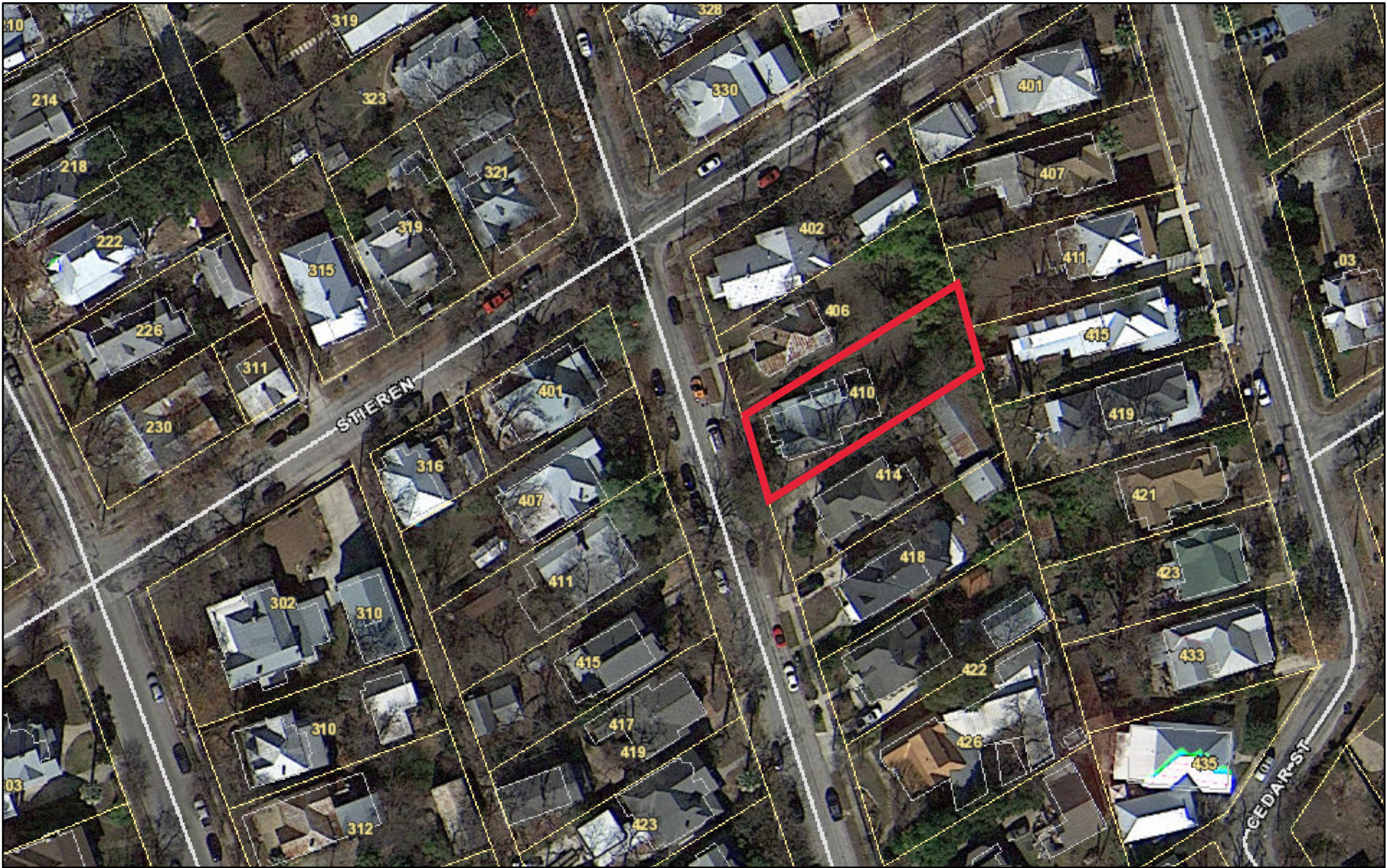
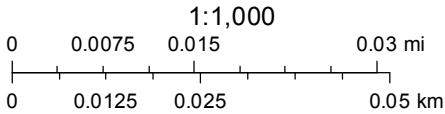


City of San Antonio One Stop



April 18, 2023



HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2023

HDRC CASE NO: 2023-146
ADDRESS: 410 MISSION ST
LEGAL DESCRIPTION: NCB 945 BLK 2 LOT 30
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William
APPLICANT: Mark Fischer
OWNER: Mark Fischer
TYPE OF WORK: Car canopy installation
APPLICATION RECEIVED: April 16, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a white ten (10) feet by twenty (20) feet car canopy over the front driveway.

APPLICABLE CITATIONS:

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.

FINDINGS:

- a. The primary historic structure located at 410 Mission is a one-story residential structure constructed c. 1910 in the Folk Victorian style. The structure has been modified over time and features an infilled front porch, front gable addition, and decorative pilasters and bracketing. The structure is contributing to the King William Historic District.
- b. **CAR CANOPY** – The applicant is requesting to install a white ten by twenty feet car canopy over the front driveway. The Historic Design Guidelines for New Construction 5.A.iii. stipulates that new garages and 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. Staff finds that the proposed car canopy does not conform to Guidelines.
- c. **ORIENTATION & SETBACKS** – The applicant has proposed both an orientation and setback for the new accessory structure that are not consistent with the Guidelines for New Construction 5.B. Staff finds that the canopy's proximity to the house and fence does not conform to Guidelines.

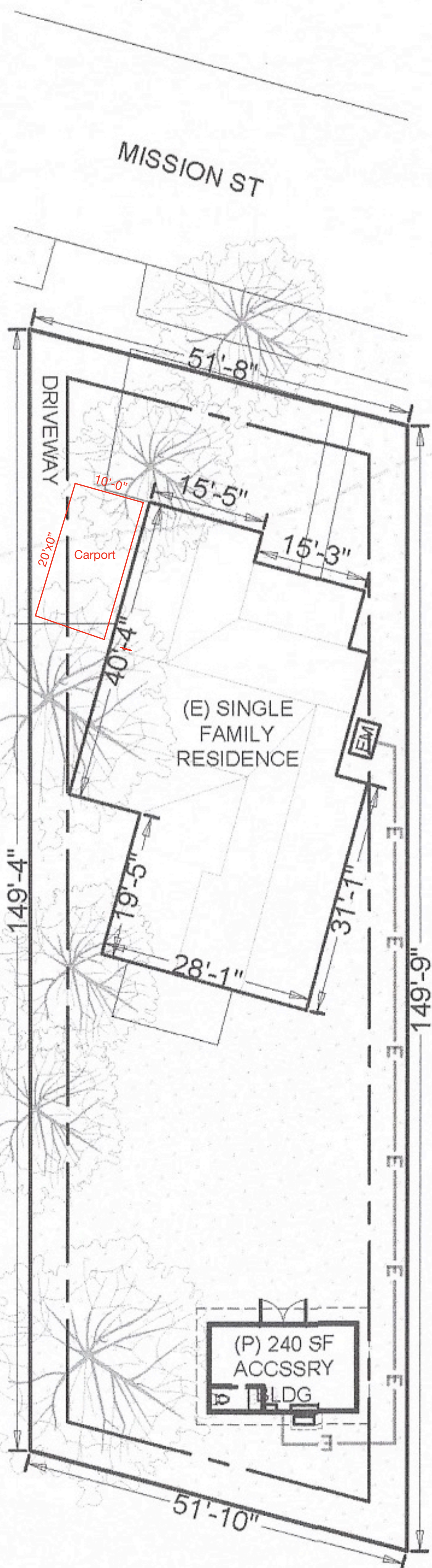
RECOMMENDATION:

Staff does not recommend approval of the request, based on items a and b. Staff recommends that the applicant submit a carport design that conforms to Guidelines.





SITE PLAN
1/32" = 1'-0"





10' x 20' Heavy Duty Car Canopy

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QUANTITY

1 ▼

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