

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2022

HDRC CASE NO: 2022-359
ADDRESS: 822 N CHERRY
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Alberto Arroyo
OWNER: Alberto Arroyo
TYPE OF WORK: Carport reconstruction
APPLICATION RECEIVED: June 12, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a carport accessory structure in the front yard.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

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 materials*—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

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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar

collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

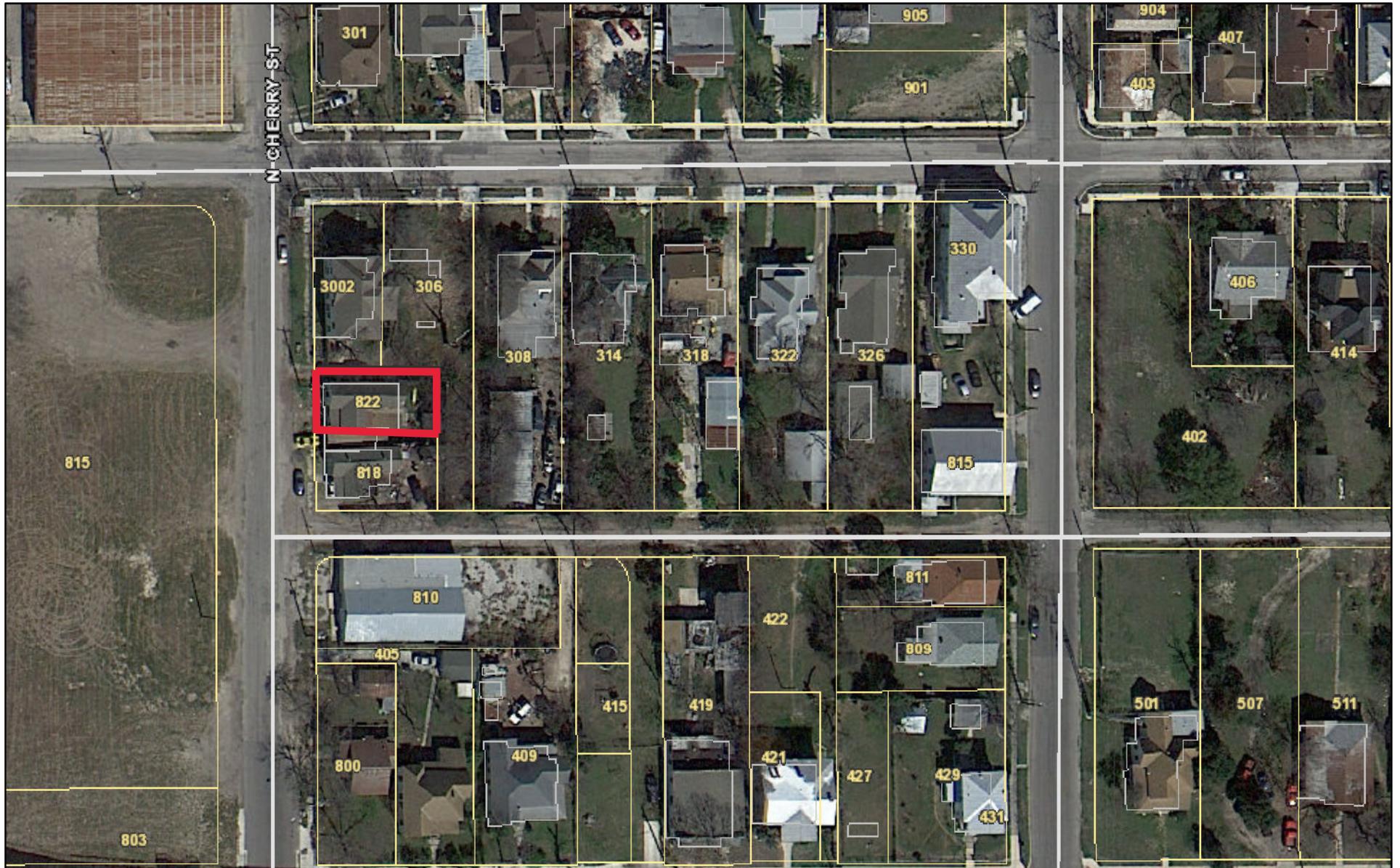
FINDINGS:

- a. The primary structure at 822 N Cherry is a single-story, single-family residence featuring a traditional architectural style with folk-Victorian architectural features. The property is contributing to the Dignowity Hill Historic District. The applicant obtained a COA on March 10, 2022, for in-kind repair of an existing, detached carport structure located at the south side of the house. The applicant communicated that the structure collapsed during repairs, and that a new carport was constructed in a different profile in the same location as the original structure. The previously-existing carport structure was not contributing to the historic designation of the property, and its demolition did not involve removal of historic materials. The new structure, however, was constructed without approval, and is not consistent with the Historic Design Guidelines.
- b. **CONSTRUCTION OF NEW CARPORT STRUCTURE** – The applicant is proposing to construct an accessory carport structure at the south side of the structure to align with the front façade of the house.
- 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 applicant is proposing to construct a lean-to-style, wood structure featuring a shed roof. The structure features a footprint of approximately 230sqft, and a maximum height of 10 feet.
- 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 accessory structure features a footprint of less than 250 square feet. In scale, the structure features an appropriate footprint.
- 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 proposed structure will feature a lean-to style frame that extends from the south side of the main house. A shed style roof will adjoin the side of the house with the wood frame that straddles the existing driveway. The Guidelines for New Construction 3.Ai-iii make material recommendations for new construction: materials should 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. The main portion of the historic structure features a front-facing, peaked gabled roof that is consistent with its folk-Victorian influenced architectural style. The roof of the carport structure obstructs the porch detailing of the original house. Staff finds the proposed architectural features to be inconsistent with the guidelines.
- f. **SETBACK & ORIENTATION** – Per the Guidelines for New Construction 5.B.i., applicants should match the predominant garage orientation found along the block. 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 to construct the accessory structure at the south side of the structure in line with the front façade of the house. The constructed carport extends from the front porch of the house, obstructing the porch architectural features as noted in finding e. Neighboring carport structures are set back from the front facades and porches of the primary structures. Staff finds the orientation, placement, and setback to be inconsistent with the guidelines. Additionally, parking is historically located in detached locations within the Dignowity Hill Historic District. Staff finds the proposed location not to be appropriate.

RECOMMENDATION:

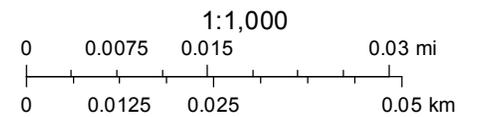
Staff does not recommend approval for construction of a new carport based on findings a through f. Staff recommends the applicant construct a detached, carport that is set to the rear of the historic structure.

City of San Antonio One Stop



July 12, 2022

 User drawn lines











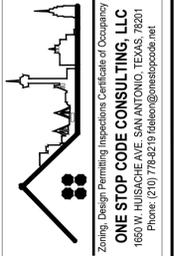






1 FRONT ELEVATION
SCALE: 1/2" = 1'-0"

DESIGNER :



Zoning, Design, Permitting, Inspections, Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
1650 W. HUISACHE AVE. SAN ANTONIO, TEXAS, 78201
Phone: (210) 778-8219 fileter@onestopcode.net

SITE PLAN
822 N. Cherry Street
San Antonio, TX 78202

DRAWN BY: D.A

CHECKED BY: F.D.L.

DATE: 6/29/22

COMMENTS:

REVISIONS:

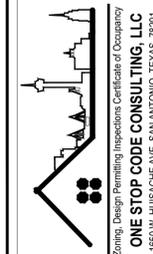
SHEET:

A-101



1 FRONT ELEVATION
SCALE: 1/2" = 1'-0"

DESIGNER :



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COMMENTS:

REVISIONS:

SHEET:

A-101



N. CHERRY ST.

1 SITE PLAN
SCALE: 3/16" = 1'-0" TRUE NORTH

GENERAL NOTES:

- Plans indicate general scope of work, contractor shall field verify existing conditions and shall provide all required demolition work and new construction shown plans, or not shown to meet the design intent.
- Contractor shall field verify dimensions and all existing conditions prior to the start of any work. Contractor shall notify the architect in writing of any existing conditions which do not conform to those indicated on the drawings prior to proceeding with the work.
- The contractor shall be responsible for periodic cleaning and final cleaning of the work areas daily of all trash and debris. Remove trash daily.
- Contractor shall accept building and site in its original condition. Any damage occurred to site or building during time of construction period shall be repaired to match original condition at the contractor's expense.
- The general contractor shall construct and maintain any and all construction barricades, and other protection devices as required by and in compliance with any and all building codes, agencies and regulations applicable to the project.
- The drawings shall be read in conjunction with other consultant's drawings and with such other written instructions or sketches as may be issued during the course of the contract. Any discrepancy shall be referred to the project coordinator and the architect, before proceeding with any work.
- Protection of existing work: Before beginning any cutting or demolition work, The Contractor shall carefully survey the existing work and examine the drawings and specifications to determine the extent of the work. The contractor shall take all necessary precautions to remain the property of the owner, and any damage to such work shall be repaired or replaced as approved by contracting officer.
- Walls / surfaces which are altered by new work shall be patched and repaired to match with adjacent wall surfaces. The level of patch work shall be of the highest quality and the owner shall have final approval of such work.
- All excavations by the removal of site utilities and foundations shall be backfilled as specified.
- All bidders will be required to visit the job site prior to bidding to familiarize themselves with the building and its contents.
- Notes listed in these contract documents are for informal purposes only, it is the contractor's responsibility to remove and dispose of additional incidental items contained in the building whether noted or not.
- The general contractor shall furnish all materials, labor and equipment as required to complete all work and furnish a complete job, in accordance with local, state and federal governing authorities having lawful jurisdiction over the work.
- The general contractor shall secure and pay for all permits and inspections required; The general contractor shall also pay all tap and meter fees required for the plumbing, electrical and HVAC. Fire sprinkler subcontractor shall pay for their permits and taps.
- Equipment may be located on these drawings diagrammatically. Subcontractors shall coordinate with the general contractor when location of such items are in conflict with structural conditions or work from other trades. Questions shall be directed to Architect and his decisions shall be final. No additional cost will be incurred due to conflicts.
- Contractor shall comply with all ordinances, laws, codes and regulations enforced by the local regulatory authority.
- Provide edge strips at all applied floor finish material transitions.
- General contractor to provide continuous blocking for all cabinets, curtain rods, toilet accessories, handrails, door jambs, countertops, drywall catches and similar items.
- Fire stop all openings around pipes, conduits, etc. Where they penetrate any floor or fire rated wall (if applicable).
- Provide access panels at all valves and similar areas where access is required. Access panels are to be rated as required. Subcontractors to advise general contractor of necessary locations. All panels to be furnished and installed by drywall contractor. Locations shall be Approved by Architect.

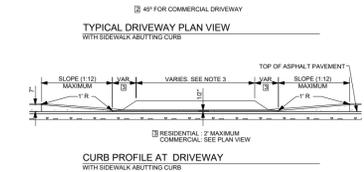
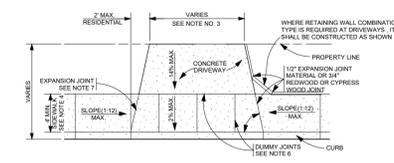
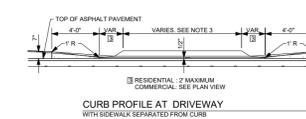
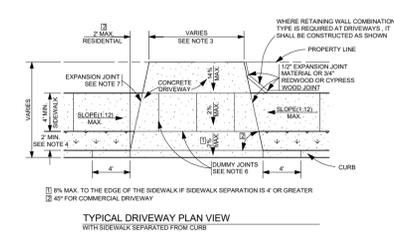
CONCRETE DRIVEWAY GENERAL NOTES

- DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:
 - CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 502-2
 - ASPHALTIC CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503-1 1" ASPHALT TYPE 'D' & 6" FLEXIBLE BASE
 - GRAVEL DRIVEWAY PAID FOR UNDER ITEM NO. 503-2 AND SHALL INCLUDE A MINIMUM OF 6" FLEXIBLE BASE
- MINIMUM HEIGHT WILL NOT NECESSARILY OCCUR AT THE PROPERTY LINE. IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE DRIVEWAY PENETRATION ON PRIVATE PROPERTY.
- THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER, THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES:

TYPE	MINIMUM	MAXIMUM
RESIDENTIAL	10'	20'
COMMERCIAL - ONE WAY	12'	20'
COMMERCIAL - TWO WAY	24'	30'

- FOR LOCAL TYPE 'A' STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 2' FROM THE BACK OF CURB.
- FOR OTHER THAN LOCAL TYPE 'A' STREETS, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND SEPARATED A MINIMUM OF 2' FROM THE BACK OF CURB OR AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
- DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB, AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
- A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3/8" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.
- WHERE SIDEWALKS CROSS DRIVEWAYS, THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
- SIDEWALK RAMP SURFACE SHALL BE BRUSH FINISHED.

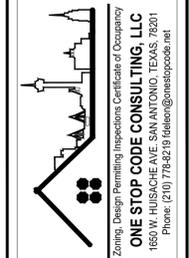
City of San Antonio Sidewalk and Driveway Design and Construction Guidelines C21



LEGEND

- PL — PL PROPERTY LINE
- — — — — SETBACK
- - - - - CARPORT OUTLINE

DESIGNER :



SITE PLAN
822 N. Cherry Street
San Antonio, TX 78202

DRAWN BY: D.A

CHECKED BY: F.D.L.

DATE: 6/29/22

COMMENTS:

REVISIONS:

SHEET:

C-1



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



**Board of Adjustment
Notification of Decision**

July 5, 2022

Fernando Deleon
1650 Huisache
San Antonio, TX 78201

RE: Case: BOA-22-10300073
Legal: North 40' of the South 80' of Lot 1, and North 40' of the South 80' of the West 28.08' of
Lot 2, Block 1, NCB 528
Address: 822 N. Cherry

Dear Fernando Deleon:

At its meeting on June 6, 2022, the City of San Antonio Board of Adjustment made a motion to approve your request for a 4' 7" variance from the minimum 5' side setback requirement to allow a carport with 4" overhang and gutters to be 5" from the side property line, which **PASSED**. The Board's decision is not final until the meeting minutes are adopted. Meeting minutes are adopted by the Board at a later Board of Adjustment meeting. **This variance must be exercised (i.e. obtain a building permit or submit plans) within twelve (12) months of the adoption of the Board's minutes, or the variance will be rendered void.** While the Board's decision is not final until minutes are adopted, Development Services Department may issue conditional building permits following the Board meeting, subject to a final decision.

If you wish, a copy of the Board's minute records from the June 6, 2022 meeting will be made available to you available to you for your records once they are approved by the Board. If you have further questions or concerns, please do not hesitate to contact me at 210-207-5501 or via email at Vincent.Trevino@sanantonio.gov

Sincerely,

Vincent Trevino
Senior Planner





9'-3"

7'-7"