

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No: 13

HDRC CASE NO: 2015-245
COMMON NAME: 114 CEDAR, 139 CEDAR, 223 CEDAR, 311 PEREIDA
ADDRESS: 133 CEDAR ST
LEGAL DESCRIPTION: NCB 935 BLK B LOT 7 & 8 & N 12.4 FT OF 9
ZONING: MF33-S H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Jim Bailey/Alamo Architects
OWNER: Stephen Yndo/Children's Shelter of San Antonio
TYPE OF WORK: New construction, relocation of historic structure
REQUEST:

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

1. Construct four, 2,500 square foot townhouse units with attached two car garages. Materials are to include a standing seam metal roof, fiberglass windows and doors, Victorian metal shingles, stucco, lap siding, steel railings and fencing, brick and cedar fencing.
2. Construct ten, 1,800 square foot townhouse units with attached one car garages. Materials are to include a standing seam metal roof, fiberglass windows and doors, Victorian metal shingles, stucco, lap siding, steel railings and fencing and cedar fencing. Guest parking is to be located to the immediate north and south of this new structure.
3. Relocate the Solon Steward House currently located at 114 Cedar to a new location fronting Pereida. The relocation of this structure is the applicant's only request at this time. The eventual restoration is not in the scope of this proposal.

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.

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 materials*—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.

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

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 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.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible,

and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. Width and alignment— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

UDC Section 35-613. Relocation of a Landmark or Property Located in a Historic District.

(a) In considering whether to recommend approval or disapproval of a certificate application to relocate a building, object or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the following considerations:

- (1) The historic character and aesthetic interest the building, structure or object contributes to its present setting;
- (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
- (3) Whether the building, structure, or object can be moved without significant damage to its physical integrity;
- (4) Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure.
- (5) Balancing the contribution of the property to the character of the historic district with the special merit of the application.

(b) Should an application to relocate a building, object or structure be approved, the historic preservation officer shall ensure that the new location is already zoned historic or shall review whether such location should be designated.

(c) The historic preservation officer may approve applications for relocation for properties deemed noncontributing to the historic character of a historic district.

FINDINGS:

- a. The applicant received conceptual approval of a site plan and the general massing of 17 townhome units while relocating the Solon Stewart House from 114 Cedar to 311 Pereida for future rehabilitation as a single-story residence on August 6, 2014.
- b. This request was heard by the Design Review Committee on July 22, 2014, and most recently June 9, 2015. At that meeting, committee members did not have any concerns and noted that this project was very appropriate for the area. This project received conceptual approval at the July 15, 2015, HDRC hearing with the stipulations that the applicant provide information regarding the location of mechanical equipment and a detailed site plan.
- c. The Children's Shelter building was constructed circa 1970 and is eligible for demolition as a non-contributing structure.
- d. According to the Guidelines for New Construction 1.A., front facades of new buildings should be aligned with the front facades of adjacent buildings and should be oriented to be consistent with the predominant orientation of historic building along the street frontage. The applicant has oriented the front facades of both structures toward Cedar and has aligned them with the facades of other structures found along the street. This is consistent with the Guidelines.
- e. The proposed structures, both at three stories in height share a similar height with other residential structures found in the near vicinity. The applicant has proposed floor heights that are in keeping with those found historically in the neighborhood as well as incorporated a standing seam metal roof, balconies and dormers to provide a visual transition for the proposed structures. This is consistent with the Guidelines for New Construction 2.A. in regards to scale and mass.
- f. The applicant has noted that the proposed structures will feature a similar roof form, pitch, overhangs and orientation as that of the existing structures found along Cedar and in the King William Historic District. This is consistent with the Guidelines for New Construction 2.B.
- g. The Guidelines for New Construction 2.D. in regards to lot coverage state that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Furthermore, the Guidelines state that the building footprint for new construction should be no more than fifty (50) percent of the total lot area unless adjacent historic buildings establish a precedent with a greater building to lot ratio. For both structures, the applicant has proposed new construction that is consistent with the Guidelines.
- h. The applicant has proposed to use materials that consist of a standing seam metal roof, fiberglass windows and doors, Victorian metal shingles, stucco, lap siding, steel railings and fencing and cedar fencing. These proposed materials are consistent with the Guidelines for New Construction 3.A. in regards to the use of new materials.
- i. The proposed structure features a series of architectural features related to both the massing and form as well as the proposed materials that provide historic context and complement the other structures in the King William Historic District. The use of modern materials are presented in a contemporary manner and are consistent with the Guidelines for New Construction 4.A.
- j. The applicant has not noted the specific location of any mechanical equipment associated with the proposed new construction. The applicant is responsible for complying with the Guidelines for New Construction 6.A. and 6.B.

- k. The applicant has proposed to install fencing with materials to include steel posts and pickets, steel posts with steel mesh and cedar. Staff finds each of these materials appropriate and consistent with the Guidelines for Site Elements 2.B. and C.
- l. The applicant has provided a site plan noting existing trees on the property. The applicant is responsible for complying with the Historic Design Guidelines for Site Elements 3.D. as well as the UDC Section 35-525 in regards to tree preservation. Species selection and planting procedure should be done with guidance from the City Arborist.
- m. Neither proposed structure will utilize a traditional driveway that is consistent with those that are existing along Cedar and Pereida. The applicant has proposed entrances as well as driveways that are approximately twenty (20) feet in width. While not consistent with the existing driveways in regards to width, the applicant has proposed to construct the driveway for Unit A on the secondary street for this structure, Pereida. The applicant has proposed to construct two (2) driveways for Unit B, both of which will provide access to and from Cedar. While wider than recommended by the Guidelines for Site Elements, staff finds that the width of the proposed driveways is appropriate considering the number of automobiles that will utilize the proposed driveways.
- n. The applicant has proposed onsite parking at the sides of the proposed driveway for Unit B. According to the Guidelines for Site Elements 7.A. and B., parking areas should not be added within the front yard setback, off-street parking should be accessed from alleys or secondary streets rather than from principal streets whenever possible and that off street parking should be screened. While the applicant's proposed off-street parking is to be accessed from a primary street, screening has been proposed and the proposed parking begins at the rear of the front yard setback. This is consistent with the Guidelines.
- o. The Solon Stewart house is in need of repairs and has great potential to contribute to the district following a restoration. Staff finds that relocation may be appropriate if it results in the restoration of the house. In accordance with UDC Section 35-613, the HDRC shall be guided by the following considerations:
 - (1)The historic character and aesthetic interest the building, structure or object contributes to its present setting;
The Solon Stewart house has been substantially modified. In past surveys, the house was overlooked as a contributing resource to the King William Historic District.
 - (2)Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
SAISD has indicated interest in developing the vacated site as a playground area for Bonham Academy students.
 - (3)Whether the building, structure, or object can be moved without significant damage to its physical integrity;
feasibility studies have not yet been provided by the applicant.
 - (4)Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure.
The proposed relocation site is on a nearby vacant lot within the King William Historic District.
 - (5)Balancing the contribution of the property to the character of the historic district with the special merit of the application.
Relocation of the Solon Stewart house may yield a positive contribution to the King William Historic District by allowing an opportunity through which it may be restored.

RECOMMENDATION:

Staff recommends approval based on findings a through o with the stipulation that the applicant submit additional information to staff regarding window framing and associated façade depth.

CASE MANAGER:

Edward Hall

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No:

HDRC CASE NO: 2016-003
ADDRESS: 116 BLUE STAR
LEGAL DESCRIPTION: NCB A-14 BLK LOT 21 (BLUE STAR SUBD)
ZONING: C2 HS RIO-4
CITY COUNCIL DIST.: 5
LANDMARK: Blue Star Arts Complex
APPLICANT: Jim Poteet/Poteet Architects, LP
OWNER: Big Tex San Antonio, LP
TYPE OF WORK: Exterior modifications
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform exterior modifications to the east facing façade of 116 Blue Star, in the Blue Star Arts Complex. Within this request, the applicant has proposed to:

1. Infill various window openings with masonry to match the existing.
2. Replace the existing awning with two new steel and sheet metal awnings.
3. Install lighting under the new awnings.
4. Enlarge the existing entry and install a frameless glass entry with double doors.
5. Replace the existing handrail with a new painted steel guardrail.
6. Replace the existing stairs at BSC and Mosaic with new wood and steel stairs.
7. Paint the façade of BSC and Mosaic up to the underside of the building.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. Character-defining features*—Preserve character-defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.

ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).

iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.

iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.

v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.

vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

FINDINGS:

- a. The structure at 116 Blue Star is part of the Blue Star National Register District and was constructed circa 1955. Over time, the exterior of the structure has been modified to accommodate various tenants and repairs. The applicant has proposed to perform various modifications to the east façade which staff finds will not compromise its existing historic and architectural integrity.
- b. The applicant has proposed to infill various window openings with brick masonry to match the existing. These window openings include four square window openings located between the two existing awnings, a transom window above the storefront entrance to the north of the four square windows; to inevitably to replace by a new storefront system, two windows to the north of the existing storefront entrance and a transom window above the existing steel doors at the northern most entrance to the structure. None of the second level windows nor window openings will be modified.
- c. According to the Guidelines for Exterior Maintenance and Alterations 10.B.i, alterations should not be performed to a commercial structure that will disrupt the rhythm of the commercial block, or commercial façade. Staff finds the applicant's request to infill existing windows as mentioned in finding b appropriate.
- d. The existing awning at 116 Blue Star is in disrepair and features no unique architectural significance such as detailed molding, ornamental signage or architectural lighting. The applicant has proposed to remove the existing, four separate canopy structures and install new, steel and sheet metal canopy awnings. The new awnings will match the profile of the existing awnings at each location except for the existing pitch of the northern most awning and the thickness of the southernmost awning. Staff finds this request appropriate.
- e. The applicant has proposed to install new wall lighting under the proposed, new awnings which will illuminate the underside of the canopies, the exterior wall and elevated sidewalk. Staff finds this proposal appropriate and consistent with the Guidelines which recommend that lighting be installed to illuminate sidewalks or storefronts.
- f. Beneath the existing, original tower element, the applicant has proposed to remove the existing storefront system, including the existing transom window and install a new storefront system. The modification will enlarge the existing opening to the south, to extend to the exterior wall column and will decrease the overall height of the opening. While the Guidelines for Exterior Maintenance and Alterations 10.B.i. recommends original door openings be maintained, staff finds that this opening will not jeopardize the architectural character of the existing façade.
- g. The applicant has proposed to replace the existing, circular tube handrail and install a new, steel railing comprised of steel bars and aircraft cables as well as remove the existing stair structures and install new wood and steel stairs. Staff finds that this is architecturally complimentary of the proposed façade modifications as well as minimal in design as to not distract from the original façade. Staff finds this proposal appropriate.
- h. To compliment the previously mentioned lower level exterior modifications, the applicant has proposed to paint the lower level façade a darker blue color. Staff finds this change in color appropriate and potentially necessary to differentiate between a façade that has been modified and one that remains original.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through h.

CASE MANAGER:

Edward Hall



Flex Viewer

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Printed: Jan 06, 2016

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CEDAR AT PEREIDA

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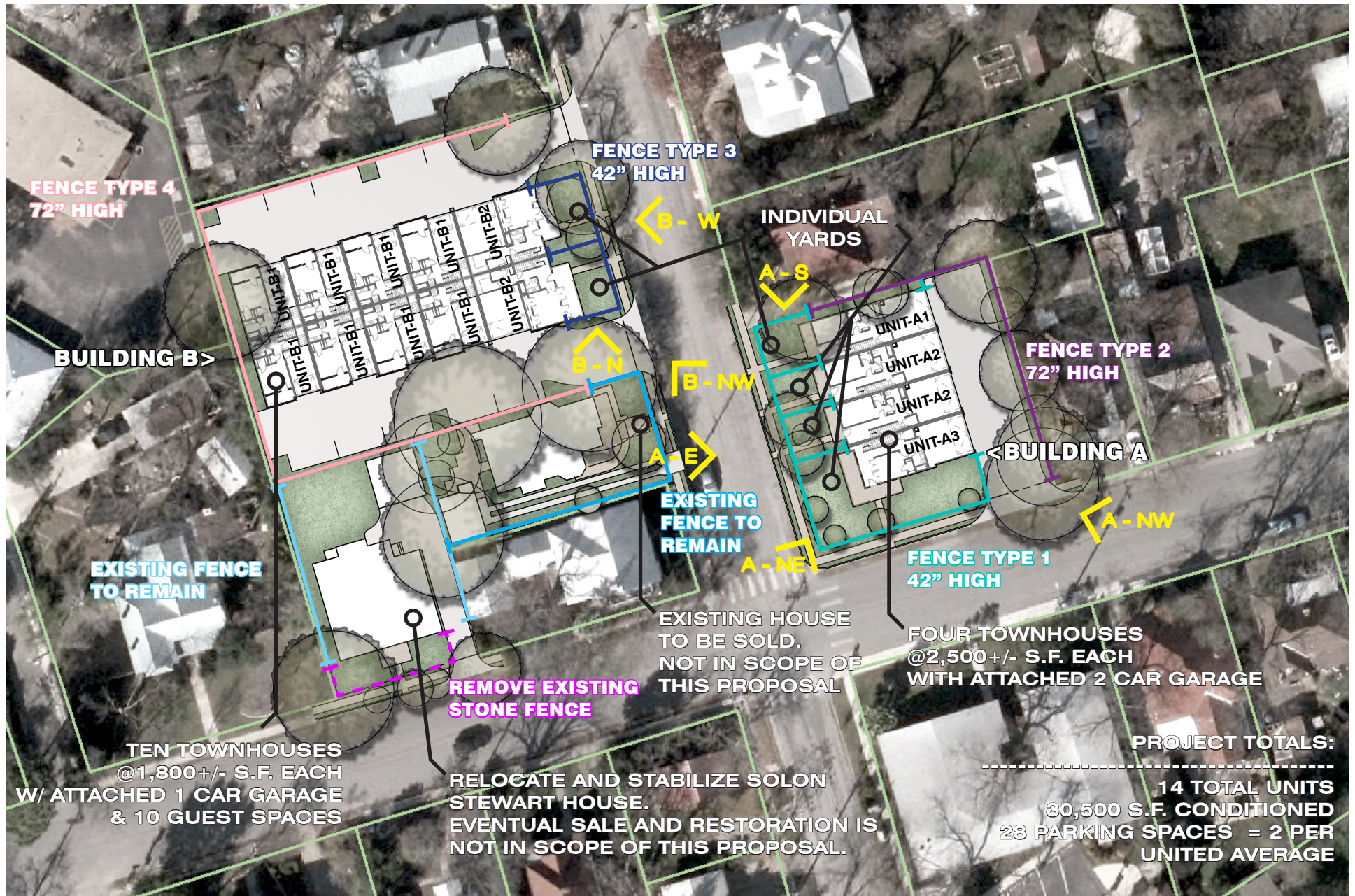
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SITE PLAN

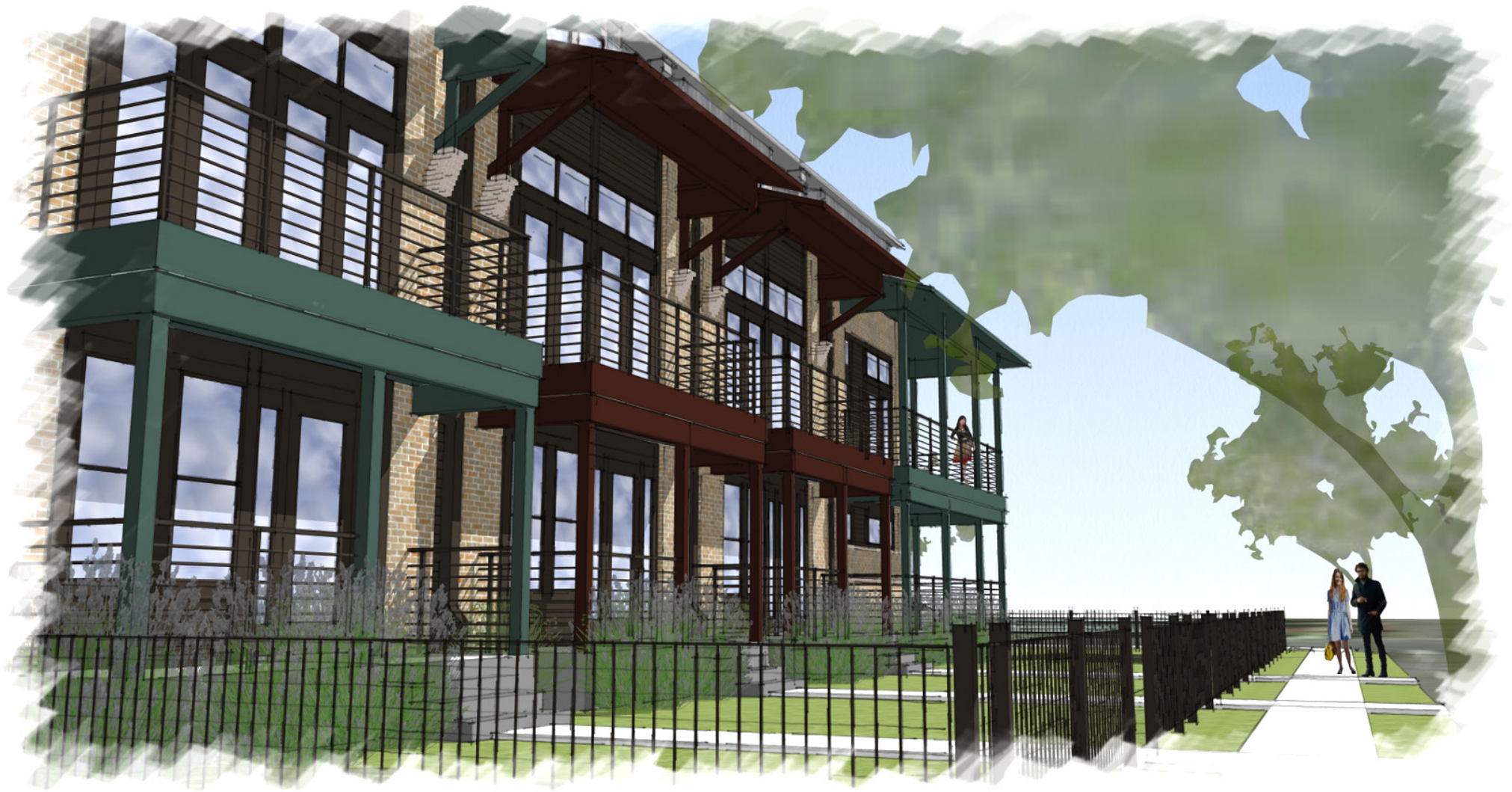
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KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
JANUARY 4, 2015



BUILDING A PERSPECTIVE LOOKING NORTHEAST

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KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
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BUILDING A PERSPECTIVE LOOKING SOUTH

CEDAR AT PEREIDA
KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
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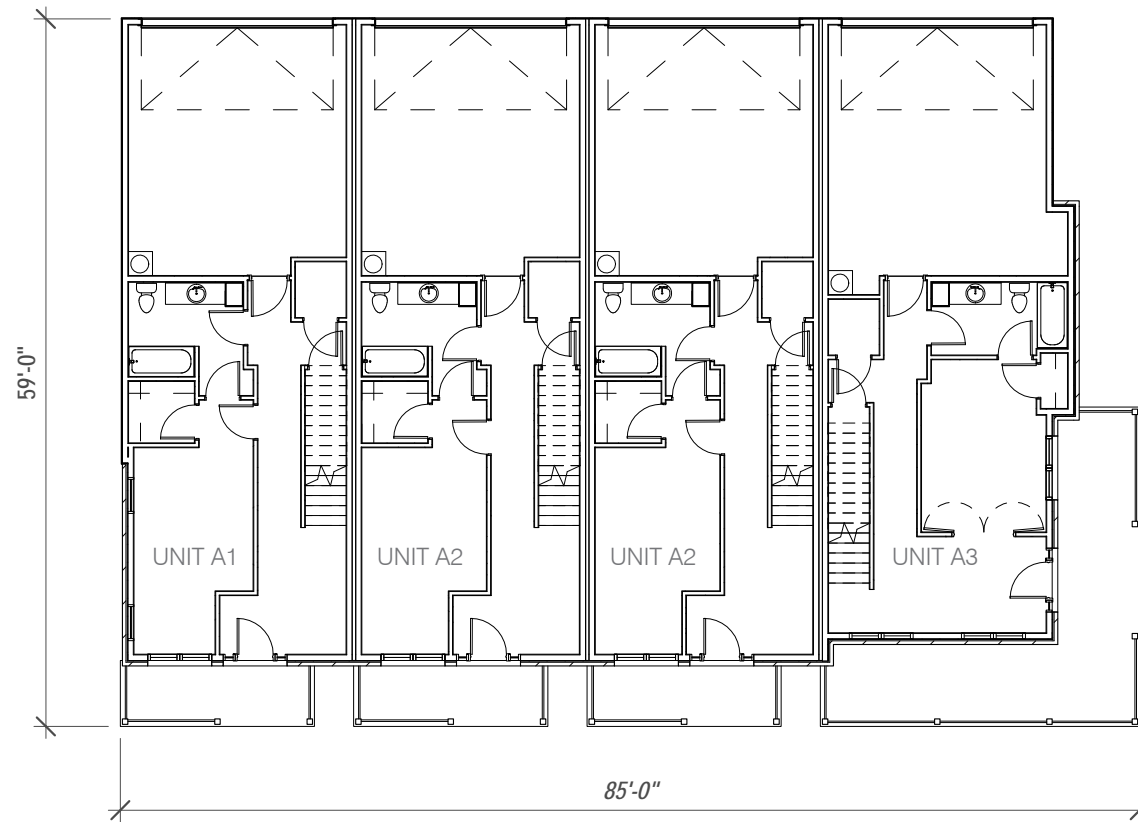
BUILDING A PERSPECTIVE LOOKING EAST

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KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
JANUARY 4, 2015



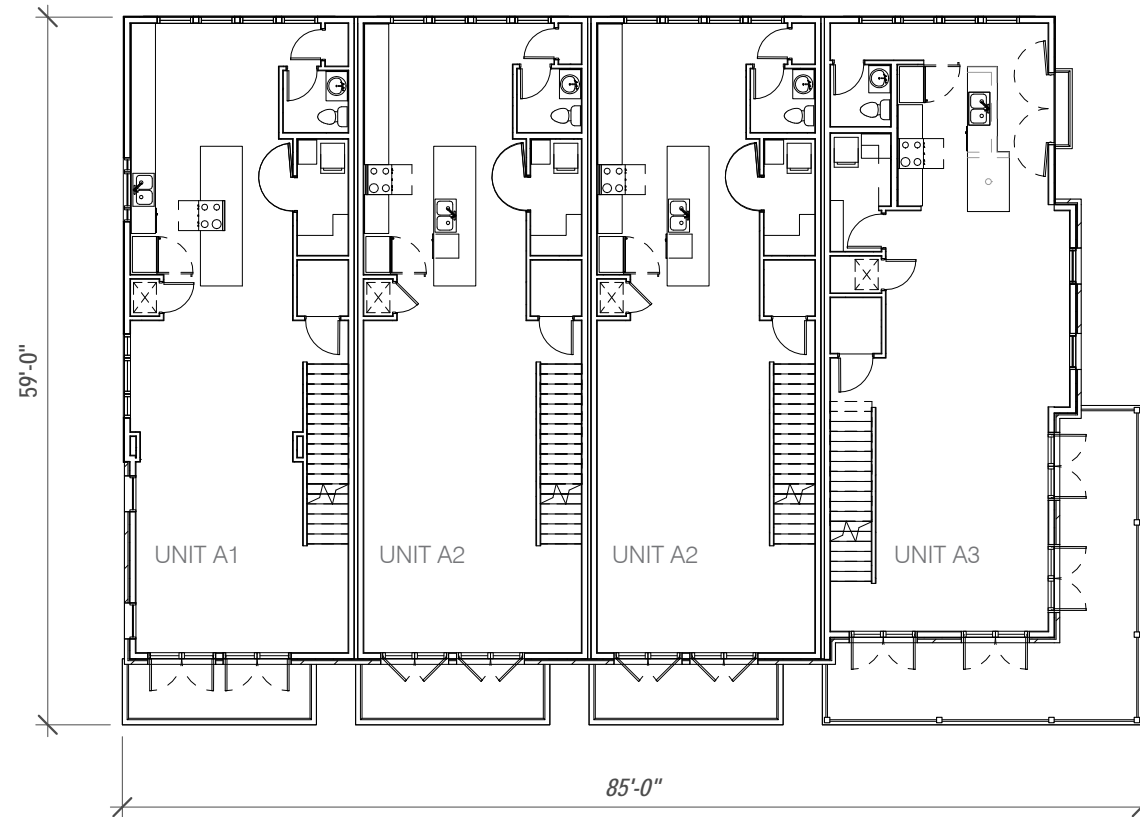
BUILDING A PERSPECTIVE LOOKING NORTHWEST

CEDAR AT PEREIDA
KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
JANUARY 4, 2015



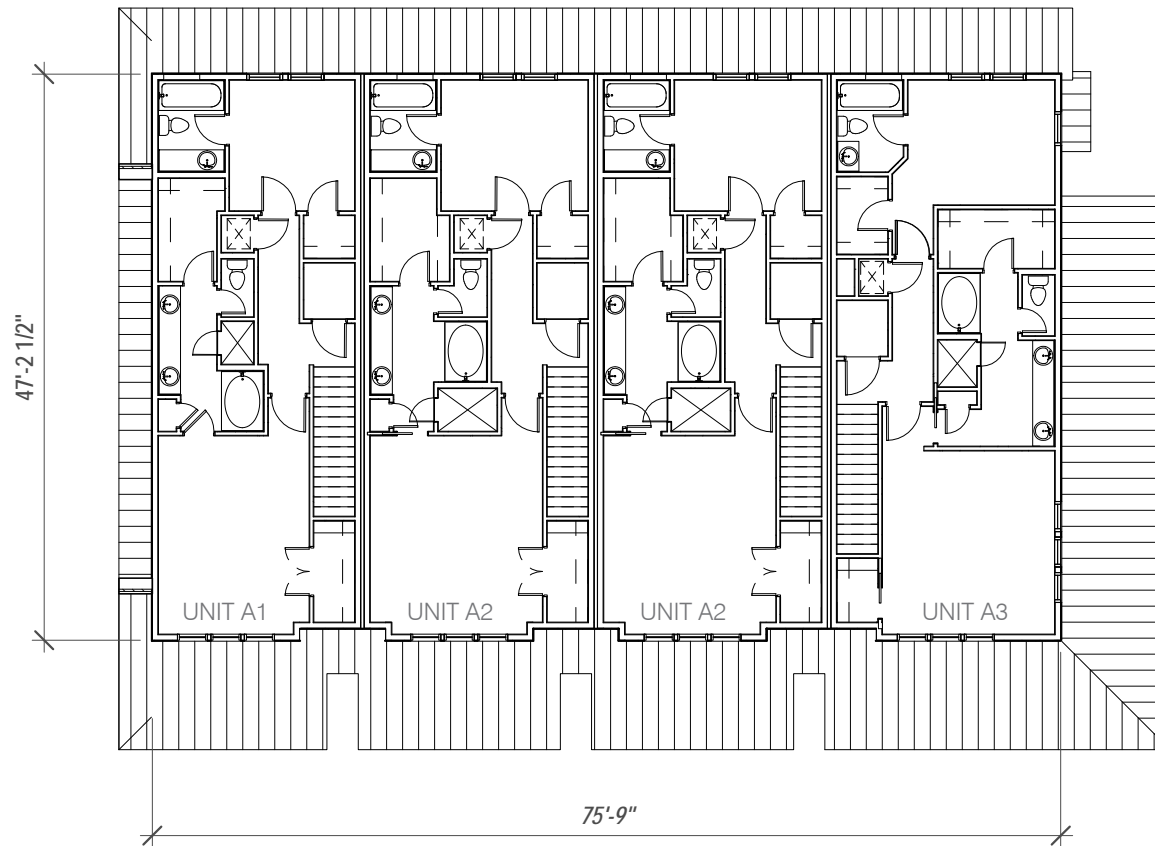
BUILDING A FIRST FLOOR PLAN

CEDAR AT PEREIDA
 KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 JANUARY 4, 2015



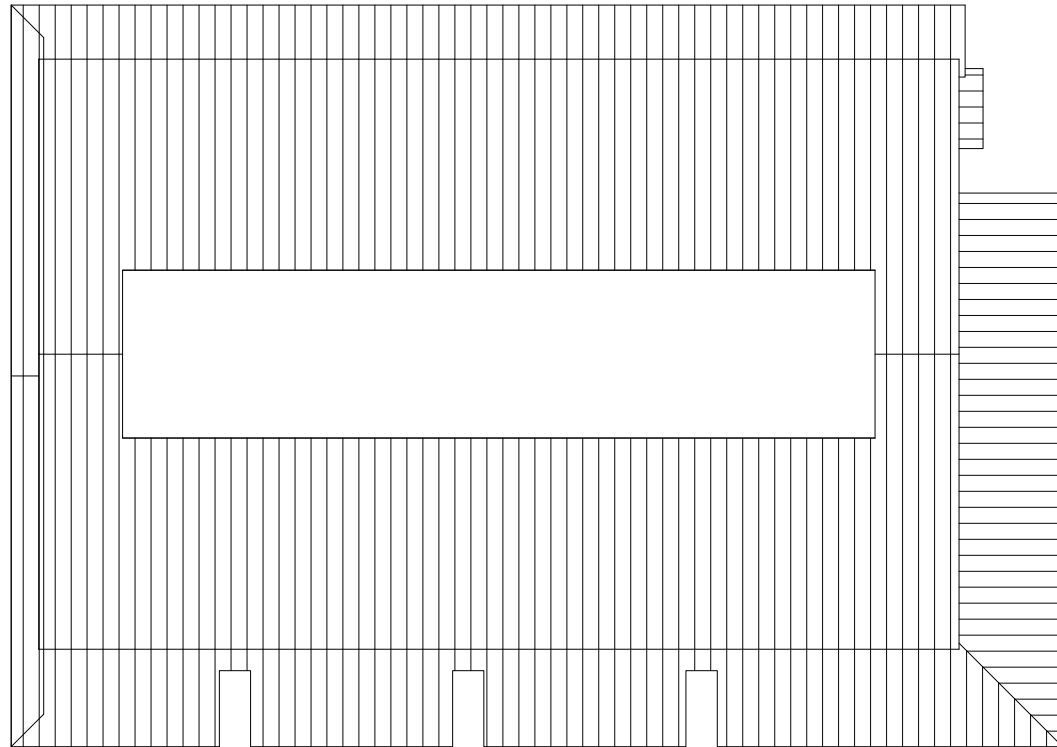
BUILDING A SECOND FLOOR PLAN

CEDAR AT PEREIDA
 KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 JANUARY 4, 2015



BUILDING A THIRD FLOOR PLAN

CEDAR AT PEREIDA
 KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 JANUARY 4, 2015



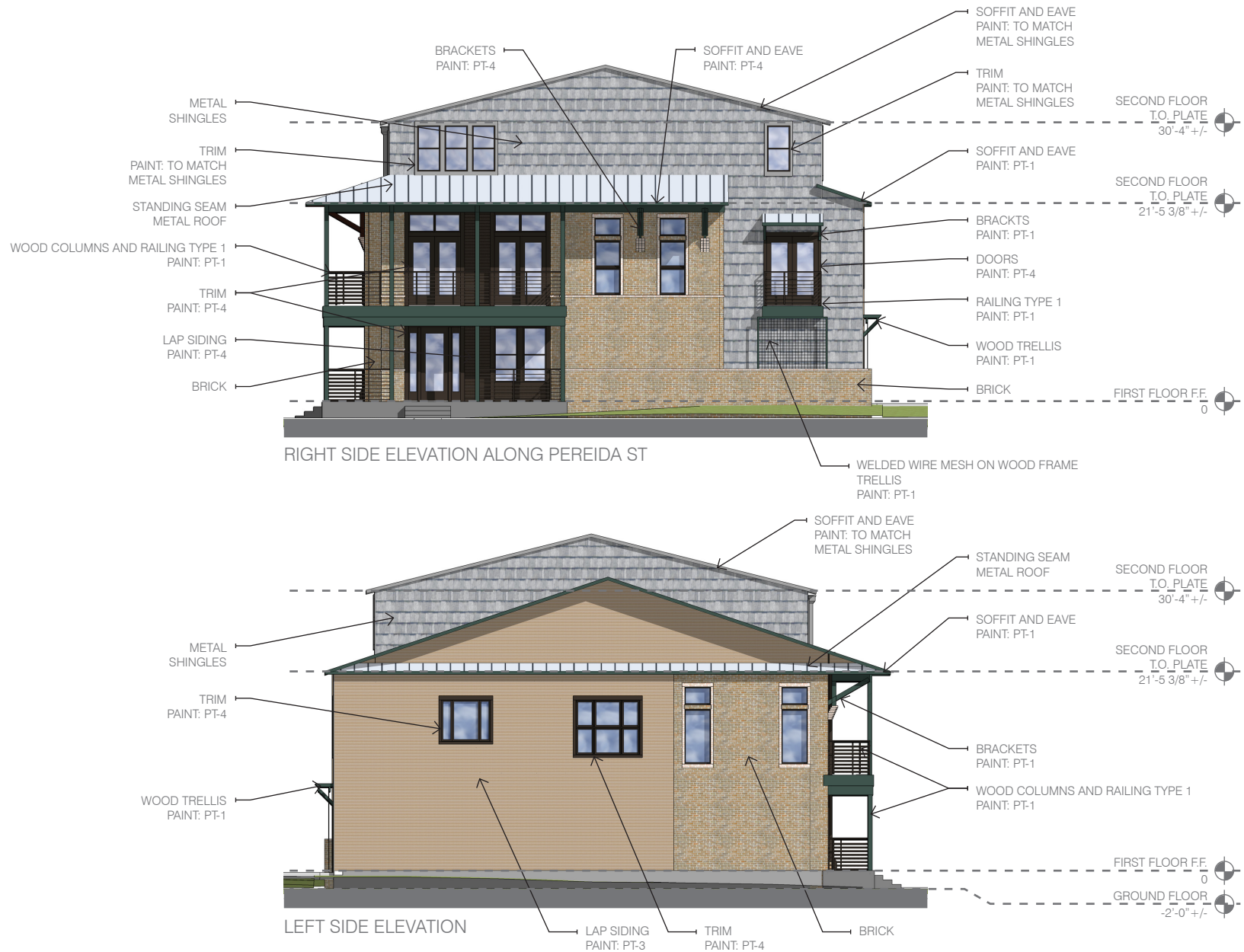
BUILDING A ROOF PLAN

CEDAR AT PEREIDA
KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
JANUARY 4, 2015



BUILDING A ELEVATIONS

CEDAR AT PEREIDA
 KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 JANUARY 4, 2015

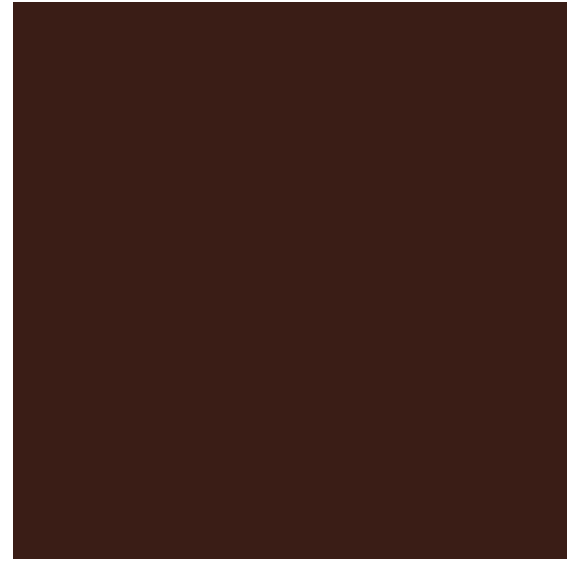


BUILDING A ELEVATIONS

CEDAR AT PEREIDA
 KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 JANUARY 4, 2015



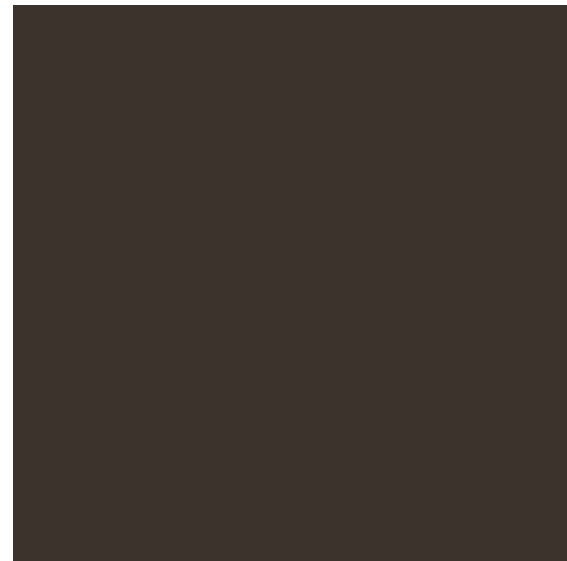
PT-1 - ROCKY RIVER - SW6215



PT-2 - POLISHED MAHOGANY - SW2838



PT-3 - DORMER BROWN - SW7521



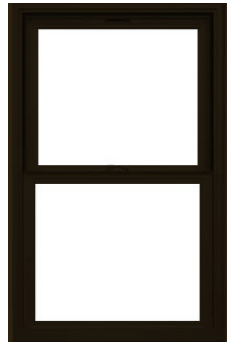
PT-4 - BLACK FOX - SW7020

BUILDING A EXTERIOR PAINT COLORS

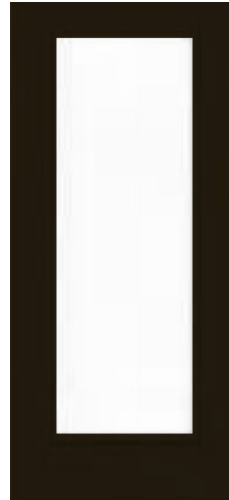
CEDAR AT PEREIDA
KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
JANUARY 4, 2015



STANDING SEAM METAL ROOF
COLOR: GALVALUM



PELLA FIBERGLASS WINDOWS
COLOR: BROWN



PELLA FIBERGLASS DOORS
COLOR: BROWN



VICTORIAN METAL SHINGLES
COLOR: GALVALUM



STUCCO - SAND TEXTURE
(ACTUAL COLOR NOT REPRESENTED)



LAP SIDING - 4" REVEAL
(ACTUAL COLOR NOT REPRESENTED)



RAILING TYPE 1 (BALCONY)
DESCRIPTION: 2X2 STEEL POSTS
WITH HORIZONTAL PICKETS WELDED
TOGETHER
PAINTED: TO MATCH BALCONY COLOR



FENCE TYPE 1
DESCRIPTION: STEEL ANGLED WITH 2X2
METAL MESH WELDED TOGETHER
PAINTED: PT-4
(ACCESS GATES SIMILAR)



BRICK - HISTORIC SAN ANTONIO
SAND COLOR BRICK



FENCE TYPE 2
DESCRIPTION: HORIZONTAL CEDAR PICKET
PRIVACY FENCE

BUILDING A MATERIAL PALETTE

CEDAR AT PEREIDA
KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
JANUARY 4, 2015



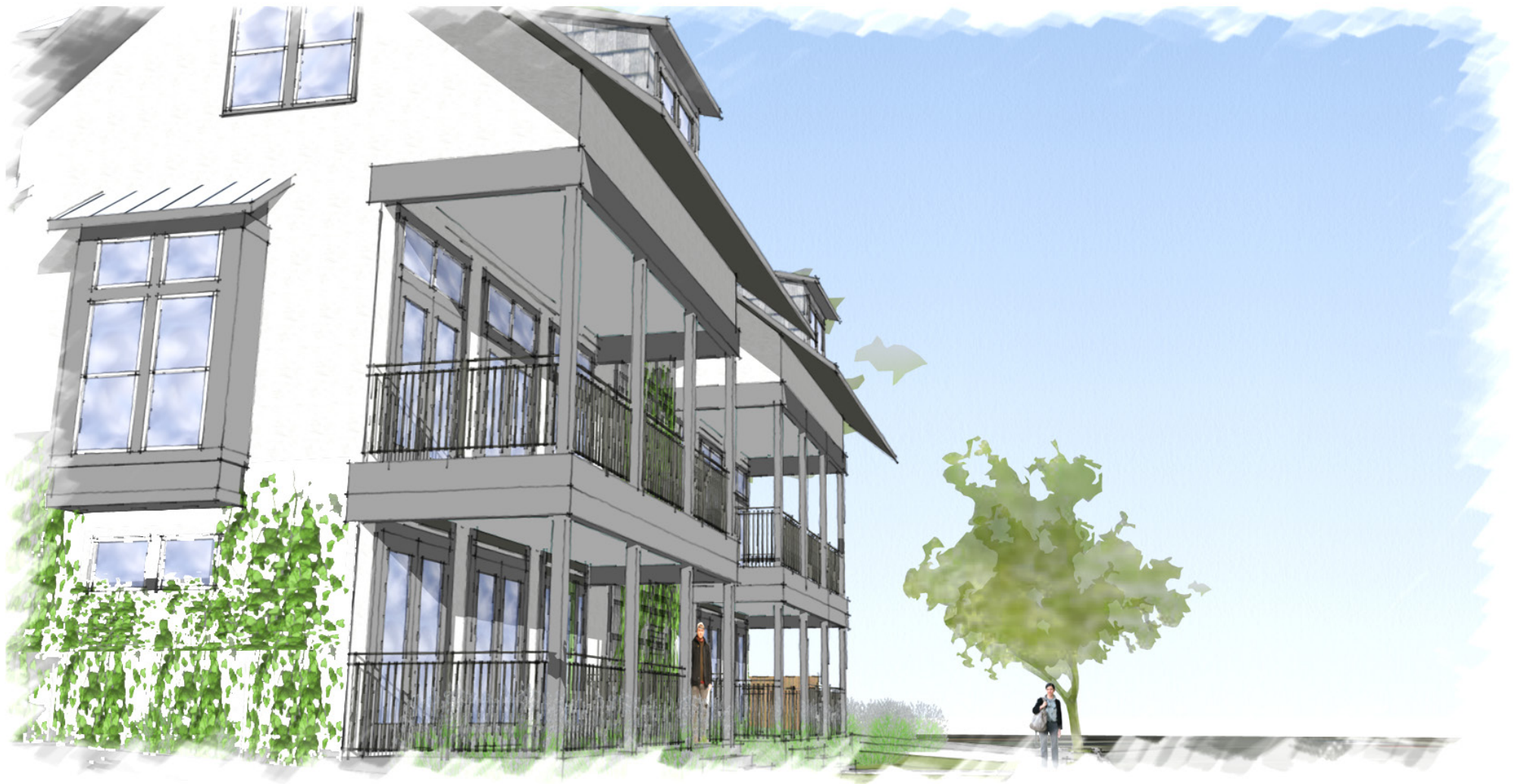
BUILDING B PERSPECTIVE LOOKING NORTHWEST

CEDAR AT PEREIDA
KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
JANUARY 4, 2015



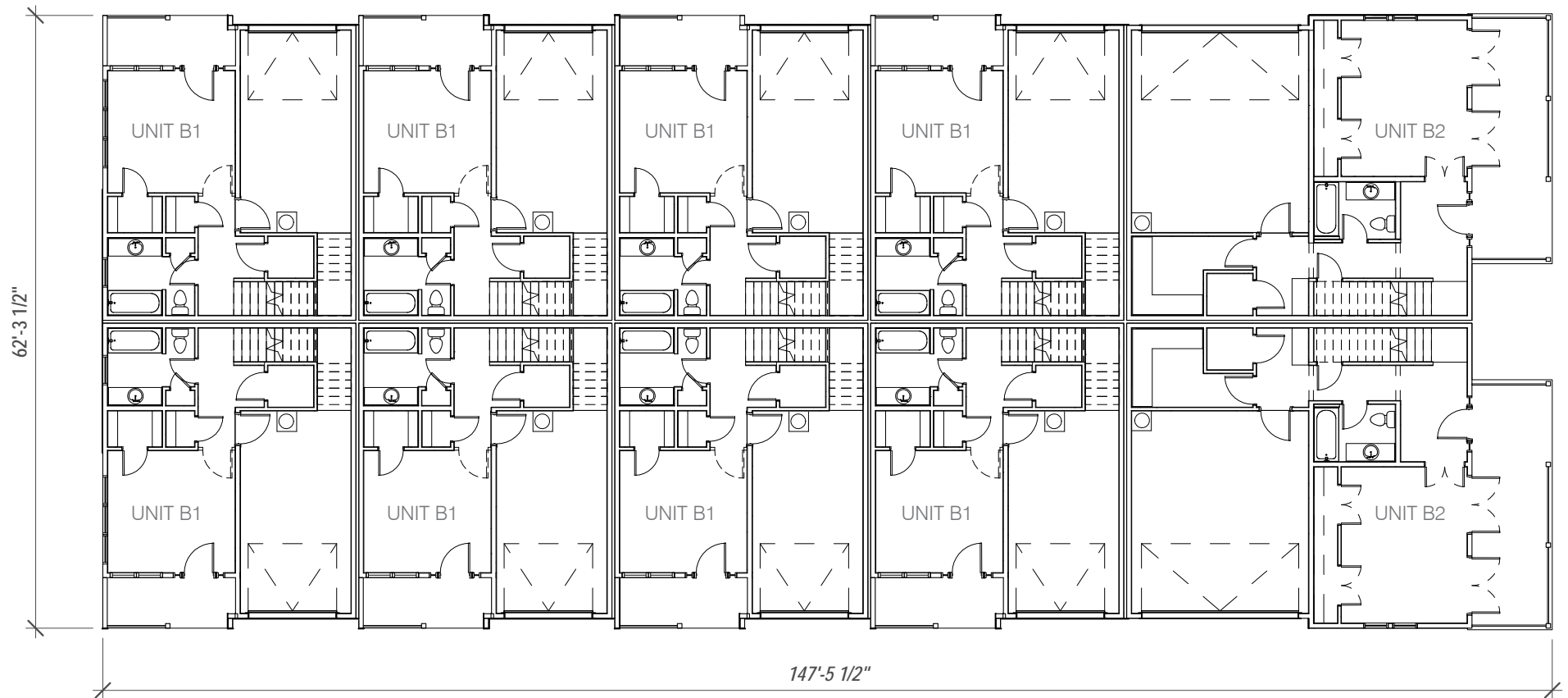
BUILDING B PERSPECTIVE LOOKING WEST

CEDAR AT PEREIDA
KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
JANUARY 4, 2015



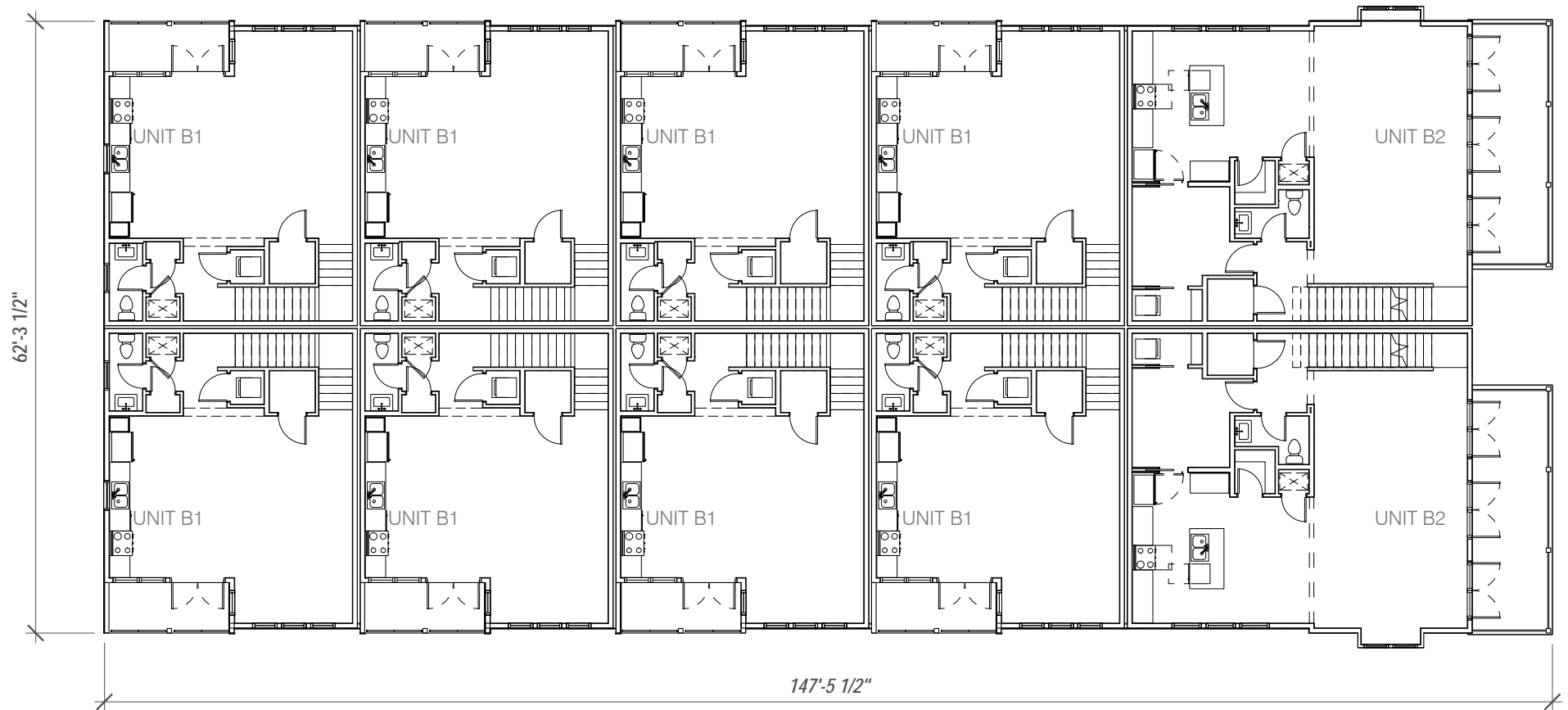
BUILDING B PERSPECTIVE LOOKING NORTH

CEDAR AT PEREIDA
KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
JANUARY 4, 2015



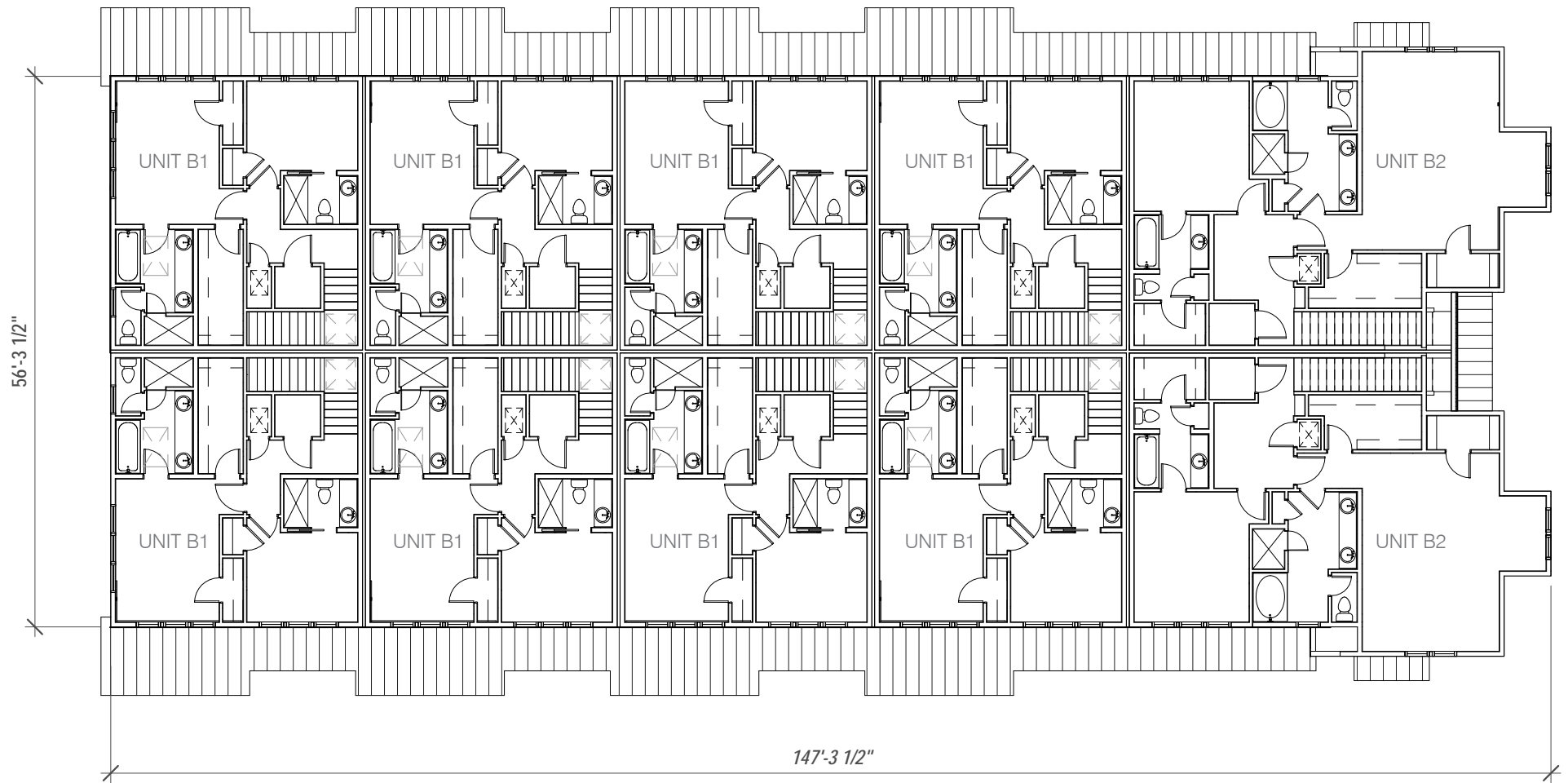
BUILDING B FIRST FLOOR PLAN

CEDAR AT PEREIDA
 KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 JANUARY 4, 2015



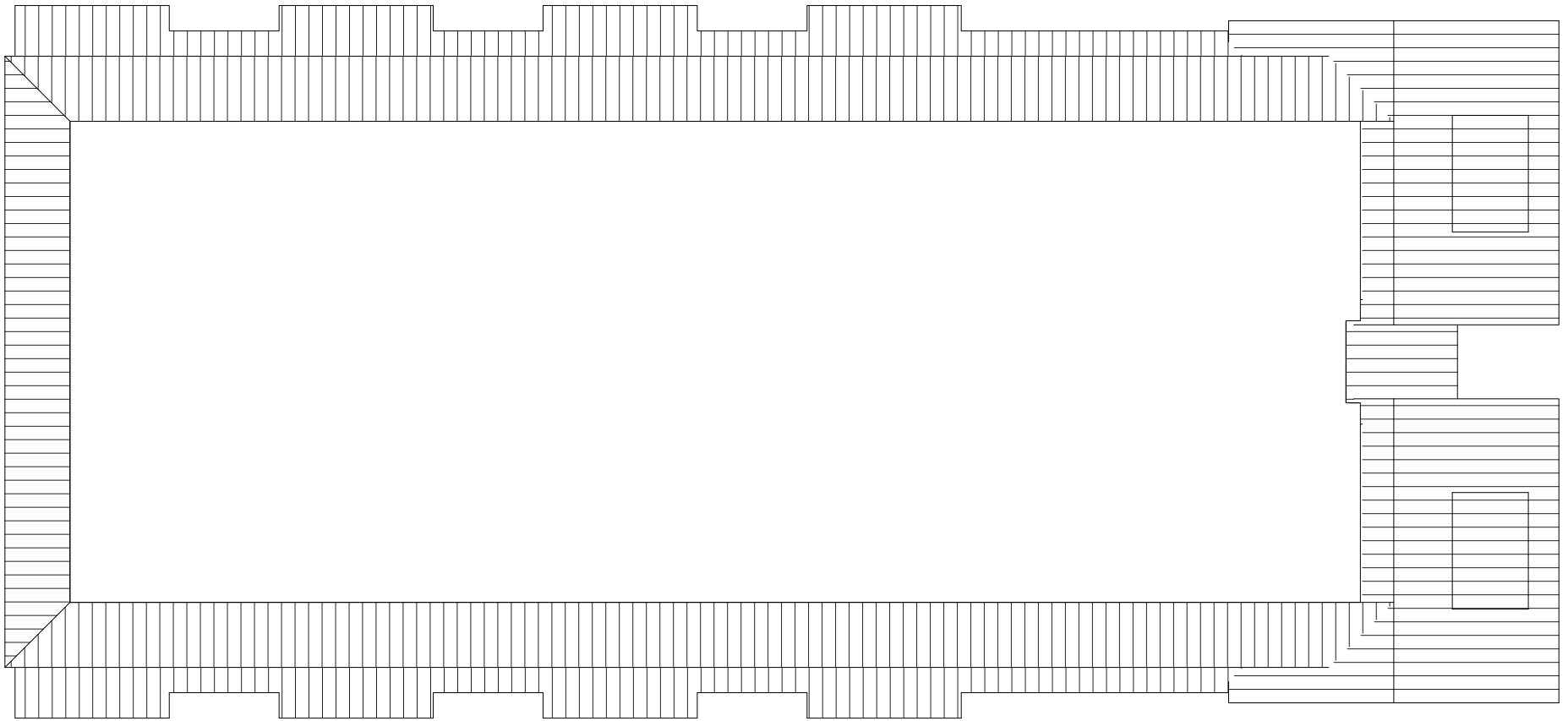
BUILDING B SECOND FLOOR PLAN

CEDAR AT PEREIDA
 KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 JANUARY 4, 2015



BUILDING B THIRD FLOOR PLAN

CEDAR AT PEREIDA
 KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 JANUARY 4, 2015



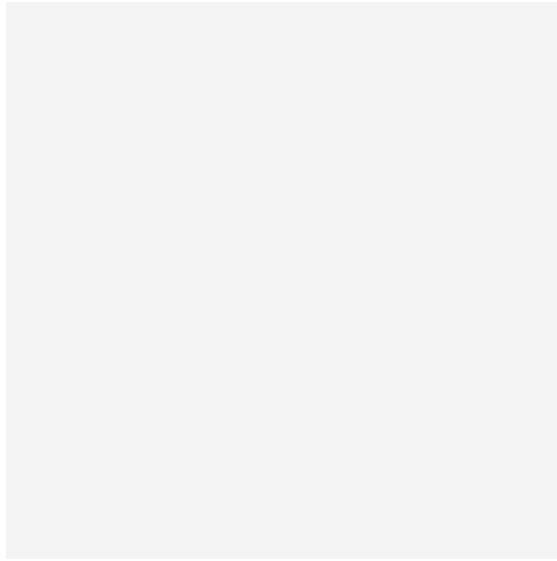
BUILDING B ROOF PLAN

CEDAR AT PEREIDA
KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
JANUARY 4, 2015



BUILDING B ELEVATIONS

CEDAR AT PEREIDA
 KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 JANUARY 4, 2015



PT-5 - ZURICH WHITE - SW7626



PT-6 - ESCAPE GRAY - SW6185



PT-3 - DORMER BROWN - SW7521



PT-7 - CLASSIC FRENCH GRAY - SW0077

BUILDING B EXTERIOR PAINT COLORS

CEDAR AT PEREIDA
KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
JANUARY 4, 2015



STANDING SEAM METAL ROOF
COLOR: GALVALUM



PELLA FIBERGLASS WINDOWS
COLOR: MORNING SKY GRAY



PELLA FIBERGLASS DOORS
COLOR: MORNING SKY GRAY



VICTORIAN METAL SHINGLES
COLOR: GALVALUM



STUCCO - SAND TEXTURE
(ACTUAL COLOR NOT REPRESENTED)



LAP SIDING - 4" REVEAL
(ACTUAL COLOR NOT REPRESENTED)



RAILING TYPE 2 (BALCONY)
DESCRIPTION: 2X2 STEEL POSTS WITH
VERTICAL PICKETS WELDED TOGETHER
PAINTED: PT-7



FENCE TYPE 3
DESCRIPTION: 2X2 STEEL POSTS WITH DECORATIVE
LOOP PICKET FENCE WELDED TOGETHER
PAINTED: PT-7
(ACCESS GATES TO MATCH)



FENCE TYPE 4
DESCRIPTION: VERTICAL CEDAR PICKET
PRIVACY FENCE

BUILDING B MATERIAL PALETTE

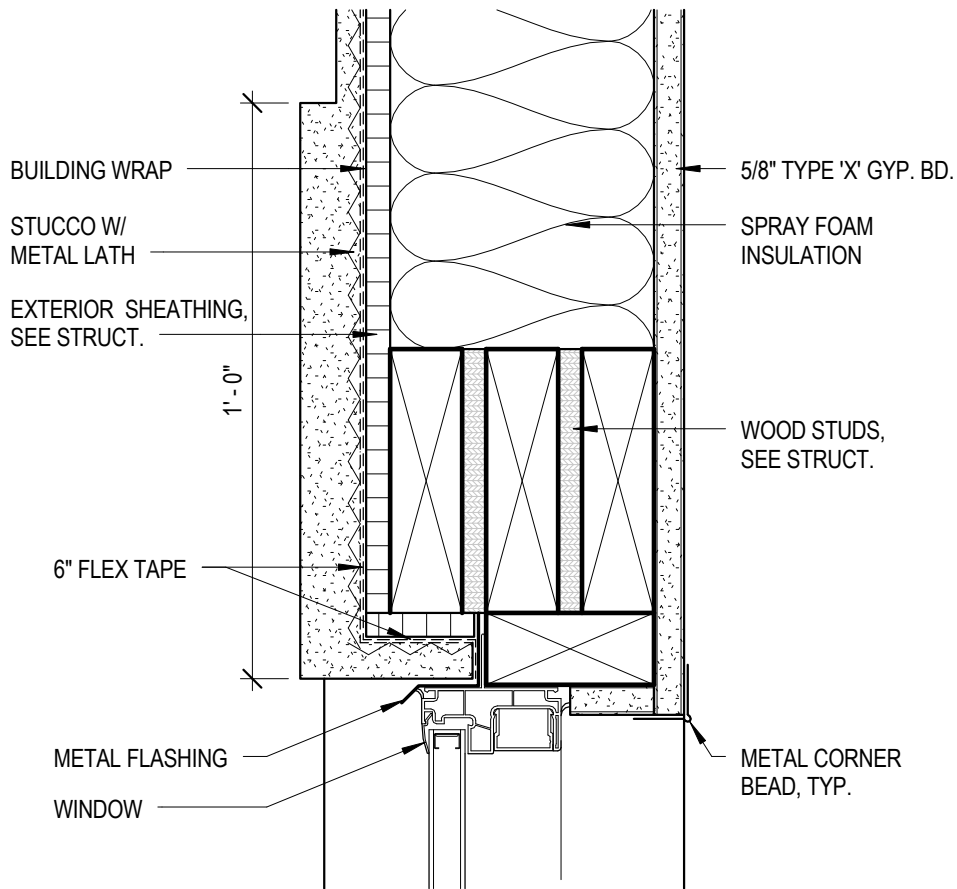
CEDAR AT PEREIDA
KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
JANUARY 4, 2015



NOTE: WE ARE ONLY SEEKING PERMISSION TO MOVE THE
HOUSE AND STABILIZE IT AS PART OF THIS SCOPE OF WORK.
THE EVENTUAL SALE AND RESTORATION IS NOT PART OF THIS
APPLICATION'S SCOPE OF WORK.

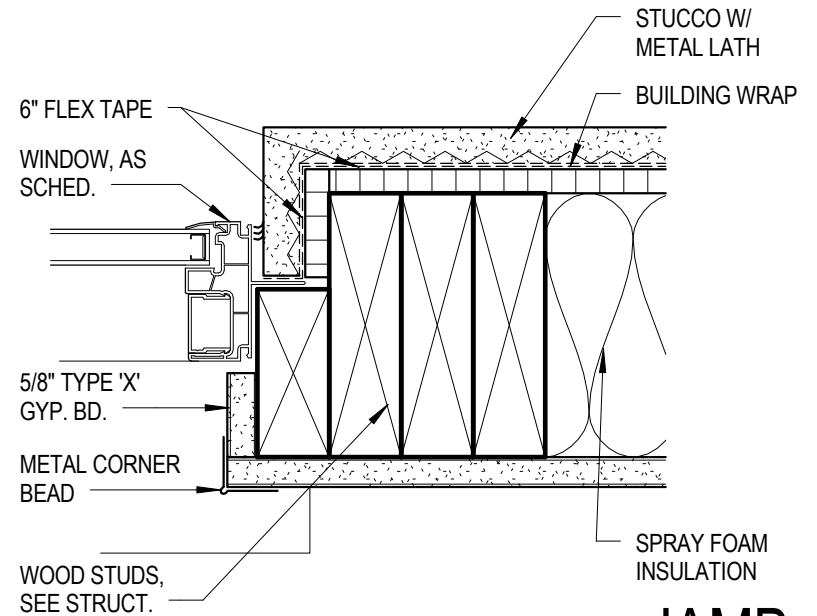
SOLON STEWART HOUSE RELOCATION - LOOKING NORTH

CEDAR AT PEREIDA
KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
JANUARY 4, 2015



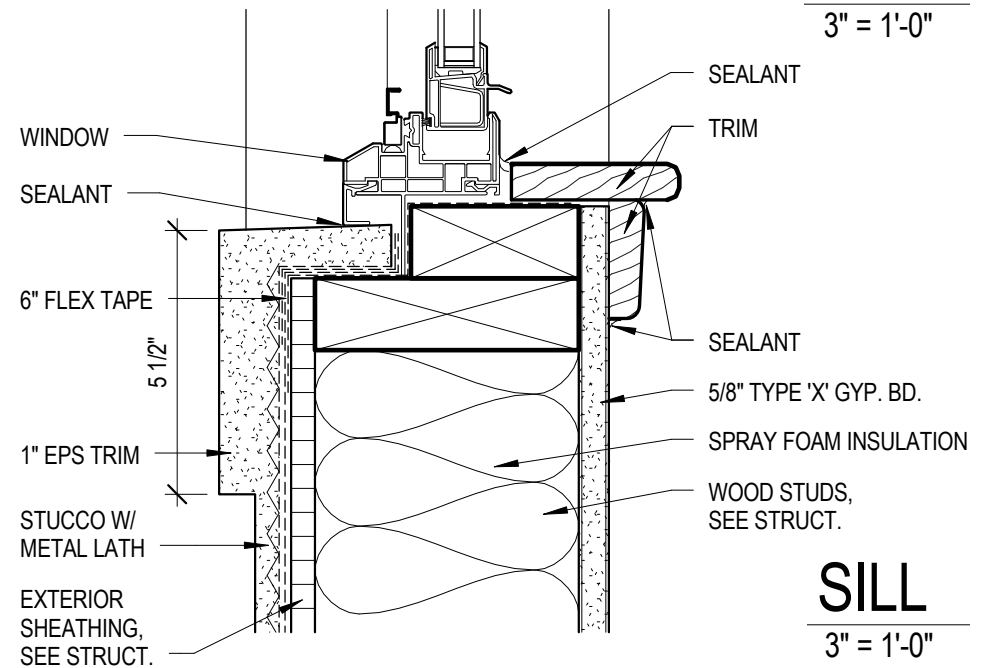
HEAD

3" = 1'-0"



JAMB

3" = 1'-0"



SILL

3" = 1'-0"

TYPICAL INSET WINDOW DETAILS

CEDAR AT PEREIDA

KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS

JANUARY 15, 2016



1032 S. ALAMO
SAN ANTONIO, TX 78210

PHONE: (210) 227-8786

FAX: (210) 227-8030

INFO@OURKWA.ORG

WWW.KINGWILLIAMASSOCIATION.ORG

March 4, 2015

King William Historic District – Board of Directors
122 Madison
San Antonio, Texas 78204

Re: Cedar Townhouses – *King William Historic District*

Dear Board,

On Monday, March 2, the AAC meet with Steve Yndo (Developer) and Jim Bailey (Alamo Architects) to review revised conceptual plans for the townhouse project on Cedar Street. The project consists of a 4-unit building on the corner of Cedar and Perida and a 10-unit building on the site of the former Children's Shelter on Cedar. The AAC recognized the following positive features of the proposed design:

1. The plans were revised to decrease the number of units and parking demand, which were concerns voiced about the previous plan.
2. The proposed scale, massing and placements of the buildings on their site are sensitive to that of the adjacent properties.
3. The proposed balconies will contribute to the streetscapes on both Cedar and Pereida Streets.
4. Materials proposed are common to the neighborhood.
5. The exterior designs for the 4-unit versus the 10-unit building will vary to provide each with their individual architectural identity.

Recognizing that the project is still in the schematic phase of design and the architectural details of the project will be further developed; the AAC did offer the following suggestions:

1. Balcony railings and yard fences should vary between the 4-unit and 10-unit buildings in keeping with item 5 above.
2. Suggested some articulation between the front gabled form and the wing behind by color and/or material on the 10-unit building.
3. Study the proportions of the clerestory windows.

Overall, the AAC is very supportive of the direction for the design of this project and is looking forward to seeing the next phase of design review.

Best Regards,

Mickey Conrad, RA
Chair, Architectural Advisory Committee

CC: Steve Yndo, Jim Bailey



the
children's
shelter

a family
of services

July 18, 2014

RE: The Children's Shelter Property

City of San Antonio Staff and/or Representatives:

**glenda woods
campus**

2939
west woodlawn
san antonio
texas 78228

210.212.2500
chshel.org

Please be advised that Stephen W. Yndo is hereby authorized to act on our behalf, as owner, in connection with the properties located at 143 Cedar Street and 233 and 311 Peredia Street, San Antonio, Texas, and the processing of applications for approvals related to Historic Design and Review and Zoning changes with the City of San Antonio."

Regards,

Annette Rodriguez
President/CEO