

HISTORIC AND DESIGN REVIEW COMMISSION

November 17, 2021

HDRC CASE NO: 2021-545
ADDRESS: 138 E HOLLYWOOD AVE
LEGAL DESCRIPTION: NCB 6388 BLK 8 LOT 52, 53, 54, W 10 FT OF 51 & E 15 FT OF 55
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Jimmy Young/Blair Young, Young Inc
OWNER: HAYES JOHN W & AMY CARR
TYPE OF WORK: Construction of a carport addition on rear accessory structure
APPLICATION RECEIVED: October 19, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new carport on the front façade of the existing rear accessory structure. The footprint of the carport will total approximately 400 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The primary structure located at 138 E Hollywood Ave is a 2-story single family home constructed circa 1925 and designed by architect Will N. Noonan in the Colonial Revival style. The home features a side gable configuration, brick first floor, and a prominent front entry framed by round Doric Columns with square capitals and a pedimented cornice. The structure is contributing to the Monte Vista Historic District.
- b. CARPORT - The applicant has proposed to construct a carport to the north of the existing rear accessory structure. The carport will measure approximately 400 square feet and will feature a fully open double-bay space with wood columns and an asphalt shingle roof to match the existing rear structure. Per the Guidelines, new garages and outbuildings should relate 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 proposal consistent with the Guidelines.
- c. FOOTPRINT – The applicant as proposed to construct a new 1-story, open air carport addition to the primary structure totaling approximately 400 square feet. The existing primary structure’s square footage is approximately 600 square feet. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds that the proposal meets this Guideline, and finds that the open air nature of the addition minimizes is visual impact from the public right-of-way.
- d. ORIENTATION AND SETBACK – The applicant has proposed to construct a carport addition to the front façade of the existing accessory structure. Per the Guidelines, additions should follow the historic development pattern of the district and should be located at the rear when feasible. Carports located on the front of garage or accessory structures to engage the driveway and right-of-way are historically common in the district. The carport will be located completely behind the primary historic structure near the rear of the property. Staff finds the orientation and setback generally consistent based on these considerations.
- e. SCALE – The Historic Design Guidelines state that new additions should be consistent with the height and overall scale of the existing structure and nearby historic buildings. Staff finds the proposed carport addition to the accessory structure consistent with the Guidelines.

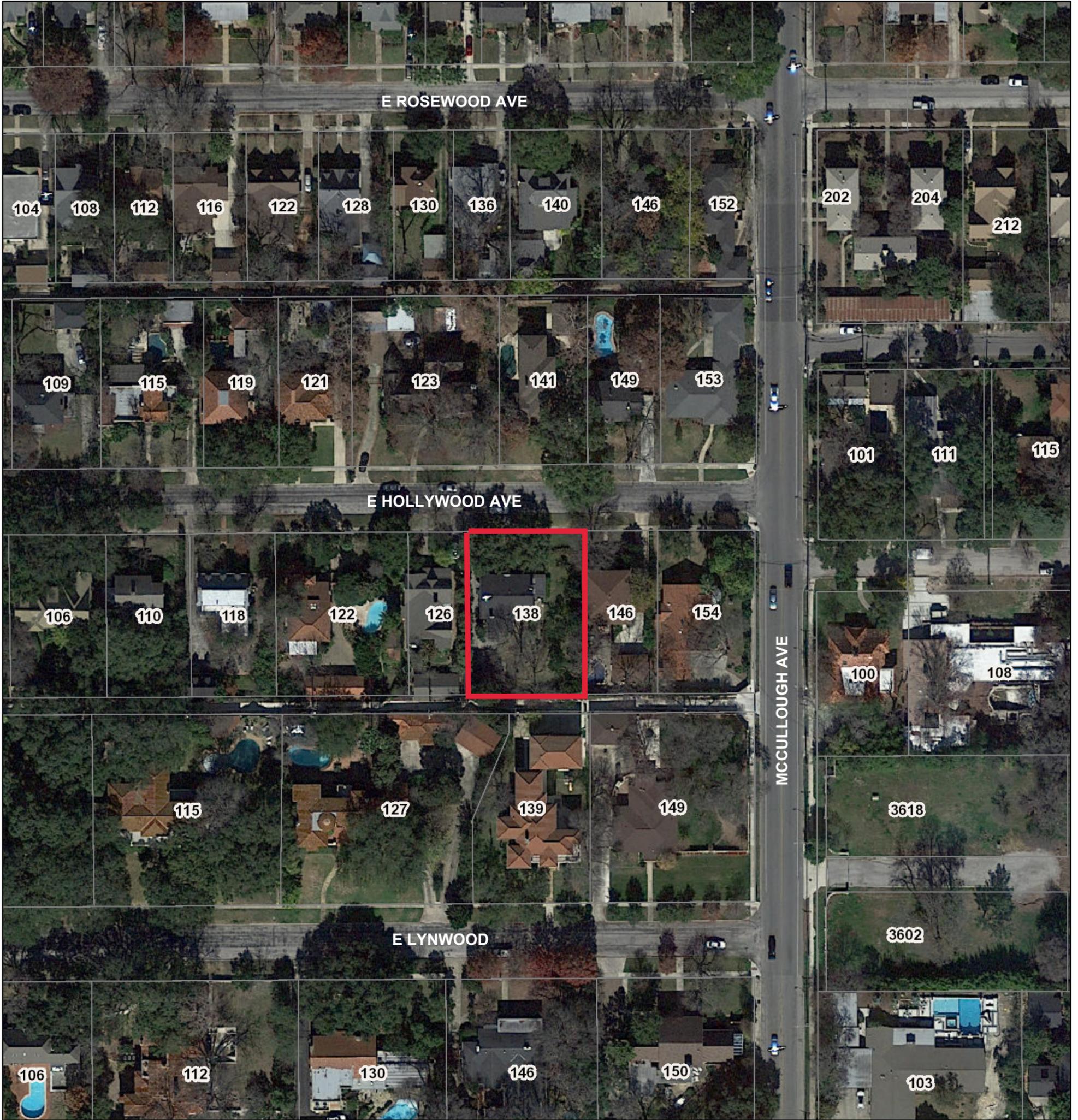
- f. MATERIALITY – The applicant has proposed to use wood columns with a square base and decorative wood knee brackets, an asphalt shingle roof, and a wood structure. Staff generally finds the material palette consistent with the Guidelines.
- g. ROOF FORM – The proposed 1-story carport addition will utilize a low-sloping hip roof form that will dovetail into the existing hip of the accessory structure. According to the Guidelines, roof forms on additions should respond to the roof form of the primary structure and predominant roof forms used historically in the district. Staff finds that the request generally consistent with the Guidelines.
- h. ARCHITECTURAL DETAILS - According to the Guidelines for Additions, new additions should feature architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Staff finds the request consistent.

RECOMMENDATION:

Staff recommends approval of the carport addition based on findings a through h with the following stipulations:

- i. That the applicant comply with all setback requirements as required by Zoning and obtain a variance from the Board of Adjustment if applicable.
- ii. That the applicant submit all final material specifications to staff prior to the issuance of a Certificate of Appropriateness.

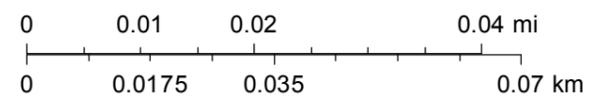
City of San Antonio One Stop



November 12, 2021

1:1,000

- CoSA Addresses
- CoSA Parcels
- BCAD Parcels









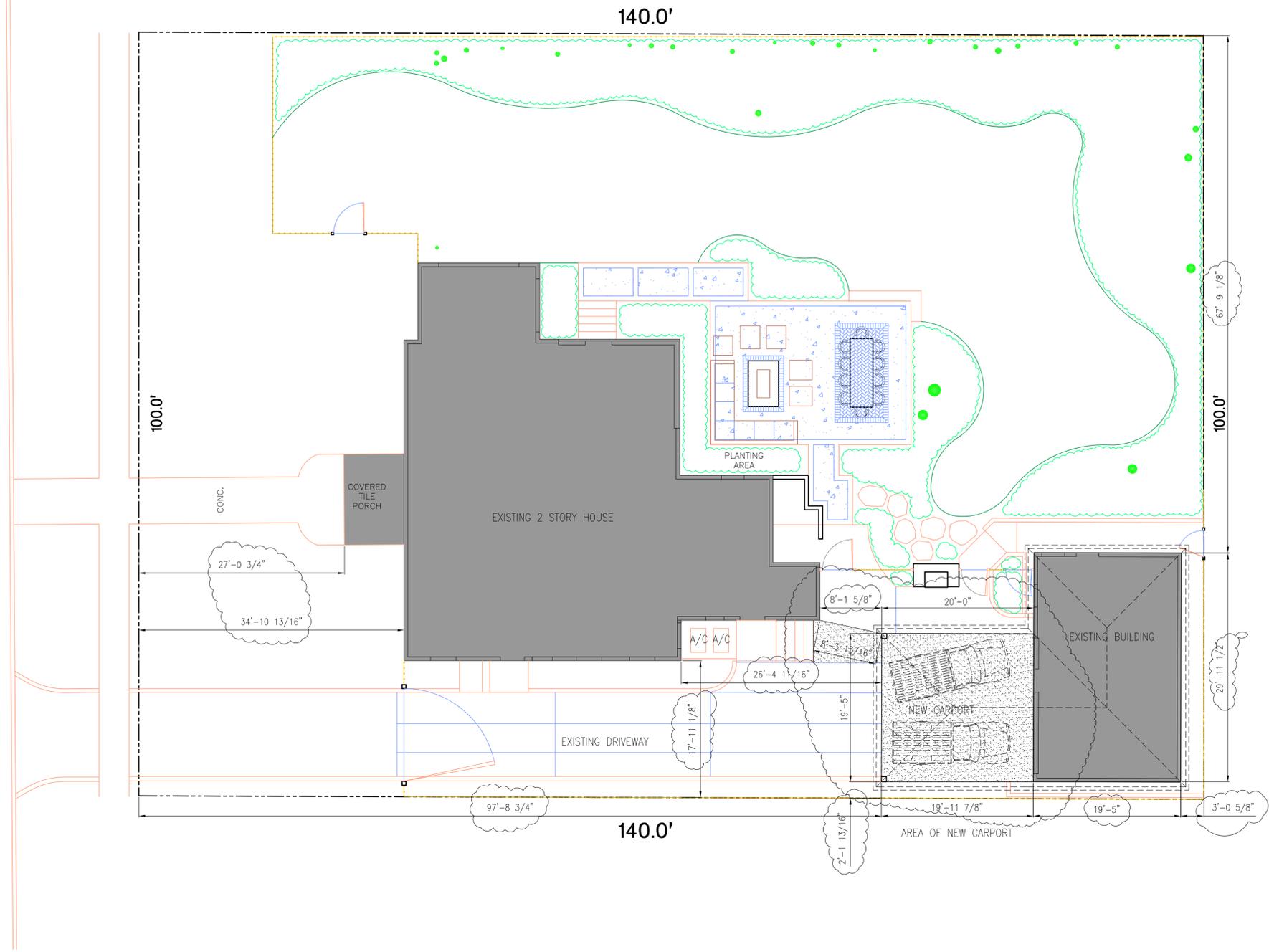






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 OR REGULATORY REVIEW

138 E HOLLYWOOD BOULEVARD

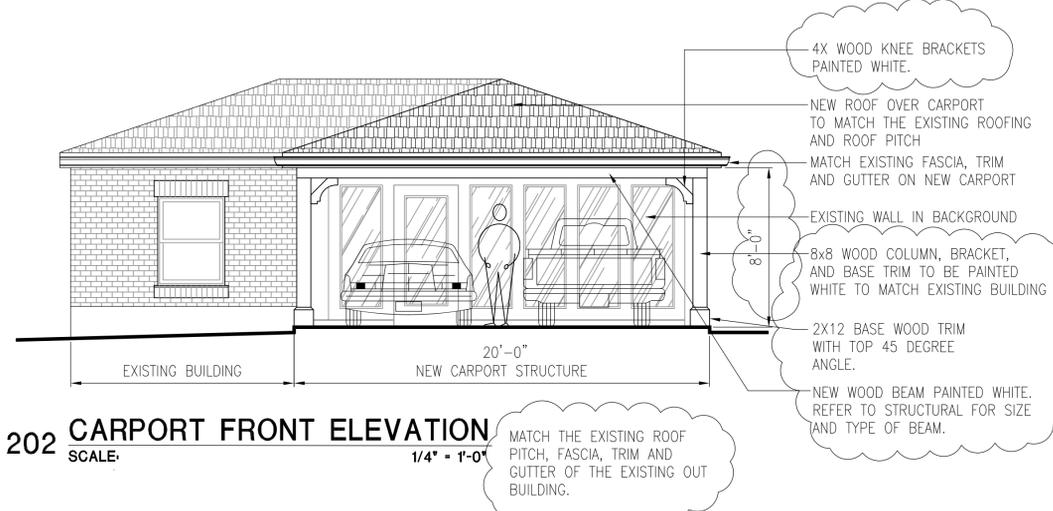


NEW CARPORT
 THE HAYES FAMILY
 138 E HOLLYWOOD BOULEVARD

DRAWN BY:
 KA
 DATE:
 10-15-21

SHEET
 A-1
 OF 2

PRELIMINARY ONLY
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202 CARPORT FRONT ELEVATION
SCALE: 1/4" = 1'-0"



VIEW OF EXISTING LEFT ELEVATION



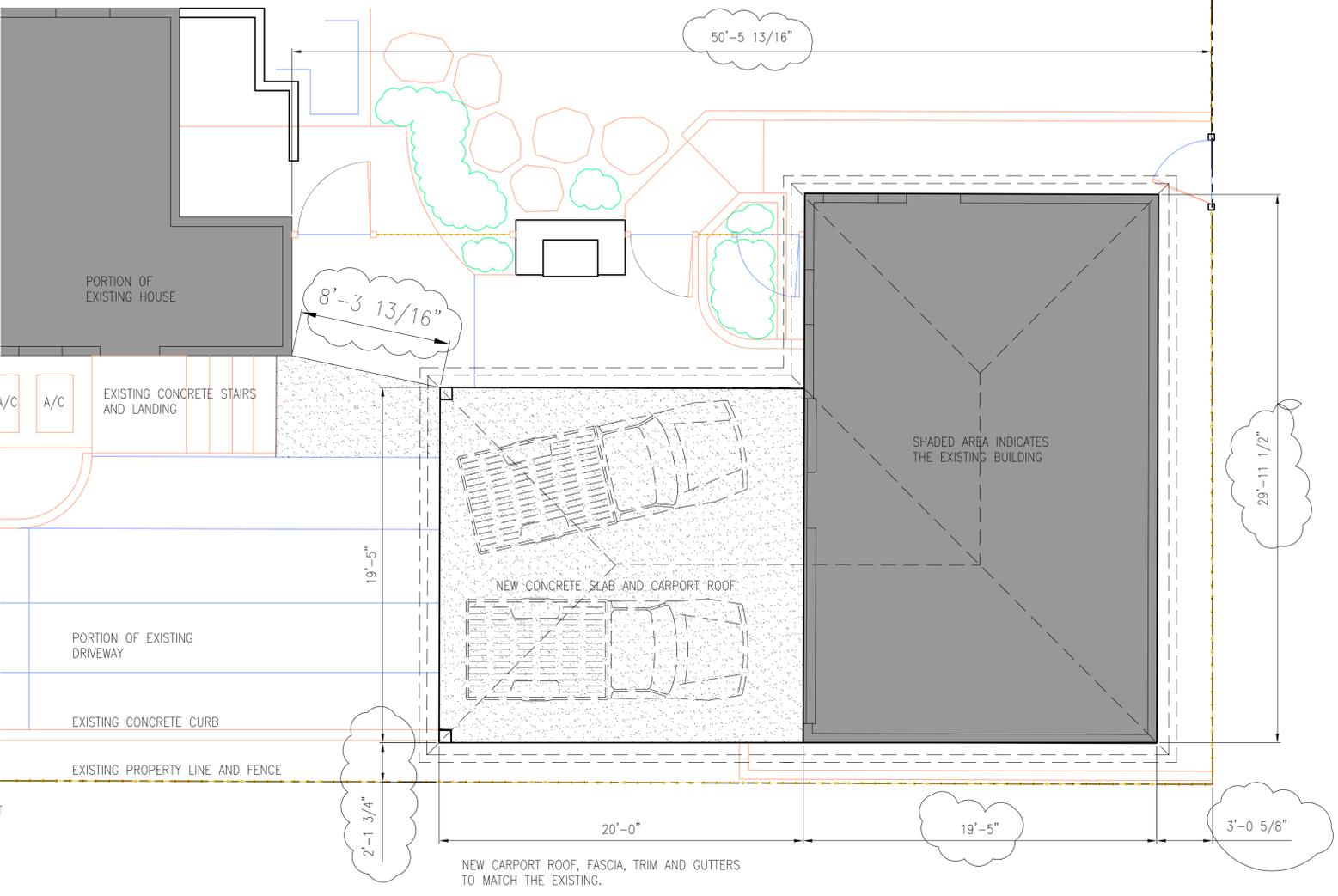
PARTIAL VIEW OF FRONT ELEVATION



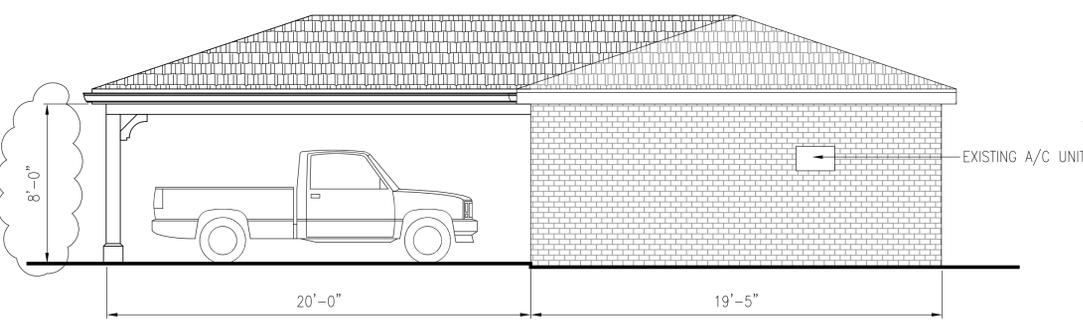
PARTIAL VIEW OF FRONT ELEVATION



203 CARPORT LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" REPEAT NOTES AS SHOWN ON THE FRONT ELEVATION



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



204 CARPORT RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" REPEAT NOTES AS SHOWN ON THE FRONT ELEVATION

**NEW CARPORT
THE HAYES FAMILY
138 E HOLLYWOOD BOULEVARD**

DRAWN BY:
KA
DATE:
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SHEET
A-2
OF 2