# HISTORIC AND DESIGN REVIEW COMMISSION

**November 06, 2019**

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| **HDRC CASE NO:** | **2019-060** |
| **ADDRESS:** | 223 LAUREL HEIGHTS PLACE |
| **LEGAL DESCRIPTION:** | NCB 6328 BLK 1 LOT 50 & S IRRG 121.2 OF 49 |
| **ZONING:** | R-5,H |
| **CITY COUNCIL DIST.:** | 1 |
| **DISTRICT:** | Monte Vista Historic District |
| **APPLICANT:** | PAM CARPENTER/Seventh Generation Design, Inc. |
| **OWNER:** | Gary & Theresa Poenisch |
| **TYPE OF WORK:** | Construction of a 1-story accessory structure, landscaping and hardscaping |
| **APPLICATION RECEIVED:** | October 18, 2019 |
| **60-DAY REVIEW:** | December 17, 2019 |
| **CASE MANAGER:** | Stephanie Phillips |

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a 1-story carport and storage structure to total approximately 594 square feet in footprint. The structure will be located in front of the primary structure in an existing motor court area.
2. Perform landscaping and hardscaping modifications.

## 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 material*s—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 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 223 Laurel Heights place is a 1-story residential structure constructed in 1931 in the Tudor Revival style with Spanish Eclectic influences. The home features a stucco façade, primary front gable with asymmetrical front porch, and a wood shingle roof. The home is contributing to the Monte Vista Historic District. The applicant is proposing to construct a 1-story carport and storage structure and perform hardscaping and landscaping modifications.
b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on February 20, 2019. The approval carried the following stipulations:
    1. That the applicant provides a comprehensive landscaping and hardscaping plan for final approval that indicates final material specifications and landscape species and locations; **this stipulation has been met.**
    2. That the applicant installs wood windows and doors and submits a specification to staff for final approval. Window meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening; **this has been met.**
c. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee on February 13, 2019. The applicant provided the DRC with a history of the development of the project, including a previous proposal that placed the carport directly in front of the primary structure off of the existing driveway. The applicant outlined the design intent of the requested proposal, including mimicking existing design features of the home. The DRC generally received the project favorably.
d. MASSING & FOOTPRINT – The applicant has proposed to construct a 1-story carport and storage structure to total approximately 594 square feet in footprint. The Historic Design Guidelines for New Construction stipulate that new garages and outbuildings should be less than 40% the size of the primary structure in plan. The proposed accessory structure is consistent with this Guideline and with similarly-scaled accessory structures in the Monte Vista Historic District.
e. ORIENTATION & SETBACK – Guidelines 5.B.i and 5.B.ii for new construction state that new garages and outbuildings should follow the historic development pattern and feature orientation and setbacks common in the district. The applicant has proposed to construct the carport and storage structure in the front yard of the property with a front setback of approximately 27 feet. Generally, historic accessory structures and outbuildings were commonly located at the rear of the property. The development pattern of the Monte Vista Historic District follows this pattern overall. However, the development pattern of Laurel Heights Place deviates from the consistent pattern of the district east of McCullough. This property features a significant setback and the footprint of the primary structure spans the width of the lot. The front of the lot has likely been utilized as motor court since the home was constructed. The lot also features a stucco wall along the street frontage and significant landscaping that screens the motor court area from public view. Based on these site-specific considerations, staff finds the orientation and setback appropriate.
f. HEIGHT & SCALE – The applicant has proposed to construct a 1-story carport and storage structure. According to the Guidelines, new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds the proposal consistent.
g. ROOF FORM – The applicant has proposed a primary gable roof form with decorative wood trim to match the primary structure. The roof will be constructed of wood shingles to mimic the existing structure. Staff finds the proposal appropriate.
h. FENESTRATION – The applicant has proposed to install a stained wood door on the west elevation adjacent to

the carport openings and a window opening on the south elevation. The opening will feature inset wrought iron grille work. According to the Historic Design Guidelines, windows and doors used in new construction should feature traditional materials or appearance. Staff finds the proposal appropriate.

i. MATERIALITY – According to the Historic Design Guidelines for Additions, new construction should incorporate materials that complement the type, color, and texture of materials traditionally found in the district and on the primary structure. The applicant has proposed a stucco façade, wood trim details, and a wood shingle roof. Staff finds the materials consistent with the Guidelines.

j. ARCHITECTURAL DETAILS – The applicant has proposed various Tudor Revival-inspired exterior wood details, including truss and bracket detailing. According to the Guidelines, architectural details of new construction should keep with the predominant architectural style along the block face or within the district when one exists. Details should also be simple in design and should complement, but not visually compete with, the primary structure or adjacent structures. Staff finds the proposal consistent with the Guidelines.

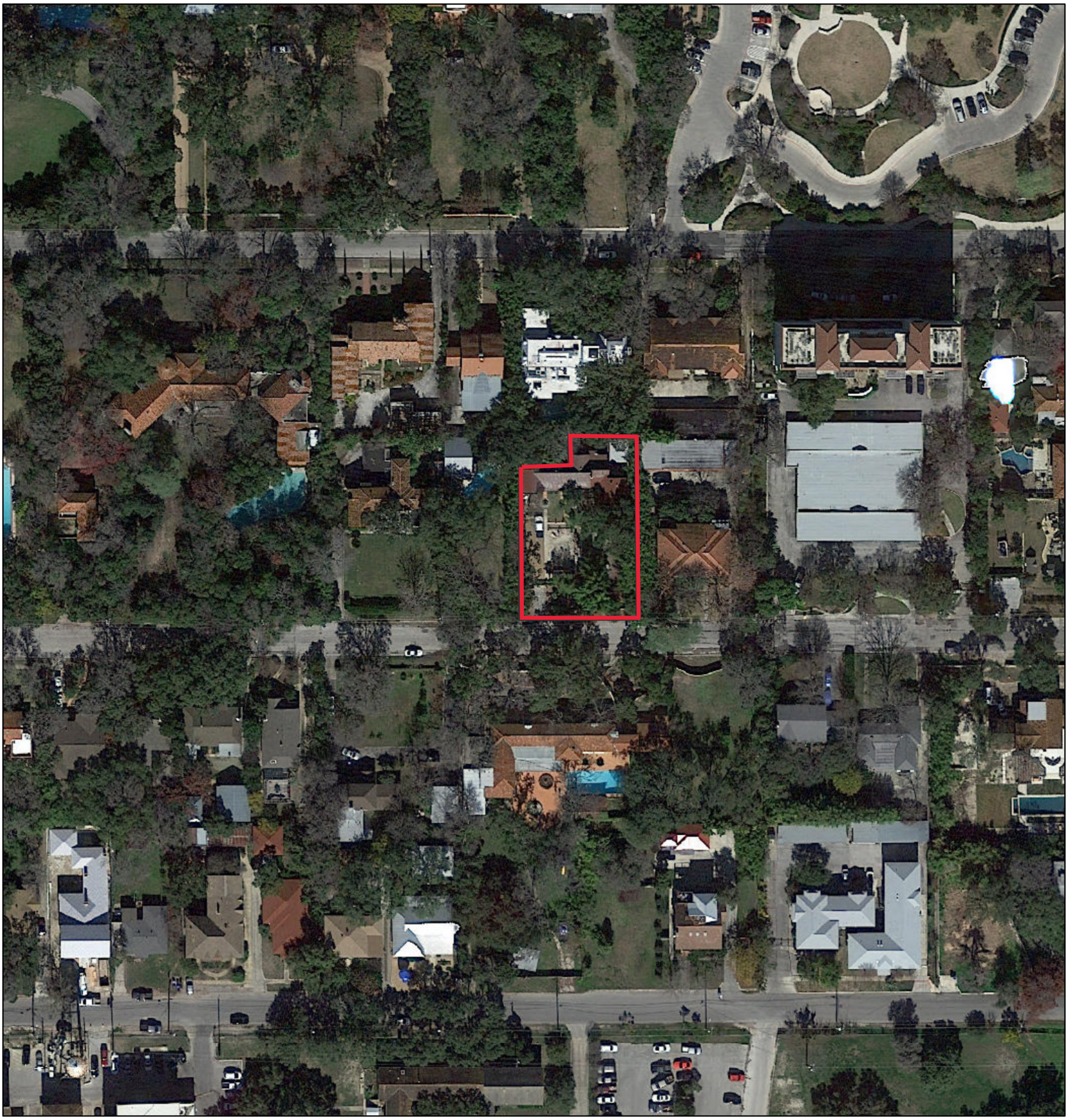
k. LANDSCAPING – The applicant has proposed various landscaping modifications to the front yard adjacent to the proposed carport and storage structure. The proposal includes a semi-pervious paving strategy to replace existing impervious concrete cover, an open green lawn, courtyard, and axial design with parterre garden. Existing planters and seat walls will be retained. The proposed planting scheme includes flowering native perennials, mountain laurel, sumac, and beauty berry. Staff finds the proposal consistent.

l. PAVERS – The applicant has proposed to install pavers on the front porches and in the front yard that are similar to those utilized in the backyard. Staff finds the proposal appropriate.

## RECOMMENDATION:

Staff recommends final approval based on findings a through l.

# City of San Antonio One Stop



October 26, 2019

User drawn lines

1:1,000

0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km

(13x12)
San Antonio Tex. Vol. 2

# 203

New Sheet
May 1924

TE 038

SCALE 100FT. TO AN INCH

See Vol. One.

E. BUSHNELL AV.

LAUREL HTS. PL.

E. KINGS HIGHWAY

ELSMERE PL.

GRAMERCY PL.

KINGS HIGHWAY

MC ULLOUGH AV.

6328

6327

ADMINISTRATION BLD'G.

ST. ANTHONY'S APOSTOLIC SCHOOL (R. C.)

OBLATE R.C. FATHER'S PROVINCIAL HO.

ST. MARY'S CHAPEL (R.C.)

232

E. SUMMIT AV.

E. (W) SUMMIT AV.

E. AGARITA AV.

1700

1701

1702

6882

6883

6884

6885

CARLETON CT.

TRINITY BAPTIST CHURCH

MAIN AV.

E. MULBERRY AV.

E. MULBERRY AV. (OLYMPIAN WAY)

E. HUISACHE AV.

3085

3087

3088

213

204


SEVENTH GENERATION
DESIGN INCORPORATED

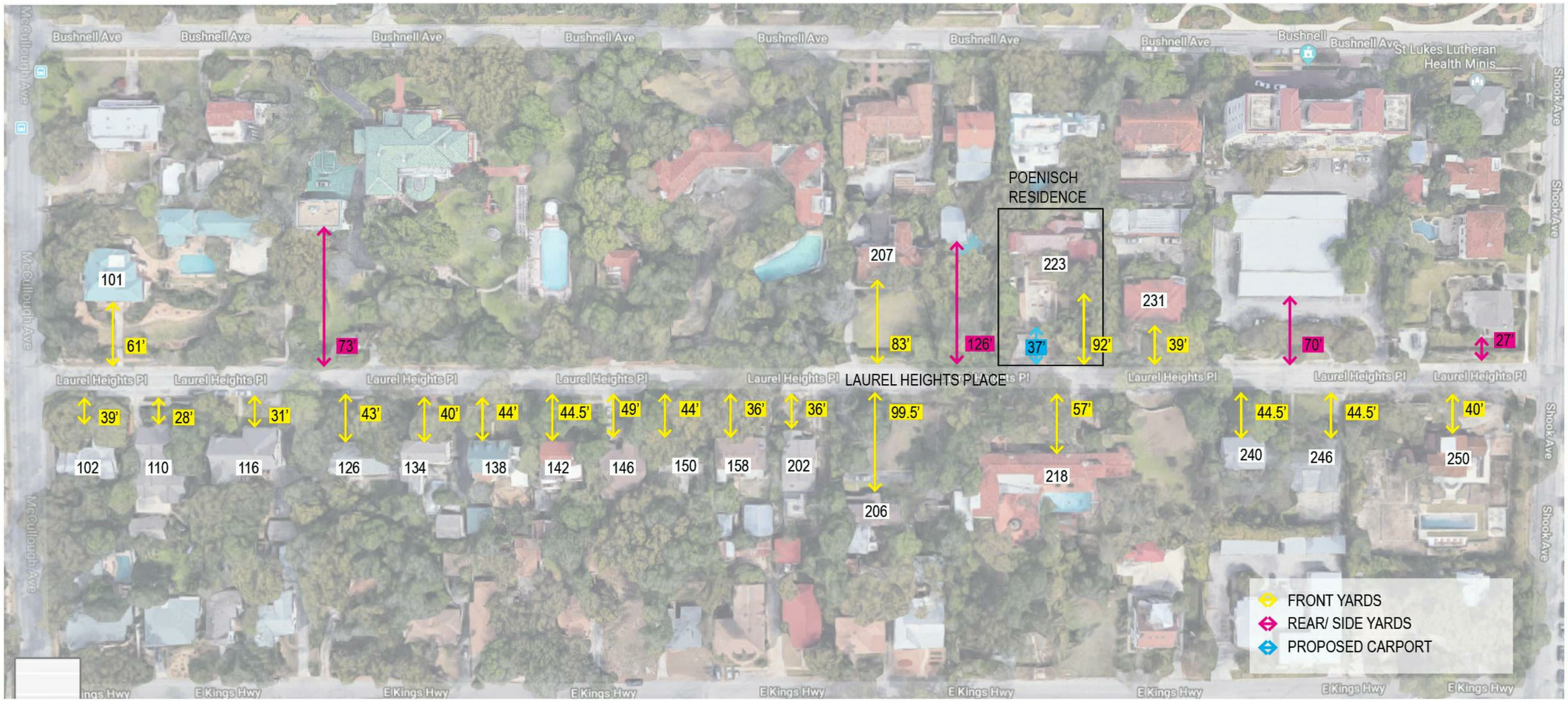
**Poenisch Carport Structure**
223 Laurel Heights San Antonio, Texas 78212
SK 1.6 Carport Rendering


SEVENTH GENERATION
DESIGN INCORPORATED

**Poenisch Carport Structure**
223 Laurel Heights San Antonio, Texas 78212
SK 1.7 Carport Rendering - Gate open

SEVENTH GENERATION
DESIGN INCORPORATED

**Poenisch Carport Structure**
223 Laurel Heights San Antonio, Texas 78212
SK 1.8 3D Model View




SEVENTH GENERATION
DESIGN INCORPORATED

**Poenisch Carport Structure**
223 Laurel Heights San Antonio, Texas 78212
SK 1.9 Prevailing Setback Study

# Poenisch Carport Structure

## 223 Laurel Heights San Antonio, Texas 78212

HDRC FINAL APPROVAL

10/016/19


**Architect**
Seventh Generation Design, Inc.
933 N Flores
San Antonio, Texas 78212
TEL (210) 973-7307  FAX (210) 000-0000




PROPOSED CONDITIONED SQUARE FOOTAGE:
STORAGE ROOM 235 S.F.

PROPOSED VEHICLE BAYS: 400 S.F.

TOTAL SQUARE FOOTAGE:
TOTAL SQUARE FOOTAGE: 635 S.F.

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SEVENTH GENERATION DESIGN

# CODE SUMMARY

**CODE BASIS:**

CITY OF SAN ANTONIO, TEXAS CODE OF ORDINANCES, ADOPTED OCTOBER 3, 2018.

2018 EDITION FAMILY OF INTERNATIONAL CODES WITH CITY OF SAN ANTONIO ADOPTED AMENDMENTS, UTILIZING THE 2012 EDITION INTERNATIONAL RESIDENTIAL CODE (2012 I.R.C.) AS THE PRIMARY BUILDING CODE AND 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS THE PRIMARY ENERGY CODE.

**PROJECT DESCRIPTION:**

THE PROPERTY OWNER WISHES TO BUILD A CARPORT AND STORAGE ROOM.

**PROPERTY'S ZONING DISTRICT CLASSIFICATION (ORDINANCE SEC. 3-3 & 3-4):**

RESIDENTIAL SINGLE-FAMILY DWELLING: R5 H.

**DEMOLITION**

NONE.

**ZONING SUMMARY**

Address: 223 Laurel Heights Place
Lot Area: 13,961 SF
Lot Width: 100' Front, 61' (Irregular) Back
Lot Length: 121' West; 147' East

BUILDING RESTRICTIONS:
- Front Setback (Min.): 10 feet
- Side Setback (Min.): 5 feet
- Rear Setback (Min.): 20 feet
- Height (Max.): 35 feet Max. ridge line for sloping roof, 2.5 stories

USE CLASSIFICATION: R-3
CONSTRUCTION TYPE: V
FIRE SPRINKLER: None

ZONING DESIGNATION: R-5H
SPECIAL OVERLAYS: AIRPORT HAZARD OVERLAY DISTRICT

CODES IN EFFECT:
- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2018 International Fuel Gas Code
- 2018 International Fire Code
- 2018 International Energy Conservation Code
- 2017 National Electric Code

LOCAL AMENDMENTS:
- New Chapter 10 Building-related Codes
- 2018 International Fire Code with Local Amendments

# ENERGY COMPLIANCE

PROJECT ENERGY COMPLIANCE NOTES:

1. ASHRAE CLIMATE ZONE 2. R-VALUES, U-FACTORS & SHGC VALUES INDICATED ARE PROJECT MINIMUM REQUIREMENTS.
   U-FACTOR: .65 MAXIMUM VALUE VERTICAL FENESTRATION NON-IMPACT RATED
   U-FACTOR: .75 MAXIMUM VALUE VERTICAL FENESTRATION IMPACT RATED
   U-FACTOR: .75 MAXIMUM VALUE SKYLIGHT
   U-FACTOR: .75 DOORS > 50% GLASS
   SHGC FACTOR: .30 MAXIMUM VALUE
   R-VALUE CEILING: 30 MINIMUM VALUE
   R-VALUE WALLS AND FLOORS: 13 MINIMUM VALUE
   R-VALUE SLAB AND CRAWLSPACE: 0 MINIMUM VALUE
2. REFERENCE & REVIEW THE RESCHECK COMPLIANCE CERTIFICATE AND INSPECTION CHECKLIST PREPARED FOR THE PROJECT PRIOR TO WORK TO CONFIRM PRODUCT OR INSTALLATION REQUIREMENTS.
3. UTILIZE CERTIFIED INSTALLERS WITH MINIMUM 5 YEARS EXPERIENCE ON SIMILAR PROJECTS.
4. PROVIDE FIREBARRIER PROTECTION WHERE REQUIRED FOR FLAMMABLE SPRAY FOAM INSULATION PRODUCTS SUCH AS POLYURETHANE
5. 75% OF ALL PERMANENTLY INSTALLED LIGHTING FIXTURES TO BE HIGH- EFFICACY TYPE ENERGY EFFICIENT LIGHT FIXTURES. COMPACT FLUORESCENT LAMP, A T8 OR SMALLER LINEAR FLUORESCENT LAMP OR ANY LAMP MEETING THE FOLLOWING MINIMUM EFFICIENCY REQUIREMENTS:
   60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS
   50 LUMENS PER WATT FOR LAMPS OVER 15 WATTS, BUT NO MORE THAN 40 WATTS
   40 LUMENS PER WATT FOR LAMPS RATED AT 15 WATTS OR LESS
   INCANDESCENT LAMPS ARE EXLCUDED.
6. DUCT LEAKAGE TESTING IS REQUIRED UNLESS THE DUCT SYSTEM IS LOCATED ENTIRELY INSIDE OF THE HOMES INSULATED THERMAL ENVELOPE.
7. AIR LEAKAGE BLOWER DOOR TESTING & VERIFICATION WILL BE REQUIRED PER CODE AFTER CREATION OF ALL PENETRATIONS IN THE THERMAL BUILDING ENVELOPE. 5 AIR CHANGES PER HOUR MAXIMUM LEAKAGE RATE.
8. COMPLY WITH 2012 IECC TABLE 402.4.1.1 "AIR BARRIER AND INSULATION INSTALLATION" FOR AIR SEALAGE REQUIREMENTS.
9. PIPE INSULATION REQUIREMENTS PER CODE.
10. INSTALL CARBON MONOXIDE DETECTORS NEAR BEDROOMS.

# GENERAL NOTES

1. SCOPE OF WORK SUMMARY: MODIFICATION TO SINGLE FAMILY RESIDENCE
2. CONFIRM WITH OWNER WHICH ELEMENTS ARE:
   A. SUB-CONTRACTOR TO PROVIDE AND INSTALL
   B. OWNER TO PROVIDE AND INSTALL
   C. OWNER TO PROVIDE, SUB-CONTRACTOR TO INSTALL
3. CONFIRM SOILS WHERE PREVIOUS STRUCTURES WERE DEMOLISHED IS PREPARED TO RECEIVE NEW FOUNDATION DESIGN
4. FOR PROJECT QUALITY ASSURANCE:
   A. UTILIZE LICENSED AND BONDED SUB-CONTRACTORS WITH 5 OR MORE YEARS OF EXPERIENCE IN SIMILAR WORK
   C. PROTECT ALL EXISTING ELEMENTS. SEAL OFF REGISTERS AND DUCTS THROUGHOUT CONSTRUCTION.
   D. PERMITS ARE REQUIRED
   E. CONFORM TO ALL MANUFACTURER'S RECOMMENDATIONS REGARDING PROJECT PRODUCT APPLICATION, INSTALLATION, AND STORAGE. ENSURE COMPATIBILITY WITH OTHER PRODUCTS ASSOCIATED WITH THE PRODUCTS ASSEMBLY.
5. CONFIRM WITH OWNER ARCHITECTURAL WOODWORK ELEMENTS & PROFILES, FINISHES AND INTERIOR ELEVATIONS
6. UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
7. STUD AND ROUGH FRAMING DIMENSIONS NOTED ARE NOMINAL.
7. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK.
8. INSULATING MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25, AND A SMOKE INDEX OF NOT MORE THAN 450.
9. MANUFACTURER'S REPRESENTATIVE TO REVIEW INSTALLATION OF EXTERIOR ~~ENVELOPE PRODUCT INSTALLATION FOR QUALITY ASSURANCE~~:

# SHEET NUMBERING

## A401

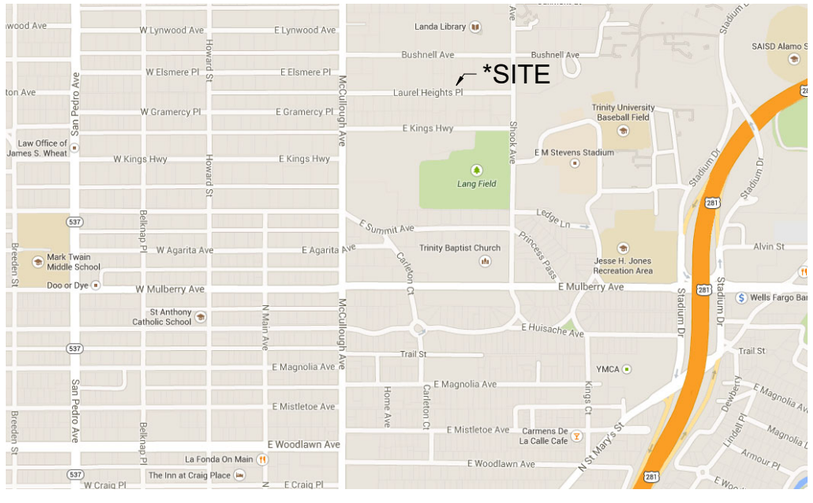
EACH SHEET OF DRAWINGS IS NUMBERED IN THE LOWER RIGHT HAND CORNER. SHEETS ARE NUMBERED FIRST BY SECTION LETTER THEN BY SHEET NUMBER WITHIN THE SECTION. FOR EXAMPLE, SHEET A401 REPRESENTS SHEET 401 WITHIN THE ARCHITECTURAL SECTION.

# DRAWINGS

DRAWINGS ARE ORGANIZED ACCORDING TO A "SECTION FROMAT". WITH EACH SECTION DESCRIBING A GENERAL ASPECT OF THE CONSTRUCTION. THE FOLLOWING LISTING ILLUSTRATES A TYPICAL SEQUENCE OF DRAWINGS DEVELOPED FOR A LOGICAL SECTION OF WORK.

| | |
|---|---|
| SECTION G | GENERAL PROJECT INFORMATION & DRAWINGS |
| SECTION C | CIVIL DRAWINGS |
| SECTION A | ARCHITECTURAL DRAWINGS |
| SECTION S | STRUCTURAL DRAWINGS |
| SECTION M | MECHANICAL DRAWINGS |
| SECTION E | ELECTRICAL DRAWINGS |
| SECTION P | PLUMBING DRAWINGS |
| SECTION L | LANDSCAPE DRAWINGS |

# VICINITY MAP

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# ABBREVIATIONS

| | |
|---|---|
| ABV. | ABOVE |
| A.F.F. | ABOVE FINISHED FLOOR |
| ADD. | ADDITION |
| ADH. | ADHESIVE |
| ADJ. | ADJACENT |
| ADJT. | ADJUSTABLE |
| AGG. | AGGREGATE |
| ALT. | ALTERNATE |
| ALUM. | ALUMINUM |
| APPROX. | APPROXIMATE |
| ARCH. | ARCHITECT(URAL) |
| AVG. | AVERAGE |
| B.S. | BOTH SIDES |
| BD. | BOARD |
| BEL. | BELOW |
| BET. | BETWEEN |
| BLKG. | BLOCKING |
| BM. | BEAM |
| BOT. | BOTTOM |
| C.I.P.C. | CAST-IN-PLACE CONCRETE |
| C.M.U. | CONCRETE MASONRY UNIT |
| C.O. | CLEAN OUT |
| C.T. | CERAMIC TILE |
| C.W. | COLD WATER |
| CTL. | JT. CONTROL JOINT |
| CAB. | CABINET |
| CEM. | CEMENT |
| CER. | CERAMIC |
| CHAM. | CHAMFER |
| CIR. | CIRCLE |
| CK. | CAULK(ING) |
| CLG. | CEILING |
| CLO. | CLOSET |
| CLR. | CLEAR(ANCE) |
| CNTR. | COUNTER |
| COL. | COLUMN |
| COMB. | COMBINATION |
| COMP. | COMPRESS(ED), (ION), (IBLE) |
| COMPO. | COMPOSITION (COMPOSITE) |
| CONC. | CONCRETE |
| CONN. | CONNECTION |
| CONST. | CONSTRUCTION |
| CONT. | CONTINUOUS |
| CSMT. | CASEMENT |
| CTR. | CENTER |
| D. | DRAIN |
| D.H. | DOUBLE HUNG |
| DBL. | DOUBLE |
| DEM. | DEMOLISH, DEMOLITION |
| DIAG. | DIAGONAL |
| DIA. | DIAMETER |
| DIM. | DIMENSION |
| DIV. | DIVISION |
| DN. | DOWN |
| DR. | DOOR |
| DS. | DOWNSPOUT |
| DTL. | DETAIL |
| DW. | DISHWASHER |
| DWG. | DRAWING |
| DWR. | DRAWER |
| E.P. | ELECTRICAL PANELBOARD |
| EA. | EACH ELEC. ELECTRIC(AL) |
| ELEV. | ELEVATION |
| EQ. | EQUIVALENT |
| EQUIP. | EQUIPMENT |
| F.B.O. | FURNISHED BY OTHERS |
| F.D. | FLOOR DRAIN |
| F.F.E. | FINISH FLOOR ELEVATION |
| F.O.F. | FACE OF FINISH |
| F.O.S. | FACE OF STUD |
| F.R. | FIRE RATED |
| F.S. | FULL SIZE |
| FAS. | FASTEN(ER) |
| FGL. | FIBERGLASS |
| FIN. | FINISH(ED) |
| FIXT. | FIXTURE |
| FLG. | FLASHING |
| FLR. | FLOOR(ING) |
| FND. | FOUNDATION |
| FP. | FIREPROOF |
| FR. | FRAME(D), (ING) |
| G.B. | GRAB BAR |
| G.C. | GENERAL CONTRACTOR |
| G.I. | GALVANIZED IRON |
| GA. | GAUGE |
| GALV. | GALVANIZED |
| GD. | GRADE, GRADING |
| GL. | GLASS, GLAZING |
| GWB. | GYPSUM WALLBOARD |
| GYP. | GYPSUM |
| GYP.D.W. | GYPSUM DRYWALL |
| GYP.BD. | GYPSUM BOARD |
| GYP.PL. | GYPSUM PLASTER |
| H.B. | HOSE BIB |
| H.C. | HOLLOW CORE |
| H.M. | HOLLOW METAL |
| H.V.A.C. | HEAT/VENT/AIR CONDITIONING |
| H.W. | HOT WATER |
| HDR. | HEADER |
| HDW. | HARDWARE |
| HK. | HOOK(S) |
| HORIZ. | HORIZONTAL |
| HT. | HEIGHT |
| HTG. | HEATING |
| HWD. | HARDWOOD |
| H.W.H. | HOT WATER HEATER |
| I.D. | INSIDE DIAMETER |
| IN. | INCH |
| INCL. | INCLUDE(D), (ING) |
| INS. | INSULATE(D), (ING) |
| INT. | INTERIOR |
| JT. | JOINT |
| L. | LENGTH |
| L.H. | LEFT HAND |
| LAM. | LAMINATE |
| LAV. | LAVATORY |
| LT. | LIGHT |
| LTL. | LINTEL |
| LVR. | LOUVER |
| LW. | LIGHTWEIGHT |
| LW.C. | LIGHTWEIGHT CONCRETE |
| MAX. | MAXIMUM |
| MBR. | MEMBER |
| MECH. | MECHANICAL |
| MED. | MEDIUM |
| MFR. | MANUFACTURER |
| MIN. | MINIMUM |
| MIR. | MIRROR |
| MISC. | MISCELLANEOUS |
| MLD. | MOLDING, MOULDING |
| MT. | MOUNT(ED), (ING) |
| MTL. | METAL |
| MULL. | MULLION |
| N.I.C. | NOT IN CONTRACT |
| N.T.S. | NOT TO SCALE |
| NO. | NUMBER |
| NOM. | NOMINAL |
| O.C. | ON CENTER |
| O.D. | OUTSIDE DIAMETER |
| OH. | OVERHEAD |
| OPNG. | OPENING |
| OPP. | OPPOSITE |
| OPP.HD. | OPPOSITE HAND |
| ORIG. | ORIGINAL |
| P.L. | PROPERTY LINE |
| P.BD. | PARTICLE BOARD |
| P.LAM. | PLASTIC LAMINATE |
| PERF. | PERFORATE(D) |
| PERI. | PERIMETER |
| PERP. | PERPENDICULAR |
| PK. | PARKING |
| PL. | PLATE |
| PLAS. | PLASTER |
| PWD. | PLYWOOD |
| PNT. | PAINT |
| PR. | PAIR |
| PT. | POINT |
| PTN. | PARTITION |
| PV. | PAVE(ING) |
| PVC. | POLYVINYL CHLORIDE |
| PVMT. | PAVEMENT |
| R. | RISER |
| R.A. | RETURN AIR |
| R.D. | ROOF DRAIN |
| R.H. | RIGHT HAND |
| R.O. | ROUGH OPENING |
| R.O.W. | RIGHT OF WAY |
| RAD. | RADIUS |
| RFG. | ROOFING |
| RFL. | REFLECT(ED), (IVE), (OR) |
| REF. | REFERENCE |
| REFR. | REFRIGERATOR |
| REM. | REMOVE |
| RET. | RETURN |
| REV. | REVISION |
| RM. | ROOM |
| RVS. | REVERSE(SIDE) |
| S.C.W. | SOLID CORE WOOD |
| S.D. | STORM DRAIN |
| SCHED. | SCHEDULE(D) |
| SEC. | SECTION |
| SH. | SHELF(VES), (VING) |
| SHTH. | SHEATHING |
| SHT. | SHEET |
| SIM. | SIMILAR |
| SNT. | SEALANT |
| SPK. | SPEAKER |
| SPEC. | SPECIFICATION(S) |
| SQ. | SQUARE |
| S.S. | STAINLESS STEEL |
| ST. | STREET |
| STL. | STEEL |
| STR. | STRUCTURAL |
| STD. | STANDARD |
| STOR. | STORAGE |
| SYS. | SYSTEM |
| T. | TREAD |
| T.O.C. | TOP OF CURB |
| T.O.S. | TOP OF STRUCTURE |
| T.O.STL. | TOP OF STEEL |
| TEL. | TELEPHONE |
| TEMP. | TEMPERATURE |
| THK. | THICK(NESS) |
| THR. | THRESHOLD |
| TYP. | TYPICAL |
| UNF. | UNFINISHED |
| V.B. | VAPOR BARRIER |
| VERT. | VERTICAL |
| VIN. | VINYL |
| VNR. | VENEER |
| VOL. | VOLUME |
| W. | WIDTH, WIDE |
| W.C. | WATER CLOSET |
| W.H. | WATER HEATER |
| W.I. | WROUGHT IRON |
| W.M. | WIRE MESH |
| W.S. | WEATHERSTRIPPING |
| WD. | WOOD |
| WDW. | WINDOW |
| WP. | WATERPROOFING |
| WT. | WEIGHT |
| I.E. | THAT IS |

# SYMBOLS

THE FOLLOWING DRAWINGS SYMBOLS INCLUDE, BUT ARE NOT LIMITED TO THOSE TYPICALLY FOUND IN A SET OF CONSTRCTION DOCUMENTS

FLOOR LEVEL LINE — Name / Elevation

MATCHLINE (SHADED PORTION)

COLUMN GRIDS — 000

ROOM TAG — Room name: 101

REVISION TAG — 1 / ASI/RFI

WINDOW TAG — 11

DOOR TAG — 101

NORTH ARROW — N

BUILDING SECTION TAG — 1 / A101 SIM, 1 / A101 SIM

THE SECTION IS TAKEN ALONG THE STRAIGHT LINE OF THE SYMBOL. THE ARROW POINTS IN THE DIRECTION O FTHE VIEW FOR THE SECTION. THE NUMBER IS A REFERENCE TO THE SENCTION DRAWING. IN THIS EXAMPLE DRAWING 1/A101 REPRESENTS DRAWING 6 ON SHEET A101.

WALL SECTION TAG — 1 / A101 SIM

SEE ABOVE FOR EXPLANATION

ELEVATION TAG — A300 / 2 EXTERIOR; A300 / 2 INTERIOR

THE ARROW POINTS IN THE DIRECTION OF THE VIEW FOR THE ELEVATION. THE NUMBER IS A REFERENCE TO THE ELEVATION DRAWING. IN THIS EXAMPLE, DRAWING 2 ON SHEET A300

DETAIL KEY — 1 / A101 SIM

THIS SYMBOL IS A KEY TO A DETAIL DRAWN OF THE AREA WITHIN THE DASHED LINES. THE NUMBER IS A REFERENCE TO THE DETAIL DRAWING. FOR EXAMPLE, DRAWING 1/A101 REPRESENTS DRAWING 1 ON SHEET A101


SEVENTH GENERATION DESIGN, INC.
ARCHITECTURE | SUSTAINABILITY | PRESERVATION

933 N FLORES
San Antonio, Texas 78212
TEL (210) 973-7307 FAX (210) 000-0000


Poenisch Carport

223 Laurel Heights Place
San Antonio, Tx 78212

| No. | Date | Description |
|---|---|---|
| 1 | 10/16/19 | ISSUED FOR HDRC FINAL APPROVAL |

Information

REGISTERED ARCHITECT — Pamela J. Carpenter — 18473 — STATE OF TEXAS

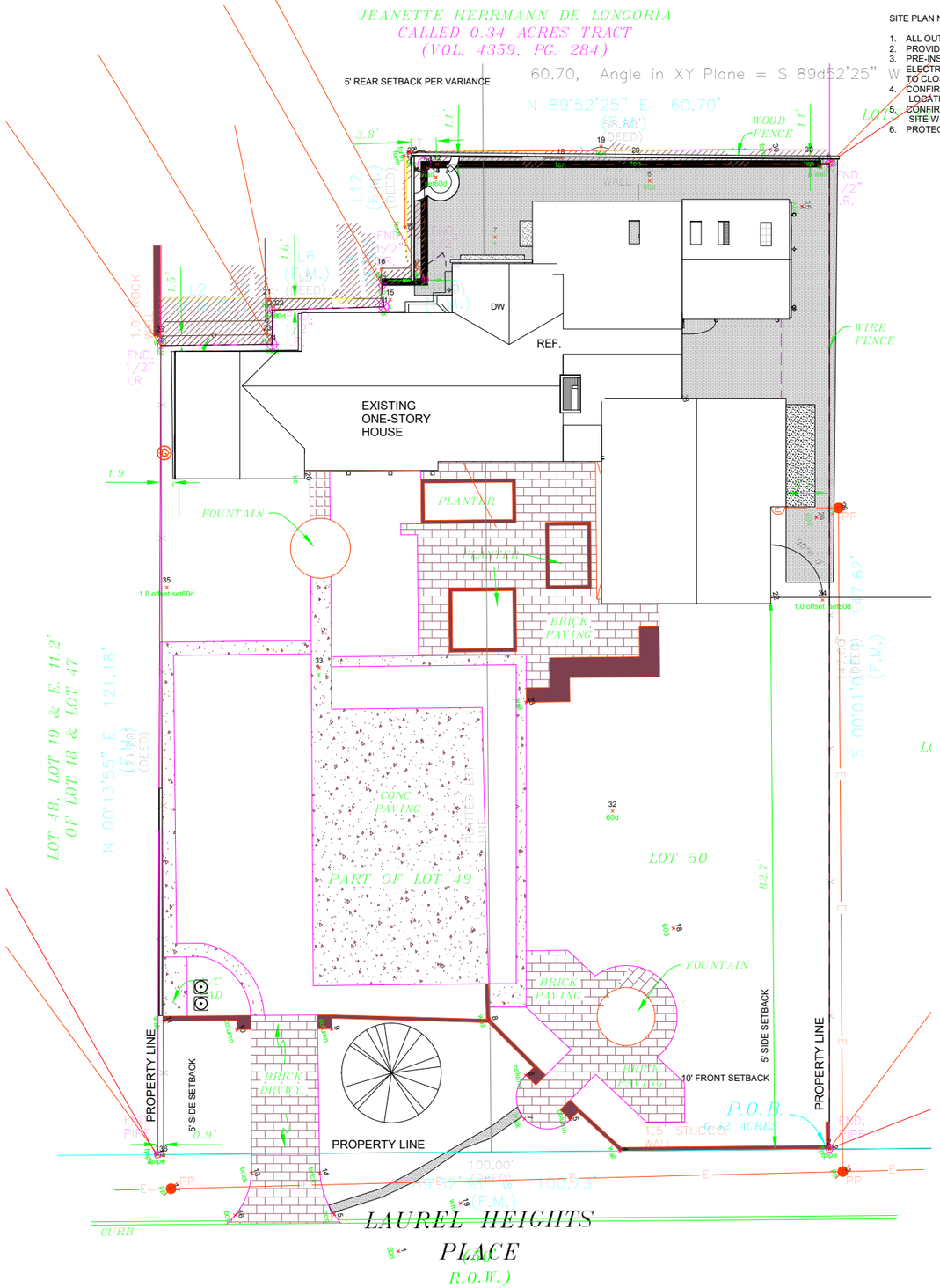
10/16/2019

pam carpenter

| | |
|---|---|
| Project number | 1414.00 |
| Date | 10/16/2019 |
| Drawn by | PJC |
| Checked by | |

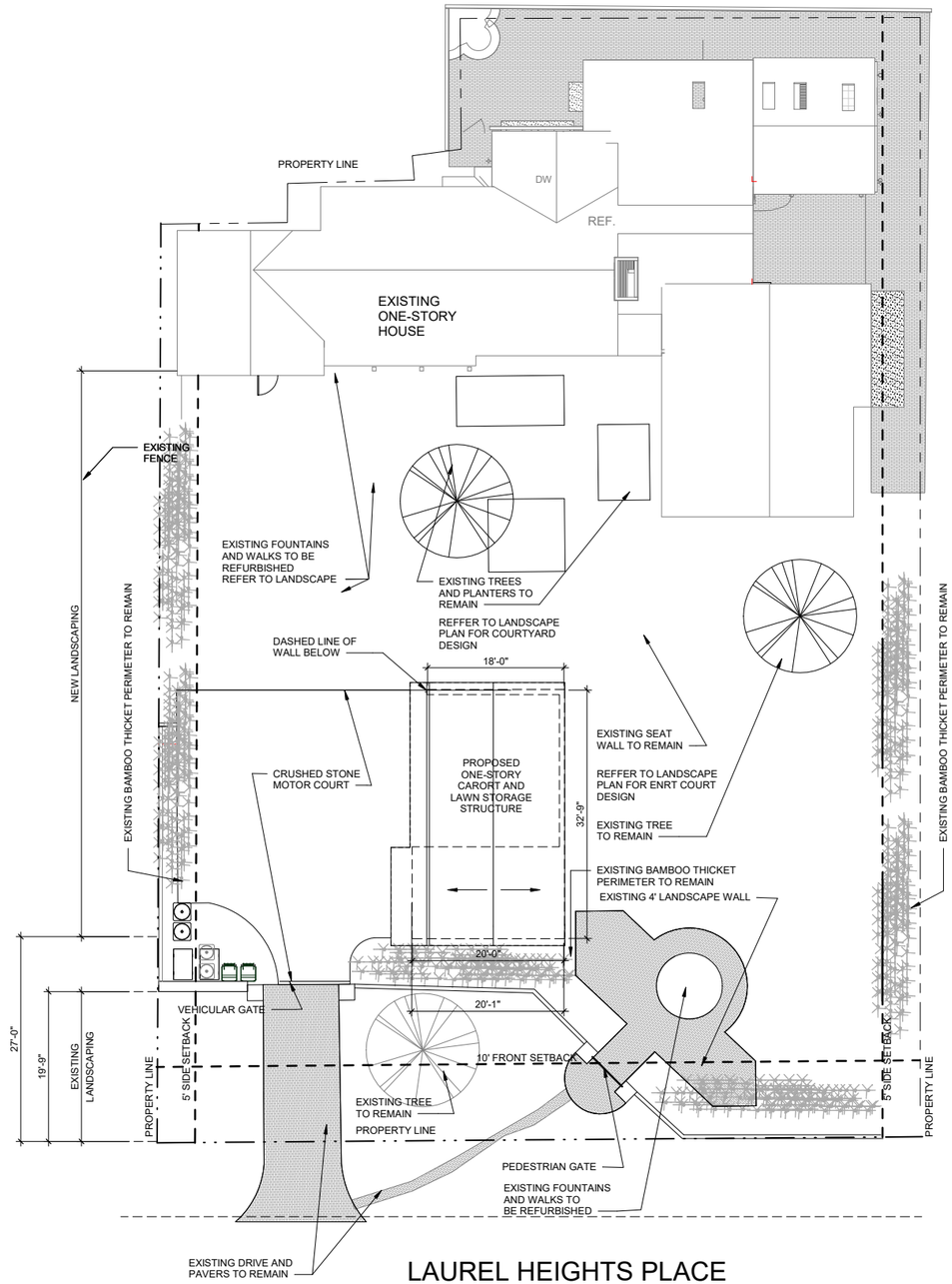
A 01

Scale 1" = 1'-0"




SITE PLAN NOTES:

1. ALL OUTSIDE ELECTRICAL OUTLETS TO BE WP/GFCI OUTLETS.
2. PROVIDE BLOCKING FOR LIGHT FIXTURES & ELECTRICAL PANEL AS REQUIRED.
3. PRE-INSTALLATION REVIEW & IN-PROGRESS WALK THRU OF CABLE, ELECTRICAL, AUDIO-VISUAL & DATA ROUGH-INS WITH OWNER REQUIRED PRIOR TO CLOSING UP WALLS, SOFFITS AND CEILINGS.
4. CONFIRM ANY SPEAKER OR MOTORIZED SCREEN LOCATIONS AND OPERATION DEVICE LOCATIONS WITH OWNER.
5. CONFIRM WITH OWNER ANY SITE LIGHTING, PLANTING, PAVING, SITE WALLS, SITE WORK AND SITE FEATURE REQUIREMENTS.
6. PROTECT ALL EXISTING TREES, SITE VEGETATION, SITE AND LANDSCAPE FEATURES TO REMAIN.




2 EXISTING CARPORT SITE PLAN
1" = 10'-0"

1 PROPOSED CARPORT SITE PLAN
1" = 10'-0"

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Poenisch Carport

223 Laurel Heights Place
San Antonio, Tx 78212

| No. | Date | Description |
|---|---|---|
| 1 | 10/16/19 | ISSUED FOR HDRC FINAL APPROVAL |

Site Plan

REGISTERED ARCHITECT Pamela J. Carpenter 18473 STATE OF TEXAS

10/16/2019

pam carpenter

| | |
|---|---|
| Project number | 1414.00 |
| Date | 10/16/2019 |
| Drawn by | Author |
| Checked by | Checker |

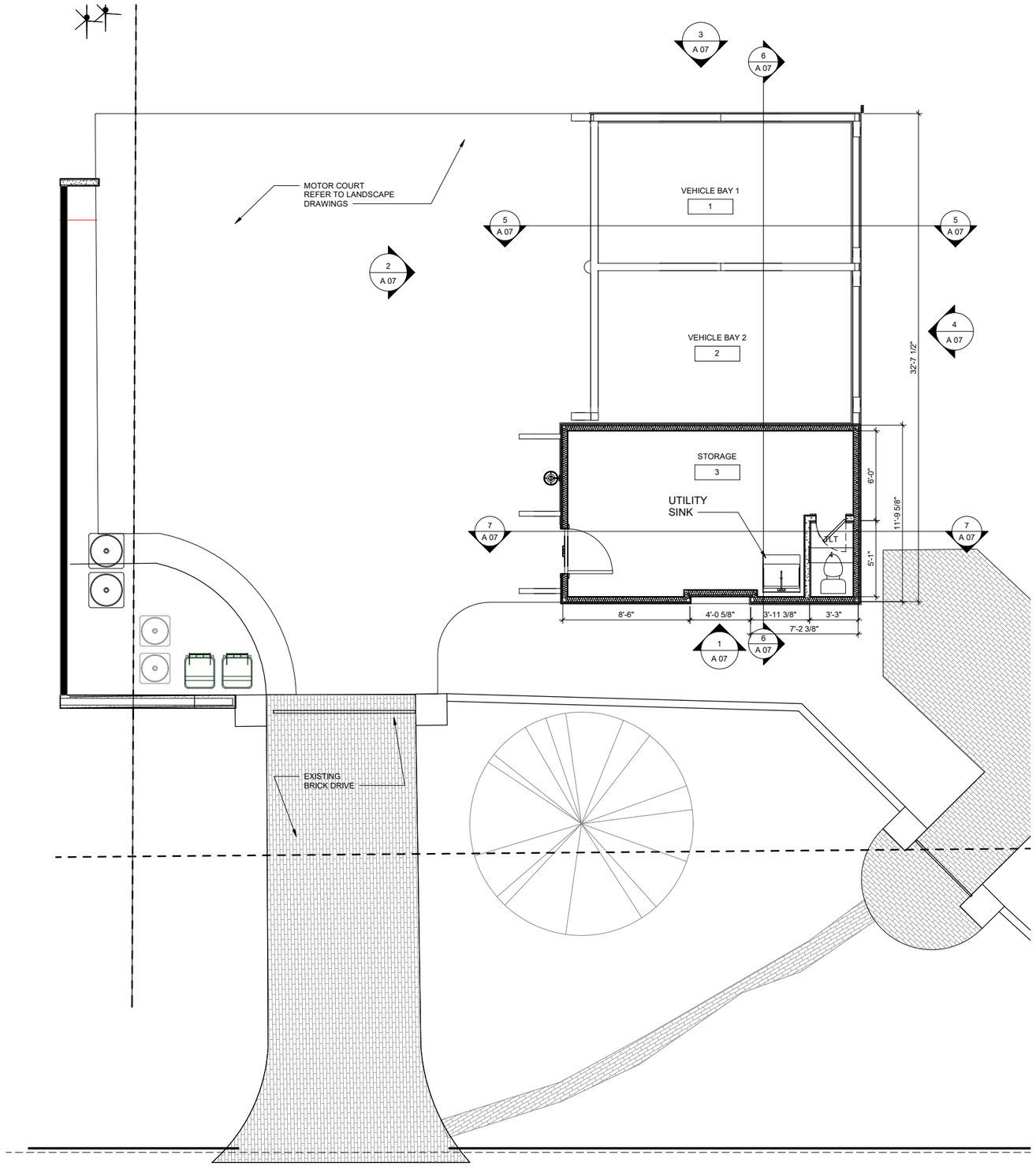
A 02

Scale 1" = 10'-0"

10/18/2019 2:30:45 PM

GENERAL INTERIOR NOTES:

1. OWNER TO PROVIDE INTERIOR FINISHES, PROFILES AND TRIM INFORMATION
2. NO VINYL WALL COVERING ON INTERIOR FACES OF EXTERIOR WALLS
3. LEVEL 4 GYPSUM BOARD FINISH FOR NEW WALLS
4. PROVIDE GYPSUM BOARD ONLY MANUFACTURED IN THE UNITED STATES AMERICA. 5/8" WALLBOARD ON WALLS; 1/2" OR 5/8" ON CEILING AS JOIST SPACING SPANNING ALLOWS. TYPE "X"
5. INSTALL R-13 INSULATION IN WALLS AND R-30 IN THE CEILING
6. RESTORE EXISTING GATES AT FRONT SITE ENTRY
7. STORAGE ROOM FLOOR TO BE POLISHED CONCRETE




N

1 Proposed Floor Plan
1/4" = 1'-0"

LAUREL HEIGHTS PLACE

10/18/2019 2:30:45 PM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Poenisch Carport

223 Laurel Heights Place
San Antonio, Tx 78212

| No. | Date | Description |
|---|---|---|
| 1 | 10/16/19 | ISSUED FOR HDRC FINAL APPROVAL |

Floor Plan

REGISTERED ARCHITECT Pamela J. Carpenter 19473 STATE OF TEXAS

10/16/2019

pam carpenter

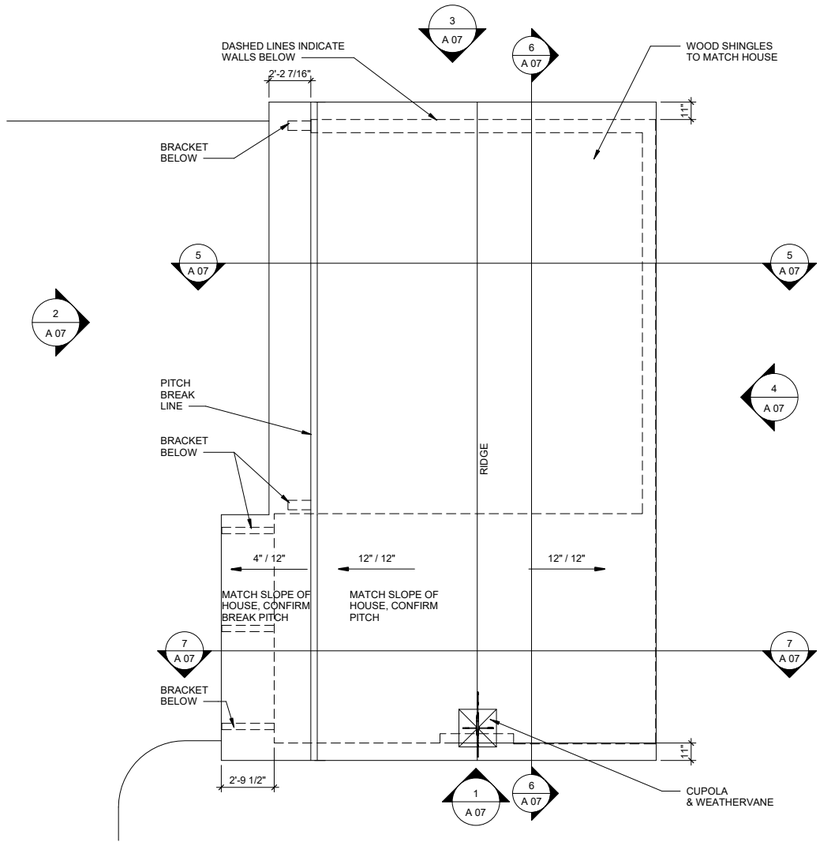
| | |
|---|---|
| Project number | 1414.00 |
| Date | 10/16/2019 |
| Drawn by | SWC |
| Checked by | PJC |

A 03

Scale 1/4" = 1'-0"

ROOF PLAN NOTES:

1. ALL ROOF FLASHING & WATERPROOFING SYSTEM INSTALLATIONS TO BE IN ACCORDANCE WITH THE NATIONAL ROOFING CONTRACTORS ASSOCIATION MANUAL AND GUIDELINES.
2. CONFIRM COPPER GUTTERS AND DOWNSPOUTS WITH OWNER. PROFILES TO MATCH EXISTING HOUSE.
3. CONCEAL DECK SHEATHING FASTENERS FROM BELOW AT CARPORT SOFFIT
4. WOOD SHINGLE BASIS-OF-DESIGN IS: WALLABA ROYALWOOD NATURALLY FIRE RESISTANT




1 Roof Plan
1/4" = 1'-0"

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San Antonio, Texas 78212
TEL (210) 973-7307 FAX (210) 000-0000

Poenisch Carport

223 Laurel Heights Place
San Antonio, Tx 78212

| No. | Date | Description |
|---|---|---|
| 1 | 10/16/19 | ISSUED FOR HDRC FINAL APPROVAL |

Roof Plan

REGISTERED ARCHITECT Pamela J. Carpenter 19473 STATE OF TEXAS

10/16/2019

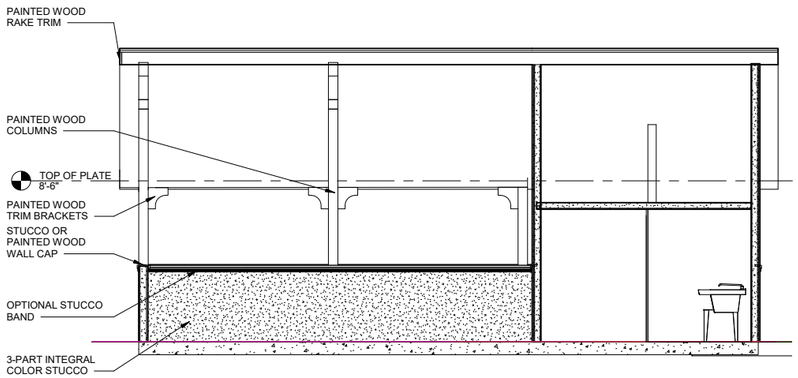
pam carpenter

| | |
|---|---|
| Project number | 1414.00 |
| Date | 10/16/2019 |
| Drawn by | PJC |
| Checked by | |

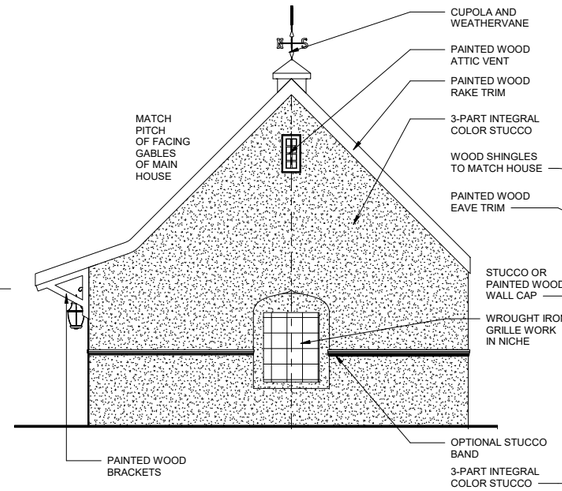
A 04

Scale 1/4" = 1'-0"

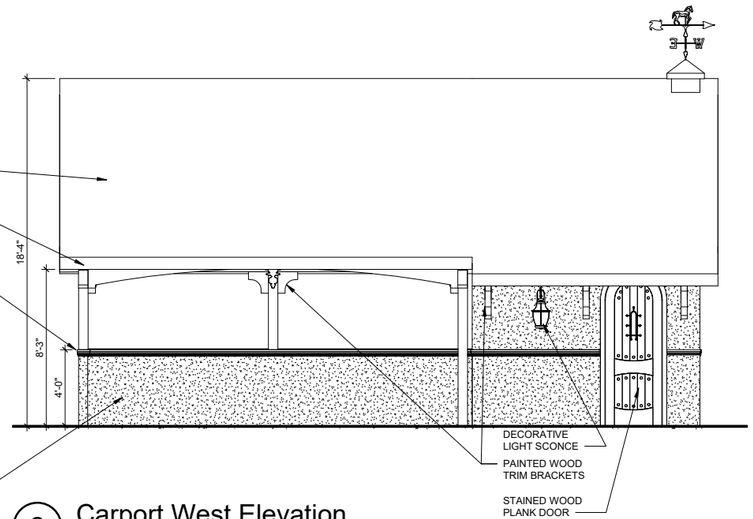
10/18/2019 2:30:46 PM



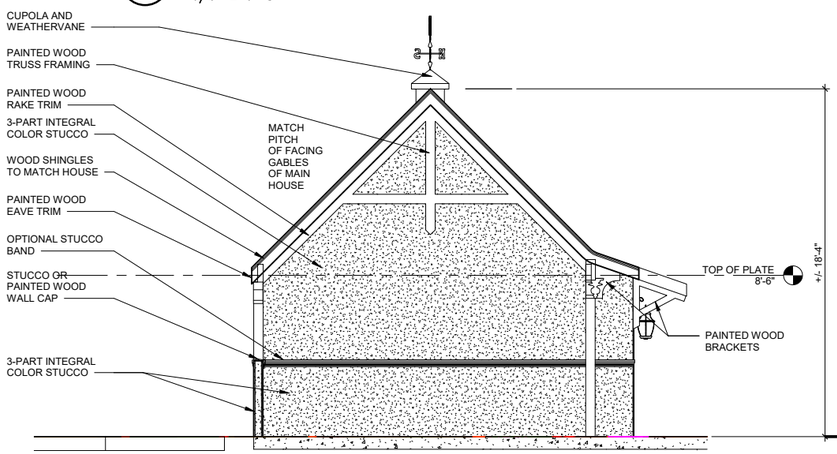

6 North-South Section
1/4" = 1'-0"



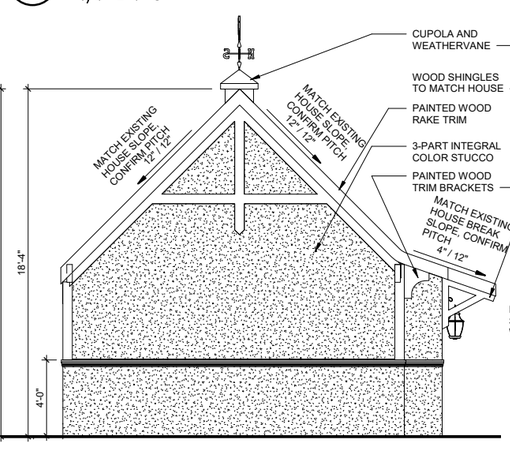

1 Carport South Elevation
1/4" = 1'-0"



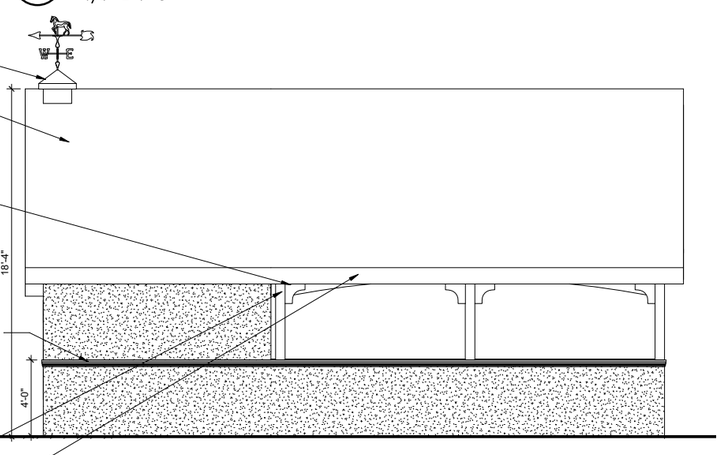

2 Carport West Elevation
1/4" = 1'-0"



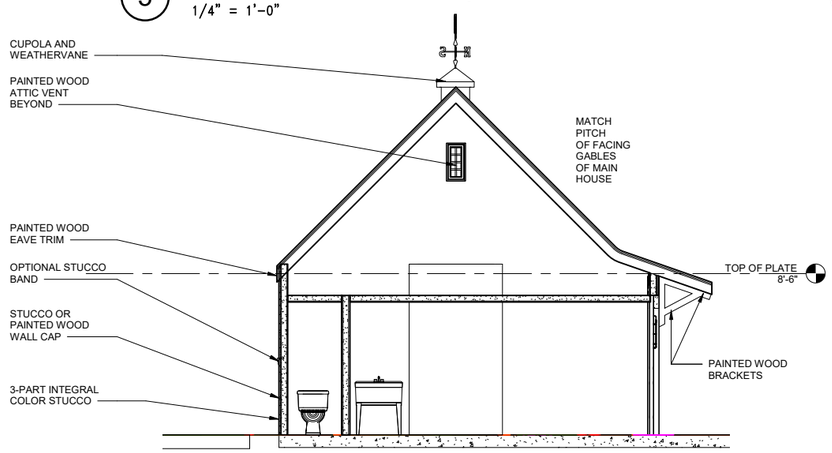

5 East-West Section - Carport
1/4" = 1'-0"




3 Carport North Elevation
1/4" = 1'-0"




4 Carport East Elevation
1/4" = 1'-0"




7 East-West Section - Storage
1/4" = 1'-0"

## GENERAL NOTES

1. STUCCO, PAINTS AND STAINS, WOOD SHINGLES AND TRIM TO MATCH EXISTING HOME IN COLOR, TEXTURE AND OVERALL CHARACTER

SEVENTH GENERATION DESIGN, INC.
ARCHITECTURE | SUSTAINABILITY | PRESERVATION

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San Antonio, Texas 78212
TEL (210) 973-7307 FAX (210) 000-0000

Poenisch Carport

223 Laurel Heights Place
San Antonio, Tx 78212

| No. | Date | Description |
|---|---|---|
| 1 | 10/16/19 | ISSUED FOR HDRC FINAL APPROVAL |

Exterior Elevations & Sections

REGISTERED ARCHITECT Pamela J. Carpenter 18473 STATE OF TEXAS

10/16/2019

pam carpenter

| | |
|---|---|
| Project number | 1414.00 |
| Date | 10/16/2019 |
| Drawn by | PJC |
| Checked by | Checker |

A 07

Scale 1/4" = 1'-0"

10/18/2019 2:30:48 PM

SEVENTH GENERATION DESIGN

**October 16, 9019**

**933 N Flores**
**San Antonio, Texas 78212**

**Ms. Shanon Miller, AICP**
**Director of the Office of Historic Preservation**
**Development and Business Services Center**
**1901 South Alamo Street**
**San Antonio, Texas 78204**

**RE: 223 Laurel Heights Place – Final Approval Application Written Narrative**

**Dear Ms. Miller and OHP Staff Members,**

The following summarizes the proposed scope of adaptations and additions included in the accompanying final architectural drawings for the historic house at 223 Laurel Heights Place, Monte Vista Residential Historic District in San Antonio, Texas. We are seeking Final Approval for a carport structure. The front yard landscaping was included in the Conceptual Approval Package (February 2019), but was administratively approved on October 11th for the grass planting, brick walk paving, sloped walk at entry porch, low planting wall installation, tree removal, and drip irrigation. We are eager to receive any comments from HDRC, OHP staff members and you as it relates to the Final Approval for a Certificate of Appropriateness.

**Historic Property Description:**

223 Laurel Heights Place is situated on a 0.34-acre (147 ft. deep x 100 ft. wide) lot in the Monte Vista neighborhood in San Antonio, Texas, and is listed as a contributing property to the National Register Historic District. Improvements on the property include a Main House (approx. 2400 SF). The one-story Main House dates from ca. 1931, and has received some additions over time. The original structure was vaquely Tudor in stylistic influence and evolved to be evoke Spanish colonial revival through the renovations of the past. An addition to the east (side) façade in approximately 1995, expanded the size of the original home to allow for a master bedroom suite, and involved the enclosure of an earlier exterior porch. An attached garage, of unknown date, on the west (side) façade was infilled in the past. A rear addition was recently completed involving the Kitchen, Breakfast Area, a Guest Bedroom; and the Baths have been renovated. The property possesses a high degree of historical integrity and has been well maintained. The Owner would like to build a new carport structure to protect the vehicles from weather events and to have a small storage room associated with it.

**Project Challenges:**

The Main House and existing site present two major functional challenges for locating the parking structure:

(1) The lot has become an irregular shape through the subdivision and sale of portions of the original property by previous owners which changed the relationship of the home to its historical boundaries. The Main House is situated to the far rear of the lot due to an early twentieth century sale of the northern half of the lot. The northwest rear portion of the property was deeded over to that same neighboring property years later prior to current ownership. The original house sits approximately at the rear and side setbacks. The house extends from side setback to side setback and there is no access to or sufficient space in the rear yard for creating a garage-type of structure. Thus, any improvement to accommodate the vehicles requires utilizing space within the front yard. Current code for R-5 requires a 20' rear setback, 5' side setbacks and 10' front setback. The proposed structure would be located approximately 27' from the front property line, 37' from the street curb and behind a 4' tall stucco wall running along the front. Having the vehicles parked in the open front yard currently negatively impact the property's long-term real estate value significantly. The owners have studied alternate locations for the vehicle storage function, but find that the front of the house is the only pursuable option.

(2) There is a gas service line approximately 3' off the west boundary line that runs from the street to the Main House. CPS requires at least a 10' setback from the center of the gas line.

**Project Objectives:**

The primary objectives of the project are:

(1) To create a cohesive front yard landscape design that integrates with existing features to remain and with work done in the rear yard under a previous Certificate of Appropriateness;

(3) To create a shelter for vehicles that functions in harmony with the landscape;

(4) To provide storage space for lawn and home maintenance items; and

(3) To accomplish these objectives in a cost-effective manner that is sympathetic to the historic character of the main house and avoids negatively impacting the main house and front yard.

**Proposed Project Scope:**

The proposed scope of landscaping adaptations and additions include the following:

(1) Construct a one-story car and home maintenance storage structure in the front of the property behind several layers of landscape screening. The proposed structure will be positioned behind an existing four-foot high stucco wall and an existing tall thicket of bamboo. In addition, an existing palm tree and mature plantings in a planting bed between the street curb and the stucco wall provide additional screening. The carport structure will be treated in a similar manner as the main house, with stucco walls, real wood shingles, and Tudor Revival-inspired, simply crafted exterior wood details (e.g., exposed rafter tails, square posts with bracket details, etc.). The proposed gable plate height and roofline of the structure will be lower than the height of the existing house's main gabled roofs, to harmonize with and yet not detract from this important character-defining feature.

(2) Landscape the front yard connecting or relating to existing, non-historic features such as two fountains, pedestrian gate, courtyard, and existing tree planters.

a. The proposed landscape solution seeks to contain the impact of vehicular site access and parking to a semi-pervious motor court immediately behind the existing vehicular gate.

b. The proposed landscape solution makes use of the proposed carport structure to help define a series of "outdoor rooms," including a sweeping and open green lawn, informal courtyard with patio furniture for relaxation, and a formal axial approach with parterre garden to greet and guide visitors to the entry of the main house.

c. The planting scheme will include flowering native perennials to attract bees, butterflies, hummingbirds, purple martins, and other pollinators. In addition, mountain Laurel , Sumac and beauty berry will become the backdrop species. The objective is to attract birds and wildlife as the property has certification in the Texas wildlife diversity program.

(3) Other miscellaneous maintenance, repairs and improvements including replacement of non-historic front porch pavers to match the rear and side patios, and paver repairs to existing pedestrian pathways, as required.

Thank you for your kind consideration of our application. Please feel free to contact Scott Carpenter or me should you have any questions or concerns about the proposed project.

Best regards,

Pam Carpenter, R.A.
Seventh Generation Design, Inc.

CC:
Attachments:

Final Approval Certificate of Appropriateness Application
Existing conditions photos (Pages 1-6)
Cover Sheet
A02 Site Plan
A03 Floor Plan
A04 Roof Plan
A07 Exterior Elevations & Sections
Landscape color sketch – partial site plan (east revised from conceptual)
Landscape CAD site plan
SK1.6 Rendering
SK1.7 Rendering
SK1.8 3D Sketch-up Model View
SK 1.9 Prevailing Setback Study of the street

CITY OF SAN ANTONIO
**OFFICE OF HISTORIC PRESERVATION**

**Historic and Design Review Commission**
***Design Review Committee***
***Report & Recommendation***

DATE: 2/13/2019 HDRC Case# 2019-060

ADDRESS: 223 LAUREL HEIGHTS Meeting Location: OHP

APPLICANT: PAM CARPENTER

DRC Members present: GRUBE, LAFFOON

Staff present: STEPHANIE PHILLIPS

Others present:

**REQUEST:** CONSTRUCTION OF AN ACCESSORY STRUCTURE, LANDSCAPING

**COMMENTS/CONCERNS:**

JL: FLAT ROOF TO MINIMIZE VISUAL IMPACT FROM THE STREET.

AG: DOES THE PITCH MATCH THE HOUSE? A: YES. PROJECTION COVERS THE DOOR.

AG: LANDSCAPING CHANGES ARE — A: UTILIZE REAR PAVERS IN FRONT TO REPLACE WHAT'S THERE. RETAIN CONCRETE PAD, & HAVE A CRUSHED STONE MOTOR COURT TRANSITIONING TO LANDSCAPING. →

***COMMITTEE RECOMMENDATION:*** **APPROVE [ ] DISAPPROVE [ ]**
**APPROVE WITH COMMENTS/STIPULATIONS:**

John Laffoon
Committee Chair Signature (or representative) Date

JL: ENOUGH TURN RADIUS? A: YES, LOCATION OF STORAGE COMPONENT IS PURPOSEFUL TO ADDRESS THAT.

THERE IS WEATHERVANE ON HOME.

SKI-SLOPE ROOF MATCHES HOME.

REPLACE EXISTING PORCHES WITH PAVERS.

JL: COORDINATE PLANS!