

HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

HDRC CASE NO: 2021-151
ADDRESS: 333 SADIE ST
LEGAL DESCRIPTION: NCB 729 BLK 3 LOT S 98.9 FT OF 9 ARB 9B
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Shawna Walker
OWNER: GONZALES DANIEL
TYPE OF WORK: Amendment to previous HDRC approval
APPLICATION RECEIVED: March 25, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved garage door design.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

FINDINGS:

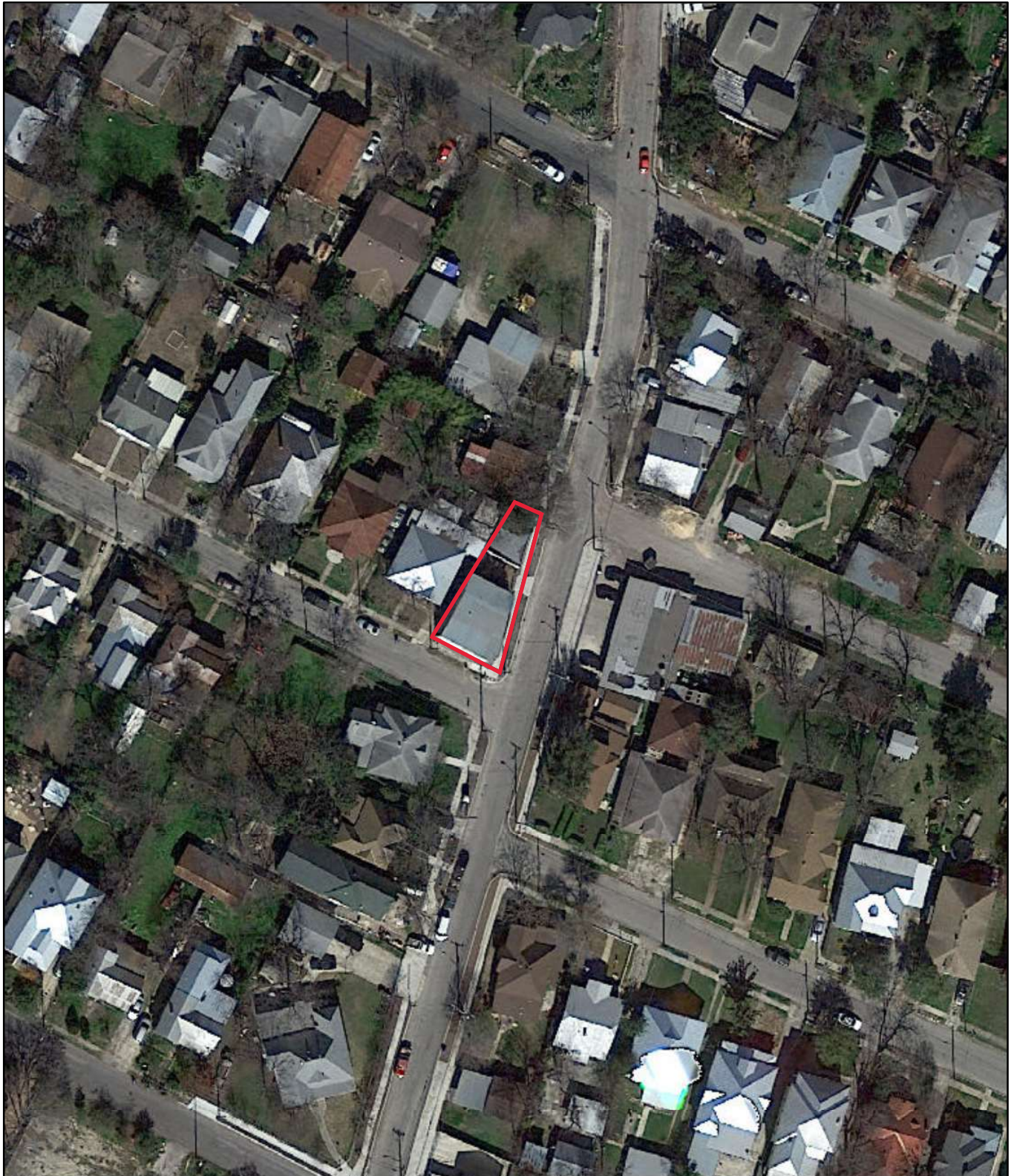
- a. The primary structure located at 333 Sadie is a 2-story structure constructed circa 1910. The property first appears on the Sanborn Map in 1912 as a commercial structure. The structure features a flat roof, wood siding, one-over-one windows, and an entryway oriented to the corner of Sadie and Labor Streets. The property features a rear accessory structure that is not original to the property and does not appear on the Sanborn Map until 1951. The rear accessory structure features a flat roof, wood cladding, and two fully wood garage doors. The property is contributing to the Lavaca Historic District.
- b. **CASE HISTORY** – The applicant received previous HDRC approval to install two fully wood carriage-style garage doors on the street facing elevation. Two wood-framed windows previously existed on this elevation. The previously existing fenestration pattern on the rear accessory structure was not original. The structure was previously used as an auto repair shop per the 1931 Sanborn Map and as a dry cleaner per the 1951 Sanborn Map. Staff previously found the installation of garage doors appropriate.

- c. FENESTRATION MODIFICATIONS: MATERIALS – The applicant has proposed to install two fully wood garage doors featuring horizontal wood on the street-facing elevation. Guideline 9.A.ii for Exterior Modifications and Alterations states that outbuildings and their distinctive features should be repaired with in-kind materials. When new materials are needed, they should match existing materials in color, durability, and texture. Guideline 9.B.i for Exterior Maintenance and Alterations states that replacement garage doors should be compatible with those found on historic garages in the district as well as with the principal structure. While the previously approved carriage style garage doors are common in the Lavaca Historic District, staff finds that due to the unique conditions of the rear accessory structure and the property, the proposed garage doors are appropriate.

RECOMMENDATION:

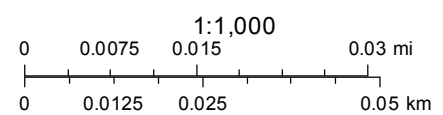
Staff recommends approval of the garage door design modification based on findings a through c.

City of San Antonio One Stop

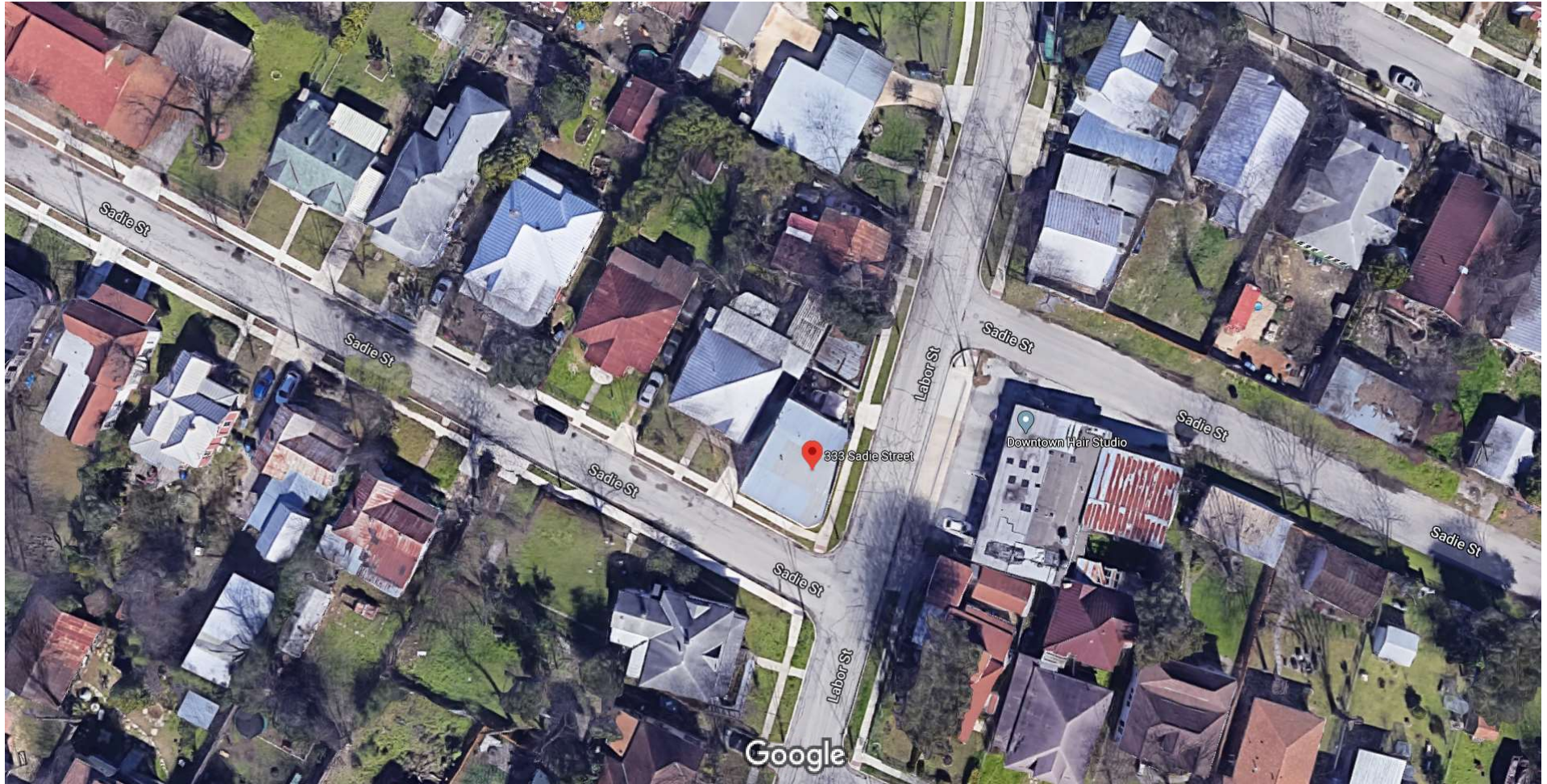


August 7, 2020

— User drawn lines



Google Maps 333 Sadie St



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 333 Sadie St



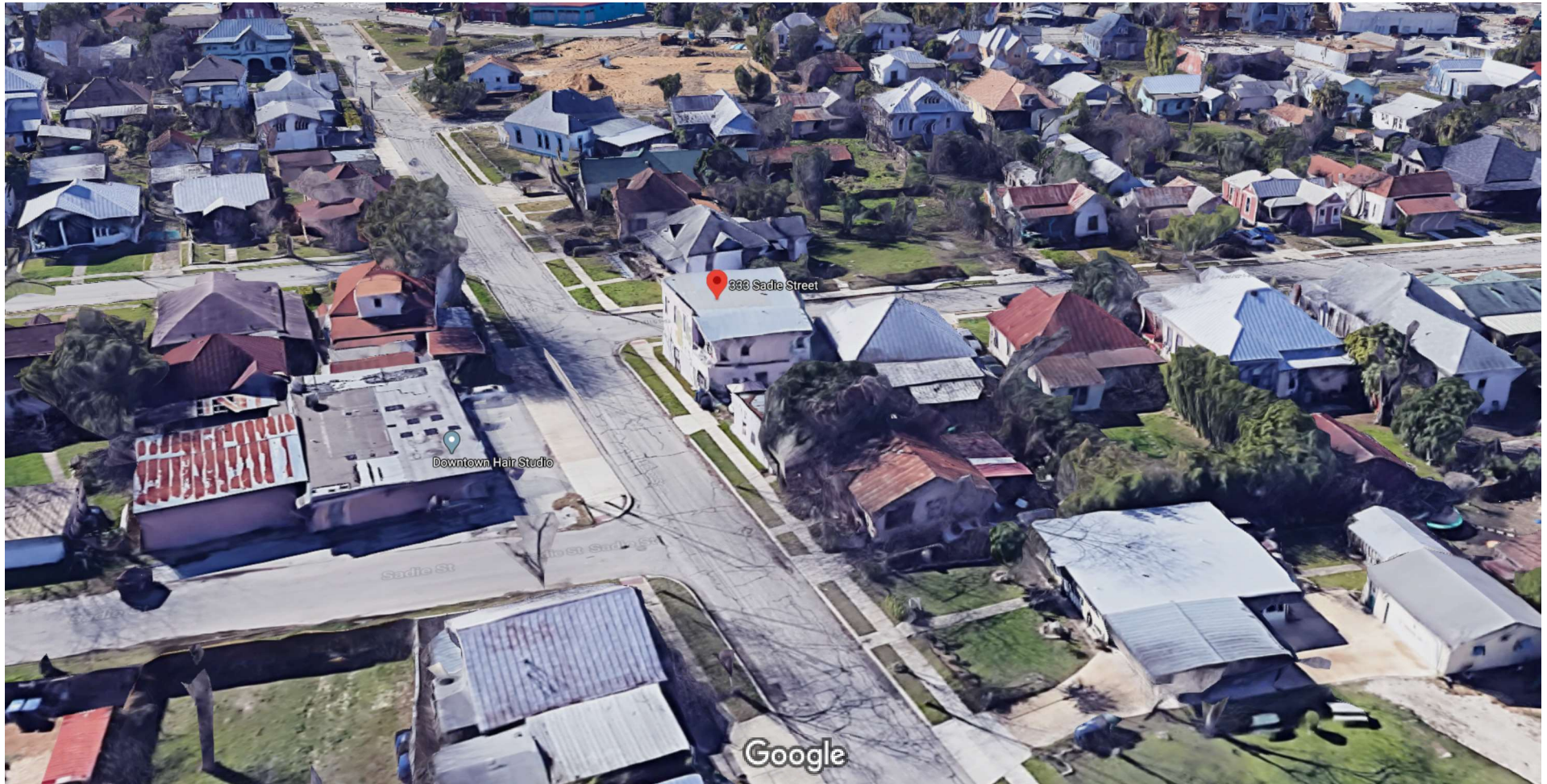
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Google Maps 333 Sadie St



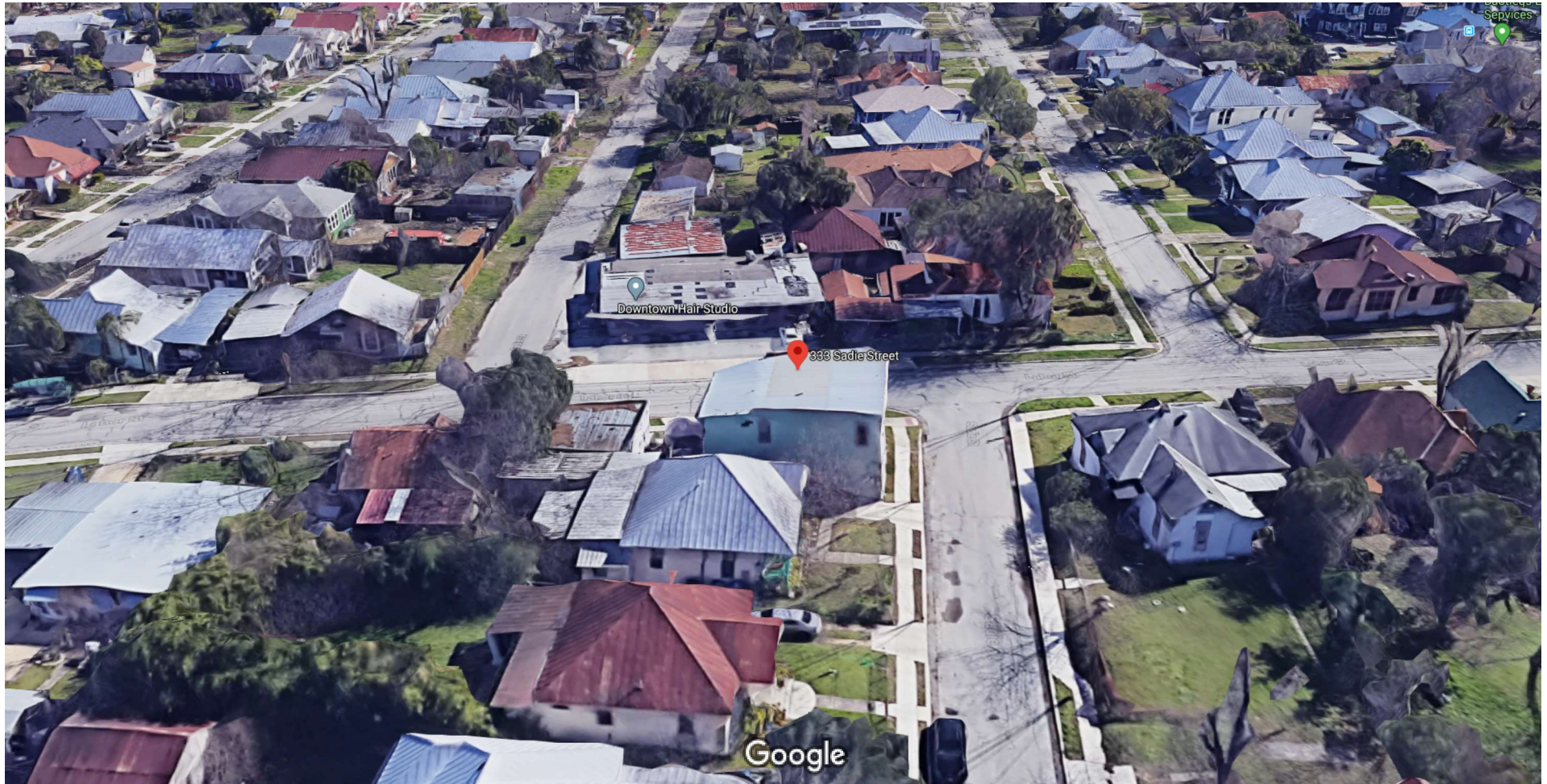
Imagery ©2020 Landsat / Copernicus, Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 333 Sadie St



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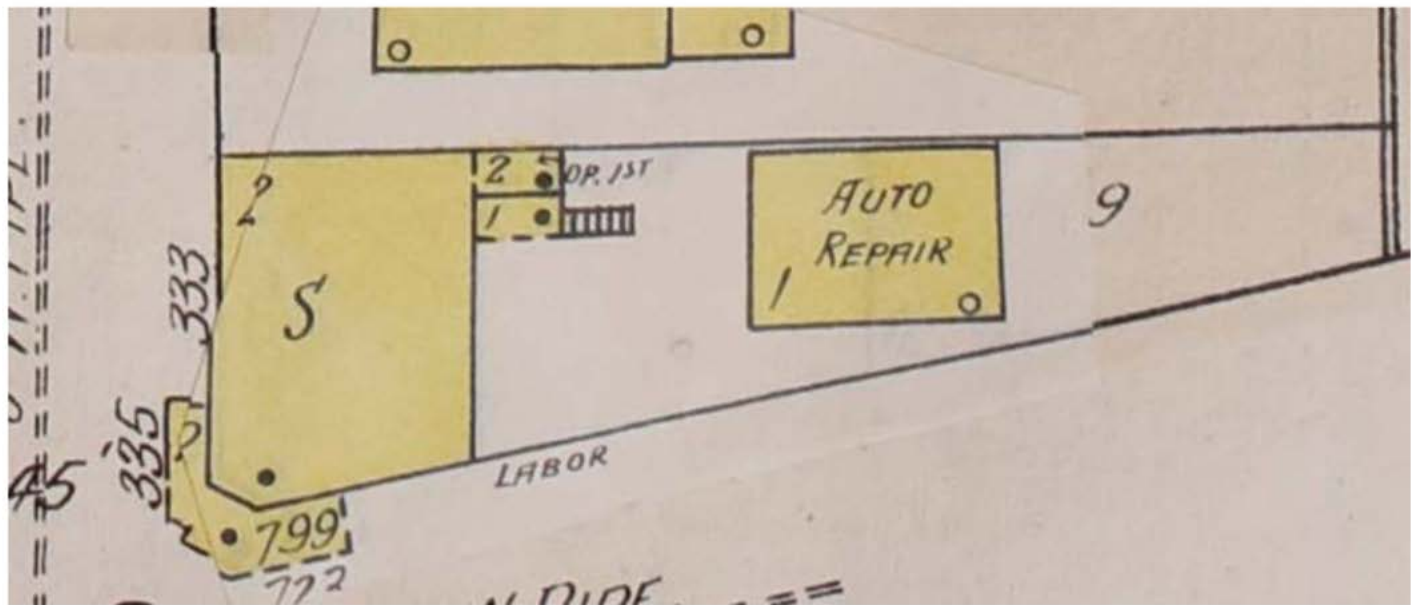
Google Maps 333 Sadie St



Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

333 Sadie – Sanborn Maps

1931, v.3, p. 257 – separate building for auto repair at rear of main store.



1938, v.3, p. 257 – shows a separate dry cleaners' at the rear of main store. Unclear whether auto repair





Rachel Rettaliata (OHP)

From: kent Walker
Sent: Thursday, September 24, 2020 8:13 AM
To: Rachel Rettaliata (OHP)
Subject: [EXTERNAL] Garage door 333 Sadie

Follow Up Flag: Follow up
Flag Status: Completed

Hi Rachel, I found a company that will do this door.(picture attached) It's Solid maple wood. 🙏.



Blessings,

