HISTORIC AND DESIGN REVIEW COMMISSION
August 16, 2023

HDRC CASE NO:	**2023-319**
ADDRESS:	1003 S NEW BRAUNFELS AVE
LEGAL DESCRIPTION:	NCB 6397 BLK 2 LOT N 75 FT OF E 157.2 FT OF A
ZONING:	C-1, H
CITY COUNCIL DIST.:	2
DISTRICT:	Knob Hill Historic District
APPLICANT:	Jerry Woolf/H-919700
OWNER:	TAYLOR MARIA A
TYPE OF WORK:	New construction of a detached garage
APPLICATION RECEIVED:	July 19, 2023
60-DAY REVIEW:	September 17, 2023
CASE MANAGER:	Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a rear detached 720-square-foot garage and a 480 square-foot concrete pad.

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. *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.
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.

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.

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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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

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.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”. Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2” in depth between the front face of the window trim and the front face of the top window sash.
    - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The property at 1003 S New Braunfels is a two-story modified Folk Victorian residence with Craftsman influence built c. 1912. The house first appears on the 1912 Sanborn Fire Insurance map; by 1931, it appears on the Sanborn map with a rear accessory structure that is no longer extant. The exterior of the house was stuccoed by 1931. Wood windows on the house appear as one-over-one and two-over-two with some wood window screens still in place. Craftsman-style box columns with decorative capitals are found on both floors of the two-story front porch. There are decorative knee braces under the closed front gable and at the corners of the cutaway bay on the first floor. The property contributes to the Knob Hill Historic District.

b. NEW CONSTRUCTION (GARAGE): The applicant requests to construct a one-story, 720-square-foot detached garage at the rear of the property. 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 1,895 square feet. The proposed one-story accessory structures feature a total footprint of 720 square feet, or approximately 38% of the primary structure's footprint. Accessory structures nearby are predominately single story. Staff finds the proposed height and general massing conform to historic design guidelines.

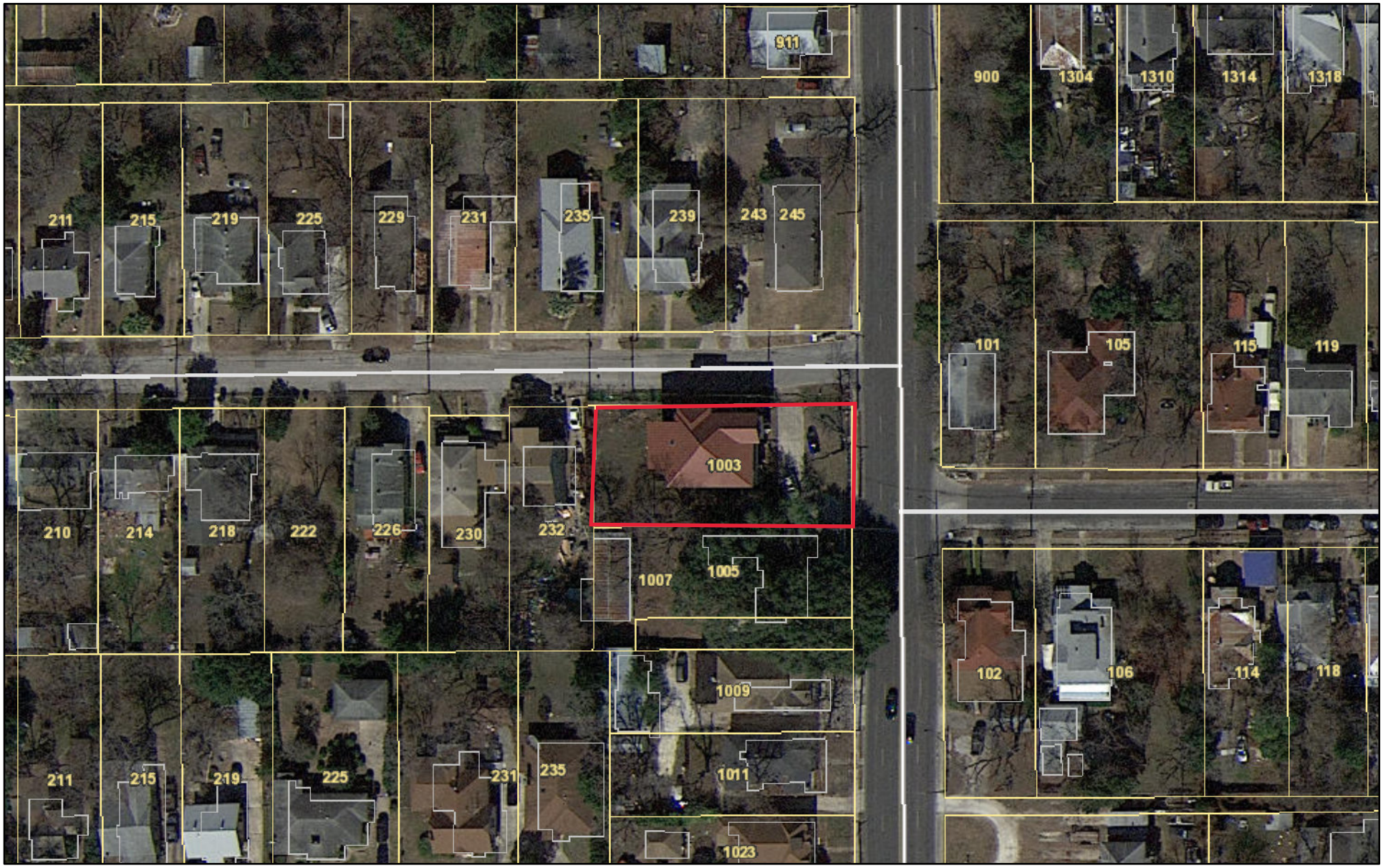
c. ORIENTATION & SETBACKS: The applicant has proposed setbacks for the new accessory structure that are consistent with the Guidelines for New Construction 5.B. However, the orientation of the garage does not conform to historic patterns. Per
d. ARCHITECTURAL DETAILS (MATERIALS): The Guidelines for New 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 to install vertical Hardie siding; the material is appropriate, but should be individual planks of Hardie and not sheets of siding. The applicant also proposes a steel panel door for the pedestrian door. Staff finds the material appropriate and design appropriate, but that the door should have a wood appearance.
e. GARAGE DOOR: The applicant proposes a double-bay garage door. Historic Design Guidelines for New Construction 5.A.ii 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. Staff finds the double-bay door does not conform to guidelines.
f. CONCRETE PAD: The applicant is requesting to install a 480 square-foot concrete pad in front of the proposed garage door. Guidelines for Site Elements 3.B.i. states to not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located. Staff finds the proposed concrete pad installation generally appropriate.

RECOMMENDATION:

Staff recommends approval to construct a rear detached 720-square-foot garage, based on findings a through f, with the following stipulations:

i. That the applicant installs a fiber cement board that features a reveal no more than 6 inches and a smooth finish.
ii. That the applicant proposes a split-bay garage door that uses wood as the primary material or have the appearance of wood.
iii. That the applicant meets all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



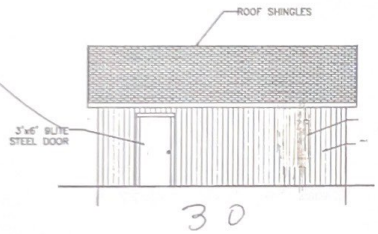
August 11, 2023

1:1,000

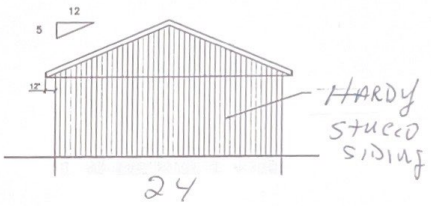
0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

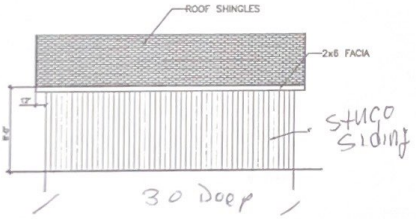
3'x6' Steel PANEL DOOR



SIDE WALL ELEVATION WITH OPENINGS



END ELEVATION



BLANK SIDE WALL ELEVATION

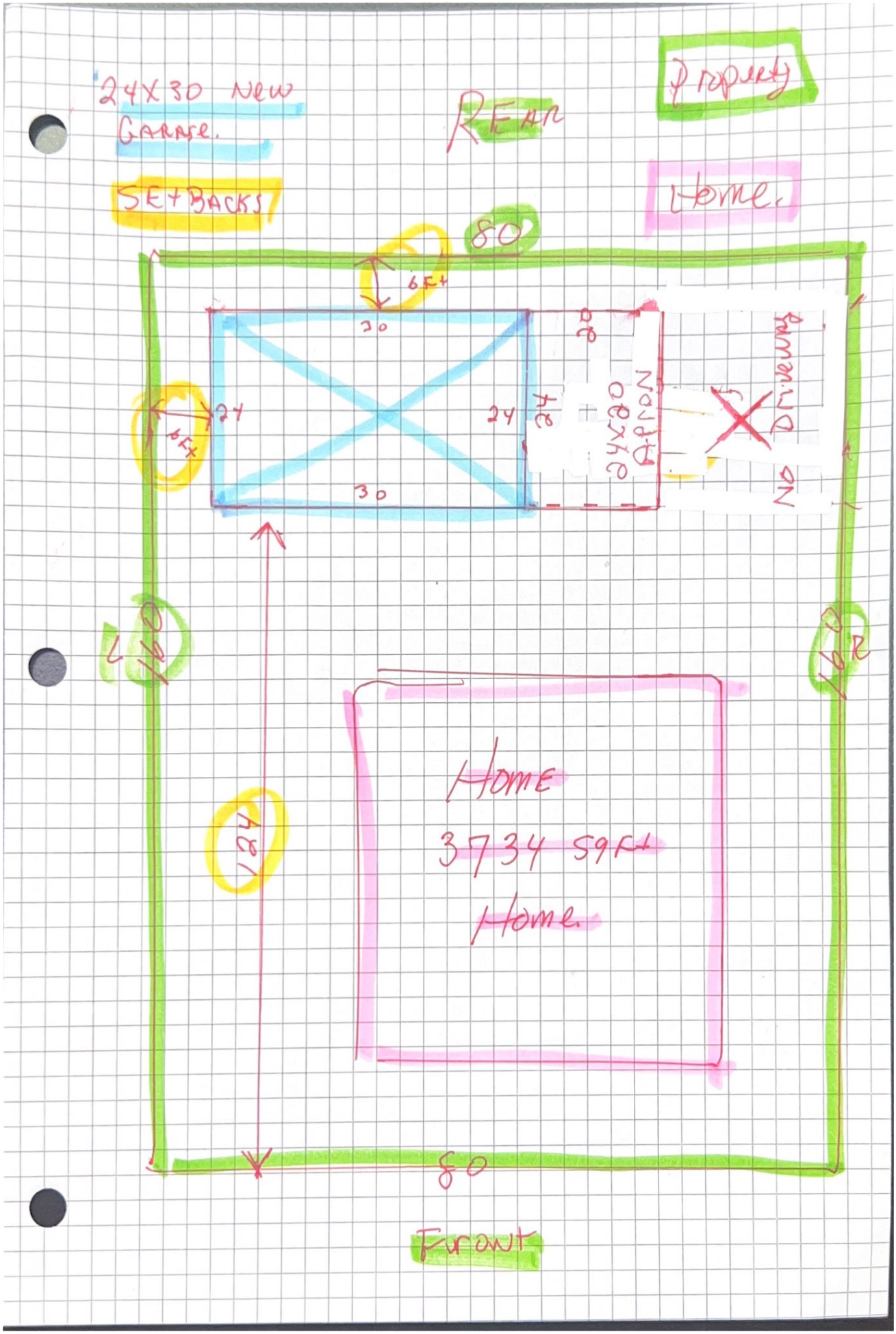
END WALL ELEVATION WITH OPENINGS

EDENFIELD
2105 BAY AVE.
ROCKPORT, TX
78382
11/03/2017

24X30

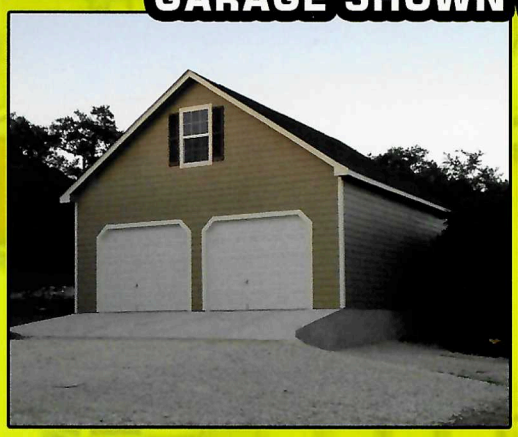
ELEVATIONS

E-1


24X30 New Garage.
SETBACKS
REAR
Property
Home.
80
6Ft
30
20
24
24
6Ft
24
30
24X20 Apron
Driveway
No
124
124
Home
3734 SqFt
Home.
80
Front

CUSTOM BUILT GARAGES


GARAGE SHOWN WITH OPTIONS




PRICE INCLUDES:

- CONCRETE SLAB 3000 LB PSI
- 8' WALLS 16" OC (ON CENTER) WITH TRIPLE STUD CORNER
- PRIMED, READY TO PAINT, 50 YEAR WARRANTY SIDING
- TAR PAPER
- 12" BOXED OVERHANG ALL 4 SIDES
- STANDARD GARAGE DOOR
- STEEL PASSAGE DOOR
- 2X3 WINDOW
- CAULKING-EXTERIOR
- VENTS
- 25- YEAR SHINGLES
- 5- YEAR COMPLETE WARRANTY

12' X 20'-8' Sidewall $12,000
16' X 20'-8' Sidewall $16,000
20' X 20'-8' Sidewall $20,000
22' X 24'-8' Sidewall $26,400
24' X 24'-8' Sidewall $28,000
24' X 30'-8' Sidewall $36,000

OTHER SIZES AVAILABLE

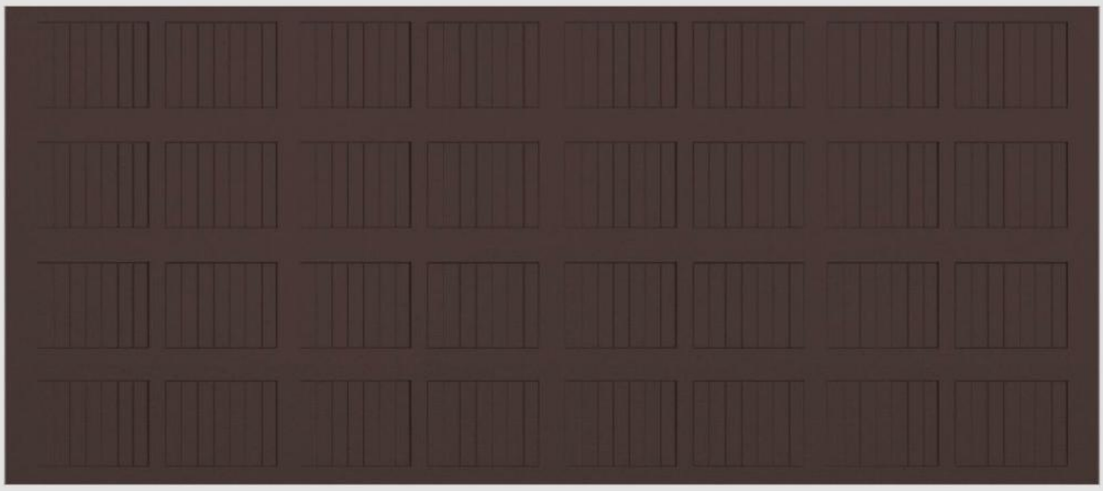
5 Year Warranty

General Garage Requirements
Normally, a building permit is required for one of our garages.
Please check with your local city government to see if a building permit will be required in your area.
J.B. Woolf Sheds & Garages is NOT responsible for building permits covenant searches and/or damage to underground obstacles or utilities.
The site location is very important. For this reason, all garage projects will require a site inspection.
Site preparation (i.e., leveling, tree removal, tree trimming, excavation, etc.) may be required resulting in an additional service charge.
Any slab work must be completed 72 hours before the installation date of your garage.
Allow for a clearance of at least 4 feet on all sides of the building.

C.H.I. OVERHEAD DOORS | DOORVISIONS

REGISTER LOGIN

START OVER



Progress:

Please Note: These woodtones, colors, and door panels are to be used as an indication only. Some sizes not available in all models and configurations. Refer to your local C.H.I. Dealer for the exact look of your garage door and availability.

Solid steel

- White
- Almond
- Sandstone
- Brown
- Bronze
- Gray
- Desert tan

C.H.I. OVERHEAD DOORS

STAMPED CARRIAGE HOUSE

5250

Section construction

2" Thick - 1-Sided Steel

Section material

Standard / 25 Ga. Steel

Insulation type

No insulation

Powder coating

188 Colors

Window style

Oversized

Glass

Non-Insulated

Windload