HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO:	**2017-559**
ADDRESS:	409 FLORIDA ST
LEGAL DESCRIPTION:	NCB 3008 BLK 6 LOT 11
ZONING:	RM-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Peter French
OWNER:	Antonio and Erika Almazan
TYPE OF WORK:	Construction of a rear accessory structure
APPLICATION RECEIVED	October 24, 2017
60-DAY REVIEW:	December 23, 2017

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 409 Florida.

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 a rear accessory structure at the property located at 409 Florida Street, in the Lavaca Historic District. The proposed accessory structure is to be located northwest corner of the property. The historic structure at 409 Florida was constructed circa 1910 in the Folk Victorian style and is first found on the 1912 Sanborn Map.
b. MASSING & FORM – The Guidelines for New Construction 5.A. notes that new garages and outbuilding should be visually subordinate to the primary historic structure in terms of their height, massing and form and should be no larger in plan than forty percent of the primary historic structure's footprint. The proposed accessory structure is consistent with the Guidelines.
c. ARCHITECTURAL DETAILS – The Guidelines for New Construction 5.A.iii. and iv. note that new accessory

structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed a side gabled roof form. Regarding materials, the applicant has proposed wood lap siding, a wood shade structure and a standing seam metal roof. Staff finds the proposed materials and roof form to be appropriate and consistent with the Guidelines. The proposed wood siding should feature an exposure that matches that of the primary historic structure. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standards galvalume finish.

d. WINDOWS & DOORS – Per the Guidelines for New Construction 5.A.iv. window and door openings should be similar to those found on historic accessory structures found throughout the district or those on the primary historic structure in terms of their spacing and proportions. Generally, the proposed window and door openings are consistent with the Guidelines. Regarding window materials, the applicant has proposed vinyl clad, casement windows. Staff finds the proposed windows to be appropriate on the proposed rear accessory structure provided they meet the following: White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the window. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.

e. ORIENTATION & SETBACKS – The applicant has proposed an orientation and setbacks that are consistent with the Guidelines for New Construction 5.B.

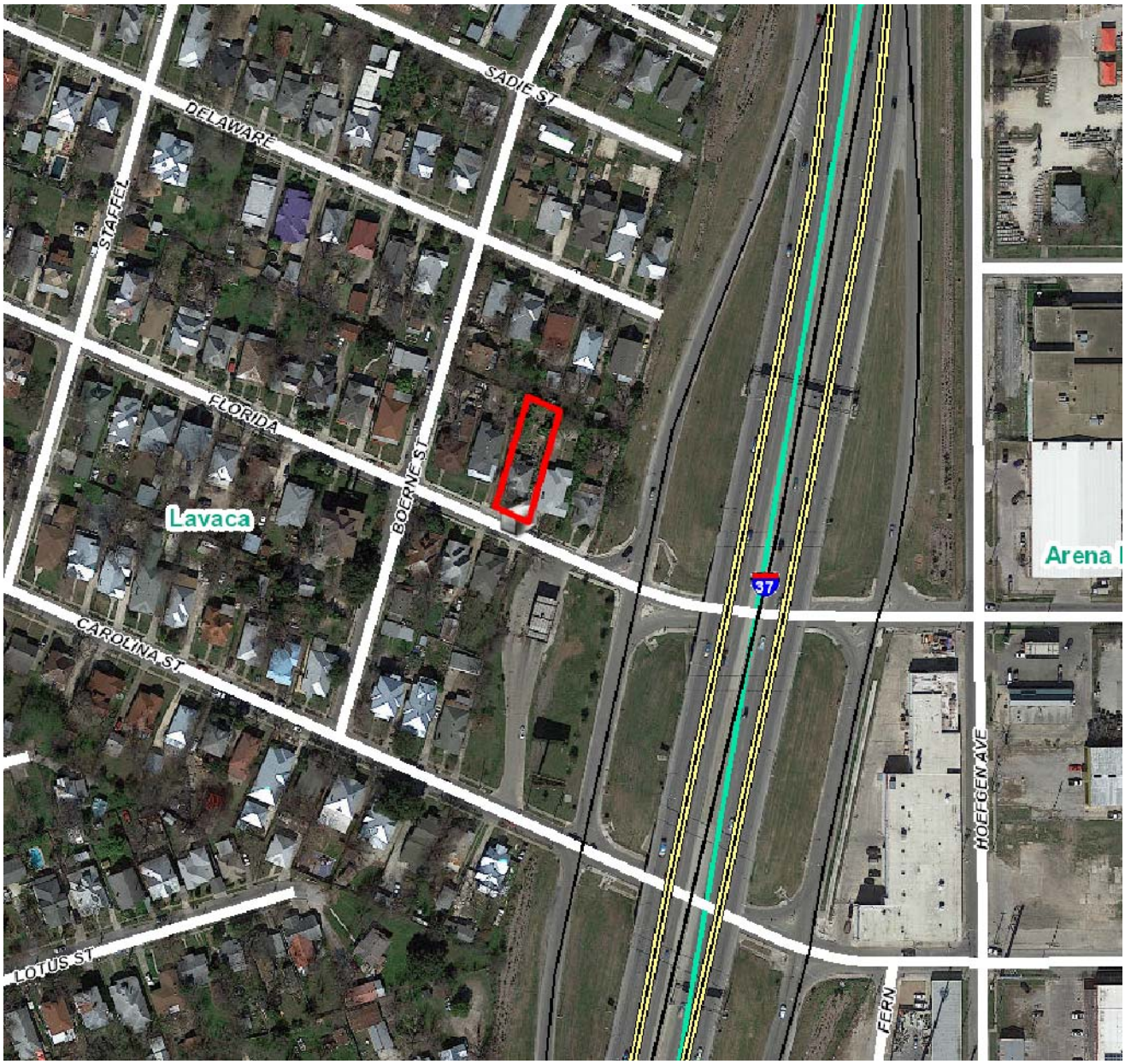
RECOMMENDATION:

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

i. That the proposed wood siding feature an exposure that matches that of the primary historic structure.
ii. That the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standards galvalume finish.
iii. That the proposed windows feature a dark frame color and feature a minimum of two inches in depth between the front face of the window trim and the front face of the window. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.

CASE MANAGER:

Edward Hall



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Flex Viewer

Powered by ArcGIS Server

Printed:Nov 02, 2017

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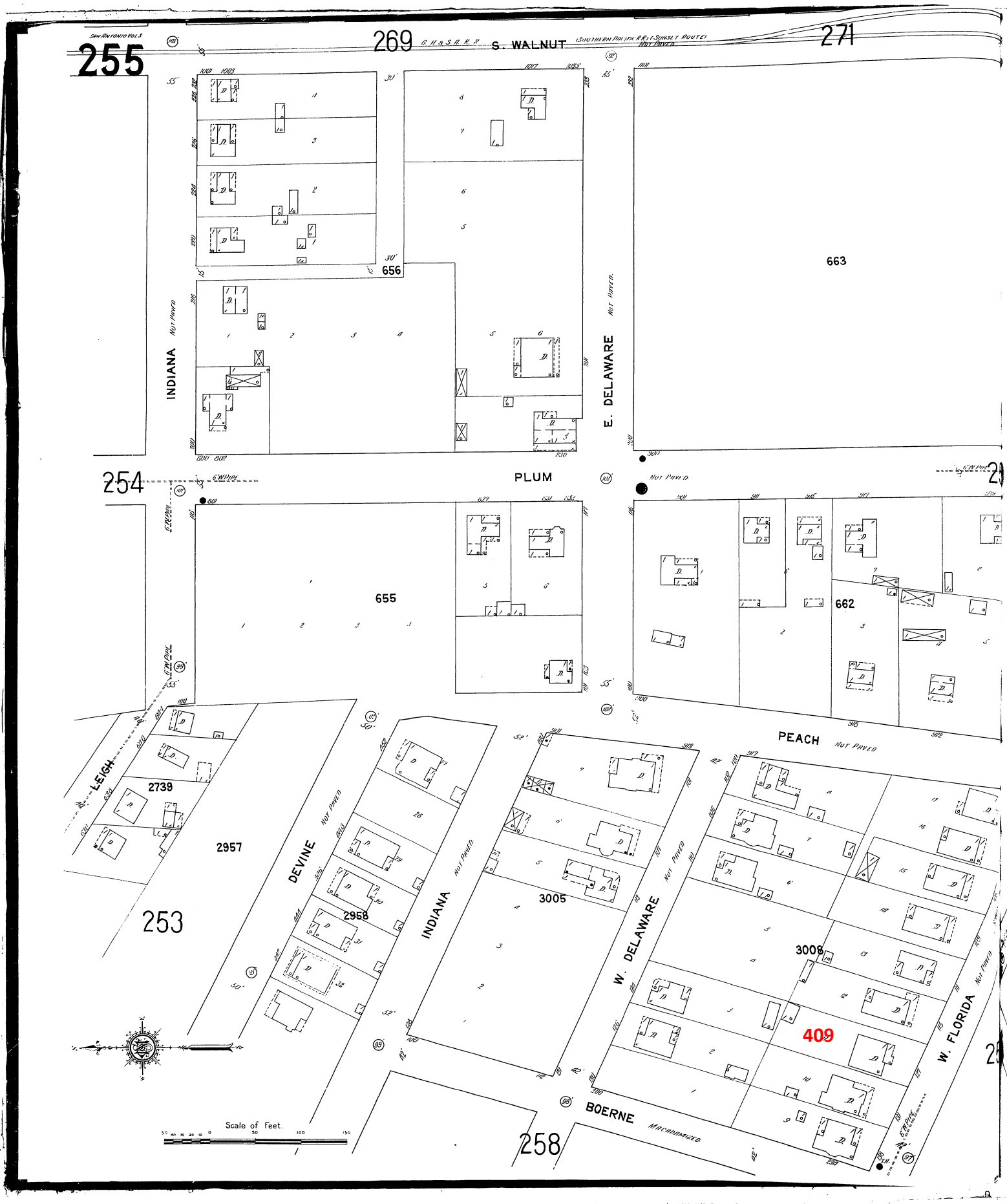
409 Florida Street
Florida St
Florida St
Florida St
Florida St
Boerne St
Boerne St

1912 SANBORN MAP



October 17, 2017

To the City of San Antonio HDRC:

Enclosed are the exhibits to accompany our completed HDRC application for a new accessory structure to be built in the back yard of 409 Florida.

To the right we have included a numbered table of contents.

We appreciate your consideration.

Sincerely,

Peter L French
CEO
Rising Barn PBC
www.risingbarn.co
(512) 217-2786

1	Cover Letter and Table of Contents
2	Written Project Narrative
3	Aerial View
4	Site Plan
5	Site Photos
6	Proposed Building Rendering
7	Proposed Exterior Materials
8	Proposed Building Elevations
9	Proposed Construction Plan
10	Proposed Finish Schedule
11	Proposed Foundation Plan
12	Contact Info

Rising Barn

Project Narrative

The proposed accessory structure of 402 square feet will be constructed in the rear yard of the home at 409 Florida. The structure will not be visible from Florida Street, or by adjacent neighbors due to an existing 6' privacy fence that surrounds the lot.

The accessory structure will be placed in the northeast corner of the property facing south. The eastern and northern sides of the structure have no fenestration and both will sit 3' from the fence line on either side. Mechanical equipment and the building's electrical panel will be placed on the northern exterior wall screened from public view.

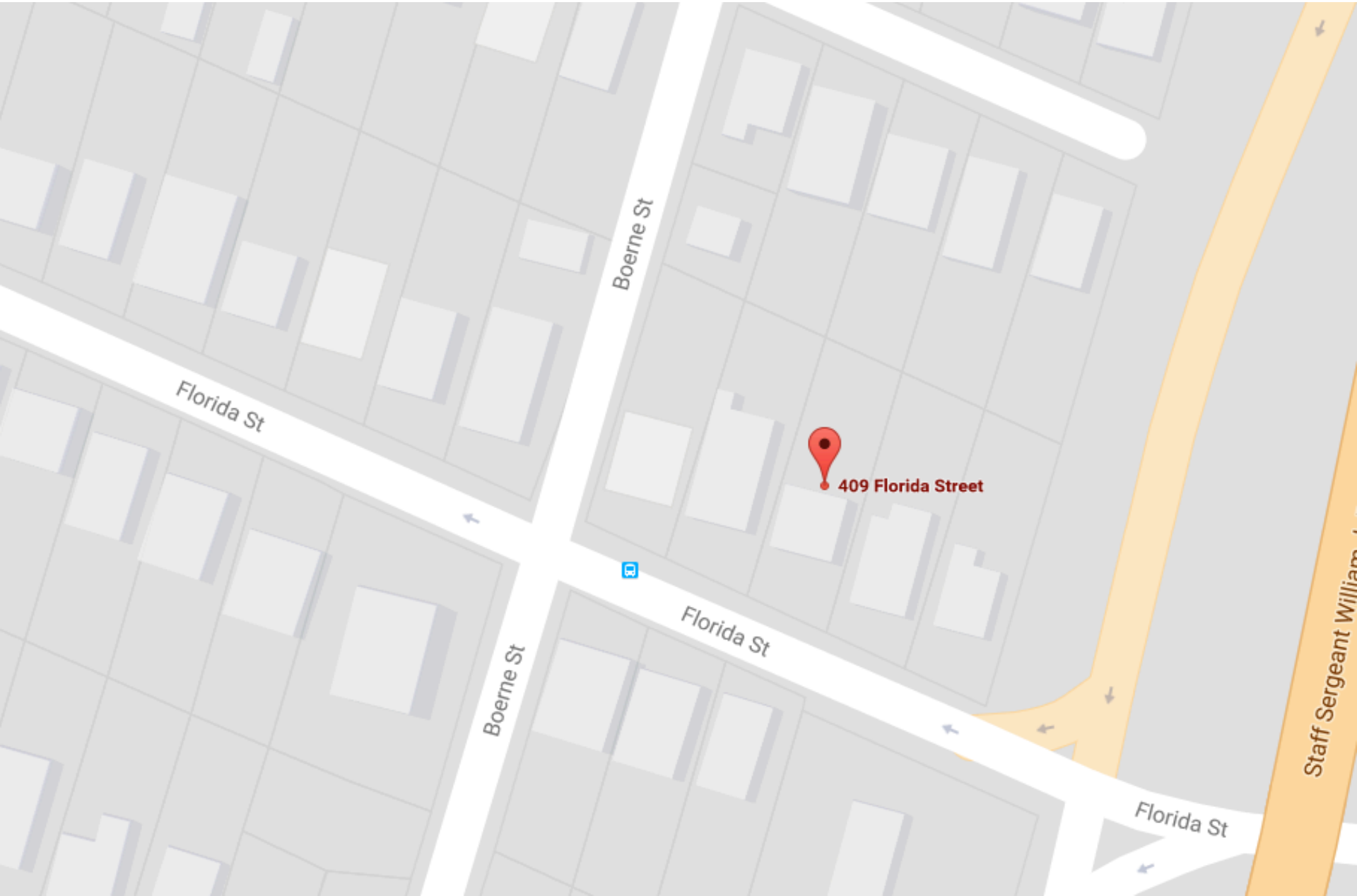
The accessory structure will be built in a style, and of a scale consistent with the existing home. The accessory structure will have wood siding run horizontally and a metal roof of complimentary form. The structure will also have a wooden shade structure on the southern façade. The accessory structure will rest on an engineered pier foundation.

The interior of the structure is an open plan.

Rising Barn

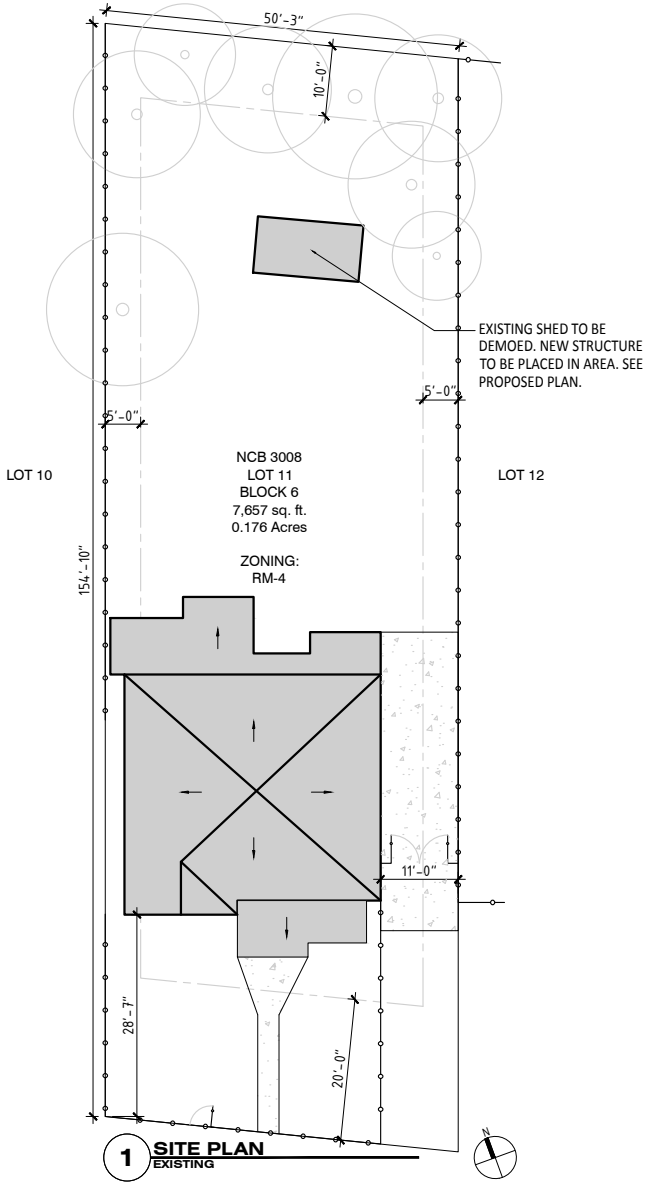
AERIAL VIEW – 409 FLORIDA

Rising Barn

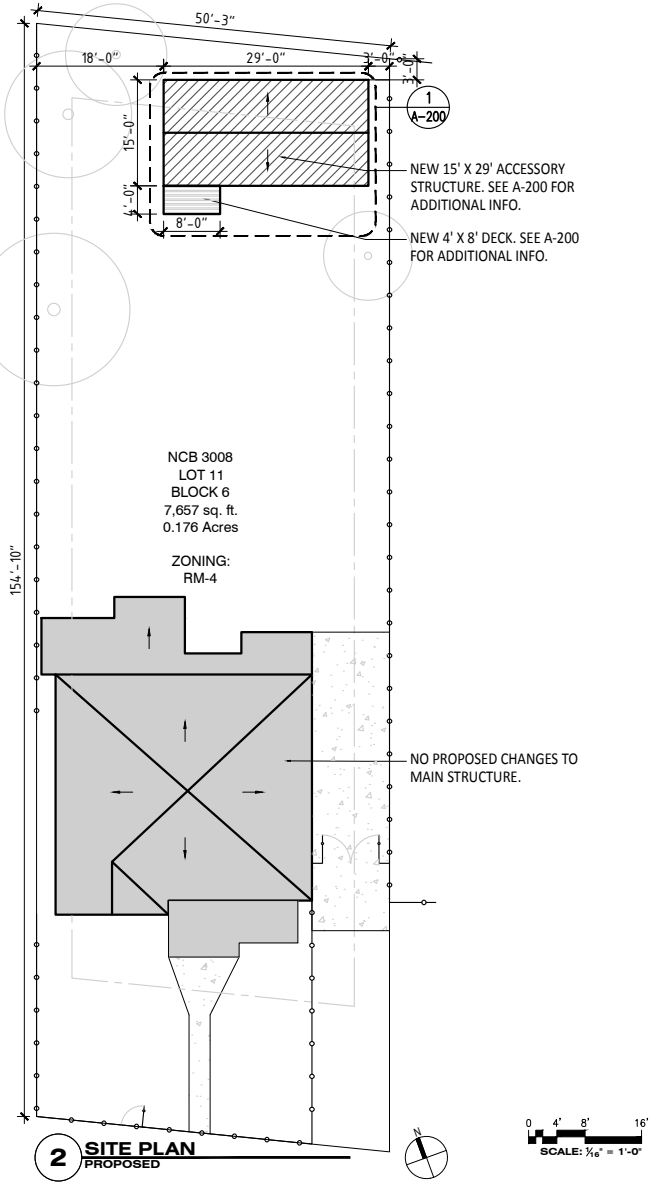


409 FLORIDA – SITE PLAN

Rising Barn



1 SITE PLAN
EXISTING



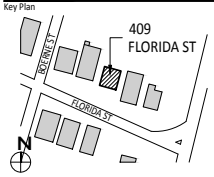
2 SITE PLAN
PROPOSED

0 4' 8' 16'
SCALE: 1/16" = 1'-0"

No.	Revisions	Date
1	ISSUED FOR GC BID	08.27.2017

No.	Issued	Date

Key Plan



NOT FOR CONSTRUCTION

Architect
Rising Barn
219 E Houston St, Suite 300
San Antonio, TX 78205
512-596-0006
www.risingbarn.com

Project
ALMAZAN ACCESSORY STRUCTURE
409 Florida Street
San Antonio, TX 78210

Drawing Title
EXISTING & PROPOSED SITE PLANS

Drawn By	EJG
Date	9/16/2017
Scale	1/16" = 1'-0"
Project No.	17001A00
Filename	A-100.DWG

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Sheet No.
A-100
Sheet ... of XX

B SCAN STICKER HERE

409 FLORIDA - SITE PHOTOS

Rising Barn

409 Florida – front of home

409 Florida – view towards back yard from driveway

409 FLORIDA – PROPOSED BUILDING RENDERING

Rising Barn

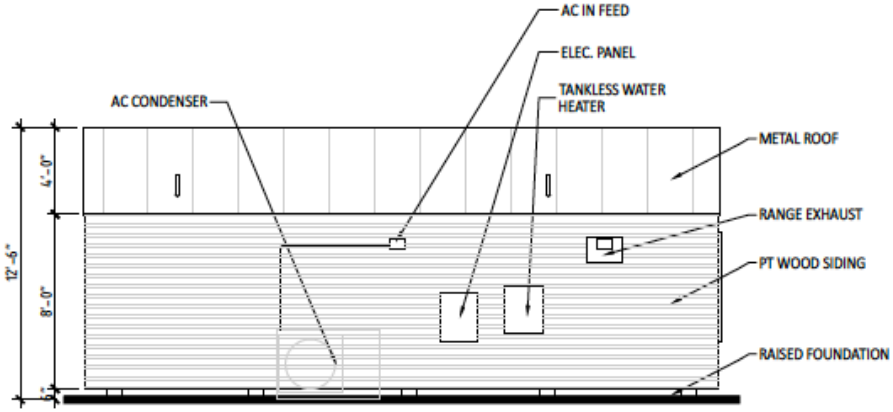
409 FLORIDA – PROPOSED EXTERIOR BUILDING MATERIALS

Wood Siding

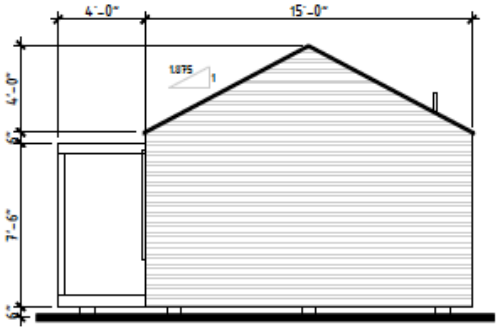
Standing Seam Metal Roof

Wood Shade Structure

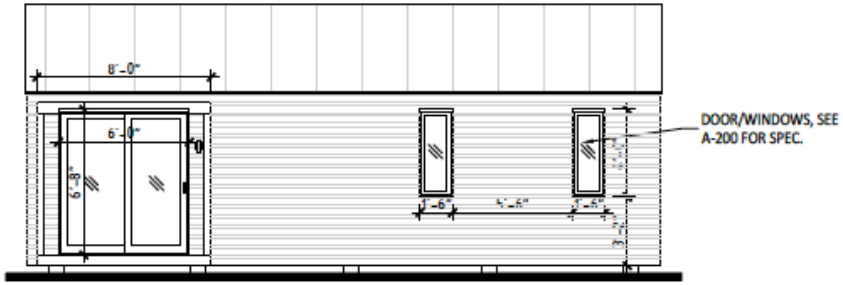
Rising Barn



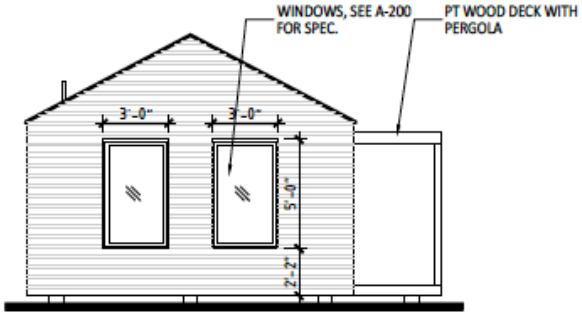
1 ELEVATION
NORTH



2 ELEVATION
EAST



3 ELEVATION
SOUTH

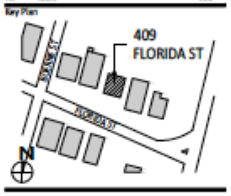


4 ELEVATION
WEST

No.	Revisions	Date
1	ISSUED FOR GC BID	06.27.2017

No.	Issued	Date

Key Plan



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Architect
Rising Barn
219 E Houston St, Suite 300
San Antonio, TX 78205
512-596-0006
www.risingbarn.com

Project
ALMAZAN ACCESSORY STRUCTURE
409 Florida Street
San Antonio, TX 78210

Drawing Title
EXTERIOR ELEVATIONS

Drawn By	EJG
Date	9/16/2017
Scale	3/16" = 1'-0"
Project No.	17001A00
Filename	A-600.DWG

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A-600
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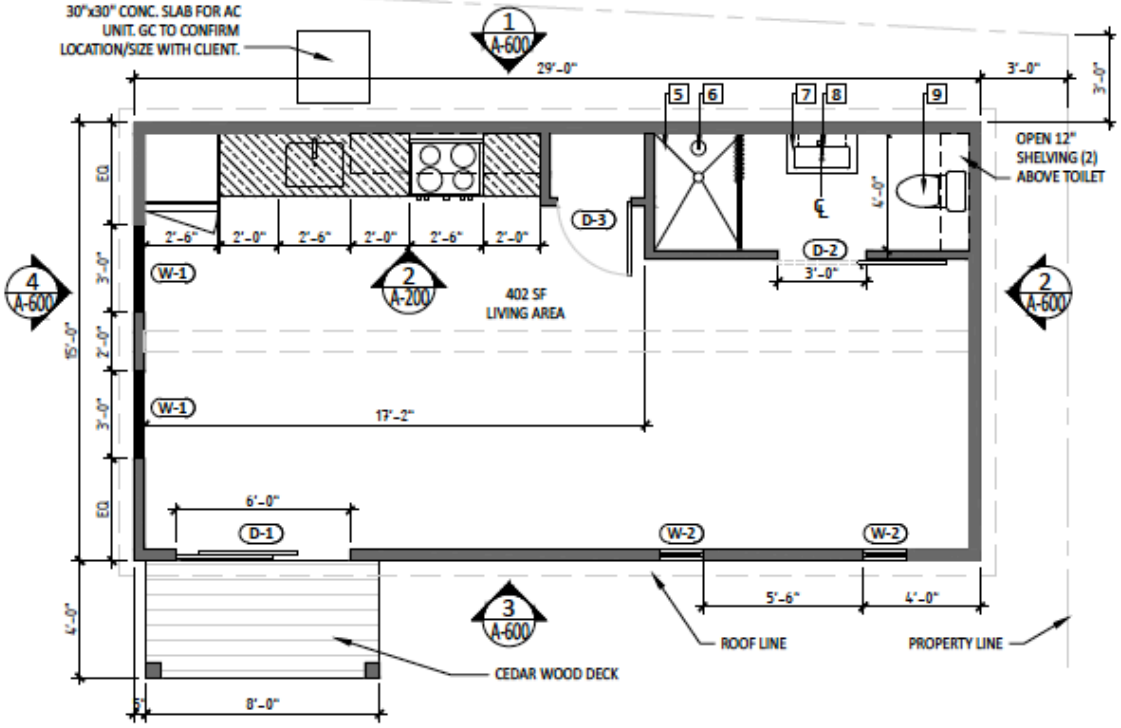
409 FLORIDA – PROPOSED BUILDING ELEVATIONS

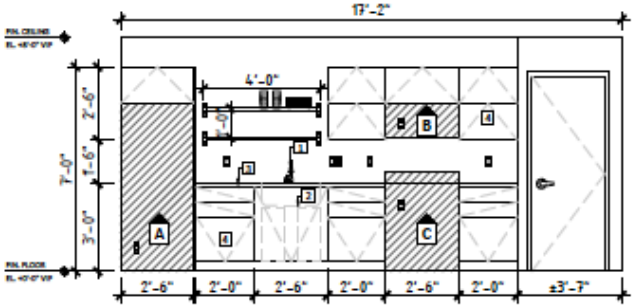
Rising Barn



1 CONSTRUCTION PLAN
LEVEL +0'-0"

NOTES

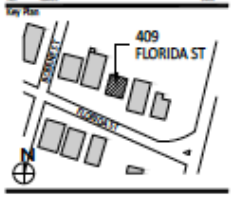
- A REFRIGERATOR BY CLIENT
- B MICROWAVE BY CLIENT
- C RANGE BY CLIENT
- 1 FAUCET: TBD
- 2 SINK: TBD
- 3 SOLID SURFACE COUNTERTOPS BY IKEA. FINISH TBD.
- 4 CUSTOM CABINETS/SHELVING BY IKEA. FINISH TBD.
- 5 DREAMLINE SLIMLINE 34"x48" DBL THRESHOLD SHOWER BASE, WHITE
- 6 DELTA VERO 1-HANDLE RAINCAN SHOWER FAUCET, CHROME
- 7 GODMORGON / ODENSVIK SINK CABINET
- 8 CUSTOM CABINETS/SHELVING BY IKEA. FINISH TBD.
- 9 CUSTOM CABINETS/SHELVING BY IKEA. FINISH TBD.
- D-1 EXTERIOR 2 PANEL SLIDING GLASS DOOR, 6' W x 7' H, HARDWARE TBD
- D-2 5-PANEL SOLID WOOD BARN DOOR, 40" W x 68" H, HARDWARE TBD
- D-3 5-PANEL WOOD SWING DOOR, 30" W x 68" H, HARDWARE TBD
- W-1 LOW-E VINYL CASEMENT WINDOW, CRANK OPEN, DARK BRONZE FINISH, 3' W x 5' H
- W-2 LOW-E VINYL CASEMENT WINDOW, CRANK OPEN, DARK BRONZE FINISH, 1.5' W x 5' H



2 ELEVATION
@KITCHEN

No.	Revisions	Date
1	ISSUED FOR GC BID	08.27.2017

Key Plan



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Architect
Rising Barn
219 E Houston St, Suite 300
San Antonio, TX 78205
512-586-0006
www.risingbarn.com

Project
ALMAZAN ACCESSORY STRUCTURE
409 Florida Street
San Antonio, TX 78210

Drawing Title
CONSTRUCTION PLAN & KITCHEN ELEVATION

Drawn By	JLK
Date	09/06/2017
Scale	1/4" = 1'-0"
Project No.	17001A00
Filename	A-200.DWG

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A-200

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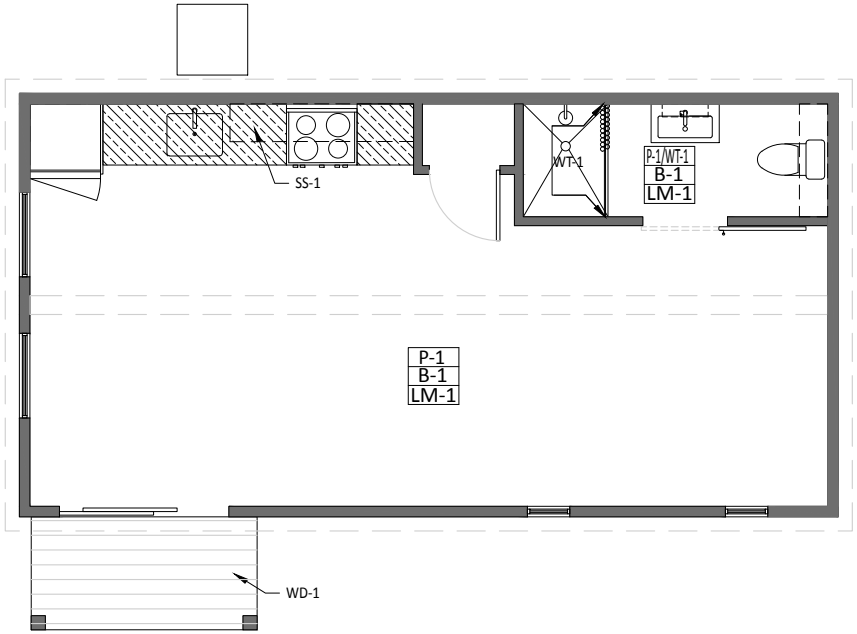
409 FLORIDA – PROPOSED CONSTRUCTION PLAN

Rising Barn



1 **FINISH PLAN**
LEVEL +0'-0"

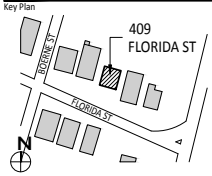
FINISH SCHEDULE

	MARK	MANUFACTURER	STYLE/MODEL/NOTES
BASE	B-1	BY GC	1"X6" WHITE PINE, PAINTED P-1
PAINT	P-1	BENJAMIN MOORE	ECO SPEC INTERIOR LATEX PAINT. COLOR: CHANTILLY LACE OC-65 (C1B). FINISH: EGGSHELL. WALLS.
	P-2	BENJAMIN MOORE	ECO SPEC INTERIOR LATEX PAINT. COLOR: CHANTILLY LACE OC-65 (C1B). FINISH: SEMI-GLOSS. MOLDING, WINDOWS, DOORS.
SOLID SURFACE	SS-1	IKEA	PERSONLIG QUARTZ COUNTERTOP, 1 $\frac{1}{4}$" THICK, #4 PEBBLE/STONE GRAY, KITCHEN TOPS.
TILE	WT-1	BUILDER DEPOT	CARRARA VENATO MARBLE, POLISHED 3X6" SUBWAY WALL TILE, KITCHEN BACKSPLASH & BATH SHOWER WALLS, DR. GRAY GROUT
	WT-2	BUILDER DEPOT	PENNY PORCELAIN GLOSS FINISH MOSAIC FLOOR TILE, USE DARK GRAY GROUT TO MATCH COLOR.(NOT USED)
WOOD	WD-1	BY GC	1"X4" CEDAR BOARD, NO EXPOSED FASTENERS
	WD-2	BY GC	EASTERN RED CEDAR
LAMINATE	LM-1	HOME DEPOT	HOME DECORATORS COLLECTION, HORIZONTAL TOAST $\frac{3}{8}$"x5"x38.6" ENGINEERED CLICK BAMBOO FLOORING
GLASS			
CEILING	C-1	BENJAMIN MOORE	ECO SPEC INTERIOR LATEX PAINT. COLOR: CHANTILLY LACE OC-65 (C1B). FINISH: FLAT
WINDOW TREATMENT	WS-1	MECHOSHADE	MECHOSHADE - SINGLE ROLLER SOLAR SHADE, FABRIC: EUROVEIL BASKET WEAVE SHADECLOTH S300 SERIES COLOR: S301 WHITE, 5% OPENNESS, MANUALLY OPERATED. EAST AND SOUTH WINDOWS ONLY
CONCRETE	CT-1	BY GC	SKIM-COAT CONCRETE, MATTE FINISH
	CT-2	BY GC	REINFORCED SLAB CONCRETE, MATTE FINISH
METAL	MT-1	BY GC	$\frac{3}{8}$" CORRUGATED REZIBOND, DARK BRONZE FINISH, FASTENERS TO MATCH IN COLOR
	MT-2	BY GC	BLACKENED STEEL, TUBE SIZES DETERMINED BY STRUCTURAL ENGINEER.

No.	Revisions	Date

No.	Issued	Date
1	ISSUED FOR GC BID	08.27.2017

Key Plan



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Architect
Rising Barn
219 E Houston St, Suite 300
San Antonio, TX 78205
512-596-0006
www.risingbarn.com

Project
ALMAZAN ACCESSORY STRUCTURE
409 Florida Street
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Drawing Title
FINISH PLANS AND SCHEDULE

Drawn By	EJG
Date	9/16/2017
Scale	1/4" = 1'-0"
Project No.	17001A00
Filename	A-500.DWG

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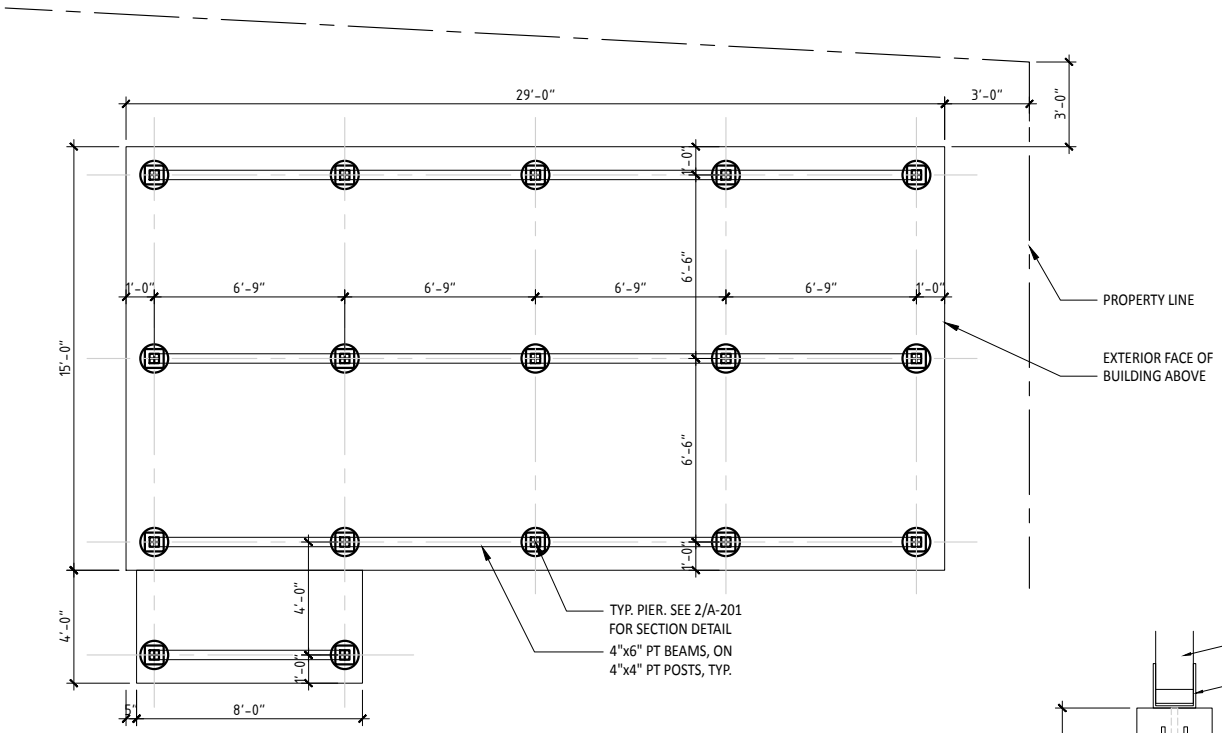
A-500
Sheet -- of XX

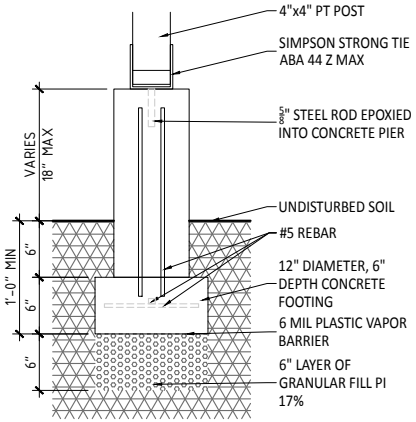
B SCAN STICKER HERE

409 FLORIDA – PROPOSED FINISH SCHEDULE

Rising Barn



1 FOUNDATION PLAN
LEVEL -1'-0"

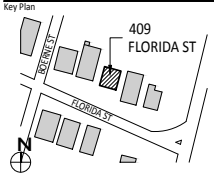


2 DETAIL @ PIER
SCALE: 1 1/2" = 1'-0"

No.	Revisions	Date

No.	Issued	Date
1	ISSUED FOR GC BID	08.27.2017

Key Plan



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Architect
Rising Barn
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San Antonio, TX 78205
512-596-0006
www.risingbarn.com

Project
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409 Florida Street
San Antonio, TX 78210

Drawing Title
FOUNDATION PLAN & DETAILS

Drawn By	EJG
Date	08/23/2017
Scale	1/4" = 1'-0"
Project No.	17001A00
Filename	A-201.DWG

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Sheet ... of XX
A-201

B SCAN STICKER HERE

409 FLORIDA – PROPOSED FOUNDATION PLAN

Rising Barn

Peter French
CEO
Rising Barn PBC
4040 Broadway, Suite 501
San Antonio, Texas 78209

www.RisingBarn.co
(512) 596-0006
hello@risingbarn.com