

## HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

**HDRC CASE NO:** 2018-230  
**ADDRESS:** 321 BRAHAN BLVD  
**LEGAL DESCRIPTION:** NCB 3855 BLK 1 LOT 22 AND 23  
**ZONING:** RM-4,NCD-9, H  
**CITY COUNCIL DIST.:** 2  
**APPLICANT:** Julie Gibson  
**OWNER:** Julie Gibson/Gibson Trust  
**TYPE OF WORK:** Rear Garage Modifications  
**APPLICATION RECEIVED:** May 09, 2018  
**60-DAY REVIEW:** July 8, 2018

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing garage. Within this request, the applicant has proposed the following:

1. Perform exterior modifications including the removal of the existing, non-original garage doors and their openings and the reconfiguration of the front façade.
2. Install new window openings on the side and rear facades.
3. Remove the existing, wood siding and install stucco to match that found on the primary historic structure.
4. Perform site work including the removal of the existing driveway in the rear yard.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

#### 9. Outbuildings, Including Garages

##### A. MAINTENANCE (PRESERVATION)

- i. Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

### FINDINGS:

- a. The historic structure located at 321 Brahan was constructed circa 1920 in the Spanish Colonial style and is contributing to the Westfort Historic District. The structure features a stucco facades and low sloped roofs often hidden by parapet walls. Both the primary historic structure and rear accessory structure are found on the 1951 Sanborn Map. The accessory structure currently features façade materials that include wood siding and stone. As it exists, the accessory structure features few architectural elements that are consistent with those found on the historic structure.

- b. **FRONT FAÇADE** –The applicant has proposed to remove two existing garage door openings and install one pedestrian door with four windows. The applicant has also proposed to construct a front porch to feature a roof profile to match that of the rear porch of the primary historic structure and a new raised parapet wall. The applicant has noted that the proposed roof and parapet wall matches the profile of that on the rear of the historic structure. Generally, staff finds the proposed modifications to be appropriate and generally in keeping with the architecture style of the primary historic structure. Staff finds that all windows should feature materials and an installation depth that matches those found on the primary historic structure. The applicant has noted casement windows that match those found on the primary historic structure will be used.
- c. **SIDE FACADES** – The applicant has proposed to install one new window in each the north and west facades as well as new window openings in the east façade. Per the construction documents, these windows will be fixed. Given their location on walls adjacent to property lines or rear alleys, staff finds the proposed size of the windows to be appropriate; however, staff finds the installation of windows that match those found on the historic structure to be most appropriate.
- d. **MATERIALS** – The applicant has proposed to remove the existing wood siding and to install stucco to match that found on the primary historic structure. The existing stone facades are to remain. The Guidelines for Exterior Maintenance and Alterations notes that materials should be repaired in kind. Given that the primary historic structure features a stucco façade, staff finds this request to be appropriate. The stucco is to feature a finish and texture that matches that of the primary historic structure.
- e. **SITE WORK** – To the rear of a side yard gate, the applicant has proposed to remove the existing concrete driveway that once provided access to the rear accessory structure. Staff finds this rear yard removal to be appropriate.
- f. Staff finds that the stone portion of the structure is original; however, the garage portion including the structure's front façade are not. Given that the significant portions of the structure are being retained, staff find the proposed modifications to be appropriate.

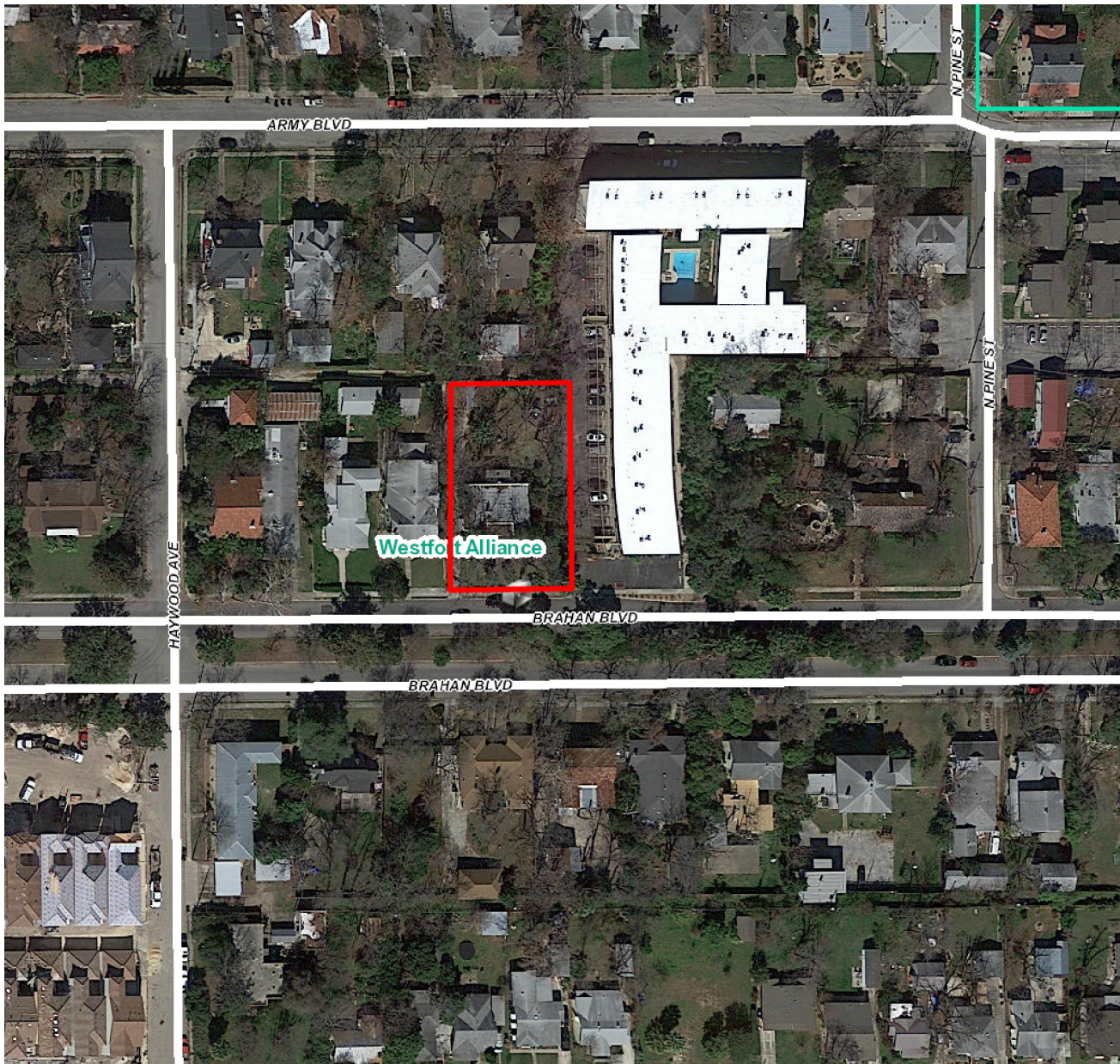
**RECOMMENDATION:**

Staff recommends approval of items #1 through #4 with the following stipulations:

- i. That all windows installed feature an installation depth as well as material that match those found in the primary historic structure. Staff finds wood or aluminum clad wood windows to be most appropriate.
- ii. That the proposed stucco finish match that found on the primary historic structure.
- iii. That the proposed columns and column bases match those found historically on the rear porch of the primary historic structure.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: May 29, 2018

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Army Blvd

Army Blvd

Haywood Ave

Haywood Ave

321 Brahan Boulevard

Brahan Blvd

Brahan Blvd

Brahan Blvd

N 2nd St

N 2nd St

Holy Crosshouse  
of Studies





321 Brahan Boulevard



SAN ANTONIO, TEX. Vol. 2

193

NEW SHEET  
NOV. 1922

1922-1-008

SCALE 100 FT TO AN INCH

PARK

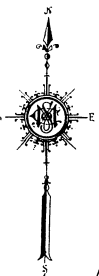
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BRACKENRIDGE AV.

FORT SAM HOUSTON HOSPITALS

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AVENUE B

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north

back lot line

side  
lot  
line

garage

workshop

side  
lot  
line

main house







This is the  
front of  
my house.  
It's Spanish  
Colonial  
built in 1919  
or 1922.



This is the  
back. I had  
the architect  
copy the  
roof line  
and porch.  
to match





*Backyard*

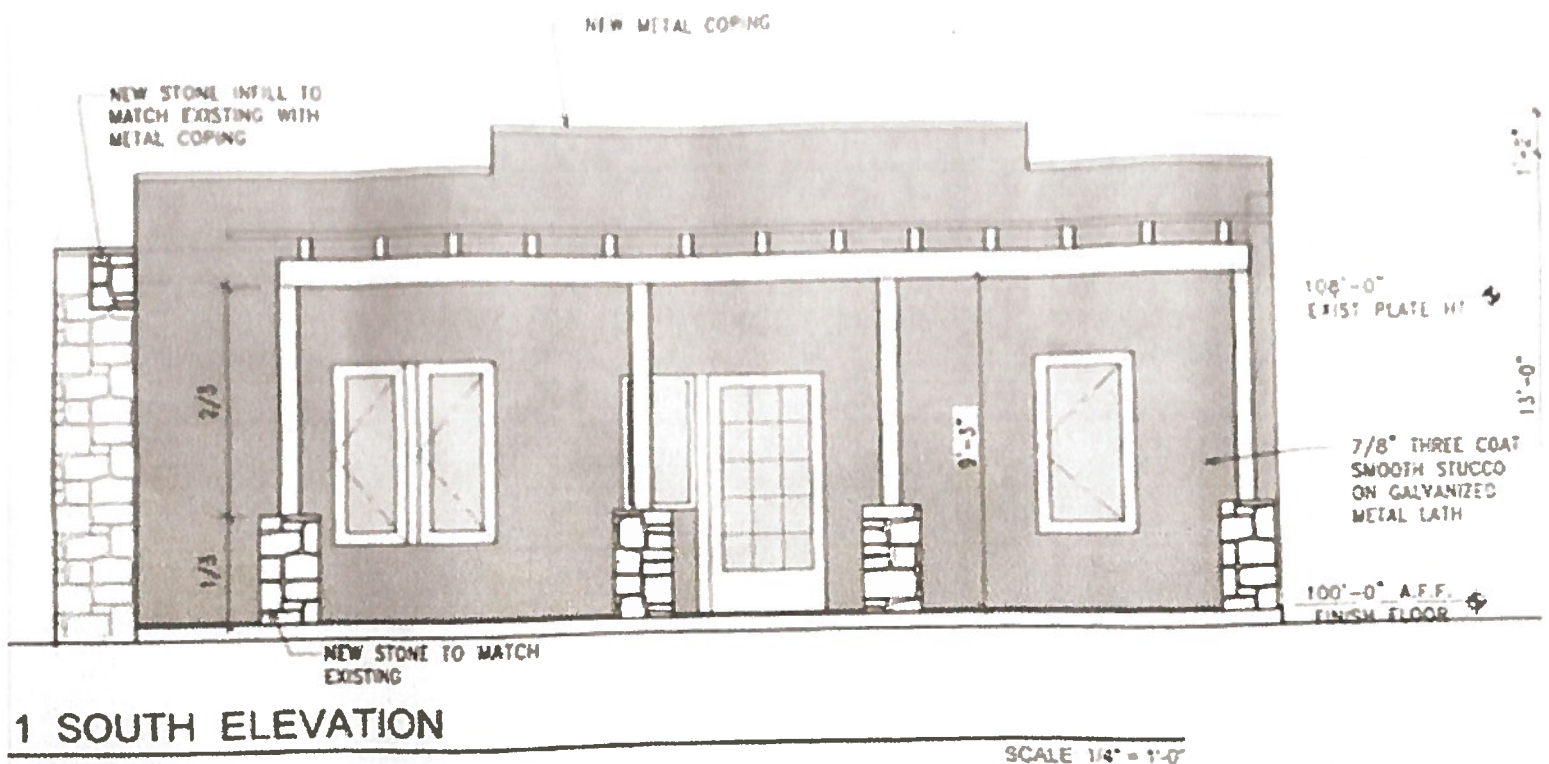
*Stone wall  
with curved  
opening for  
backgate.*

*I think this  
was the  
original opening  
for the garage*



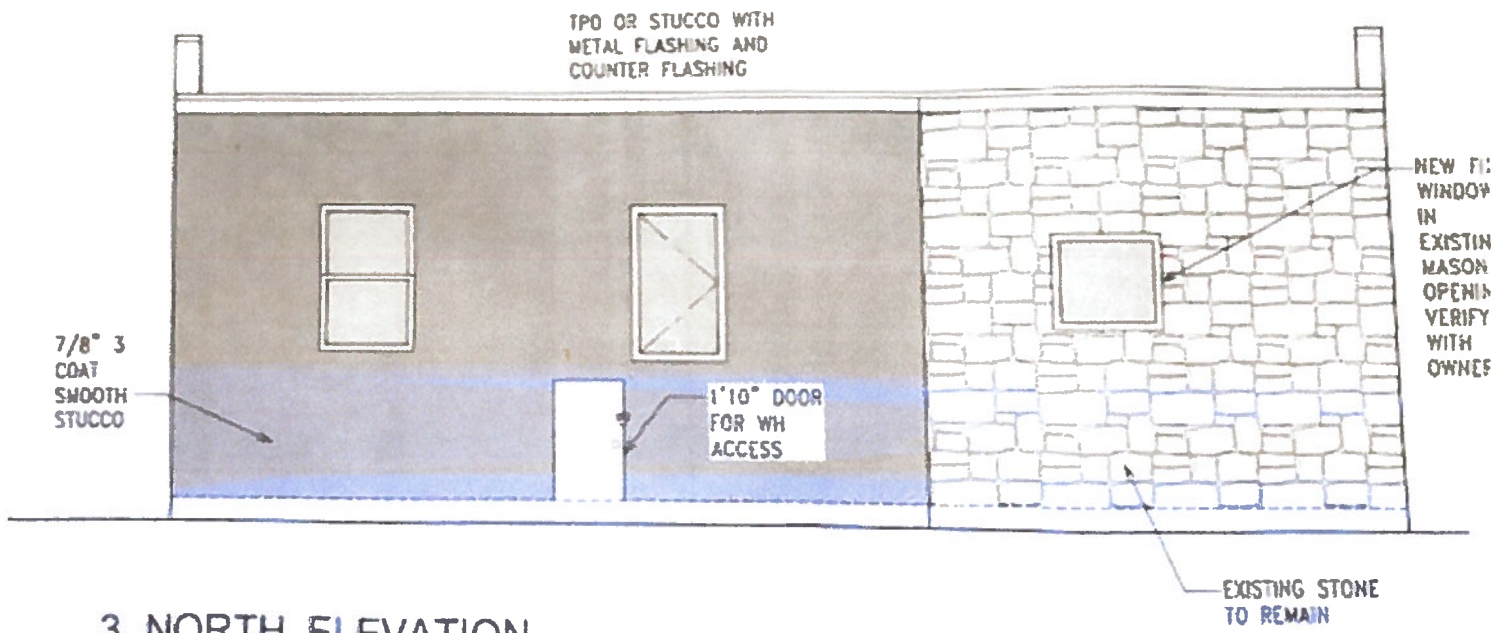
*Iron Gate  
between house  
and backyard*





front with 1 room and original 1920's bath that I'll restore. This room also has doors that match main house done with design





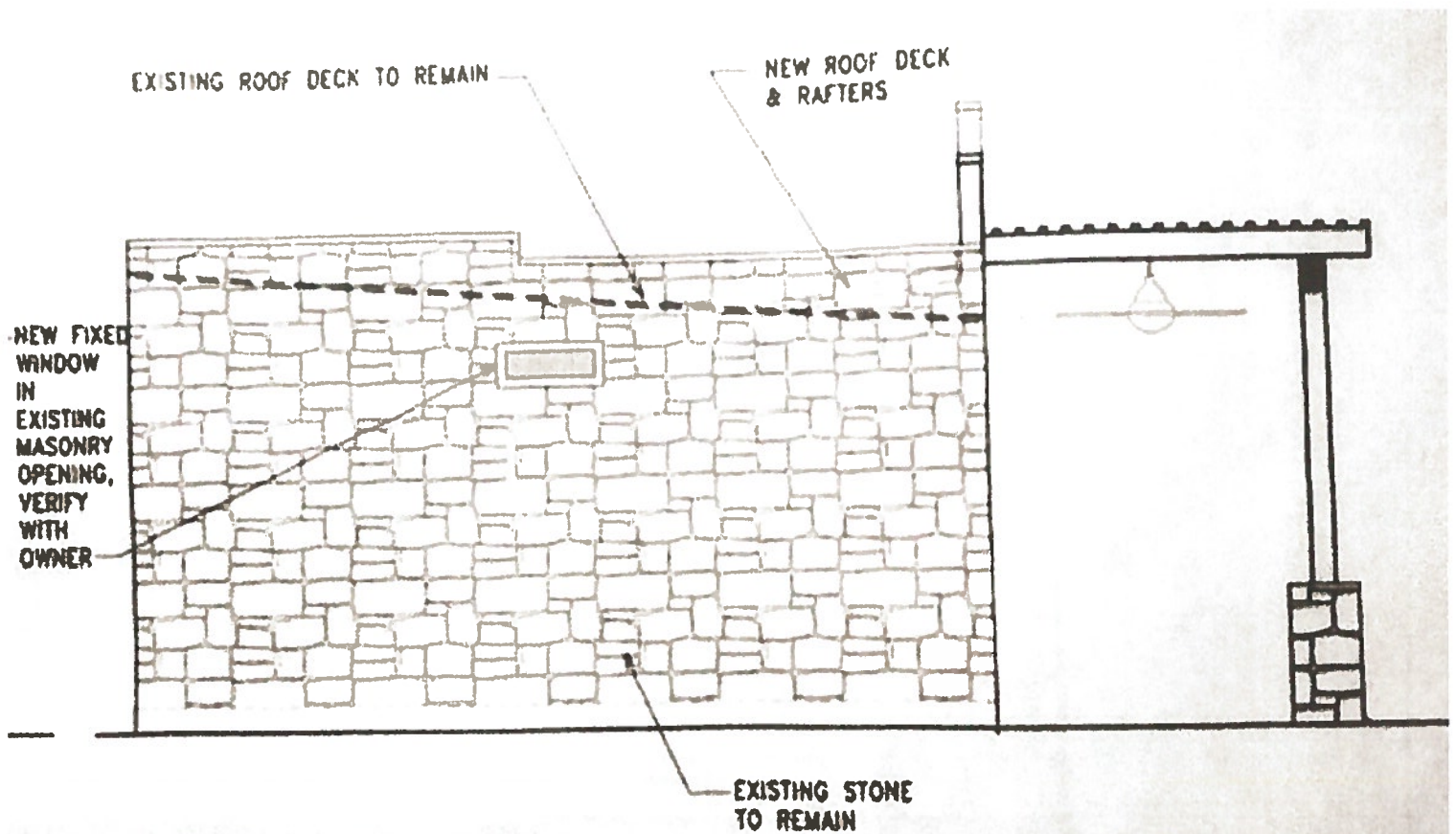
3 NORTH ELEVATION

SCALE 1/4" = 1'-0"



*Back of Garage*





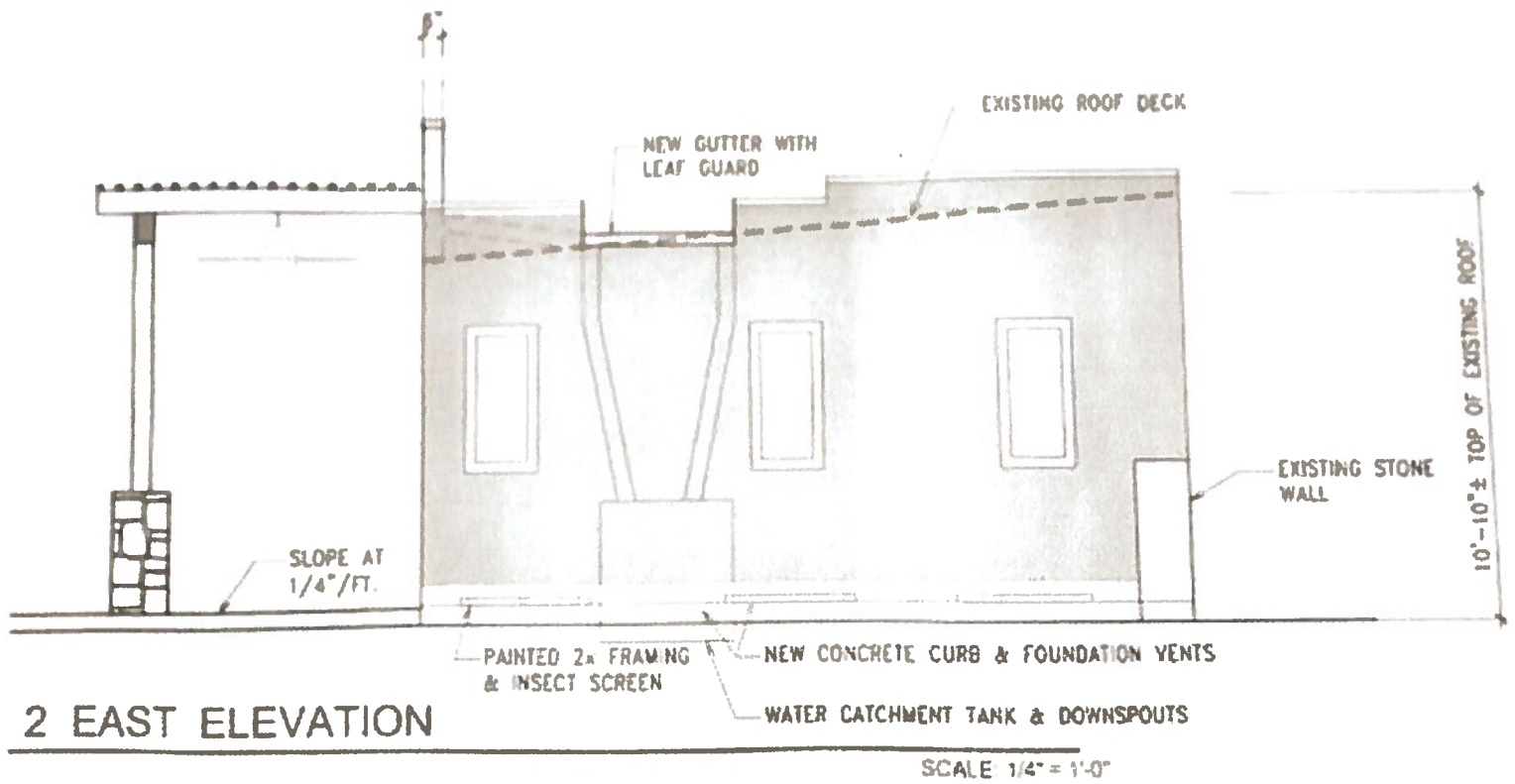
## 4 WEST ELEVATION

SCALE: 1/4" = 1'-0"



This is from my neighbors house because garage is on the lot line.





East Side