

HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

HDRC CASE NO: 2021-108
ADDRESS: 831 LAMAR ST
LEGAL DESCRIPTION: NCB 1368 BLK 5 LOT 21
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ron HILL/HILL RONNIE K
OWNER: Ron HILL/HILL RONNIE K
TYPE OF WORK: Construction of a new accessory structure
APPLICATION RECEIVED: March 02, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 450 square foot rear accessory structure in the northwest corner in the rear yard of the property.

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 831 Lamar was constructed recently in 2020. The one-story, residential structure features Craftsman-influenced elements including a primary gable form with a subordinate front gable flanked by a covered porch
- b. REAR ACCESSORY STRUCTURE – The applicant has proposed to construct a 450 square foot rear accessory structure in the northwest corner in the rear yard of the property. The structure will feature composite board-and-batten siding, a composition shingle gable roof, a front facing garage door, and interior yard facing side door and 3 windows.
- c. MASSING AND FORM – Per the Guidelines for New Construction 5.A.i., applicants should design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The application has proposed a gable roof with a shed roof over the front facing garage door – with a maximum height of 18’ for the one-story garage. Staff finds the proposed massing and form appropriate.
- d. BUILDING SIZE – Per the Guidelines for New Construction 5.A.ii., new outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. The applicant has proposed a 450 square foot accessory structure to the rear of the 1578 square foot primary residence. Staff finds the proposed footprint

appropriate.

- e. CHARACTER – Per the Guidelines for New Construction 5.A.iii., applicants should 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. The applicant has proposed to use board-and-batten siding, shingle roofing on the gable and metal roofing on the shed overhang, and simple doors and windows. Staff finds the architectural details appropriate.
- f. WINDOWS AND DOORS – Per the Guidelines for New Construction 5.A.iv., applicants should 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. The applicant has proposed a single width front garage door in a simple 8-panel design and interior facing pedestrian door with 3 windows. Staff finds proposed fenestration a pattern appropriate, with the stipulation that the final door and window products adhere to the Standard Specifications for Windows in New Construction and are submitted to staff prior to purchase and installation.
- g. ORIENTATION – Per the Guidelines for New Construction 5.B.i., applicants should match the predominant garage orientation found along the block. The applicant has proposed to locate the structure at the northwest corner in the rear yard at the end of the driveway. Staff finds the proposed placement is consistent with the historic development pattern.
- h. SETBACK – Per the Guidelines for New Construction 5.B.ii., applicants should follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. The applicant has proposed a 5-foot set back from the side and rear property line. Staff finds the proposed setback appropriate.

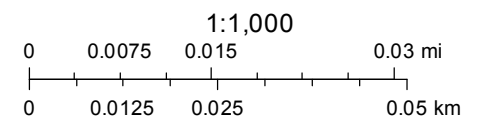
RECOMMENDATION:

Staff recommends approval based on findings b through h with the stipulation that final door and window products adhere to the *Standard Specifications for Windows in New Construction* and are submitted to staff prior to purchase and installation.

831 Lamar



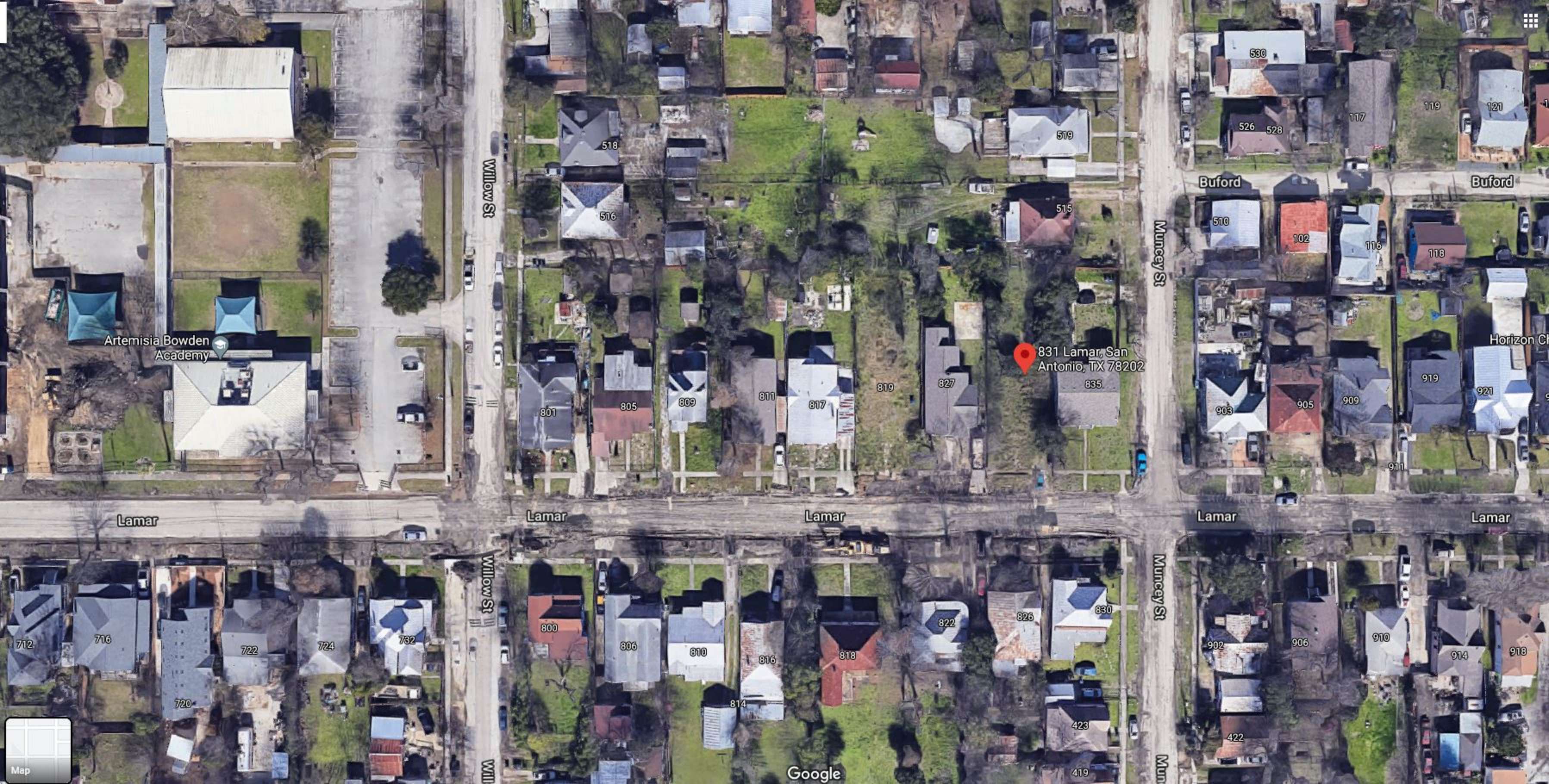
December 8, 2020





831 Lamar, San Antonio, TX 78202

Google



Artemisia Bowden
Academy

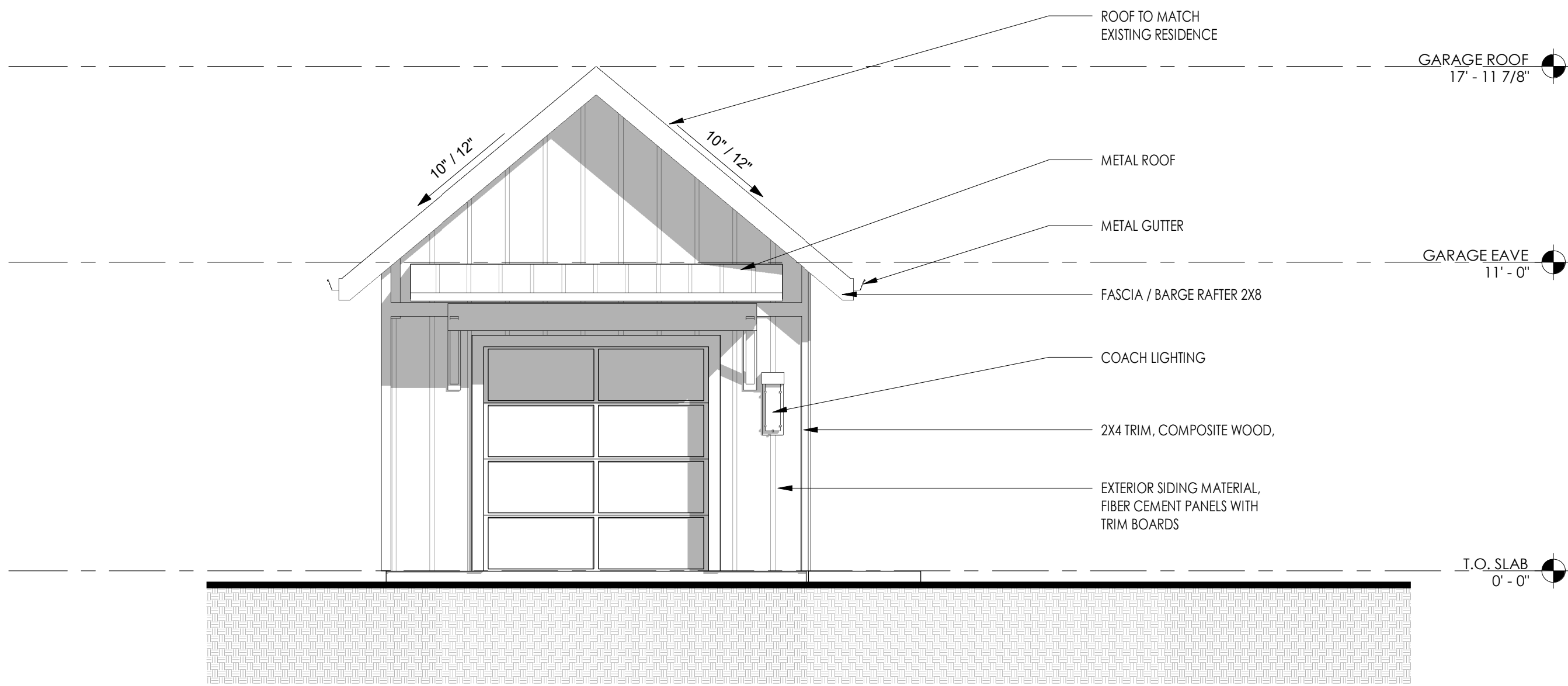
831 Lamar, San
Antonio, TX 78202

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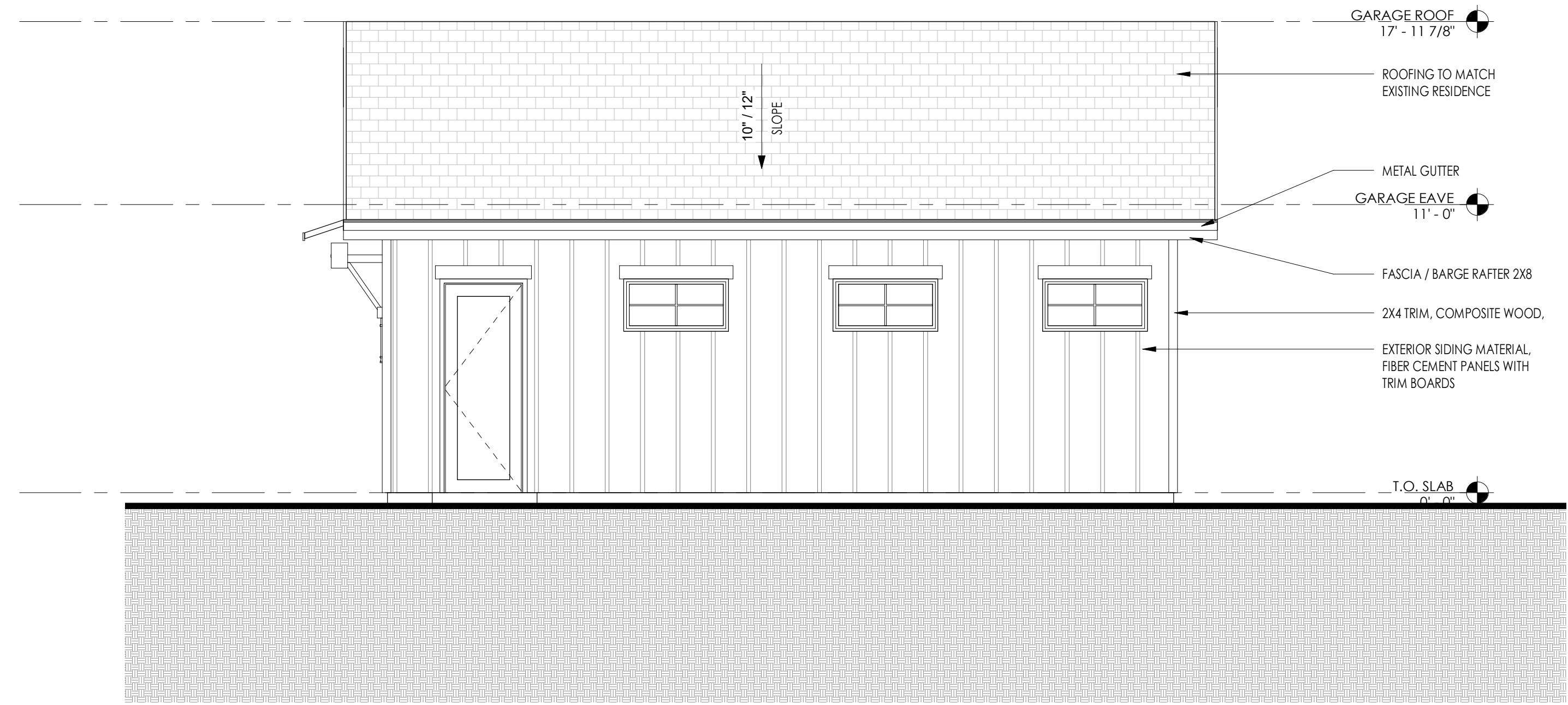




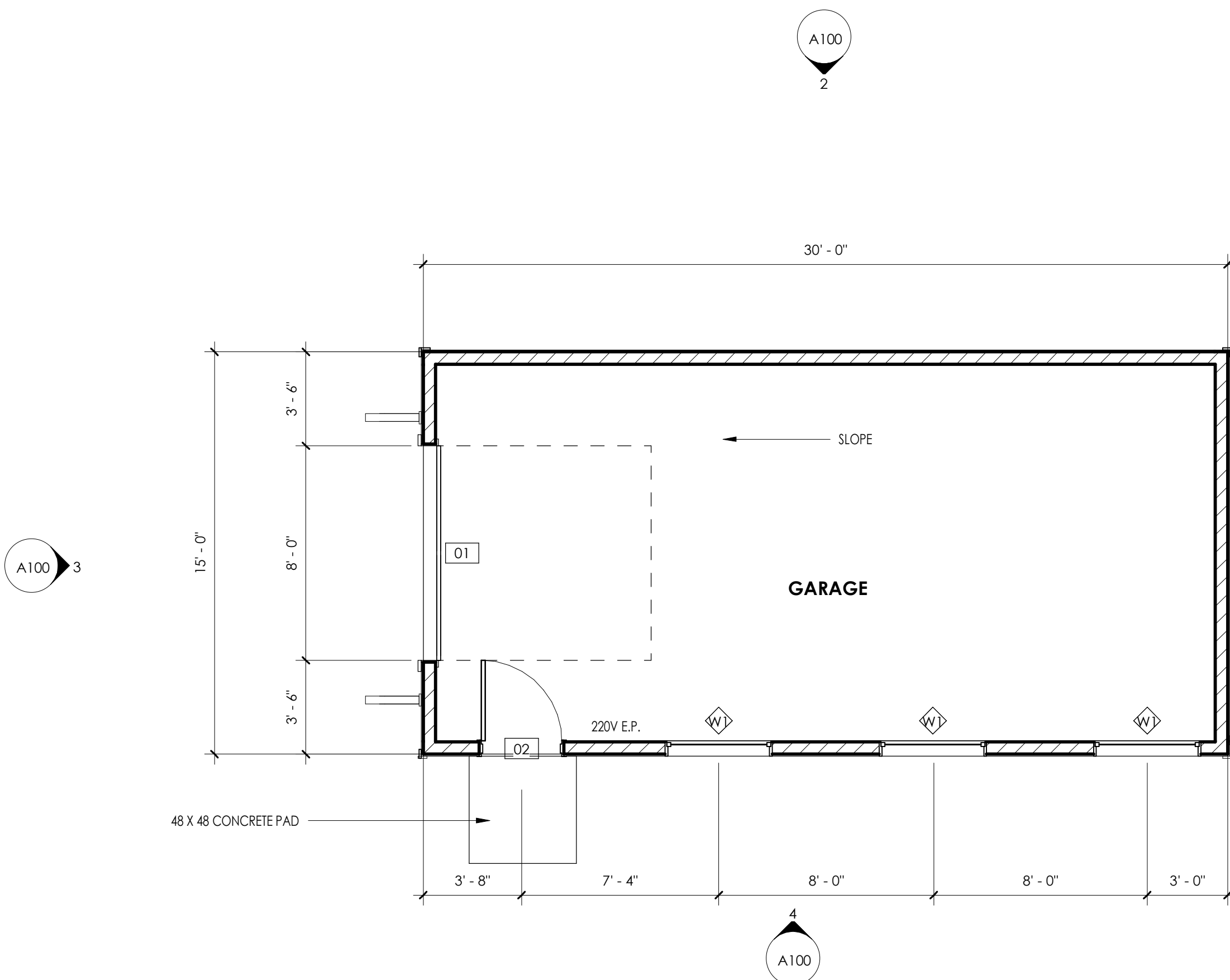




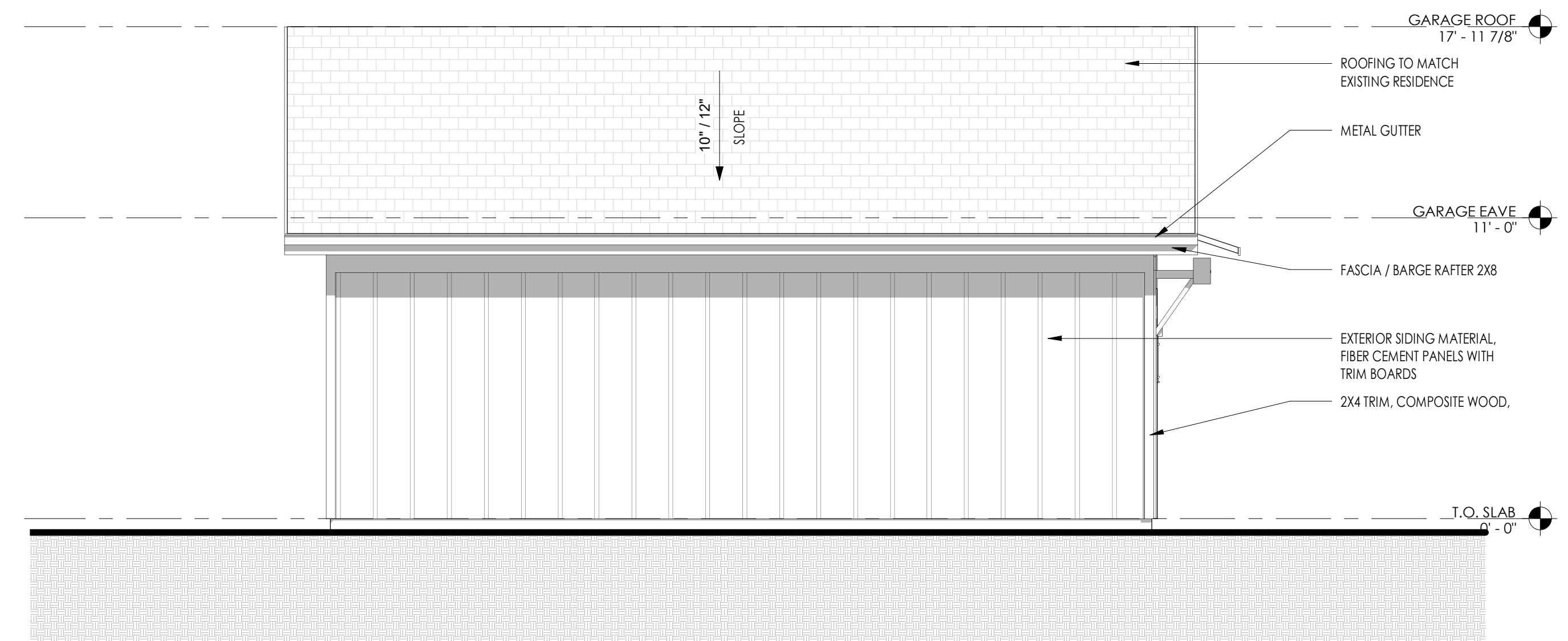
3 FRONT ELEVATION
Scale: 1/4" = 1'-0"



4 Elevation 5 - a
Scale: 1/4" = 1'-0"



1 GARAGE FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 SIDE ELEVATION
Scale: 1/4" = 1'-0"

PLOT PLAN
FOR BUILDING PERMITS

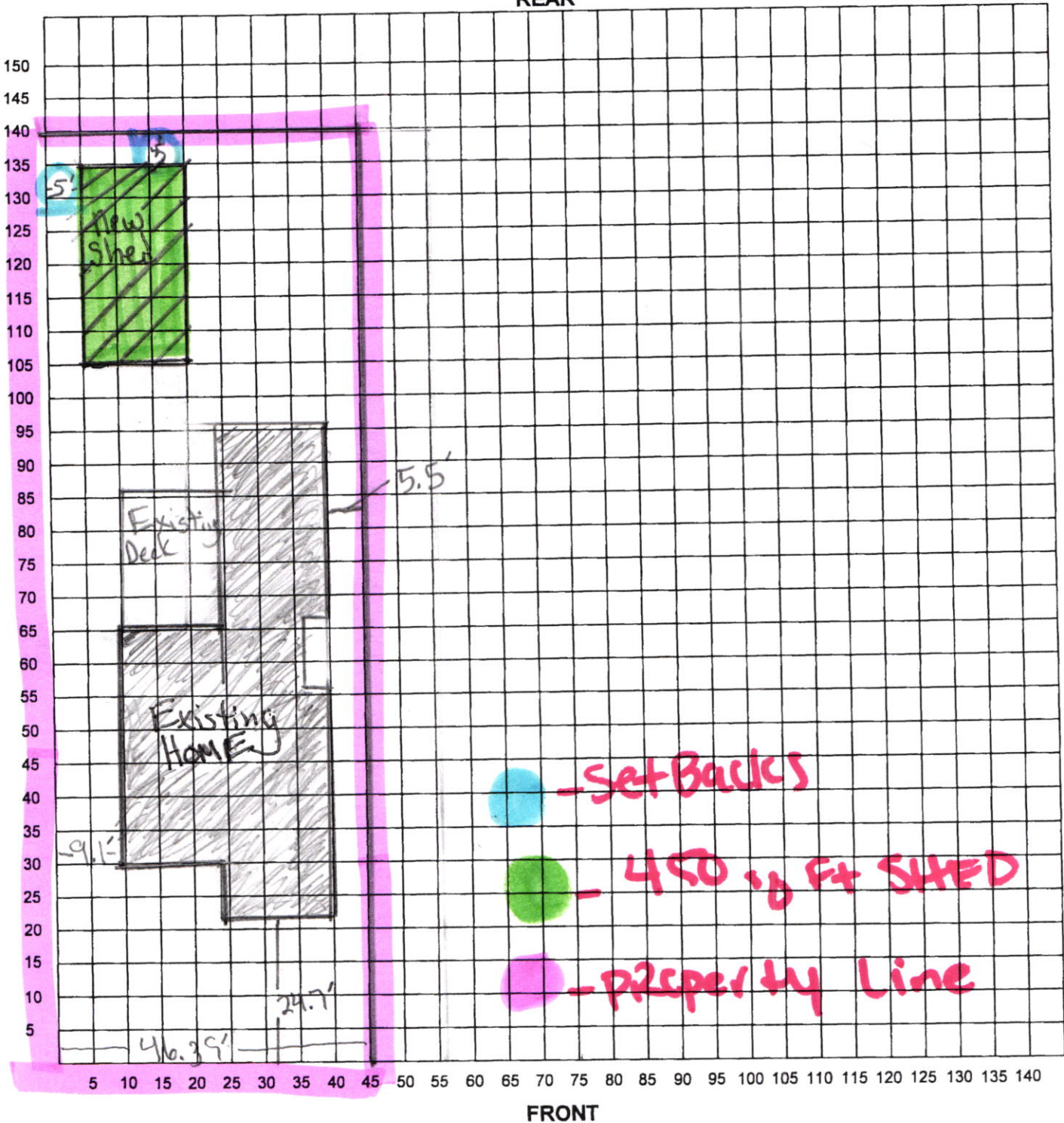
Address: 831 Lamar St.

Lot: 21

Block: 5

NCB: 1368

REAR



FRONT

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: 12-22-20

Signature of Applicant: Ron H