

## HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2017

Agenda Item No: 11

**HDRC CASE NO:** 2017-005  
**ADDRESS:** 415 CEDAR ST  
**LEGAL DESCRIPTION:** NCB 2968 BLK 3 LOT 4  
**ZONING:** RM-4,H,HL  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Pfeiffer, A - House  
**APPLICANT:** Jim Poteet/Poteet Architects, LP  
**OWNER:** Kate & James Ball  
**TYPE OF WORK:** Construction of a carport, amendment to previously approved materials on rear addition

### REQUEST:

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

1. Amend a previously approved façade material from painted wood siding to painted wood shingles.
2. Construct a painted steel carport to the rear of the primary historic structure.
3. Construct a wall at the rear of the proposed carport to feature six (6) feet in height.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for Exterior Maintenance and Alterations*

#### 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.

#### 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.

### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

## 2. Fences and Walls

### 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.

### **FINDINGS:**

- a. The historic structure at 415 Cedar was constructed circa 1920 and is of the Folk Victorian style. At the November 4, 2015, HDRC hearing, the applicant received a Certificate of Appropriateness to rehabilitate the primary historic structure as well as to construct a two story rear addition.
- b. AMENDMENT – At the time, the applicant has proposed to amend the previously approved façade material of wood siding to wood shingle siding on the second level of the rear addition. Per the Guidelines for New Construction 3.A., complementary materials that match the type, color and texture of original materials found in the district should be used. Additionally, alternative uses of traditional materials should also be considered. The primary historic structure features wood shingle siding on the front gable. Staff finds the installation of wood shingles appropriate and consistent with the Guidelines.
- c. CARPORT – Behind the primary historic structure and beneath the cantilevered area of the rear addition, the applicant has proposed to construct a painted steel canopy. Per the Guidelines for New Construction 5.A., new accessory structures should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural forms. While steel materials are not historically found throughout the King William Historic District, staff finds that the use of painted steel columns and canopy appropriate given the proposed structure’s transparency, its location to the rear of the primary historic structure and its attachment to a contemporary addition.
- d. TREE REMOVAL – The construction of the proposed carport will require the removal of an existing pecan tree which features a diameter of fourteen (14) inches. Per the UDC Section 35-523, heritage trees are defined as trees featuring a diameter breast height of twenty-four (24) inches or greater. The applicant has noted that the tree is in poor condition. Staff finds the removal of this tree appropriate and eligible to be approved administratively.
- e. CARPORT WALL – To the rear of the proposed carport, the applicant has proposed to construct a concrete masonry unit wall to be covered in stucco to match the materials of the approved addition. The applicant has noted an overall height of six (6) feet and a length of approximately eighteen (18) feet. Staff finds the installation of this wall appropriate and consistent with the Guidelines for Site Elements 2.B.

### **RECOMMENDATION:**

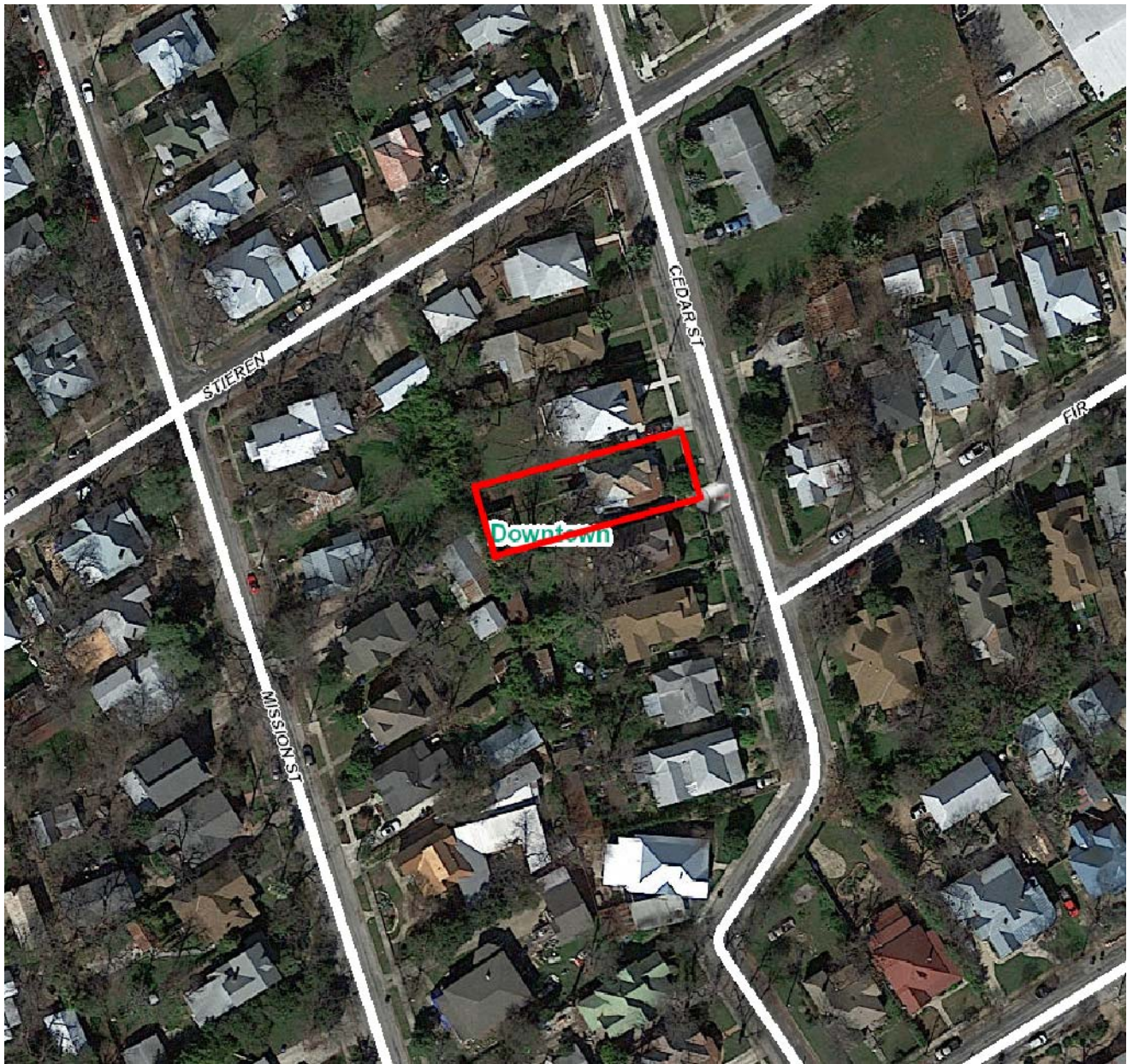
Staff recommends approval as submitted based on findings a through d.

### **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: Jan 09, 2017

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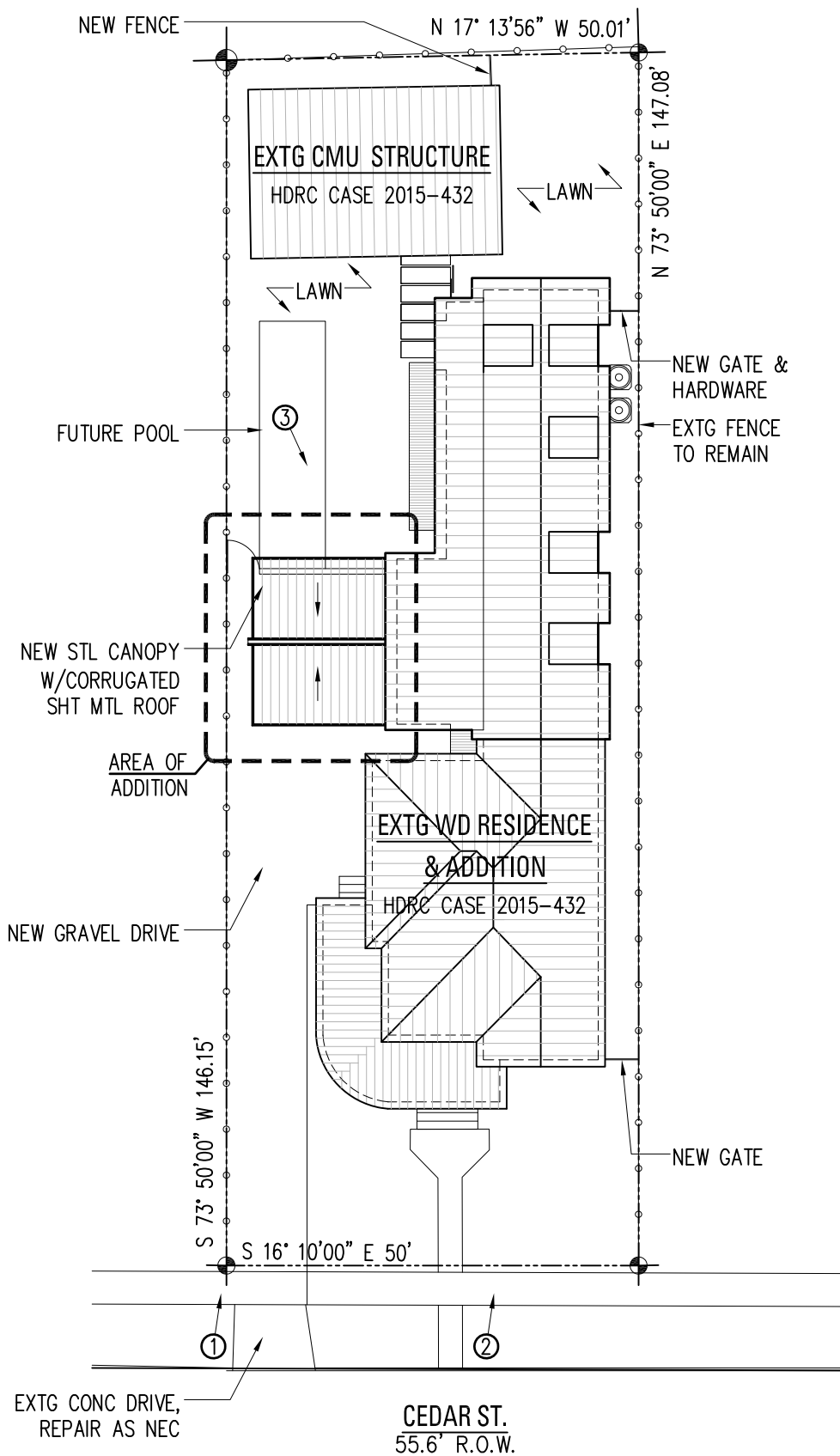
Refused general  
construction, etc.  
311-415-1142

CITY OF SAN ANTONIO  
NOTICE OF HEARING  
REPAIRS & DEMOLITION  
REVIEW COMMISSION

ADDRESS	415 N. N. N.
PROPERTY	415 N. N. N.
SAFETY	SAFETY
REPAIRS	REPAIRS
DEMOLITION	DEMOLITION

TIME: 1:00 PM  
FOR MORE INFORMATION CONTACT  
CITY OF SAN ANTONIO  
ALL WORK MUST BE COMPLETED BY 1:00 PM

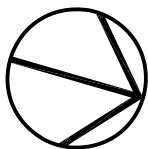




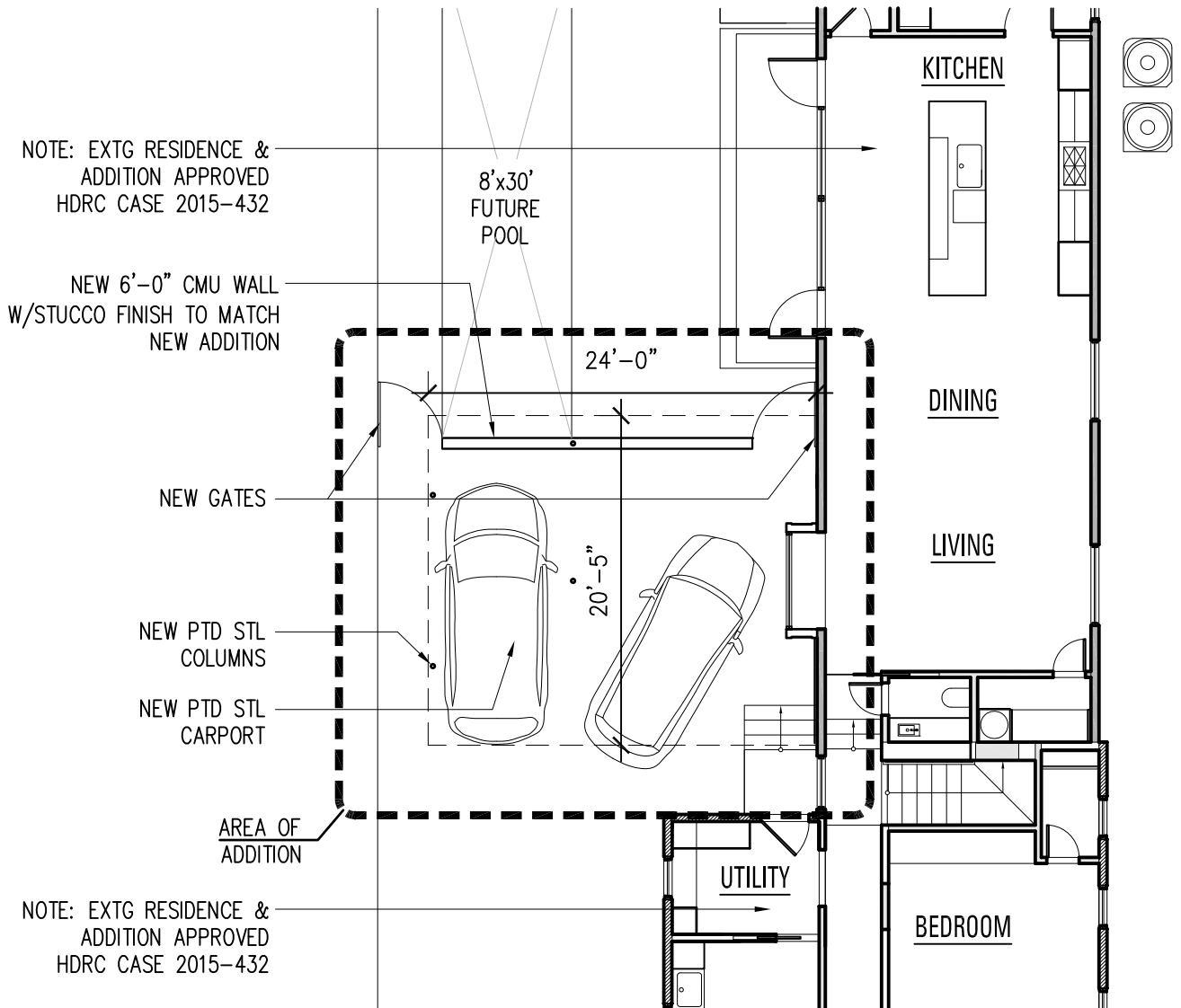
NOTE:

# SITE PLAN

SCALE: 1" = 20'-0"

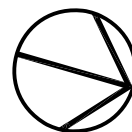


415 CEDAR ST	A0.1 SHT 1 OF 5
DATE: DECEMBER 23 2016	
POTEET ARCHITECTS, LP	



## PARTIAL FLOOR PLAN: CARPORT

SCALE: 3/32" = 1'-0"



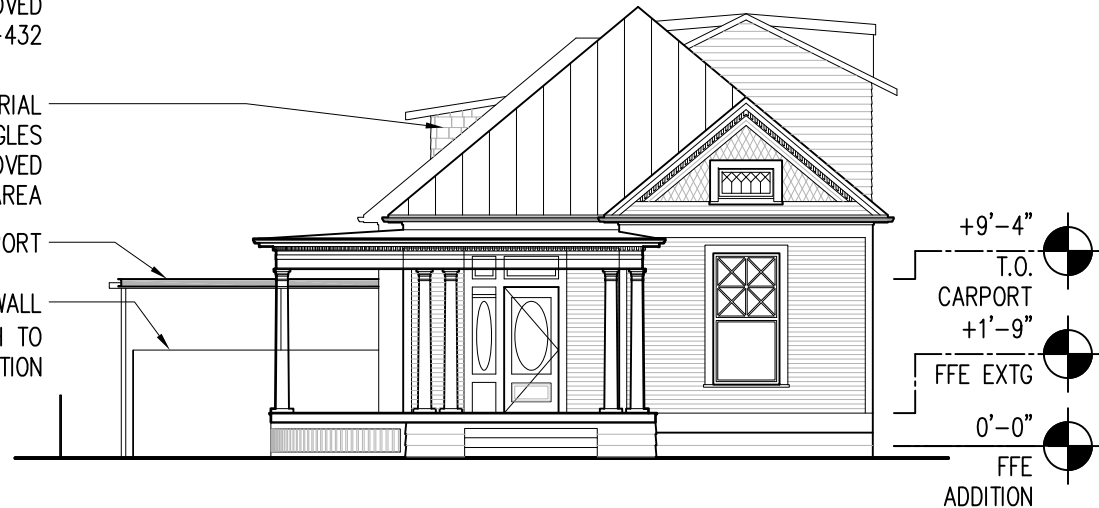
415 CEDAR ST	A1.0 SHT 2 OF 5
DATE: DECEMBER 23 2016	
POTEET ARCHITECTS, LP	

NOTE: EXTG RESIDENCE  
& ADDITION APPROVED  
HDCR CASE 2015-432

PROPOSED MATERIAL  
CHANGE TO WD SHINGLES  
AT APPROVED  
CANTILEVER AREA

NEW PTD STL CARPORT

NEW 6'-0" CMU WALL  
W/STUCCO. FINISH TO  
MATCH NEW ADDITION



## EXTERIOR ELEVATION: EAST

SCALE: 3/32" = 1'-0"

415 CEDAR ST

DATE: DECEMBER 23 2016

POTEET ARCHITECTS, LP

A2.0

SHT 3 OF 5



NOTE: EXTG RESIDENCE  
& ADDITION APPROVED  
HDRC CASE 2015-432

PROPOSED MATERIAL CHANGE TO  
WD SHINGLES AT APPROVED  
CANTILEVER AREA



## EXTERIOR ELEVATION: SOUTH

SCALE: 3/32" = 1'-0"

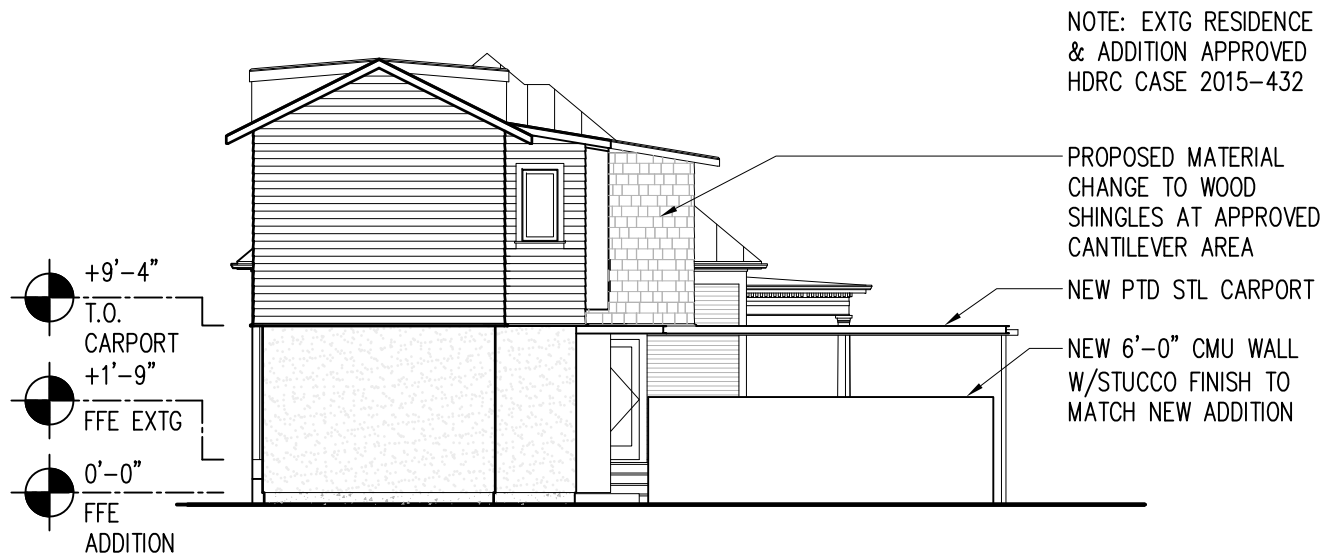
415 CEDAR ST

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A2.1

SHT 4 OF 5



## EXTERIOR ELEVATION: WEST

SCALE: 3/32" = 1'-0"

415 CEDAR ST

DATE: DECEMBER 23 2016

POTEET ARCHITECTS, LP

A2.2

SHT 5 OF 5



① 415 Cedar  
View looking north west

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② 415 Cedar  
View looking west

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③ 415 Cedar  
View looking south west

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POTEET ARCHITECTS

**VIEW**

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