

# HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

**HDRC CASE NO:** 2017-294  
**ADDRESS:** 404 E MISTLETOE  
**LEGAL DESCRIPTION:** NCB 868 BLK LOT 17 & 30 X 50 FT STRIP IN REAR  
**ZONING:** RM-4 H  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Lynn Northway Swanson  
**OWNER:** Lynn Northway Swanson  
**TYPE OF WORK:** Installation of relocated 2-story rear accessory structure  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to relocate a 2-story rear accessory structure from Houston to the lot of 404 E Mistletoe.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 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.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- 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.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

## 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 primary structure located at 404 E Mistletoe is a 2-story single family home constructed in approximately 1940 with Craftsman and Foursquare influences. The house is located on the corner of E Mistletoe and Carleton St and features a hipped roof with deep overhanging eaves. The house is a contributing structure in the pending Tobin Hill North Historic District. Per UDC Sec. 35-453, when a pending district is recommended by the commission for designation, property owners shall follow the historic and design review process until a final resolution from City Council is made. The applicant is requesting to relocate a historic 2-story rear accessory structure from Houston to the rear of the lot.
- b. **DEVELOPMENTAL PATTERN** – The applicant has requested to relocate a historic 2-story rear accessory structure to the rear of the lot. Within the proposed Tobin Hill North Historic District, there is a precedent for rear accessory structures, including those on corner lots where the primary structure faces one street and the rear accessory structure faces another.
- c. **SETBACK & ORIENTATION** – Per the submitted site plan, the applicant is requesting to orient the garage towards the Carleton right-of-way. The placement strategically avoids existing heritage trees and will not require tree removal. Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the Guidelines.
- d. **FOOTPRINT** – The proposed footprint is roughly the same size as the existing primary structure in terms of total square footage. The Historic Design Guidelines for Additions stipulate that new garages and outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the footprint to exceed this percentage. However, historic accessory structures that exceed the 40% stipulation are common in the proposed Tobin Hill North Historic District. Additionally, the structure is a historic garage versus new construction, and dates to the approximate period of the primary structure. Staff finds the proposal consistent with the Guidelines based on these site and district specific considerations.
- e. **MATERIALITY** – The garage is constructed of woodlap siding, wood windows, a composition shingle roof, and three non-original metal overhead garage doors. Guideline 3.A.i for New Construction states that materials should

complement the type, color, and texture of those found in the historic district. Because this is an existing historic structure, the materials are historically compatible with the primary structure. Staff finds the proposal consistent with the Guidelines.

- f. **HEIGHT** – The garage is 2 stories in height. The applicant has noted that in its current location, the distance from the ground to the underside of the eaves is approximately 21’-3”, and the current garage bays are 70”. The applicant has requested to modify the structure in its new location on the lot at 404 E Mistletoe to reach a final height of 24’-5”. According to Guideline 5.A.i, new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The primary 2-story home is taller than 24’-5”. Staff finds the proposal acceptable.
- g. **ARCHITECTURAL DETAILS** – Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. Architectural details should also not visually compete with the historic structure. Because this is a relocated existing structure, the architectural details are historically compatible with the primary structure, featuring traditional Craftsman influences. Staff finds the proposal consistent with the Guidelines.

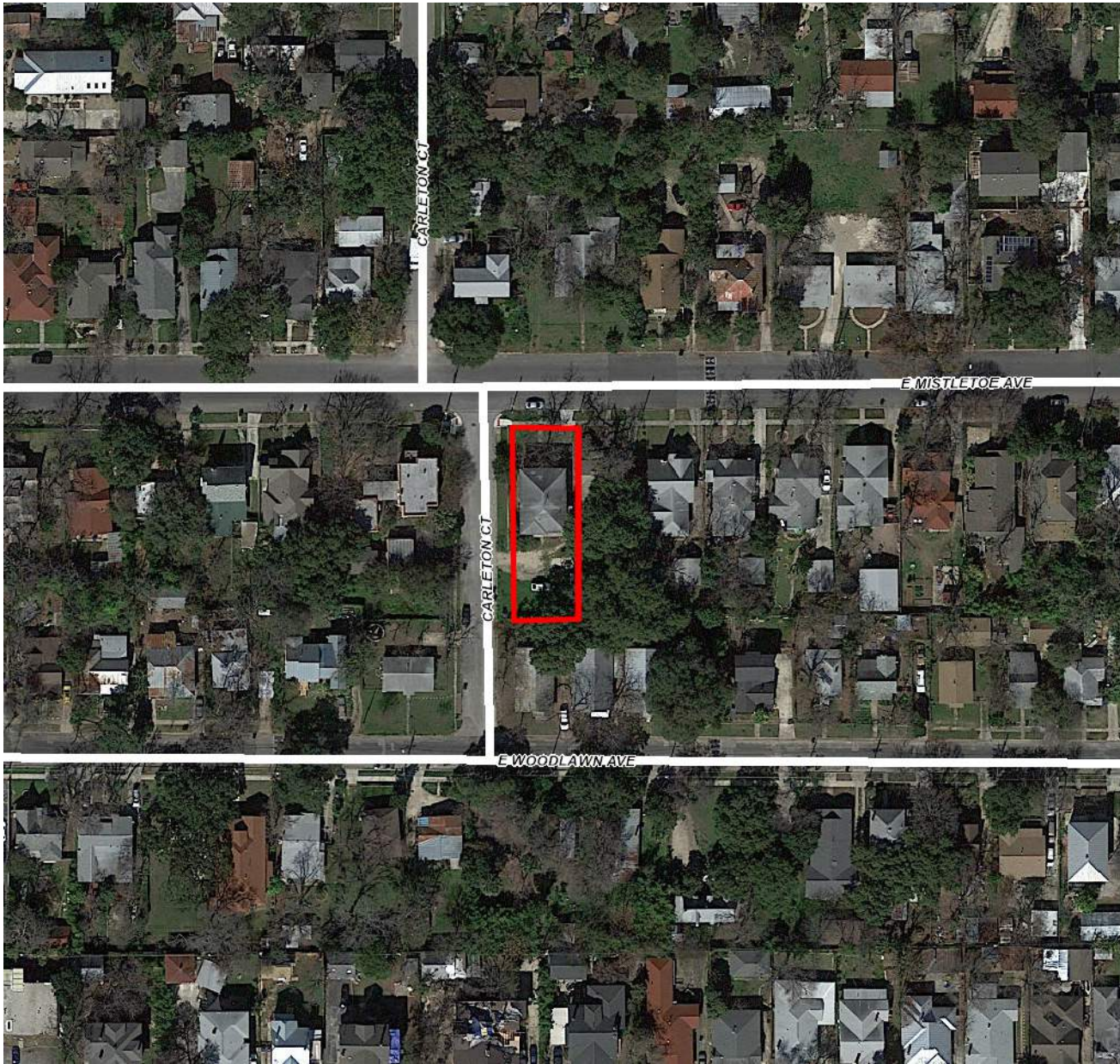
## **RECOMMENDATION:**

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

- i. That the modified height of the structure when placed on the lot be visually subordinate to the existing 2-story home.
- ii. That the applicant submits final construction drawings that indicate any on-site modifications to staff for approval.
- iii. That the applicant meets all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment if applicable.

## **CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

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# PLOT PLAN

FOR  
BLDG PERMITS

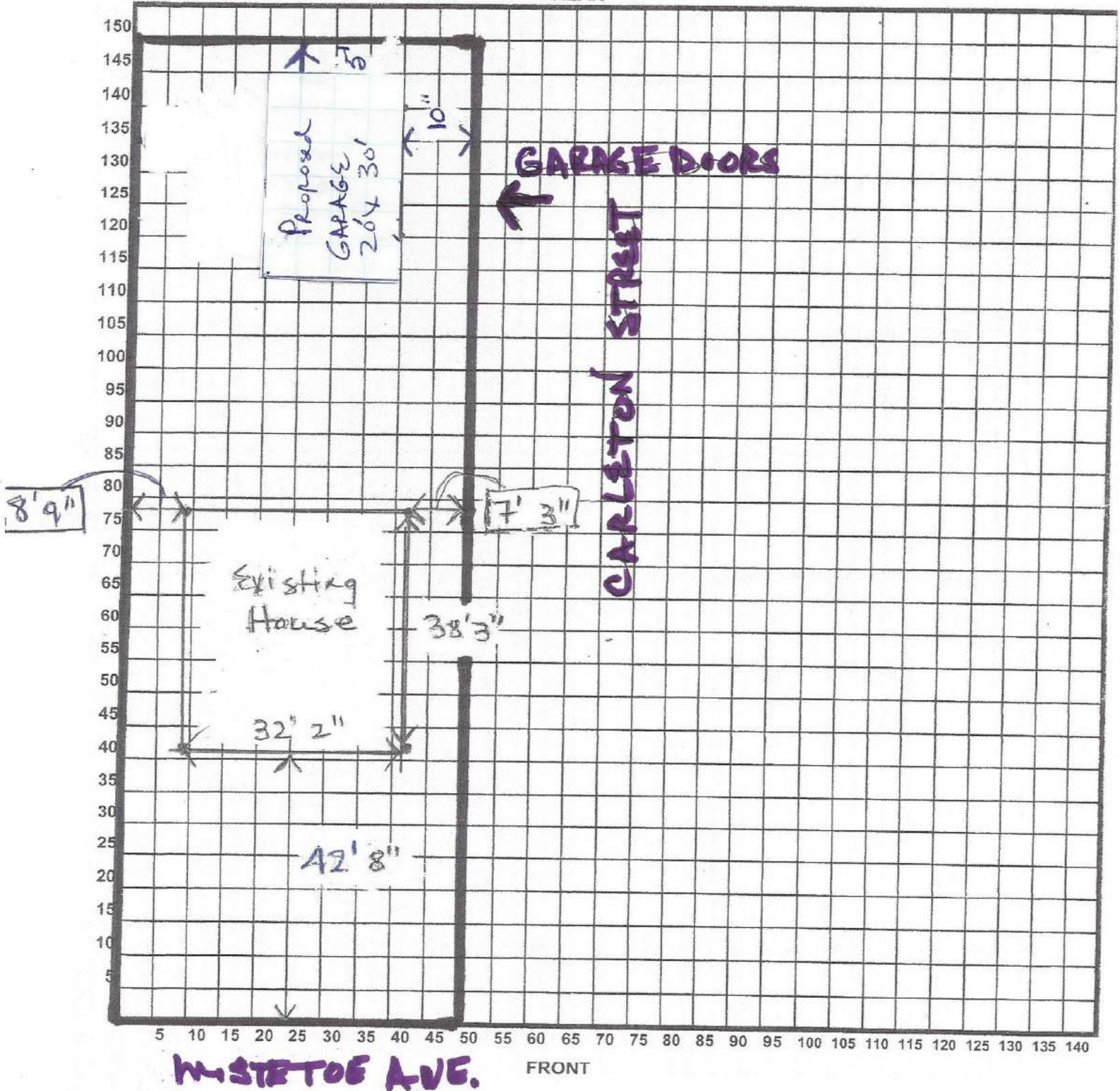
Address 404 Mistletoe

Lot 17

Block \_\_\_\_\_

NCB 868

REAR







VIEW FROM CARLETON





VIEW FROM INTERSECTION FACING 404 E MISTLETOE











