

HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2023

HDRC CASE NO: 2022-527
ADDRESS: 108 SCHREINER PLACE
LEGAL DESCRIPTION: NCB 7054 BLK LOT 3, 4, E 25 FT OF 2 & W 25 FT OF 5
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: John Russell/RUSSELL JOHN R
OWNER: John Russell/RUSSELL JOHN R
TYPE OF WORK: Construction of a carport
APPLICATION RECEIVED: January 02, 2023
60-DAY REVIEW: Not Applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a carport.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

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. 108 Schreiner Place is a one-story, single-family residence designed by O'Neil Ford and built in 1948. The house features a flat roof over the residential core of the house, with a standing-seam metal shed roof over a two-bay garage that was added by 1955, per historic arial photography. Both roof forms have wood fascias and soffits. The house is clad in brick and horizontal wood siding. The front of the house features a courtyard screened from view by a tall brick wall; the front yard is primarily grass with a large concrete driveway and parking pad leading to the two-bay garage. The property contributes to the Monte Vista Historic District.
- b. **VIOLATION:** On September 28, 2022, OHP staff learned through a citizen report that a detached metal-framed carport was constructed without a Certificate of Appropriateness. Staff posted a Notice of Investigation and Stop Work Notice on site the same day. The report is included in this case file.

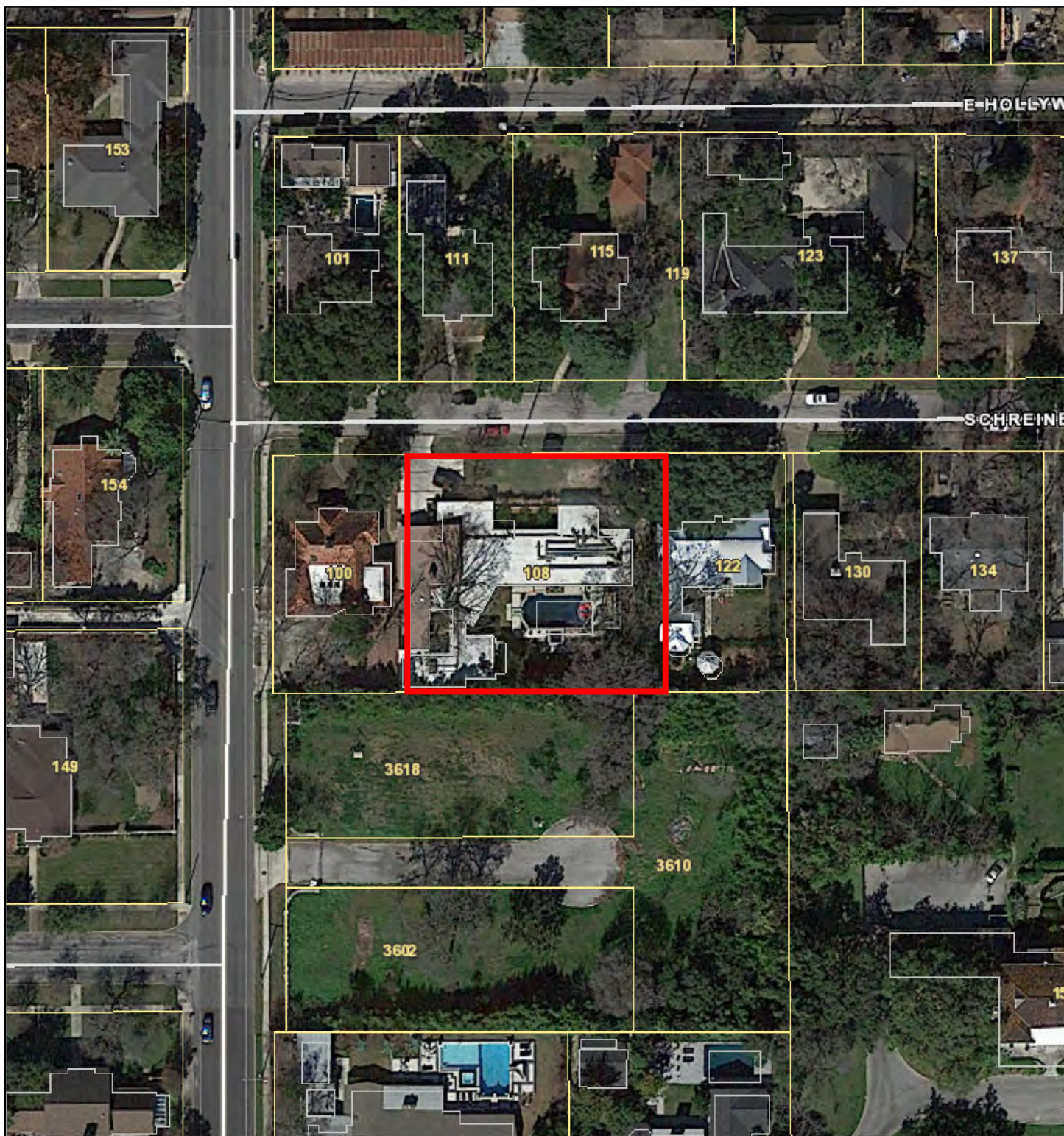
- c. DESIGN REVIEW COMMITTEE: On December 21, 2022, the HDRC referred this request to the Design Review Committee (DRC) for an on-site meeting. On January 4, 2023, the applicant met on site with the DRC. Notes are included in this case file.
- d. CARPORT (MASSING AND FORM): The applicant installed a detached metal-framed carport with a flat R-panel metal roof on the east side of the property. Though it is detached, the carport is taller than the primary flat roof form and overlaps the east edge of the roof. Historic Design Guidelines for Additions 5.A.i states that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds the carport does not conform to guidelines.
- e. CARPORT (MATERIALS): The applicant installed a detached metal-framed carport with a flat R-panel metal roof on the east side of the property. Historic Design Guidelines for Additions 5.A.iii states additions should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The primary structure on the lot is clad in brick and horizontal wood siding, and the shed roof is clad in standing-seam metal. The use of metal is consistent with the architectural style of the home and conforms to guidelines.

RECOMMENDATION:

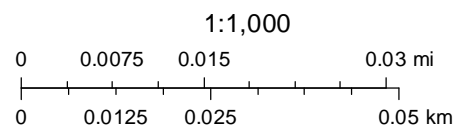
Staff recommends approval to construct a carport based on findings d and e, with the following stipulation:

- i. That the applicant proposes a carport with a roof form subordinate to that of the primary structure, specifically one that is shorter than the primary roof.
- ii. That the applicant meets all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



December 14, 2022





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 4 Jan 2023, 3:45 PM

HDRC Case #: 2022-527

Address: 108 Schreiner

Meeting Location: on site

APPLICANT: John Russell

DRC Members present: John Baker, Jimmy Cervantes, Roland Mazuca, Monica Savino, Lisa Garza (Conservation Society)

Staff Present: Jessica Anderson, Claudia Espinosa, Bryan Morales

Others present: John Russell (owner/applicant), Eugene Reyes (contractor)

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a carport.

COMMENTS/CONCERNS:

Cervantes: Is the carport touching the roof?

Russell: No.

Savino: What is the staff recommendation regarding the materials?

Anderson: Staff's only stipulation is to reduce the height of the carport; no staff stipulations regarding materials.

Anderson (to owner/contractor): At HDRC, commissioners asked whether the carport met setback requirements for the parcel. Did you reach out to Development Services to determine any setback requirements?

Reyes: We haven't asked.

Savino: In terms of modifying the existing design, you could drop the height of the passageway and use a thinner profile metal for the beam.

Russell: The size and materials of the carport help it withstand the wind.

Garza: I agree regarding lowering the walkway height.

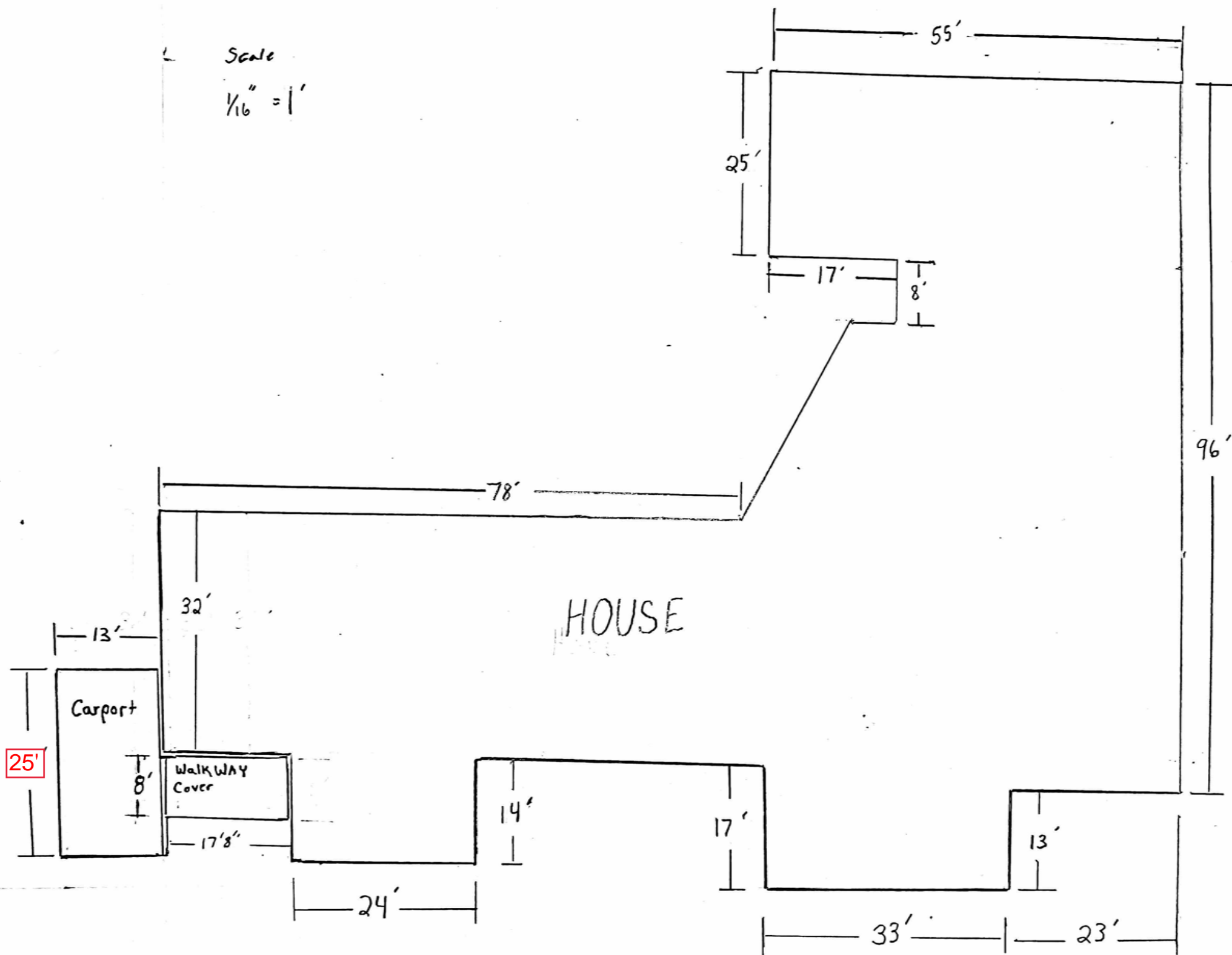
Staff noted that any work, including routine repair and maintenance, on the exterior of the building, hardscaping, and landscaping require review and approval by OHP prior to the start of work. The owner shared plans to remove HVAC equipment from the roof and alter the driveway gate.

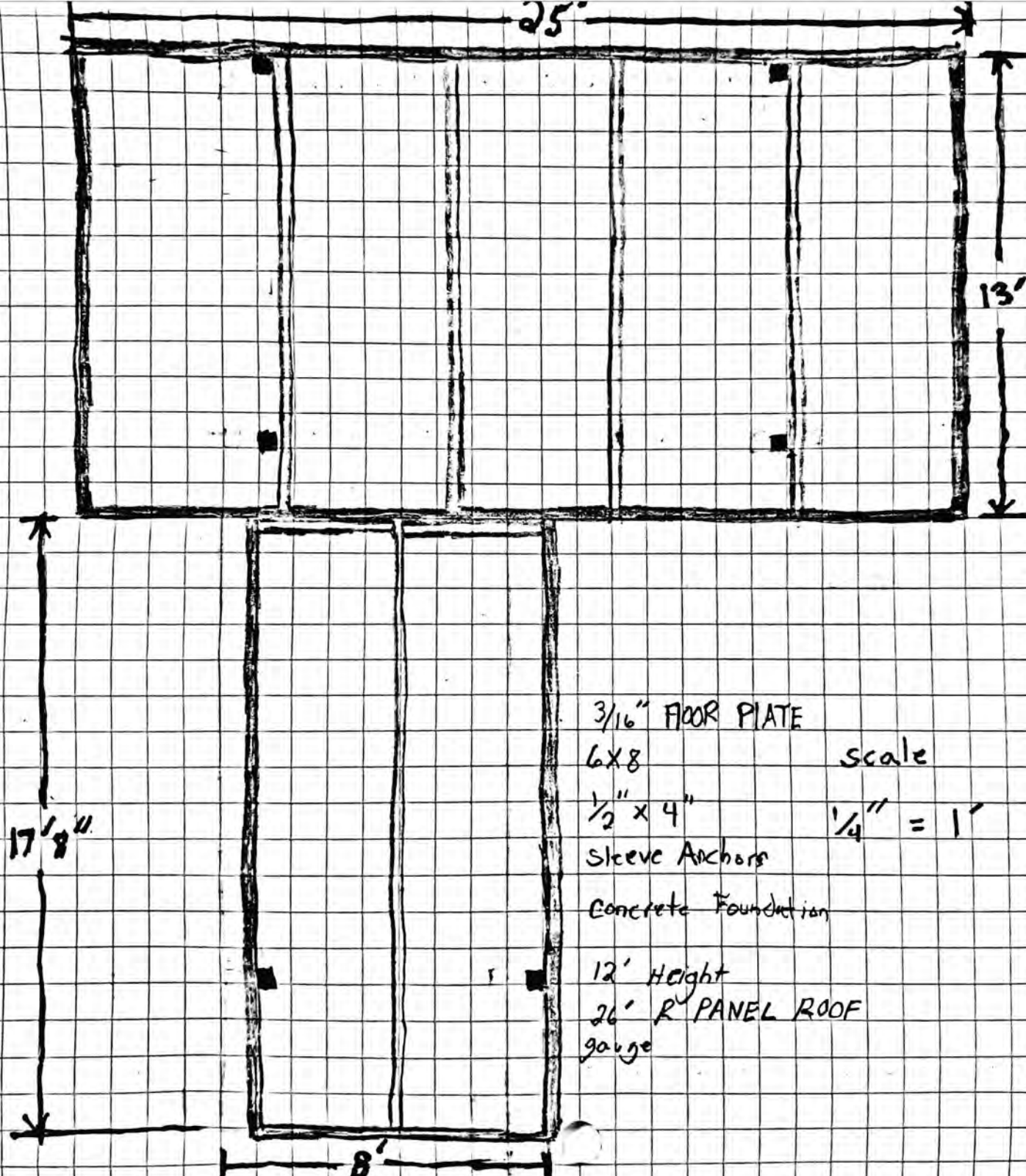
OVERALL COMMENTS:

Owner and/or contractor should reach out to Development Services regarding setback requirements for the property. Applicant should explore lowering the overall height of the carport, with particular attention to the passageway.

Scale

$$\frac{1}{16}'' = 1'$$





3/16" FLOOR PLATE

6x8

1/2" x 4"

Sleeve Anchors

Concrete Foundation

12' Height

26' R PANEL ROOF
gauge

Scale

1/4" = 1'

Key

■ = 4x4

Square Tube
12 gauge

— = 2x8

C PURLIN

— = 2x8

C CHANNEL

























Investigation Report

Property

Address	108 Schreiner Place
District/Overlay	Monte Vista
Owner Information	John R Russell

Site Visit

Date	09/28/2022
Time	04:52 PM (-5 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	None
Types of Work Observed	New Construction
Amount of Work Completed	75%
Description of work	Construction of a carport structure.
Description of interaction	OHP left a Stop Work Order on site.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation", Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

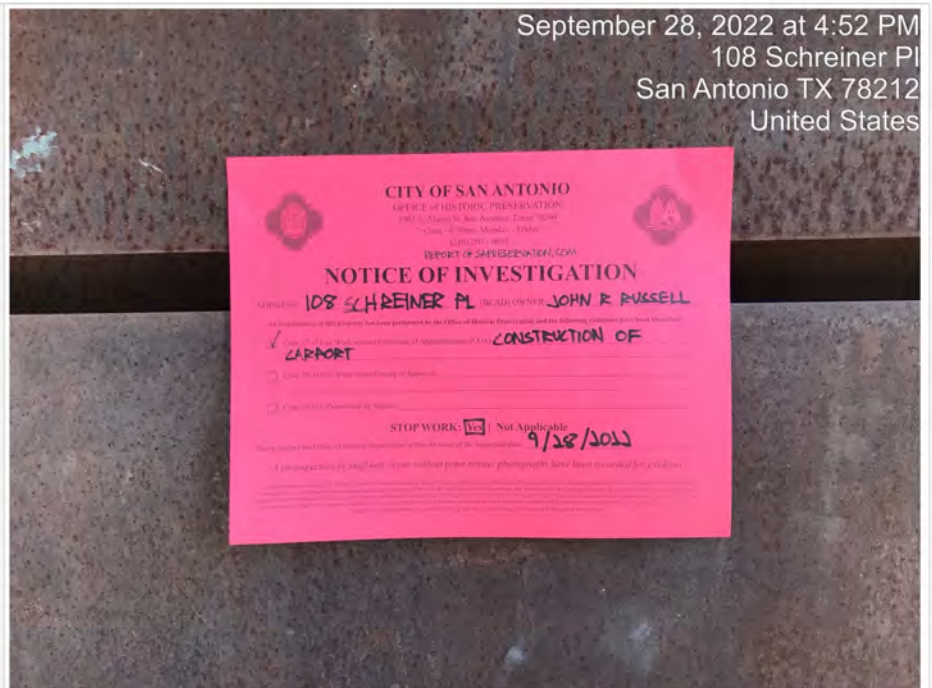
Documentation

Photographs







Investigation Report





Investigation Report

	 <p>September 28, 2022 at 4:51 PM 108 Schreiner Pk San Antonio TX 78212 United States</p>
	 <p>September 28, 2022 at 4:51 PM 115 Schreiner Pk San Antonio TX 78212 United States</p>
	09/28/2022 05:08 PM
Additional photos were taken on another device.	No