

HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2016

Agenda Item No: 6

HDRC CASE NO: 2016-420
ADDRESS: 435 CEDAR ST
LEGAL DESCRIPTION: NCB 2968 BLK 3 LOT A9
ZONING: RM-4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: James Breaux
OWNER: Alex Mata
TYPE OF WORK: Demolition of a non-contributing accessory structure and construction of a new accessory structure

REQUEST:

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

1. Demolish the existing, side yard accessory structure and carport.
2. Construct a new, side yard accessory structure and carport.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- 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.
- Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- 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.
- 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.
- Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- 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.
- 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 historic structure at 435 Cedar Street was constructed circa 1920 and features Craftsman style elements. Given the unique lot size and shape, this historic structure features a façade orientation and setbacks that are not consistent with those found on Cedar Street or throughout the King William Historic District. Additionally, historic structures on Cedar Street between Stieren and Claudia Streets were typically constructed circa 1900 in the Folk Victorian style.
- b. This request was reviewed by the Design Review Committee on June 21, 2016, where the committee noted that the design of the proposed structure was appropriate and that the proposed structure was appropriately massed.
- c. **DEMOLITION** – The 1951 Sanborn maps show an accessory structure located in the approximate location of the existing accessory structure. The accessory structure features board and batten siding, various window and door

openings and a tin roof. The accessory structure is in structural disrepair and was not constructed during the time period that other accessory structures along Cedar were. Staff finds that accessory structure has fallen into disrepair and finds its demolition appropriate.

- d. **MASSING & FORM** – According to the Guidelines for New Construction 5.A.i., new garages and outbuildings should be designed to be visually subordinate to the primary historic structure in terms of height, massing and form. The applicant has provided a massing diagram noting the overall height of the addition at 15' – 0 ½" with a width of 22'. The applicant's proposed massing is consistent with the Guidelines.
- e. **BUILDING SIZE** – The applicant has proposed for the accessory structure to feature approximately 485 square feet. The proposed carport will cover an area that is 22' x 24' for approximately 530 square feet. While both the square footage for the accessory structure and carport are more than forty (40) percent of the primary historic structure's footprint, the proposed carport is a reduction in size and massing from the existing. Staff finds this replacement appropriate.
- f. **CHARACTER** – The applicant has proposed for the new accessory structure to feature Craftsman style elements as well as materials that include a galvalume standing seam metal roof, fiber-cement siding, fiber-cement soffits and trim, one wood one over one window, and a smooth, metal-clad garage door and a 16'x7' paneled overhead section garage door. Staff finds the applicant's use of fiber-cement siding and a wood window appropriate; however, staff finds that the applicant should provide additional information regarding to proposed metal door and include carriage style garage doors in the place of an overhead rolling door.
- g. **SETBACKS & ORIENTATION** – The applicant has proposed a setback from the rear property line of five (5) feet and has proposed to orient the accessory structure in the same manner as the previous. While this orientation is not consistent with the historic example found on this block of Cedar Street, the unique lot size and shape limit an orientation, placement and setback that is consistent with historic examples.

RECOMMENDATION:

Staff recommends approval of items #1 and #2 based on findings a through g with the following stipulations:

- i. That the applicant incorporate any salvageable wood elements from the existing accessory structure into the construction of the new accessory structure.
- ii. That the applicant provide additional information include a profile for the proposed side door.
- iii. That the applicant install wood carriage doors or a wood garage door to be approved by staff in place of the proposed overhead metal rolling door.

CASE MANAGER:

Edward Hall

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 24, 2016

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Mission St

Mission St

435 Cedar Street

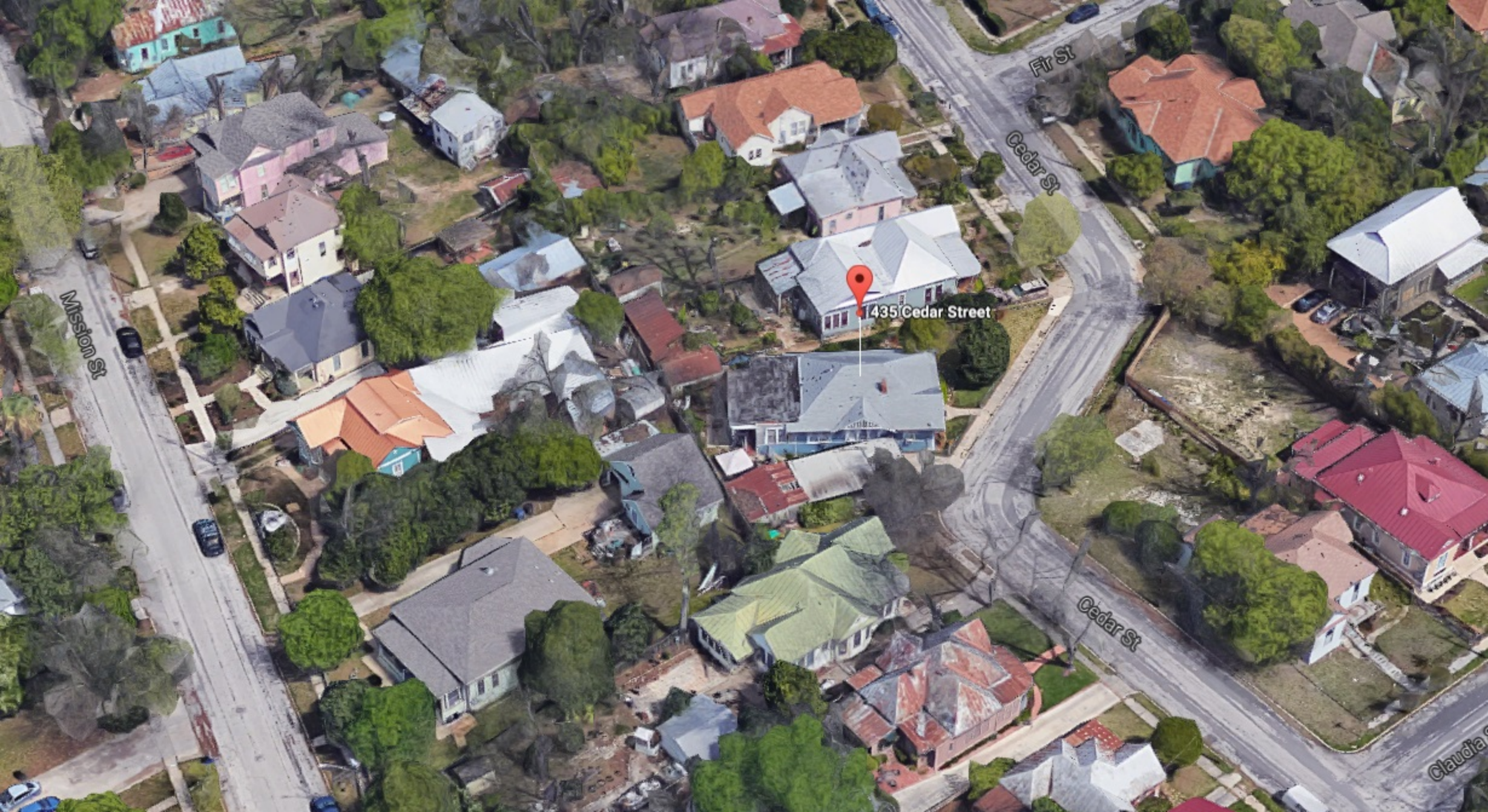
Cedar St

Cedar St

Cedar St

Fir St

edar St



Mission St

1st St

Cedar St

1435 Cedar Street

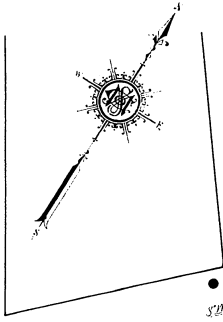
Cedar St

Claudia St

FRONT FACADE



359



358

STIEREN

357

362

WICKES

947

2880

ADAMS

946

2879

MISSION

1912

360

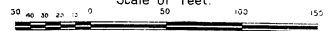
CLAUDIA ST

HENRIETTA

BARBE

363

Scale of Feet.



359

TEX 040



358

357

STIEREN

CEDAR

435 Cedar - 1951

360

362

WICKES

ADAMS

MISSION

CLAUDIA ST

CEDAR (HENRIETTA) MACDONALD

2880

2879

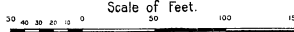
2878

BARBE

440

363

Scale of Feet.



Project Description – 435 Cedar St.

1. Remove existing dilapidated caport and accessory structure.
2. Install new 484 s.f. foundation for garage, retaining existing carport parking pad.
3. Install six new concrete footings for carport support posts.
4. Build new context-sensitive garage and carport in approximate location of former structures.
See site plan for exact placement and Materials/Finishes list below for specifications.
5. Reconnect fence section from house to garage.
6. Clean and prepare site for Owner use.

Materials and Finishes

Roofing: Standing seam Galvalume roofing with detailing similar to primary structure roof installation detailing.

Siding: 8" horizontal fiber-cement lap siding in HDRC recommended texture.

Fascia and Trim: 5-1/2" fiber-cement trim and fascia typical.

Soffit: 3/8" vented fiber-cement soffit board in HDRC recommended texture.

Window/Doors: Window – 1/1 single hung in clad-wood (wide sash); Door - smooth metal-clad exterior door; 16' x 7' paneled overhead sectional garage door.

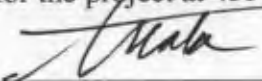
Interior Walls: - Unclad at this time.

Support Posts: - 5-1/2" x 5-1/2" wood posts (painted).

Paint: Sherwin-Williams exterior SuperPaint or Duration latex in colors matched to primary structure.

Owner Authorization

I, Alex Mata, hereby authorize James Breaux to represent me in matters pertaining to the HDRC approval process for the project at 435 Cedar St., 78210, which is my residence.

Owner signature:  _____





FRONT OF ACCESSORY STRUCTURE



SIDE OF ACCESSORY STRUCTURE



REAR OF ACCESSORY STRUCTURE

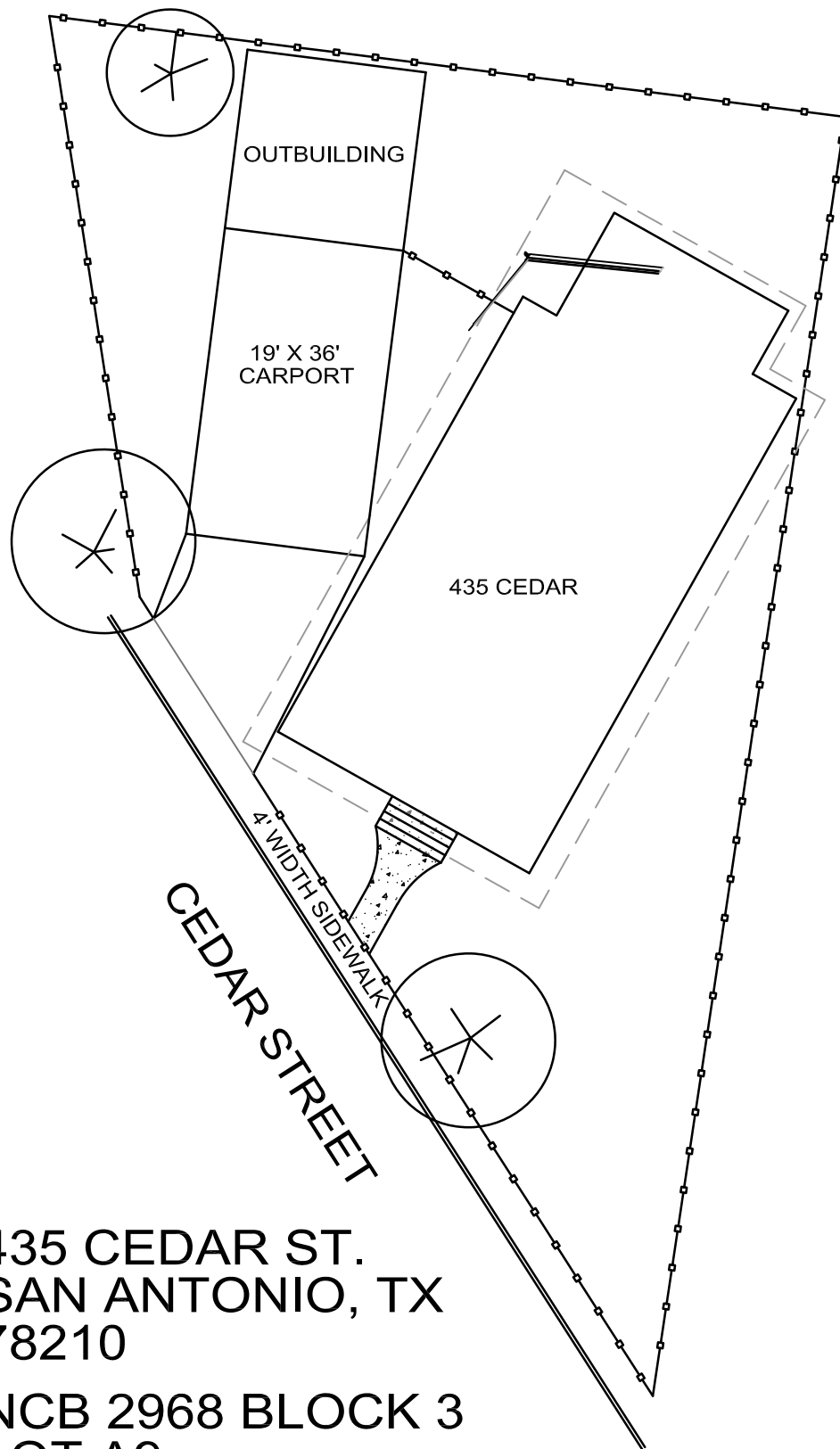








SITE PLAN - EXISTING

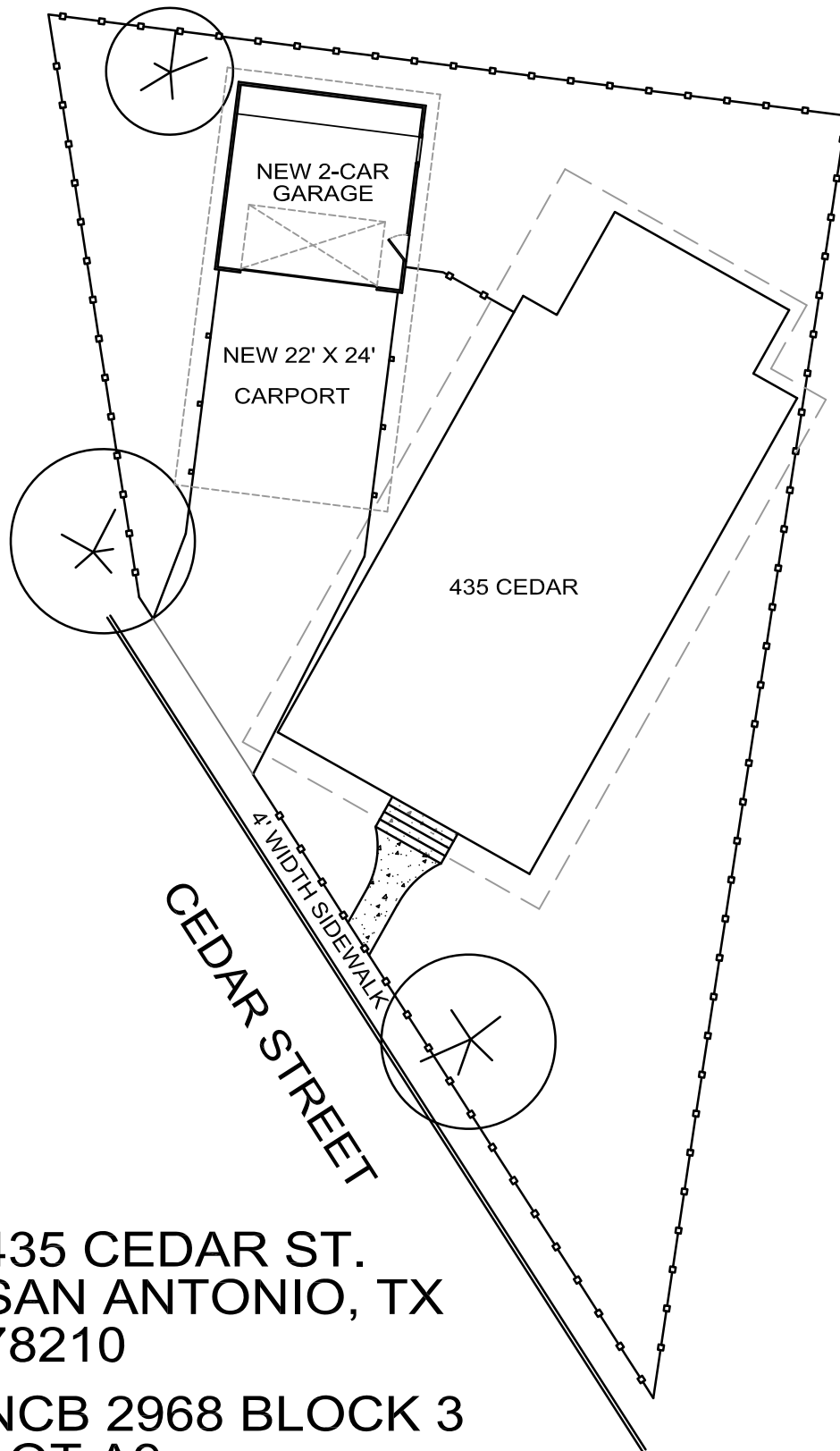


435 CEDAR ST.
SAN ANTONIO, TX
78210

NCB 2968 BLOCK 3
LOT A9

SCALE: 1" = 20'

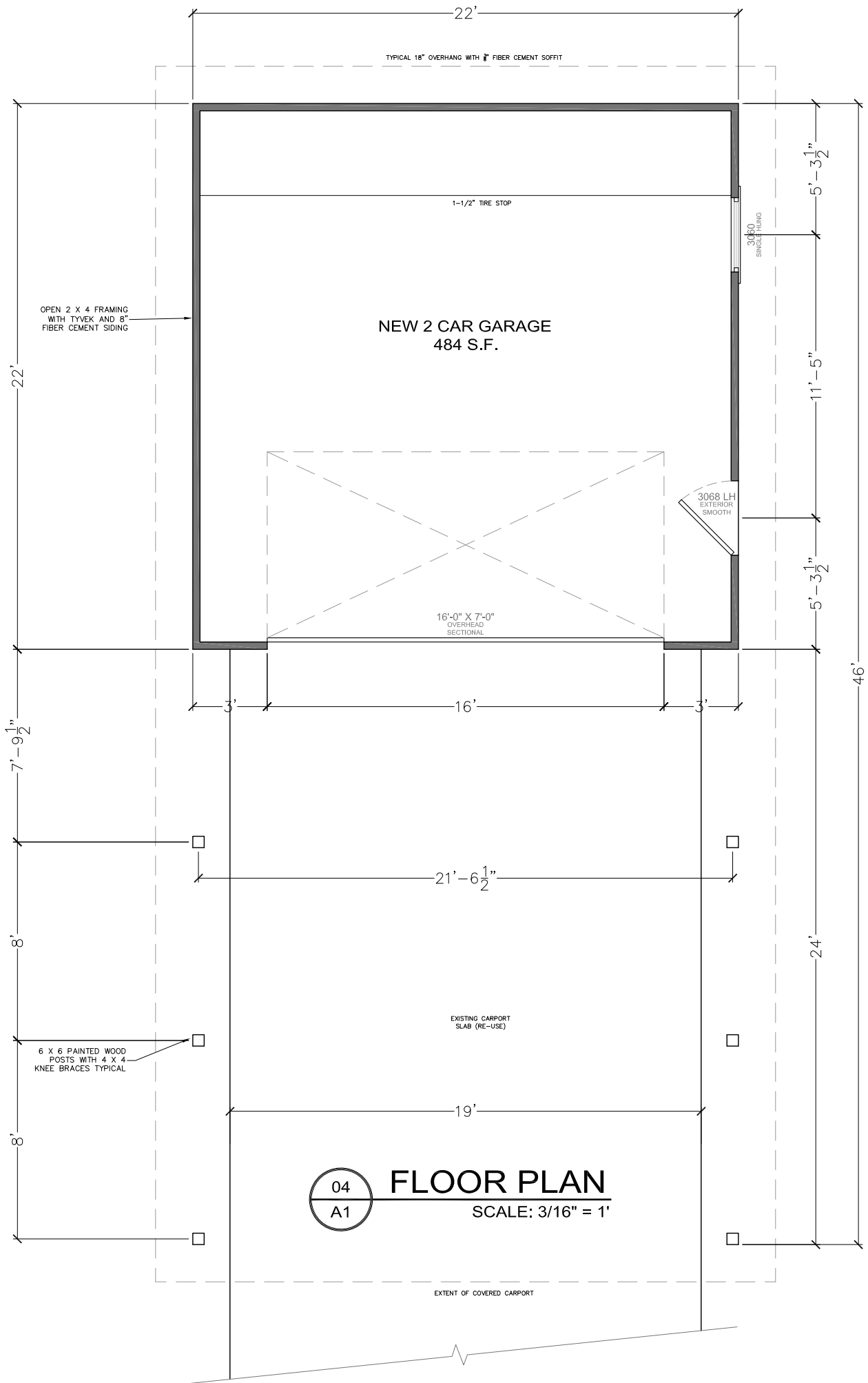
SITE PLAN - PROPOSED

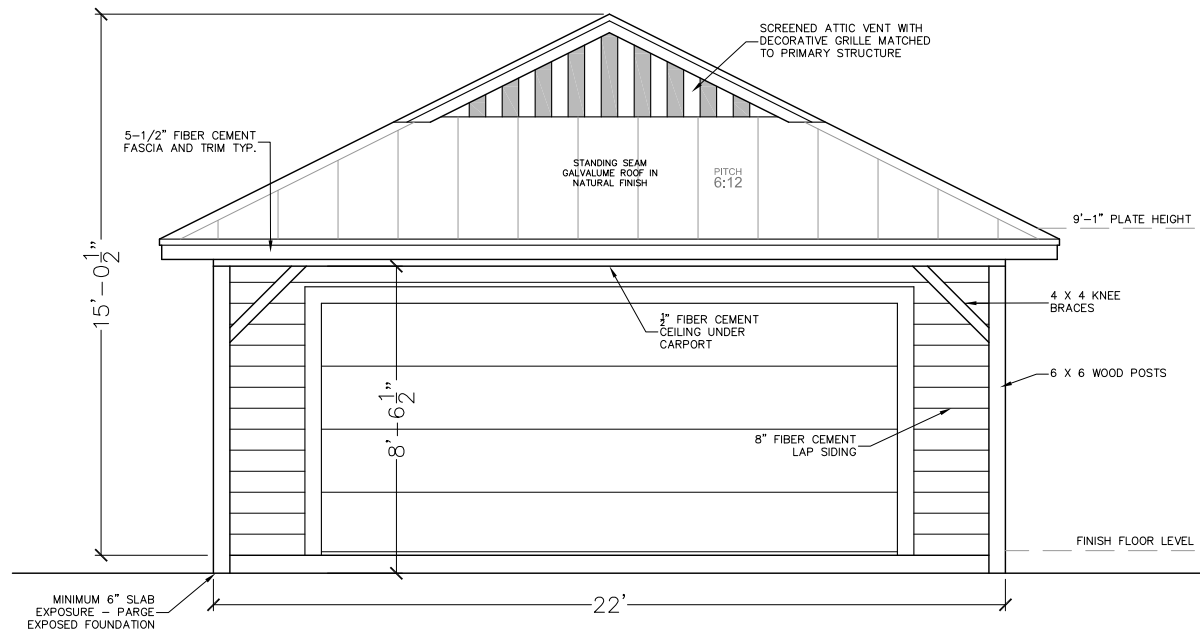


435 CEDAR ST.
SAN ANTONIO, TX
78210

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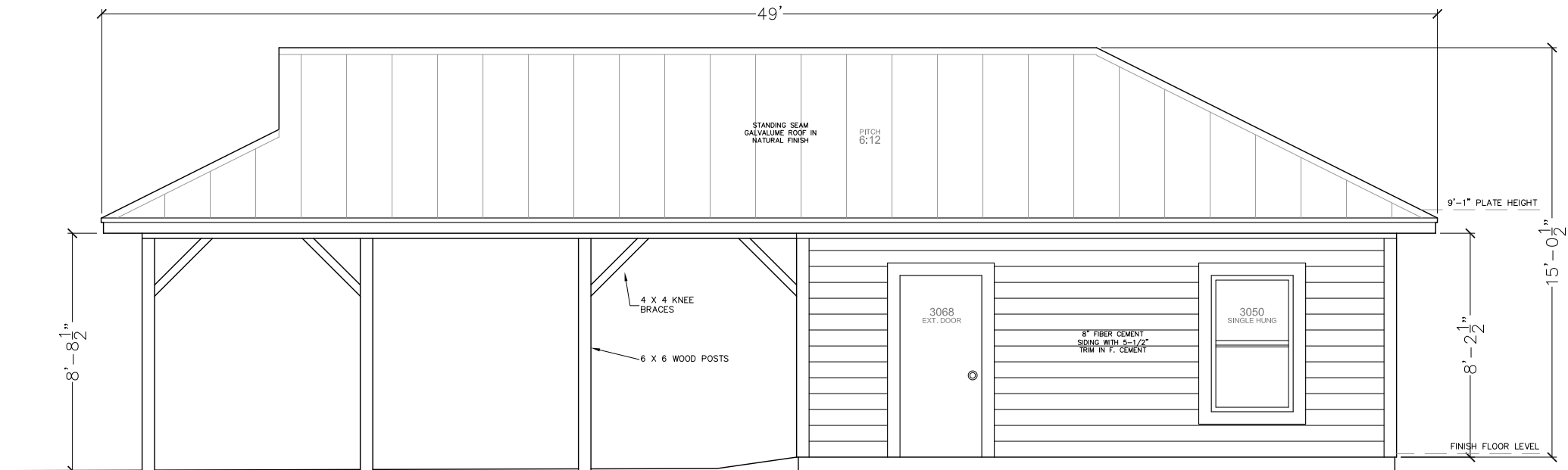
SCALE: 1" = 20'





EAST ELEVATION

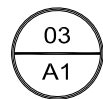
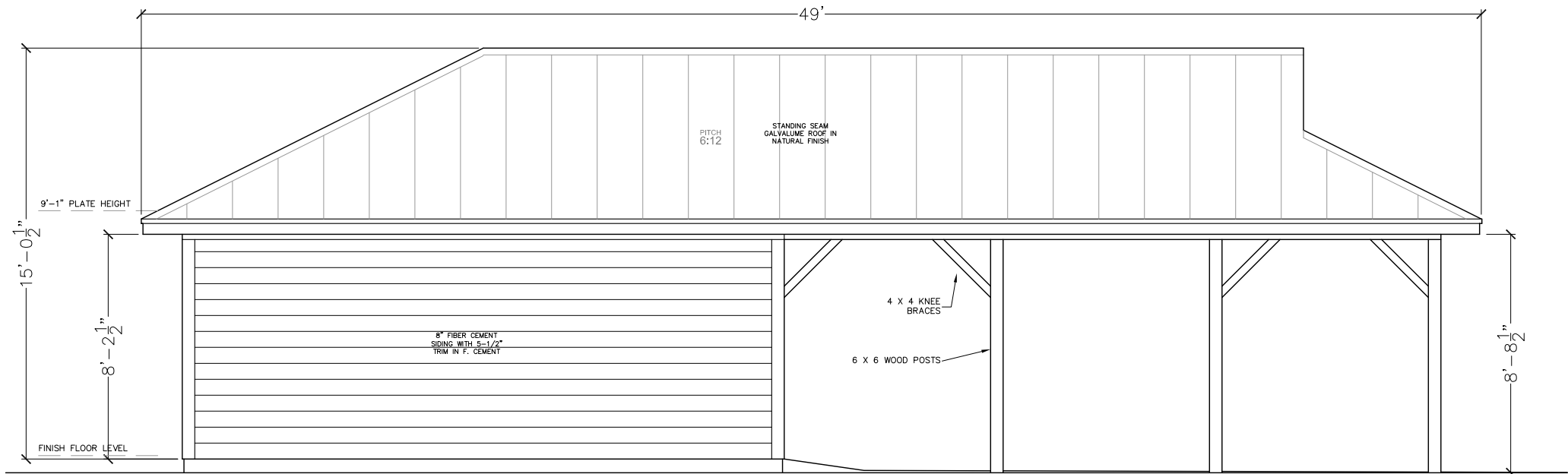
SCALE: 3/16" = 1'



02
A1

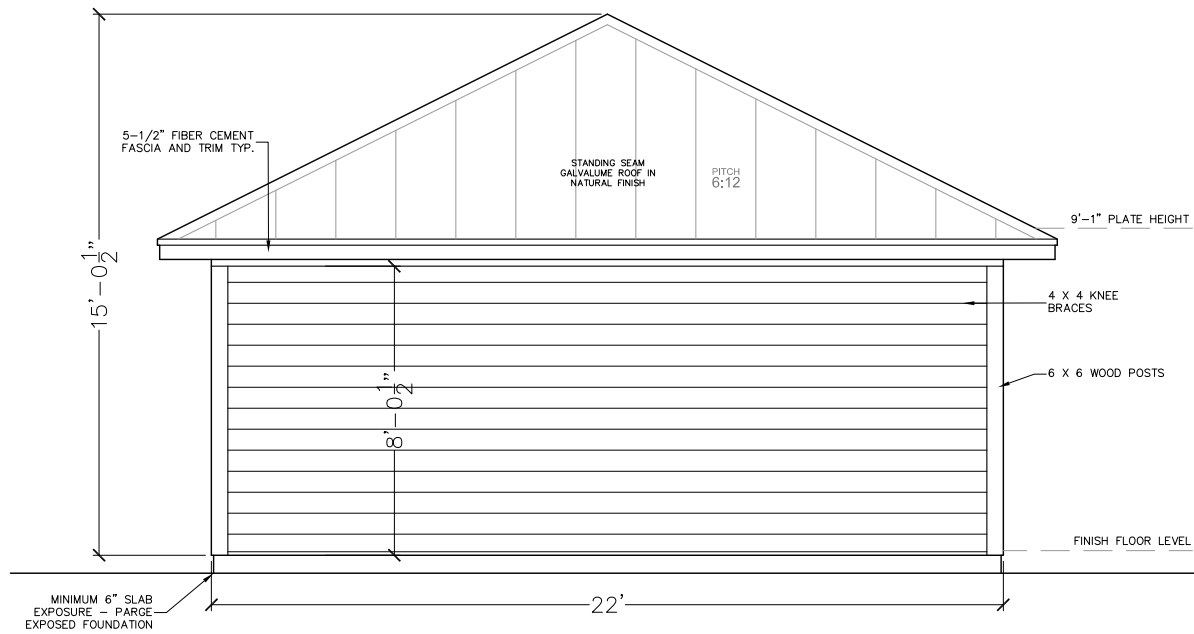
NORTH ELEVATION

SCALE: 3/16" = 1'



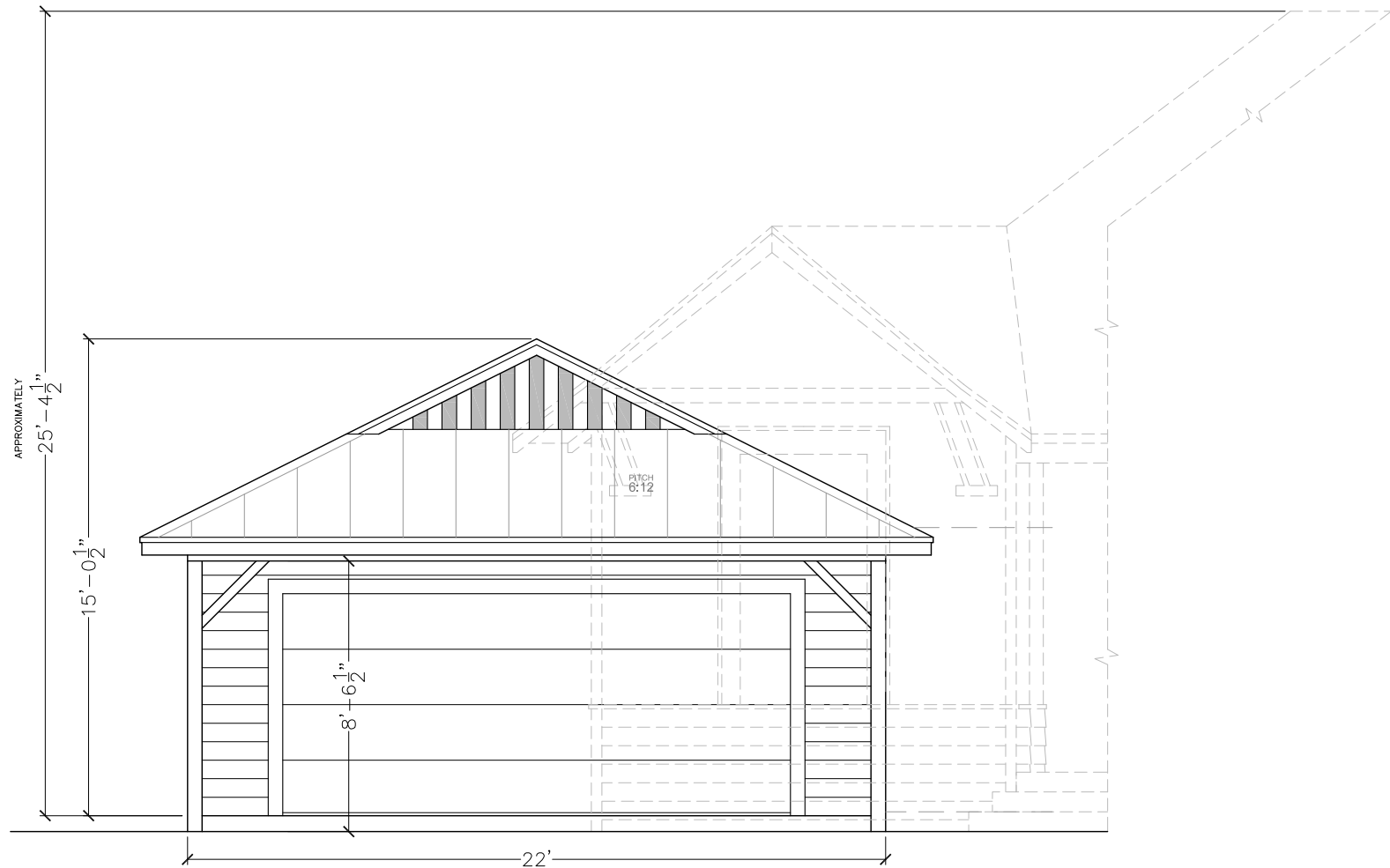
SOUTH ELEVATION

SCALE: 3/16" = 1'



WEST ELEVATION

SCALE: 3/16" = 1'



EAST ELEVATION - MASSING COMPARISON



DATE: JUNE 21, 2016 HDRC Case#

APPLICANT: JAMES BREAU

Staff present: EDWARD HALL

Others present: _____

REQUEST: DEMOLITION OF EXISTING LAIRPORT/ACCESSORY AND
CONSTRUCTION OF A NEW

COMMENTS/CONCERNS: M6: THE RIGHT APPROACH IS BEING TAKEN
BY UTILIZING THE EXISTING CONCRETE SLAB. CURRENT PROPOSAL
IS SMALLER THAN THE EXISTING STRUCTURE. THE DESIGN OF
THE GARAGE IS APPROPRIATE. QUESTIONS REGARDING MATERIALS-
WOOD POSTS, HARD BOARD IS APPROPRIATE. WHAT TYPE OF
ROOF WILL BE USED?-STANDING SEAM. APPROPRIATELY
SCALED.

COMMITTEE RECOMMENDATION: **APPROVE [] DISAPPROVE []**
APPROVE WITH COMMENTS/STIPULATIONS:

NO QUORUM

Committee Chair Signature (or representative)

Date _____