

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-308
ADDRESS: 403 SAINT ANTHONY AVE
LEGAL DESCRIPTION: NCB 6399 BLK LOT E 153.2 FT OF N 128 FT OF D
ZONING: RM-4,HS
CITY COUNCIL DIST.: 2
LANDMARK: House
APPLICANT: Edith Stockhardt
OWNER: Edith Stockhardt
TYPE OF WORK: Installation of a storage container in rear yard
APPLICATION RECEIVED: May 10, 2019
60-DAY REVIEW: July 09, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to place a metal storage container in the rear yard.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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 principal 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 403 St Anthony is a one-and-a-half story, side-gabled residence with a full engaged front porch and a front shed dormer supporting a small original attic porch that has been enclosed with louvered windows. A character-defining feature of the house is the pointed-arch bargeboard at the side gables sheathed in wood shingles. The house is clad with wood siding and has retained a variety of wooden sash windows. The house was designed by architect Frederick B. Gaenslen, who was prolific in San Antonio from 1895 through 1939, having also designed the St. Anthony School, St. Mary's School and Church, Our Lady of the Lake Convent, and the University of the Incarnate Word Chapel. The property is an individually-listed local landmark within the Denver Heights eligible historic district, designated in 2010.
- b. STORAGE STRUCTURE – The applicant has proposed to install a shipping storage container measuring approximately 350 square feet. The applicant has not provided photos or elevation drawings of this particular portion of the request, as the storage container has already been placed on the lot. The container is visible from the public-right-of-way, though is partially concealed by a privacy fence. The container partially conceals the side façade of the historic primary structure from Dumoulin Ave. The container is a yellow color. According to the Historic Design Guidelines, new rear accessory structures should be consistent with the height, development pattern, and overall scale of nearby buildings, should feature materials that complement the type, color, and texture of those found in the district, and should feature architectural details that are compatible with and do not visually compete with the primary structure. Staff finds that the proposed storage container may be acceptable due to its minimal scale relative to the primary structure, but finds that its visibility should be further reduced due to the corner lot location. Staff finds that the unit should be relocated entirely behind the primary structure in the rear lot instead of to the side and painted to match the primary structure. Staff also finds that additional landscaping buffers should be introduced along Dumoulin Ave.

RECOMMENDATION:

Staff recommends approval of the storage container based on findings a through b with the following stipulations:

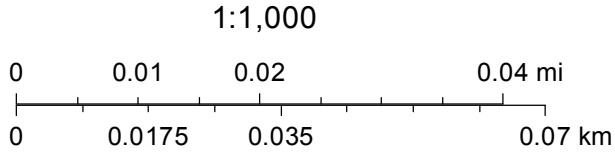
- i. That the applicant relocate the container entirely behind the primary structure in the rear yard. The applicant is required to submit an updated site plan to staff that reflects this change prior to receiving a Certificate of Appropriateness.
- ii. That the applicant paints the storage unit in a color that is pulled from the primary structure to minimize the structure's visual impact from the public right-of-way.
- iii. That the applicant explores ways to increase the landscape buffer in the planting strip along Dumoulin Ave.

City of San Antonio One Stop



May 21, 2019

— User drawn lines



CoSA









ROAD
WORK
AHEAD





MSCU 969019 8
45G1

M. G. W TARE
{ 30.480 KGS
{ 67.200 LBS.
{ 3.940 KGS
{ 8.690 LBS

NET CU.CAP.
{ 26.540 KGS
{ 58.510 LBS
{ 76.4 CU.MT.
{ 2.700 CU.FT.

MEDITERRANEAN SHIPPING CO

msc

CAUTION
HIGH TRAILER

CIMC

INVEST AMERICA
Real Estate Bro

962165911

Am4
HL



2484769

Residential General Repair Permit Application

All work must conform to currently adopted International Residential Code.

Separate permits are required for mechanical, electrical, and plumbing work.

**** Projects exceeding 1000 sq. ft or 2-story do not qualify for this permit. ** See New Residential Construction application ****

Date: 3-23-19 Owner Name: EDITH A. STOCKHART
Address: 403 St Anthony San Antonio TX 78210
Job Cost: \$ 2,800.00

Repair Type:

☐ Addition _____ sq ft (house) _____ sq ft (addition)
☒ Shed Storage 300 sq ft ☐ Carport/Patio Cover _____ sq ft
☐ Garage _____ sq ft
☐ Deck _____ sq ft

If doing minor repairs as part of project, Residential Minor Repairs Permit application is also required.

Foundation letter required

A Letter of Inspection Report from a licensed foundation engineer is required to be on file at the completion of the project.

Detailed site plan required

Must be drawn to scale, show lot size, location of existing structures, locations of easements, and proposed new structure with distances to all adjacent property lines and other existing structures. See provided example for assistance.

General building setback requirements: (As determined by current property zoning classification)

| Repair Type | Front | Side | Rear | Permit Required If: |
|--------------------|--------|-------|-------------------------------------|---|
| Room Addition | 10 ft. | 5 ft. | 20 ft. (attached)/ 5 ft. (detached) | Less than 1000 sq. ft. & 1-story |
| Shed | N/A | 5 ft. | 5 ft. | More than 300 sq. ft. & 1-story |
| Garage | N/A | 5 ft. | 20 ft. (attached)/ 5 ft. (detached) | All garages require a permit Street entry requires 20' from property line to door |
| Deck | 10 ft. | 5 ft. | 20 ft. (attached)/ 5 ft. (detached) | More than 300 sq. ft. OR More than 30" above grade OR Attached to dwelling OR Serves a required exit door |
| Carport | 10 ft. | 5 ft. | 20 ft. (attached)/ 5 ft. (detached) | All carports/patio cover/porch covers require a permit |
| Patio/ Porch Cover | 10 ft. | 5 ft. | 20 ft. (attached)/ 5 ft. detached) | More than 300 sq. ft. OR attached to dwelling |

* Note: The City of San Antonio only enforces City, State and Federal zoning and development ordinances and statutes and does not enforce covenants and deed restrictions (CC&Rs). It is imperative and incumbent upon you the applicant to verify the existence of any CC&Rs that may be applicable to your project. See Information Bulletin 234 for additional information.

Contractor/Homeowner: EDITH A. STOCKHART Contractor ID#: N/A
Registered Lic. Holder: _____ City Lic. Reg #: _____
Authorized Agent Name: N/A COSA ID#: 55247
Escrow: _____ Other ID# on permit: _____
Phone: 210-271-7171 Email: NA

Work Summary:

Please note that there is a container storage unit in place at the right rear of my very large lot with land 5'-0" from property line.

I have read the complete application and know the same to be true and correct and hereby agree that if the permit is issued all provisions of the City Ordinance will be complied with whether herein specified or not. I understand that the permit belongs to the property owner and I am an authorized agent.

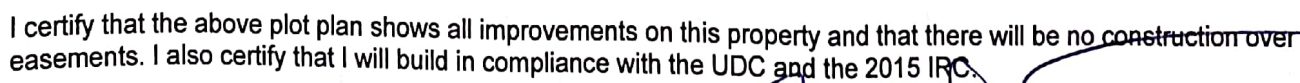
Applicant Signature: _____

Revised 12/2018

Address: 403 J Anthony Ave.

Block: _____

NCB



Date:

5-9-19

Signature of Applicant:

UDC and the 2015 IRC.