

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

HDRC CASE NO: 2017-401
ADDRESS: 1102 S FLORES ST
LEGAL DESCRIPTION: NCB 2556 BLK A LOT 1 & 2 *MASTERFILE & COMMON ELEMENT (STATION 12 CONDOMINIUMS)
ZONING: IDZ, H, HS
CITY COUNCIL DIST.: 1
DISTRICT: Nathan Historic District
LANDMARK: Fire Station #12
APPLICANT: Shelton Grona
OWNER: Hugh Dodson
TYPE OF WORK: Construction of a carport structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a carport structure at the rear of the primary historic 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 historic structure at 1102 S Flores was constructed circa 1910 and first appears on the 1912 Sanborn Map. The structure, known as Fire Station #12, features a tan brick façade, decorative roof parapet wall and barrel tile canopies. At the rear of the primary historic structure, the applicant has proposed to construct a new carport to replace the existing carport structure. The existing carport structure features a wood structure and a vinyl, rolling garage door.
- b. CARPORT – Per the Guidelines for New Construction 5.A., new accessory structures should be designed to be visually subordinate to the principal historic structure in terms of their height, massing and form, should be no larger than forty (40) percent of the primary historic structure’s footprint, should relate to the period of construction of the primary historic building on the lot through the use of complementary materials and simplified architectural details and should feature garage doors with similar proportions and materials as those traditionally found in the district.

- c. CARPORT – The applicant has proposed a carport structure which features a footprint of approximately...Staff finds the proposed footprint to be appropriate and consistent with the Guidelines for New Construction 5.A.ii.
- d. MATERIALS – The applicant has proposed materials that include galvalume posts, a galvalume roof and galvalume trim. As noted in finding a, the primary historic structure features materials that include tan brick. The Guidelines for New Construction 5.A.iii. notes that materials that complement those of the primary structure and district should be used for new construction. With the exception of roofing materials, galvalume is not used in a historic context in the Nathan Historic District. Staff finds that the applicant should proposed columns and beams of cedar or a comparable wood. A galvalume standing seam metal roof would be appropriate.
- e. GARAGE DOOR – The applicant has proposed a galvalume, overhead rolling garage door. Historic accessory structures throughout the Nathan Historic District often feature wood garage doors or carriage doors. The proposed garage doors are neither appropriate for the district not consistent with the Guidelines.
- f. SETBACKS & ORIENTATION – The applicant has proposed to locate the carport at the rear of the primary historic structure, oriented toward the secondary street. Staff finds this orientation to be appropriate and consistent with the Guidelines.

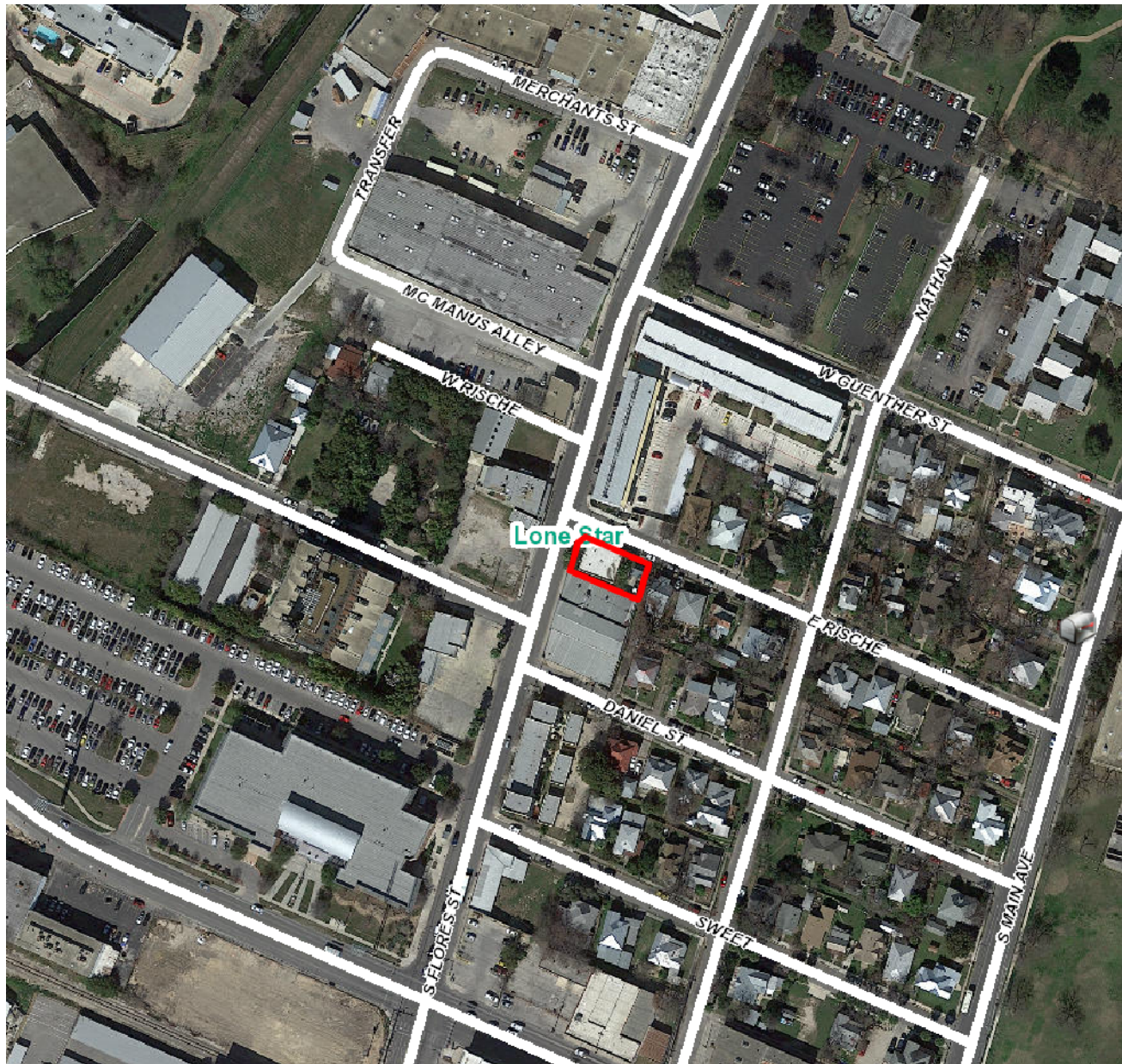
RECOMMENDATION:

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

- i. That the applicant incorporate wood materials to replace the galvalume materials as noted in finding d.
- ii. That the applicant incorporate garage doors that relate in size and material to those found historically in the Nathan Historic District at noted in finding g.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 02, 2017

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W. GUENTHER

RISCHE

NATHAN

FRASCH

DANIEL

SWEET

ARANSAS

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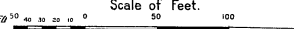
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Scale of Feet.





12300 Old Blanco Rd #301
San Antonio, TX 78218
(210)389-9509

Borrower/Owner: STATION 12 CONDOMINIUMS INC

Address: 1102 S FLORES STREET

GP No. ---

SAN ANTONIO, TX 78204

This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

X

X



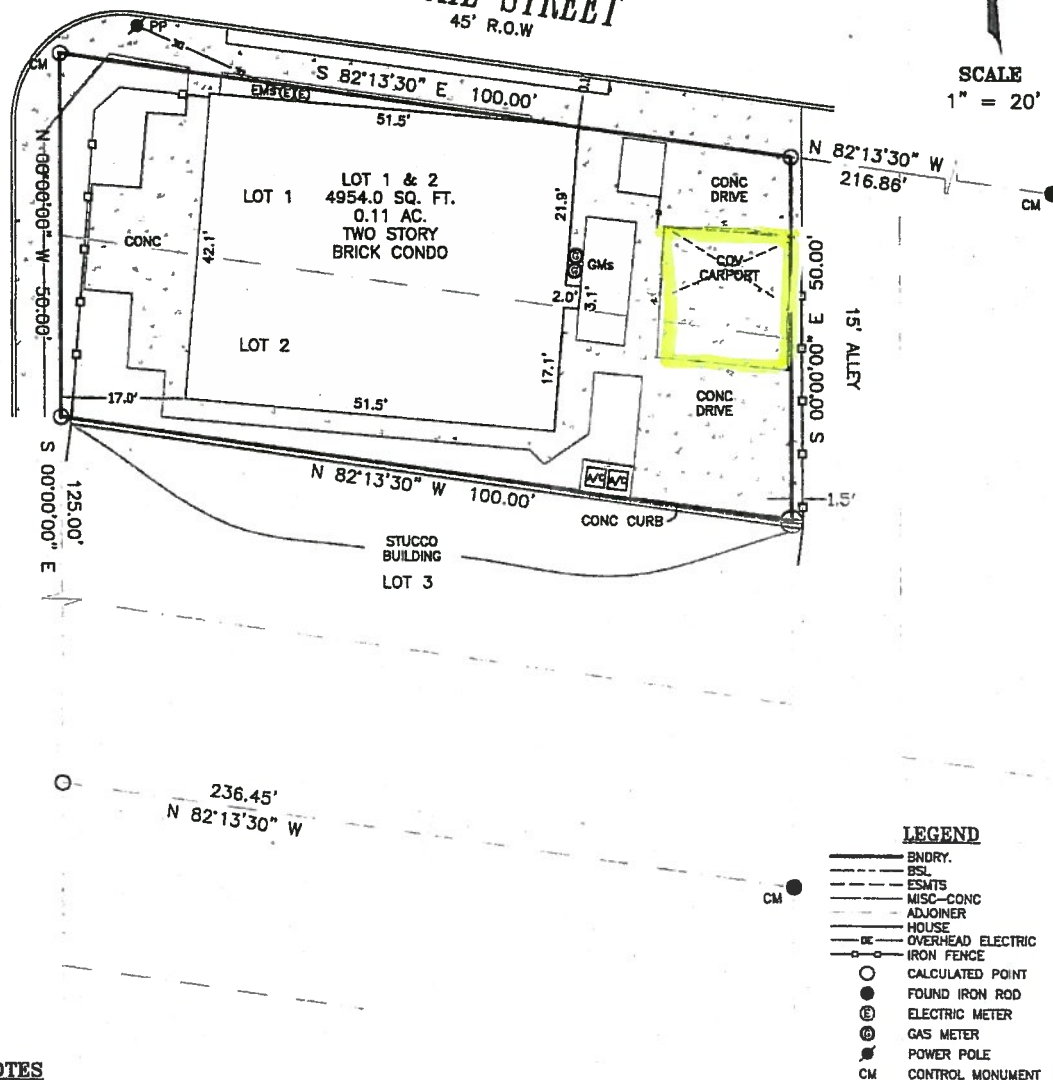
LEGAL DESCRIPTION

Lot 1 & 2, Block A, New City Block 2556, situated in the City of San Antonio, according to the Map or Plat thereof recorded in NCB 2556, Deed and Plat Records of Bexar County, Texas.

S. FLORES STREET
60' R.O.W

RISCHE STREET
45' R.O.W

SCALE
1" = 20'

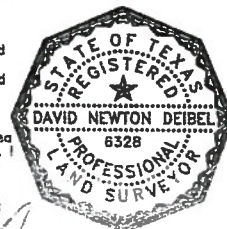


NOTES

1. BEARINGS SCALED FROM AND DISTANCES BASED ON RECORD NCB 2556 PLAT RECORDS BEXAR COUNTY, TEXAS.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ANY INFORMATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADJOINERS THAT MAY AFFECT THE QUALITY OF TITLE MAY NOT BE SHOWN.

I David Newton Deibel, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.



SURVEY: J.S.	DATE: 04/5/17
DRAWN: E.P.T.	
CHECKED: AR	
APP: CND	
SCALE: 1"=20'	PAGE: 1 OF 1
JOE NO: 10071137	

ACCORDING TO FEMA MAP NO 4802C04150 WITH AN EFFECTIVE DATE OF FEBRUARY 15, 1996 AND A REVISION DATE OF SEPTEMBER 29, 2010, THIS PROPERTY IS WITHIN FLOOD AREA 1 AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FLOOD REVISIONS BY FEMA.

3D SKETCH OF
PROPOSED CARPORT
SCALE: NTS

