

HISTORIC AND DESIGN REVIEW COMMISSION

February 20, 2019

HDRC CASE NO: 2019-066
ADDRESS: 368 CLUB DR
LEGAL DESCRIPTION: NCB 6703 BLK 13 LOT 19 W 24 FEET OF 20
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
TYPE OF WORK: Carport Installation and Saltillo Tile Work
APPLICATION RECEIVED: February 06, 2019
60-DAY REVIEW: April 04, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval install a carport on the west side of the property on an existing circular drive abutting Shearer Blvd and encroaching on the public right-of-way.

APPLICABLE CITATIONS:

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 historic structure at 368 Club was constructed circa 1938 in the Spanish Eclectic style and first appears on the 1951 Sanborn map. The two-story, single-family structure features stucco facades, clay barrel tiling roofing, and a matching outbuilding.
- b. VIOLATION – On a site visit conducted on January 8, 2019, staff found that a carport had been framed and that general repairs were initiated throughout the property. The owner/applicant received administrative approval for in-kind repairs and submitted an application on February 6, 2019, to be heard at the next HDRC hearing.
- c. CARPORT – The applicant is requesting to install a carport on the west side of the property on an existing circular drive abutting Shearer Blvd and encroaching on the public right-of-way. The carport will feature approximately 12 feet in width, 13 feet in depth, and 8 feet in height, wood framing with stucco cover, and forms in the columns and beams that reference this historic structure.
- d. MASSING AND FORM - Per the Guidelines for New Construction 5.4.i., new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds that the proposed massing and form is consistent with the Guidelines.
- e. DESIGN – Per the Guidelines for New Construction 5.A.iii, new garages and outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that the proposed design that features stucco and subtle matching forms in the columns and beams is consistent with the Guidelines.

- f. **SETBACK AND ORIENTATION** – Per the Guidelines for New Construction 5.B.i, front-loaded garages or garages attached to the primary structure on blocks should not be introduced where rear or alley-loaded garages were historically used. Per the Guidelines 5.B.ii, new garages and outbuildings should follow historic setback pattern of similar structures along the streetscape or district. While the proposed carport is set to a side elevation, staff finds that a more appropriate location would be in the rear of the east side ribbon driveway rather than encroaching on public right-of way.

RECOMMENDATION:

Staff does not recommend approval based on finding f. While staff finds that the design of the carport is generally appropriate, its location should instead be set to rear of the east side ribbon driveway rather than encroach on the west side public right-of-way.

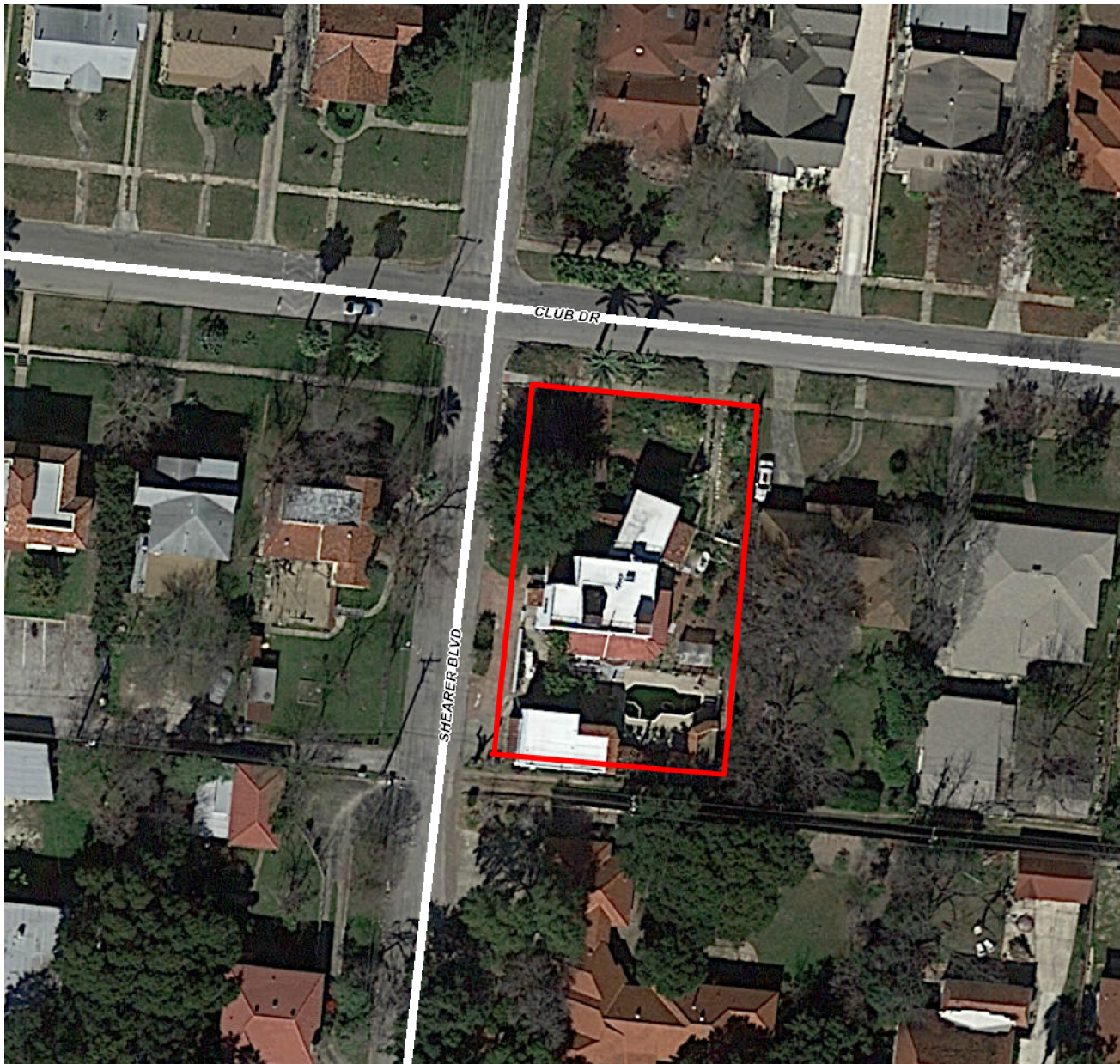
If the commission is compelled to approve of installation of the carport in any location, then the applicant must comply with all setback requirements as required by the UDC and Development Services Department, Zoning Division and obtain a variance from the Board of Adjustment, if applicable.

CASE COMMENT:

VIOLATION – On a site visit conducted on January 8, 2019, staff found that a carport had been framed and that general repairs were initiated throughout the property. The owner/applicant received administrative approval for in-kind repairs and submitted an application on February 6, 2019 to be heard at the next HDRC hearing.

CASE MANAGER:

Huy Pham



368 Club

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Printed: Feb 12, 2019

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368 Club Drive



368 Club Drive

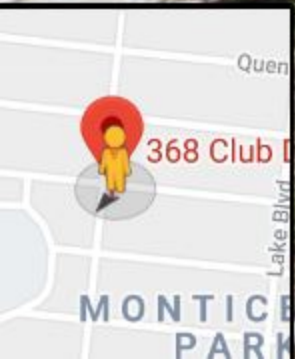
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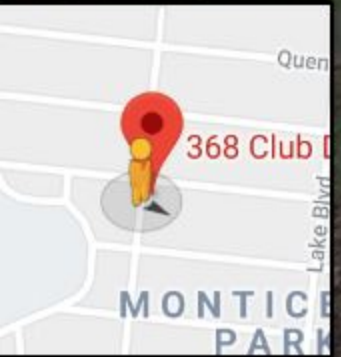
Shearer Blvd

Shearer Blvd

Shearer Blvd

Google





January 8, 2019 at 2:08 PM

368 Club Dr

San Antonio TX 78201

United States

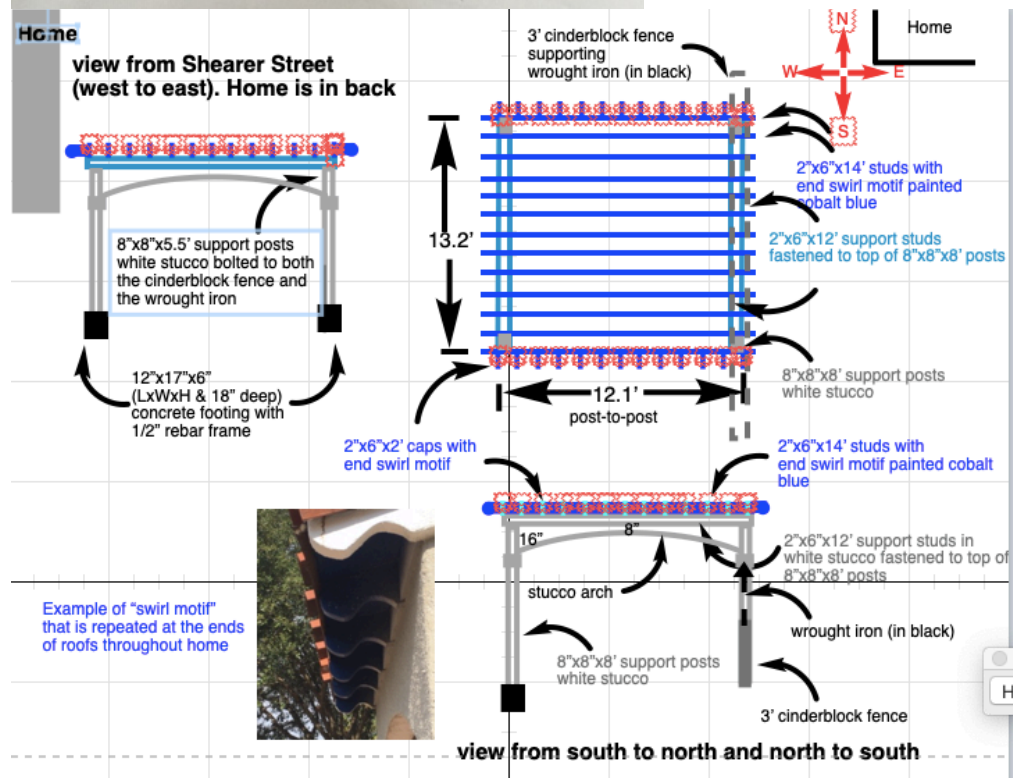
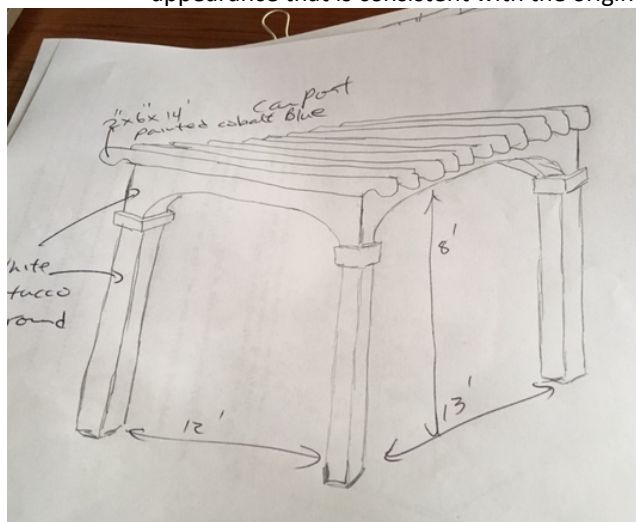


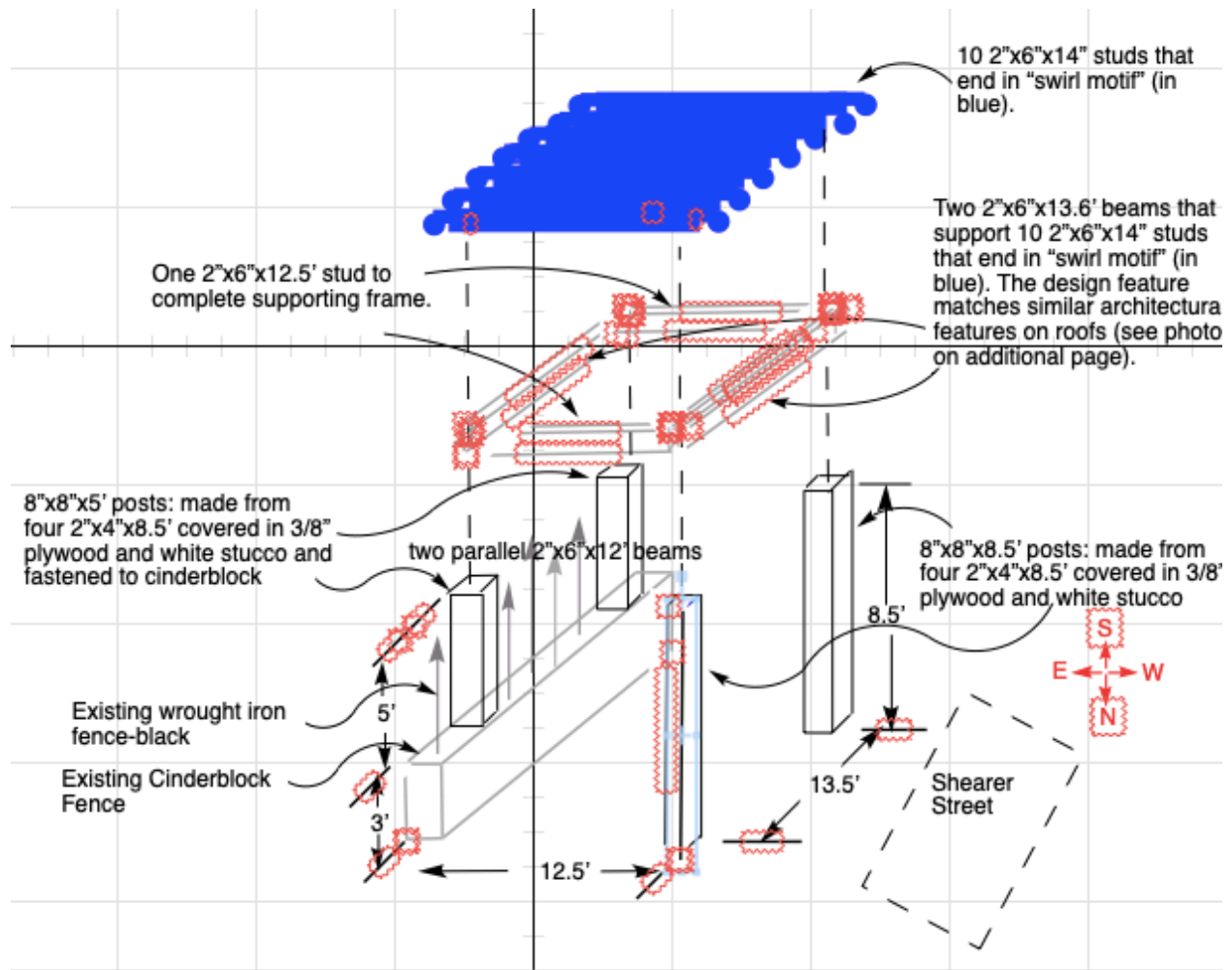
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San Antonio TX 78201
United States

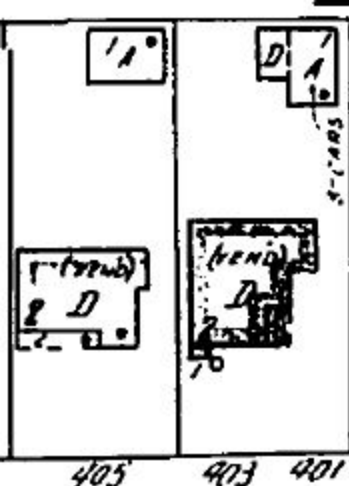


I understand that the items below will require committee approval. I request you review and comment on these descriptions before formal submission. Please submit them if you think they are appropriately described.

- a. Acceptability of a free-standing pergola to be used as a carport above the existing driveway on the side of the home facing Shearer Street. The structure (13.5' x 12') will have architectural features that match those used in the home including white stucco archways, white stucco supports, and 2"x6" cobalt blue beams that end in a "swirl motif" that replicates those of roof-supporting beams throughout the home. Apart from the 2"x6"x14' beams, there will be no roof -- instead star jasmine will be grown to cover the top. Shown below is a free-hand drawing and two more formal presentations are presented that provide more detail. It is our intention that the structure have an appearance that is consistent with the original design of the home.

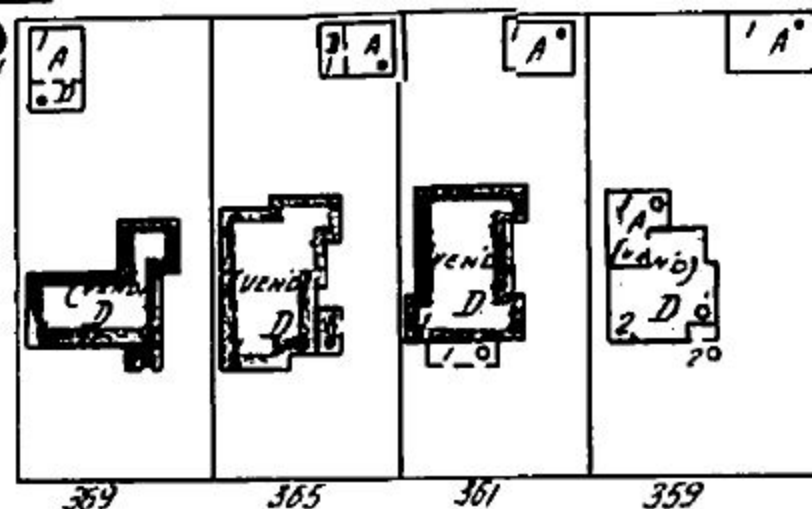






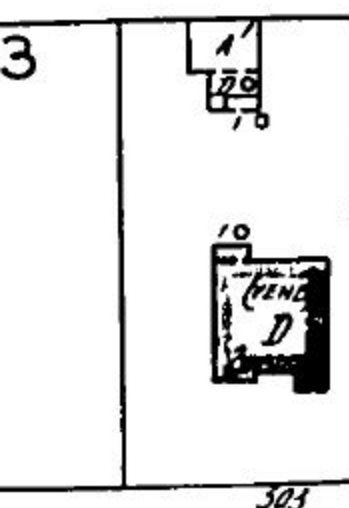
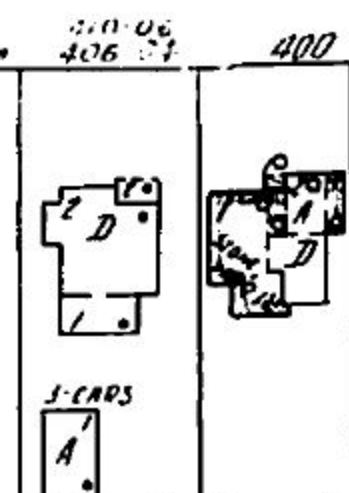
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7.H



CLUB 80

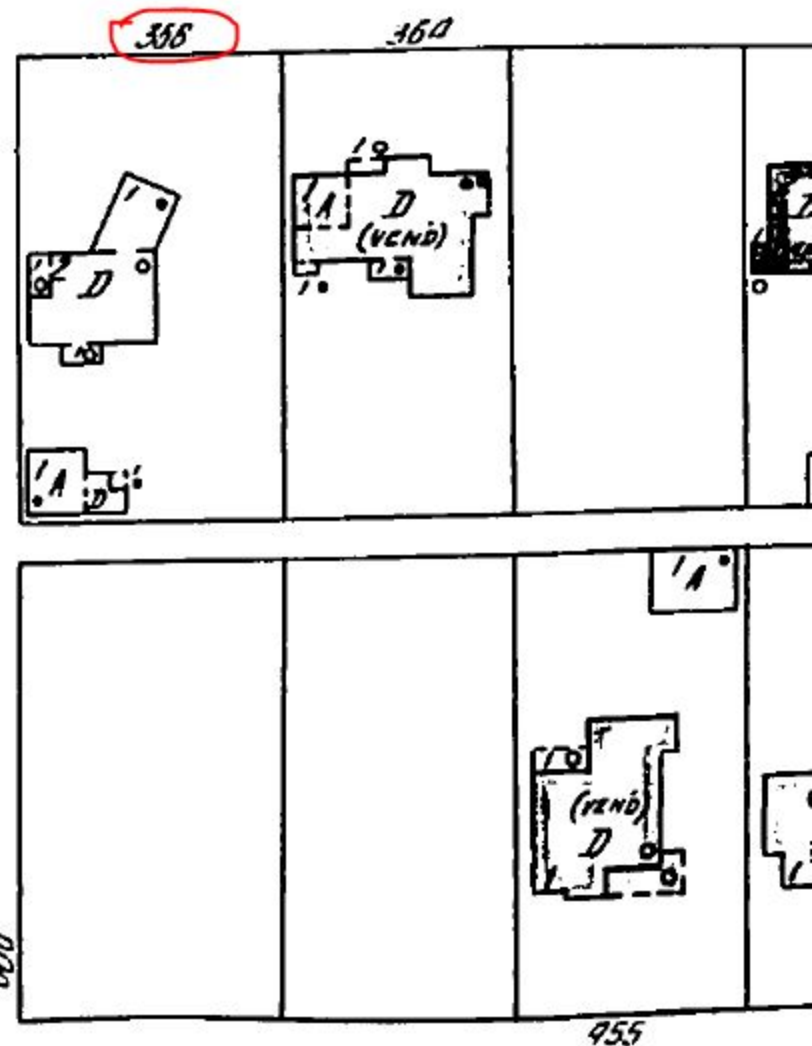
60 DR.



601

5" W P (MS)

600



MARY LOU