

HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 01

HDRC CASE NO: 2016-445
ADDRESS: 504 MASON ST
LEGAL DESCRIPTION: NCB 1278 BLK 5 LOT N 100 OF W 32.5 OF 2 EXC S W TRI 3 X 4 FT
ZONING: R-6 H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Maria Maldonado
OWNER: Maria Maldonado
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 for storage that is to feature a footprint of 100 square feet, an overall height of 8 feet, feature wood siding, a wood door and an aluminum window. The applicant has proposed a flat 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. The Folk Victorian structure at 504 Mason was constructed circa 1900 and features a large front gabled roof above a front window bay as well as a large rear gable. The applicant has proposed to construct a rear accessory structure for storage in the southwest corner of the property. According to the 1904 Sanborn maps, this location originally featured an accessory structure. The applicant's proposed location is consistent with the Guidelines for New Construction 5.B.ii.
- b. According to the Guidelines for New Construction 5.A., new accessory structures should be visually subordinate to the principal historic structure in terms of their height, massing and form, should be no larger in plan than forty percent of the principal historic structure's footprint, should relate to the period of construction of the principal building on the lot and should feature window and door openings that are consistent with those found on the historic structure. The applicant has proposed a footprint of 100 square feet, an overall height of eight (8) feet, wood siding, a wood door and an aluminum window. This is generally consistent with the Guidelines; however,

staff recommends the applicant install a wood window.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b with the stipulation that the applicant install a wood window.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 04, 2016

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M

504

CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 504 M
REQUEST: [redacted]
HEARING DATE: [redacted]
TIME: 2:00 PM
FOR MORE INFORMATION CONTACT
210.254.2714
ALL PUBLIC MEETINGS TAKE PLACE AT 1001 S. ALAMO



Mason St

Mason St

Willow St

Mason St

Willow St

Willow St

Willow St

504 Mason Street

GRAYSON

0

MACROMITED

178

ST. PAULS EPISCOPAL CHURCH
NORTH WILLOW

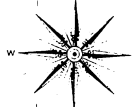
992

QUITMAN

993

NOT PAVED

N. WILLOW



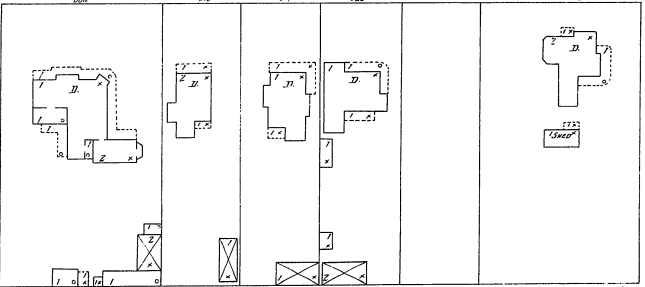
WEST TEXAS MILITARY ACADEMY
CLASS ROOMS 1ST - 2ND BATHS
LIGHTS ELECTRIC AND GAS - HEAT STOVES -
6 STENCILS - 40000

CARSON

MACROMITED

179

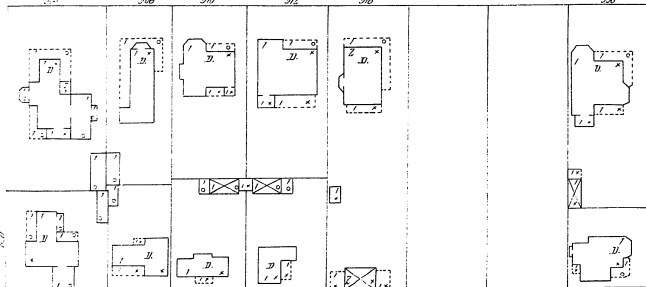
N. PALMETTO



DOVER

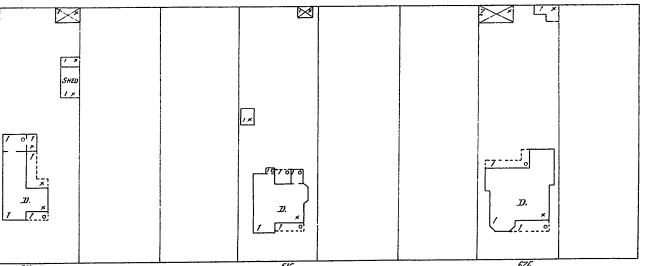
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1264



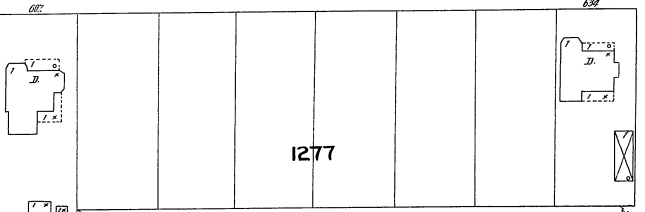
1263

MUNCEY



MASON

MACROMITED



1277

504

1278

174

Scale of Feet

175

N.E. 6/10/54

PLOT PLAN FOR BUILDING PERMITS

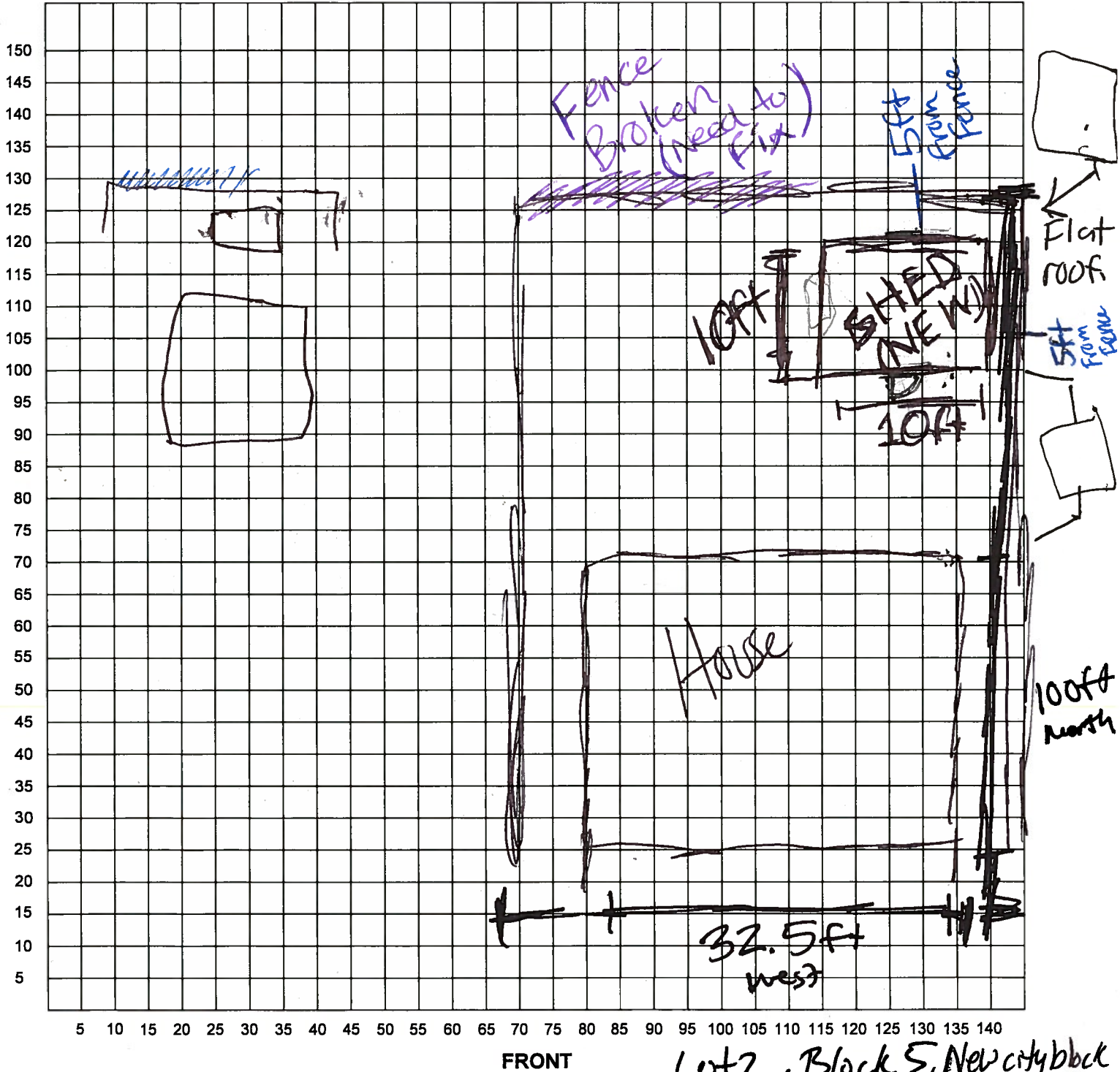
Address: 504 Mason St.

Lot: 2

Block: 5

NCB: 1278

REAR



Lot 2, Block 5, New city block
1278

I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: _____

Signature of Applicant: _____

Maria Luisa Maldonado

Materials Shed

Plywood

Nails

Paint

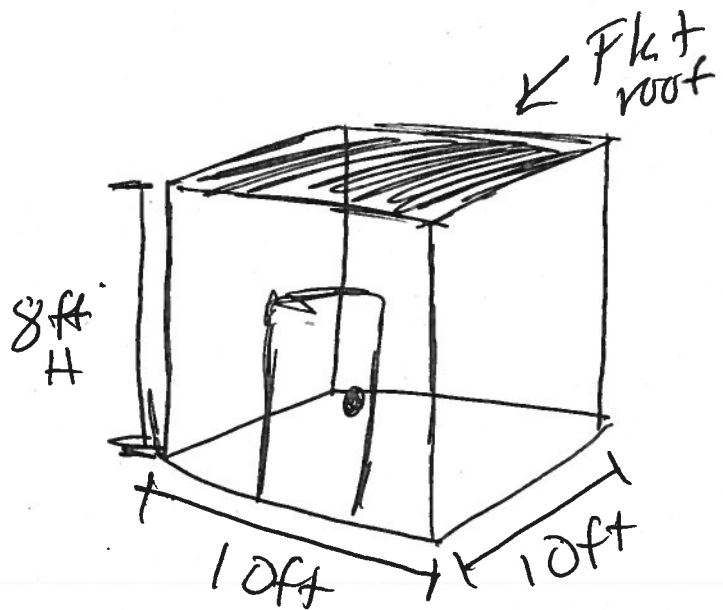
Cement blocks for foundation

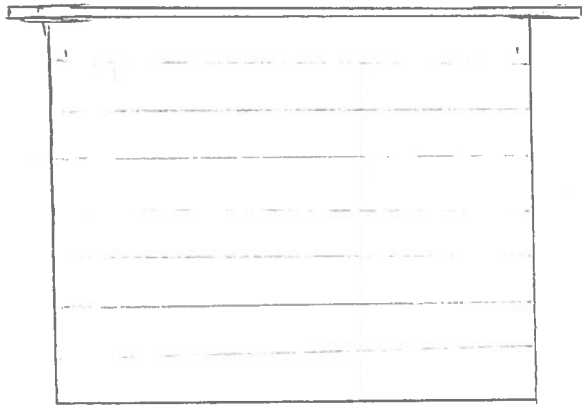
Fence Material

wood

Nails

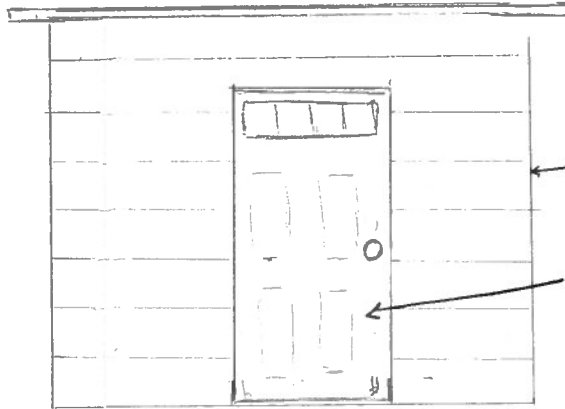
Cement





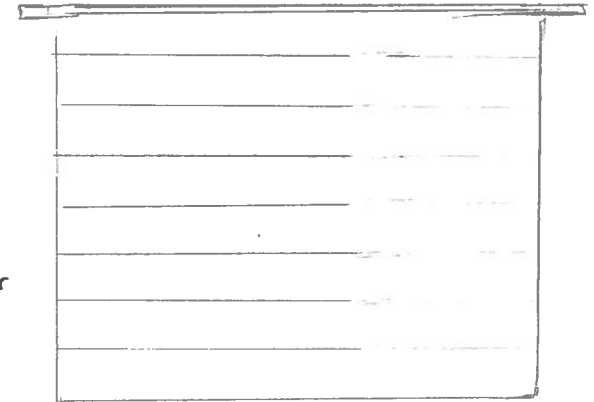
1. West Elevation

scale $\frac{1}{4}'' = 1'-0''$



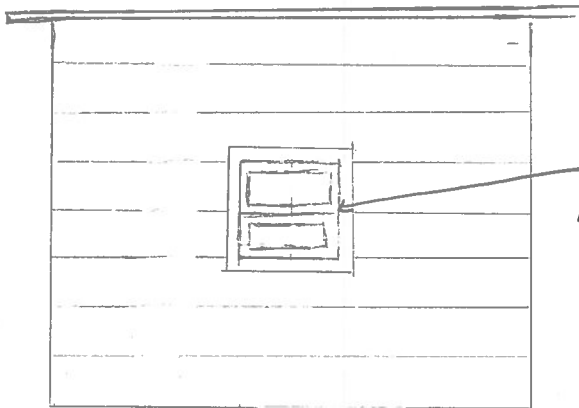
2. East Elevation

scale $\frac{1}{4}'' = 1'-0''$



3. South Elevation

scale $\frac{1}{4}'' = 1'-0''$



4. North Elevation

scale $\frac{1}{4}'' = 1'-0''$

SHED ADDITION
504 MASON ST.
SAN ANTONIO, TEXAS

