

HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2018

HDRC CASE NO: 2018-312
ADDRESS: 129 E CAROLINA ST
LEGAL DESCRIPTION: NCB 3009 BLK 7 LOT 17 & E 2 FT OF 16
ZONING: RM-4, HS
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: House
APPLICANT: Heather Gayle Holdridge
OWNER: Heather Gayle Holdridge
TYPE OF WORK: Placement of an accessory structure in the rear yard
APPLICATION RECEIVED: June 15, 2018
60-DAY REVIEW: August 14, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify an existing airstream into a permanent structure. The applicant has proposed to remove the wheels, install foundation skirting, construct a deck and a shade overhang for both the Airstream and deck.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 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 applicant has proposed to modify an existing airstream into a permanent structure at the property located at 129 E Carolina Street, in the Lavaca Historic District. The structure is to be located in the northeast corner of the property. The applicant has noted the removal of the existing wheels, the construction of a wood deck, the installation of wood siding and the construction of a canopy structure. The historic structure at 129 E Carolina was constructed circa 1910 and is found on the 1912 Sanborn Map.
- b. **MASSING & FORM** – The Guidelines for New Construction 5.A. notes that new garages and outbuilding should be visually subordinate to the primary historic structure in terms of their height, massing and form and should be

no larger in plan than forty percent of the primary historic structure's footprint. The proposed structure is consistent with the Guidelines.

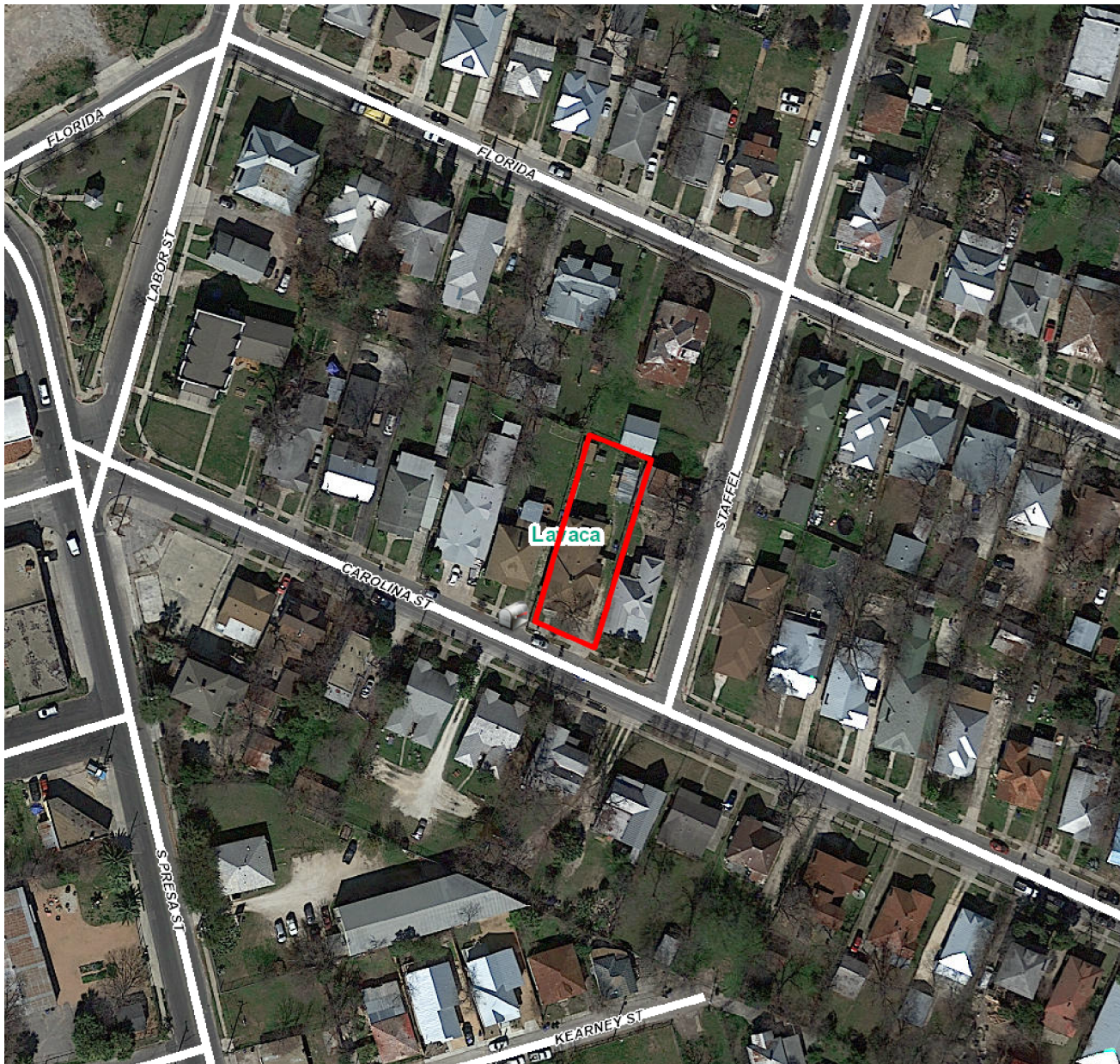
- c. **ORIENTATION & SETBACKS**– The applicant has proposed an orientation and setbacks that are consistent with the Guidelines for New Construction 5.B.
- d. **ARCHITECTURAL DETAILS** – The Guidelines for New Construction 5.A.iii. and iv. note that accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. While the Airstream does not feature materials that are comparable to those of the historic structure, the applicant has proposed wood skirting to complement the wood materials found on the historic structure. Due to its location on the property as well as overall massing, staff finds the proposal to be appropriate.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through d with the stipulation that the applicant comply with all Development Services Department requirements regarding permitting.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 02, 2018

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259

W. FLORIDA 258

257

LABOR

3009

3010

STAFFELL

W. CAROLINA

29

2956

3035

3036

260

313



Scale of Feet. 0 50 100

GULF REFINING COMPANY
NO MATCHING COMPANY

WARE HOUSE
OFFICE

INDUSTRIAL

KEARNEY

LOTUS

S. PRESA

PLUM

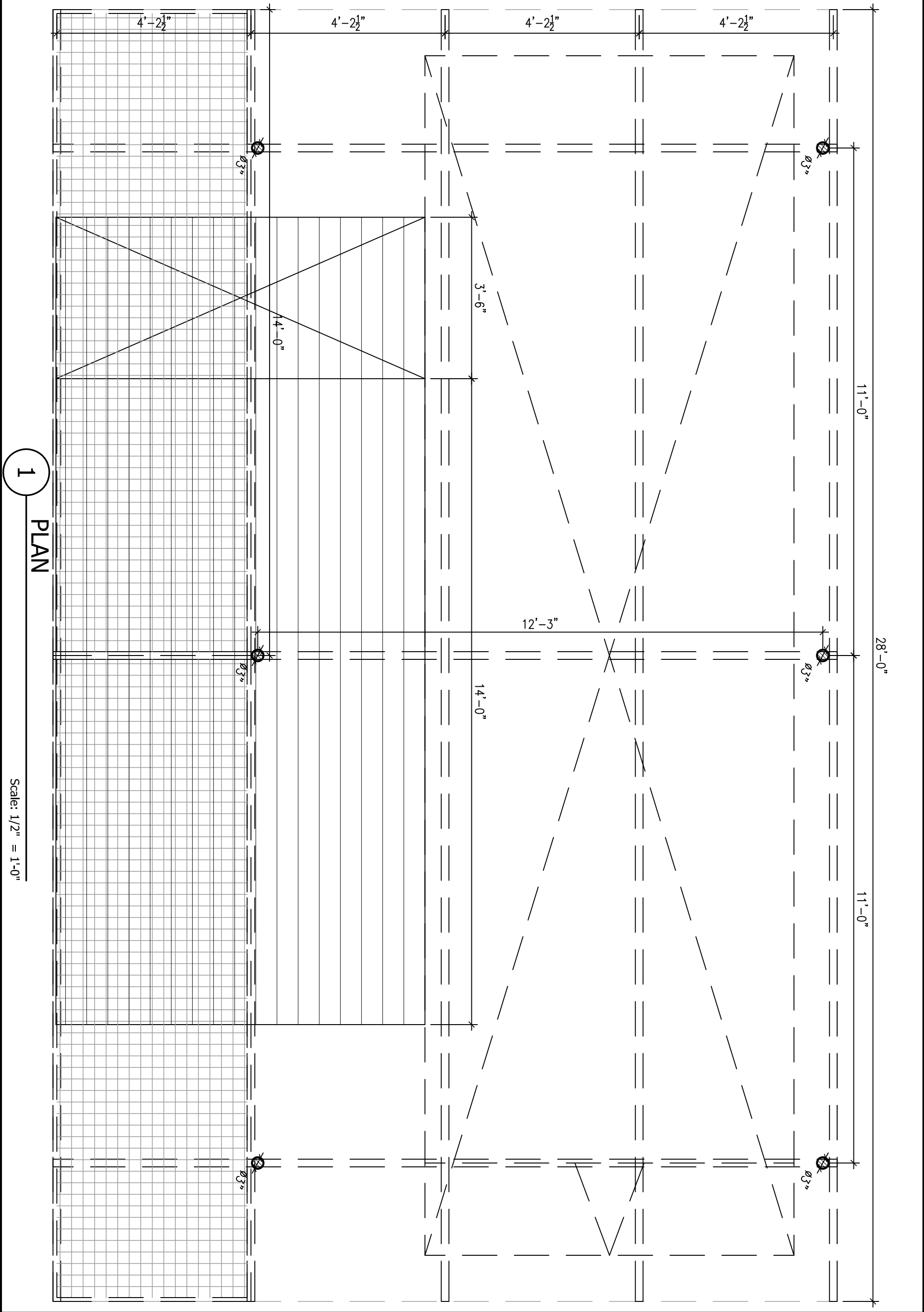
BERING

CAROLINA

2959

259





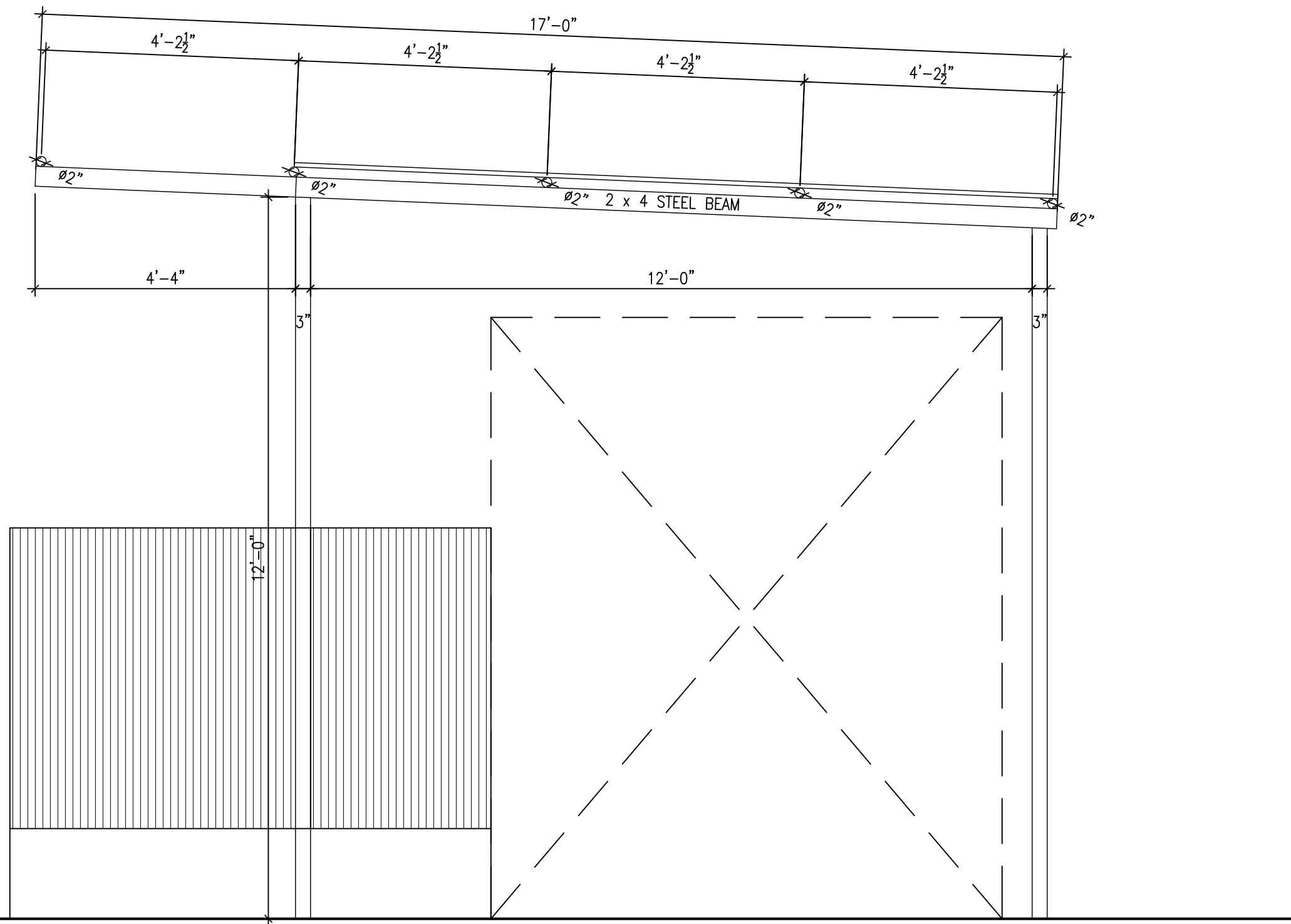
1

PLAN

Scale: 1/2" = 1'-0"

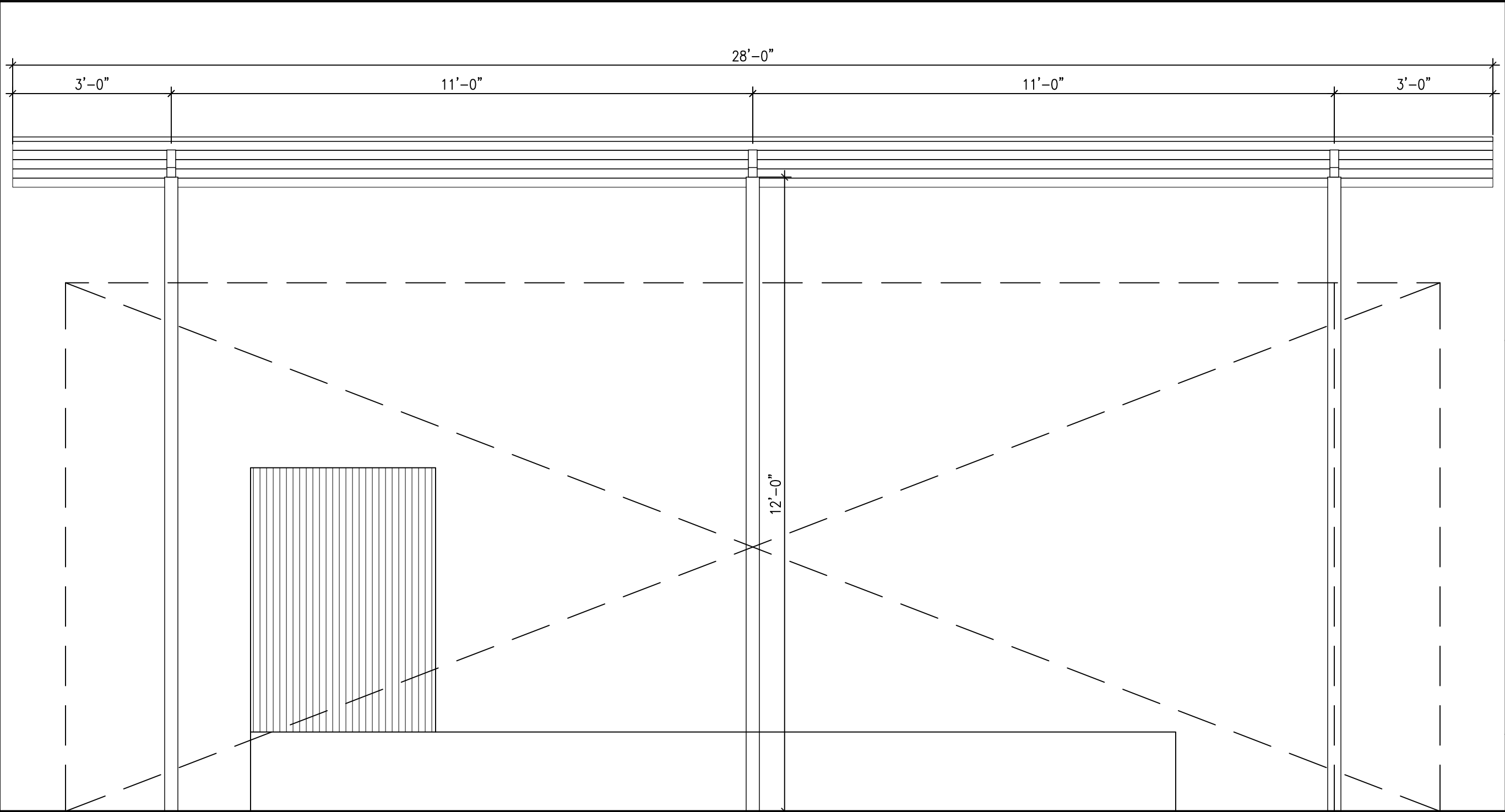
Airstream Roof Structure

12 October 2015



1 SIDE ELEVATION

Scale: 1/2" = 1'-0"



1

FRONT ELEVATION

Scale: 1/2" = 1'-0"

12 October 2015

Airstream Roof Structure





I would like to repurpose a vintage Airstream as an accessory dwelling unit. We plan to completely gut the Airstream trailer and rebuild the interior. The dwelling unit will include sleeping and seating areas, a kitchenette, and a full bathroom. We would like to construct a small wooden deck adjacent to the trailer. We will shade and screen the structure and deck with a simple steel shade overhang assembly. The tires have been permanently removed from the trailer. Wood foundation skirting will be added.

Airstream Structure

Airstream shell will be left intact, but wheels will be removed. The shell is made of aluminum.

Foundation Skirting

The Airstream tires have been permanently removed. Wood skirting will be added.

Deck

Deck will be constructed of pressure treated wood.

Shade Overhang for Airstream and Deck

28' x 17' natural steel structure supported on six (6) round 3" steel posts. Posts will be welded to plates embedded in concrete footing. Part of the roof will be vintage weathered corrugated metal and part of the roof will be a 4" x 4" hogwire trellis.