

HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

HDRC CASE NO: 2017-228
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: Bernice Beck
OWNER: Bernice Beck
TYPE OF WORK: Construction of a 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. The applicant has proposed to construct a new storage shed in the rear of the property.
- b. The applicant submitted a previous shed proposal in March of 2017. The proposal was denied by the HDRC on April 19, 2017. The applicant presented a revised proposal to the Design Review Committee (DRC) on April 25, 2017. Modifications include a gable roof instead of a sloping slab roof, red composition roof shingles instead of charcoal composition roof shingles, and wood windows and doors instead of metal. The DRC approved of the gable roof form, noting its consistency with similar shed roof forms in surrounding properties and in the district as a whole. They also supported the use of hardi siding on all four facades of the structure as a modern element that distinguishes the time of construction without detracting from the primary structure or the common materials used in the district.
- c. **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.
- d. **WALL MATERIAL** – Per the Historic Design Guidelines, 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 hardi board siding inconsistent with the guidelines.
- e. **WINDOWS AND DOORS** – The applicant has proposed to use wood windows and a wood door for fenestration in the new rear structure. 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 guidelines and the materials of the district.
- f. **ROOF** – The guidelines state that materials should complement the type, color, and texture of materials traditionally found in the district. Staff finds the proposal of using modern shingles in a terracotta red color complementary to the primary structure and consistent with the guidelines.

RECOMMENDATION:

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

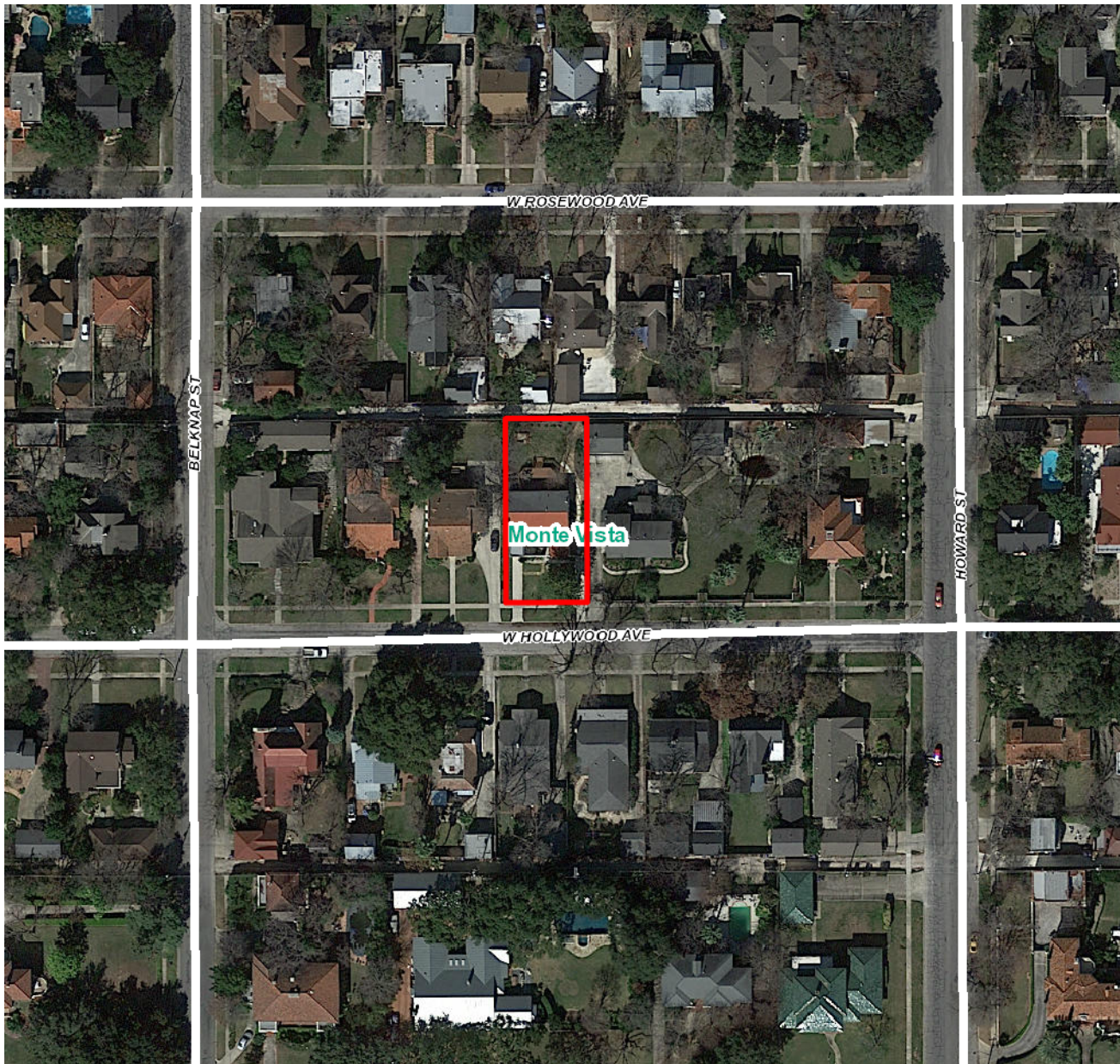
- i. Stucco be used on all four facades of the structure in lieu of hardi board siding,
- ii. The applicant submits specifications and manufacturer information for the proposed roof shingles and proposed wood windows and doors to staff for final approval before receiving a Certificate of Appropriateness.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

- The applicant's previous shed proposal was denied at the April 19, 2017 hearing. Modifications to that proposal are outlined in finding b.
- The applicant met with the Design Review Committee (DRC) on Tuesday, April 25. The meeting is detailed in finding b.



Flex Viewer

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Printed: Mar 08, 2017

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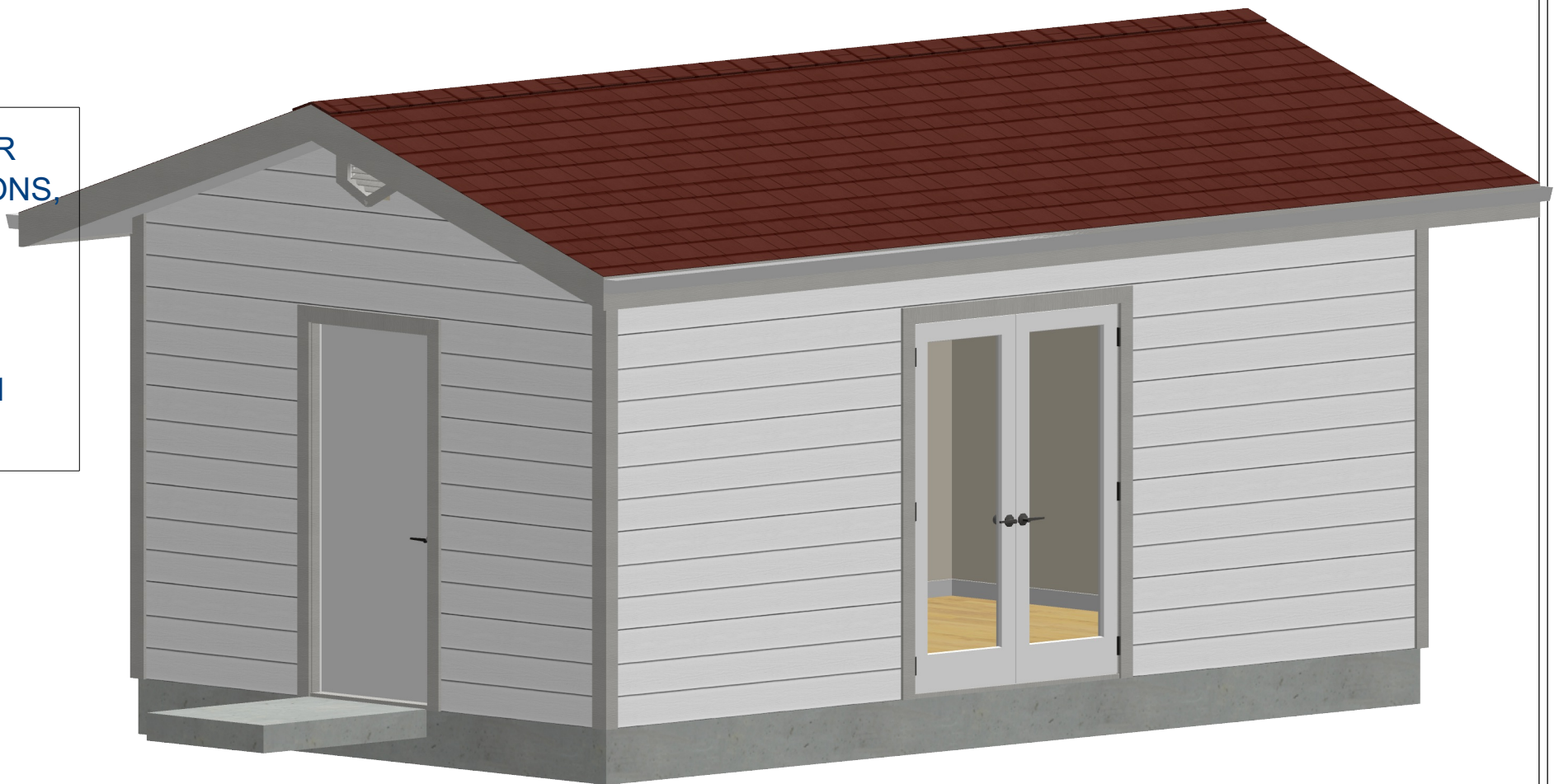
Bernice Beck Studio Project

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.



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

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DRAWINGS PROVIDED BY:
D. Michael

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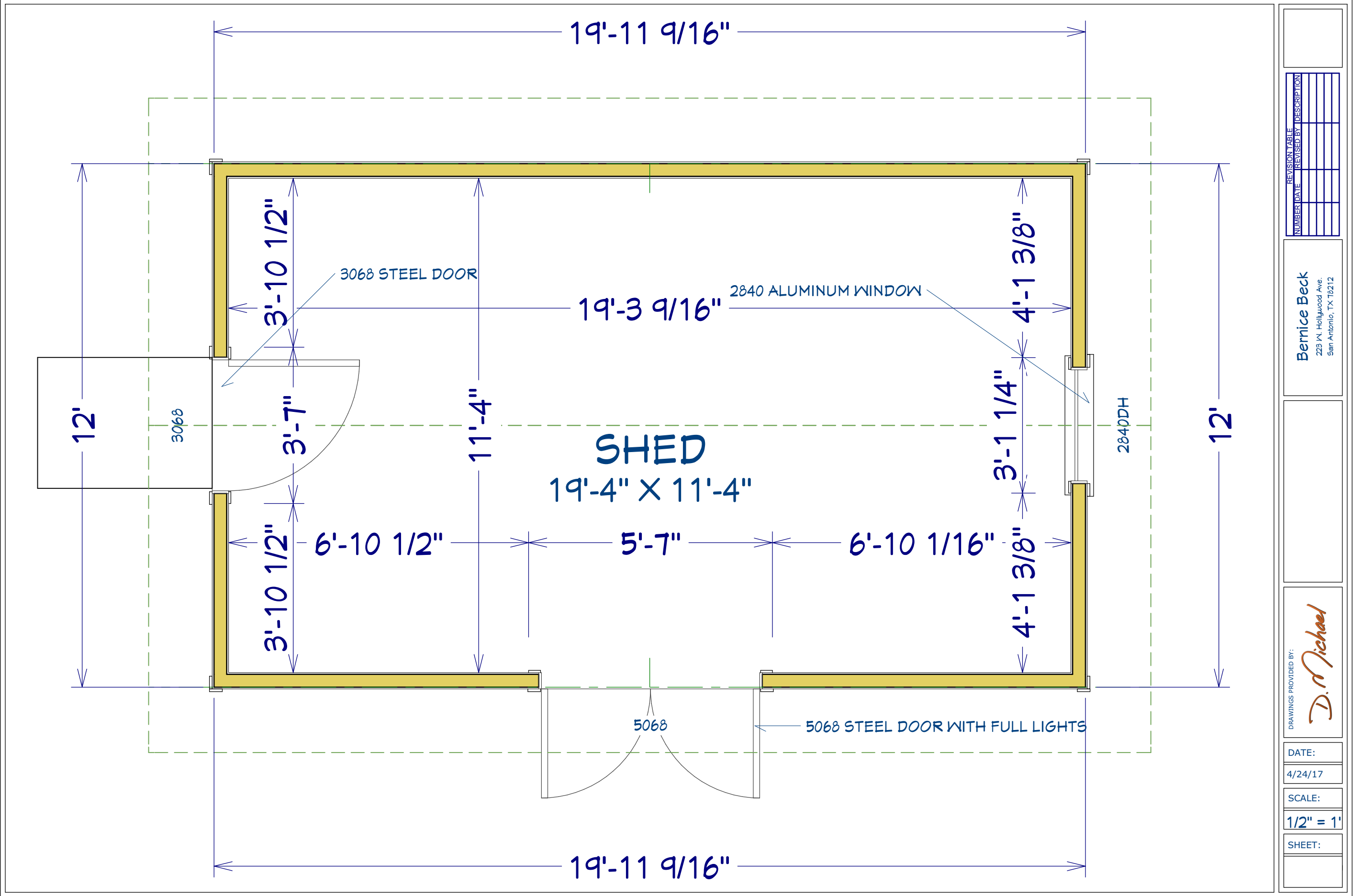
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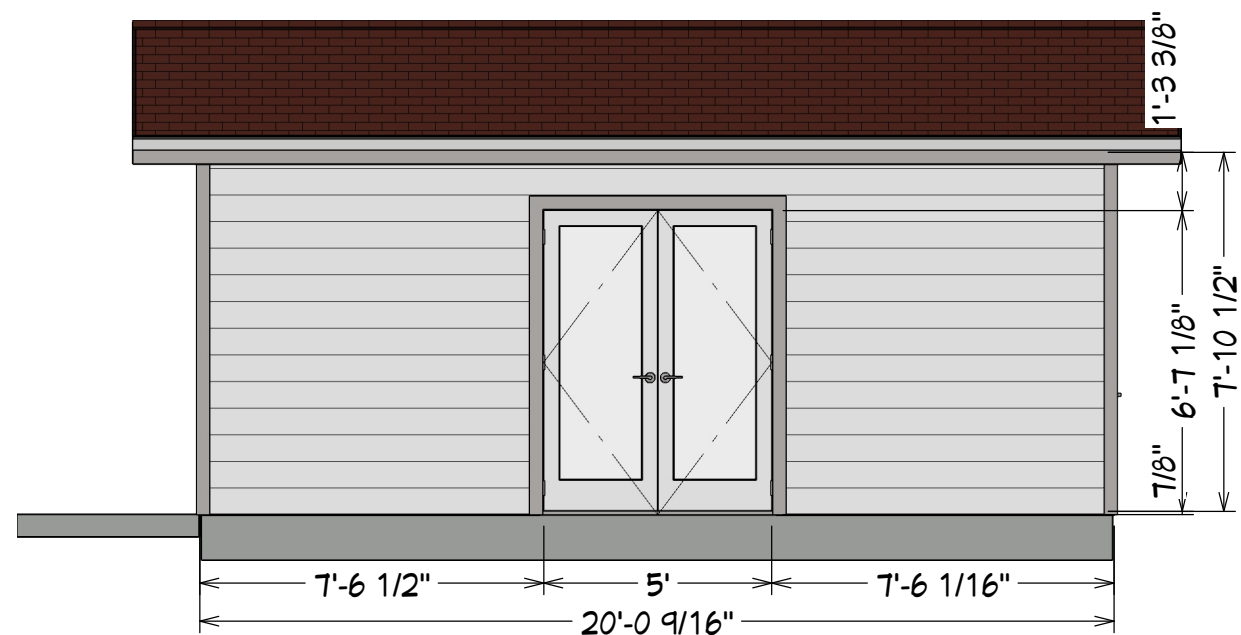
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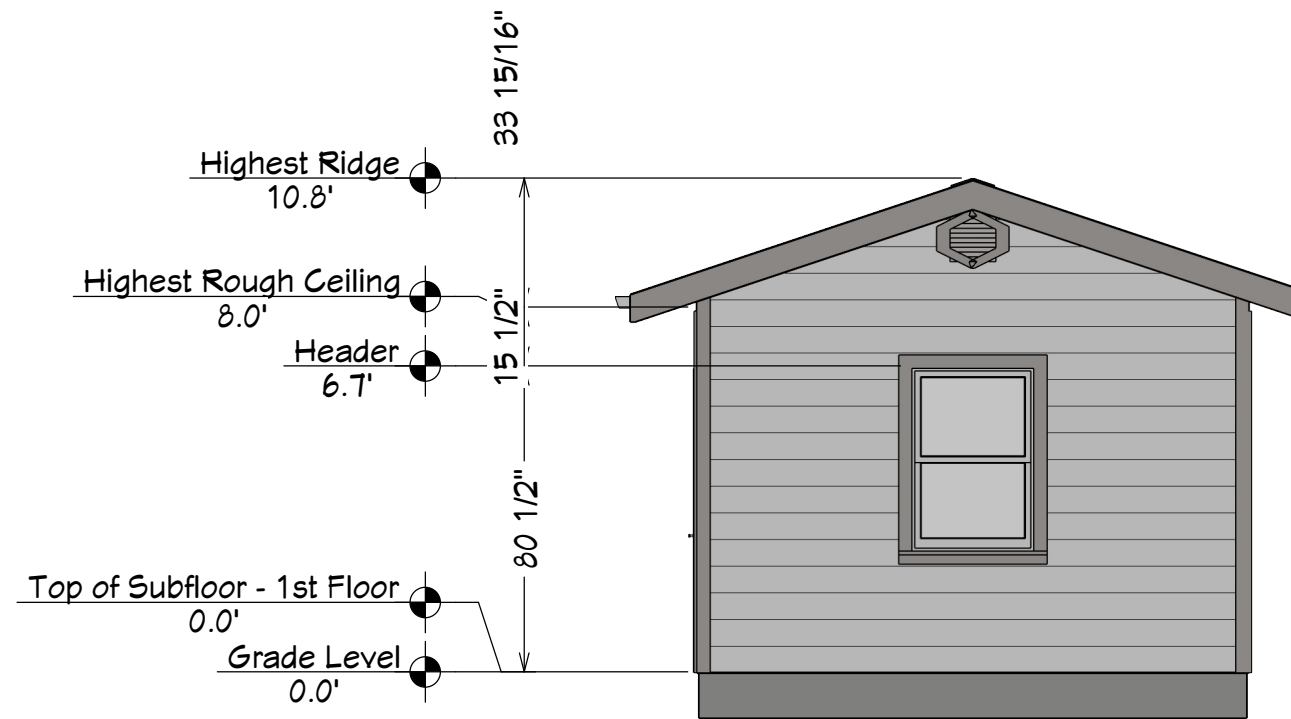
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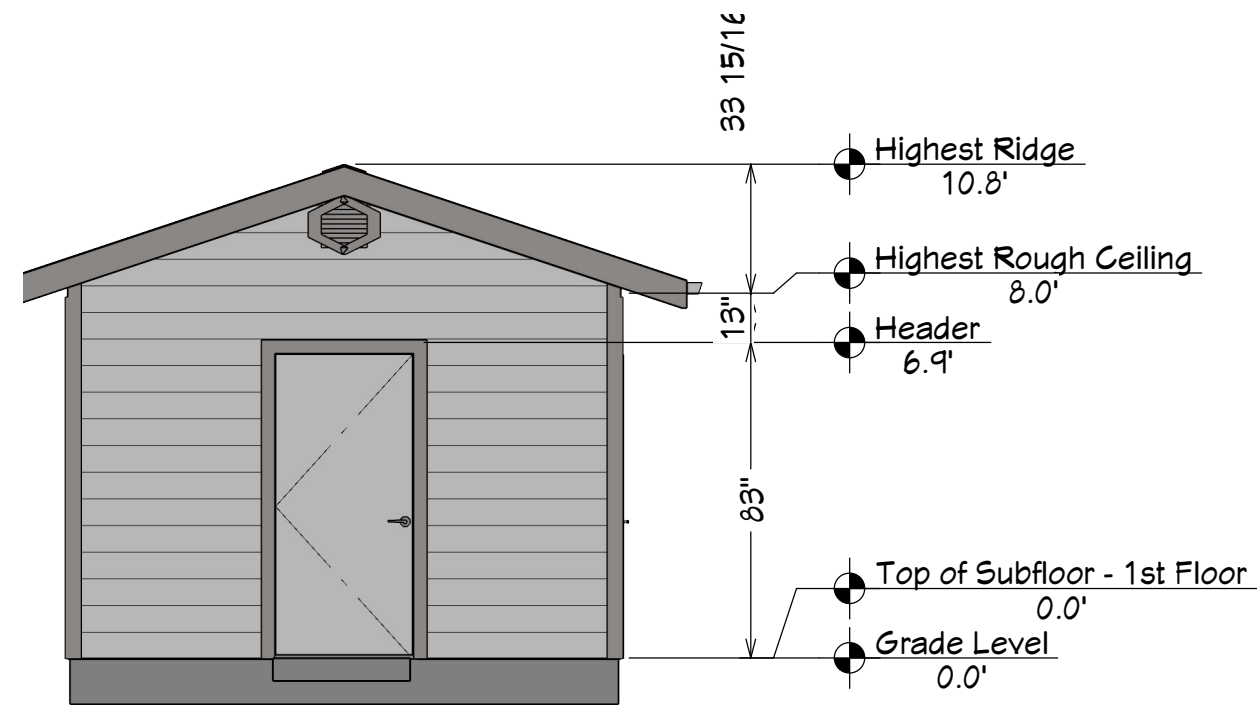
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Front Elevation
(West Side)



Right Elevation
(South Side)



Left Elevation
(North Side)



Rear Elevation
(East Side)

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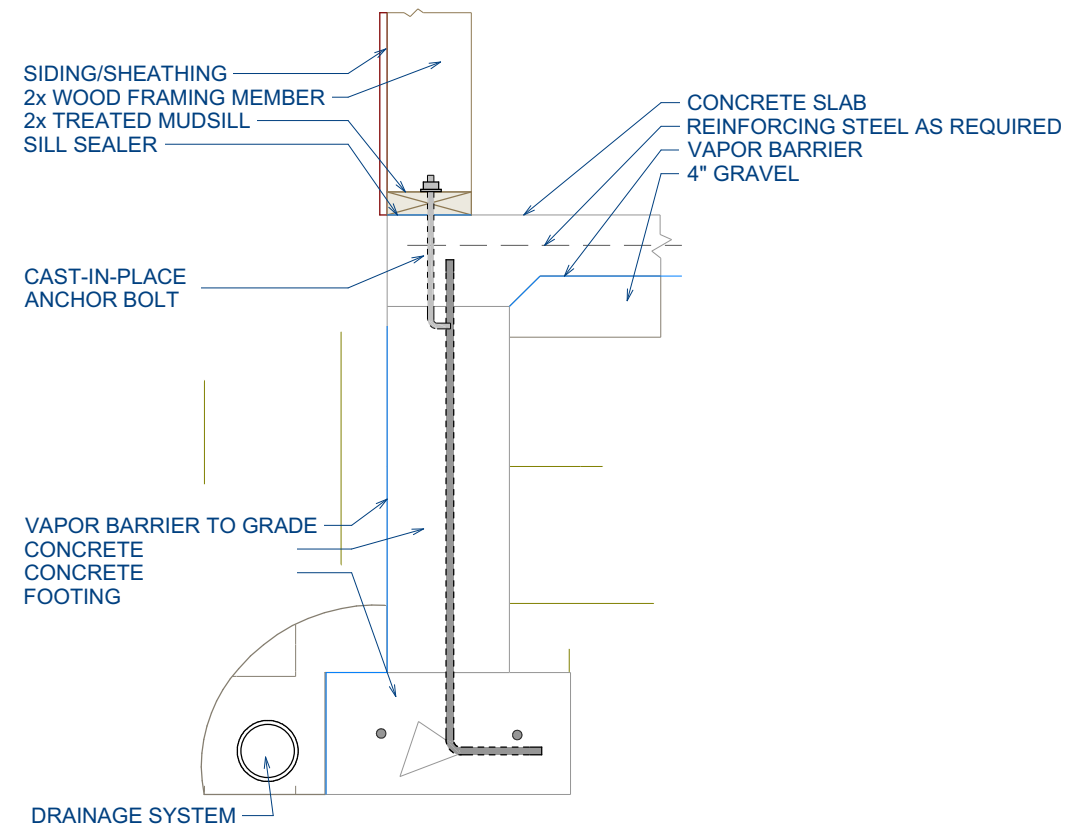
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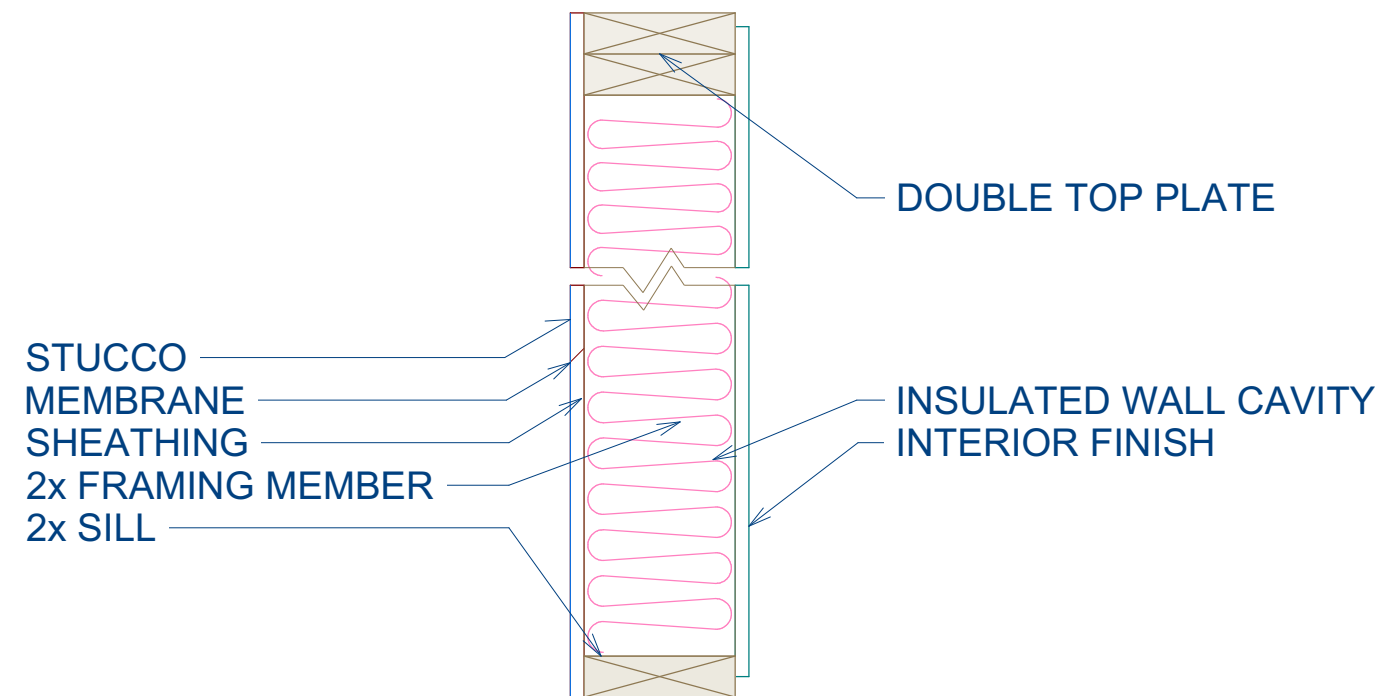
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Monolithic Slab on Frost Footing



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