

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-303
ADDRESS: 306 CALLAGHAN AVE
LEGAL DESCRIPTION: NCB 721 BLK 3 LOT N 80.04FT OF 2
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Frederic Wile/WILE FREDERIC D
OWNER: Frederic Wile/WILE FREDERIC D
TYPE OF WORK: Construction of a rear accessory structure
APPLICATION RECEIVED: May 18, 2019
60-DAY REVIEW: July 17, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure to feature approximately one-hundred forty (140) square feet and materials to match the primary historic structure.

APPLICABLE CITATIONS:

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 primary historic structure at 306 Callaghan was constructed circa 1910 in the Folk Victorian style and first appears on the 1912 Sanborn map. The one-story, single-family structure features a traditional L-plan, a covered porch with simple Tuscan columns, and a standing-seam metal roof. The property is contributing to the Lavaca Historic District.
- b. **COMPLIANCE** – On a site visit conducted on May 17, 2019, staff found that construction of a rear accessory structure had initiated prior to the issuance of a Certificate of Appropriateness. The owner/applicant was cooperative to submit an application to be heard at the next available HDRC hearing.
- c. **MASSING, FORM, AND SIZE** – The applicant has proposed to install a rear accessory structure featuring ten-feet (10') in width, fourteen-feet (14') in length, and up to eleven-feet five-inches (11' - 5") in height. The accessory structure features a simple shed form, with the roof sloping upward facing into the rear yard. Consistent the Guidelines for New Construction 5.A.i. and ii., staff finds that the proposed structure is visually subordinate to the principal historic structure in height, massing, and form, and is no larger than 40 percent principal structure's footprint.

- d. **CHARACTER AND DESIGN** – The proposed rear accessory structure features board-and-batten siding, and a standing-seam metal shed roof. Staff finds these features generally relate to the principal historic structure and is consistent with the Guidelines for New Construction 5.A.iii.
- e. **DOORS AND WINDOWS** – The proposed rear accessory structure features three (3) facades featuring no fenestration details while the yard-facing façade features a six-lite, tempered glass configuration with a centered door. Per the Guidelines for New Construction 5.A.iv. notes that window and door openings should 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. While the full-glazing elevation design is not found on historic outbuildings within the district, staff finds that this elevation faces into the yard and is minimally visible from the public right-of-way. Staff finds that the proposed fenestration details are appropriate considering the scale and orientation of the accessory structure.
- f. **ORIENTATION AND SETBACK** – The proposed rear accessory structure is set in the rear corner of the property, at the end of the driveway. The structure is set twenty-seven inches (27”) from the neighboring property line (fence) and twenty-four inches (24”) from the rear property line. Consistent with the Guidelines for New Construction 5.B.i and ii., staff finds that the structure matches the orientation of similar outbuildings on the block and generally follows the historic setback pattern of the block, which features narrow rear yards where accessory structure are closer to property lines. In this instance, historic setbacks are not consistent with UDC requirements and a variance may be required.

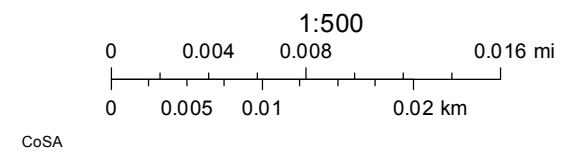
RECOMMENDATION:

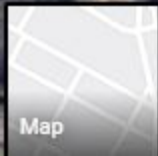
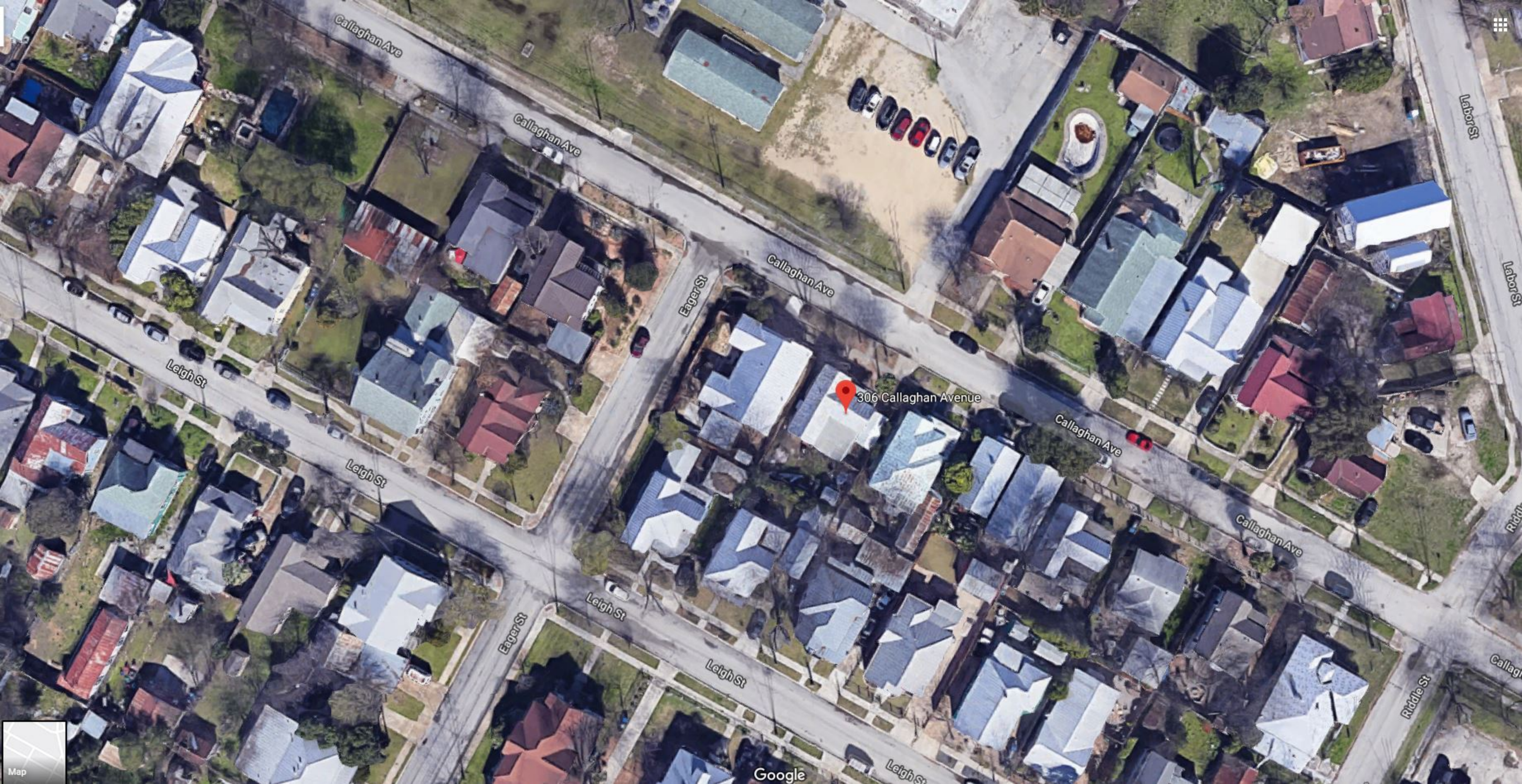
Staff recommends approval of the rear accessory structure based on findings c through f. The applicant is responsible for complying with all setback requirements as required by the UDC and Development Services Department, Zoning Division, and for obtaining a variance from the Board of Adjustment, if applicable.

306 Callaghan



May 27, 2019







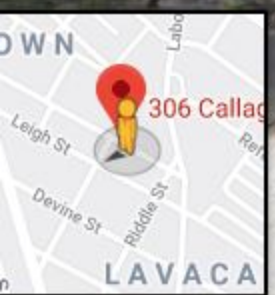
306 Callaghan Avenue

Callaghan Ave

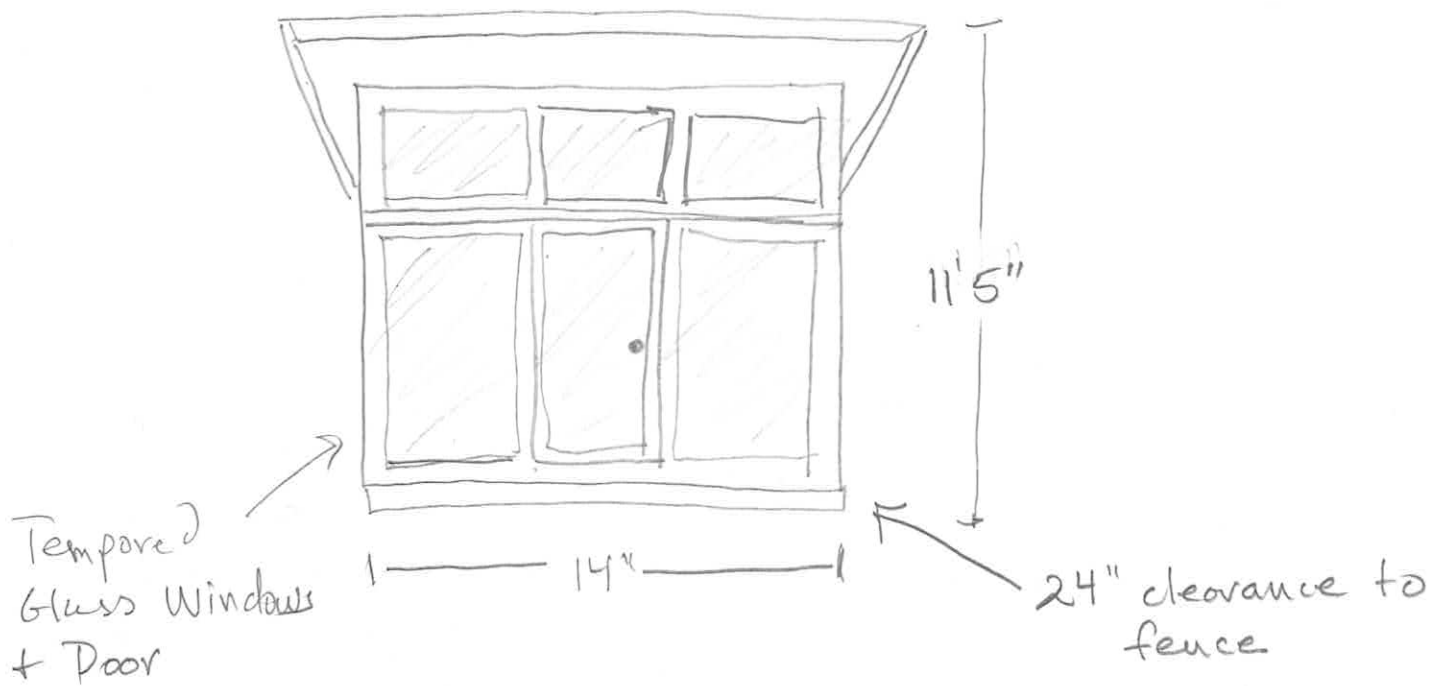
Callaghan Ave

Callaghan Ave

Google



Wile Backyard shed
West Elevation
306 Callaghan Ave



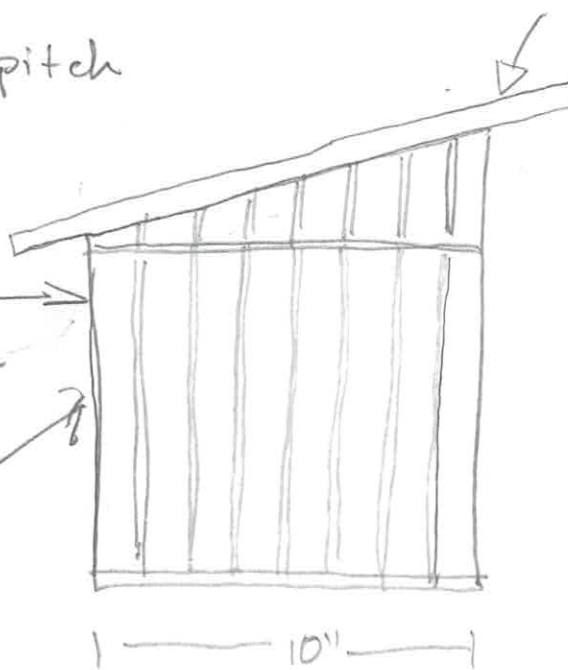
Wile Backyard Shed
North Elevation
306 Callaghan

$3/12$ Roof pitch

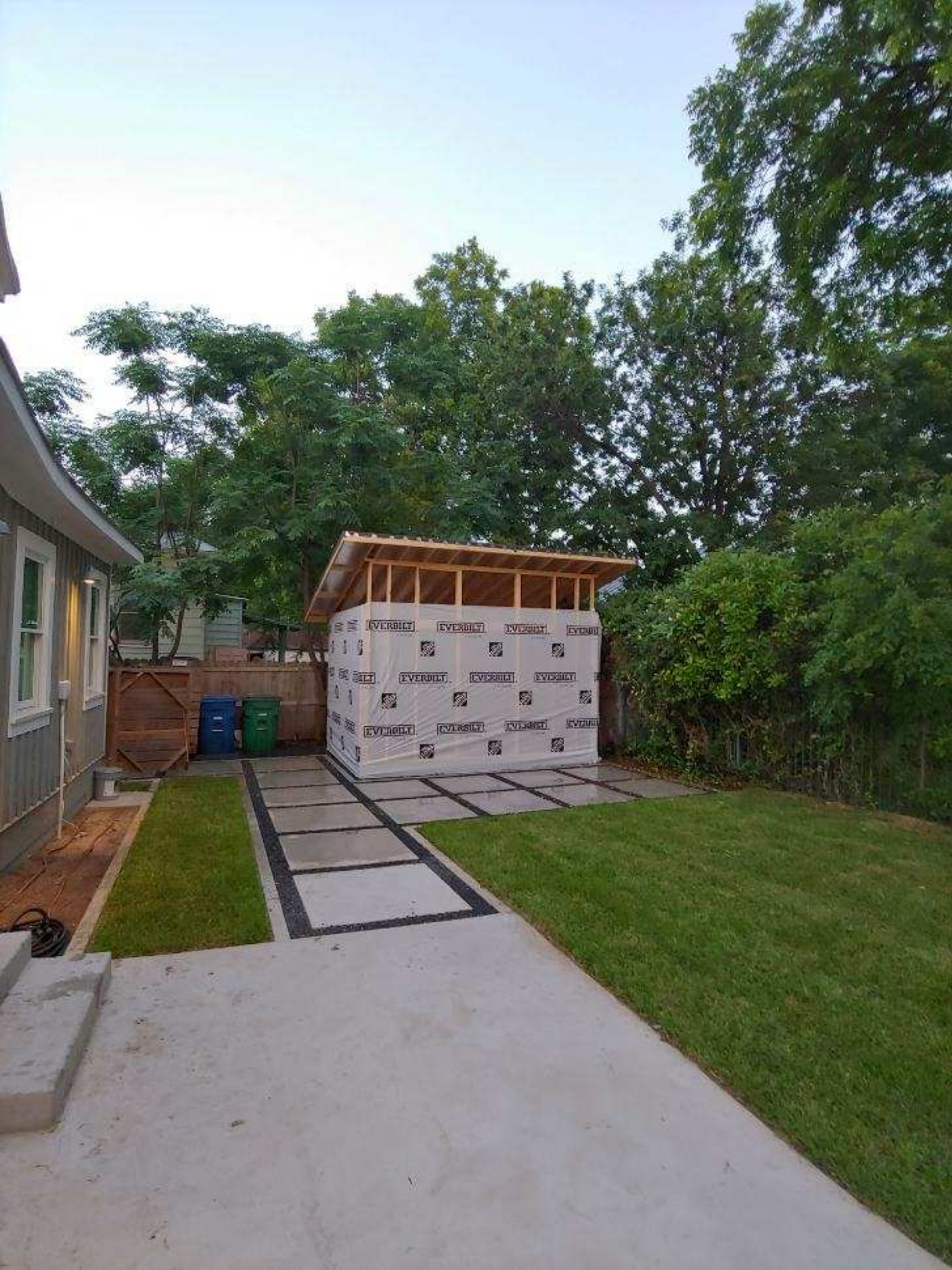
Metal Roof to
match main
House

27" clearance
to back fence

Board is batten
on center Siding to
match Rear
of house Siding
(see pictures)













ICC-ES ESR-2955

EV

BILT

ICC-ES ESR-2955

TM

THE
HOP










Investigation Report

Property

Address	306 Callaghan
District/Overlay	Lavaca
Owner Information	WILE FREDERIC D
Location Map	
	Lat: 29.4127399775858 Long: -98.4847095861477

Site Visit

Date	05/17/2019
Time	04:01 PM (-5 GMT)
Context	drive-by
Present Staff	Huy Pham
Present Individuals	Contractor(s)
Contractor/Realtor Companies	Joe Fickle
Types of Work Observed	New Construction, Site Elements
Amount of Work Completed	50%
Description of work	Initiated construction (framing) of rear accessory structure with shed roof up to 11ft tall, in the rear yard at the end of the driveway. Per the contractor, the structure will have standing seam metal roof and wood lap siding to match the primary historic structure with a centered door with sidelights facing into the property.




Investigation Report

Description of interaction	Staff spoke to lead contractor Joe Fickle who was cooperative to forward the violation notice to the owner. Staff advised the contractors that they may continue to protect the framing with Tyvec and other coverings but all work is subject to reversal if not eventually approved. This property has approval for rear yard pool with site furnishing.
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Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a), Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Posted "Notice of Investigation", Spoke with contractor(s)
Will post-work application fee apply?	No

Documentation

Photographs	
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Investigation Report



05/17/2019 04:15 PM