

## HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2016

Agenda Item No: 5

**HDRC CASE NO:** 2016-264  
**ADDRESS:** 410 LEIGH ST  
**LEGAL DESCRIPTION:** NCB 725 BLK 7 LOT 3  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Jennifer Young  
**OWNER:** Jennifer R Young Christopher G Beach  
**TYPE OF WORK:** Construction of a rear accessory structure  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure to feature a footprint of approximately 290 square feet at the rear of the property at 410 Leigh.

### 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. The structure at 410 Leigh was constructed circa 1920, features traditional architectural elements including a full width front porch featuring a front porch gable and a balanced front façade. Staff conducted a site visit on July 13, 2016, and found that the proposed accessory structure will not be viewable from the public right of way.
- b. **MASSING & FORM** – The applicant has proposed to construct a rear accessory structure to feature a footprint of approximately 290 square feet and an overall height of approximately 11' – 6". According to the Guidelines for New Construction, 5.A., new accessory structures should be designed to be visually subordinate to the primary historic structure in terms of height, massing and form and should no larger in plan than forty (40) percent of the primary historic structure. The applicant's proposed massing is consistent with the Guidelines.
- c. **MATERIALS** – The applicant has proposed for the accessory structure to feature corrugated metal siding, wood floor decking, eastern red cedar tongue and groove siding and a galvanized corrugated metal roof. The applicant's

proposed are contemporary in manner, however, the applicant has proposed these materials in a manner that is complementary to materials found on historic structures in regards to their proportions and application. Staff finds this appropriate.

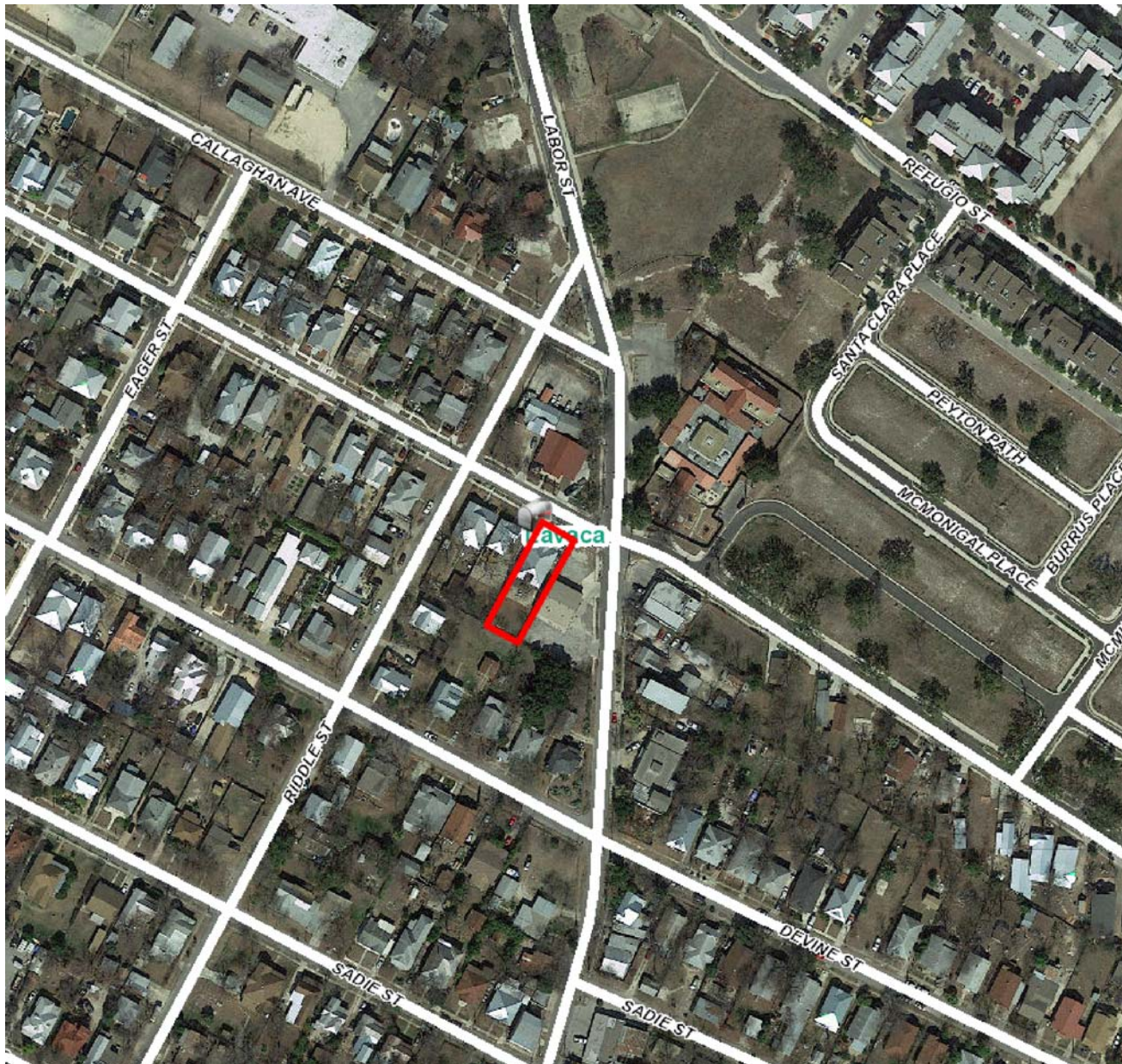
- d. **WINDOWS & DOORS** – The applicant has proposed for the accessory structure to feature wood windows and doors. This is consistent with the Guidelines for New Construction 5.A.iv.
- e. **ORIENTATION** – The applicant has proposed to orient the proposed accessory structure in a manner that is typical with other accessory structures found throughout the Lavaca Historic District; at the rear of the property. This is consistent with the Guidelines for New Construction 5.B.i.
- f. **SETBACKS** – The Guidelines for New Construction 5.B.ii., states that the historic setback pattern of the district should be used in regards to the location of accessory structures. The applicant has proposed to locate the accessory structure at the rear of the property, complying with current setbacks from the side and rear property lines. This is appropriate and consistent with the Guidelines.

**RECOMMENDATION:**

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

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 07, 2016

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Riddle St

Leigh St

Labor St

Riddle St

410 Leigh St

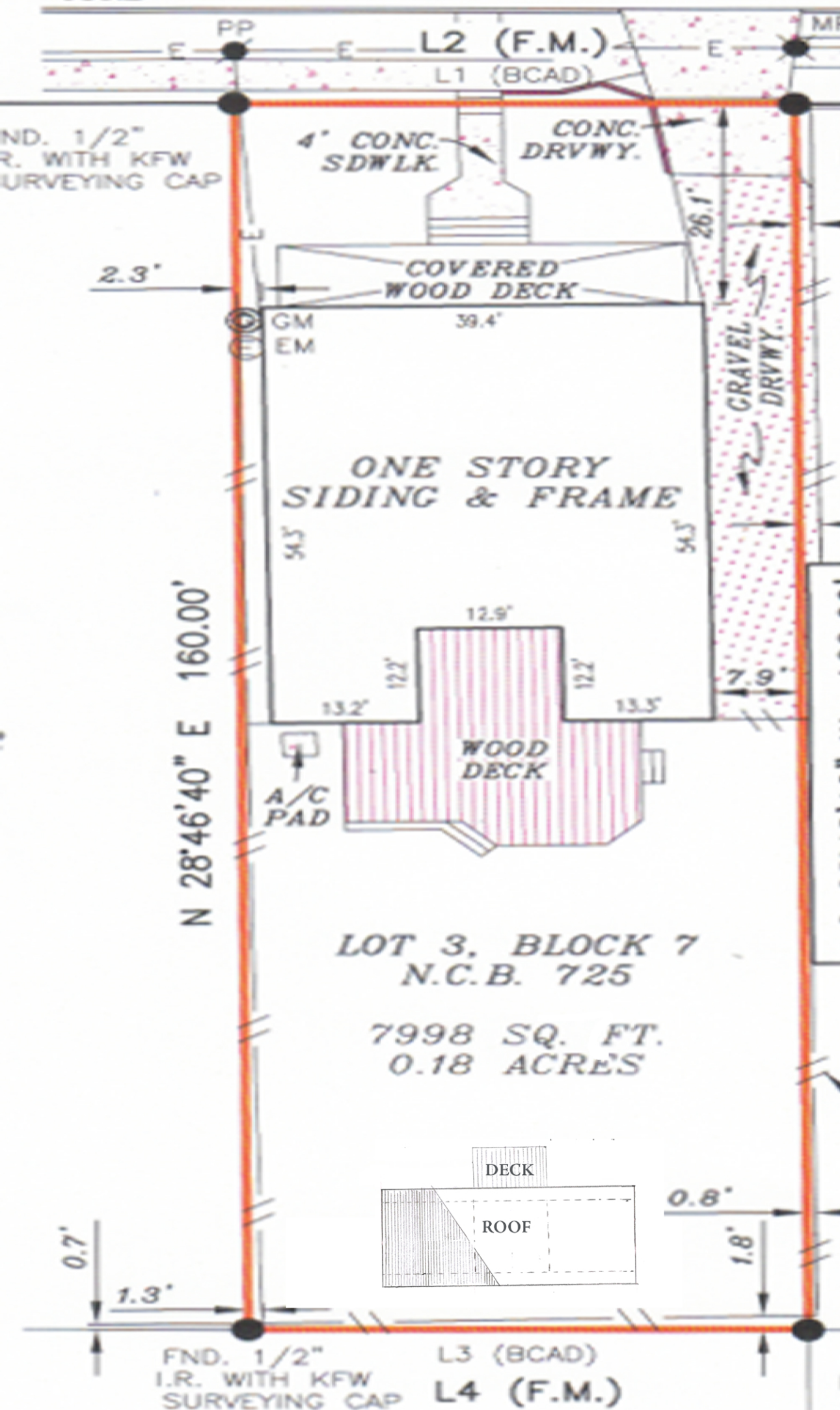
Leigh St

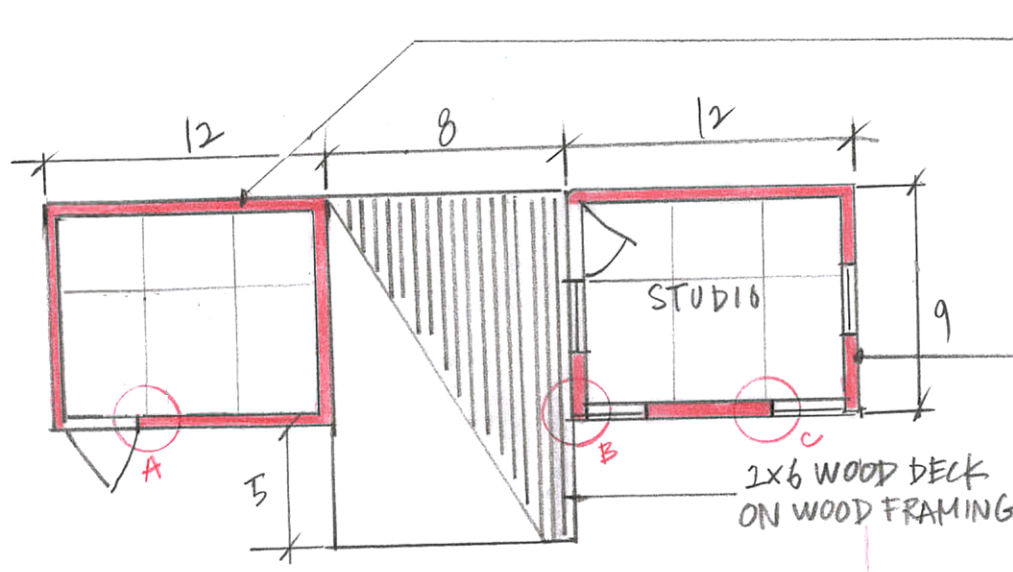
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CURB

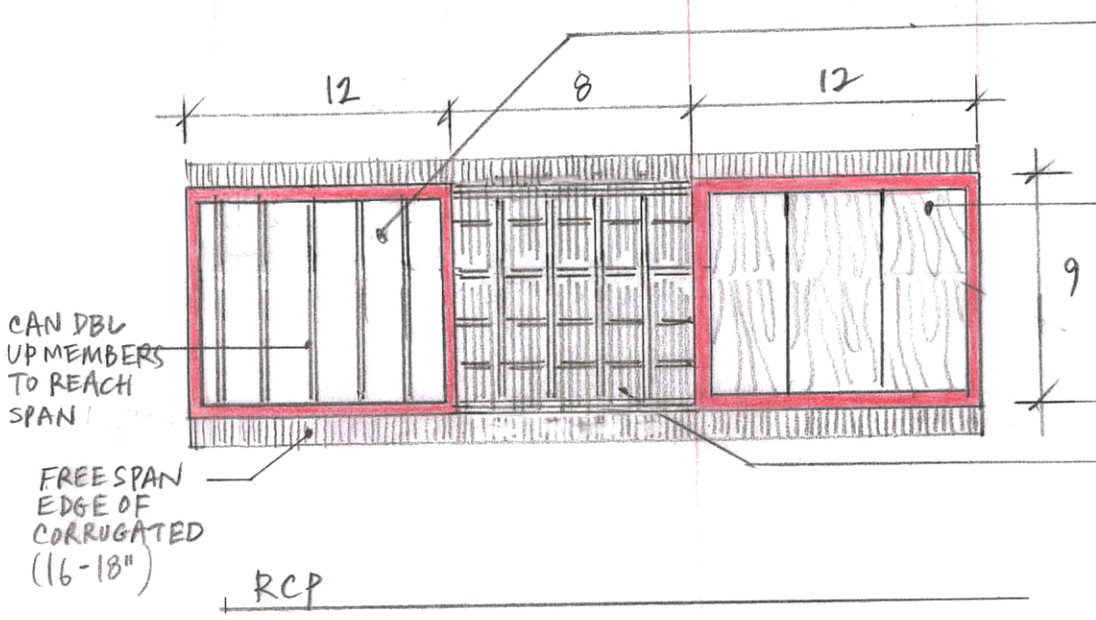




FLOOR PLAN  
1/8" = 1'-0"

7/8" CORRUGATED  
PAINT GRIP SIDING  
ON MOISTURE BARRIER  
ON 1/2" PLYWOOD SHEATHING  
ON RADIANT BARRIER  
ON 2x4 WOOD FRAMING

7/8" CORRUGATED  
PAINT GRIP SIDING  
ON MOISTURE BARRIER  
ON 1/2" PLYWOOD SHEATHING  
ON RADIANT BARRIER  
ON 2x4 WOOD FRAMING  
W/ ROCK WOOL INSULATION  
ON 1/2" PLYWOOD PANEL (COLUMBIA  
PUREBOND)  
PTD. TO 40" DATUM FROM F.F.



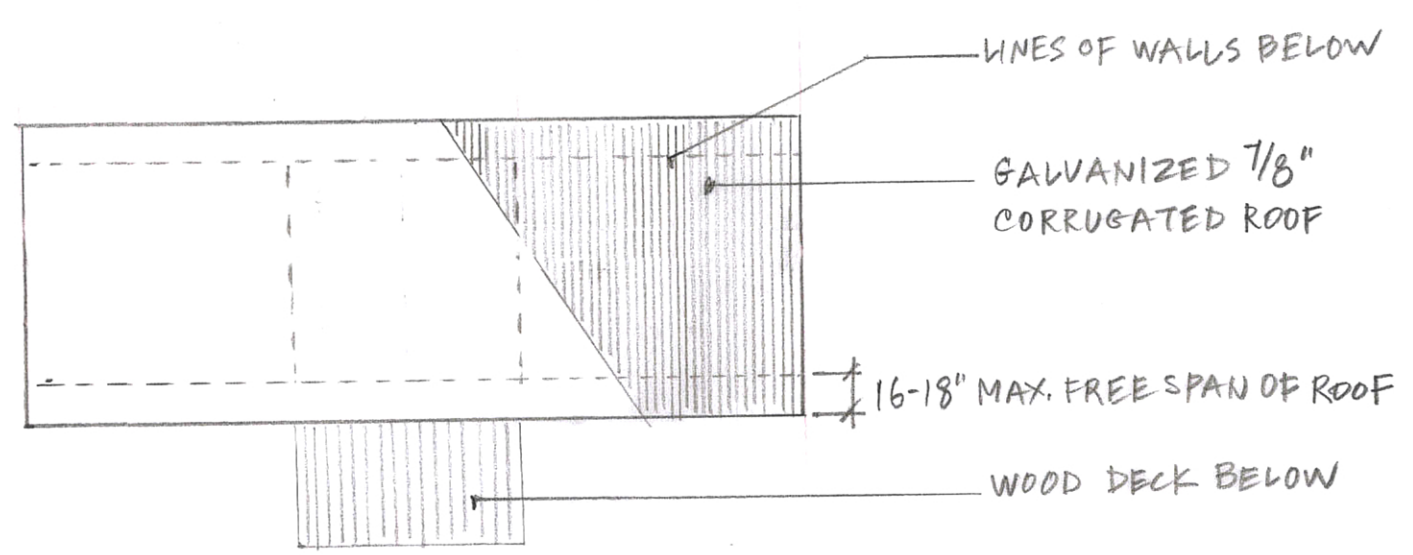
RCP  
1/8" = 1'-0"

RADIANT BARRIER ON  
3/4" PLYWOOD DECKING  
W/ EXPOSED FRAMING

UNFINISHED PLYWOOD\*  
CEILING (COLUMBIA PUREBOND)

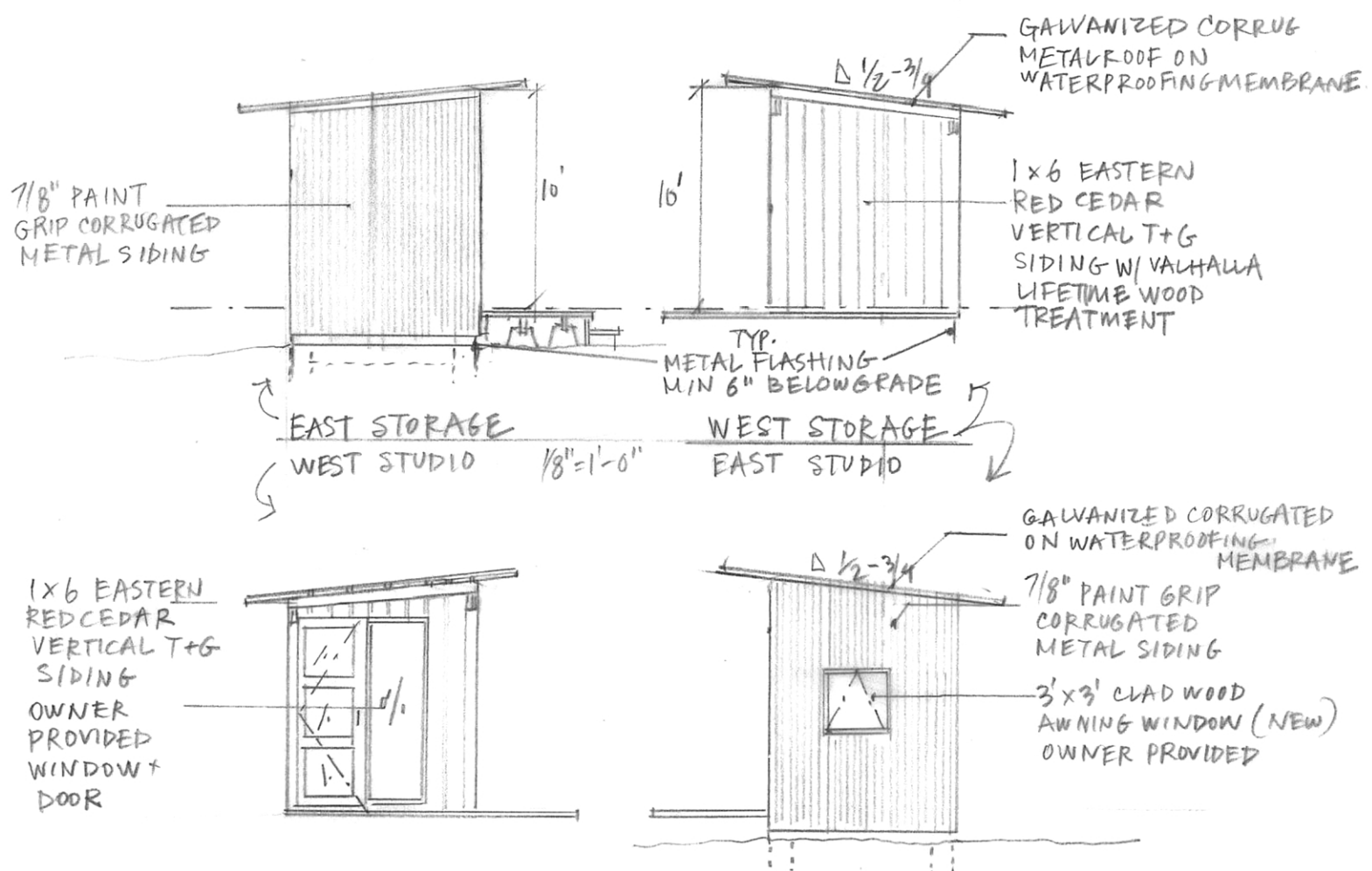
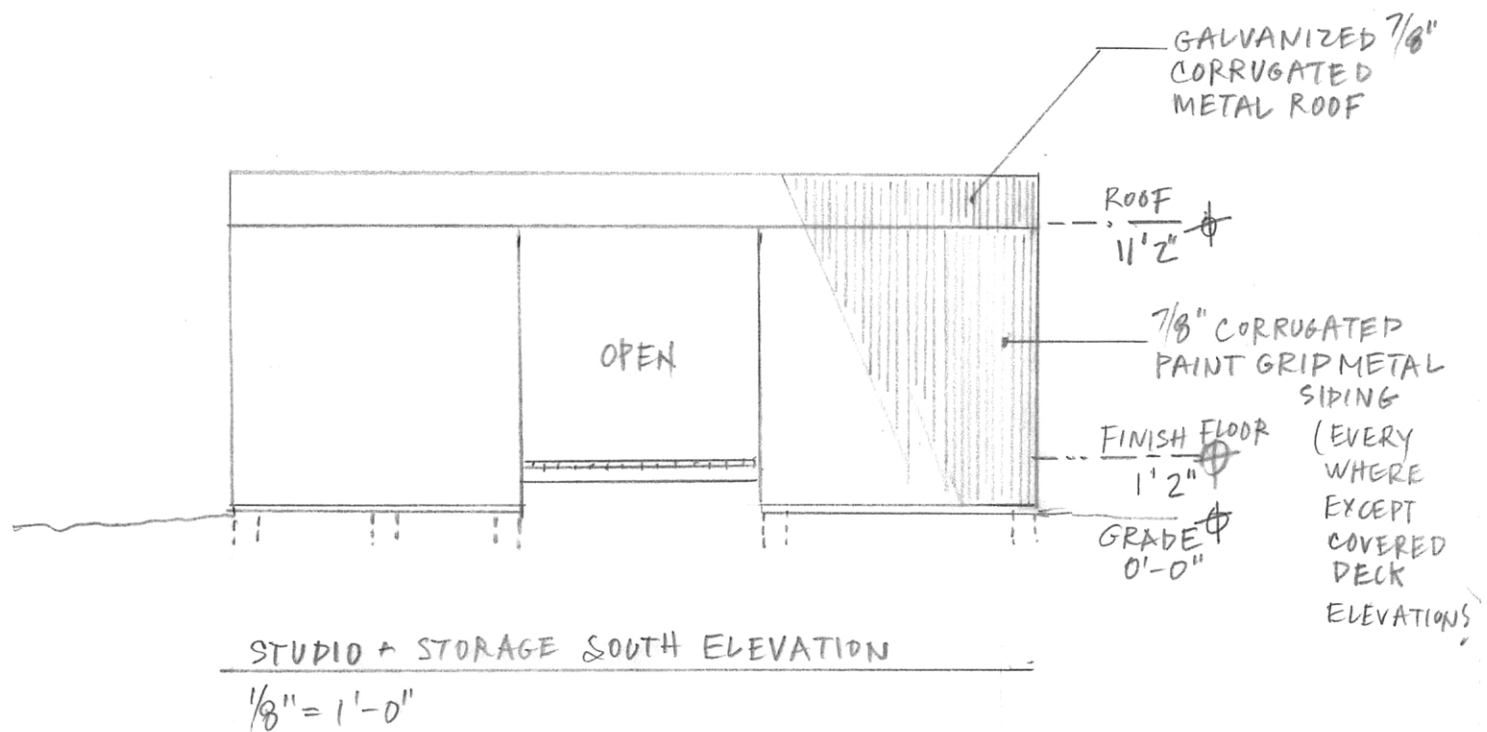
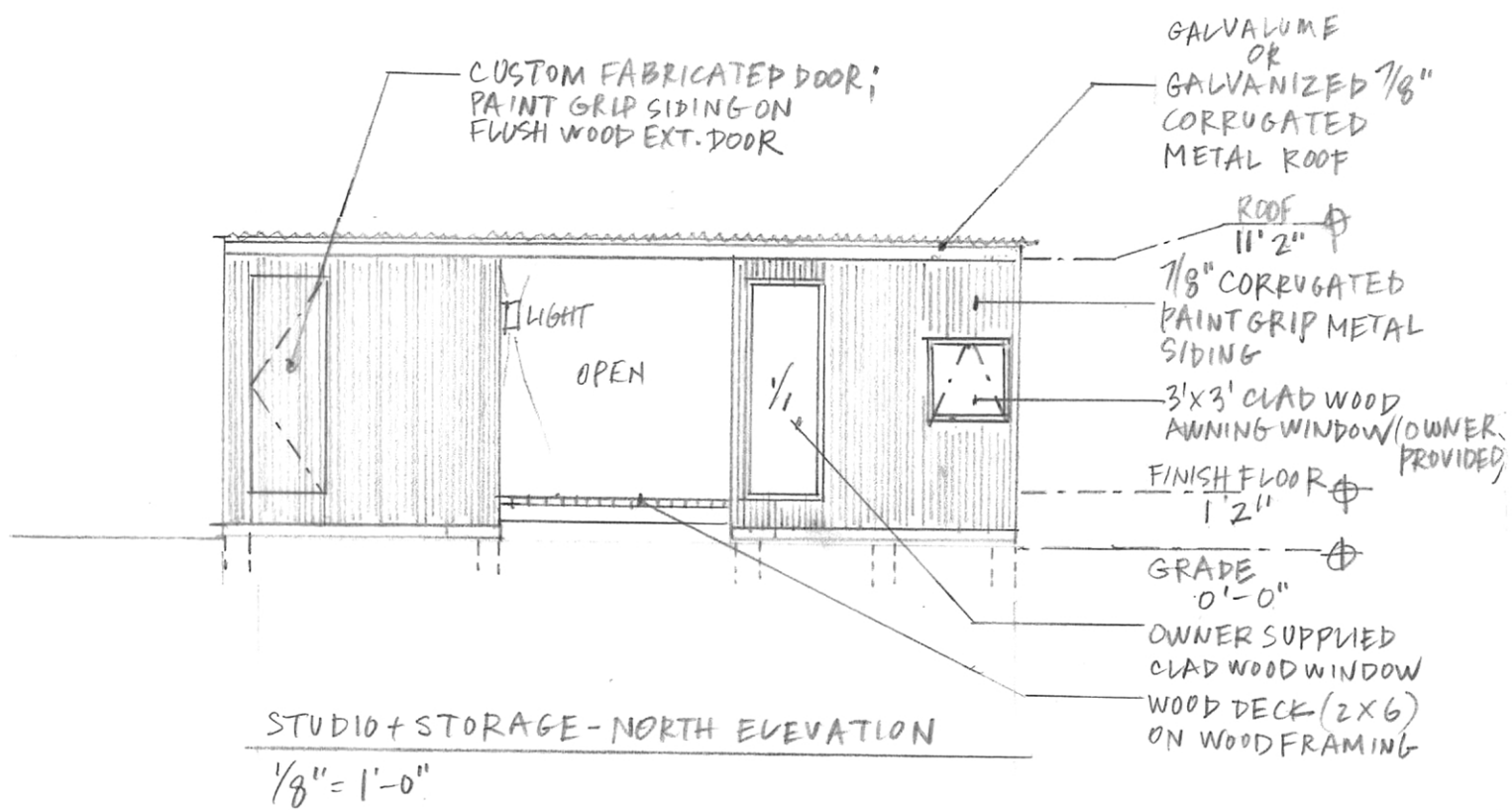
UNDERSIDE OF ROOF DECK  
ON WOOD PURLINS  
ON EXPOSED FRAMING

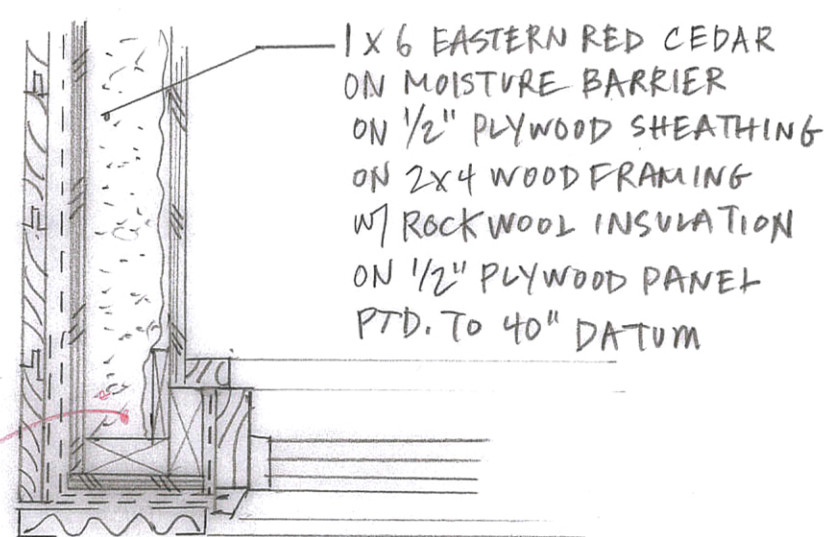
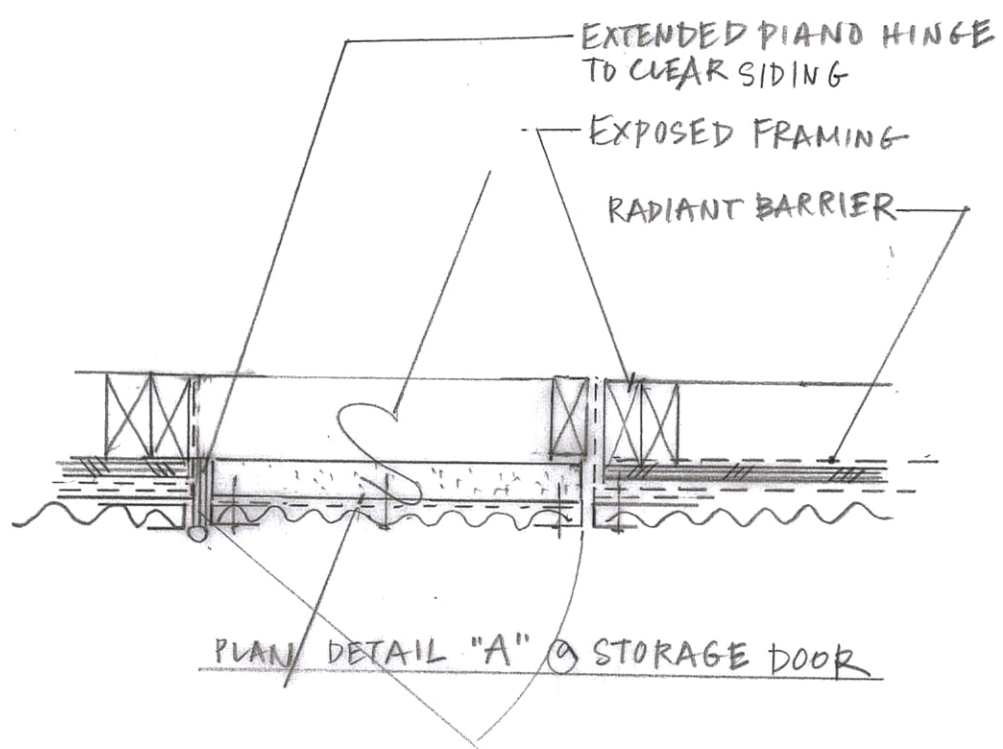
\* ONLY STUDIO HAS INSULATION  
IN ROOF CAVITY (SAME ROCK  
WOOL AS IN WALL CAVITY)



ROOF PLAN  
1/8" = 1'-0"

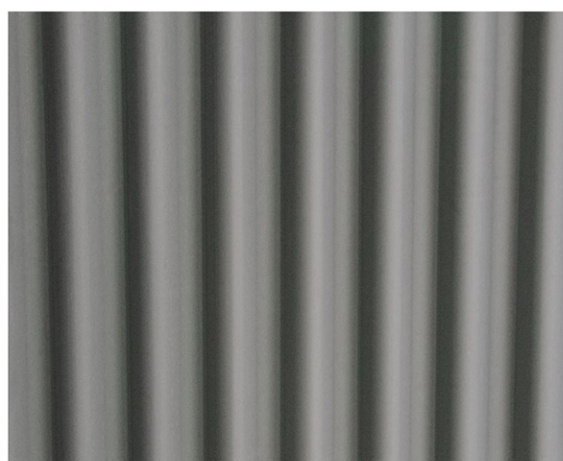
\* SKIRT OF BUILDINGS + DECK FULLY SCREENED/FLASHED 6" BELOW GRADE





2. STUD CORNER TO ALLOW INSULATION TO REACH CORNER - TYP.

## MATERIAL PALETTE



PAINT GRIP SIDING



EASTERN RED CEDAR  
SHIPLAP SIDING



CORRUGATED METAL  
ROOF