

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

HDRC CASE NO: 2017-109
ADDRESS: 223 W HOLLYWOOD AVE
LEGAL DESCRIPTION: NCB 6459 BLK 10 LOT 10, 11 & E 12.5 FT OF 9
ZONING: R-5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Jason Peters
OWNER: Bernice Beck
TYPE OF WORK: Construction of rear storage shed
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to build a storage shed in rear of property with materials similar to those found on primary structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

3. Materials and Textures

A. NEW MATERIALS

- 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.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

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 structure located at 223 W Hollywood was constructed in 1925 in the Spanish Eclectic style. The house was designed by architects Carvel and Frost, who were prolific along Hollywood Ave. The house is a contributing structure in the Monte Vista Historic District.
- b. HEIGHT, MASSING, AND FORM – According to the Historic Design Guidelines for New Construction, new outbuildings should be visually subordinate to the historic structure in terms of height, massing, and form, and should be no longer than 40 percent of the existing structure's footprint. The proposal is a modest design that will not detract from the primary structure on the property. Staff finds the proposal consistent with the guidelines.
- c. WALL MATERIAL – A new outbuilding should relate to the period of construction of the primary structure through use of compatible materials and simplified details. The primary structure is a contributing structure to the district and its stucco façade is a character defining feature of the design. Staff finds the use of stucco on all four facades of the structure to be appropriate.
- d. WINDOWS AND DOORS – The guidelines for garages and outbuildings recommend materials complementary to the primary structure as well as the district. Staff finds the use of wood windows and doors consistent with the primary structure and the materials of the district.
- e. ROOF – The guidelines state that materials should complement the type, color, and texture of materials traditionally found in the district. Staff recommends that the applicant consider using a roof product that is similar in color to the existing Spanish red clay tile roof on the primary structure.

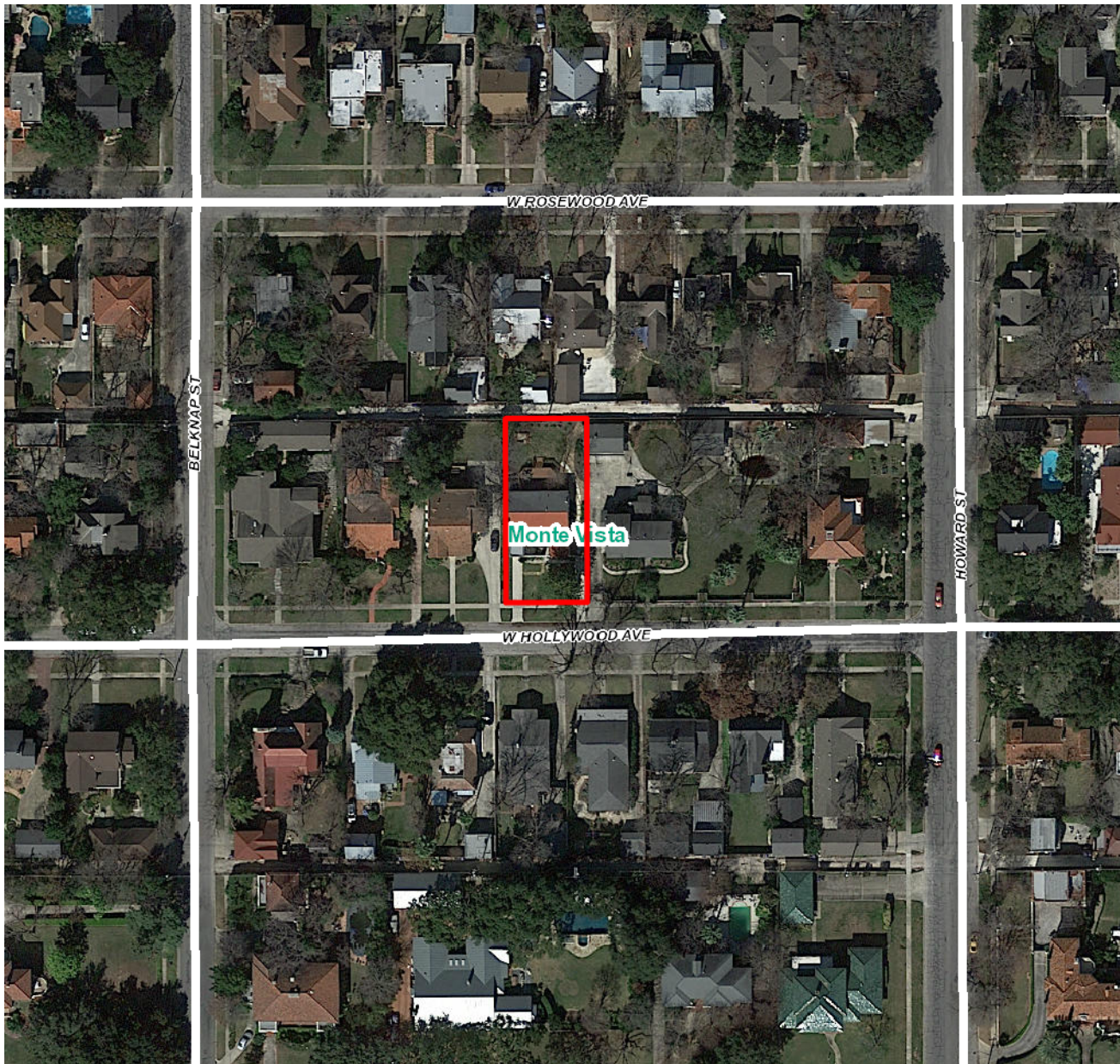
RECOMMENDATION:

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

- i. The applicant submits specifications and manufacturer information for the proposed wood windows and doors to staff for approval.
- ii. The applicant considers using a roofing product that is similar in color to the existing Spanish clay tile roof on the primary structure. The applicant may work with staff to determine the most suitable roofing material and color.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 08, 2017

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223



14' WIDE

62.5' ALLEY

FENCE POST IN CONCRETE

BLOCK

140.0' PRIVACY FENCE

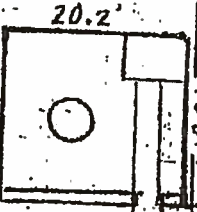
140.0'

WIRE FENCE

WOOD DECK

WOOD DECK

1 STORY STUCCO
#223 W.
HOLLYWOOD



STUCCO WALL

STONE WALK

CONC. DRIVE

CONC. DRIVE

"X" ETCHED FOUND ON CONC. DRIVEWAY

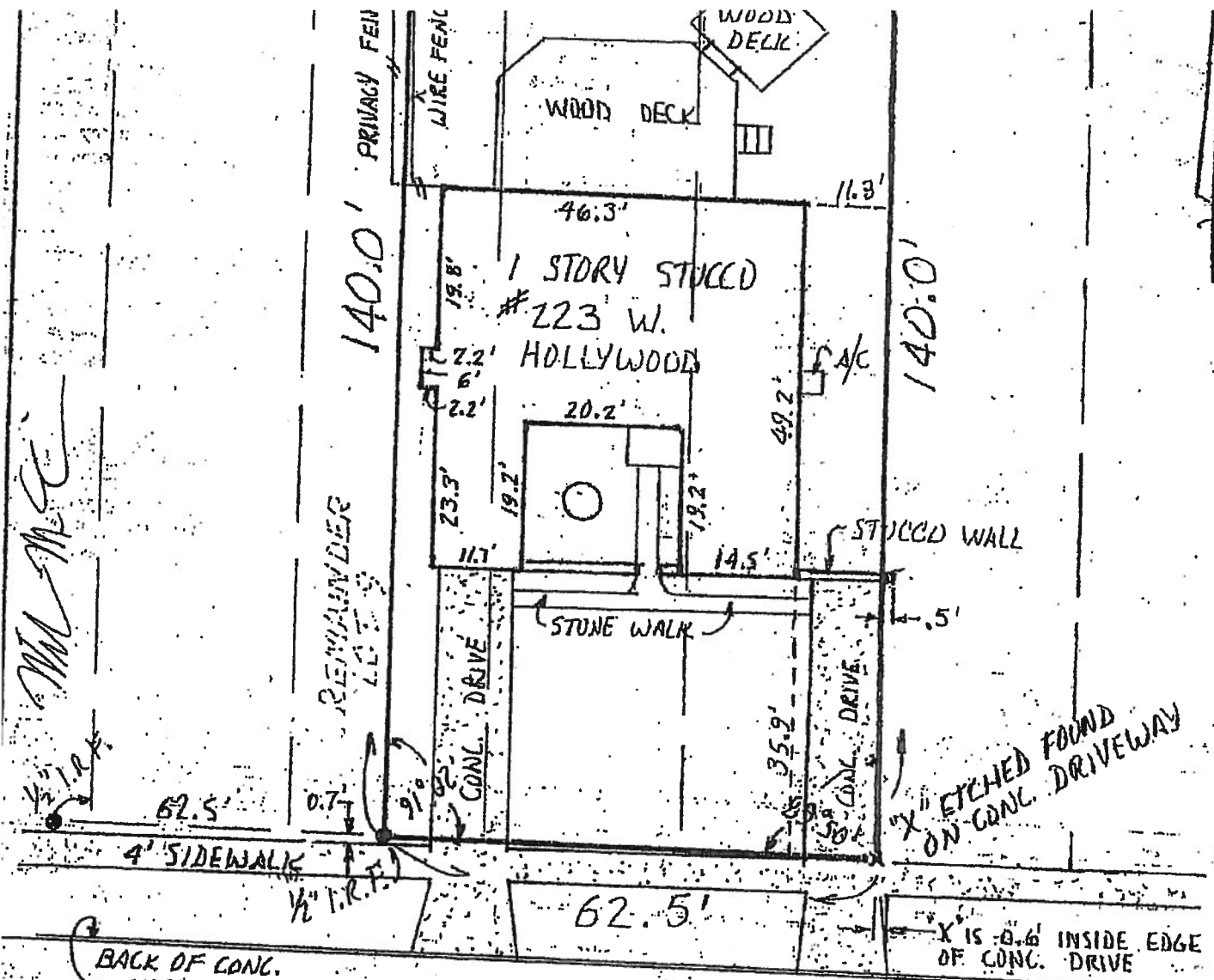
"X" IS 0.6' INSIDE EDGE OF CONC. DRIVE

WEST HOLLYWOOD AVE.

SCALE: 1" = 20' DATE OF SURVEY: 9-11-61 COMPUTED BY: JEG DRAWN BY: JEG CHECKED BY: JEG

Lot(s) 11, 10 & EAST 12.5' of Block 10 N.C.B. 6459
Addition or Subdivision
Volume 8564, Page 146 of the DEED & PLAT records of BEXAR County, Texas.
Address: 223 WEST HOLLYWOOD AVE. OF No. ~
Reference name: TOM HANIGRUM





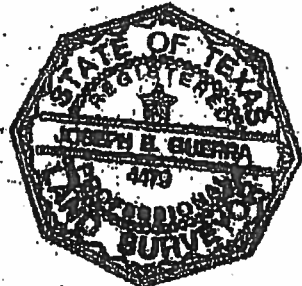
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 Reference name: TOM HONIGBLUM

To: The Lienholder and/or Landowner and to the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.



Guerra Land Surveying & Assoc.
 22281 Waverly
 San Antonio, TX 78228
 210 432-8824 Fax 210 738-1117



Joseph E. Guerra
 Registered Professional Land Surveyor

Date	Revision	By

JOB NO. 01-0089

Handwritten signature: Tom Honigblum



Front of home

Shed located in rear



Back yard



Back yard

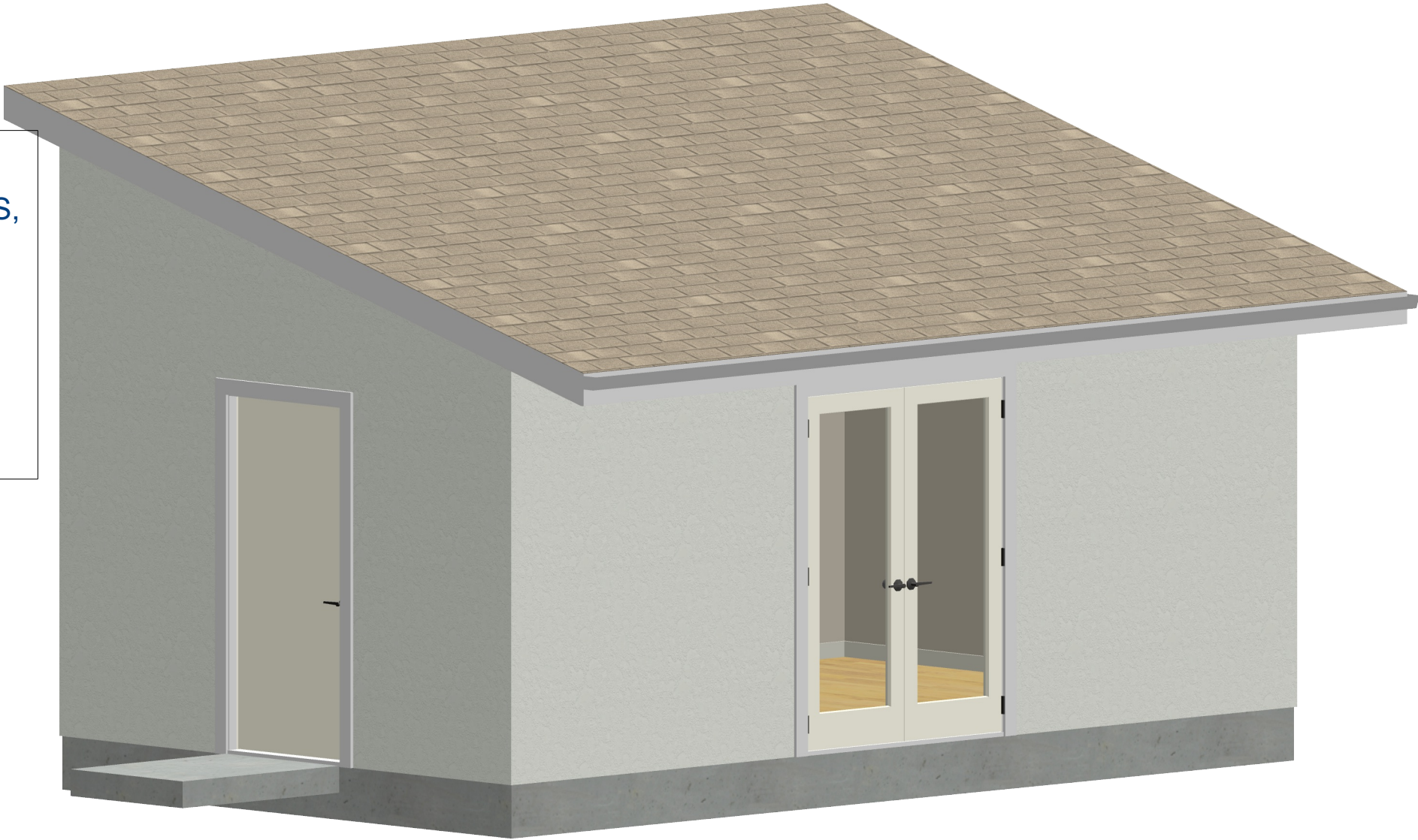
Bernice Beck Studio Project

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. D. Michael Designs is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

ALL EXTERIOR COLORS TO MATCH
AS CLOSE AS POSSIBLE EXISTING
HOME UNLESS OTHERWISE NOTED.



REVISION TABLE	
NUMBER	DESCRIPTION

Bernice Beck
223 N. Hollywood Ave.
San Antonio, TX 78212



DRAWINGS PROVIDED BY:
D. Michael

DATE:

4/4/17

SCALE:

SHEET:

P-1



Bernice Beck
223 W. Hollywood Ave.
San Antonio, TX 78212

D. Michael

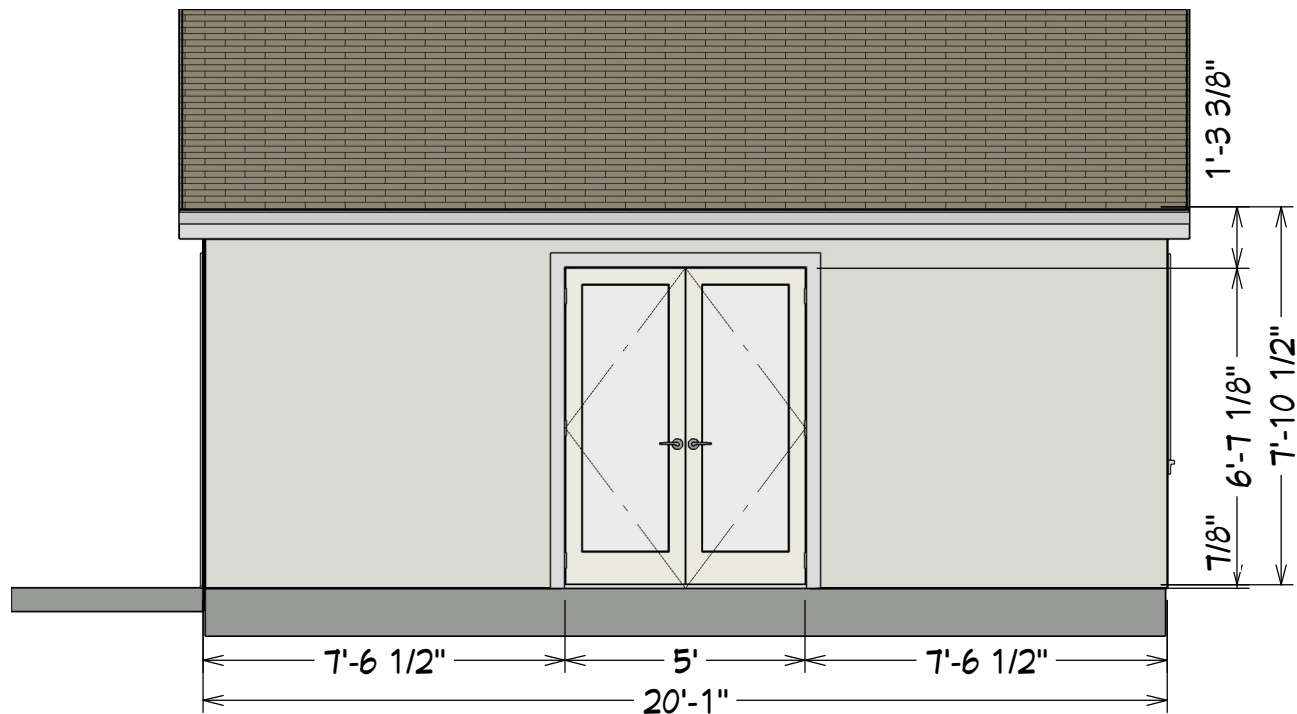
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4/17

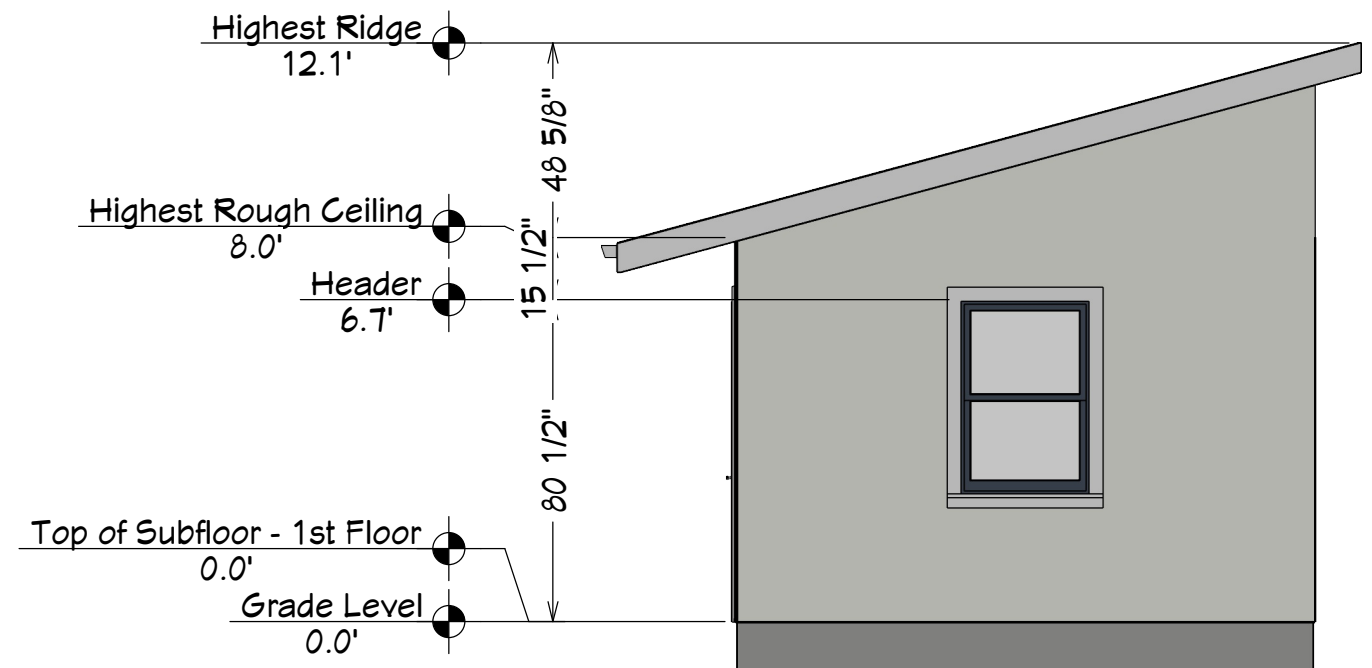
SCALE:

 $2'' = 1'$

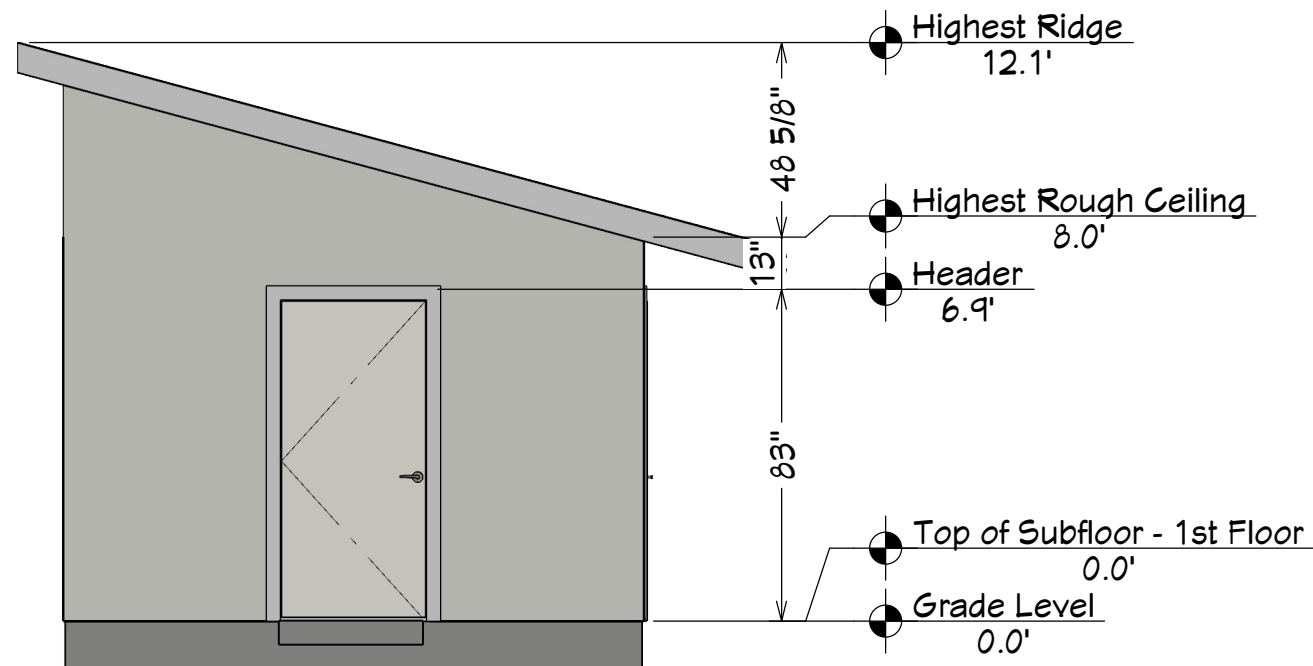
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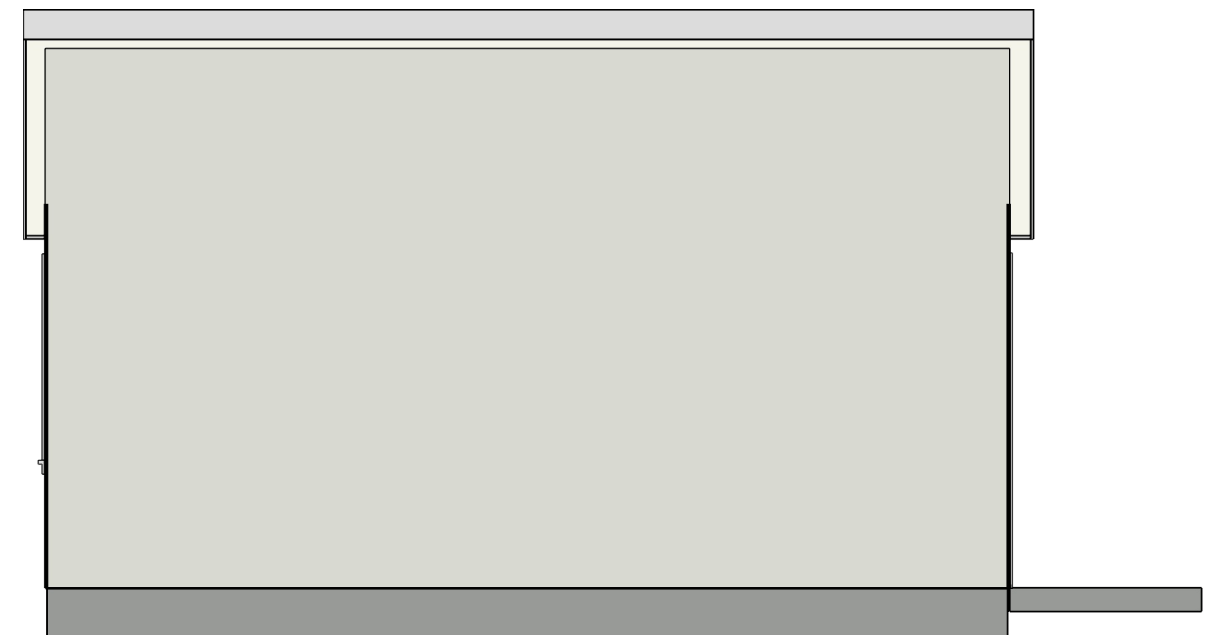
Front Elevation
(West Side)



Right Elevation
(South Side)



Left Elevation
(North Side)



Rear Elevation
(East Side)

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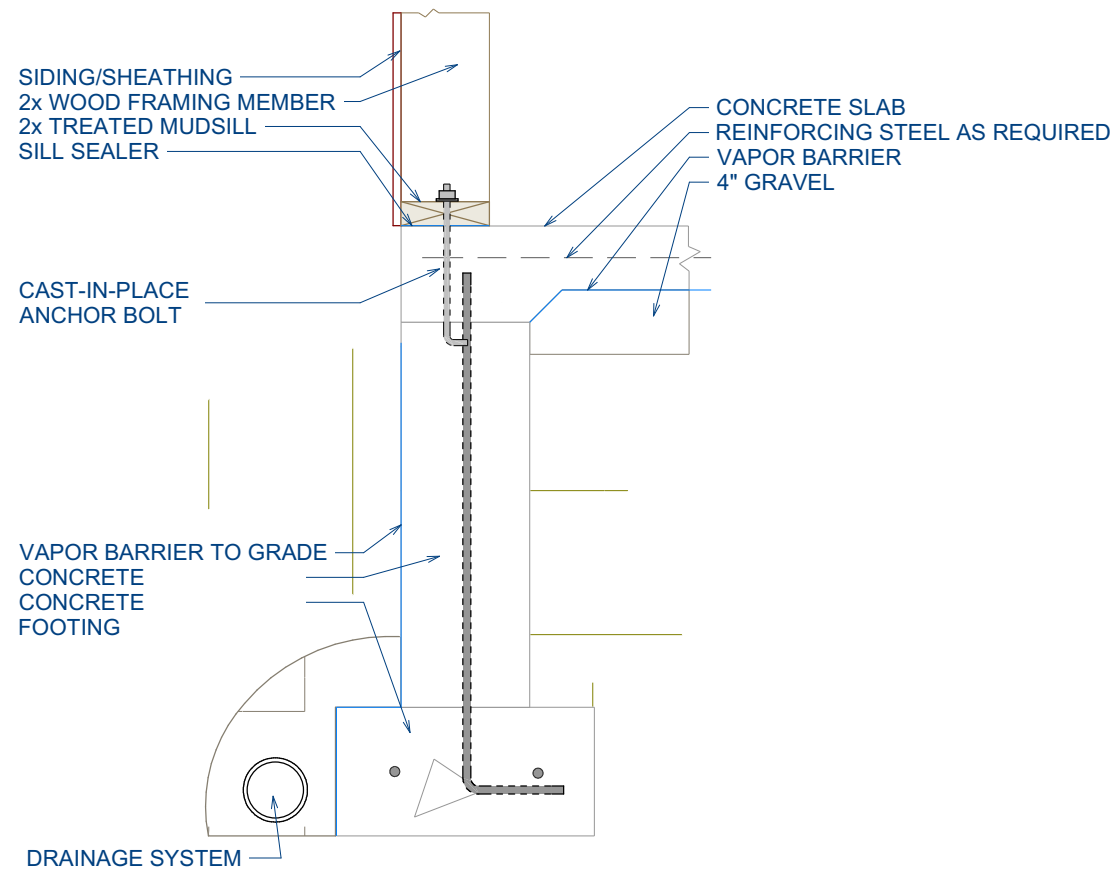
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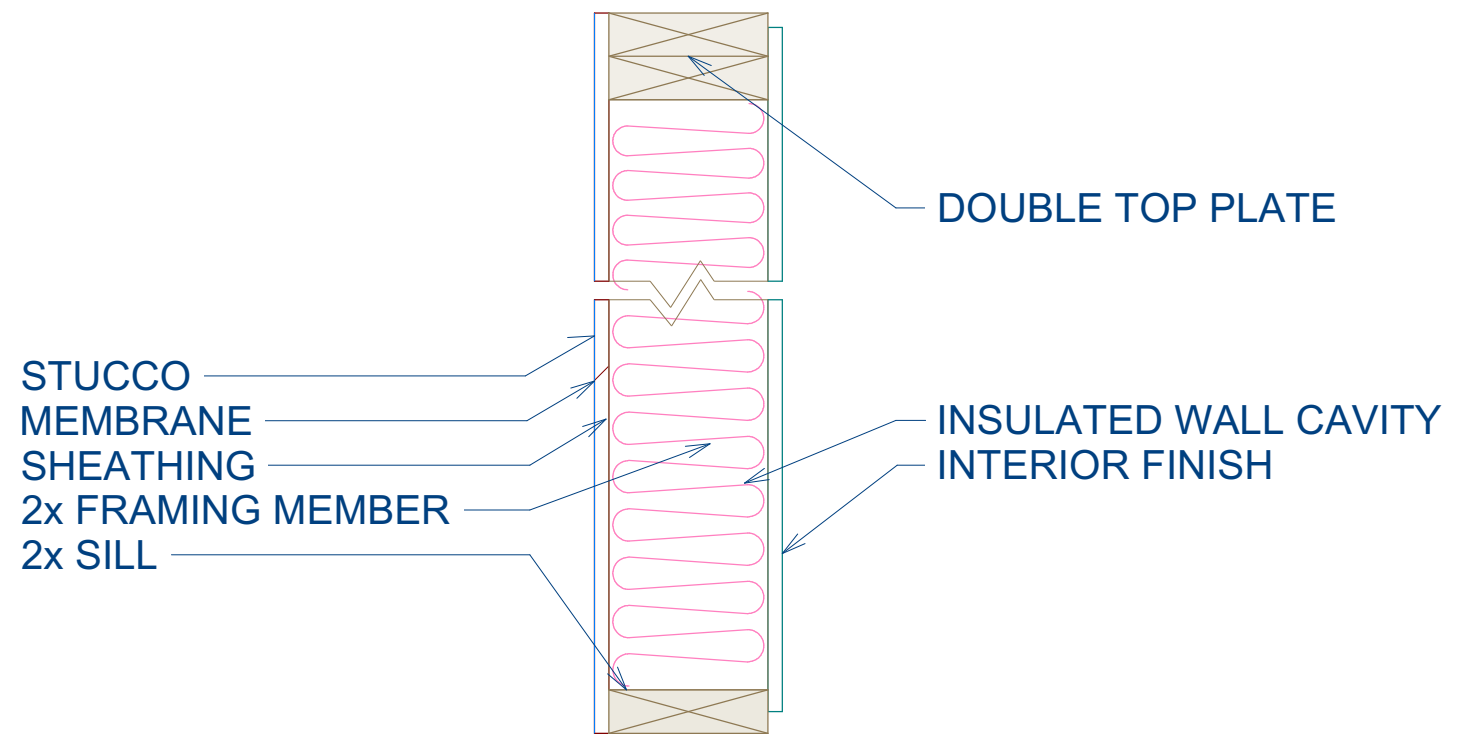
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Monolithic Slab on Frost Footing



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