

HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

HDRC CASE NO: 2017-080
ADDRESS: 507 KINGS COURT
LEGAL DESCRIPTION: NCB 3094 BLK 10 LOT 24
ZONING: R-4
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Arthur Gonzalez
OWNER: Arthur Gonzalez
TYPE OF WORK: Construct rear accessory structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a two-story 20' by 20' rear accessory structure.

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.

Guidelines for Windows: Repair, Replacement, and New Construction

3.A.i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

Recommended windows used in new construction:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.

The use of low-e glass is appropriate in new construction provided that hue and reflective are not drastically different from regular glass.

FINDINGS:

- a. The main structure is a craftsman style home built circa 1926. It is a contributing structure within the Monte Vista Historic District that was designated in 1975. There are two existing rear structures. One is noted as contributing in the 1995 Monte Vista survey.
- b. The proposed structure was built in 2012 without a Certificate of Appropriateness or City permits.
- c. **SETBACKS/ORIENTATION** – The proposed two-story accessory structure will be set to the rear left of the property, to the left of the existing accessory structures. The new construction is 3’ from the left property line and 5’ from the rear property line, and faces the interior of the lot. According to the Guidelines for New Construction 5.B., new rear buildings should follow the historic setback pattern of similar structures along the block and should match the predominate orientation. Staff finds the proposed setbacks and orientation are consistent with the Guidelines in terms of building placement. Setbacks and proximity to other out buildings must be reviewed and approved by DSD as part of the permitting process.
- d. **CHARACTER** – The main structure is a craftsman style house of modest size featuring asbestos siding, a front gabled roof with composition shingles, and a front chimney. The proposed rear accessory structure has a front gable roof, vertical plywood panel, a composition shingle roof, is two-stories, and 400 square feet. The building lacks architectural ornamentation and compatible design elements such as trim, eave, and siding details. According to the Guidelines for New Construction 5.A.iii., new outbuildings should relate to the period of construction of the principal building. The overall design and selected materials are not compatible with the character of the primary structure on the property and are not appropriate.
- e. **MASSING/FORM** – The proposed accessory structure is a two-story set to the rear of the main structure. It has an uninterrupted wall plane that is 13’ tall and a 20’ x 20’ footprint. 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 February 24, 2017, and found that the proposed garage would be minimally seen from the public right-of-way as it is set to the rear of the main structure. However, the outbuilding is taller than other structures on the property, and uninterrupted mass of the wall planes contribute to the visual dominance of the structure.
- f. **WINDOWS/DOORS** – The proposed accessory structure has seven vinyl windows with false dividing lights. According to the Guidelines for New Construction 5.A.v., doors and windows should be similar in proportion and materials as those traditional found in the district. Staff finds the proposed windows are not consistent with the Guidelines. Staff finds wood one over one windows would be appropriate. Additional fenestrations on blank walls would also be more appropriate.

RECOMMENDATION:

Staff recommends does not recommend approval based on findings a through f. Staff recommends that the overall design be modified to include architectural features, materials, and fenestrations that are compatible within the historic district.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

The proposed structure was built in 2012. The post-work application fee has been paid.

PERMITS: The applicant has submitted a permit application with Development Services after the structure was built. The permit is open, and has not been closed yet as the applicant needs to obtain a Certificate of Appropriateness prior to permits being pulled. If a COA is approved, the building must complete all required inspections and fees associated with the permitting process.



Flex Viewer

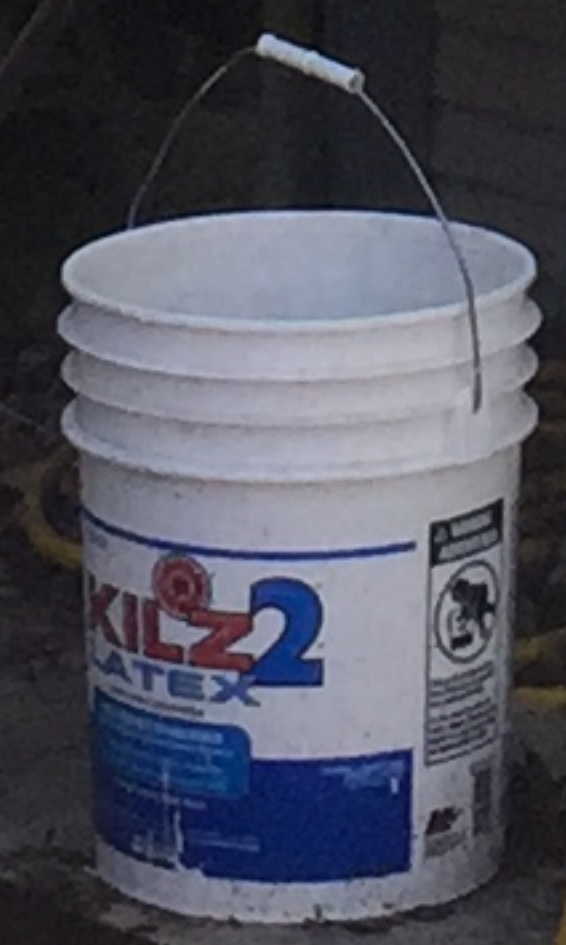
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Printed: Feb 21, 2017

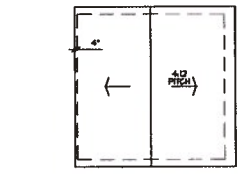
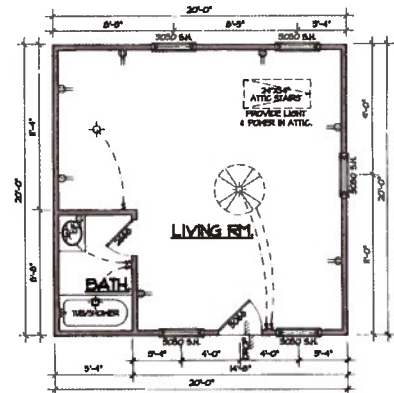
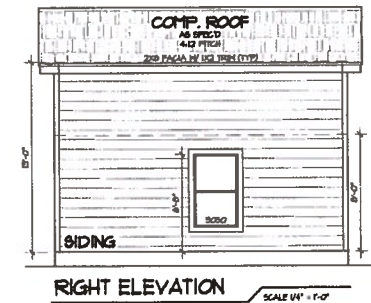
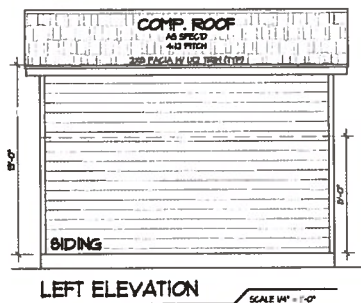
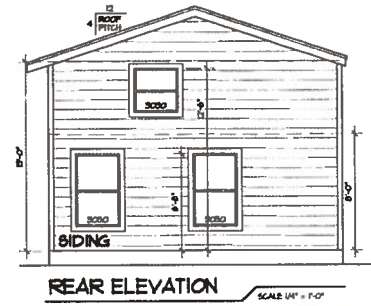
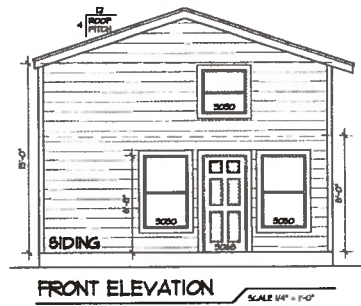
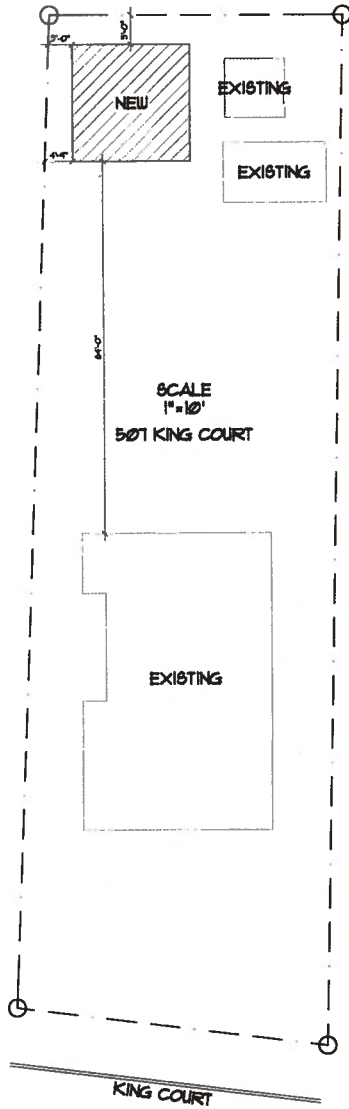
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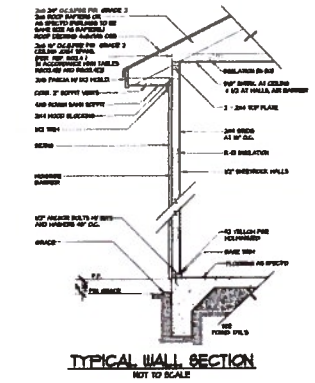


Siding - vertical plywood siding
 Windows - vinyl, false dividing lights, 6 over 6



- AREAS**
- | | |
|--------------|----------|
| TOTAL HEATED | 400 SQFT |
|--------------|----------|
1. ALL ROOF SLOPES ARE TO BE 4 : 12 UNLESS OTHERWISE NOTED
 2. PROVISION OF CORRUGATED SHEATHING
 3. ALL OVERSIZES ARE TO BE 1/4" FROM FRAME
 4. ATTIC SPACE VENT AREA REQUIREMENTS:
 TOTAL SQ. FT. OF ATTIC = 350 - 500 SQ. FT.
 TOTAL FREE VENT REQUIRED: 1500 - 1500 - 500 SQ. FT.
 REQUIRED ATTIC ROOF VENTS

- GENERAL NOTES:**
1. ALL FRAMING AND STRUCTURAL DESIGN TO BE TO IBC/AIA AND OTHERS WHO ONLY SECTION 500.3.1 AND TABLE 500.3.1
 2. ALL SPOKE ALARMS SHALL BE HARD WIRE IN SERIES WITH BATTERY BACKUP POWER. SECTION 511
 3. ROUND ALL INTERIOR CORNERS
 4. GARAGE VENTS PER U.L.C. SPEC. REQ'D
 5. ESCAPE/REROUTE PASSAGE FROM SLEEPING AREAS SHALL HAVE MIN. 21" SQ. FT. CLEAR NET OPENING AND MIN. CLEAR OPENING HEIGHT OF 20". FINISHED FLOOR SHALL BE MAX. 44" ABOVE FLOOR.
 6. CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE.
 7. ONE HOUR RATED GYPSUM BOARD UNDER STAIRS.
 8. CROSS VENTILATION AT ENCLOSED ATTICA.



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PLAN - R - 0000 - B
GONZALES RESIDENCE
 507 KING COURT

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DRAWN BY:
 JORGE VILCHIS
STARTING DATE:
 AUG., 11TH, 2016
REVISED DATE:

JOB#
 16-104
SHEET#
 1-OF-1

























