

HISTORIC AND DESIGN REVIEW COMMISSION

April 04, 2018

HDRC CASE NO: 2018-108
ADDRESS: 418 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3088 BLK 4 LOT 22 E 15 FT OF 21
ZONING: MF-33 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Shannon O'Malley
TYPE OF WORK: Construction of a rear carport
APPLICATION RECEIVED: March 02, 2018
60-DAY REVIEW: May 01, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a 1-story rear carport to measure approximately 400 square feet.

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 principal 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 418 E Huisache is a 2-story single family home constructed in 1924 in the Colonial Revival style. The home features a side-gable roof, asymmetrical front façade, and front porch with Doric columns. The home is a contributing structure in the Monte Vista Historic District. The applicant is requesting approval to construct a rear carport.
- b. **FOOTPRINT** – The applicant has proposed to construct a new carport structure in the rear of the lot. The carport will shade a total of two vehicles on an existing concrete pad. The proposed footprint is approximately 400 square feet. The Historic Design Guidelines for New Construction stipulate that new outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the proposal appropriate for the site and consistent with the Guidelines.
- 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. The rear setback is also consistent with historic precedents in the Monte Vista Historic District, but staff has not seen a site plan that indicates the relationship of the placement of the structure to existing property lines. The applicant is responsible for complying with all zoning setback standards and filing for a variance with the Board of Adjustment if applicable.
- d. **SCALE & MASS** – The applicant has proposed a 1-story carport structure with a gable roof. The structure will measure approximately 15'-9" in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structure. The scale of the proposed structure does not impact or visually compete with 2-story primary structure on the lot or nearby historic structures. Staff finds the proposal consistent with the Guidelines.

- e. **ROOF** – The applicant has proposed a gable roof form for the carport. The roof will be constructed of composite shingles to closely match the materiality of the primary structure, as well as composite board siding to match the siding of the primary structure. The roof also contains gable returns, which is not characteristic of historic roof forms or details. Staff finds the material consistent with the Guidelines, but finds that the roof should feature a traditional sloped soffit instead of gable returns.
- f. **MATERIALS** – The proposed carport will be constructed with 6x6” wood posts, wood diagonal supports, composite siding, and a composite shingle roof. 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.
- 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. Staff finds the proposal consistent with the Guidelines with the stipulations listed.

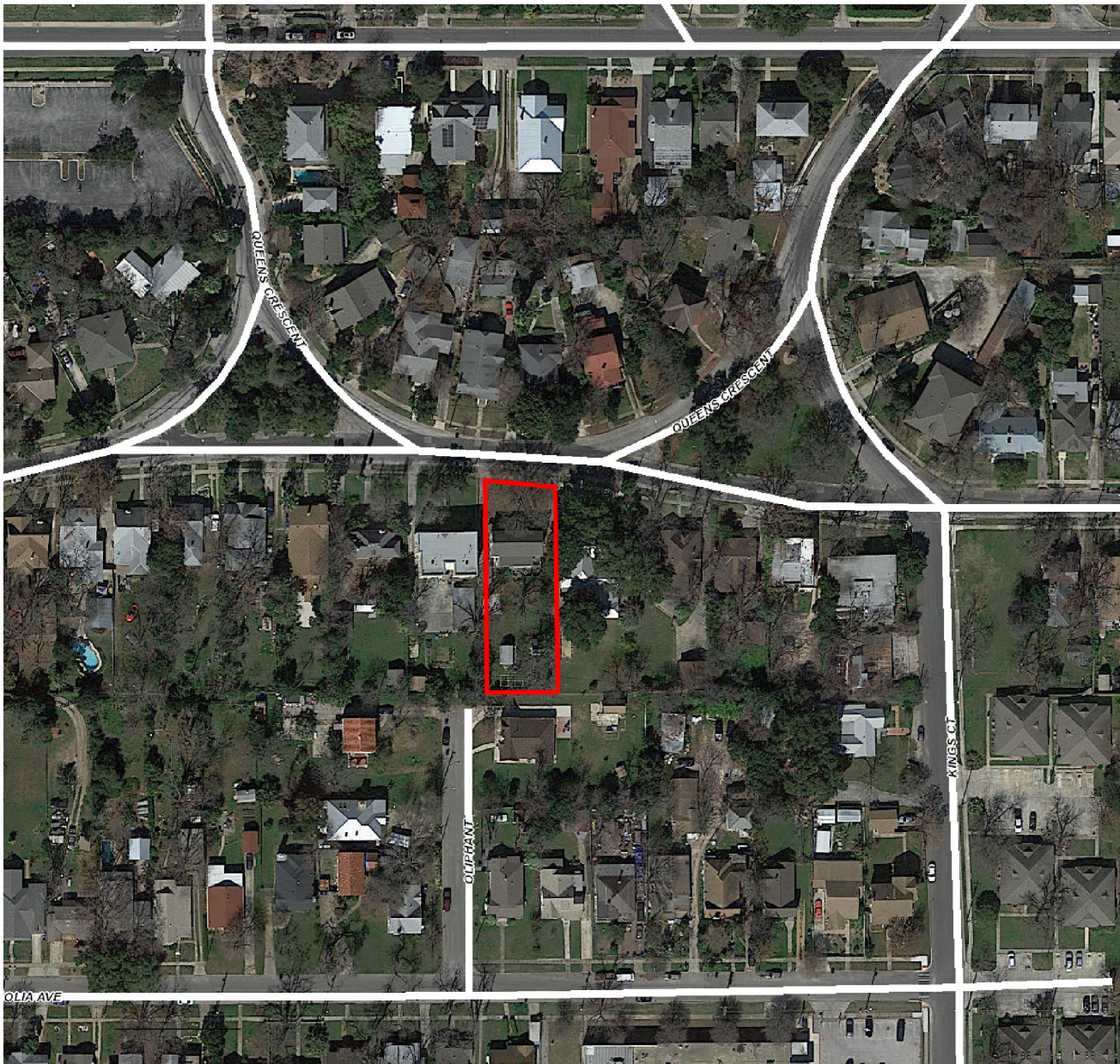
RECOMMENDATION:

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

- i. That the applicant installs smooth hardi siding with a reveal dimension that matches the primary structure.
- ii. That the applicant modifies the roof to feature a traditional sloped soffit instead of gable returns as noted in finding e.
- 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

Printed: Dec 05, 2017

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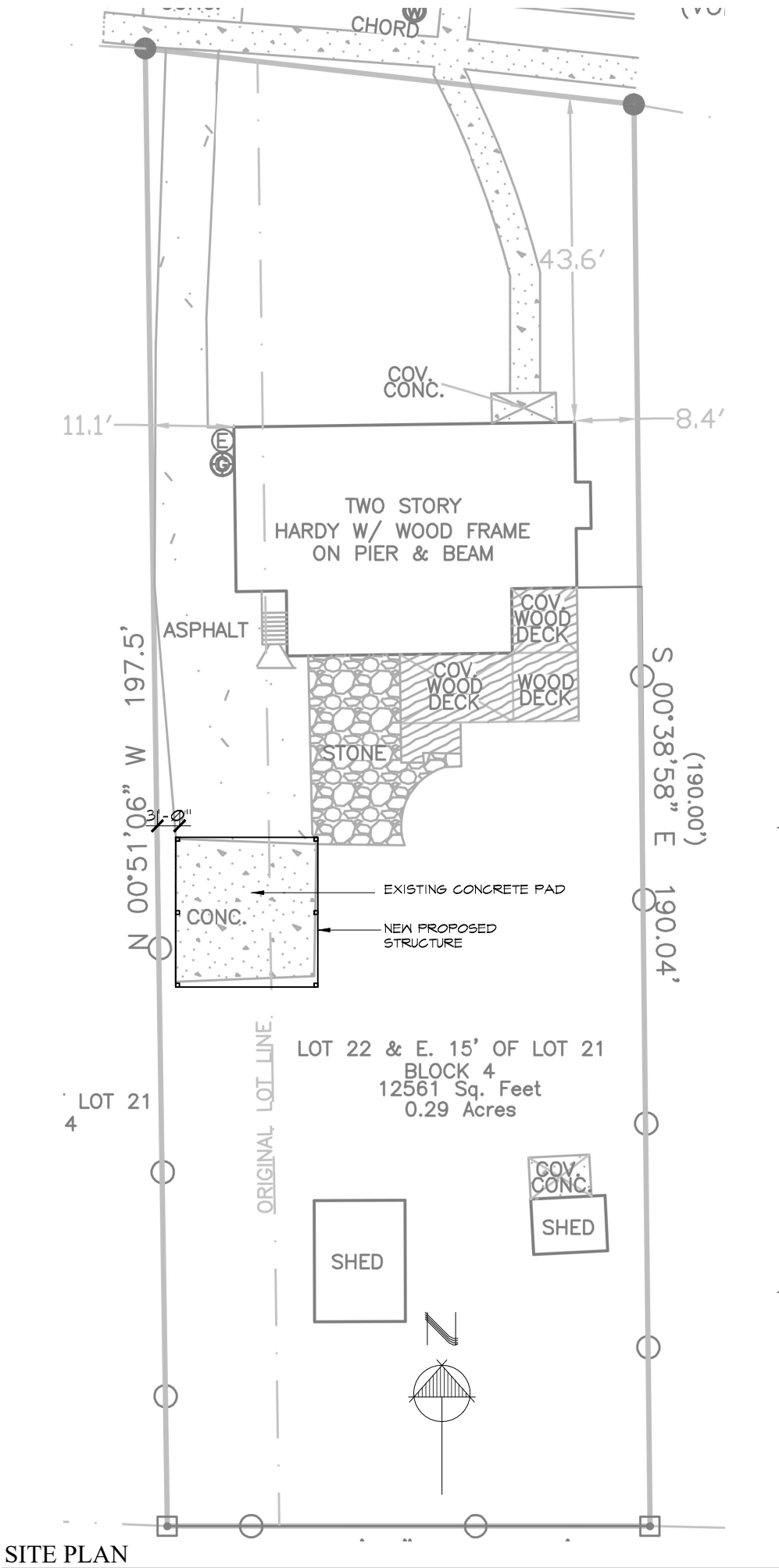
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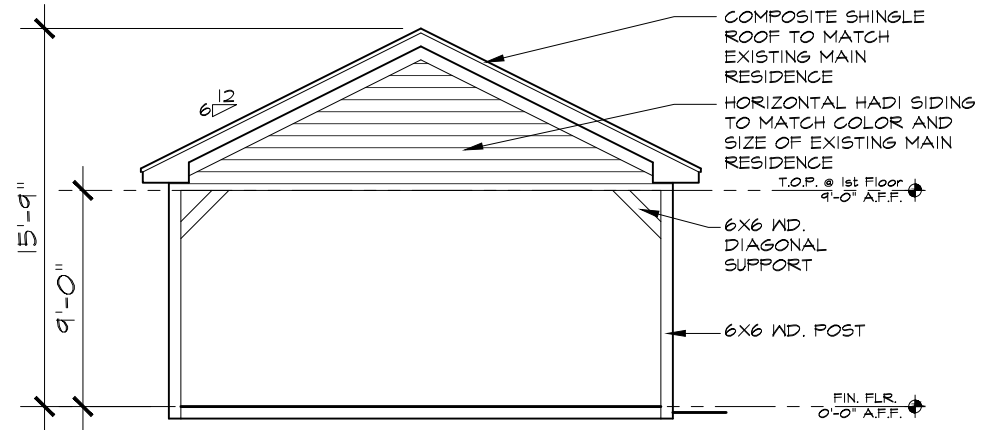


418 E. HUISACHE AVE
SAN ANTONIO, TEXAS 78212

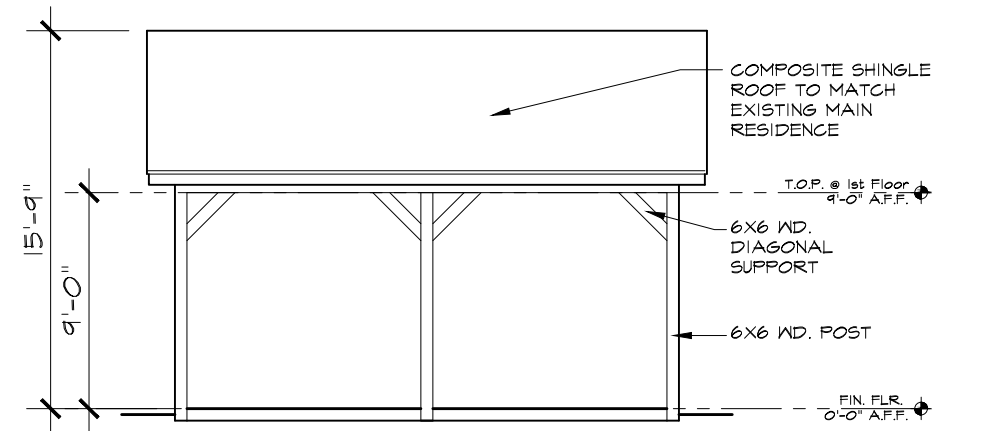
SCOPE:
NEW COVERED WOOD STRUCTURE AT
EXISTING CONCRETE SLAB



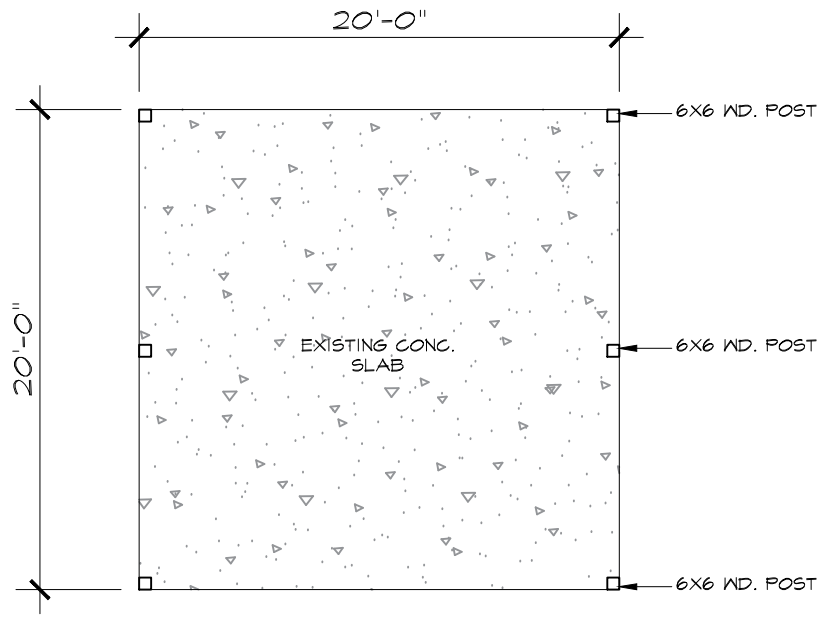
SITE PLAN



FRONT ELEVATION



SIDE ELEVATION



FLOOR PLAN