

HISTORIC AND DESIGN REVIEW COMMISSION

May 16, 2018

HDRC CASE NO: 2018-221
ADDRESS: 802 MATAORDA
LEGAL DESCRIPTION: NCB 713 BLK 10 LOT N 76 FT OF 1 & N 76 FT OF W 14 FT OF 2
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: Hung KuoKuo Min Tong
APPLICANT: Hector Mosqueda
OWNER: Hector Mosqueda/Fratelli Enterprises LLC
TYPE OF WORK: Privacy and front yard fencing, construction of 456 sq ft accessory structure
APPLICATION RECEIVED: May 04, 2018
60-DAY REVIEW: July 03, 2018
REQUEST:

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

1. Install privacy fence in the rear yard and wood picket fence in front yard, spanning across the driveway.
2. Construct a 456 square foot accessory structure.

APPLICABLE CITATIONS:

5. Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. Relationship to front facade—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. Location – Do not use privacy fences in front yards.

4. Guidelines for New Construction: 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 structure at 802 Matagorda was constructed circa 1910 in the Folk Victorian style. The one-story single-family structure features a hipped and gabled standing seam roofs and full-width front porch with wood decking, traditional wood railing and spindle details. The structure is contributing to the Lavaca Historic District and is individual designated as the Hung KuoKuo Min Tong historic site.
- b. On a site visit conducted on April 3, 2018, staff found that a wood privacy fence was installed featuring 8 feet in the rear yard and 3 feet in the front yard with a gate spanning across the front of the driveway. Staff also found that an accessory structure was being built in the side yard. A notice of investigation was posted on the property and the applicant submitted an application on May 4, 2018.
- c. FENCE – The applicant has proposed to install an 8-foot tall privacy fence in the rear yard and 3-foot picket fence in the front yard to replace the chain link fence. According to the Guidelines for Site Elements 2.B.ii, new front yard fences should not be introduced within historic districts that did not historically have them. While staff finds that a historic fence was not currently present on this property, fences are found on Matagorda and within the Lavaca Historic District. According to the Guidelines for Site Elements 2.C.i., privacy fences should be set back from the front façade to reduce their visual prominence. The privacy fence should be no taller than 6-foot tall and the front yard fence should be no taller than 4-feet tall and be predominately open in design. The fence should not feature a driveway gate as there is currently no driveway installed or proposed.
- d. ACCESSORY STRUCTURE – The applicant has proposed to construct a 456 square feet (19’ by 24’) accessory structure to the rear of the side yard at 802 Matagorda. The proposed structure will feature a standing seam mansard roof, wood windows and siding, and a front façade with a centered Craftsman door flanked by a window on each side.
 - i. FORM – The new structure features a single mansard roof and a rectangular footprint. While the primary historic structure features a primary mansard roof and a subordinate front facing gable, staff finds the proposed mansard roof on the accessory structure to be a departure from any other accessory structure in the historic district. Staff finds that a traditional hipped roof form would be more appropriate and an updated roof plan must be submitted prior to approval.
 - ii. SIZE – The new accessory structure features a footprint less than 40 percent of the primary structure and is consistent with the Guidelines.
 - iii. CHARACTER – The new accessory structure features windows, siding, and roofing material and form that is to match the historic structure. Staff finds the proposal generally appropriate. However, an updated measured drawing featuring window specifications, foundation height, roof plan, and site elements must be submitted prior to approval.
 - iv. WINDOWS AND DOORS – The front façade of the new structure features two wood windows flanking

a centered Craftsman door as well as a small fixed window on the rear elevation. Staff finds this configuration appropriate for an accessory structure. However, staff finds that a simple 6-panel wood door would be more appropriate for an accessory structure of a Folk Victorian home than the currently proposed Craftsman door with a divided light window.

- v. SETBACK – The new garage is proposed to be setback 6 feet from the adjacent property line, the rear property line, and the primary historic structure. This is the historic location of accessory structures not only on this property, but also along this block. Staff finds this location appropriate; however, the applicant should adhere to all zoning setbacks.

RECOMMENDATION:

1. Staff recommends approval of the fence based on finding c with the following stipulations:

- i. No portion of the rear privacy will feature a height above six (6) feet tall.
- ii. No portion of the front yard fence will feature a height above four (4) feet tall and that the design and placement of the pickets be revised to be a predominately open design that is consistent with historic fences in the area.
- iii. A measured drawing of the front yard picket fence including the driveway gate detail must be submitted to staff prior to the issuance of a Certificate of Appropriateness.

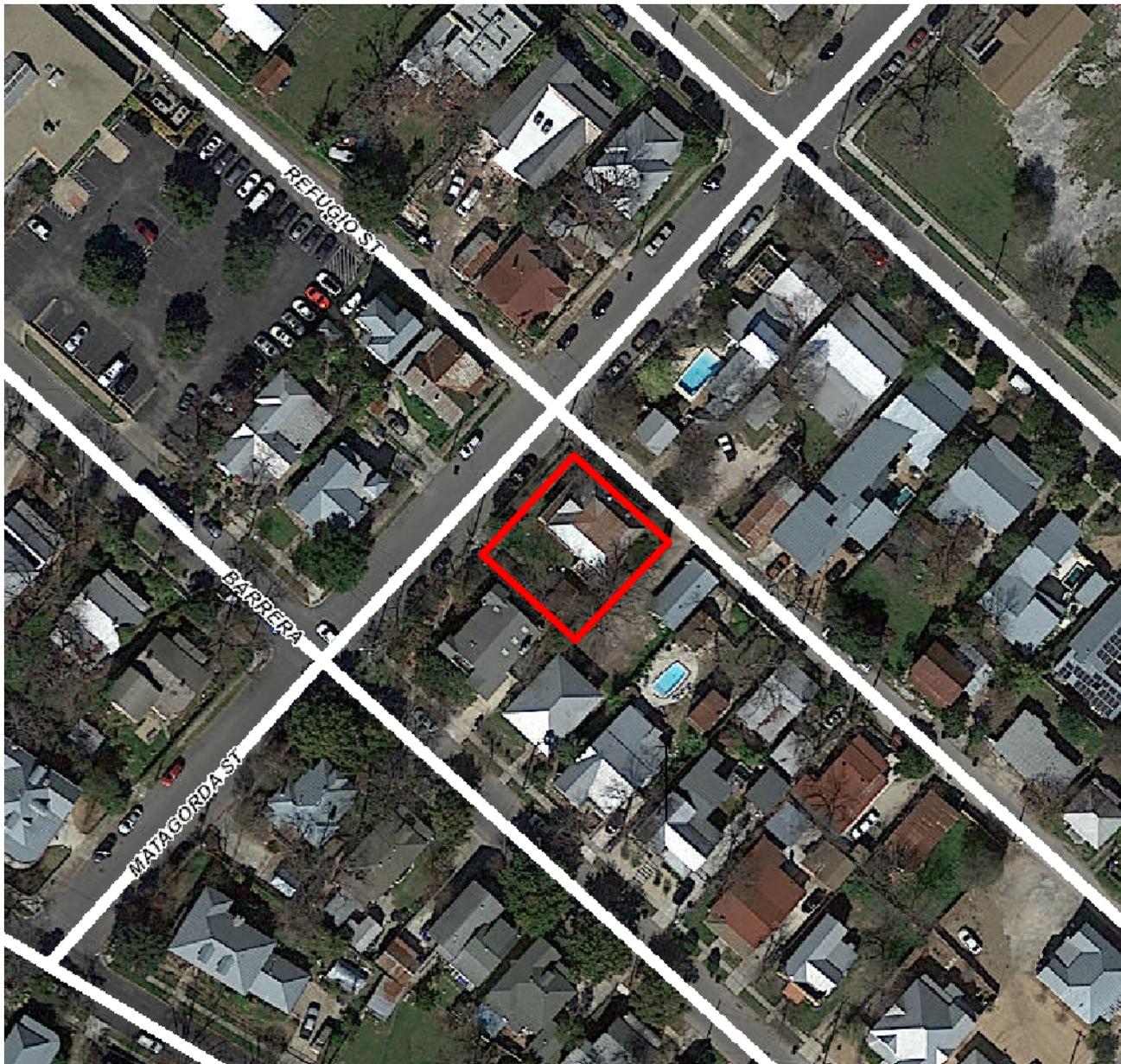
2. Staff does not recommend approval of the rear accessory structure at this time. Staff recommends the applicant resubmit with more information including window specifications, foundation and grade plans, a site plan including potential site elements like walkways and driveways, measured drawings of each elevation, and a roof plan that is consistent with the Guidelines.

CASE COMMENT:

A decision regarding the proposed design of the detached accessory does not grant approval for a use that is not allowable by the development code.

CASE MANAGER:

Huy Pham

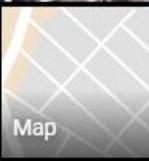


802 Matagorda

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Printed: May 10, 2018

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Google

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802 Matagorda St

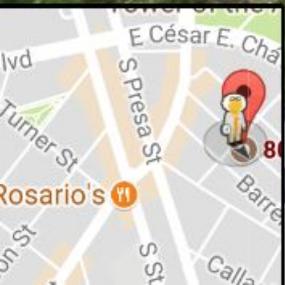
San Antonio, Texas



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Street View - Mar 2016



Google







**PLOT PLAN
FOR BUILDING PERMITS**

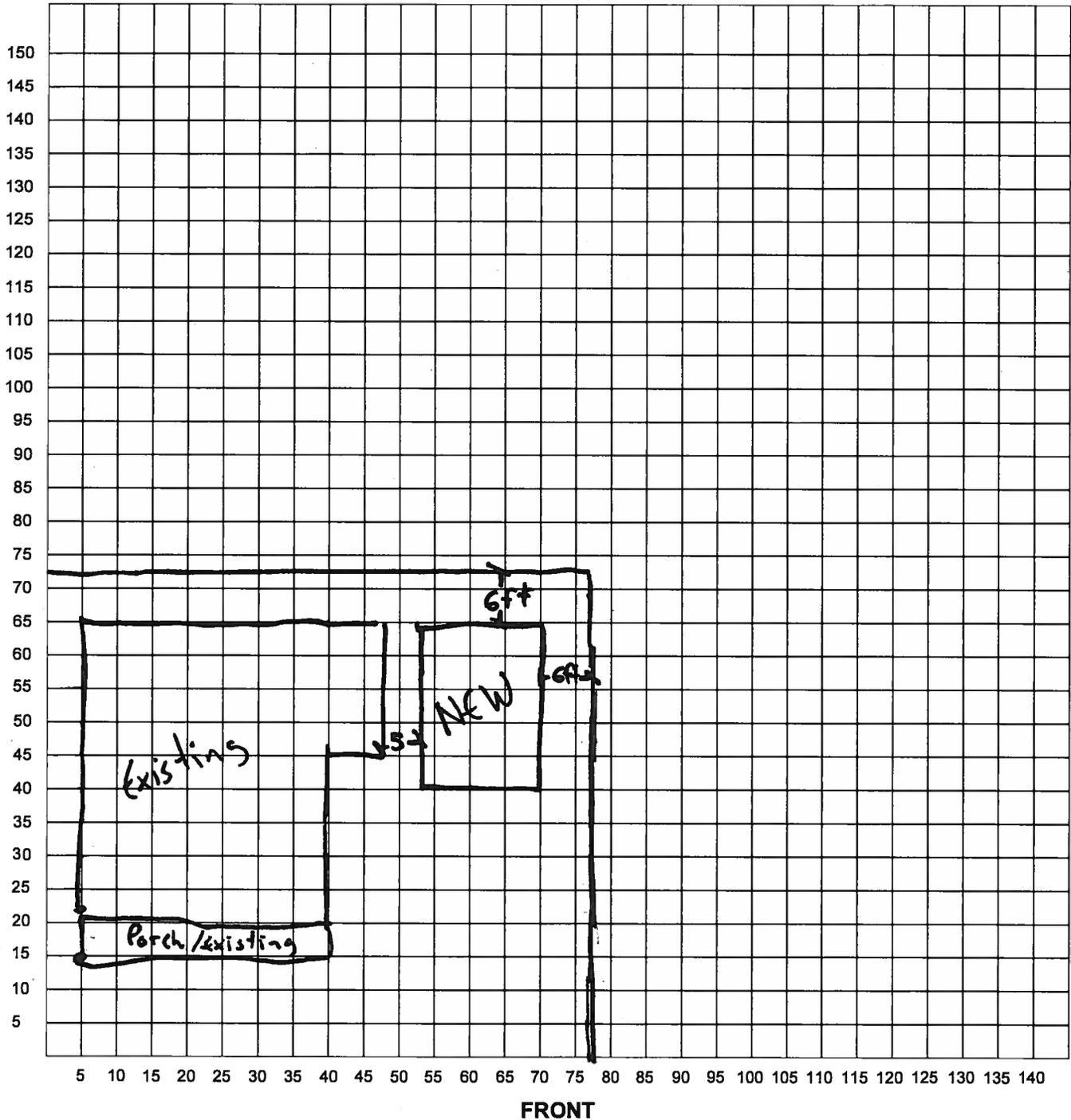
Address: 802 Matagorda

Lot: _____

Block: _____

NCB: _____

REAR



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: 4/10/18

Signature of Applicant: [Handwritten Signature]

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FOR BUILDING PERMITS**

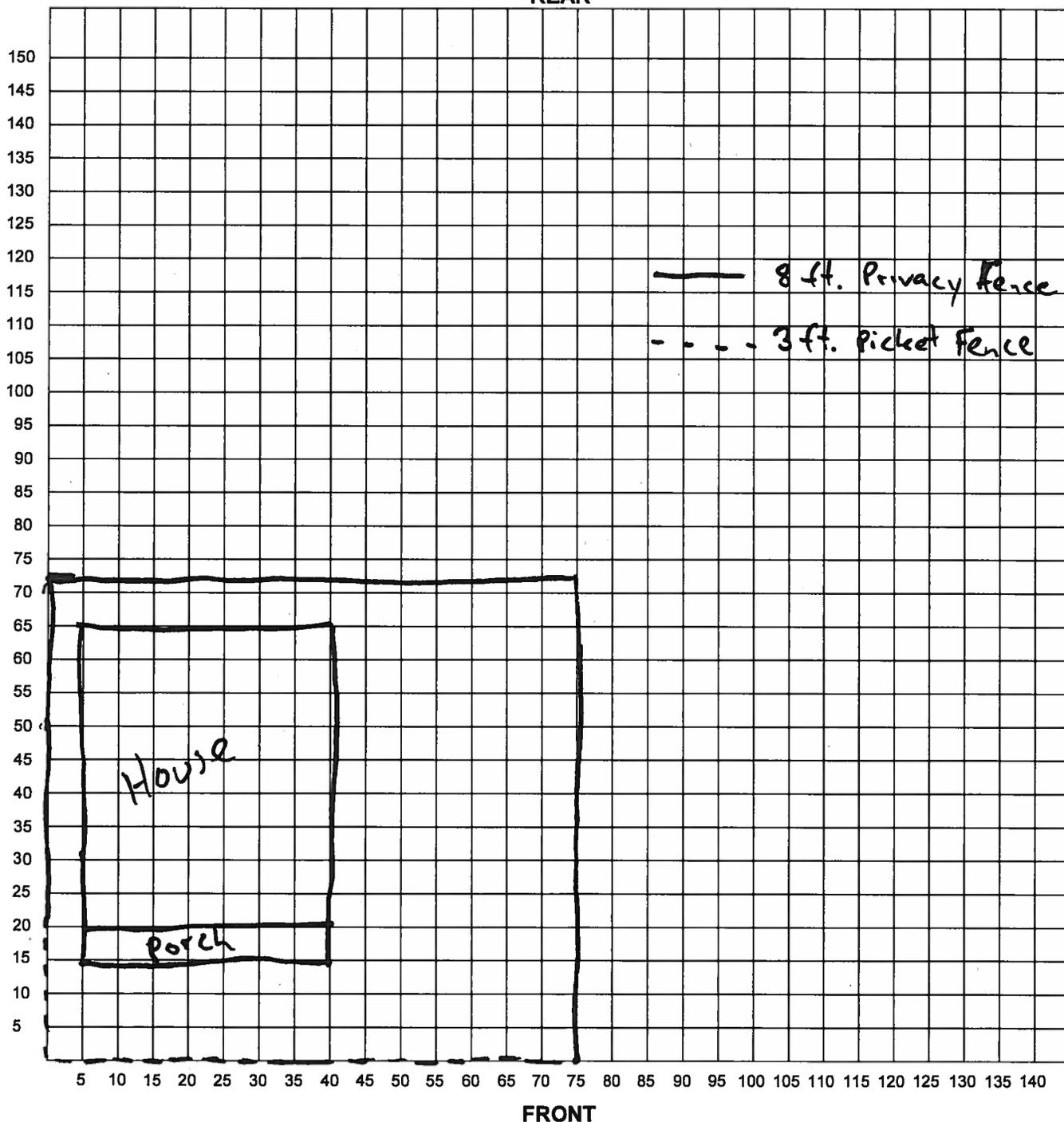
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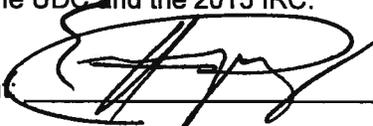
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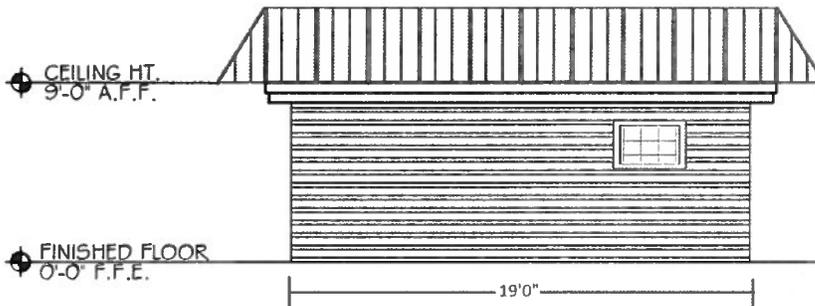
Date: 4/10/18

Signature of Applicant: 



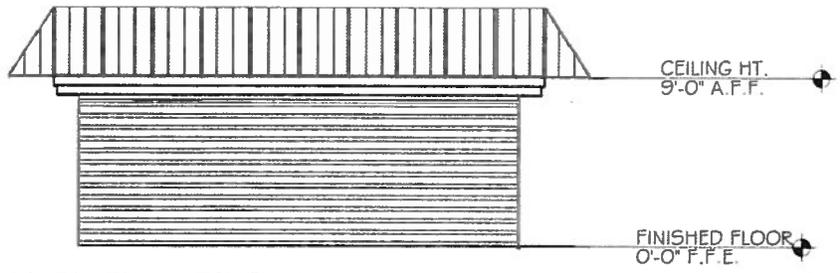
O I FRONT ELEVATION

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



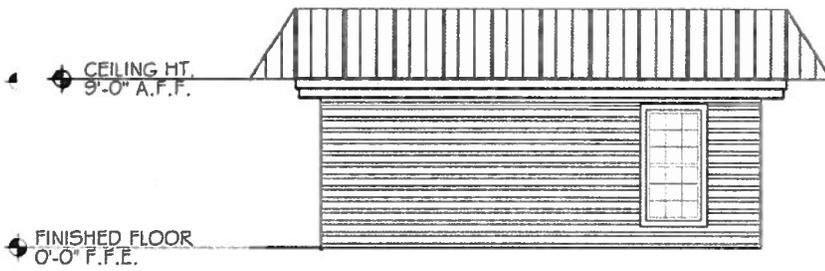
O4 REAR ELEVATION

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



02 SIDE ELEVATION

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



03 SIDE ELEVATION

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