HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2023

HDRC CASE NO:	**2023-285**
ADDRESS:	634 MUNCEY
LEGAL DESCRIPTION:	NCB 1302 BLK 3 LOT N 50 FT OF 1 & 2
ZONING:	R-5, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Jeff Ye/YE JEFFREY
OWNER:	Jeff Ye/YE JEFFREY
TYPE OF WORK:	Construction of detached carport with roof deck
APPLICATION RECEIVED:	October 30, 2023
60-DAY REVIEW:	December 29, 2023
CASE MANAGER:	Jessica Anderson

REQUEST:

The applicant requests A Certificate of Appropriateness for approval of a 16'x15' rear detached carport with roof deck.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

2. Building Massing and 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%.

ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

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.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

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.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof material*s—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
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.
v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

i. *Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
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.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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 property at 634 Muncey is a single-story contemporary residence with Craftsman influence built in 2022. The property contributes to the Dignowity Hill Historic District.

b. FOOTPRINT – The applicant proposes to construct a 16'x15' rear carport structure with roof deck facing Sherman St. The carport will shade two vehicles. The proposed footprint is 240 square feet, not including a staircase attached to the east side of the carport. The Historic Design Guidelines for New Construction stipulate that new outbuildings should be less than 40% the size of the primary structure in plan. The existing primary structure on the lot features a footprint of 1,595 square feet, including an attached open porch and covered terrace, and one story in height. The proposed carport with roof deck features a total footprint of approx. 240 square feet, or approx. 15% of the primary structure's footprint. Accessory structures in the area include both one- and two-story structures. Staff finds the proposed footprint conforms to guidelines.
c. MASSING AND FORM: Historic Design Guidelines for New Construction 5.A.ii notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form. Staff finds the proposed carport and roof deck generally appropriate.
d. ORIENTATION AND SETBACKS: The applicant proposes setbacks for the north, east, and west elevations consistent with the Guidelines for New Construction 5.B. There is an existing gazebo at the northeast corner of the property with minimal distance between it and the proposed carport structure. The applicant must propose a setback for the new accessory structure that meets all setback standards as required by the city zoning requirements, or obtain a variance from the Board of Adjustment if applicable.
e. ARCHITECTURAL DETAILS (MATERIALS): The applicant requests approval of a wood carport with a metal cable railing with wood posts and rails. Historic Design Guidelines for New Construction 5.A.iii says to 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 primary structure is clad in 4" composite siding. Staff finds the proposed materials conform to guidelines.

RECOMMENDATION:

Staff recommends approval of a rear detached carport, based on findings d through g, with the following stipulations:

i. That the applicant proposes an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B, meets all setback standards as required by city zoning requirements, or obtains a variance from the Board of Adjustment if applicable, as found in finding d.
ii. That the applicant submits updated measured drawings prior to the issuance of a Certificate of Appropriateness.
iii. That the applicant arranges a site visit for setback inspection with staff prior to construction in order to field verify the proposed setbacks.

City of San Antonio One Stop

November 7, 2023

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

CoSA Addresses

Community Service Centers

Pre-K Sites

CoSA Parcels

BCAD Parcels

PLAN 932-542

Photographs may show modified designs.

PLAN 932-542

Carport Example Picture

PROPOSED CARPORT PLACEMENT AND IMAGERY SHOWN IS FOR SCOPE OF WORK AND DESIGN INTENT PURPOSES. THE PROPOSED CARPORT SHALL UTILIZE WOOD POST AND FRAMING, INCLUDING WOOD POSTS AND WOOD HANDRAILS FOR THE PROPOSED METAL CABLE RAILING SHOWN. COLOR PROPOSED FOR THE PAINTED WOOD SHALL MATCH THE COLOR OF EXISTING HOUSE.

THE OWNER PLANS TO EMPLOY A CONTRACTOR TO FURNISH AND INSTALL THE CARPORT AND APPLY FOR THE BUILDING PERMIT. THE CONTRACTOR WILL PROVIDE MANUFACTURER SHOP DRAWINGS AND THE ENGINEERED FOUNDATION REQUIRED FOR APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION.

Table 310-1
Lot and Building Dimensions Table

EXPAND

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)
	LOT DIMENSIONS						BUILDING ON LOT				BUILDING		
Zoning District	Lot Size (min)	Lot Size (max)	Density (max) (units/acre)	Street Frontage (min)	Width (min)	Width (max)	Front Setback (min) [• • •]	Front Setback (max)	Side Setback (min)	Rear Setback (min)	Height (max) (feet/not stories) [14]	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)
RP	10 acres		0.1	—	—	—	15	—	5	—	35/2-½	—	—
RE	43,560		1	100	120	—	15	—	5	30	35/2-½	—	—
R-20	20,000		2	65	90	—	10	—	5	30	35/2-½	—	—
R-6 [1]	6,000		7	30	50	150	10	—	5	20	35/2-½	—	—
R-5 [1]	5,000		9	30	45	150	10	—	5	20	35/2-½	—	—
R-4 [1]	4,000		11	20	35	150	10	—	5	20	35/2-½	—	—

R5-Zoning-Setbacks

Bexar CAD

Property Search Results > 113586 YE JEFFREY for Year 2023

Details | Map

Click on a title bar to expand or collapse the information.

Property

Account

Property ID:	113586	Legal Description:	NCB 1302 BLK 3 LOT N 50 FT OF 1 & 2
Geographic ID:	01302-003-0015	Zoning:	R-5
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	634 MUNCEY SAN ANTONIO, TX 78202	Mapsco:	617B4
Neighborhood:	DIGNOWITY HILL HIST DIST	Map ID:	
Neighborhood CD:	57069		

Owner

Name:	YE JEFFREY	Owner ID:	3384316
Mailing Address:	634 MUNCEY SAN ANTONIO, TX 78202	% Ownership:	100.000000000000%
		Exemptions:	

Property-Record

Sec. 35-370. - Accessory Use and Structure Regulations.

(a) Accessory Uses.

(1) An accessory use shall not be larger than twenty five (25) percent of the gross floor area of the principal use.

(2) Notwithstanding specific limitations in Table 311-2, an accessory use shall only be allowed in a zoning district where it is permitted as a principal/primary use, and in a district of lesser intensity (as further depicted in Table 311-2), pursuant to the following table:

EXPAND

(A) Use authorized as a principal use by right in:	(B) May be permitted as an accessory use in:
L or I-1	I-2
L, C-3, O-2, C-2, C-1, O-1, O-1.5, or NC	I-1
C-3, O-2, C-2, C-1, O-1, O-1.5, or NC	L
C-3, O-2, C-2, C-1, O-1, O-1.5, or NC	O
O-2, C-2, C-1, O-1, O-1.5, or NC	C-3
C-2, C-1, O-1, O-1.5, or NC	O-2
C-1, O-1, O-1.5, or NC	C-2
O-1, O-1.5, or NC	C-1
O-1 or O-1.5	NC

(3) Uses that are only allowed by approval of a specific use authorization ("S") and not permitted by right ("P") in any zoning district shall not be allowed as an accessory use.

(4) Uses that are only allowed by right in the "I-2" heavy industrial district or "MI-2" mixed heavy industrial district shall not be allowed as accessory uses in a less intense zoning district, unless they occupy no more than ten (10) percent of the gross floor area of the principal use and are fully enclosed within the principal structure.

(5) Residentially zoned property shall not have accessory uses (save home occupations (see section 35-378); ADDUs (see section 35-371); or typical residential accessory structures, e.g. garages (attached or detached); carports; fences; storage sheds; swimming pools; greenhouses/gazebos; sport courts; etc.).

(6) A use specifically prohibited by an overlay district, such as the "RIO" or "EIA2D" shall not be permitted as an accessory use when located within such an overlay district.

(7) Sales of alcoholic beverages for on- or off-premises consumption may not be an accessory use within the respective "NA" or "R" classifications.

(8) Where accessory uses are permitted, the standards of the applicable base zoning district, as well as any overlay district on the property, shall apply including but not limited to setbacks, building heights, landscaping and other requirements outlined in this chapter except where otherwise provided in section 35-370.

(9) Temporary uses may be permitted pursuant to section 35-371.

(b) Accessory Structures.

(1) Accessory structures exceeding thirty (30) inches in height shall be located a minimum distance of five (5) feet from any side or rear property line. In residential districts, however, if an accessory structure has no sills, belt courses, cornices, buttresses, eaves, or similar projecting architectural features, then the minimum distance from any side or rear property line may be reduced to three (3) feet.

(2) Accessory structures on reverse corner lots shall maintain a minimum distance from the side street lot line equal to the depth of the front setback required on the lot to the rear.

(3) The maximum lot coverage of all accessory structures shall not exceed fifty (50) percent of the total area of the side and rear yards, provided that in residential districts the total floor area does not exceed a maximum of two thousand five hundred (2,500) square feet.

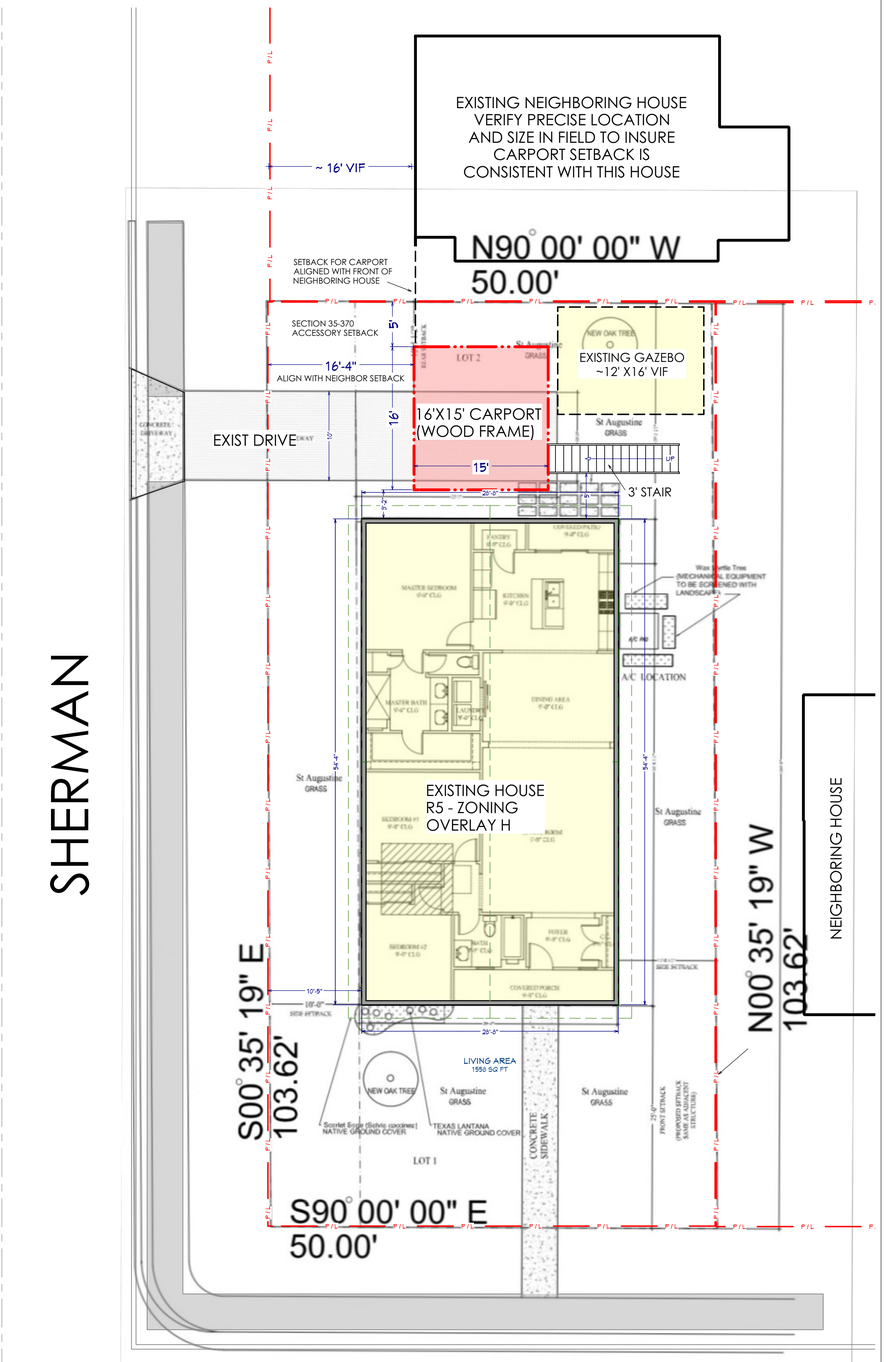
(4) Within nonresidential districts, accessory structures, except for carports, are prohibited within the side and rear setback areas of lots adjacent to residential districts. The total floor area of all accessory structures shall not exceed two thousand five hundred (2,500) square feet.

(5) Accessory structures intended for use as accessory dwelling units shall also conform to the provisions of section 35-371.

(6) Accessory structures shall only be permitted within the side or rear yard area within all single-family and mixed residential districts, as identified in section 35-343, with the exception of carports and garages permitted pursuant to section 35-516(e). Subsection (6) shall not apply to residentially zoned property when the primary use is a church, school or other permitted nonresidential use.

(Ord. No. 2010-11-18-0985, § 2, 11-18-10) (Ord. No. 2012-10-18-0829, § 2, 10-18-12)

35-370-Accessory-Structures



1 Site PLan - Proposed Carport
1/8 in = 1 ft

24/7 DESIGN
ARCHITECTURE & PLANNING

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

REGISTERED ARCHITECT
MARK A. STUART
14184
STATE OF TEXAS

COORDINATION DRAWINGS

JEFF YE RESIDENCE CARPORT
634 MUNCEY STREET
SAN ANTONIO, TX 78202
DIGNOWITY HILL HISTORIC DISTRICT

MARK STUART ARCHITECT
605 RIDGECLIFF DRIVE
NEW BRAUNFELS, TX 78130
PHONE: 830-557-4444
Mark@MarkStuartArchitect.com

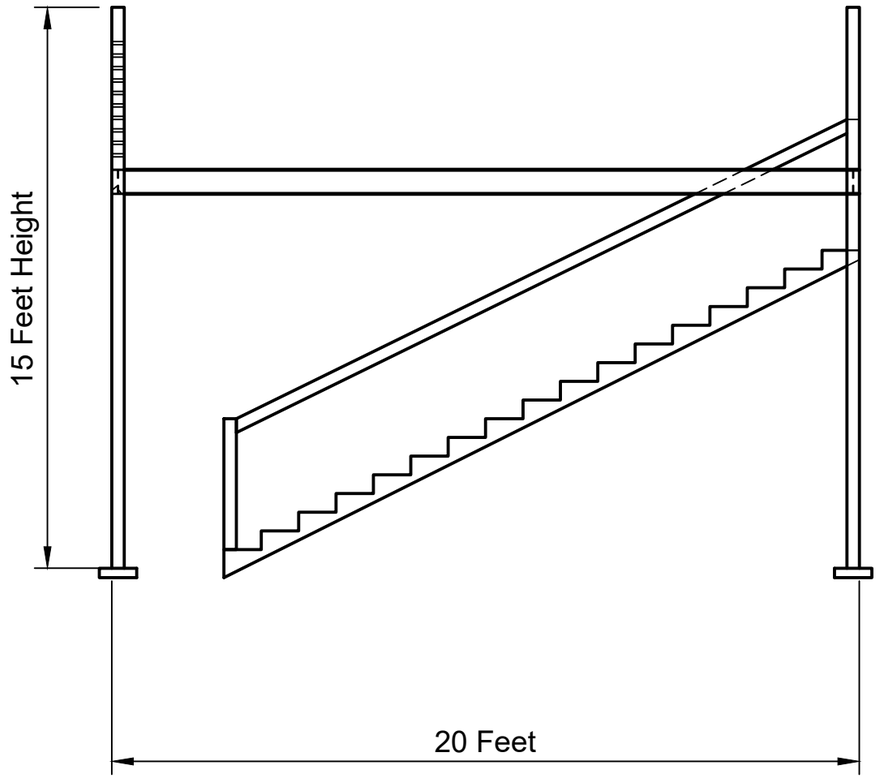
DATE:
11/2/2023

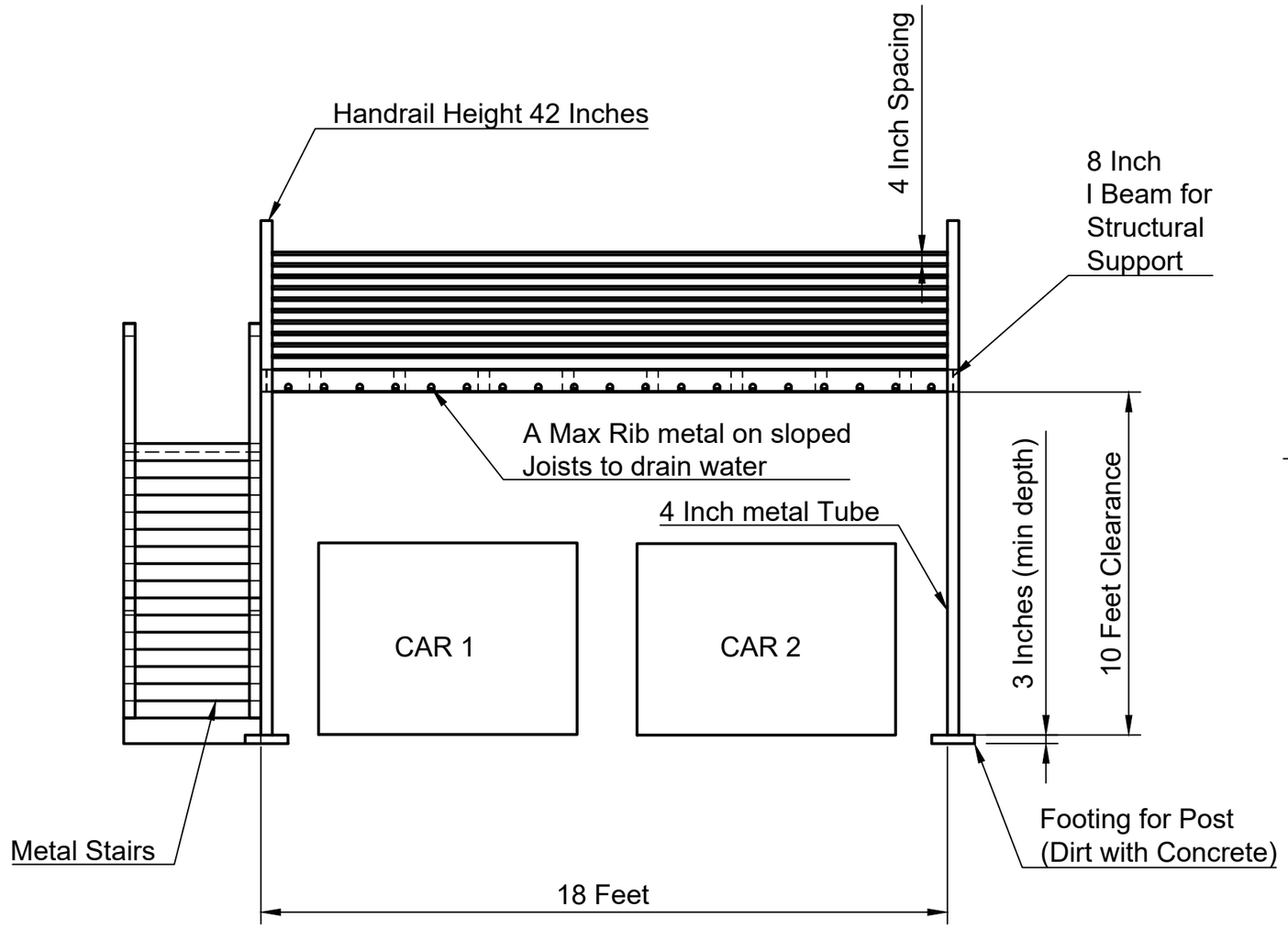
SCALE:

SHEET:
P1.1

20 Feet X 18 Feet Carport/Deck

NOTE: These plans reflect an initial request for a larger carport. Applicant requests 16'x15' footprint.
Staff has stipulated the applicant submit updated plans if the carport is approved.






634


AmeriGas
PROPANE EXCHANGE