

HISTORIC AND DESIGN REVIEW COMMISSION

April 18, 2018

HDRC CASE NO: 2018-161
ADDRESS: 434 NORTH DR
LEGAL DESCRIPTION: NCB 7070 BLK LOT 20 & W 27 FT OF 19
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Jorge Sanchez
OWNER: Jorge Sanchez
TYPE OF WORK: partial demolition of side roof to install larger overhang
APPLICATION RECEIVED: March 29, 2018
60-DAY REVIEW: May 28, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to partially demolish side roof to install larger overhanging roof to feature an addition 37 inches of width.

APPLICABLE CITATIONS:

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

11. Canopies and Awnings

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- 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).
- iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- 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:

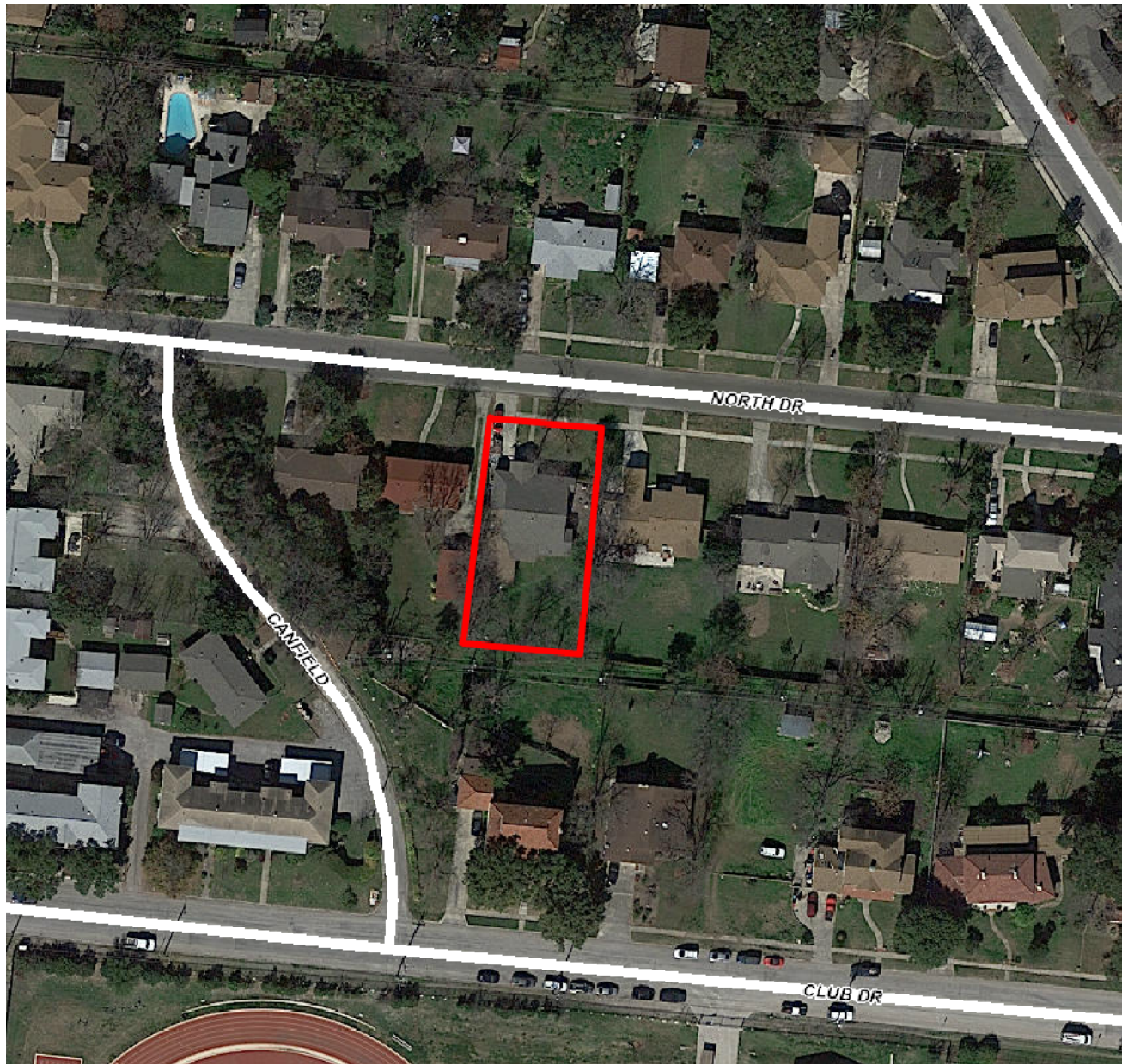
- a. The structure at 434 North drive was constructed circa 1940 and features traditional architectural elements including hipped and gabled roofs. The structure also feature stone veneer on the front façade, composite siding and an attached, front facing garage.

- b. ROOF EXTENSION – The applicant is requesting to install a 37 inch roof portion that extends over the west side elevation of the home, effectively creating a covered walkway from the driveway to the rear yard. The proposed roof overhang features materials that are to match the existing roof with a subordinate roof slope and height. Staff finds the proposal minimal in its visual impact and is consistent with the Guidelines for Exterior Maintenance and Alterations 3.B and Canopies and Awnings 11.B.

RECOMMENDATION:

Staff recommends approval as proposed based on finding b.

CASE MANAGER:



434 North Drive

Powered by ArcGIS Server

Printed: Apr 13, 2018

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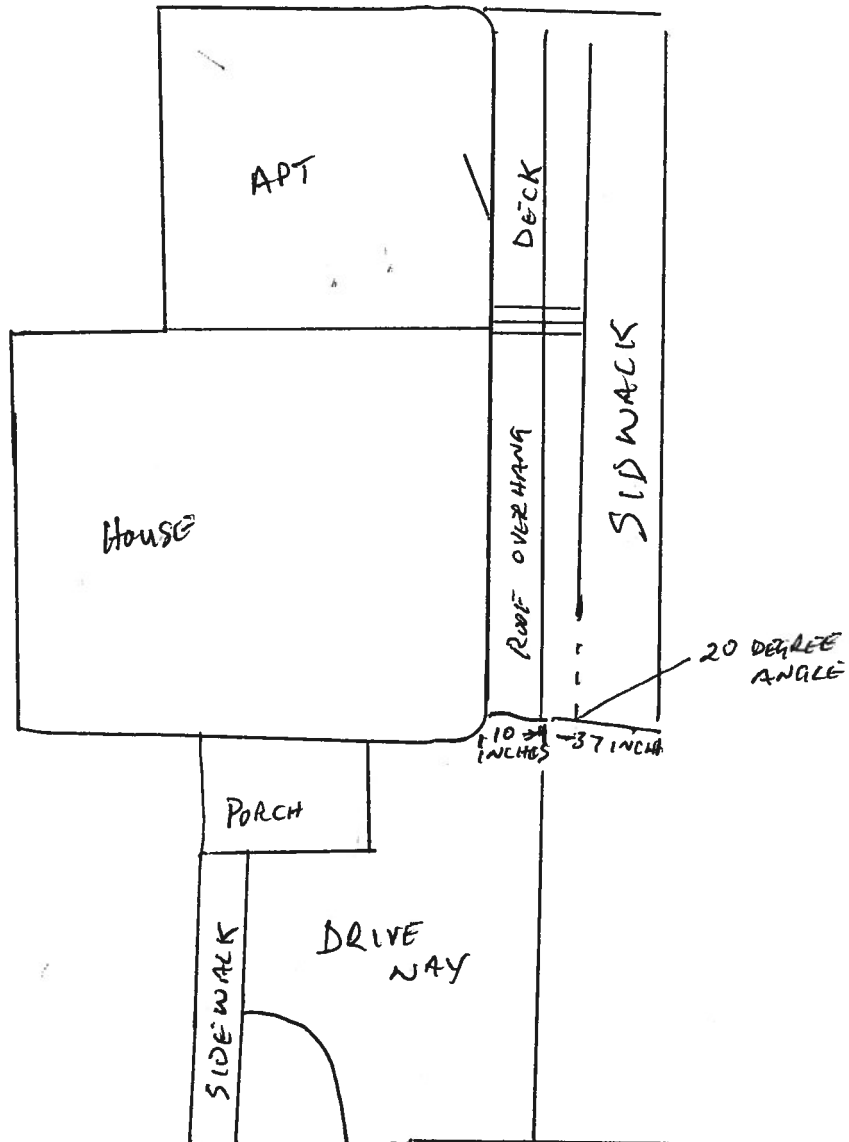
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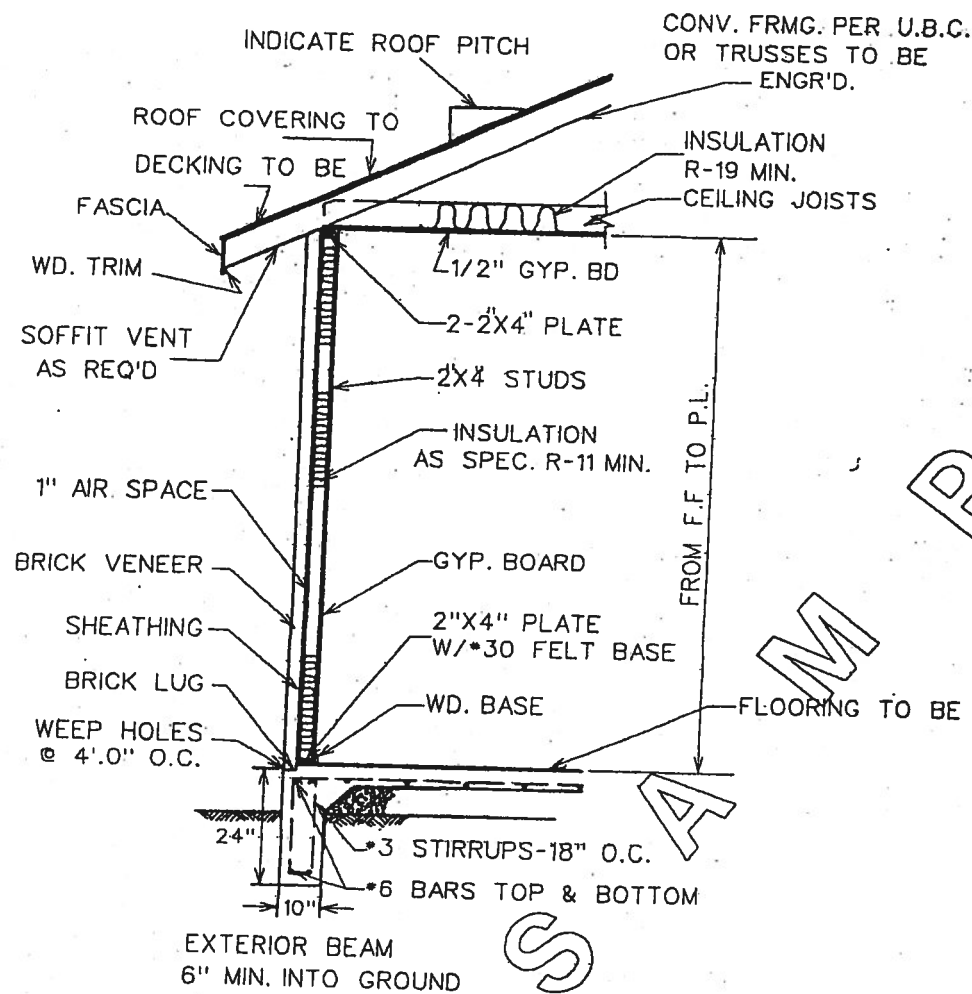
434 NORTH DR

REAR

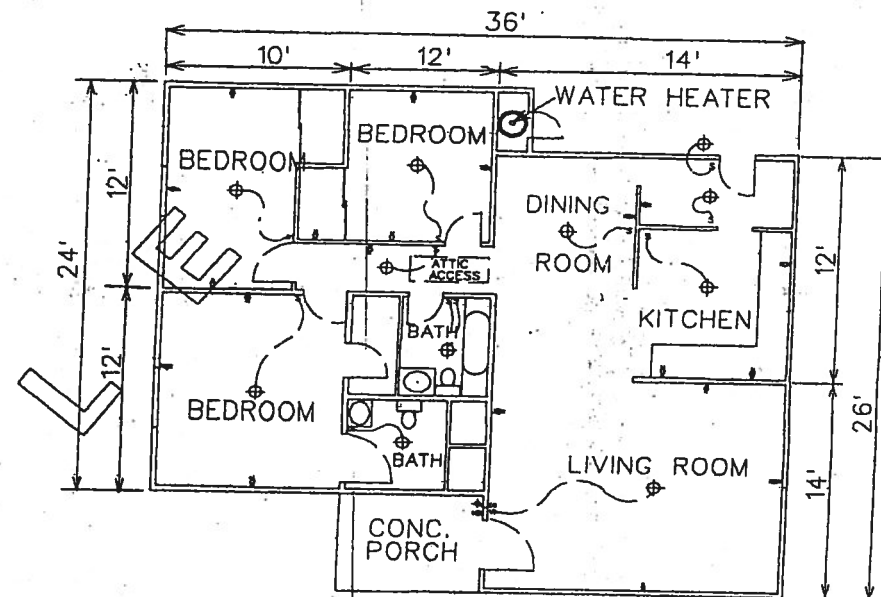


SIDEWALK

STREET

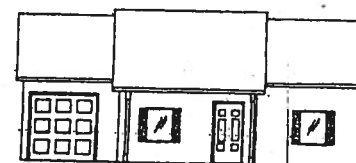


3. TYPICAL WALL SECTION

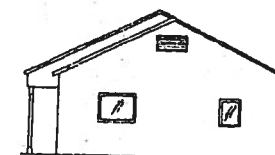


4. INDICATE SIZE OF ALL ROOMS, WINDOWS, DOORS, AND ATTIC ACCESS, INDICATE ALL ELEC. PLBG. ETC.

FLOOR PLAN



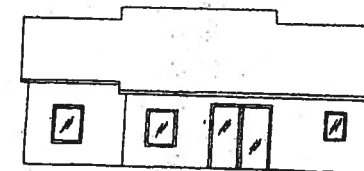
FRONT ELEV.



RIGHT SIDE ELEV.



LEFT SIDE ELEV.



REAR ELEV.

5.