

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

HDRC CASE NO: 2020-186
ADDRESS: 402 CEDAR ST
LEGAL DESCRIPTION: NCB 2966 BLK 1 LOT 6
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: BRIAN VOGES/VOGES DESIGN, LLC
OWNER: MARK HOGENSEN/HOGENSEN MARK DAVIES
TYPE OF WORK: Conceptual review of proposed lot division and site plan
APPLICATION RECEIVED: May 01, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting conceptual approval to:

1. Divide and re-plat the property located at 402 Cedar into four lots.
2. Construct two, 2-story residential structures on the two subdivided lots fronting Stieren. The requested subdivided lot along Cedar does not include a request for new construction at this time.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

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.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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 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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

FINDINGS:

- a. The primary structure located at 402 Cedar is a 1-story single family structure constructed circa 1945 in the Minimal Traditional style with Craftsman influences. The structure features traditional architectural elements including a side gabled roof. The structure is contributing to the King William Historic District. The applicant is requesting conceptual approval to subdivide the lot into four individual lots and construct three new primary residential

structures. The proposal under consideration at this time is a conceptual site plan and conceptual design proposals for two new 2-story single family structures fronting Steiren St.

- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) on May 12, 2020. The DRC was generally supportive of both the lot division and the conceptual-level documentation provided for the two new single family structures proposed on Stieren. The DRC suggested providing a contextual site plan that indicated other lots with similar widths in the vicinity. The DRC also suggested incorporating fenestration on the side facades that was consistent with patterns in the district; proposing porches that engaged the front door; and differentiating the two facades in terms of architectural elements, porch detailing, roof configurations, and other details to ensure the structures read individually versus as a pair.
- d. LOT DIVISION: DEVELOPMENT PATTERN – The applicant has proposed to subdivide the existing lot addressed 402 Cedar. Cedar St is historically and presently a residential street and retains a high degree of architectural integrity. The lot is located at the intersection of Steiren and Cedar. According to a 1911-1951 Sanborn Map, 402 Cedar originally had a different lot size and configuration, and a residence was located adjacent along Cedar and an auto shop was located behind the structure along Stieren. The lots were replatted sometime after the 1950s and the auto shop and residence were demolished. Based on these factors, staff finds the concept of a lot division with new construction as proposed generally consistent.
- e. FOOTPRINT – The proposed lot division will create a new lot to the south of 402 Cedar and two lots to the east along Stieren. Per the submitted conceptual site plan, the proposed new primary structures along Stieren will feature a long rectangular footprint spanning approximately half the length of the new lots. The structures will be offset slightly to follow the path of the street. According to the Historic Design Guidelines, new construction should respond to the existing development pattern of the district. Staff recommends that the applicant explore ways to limit the footprint of the structure on the new lots to be more consistent with historic development patterns where feasible.
- f. SCALE & MASSING – The applicant has proposed to construct two, 2-story residential structures on the two new lots to face Stieren. According to the Historic Design Guidelines, new construction should not exceed the height of the majority of existing structures by more than 1-story. Staff generally finds the height to be conceptually appropriate, but finds that the applicant should make every effort to minimize the height where feasible due to the predominant 1-story nature of the surrounding residential context.
- g. ENTRANCES & PORCHES – The applicant has proposed several massing models as part of their conceptual approval application. The applicant has proposed 2-story front porches. One model shows the porch offset from the front door and another shows the porch located directly above the front door. Staff generally finds the porch configuration that engages the front door to be most appropriate with existing precedents in the district. Staff finds that the applicant should explore ways to follow the historic development pattern of front porches and doorways while also differentiating the façade configurations and rhythms to ensure the structures read as individual buildings versus a pair.
- h. FENESTRATION – The applicant has proposed various window and door openings. According to the Historic Design Guidelines, window and door openings with a similar proportion of wall to window space as typical with nearby historic facades should be incorporated. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The proportions of the openings generally appear consistent with neighboring precedents, but staff finds that additional fenestration should be incorporated on the side facades towards the street to minimize blank wall space that engages the public right-of-way. Staff also finds that the windows should feature a one over one configuration and meet standard window stipulations for new construction in terms of material, inset, sill and trim profile, and installation method.
- i. ARCHITECTURAL ELEMENTS – According to the Historic Design Guidelines, architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists should be incorporated. 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. Staff generally finds the approach to be conceptually appropriate with the limited information available from the front elevation drawings and renderings. Staff requires additional elaboration to determine full consistency with the Guidelines.
- j. FRONT SETBACK – The applicant has proposed to closely match the existing front setback of the primary structures along Stieren. The setback of the building closest to St Marys is approximately 30 feet and the

adjacent structure's setback is approximately 27 feet. According to the Historic Design Guidelines, setbacks for new construction should respond to the predominant setback established on the block by contributing historic structures. Staff finds that the setbacks as proposed are generally consistent with the Guidelines, but requires additional information on the final proposed front façade configurations and designs of the structures to determine full consistency with the Guidelines as a holistic design proposal.

- k. LOT COVERAGE – According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be limited to no more than 50 percent of the total lot area. Staff finds the proposal generally consistent with the level of information provided at this time, but encourages the applicant to reduce hardscaping and building coverage where feasible.
- l. TREE REMOVAL – The proposal will require the removal existing trees along Stieren and within the lot. According to the Historic Design Guidelines for Site Elements, mature and heritage trees should be preserved. The applicant is required to coordinate with the City Arborist's office to determine the significance of the trees to be removed. Staff encourages the applicant to explore all design solutions that can potentially retain existing mature trees, including modifying the proposed footprint and incorporating any mature trees into the overall design of the home, if applicable.
- m. DRIVEWAY AND PARKING – The applicant has proposed to include ribbon driveways for both structures. The widths will be approximately 10 feet. Staff finds the proposal generally consistent with the information available at this time.

RECOMMENDATION:

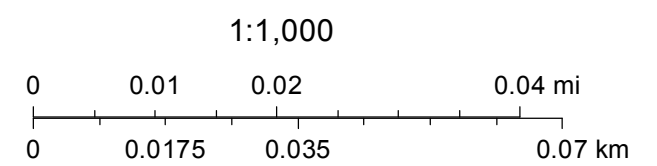
Staff recommends conceptual approval of the lot division and site plan based on findings a through m with the following stipulations:

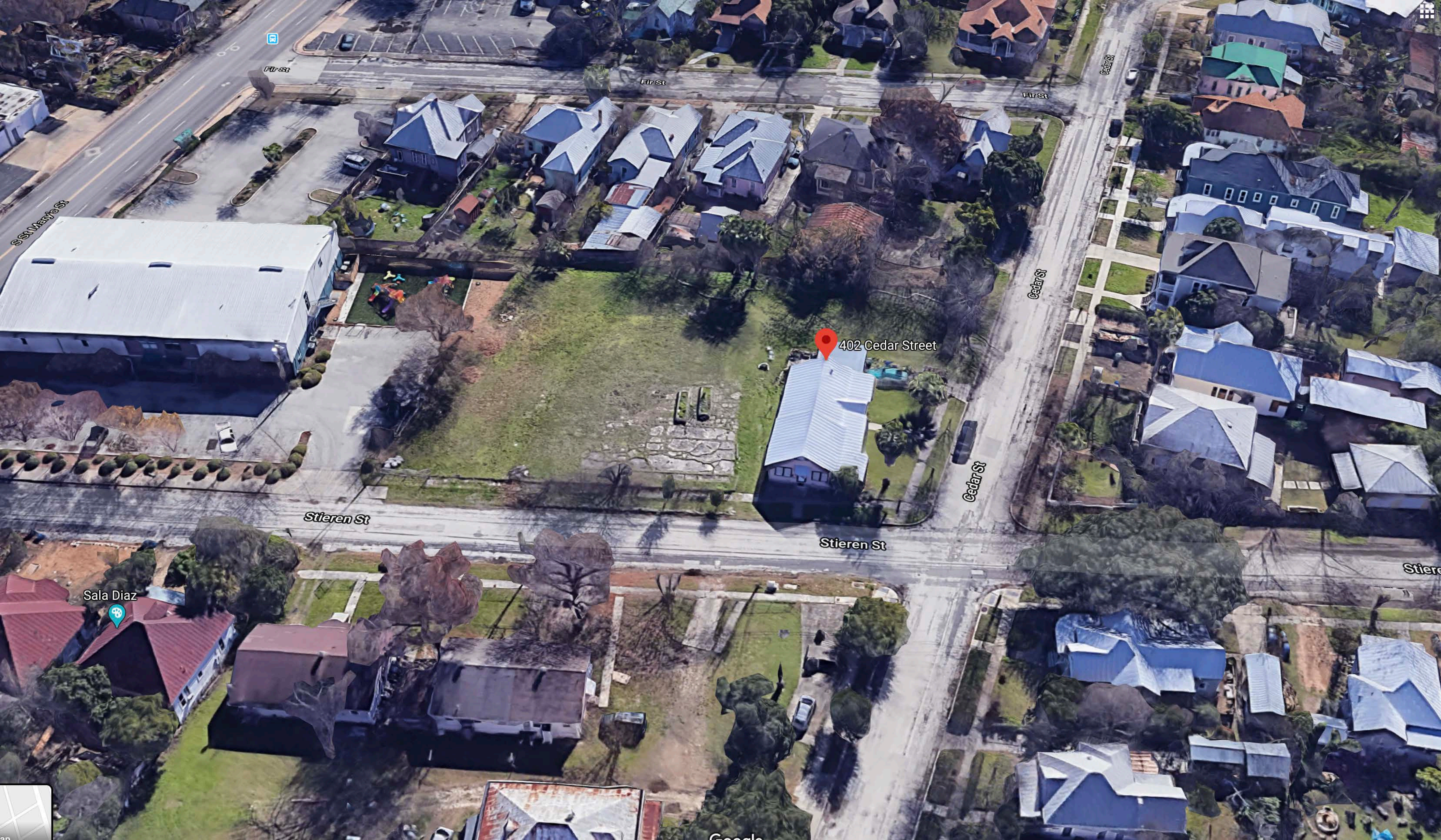
- i. That the applicant provides a context site plan that indicates other lots in the area with similar lot dimensions and configurations, along with a setback analysis of nearby structures on the street, in their future HDRC submittals.
- ii. That the applicant distinctly differentiates the designs of each new structure as noted in findings g and i.
- iii. That the applicant proposes a front porch configuration that incorporates the front door to be more consistent with the historic development pattern as noted in finding g.
- iv. That the applicant incorporates additional fenestration on the sides of the structures as noted in finding h.
- v. That the applicant explores ways to limit hardscaping and building lot coverage where feasible as noted in findings e and k. The applicant should provide a site plan that indicates percentages of pervious versus impervious cover for future submittals.
- vi. That the applicant explores ways to limit the height of the structures where feasible as they further develop the overall design for final approval as noted in finding f.
- vii. That the applicant proposes one over one wood or aluminum-clad wood windows that are consistent with OHP's Window Policy Document and stipulations in terms of proportion, inset, sill and trim detail, material, and installation method.
- viii. That the applicant coordinates with the City Arborist's office to determine the significance of the trees to be removed. The applicant should explore all design solutions that can potentially retain existing mature trees, including modifying the proposed footprint and incorporating any mature trees into the overall design of the home. If this is not feasible, additional HDRC submissions should clearly illustrate why mature trees are unable to be preserved.

City of San Antonio One Stop



May 13, 2020





First St

First St

First St

Cedar St

St Mary's St

Cedar St

402 Cedar Street

Cedar St

Stieren St

Stieren St

Stieren St

Sala Diaz







Cedar St

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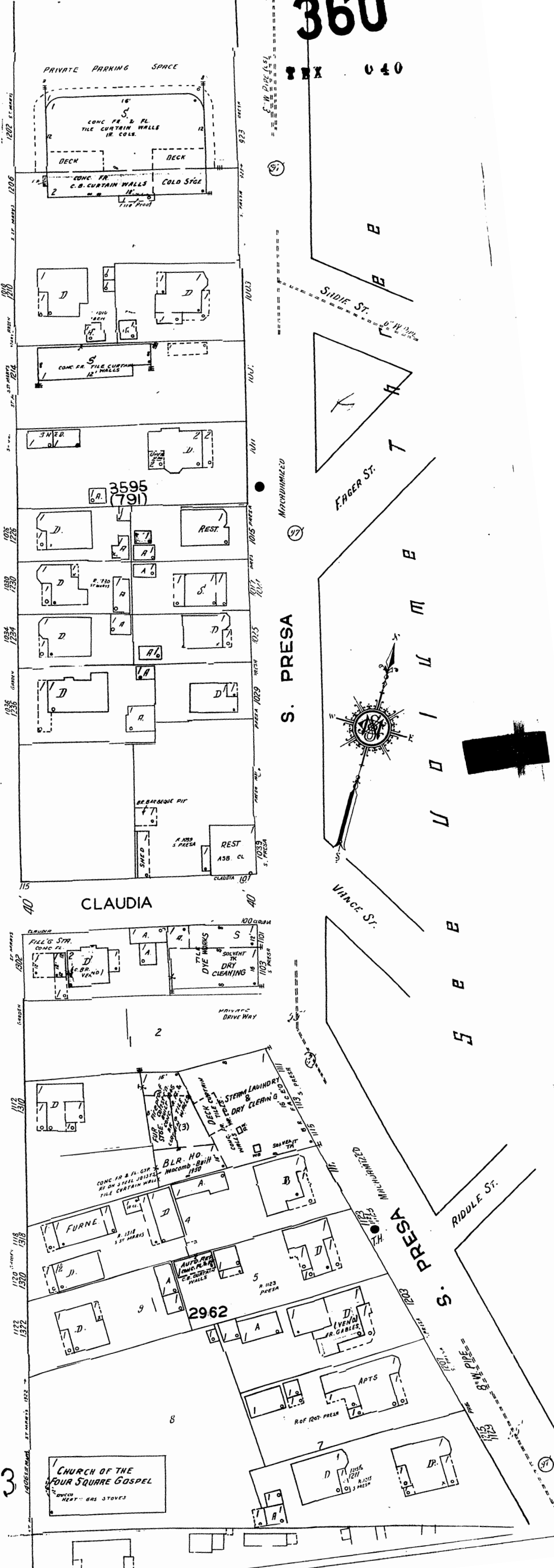
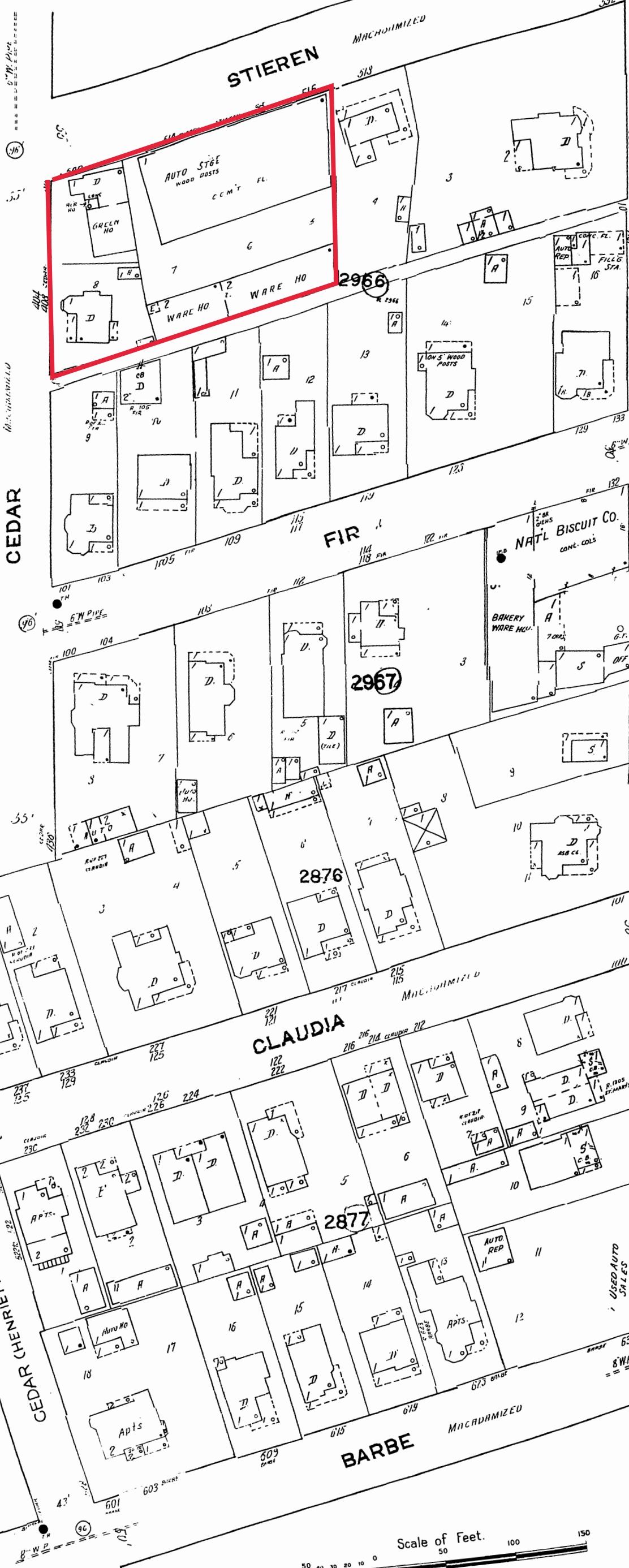












SCALE: 1"=30'



NOTE:
THE ORIGINAL PLAT OF RECORD IS
ILLEGIBLE. THIS IS REPRESENTATION OF
THIS SURVEYORS BEST INTERPRETATION
OF RECORD INFORMATION.

Buyer

MARK DAVIES HOGENSEN
402 CEDAR STREET

LEGEND

- = FND IRON ROD
- = SET IRON ROD
- ✕ = WIRE FENCE
- ⊗ = CHAIN LINK FENCE
- ⊙ = POWER POLE
- E—E—E— = ELECTRICITY LINE

Flood Zone Information

As scaled from FEMA'S FLOOD INSURANCE RATE
MAP, Community No. 480045, Panel No. 0461 E,
Dated 02-16-96, this tract is in Zone X and
is not in a special flood hazard zone.

Westar
Alamo
LAND SURVEYORS, INC.
POST OFFICE BOX 1036



LF# 03-05003952

July 25, 2003

JOB # 3085

Property Description

Lots 7 and 8, Block 1, New City Block 2966, in the City
of San Antonio, Bexar County, Texas.

I, WILL PERRIN, Registered Professional Land
Surveyor, State of Texas, do hereby certify that the
above Plat represents an actual survey made on the
ground on this day under my supervision.



VOGES DESIGN, LLC.
11 FOUNTAIN DRIVE, SAN ANTONIO, TX 78248

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ARCHITECT OF RECORD:

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CONSTRUCTION

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PROJECT NAME:
CEDAR STREET PROPOSAL

PROJECT ADDRESS:
402 CEDAR STREET
SAN ANTONIO, TEXAS 78210
LOT 7 & 8, BLOCK 1, NCB 2966

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES

CHECKED BY:

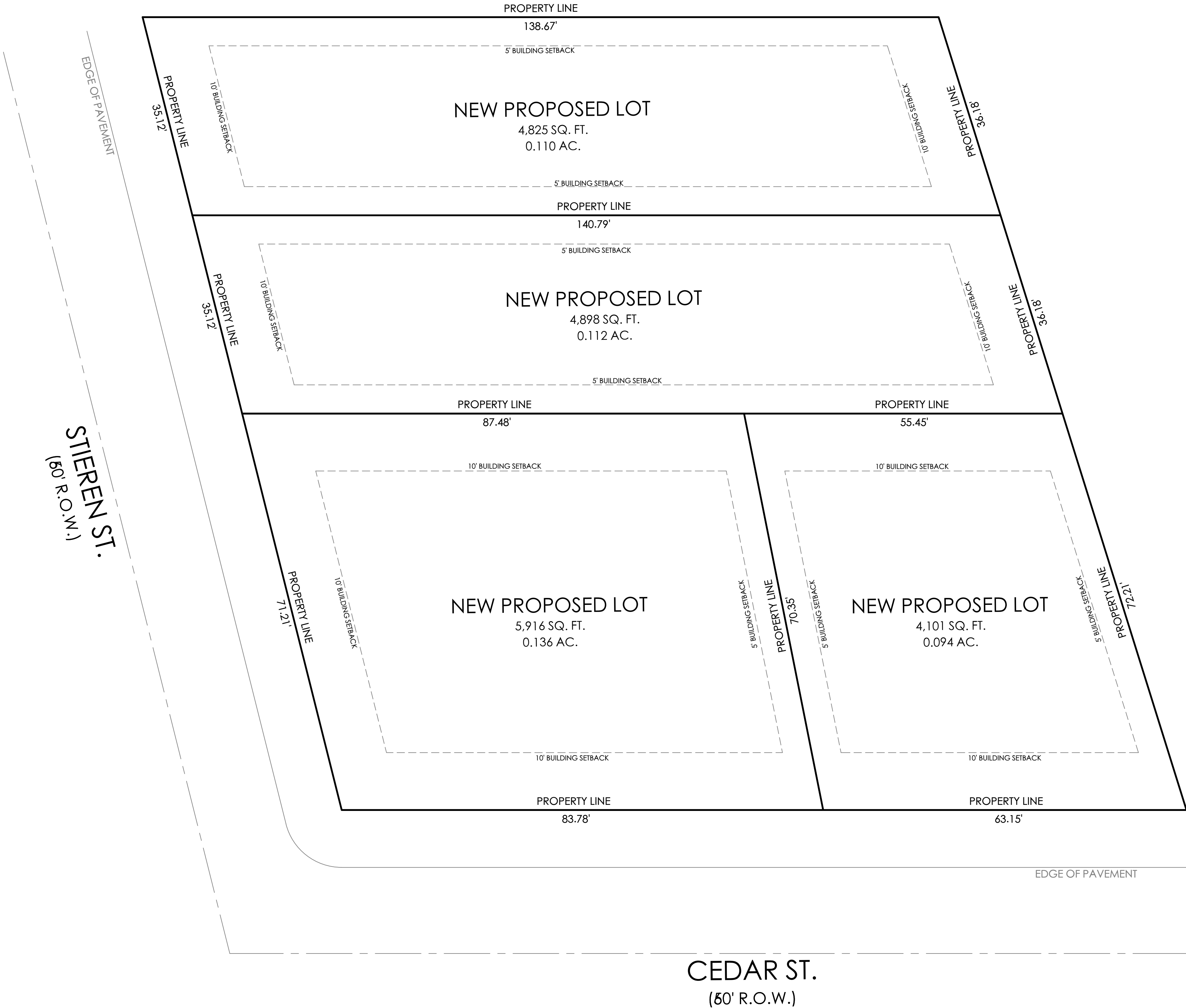
REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

TITLE SHEET:

SHEET #

A1.0

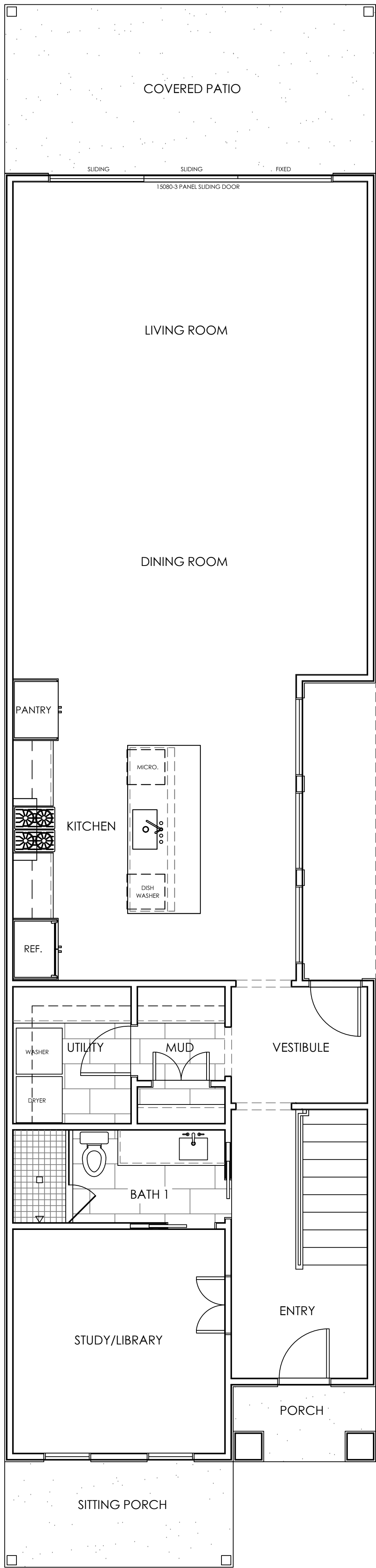


1 SITE PLAN - REPLAT OPTION A
SCALE: 3/32" = 1'

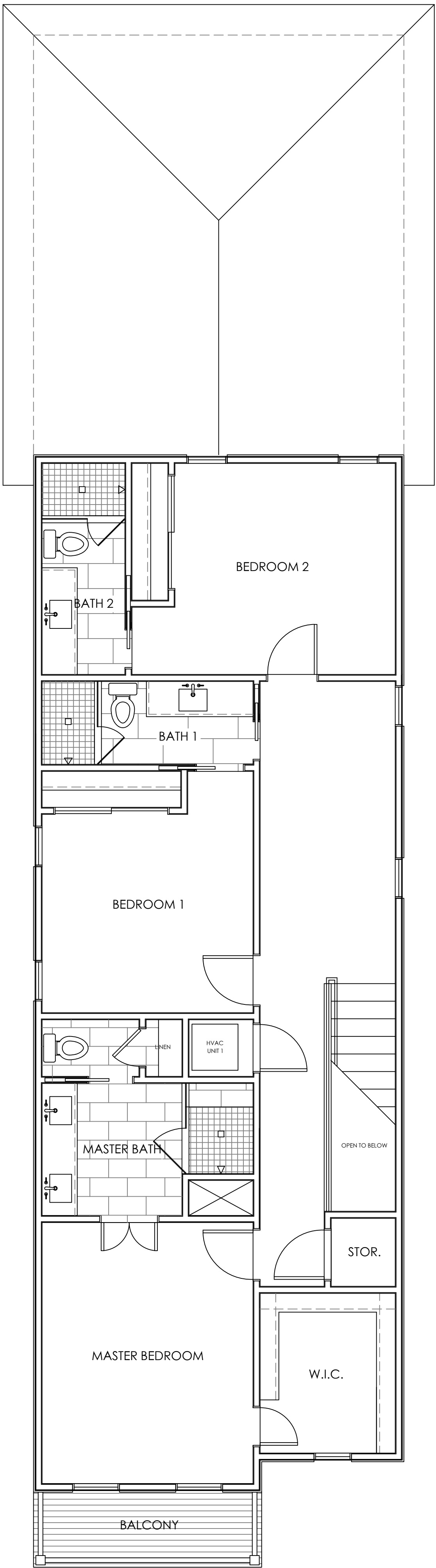
NOTE: REFER TO SITE SURVEY
FOR ACCURATE DESRCPTION OF LOT.



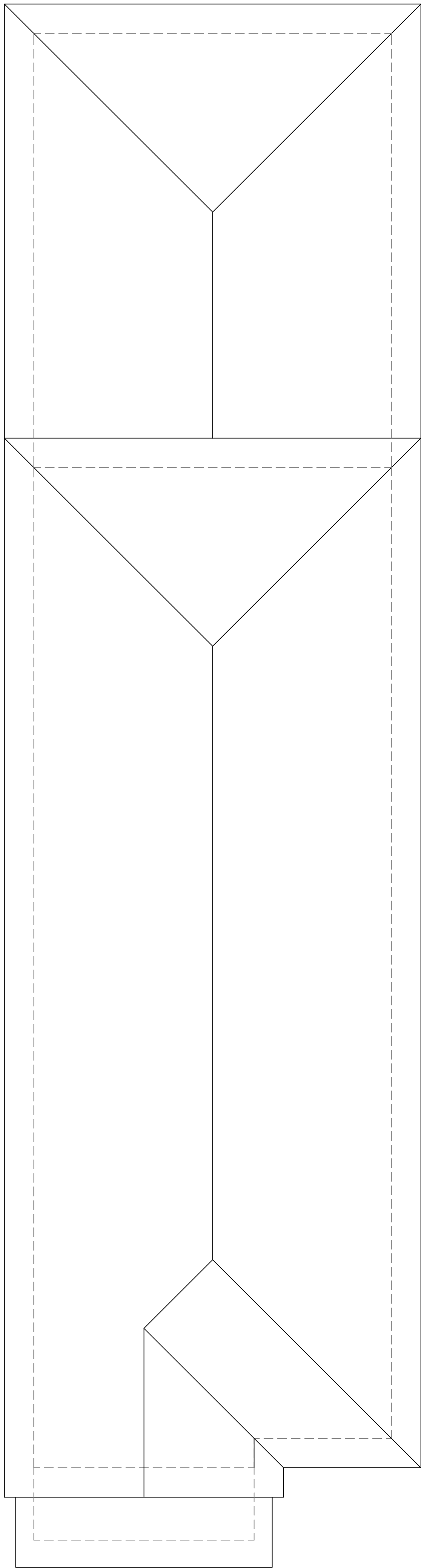




1 FLOOR PLAN - FIRST LEVEL
SCALE: 1/4" = 1'



2 FLOOR PLAN - SECOND LEVEL
SCALE: 1/4" = 1'



3 ROOF PLAN
SCALE: 1/4" = 1'

AREA SUMMARY

TOTAL LIVING: 2305 SQ.FT.
PORCHES/BALCONY: 145 SQ.FT.
COVERED PATIO: 175 SQ.FT.

TOTAL BUILDING AREA: 2625 SQ.FT.

LOT COVERAGE: 31 %



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PROJECT NAME:
STEIREN STREET PROPOSAL

PROJECT ADDRESS:
402 CEDAR STREET
SAN ANTONIO, TEXAS 78210
LOT 7 & 8, BLOCK 1, NCB 2966

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES

CHECKED BY:

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

TITLE SHEET:

SHEET #

A2.0



