

HISTORIC AND DESIGN REVIEW COMMISSION

September 04, 2019

HDRC CASE NO: 2019-498
ADDRESS: 354 NORTH DR
LEGAL DESCRIPTION: NCB 7014 BLK LOT 18, E 5 FT OF 17 & W 5 FT OF 19
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: VALDERAS LUIS HORACIO
OWNER: VALDERAS LUIS HORACIO
TYPE OF WORK: Construction of a rear covered patio
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a 12.5' x 15' covered patio in the rear yard.

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.

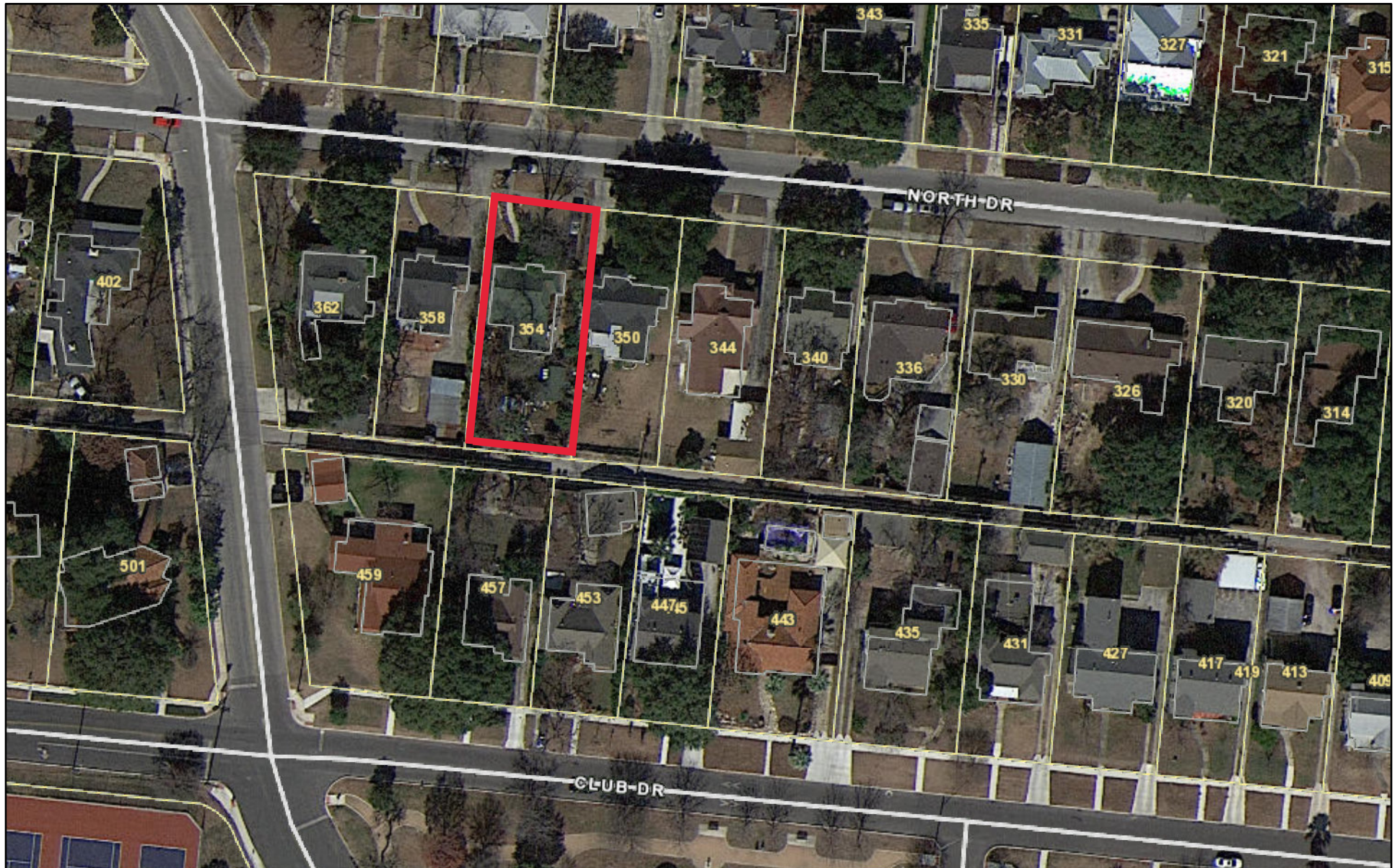
FINDINGS:

- a. The primary structure at 354 North was constructed in the Minimal Traditional style and contributes to the Monticello Park Historic District. The one-story single-family structure features asbestos siding, a concrete slab porch with wrought iron columns, a Dutch gabled roof with a front facing gable, and a brick masonry chimney on the side elevation.
- b. COVERED PATIO – The applicant has proposed to construct a detached covered rear patio featuring a concrete slab, wood posts and beams, with corrugated metal shed roof – measuring 12.5' in depth, 15' in width, and 9' to 10' in height. The rear yard features an existing garage structure and a recently approved storage shed structure. The proposed covered patio would be in the rear southeast corner of the property between the garage and shed. Staff finds that the proposed covered patio would not be visible from the front right-of-way and minimally visible from the rear alley way. Staff finds that the scale, massing, material, and orientation are consistent with the Guidelines.

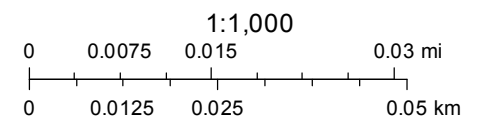
RECOMMENDATION:

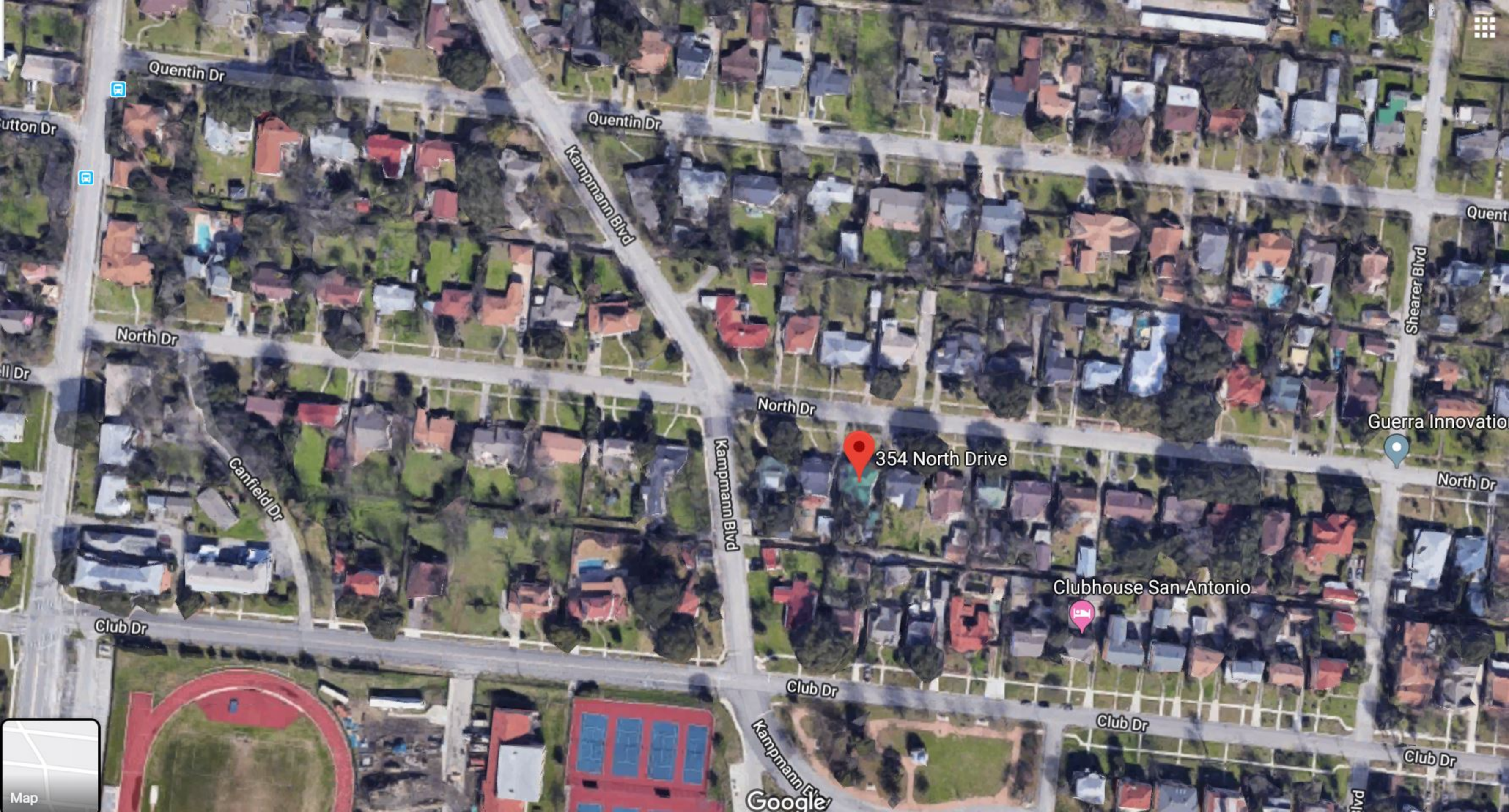
Staff recommends approval based on finding b. The applicant is responsible for complying with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment, if applicable.

354 North



August 28, 2019





Quentin Dr

utton Dr

Quentin Dr

Kampmann Blvd

Quent

Shearer Blvd

North Dr

ll Dr

North Dr

Canfield Dr

Guerra Innovation

North Dr

354 North Drive

Kampmann Blvd

Clubhouse San Antonio

Club Dr

Club Dr

Club Dr

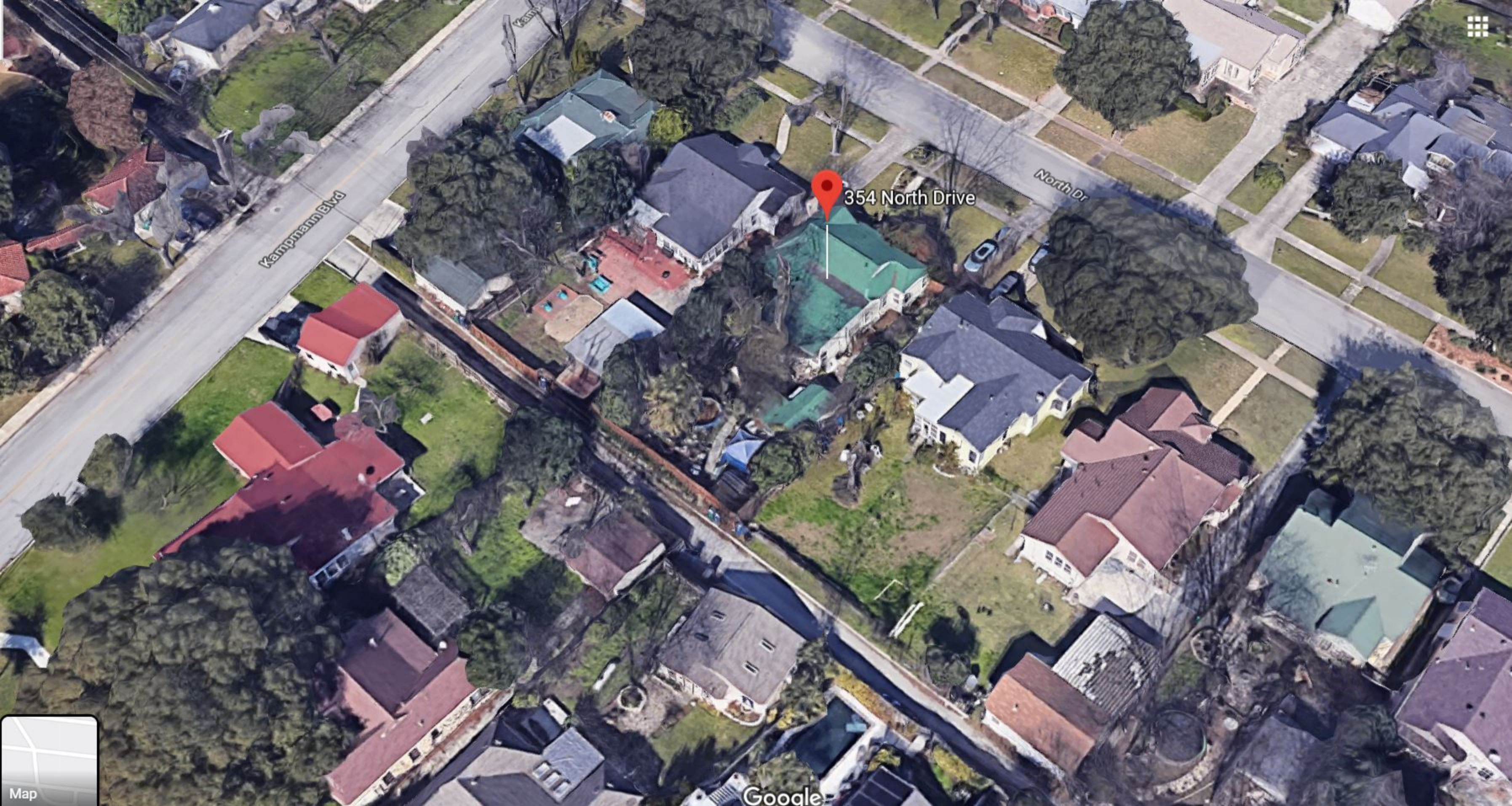
Club Dr

Kampmann Blvd

Google



Map



354 North Drive

Kampmann Blvd

North Dr

Google



Map

354 North Dr

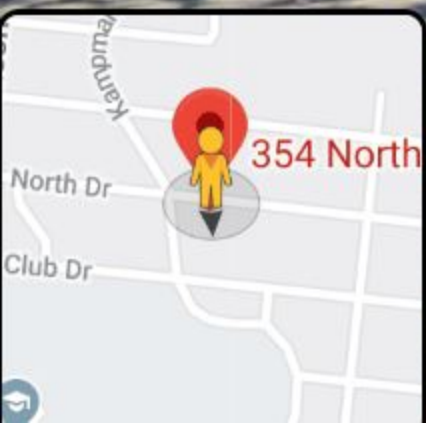
San Antonio, Texas



Google



Street View - Apr 2019



Google



North Dr

North Dr

354 North Drive

Proposed concrete slab with metal roof

Kampmann Blvd

Map

Google

Imagery ©2019 Google, Map data ©2019 Google, United States, Terms, Send feedback 50 ft



354 North





existing
concrete
slab



8/22/2019

IMG_0564.JPG



SCALE: 1" = 20'

THIS SURVEY IS ACKNOWLEDGED
AND ACCEPTED BY:
[Signature]
[Signature]

REMAINING
PORTION
OF LOT 17
OWNER
HERBERT D.
& DORA E. EHRLICH
OWNER SOURCE
VOL 7667 PAGE 1512

THIS SURVEY IS ACKNOWLEDGED
AND ACCEPTED BY:

THE EAST 5 FEET OF
LOT 17, ALL OF LOT 18
AND THE WEST 5 FEET
OF LOT 19.

PLAT LEGEND

FOUND 1747 IRON RR
SET 1747 IRON RR
FENCE POST
NAIL ON FENCE
INDICATES CHAIN LINE FENCE LINE
INDICATES SCREW LINE FENCE LINE
INDICATES NODD FENCE LINE
INDICATES LINES W/INE FENCE LINE
INDICATES STEEL FENCE LINE
INDICATES UNUSUALLY AND DISTANCE TO FORM TO
RECORDED PLAT NUMBER AND DISTANCE GO
TO DISTANCE PLAT

NORTH DRIVE

BUYER: VALDERAS

RESTRICTIONS:
VOL. 1039: PAGE 525
VOL. 1121: PAGE 15A
VOL. 1789: PAGE 357

LOT 25, SUBD. MONTICELLO PARK
N.C.B. 7014, VOLUME 980, PAGE 380
ADDRESS, 354 NORTH DRIVE, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
SURVEY FOR LAWYERS TITLE REFERENCE 2001 SP360105-X

Abstracts of the above are published every second year in an annual survey from 1961 to the present date. The period covered is 1960-1961, 1962-1963, 1964-1965, 1966-1967, 1968-1969, 1970-1971, 1972-1973, 1974-1975, 1976-1977, 1978-1979, 1980-1981, 1982-1983, 1984-1985, 1986-1987, 1988-1989, 1990-1991, 1992-1993, 1994-1995, 1996-1997, 1998-1999, 2000-2001, 2002-2003, 2004-2005, 2006-2007, 2008-2009, 2010-2011, 2012-2013, 2014-2015, 2016-2017, 2018-2019, 2020-2021, 2022-2023, 2024-2025, 2026-2027, 2028-2029, 2030-2031, 2032-2033, 2034-2035, 2036-2037, 2038-2039, 2040-2041, 2042-2043, 2044-2045, 2046-2047, 2048-2049, 2050-2051, 2052-2053, 2054-2055, 2056-2057, 2058-2059, 2060-2061, 2062-2063, 2064-2065, 2066-2067, 2068-2069, 2070-2071, 2072-2073, 2074-2075, 2076-2077, 2078-2079, 2080-2081, 2082-2083, 2084-2085, 2086-2087, 2088-2089, 2090-2091, 2092-2093, 2094-2095, 2096-2097, 2098-2099, 2100-2101, 2102-2103, 2104-2105, 2106-2107, 2108-2109, 2110-2111, 2112-2113, 2114-2115, 2116-2117, 2118-2119, 2120-2121, 2122-2123, 2124-2125, 2126-2127, 2128-2129, 2130-2131, 2132-2133, 2134-2135, 2136-2137, 2138-2139, 2140-2141, 2142-2143, 2144-2145, 2146-2147, 2148-2149, 2150-2151, 2152-2153, 2154-2155, 2156-2157, 2158-2159, 2160-2161, 2162-2163, 2164-2165, 2166-2167, 2168-2169, 2170-2171, 2172-2173, 2174-2175, 2176-2177, 2178-2179, 2180-2181, 2182-2183, 2184-2185, 2186-2187, 2188-2189, 2190-2191, 2192-2193, 2194-2195, 2196-2197, 2198-2199, 2200-2201, 2202-2203, 2204-2205, 2206-2207, 2208-2209, 2210-2211, 2212-2213, 2214-2215, 2216-2217, 2218-2219, 2220-2221, 2222-2223, 2224-2225, 2226-2227, 2228-2229, 2230-2231, 2232-2233, 2234-2235, 2236-2237, 2238-2239, 2240-2241, 2242-2243, 2244-2245, 2246-2247, 2248-2249, 2250-2251, 2252-2253, 2254-2255, 2256-2257, 2258-2259, 2260-2261, 2262-2263, 2264-2265, 2266-2267, 2268-2269, 2270-2271, 2272-2273, 2274-2275, 2276-2277, 2278-2279, 2280-2281, 2282-2283, 2284-2285, 2286-2287, 2288-2289, 2290-2291, 2292-2293, 2294-2295, 2296-2297, 2298-2299, 2300-2301, 2302-2303, 2304-2305, 2306-2307, 2308-2309, 2310-2311, 2312-2313, 2314-2315, 2316-2317, 2318-2319, 2320-2321, 2322-2323, 2324-2325, 2326-2327, 2328-2329, 2330-2331, 2332-2333, 2334-2335, 2336-2337, 2338-2339, 2340-2341, 2342-2343, 2344-2345, 2346-2347, 2348-2349, 2350-2351, 2352-2353, 2354-2355, 2356-2357, 2358-2359, 2360-2361, 2362-2363, 2364-2365, 2366-2367, 2368-2369, 2370-2371, 2372-2373, 2374-2375, 2376-2377, 2378-2379, 2380-2381, 2382-2383, 2384-2385, 2386-2387, 2388-2389, 2390-2391, 2392-2393, 2394-2395, 2396-2397, 2398-2399, 2400-2401, 2402-2403, 2404-2405, 2406-2407, 2408-2409, 2410-2411, 2412-2413, 2414-2415, 2416-2417, 2418-2419, 2420-2421, 2422-2423, 2424-2425, 2426-2427, 2428-2429, 2430-2431, 2432-2433, 2434-2435, 2436-2437, 2438-2439, 2440-2441, 2442-2443, 2444-2445, 2446-2447, 2448-2449, 2450-2451, 2452-2453, 2454-2455, 2456-2457, 2458-2459, 2460-2461, 2462-2463, 2464-2465, 2466-2467, 2468-2469, 2470-2471, 2472-2473, 2474-2475, 2476-2477, 2478-2479, 2480-2481, 2482-2483, 2484-2485, 2486-2487, 2488-2489, 2490-2491, 2492-2493, 2494-2495, 2496-2497, 2498-2499, 2500-2501, 2502-2503, 2504-2505, 2506-2507, 2508-2509, 2510-2511, 2512-2513, 2514-2515, 2516-2517, 2518-2519, 2520-2521, 2522-2523, 2524-2525, 2526-2527, 2528-2529, 2530-2531, 2532-2533, 2534-2535, 2536-2537, 2538-2539, 2540-2541, 2542-2543, 2544-2545, 2546-2547, 2548-2549, 2550-2551, 2552-2553, 2554-2555, 2556-2557, 2558-2559, 2560-2561, 2562-2563, 2564-2565, 2566-2567, 2568-2569, 2570-2571, 2572-2573, 2574-2575, 2576-2577, 2578-2579, 2580-2581, 2582-2583, 2584-2585, 2586-2587, 2588-2589, 2590-2591, 2592-2593, 2594-2595, 2596-2597, 2598-2599, 2600-2601, 2602-2603, 2604-2605, 2606-2607, 2608-2609, 2610-2611, 2612-2613, 2614-2615, 2616-2617, 2618-2619, 2620-2621, 2622-2623, 2624-2625, 2626-2627, 2628-2629, 2630-2631, 2632-2633, 2634-2635, 2636-2637, 2638-2639, 2640-2641, 2642-2643, 2644-2645, 2646-2647, 2648-2649, 2650-2651, 2652-2653, 2654-2655, 2656-2657, 2658-2659, 2660-2661, 2662-2663, 2664-2665, 2666-2667, 2668-2669, 2670-2671, 2672-2673, 2674-2675, 2676-2677, 2678-2679, 2680-2681, 2682-2683, 2684-2685, 2686-2687, 2688-2689, 2690-2691, 2692-2693, 2694-2695, 2696-2697, 2698-

STATE OF TEXAS
COUNTY OF TEXAS



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SURVEY ASSOCIATES
 2544 BOARDWALK
 SAN ANTONIO, TEXAS 78215
 (214) 785-1102

DRAWN BY: CSM

MONTICELLO PARK

12' ALLEY

ROCK
WALL

SCALE: 1" = 20'

THIS SURVEY IS ACKNOWLEDGED
AND ACCEPTED BY:

REMAINING
PORTION
OF LOT 19
OWNER:
DEBORAH KELLER
OWNER SOURCE
VOL 8093 PAGE 484

REMAINING
PORTION
OF LOT 17
OWNER
HERBERT D.
& DORA E. EHRLICH
OWNER SOURCE
VOL 7667, PAGE 1512

THIS SURVEY IS ACKNOWLEDGED
AND ACCEPTED BY:

THE EAST 5 FEET OF
LOT 17, ALL OF LOT 18
AND THE WEST 3 FEET
OF LOT 19.

PLAT LEGEND

- FOUND 1/2" IRON PIN
- SET 1/2" IRON PIN
- D FENCE POST
- MAIL ON FENCE
- INDICATES CHAIN LINK FENCE LINE
- INDICATES BARN WIRE FENCE LINE
- INDICATES WOOD FENCE LINE
- INDICATES WESH WIRE FENCE LINE
- INDICATES STEEL FENCE LINE

NOTE ALL ANGLES AND VERTICES CORRESPOND TO NUMBERED PLAT NUMBER AND DISTANCES OF MONTELEONE PARK.

NORTH DRIVE

BUYER: VALDERÁS

RESTRICTIONS:
VOL. 1029, PAGE 325
VOL. 1121, PAGE 15A
VOL. 1789, PAGE 357

LOT 3 SUBD. 15 MONTICELLO PARK

N. C. R. 7014 VOLUME 980 PAGE 380

ADDRESS: 354 NORTH DRIVE

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SURVEY FOR LAWYERS TITLE

REFERENCE: 2001SP3601B5-X

Further, it is noted that the Government has not been successful in its efforts to develop a national policy on the environment. The Government has not been successful in developing a national policy on the environment, and it is noted that the Government has not been successful in developing a national policy on the environment.

STATE OF TEXAS
COUNTY OF TEXAS

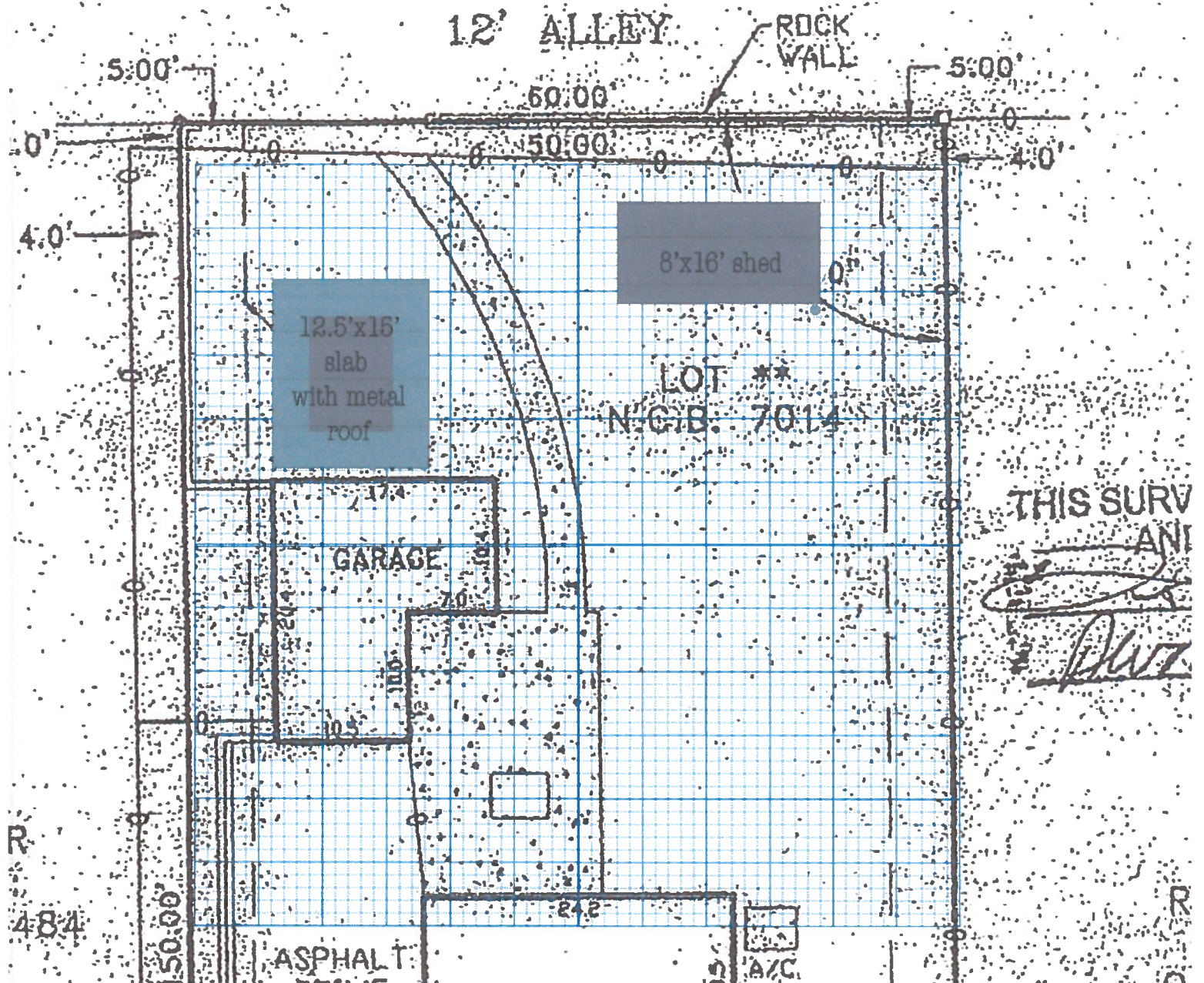
THE 2006 GRVW NOVEMBER 20 015 A.C.

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SURVEY AREA
2344 BOARDMAN



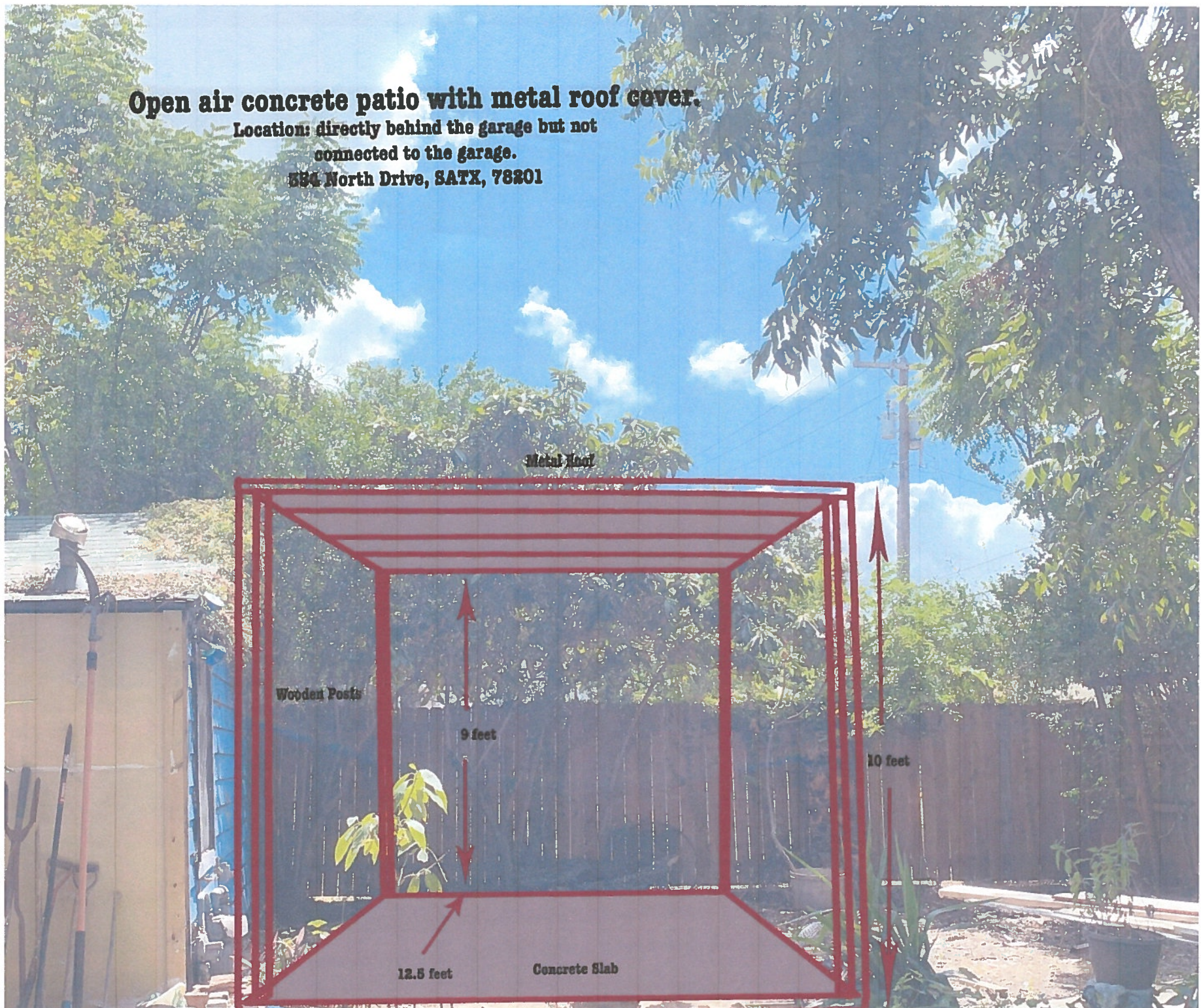
Each Square = 1 foot



Open air concrete patio with metal roof cover.

Location: directly behind the garage but not
connected to the garage.

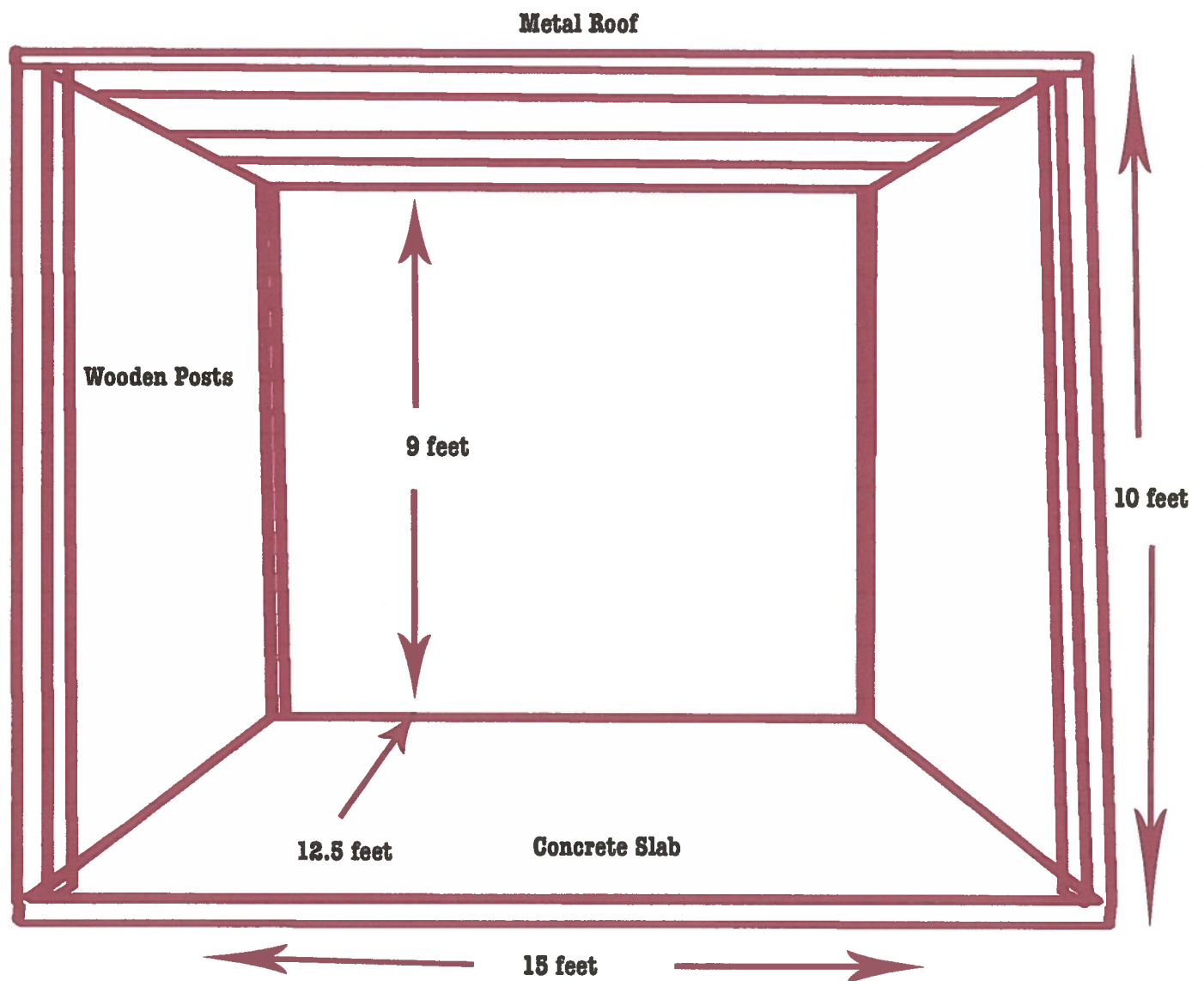
554 North Drive, SATX, 78201



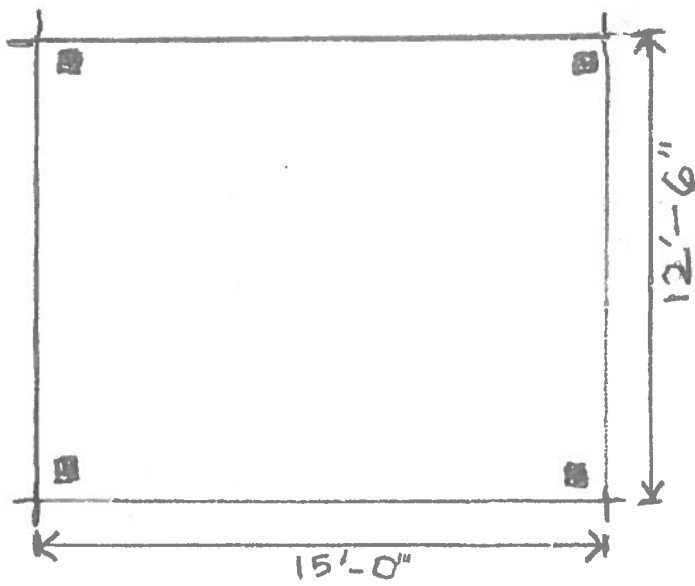
Open air concrete patio with metal roof cover.

**Location: directly behind the garage but not
connected to the garage.**

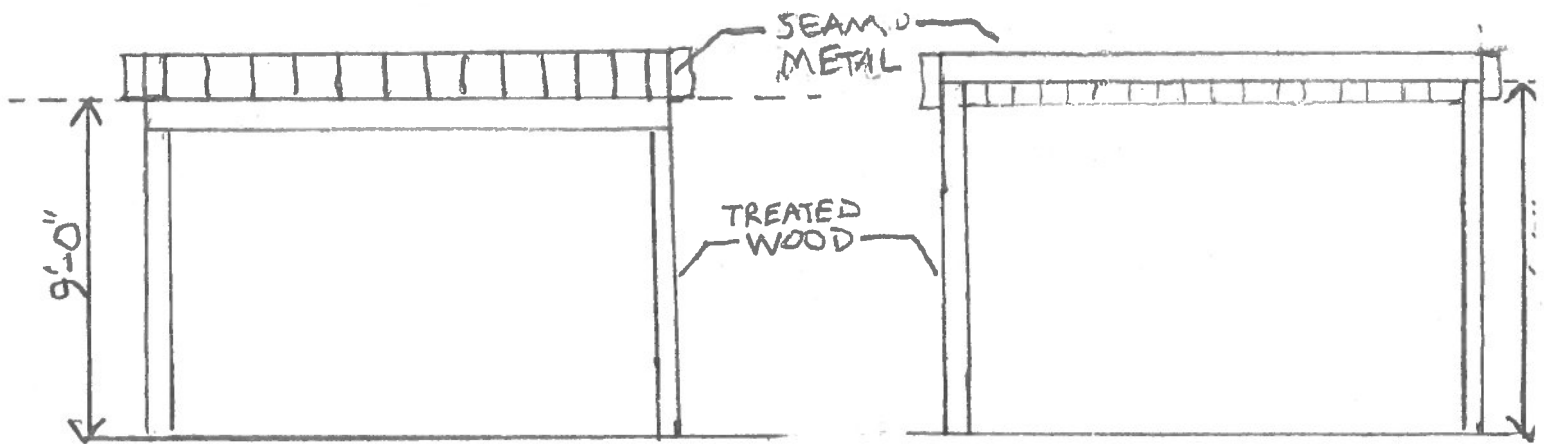
354 North Drive, SATX, 78201



354 North Drive

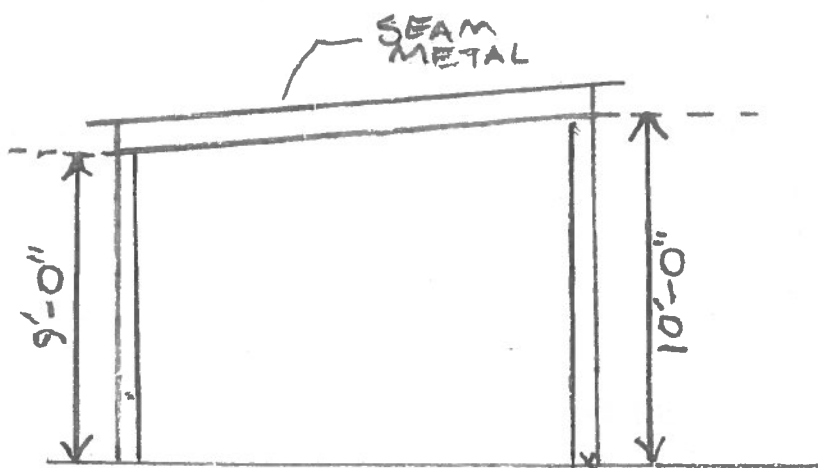


1 PROPOSED FLOOR PLAN

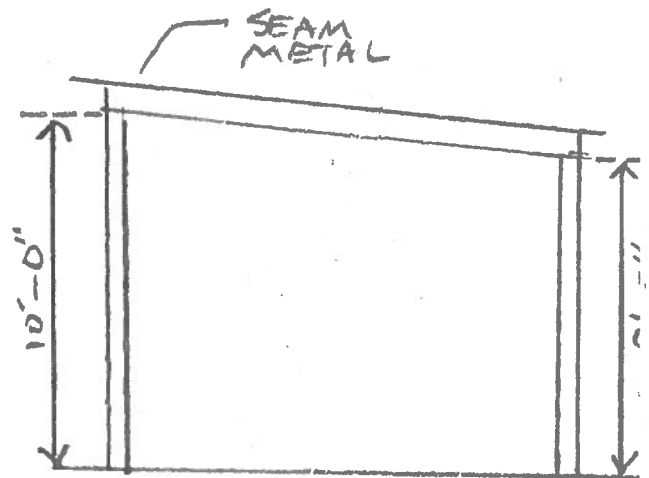


2 EAST ELEVATION

4 WEST ELEVATION



3 NORTH ELEVATION




5 SOUTH ELEVATION



Investigation Report

Property

Address	354 North Dr
District/Overlay	Monticello Park
Owner Information	HORACIO LUIS VALDERAS
Location Map	
	Lat: 29.4675748279969 Long: -98.5365795208752

Site Visit

Date	08/13/2019
Time	01:40 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham
Present Individuals	Contractor(s)
Types of Work Observed	New Construction
Amount of Work Completed	50%
Description of work	Construction of a rear accessory structure: wood frame shed roof, tall one-story.
Description of interaction	Staff provided stop work order to contractor who called the owner. The contractor said he or the owner will obtain the permits and understood to stop work.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
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Investigation Report

OHP Action	Posted "Notice of Investigation", Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

Documentation

Photographs





Investigation Report





Investigation Report





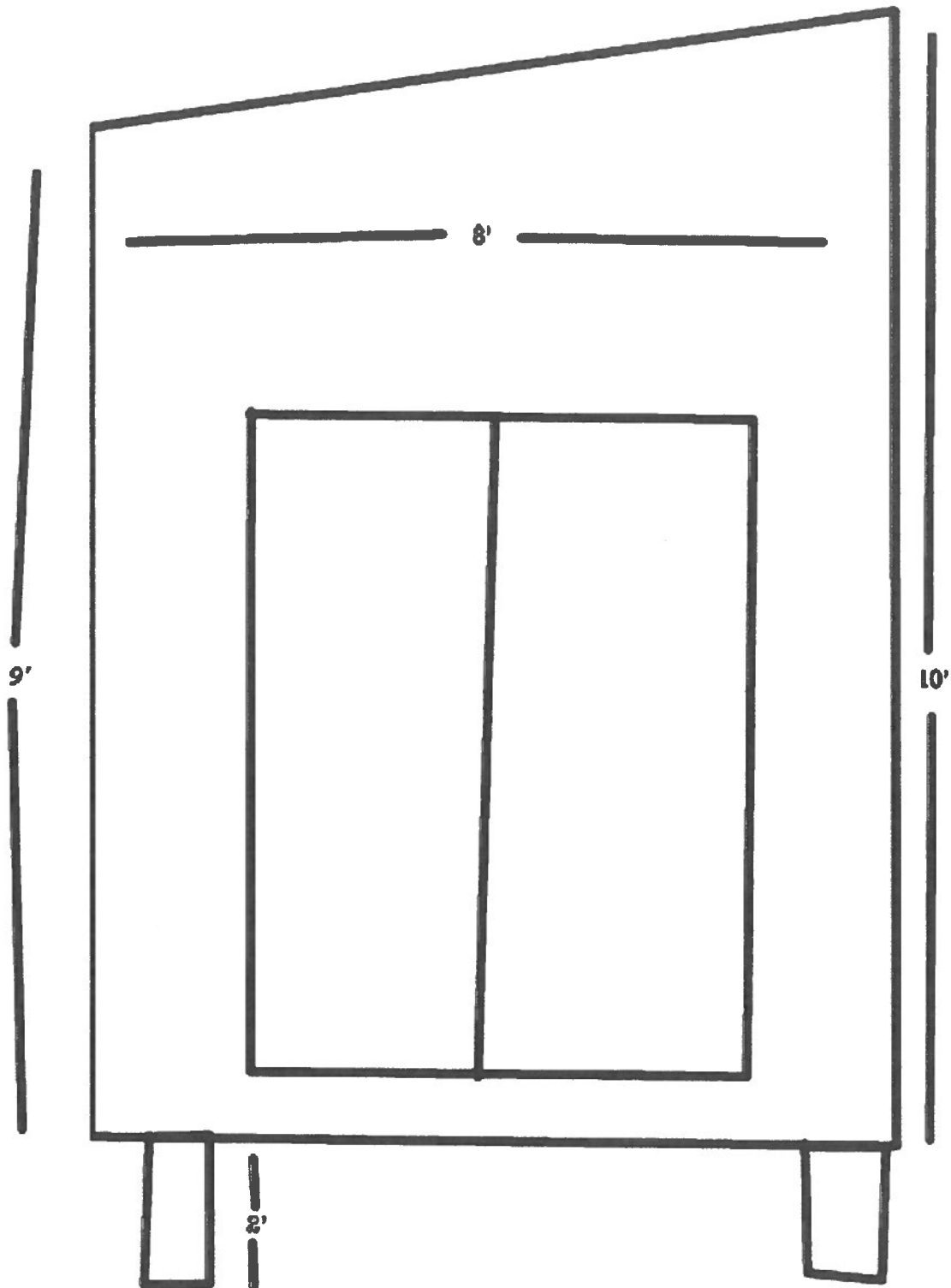
Investigation Report



08/13/2019 01:43 PM

364 North Drive, San Antonio, TX 78201

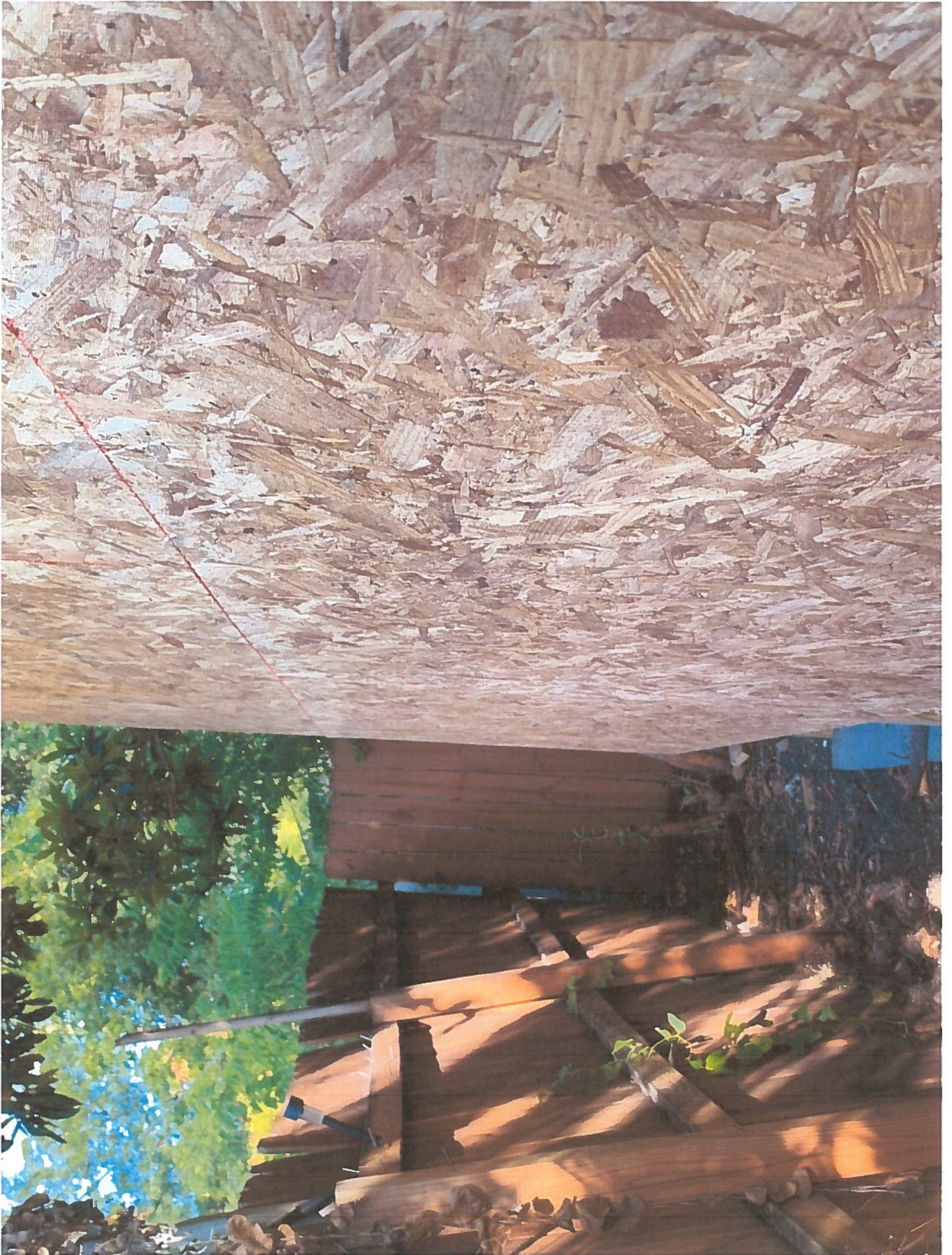
Backyard Shed Front View



Lap Board siding to match the garage with a metal roof









HOUSE

GARAGE

SHED



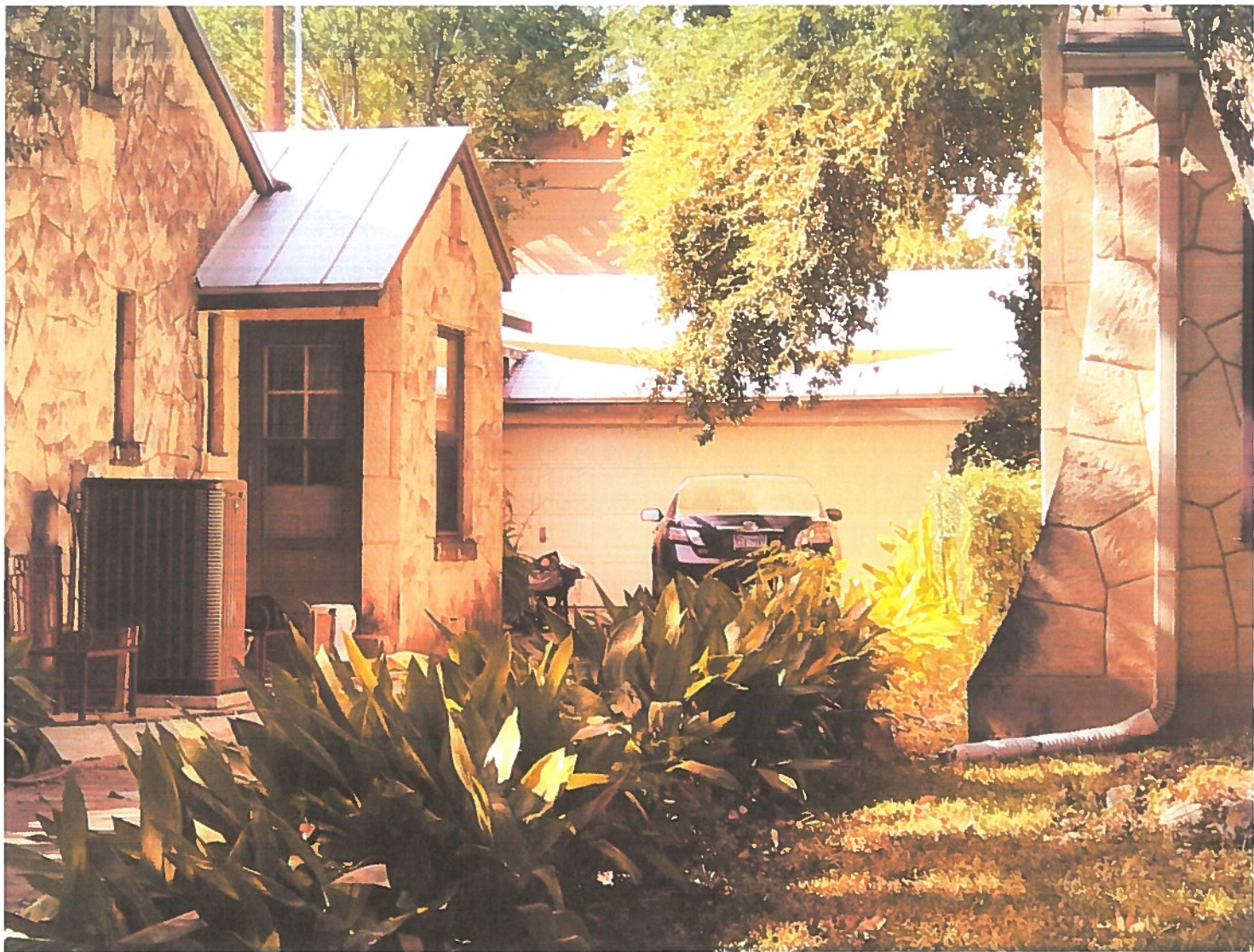
Example of similar shed in the neighborhood at North Drive and Kampmann



North Drive



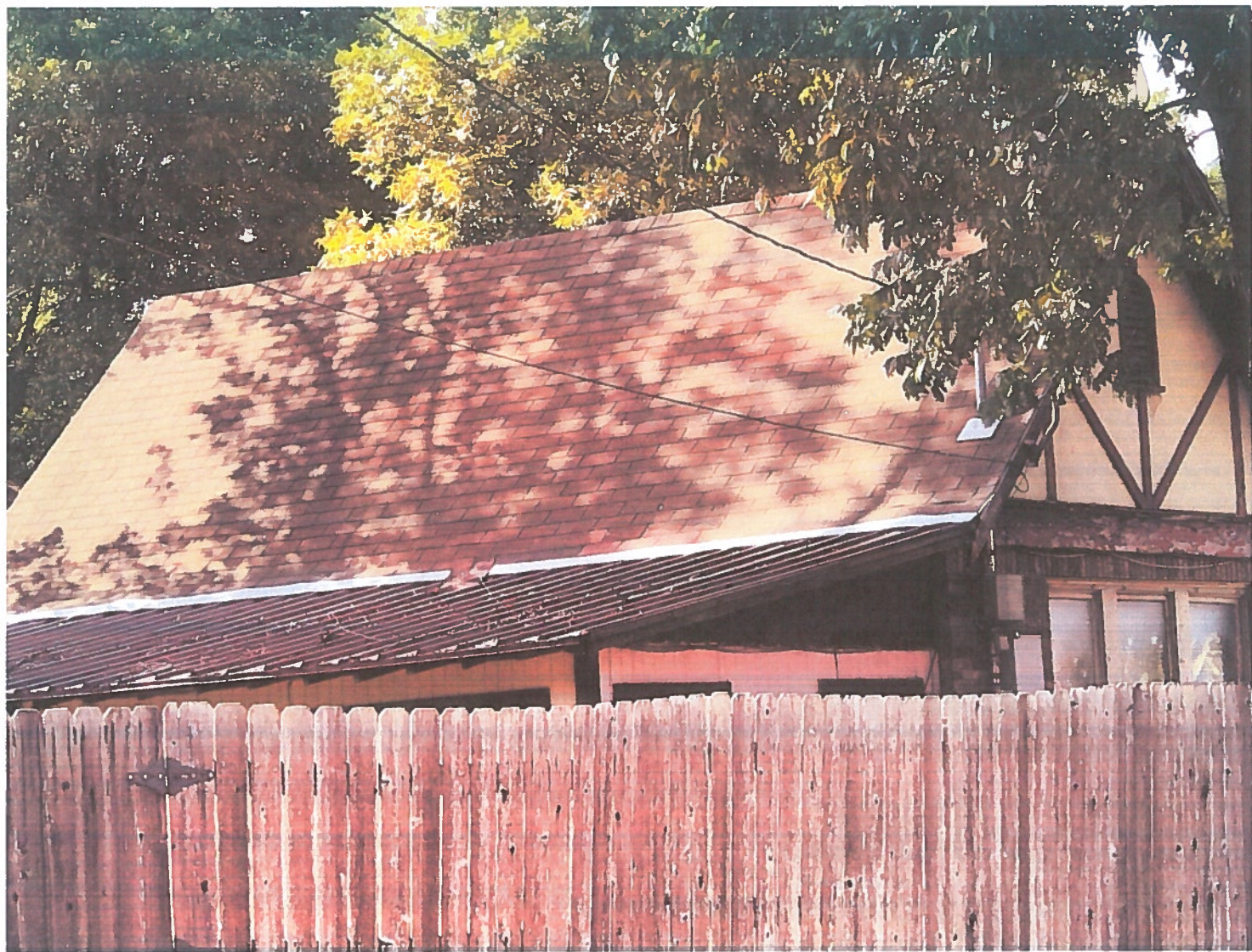
North Drive



North Drive



North Drive



North Drive



North Drive



Furr



Furr



Furr



Furr



Club Drive



Club Drive



Club Drive



Club Drive



Monte Collin Park