

HISTORIC AND DESIGN REVIEW COMPLIANCE & TECHNICAL ADVISORY BOARD

April 19, 2024

HDRC CASE NO:	2024-153
ADDRESS:	126 BEVERLY DR
LEGAL DESCRIPTION:	NCB 9077 BLK LOT E 22 FT OF 4 & W 55 FT OF 5
ZONING:	R-6, H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Jamie Mathis/MATHIS JAMIE MARGARET
OWNER:	Jamie Mathis /MATHIS JAMIE MARGARET
TYPE OF WORK:	Construction of a carport
APPLICATION RECEIVED:	March 28, 2024
60-DAY REVIEW:	May 27, 2024
CASE MANAGER:	Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to install a 22'x22' metal carport.

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 facade 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 facade 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:

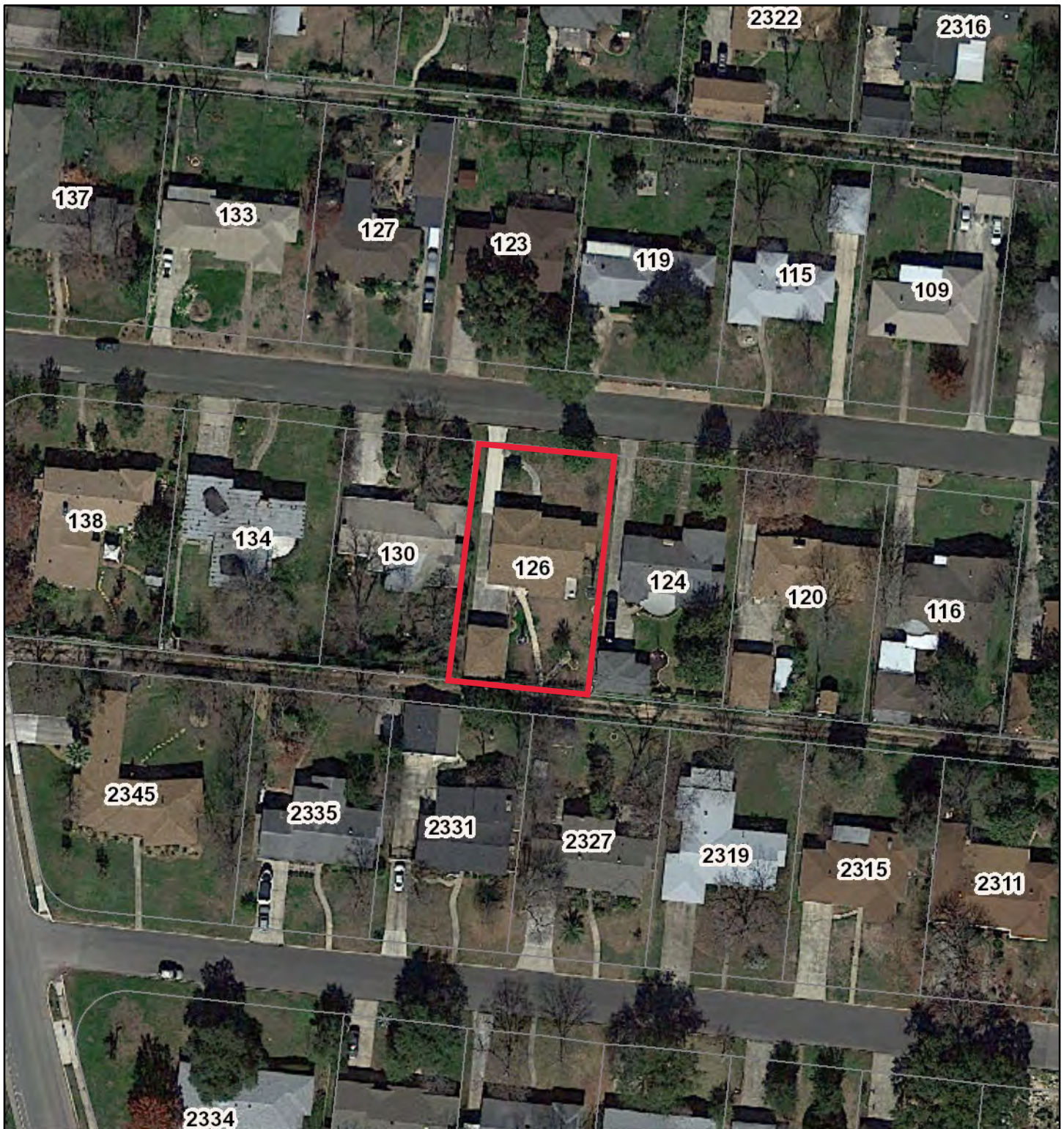
- a. The property at 126 Beverly is a single-story stone-clad minimal tradition residence with detached garage built c. 1951. The hipped roof is clad in composition shingle, and windows are primarily one-over-one, with the exception of a fixed window flanked by one-over-one windows on the primary elevation. The two-car detached garage has a hipped composition shingle roof. The property contributes to the Monticello Park Historic District.
- b. VIOLATION: On September 14, 2023, OHP staff received a citizen report that a carport was constructed at 126 Beverly without a Certificate of Appropriateness. On October 11, 2023, staff issued a notice of investigation to the property owner's brother. The owner called staff on October 12, 2023, to discuss what was required to bring the property into compliance, starting with an application for Certificate of Appropriateness; staff followed the call with an email that included a link to the application and list of required documentation. On March 28, 2024, the owner submitted an application for a Certificate of Appropriateness for the carport as constructed.
- c. CARPORT: The applicant requests approval to construct a 22'x22' front-gabled metal carport that is 9' tall at the sides and 11' at the peak of the gable. The height of the carport appears to exceed the height of the existing detached garage. 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 2,049 square feet, including two open attached porches, with a 520-square-foot detached garage, bringing the total lot coverage to 2,569 square feet. The carport has a total footprint of 484 square feet, or approximately 24% of the primary structure's footprint. Staff finds the proposed footprint of the carport is generally appropriate, but that the overall height should be reduced so that it doesn't exceed the height of the existing detached garage.
- d. 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 a fully metal carport with 5V metal roof. Staff finds the materials do not conform to guidelines, and that a wood frame would be more appropriate.

RECOMMENDATION:

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

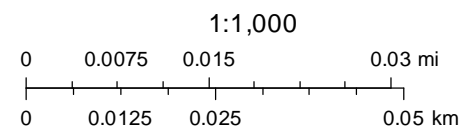
- i. That the applicant reduces the overall height of the carport so that it doesn't exceed the height of the existing detached garage, as noted in finding c.
- ii. That the applicant proposes a wood-framed or wood-clad frame for the carport, as noted in finding d.
- iii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



April 12, 2024

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels



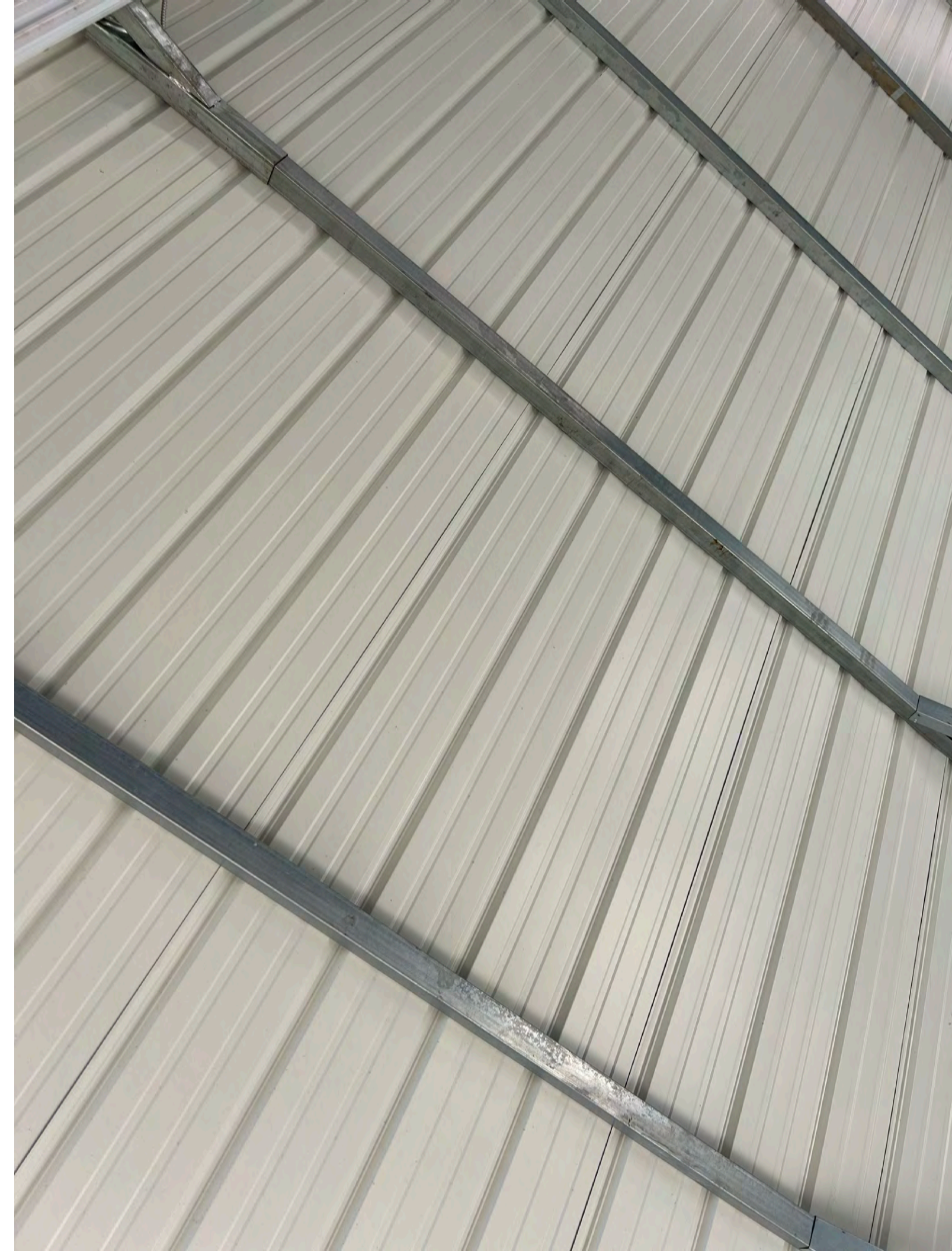


















Investigation Report

Property

Address	126 Beverly
District/Overlay	Monticello Park
Owner Information	JAMIE M MATHIS

Site Visit

Date	10/11/2023
Time	07:00 PM (-5 GMT)
Context	citizen report
Present Staff	Jessica Anderson
Present Individuals	Family/Tenant
Contractor/Realtor Companies	none
Types of Work Observed	New Construction, Site Elements
Amount of Work Completed	Completed
Description of work	Construction of a carport; fence installation, part of which appears to exceed 6'.
Description of interaction	Spoke with owner's brother James Mathis about citizen report and steps to come into compliance.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with neighbor/family/tenant
Will post-work application fee apply?	To be determined

Documentation



Investigation Report

Photographs





Investigation Report



10/11/2023 07:44 PM