

HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

HDRC CASE NO: 2017-223
ADDRESS: 202 SAN ARTURO
LEGAL DESCRIPTION: NCB 719 (LAVACA SUBD), BLOCK 1 LOT 12
ZONING: R-4 IDZ H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Leroy & Cathy Muniz
OWNER: Leroy & Cathy Muniz
TYPE OF WORK: Construction of an addition to a carport structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an addition to a carport 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.

FINDINGS:

- a. The structure at 202 San Arturo was constructed circa 2008 and features contemporary architectural forms and materials. The structure currently features a carport on the east side to which the applicant has proposed to construct a side addition to serve as a storage location.
- b. The Guidelines for New Construction note that garages and outbuildings should feature a form and mass subordinate to that of the primary historic structure, should feature a building size no larger than forty (40) percent of that of the primary structure, should relate to the period of the construction of the primary building on the lot and should feature windows and doors similar to those found historically throughout the district. Generally, the proposed addition is consistent with the Guidelines; however, the applicant has proposed to install two steel doors. Staff recommends the applicant install doors that feature materials or a profile that are consistent with the architecture of the primary structure.

RECOMMENDATION:

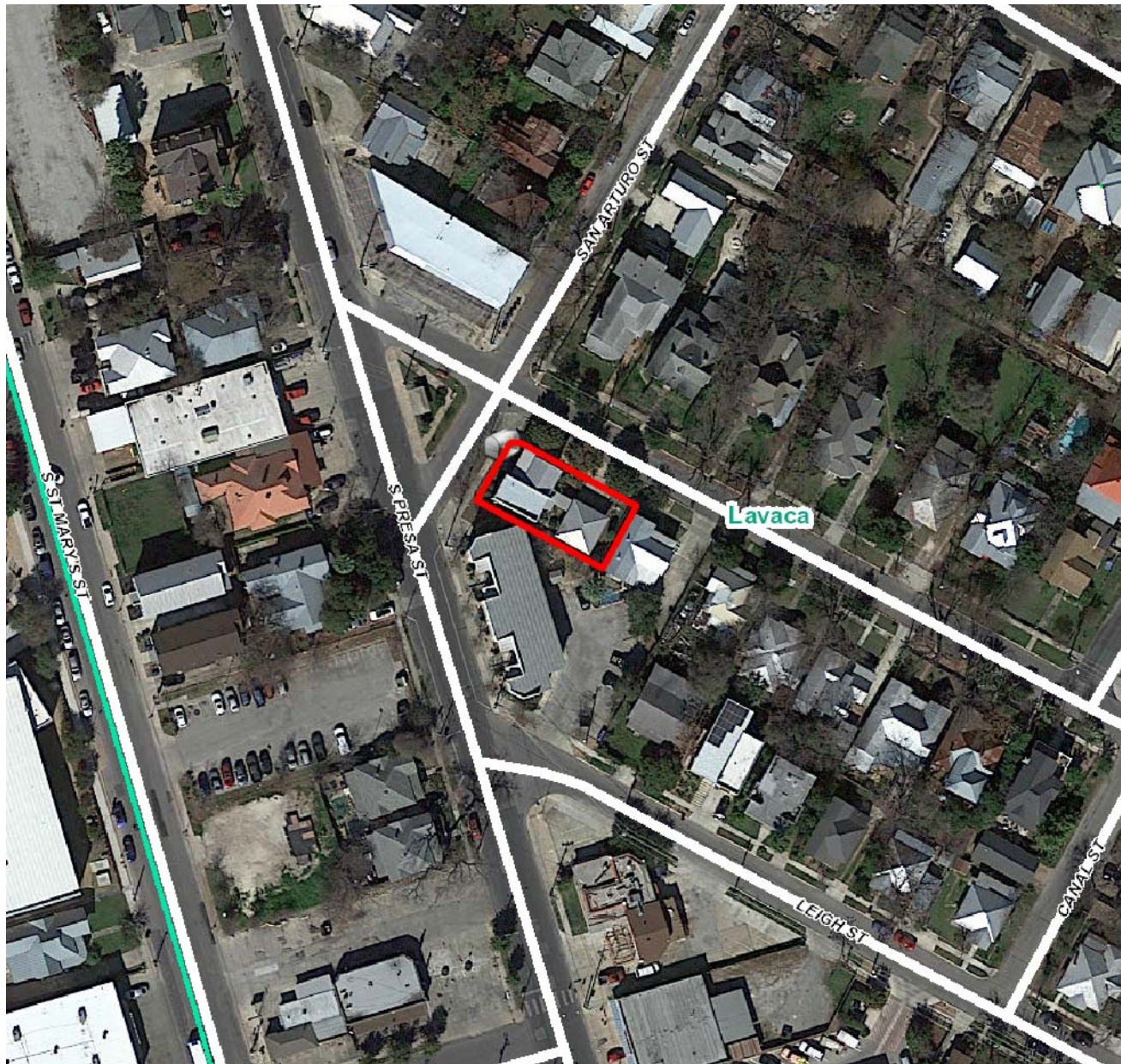
Staff recommends approval based on findings a and b with the following stipulations:

- i. That the proposed siding feature a smooth finish and a four inch profile.
- ii. That the applicant install doors that feature materials or a profile that are consistent with the architecture of the primary structure.
- iii. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: May 09, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



Euphorium

202 San Arturo Street

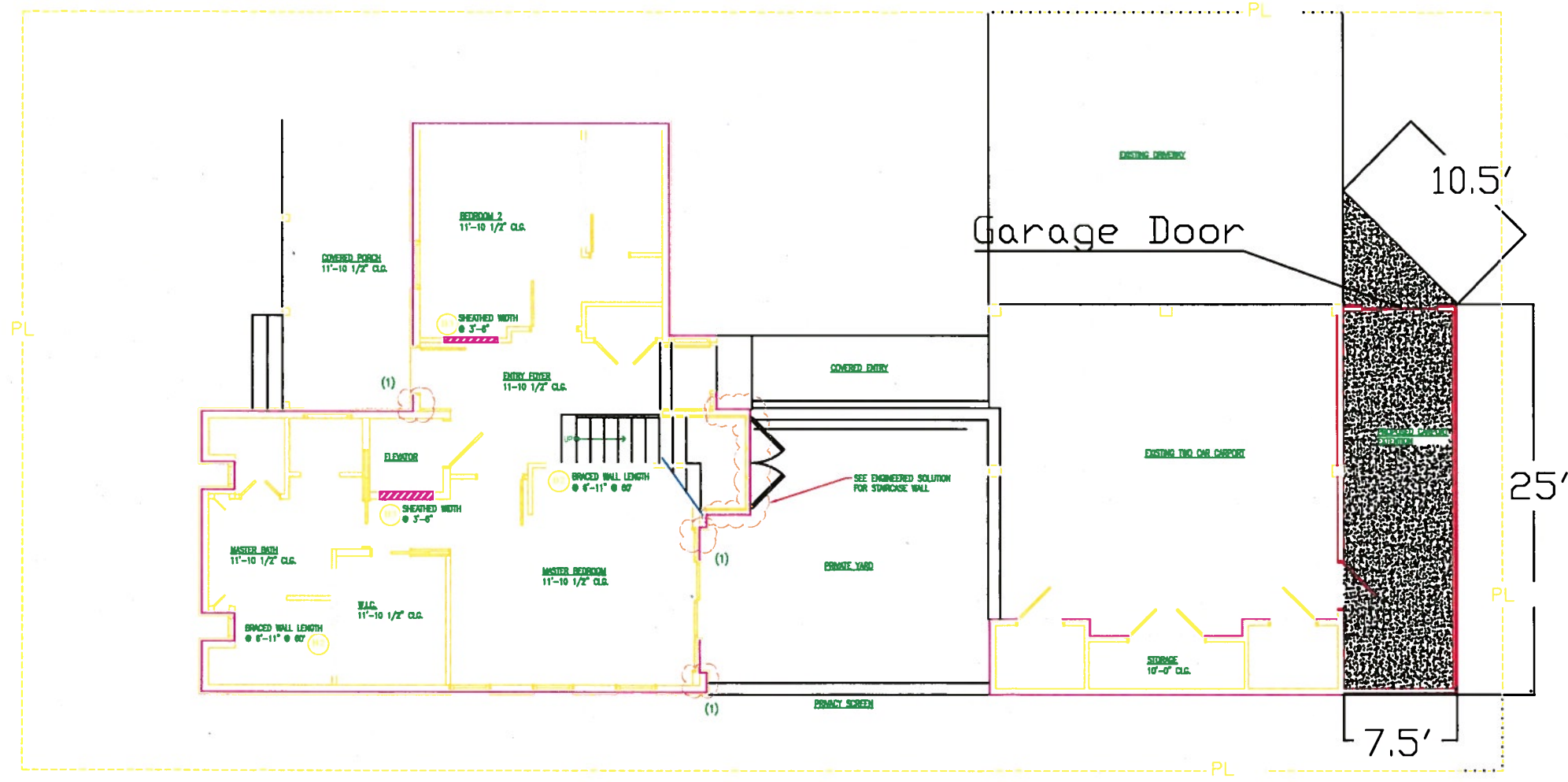
Callaghan Ave

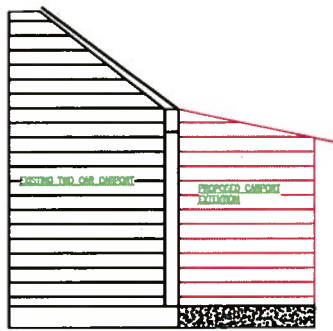
Callaghan Ave

S Presa St

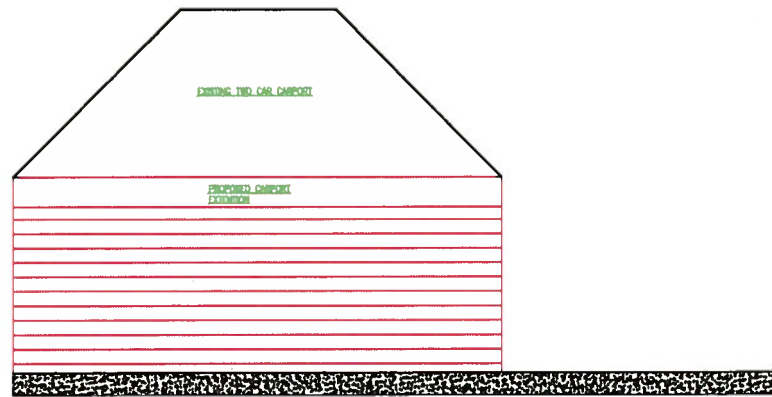
Callaghan

Scale= 1 to 100





REAR VIEW



SIDE VIEW



SAN ARTURO

CALLAGHAN AVE

PRESAST
SPRESAST

AREA OF MINOR FLOOD HAZARD



