

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

HDRC CASE NO: 2017-241
ADDRESS: 735 E GUENTHER ST
LEGAL DESCRIPTION: NCB 2882 BLK 7 LOT NE IRR 116.4 OF 8 & NE IRR 113.4 OF 9
ZONING: RM-4, HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Wehrhan House
TYPE OF WORK: Construction of a rear carport
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a carport at the rear of the property to feature parking access for two automobiles.

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 applicant has proposed to construct a carport at the rear of the property at 735 E Guenther, in the King William Historic District. The primary historic structure was constructed circa 1905 in the Folk Victorian style. The applicant has noted that the existing driveway, curb cut and gate will remain as they currently exist.
- b. **MASSING & FORM** – The Guidelines for New Construction 5.A.i and ii. note that new accessory structures should be designed to be visually subordinate to the primary historic structure in terms of their height, massing and form. Additionally, new accessory structures should be no larger in plan that forty (40) percent of the primary historic structure’s footprint. The applicant’s proposal is consistent with the Guidelines.
- c. **CHARACTER** – The applicant has proposed materials that include stained wood, sliding doors and a standing seam metal roof. 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. Staff finds the proposed materials and detailing will be complementary of the architecture of the primary historic structure and district.
- d. **ORIENTATION & SETBACKS** – The applicant has proposed to site the carport in the southern corner of the site, typical to the location of historic accessory structures. This location is consistent with the Guidelines for New

Construction

- e. The proposed massing and location is typical for rear accessory structures throughout the King William Historic District and is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through d with the stipulation that the standing seam metal roof 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 23, 2017

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San Antonio River

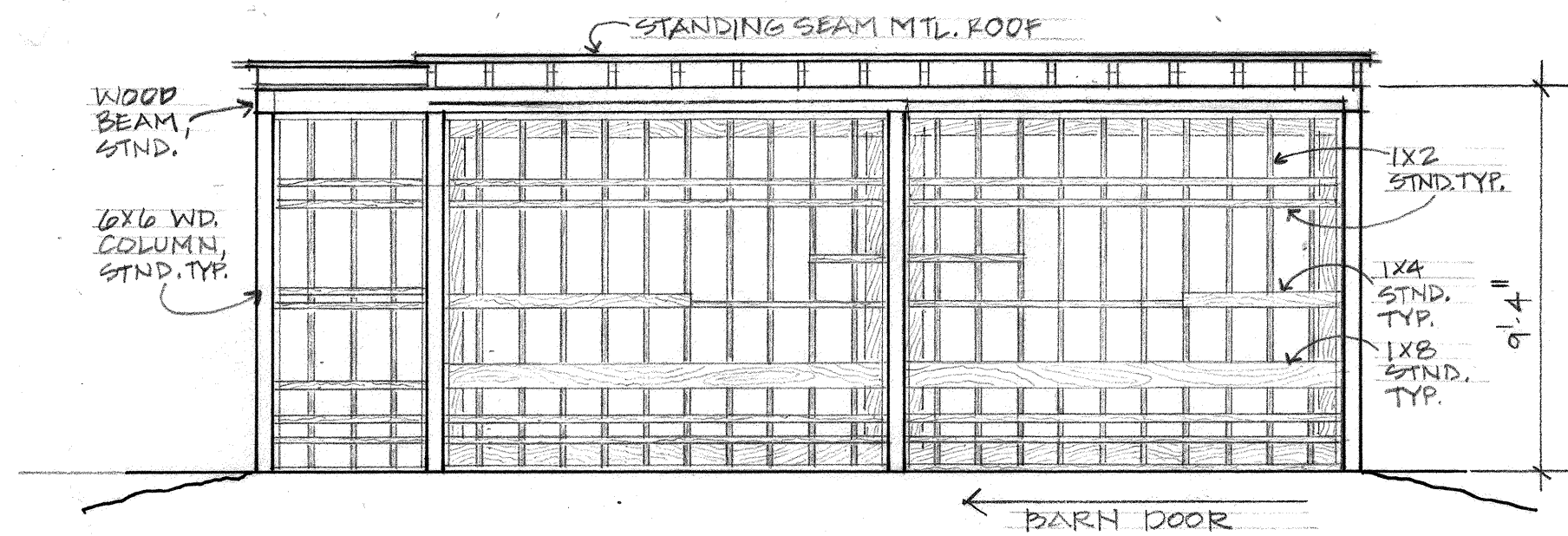
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735 East Guenther Street

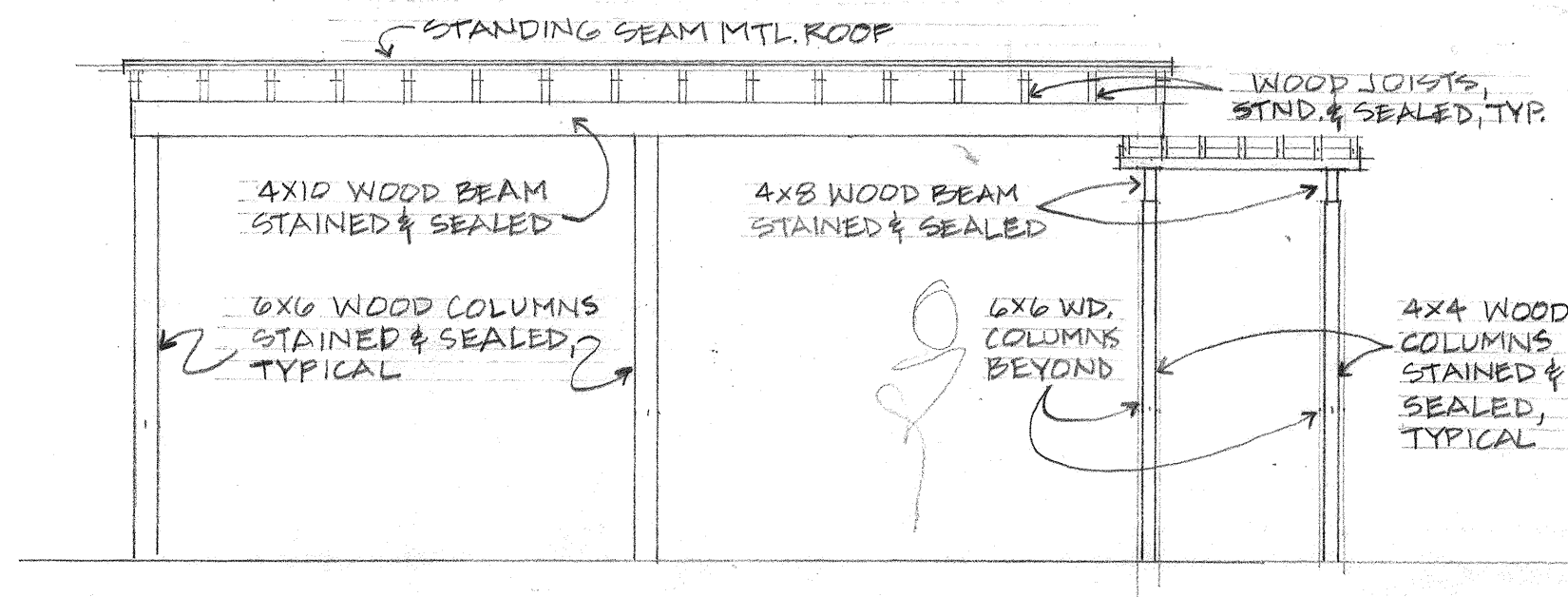
E Guenther St

E Guenther St

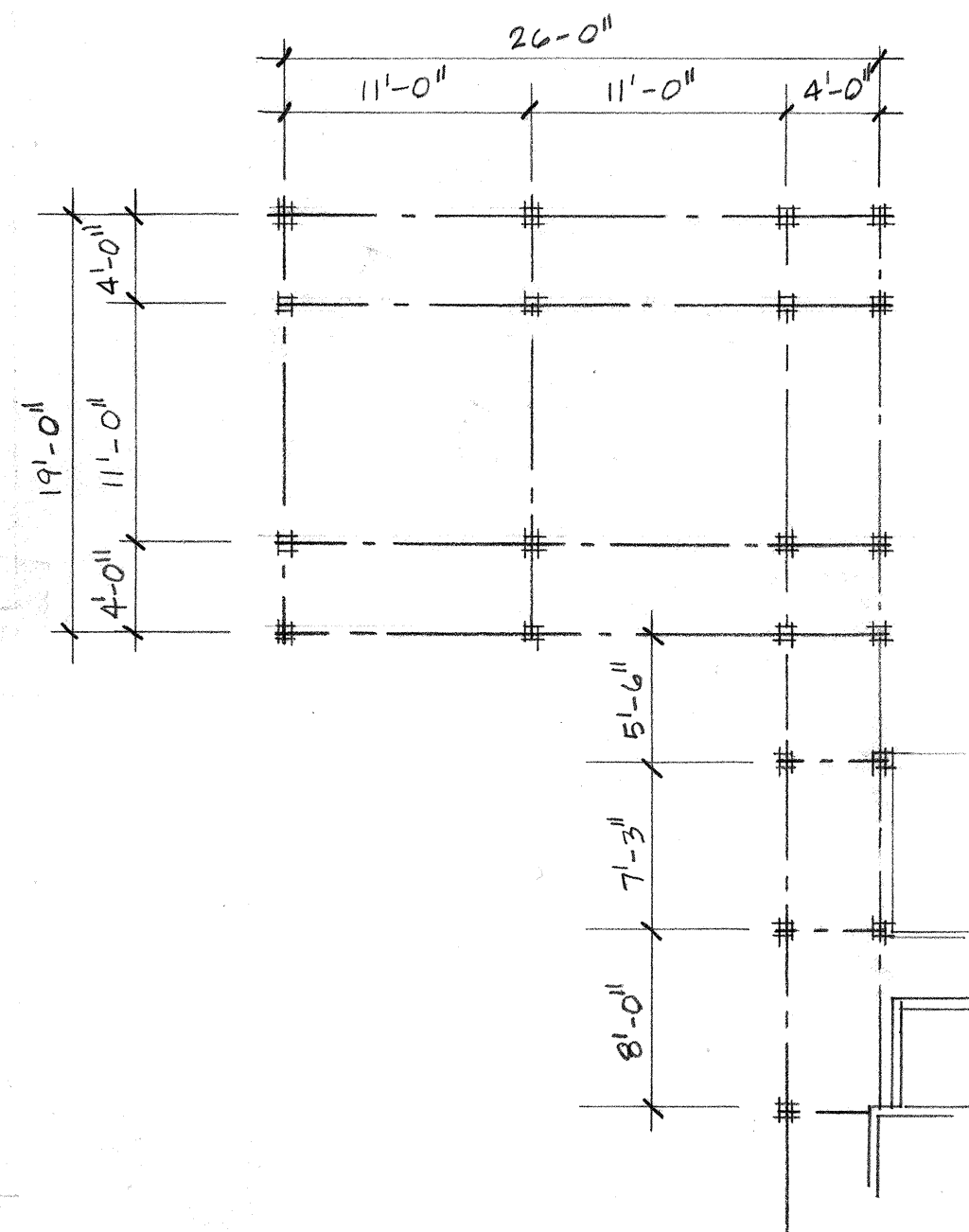
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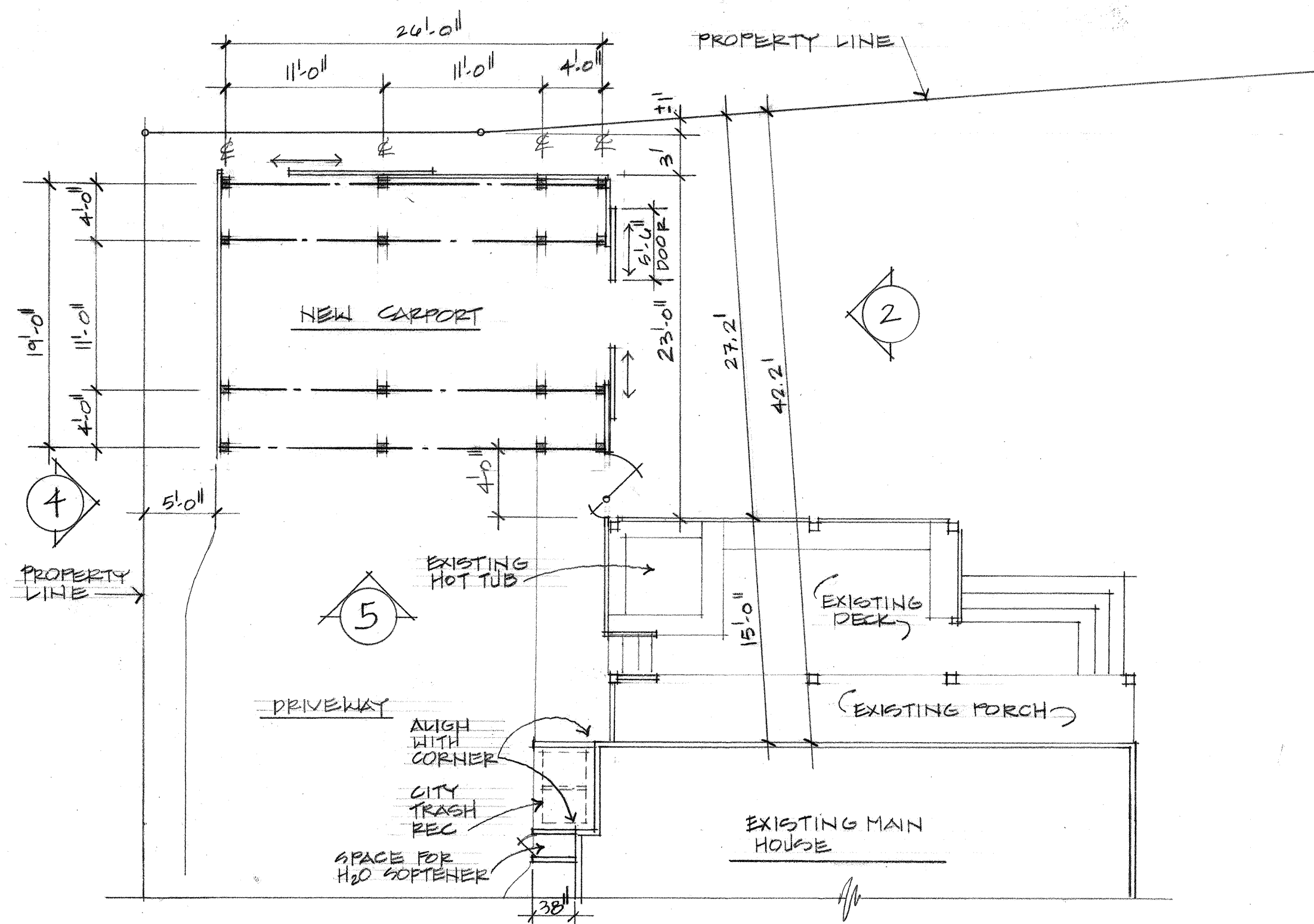
1 ELEVATION
A1 SC: 1/4" = 1'-0" 9-20-16



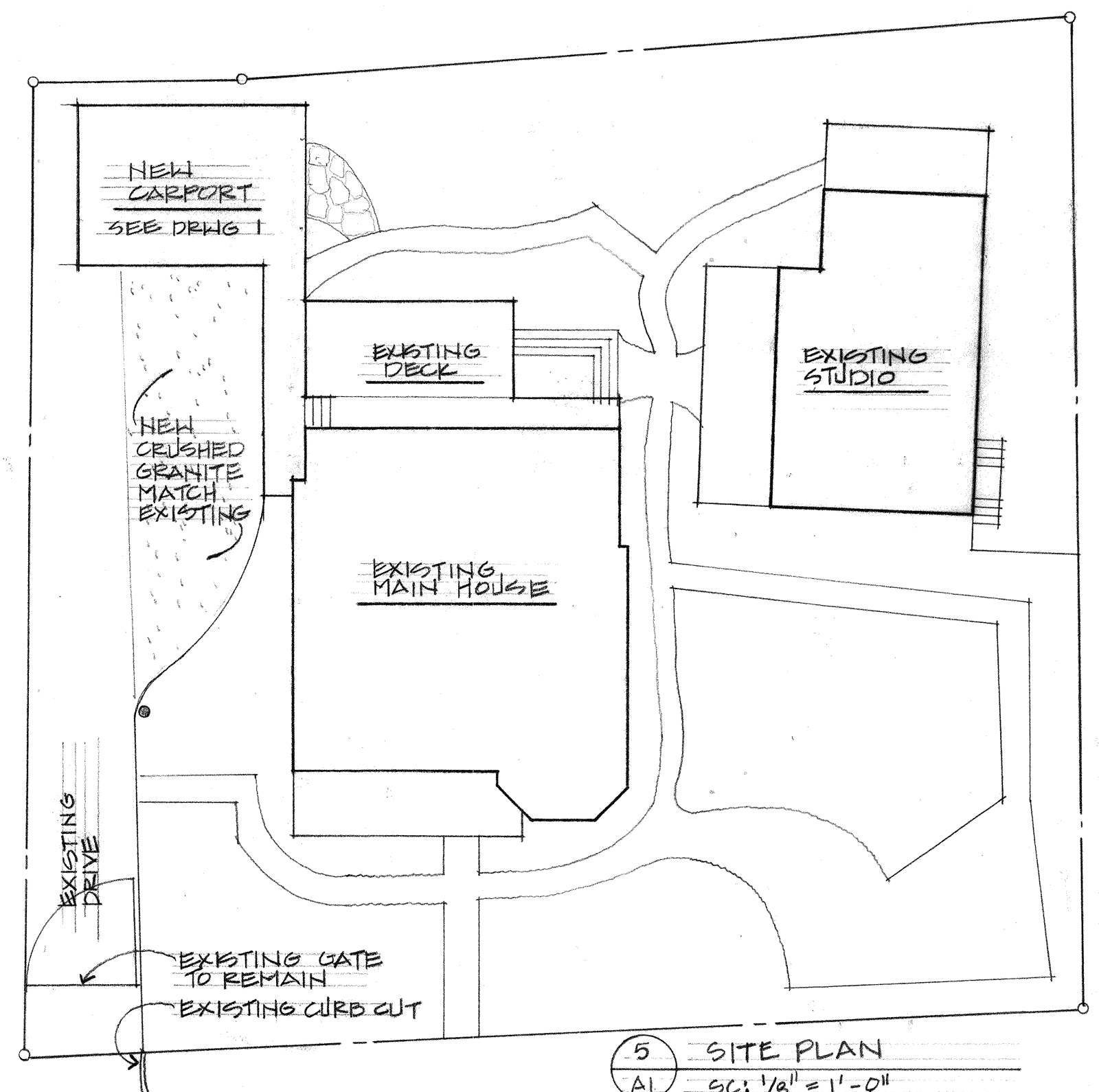
2 STREET ELEVATION
A1 SC: 1/4" = 1'-0" 9-4-2016



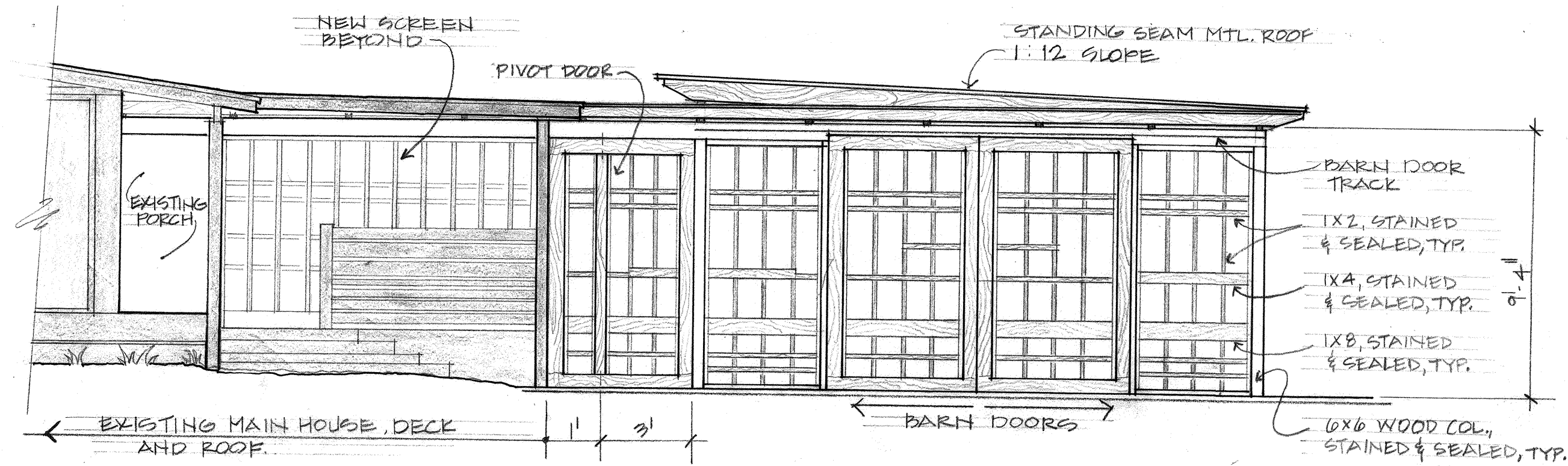
3 FRAMING PLAN
A1 SC: 1/8" = 1'-0"



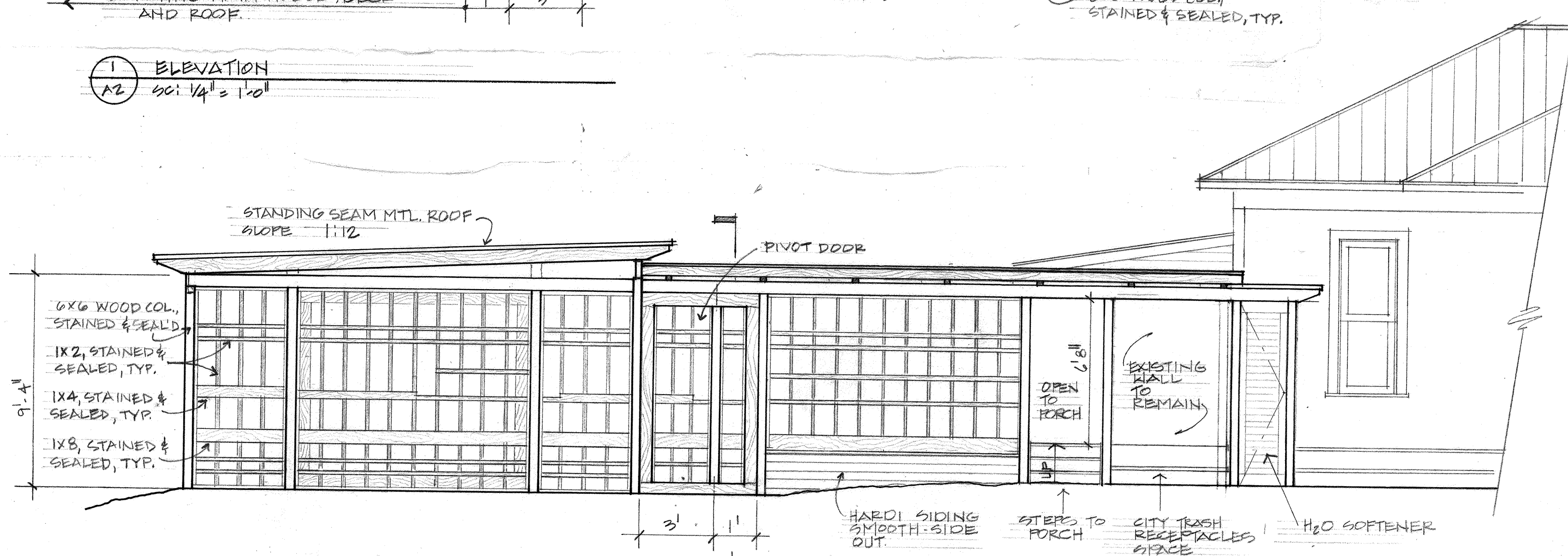
4 CARPORT PLAN / PARTIAL SITE
A1 SC: 1/8" = 1'-0"



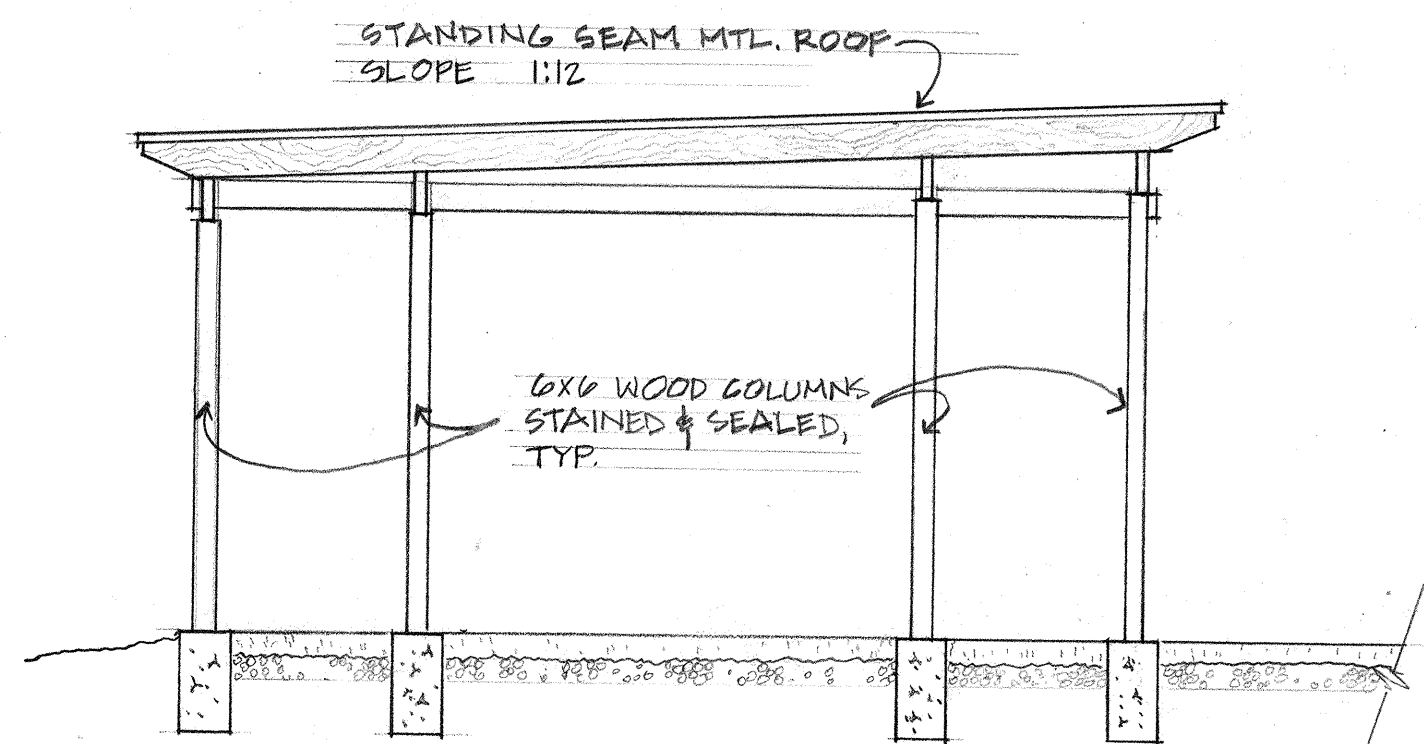
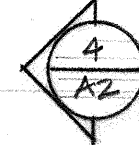
5 SITE PLAN
A1 SC: 1/8" = 1'-0"



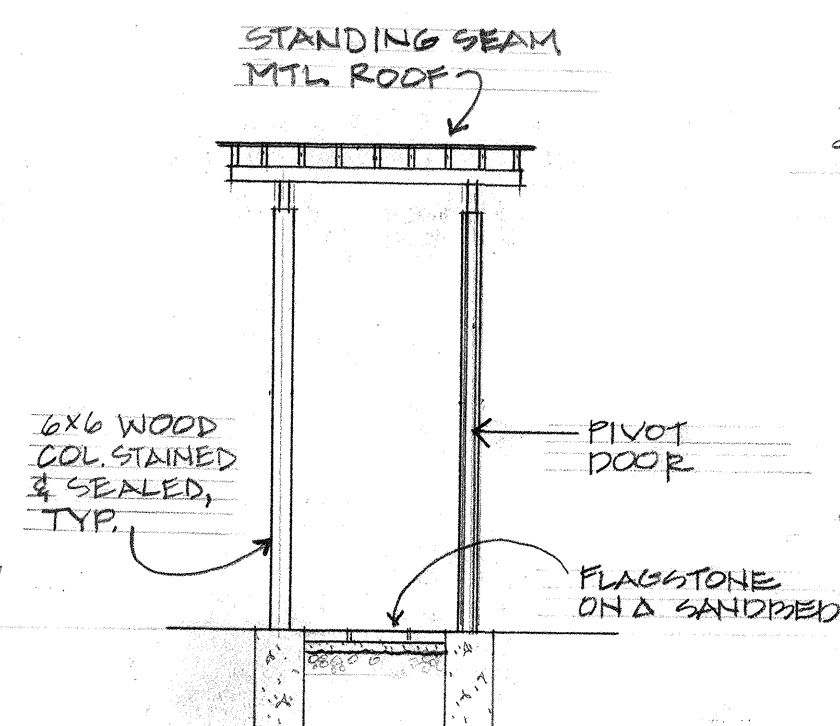
1 ELEVATION
A2 SC: 1/4" = 1'-0"



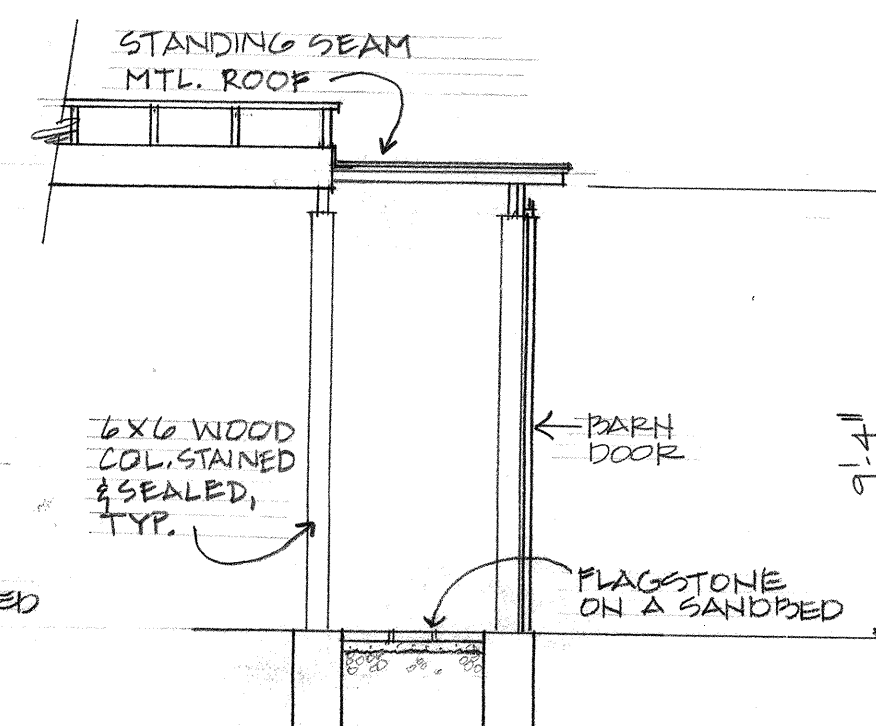
2 ELEVATION
A2 SC: 1/4" = 1'-0"



3 SECTION
A2 SC: 1/4" = 1'-0"



4 SECTION
A2 SC: 1/4"



5 SECTION
A2 SC: 1/4" = 1'-0"