

## HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

**HDRC CASE NO:** 2018-510  
**ADDRESS:** 118 SWEET  
**LEGAL DESCRIPTION:** NCB 2563 BLK C LOT 6 & E 20 FT OF 5  
**ZONING:** RM-4, HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Nathan Historic District  
**LANDMARK:** House  
**APPLICANT:** Andreas Wurzer/Andreas Wurzer Construction Inc  
**OWNER:** Sergio & Naema Vides  
**TYPE OF WORK:** Construction of a two story, rear accessory structure  
**APPLICATION RECEIVED:** September 28, 2018  
**60-DAY REVIEW:** November 27, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a two story, rear accessory structure at 118 Sweet.

### 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 is requesting a Certificate of Appropriateness for approval to construct a two story, rear accessory structure at 118 Sweet. The applicant has noted that the proposed accessory structure will be constructed in place of an existing, rear accessory structure, which will be removed. The existing rear accessory structure features non-historic elements such as gable return boxes and a contemporary window size. This structure does not appear on the 1951 Sanborn Map.
- b. **MASSING & HEIGHT** – The applicant has proposed a two story, rear accessory structure. The Guidelines for New Construction 5.A. note that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of height, massing and form, and should be no larger in plan than forty (40) percent of the primary historic structure's footprint. The applicant has noted that the proposed accessory structure will feature an overall height twenty (20) feet, two feet shorter in height than the primary historic structure. The applicant has also noted a footprint of 252 square feet. Staff finds the proposed massing and height

to be appropriate and consistent with the Guidelines.

- c. **ARCHITECTURAL DETAILS** – The Guidelines for New Construction 5.A.iii. notes that new garages and outbuildings should relate to the period of construction of the primary historic structure through complementary materials and simplified architectural details. The applicant has proposed a front facing gabled roof, a form consistent with that found on the primary historic structure.
- d. **MATERIALS** – The applicant has proposed materials that include Hardie siding, vinyl windows, wood trim, asphalt shingles, wood balcony railings and a steel exterior door. Staff finds that any composite siding should feature an exposure of four (4) inches and a smooth finish. Regarding the proposed door, staff finds that wood would be more appropriate within the Nathan Historic District than steel. Staff finds the use of wood trim, asphalt shingles and wood balcony railings appropriate. Vinyl windows should not be used.
- e. **WINDOW MATERIALS** – As noted in finding e, the applicant has proposed vinyl windows. Vinyl windows are not appropriate for the Nathan Historic District and are not consistent with the Guidelines. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. 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 top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- f. **SETBACKS & ORIENTATION** – The applicant has noted both setbacks and an orientation that are generally consistent with what’s found historically in the Nathan Historic District. The applicant should ensure that proposed rear setbacks are consistent with Zoning regulations.

#### **RECOMMENDATION:**

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

- i. That wood or aluminum clad wood windows be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. 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 top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- ii. That a wood exterior door be installed and that the proposed Hardie siding feature an exposure of four (4) inches and a smooth finish.

#### **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Oct 02, 2018

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W. GUENTHER

MICHIGAN

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RISCHE

MICHIGAN

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S. FLORES

NATHAN

356

FRASCH

2556

2557

DANIEL

MICHIGAN

2559

2558

SWEET

MICHIGAN

118

2563

2564

377

S.P. HOTEL

FARMERS HOTEL

UNION HOTEL

ARANSAS

379

Scale of Feet.

100

50

25

10

5

0

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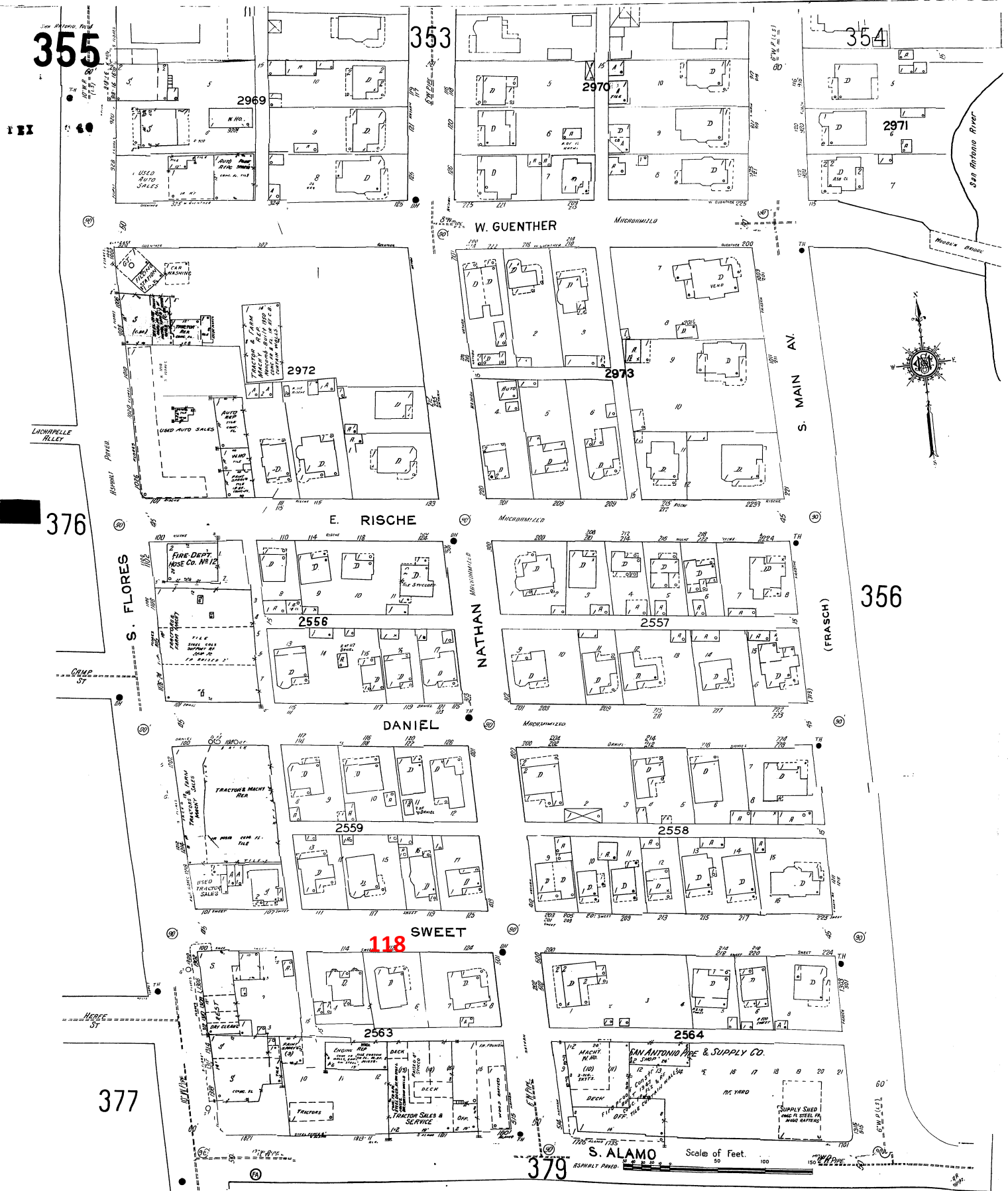
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1951 SANBORN MAP







118 Sweet

Sweet

536











### New Accessory Structure ("Granny Flat") at 118 Sweet

#### Project description:

On the rear side of the property we are planning to build a 2-story accessory structure. Currently there is a shed which will be removed. The total size will be 504 sqft; 252 sqft on the 1<sup>st</sup> and 2<sup>nd</sup> story.

The 1st story will have 8 ft walls and the 2 story 7-foot walls. The total height of the structure will come out to 20 ft, which is still well below the height of the main structure of 22 ft. (see renderings).

#### Materials to be used:

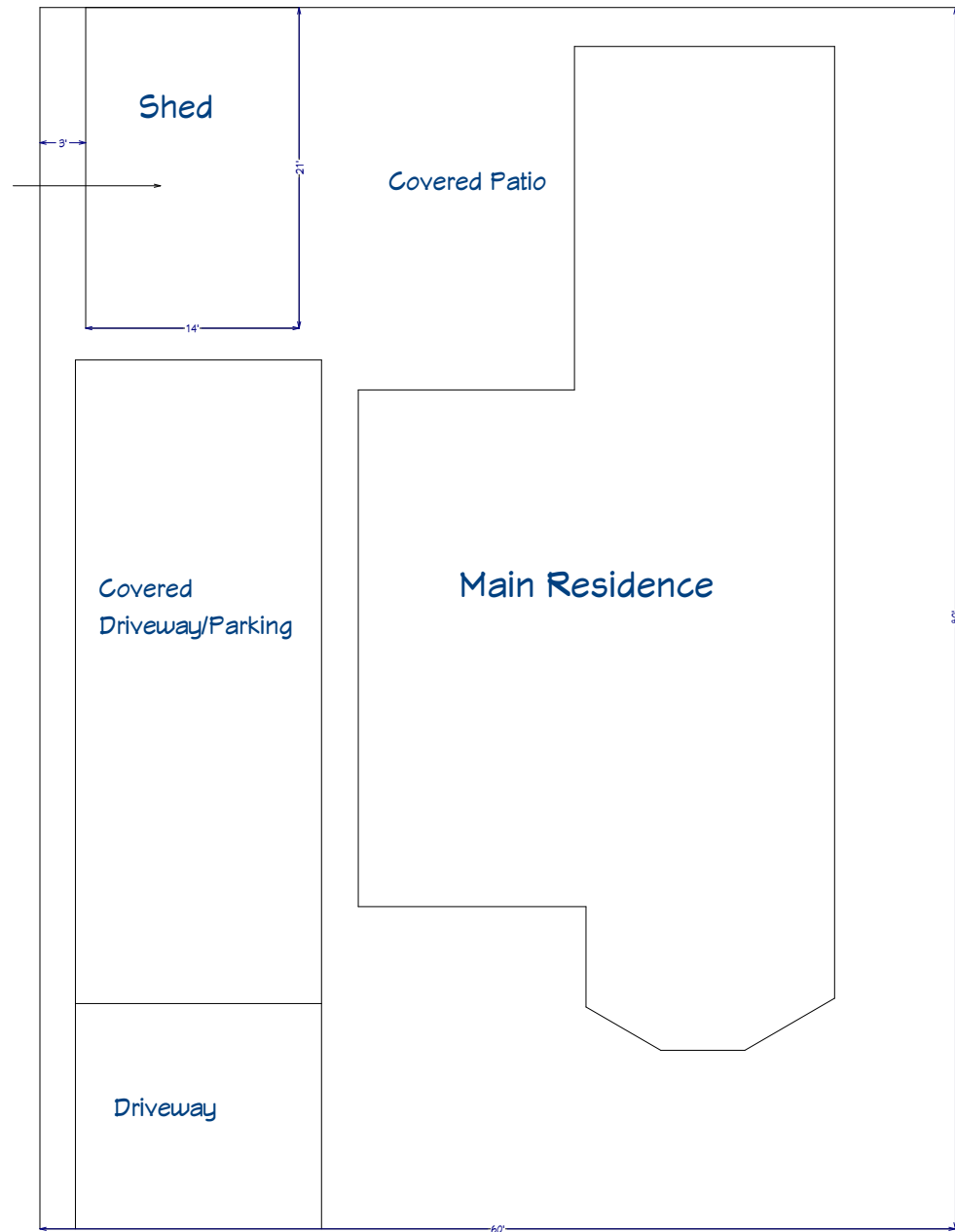
- Hardie plank siding
- Vinyl windows (no grit)
- 1x4 wood trim
- 3-tab shingles (grey)
- Wood balcony railing
- Exterior steel door

Exterior finishes will match colors of main residence.



Site Plan  
118 Sweet  
San Antonio, TX 78204  
NCB 2563  
BLK C  
LOT 6 & E 20 FT OF 5

Location of proposed  
accessory structure



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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Site Plan

PROJECT DESCRIPTION:
Accessory Structure 118 Sweet

DRAWINGS PROVIDED BY:
Andreas Wurzer

DATE:

SCALE:

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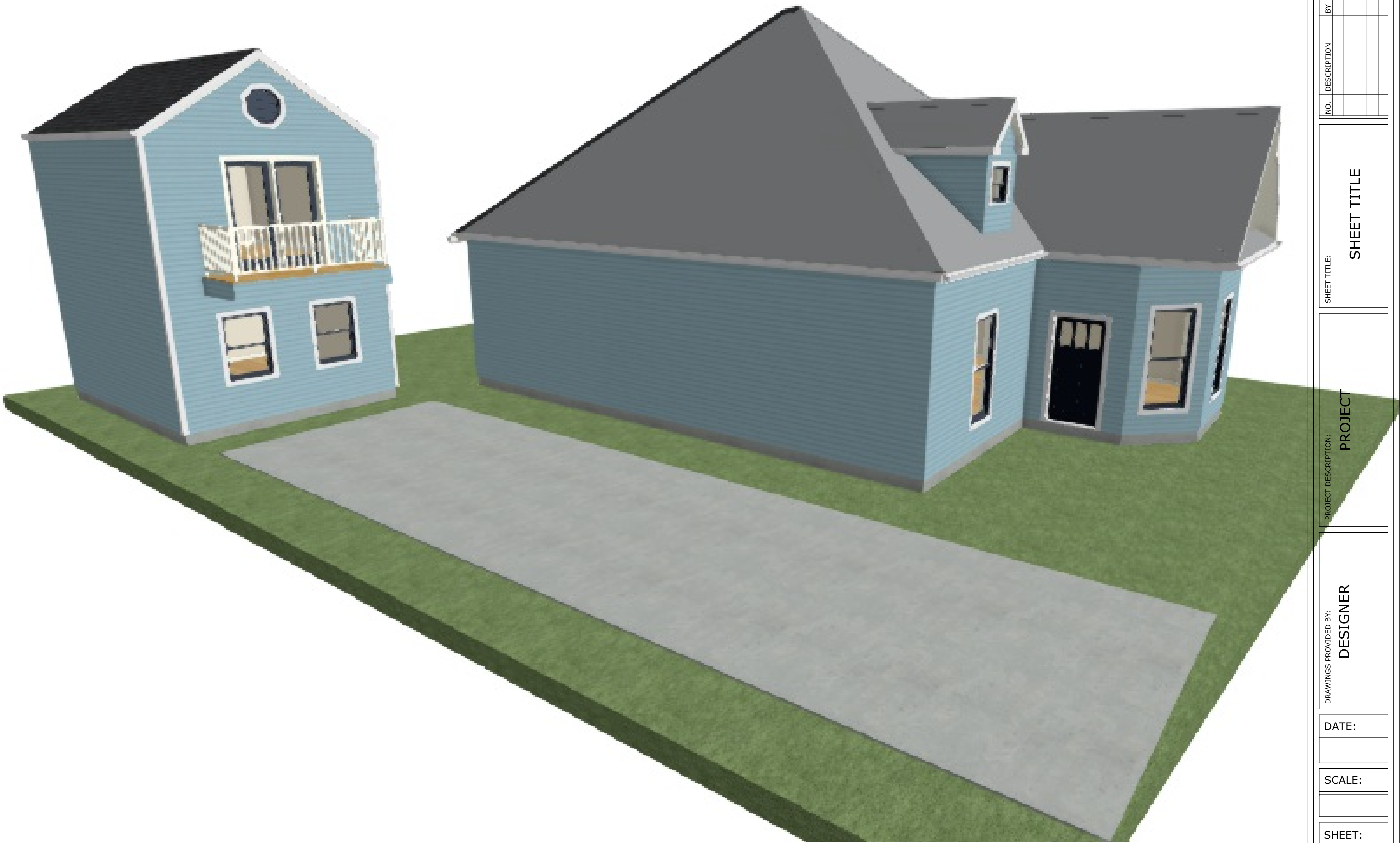
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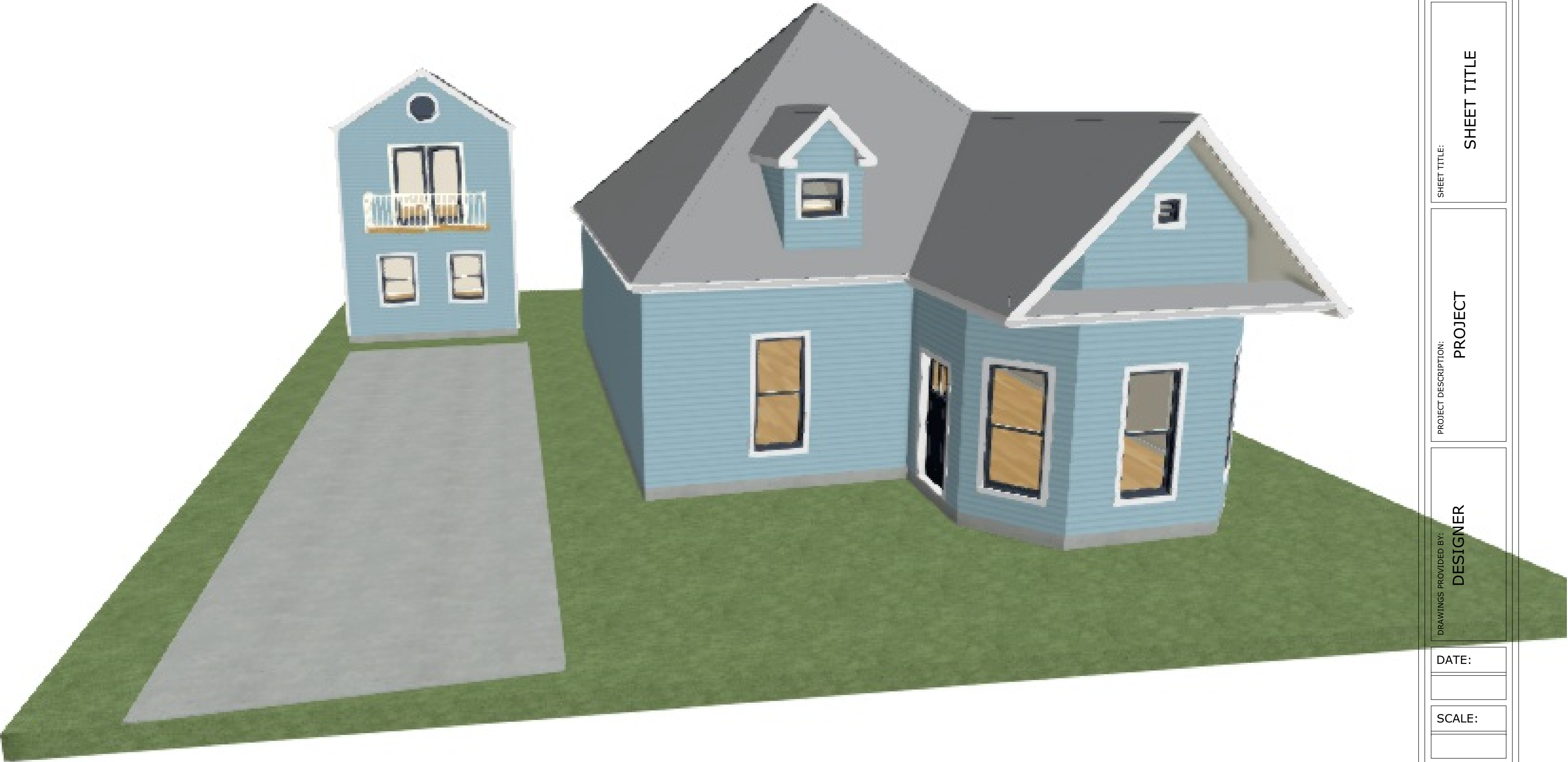
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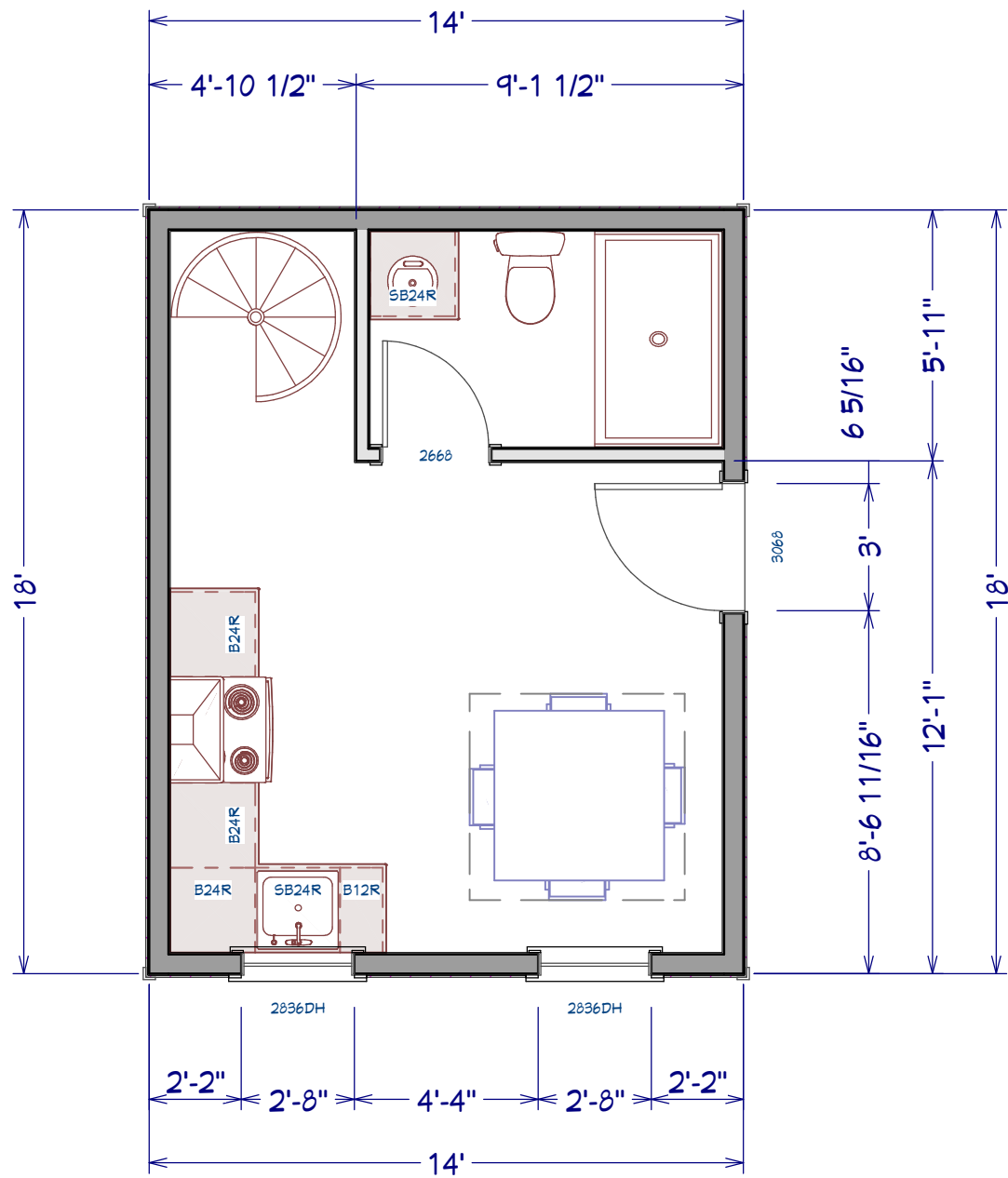
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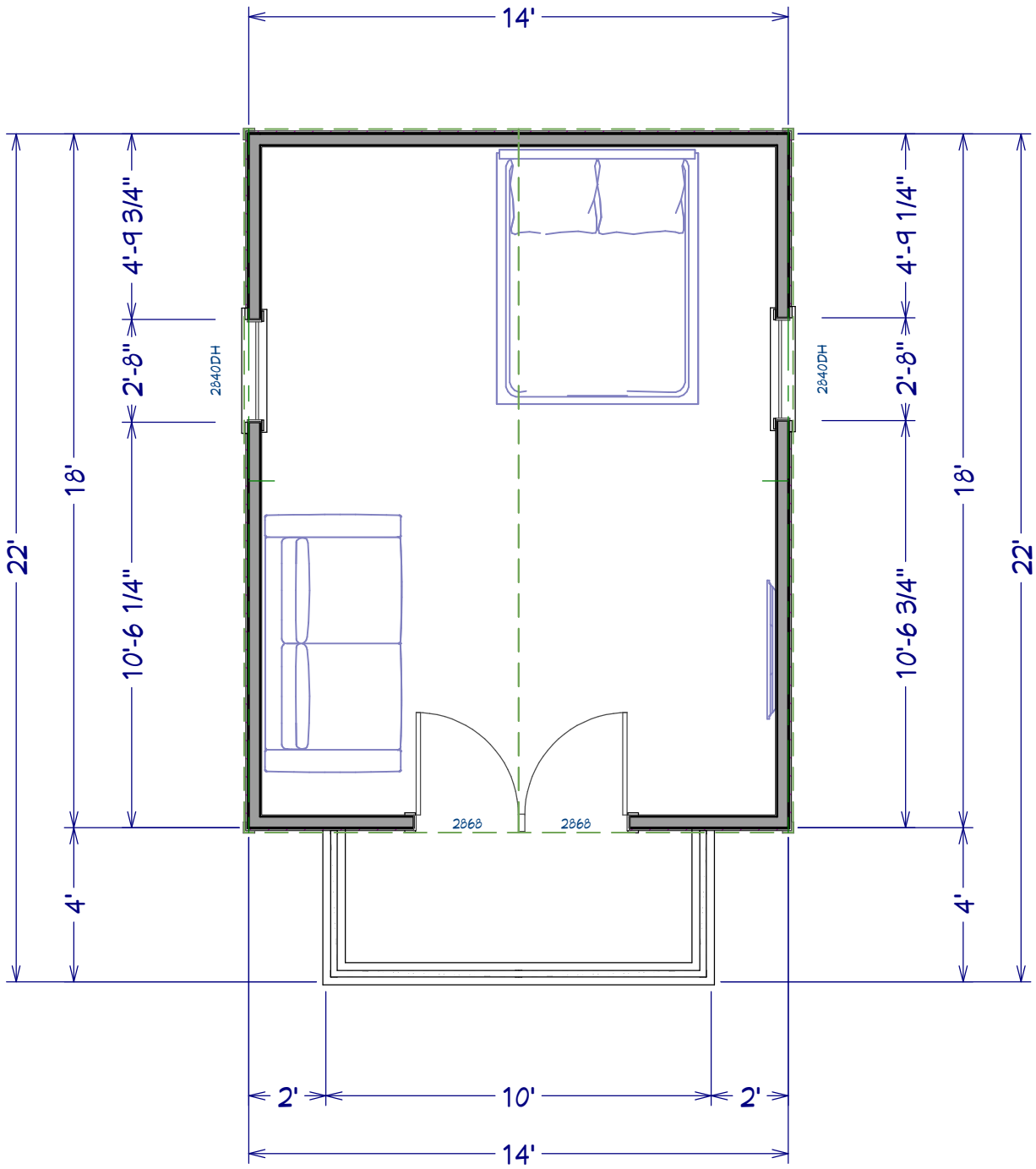
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LIVING AREA  
252 SQ FT

1st Floor



LIVING AREA  
293 SQ FT

2nd Floor

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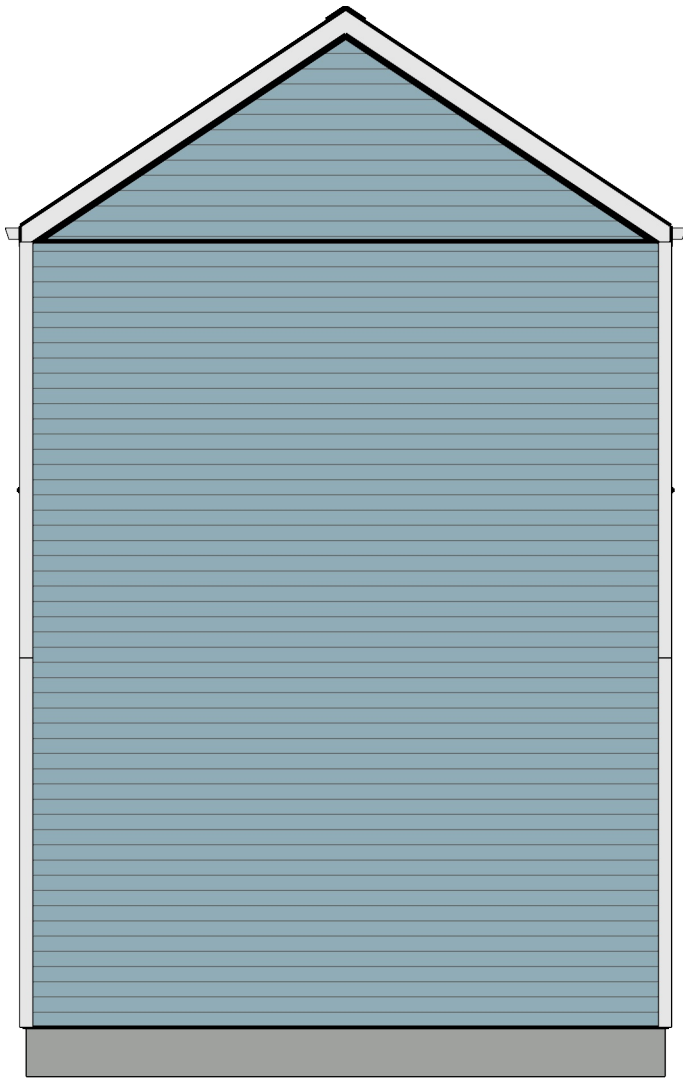
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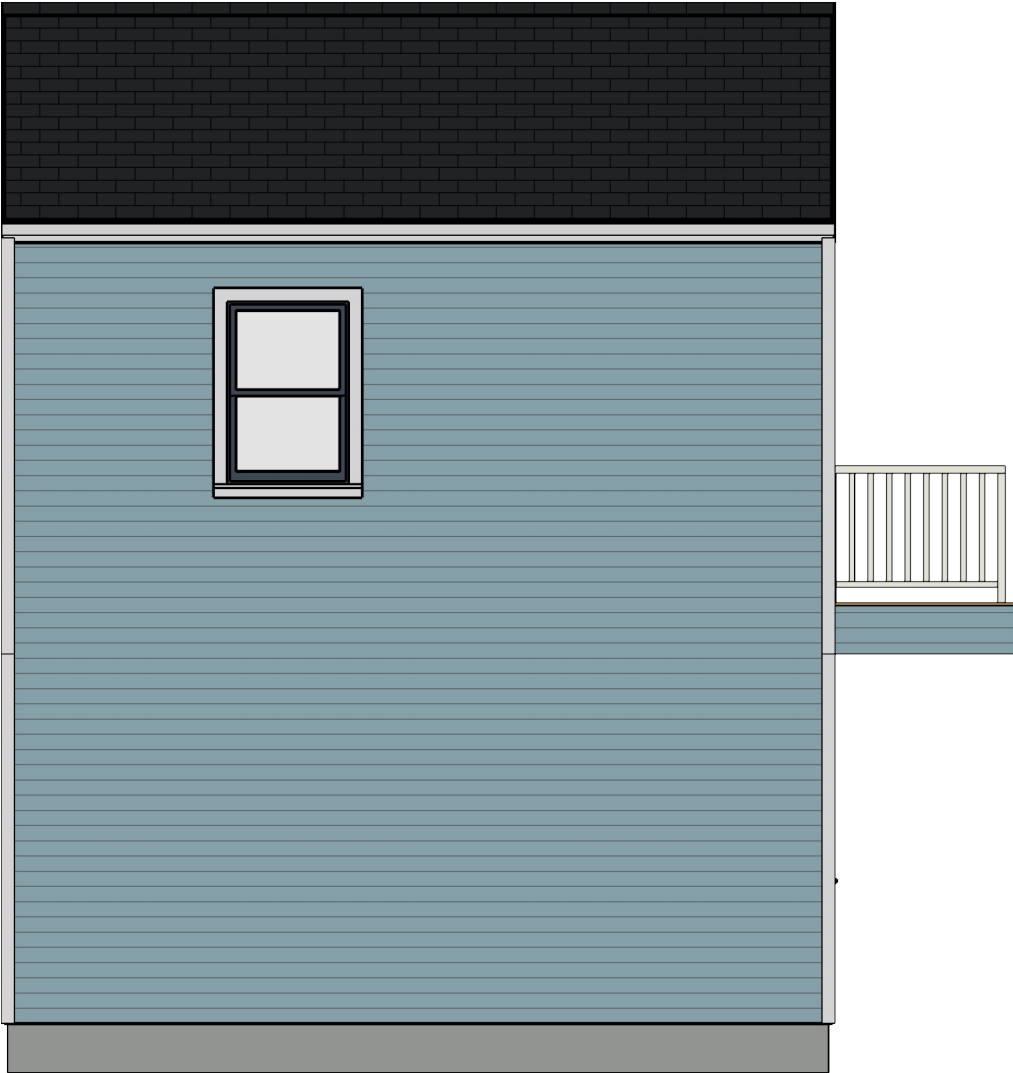
Elevation 1



Elevation 2



Elevation 3



Elevation 4

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