

HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2016

Agenda Item No: 15

HDRC CASE NO: 2016-376
ADDRESS: 1447 W LYNWOOD
LEGAL DESCRIPTION: NCB 2763 BLK 68 LOT 13
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Keystone Park Historic District
APPLICANT: Humberto Perez
OWNER: Humberto Perez
TYPE OF WORK: New construction of an accessory structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear detached garage on an existing concrete slab.

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 1447 W Lynwood is located in the Keystone Historic District, and was designated August 16, 2009. The home is a one-story Tudor style home with wood siding, one over one windows, and a cross-gabled roof with composition shingles and two front gables with steep pitches.
- b. **CHARACTER** – There is a concrete driveway in the rear, accessed from Buckeye Avenue. There is a rear privacy fence and gate that crosses the existing driveway. The applicant is proposing to construct a rear garage with a front gable with a steep pitch, hardiboard siding to match wood siding on main structure, two garage door openings, and composition shingles. According to the Guidelines for New Construction 5.A.iii., new outbuildings should relate to the period of construction of the principal building. Staff finds the proposal consistent with the Guidelines.
- c. **MASSING/FORM** - The applicant is proposing to construct a rear garage that is 21'-10" wide, 24'-2" deep, and 20'-6" tall. 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 made a site visit September 12, 2016, and found that the proposed garage would be obstructed from view from the public right-of-way by a privacy fence and to the interior corner of the lot. Staff finds the proposed form consistent with the Guidelines, but recommends the applicant submit details showing that the proposed ridge height is below that of the main structure.

- d. **DOORS** –The applicant is proposing to install two steel 8’ x 7’ garage doors. 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 proposed door proportion appropriate, but recommends the applicant the doors be made of wood and be simple in design.
- e. **SETBACKS/ORIENTATION** - The applicant is proposing to construct a garage on an existing concrete driveway, oriented toward Buckeye Avenue with 2’ rear property line setback, and a 5’ right property line setback. 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 that homes on corner lots in the Keystone Historic District historically had garages facing the side street and set in the rear. Staff finds the proposed setback and orientation consistent with the Guidelines.

RECOMMENDATION:

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

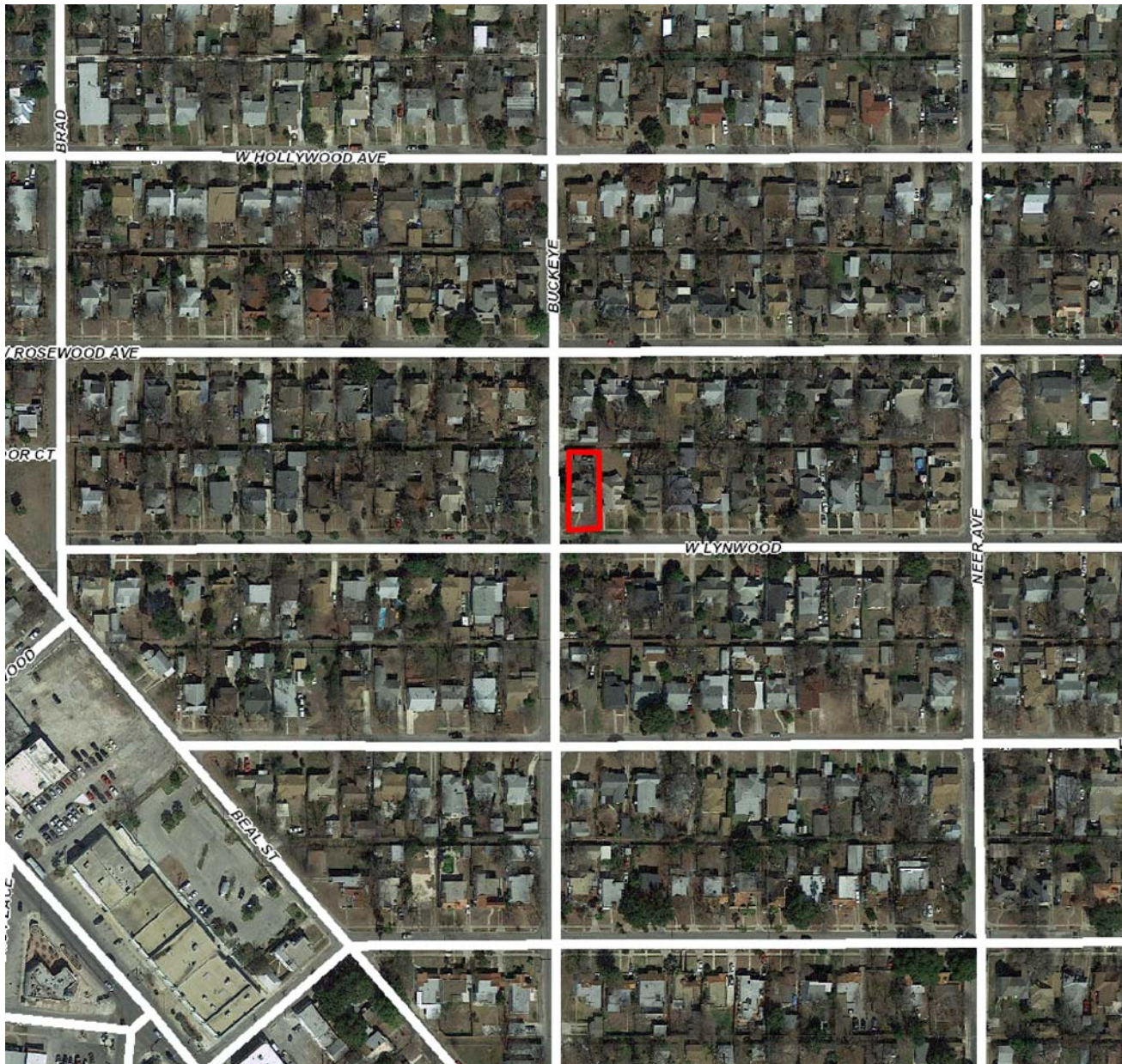
- 1. That the proposed ridge height is below that of the main structure.
- 2. That the garage doors be carriage style and details of the new doors be submitted to staff prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

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



Flex Viewer

Powered by ArcGIS Server

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R6317512

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TEXAS
08P-5820

Purposed Work:

Building a wood framed garage on an existing concrete slab where a carport used to be. I plan to copy the aesthetics of my existing house as close as possible. I am going to build the garage to the same height and match the roof slope of my existing house. Parts of my house have old solid wood lapped siding and other parts have newer Hardi plank siding. I would like to use Hardi plank if possible because I would like to eventually redo the entire house in Hardi plank, but I can use whichever siding you recommend.

Specification of Materials:

Wood framed structure

30 yr asphalt shingles that match the existing house

Either solid wood lapped siding or Hardi plank siding

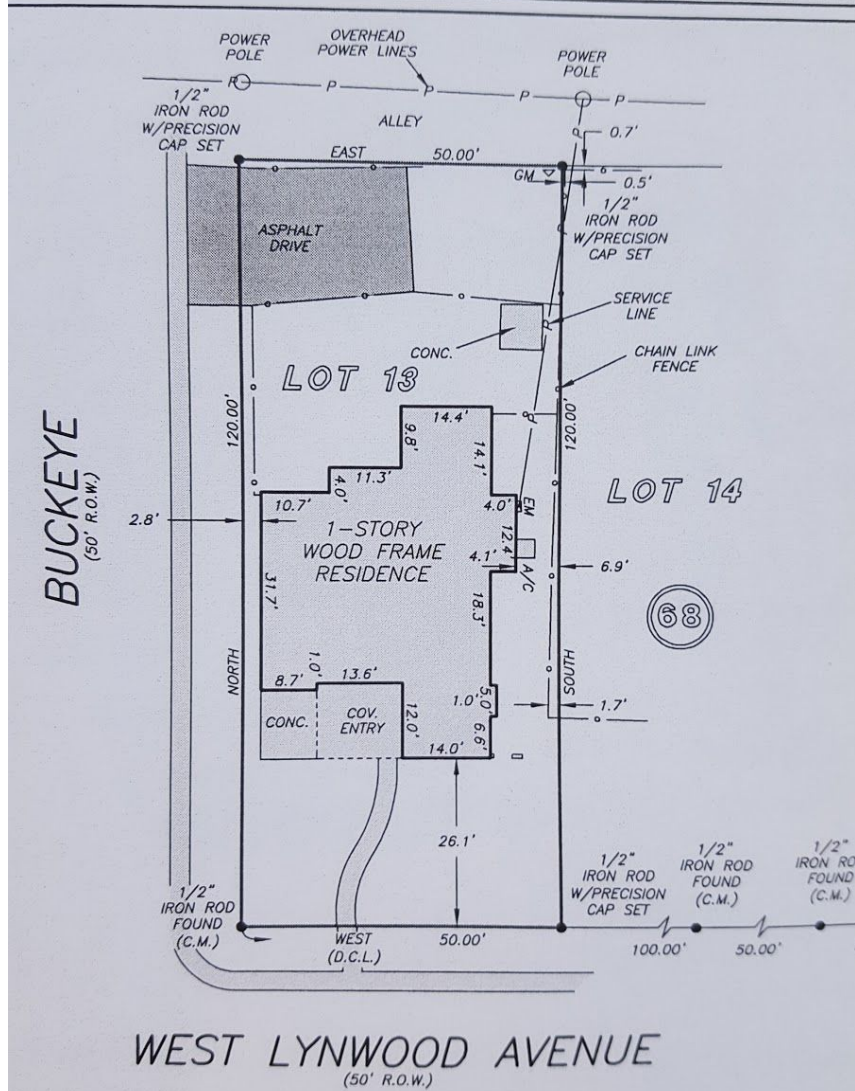
Trim to match the existing house

Latex paint to match the existing house

Steel garage doors with faux wood grain painted to match the existing house

Site Plan

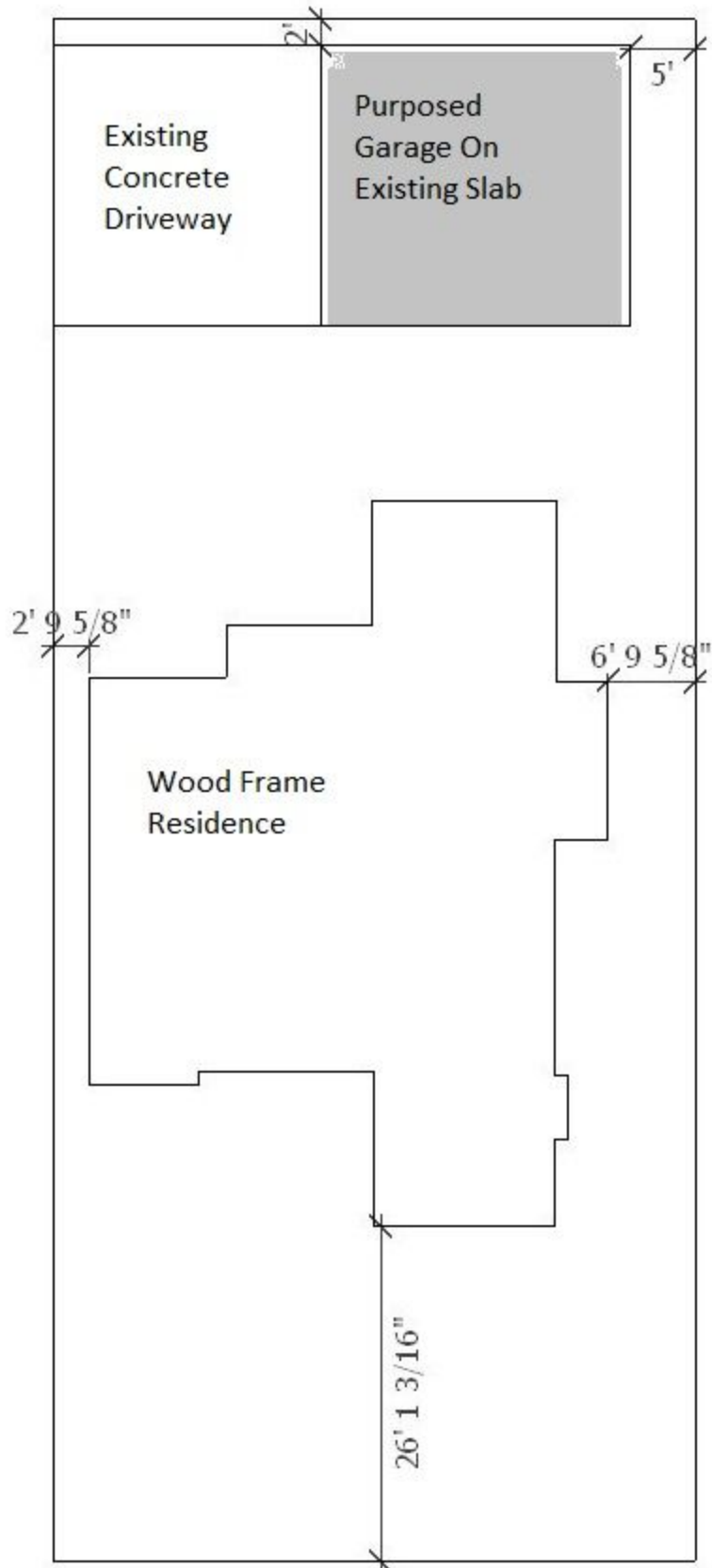
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 105, PAGE 156 OF THE DEED AND PLAT
OF BEXAR COUNTY, TEXAS, AMENDED IN VOLUME 772,
DEED RECORDS, BEXAR COUNTY, TEXAS



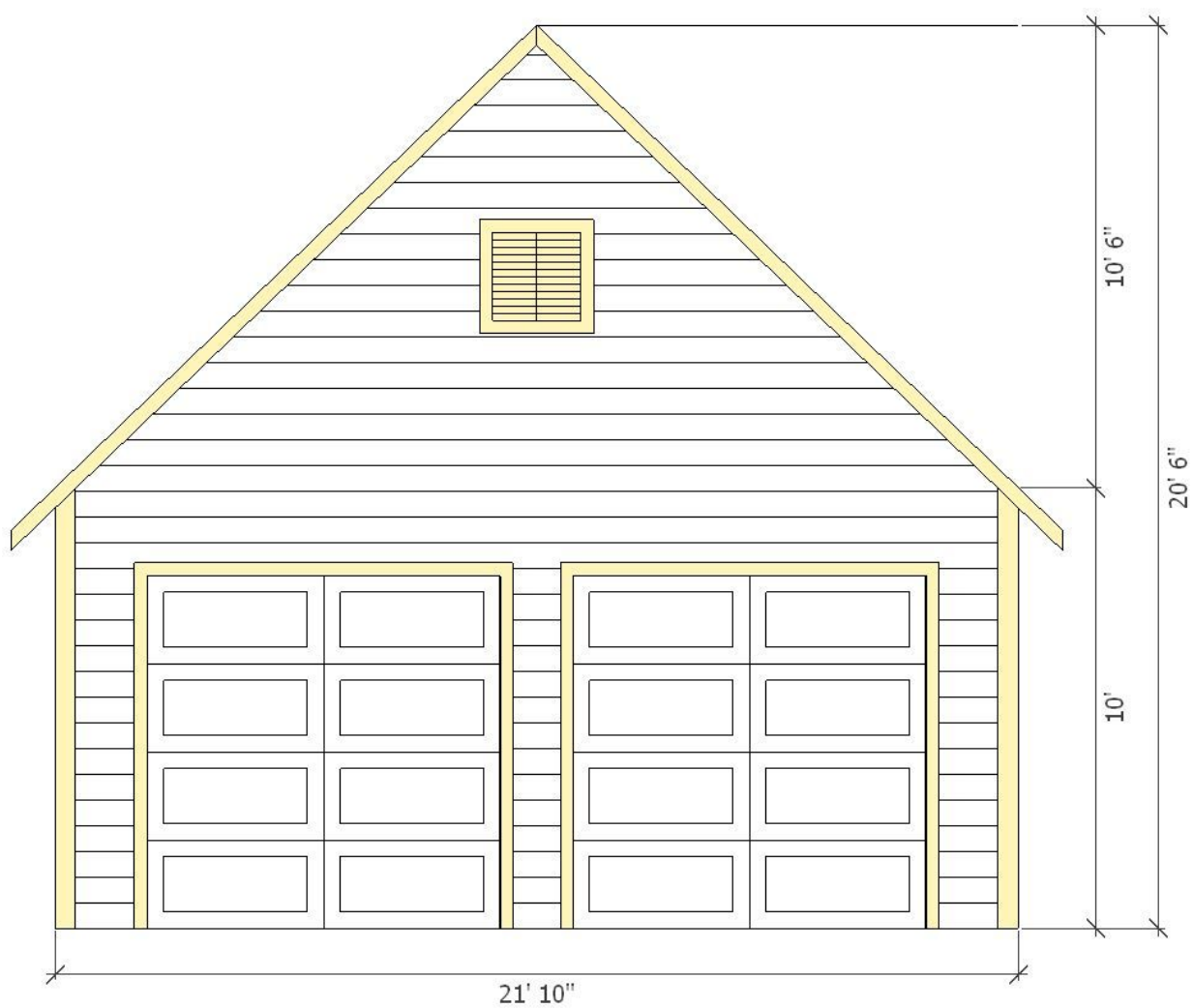
Handwritten signature or initials.

Buckeye

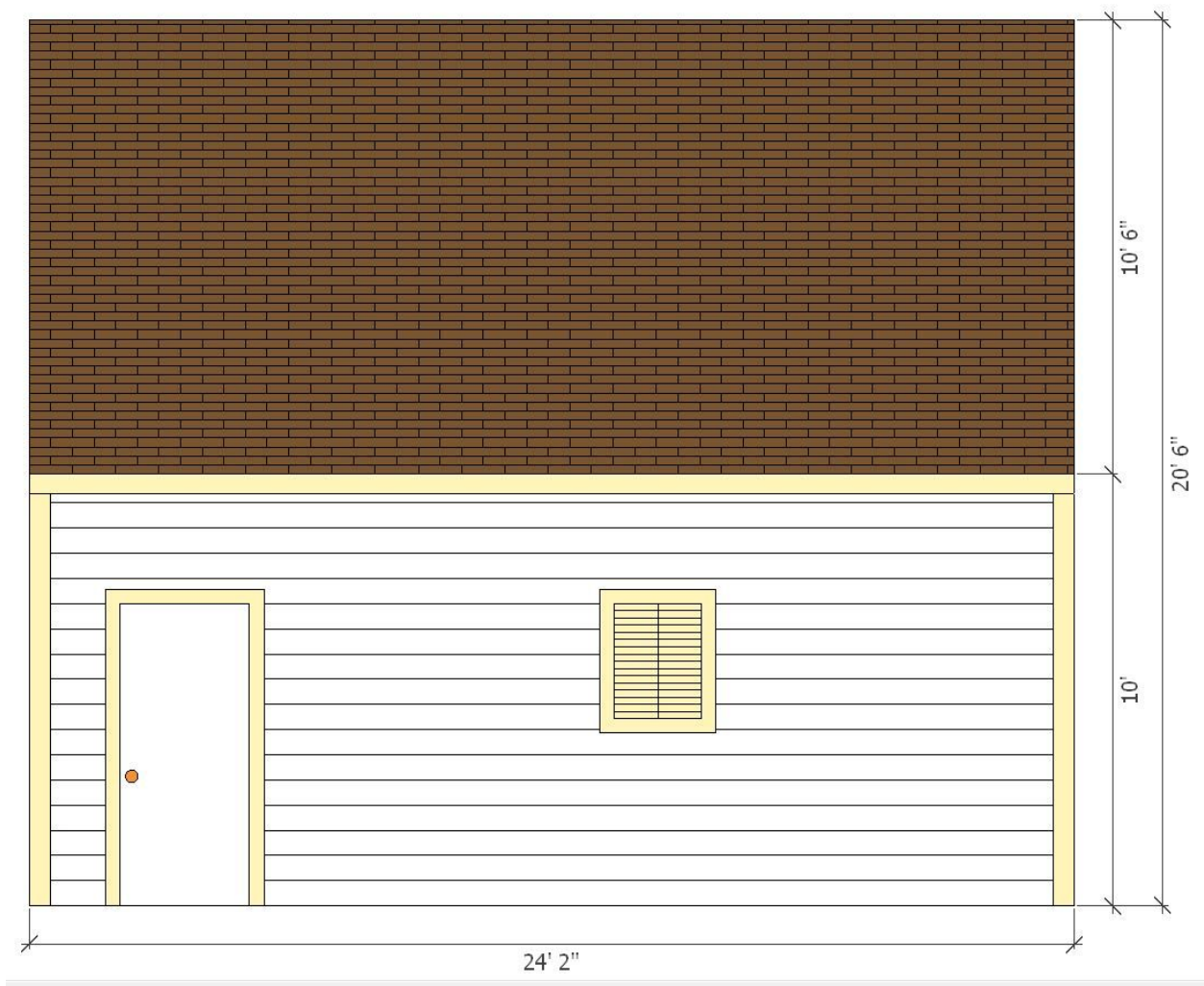
Alleyway



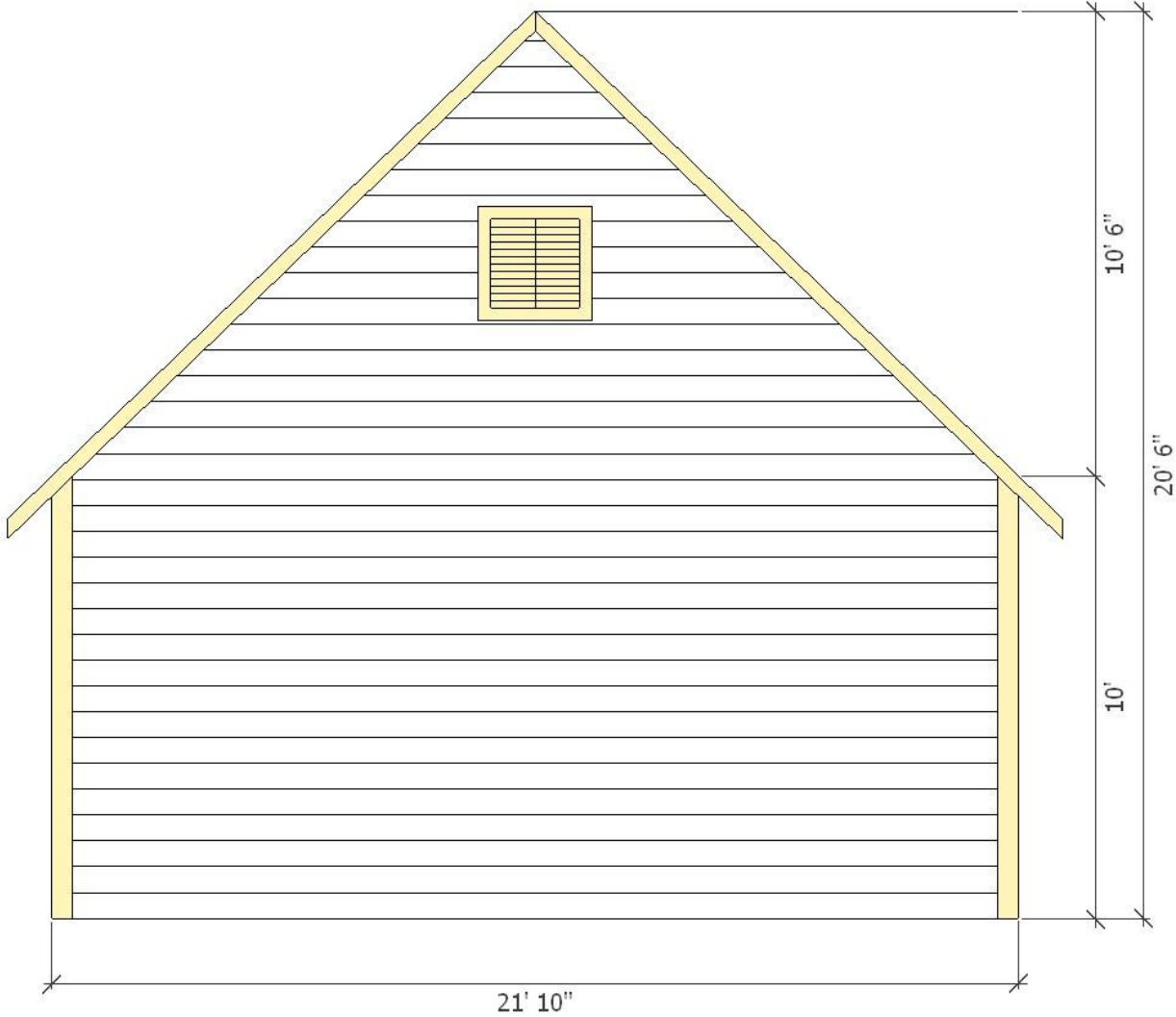
West Wall



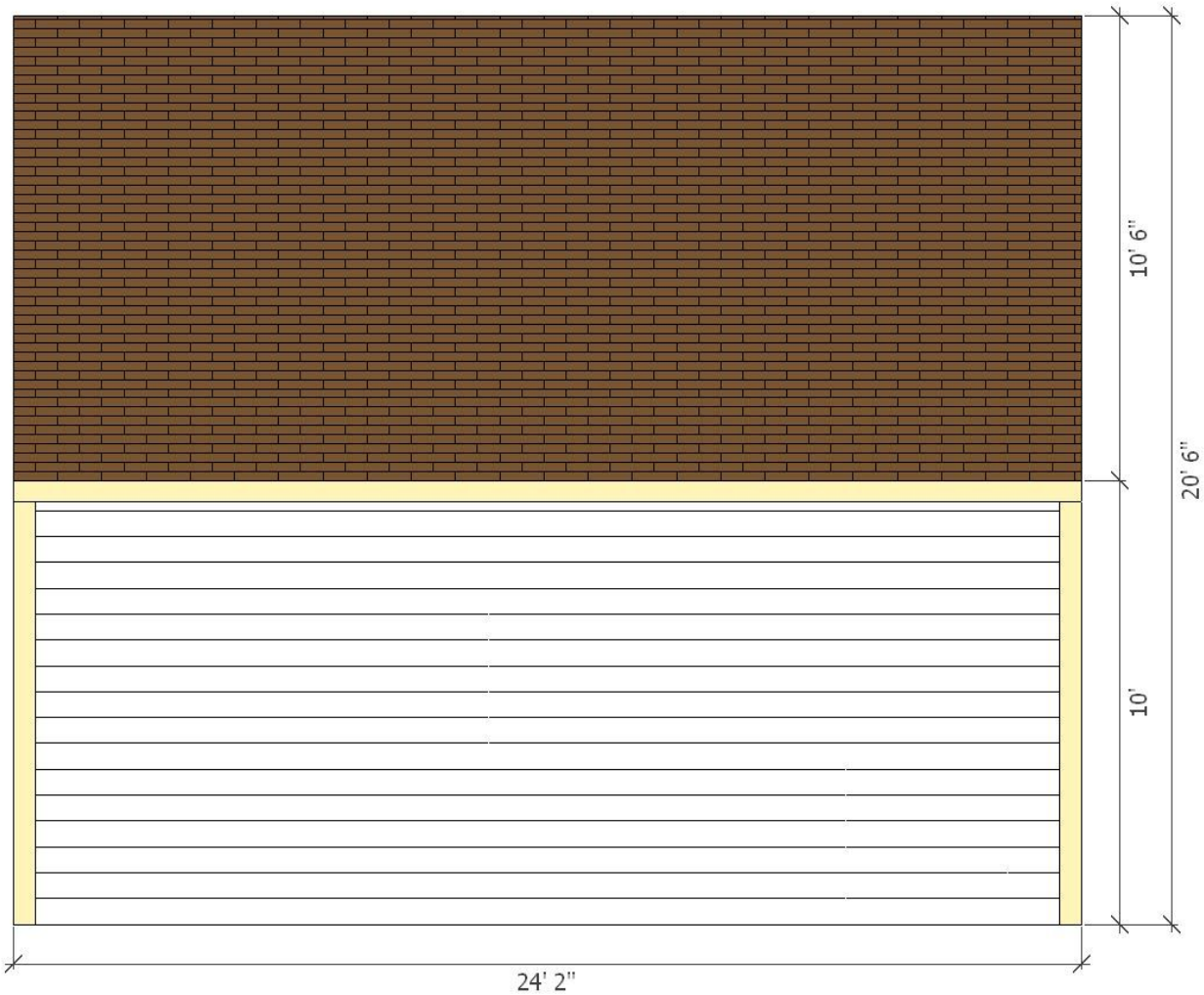
South Wall



East Wall



North Wall



Here are some of the garage details

- 1-layer steel construction (non-insulated)
- Steel skins and durable steel door provide strength and durability
- Traditional overhead door is compatible with automatic garage door openers
- Proper opener reinforcement is necessary, Clopay recommends purchasing an Operator Reinforcement Bracket with this model - SKU# 135317
- Rust-proof and durable tog-l-loc fastening system secures steel skin to sturdy steel frame
- Bottom weather seal in rust-proof aluminum retainer helps seal floors and is easily replaced
- 25-Gauge steel

Let me know if you need any more information.

Thank you,
Humberto Perez

