

# HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

**HDRC CASE NO:** 2021-064  
**ADDRESS:** 732 N OLIVE ST  
**LEGAL DESCRIPTION:** NCB 549 BLK 9 LOT ARB A-14  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Neelesh Narurkar /NARURKAR NEELESH  
**OWNER:** Neelesh Narurkar /NARURKAR NEELESH  
**TYPE OF WORK:** Carport  
**APPLICATION RECEIVED:** February 01, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new carport in the rear yard adjacent to the garage. The carport will be 20 x 21 and constructed of wood with a metal shed roof.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 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 applicant is requesting a Certificate of Appropriateness for approval to construct a new carport in the rear yard adjacent to the garage. The carport will be 20 x 21 and constructed of wood with a metal shed roof.
- b. ACCESSORY STRUCTURE (Massing)– The Guidelines for New Construction 5.A. note that new accessory structures should be designed to be visually subordinate to the primary historic structure on the lot in terms of their height, massing and form; and should be no larger than forty (40) percent of the primary historic structure’s footprint. The applicant has proposed both a footprint and an overall height that is subordinate to that of the primary structure and is consistent with the Guidelines.
- c. ACCESSORY STRUCTURE (Architectural details, materials) – The Guidelines for New Construction 5.A. note that accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed

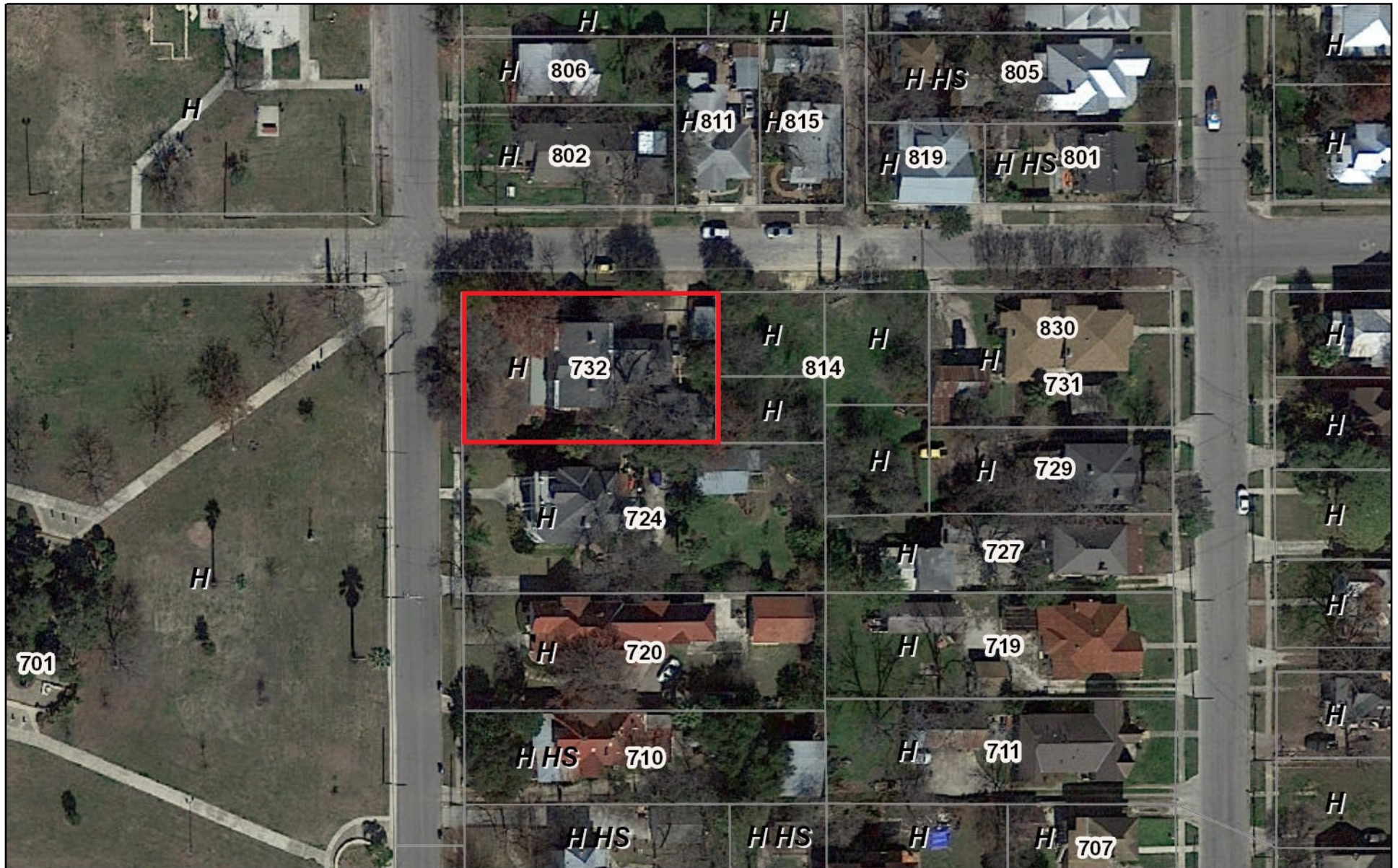
for the proposed carport to feature wood construction with a corrugated metal roof to match an existing, rear yard pergola. Generally, staff finds this to be appropriate.

- d. SETBACKS & ORIENTATION – The Guidelines for New Construction 5.B. note that the predominant garage orientation found along the block should be matches. Additionally, the Guidelines note that setbacks of new accessory structures should be similar to the setbacks of those found historically in the district. Staff finds the proposed carport structure to be sited consistently with the Guidelines.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through d.

# City of San Antonio One Stop



March 11, 2021

CoSA Addresses



Pre-K Sites

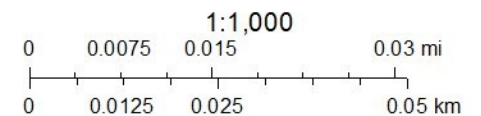
BCAD Parcels



Community Service Centers



CoSA Parcels



CoSA



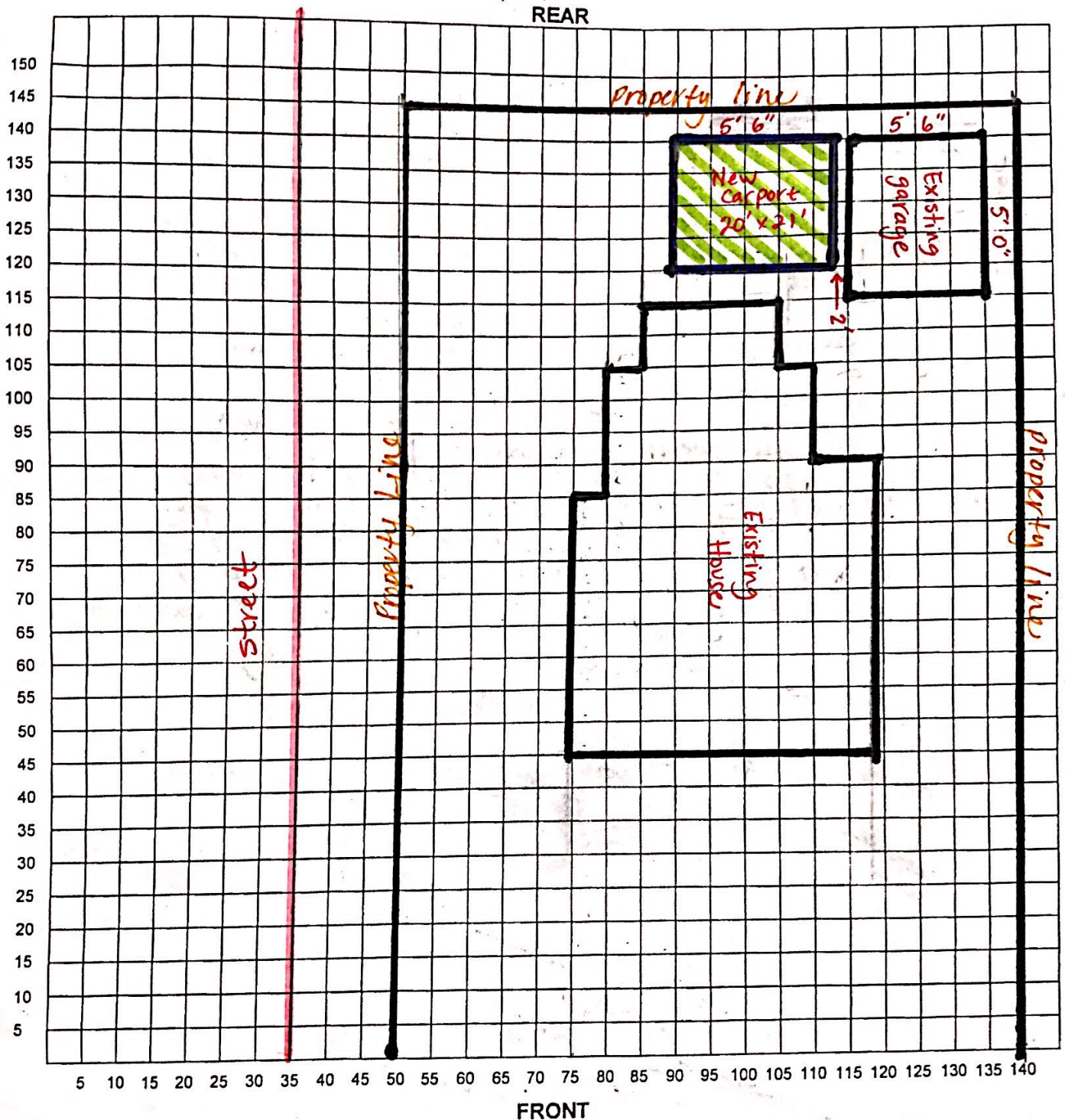
**PLOT PLAN  
FOR BUILDING PERMITS**

Address: 732 N. Olive St.

Lot: \_\_\_\_\_

Block: \_\_\_\_\_

NCB: \_\_\_\_\_



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 2/1/2021

Signature of Applicant: \_\_\_\_\_



FOR BUILDING PERMITS

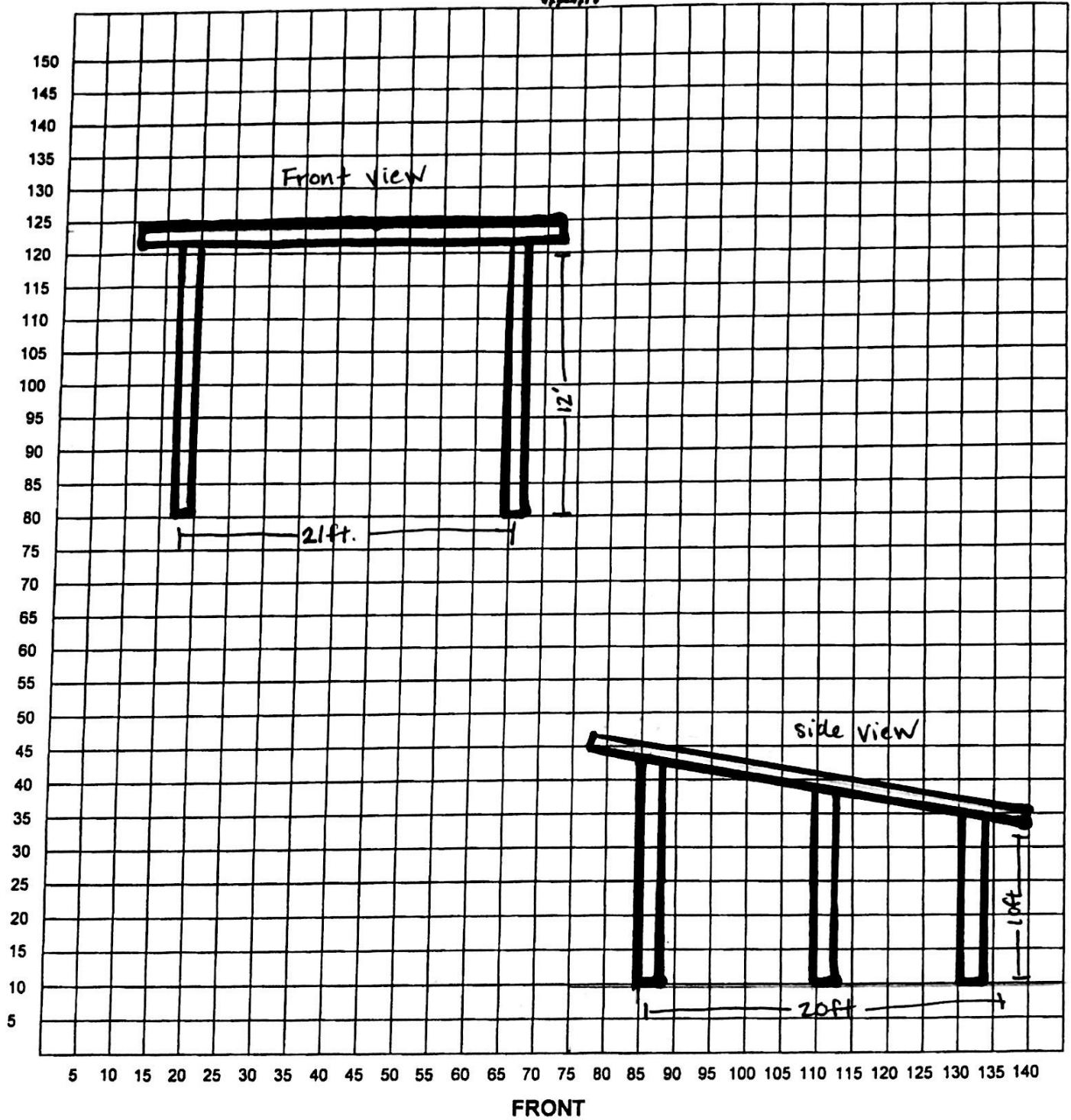
Address: \_\_\_\_\_

Lot: \_\_\_\_\_

Block: \_\_\_\_\_

NCB: \_\_\_\_\_

~~HAIR~~



The materials for this project will consist of treated pine stained and cut to match the existing patio cover (see attached picture). The carport will consist of Six 4x4 posts, 2x8 beams, 2x6 rafters and 1x4 planks. The roof will be a standing seam metal.







EXAMLE OF MATERIALS PROPOSED FOR CARPORT













