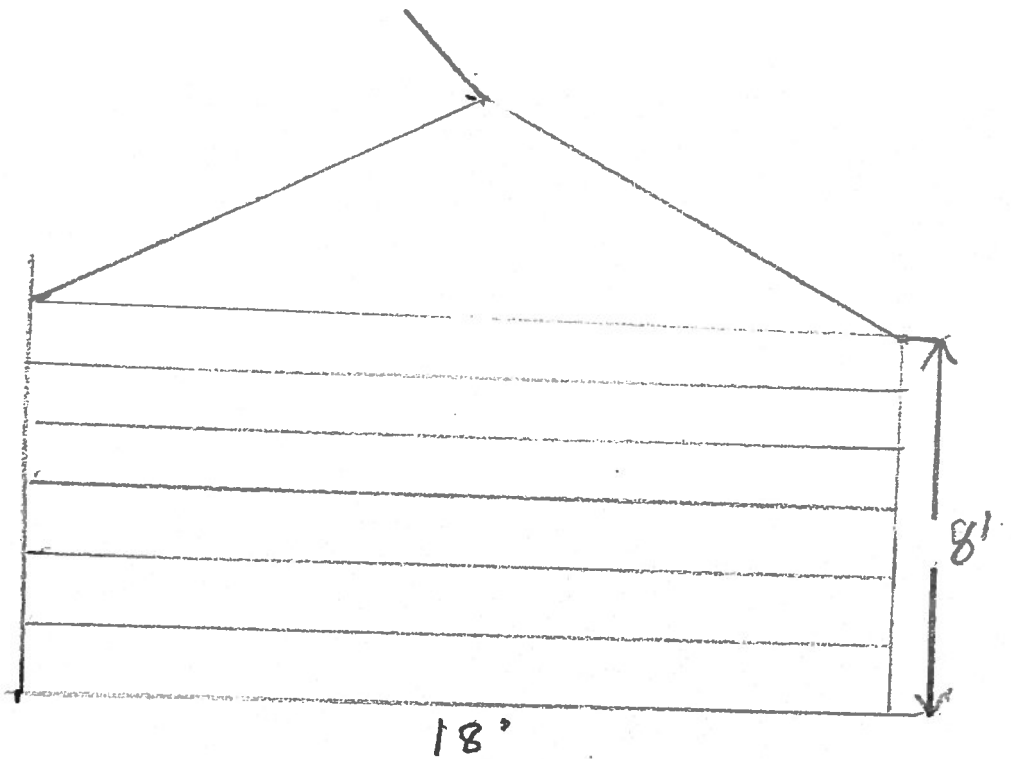
FRONT ELEVATION N $\frac{1}{4}$ " SCALE



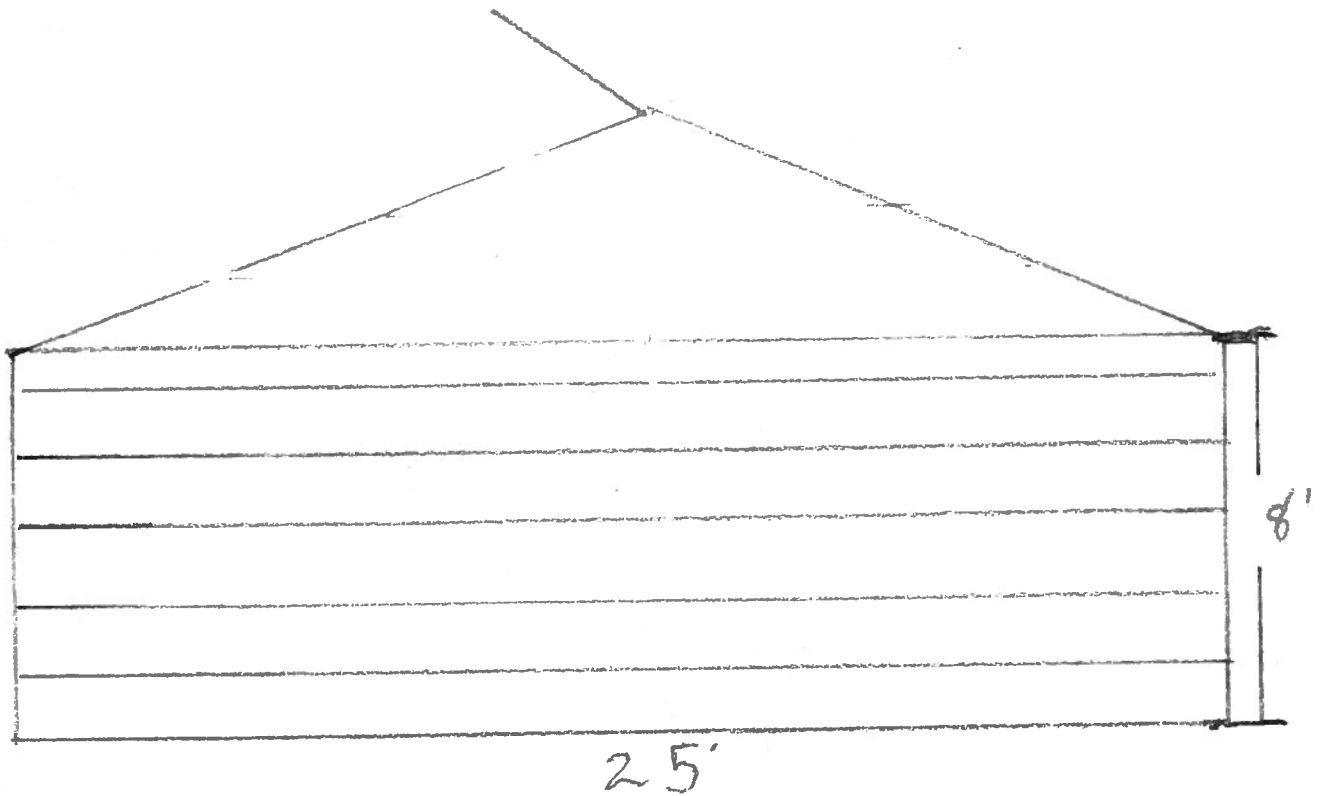
LEFT SIDE ELEVATION 1/4" SCALE



RIGHT SIDE ELEVATION $\frac{1}{4}$ " SCALE



REAR ELEVATION $\frac{1}{4}$ " Scale



Robert I. FLORES

367 QUENTIN DR

SAN Antonio TX 78201