

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

HDRC CASE NO: 2017-274
ADDRESS: 526 E COURTLAND PLACE
LEGAL DESCRIPTION: NCB 2964 BLK 3 LOT 15 AND W 15 FT OF 14
ZONING: R-6 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Ronald Hemenway
OWNER: Geoffrey Myane
TYPE OF WORK: Construction of rear accessory structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new two-car garage to be located in the rear of the lot.

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.

OHP Window Policy Document

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

- a. The primary structure located at 526 E Courtland Place is a 2-story single family home constructed in 1915 in the Classical Revival style. A 2003 survey of Tobin Hill noted that a rear porch had been infilled and a non-contributing carport had been constructed. The home is a contributing structure in the Tobin Hill Historic District. The applicant has proposed to construct a new 1-story rear accessory structure.
- b. **FOOTPRINT** – The applicant as proposed to construct a new 1-story accessory structure in the rear of the lot. The proposed first floor footprint is approximately 720 square feet. 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, the primary structure is 2 stories tall, and historic accessory structures that exceed the 40% stipulation are common in the Tobin Hill Historic District. Staff finds the proposal consistent with the Guidelines based on these site and district specific considerations.
- c. **ORIENTATION AND SETBACK** – The applicant has proposed to orient the new accessory structure towards the street. 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. **SCALE & MASS** – The applicant has proposed a 1-story accessory structure with a gable roof. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. The scale of the proposed structure does not impact or visually compete with the 2-story primary structure. Staff finds the proposal consistent with the Guidelines.
- e. **ROOF**– The applicant has proposed a single gable roof. The roof will be constructed of standing seam metal to closely match the materiality of the primary structure. Staff finds the proposal consistent with the Guidelines.
- f. **GARAGE DOOR** – The applicant has proposed to install two single overhead metal garage doors. The doors will measure nine by seven feet and will feature paneling with historic design influences. According to Guideline 5.A.v for New Construction, garage doors with similar proportions and materials as those traditionally found in the district should be used on new structures. Staff finds the configuration and proportions consistent with the Guidelines. Additionally, the doors will not be visible from the public right-of-way. Guideline 4.A.iii states that contemporary materials should not distract from the historic structure. Staff finds the use of the submitted metal doors appropriate for this proposal based on their style, proportions, and detailing, as well as the location of the proposed structure on this particular lot.
- g. **WINDOW & DOOR OPENINGS** – The applicant has proposed to install one fixed four panel window and one solid core door. According to the OHP Window Policy Document, windows used in new construction should maintain traditional dimensions and profiles found on the primary structure or within the historic district. Staff finds the window and door sizes and placement consistent with the Guidelines, but has yet to receive information on the material.
- h. **MATERIALS: FAÇADE** – The applicant has proposed to use woodlap siding on the façade that matches the siding of the primary structure as closely as possible. Guideline 3.A.i for New Construction states that materials should complement the type, color, and texture of those found in the historic district. Staff finds the proposal consistent with the Guidelines.
- i. **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. Staff finds the proposal consistent with the Guidelines.

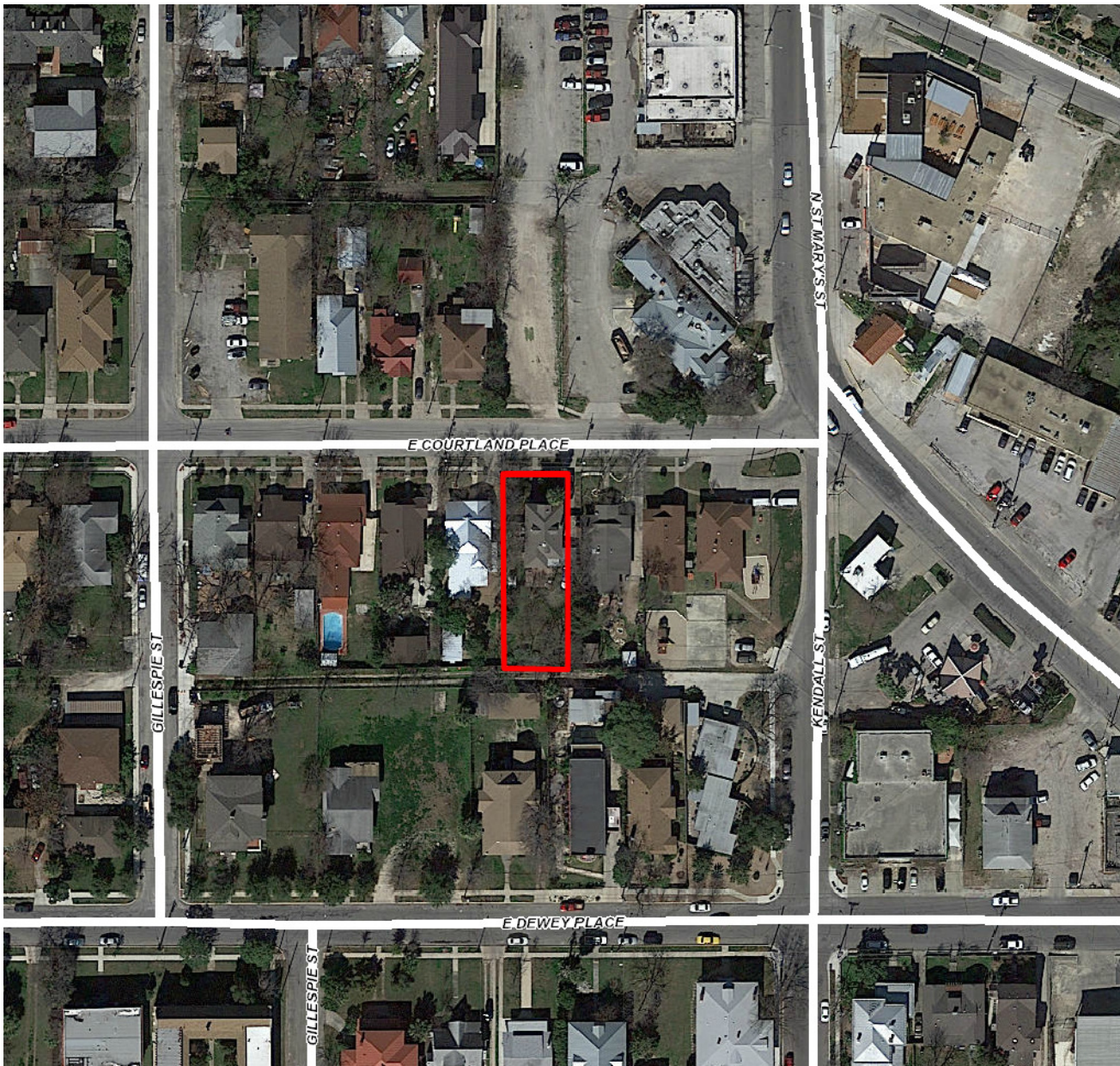
RECOMMENDATION:

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

- i. That the applicant submits final window, door, and roof specifications to staff for approval.
- ii. That the applicant complies with the OHP Checklist for Metal Roofs.
- iii. That the applicant submits final measured drawings to staff for approval that reflect the use of two garage doors and contain all necessary dimensions prior to receiving a Certificate of Appropriateness.
- iv. 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

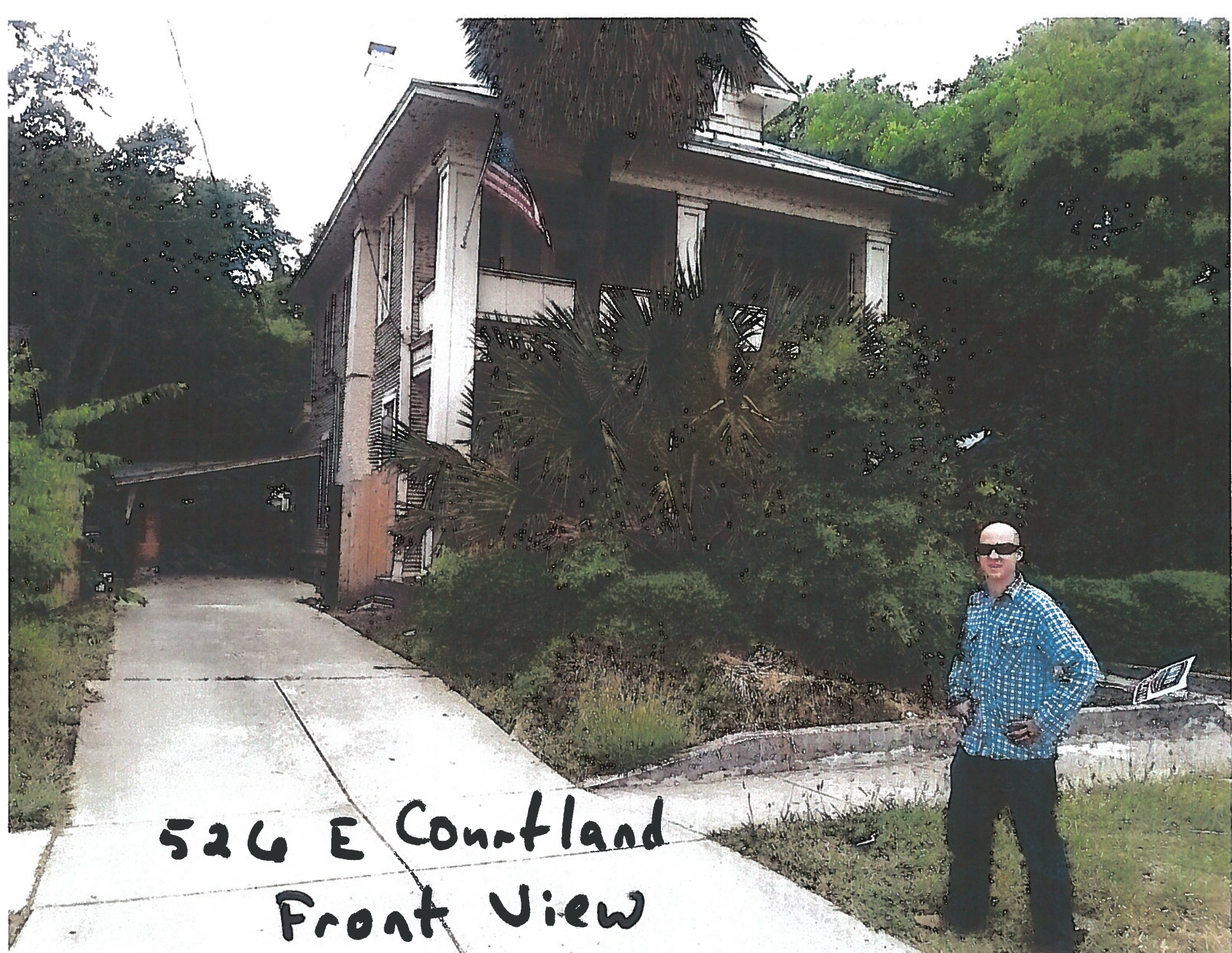


Flex Viewer

Powered by ArcGIS Server

Printed: Jun 12, 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.



526 E Courtland
Front View



220 E Courtland
Back View


5201 Confland
Siding





526 E Court 1911
Build Site





526 E Courtland Pl

Printed: May 26, 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.

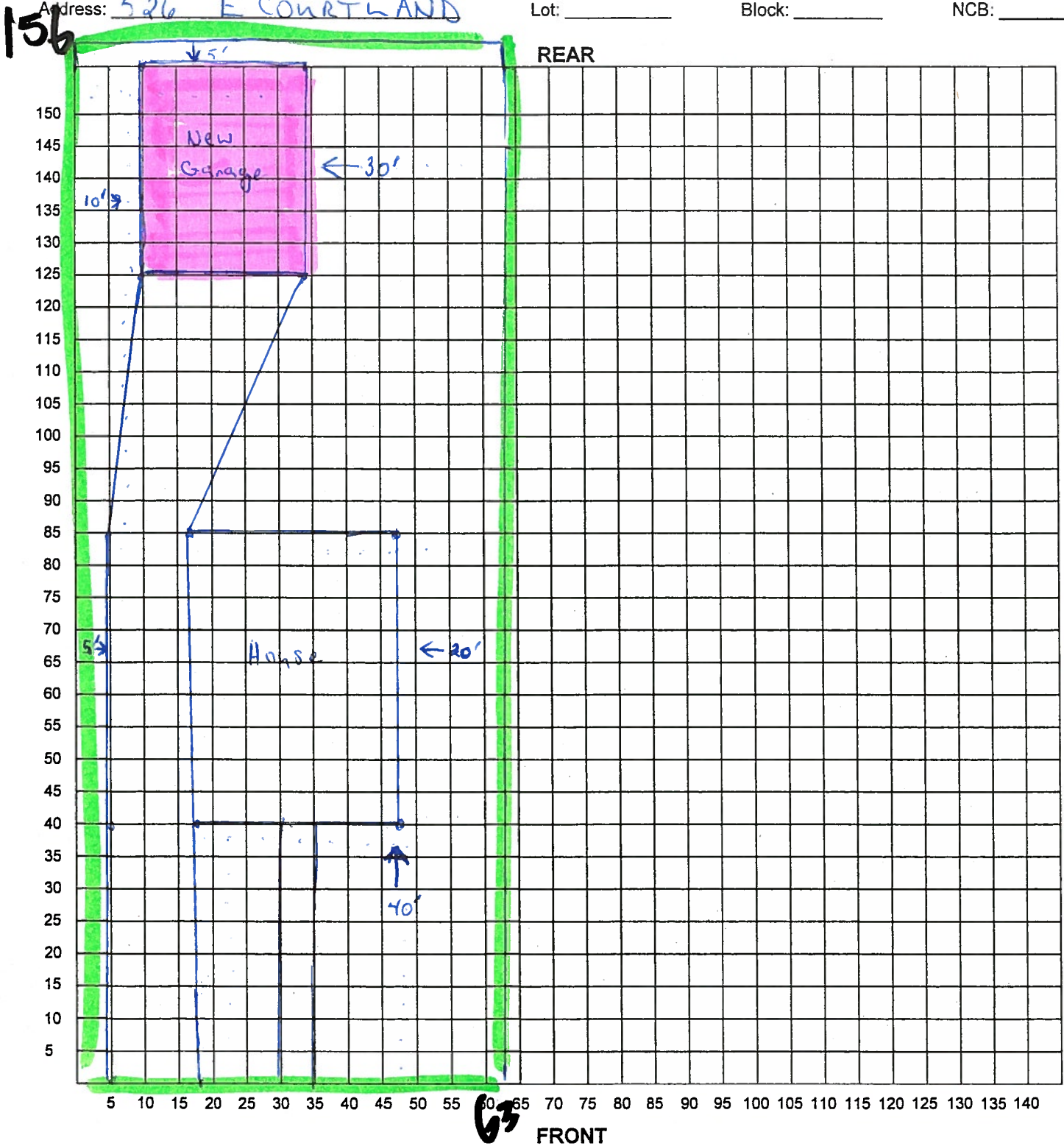
PLOT PLAN
FOR BUILDING PERMITS

Address: 526 E COURTLAND

Lot: _____

Block: _____

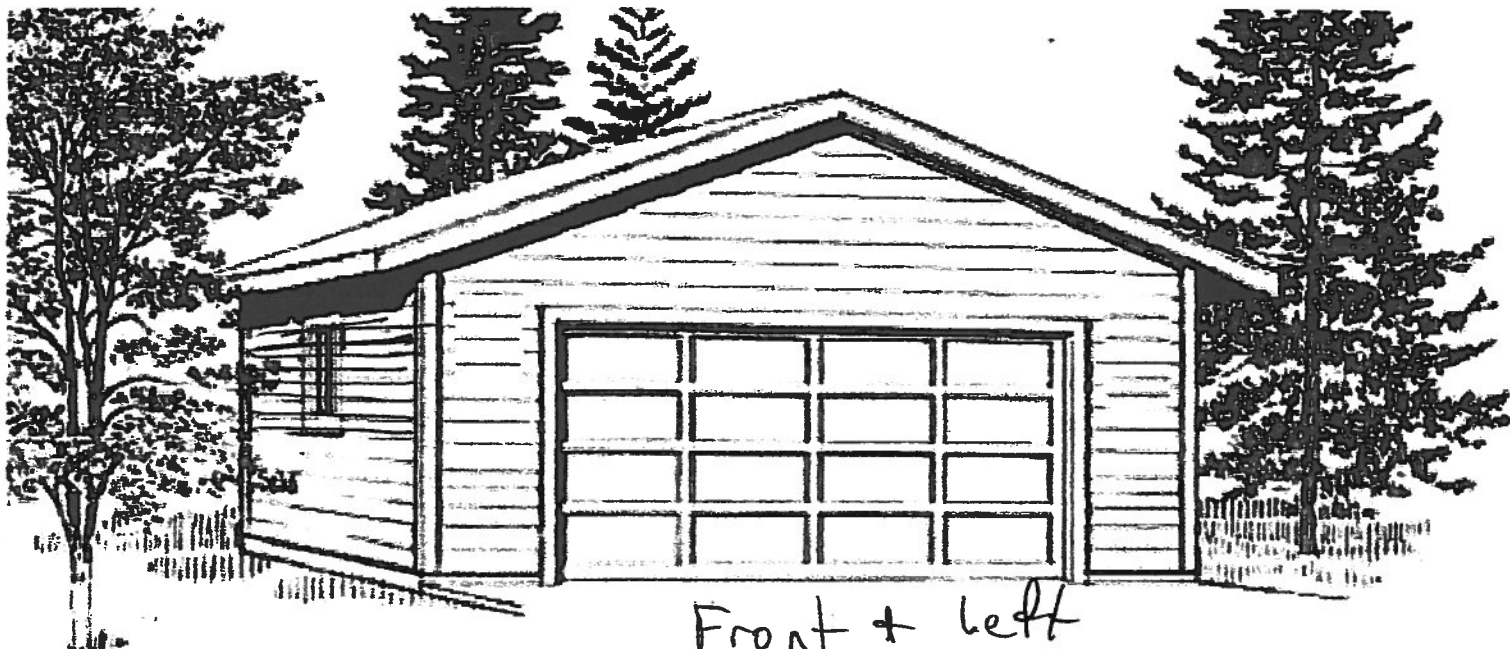
NCB: _____



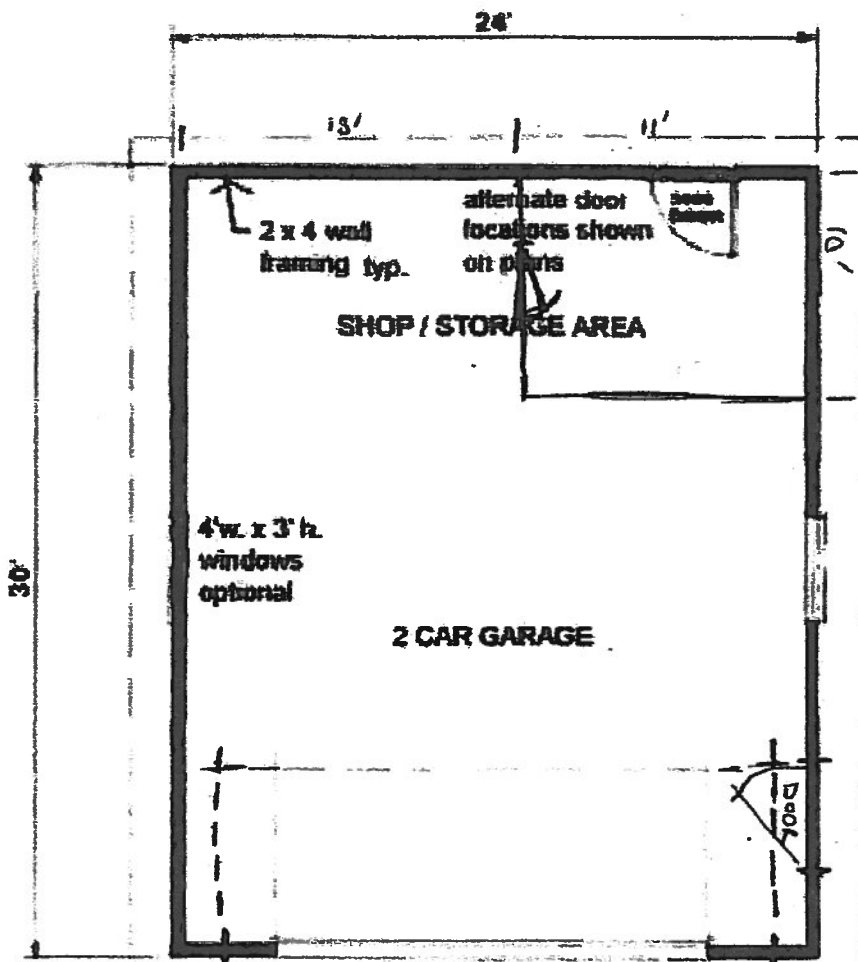
I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: May 24, 2015

Signature of Applicant: _____



Front + left



20' X 7' GARAGE DOOR
(OR 2-9' X 7' DOORS)
FLOOR PLAN

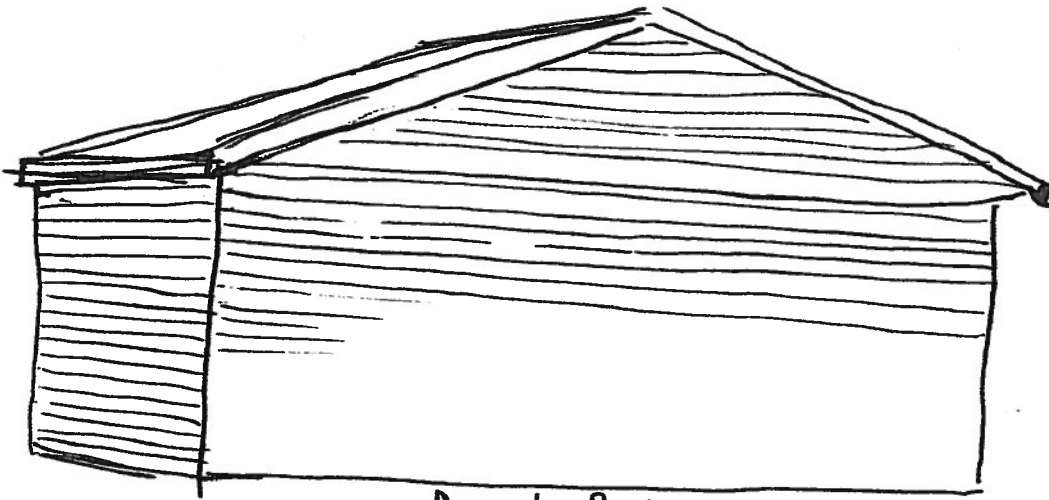
This is an extended version of our basic 2-car garage.

Foundation can be built as footing / stemwall / slab configuration or as monolithic - poured slab / footing.

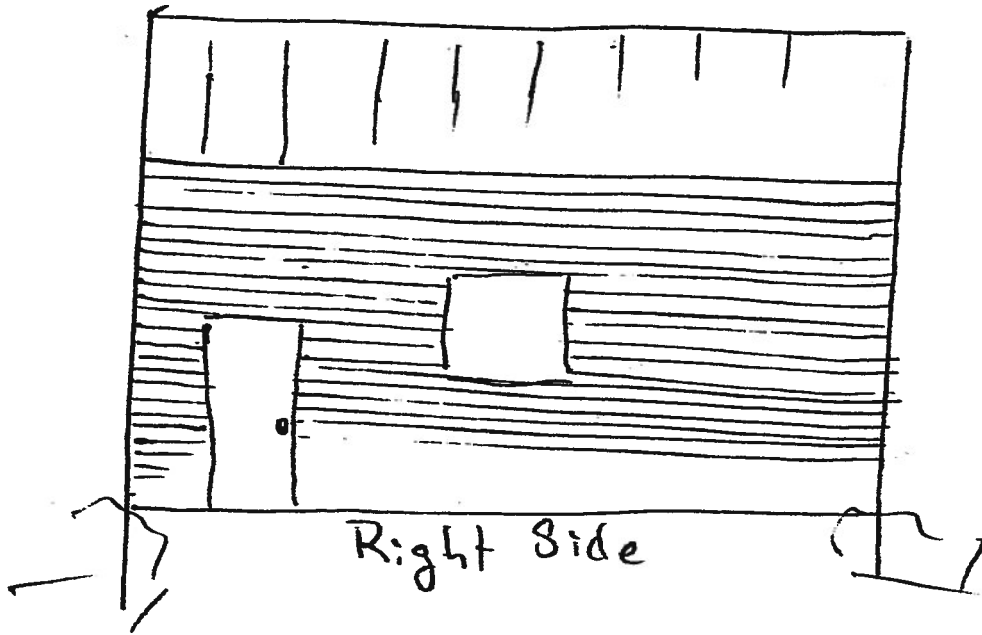
Behm Design
GARAGE & SHOP PLANS CATALOG

WALL HEIGHT: 8'-1"	WIDTH: 24'-0"
	DEPTH: 30'-0"
	RIDGE HEIGHT: 13'-2"
	FLOOR AREA: 720 SF

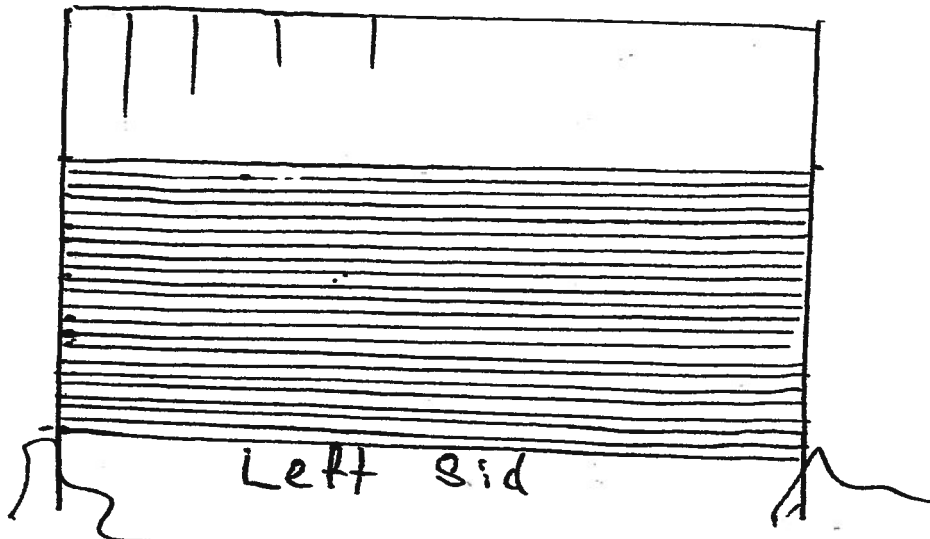
PLAN No.
720-1



Back Side



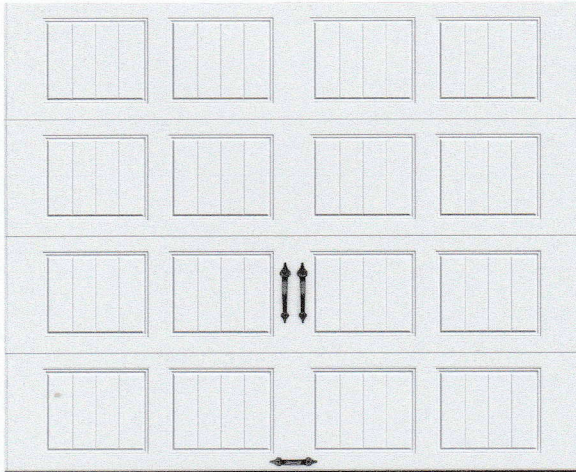
Right Side



Left Side

[Home](#) / [Doors & Windows](#) / [Garage Doors, Openers & Accessories](#) / [Garage Doors](#)

Model # GR2SU_SW_SOL Internet #204598382



Clopay

Gallery Collection 9 ft. x 7 ft. 18.4 R-Value Intellicore Insulated Solid White Garage Door

★★★★★ (7)

[Write a Review](#)

[Questions & Answers \(25\)](#)

\$892⁰⁰ /each

Choose Your Options

White



Garage Door Size

9'x7'

Insulation R-Value

18.4

Quantity

-

1

+

Pick Up In Store

This product isn't currently sold in stores

We'll Ship It to You

[Add to Cart](#)

Free Shipping

Expect it
July 26 - August 1

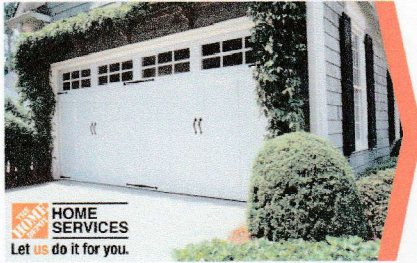
[See Shipping Options](#)

Or buy now with

We're unable to ship this item to:
AK, FL, GU, HI, PR, VI

Easy returns in store and online
[Learn about our return policy](#)

Product Overview



Design, Visualize, & Order Your Custom Garage Door

Our local, expert installation team will make sure your garage door project runs smoothly from start to finish

Customize your garage door with our Clopay Design Tool

Clopay Garage Doors featuring Intellicore insulation technology represent the ultimate smart choice for homeowners. Clopay Intellicore is proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, while its industry leading R-values provide year-round comfort and improved energy efficiency. The price includes the door and components only. Installation is NOT included.

- Offers a 3-layer construction (steel in sulation-steel)
- Vintage style with updated appeal
- Heavy-duty exterior steel ensures durability and security
- Standard extension springs are included
- Traditional overhead door is compatible with automatic garage door openers
- Bottom weather seal in rust-proof aluminum retainer helps seal floors and is easily replaced
- Intellicore insulated technology

Info & Guides

[Installation Guide](#)

[Instructions / Assembly](#)

[Specification](#)

[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents.

[Download](#) a free copy from the Adobe Web site.

Specifications

Dimensions

Garage Door Size	9'x7'	Product Height (in.)	84
Product Depth (in.)	108	Product Width (in.)	2

Details

Color Family	White	Included	Hardware,Instructions
Door Configuration	Single Door	Insulation R-Value	18.4
Features	Extension Springs Included,Insulated	Material	Steel
Garage Door Collection	Gallery	Product Weight (lb.)	127 lb

Standard Wood frame construction with Metal Raised Roofing

2X4 Frames

2X6 Roof Joist

2X10 Header Beams

20 X 7 double garage door

36X80 Exterior door

30X30 double pane wind

Historic siding to match current home

Raised metal roof to match home

Matching detail of historic home