

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2017

HDRC CASE NO: 2017-114
ADDRESS: 435 CEDAR ST
LEGAL DESCRIPTION: NCB 2968 BLK 3 LOT A9
ZONING: RM-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Alex Mata
OWNER: Alex Mata
TYPE OF WORK: Modification of existing COA, garage extension, material changes
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to make amendments to a previously-approved Certificate of Appropriateness. These amendments include:

1. Extending the front portion of the garage by 2 feet.
2. Changing the wood carriage-style garage door to a metal 16' x 7' four-panel door.
3. Changing the roof from a galvalume standing seam metal roof to a 5V-crimp 26 gauge galvanized with low-profile ridge cap.
4. Changing the wood window to white vinyl single hung.
5. Changing the side wood door to 36" 6 panel metal door.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

Checklist for Metal Roofs:

1. Use panels that are 18 to 21 inches in width.
2. Ensure seams are an appropriate height for the slope of the roof (1 to 2 inches).
3. Use a crimped ridge seam that is consistent with the historic application.
4. Use a low-profile ridge cap with no ridge cap vent or end cap when a crimped ridge seam is not used.
5. Match the existing historic roof color or use the standard galvalume; modern manufacturer's colors are not recommended.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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 principal 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 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. BUILDING SIZE – According to HDRC Case 2016-420, the applicant’s original proposed accessory structure was approximately 485 square feet, with a carport area that will cover approximately 530 square feet. The structure and carport total more than forty (40) percent of the existing structure, but the proposal was a reduction in size and massing relative to the original accessory structure that was approved for demolition. The extension of the structure by two (2) feet into the carport area will not drastically alter the massing and is acceptable.
- c. ROOF – According to the Checklist for Metal Roofs, the applicant’s proposal to install a 5V-crimp 26 gauge galvanized with low-profile ridge cap is acceptable. However, the use of modern manufacturer’s colors is not recommended. Staff recommends that a standard galvanized finish be used.
- d. GARAGE – The applicant’s HDRC Certificate of Appropriateness issued on November 2, 2016 stipulated that a wood garage door or wood carriage door be used in lieu of the originally-proposed metal panel garage door. Staff finds this original stipulation to be appropriate and does not recommend the use of a metal panel garage door in the King William Historic District per guideline 5.A.v.
- e. WINDOW AND DOOR – The guidelines for garages and outbuildings recommend materials complementary to the primary structure as well as the district. Staff does not find the use of a metal door or window in lieu of wood to be appropriate.

RECOMMENDATION:

1. Staff recommends approval of the proposed extension based on finding b with the stipulation that the carport's Craftsman details be re-proportioned to match the original proposal.
2. Staff does not recommend approval of the proposed metal garage door based on finding d.
3. Staff recommends approval of the roof material change based on finding c with the stipulation that the roof color and finish match that of the primary structure.
4. Staff does not recommend approval of the door and window material change based on finding e.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

- An HDRC issued Certificate of Appropriateness dated November 2, 2016 indicated that approval was contingent upon the applicant incorporating any salvageable wood elements from the existing accessory structure into the construction of the new accessory structure. The COA stipulated that the applicant install a wood garage door or wood carriage doors in lieu of the proposed metal garage door. The COA also approved the applicant's request to use a wood window, which is a more compatible material for the district.



Flex Viewer

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Printed: Oct 24, 2016

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Mission St

Mission St

435 Cedar Street

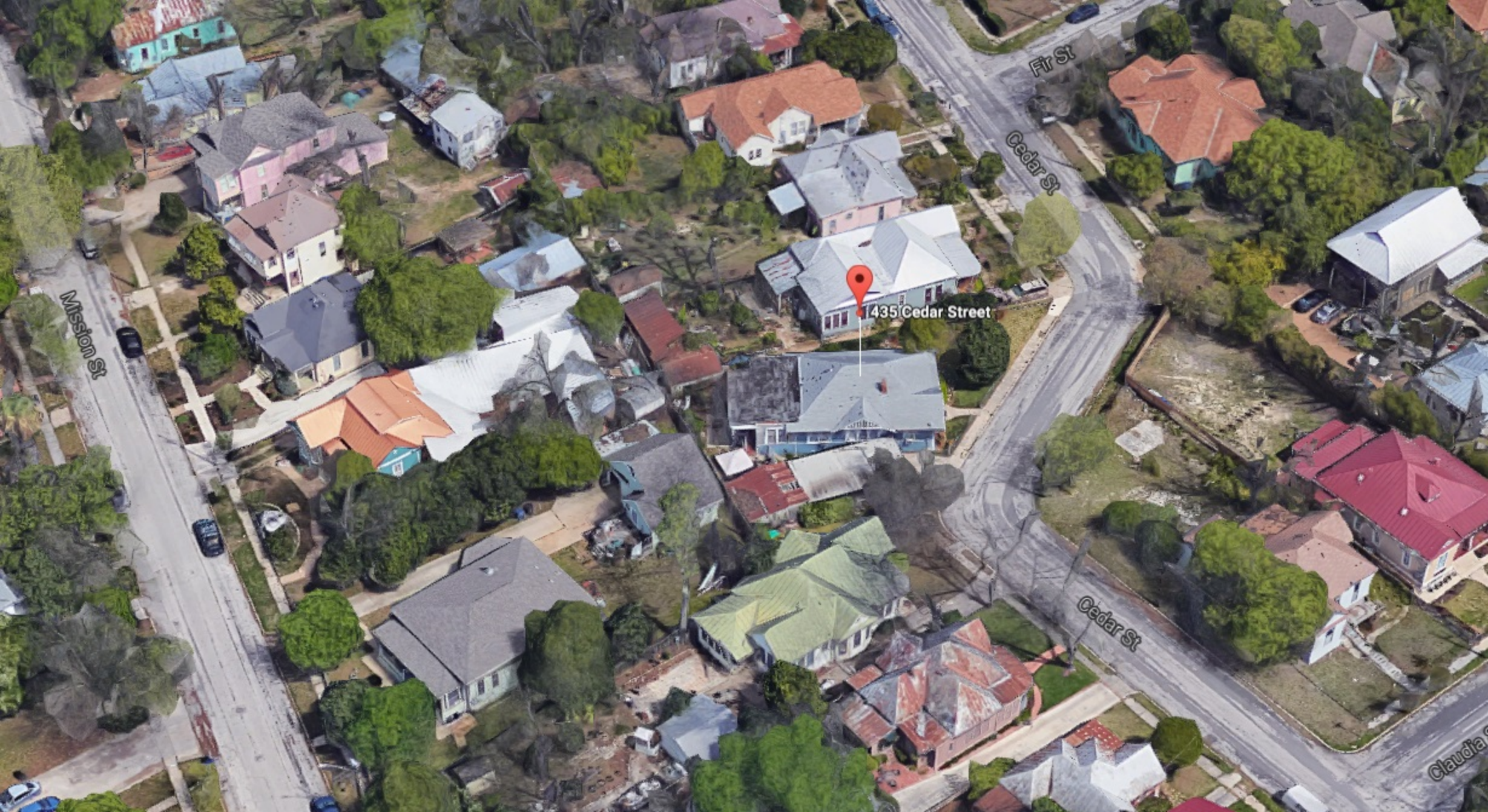
Cedar St

Cedar St

Cedar St

Fir St

edar St



Mission St

1st St

Cedar St

1435 Cedar Street

Cedar St

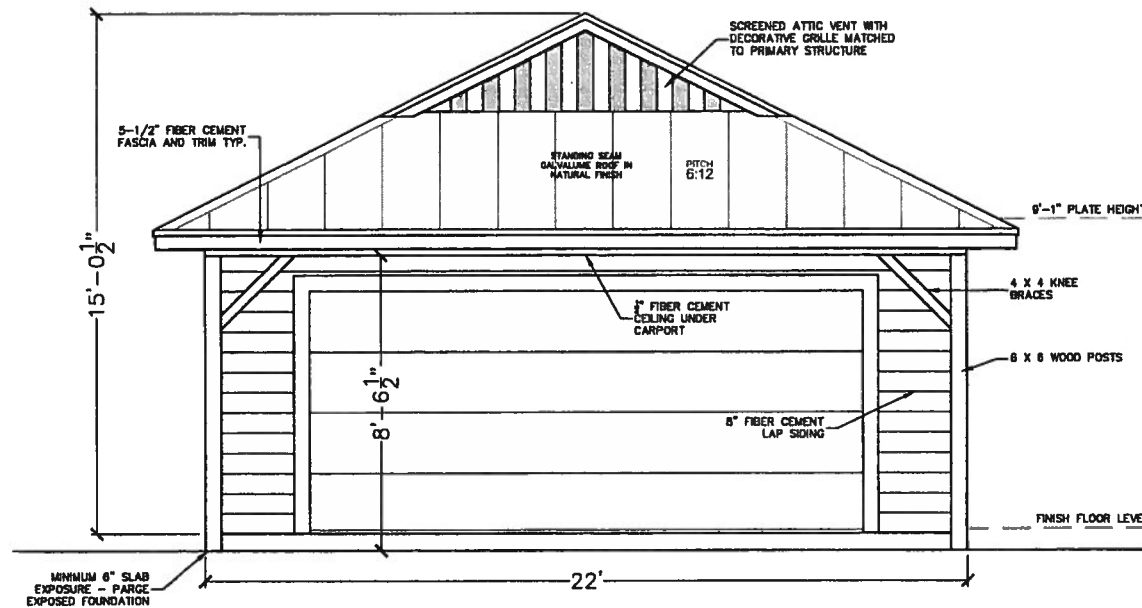
Claudia St

FRONT FACADE

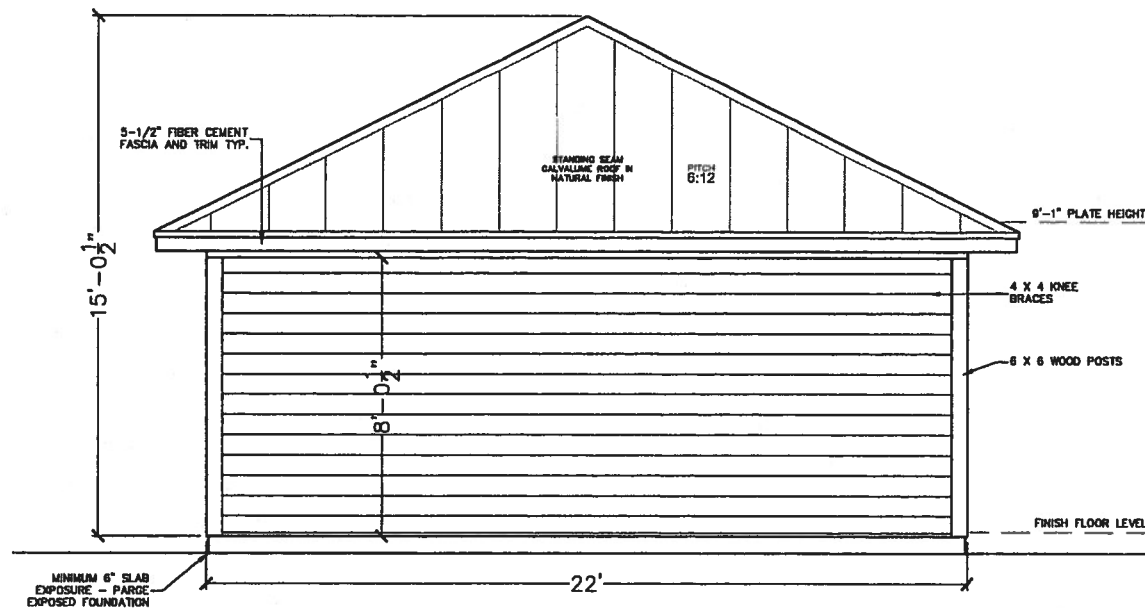




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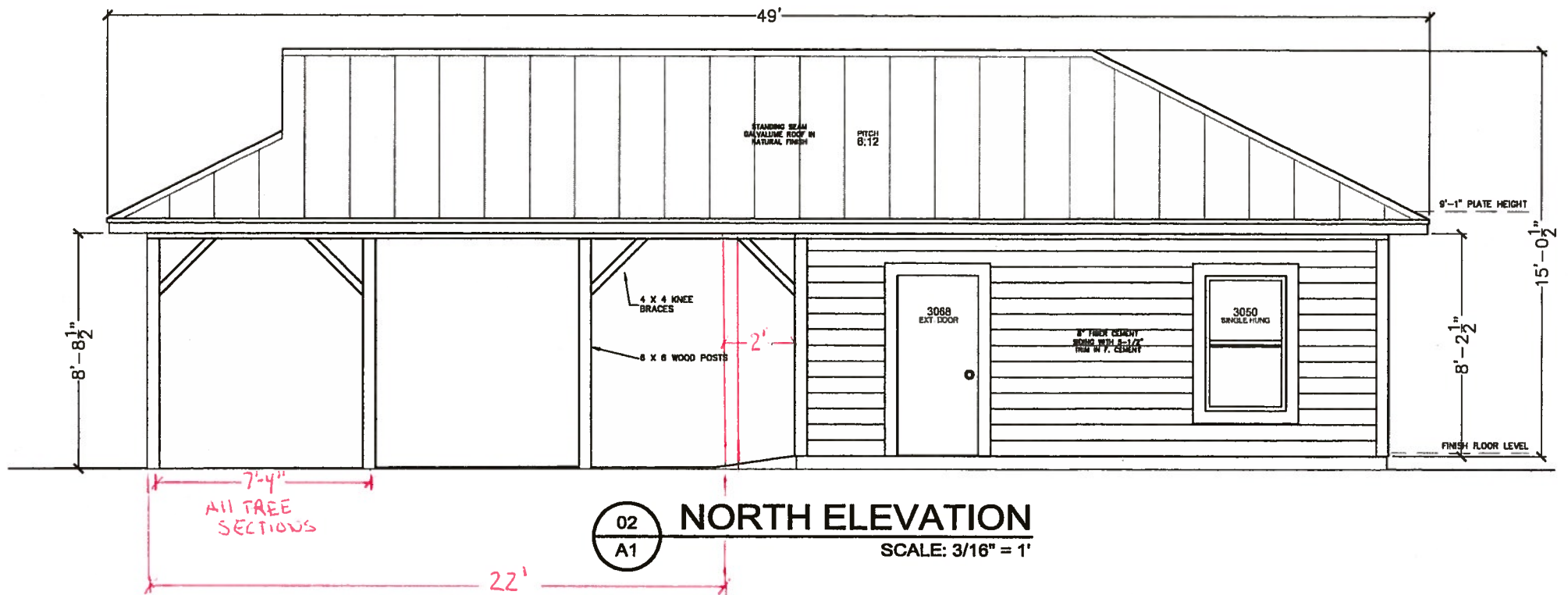
01 EAST ELEVATION
A1 SCALE: 3/16" = 1'

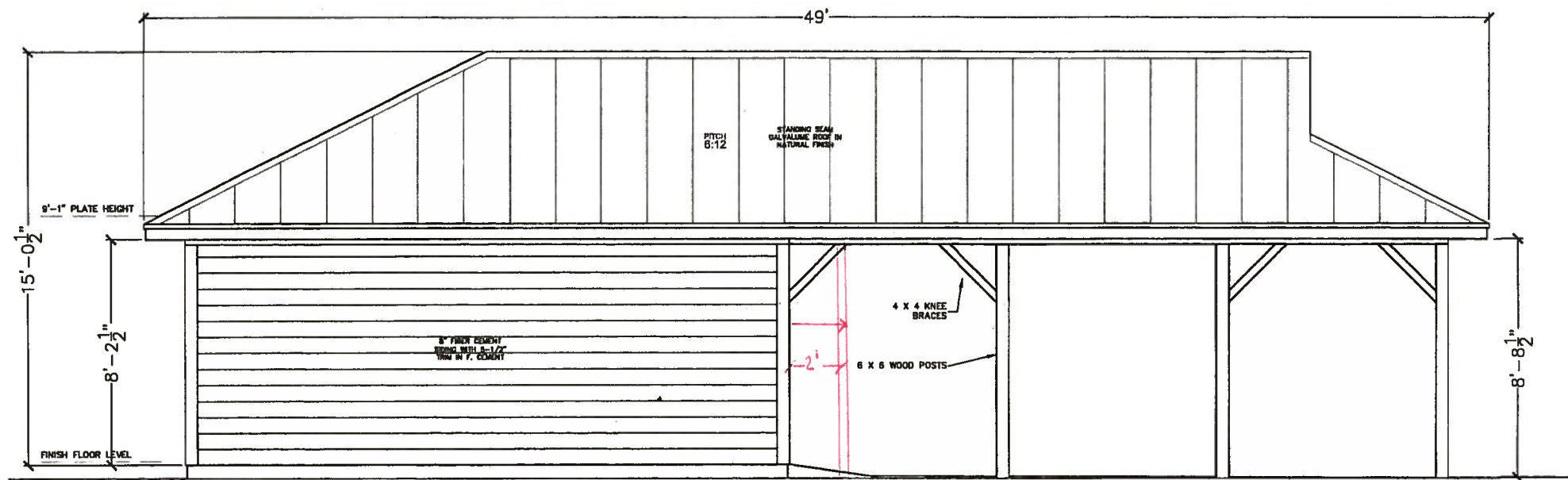


04
A1

WEST ELEVATION

SCALE: 3/16" = 1'

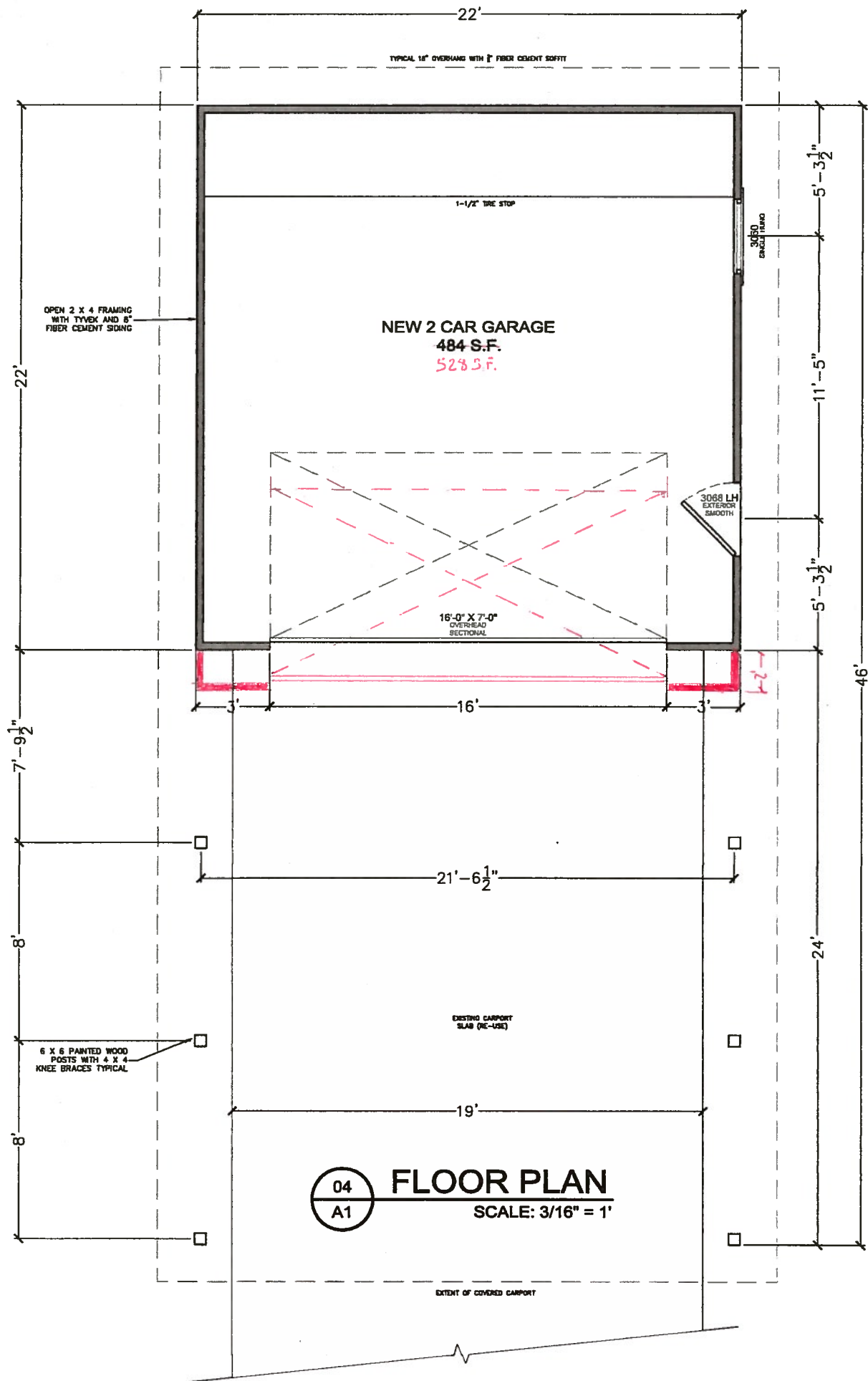


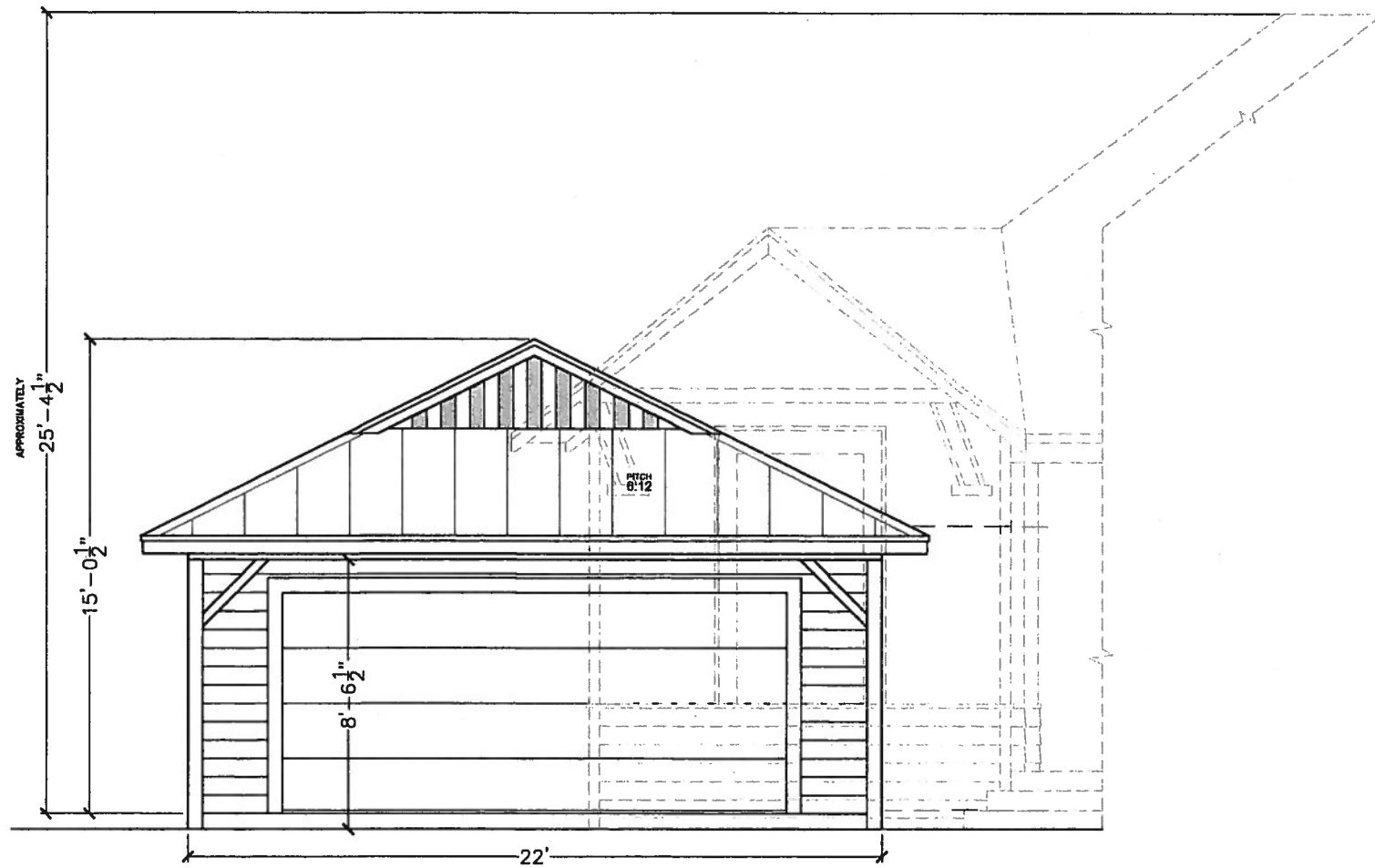


03
A1

SOUTH ELEVATION

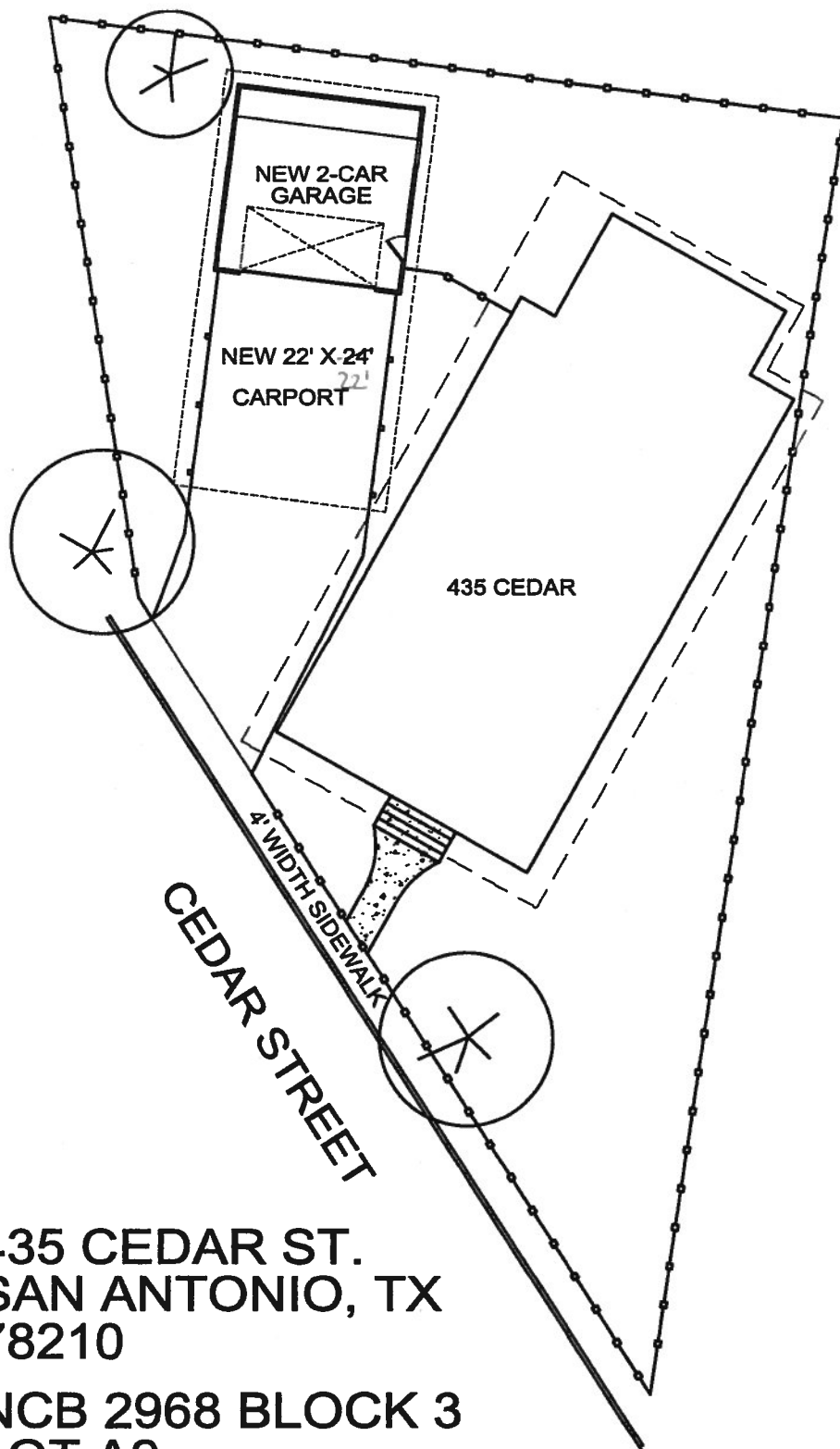
SCALE: 3/16" = 1'





EAST ELEVATION - MASSING COMPARISON

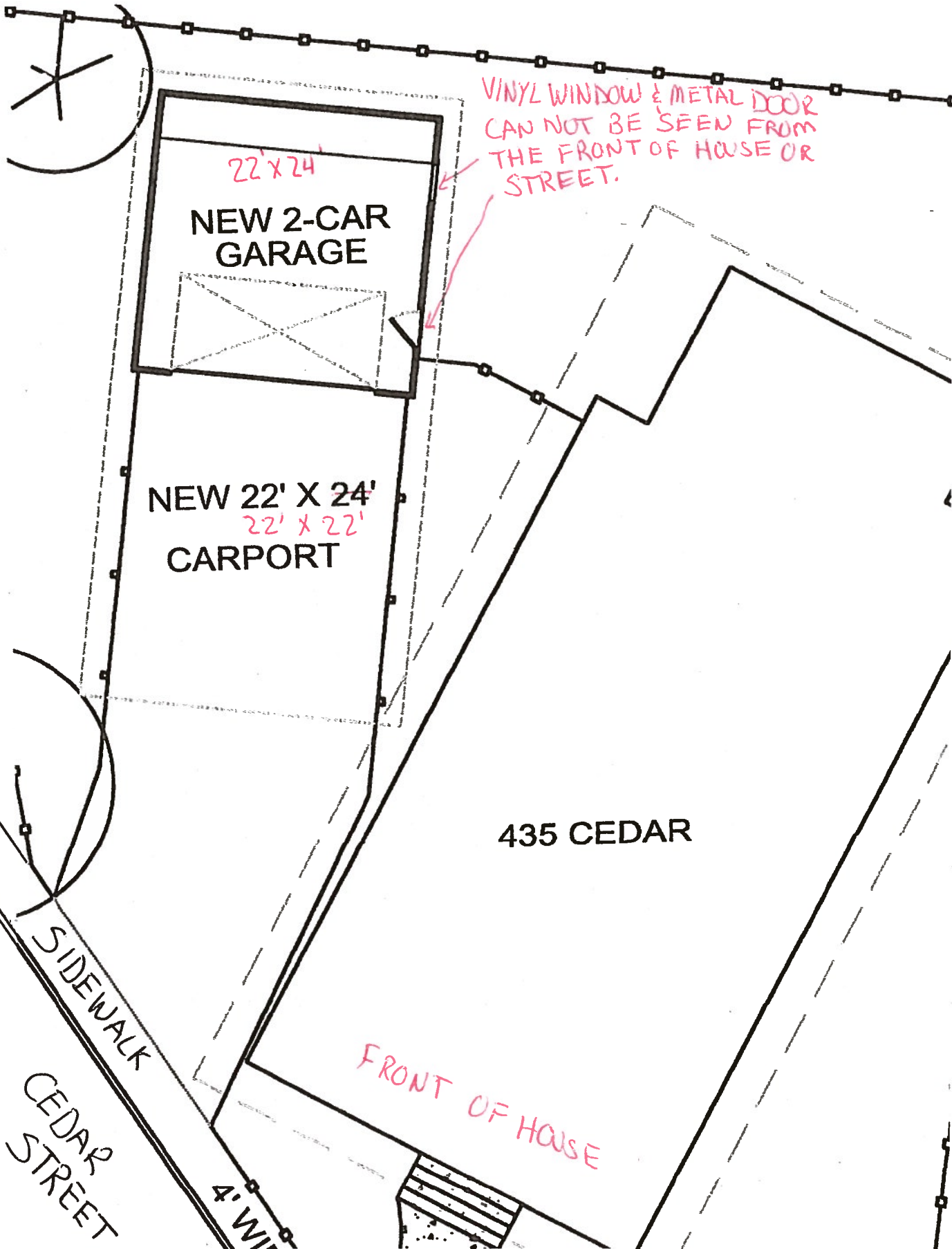
SITE PLAN - PROPOSED



435 CEDAR ST.
SAN ANTONIO, TX
78210

NCB 2968 BLOCK 3
LOT A9

SCALE: 1" = 20'



VINYL WINDOW & METAL DOOR
CAN NOT BE SEEN FROM
THE FRONT OF HOUSE OR
STREET.

NEW 2-CAR
GARAGE

NEW 22' X 24'
CARPORT

435 CEDAR

FRONT OF HOUSE

SIDEWALK

CEDAR
STREET

4' WIDE

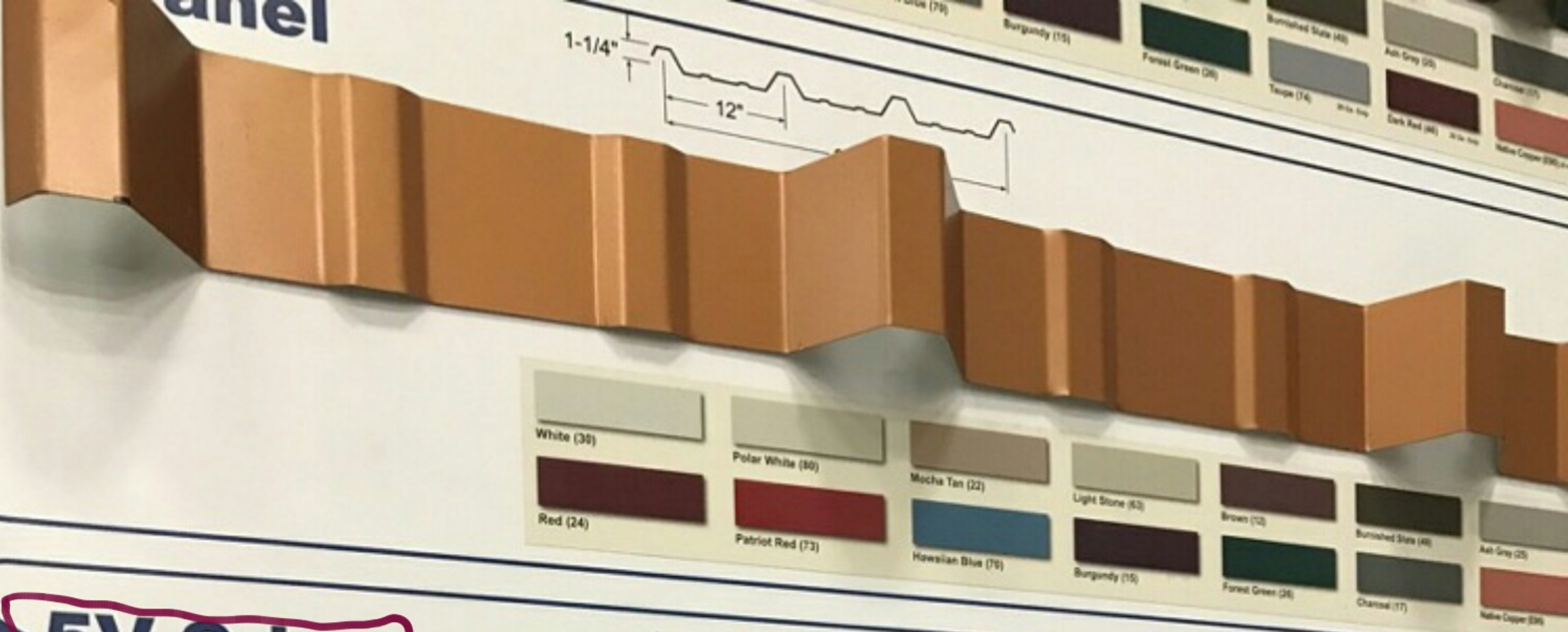
STREET
VIEW



METAL 4-PANEL DOOR

VCRIMP ROOF
WITH LOW PROFILE
& IDLE LAP.





5V-Crimp

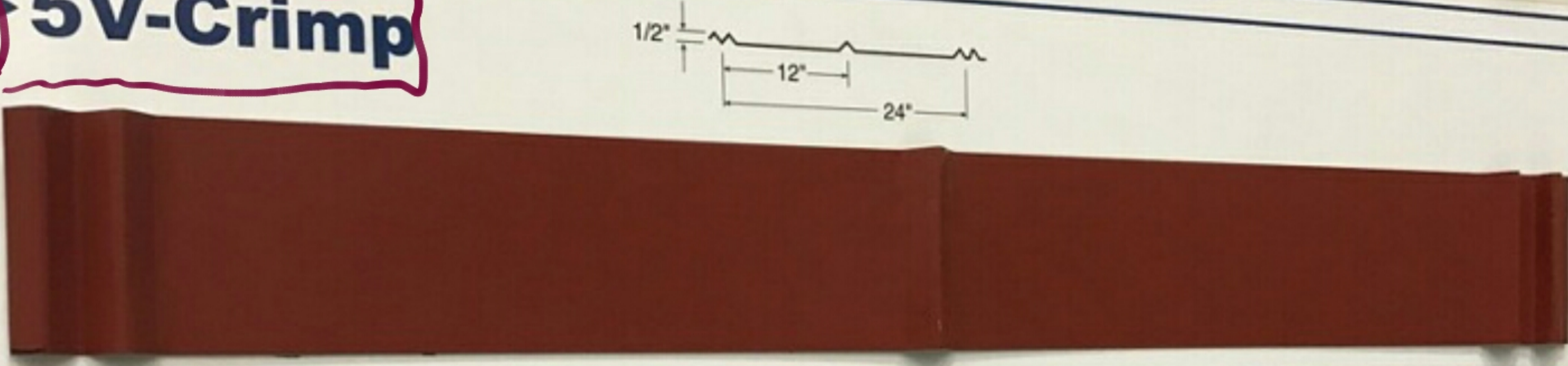
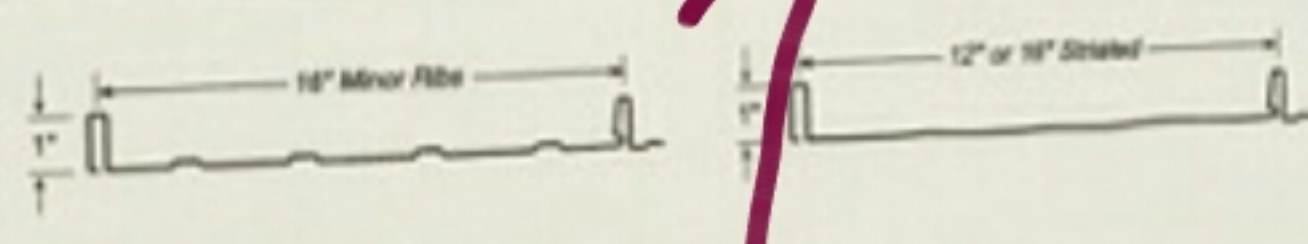


Image II



Color selections are close representations but are limited by printing and viewing conditions. For all specific warranty, application, installation, and technical information regarding these products, contact your sales associate.

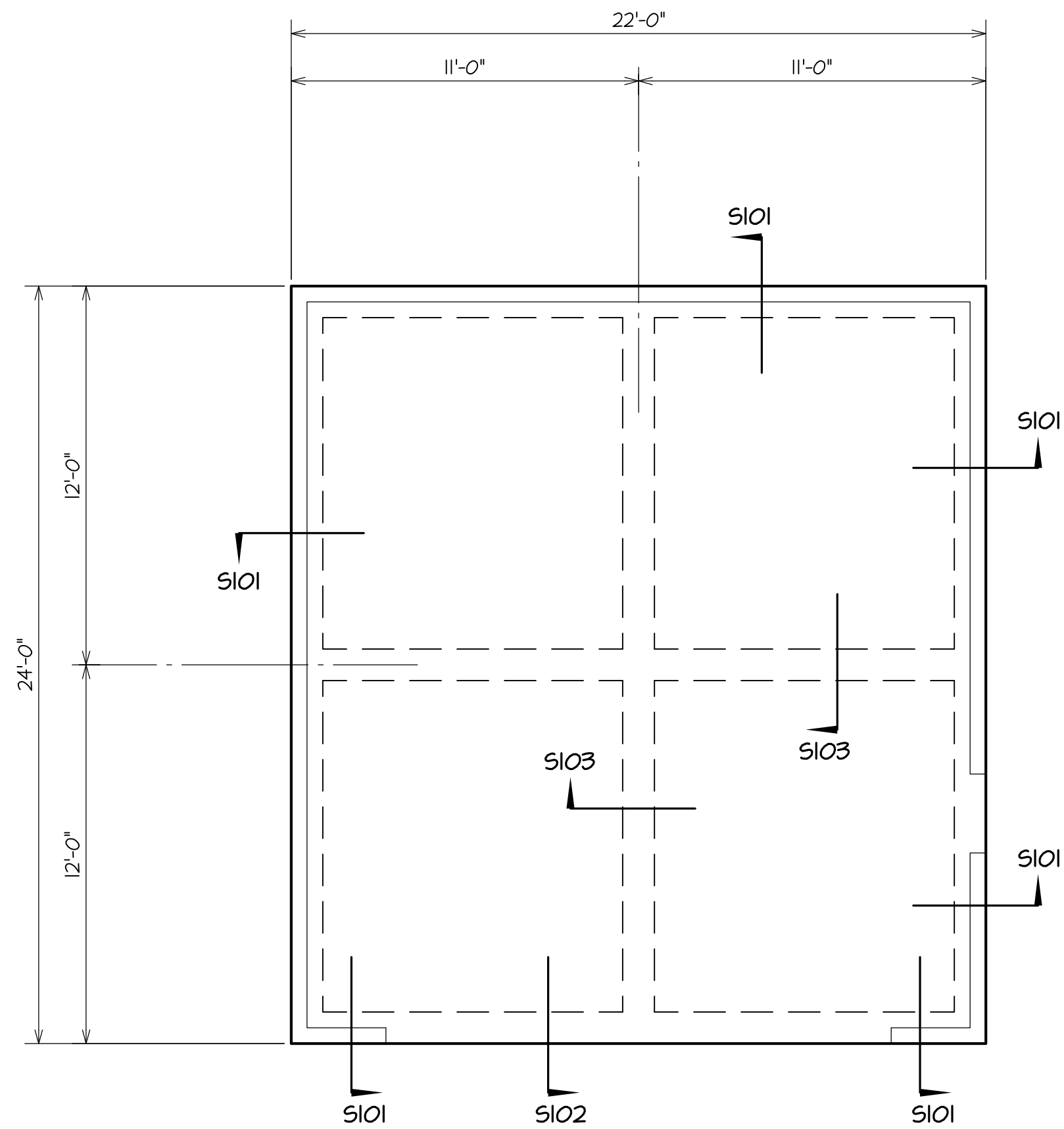
GALVANIZED COLOR

36" METAL
6 PANEL
DOOR





VINYL 3050
WINDOW



FOUNDATION PLAN

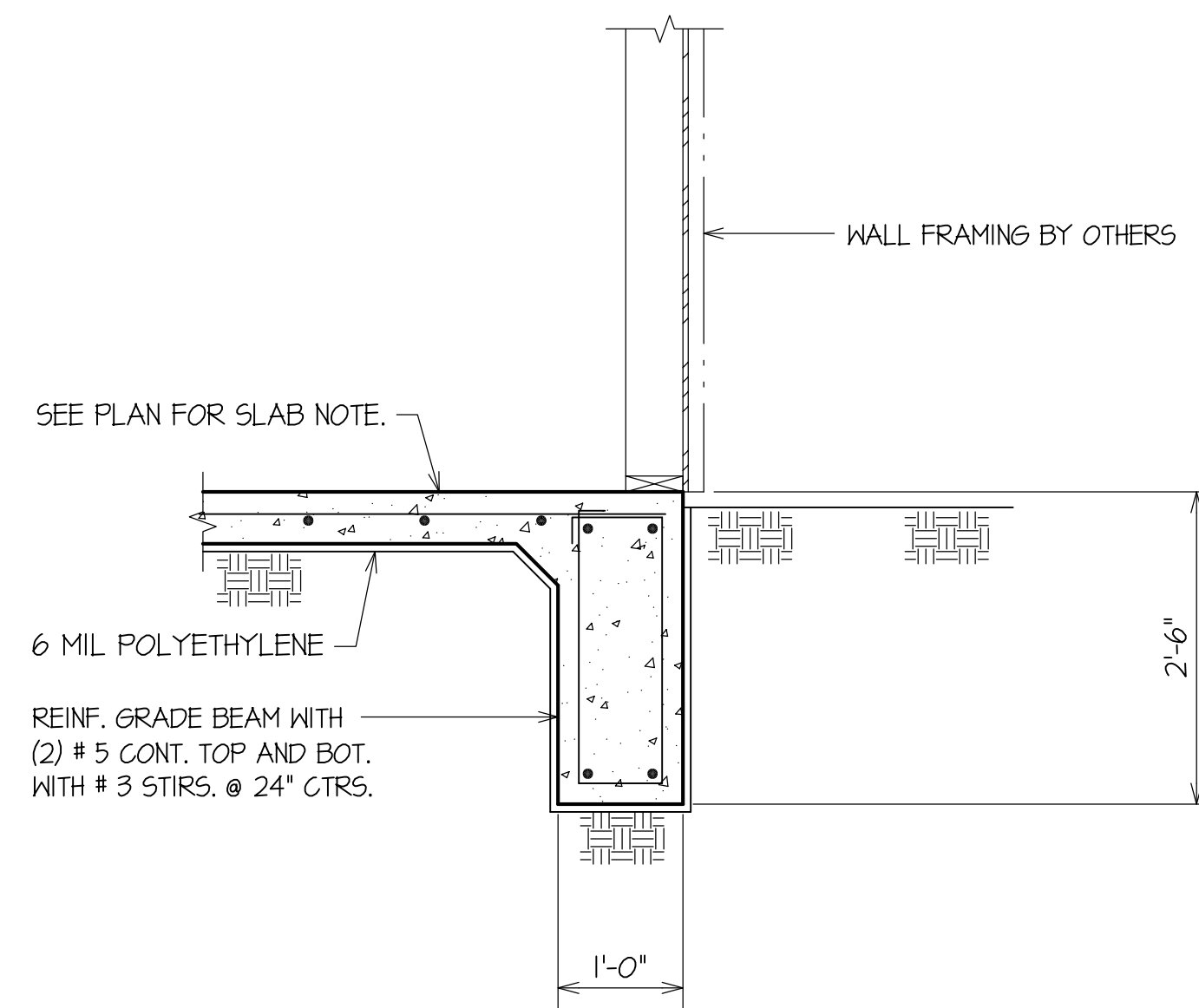
SCALE : 1/4" = 1'-0"

FOUNDATION PLAN NOTES :

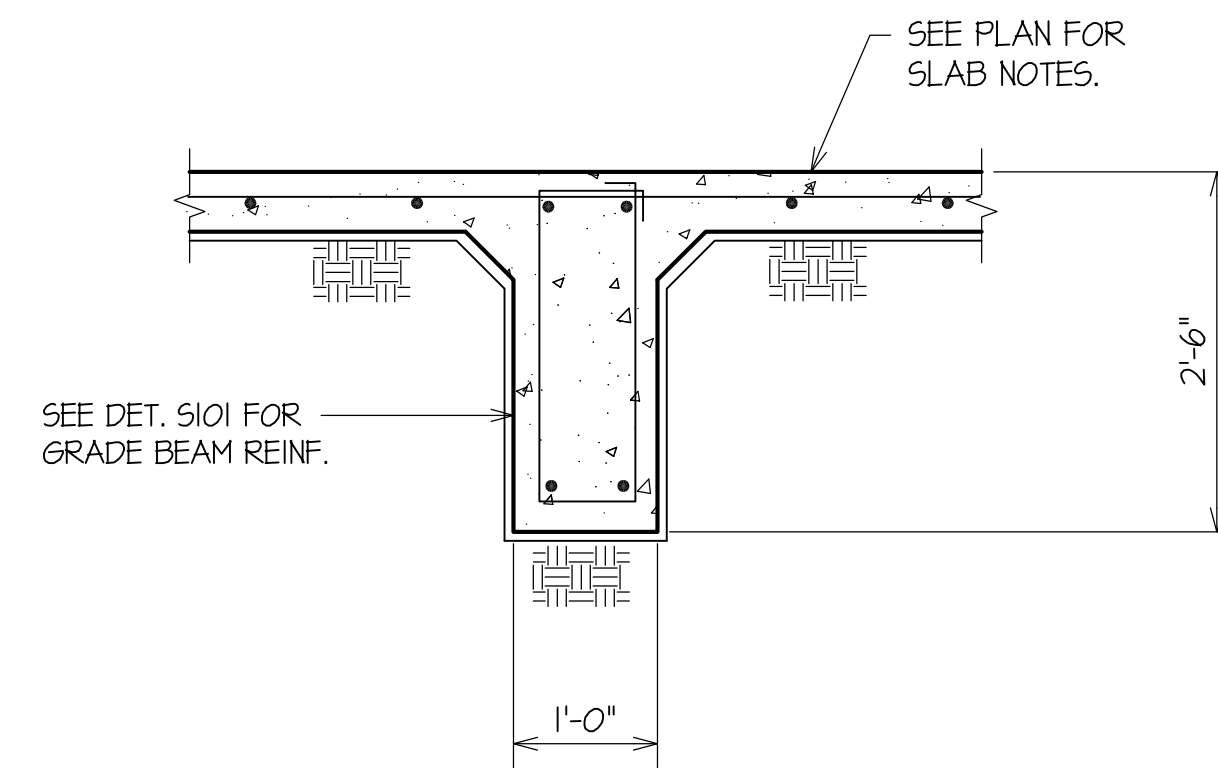
- 5" THICK CONCRETE SLAB ON COMPACTED FILL. REINF. SLAB WITH # 4 @ 16" CTRS. EACH WAY IN CENTER OF SLAB. COVER PREPARED GRADE WITH 6 MIL POLYETHYLENE SHEETING PRIOR TO PLACING CONCRETE.
- COORDINATE PERIMETER GRADE BEAM DEPTHS WITH FINISHED FLOOR AND FINISHED GRADE ELEVATIONS.

GENERAL NOTES:

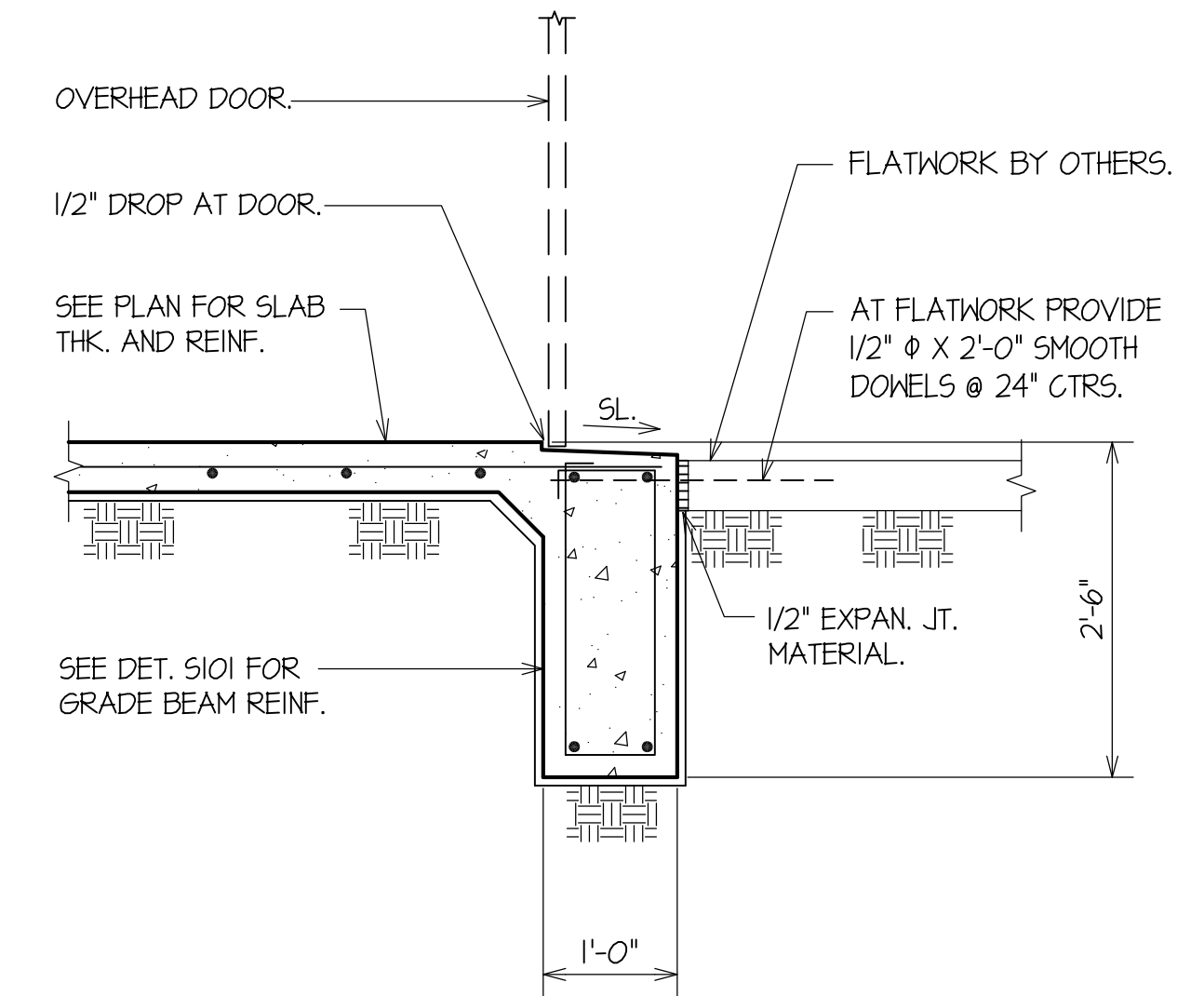
- GN-1 Remove the existing flatwork and top soil as required for the installation of the new foundation. Build up to the underside of the foundation as required with compacted select fill. All loose soil from sides and bottoms of trenches shall be removed. Drain exposed grade beams during construction in the event of inclement weather.
- GN-2 All concrete shall test 3,000 PSI. All reinforcing steel shall be grade 60. Provide 1-#5 x 4'-0" L-shaped bar top and bottom of exterior face of beams at corners. Reinforcing steel coverage shall be 3".



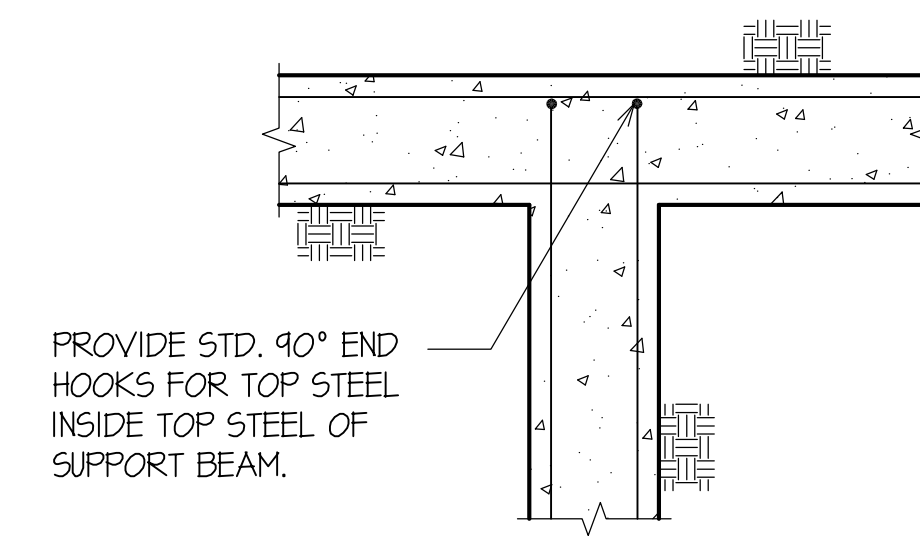
TYPICAL PERIMETER GRADE BEAM DETAIL S101



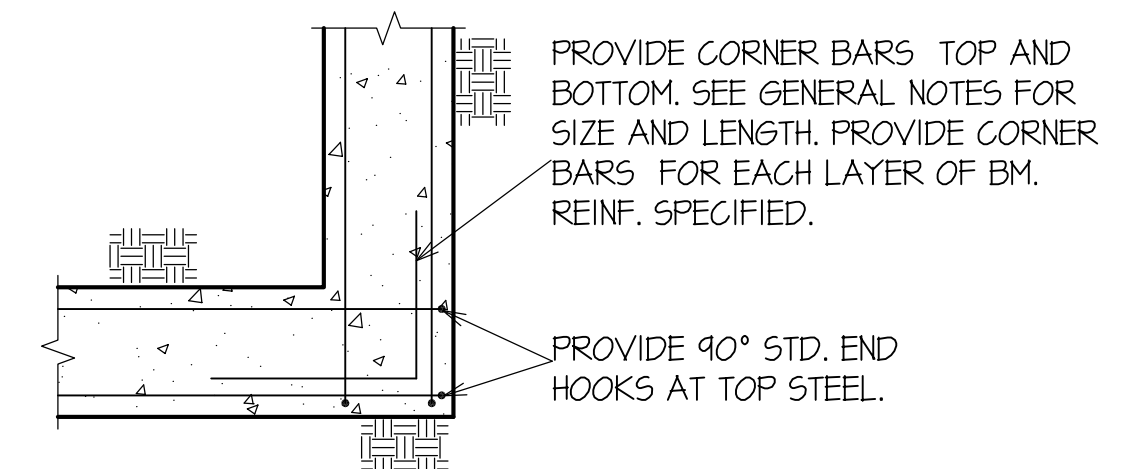
TYPICAL INTERIOR GRADE BEAM DETAIL S103



TYPICAL DETAIL AT OVERHEAD DOOR S102



NOTE :
GRADE BEAMS SHALL BE POURED MONOLITHICALLY AT INTERSECTIONS.



TYPICAL DETAIL
GRADE BEAM REINF. STEEL (PLAN VIEW) S104

R E ENGINEERING M
6800 PARK TEN BLVD. #230E
SAN ANTONIO, TX 78213
(210) 320-1199
robert1@remengineeringcorp.com
T.B.P.E. FIRM NO. 6944
R.E.M. JOB NO. 17-021

STATE OF TEXAS
ROBERT ENRIQUEZ MARTINEZ
89387
Professional Engineer
01-30-17

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT E. MARTINEZ, P.E. # 89387

REVISIONS:

NEW GARAGE
435 CEDAR
San Antonio, Texas

PROJ. NO.
17-021

DATE:
01/30/2017

DESIGNED BY:
R.E.M.

DRAWN BY:
RAY

CHECKED BY:
R.E.M.

SHEET DESCRIPTION:
FOUNDATION PLAN
AND DETAILS

SHEET NO.

51