

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

HDRC CASE NO: 2020-187
ADDRESS: 523 E PARK AVE
LEGAL DESCRIPTION: NCB 1753 BLK 4 LOT 13
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
LANDMARK: House
APPLICANT: Tania Serra/BLUESEA ENTERPRISES LLC
OWNER: Tania Serra/BLUESEA ENTERPRISES LLC
TYPE OF WORK: Construction of a rear carport
APPLICATION RECEIVED: April 18, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story rear carport.

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 structure located at 523 E Park Ave is a 2.5-story residential structure constructed circa 1910 in the Neoclassical style. The home features many elements that are characteristic of the Neoclassical style, including Corinthian porch columns, a pair of dominant front gables, and a defined entry located on the central axis of the front façade. The house is a contributing structure in the Tobin Hill Historic District.
- 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 two vehicles on an existing concrete driveway. The proposed footprint is approximately 400 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 proposal consistent with the Guidelines.

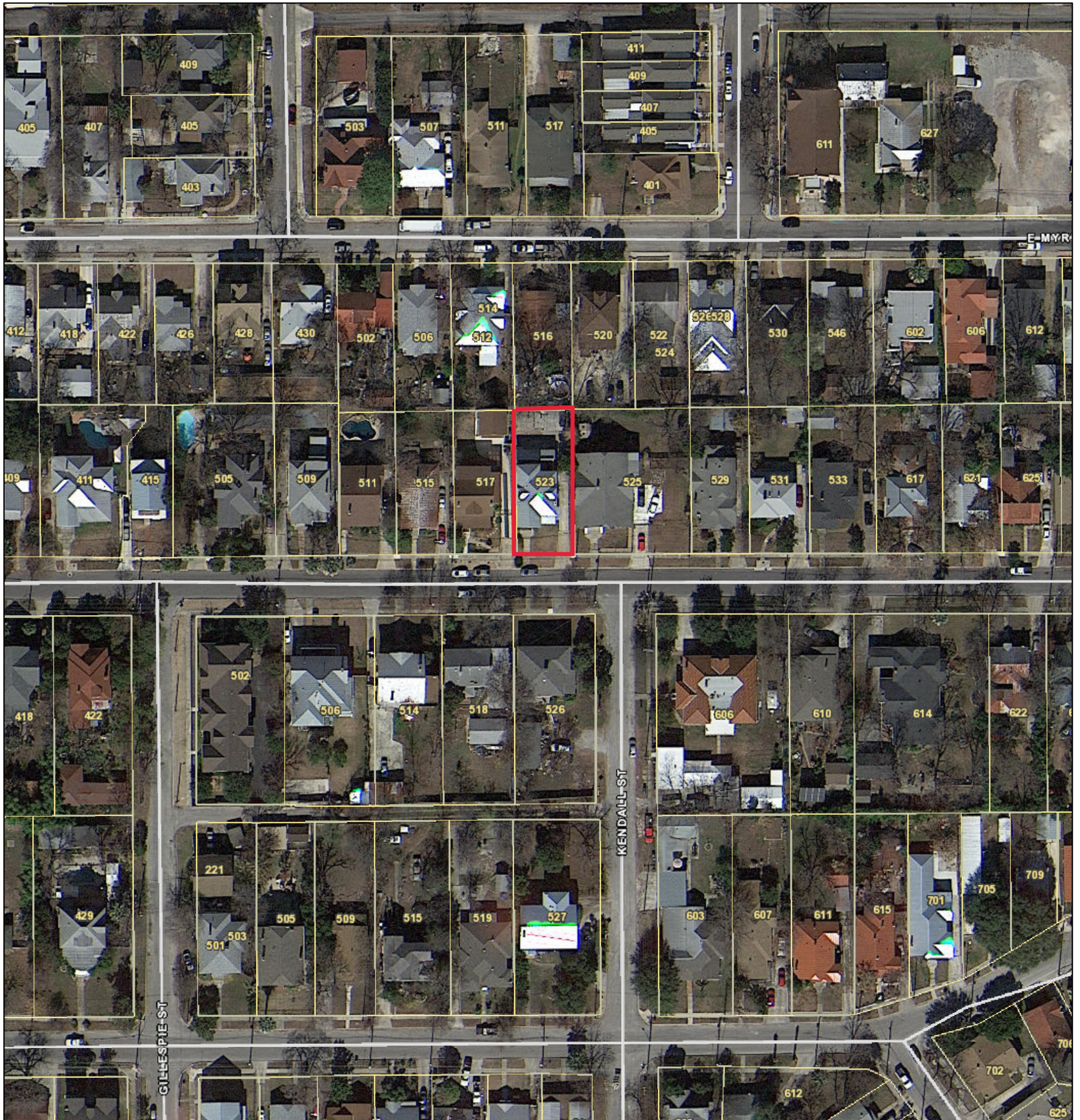
- c. **ORIENTATION AND SETBACK** – The applicant has proposed to orient the new accessory structure towards the street. Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the Guidelines. The rear setback is also consistent with historic precedents in the Tobin Hill Historic District, but staff has not seen a site plan that indicates the relationship of the placement of the structure to existing property lines. 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 gable roof. The structure will measure approximately ten 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 structure. 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 south on a neighboring property. Staff finds the proposal consistent with the Guidelines.
- e. **ROOF** – The applicant has proposed a gable roof form for the carport. The roof will be constructed of metal to closely match the materiality of the primary structure. Staff finds the proposal consistent with the Guidelines, but has not seen a material specification.
- f. **MATERIALS** – Guideline 3.A.i for New Construction states that materials should complement the type, color, and texture of those found in the historic district. Staff finds the proposal consistent with the Guidelines.
- g. **ARCHITECTURAL DETAILS** – Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. Architectural details should also not visually compete with the historic structure. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

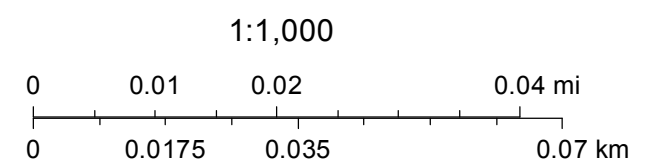
Staff recommends approval based on findings a through g with the following stipulation:

- i. That the columns be a maximum width of 6 inches with a proportionate base and capital.
- ii. That the applicant provides final permit-level drawings, including elevations and a site plan with dimensions, to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant submits final material specifications to staff for review and approval.
- iv. That the applicant meets all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment if applicable.

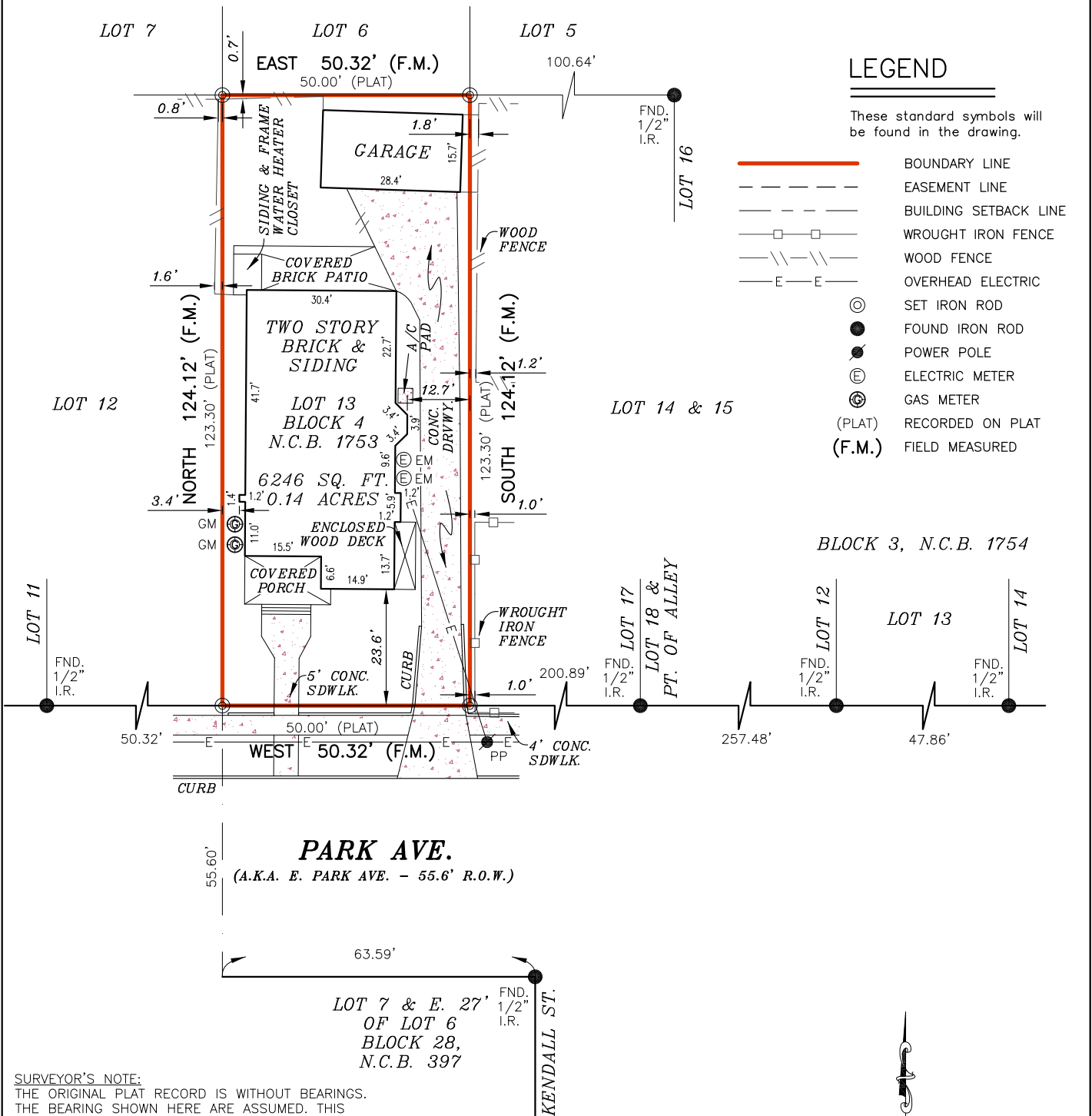
City of San Antonio One Stop



May 13, 2020







SURVEYOR'S NOTE:
THE ORIGINAL PLAT RECORD IS WITHOUT BEARINGS.
THE BEARING SHOWN HERE ARE ASSUMED. THIS
REPRESENTATION IS SURVEYORS BEST INTERPRETATION
OF RECORD INFORMATION.

FLOOD INSURANCE NOTE: By graphics plotting only,
this property is in ZONE X of the
Flood Insurance Rate Map, Community Panel No.
48029C 0405 G effective date of SEPTEMBER 29, 2010
Exact designations can only be determined by a
Elevation Certificate. Based on the above information,
this property IS NOT in a Special Flood Hazard Area.

The survey is hereby accepted with the
discrepancies, conflicts, or shortages in area or
boundary lines, encroachments, protrusions, or
overlapping of Improvements shown.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to ALAMO TITLE COMPANY
and BALEARIA, LLC
that the above map is true and correct according to an actual field survey, made by me on the ground or
under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further
certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except
as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent
discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way
as of the date of the field survey. I further certify that this survey meets or exceeds the
minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
Borrower/Owner: BALEARIA, LLC
Address: 523 E. PARK AVE. GF No. 4011000127

Legal Description of the Land:

Lot 13, Block 4, New City Block 1753, Myrtle Addition, in the City of San Antonio,
Bexar County, Texas, according to plat thereof recorded in Volume 105, Page(s)
97, Deed and Plat Records of Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



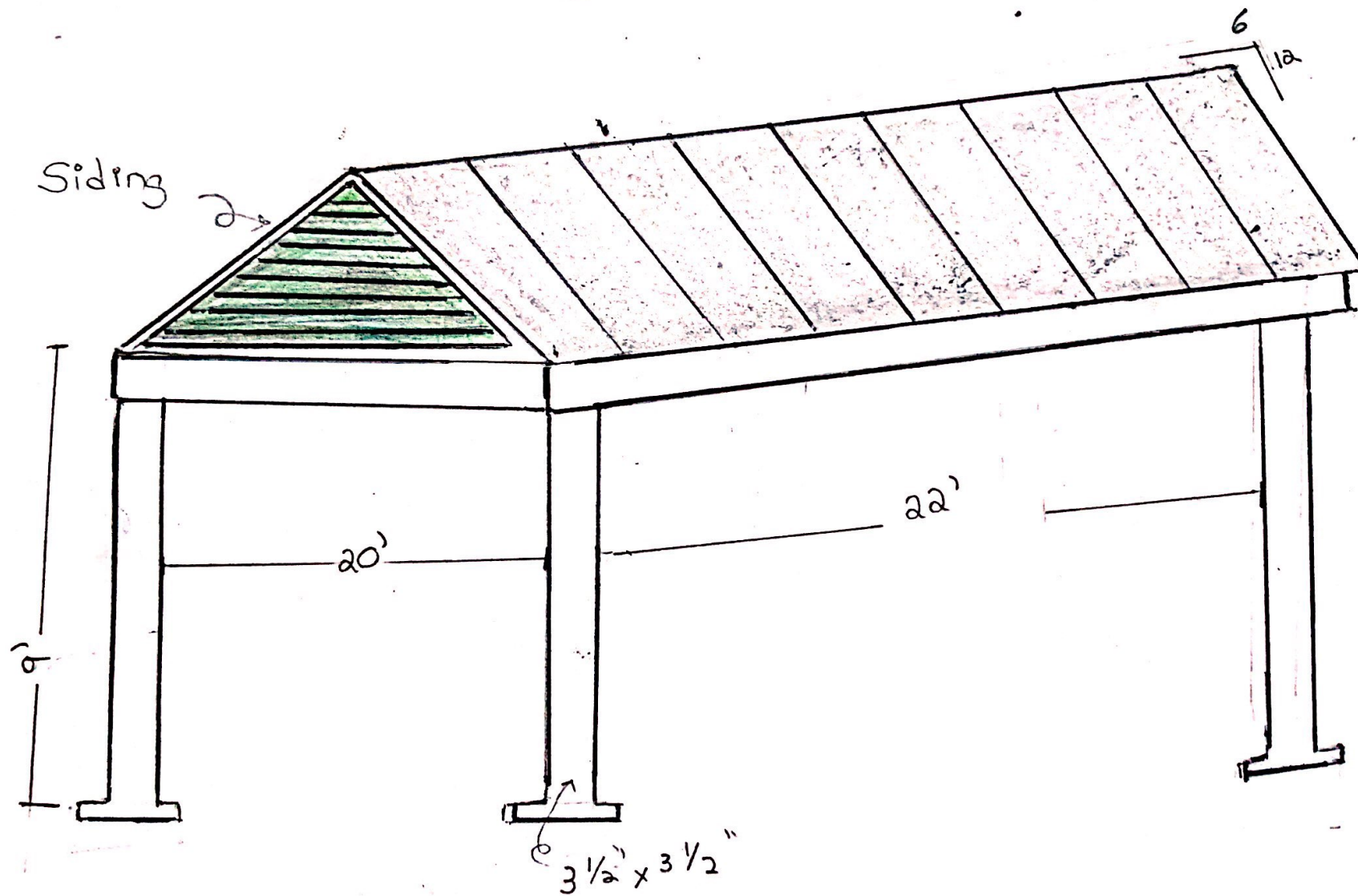
AMERISURVEYORS LLC
20079 Stone Oak Parkway Suite #1230 San Antonio, Texas 78258
Phone: (210) 367-2200 Fax: (210) 320-1043

FINAL "AS-BUILT" SURVEY

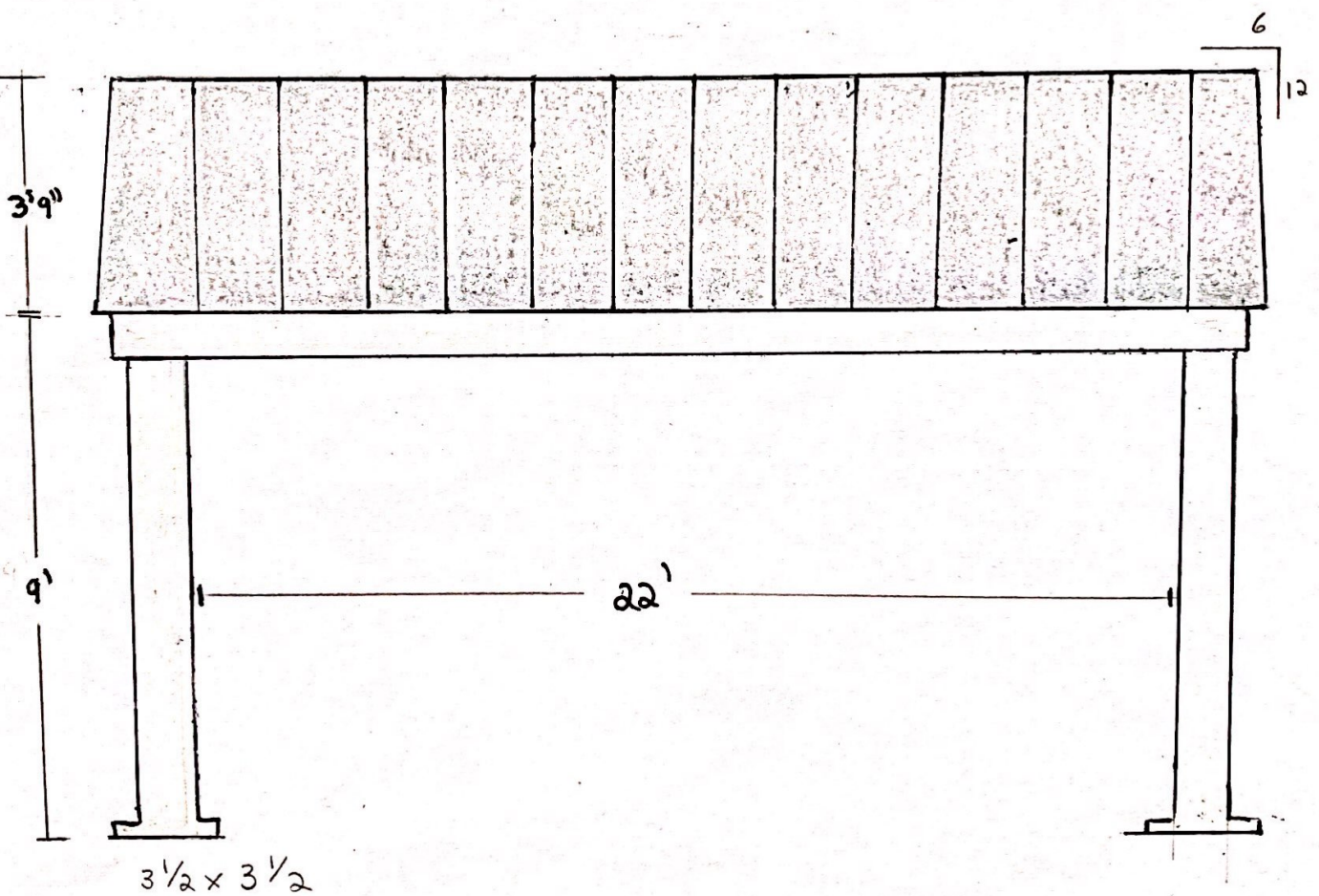
JOB NO.:	1207010871	NO.	REVISION	DATE
DATE:	07/05/12			
DRAWN BY:	MN/AR			
APPROVED BY:	RJR			



Roy John Ronnfeldt
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520



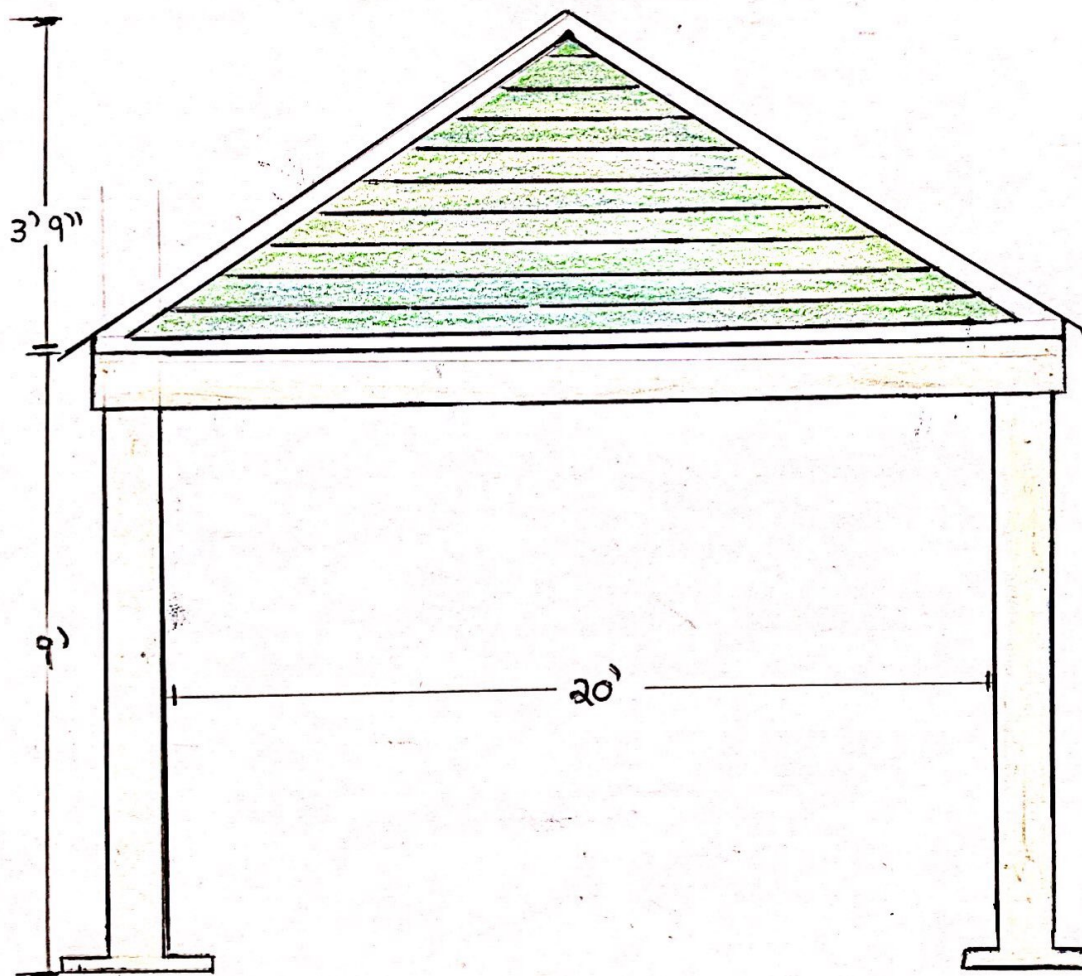
* Metal roof will match main house roof.



WEST AND EAST ELEVATION

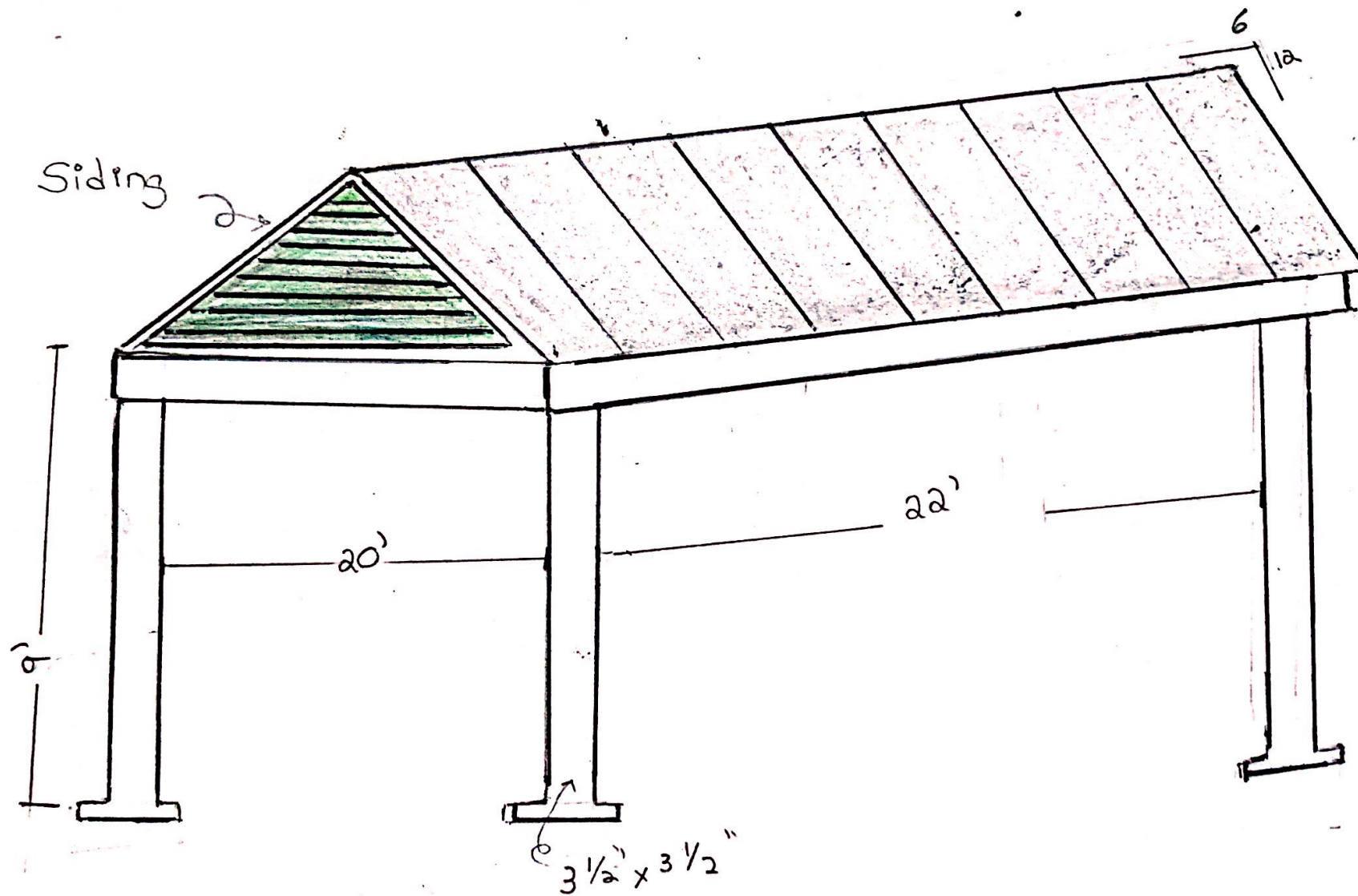
523 E PARK

* Siding will match main house



NORTH AND SOUTH ELEVATION

523 E PARK



GARAGE PORCH

523 E Park Back Garage Porch for two cars.

22' L x 20' W x 9' H

Materials:

Metal columns

Wood Framing, painted in the same color of the house (Delicate White 518-1 oil 66-1110XI)

Metal roof (same as the main house)

Wood siding (same as the main house), painted in the same color of the house (Paint: Army Green 6-652XI)