

HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2024

HDRC CASE NO: 2024-338
ADDRESS: 332 FLORIDA ST
LEGAL DESCRIPTION: NCB 3010 BLK 8 LOT 8-9, N 46 FT OF 17 & N IRR 33 FT OF 18
ZONING: RM-4 CD
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Nathan Manfred/French and Michigan
OWNER: Mae and Frank Miranda/MIRANDA FRANCISCO J & MAE H
TYPE OF WORK: Multiple carport construction and site alterations
APPLICATION RECEIVED: September 21, 2024
60-DAY REVIEW: November 20, 2024
CASE MANAGER: Caitlin Brown-Clancy

REQUEST:

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

1. Repair existing concrete slab located behind primary structure and pour a new 220 sq ft concrete slab behind existing casita.
2. Pour a new concrete parking slab measuring roughly 2,550 sq ft over existing gravel parking and drive.
3. Construct a new detached carport measuring 756 sq ft. over the existing concrete slab located behind the primary structure.
4. Construct a 220 sqft carport attached to the rear of the existing casita over the requested new slab.

APPLICABLE CITATIONS:

GUIDELINES FOR SITE ELEMENTS:

5. SIDEWALKS, WALKWAYS, DRIVEWAYS AND CURBING

B. Driveways

i. Driveway configuration - Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

GUIDELINES FOR NEW CONSTRUCTION:

2. BUILDING MASSING & 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%.

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.

3. MATERIALS & TEXTURE

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.

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.

4. ARCHITECTURAL DETAILS

A. General

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.

5. GARAGES & OUTBUILDINGS

A. Design & 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. 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.

B. Setbacks & Orientation

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. ARCHITECTURAL DESCRIPTION - The primary structure at 332 Florida was constructed circa 1910 and first appears on the Sanborn maps in 1912. The 2-story, single-family residence features a pyramidal composition shingle roof with extended side gable and rear hip roof elements, and a 2 -story front porch with craftsmen porch detailing. The house features divided lite and one-over-one wood windows. The property is contributing to the Lavaca Historic District.
- b. SITE ELEMENTS: EXISTING DRIVEWAY – The applicant is requesting to repair the existing concrete drive. The Guidelines for Site Elements state that historic driveway configurations should be retained and repaired. Staff finds this consistent with the Guidelines.
- c. SITE ELEMENTS: NEW DRIVEWAY(S) The applicant is requesting to pour a new 220 sq. foot concrete pad behind the existing casita and a 2,792 sq. foot concrete pad over the existing compacted dirt and gravel drive. With these additions, the lot still features less than 50% impervious cover. Staff finds both requests consistent with the Guidelines.
- D. CARPORT: FOOTPRINT – The applicant has proposed to construct two carports; one is a new detached carport structure behind the primary structure measuring 756 sq. feet. The second is an attached carport at the rear of the existing casita measuring 264 sq. 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 both proposals consistent with the Guidelines based on the open-air nature of the structure.

- d. **CARPORT: SETBACKS** – The applicant has proposed to situate the new carports behind the existing primary structure and existing casita. Guideline 5.B.ii for new construction stipulates that new garages and outbuildings should follow the historic orientation and setbacks common in the district. The neighboring properties feature accessory structures that are subordinate to their primary façade and set at the rear of the property. Staff finds the proposal consistent with Guidelines. The applicant is responsible for complying with all zoning setback standards and filing for a variance with the Board of Adjustment if applicable.
- e. **CARPORT: SCALE & MASS** – The applicant has proposed two carports to include a 1-story detached carport structure with a hipped roof measuring 14’5” in height. The second carport will be attached to the rear of the existing casita with a shed roof measuring 10’0” 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 structures. The scale of the proposed structures does not impact or visually compete with the primary structures on the lot or nearby historic structures. Staff finds the proposals consistent with the Guidelines.
- f. **CARPORT: ROOF FORM** – The applicant has proposed a hipped roof form for the detached carport. The roof will be a standing seam metal roof. The applicant has proposed a shed roof for the attached carport featuring a standing seam metal roof. Staff finds both proposals appropriate.
- g. **CARPORT: MATERIALS** – The proposed carports will be constructed on the poured concrete slabs. Both carports will be constructed of wood columns and beams and standing seam roof panels. The Guidelines for New Construction state that materials should complement the type, color, and texture of those found in the historic district. Staff finds the proposals consistent with the Guidelines.
- h. **CARPORT: 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 to repair existing concrete slab and to pour a 220 sq. foot concrete slab behind the existing casita based on findings a through c.

Staff recommends approval to pour a new 2,792 sq. foot concrete drive based on finding c. However, staff finds a pervious paving system to be most appropriate.

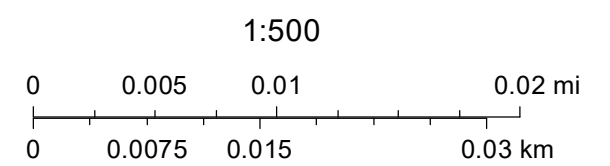
Staff recommends approval to construct a 756 sq. foot detached carport at the rear of the property over the existing drive and a 220 sq. foot attached carport at the rear of the existing casita based on findings a and d through h with the following stipulation:

- i. That the applicant submit metal roof specifications to OHP staff prior to issuance of a COA.

City of San Antonio One Stop



October 9, 2024



332 Florida - Carports and Site Improvements



Main House - North Elevation (Front)

September 23, 2024

332 Florida - Carports and Site Improvements



Main House - East Elevation (Side)

September 23, 2024

332 Florida - Carports and Site Improvements



Main House - South Elevation (Rear)

September 23, 2024

332 Florida - Carports and Site Improvements



Main House- West Elevation (Side)

September 23, 2024

332 Florida - Carports and Site Improvements



Rear of Main House and Side of Casita (currently being remodeled)

Proposed Location of 3 Car Carport, additional concrete drive, and restoration of existing concrete parking pad and drive

September 23, 2024

332 Florida - Carports and Site Improvements



Rear of Casita (currently being remodeled)

Proposed Location of Carport for Casita

September 23, 2024

332 Florida - Carports and Site Improvements



Rear parking area near driveway approach and gate off Boerne St.

Proposed area for improved site grading, additional concrete drive, and parking to replace compacted dirt parking area.

332 Florida - Original Casita (Currently Being Remodeled)



Casita - North Facing Elevation

September 23, 2024

332 Florida - Original Casita (Currently Being Remodeled)



Casita - East Facing Elevation

September 23, 2024

332 Florida - Original Casita (Currently Being Remodeled)



Casita - South Facing Elevation

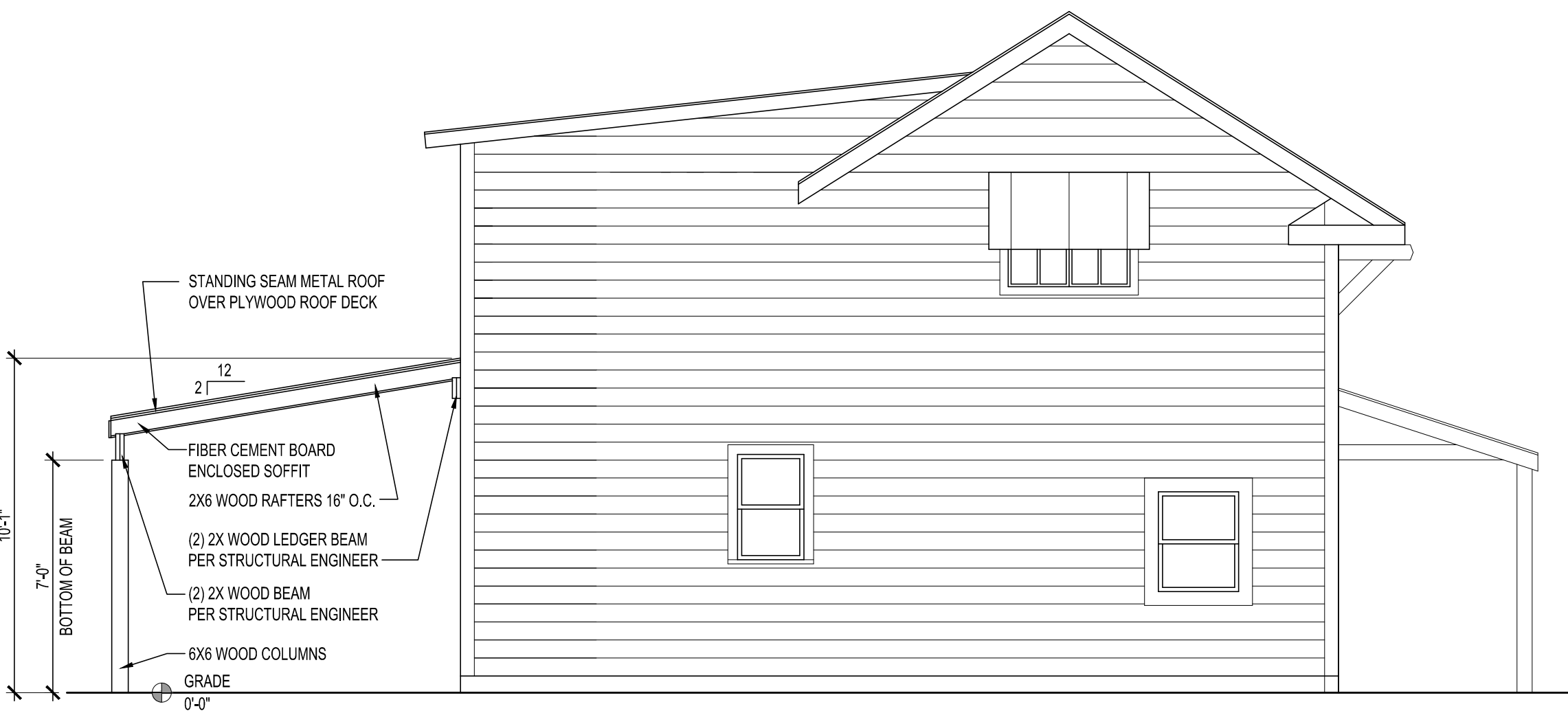
September 23, 2024

332 Florida - Original Casita (Currently Being Remodeled)

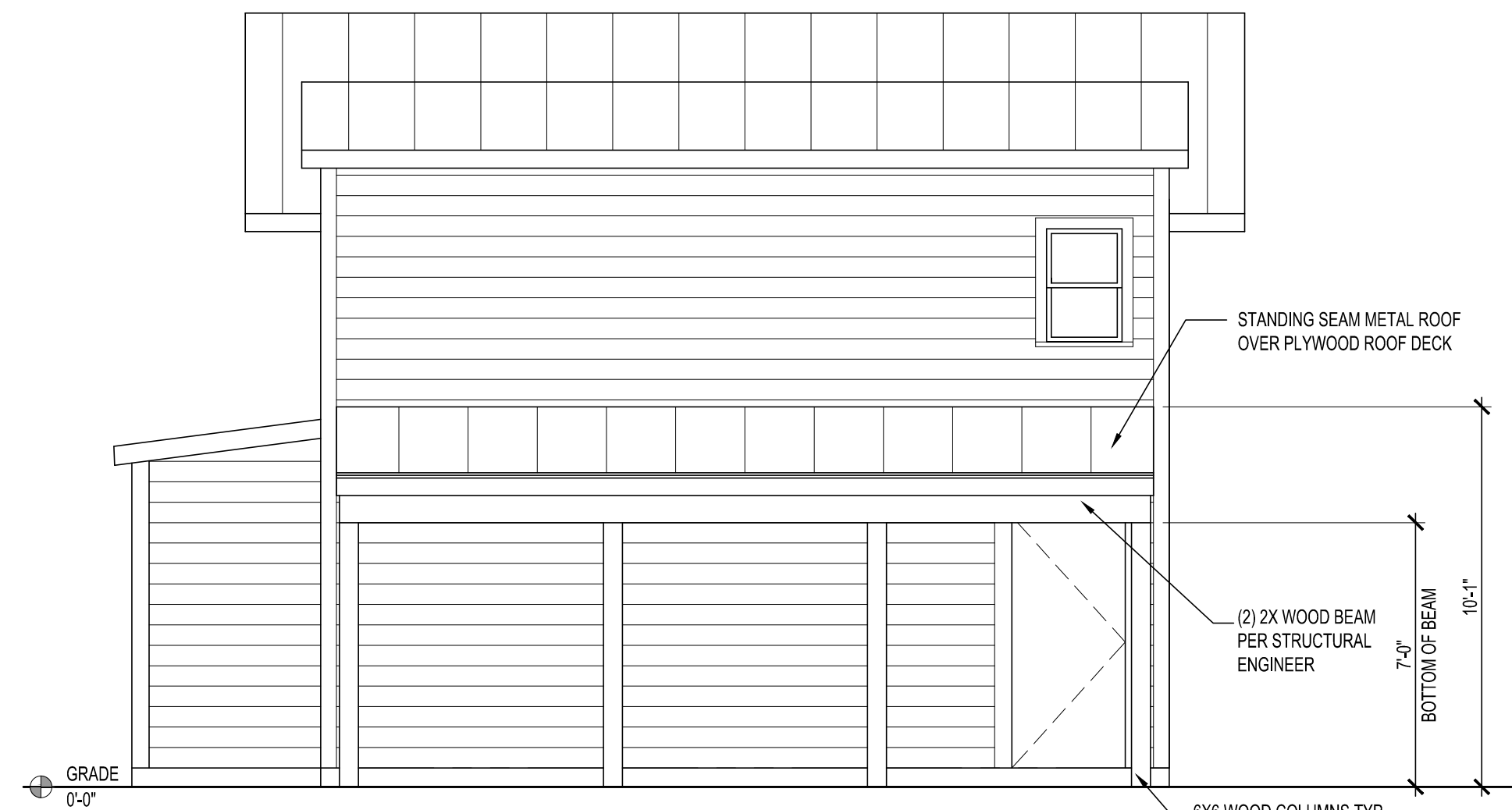


Casita - View Along West Facade
(Existing Addition Built Along West Property Line)

September 23, 2024



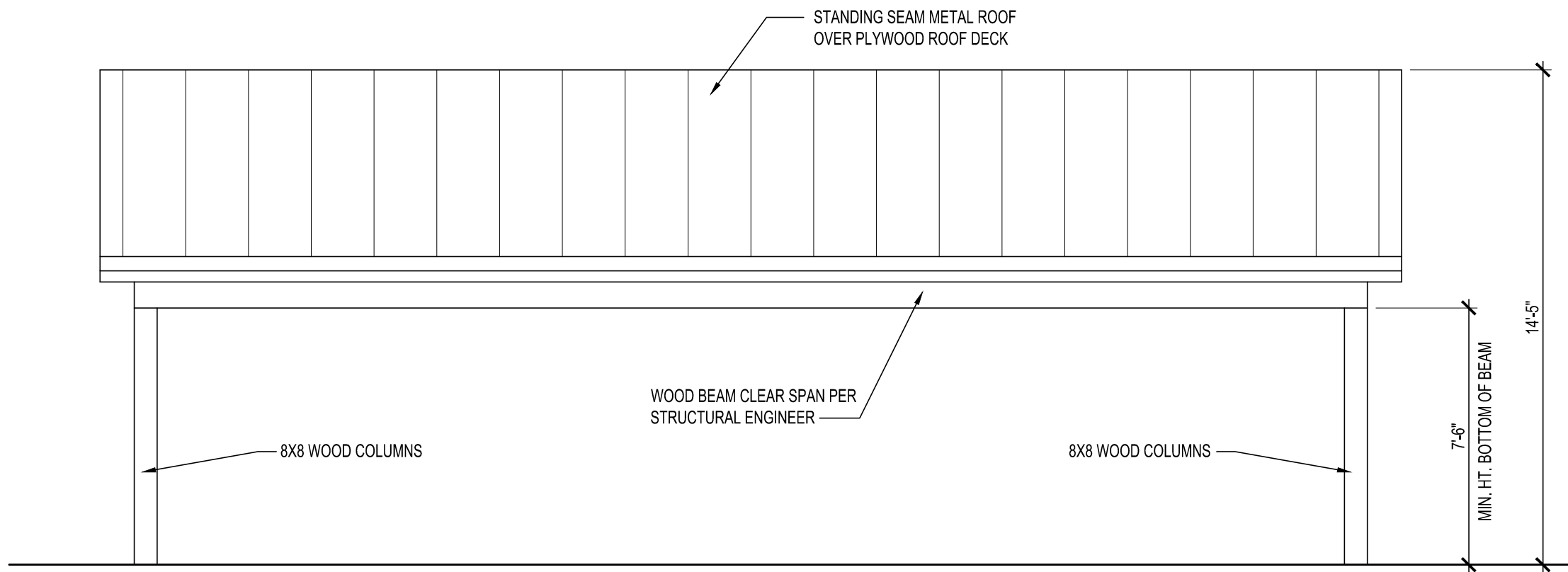
4 CASITA CARPORT - EAST ELEVATION
SCALE: 1/4" = 1'-0"



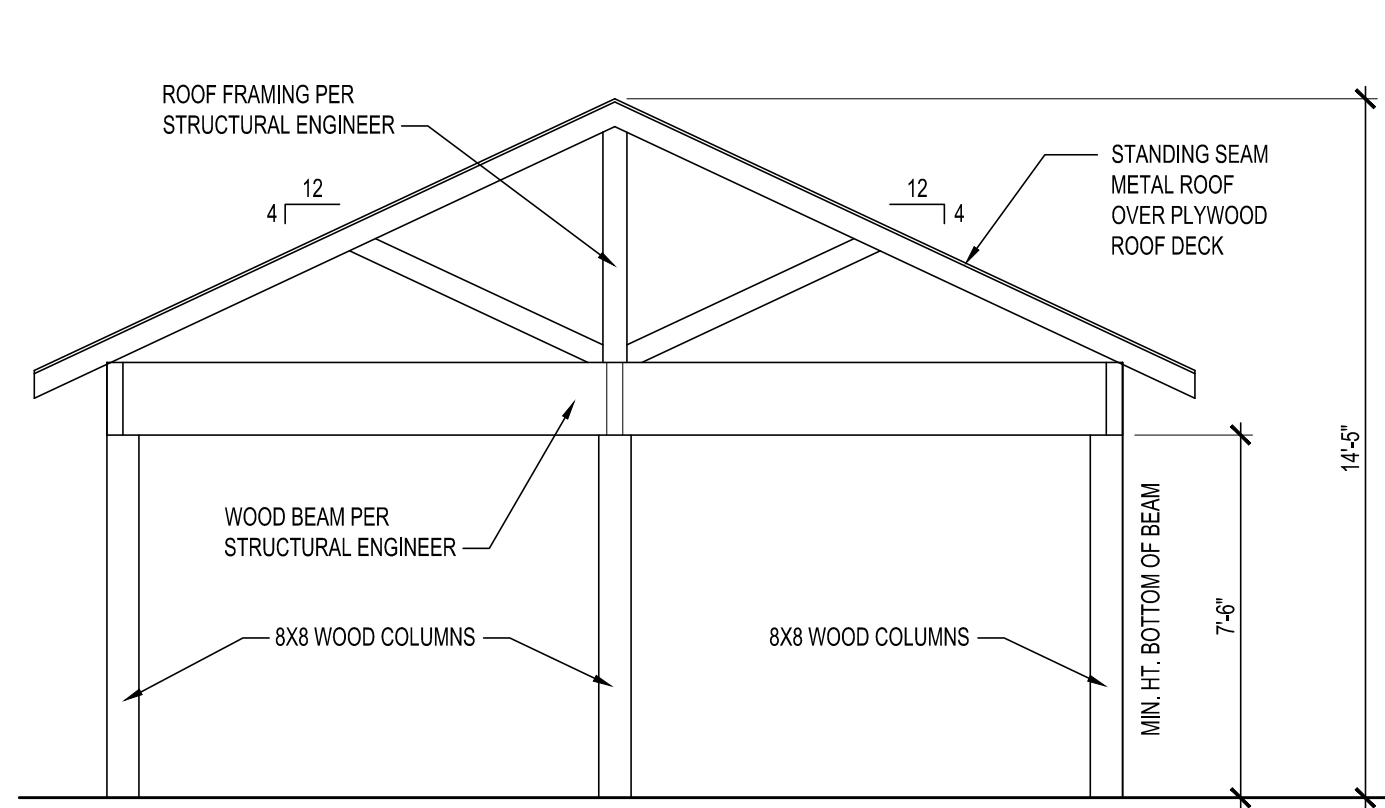
5 CASITA CARPORT - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



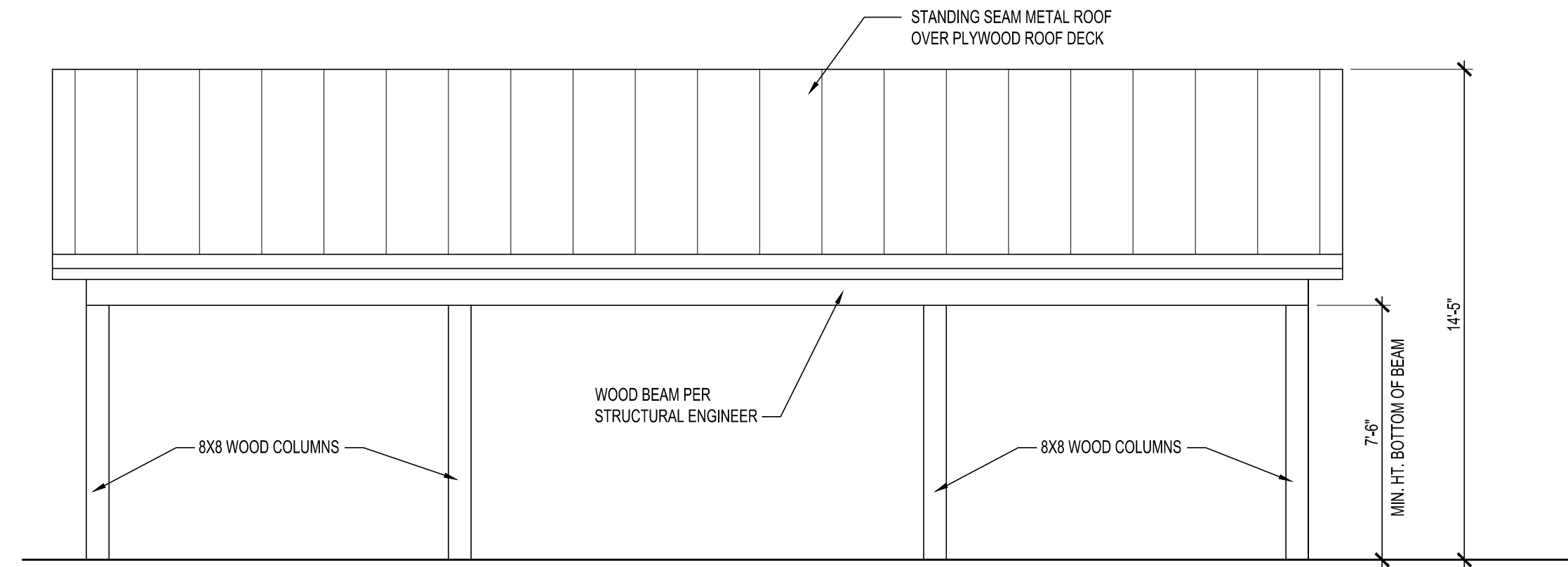
6 CASITA CARPORT - WEST ELEVATION
SCALE: 1/4" = 1'-0"



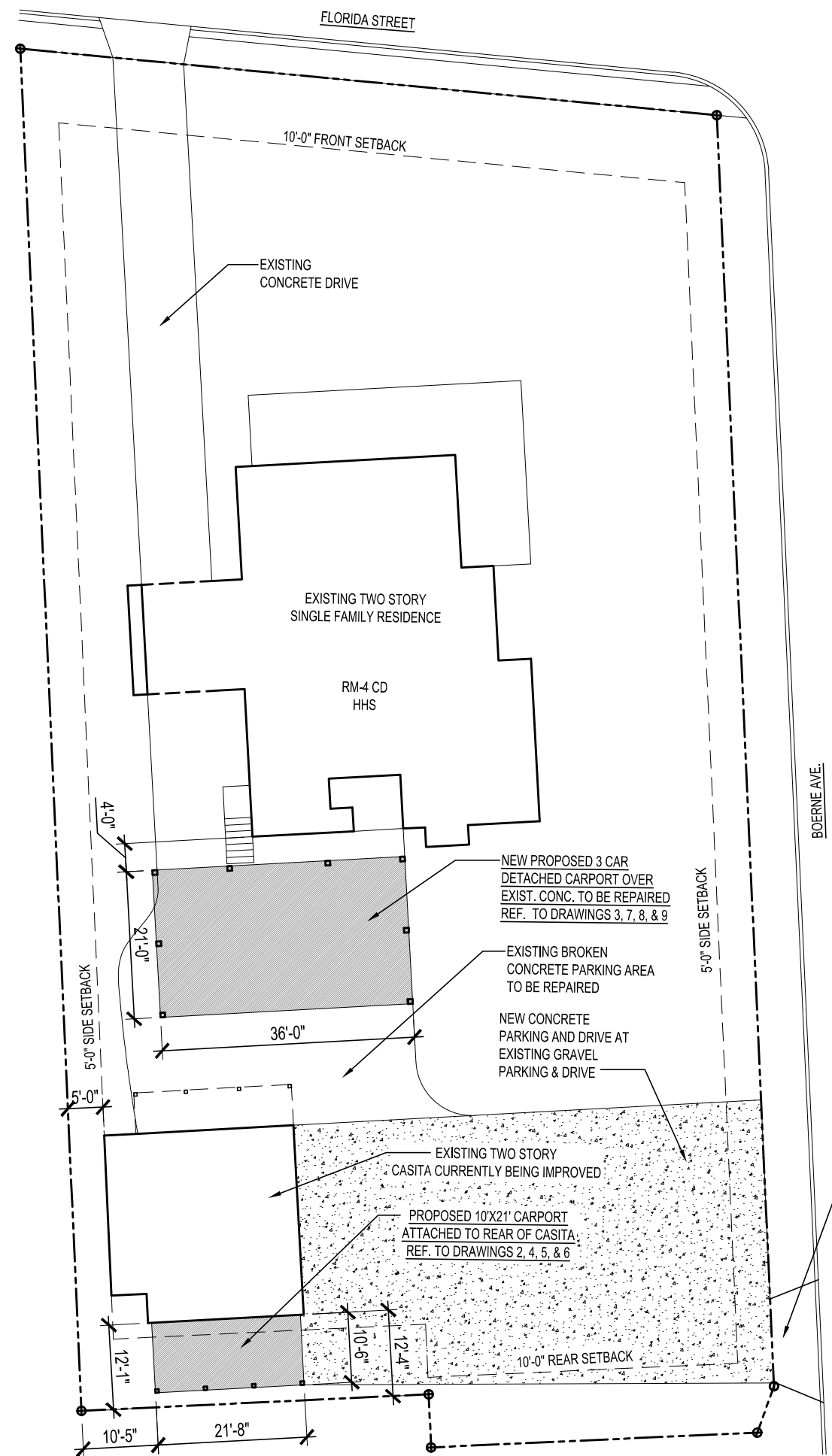
7 CARPORT - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



8 CARPORT - EAST & WEST ELEVATION
SCALE: 1/4" = 1'-0"

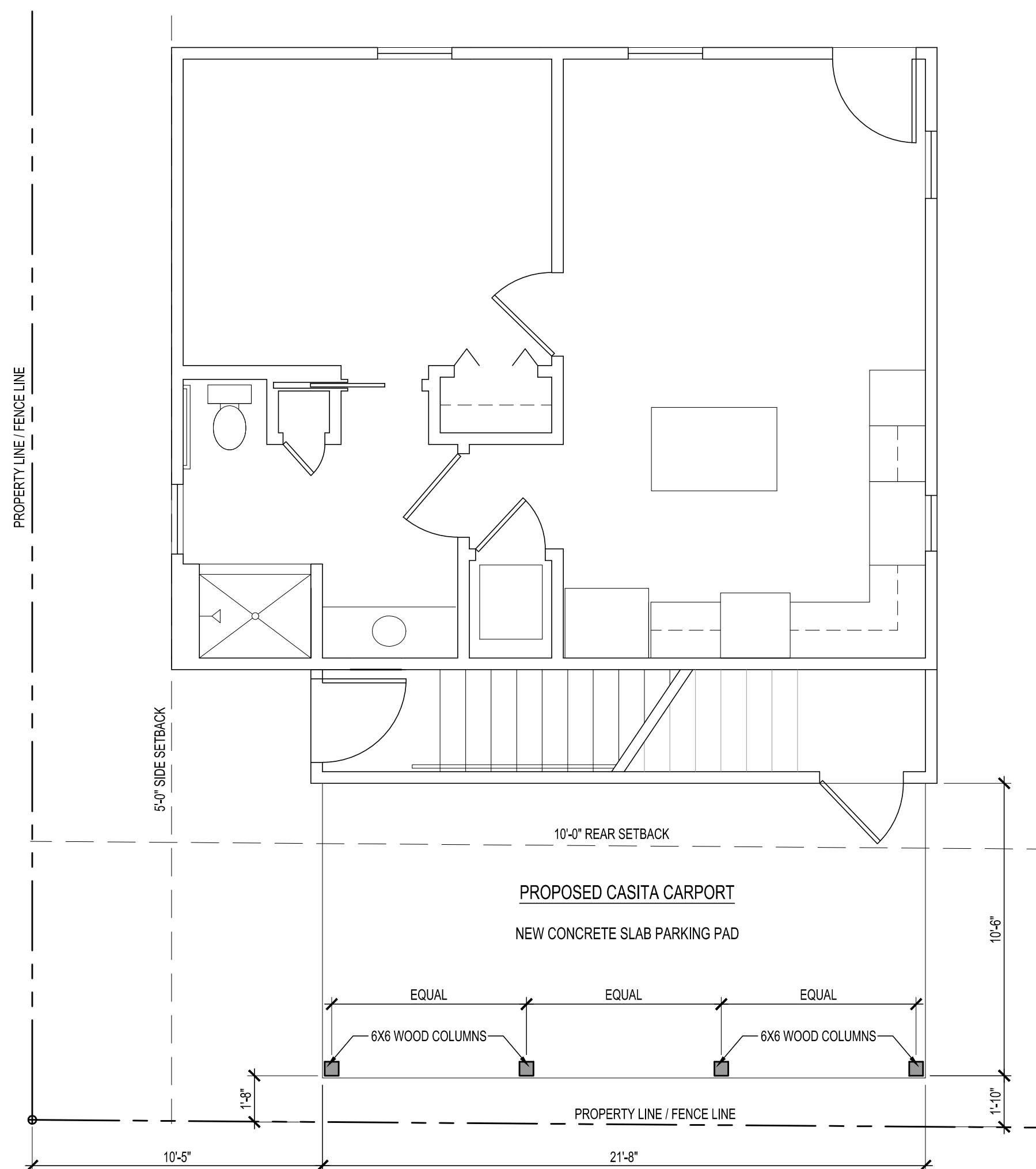


9 CARPORT - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

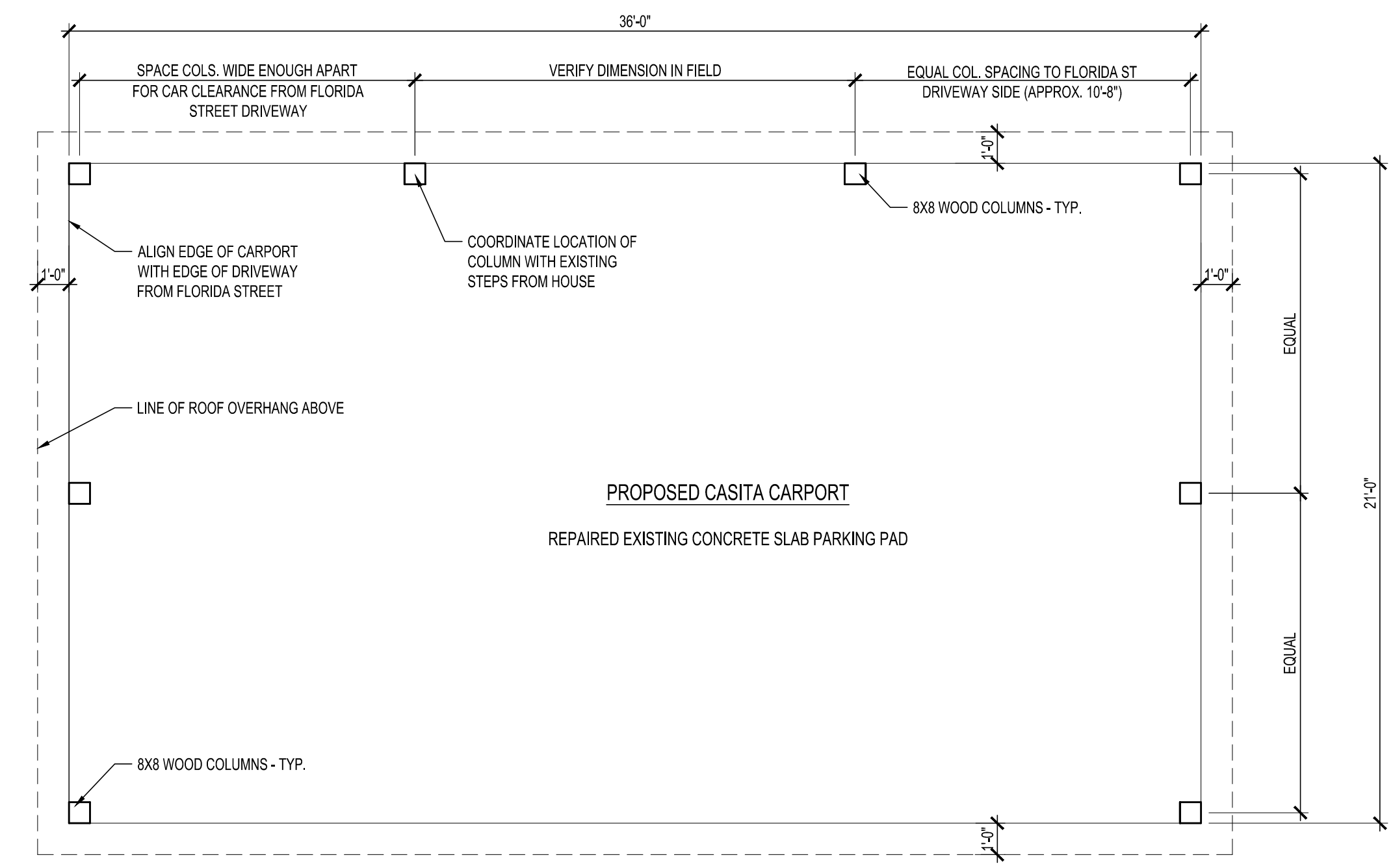


1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

IMPERVIOUS SURFACES CALCULATIONS:	
EXISTING HOUSE FOOTPRINT	2,570 S.F.
EXISTING CASITA FOOTPRINT	710 S.F.
EXISTING CONCRETE AREA	2,842 S.F.
PROPOSED NEW CONCRETE AREA	2,792 S.F.
TOTAL IMPERVIOUS COVER	8,914 S.F.
GROSS AREA OF PROPERTY	18,847 S.F.
PERCENT IMPERVIOUS COVER (NEW & PROPOSED)	47.3%



2 CASITA CARPORT PLAN
SCALE:



3 CARPORT - PLAN
SCALE: 1/4" = 1'-0"