

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2016

Agenda Item No: 9

HDRC CASE NO: 2016-409
ADDRESS: 318 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 2952 BLK 1 LOT E 48 FT OF 7 & W 24 FT OF 8
ZONING: R-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Maria Garcia
OWNER: Maria Garcia
TYPE OF WORK: Construct rear accessory structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a wood pergola in the side yard set back from the main structure with 127 square feet of cobblestones beneath to example an existing patio area.

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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

FINDINGS:

- a. The main structure at 318 W Huisache is a two story stucco home with a hipped roof. There is a driveway along the left property line with a hedge about 4' in height. There is a 6' hedge fence screening the left side yard; the side yard includes a red bricked paved patio and plant beds.
- b. The applicant is proposing to construct a wooden pergola that is approximately 13' by 16' and 10' tall, set 4 feet behind a 6' hedge privacy fence. According to the Guidelines for New Construction 5.A.i, new outbuilding should

be visually subordinate to the main structure. Staff finds the proposed 10' pergola is subordinate to the main structure in height and would not be visible from the street. This is consistent with the Guidelines.

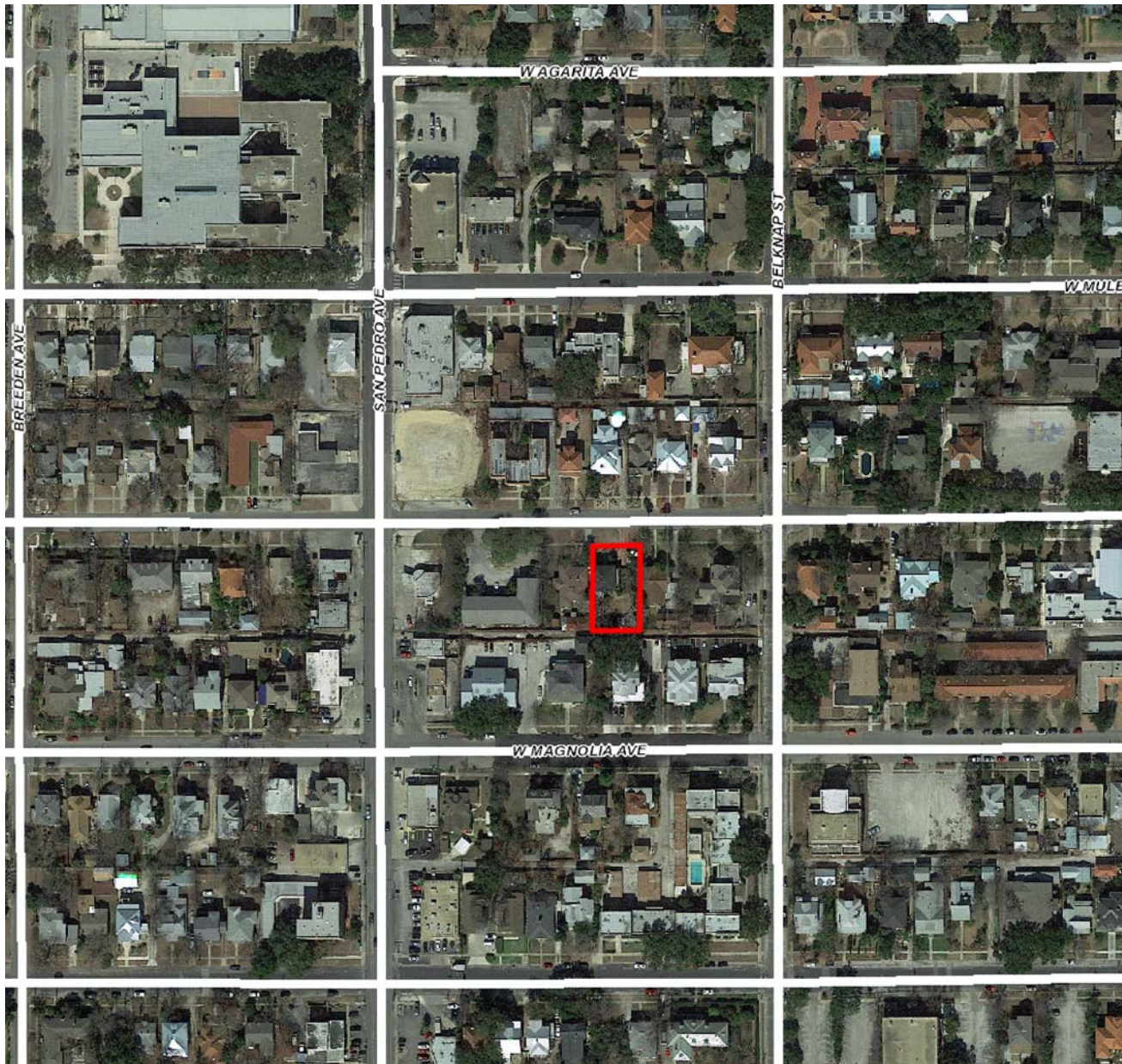
- c. The applicant is proposing to construct a wood pergola with perpendicular cross beams and 6' x 6' square posts. According to the Guidelines for New Construction 5.B.ii, new outbuilding should relate to the period of construction by using complementary materials and simplified architectural details. Staff finds the pergola simple in design and used wood which is a material that would have been historically used for outbuildings.
- d. The applicant is proposing the placement of cobblestones on the floor of the pergola, which is adjacent to the existing patio area. Staff finds the proposed material compatible to the existing brick pattern.

RECOMMENDATION:

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

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 11, 2016

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3184







pergola will cover
and over where table +
chairs ~~are~~ over red
brick and new brick
will be added for remaining
flooring.

new opposite of the
pergola

318 W. Huisache Ave 78212

318 W. Huisache Ave 78212



pergola will cover
some of existing brick
& remainder will be
covered with new brick
on ground

Front view of house
(left side)

pergola will sit behind
tree area to the far
left.

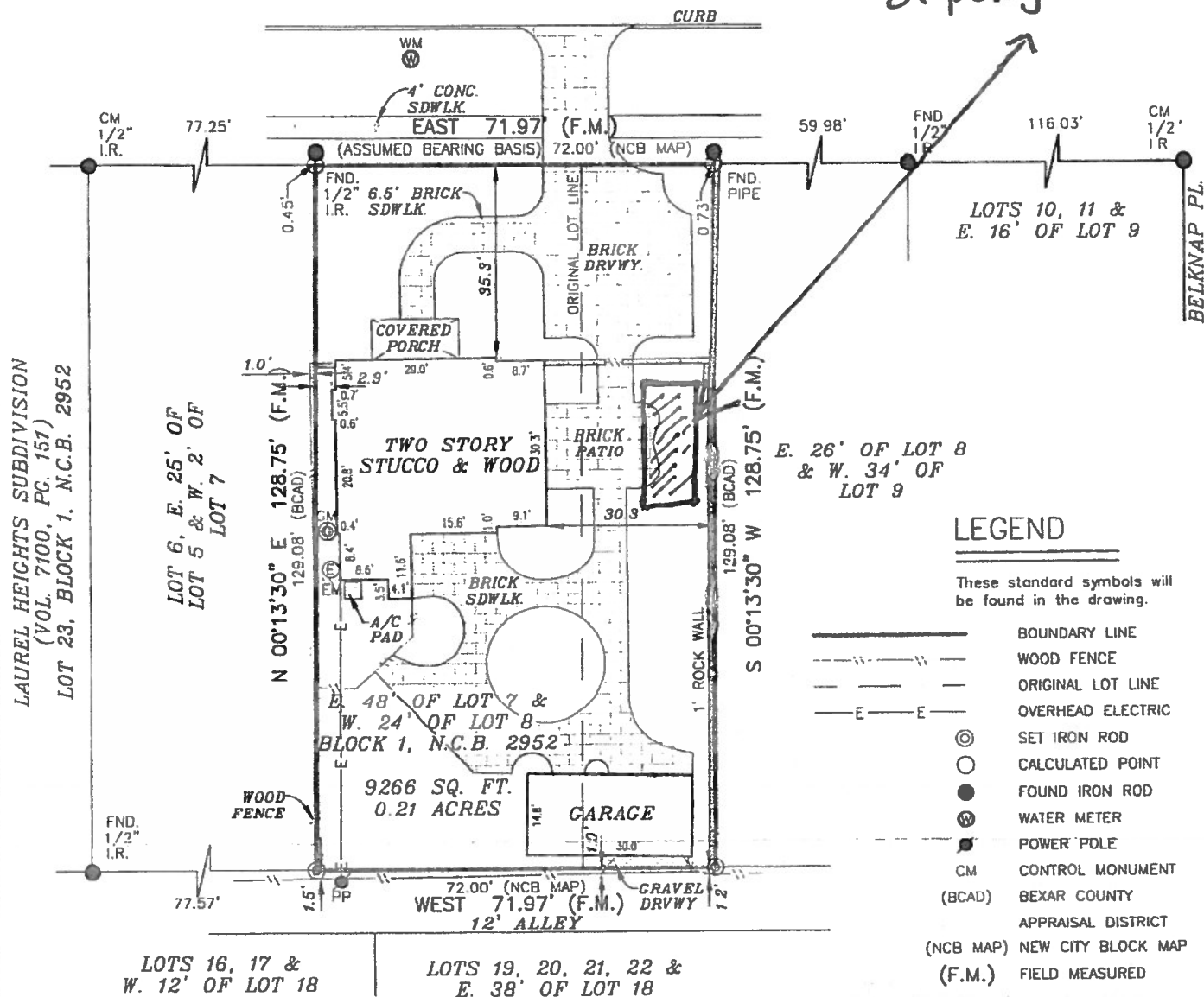
318 W. Huisache Ave 78212

318 W. Huisache Ave 78212

measurements
on back

318 HUISACHE AVE.
(80' R.O.W.)
(A.K.A. W. HUISACHE AVE.)

proposed site
of pergola



SURVEYOR'S NOTE:

THE BEARING SHOWN HERE ARE ASSUMED THIS REPRESENTATION IS SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No. 48029C 0405 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

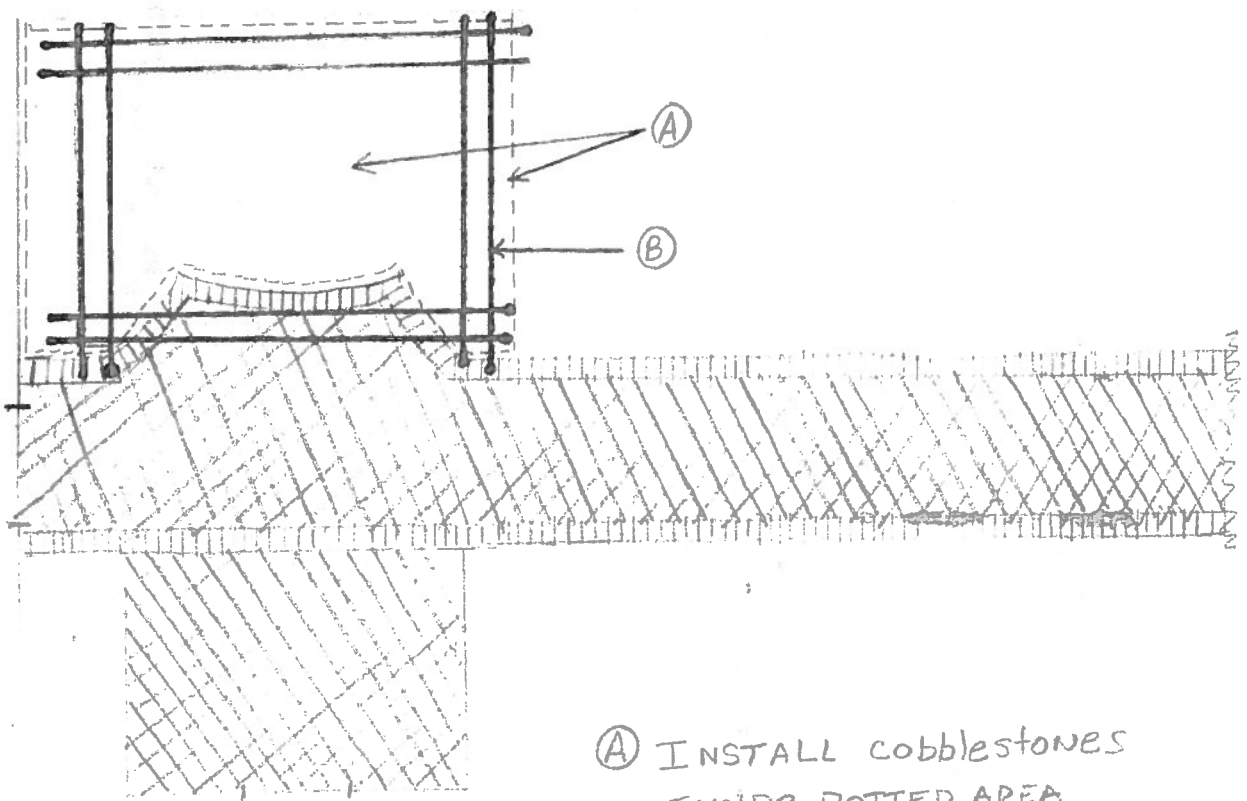
The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **FIRST AMERICAN TITLE INSURANCE COMPANY**

and **SWBC MORTGAGE CORPORATION** that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way

FINAL "AS-BUILT" SURVEY

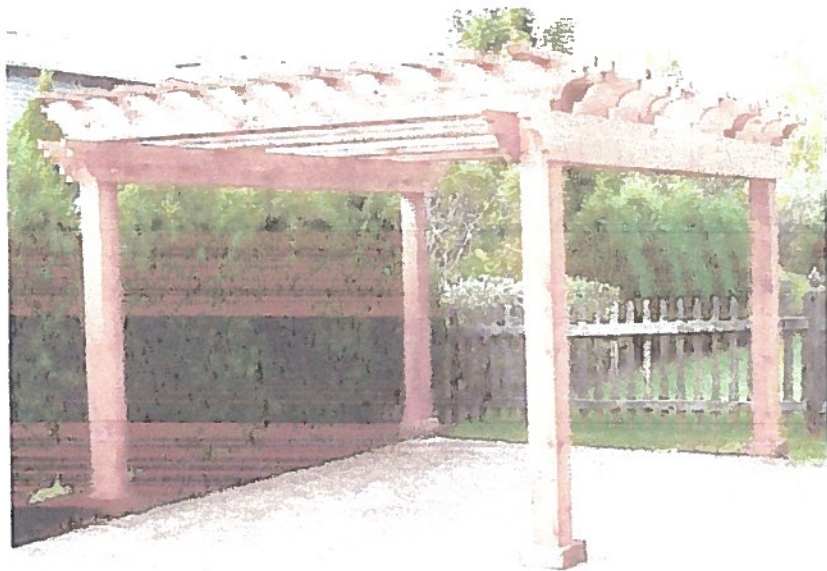
JOB NO.:	1509031267	NO.	REVISION	DATE
DATE:	09/04/15			
DRAWN BY:	MN/IM			
APPROVED BY:	RJR			



- ① INSTALL COBBLESTONES
INSIDE DOTTED AREA
AREA IS 163" X 112"
- ② INSTALL PERGOLA
ROUGH CEDAR
PERGOLA IS 160" X 192" X 120"

BACKYARD
LHSIDE

example of:



will be cedar pergola
318 W. Husache Ave 78212