HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2018

HDRC CASE NO:	**2018-005**
ADDRESS:	318 SADIE ST
LEGAL DESCRIPTION:	NCB 733 BLK 5 LOT 5
ZONING:	R-6 H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Nicholas Melde
OWNER:	Nicholas Melde
TYPE OF WORK:	Construction of rear accessory structure and storage shed
APPLICATION RECEIVED:	January 02, 2018
60-DAY REVIEW:	March 03, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure to include a guest house and storage shed connected by a trellis structure. The total square footage will measure approximately 497 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4,Guidelines for New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be

considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.
D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures
A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof material*s—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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 structure located at 318 Sadie St is a 1-story single family home constructed in approximately 1910 in the Folk Victorian style. The home features a cross gable configuration, geometric wood shingles adorning the front gable, and turned front column posts. The house also features a rear addition constructed in 2015. The home is a contributing structure to the Lavaca Historic District.
b. FOOTPRINT – The applicant as proposed to construct a new accessory structure at the southeast corner of the lot. The structure will feature a guest house and storage shed connected by a trellis roof structure. The total footprint measures approximately 497 square feet. The Historic Design Guidelines for New Construction stipulate that new outbuildings should be less than 40% the size of the primary structure in plan, visually subordinate to the primary structure, and similar to historic patterns in the district. The location of the proposed structure is reflective of the historic development pattern of the district and the structure is visually subordinate to the primary house. Staff finds the proposal consistent with the Guidelines.
c. ORIENTATION AND SETBACK – Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the setbacks and orientation consistent with the development pattern of the district; however, due to the angle of the lot, the northeast corner of the structure has a setback of 4 feet and 5 ½ inches from the side property line as indicated by the submitted drawings. The applicant may be required to obtain a variance.
d. SCALE – The proposed accessory structure is 1-story in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds a 1-story structure consistent with the Guidelines.
e. WINDOWS AND DOORS – According to the Historic Design Guidelines and OHP Window Policy Document, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. The applicant has proposed openings that are consistent with the proportions and configurations found in the district, as well as openings that respond to the existing openings on the historic structure and addition. The applicant has specified aluminum-clad wood windows in a rubbed bronze finish that meet the required window stipulations. Staff finds the proposal appropriate.
f. ROOF FORM – The proposed accessory structure will utilize a shed roof form and standing seam metal as a material. The historic structure has a standing seam metal roof and shed roof forms are common for rear accessory structures in the Lavaca Historic District. Staff finds the proposal appropriate and consistent.
g. MATERIALS – The applicant has proposed to use 1x6 shiplap pine and 16mm polycarbonate board with 1x2 pine battens. Staff finds this proposal generally consistent with the Guidelines.
h. ARCHITECTURAL DETAILS – The applicant has proposed to incorporate simplified architectural features that respond those of the primary structure with a modern interpretation. According to the Guidelines, new outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Modern materials should be implemented in a way that does not distract from the historic structure. The shiplap siding and board and batten materiality of the storage shed component are modern interpretations of traditional envelope detailing. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through h with the following stipulations:

i. That the applicant complies with all setback requirements as determined by the Zoning department and obtains a variance from the Board of Adjustment, if applicable.

CASE MANAGER:

Stephanie Phillips

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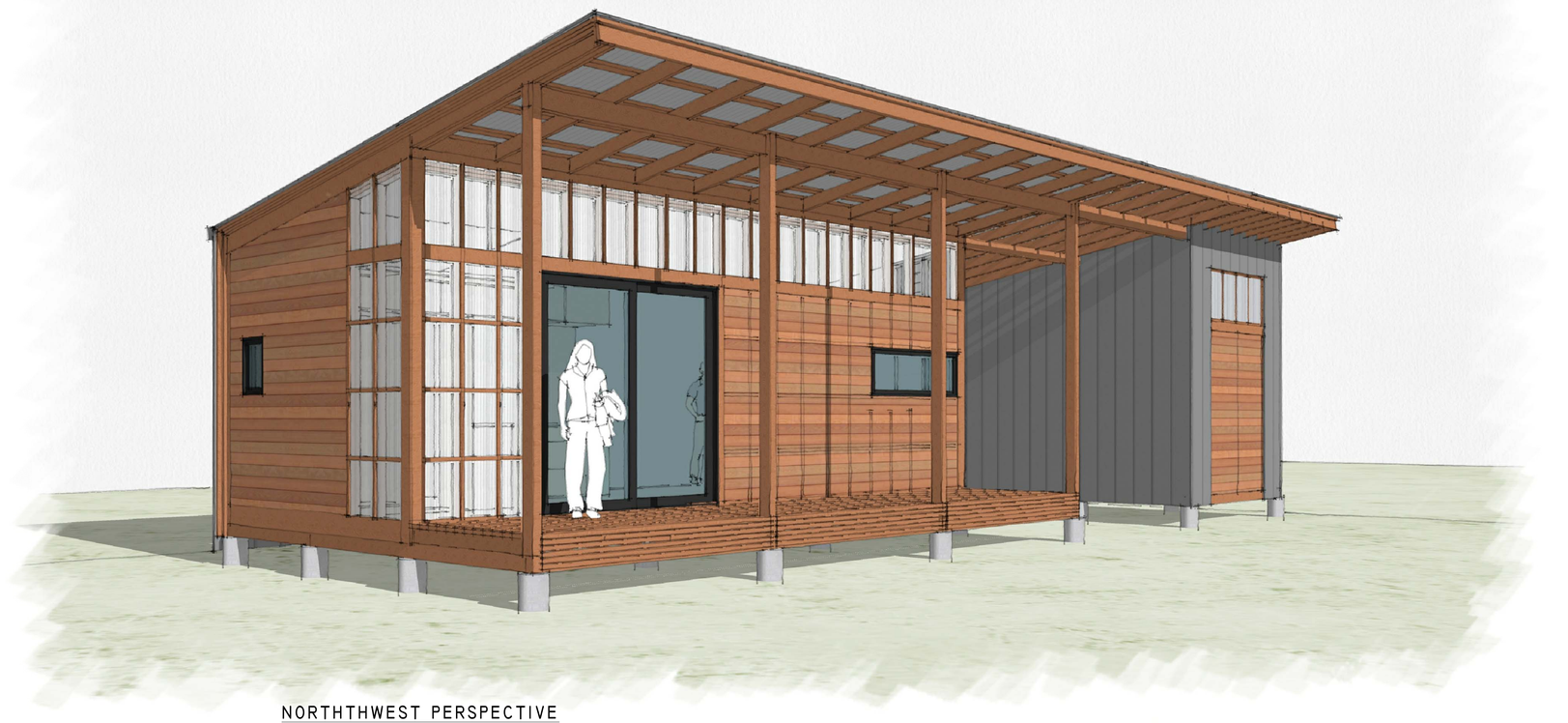
Flex Viewer

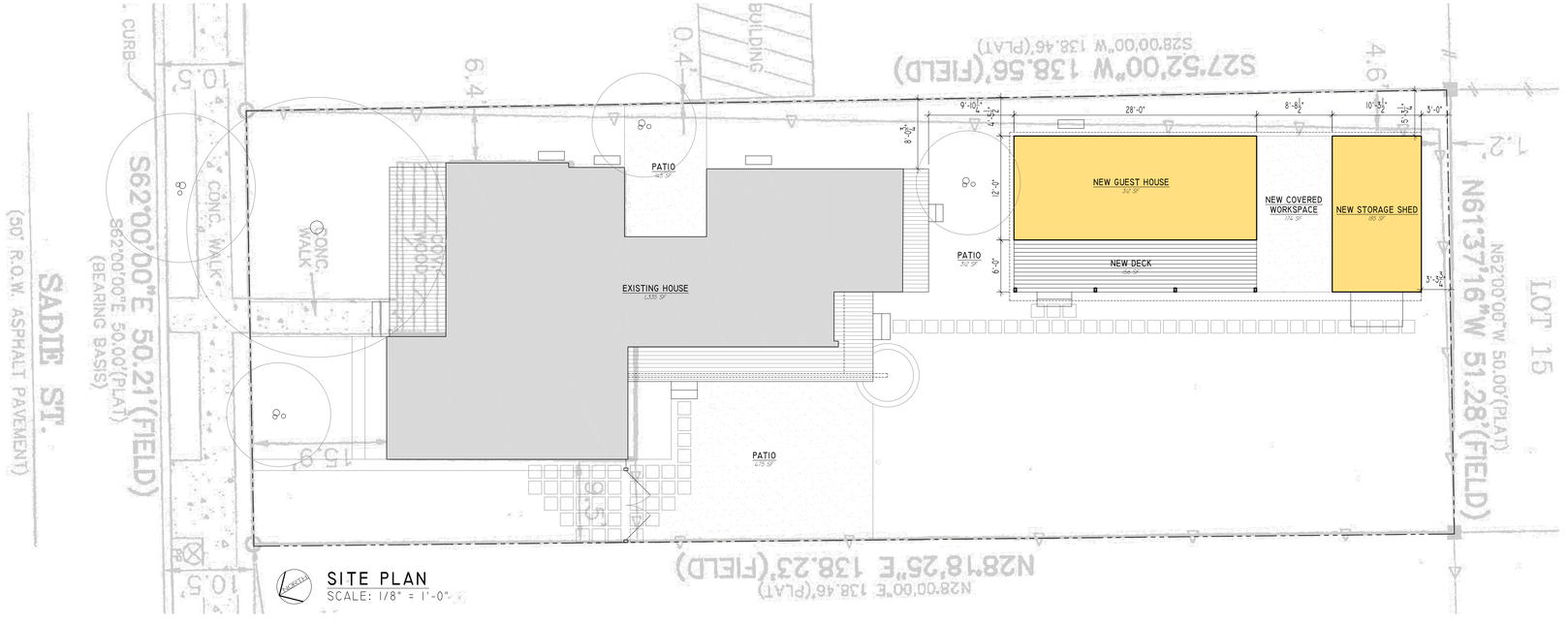
Powered by ArcGIS Server

Printed:Jan 09, 2018


SWMD
SOLID WASTE MANAGEMENT
Property of
City of San Antonio



NORTHTHWEST PERSPECTIVE



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

PROJECT SUMMARY

CONSTRUCTION OF A 300 SQUARE-FOOT GUEST HOUSE AND A STORAGE SHED.

APPLICABLE CODES

LOCAL:

CITY OF **SAN ANTONIO** UNIFIED DEVELOPMENT CODE

NATIONAL:

2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2014 NATIONAL ELECTRIC CODE

CONSTRUCTION GENERAL NOTES

1. CONTRACTOR TO EXAMINE ALL ELEMENTS OF THE DRAWINGS AND THE EXISTING CONDITIONS OF THE BUILDING AND SITE, AND SHALL NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES AND DEVIATIONS.
2. ALL DIMENSIONS ARE TO THE FACE OF STUD WALL, UNLESS NOTED OTHERWISE.
3. DIMENSIONS AND LOCATIONS ARE APPROXIMATE. MINOR DEVIATIONS SUBJECT TO CONSTRUCTION REQUIREMENTS CAN BE EXPECTED. EXACT LOCATIONS, DIMENSIONS, AND CONDITIONS MUST BE FIELD VERIFIED BY THE CONTRACTOR.
4. DO NOT SCALE DRAWINGS. IF A DIMENSIONS OR RELATIONSHIP IS IN QUESTION, CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

BUILDING ENVELOPE GENERAL NOTES

1. GUEST HOUSE TO BE CONSTRUCTED USING STRUCTURAL INSULATED PANELS AS THE PRIMARY STRUCTURE AND ENVELOPE. REFER TO SHOP DRAWINGS.
2. STORAGE SHED, PORCH, AND EAVES TO BE WOOD-FRAMED, PROVIDE 1/2" SHEATHING WHERE REQUIRED.
3. WEATHER BARRIER TO BE 15# FELT, DOUBLE-LAPPED.
4. EXTERIOR CLADDING TO INCLUDE:
   A. 1X6 SHIP-LAP PINE, FINISHED WITH SEMI-TRANSPARENT STAIN/SEALER
   B. 16MM POLYCARBONATE BOARD WITH 1X2 PINE BATTENS
   3. GALVANIZED METAL PANEL, EXPOSED FASTENER WITH NEOPRENE GASKET
5. ROOF TO BE GALVANIZED METAL PANEL, EXPOSED FASTEN WITH NEOPRENE GASKET
6. INSTALL GALVANIZED GUTTER WITH DOWNSPOUT TO RAIN BARREL
7. INSTALL NEW ALUMINUM-CLAD WOOD WINDOWS AND DOORS AS SCHEDULED.
8.

HVAC GENERAL NOTES

1. INSTALL NEW 9,000 BTU MINI-SPLIT AIR CONDITIONING SYSTEM.
2. INSTALL EXHAUST VENT/HEATER COMBO IN BATHROOM. PANASONIC FV-11VH2, NO LIGHT (OR SIMILAR).

ELECTRICAL GENERAL NOTES

1. EXTEND EXISTING ELECTRICAL SERVICE TO NEW PANEL
2. ALL OUTLETS AND SWITCHES TO BE WIFI COMPATIBLE. REFER TO PLAN FOR LOCATIONS AND WIRING DIAGRAM
3. INSTALL WIRING FOR HVAC PER MANUFACTURER'S INSTRUCTIONS

PLUMBING GENERAL NOTES

1. INSTALL NEW ON-DEMAND HOT WATER HEATER WITH INLINE FILTER. TO BE SIZED BY PLUMBING SUB-CONTRACTOR.
2. SEE PLAN FOR PLUMBING FIXTURE SPECIFICATIONS AND LOCATIONS

INTERIOR FINISH GENERAL NOTES

1. INSTALL NEW WHITE OAK FLOOR WITH CLEAR LOW-GLOSS FINISH IN BEDROOM SPACE
2. INSTALL NEW TILE FLOOR AND WALL TILE IN BATHROOM

ARCHITECT
NICHOLAS MELDE, ARCHITECT
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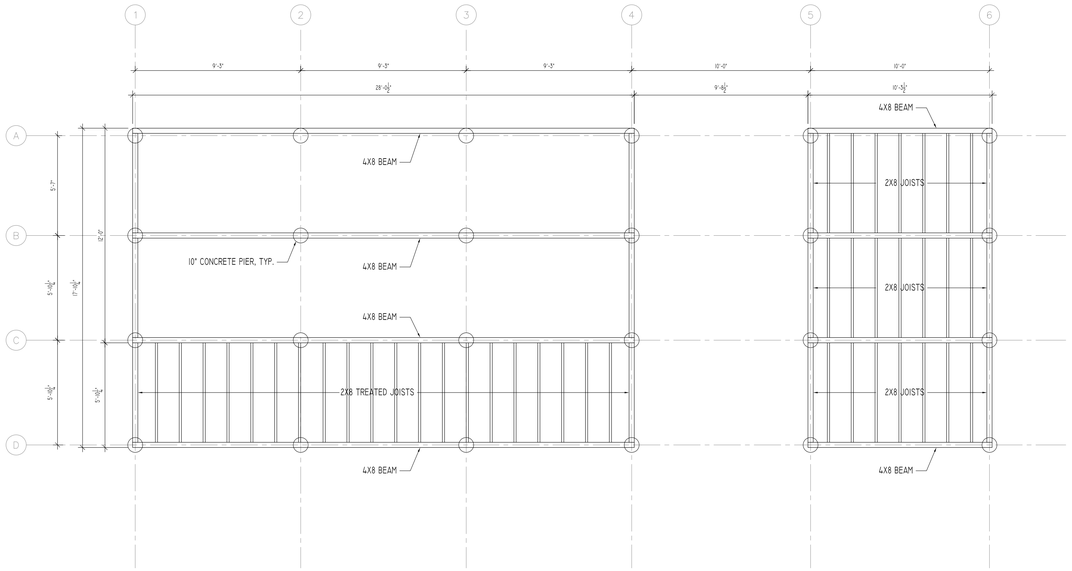
(512)791-8540

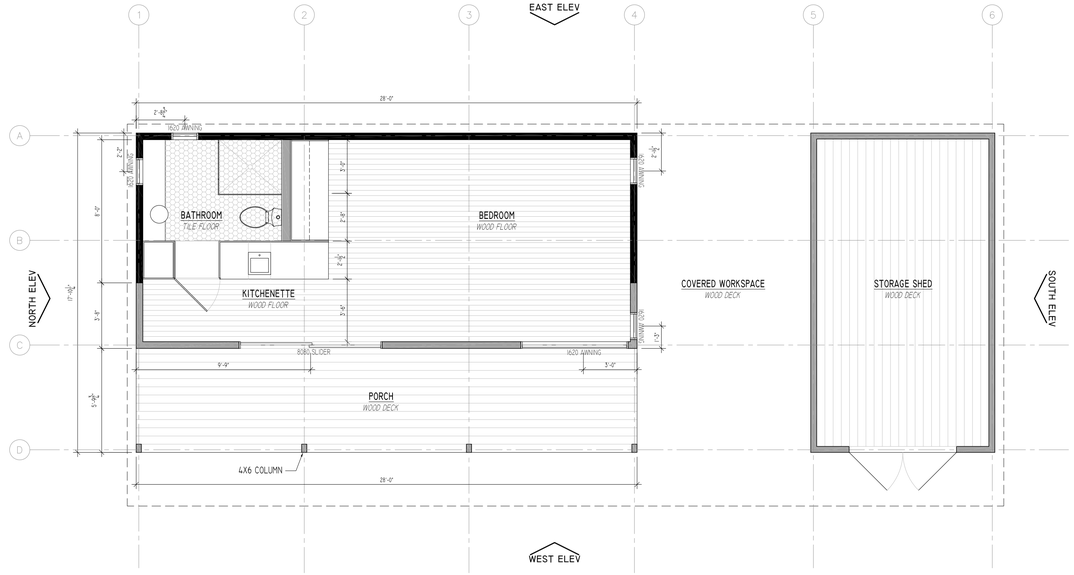
MELDE RESIDENCE
GARDEN HOUSE
318 SADIE STREET
SAN ANTONIO, TEXAS 78210

PERMIT DRAWINGS 12.19.2017

A-1



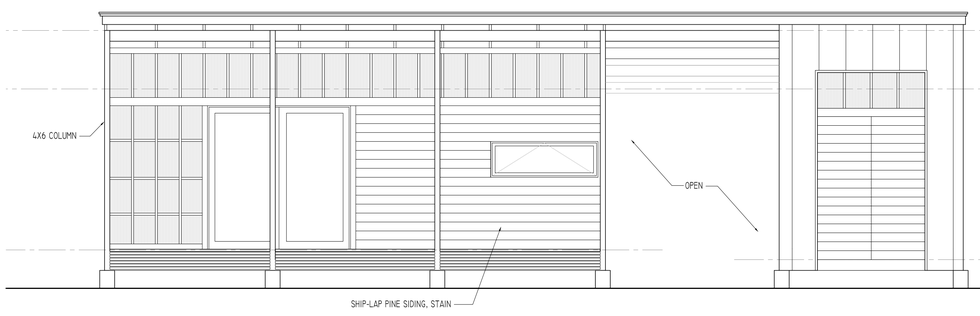
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

WOOD FRAMING

STRUCTURAL INSULATED PANEL WALL



WEST ELEVATION
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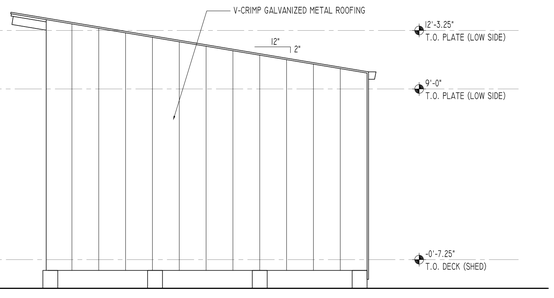

SOUTH ELEVATION
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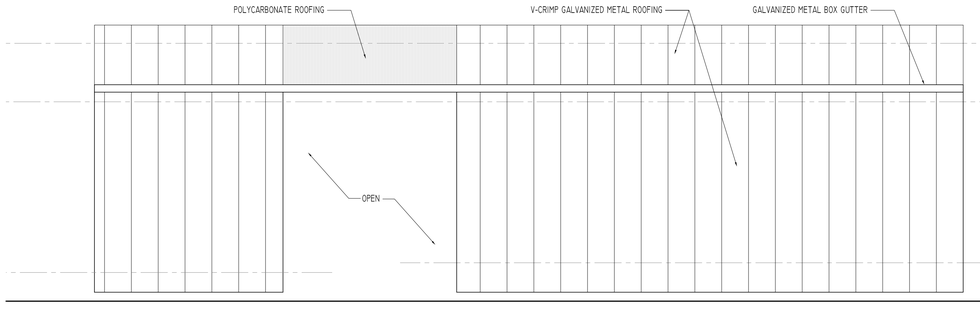
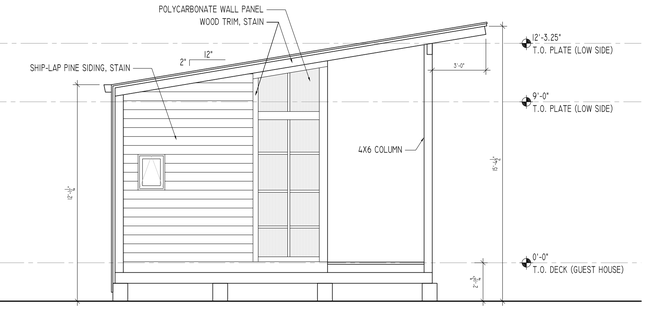


EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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MELDE RESIDENCE

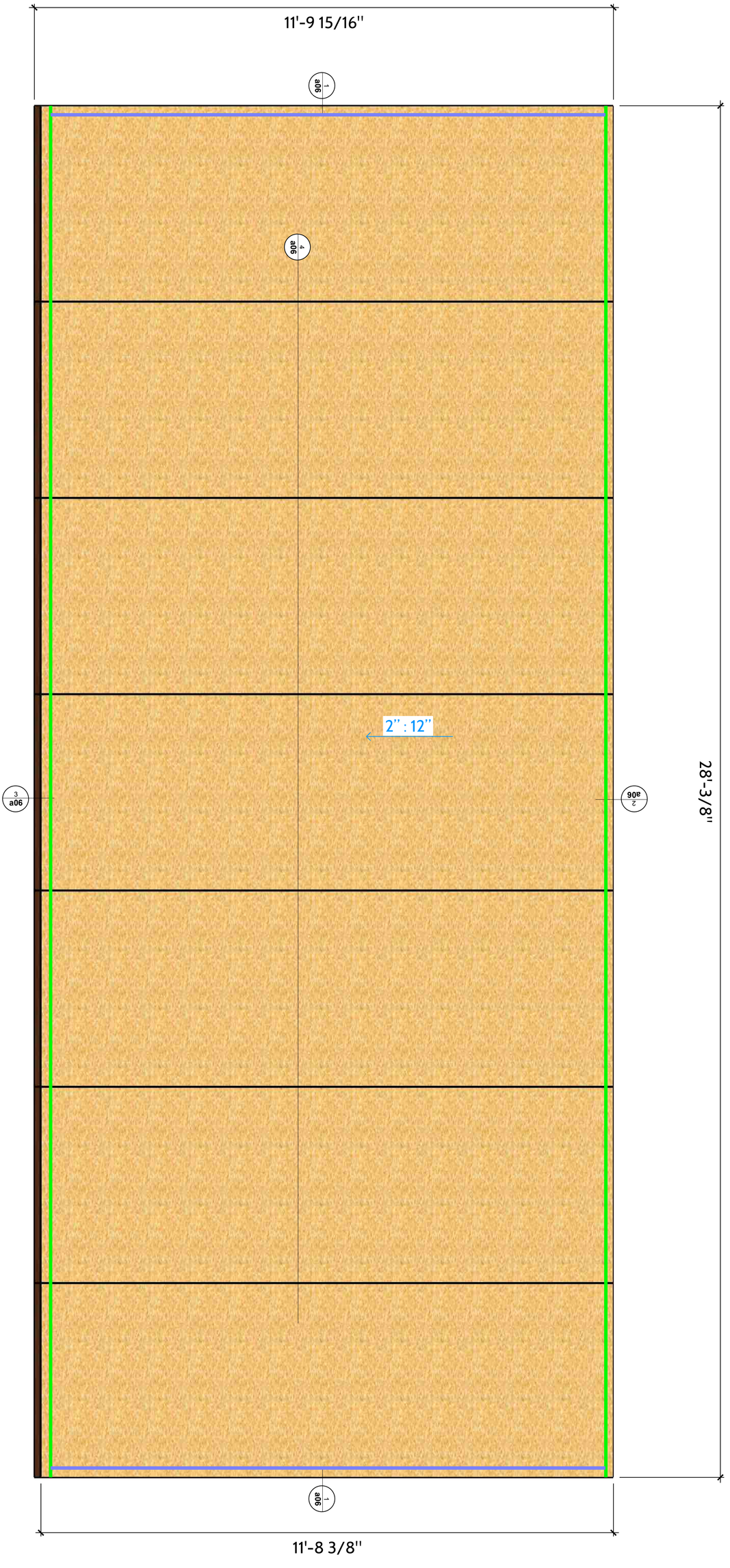
GARDEN HOUSE

318 SADIE STREET
SAN ANTONIO, TEXAS 78210

PERMIT DRAWINGS 12.19.2017

A-2

1 / a01 Roof Plan
Scale: 1" : 1'

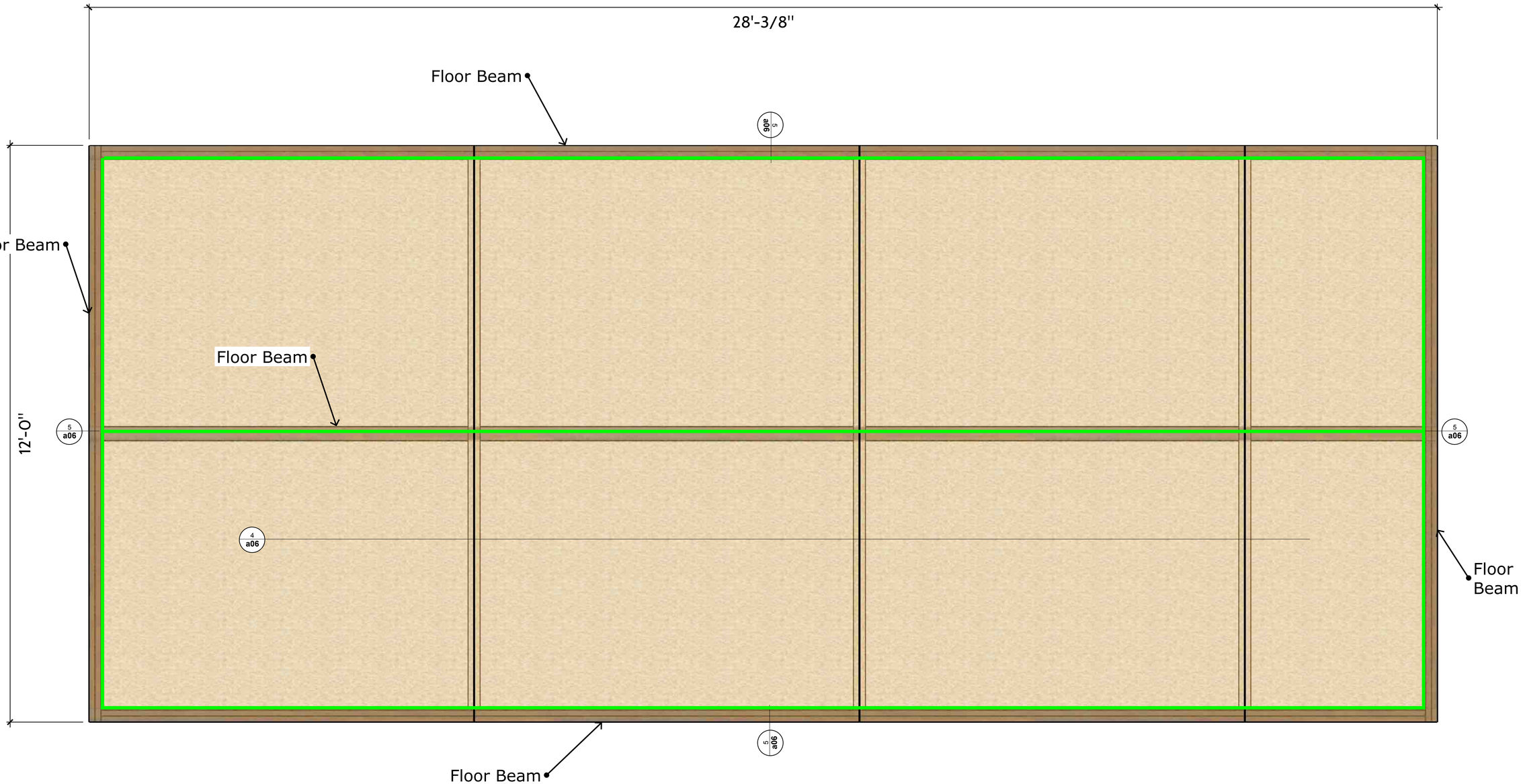


13" SIP Screw 12" OC

12" SIP Screw 12" OC

01 a	**DRAWN BY** TLH **DESCRIPTION** Roof Plan	**PROJECT NO.** 17-110 **CLIENT** Nicholas Melde	**ISSUE** 12.14.2017 **RE-ISSUE**	**PROJECT** Melde Guest House **PROJECT ADDRESS** 318 Sadie Street San Antonio, TX 78210	**GeoFaze SIPs** 27 Glen Hill Road Wilton, CT 06897

GeoFaze SIPs
Structural Insulated Panels ™



1 a02 Floor Plan
Scale: 1" : 1'

12" SIP Screw 12" OC
13" SIP Screw 12" OC

GeoFaze SIPs
Structural Insulated Panels

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27 Glen Hill Road
Wilton, CT 06897

PROJECT
Melde Guest House

PROJECT ADDRESS
318 Sadle Street
San Antonio, TX 78210

ISSUE
12.14.2017

RE-ISSUE

PROJECT NO.
17-110

CLIENT
Nicholas Melde

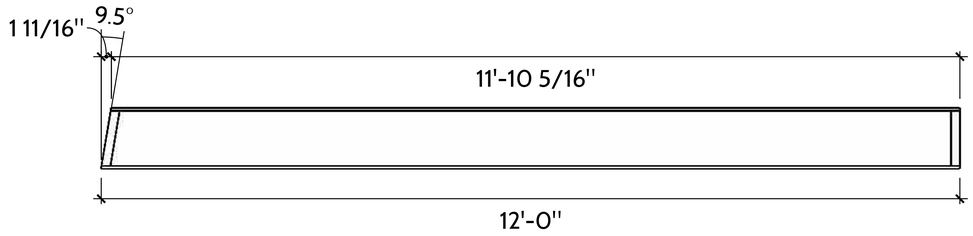
DRAWN BY
TLH

DESCRIPTION
Floor Plan

a

02

(1) 2x - 2x Lumber Blocking - 1 1/2” Route
(2) 2x - 2x Lumber Blocking - 3” Route
BS - 3” Block Spline
FF = Flush Foam



1 / a03 Side Detail
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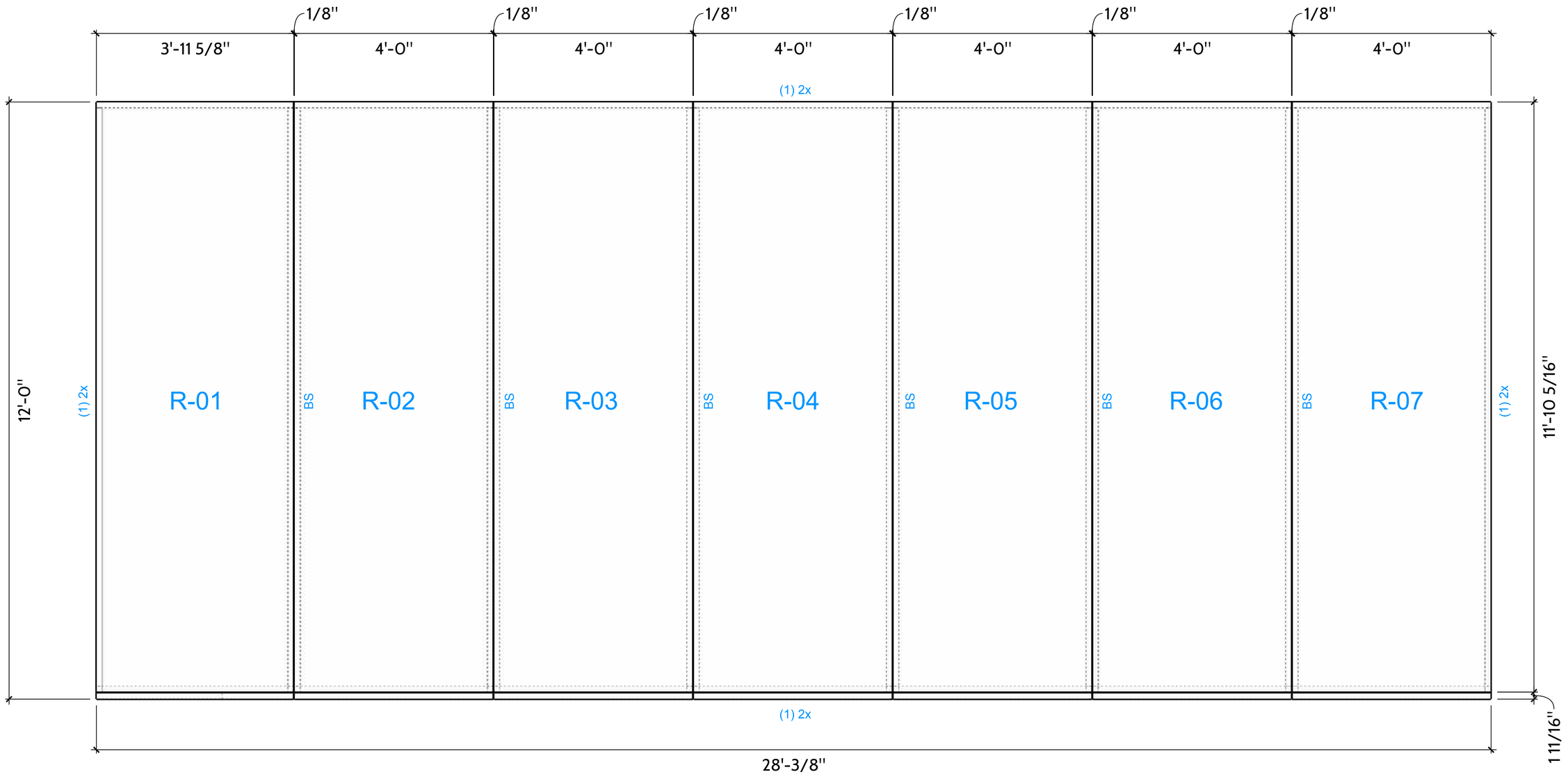

2 / a03 Roof Panel Details
Scale: 1” : 1'

GeoFaze SIPs™ Structural Insulated Panels

GeoFaze SIPs
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Wilton, CT 06897

PROJECT
Melde Guest House

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DESCRIPTION
Roof Panel Details

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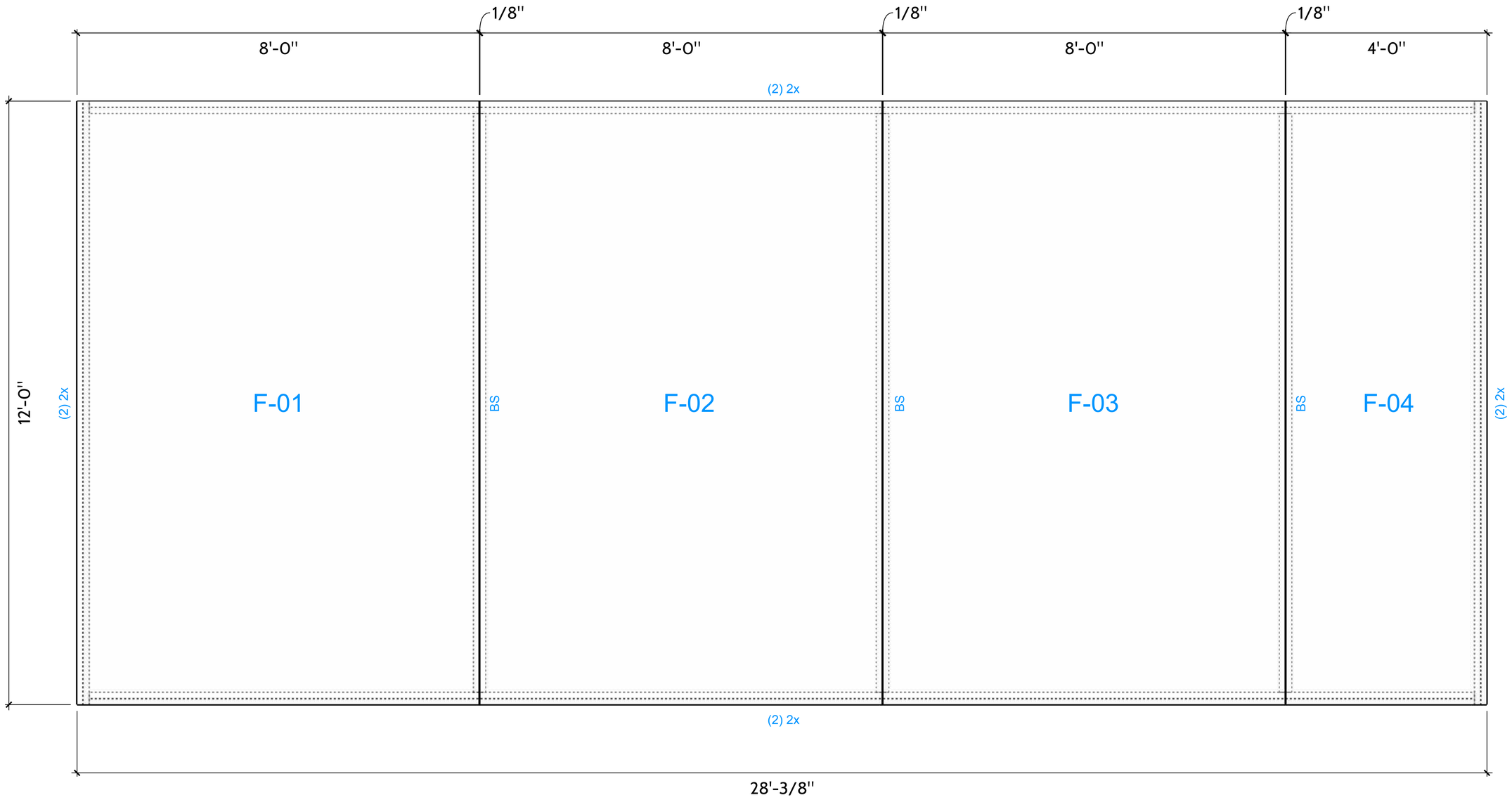
03

(1) 2x - 2x Lumber Blocking - 1 1/2" Route
(2) 2x - 2x Lumber Blocking - 3" Route
BS - 3" Block Spline
FF = Flush Foam



1 / a04 Floor Panel Details
Scale: 1" : 1'

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DESCRIPTION
Floor Panel Details

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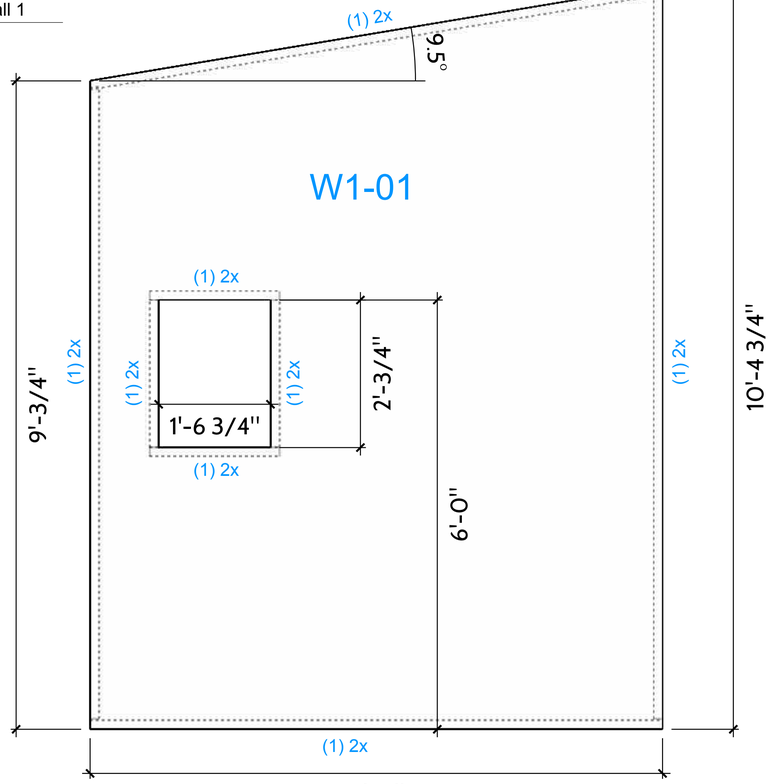
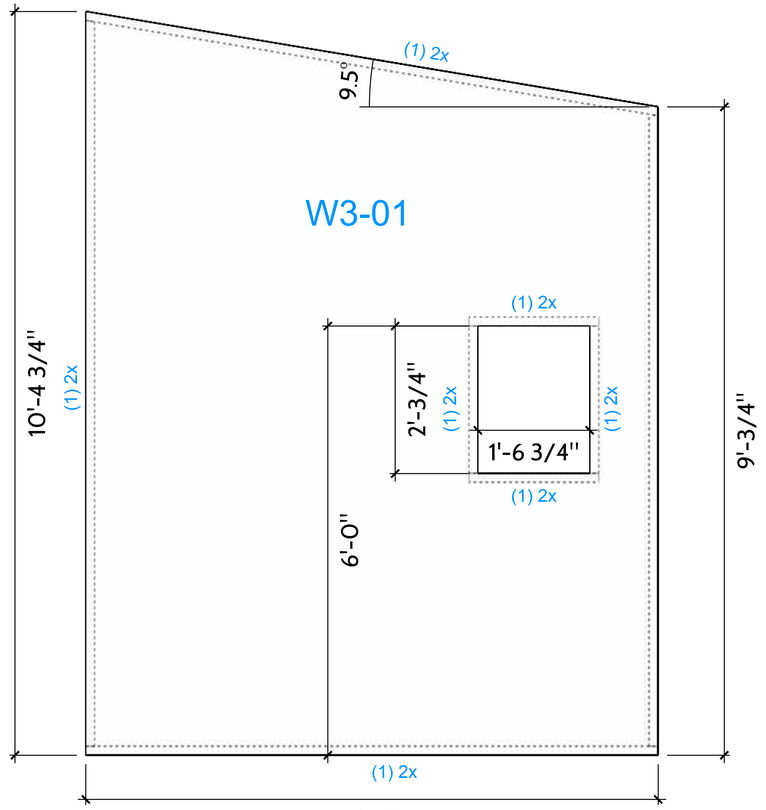
04

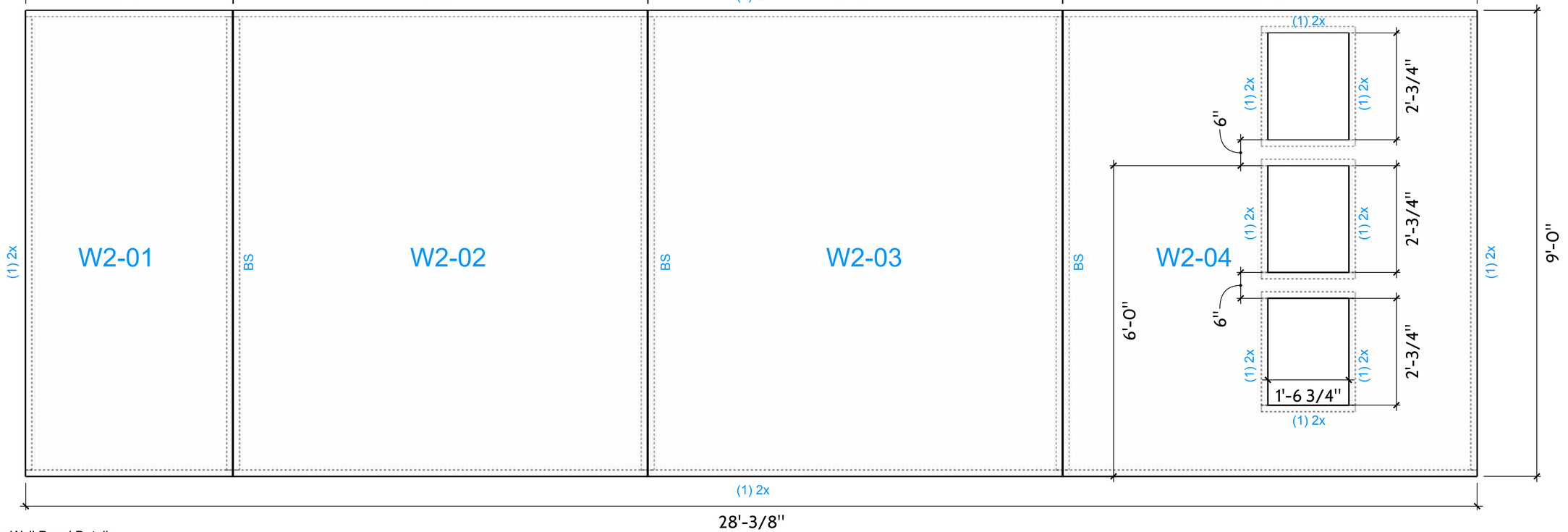
1 a05 Wall Panel Details - Wall 1
Scale: 1" : 1'





(1) 2x - 2x Lumber Blocking - 1 1/2" Route
(2) 2x - 2x Lumber Blocking - 3" Route
BS - 3" Block Spline
FF = Flush Foam

2 a05 Wall Panel Details - Wall 3
Scale: 1" : 1'



3 a05 Wall Panel Details
Scale: 1" : 1'

GeoFaze SIPs
Structural Insulated Panels

GeoFaze SIPs
27 Glen Hill Road
Wilton, CT 06897

PROJECT
Melde Guest House

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RE-ISSUE

PROJECT NO.
17-110

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DESCRIPTION
Wall Panel Details

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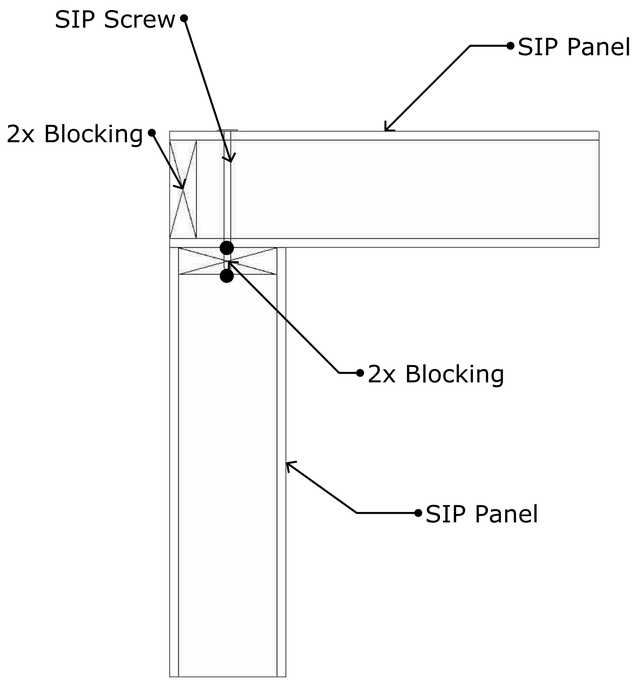

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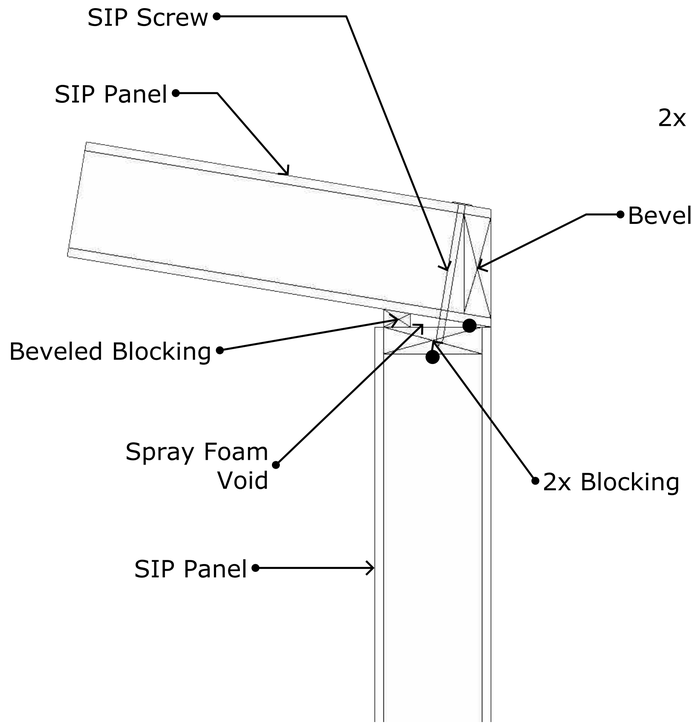

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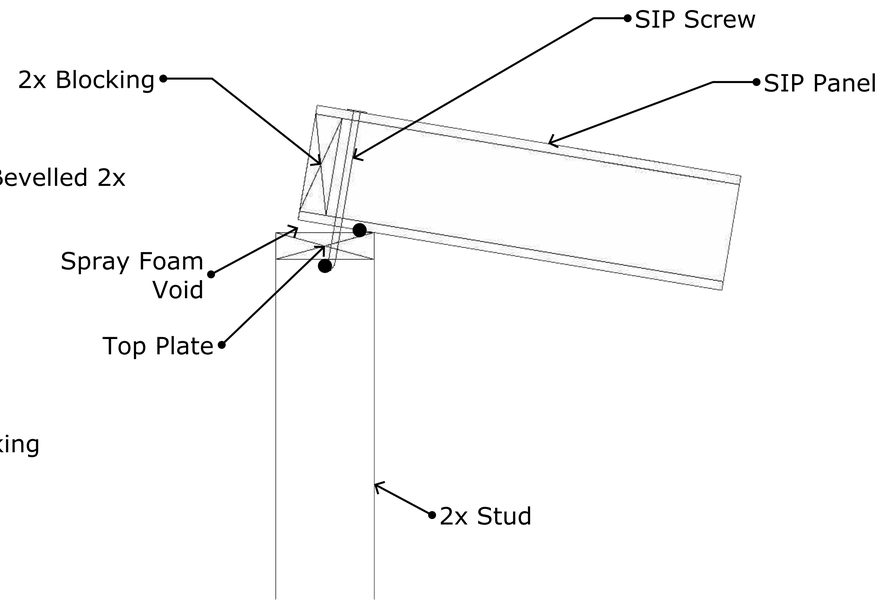

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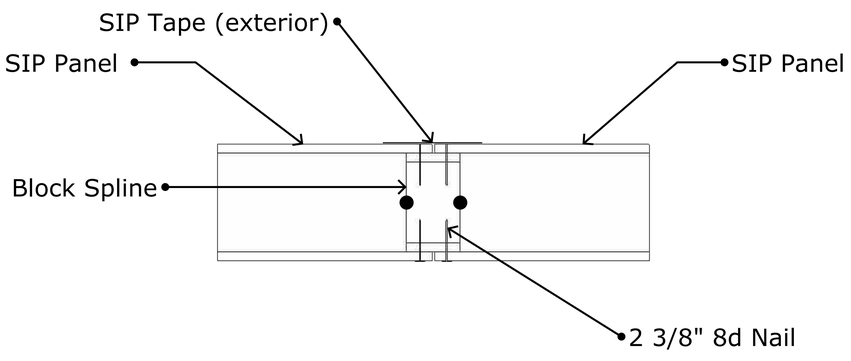

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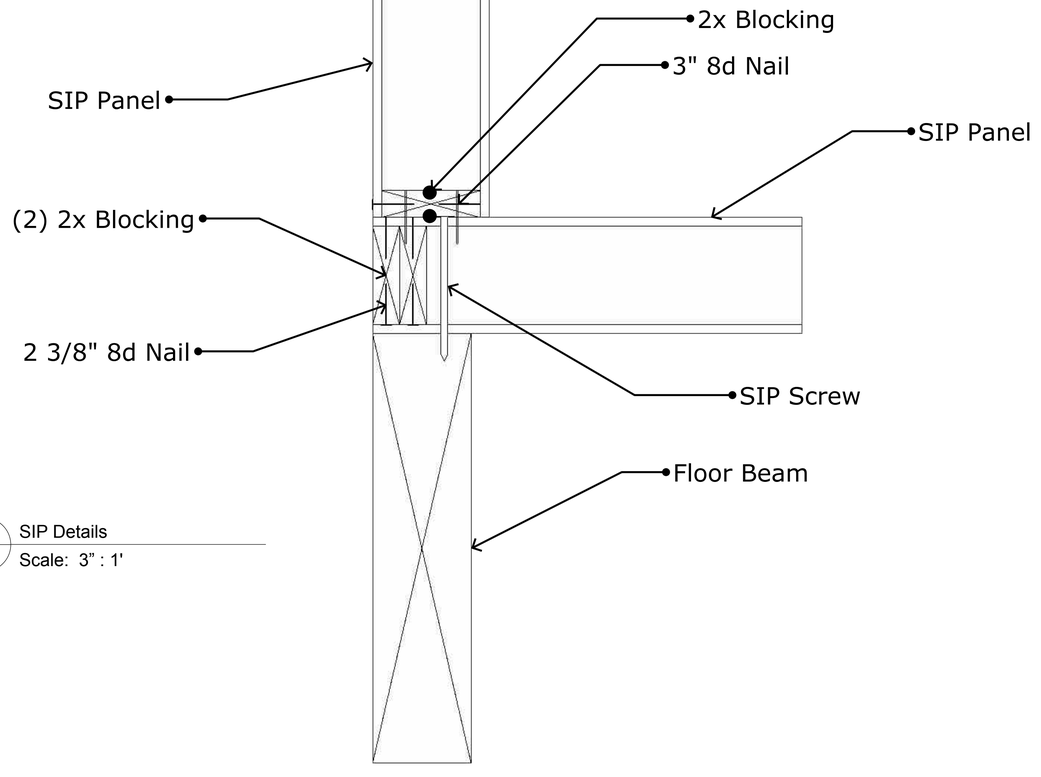

5 a06 SIP Details
Scale: 3” : 1'

- 1/2” Bead of Mastic

GeoFaze SIPs™ Structural Insulated Panels

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SIP Details

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06