HISTORIC AND DESIGN REVIEW COMMISSION
March 15, 2017

HDRC CASE NO:	**2017-073**
ADDRESS:	306 E JOHNSON
LEGAL DESCRIPTION:	NCB 750 BLK 9 LOT 11 (MADISON HISTORIC PROPERTIES)
ZONING:	IDZ,HS
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	Goetze House
APPLICANT:	Bonita Simpson
OWNER:	Bonita Simpson
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 at 306 E Johnson.

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 applicant has proposed to construct an accessory structure at the rear of the lot at 306 E Johnson Street in the King William Historic District. The applicant has proposed to locate the accessory structure in the northeast corner of the lot, aligned with the existing driveway.
b. MASSING, FORM & BUILDING SIZE – The applicant has proposed for the accessory structure to feature an overall footprint of approximately 480 square feet and an overall height of approximately twelve (12) feet. This is consistent with the Guidelines.
c. WINDOWS & DOORS – The applicant has proposed one door opening on the side elevation. The Guidelines for New Construction 5.A.iv. notes that door openings should be similar to those found throughout the district in terms of their spacing and proportions. The applicant's proposed door opening is consistent with the Guidelines. Staff finds that the installation of a wood door would be appropriate.
d. GARAGE DOOR – The applicant has proposed a metal garage door. The Guidelines for New Construction 5.A.v.

states that garage doors featuring similar materials and proportions as those traditionally found in the district should be installed. The proposed door is not consistent with the Guidelines.

e. MATERIALS – The applicant has proposed materials that include composite siding and composite trim, a red standing seam metal roof to match that of the primary historic structure and paint to match that of the primary historic structure. Staff finds the proposed materials appropriate; however, the siding should feature a smooth finish and the standing seam metal roof should feature panels are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. The Guidelines recommend that materials be complimentary to the primary structure on the property. The house at 306 E Johnson is caliche block with stucco finish. Because this material is not common to new construction, staff finds that a material that mimics the appearance of traditional wood siding would be appropriate. Based on the information provided, the proposed composite siding is likely appropriate provided that it feature a lap installation with pieces approximately 4" in width with a smooth finish so that when painted it mimics the appearance of traditional wood lap siding.

f. SETBACKS & ORIENTATION – The applicant has proposed to locate the accessory structure in the southwest corner of the lot. Typically, historic accessory structures are found at the rear of lots, often in a rear corner. The applicant has noted setbacks of five feet from the property line. This is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through f with the following stipulations:

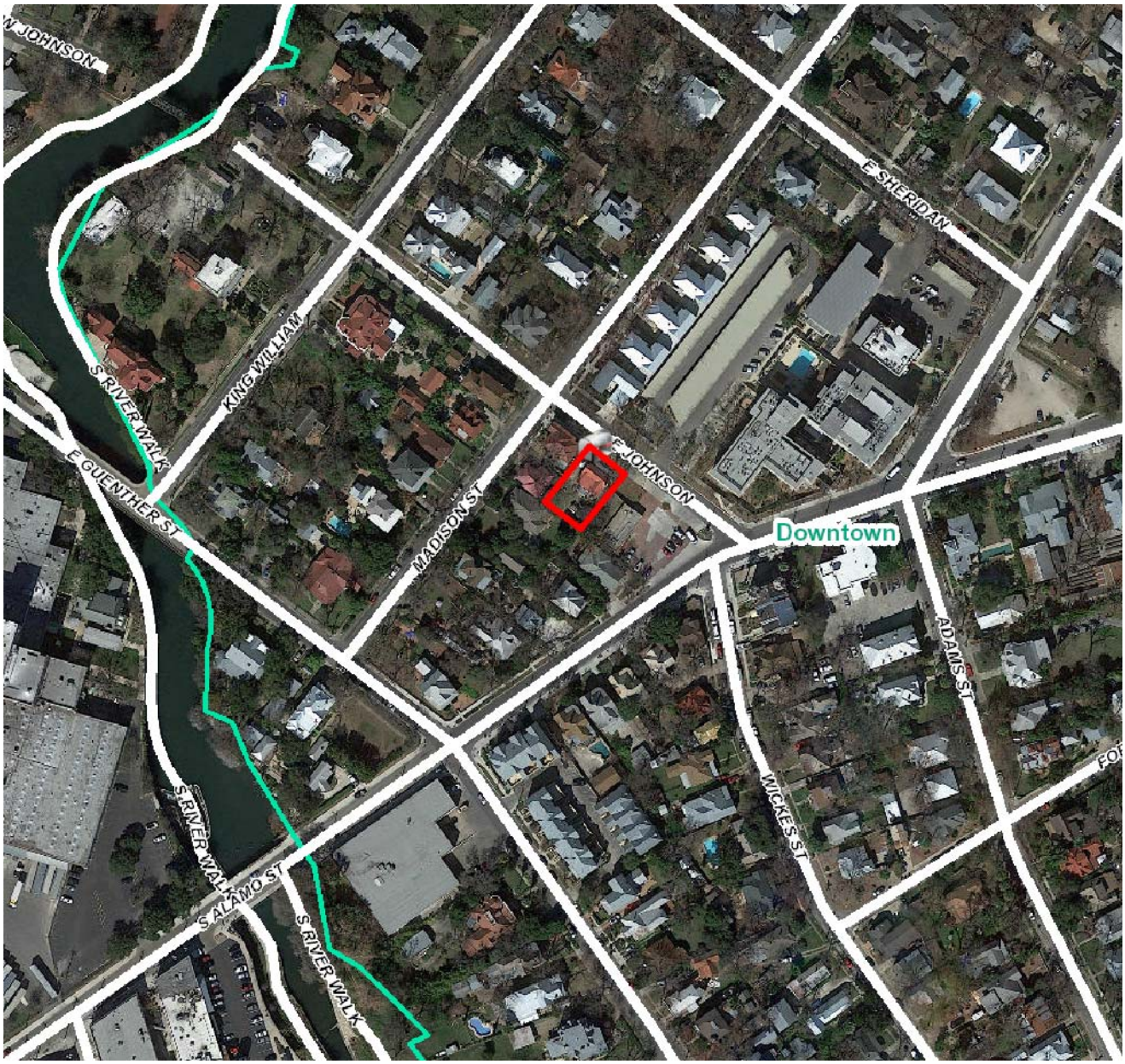
i. That the applicant install a garage door that is consistent with the Guidelines and historic examples found throughout the King William Historic District.

ii. That the standing seam metal roof feature panels are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.

iii. That the proposed composite siding feature a lap installation with pieces approximately 4" in width with a smooth finish. The final material specifications must be presented to staff prior to the issuance of a Certificate of Appropriateness.

CASE MANAGER:

Edward Hall



N

Flex Viewer

Powered by ArcGIS Server

Printed:Mar 09, 2017

SCALE: 1"= 20'

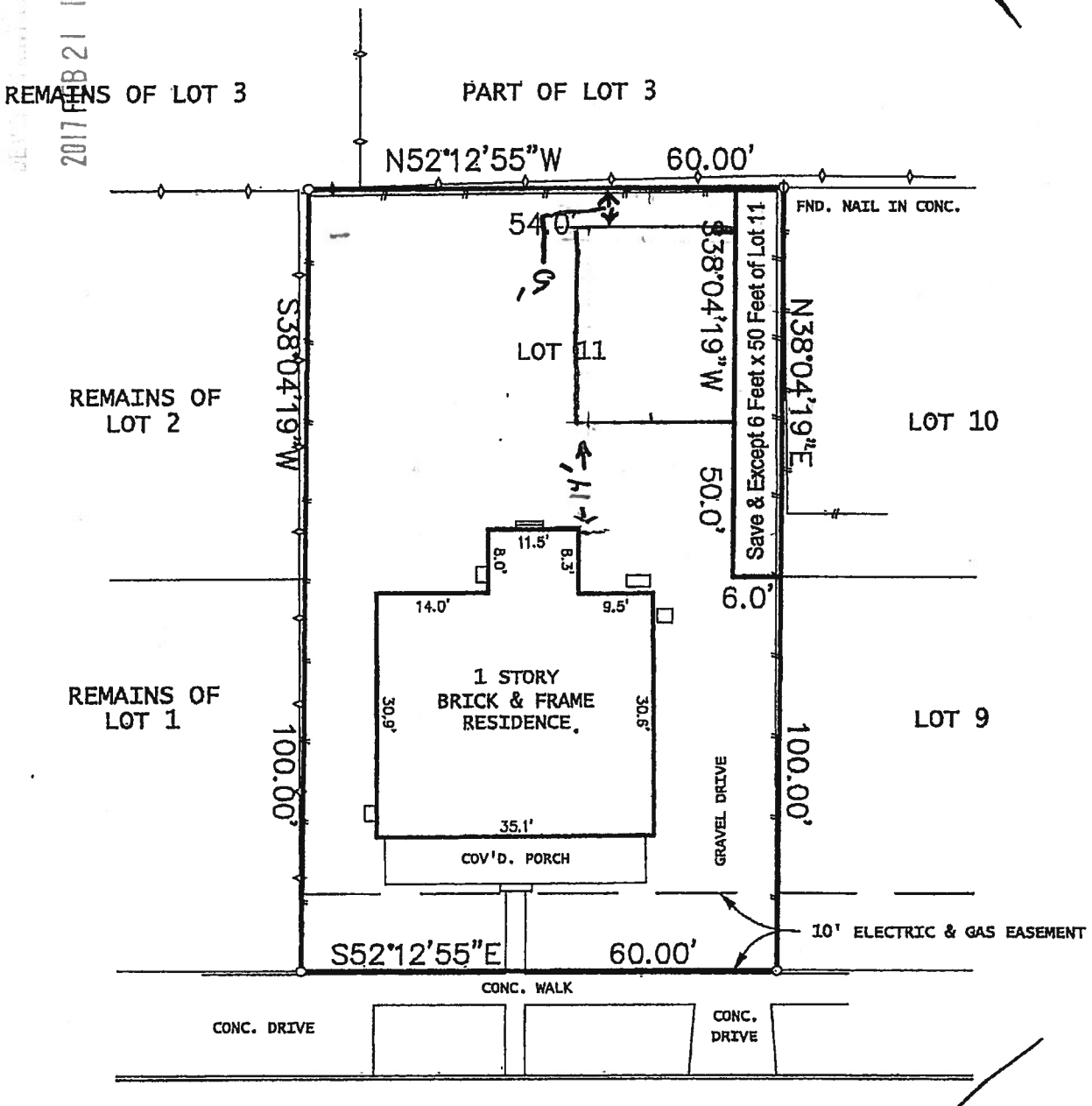
LEGEND

FOUND 1/2" IRON ROD O

WOOD FENCE

CHAIN LINK FENCE

BEARINGS ARE BASED ON PLAT RECORDED IN VOLUME 9645, PAGE 117 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



E. JOHNSON

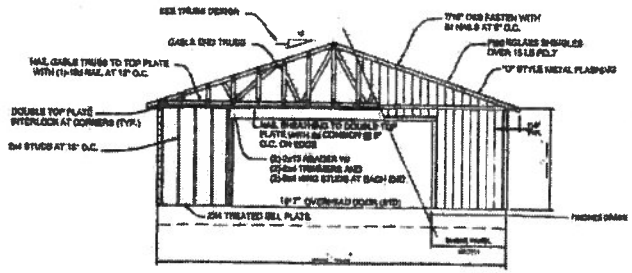
55.6' WIDE R.O.W.

SURVEY PLAT OF

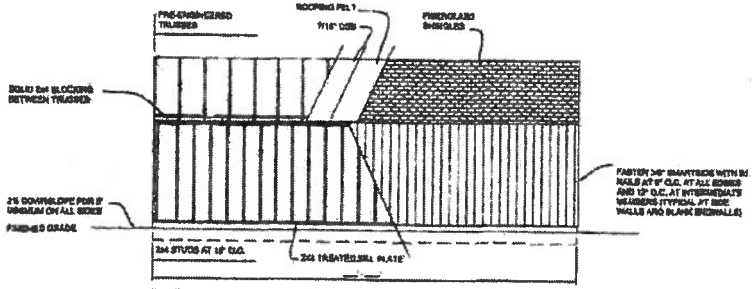
LOT 11, BLOCK 9, N.C.B. 750,
MADISON HISTORIC PROPERTIES,

BUYER: BONITA K. SIMPSON

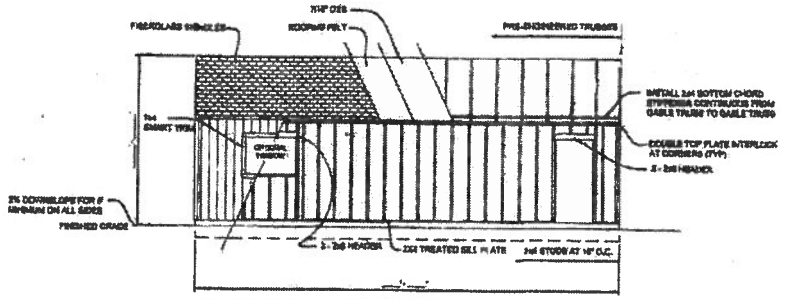
STATE OF TEXAS
REGISTERED



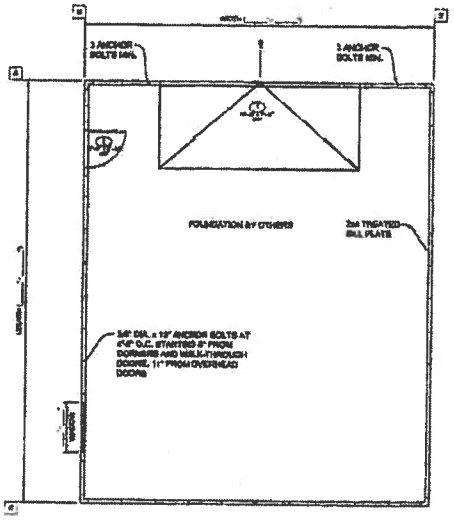
END WALL ELEVATION WITH OPENING



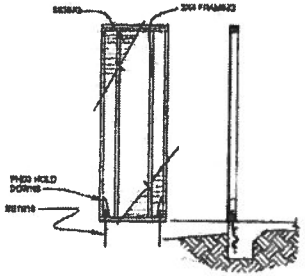
BLANK SIDE WALL ELEVATION



SIDE WALL ELEVATION WITH OPENINGS



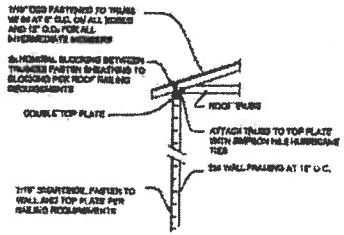
FLOOR PLAN



WALL PANELS LESS THEN 2'-8"

HOLD DOWNS REQUIRED

2020 I.C.I - EACH 2'-8" PANEL MUST BE TIED TO THE FOUNDATION WITH A HOLD DOWN WITH THE APPROVED UPLIFT CAPACITY OF NOT LESS THAN 1 950 POUNDS.



TRUSS ATTACHMENT

STRUCTURAL NOTES

REFERENCE: 2012 IRC AND AMENDMENTS PER LOCAL BUILDING DEPARTMENT HAVING JURISDICTION OVER THIS PROJECT. 85 MPH LOAD EXPOSURE B

LUMBER:

1. ALL LUMBER SHALL BE SPF GRADE NO. 2 OR BETTER, WITH A BASE MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS FOR MEMBERS (Fb) OF 832 PSI EXCLUDING ADJUSTMENT FACTORS FOR USE, SIZE, LOAD DURATION, ENVIRONMENT, ETC., UNLESS OTHERWISE NOTED.

2. REFER TO THE TRUSS DESIGN FOR DESIGN INFORMATION

200-RG-10

STANDARD RANCH GARAGE - OVERHEAD DOOR END WALL

A1

TUFF SHED Storage Buildings & Garages	P.O.: 20x24 Pro Garage	Size: 20 ' x 24 '	Customer: Benita Simpson	Ranch Garage
	Store #: 203	Date: 11/28/17	Submitted by: Mike Lopez	Page: 4a

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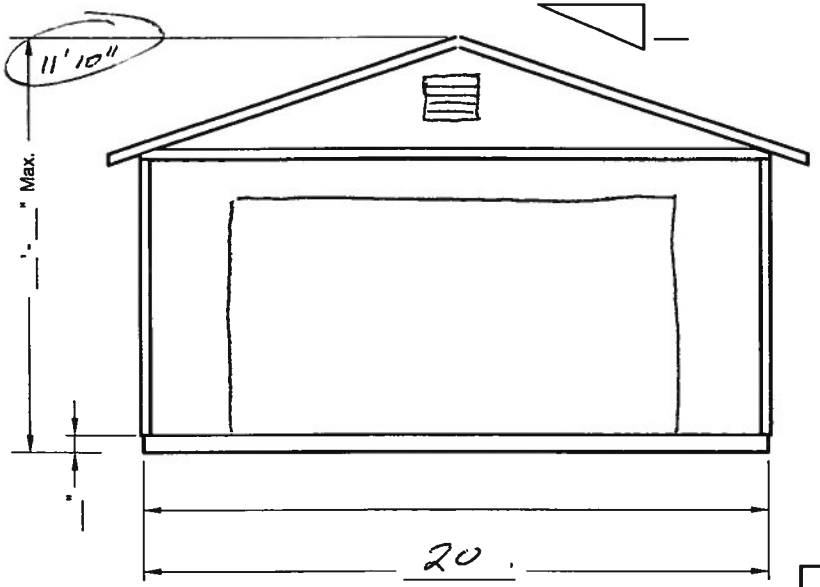
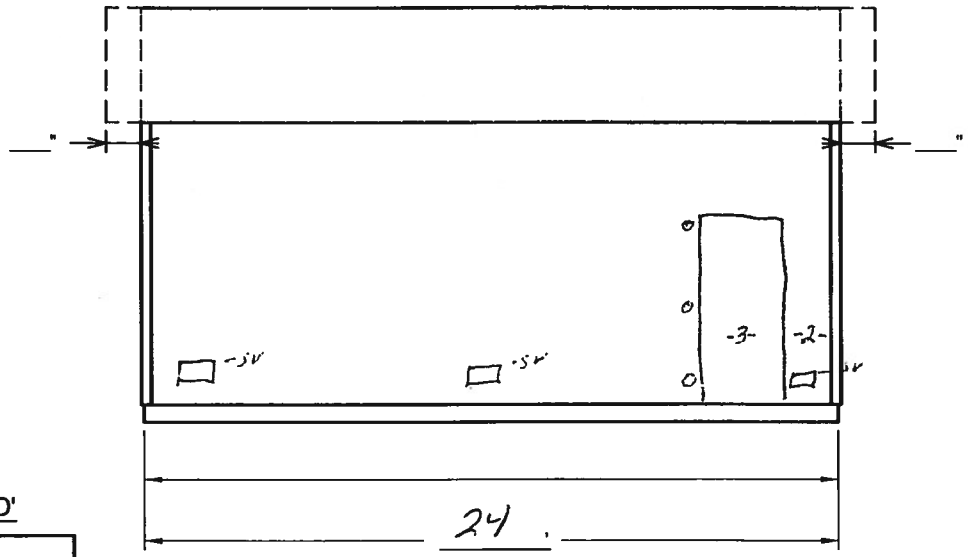


WALL 'A'



WALL 'B'

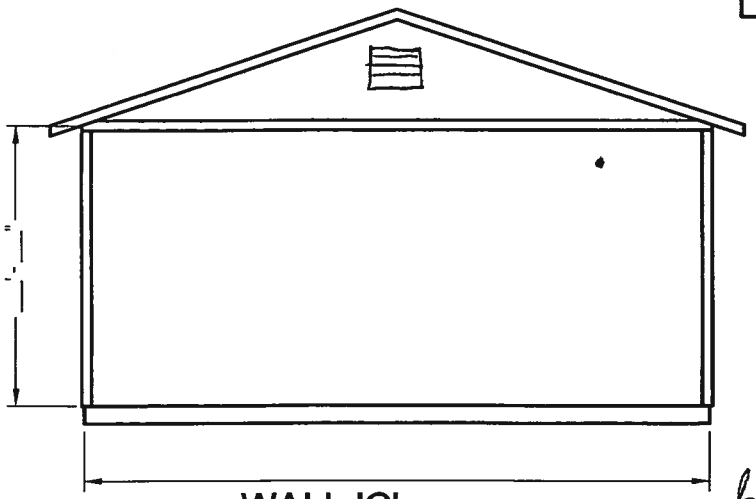
WALL 'D'

WALL 'A'
O.H. Door
This End

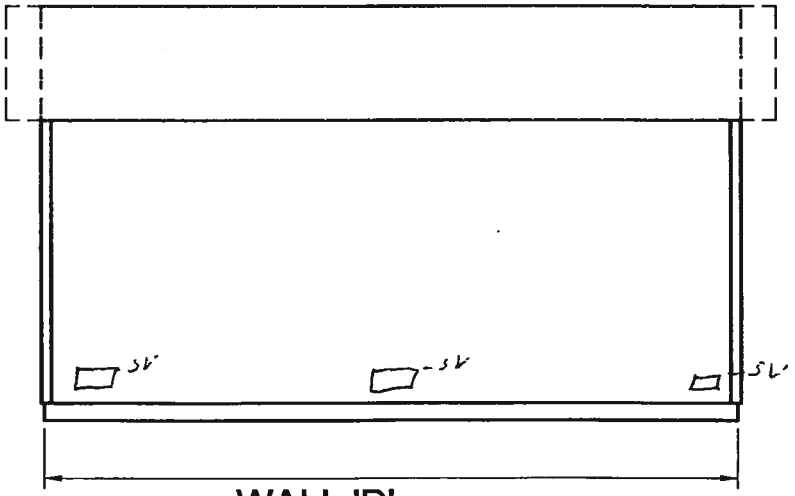
WALL 'C'

WALL 'B'
Or O.H. Door This Side

NOTE: SPECIFY DOOR SWING DIRECTION



WALL 'C'



WALL 'D'

om simple to complex designs, put our decades of experience to rk for you. Concrete is required for garages, but is not included prices listed below.

Recreational

All buildings shown include optional accessories.

remier Ranch Garage

anch Style 4/12 Roof Pitch & 3-Tab Shingles
'1" Clear Interior Wall Height
'x6'8" Residential Access Door
2" Sidewall Eaves

WxL	Base	w/Paint	Monthly*
12'x20'	$6,639	$7,303	**$136**
12'x24'	$7,359	$8,095	**$151**
14'x20'	$7,149	$7,864	**$147**
14'x24'	$7,939	$8,733	**$163**
16'x20'	$7,579	$8,337	**$156**
16'x24'	$8,389	$9,228	**$172**
18'x20'	$7,959	$8,755	**$163**
18'x24'	$8,829	$9,712	**$181**
20'x20'	$8,499	$9,349	**$174**
20'x24'	$9,409	$10,350	**$193**
24'x24'	$10,399	$11,439	**$213**
24'x30'	$11,969	$13,166	**$246**

PRO Ranch Garage

- 5/12 Roof Pitch, Dimensional Shingles & Ridge Vent
- 8'1" Clear Interior Wall Height
- 3'x6'8" Residential Access Door
- 12" Eaves on All Walls

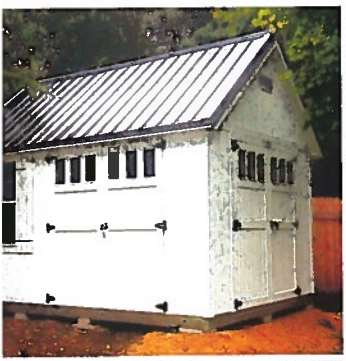
WxL	Base	w/Paint	Monthly*
14'x20'	$8,219	$9,041	**$169**
14'x24'	$9,159	$10,075	**$188**
16'x20'	$8,769	$9,646	**$180**
16'x24'	$9,749	$10,724	**$200**
18'x20'	$9,259	$10,185	**$190**
18'x24'	$10,319	$11,351	**$212**
20'x20'	$9,929	$10,922	**$204**
20'x24'	$11,059	$12,165	**$227**
24'x24'	$12,349	$13,584	**$253**
24'x30'	$14,249	$15,674	**$292**

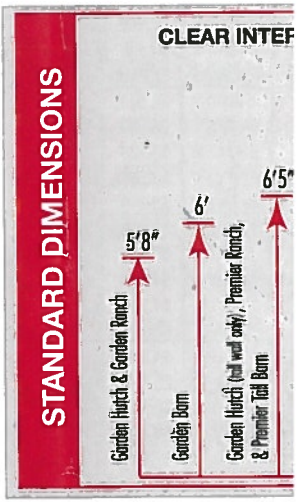
PRO Ranch Weekend

- Ranch Style 5/12 Roof Pitch & Dimensional
- 8' Clear Interior Wall Height
- 3'x6'8" Residential Access Door
- 6" Boxed Eaves on All Walls Plus Covered P

WxLxH*	Base	w/Paint	Mo
8'x14'x10'7"	$4,609	$5,070	$
8'x16'x10'7"	$4,929	$5,422	$
10'x12'x11'	$4,839	$5,323	$
10'x14'x11'	$5,199	$5,719	$
10'x16'x11'	$5,549	$6,104	$
10'x20'x11'	$6,249	$6,874	$
12'x12'x11'5"	$5,379	$5,917	$
12'x16'x11'5"	$6,189	$6,808	$
12'x20'x11'5"	$6,989	$7,688	$
12'x24'x11'5"	$7,809	$8,590	$
16'x20'x12'3"	$8,739	$9,613	$
16'x24'x12'3"	$9,789	$10,768	$

XAMPLES





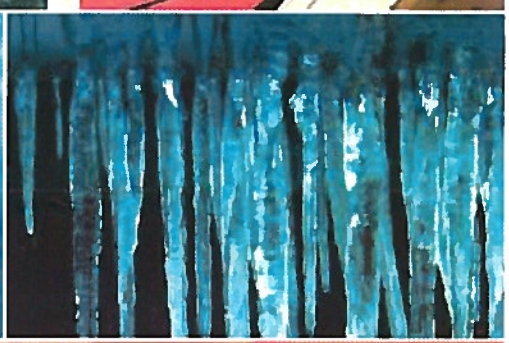
ved credit. Monthly payments shown are for example only, and are calculated using building base prices and assuming a 10% down paymer 200 square feet. Any applicable taxes are not included in posted prices. Balance is due upon delivery. Custom sizes also available. All TUFF SI delivery charges and/or sales taxes may apply for out of state customers. Building heights are approximations, and are rounded to the neares

Engineered to Perform Beautifully

LP BUILDING PRODUCTS

SMARTSIDE®

TRIM & SIDING



We protect great homes and great reputations.

The LP SmartSide family offers a complete line of exterior trim and siding products – including lap, panel, trim, fascia and soffit – that are engineered using advanced siding technology to give homebuyers the traditional look of real wood, while helping to protect their homes from harsh weather conditions and termites. Every step of the manufacturing process is designed to create a high-performance product that's tough and durable, so it performs beautifully for decades.

LP SmartSide®
BUILDING PRODUCTS
TRIM & SIDING

For more information on our complete line of LP SmartSide trim and siding products, please call 888-820-0325 or visit us at lpcorp.com/smartside

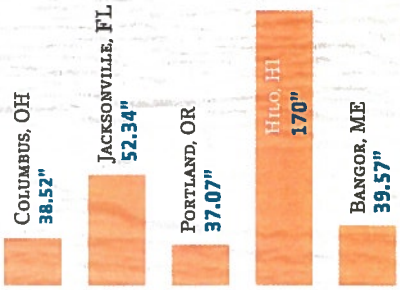
BUILD WITH US.

Cal. Prop 65 Warning: Use of this product may result in exposure to wood dust, known to the State of California to cause cancer.

LPZB0526 25M 9/10

TESTED TO WITHSTAND THE WORST

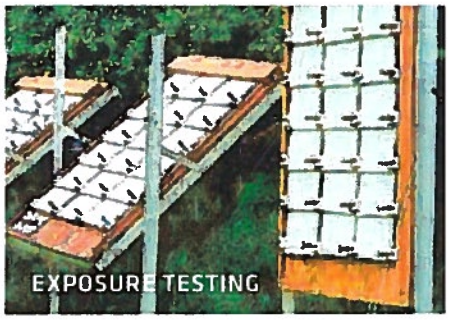
Since 1996, LP SmartSide strand substrate siding has undergone brutal testing in Hilo, Hawaii. An average temperature of more than 70 degrees, high humidity and almost 170 inches of annual rainfall make Hilo's climate the perfect breeding ground for wood's worst enemies – termites, moisture and fungal decay. After over a decade of testing, that siding is still standing strong.



AVERAGE ANNUAL RAINFALL IN HILO
(IN INCHES)

PROTECTING YOUR REPUTATION

To test resistance to moisture and fungal decay, we expose siding samples on 45-degree angled walls, which triples the exposure rate and helps show how LP SmartSide siding performs over the long term. We've been testing strand substrate siding for over 10 years and no LP SmartSide sample has shown any structural damage.



TACKLING TERMITES

To put LP SmartSide strand substrate siding products to the ultimate test, we regularly expose samples to Formosan termites, widely recognized as one of the world's most destructive pests. Each sample is placed on a plastic grid, surrounded by untreated bait samples, then laid directly on top of termite colonies. Even after 3 years, the LP SmartSide siding shows no structural damage, while the bait samples were completely destroyed within three months.

THE FORMOSAN TERMITE

Coptotermes formosanus

UNTREATED WOOD VS. LP SMARTSIDE PRODUCT

Untreated wood devastated by Formosan termites (left) and undamaged LP SmartSide product protected with the SmartGuard® process (right) during same testing period.

FORMOSAN TERMITE DISTRIBUTION IN THE US