

HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2015

Agenda Item No: 14

HDRC CASE NO: 2015-278
ADDRESS: 1011 S MAIN AVE
LEGAL DESCRIPTION: NCB 2973 BLK 5 LOT 9&10 & 7.5 FT STRIP OF ALLEY ADJ TO REAR LOT LINE OF LOT 10
ZONING: MF33 HS
CITY COUNCIL DIST.: 1
LANDMARK: House
APPLICANT: Catherine & Noel Due
OWNER: Catherine & Noel Due, Catherine & Noel Due, Catherine & Noel Due, Catherine & Noel Due, Catherine & Noel Due
TYPE OF WORK: Accessory structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a prefabricated accessory structure in the rear yard that is to have a footprint of approximately 13' by 24' with a covered front porch that is 6' deep by 24' wide. The applicant has proposed for the shed's materials to include LP Smart Lap Siding and a metal gabled roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for 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. According to the Guidelines for New Construction 5.A.i., new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing and form. The applicant has proposed to install a prefabricated accessory structure yard that is to have a footprint of approximately 13' by 24' with a covered front porch that is 6' deep by 24' wide. The overall height of the proposed accessory structure will be approximately 14 feet in height. The applicant's proposal is consistent with the Guidelines.
- b. The proposed accessory structure features a footprint of 312 square feet with a covered porch with a footprint of 144 square feet. This is well below forty percent of the primary structure's footprint of 1,400 square feet and is consistent

with the Guidelines for New Construction 5.A.ii.

- c. New garages and 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. The applicant has proposed materials of LP Smart Lap Siding, a material comparable to Hardi Board and a metal roof. In addition to these materials, the proposed accessory structure feature windows and doors that in both size and placement are consistent with those found historically in the vicinity of this property. This is consistent with the Guidelines for New Construction 5.A.iii and iv. The applicant should ensure that smooth siding is used and that the profile of the house's siding is matched.
- d. According to the Guidelines for New Construction 5.B.ii., historic setback patterns should be followed regarding the placement of new garages and outbuildings. The applicant has noted that the proposed structure will be located at the southwest, rear corner of the site. This location is consistent with the location of other historic garages and outbuildings and is consistent with the Guidelines.

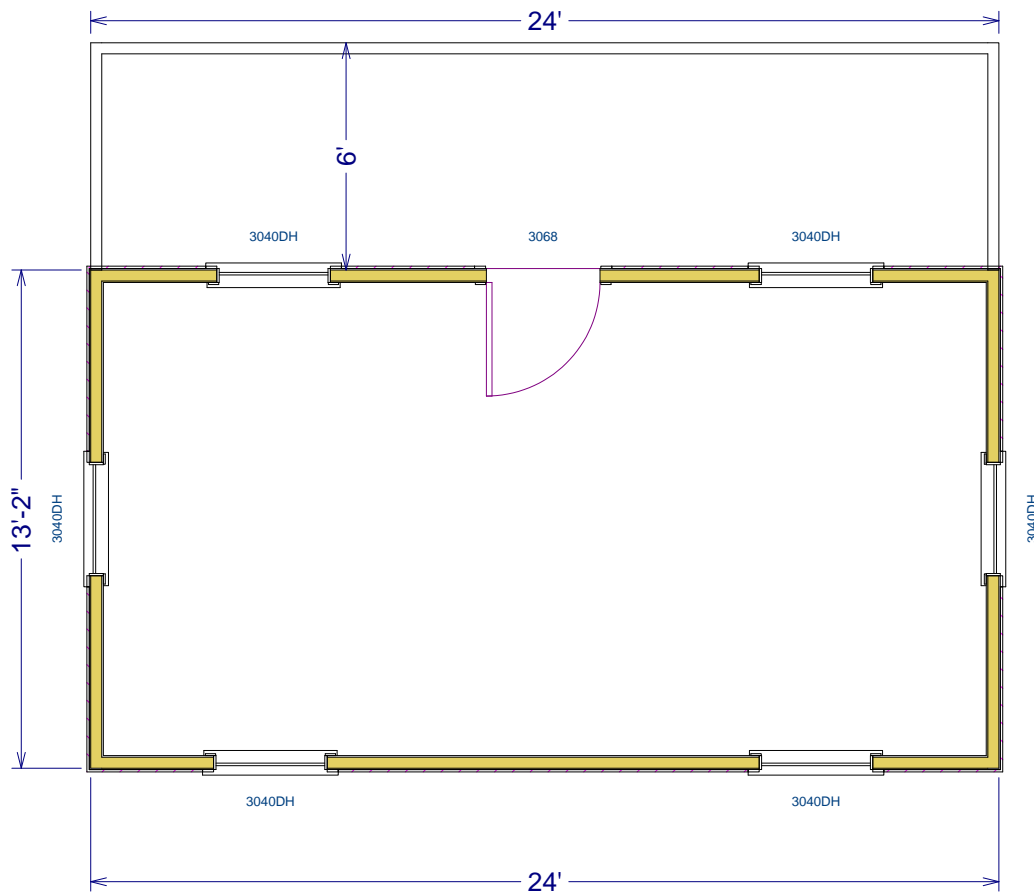
RECOMMENDATION:

Staff recommends approval as submitted based on findings a through d with the following stipulations:

- i. That the applicant provide staff with additional information regarding the structure's proposed siding including the proposed profile and detail. The proposed siding should have a smooth finish.
- ii. That the applicant provide staff with additional information regarding window materials and fenestration and that each window be recessed.
- iii. That the applicant use a standing seam metal roof featuring panels that are 18 to 21 inches in width, ensure that seams are an appropriate height (1 to 2 inches), use a crimped ridge seam that is consistent with the historic application, use a low profile ridge cap and use a galvalume finish.
- iv. That the applicant provide staff with a detailed site plan noting the exact location of the proposed outbuilding in relationship to the property line and existing structure.

CASE MANAGER:

Edward Hall



MSRP: \$13,212

Sale Discount: \$2,590

Sale Price Before Tax & Delivery: \$11,201

6x24 SS Covered Deck: \$3,888

Total Price Before Tax & Delivery Including Deck: \$15,089

Customer Signature: _____

Metal Gable Roof Color:
 LP Smart Lap Siding Color:
 Trim
 (1) 1 Lite Fiberglass Exterior Door
 Bronze Insulated Windows
 Cabin Shell



Sales Person:
 Floresville

Drawn By:
 Sandy Diaz

30 Day Price Guarantee Excludes For:
 14x24 Catherine Mee

Drawings Provided By:
 Lelands
 813-444-2703

DATE:

6/3/2015

SHEET:

A-1

Proposed Siding



Proposed Colors





