

HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2022

HDRC CASE NO: 2022-319
ADDRESS: 302 FURR DR
LEGAL DESCRIPTION: NCB 6695 BLK 4 LOT 28
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Arash Pazouki/PEBBLE DAWN PROPERTIES LLC
OWNER: Arash Pazouki/PEBBLE DAWN PROPERTIES LLC
TYPE OF WORK: Deconstruction and reconstruction of a rear accessory structure
APPLICATION RECEIVED: May 23, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Deconstruct the existing, rear accessory structure at 302 Furr.
2. Reconstruct the rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- 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.
- Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- 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.
- 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.
- Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

SETBACKS AND ORIENTATION

- 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.
- 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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** 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.

- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **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 true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

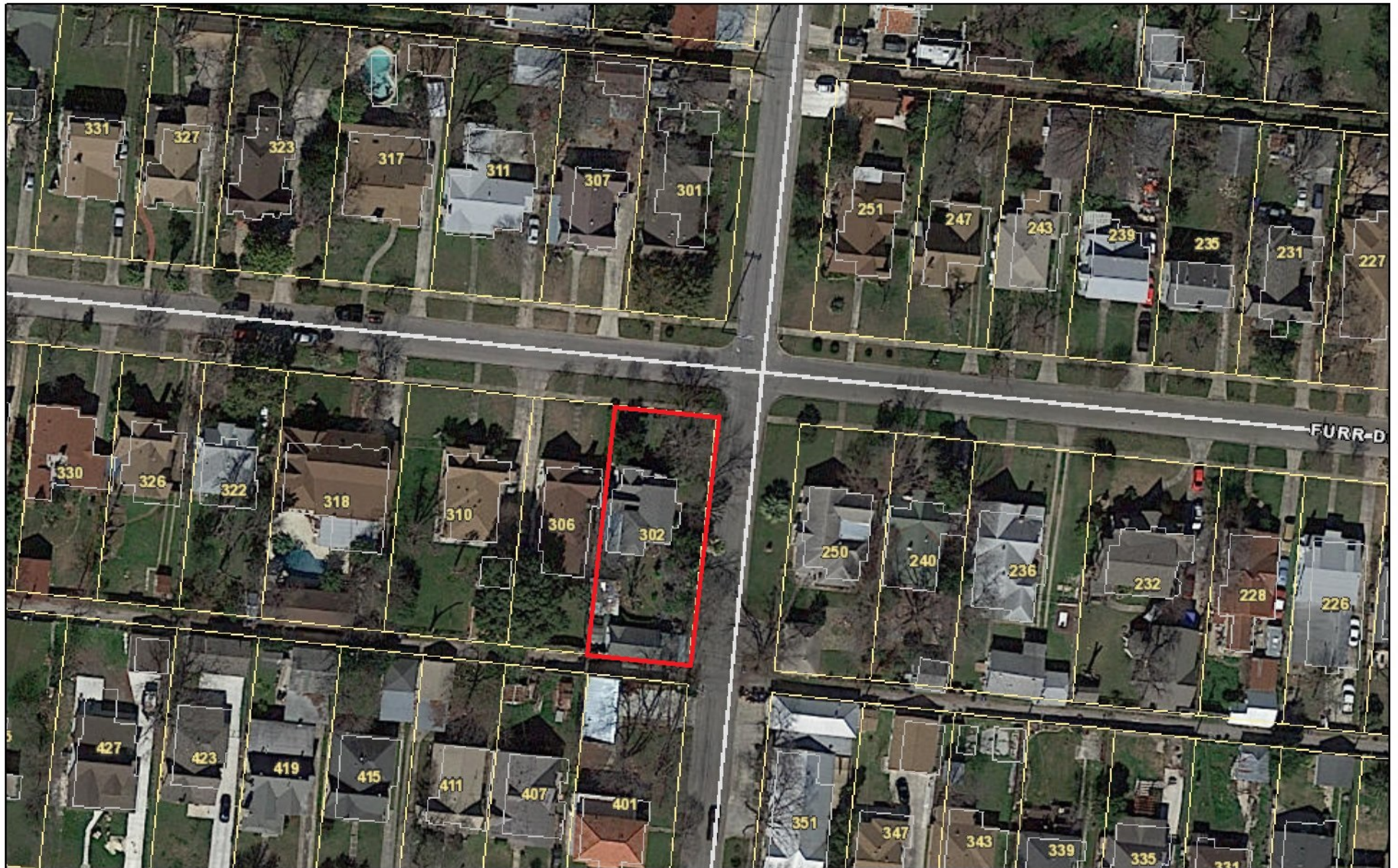
- a. The primary structure located at 302 Furr Dr. is a 2-story single-family home constructed circa 1920. The home has characteristics of a Tudor style of home featuring steeply pitched gable roofs, a prominent chimney, and weatherboard clad siding. To the rear of the property is an accessory structure that resembles the characteristics of the primary structure. The existing, rear accessory structure features a footprint of approximately 505 square feet, not including a carport/awning structures that extends over the property line.
- b. **DECONSTRUCTION** – The applicant has proposed to deconstruct the rear accessory structure, and retain existing materials for reuse in the reconstruction of the new structure. Generally, staff finds the deconstruction and reuse/salvage of existing materials to be appropriate and consistent with the Guidelines.
- c. **RECONSTRUCTION (Setbacks & Orientation)** – The applicant has proposed to reconstruct the rear addition to feature a setback that matches the existing structure's. While staff finds this setback to be appropriate and consistent with the original, staff finds that the applicant is responsible for obtaining any required variances.
- d. **RECONSTRUCTION (Massing & Footprint)** – The applicant has proposed to reconstruct the rear accessory structure to feature a footprint of approximately 800 square feet. The existing, rear accessory structure features a footprint of approximately 505 square feet, not including a carport/awning structures that extends over the property line. The primary historic structure at 302 Furr features an original one story form with a two story addition at the rear. Generally, staff finds the proposed reconstructed accessory structure's footprint to be appropriate and consistent with the Guidelines.
- e. **RECONSTRUCTION (Materials)** – The applicant has proposed to salvage many materials of the existing, rear accessory structure and has proposed new materials. The applicant has proposed to install new garage doors, new windows, new composite siding, new wood doors, and a shingle roof. Generally, staff finds the proposed materials to be appropriate; however, staff finds that the applicant should install garage doors that are either wood or feature a wood appearance with true window lites, that the proposed composite siding feature an exposure of four inches and a smooth finish, and that the proposed windows be wood or aluminum clad and be consistent with staff's standards for windows in new construction. Additionally, staff finds that existing, wood windows should be reused as well as any existing wood siding or framing materials.
- f. **RECONSTRUCTION** – Generally, staff finds the proposed request to deconstruct the existing accessory structure and reconstruct it in the existing location to be appropriate. The applicant has proposed a similar footprint, massing, roof form and overall design character that staff finds to be appropriate and consistent with the Guidelines.

RECOMMENDATION:

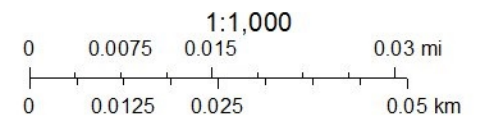
1. Staff recommends approval of item #1, the deconstruction of the existing, rear accessory structure based on findings a and b with the following stipulations:

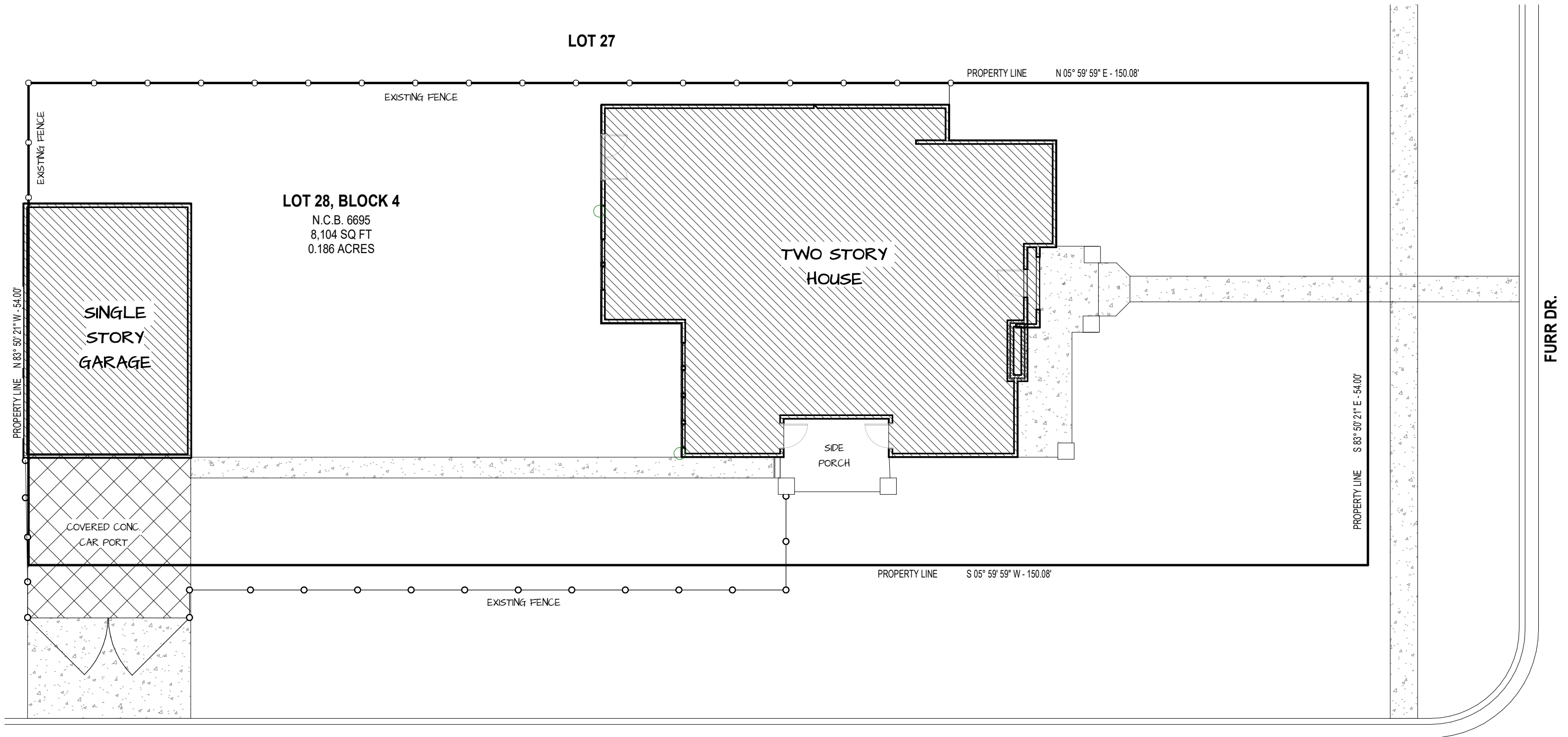
- i. That the applicant submit a detailed salvage plan to OHP staff detailing the exact materials that will be salvaged and reused on site. This should be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
2. Staff recommends approval of item #2, the reconstruction of the rear accessory structure based on findings c through e with the following stipulations:
 - i. That the proposed new garage doors be wood or feature a wood appearance with true window lites.
 - ii. That the proposed composite siding feature a smooth finish with a four inch exposures.
 - iii. That the proposed new windows be wood or aluminum clad wood and be consistent with staff's standards for windows in new construction.
 - iv. That wood windows and doors, among other wood materials from the existing structure be salvaged and reused in the proposed new construction.

City of San Antonio One Stop



June 9, 2022





1 **EXISTING SITE PLAN**
SCALE: 3/32" = 1'-0"



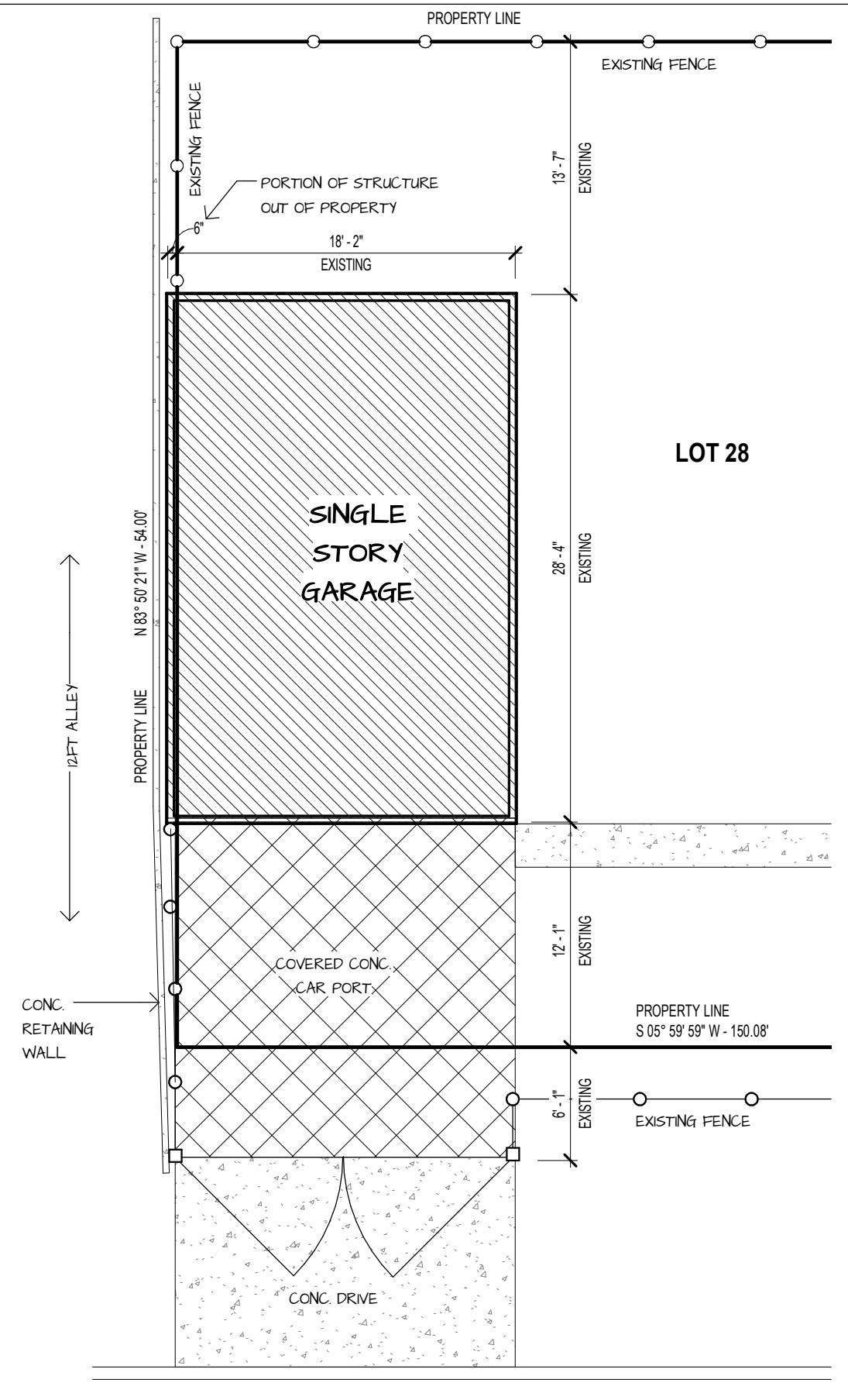
EXISTING CONDITIONS - STREET



EXISTING CONDITIONS - COVERED CAR PORT



EXISTING CONDITIONS - NORTH



VOLLUM ST.

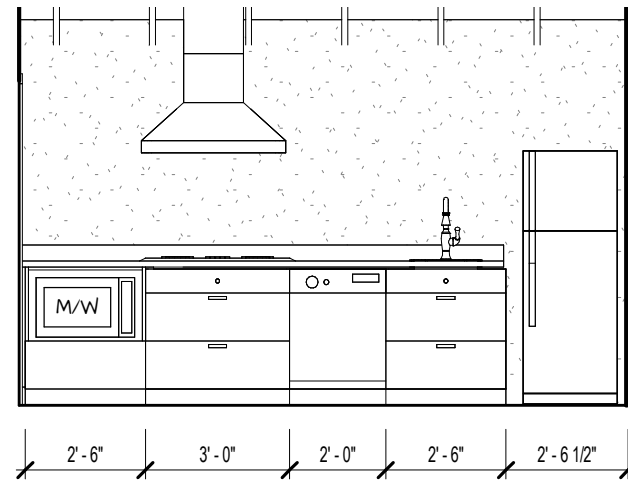


1 EXISTING ENLARGED SITE PLAN

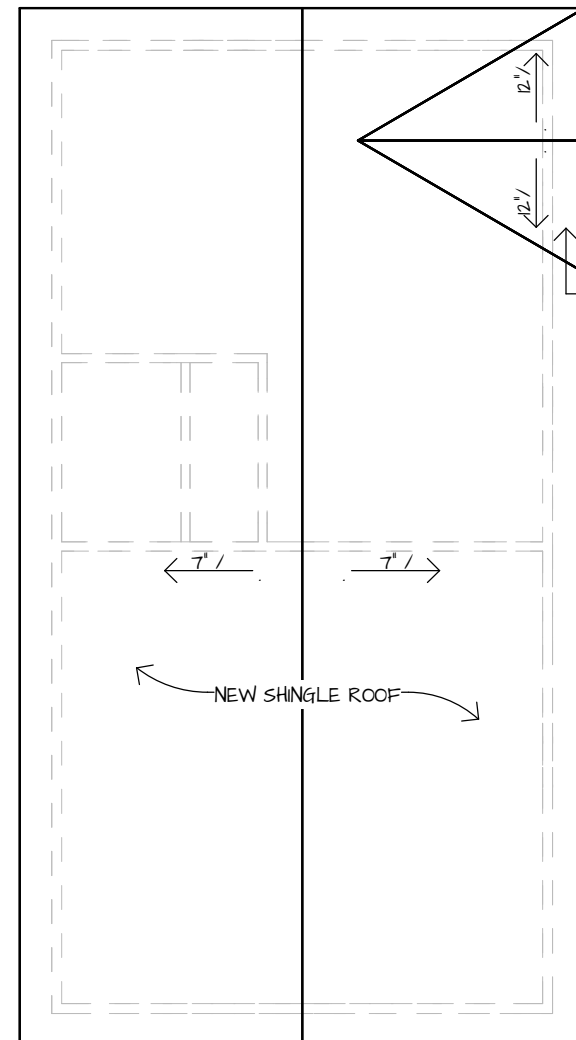
SCALE: 1/8" = 1'-0"

302 FURR DR. RESIDENCE
RESTORATION & RECONSTRUCTION
302 FURR DR. SAN ANTONIO TX 78201

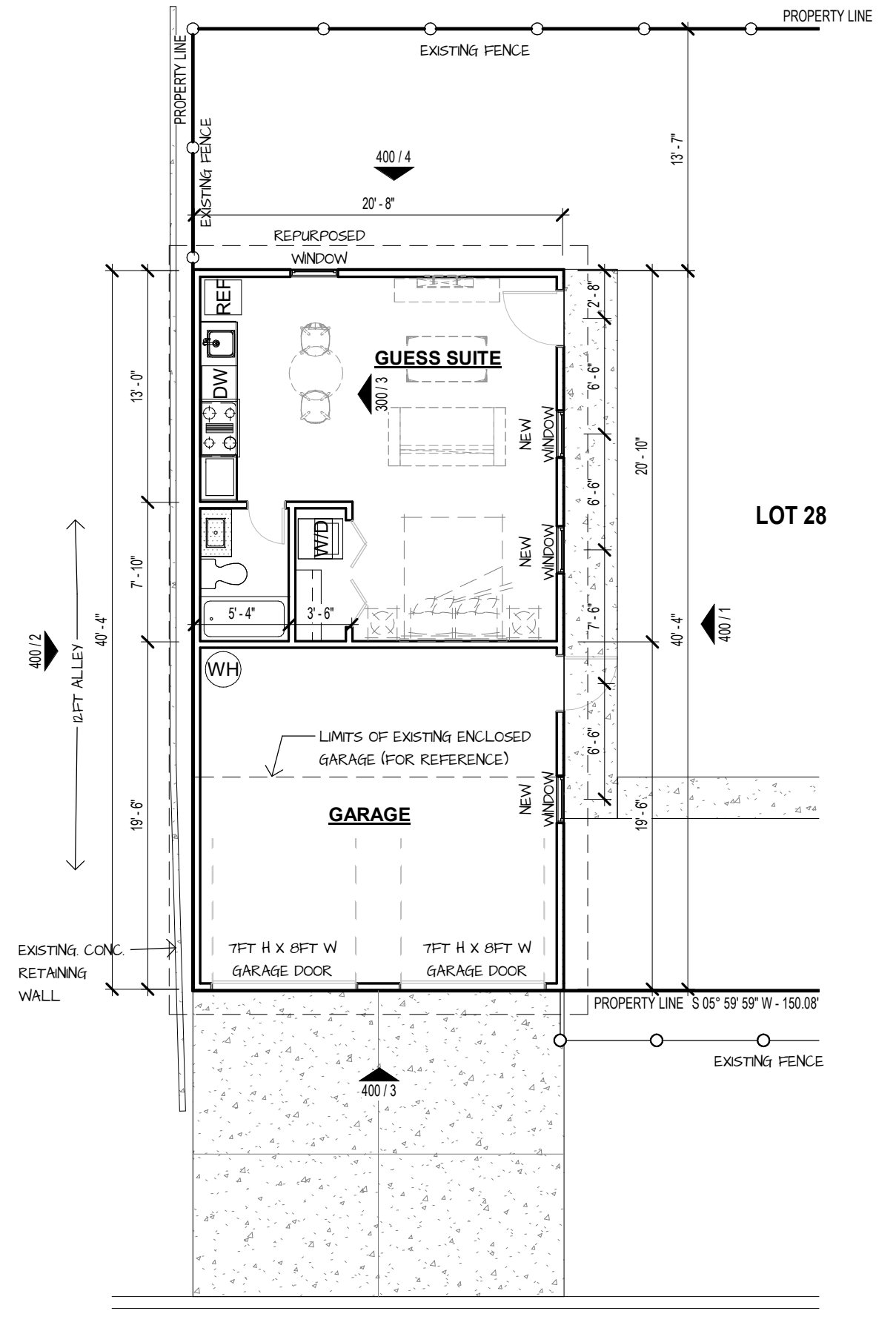
SHEET
20
2 OF



3 INTERIOR ELEVATION - KITCHEN
SCALE: 1/4" = 1'-0"



2 PROPOSED NEW ROOF PLAN
SCALE: 1/8" = 1'-0"

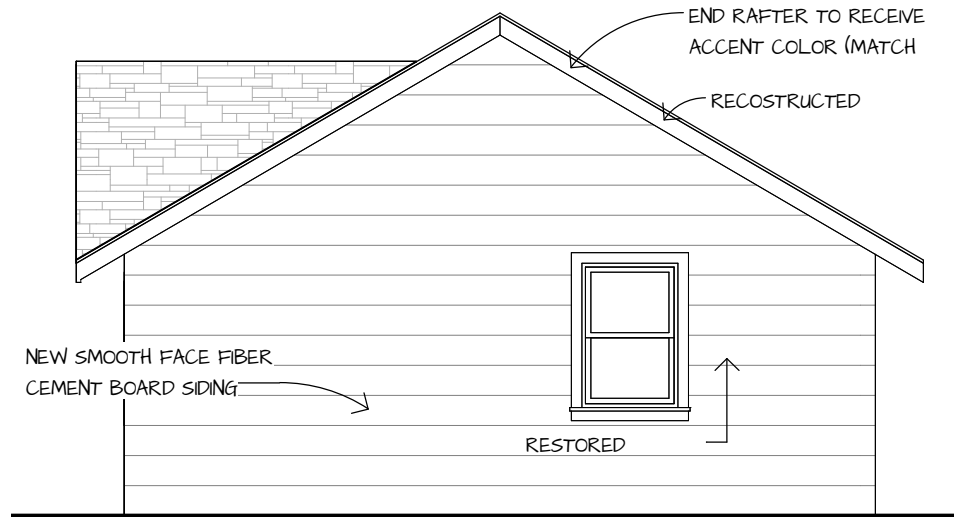


1 PROPOSED RECONSTRUCTED GARAGE PLAN
SCALE: 1/8" = 1'-0"

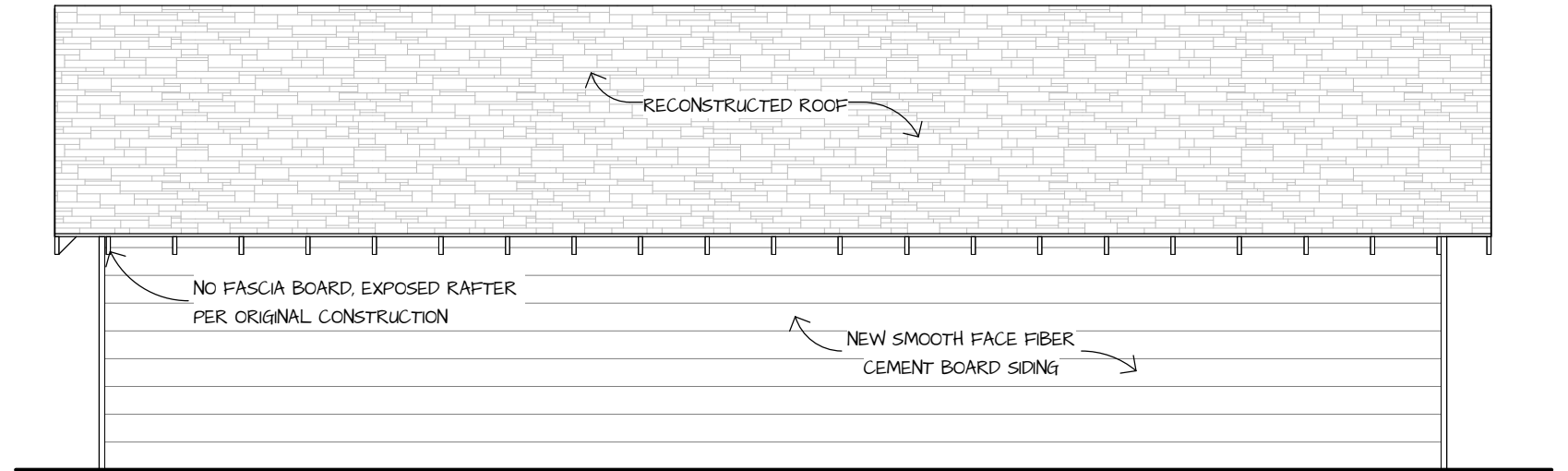


VOLLUM ST.

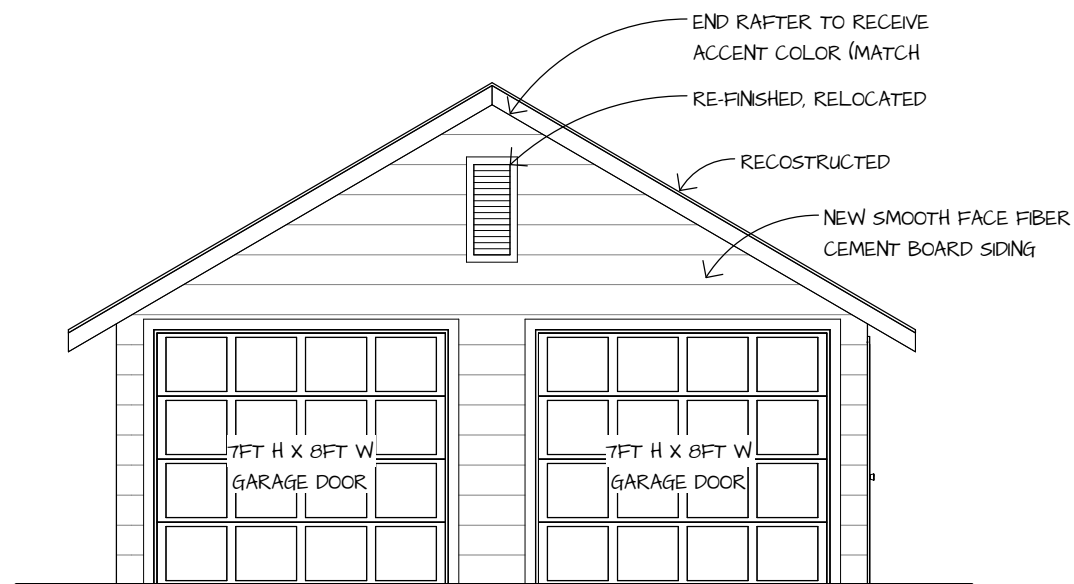
302 FURR DR. RESIDENCE
RESTORATION & RECONSTRUCTION
302 FURR DR. SAN ANTONIO TX 78201



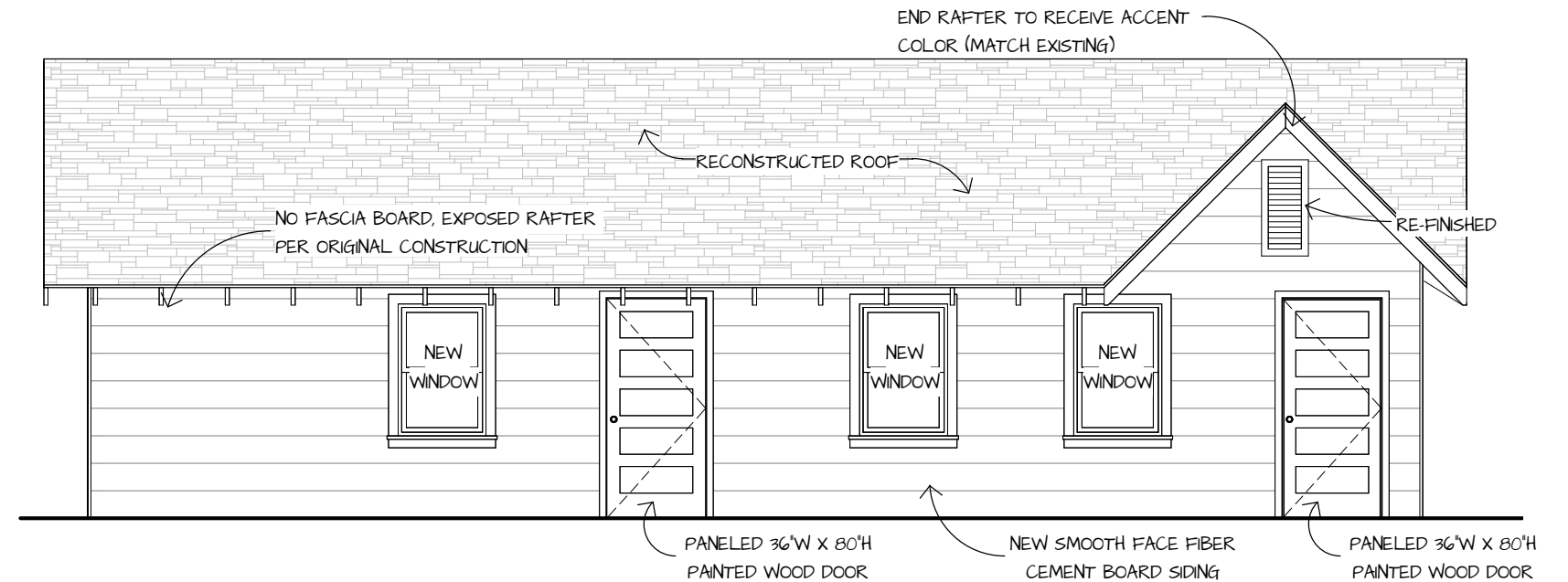
4 EXTERIOR ELEVATION - WEST
SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



3 EXTERIOR ELEVATION - EAST
SCALE: 3/16" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
SCALE: 3/16" = 1'-0"

