

HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

HDRC CASE NO: 2018-590
ADDRESS: 1244 IOWA ST
LEGAL DESCRIPTION: NCB 3886 BLK 2 LOT 12
ZONING: RM-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
APPLICANT: Nate Manfred/French & Michigan
OWNER: Sot Jose Miguel
TYPE OF WORK: Construction of a 1-story rear accessory structure
APPLICATION RECEIVED: November 07, 2018
60-DAY REVIEW: January 6, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story rear accessory structure totaling approximately 720 square feet to include covered parking spaces for 3 vehicles.

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 primary structure located at 1244 Iowa is a 2 ½-story residential structure constructed in 1907 in the Neoclassical style with Queen Anne and Craftsman influences. The structure features a double height front porch with square columns, a primary hipped roof with a front dormer and side gable, and decorative cornice and dentil detailing. The structure is contributing to the Knob Hill Historic District. The applicant is requesting approval to construct a rear accessory structure. A non-original, non-contributing rear accessory structure was approved for demolition in 2017.
- b. **FOOTPRINT** – The applicant has proposed to construct a new rear carport structure in the rear of the lot. The carport will shade a total of three vehicles on an existing gravel driveway. The structure will be constructed on the remaining foundation of the former non-contributing rear structure. The proposed footprint is approximately 720 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 footprint to exceed this percentage slightly. However, the primary structure is 2.5 stories tall and one of the larger structures in the district, and historic accessory structures that exceed this percentage exist within the block surrounding the property. Staff finds the proposal consistent with the Guidelines based on the site and these district-specific considerations.

- c. **ORIENTATION & SETBACK** – The applicant has proposed to orient the new accessory structure towards S New Braunfels. 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 setbacks are also consistent with historic precedents in the Knob Hill Historic District. 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 flat roof. The structure will measure approximately 9.5 feet 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 structures. The scale of the proposed structure does not impact or visually compete with primary structure on the lot or nearby historic structures, and will visually match the height of the carport located directly to the southwest on a neighboring property. Staff finds the proposal consistent with the Guidelines.
- e. **ROOF** – The applicant has proposed a flat roof form for the carport. The roof will be constructed of TPO with a flashing cap. According to the Historic Design Guidelines, roof forms and materials should match those of the primary structure and those found within the district. Though TPO is a modern roofing protect, staff finds its installation appropriate due to its limited visibility from the public right-of-way and the pitch of the roof, which is oriented away from the street.
- f. **MATERIALS** – The applicant has proposed to install cemetitious siding with a smooth finish and maximum exposure of 4 inches. The applicant has also proposed to incorporate two metal garage doors. One door will be single width and the other will be double wide. According to the Historic Design Guidelines, garage doors with similar proportions and materials as those traditionally found in the district should be incorporated. Double width garage doors are not historically typical of the Knob Hill Historic District, nor are metal doors. Staff finds that the applicant should install three single width wooden doors to be more consistent with the Guidelines.

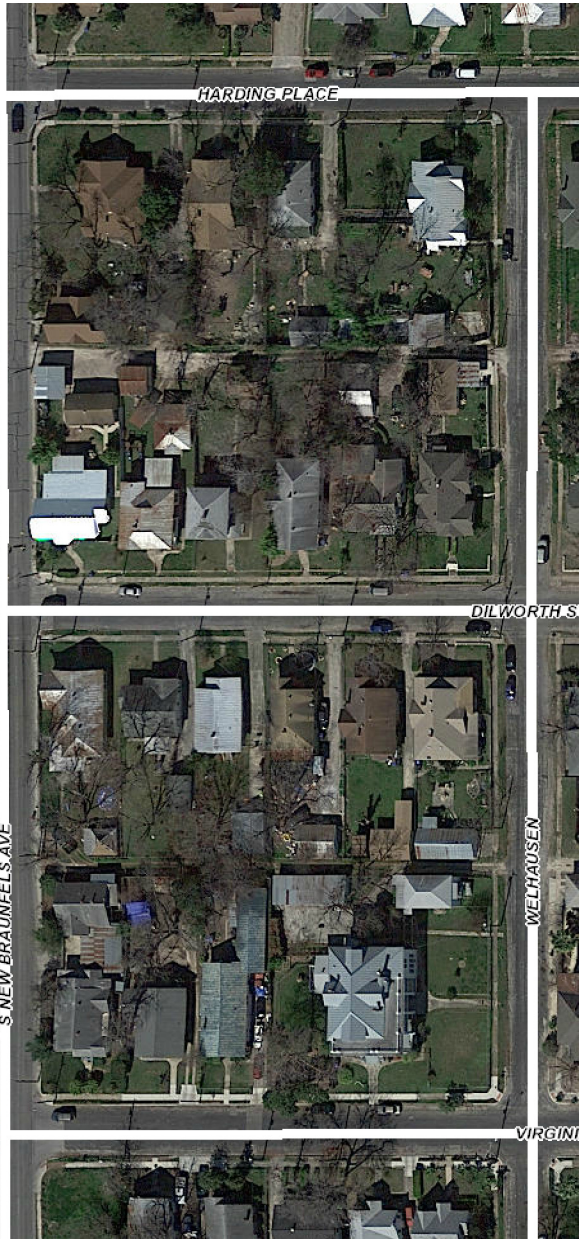
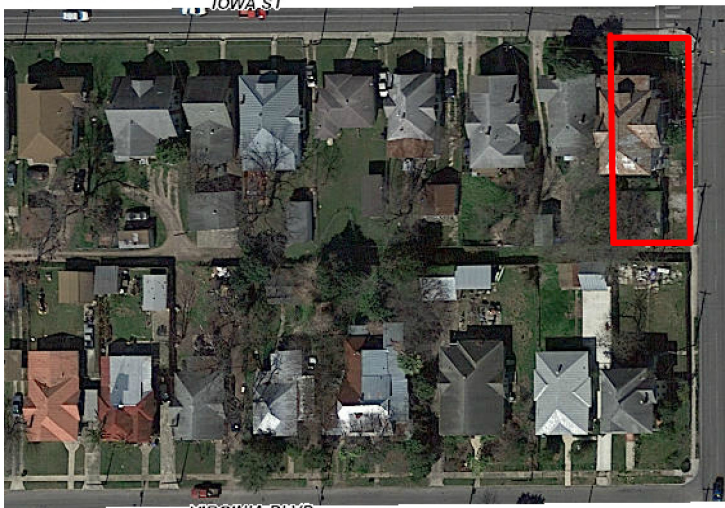
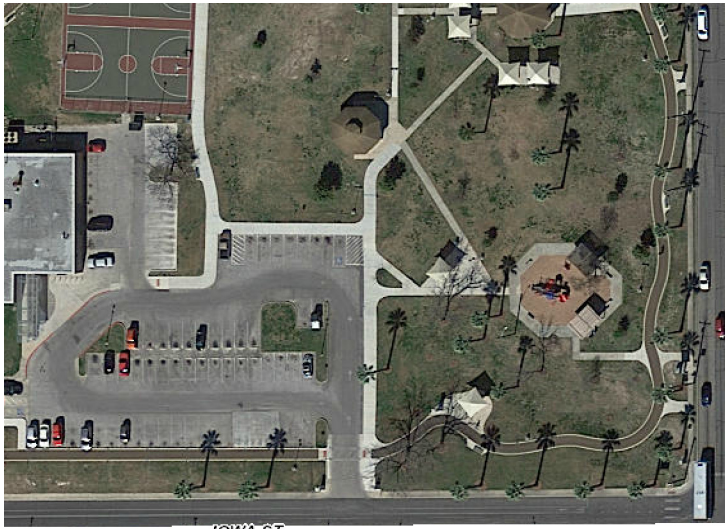
RECOMMENDATION:

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

- i. That the applicant installs three single width wooden garage doors as noted in finding f. The applicant is required to provide updated drawings and material specifications to staff prior to receiving a Certificate of Appropriateness.
- ii. That the applicant complies with all Zoning setback requirements and obtains a variance from the Board of Adjustment, if applicable.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 20, 2018

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New Replacement Garage – 1244 Iowa St. , San Antonio, Texas 78203



Front of House (Facing Iowa)



Side of House (Facing New Braunfels)

New Replacement Garage – 1244 Iowa St. , San Antonio, Texas 78203



Rear of House (Facing Alley)



Foundation of Original Garage at Rear of Property

New Replacement Garage – 1244 Iowa St. , San Antonio, Texas



West Side of House

N O E X P O S I T I O N

0



San Antonio fol. 3
NEBRASKA ST. 288

BILL GREEN AV.

DILWORTH AV.

VIRGINIA ST.

287

301

IOWA GRIDDED

3886

VIRGINIA GRIDDED

3888

NELSON AV. GRIDDED

290

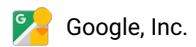
Scale of Feet.

50 40 30 20 10 0

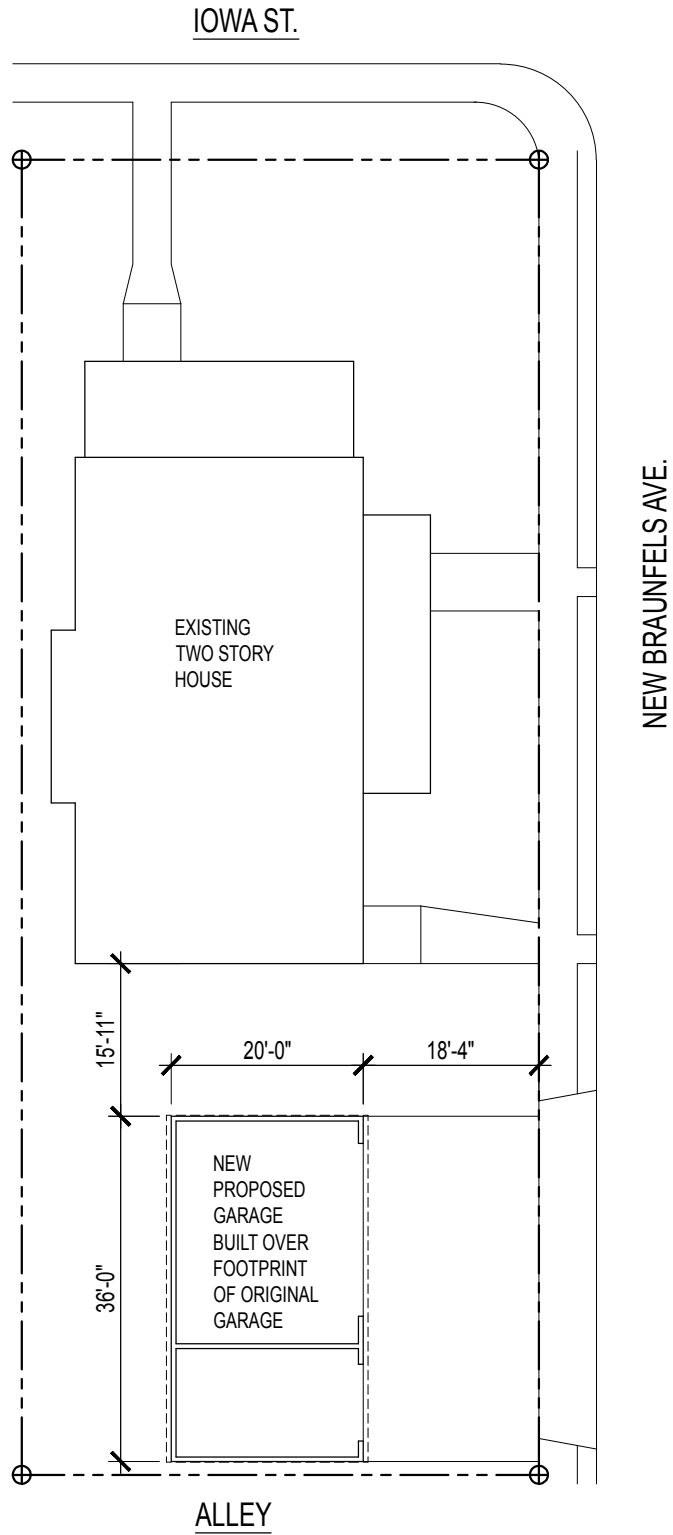


Image capture: Dec 2017 © 2018 Google

San Antonio, Texas



Street View - Dec 2017



1

SITE PLAN

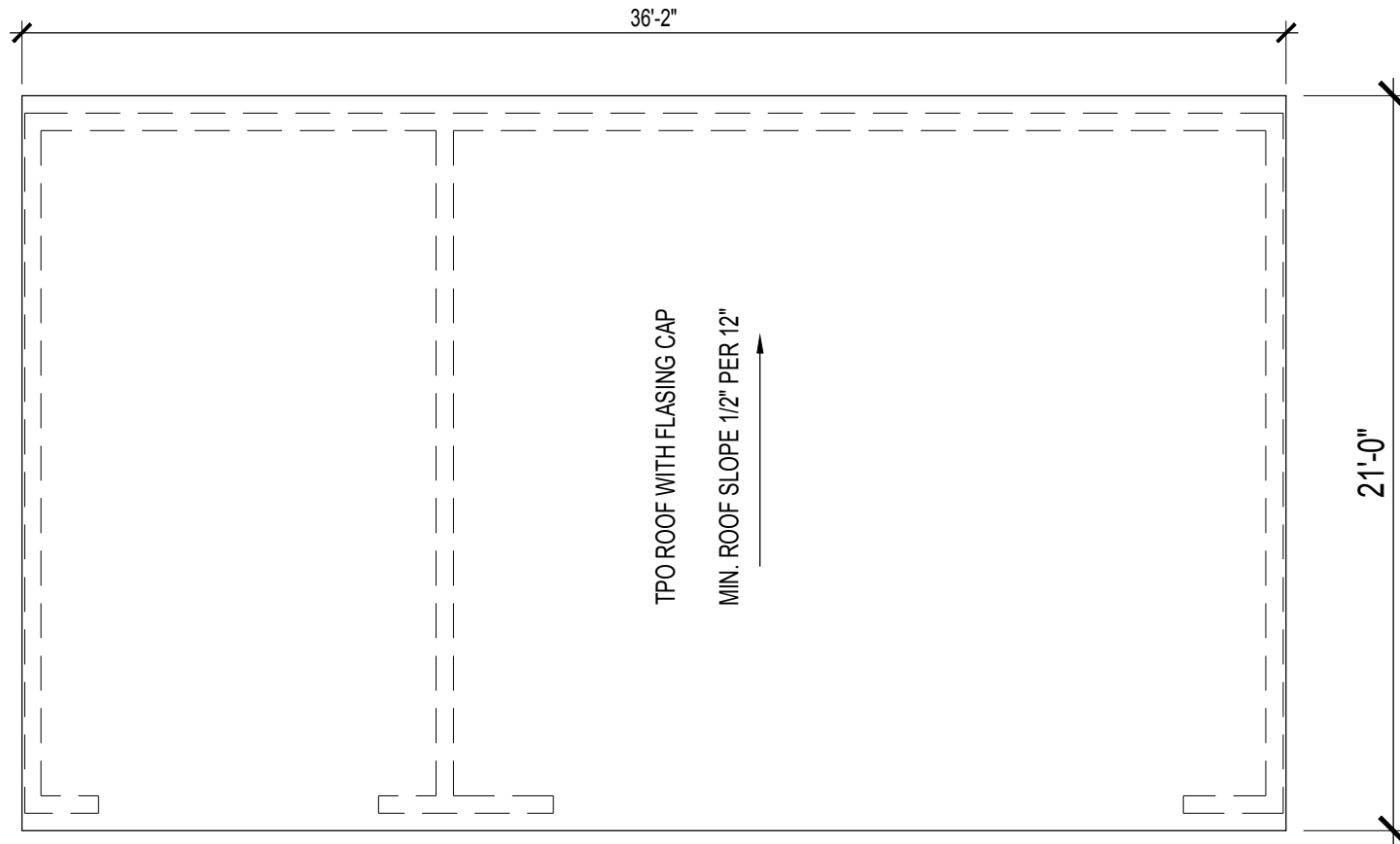
SCALE: 1" = 20'-0"

1244 IOWA ST

SAN ANTONIO, TX 78203



NORTH



3

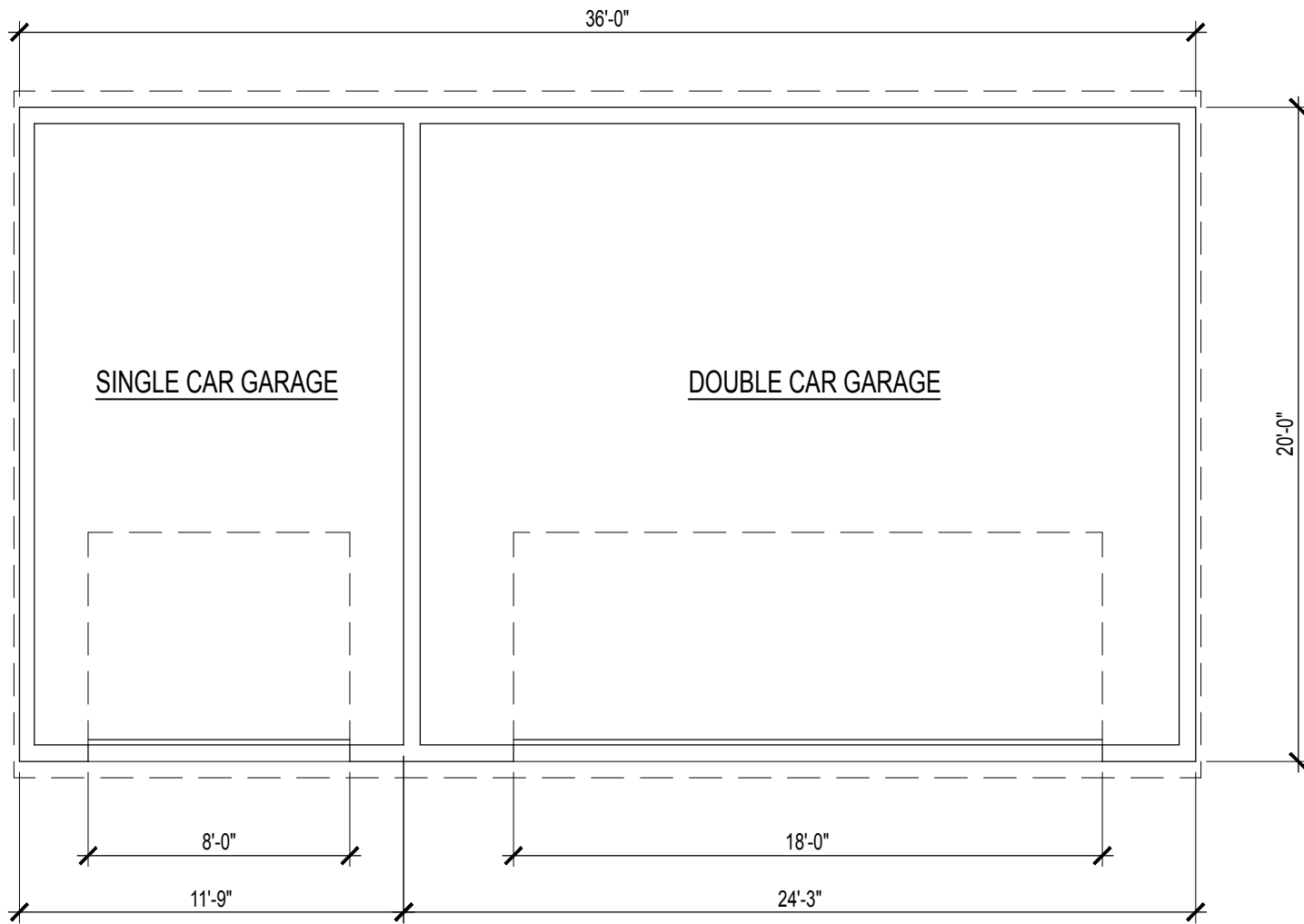
GARAGE ROOF PLAN

SCALE: 3/16" = 1'-0"

1244 IOWA ST
SAN ANTONIO, TX 78203



NORTH



2

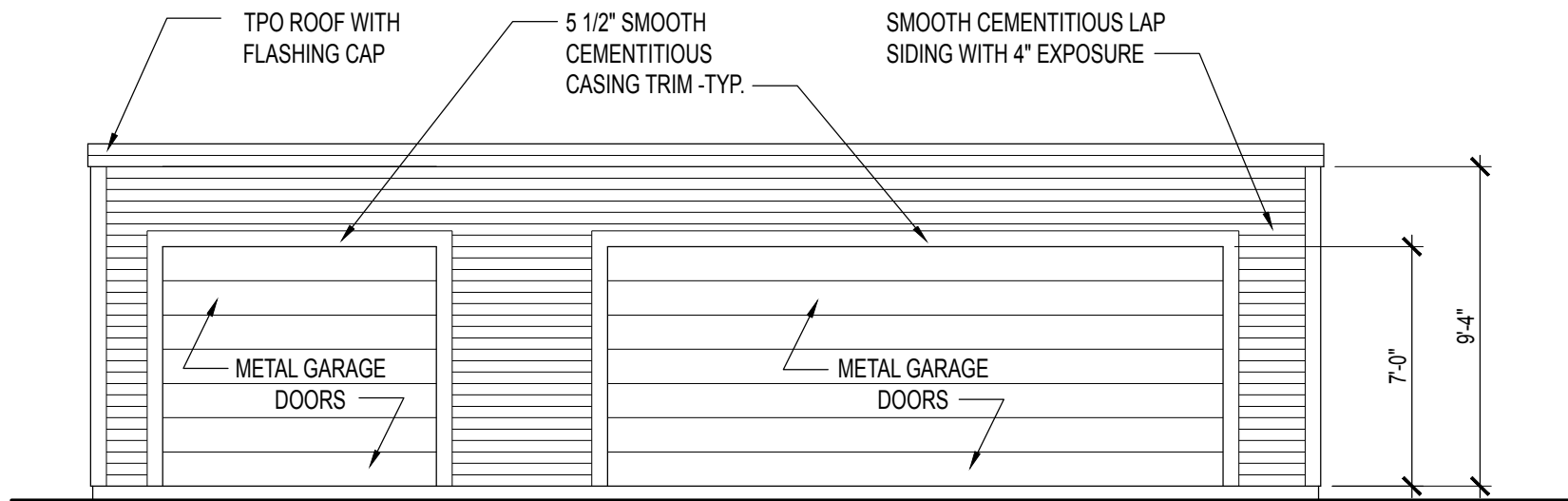
GARAGE PLAN

SCALE: 3/16" = 1'-0"

1244 IOWA ST
SAN ANTONIO, TX 78203



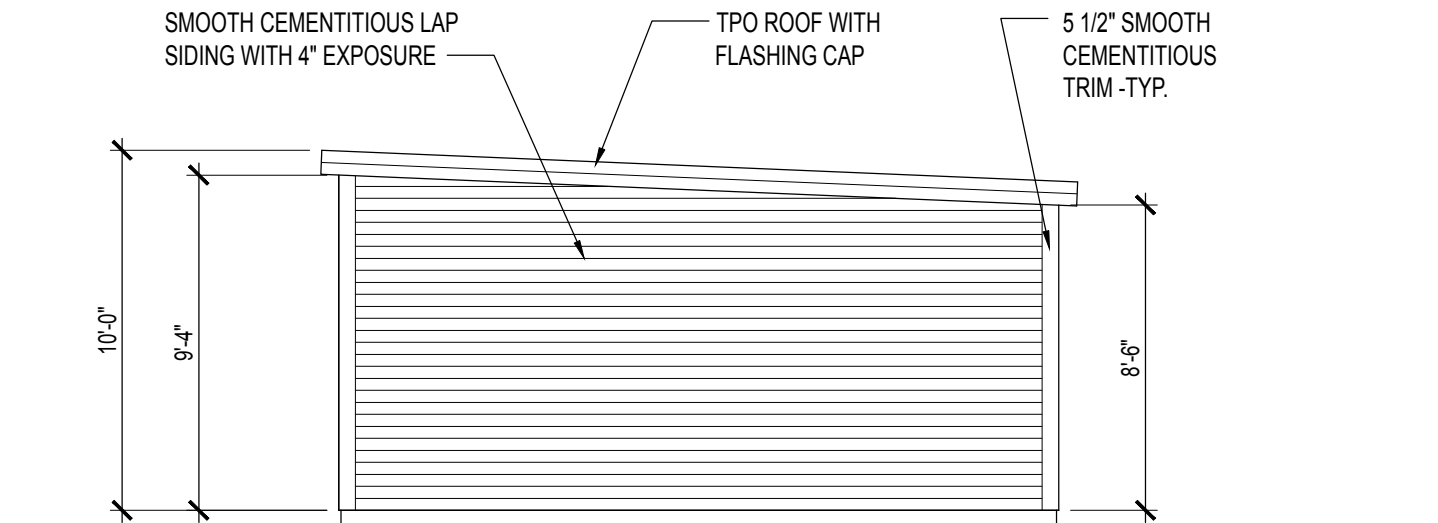
NORTH



5

GARAGE ELEVATION - EAST (STREET FACING)

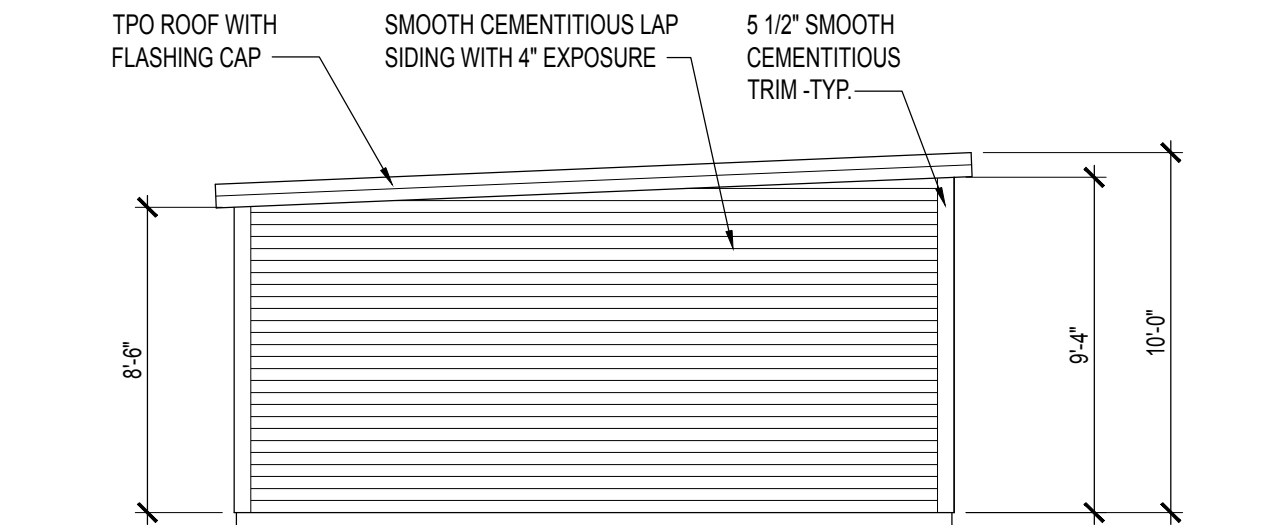
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6

GARAGE ELEVATION - NORTH

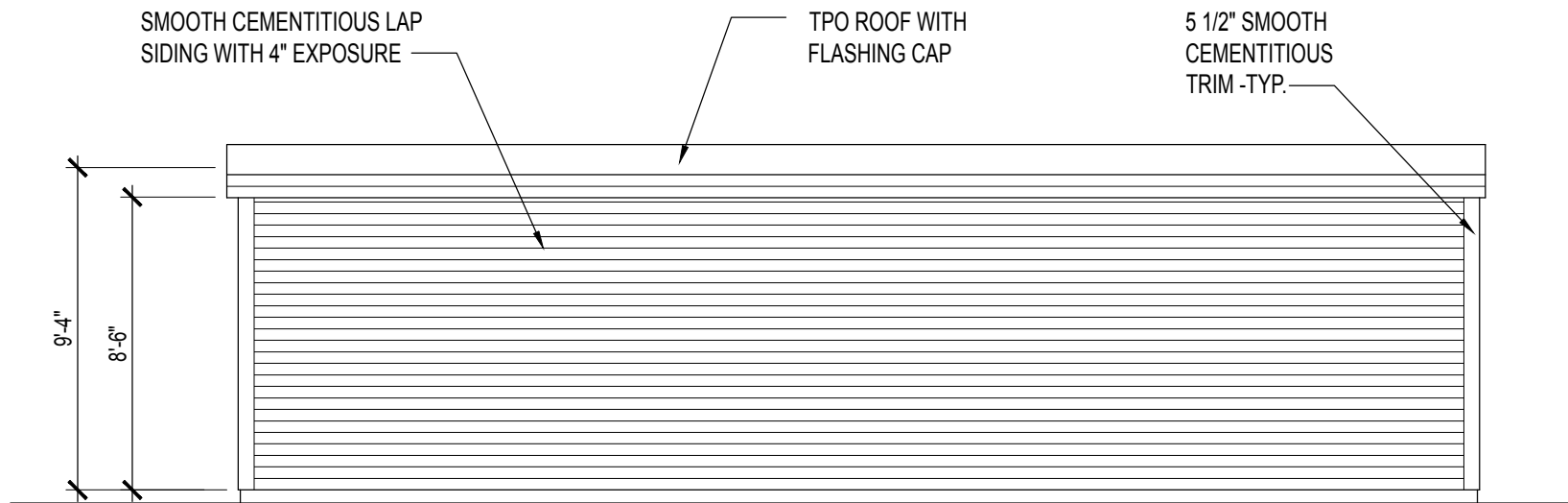
SCALE: 3/16" = 1'-0"



4

GARAGE ELEVATION - SOUTH

SCALE: 3/16" = 1'-0"



7

GARAGE ELEVATION - WEST

SCALE: 3/16" = 1'-0"