



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

January 20, 2021

HDRC CASE NO: 2020-547
ADDRESS: 124 W SUMMIT AVE
LEGAL DESCRIPTION: NCB 1767 BLK 1 LOT 3
HISTORIC DISTRICT: Monte Vista
PUBLIC PROPERTY: No
APPLICANT: Mallory Baird - 124 W SUMMIT AVE
OWNER: Mallory Baird - 124 W SUMMIT AVE
TYPE OF WORK: Driveway/sidewalk, Fencing, Garage/carport, Landscaping/hardscaping/irrigation

REQUEST:

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

1. Relocate the front pedestrian walkway from the street to the sidewalk to line up with main walkway to the historic structure.
2. Construct a 1-story rear carport.
3. Perform front yard landscaping modifications, to include the addition of planters in front of the primary structure.

The application submission originally included a request to replace the ribbon driveway with cut stone and construct 12 foot tall privacy fencing. These items have been withdrawn from consideration by the applicant and are not being included as part of this request.

FINDINGS:

- a. The primary structure located at 124 W Summit is a 2-story residential structure constructed circa 1925 in the Spanish Eclectic style. The home features a stucco façade, an arched entryway, and a clay barrel tile roof. The structure is contributing to the Monte Vista Historic District.
- b. WALKWAY MODIFICATIONS - The applicant has proposed to relocate the existing concrete walkway in the planting strip between the sidewalk and street to align with the existing front walkway to the primary historic structure. Staff finds the request appropriate.
- c. REAR CARPORT - The applicant has proposed to construct a new 1-story rear carport measuring approximately 300 square feet in footprint and less than 9' in height at the rear of the lot. The carport will be minimally visible from the public right-of-way. According to the Guidelines, new rear structures should follow the historic development pattern of the district in terms of location and scale and should feature compatible materials that do not detract from the historic structure, and also do not convey a false sense of historic appearance. Staff finds the request appropriate.
- d. LANDSCAPING MODIFICATIONS – The applicant has proposed to perform various landscaping modifications, including the removal of bushes in the front yard and the installation of hedging and planting beds. Staff finds the proposal eligible for administrative approval.
- e. ADMINISTRATIVE APPROVAL – The application documents include various scopes of work that are eligible for administrative approval, including rear yard landscaping and hardscaping modifications and 6' tall rear privacy fencing and a sliding car gate along the rear alley.

RECOMMENDATION:

Item 1, Staff recommends approval of the front walkway modifications based on finding c.

Item 2, Staff recommends approval of the construction of a 1-story rear carport based on finding e with the following stipulations:

- i. That the applicant submits final material specifications to staff for review and approval prior to the issuance of a

Certificate of Appropriateness.

ii. That the applicant complies with all Zoning setback requirements and obtains a variance from the Board of Adjustment if applicable.

Item 3, Staff recommends approval of the front yard landscaping modifications based on finding f with the stipulation that the applicant submits a final landscaping plan with plant species and locations indicated prior to the issuance of a Certificate of Appropriateness.

COMMISSION ACTION:

Approved with stipulations.

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with