

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2021-612
ADDRESS: 2043 W SUMMIT AVE
LEGAL DESCRIPTION: NCB 1942 BLK 30 LOT 11
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Louanne (Ann) Hardee/HARDEE CHARLES R & LOUANNE
OWNER: Louanne (Ann) Hardee/HARDEE CHARLES R & LOUANNE
TYPE OF WORK: New construction of a rear accessory structure
APPLICATION RECEIVED: January 07, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

APPLICABLE CITATIONS:

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.

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.

FINDINGS:

- a. The structure located at 2043 W Summit is a 1-story, single-family residence constructed circa 1940. The structure features a T-shape plan, with a side gable standing seam metal roof and a front porch gable, shingle cladding, and one-over-one windows with decorative window screens. The property previously featured a 1-story rear accessory structure with an attached carport. The property is contributing to the Monticello Park Historic District.
- b. **CASE HISTORY** – The applicant previously received HDRC approval on October 6, 2021, for the demolition of the previously existing rear accessory structure with an attached carport. The previous accessory structure had been modified over time. While the original footprint was extant, an attached carport had been added to the front of the structure and the structure featured a front gable metal roof, wood and shingle cladding, and one-over-one windows. The structure showed evidence of significant deterioration and had sunk into the surrounding soil. The applicant returned to the HDRC on December 15, 2021, to request the installation of a replacement structure and was referred to a DRC site visit. The DRC met on site on January 3, 2022, and discussed solutions for the proposed rear accessory structure.
- c. **NEW REAR ACCESSORY STRUCTURE: ORIENTATION** – The applicant has proposed to install a 36-foot by 20-foot front gable steel accessory structure with attached carport on the replacement concrete slab at northeast side of the property, in the same location as the previously existing rear accessory structure. The proposed rear accessory structure will be oriented toward W Summit, matching the orientation of the previous accessory structure. Guideline 5.B.i for New Construction states that applicants should 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. The applicant has

provided evidence that the proposed structure will match the predominant orientation on the block. Staff finds the proposal appropriate.

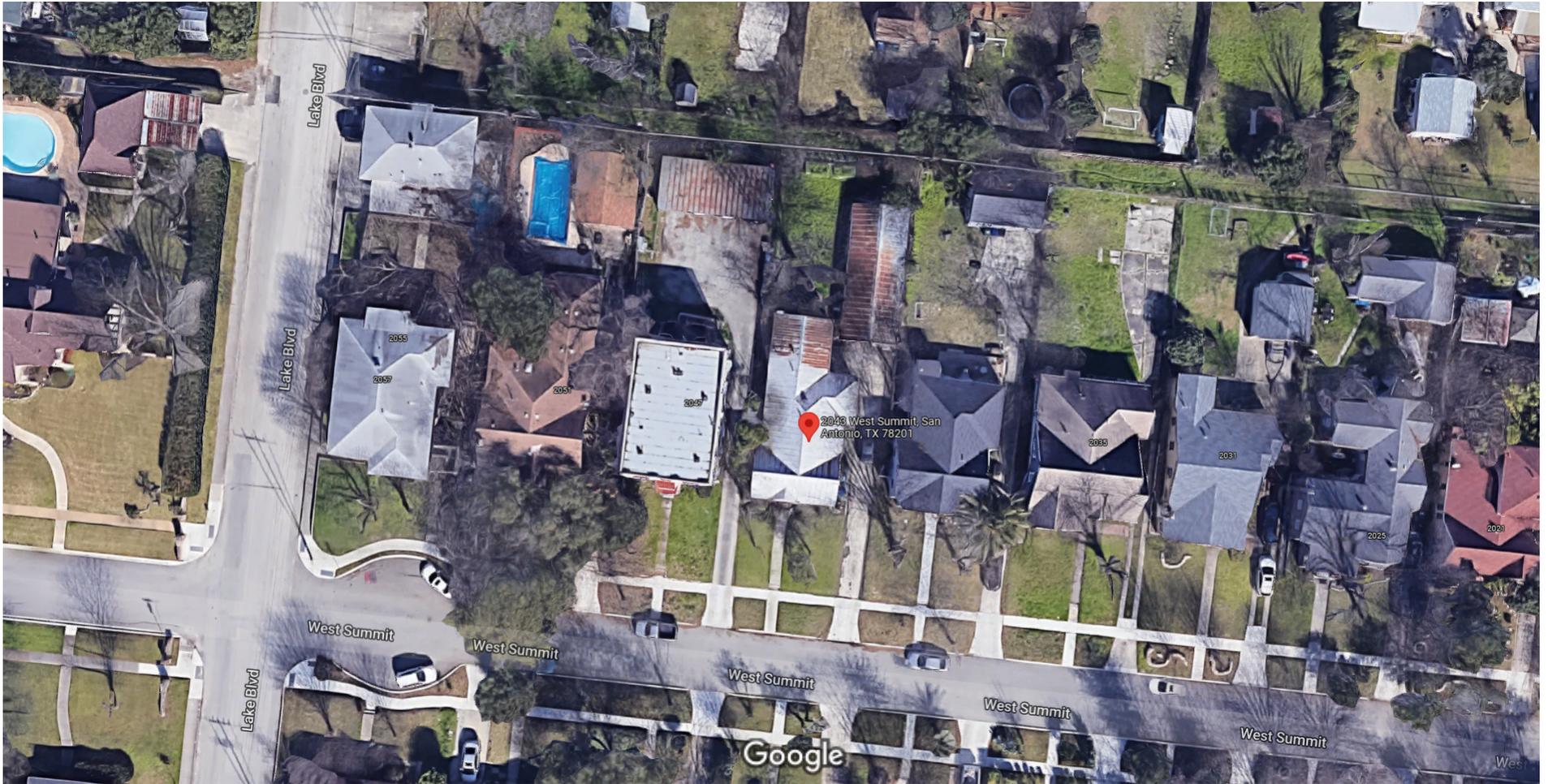
- d. **NEW REAR ACCESSORY STRUCTURE: MASSING AND FORM** – The applicant has proposed to install a 36-foot by 20-foot front gable steel accessory structure with attached carport. The proposed accessory structure is 11 feet in height and is designed to match the previous accessory structure, featuring a front gable roof with a boxed eave and a front carport. According to Guideline 5.A.i. for New Construction, new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Guideline 5.A.ii. for New Construction states that new outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. Staff finds the proposal consistent with the Guidelines.
- e. **NEW REAR ACCESSORY STRUCTURE: MATERIALS** – The applicant has proposed to install a rear accessory structure constructed of steel, featuring a metal roof, metal siding, steel post supports, and a solid door with a front pergola constructed of wood members. The applicant has provided photos of similar rear accessory structures in the district that match in location, form, and material. According to Guideline 3.A.i. for New Construction, materials that complement the type, color, and texture of materials traditionally found in the district should be used on new construction. 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. Guideline 5.A.iii. for New Construction states that new outbuildings must relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The rear accessory structure will match the existing color palette of the primary structure but will be constructed of steel and metal cladding with a wood pergola front that will be visible from the street. Staff finds that a rear accessory structure with wood elements visible from the public right-of-way is appropriate.
- f. **NEW REAR ACCESSORY STRUCTURE: MATERIALS: DOORS AND WINDOWS** – The applicant has proposed to install a rear accessory structure that features a solid door. At this time, applicant has not submitted material specifications for the proposed door. The proposed structure does not feature windows. Guideline 5.A.iv for New Construction states that window and door openings should be designed 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. Staff finds that the applicant should submit final door specifications to staff for review.

RECOMMENDATION:

Staff recommends approval based on findings a through f with the following stipulations:

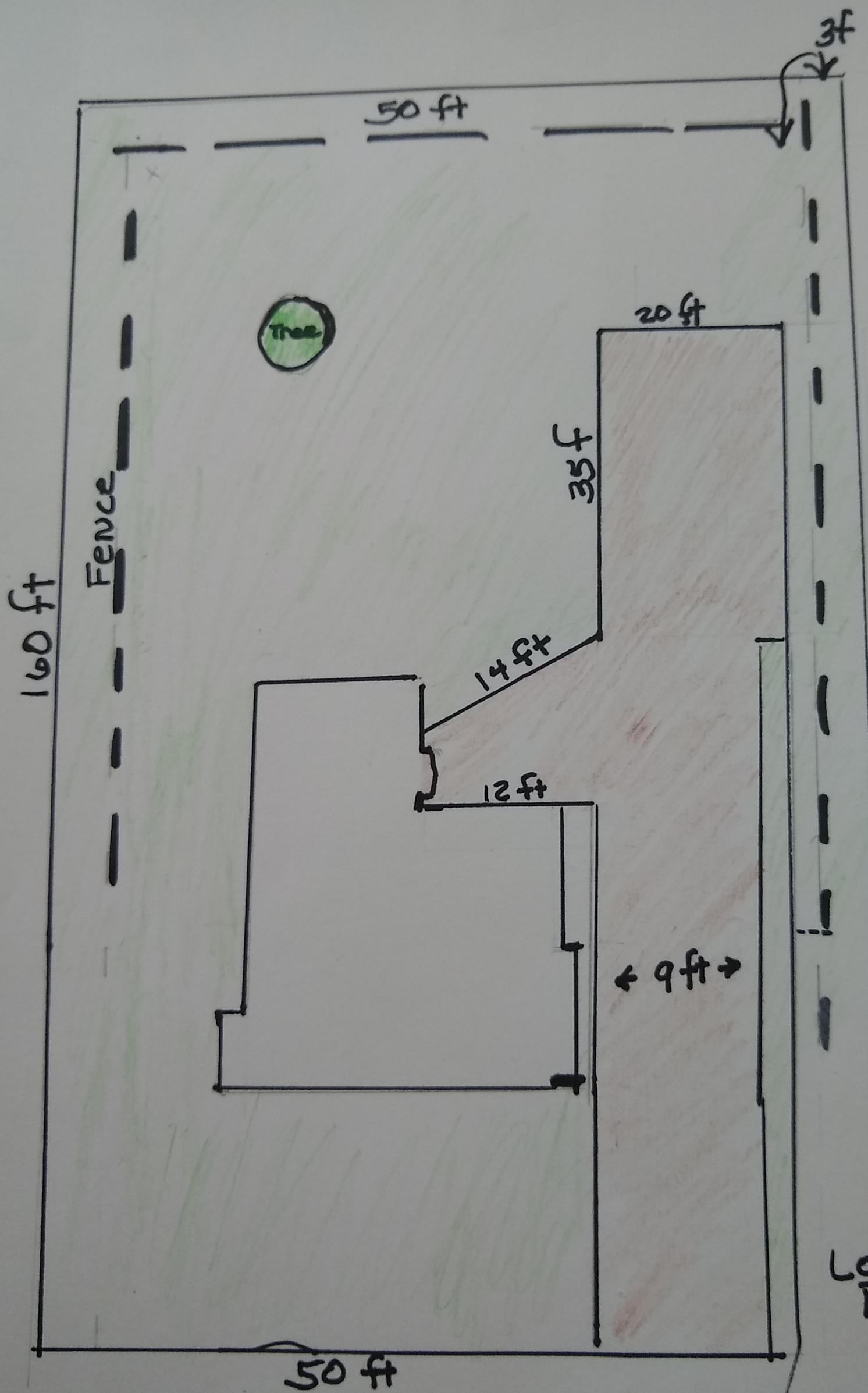
- i. That the carport columns be wood, or wood wrapped, and be no wider than 6”x6”.
- ii. That the front façade of the structure features wood siding or smooth Hardie board siding with a reveal of no more than 6 inches based on finding e.
- iii. That the applicant submits final material specifications and updated plans to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iv. That the applicant submits final material specifications for the proposed door to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding f.
- v. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

Google Maps 2043 West Summit



Imagery ©2021 Google, Map data ©2021, Map data ©2021 Google 20 ft





 CONCRETE REPLACEMENT

Lot measure:
BEXAR CAD



20' W x 35' L x 11' H



20' W x 35' L x 11' H







BEWARE OF THE DOG
Security Cameras In Use

96342055

86358234

7617



RAZ

1822

ADT





1835

1831



1915

ADT

Materials and Specifications

The new construction is a metal, mostly steel. It's dimensions are 36 Feet Long X 20 feet Wide. It covers a concrete slab of 35 Long X 20 Wide. There is a 6 inch overhang on each end. The height is 11 ft. This was the height of the original garage, before it sank into the ground without any rebar in the foundation.

The garage port is designed to resemble the previous garage. It was a pitch roof in the box eave style, with a gable on the front end. The goal is to resemble the previous garage. The structure is composed of #16 gauge steel. The structure is Engineer Certified to withstand 140 MPH wind/ 30 PSF.

CONSTRUCTION and DESCRIPTION of GARAGE PORT

The new construction is a metal, mostly steel. It's dimensions are 36 Feet Long X 20 feet Wide. It covers a concrete slab of 35 Long X 20 Wide. There is a 6 inch overhang on each end. The height is 11 ft. This was the height of the original garage, before it sank into the ground without any rebar in the foundation.

The garage port is designed to resemble the previous garage. It was a pitch roof in the box eave style, with a gable on the front end. The goal is to resemble the previous garage. The structure is composed of #16 gauge steel. The structure is Engineer Certified to withstand 140 MPH wind/ 30 PSF.

The garage portion/enclosure is 15 feet deep. There is a 36 inch X 80inch walk-in door into the structure.

The color of the garage port is almost identical to the house. It is a taupe color with beige trim.