

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2024

HDRC CASE NO:	2024-190
ADDRESS:	450 FURR DR
LEGAL DESCRIPTION:	NCB 6696 BLK 5 LOT 24 & E 25 FEET OF 23
ZONING:	R-6, H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Alex Salazar/SALAZAR ALEJANDRO (ALEX)
OWNER:	Alex Salazar/SALAZAR ALEJANDRO (ALEX)
TYPE OF WORK:	Construction of a carport
APPLICATION RECEIVED:	May 14, 2024
60-DAY REVIEW:	July 13, 2024
CASE MANAGER:	Jessica Anderson
REQUEST:	

The applicant requests a Certificate of Appropriateness for approval to construct an 8-foot-tall 20'x20' metal carport with metal roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

2. Building Massing and Roof 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. *Facade 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.
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:

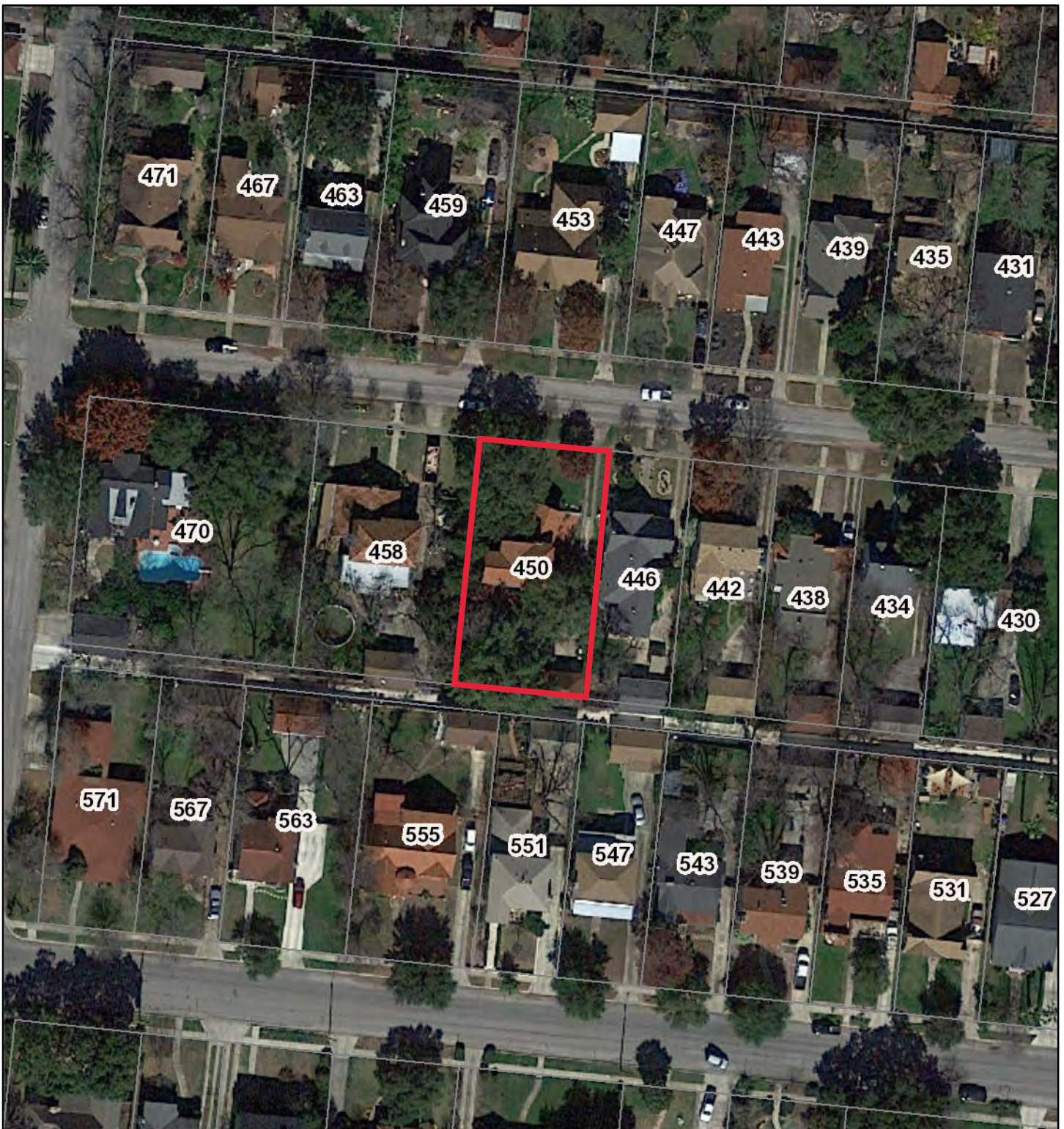
- a. The property at 450 Furr Dr includes a two-story Spanish Revival residence with a detached one-story accessory structure, both built c. 1936. The property first appears in the city directory in 1926, and first appears on Sanborn Fire Insurance maps in 1950, with the detached accessory structure in the same location and footprint as existing. The primary structure is stone-clad with a gable-on-hip tile roof and wood windows. A concrete ribbon drive on the east side of the parcel leads to the detached accessory structure, which includes a garage and living area. The accessory structure has a hipped composition shingle roof. The property contributes to the Monticello Park Historic District.
- b. CARPORT: The applicant requests approval to construct a 20'x20' flat-roofed metal carport that is 8' tall. The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing one-story primary structure on the lot features a footprint of 1,826 square feet, including two porches, with a 504-square-foot detached garage, bringing the total lot coverage to 2,330 square feet. The carport has a total footprint of 400 square feet, or approximately 22% of the primary structure's footprint. Staff finds the proposed footprint of the carport is generally appropriate.
- c. MATERIALS (FRAME): The Guidelines for New Construction 5.A.iii and iv note that new 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 proposes a fully metal carport. Staff finds the frame materials do not conform to guidelines, and that a wood or wood-clad frame would be more appropriate.
- d. MATERIALS (ROOF): The Guidelines for New Construction 5.A.iii and iv note that new 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 proposes a flat metal roof, but the material of the metal roof is not specified. Staff finds that the metal roof is generally appropriate, but that the applicant must confirm the style of metal roofing material prior to issuance of a COA.

RECOMMENDATION:

Staff recommends approval of construction of a 20'x20' carport, based on findings a through d, with the following stipulations:

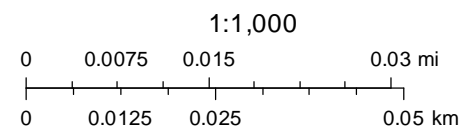
- i. That the applicant proposes a wood or wood-clad frame for the carport, as noted in finding c.
- ii. That the applicant confirms the style of metal roofing material, as noted in finding d.
- iii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



May 31, 2024

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- Recorded Plats
- Preliminary Plats



I.F.

15' 12' ALLEY
75'

1. F.

Pics #145

25

BLK. 5
NCE. 669

At 20/11

This wall

Property line

~ 110' to
front property
line

1. P.

75

4' CONC. WALK
235' TO SE COR. OF
FLURR. DR. & SHEAR-
ER. BLVD.

FLIRR DR.
(60' ROW) (25' PMT.)

Picture #1



This is not my house, but this is what it will look like.

Picture #2

MUELLER, INC.

METAL BUILDINGS, ROOFING & COMPONENTS



Galvalume Plus



Bright White



Smokey Pewter



Light Gray



Silver Metallic



Black



Matte Black



Dark Charcoal



Charcoal



Deep Blue



Deep Green



Ivy Green



Colony Green



Mansard Brown



Burnished Slate



Aged Bronze



Medium Bronze



Dark Bronze



Coco Brown



Saddle Leather Brown



Rustic Red



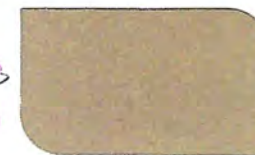
Patriot Red



Orange*



Bright Copper



Tan



Desert Tan



Light Stone





Picture #5

Today
7:47 PM

Edit



LIVE

