

HISTORIC AND DESIGN REVIEW COMMISSION
December 07, 2022

HDRC CASE NO: 2022-541
ADDRESS: 1110 BURNET ST
LEGAL DESCRIPTION: NCB 1665 BLK 1 LOT 12
ZONING: R-6, H
CITY COUNCIL DIST.: 2
APPLICANT: Ricardo Ortiz/ORTIZ RICARDO JR & LOZANO DIANA
OWNER: Ricardo Ortiz/ORTIZ RICARDO JR & LOZANO DIANA
TYPE OF WORK: Construction of a detached garage
APPLICATION RECEIVED: October 31, 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 construct a detached garage on an existing concrete slab with rolling garage doors.

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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 4, New Construction

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.

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:

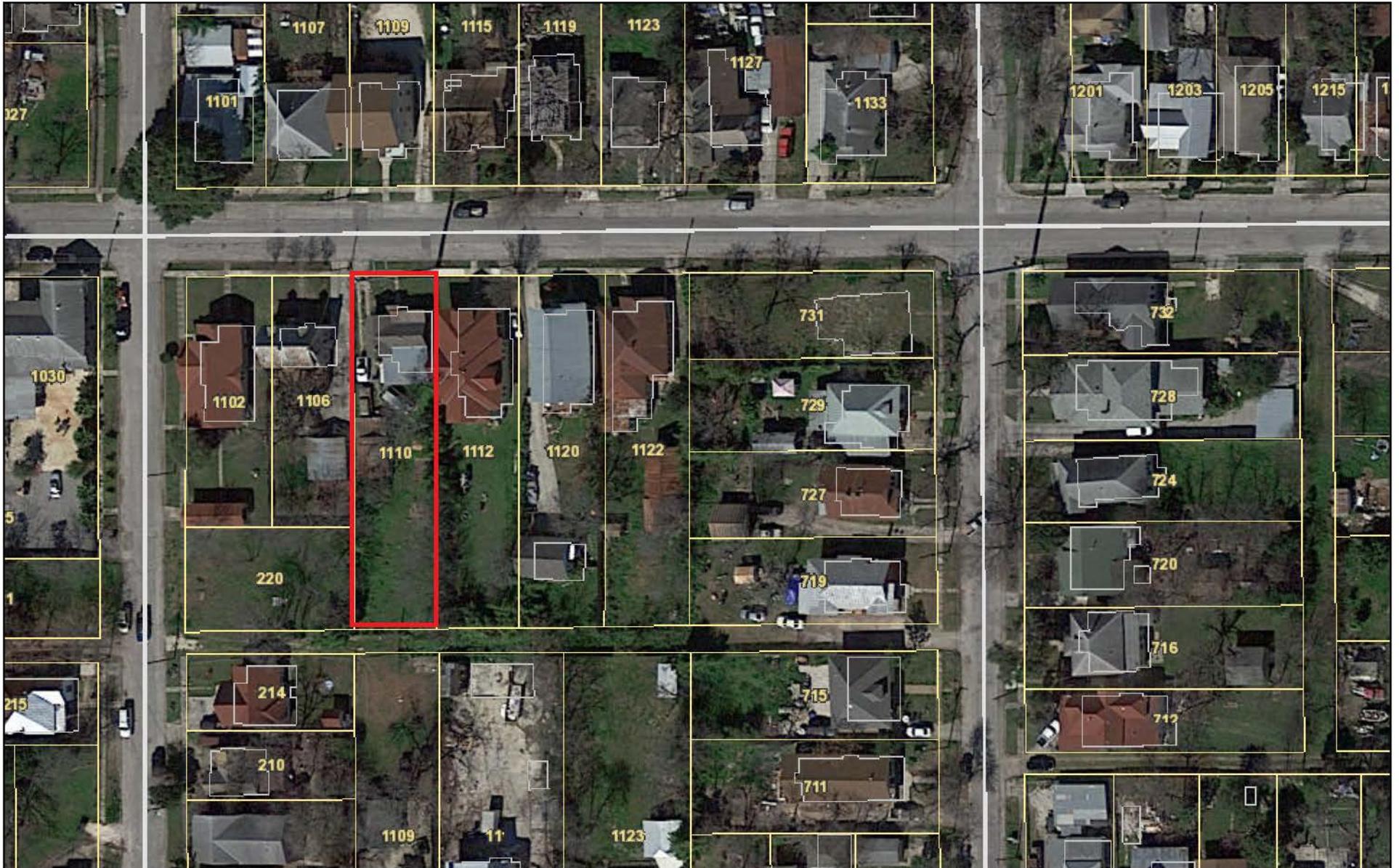
- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a detached garage on the existing concrete slab at the rear of the property located at 1110 Burnet St. within the Dignowity Hill Historic District.
- b. GARAGE STRUCTURE – To the rear of the existing primary structure, the applicant has proposed to construct a garage structure. The proposed garage structure will be constructed as an addition to an existing, detached accessory structure and will be constructed on top of an existing, concrete slab
- c. GARAGE STRUCTURE (Massing, Form and Setbacks) – The Guidelines for New Construction 5.A and B note that garages should be visually subordinate to the primary structure on site, should be no larger in plan than forty (40) percent of the primary structure on site, should relate to the primary structure on site regarding character and materials, should feature similar window and door openings and should feature garage doors similar in size and proportion to those found historically within the district. Additionally, the Guidelines note that the predominant garage orientation should match that found historically on the block and that the historic setbacks on the block should be followed. Generally, staff finds the proposed massing, form, and design character of the proposed garage to be consistent with the Guidelines. Staff finds that the applicant should detach the shed roof from the shed and explore a gabled roof form to be consistent with the primary structure.
- d. GARAGE STRUCTURE (Materials) – The applicant has proposed for the garage structure to feature materials that include a metal roofing, French doors, and a rolling door system. Staff finds that the applicant should install either horizontal lap siding with a four (4) inch exposure, wood or aluminum clad windows, and a garage door with true divided lites and a wooden appearance to be most appropriate. Staff finds that a standing seam metal roof should be installed as a roofing material to match the primary structure. The proposed roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low-profile ridge cap and a standard galvalume finish. All panels should be smooth with no striations or corrugation.

RECOMMENDATION:

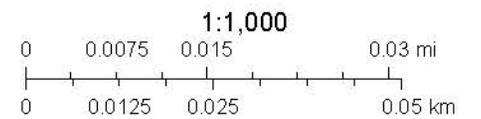
Staff recommends conceptual approval of the detached garage based on findings b through d with the following stipulations:

1. That the roof be similar in pitch and form to the primary structure as noted in finding c.
2. That the detached garage and shed be detached from one another.
3. That the applicant submits windows for review that are consistent with Staff Standards for New Construction prior to the issuance of a COA based on finding d.
4. That the applicant submits a French door example for review to staff prior to approval based on finding d.
5. That the applicant submits final material specifications for staff review of the garage door based on finding d.
6. That the applicant submits examples to staff for review for the proposed siding material based on finding d.

City of San Antonio One Stop



November 28, 2022













Property of
City of San Antonio

GMC



















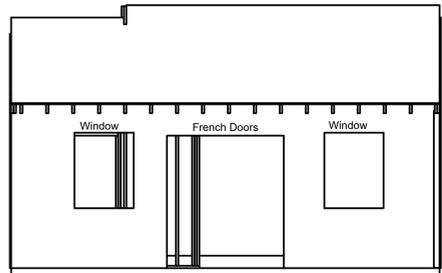
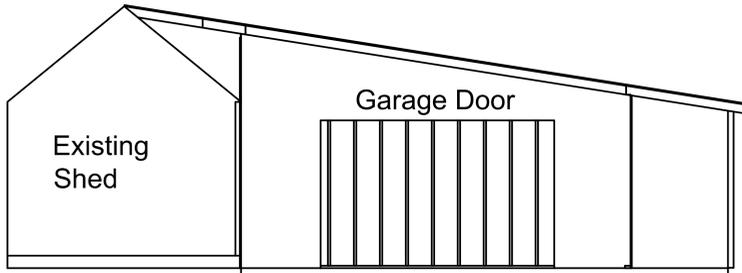
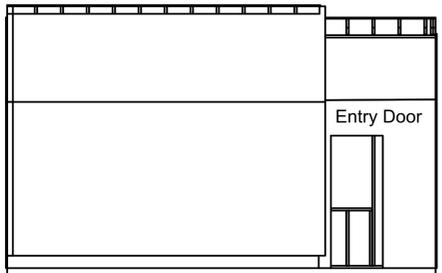
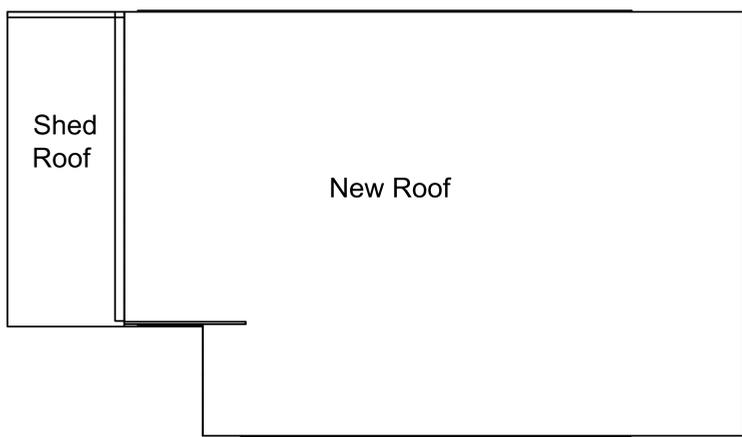
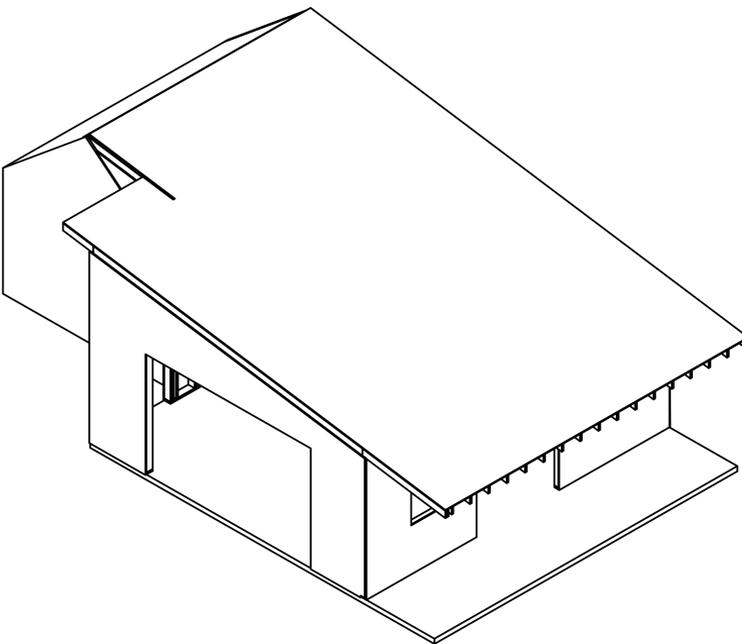
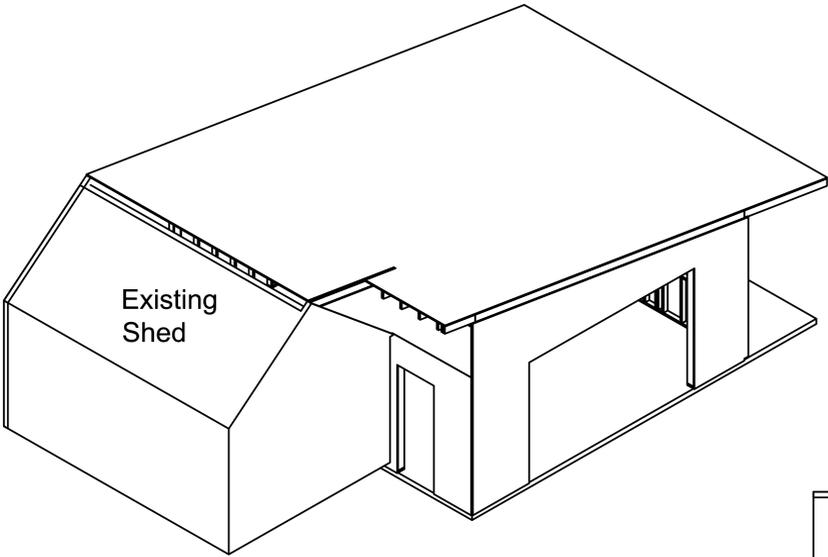






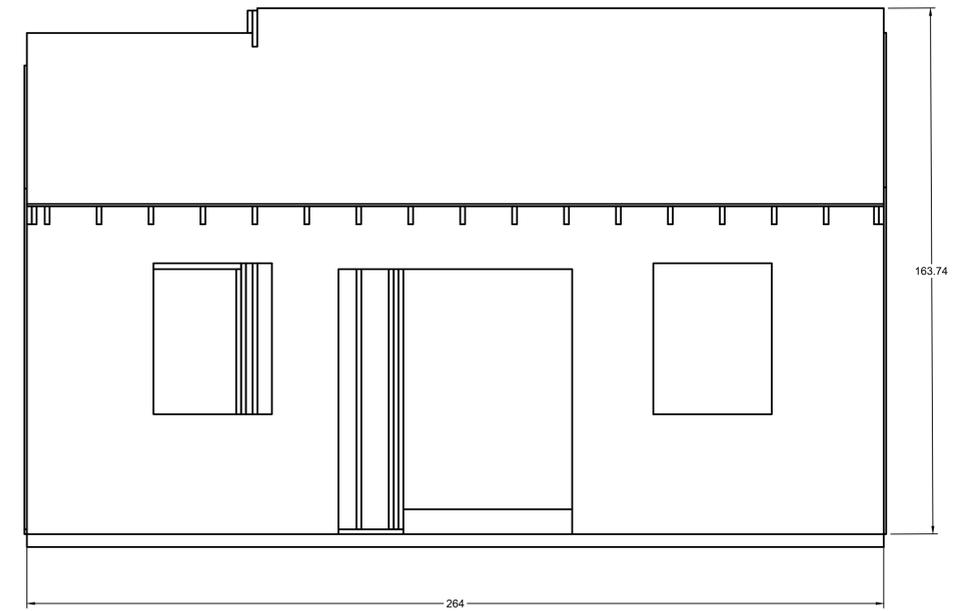
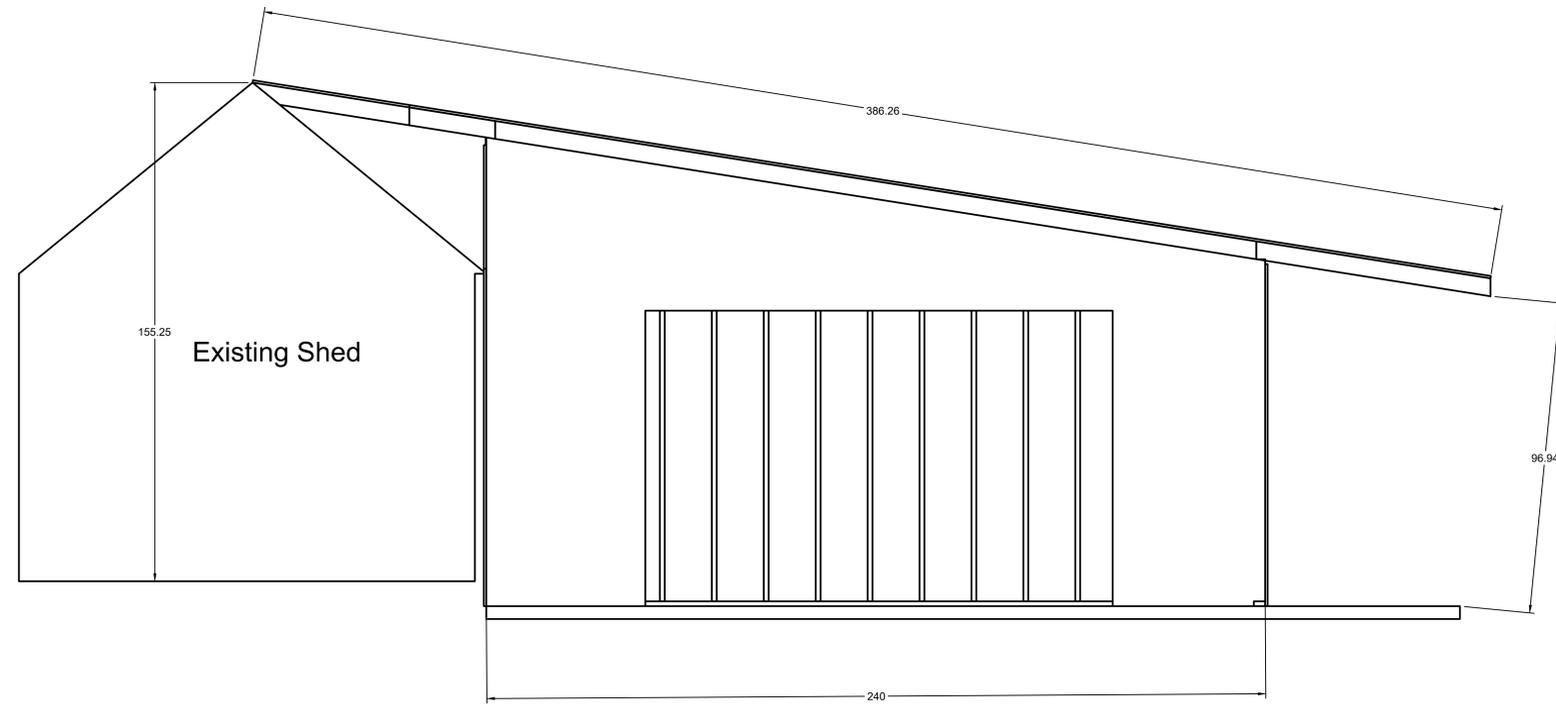
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PROJECT		Admin Project		
TITLE		garage addition		
APPROVED	SIZE	CODE	DWG NO	REV
CHECKED	E			
DRAWN	Ricardo Ortiz	10/31/2022	SCALE 1:40	WEIGHT
				SHEET 1/1



At the tallest point it will measure 163.74in. This is the top point of the existing shed. Garage floor will be 240in x 264in = 484sqft. Roof is 675sqft.

PROJECT		Admin Project		
TITLE		garage addition		
APPROVED	SIZE	CODE	DWG NO	REV
CHECKED	E			
DRAWN	Ricardo Ortiz	10/31/2022	SCALE 1:20	WEIGHT
				SHEET 1/1

Building Materials

Framing

2x4 Steel Studs Wall

2x6 Steel Studs Wall

2x6 Ceiling/Roof Joist

2x8 Steel Header

2x12 Steel Header

Exterior Walls

4x8 Plywood Sheet. House wrap siding and trim.

Paint

Blue with white or grey trim. Color match home

Roof

Metal roof. Match existing home.

Interior Walls

Fiberglass Insulation, drywall, and paint.

Windows

2= Single Hung 35in x 48in

Exterior Doors

30in wide by 80in tall access door. 72in wide by 80in tall French doors.

Garage Door

Roll up door style. 16ft wide by 8ft tall opening

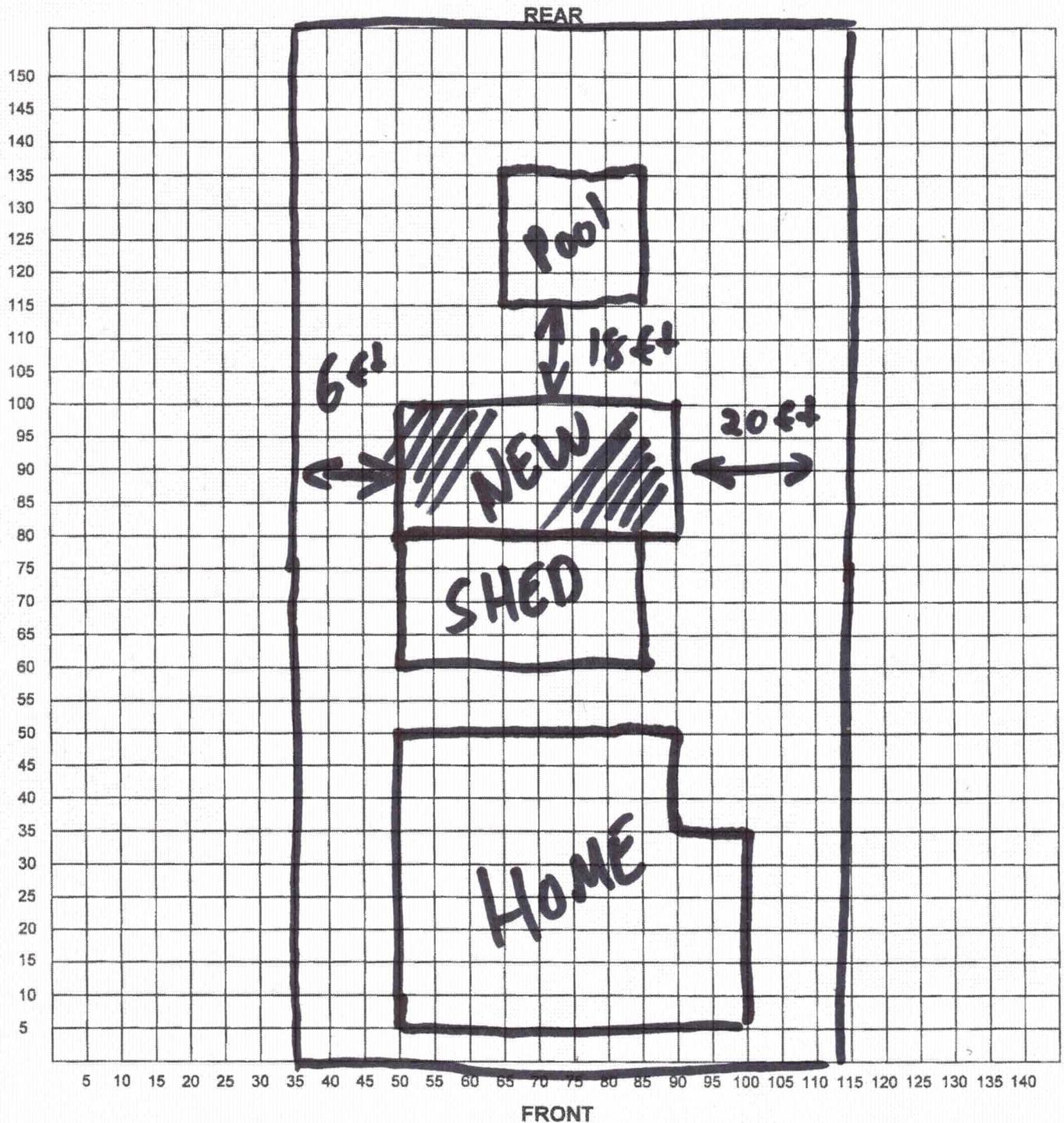
Floor Square footage of building will be 484sqft. Roof square footage will be 675sqft. Building will have 3 access points and 2 windows. A single door, Garage door, French doors and two windows next to the French doors. Garage door will be a roll up style door or double doors. Building will be insulated. Electrical to be done at a later date to include shed with electrical outlets and lighting fixtures. Building will be painted to match home. Metal roof to match home as well.

**PLOT PLAN
FOR BUILDING PERMITS**

Address: 1110 Burnet San Antonio Lot: 12

Block: 1

NCB: 1665



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 10-26-22

Signature of Applicant: *[Signature]*