

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2018-255
ADDRESS: 257 BUSTILLOS DR
LEGAL DESCRIPTION: NCB 7674 BLK C LOT PT OF TR 1 OR J, EXC SE 7.06 FT
ZONING: R-5, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Ronald Anguiano
OWNER: Rosie Anguiano
TYPE OF WORK: Installation of carport
APPLICATION RECEIVED: May 11, 2018
60-DAY REVIEW: July 10, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a metal carport featuring 360 square feet.

APPLICABLE CITATIONS:

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 at 257 Bustillo was constructed circa 1960 in the minimal traditional style with Colonial Revival influence. The one-and-a-half story structure features shingle gabled roof with two dormers and a flanking non-confirming side addition.
- b. CARPORT – The applicant has proposed to install a 360 sq ft and 11 ft tall carport to the side of the existing

concrete driveway. The carport is prefabricated featuring metal framing and a corrugated metal roof. The applicant has not requested the installation of a foundation or additional driveway width at this time. While the carport is not consistent with the Guidelines, staff finds the proposal appropriate considering it is easily removable, no additional concrete is required, and it is located away from the primary structure.

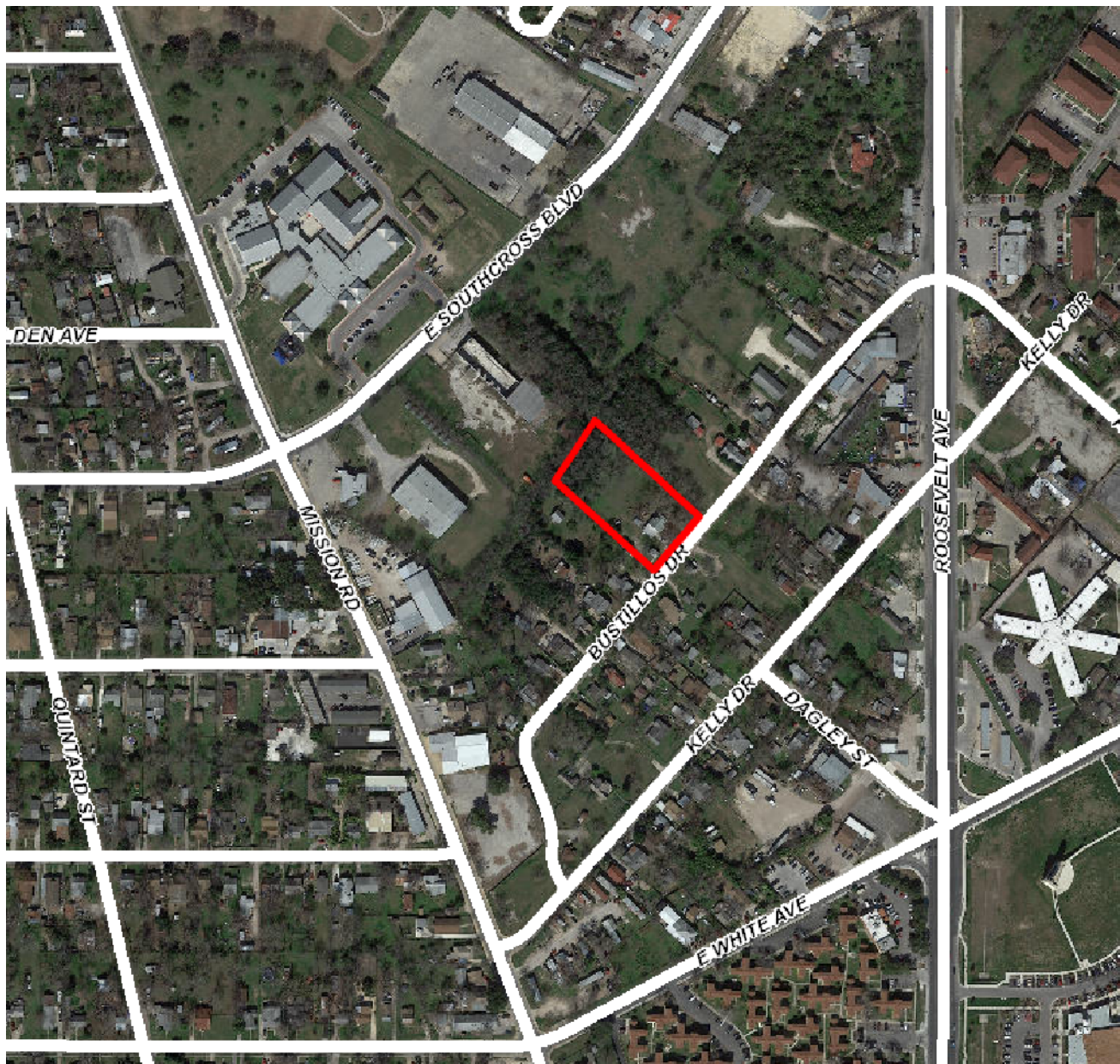
- c. If the proposed structure were to feature a more permanent design and location, the Guidelines would recommend the use of wood; however, staff finds the proposed structure to be temporary in nature given its location and lack of foundation.

RECOMMENDATION:

Staff recommends approval based on finding b with the stipulation that no additional concrete is added to the driveway or property.

CASE MANAGER:

Huy Pham



257 Bustillos

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Printed: May 29, 2018

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257 Bustillos Dr

San Antonio, Texas



Google, Inc.

Street View - Mar 2016



Currently shown: Mar 2016

2007

2016



Google

San Jose Apartment



257 Bustillo Dr

Kelly Dr

White

VF

252 Bustillos Dr
San Antonio, Texas



Google, Inc.



Street View - Mar 2016



Google



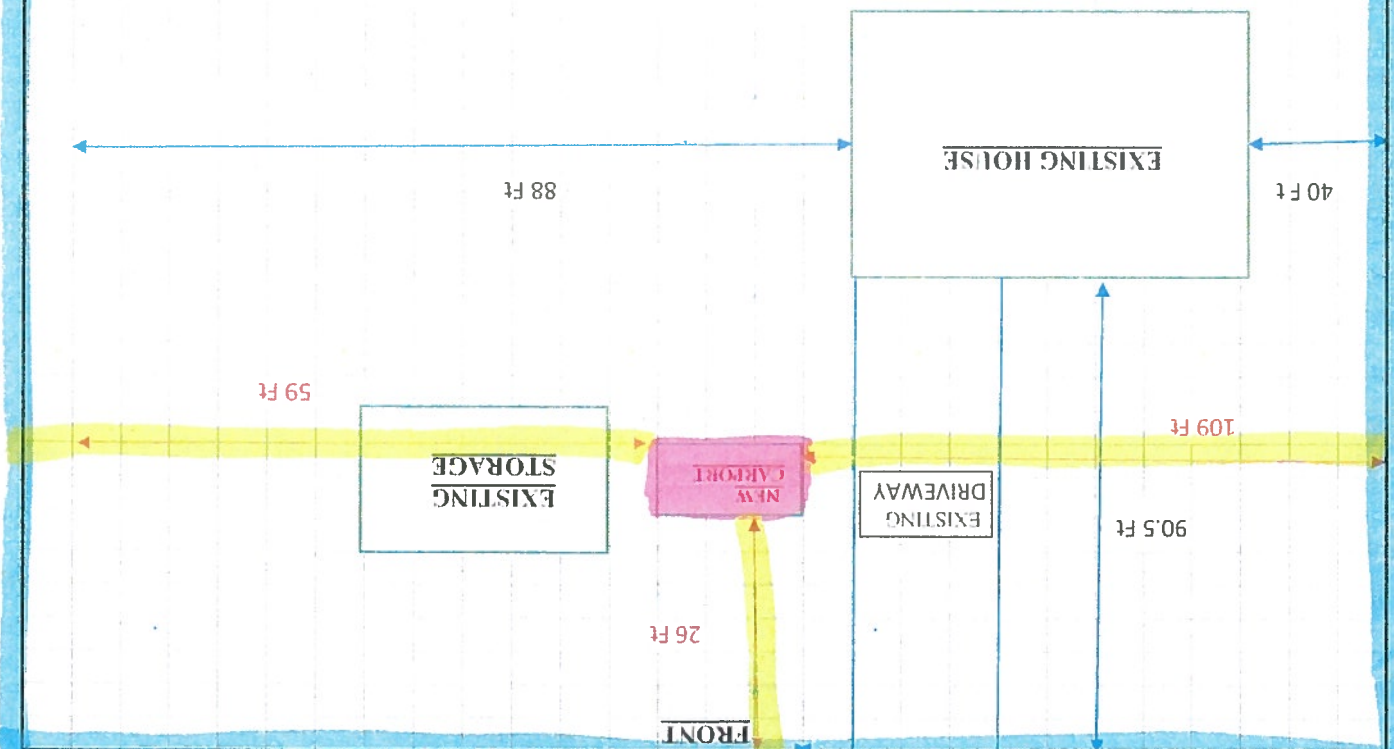
REAR

NOTICE:
Engineer's Letter Required to Clear
Foundation/Frame Inspection.
Customer Initial: RD
Rep. Initial: EG

NOTICE :
Must Comply with UDC & IRC
Requirements
Py Rs

NOTICE:
All permits EXPIRE after 180 days
with no activity. Ref : IRC Section
R105.5
Customer Initial : RD
Rep Initial: EG

- Property line
- 360 SQ Ft Detached Carport
- Softbacks





EXAMPLE