

HISTORIC AND DESIGN REVIEW COMMISSION

March 03, 2021

HDRC CASE NO: 2021-067
ADDRESS: 603 CEDAR ST
LEGAL DESCRIPTION: NCB 2913 BLK 2 LOT 12 AT 603 CEDAR
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Nicholas Melde/Architexas
OWNER: julie & michael engel & bryant/BRYANT MICHAEL A &
TYPE OF WORK: Construction of a rear accessory structure, rear yard site work and landscaping
APPLICATION RECEIVED: January 29, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a rear accessory structure on the lot at 603 Cedar Street, located within the King William Historic District.
2. Install a privacy fence at the property line parallel to the right of way at Barbe Street, side (east) and rear property line, and perform other rear yard landscaping and site work.

The existing, rear accessory structure on site was determined to be non-contributing by Office of Historic Preservation staff. Its demolition is eligible for administrative approval.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure and privacy fencing at 603 Cedar. The existing, rear accessory structure on site was determined to be non-contributing by Office of Historic Preservation staff. Its demolition is eligible for administrative approval.
- b. **ACCESSORY STRUCTURE** – At the rear (west) of the site, the applicant has proposed to construct an accessory structure. The proposed accessory structure will feature one story in height, an attached, 2-automobile carport, and a total footprint of approximately 910 square feet. The applicant has proposed for the structure to feature 1-story in height and a total height of approximately fifteen (15) feet.
- c. **ACCESSORY STRUCTURE (Massing)**– The Guidelines for New Construction 5.A. note that new accessory structures should be designed to be visually subordinate to the primary historic structure on the lot in terms of their height, massing and form; and should be no larger than forty (40) percent of the primary historic structure's footprint. The primary historic structure on the lot features a footprint of approximately 1,600 square feet. As proposed, the rear accessory structure features a footprint that is approximately fifty-six(56) percent of the primary structure's footprint. This is not consistent with the Guidelines. Staff finds that due to approximately thirty-nine (39) percent of the proposed structure's footprint being an open air carport and a total proposed height of approximately fifteen (15) feet, the proposed structure will not feature a massing that dominates that of the primary historic structure.
- d. **ACCESSORY STRUCTURE (Architectural details, materials)** – The Guidelines for New Construction 5.A. note that 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. Additionally, the Guidelines note that window and door openings should be similar to those found on historic accessory structures throughout the district. The applicant has proposed board and batten siding and a standing seam metal roof, materials that are found historically on accessory structures throughout the district. Additionally, the applicant has proposed architectural details and window and door openings to be consistent with those found historically within the district. Board and batten siding should feature a smooth finish and boards that are 12 inches in width and battens that are approximately 1.5 inches in width. 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 and a standard galvalume finish. A crimped ridge seam is to be used and if a ridge cap is requested, it must feature a low profile and be approved by staff prior to installation.

- e. **SETBACKS & ORIENTATION** – The Guidelines for New Construction 5.B. note that the predominant garage orientation found along the block should be matches. Additionally, the Guidelines note that setbacks of new accessory structures should be similar to the setbacks of those found historically in the district. Staff finds the proposed accessory structure to be sited consistently with the Guidelines.
- f. **WINDOW MATERIALS** – The applicant has proposed to install a Pella wood window product. Generally, staff finds the proposed window product to be consistent with staff’s standards for windows in new construction. Faux divided lites should not be used.
- g. **REAR YARD ELEMENTS** – The applicant has proposed rear yard landscaping and site work to include the installation of a small spa and various landscaping elements, as noted on the submitted site plan. Staff finds the proposed scope of work to be appropriate.
- h. **FENCING** – The applicant has proposed to Install a privacy fence at the property line parallel to the right of way at Barbe Street, side (east) and rear property line. The applicant has proposed a privacy fence that begins at the rear of the primary historic structure, features a sliding driveway gate, an overall height of six (6) feet, and alternating vertical pickets. Generally, staff finds the proposed fencing and gates to be appropriate.

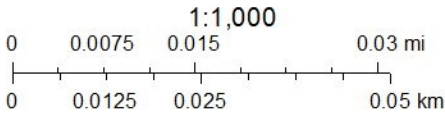
RECOMMENDATION:

- 1. Staff recommends approval of item #1, the construction of a rear accessory structure based on findings a through f with the following stipulations:
 - i. That faux divided lites be eliminated from the proposed wood windows.
 - ii. That board and batten siding feature a smooth finish and boards that are 12 inches in width and battens that are approximately 1.5 inches in width. The proposed standing seam metal roof shall feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a standard galvalume finish. A crimped ridge seam is to be used and if a ridge cap is requested, it must feature a low profile and be approved by staff prior to installation.
- 2. Staff recommends approval of item #2, fencing and rear yard landscaping, as submitted.

City of San Antonio One Stop



February 11, 2021



363

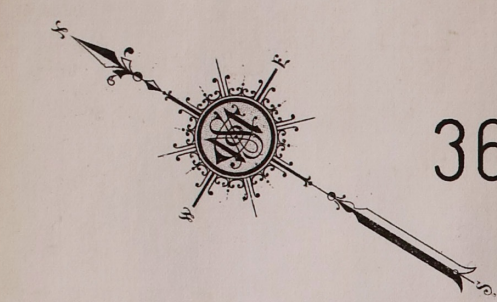
S E E U O I U M E

RIDDLE ST.

LABOR ST. E
W. CAROLINA ST. E

S. PRESA

S. PRESA



360

2992

2992

GEMBLER

W. CAROLINA

COMMERCIAL AV.

364

S. ST. MARYS (GARDEN)

WESTMINSTER PRESBYN CHURCH
EDUCATIONAL BLDG.
HEAT, STAIR, LIGHTS, ELEC.
TILE

2912

3016

360

BARBE

359

Scale of Feet.

CEDAR

TEMPLE

(HENRIETTA)

MARNE AV. (DITTMAR)

3573

3017

MISSION 440

CARPORT + GUESTHOUSE

603 Cedar Street
San Antonio, TX 78210

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REVISION HISTORY

Schematic Design

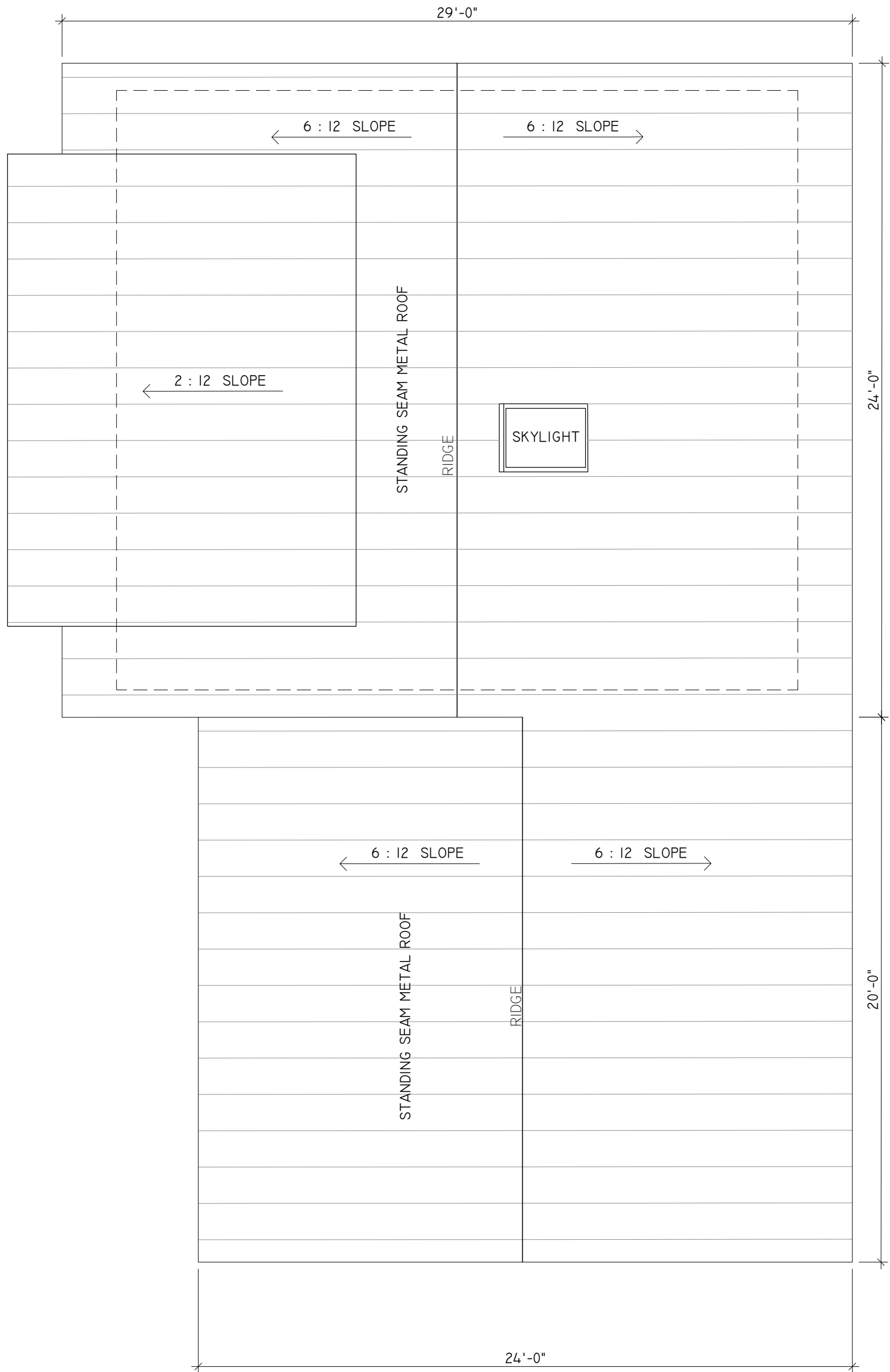
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Architexas No.
2043

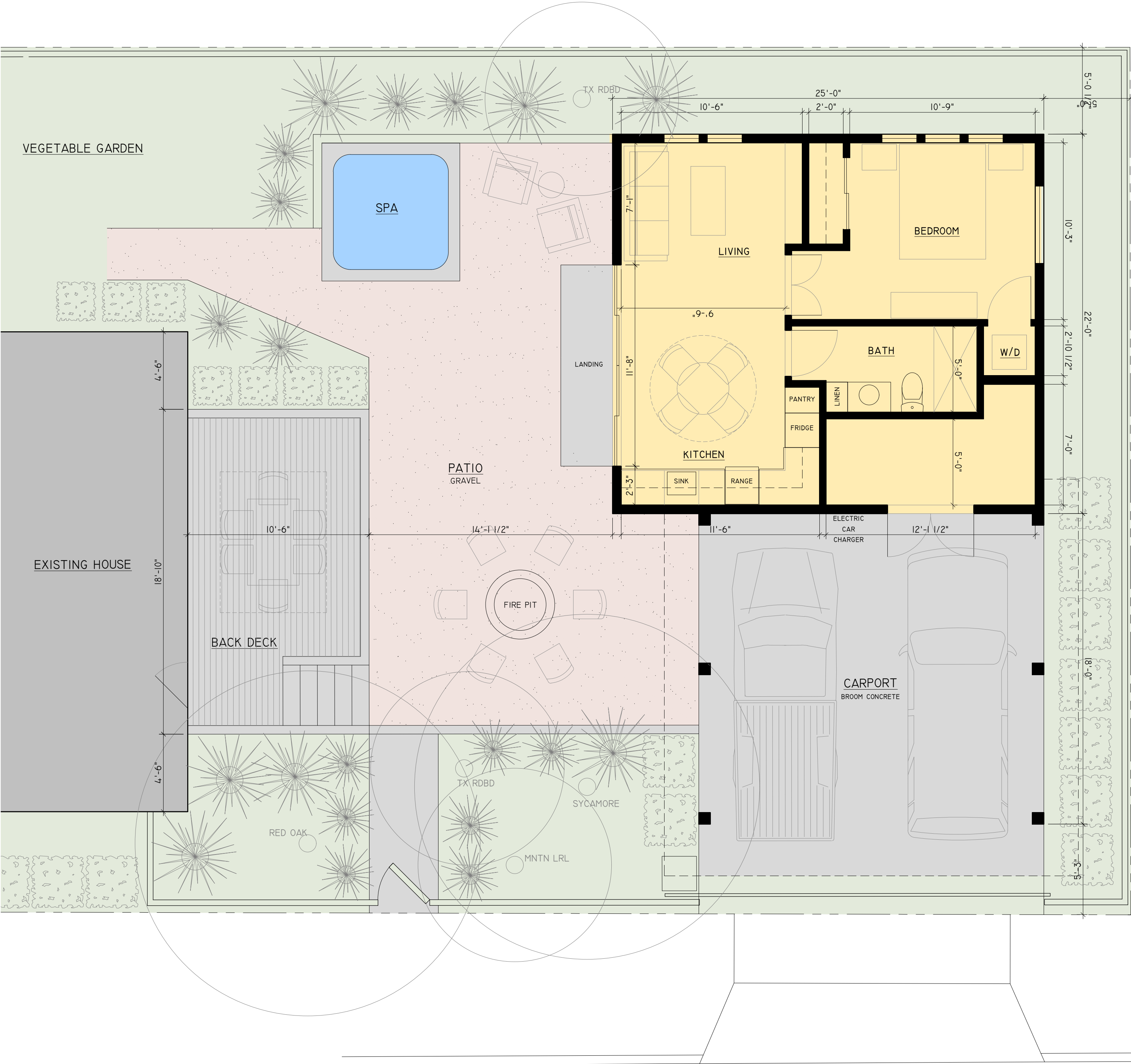
Date
January 26, 2021

Sheet Name
Site Plan + Floor Plan

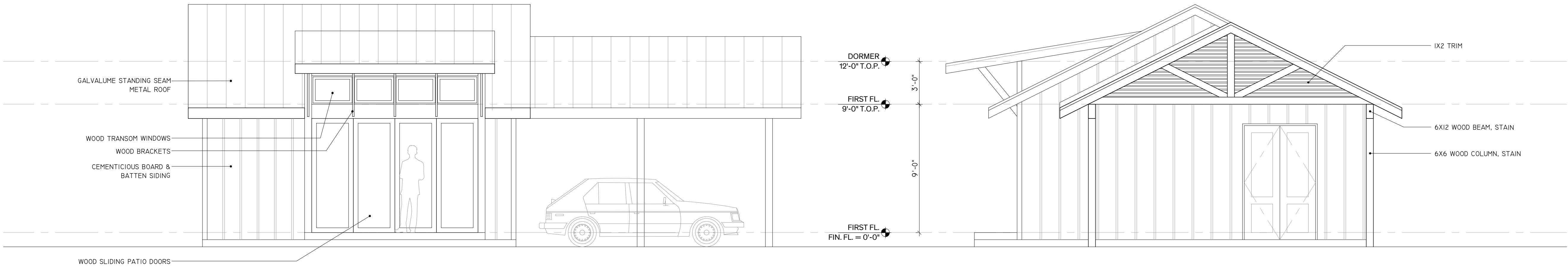
Sheet Number



1 Roof Plan
1/4" = 1'-0"

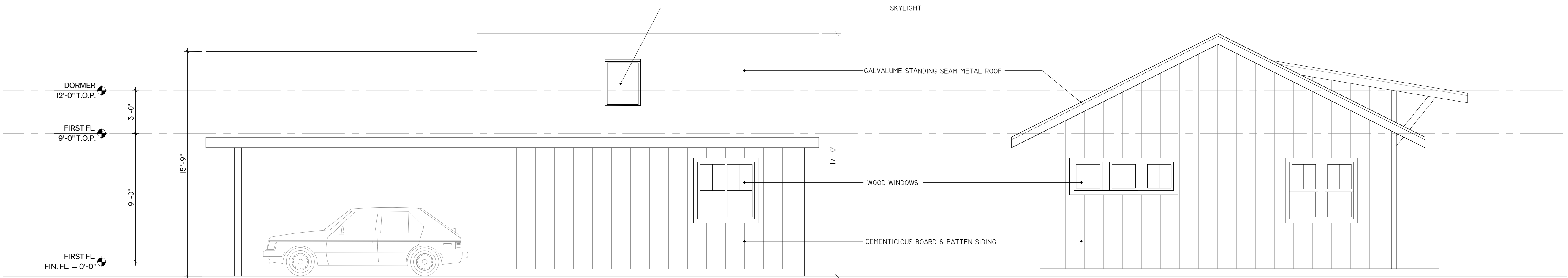


1 Site Plan + Floor Plan
1/4" = 1'-0"



1 Elevation - Northeast
1/4" = 1'-0"

2 Elevation - Northwest
1/4" = 1'-0"



3 Elevation - Southwest
1/4" = 1'-0"

4 Elevation - Southeast
1/4" = 1'-0"

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Architexas No.
2043

Date
January 26, 2021

Sheet Name
Elevations

Sheet Number

EAST ELEVATION



SOUTH ELEVATION - OBLIQUE



NORTH ELEVATION



TYPICAL DETERIORATION AT BASE



TYPICAL DETERIORATION AT WINDOWS



INTERIOR MOLD

CARPORT + GUESTHOUSE

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Architexas No. 2043
Date January 26, 2021

Sheet Name
Existing Images

Sheet Number

EX-1.00

Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Historical details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Featuring the industry's only foam spacer solution, Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen® retractable screen preserves aesthetic view. It is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

Create a custom exterior color to meet your design needs or choose from 27 standard color options. Interior finish options are available in four paints, eleven stains and primed and ready-to-paint.

- **ENERGY STAR® certified¹**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Reserve products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2020.¹

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Best limited lifetime warranty²**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Available in these window and patio door styles:



Special shape windows also available.

¹² See back cover for disclosures.

Product Specifications

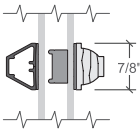
Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	53"	29"	LC40-CW50	0.25-0.29	0.18-0.47	27-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Awning	17"	17"	53"	29"	R50-CW50	0.28-0.32	0.18-0.47	27-33	Pocket Replacement
Casement	13-¾"	13-¾"	41"	96"	R35-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Casement	17"	17"	35"	73"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Fixed Casement	17"	17"	59"	73"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Double-Hung	14"	24-⅝"	48"	96"	CW40-CW50	0.25-0.30	0.19-0.53	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	199-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-32	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-32	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-32	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-32	
Sliding Patio Door (O)	30-¾"	74"	60-¾"	119-½"	LC25-LC70	0.29-0.32	0.15-0.42	—	
Sliding Patio Door (OX, XO)	59-¼"	74"	119-½"	119-½"	LC25-LC70	0.29-0.32	0.15-0.42	29-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-½"	LC25-LC70	0.29-0.32	0.15-0.42	—	
Sliding Patio Door (OXXO)	116-⅞"	74"	236-⅞"	119-½"	LC25-LC70	0.29-0.32	0.15-0.42	—	
Multi-Slide Patio Door	40-¼"	50-½"	701-⅝"	119-½"	R15-LC25 ³	0.30 - 0.36	0.15 - 0.46	—	For more info visit PellaADM.com
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-R25 ¹	0.26-0.44	0.13-0.45	—	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit installpella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

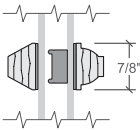
Grilles

Integral Light Technology*

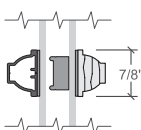
Choose the look of true divided light featuring the industry's only foam spacer.



Putty Glaze Exterior with Ogee Interior⁴
5/8", 7/8", 1-1/4" or 2"



Putty Glaze Exterior with Ogee Interior⁴
5/8", 7/8", 1-1/4" or 2"

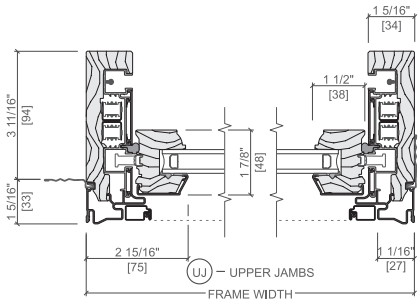


Ogee Exterior with Ogee Interior⁴
5/8", 7/8", 1-1/4" or 2"

Cross Sections

Cross Sections

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.



Optional Fold-out Installation Fin

^{3,4} See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Champagne

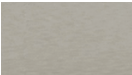
White

Brown

Matte Black



Oil-Rubbed Bronze



Satin Nickel



Bright Brass



Antique Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.

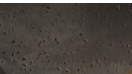


Fold-away Crank
Antiek

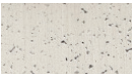


Spoon-Style Lock

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.

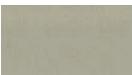


Fold-away Crank

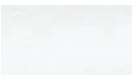


Cam-Action Lock

Finishes:



Champagne



White



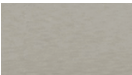
Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Bright Brass

Patio Door Hardware

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

BALDWIN



Hinged & Bifold
Patio Door Handle
Locus | Virago



Sliding & Multi-Slide
Patio Door Handle
Ambrose



Multi-Slide Patio
Door Handle^{5,6}

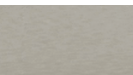
Finishes:



Matte Black



Oil-Rubbed
Bronze



Satin
Nickel



Bright
Brass



Antique
Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold
Patio Door Handle

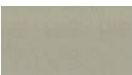


Sliding Patio
Door Handle

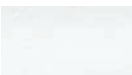


Multi-Slide Patio
Door Handle^{5,6}

Finishes:



Champagne



White



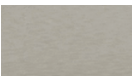
Brown



Matte Black



Oil-Rubbed
Bronze



Satin
Nickel



Bright
Brass

^{5,6} See back cover for disclosures.

Colors

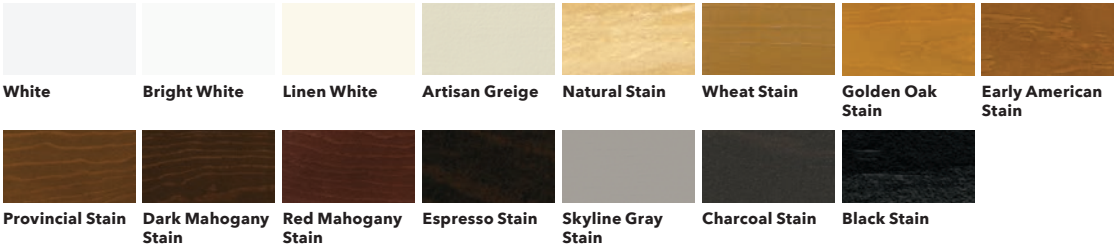
Wood Types

Choose the wood species that best complements your project's interior.



Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷



Custom colors are also available.

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁸ For more information, go to connectpella.com.



The confidence of Pella's warranty.

Pella® Reserve™ products are covered by the best limited lifetime warranty for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at installpella.com/warranties or contact Pella Customer Service.

³ Ratings are contingent on product configurations.

⁴ Color-matched to your product's interior and exterior color.

⁵ Flush multi-slide handle is a Pella exclusive design.

⁶ Flush multi-slide handle is not available in Antique Brass, Champagne or Polished Nickel.

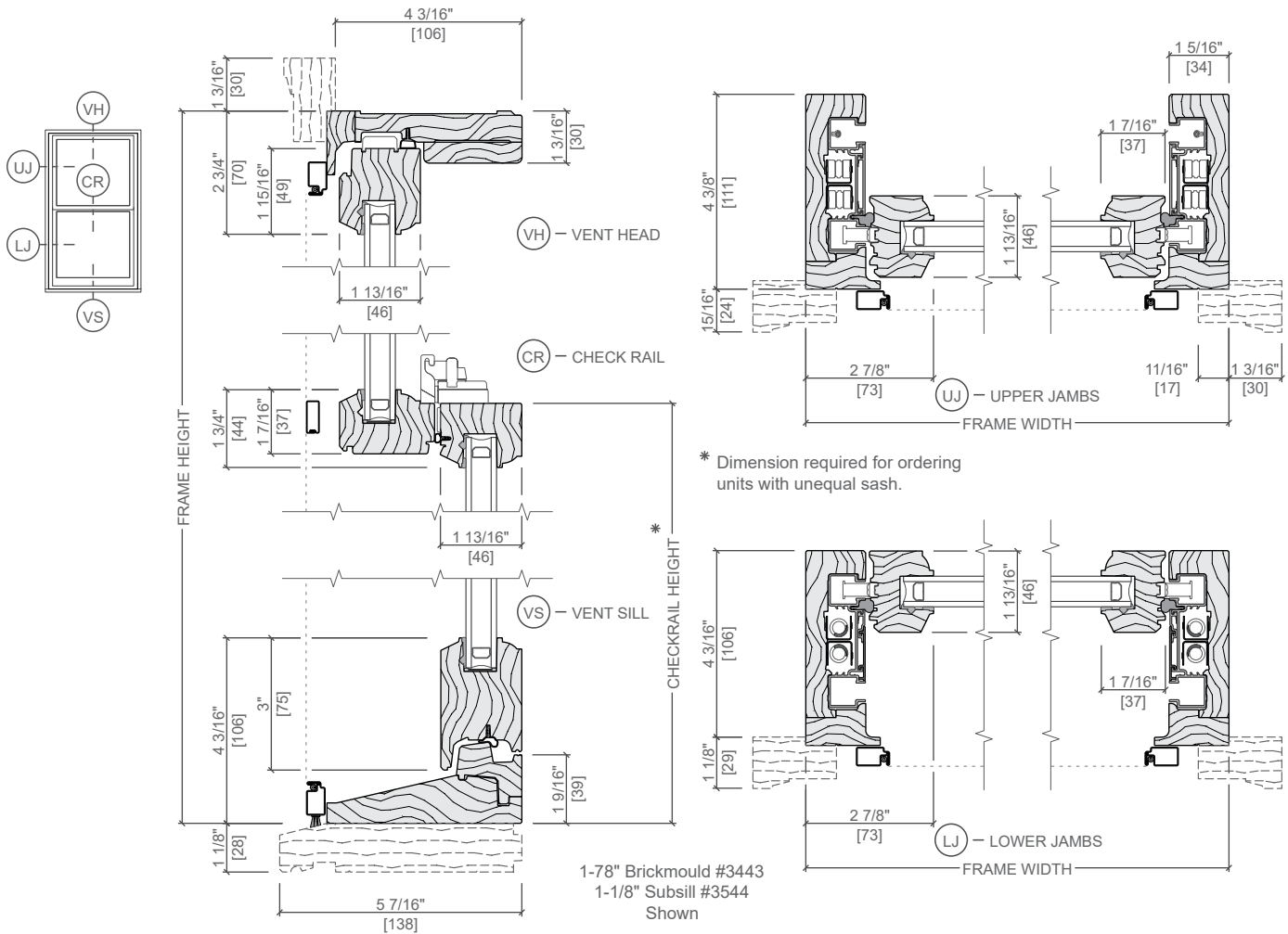
⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

⁸ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

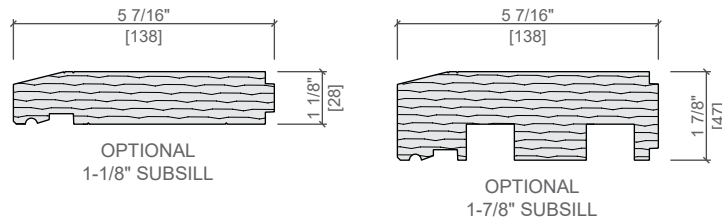
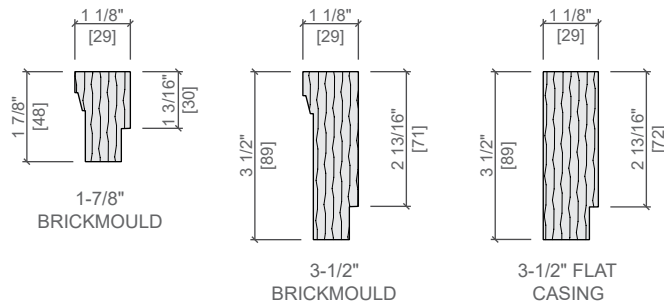


Architect Series® Traditional Hung Window

LX Unit Sections - Wood Exterior Putty Glaze Exterior Profile



* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

All dimensions are approximate.



