

HISTORIC AND DESIGN REVIEW COMMISSION

March 21, 2018

HDRC CASE NO: 2017-484
ADDRESS: 1119 N PALMETTO
LEGAL DESCRIPTION: NCB 1302 BLK 3 LOT 20
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Matthew Jones
OWNER: Carlos Hernandez
TYPE OF WORK: Construct a new rear accessory structure
APPLICATION RECEIVED: March 05, 2018
60-DAY REVIEW: May 04, 2018
REQUEST:

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

1. Demolish the existing rear accessory structure.
2. Construct a new accessory structure at the rear of the property in the location of the existing structure.

APPLICABLE CITATIONS:

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 structure at 1119 N Palmetto was constructed circa 1920 in a minimal traditional style and first appears on the 1951 Sanborn Map. . The single-story structure has been subjected to many inappropriate modifications including window and door replacement, a large rear addition featuring sheet metal roofing and hardi-siding, a carport featuring corrugated metal siding and roof, a metal fence with a rolling gate, and a concrete-slab driveway.
- b. **DEMOLITION OF PREVIOUS OUTBUIDLING** – The previous accessory structure was located at the rear, southwest corner of the property and first appears on the 1951 Sanborn map. The one-story structure originally featured a standing seam metal roof and wood siding, similar to other accessory structures found within the Dignowity Hill Historic District. Staff was not able to determine its condition or integrity prior to its demolition in late 2017.
- c. **NEW ACCESSORY STRUCTURE** - In fall of 2017, a one-story rear accessory structure was demolished and replaced with a two-story structure featuring similar construction materials of hardi-siding and sheet metal roofing

prior to receiving a Certificate of Appropriateness.

- d. MASSING AND FORM** – The Guidelines for New Construction 5.A.i states that new garages and outbuildings should be designed to be visually subordinate to the principle historic structure in terms of their height, massing, and form. Staff finds that the two-story replacement of the one-story structure is not consistent with the Guidelines.
- e. BUILDING SIZE** – The Guidelines for New Construction .5. B.ii states that new outbuildings should be no larger in plan than 40 percent of the principal historic structure’s footprint. The proposed accessory structure features a footprint of approximately 360 square feet.
- f. CHARACTER** – The Guidelines for New Construction 5.B.iii states that new outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that the proposed horizontal hardi-siding and sheet metal does not relate to the original materials found on site.
- g. WINDOWS AND DOORS** – The Guidelines for New Construction 5.B.iv states that window and door openings are to be similar to those found on historic garages or outbuildings within the district or on the principal historic structure in terms of their spacing and proportions. The proposed structure features a total of 3 windows (two on the side and one in the rear, all on the first floor) with an undisclosed configuration as well as a concealed barn door. Staff finds the existing window size similar to those of the primary structure’s double-hung windows. However, staff finds that the outbuilding overall lacks fenestration details similar to other accessory structures found in the district.
- h. SETBACK AND ORIENTATION** – Staff finds that the structure has been appropriately setback from the rear and side property lines and oriented to face the street.

RECOMMENDATION:

Staff does not recommend the demolition of the previous one-story accessory structure based on finding b.

Staff does not recommend the construction of the new two-story structure based on findings c through g. Staff finds that the applicant should modify the request to become consistent with the Guidelines.

CASE MANAGER:

Huy Pham

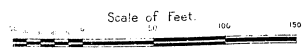
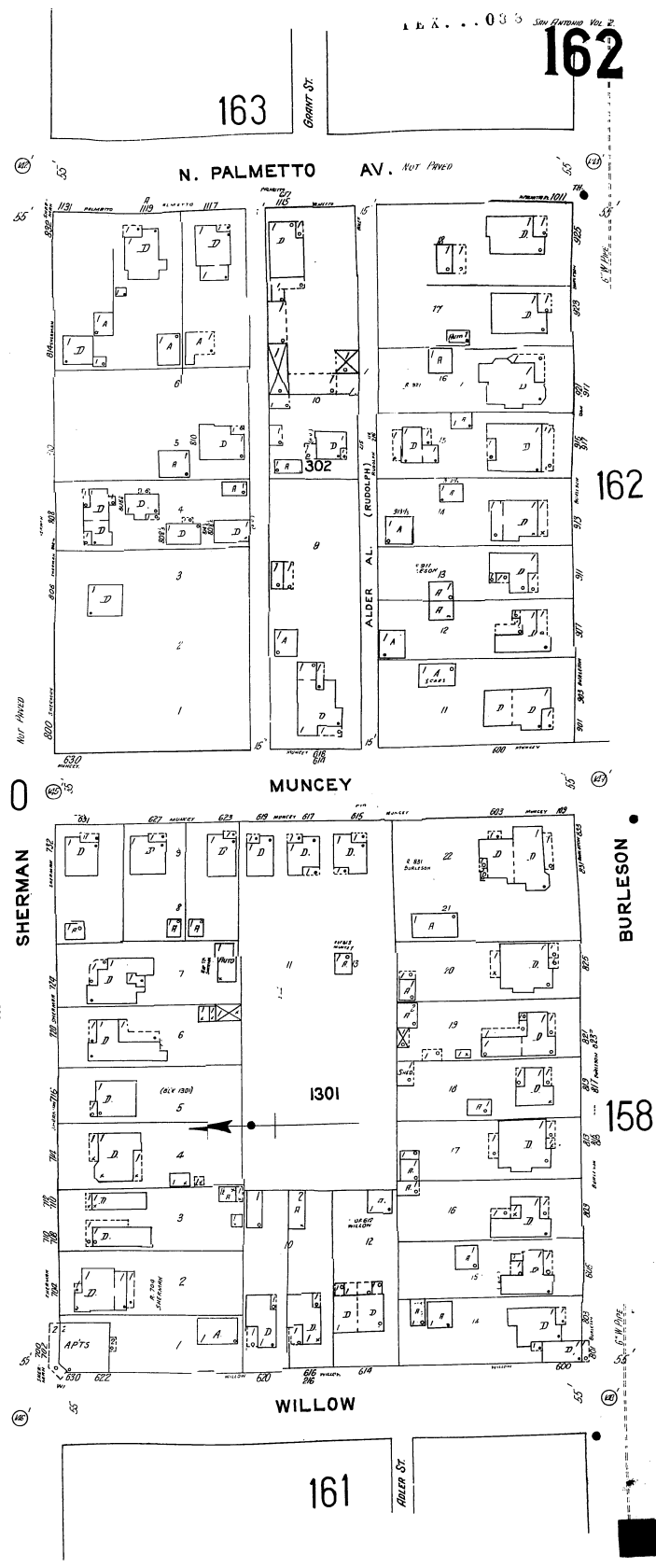
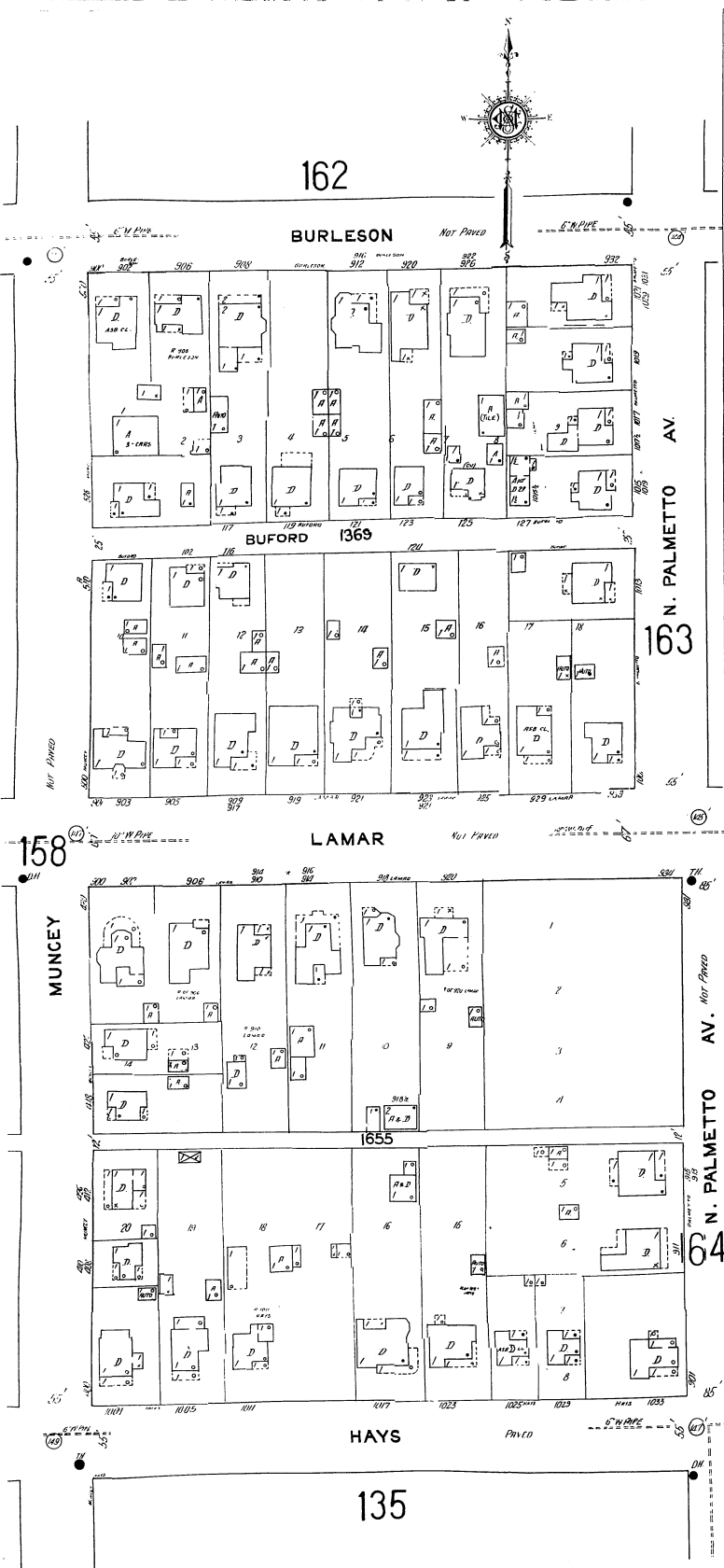


Flex Viewer

Powered by ArcGIS Server

Printed: Mar 16, 2018

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.



1119 N Palmetto

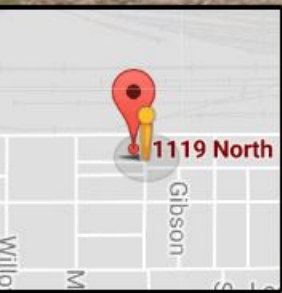
San Antonio, Texas



Google, Inc.



Street View - Apr 2016



Google

Mar 14, 2018 at 9:51:21 AM
1127 N Palmetto Ave
San Antonio TX 78202
United States



Mar 14, 2018 at 9:51:06 AM
1127 N Palmetto Ave
San Antonio TX 78202
United States



Mar 14, 2018 at 9:50:56 AM
1127 N Palmetto Ave
San Antonio TX 78202
United States



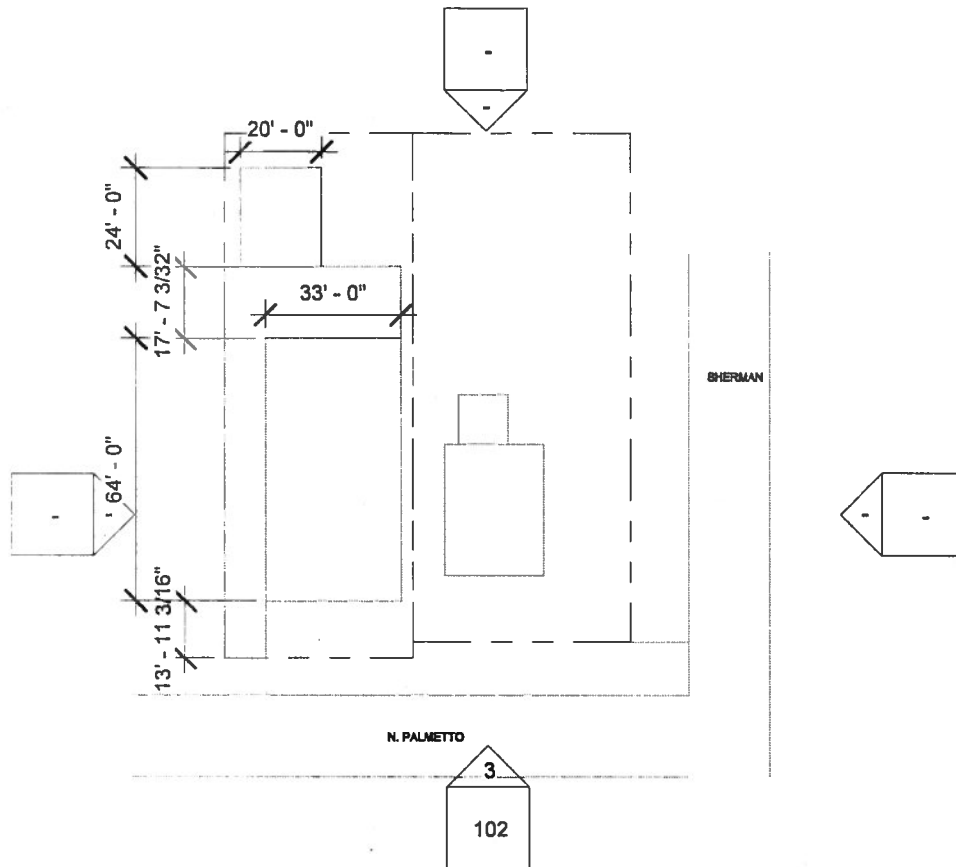








2017 DEC 22 PM 2: 33



① Site
1" = 40'-0"



www.autodesk.com/revit

Owner

Project Name

site plan non-detailed

Project number Project Number

Date Issue Date

Drawn by M. Jones

Checked by M. Jones

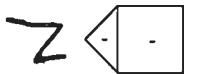
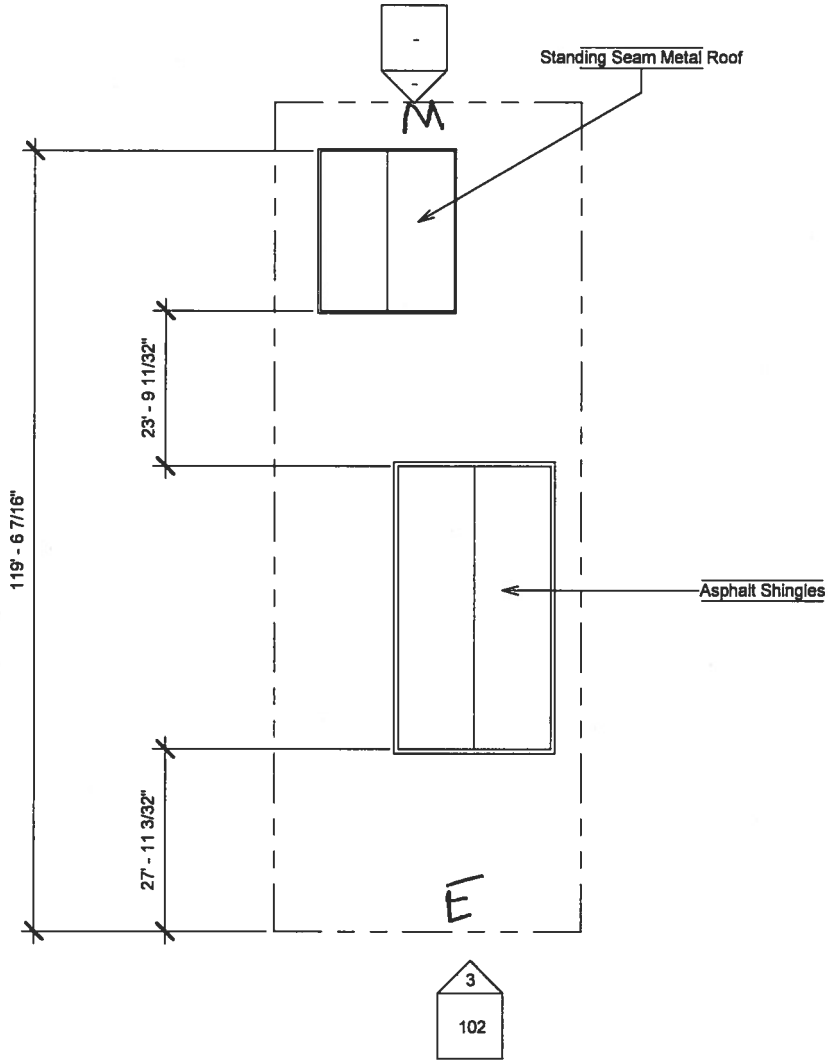
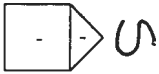
105

Scale 1" = 40'-0"

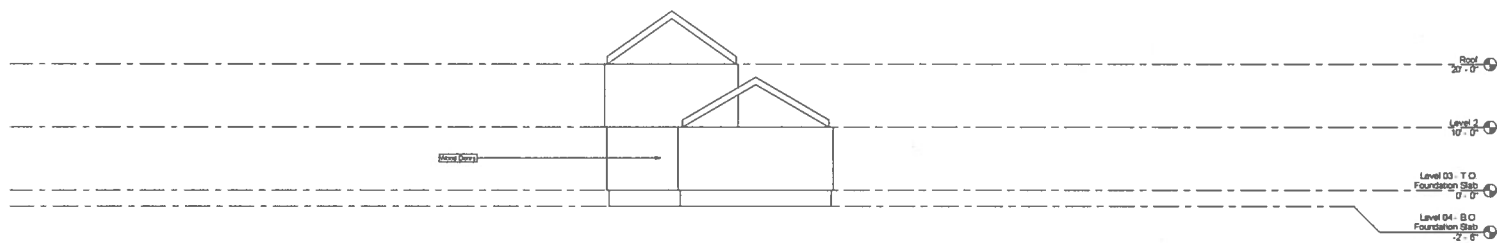
12/12/2017 4:45:29 PM

1119 N Palmetto Ave
San Antonio, TX 78208

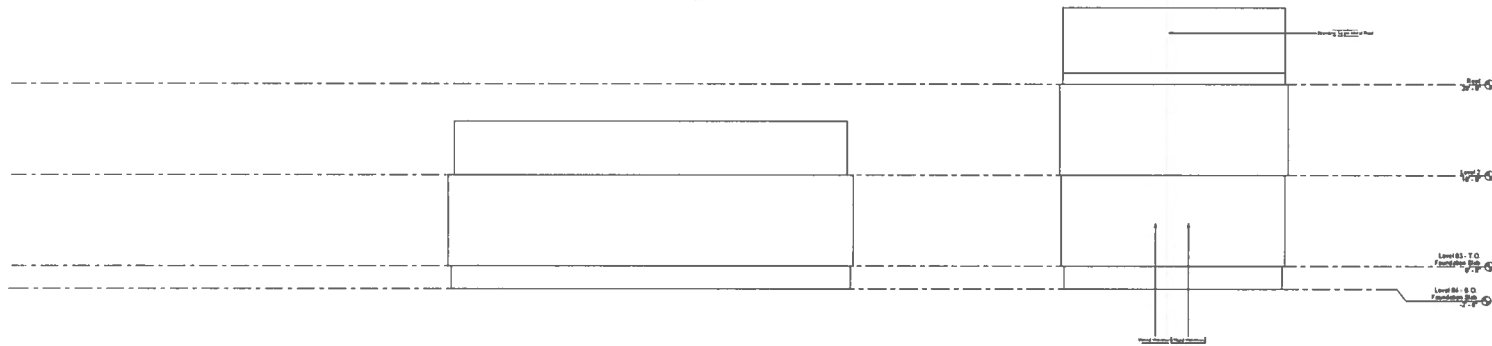
Carlos Hernandez



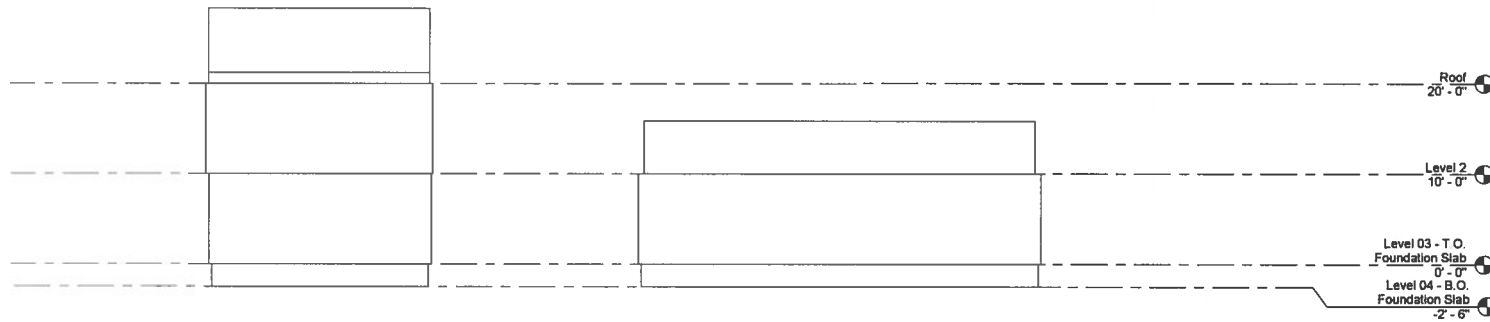
East Elevation



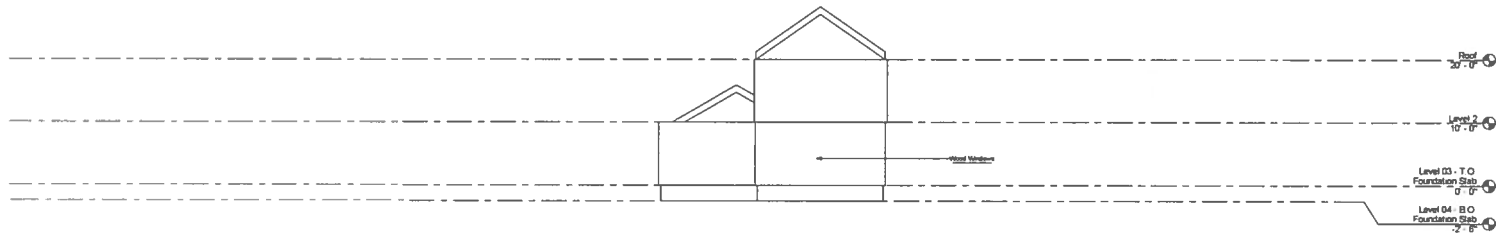
South elevation

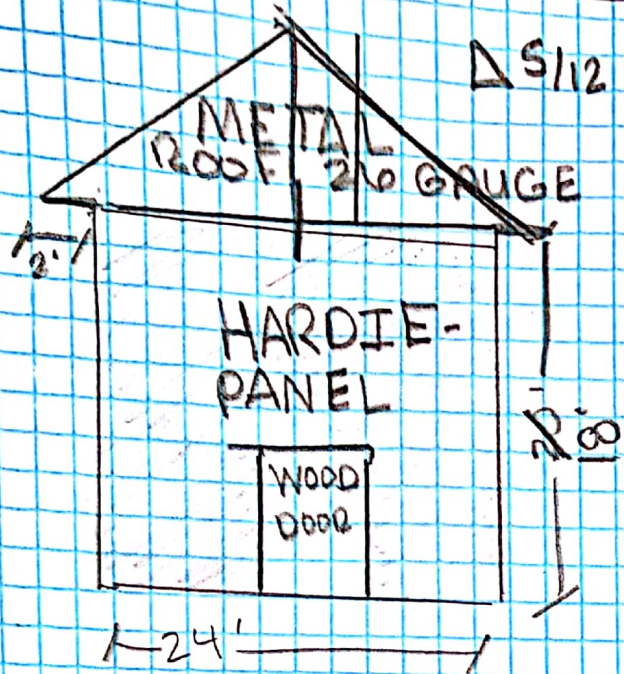


~~West~~ Elevation North

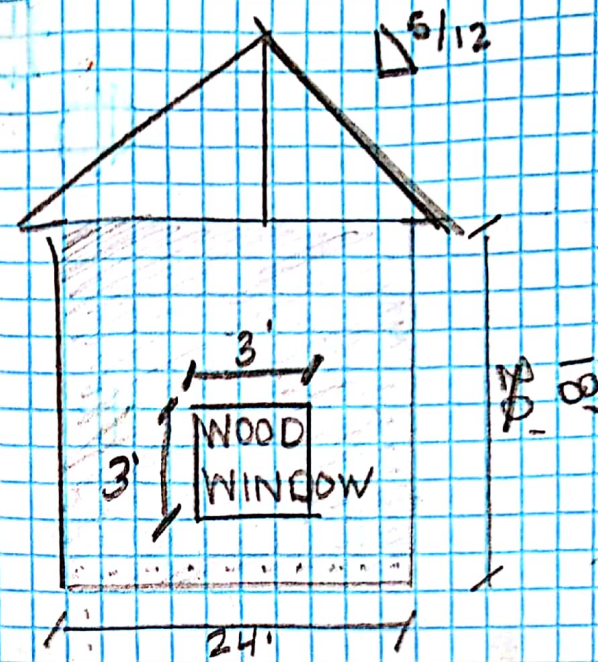


West Elevation

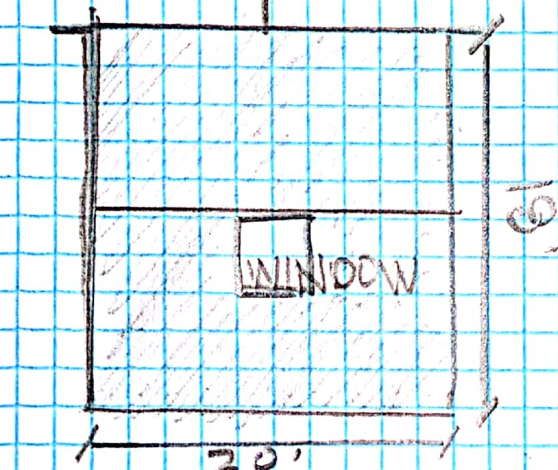




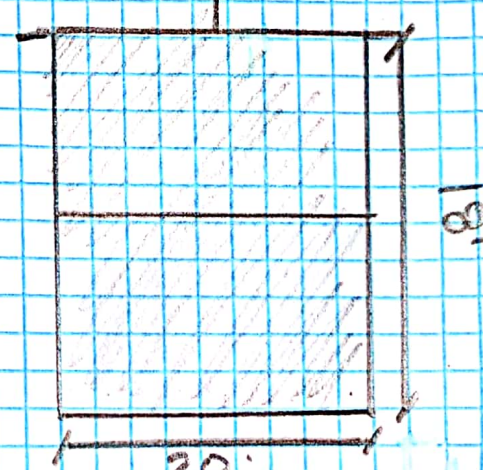
EAST ELEVATION (not to scale)



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION