

## HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

**HDRC CASE NO:** 2017-522  
**ADDRESS:** 401 E LOCUST  
**LEGAL DESCRIPTION:** NCB 1737 BLK 6 LOT 7 (CARLA HILLS)  
**ZONING:** MF-33  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Varco Builder of Texas LLC  
**OWNER:** Brian Correa  
**TYPE OF WORK:** Install carport, rear deck awning, and wood front yard fence  
**APPLICATION RECEIVED:** November 9, 2017  
**60-DAY REVIEW:** January 8, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install front yard fence of wood or wrought iron material.
2. Construct new carport featuring wood posts and metal roof, unattached from historic structure.

### APPLICABLE CITATIONS:

#### 2. Fence and Walls

##### B. NEW FENCES AND WALLS

- i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

#### 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.

#### **11. Canopies and Awnings**

- ii. New canopies and awnings—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- vi. Support structure—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

#### **FINDINGS:**

- a. The structure located at 401 E Locust is a two-story single family structure and features Neoclassical architectural elements including full-height Corinthian columns in the front porch.
- b. NEW FENCE – The applicant has proposed to install wrought iron or wood picket fencing along the north and east facing property lines as well as the front façade. This block of E Locust currently features 12 parcels, 2 of which feature non-historic fences. Staff finds that the installation of fencing at this location is not consistent with the Guidelines 2.B.ii.
- c. CARPORT – The applicant has proposed to construct a new carport adjacent to the historic structure for entry from cross street Paschal. The proposed carport features 11’5” in width, 39’ in depth, and 9’ to 12’ in height. The proposed carport features cedar wrapped metal columns and a low sloping metal roof to match the historic structure. While staff finds the proposed carport’s construction materials and setback from the Paschal Street right-of-way appropriate, the proposed overall footprint and location of the carport is not consistent with Guidelines 5.A.i (“subordinate to the historic structure”).

#### **RECOMMENDATION:**

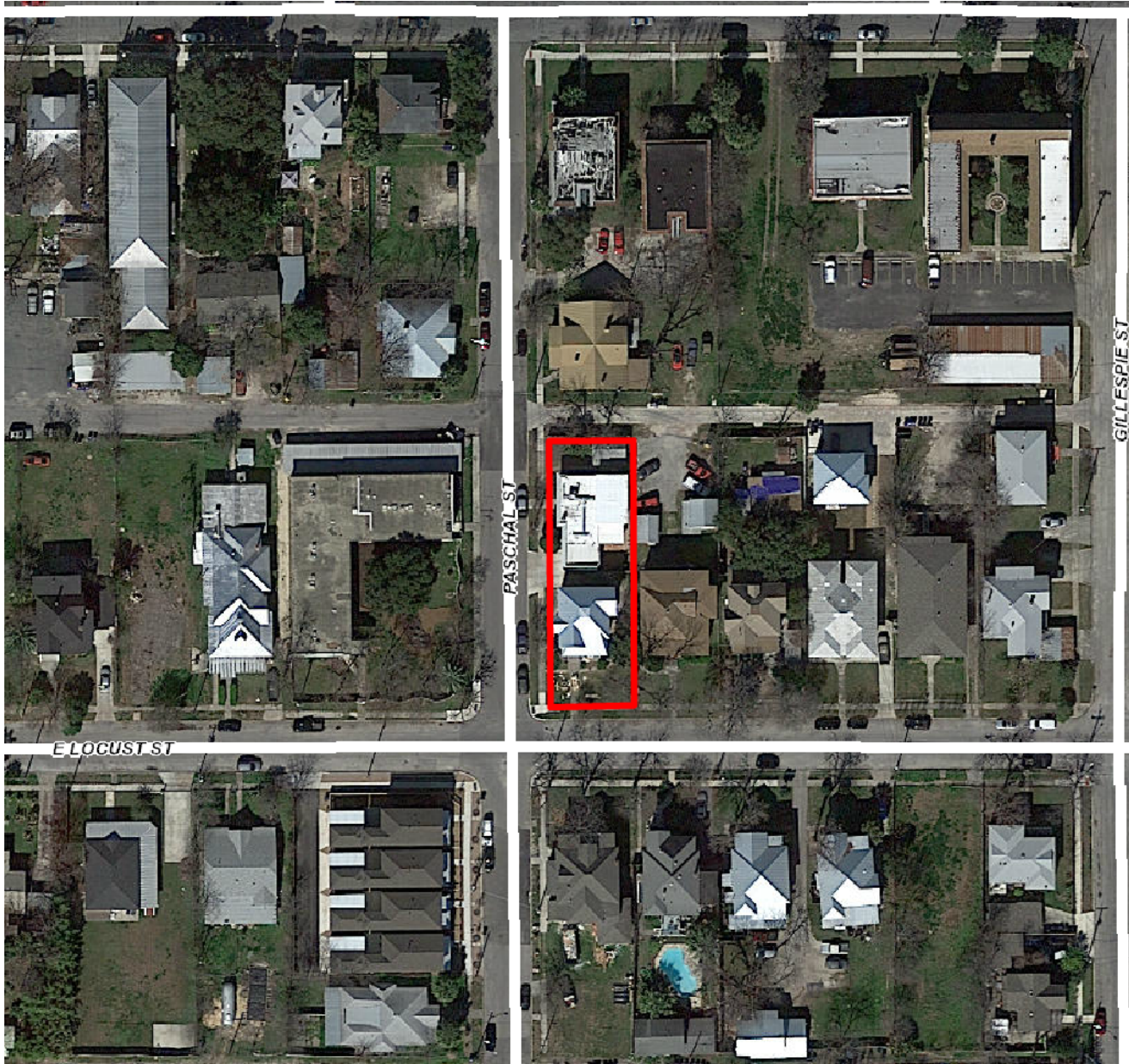
- 1. Staff does not recommend approval of fence installation based on findings b.
- 2. Staff recommends approval of the construction of a new carport with the stipulation that it is setback farther away from the primary historic structure based on findings c.

#### **CASE COMMENT:**

The applicant was heard at the October 18, 2017 HDRC hearing to rectify the installation of an attached metal carport awning, prior to receiving a Certificate of Appropriateness. The awning in violation has since been removed, and the applicant is seeking a solution with HDRC approval for the homeowner.

#### **CASE MANAGER:**

Huy Pham



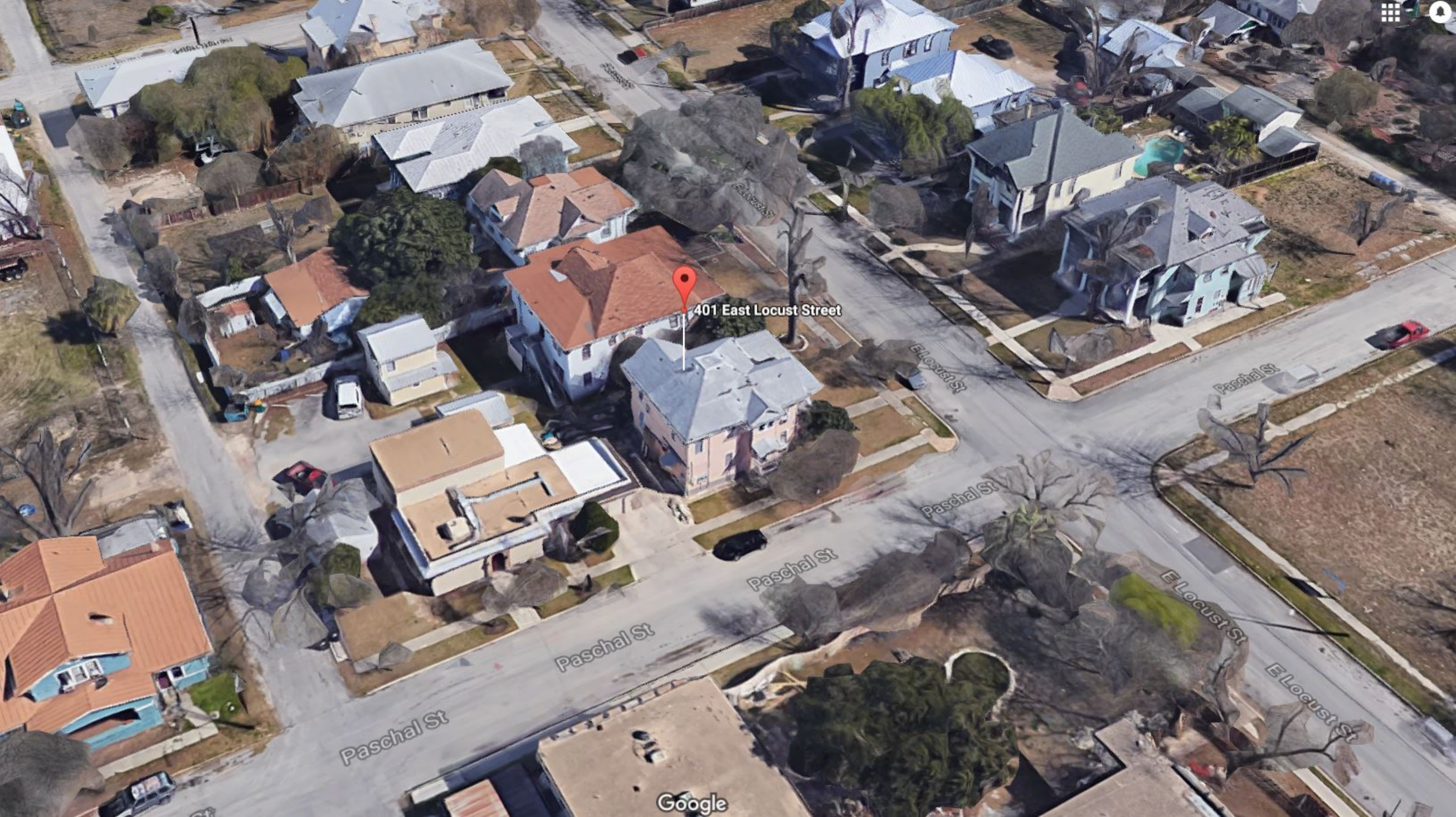
401 E Locust

Powered by ArcGIS Server

Printed: Nov 29, 2017

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Paschal St

Paschal St

Paschal St

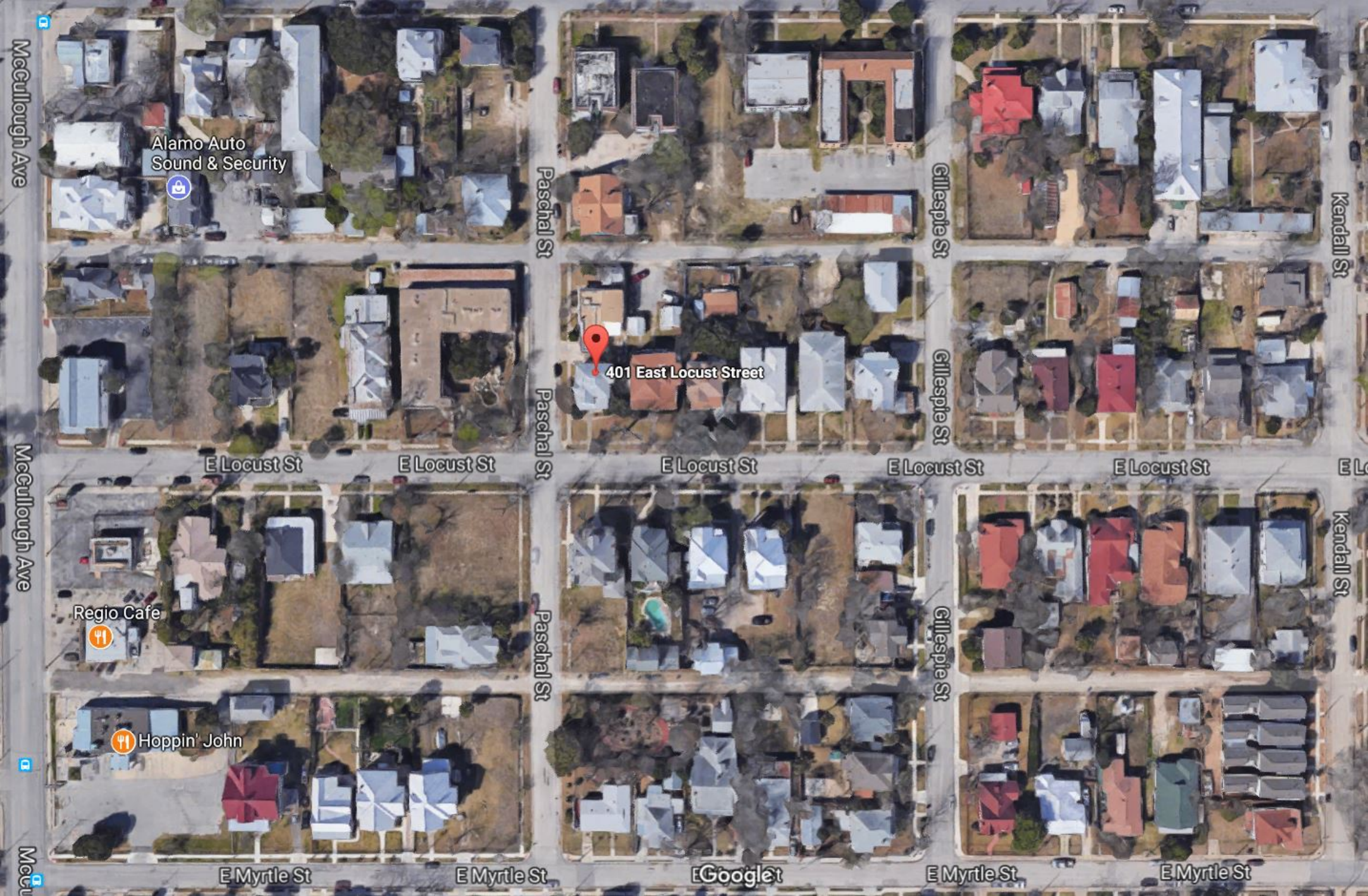
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Gillespie St

Gillespie St

Paschal St

Paschal St

McCullough Ave

McCullough Ave

Alamo Auto  
Sound & Security

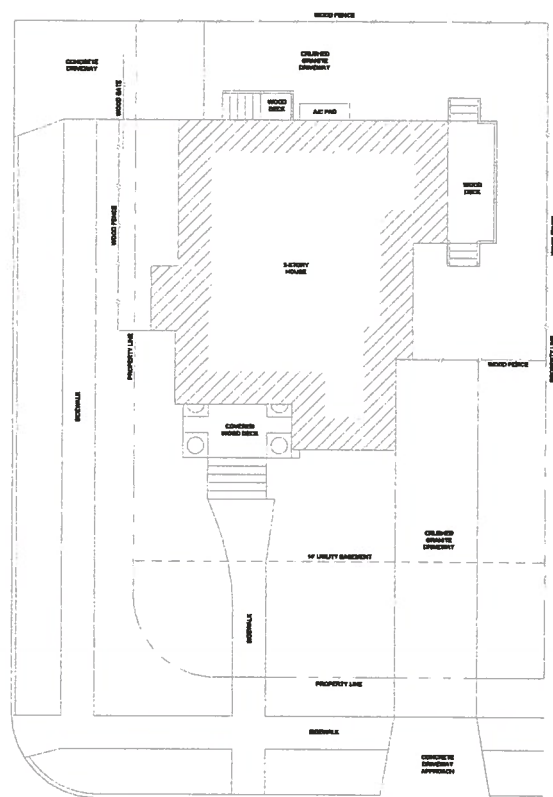
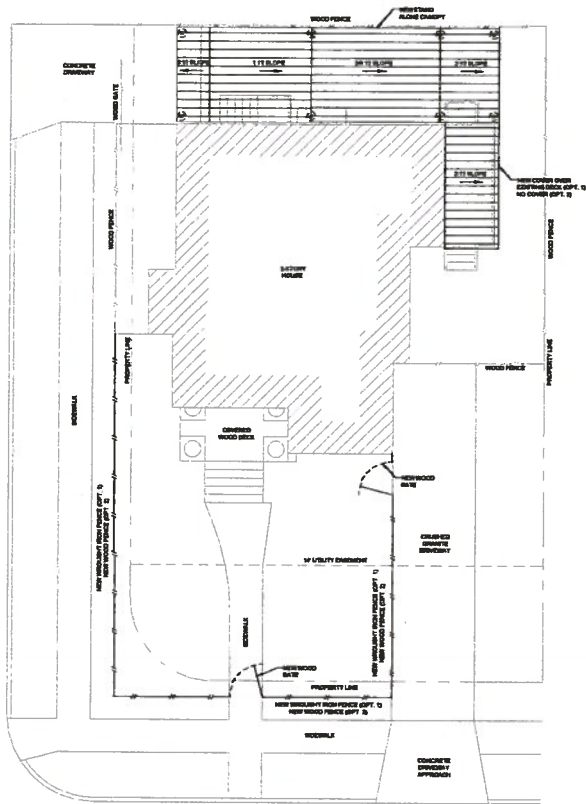
Regio Cafe

Hoppin' John

401 East Locust Street

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## BRIAN'S HOUSE

**ROSALLES CONSULTING & DESIGN**PROJECT NO.  
17-000

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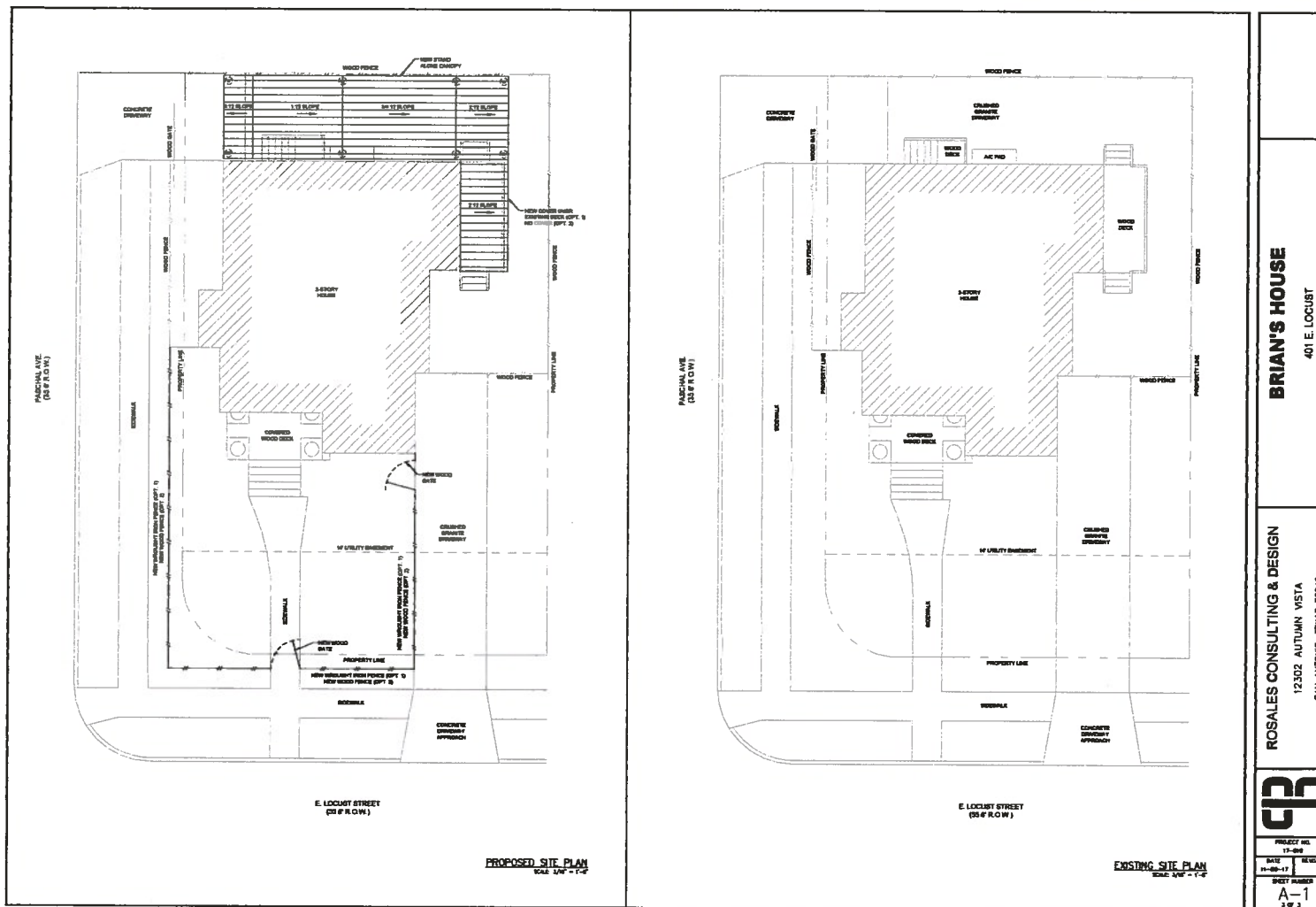
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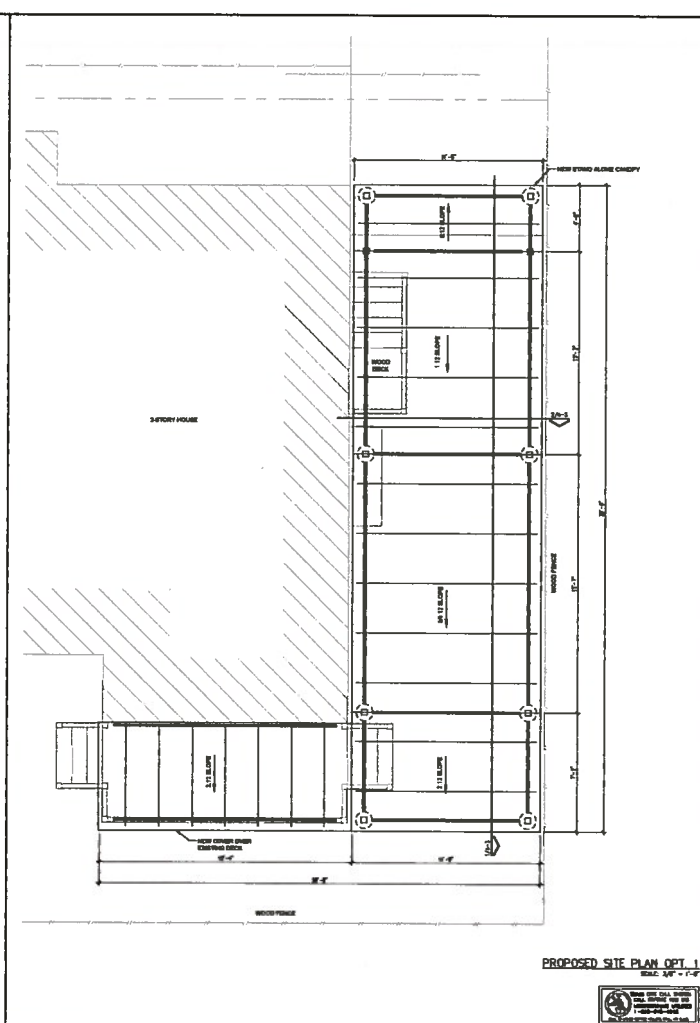
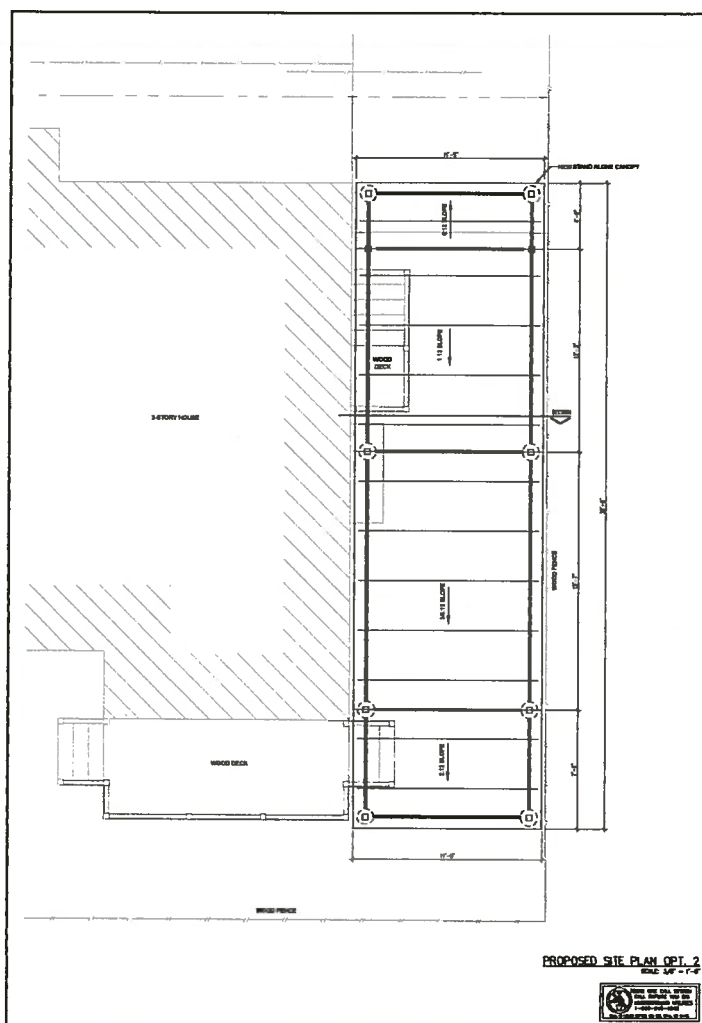
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DEPARTMENT OF JUSTICE



PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT  
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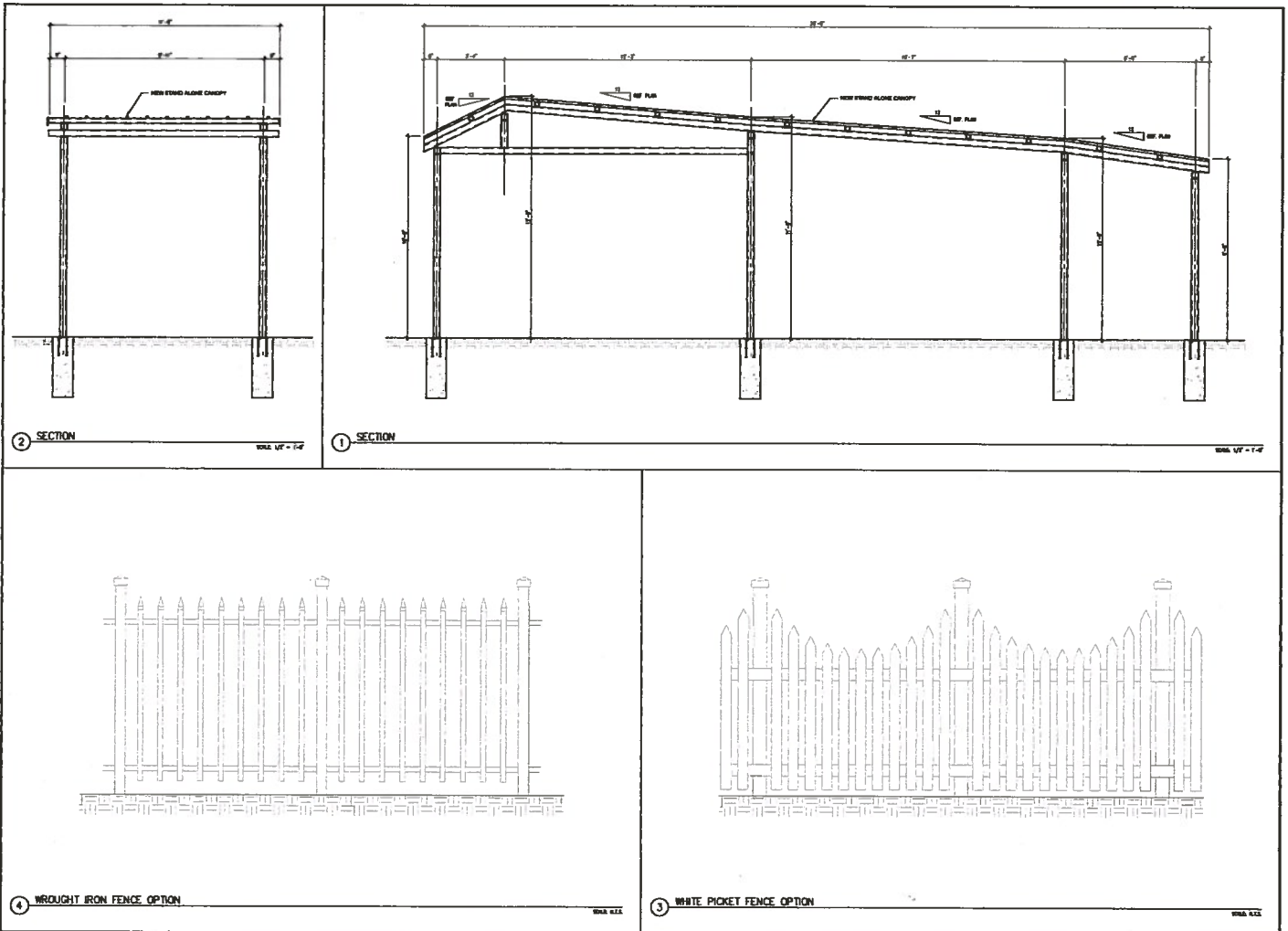






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DEVELOPMENT DEPARTMENT

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BRIAN'S HOUSE  
401 E. LOCUST

ROSALLES CONSULTING & DESIGN  
12352 AUTUMN VISTA  
P.O. BOX 100000, HOUSTON, TEXAS 77210

**CR**  
PROJECT NO.  
17-000  
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