HISTORIC AND DESIGN REVIEW COMMISSION

August 04, 2021

HDRC CASE NO:	**2021-355**
ADDRESS:	515 CEDAR ST
LEGAL DESCRIPTION:	NCB 2878 BLK 3 LOT 7 & E 17 FT OF 8
ZONING:	RM-4
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Nathan Perez/Work5hop
OWNER:	Kevin Moore/MOORE KEVIN P & DENISE L
TYPE OF WORK:	Construction of a 1-story rear accessory structure
APPLICATION RECEIVED:	July 16, 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 construct a 1-story, 800-square-foot rear accessory structure.

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 material*s—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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.

- 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 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 real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The primary structure located at 515 Cedar is a 2 ½ story, single-family residence constructed circa 1912. The structure features a front gable standing seam metal roof with overhanging eaves, a deep-set front porch with rounded columns supports, wood cladding, and one-over-one windows. The property first appears on the 1912 Sanborn Map. The property is contributing to the King William Historic District.

b. SETBACK & ORIENTATION – According to the Guidelines for New Construction, garages and outbuildings should follow the historic setback pattern of similar structures along the streetscape or district. 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. Applicants should 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. The applicant has proposed to construct a 1-story, 800-square-foot rear accessory structure. The rear accessory structure will be oriented east, facing the rear of the primary structure toward Cedar Street. Staff finds the proposal appropriate.

c. SCALE AND MASSING – According to Guideline 5.A.i for New Construction, new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The Historic Design Guidelines for New Construction state that new outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. The applicant has proposed to install a 1-story, 800-square-foot rear accessory structure. The primary structure is a 2 ½ -story, 3,700-square-foot structure. Staff finds the proposed scale and massing of the structure generally appropriate.

d. ROOF FORM – The applicant has proposed a shed roof form. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The adjacent structures on Cedar Street feature front gable, hip, and pyramidal roof forms. However, according to the Historic Design Guidelines for New Construction, garage and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form and should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. As the proposed shed roof form is visually subordinate to the principal historic structure, is a simplified architectural detail, and because the proposed rear accessory structure will not be visible from the public right-of-way, staff finds the proposal consistent with the Guidelines.

e. LOT COVERAGE – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. 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. The applicant has proposed to construct an 800-square-foot rear accessory structure on a lot with an existing primary structure of approximately 3,700 square feet. Staff finds that the applicant should provide the percentage of proposed lot coverage for review.

f. MATERIALS AND TEXTURES – The applicant has proposed to clad the proposed rear accessory structure in wood board & batten siding, at 12" centers for the majority of the exterior cladding, painted exposed steel, and a standing seam galvalume roof in a light gray zinc color. Guideline 3.A.i for New Construction stipulates that new construction should 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. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. The adjacent historic structures generally feature wood siding and composition shingle or metal roofing material. The proposed materials will complement the materials of the primary structure. The proposal is generally appropriate.

g. WINDOW AND DOOR MATERIALS – The applicant has proposed to install aluminum-clad wood windows and doors. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features 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 be concealed by a wood window screen set within the opening. Staff finds the proposal appropriate.

h. RELATIONSHIP OF SOLIDS TO VOIDS – Guideline 2.C.i for New Construction stipulates that new construction should 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. Guideline 5.A.iv for New Construction states that window and door openings should be designed 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. The applicant has submitted elevation drawings of the rear accessory structure that feature a fixed glass window and door system on the east elevation facing the primary structure. The applicant has proposed a pedestrian door on each of the side elevations and no fenestration on the rear (west) elevation facing the rear property line that meets the rear of the neighboring property. There is no alley between the properties. The applicant has not provided materials specifications for the side elevation doors at this time. Staff finds the proposal generally appropriate.

i. ARCHITECTURAL DETAILS – Guideline 5.A.iii for New Construction states that new garages and outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that the applicant has proposed appropriate proportions and a design that is subordinate to and differentiated from the principal building. Staff finds the proposal consistent with the Guidelines.

j. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.

k. LANDSCAPING PLAN – The applicant has not provided a landscaping plan at this time. The landscaping should maintain more than 50 percent of the property's green space. Staff finds that the applicant should submit a landscaping plan showing any proposed landscaping modifications for review.

l. ADMINISTRATIVE APPROVAL – The construction of the proposed rear accessory structure will require the removal of a contemporary rear shed. This scope of work requires an additional Certificate of Appropriateness application and is eligible for administrative approval.

RECOMMENDATION:

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

i. That the applicant provides the percentage of total lot coverage to staff for review and approval based on finding e.

ii. That the board and batten siding features boards that are twelve (12) inches wide with battens that are 1 – ½" wide based on finding f.
iii. That the applicant installs fully wood or aluminum-clad wood windows that meet staff's standard window specifications based on finding h. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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 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. Final materials specifications must be submitted to staff for review and approval.
iv. That the applicant submits final material specifications for the proposed doors to staff for review and approval based on finding h.
v. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
vi. That the applicant submits a landscaping plan to staff for review and approval based on finding k.

City of San Antonio One Stop

July 30, 2021

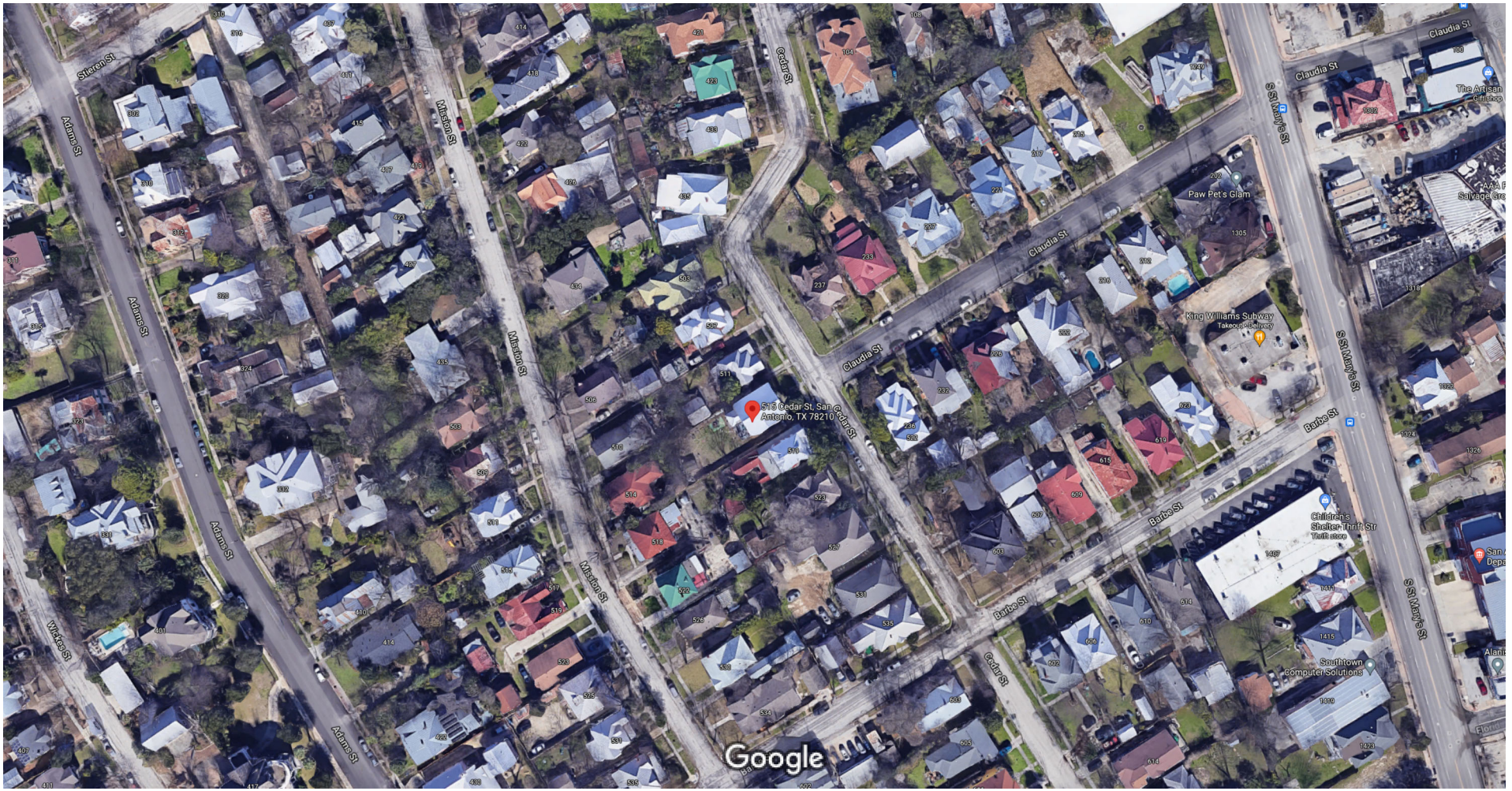
User drawn lines

1:1,000

0 0.0075 0.015 0.03 mi

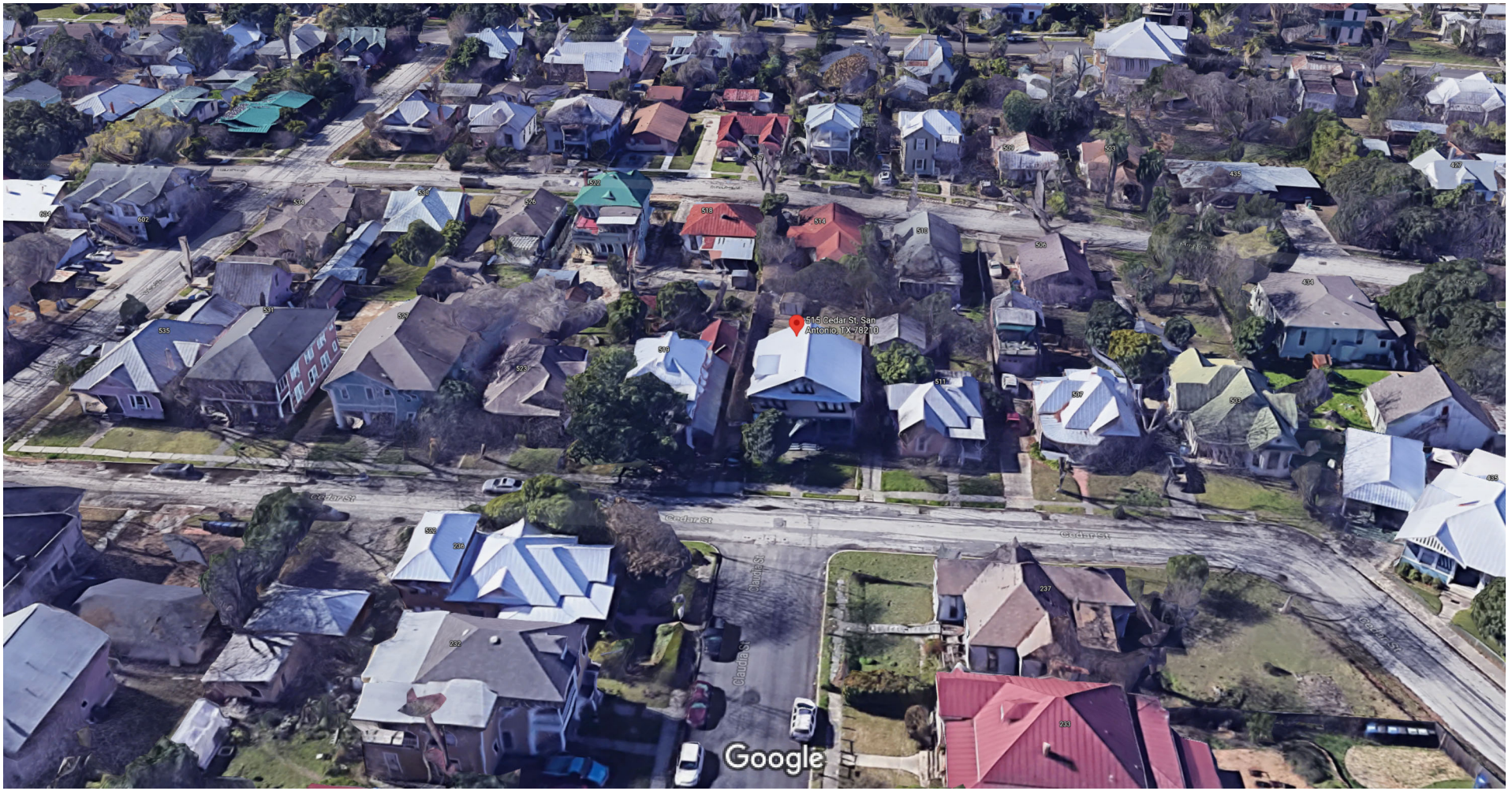
0 0.0125 0.025 0.05 km

Google Maps 515 Cedar St



Imagery ©2021 Google, Map data ©2021 Google 50 ft

Google Maps 515 Cedar St



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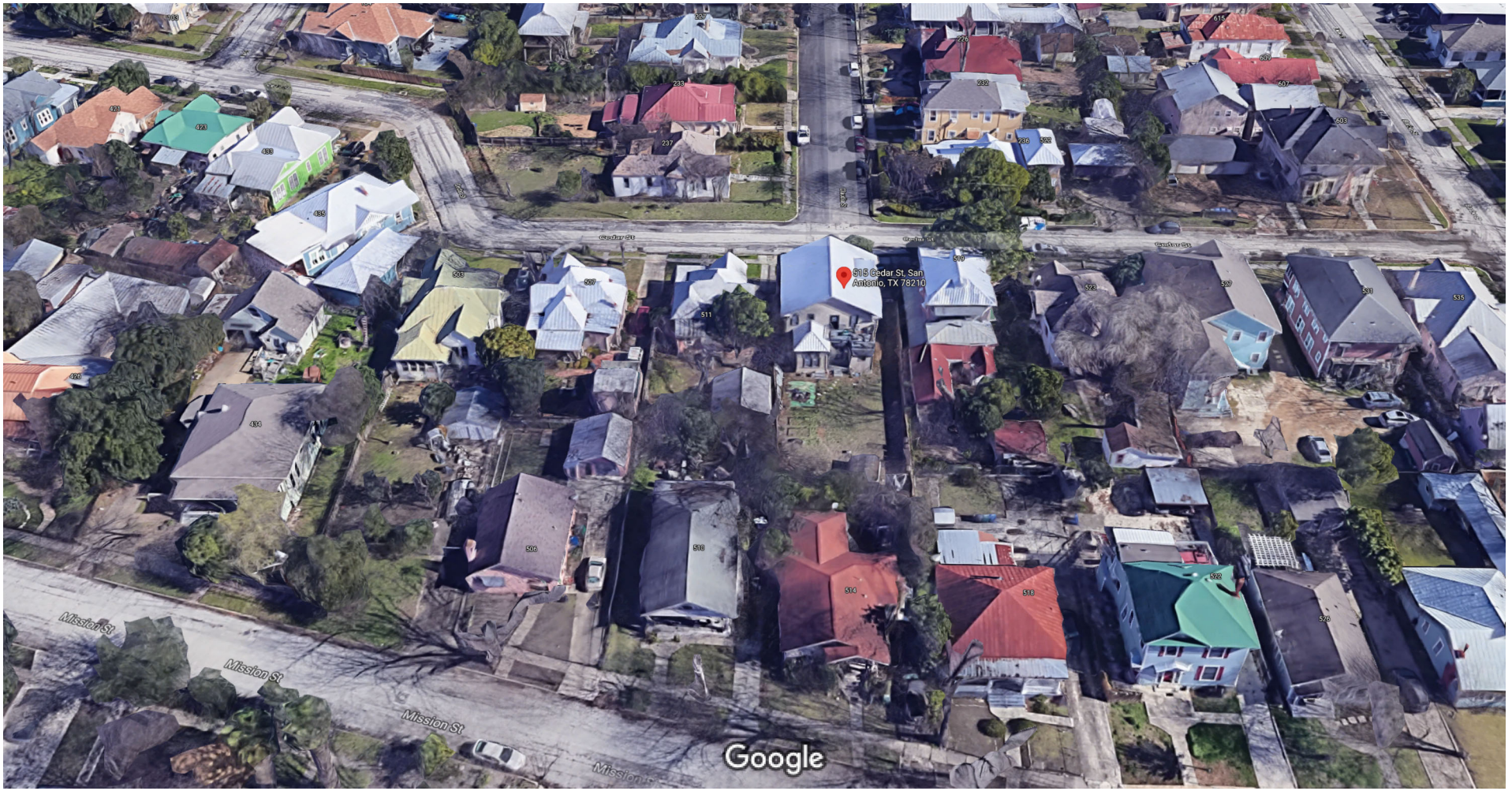
Google Maps 515 Cedar St

Imagery ©2021 Google, Map data ©2021 Google 20 ft

Google Maps 515 Cedar St



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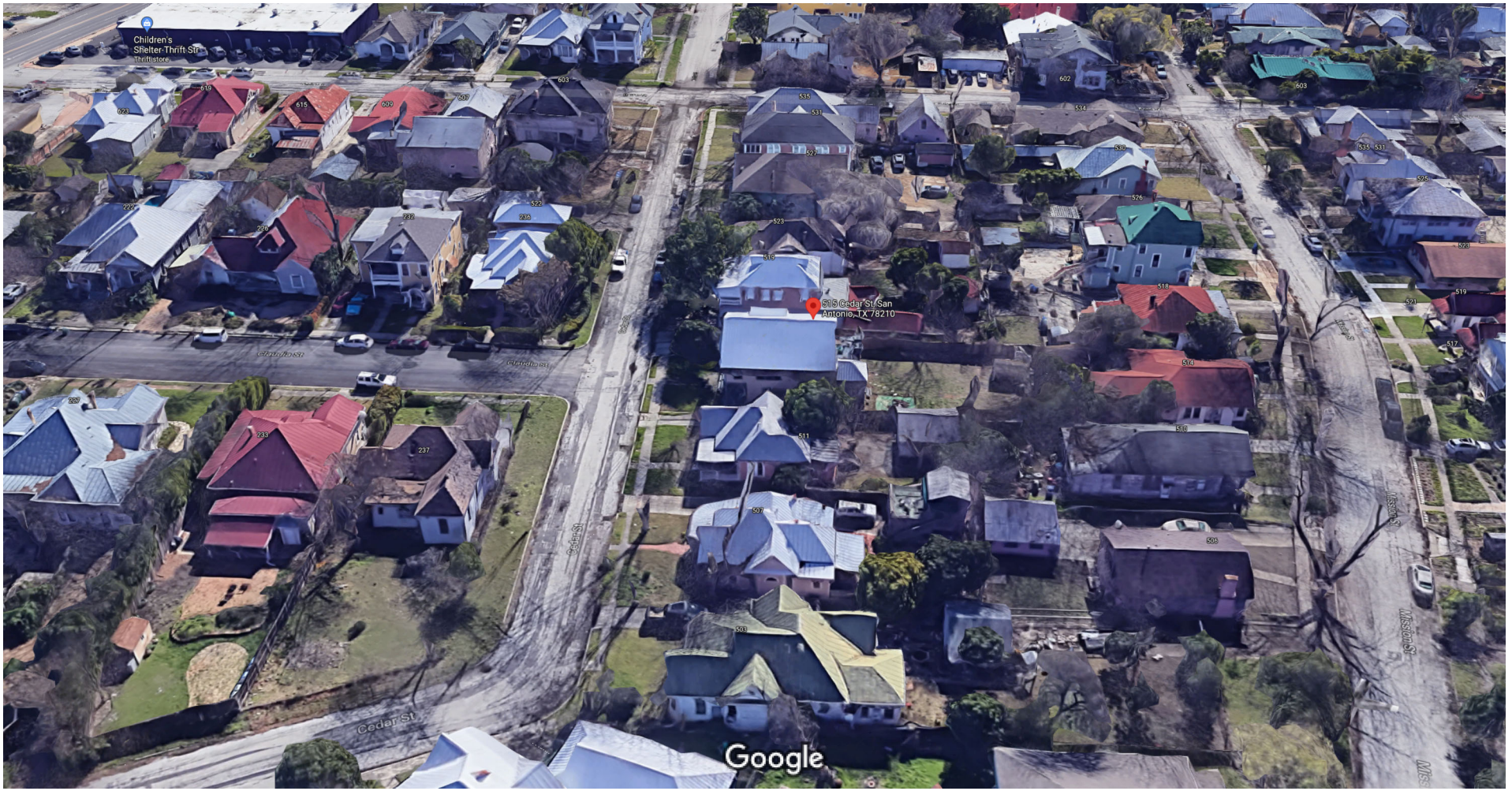
Google Maps 515 Cedar St



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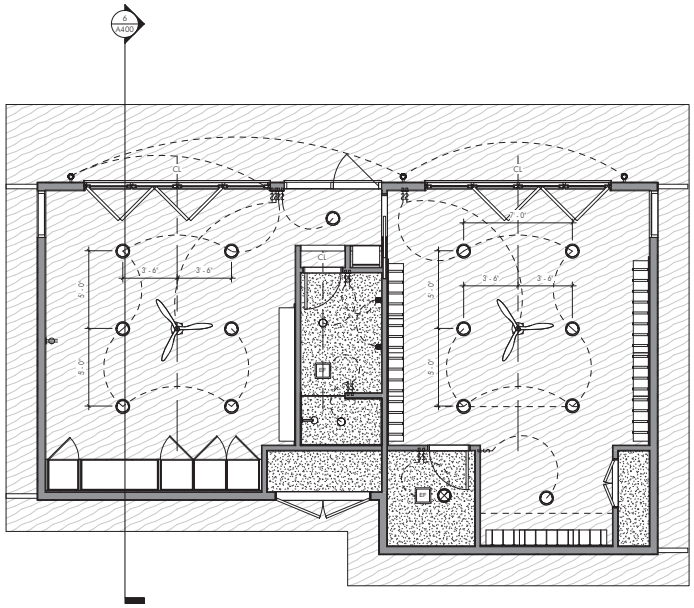
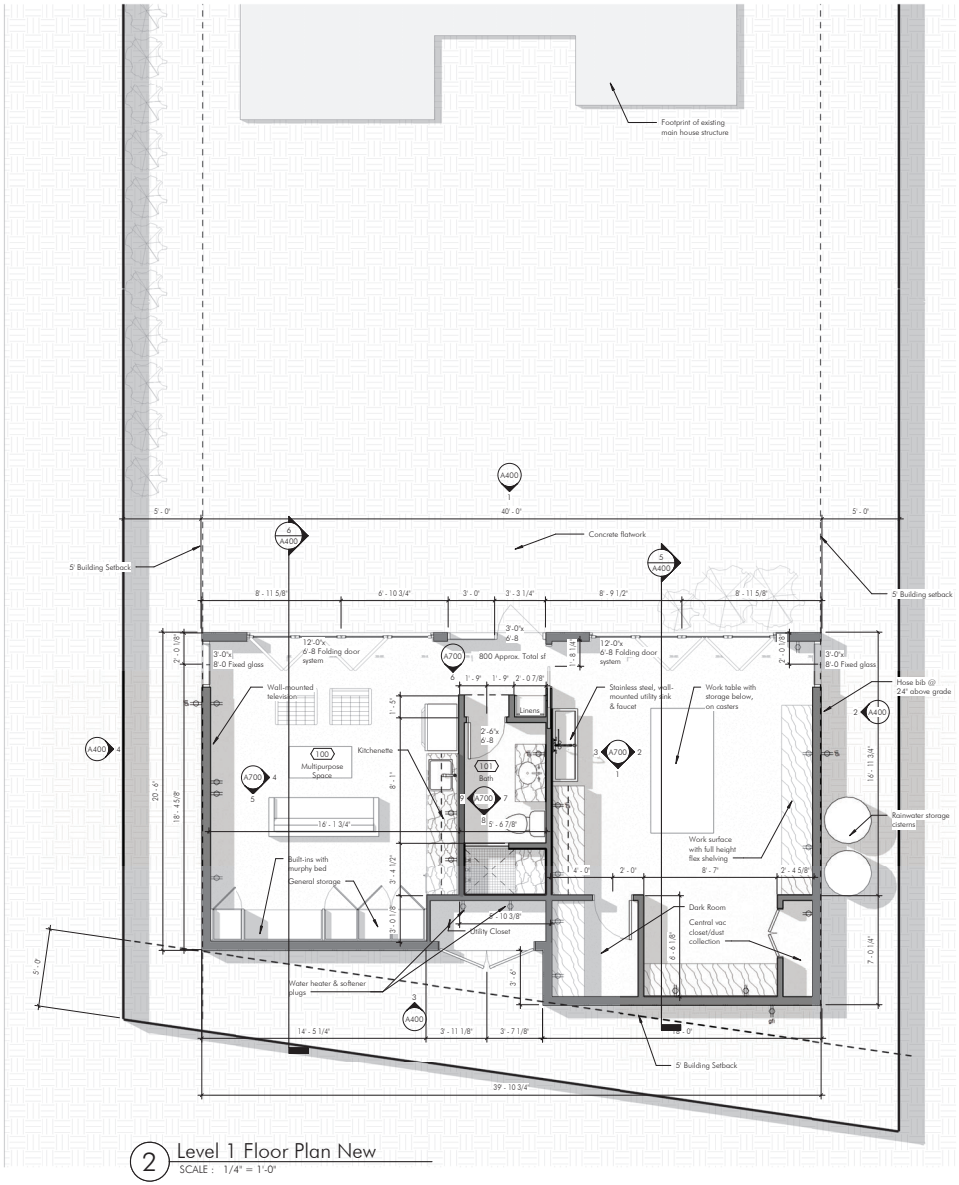


1 Level 1 Ceiling Plan
SCALE : 1/4" = 1'-0"



2 Level 1 Floor Plan New
SCALE : 1/4" = 1'-0"

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Kevin & Dee Moore
Cedar Street Casita/Studio

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San Antonio, Tx 78210

2111701

REVISIONS

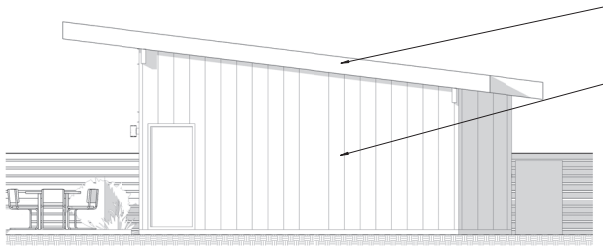
MARK	DATE	DESCRIPTION

06.14.2021

Schematic Design

Floor Plan

A201



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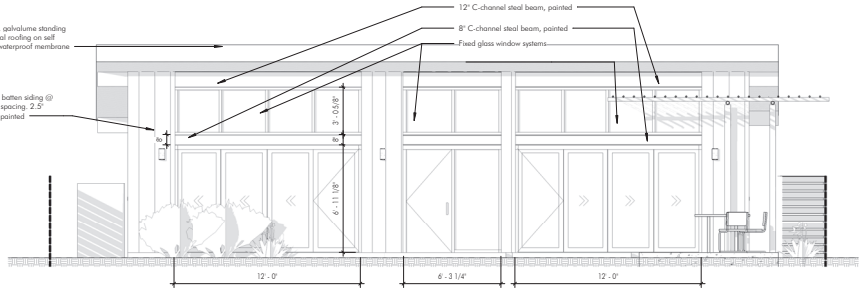
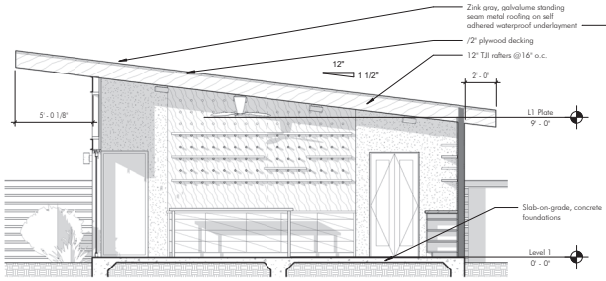


1 Elevation 1 - a
SCALE : 1/4" = 1'-0"



5 Section 1
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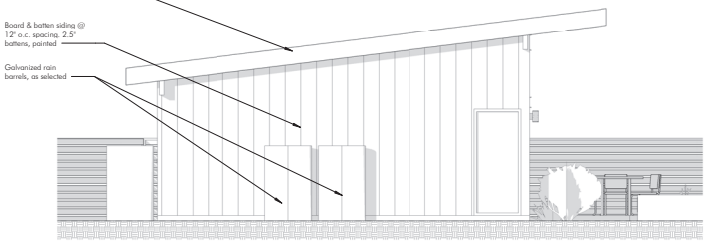

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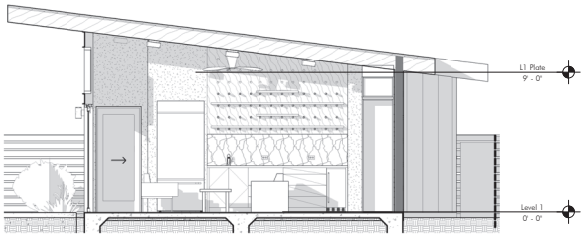

6 Section 2
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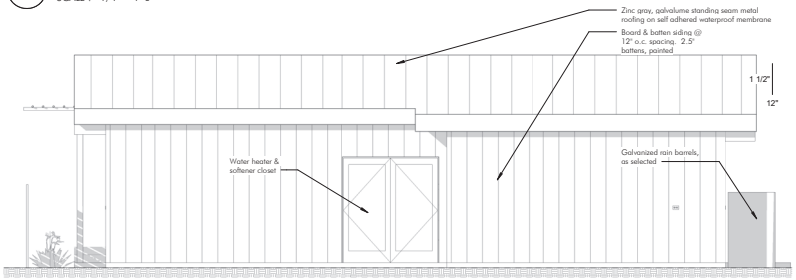

3 Elevation 4 - a
SCALE : 1/4" = 1'-0"

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Kevin & Dee Moore
Cedar Street Casita/Studio
515 Cedar St
San Antonio, Tx 78210

2111701

REVISIONS

MARK	DATE	DESCRIPTION

06.14.2021

Schematic Design

Exterior Elevations & Sections

A400

16 JULY 2021 / PHOTOS

515 Cedar St. - Casita/Art Studio

515 Cedar Street, San Antonio, Tx 78210

Main House – Front Elevation

WORK5HOP

123 Parland Place, Suite 100
San Antonio, Texas 78209
210.549.2588
work5hop.com

16 JULY 2021 / PHOTOS

515 Cedar St. - Casita/Art Studio

515 Cedar Street, San Antonio, Tx 78210

Main House – Rear Elevation

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16 JULY 2021 / PHOTOS

515 Cedar St. - Casita/Art Studio

515 Cedar Street, San Antonio, Tx 78210

Rear Yard – Casita Location

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123 Parland Place, Suite 100
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16 JULY 2021 / PHOTOS

515 Cedar St. - Casita/Art Studio

515 Cedar Street, San Antonio, Tx 78210

Main House – Side Elevation A

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16 JULY 2021 / PHOTOS

515 Cedar St. - Casita/Art Studio

515 Cedar Street, San Antonio, Tx 78210

Main House – Side Elevation B

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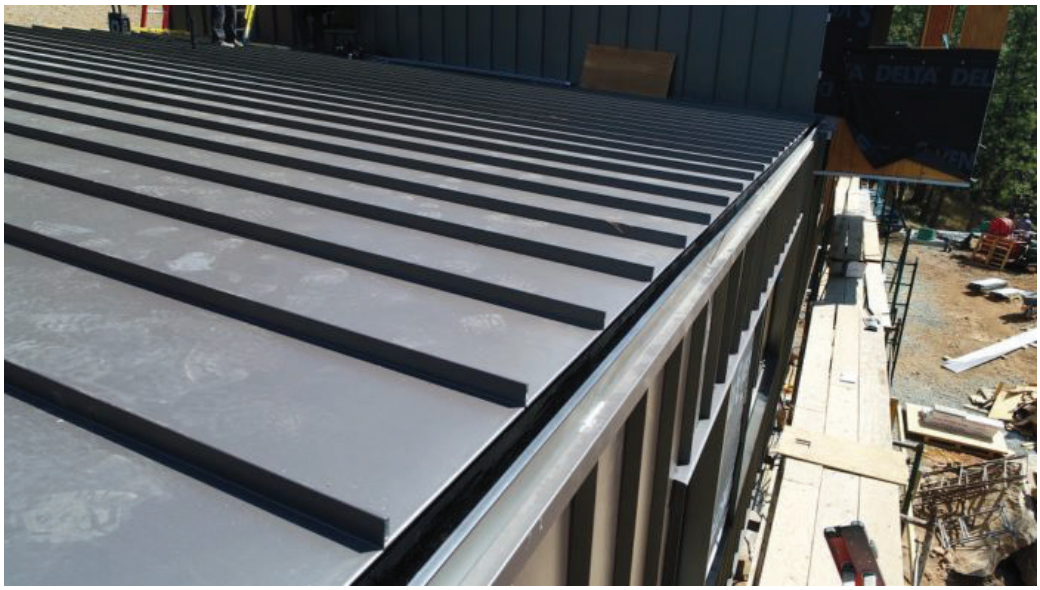
16 JULY 2021 / PHOTOS

515 Cedar St. - Casita/Art Studio

515 Cedar Street, San Antonio, Tx 78210

Casita/Art Studio – Proposed Exterior Materials

Board & Batten Siding @ 12" Centers –(Painted white to match main house exterior trim)



Standing Seam Metal Roof @ 18" Seam Centers – (Zinc colored galvalume panels)

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123 Parland Place, Suite 100
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Exterior Doors – (Wood, with aluminum exterior cladding, painted blue to match sashes of main house windows)

Date / Document
Document Title
Meeting Type

16 JULY 2021 / PROJECT DESCRIPTION

515 Cedar St. - Casita/Art Studio

515 Cedar Street, San Antonio, Tx 78210

Proposed casita/art studio project description:

This project consists of the construction of an approximately 800 s.f. casita/art studio at the extreme rear of the property at 515 Cedar St. in the King William district.

The structure will utilize board & batten siding, at 12" centers for the majority of the exterior cladding, some painted exposed steel structure, and a standing seam galvalume roof in a light gray zinc color.

We felt in the designing of this casita, that the distinction between the old and the new needed to be somewhat clear. So, in order to distinguish the casita from the historic main house, the style of the structure is designed to be more contemporary. However, that aesthetic will be softened with the use of the more classic wood siding. The paint scheme of the exterior will be tied to the main house, with the board & batten siding painted the white color of the main house trim, and the window/door systems painted the light blue of the main house sashes.

The low-slung shed roof brings the scale of the structure down a bit, to give the main house scale more prominence above it.

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