

HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2016

Agenda Item No: 16

HDRC CASE NO: 2016-379
ADDRESS: 129 E SUMMIT
LEGAL DESCRIPTION: NCB 3258 BLK 2 LOT 14 & W 50 FT OF 13
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Robert Binovi
OWNER: Robert Binovi, Jeanne Binovi
TYPE OF WORK: New construction of an accessory structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 240 square foot stucco outdoor kitchen next to the existing pool.

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.

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 129 E Summit is a two-story Spanish style made of stucco, with a side gable roof with clay tiles. There is an existing two-story stucco rear garage. The home was identified as contributing in the National Registered Historic District in 1975.
- b. **CHARACTER** – The main structure is made of stucco, has a side gable roof with clay tiles, and arches over existing door and window openings. The applicant is proposing to construct a three sided accessory structure adjacent to the existing pool. The proposed structure is made of stucco, opens towards to the pool, has a side gabled roof with clay tiles and arched window openings with wrought iron details in the window openings. 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 three sided accessory structure adjacent to the existing pool that is 30'-9" wide at the opening facing the pool, 13'-4" deep, and 13" 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 finds the proposed form consistent with the Guidelines.

- d. OPENINGS –The applicant is proposing to three arched window openings and one arched door opening. According to the Guidelines for New Construction 5.A.v., openings should be similar in proportion and materials as those traditional found in the district. Staff finds the proposed openings appropriate.
- e. SETBACKS/ORIENTATION - The applicant is proposing to construct a three sided accessory structure adjacent to the existing pool, open toward the pool, and located between the pool and the street. The setback from the east property line is 19'-6", and is setback 31'-4" from the existing wrought iron fence. According to the Guidelines for New Construction 5.B, new outbuildings match predominant garage and carport orientations. Staff made a site visit September 9, 2016, and found that the structure's proposed location is behind a wrought iron fence, but visible from the public right-of-way. Staff finds the proposed location and orientation appropriate, but finds a scaled site plan is needed to verify setback distances.

RECOMMENDATION:

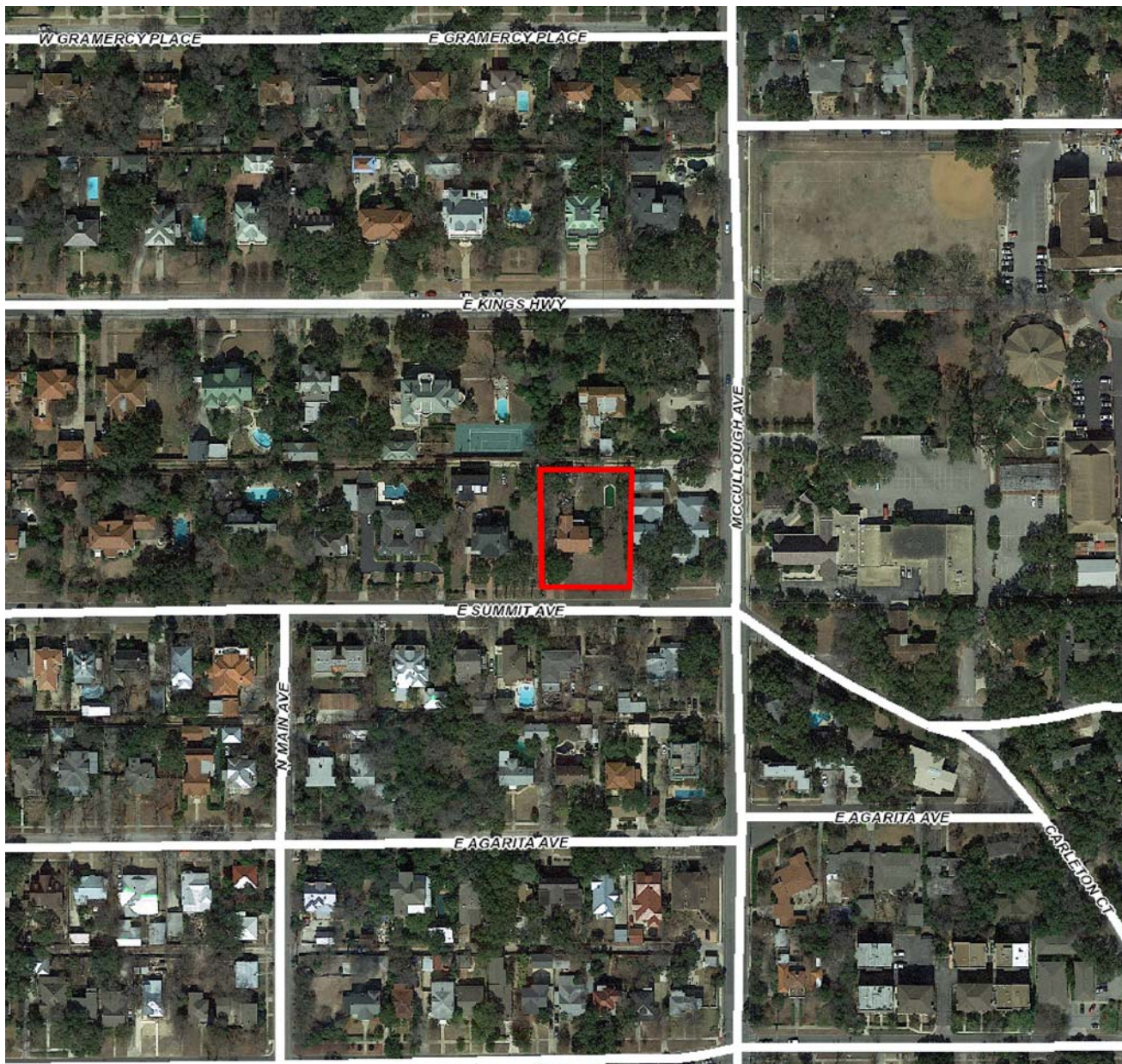
Staff recommends approval based on findings a through e with the stipulation that the applicant provide a scaled site plan verifying all four setback distances to staff prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

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



Flex Viewer

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Printed: Sep 13, 2016

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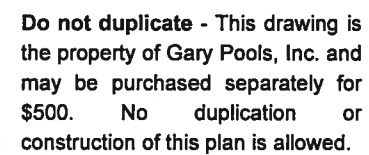
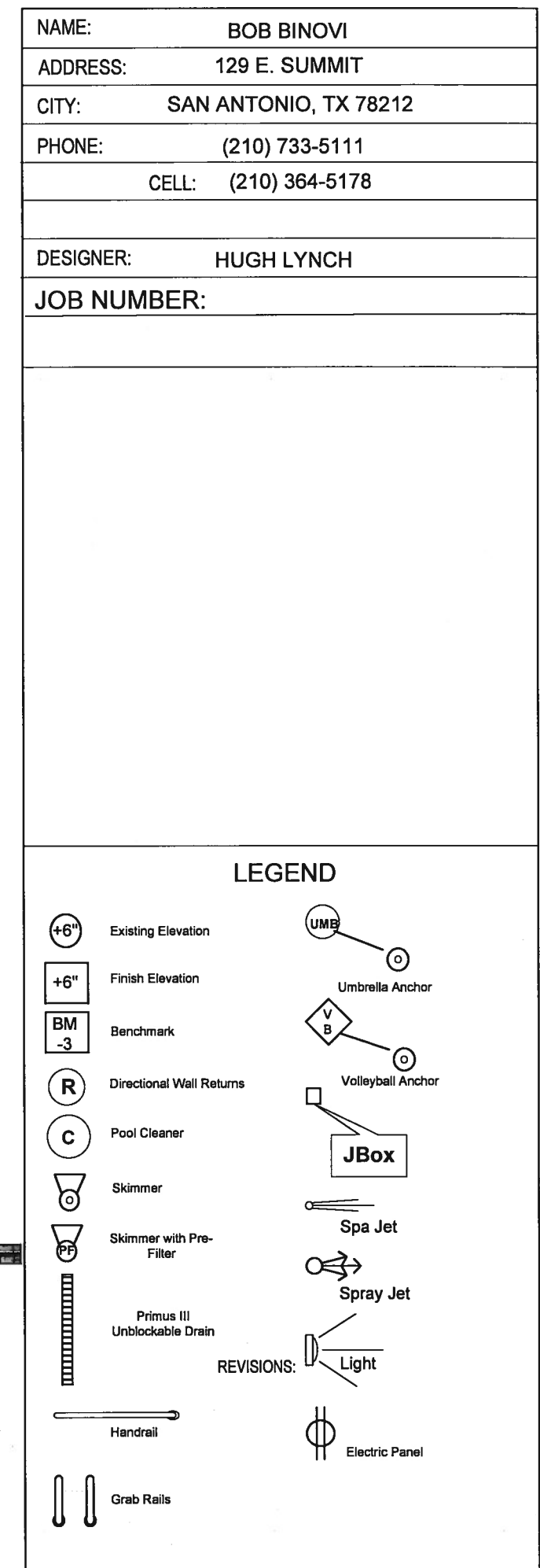
129 E











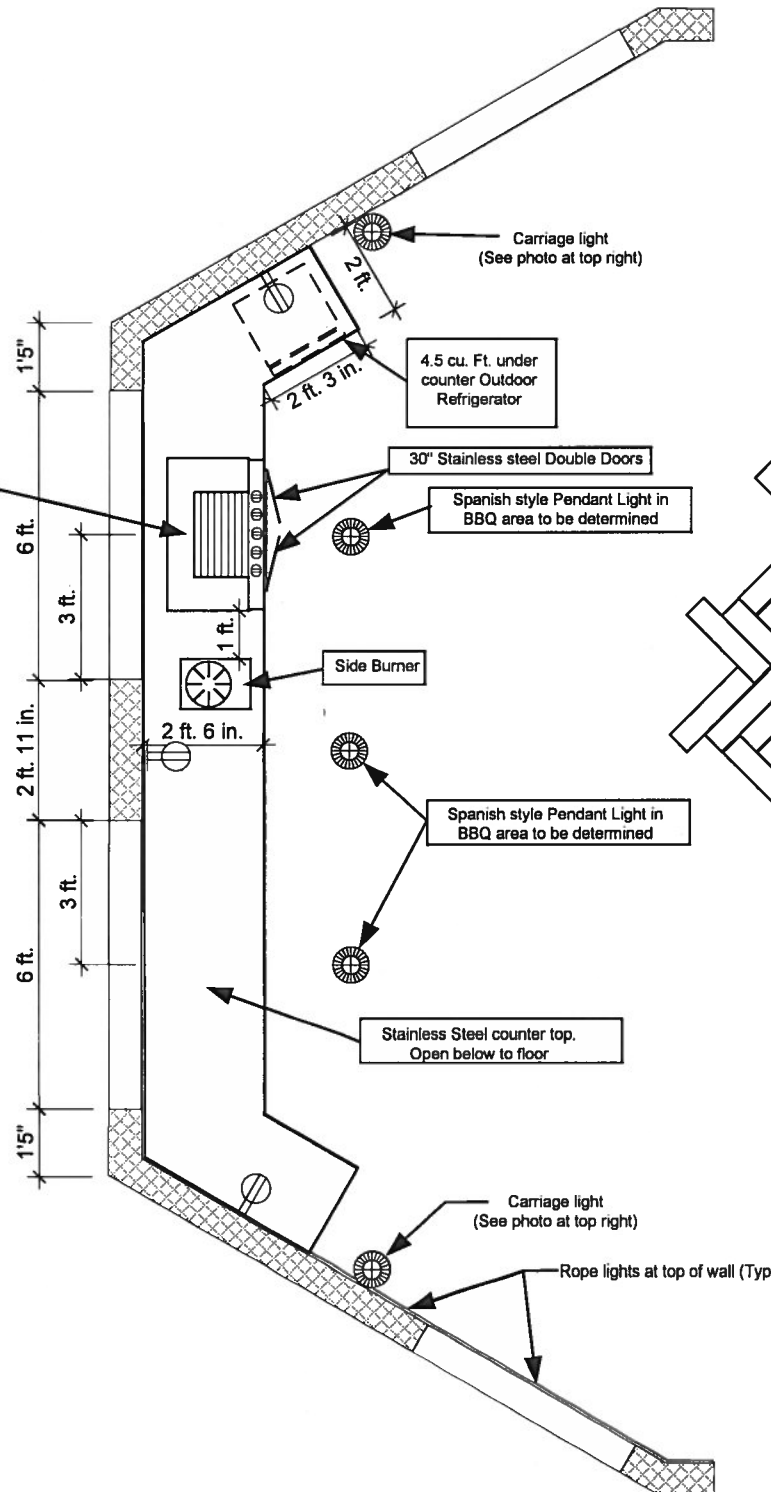
PLAN DATE:	7/12/2016	SCALE: 1/8" = 1'-0"
Rev. Date:	7/18/2016	
Rev. Date:	7/26/2016	
Rev. Date:	8/12/2016	
Rev. Date:	8/17/2016	



CARRIAGE LIGHT

NAME:	BOB BINOVI
ADDRESS:	129 E. SUMMIT
CITY:	SAN ANTONIO, TX 78212
PHONE:	(210) 733-5111
CELL:	(210) 364-5178
DESIGNER:	HUGH LYNCH

5 Burner, LP Gas Grill,
90,000 BTU, 1,026 sq. in.
main cooking area & smoker



4.5 cu. Ft. under
counter Outdoor
Refrigerator

30" Stainless steel Double Doors

Spanish style Pendant Light in
BBQ area to be determined

Side Burner

Spanish style Pendant Light in
BBQ area to be determined

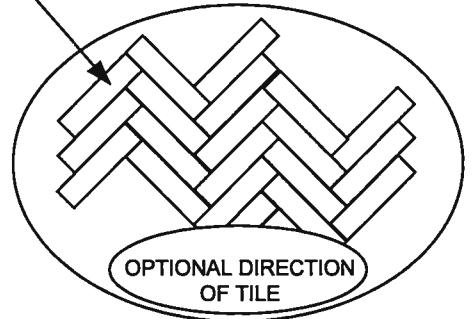
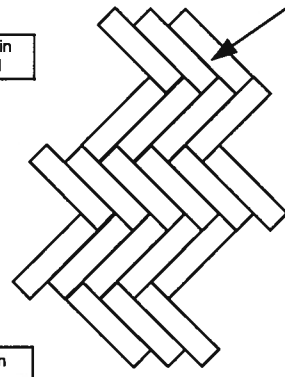
Stainless Steel counter top.
Open below to floor

Carriage light
(See photo at top right)

Carriage light
(See photo at top right)

Rope lights at top of wall (Typ)

6" x 24" Wood look ceramic tile on all decking

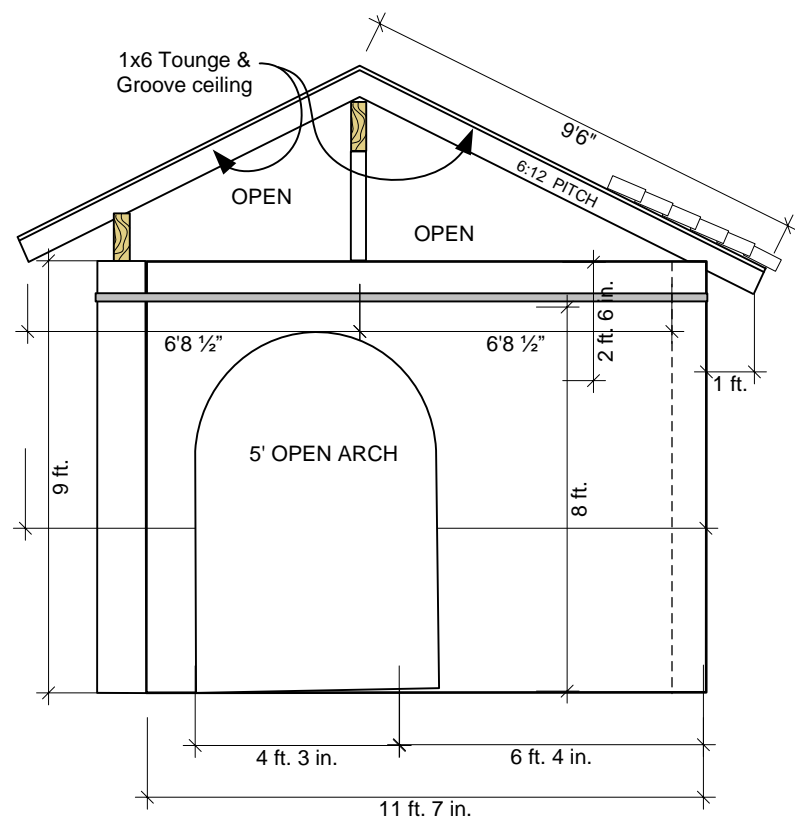


OUTDOOR KITCHEN DETAILS

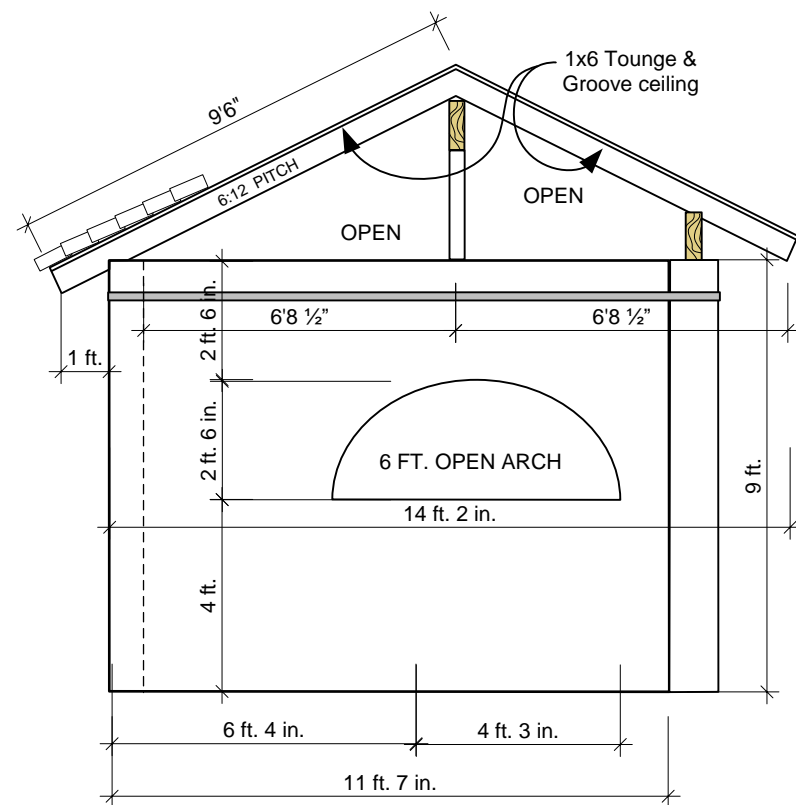


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PLAN DATE:	7/29/2016	SCALE:	1/4" = 1'-0"
Rev. Date:	8/12/2016		
Rev. Date:	8/17/2016		



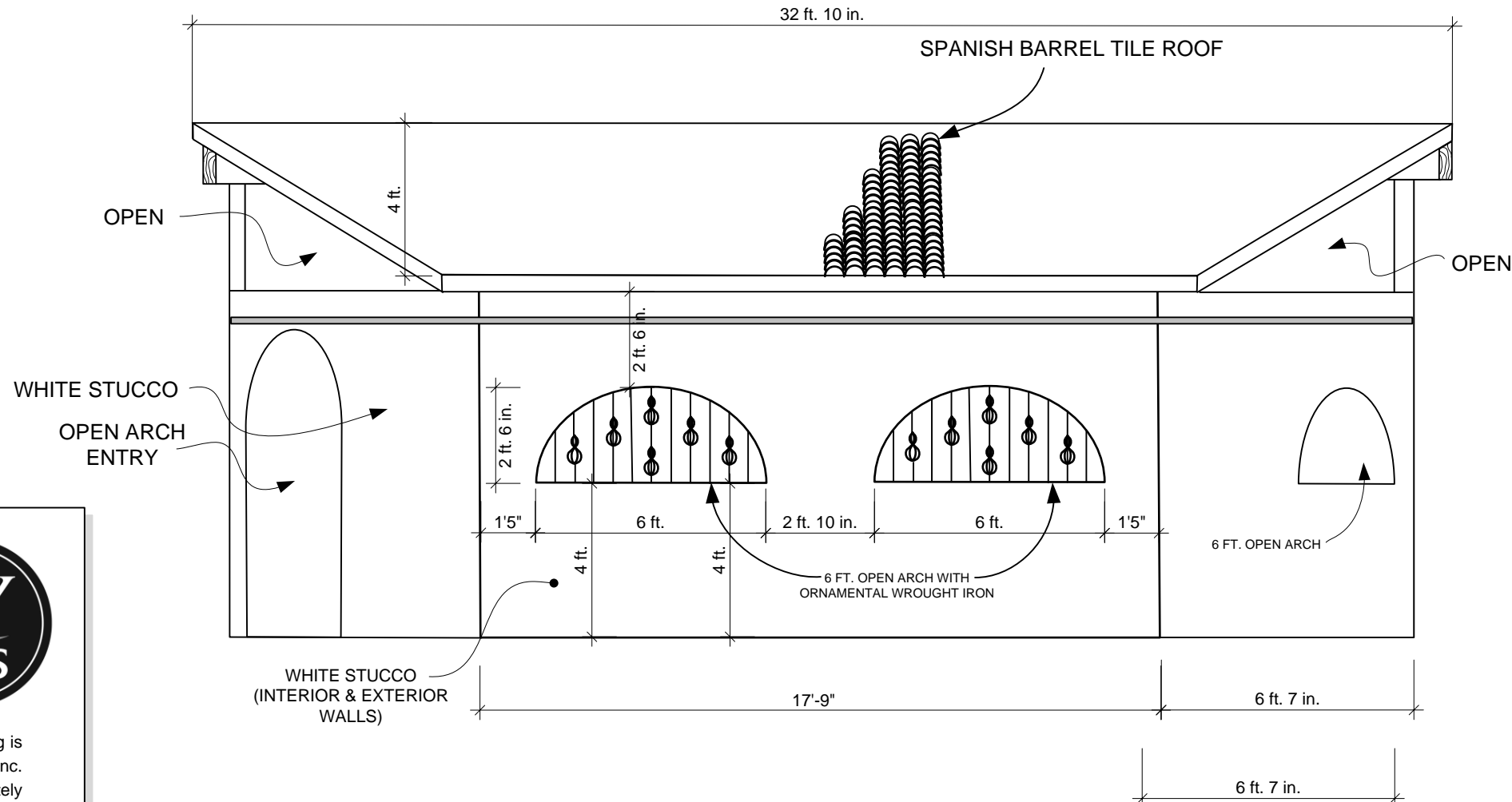
LEFT SIDE VIEW



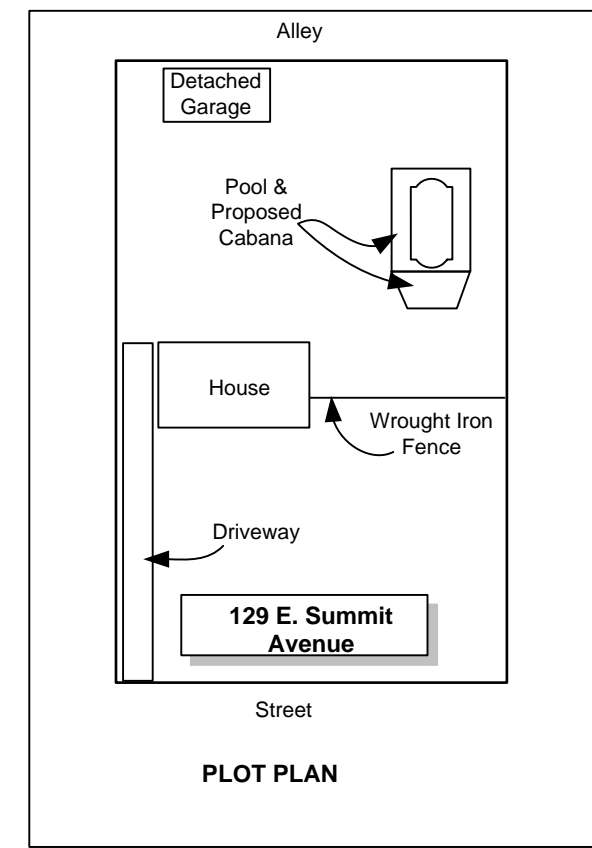
RIGHT SIDE VIEW



NAME:	BOB BINOVI
ADDRESS:	129 E. SUMMIT
CITY:	SAN ANTONIO, TX 78212
PHONE:	(210) 733-5111
CELL:	(210) 364-5178
DESIGNER:	HUGH LYNCH



FRONT VIEW



Setbacks:
 35' from house;
 31' from existing front wrought iron fence;
 19.5' from right property line.



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Rev. Date:	7/26/2016	
Rev. Date:	8/12/2016	
Rev. Date:	9/13/2016	