

HISTORIC AND DESIGN REVIEW COMMISSION

December 04, 2024

HDRC CASE NO: 2024-390
ADDRESS: 1210 S ALAMO ST
LEGAL DESCRIPTION: NCB 937 BLK 2 LOT N 100 FT OF 2, W TRI 5 FT OF 1 & S 8 FT OF N 100 FT OF 1
ZONING: C-1, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Cotton Estes/Cotton Estes Architect PLLC
OWNER: Richard Theis/RTJM LLC
TYPE OF WORK: Construction of a rear accessory structure
APPLICATION RECEIVED: November 13, 2024
60-DAY REVIEW: January 12, 2025
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct a single-story, rear accessory structure at 1210 S Alamo.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 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.

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 conceptual approval to construct a single-story, rear accessory structure at 1210 S Alamo. The proposed rear accessory structure is proposed to feature a footprint of 400 square feet. The primary historic structure at 1210 S Alamo was constructed circa 1900 and is first found on the 1904 Sanborn Map. The historic structure features a double-height, wrap around porch, a standing seam metal roof, and a brick chimney. The structure was constructed in the Folk Victorian style.
- b. CONCEPTUAL APPROVAL – 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. EXISTING SITE & ADJACENT CONTEXT – The existing site is void of structures in the rear yard. Neighboring properties within the King William Historic District feature accessory structures, many of which are positioned at the rear of properties.
- d. SCALE & MASS – The applicant has proposed for the rear accessory structure to feature a footprint of four hundred (400) square feet and an overall height of approximately fourteen (14) feet. The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. Per the application documents, the primary structure on site features a footprint of 1,400 square feet. Staff finds the proposed scale and mass to be appropriate and consistent with the Guidelines.
- e. ORIENTATION & SETBACKS – The Guidelines for New Construction 5.B. notes that the predominant accessory structure orientation and historic setback patterns of the block should be followed. The applicant has proposed to site the new construction at the rear of the lot. Generally, staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate and consistent with the Guidelines.
- f. MATERIALS – The applicant has proposed materials that include wood or fiber cement siding, wood columns, aluminum clad wood windows, and aluminum clad wood doors. Generally, staff find the proposed materials to be appropriate. If fiber cement siding is used, it should feature a smooth finish with a four (4) to five (5) inch exposure. Aluminum clad wood windows should be consistent with the adopted standards for windows in new construction.
- g. CHARACTER / ARCHITECTURAL DETAILS – The applicant has proposed for the new construction to feature an overall form, materials, massing and architectural details to be in keeping with those found historically within the district. Staff finds the proposed roof form, fenestration pattern, and materials to be appropriate.

RECOMMENDATION:

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

- i. That if fiber cement siding is used, it feature a smooth finish and an exposure of four (4) to five (5) inches.
- ii. That all windows adhere to the adopted standards for windows in new construction.

An aerial photograph of a residential neighborhood with yellow dashed lines delineating individual property lots. Numerous addresses are labeled in yellow text across the map, including 506, 508, 520, 514, 1203, 1211, 1215, 1223, 1231, 1202, 1210, 1212, 1218, 1220, 400, 111, 115, 117, 121, 129, 1150, 1146, 100, 102, 118, 122, 126, 131, 135, 134, 119, 125, 104, and 1201. A red solid line outlines a specific property located between addresses 1210 and 1212, situated near the intersection of a street and a road. The street on the left is partially labeled 'HER ST'.

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km



LEFT: VIEW FROM PARKING LOT OF 1202 WICKES LOOKING TOWARD 111 WICKES
 RIGHT: VIEW FROM BACKYARD OF 1210 S ALAMO LOOKING TOWARD 111 WICKES



VIEWS FROM BACKYARD OF 1210 S ALAMO LOOKING NORTH



LEFT: VIEW OF 1202 S ALAMO FROM WICKES ST.
 RIGHT: VIEW FROM LEFT TO RIGHT OF 111 WICKES, 1210 S ALAMO BACKYARD, 1202 S ALAMO FENCE & PARKING



CONTEXT NOTES

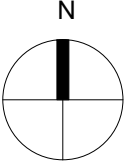
- WITH FEW EXCEPTIONS, FRONT PORCHES ARE A CHARACTER-DEFINING FEATURE OF MOST HISTORIC HOMES ALONG THE BLOCK OF WICKES STREET, SOUTH OF S. ALAMO ST.
- PORCHES TYPICALLY FEATURE 3 BAYS WITH COLUMN SPACING OF 6'-8'. PORCHES TYPICALLY FEATURE LOW-PITCH ROOFS, WITH EAVE LINES 1-3' BELOW THE PRIMARY ROOF.
- ALTHOUGH THE PROPERTY AT 1210 S. DOES NOT FEATURE STREET FRONTAGE ALONG WICKES ST. (ASIDE FROM A 9' DRIVEWAY), THE PROPOSED ADU RELATES TO THE MASSING FOUND ALONG WICKES ST., AND PRESENTS A WELCOMING FACE TO THE STREET.



PROPOSED DWELLING

PARKING LOT & 6' TALL OPAQUE FENCE @ 1202 S. ALAMO

PATTERN OF COVERED FRONT PORCHES FACING WICKES ST.



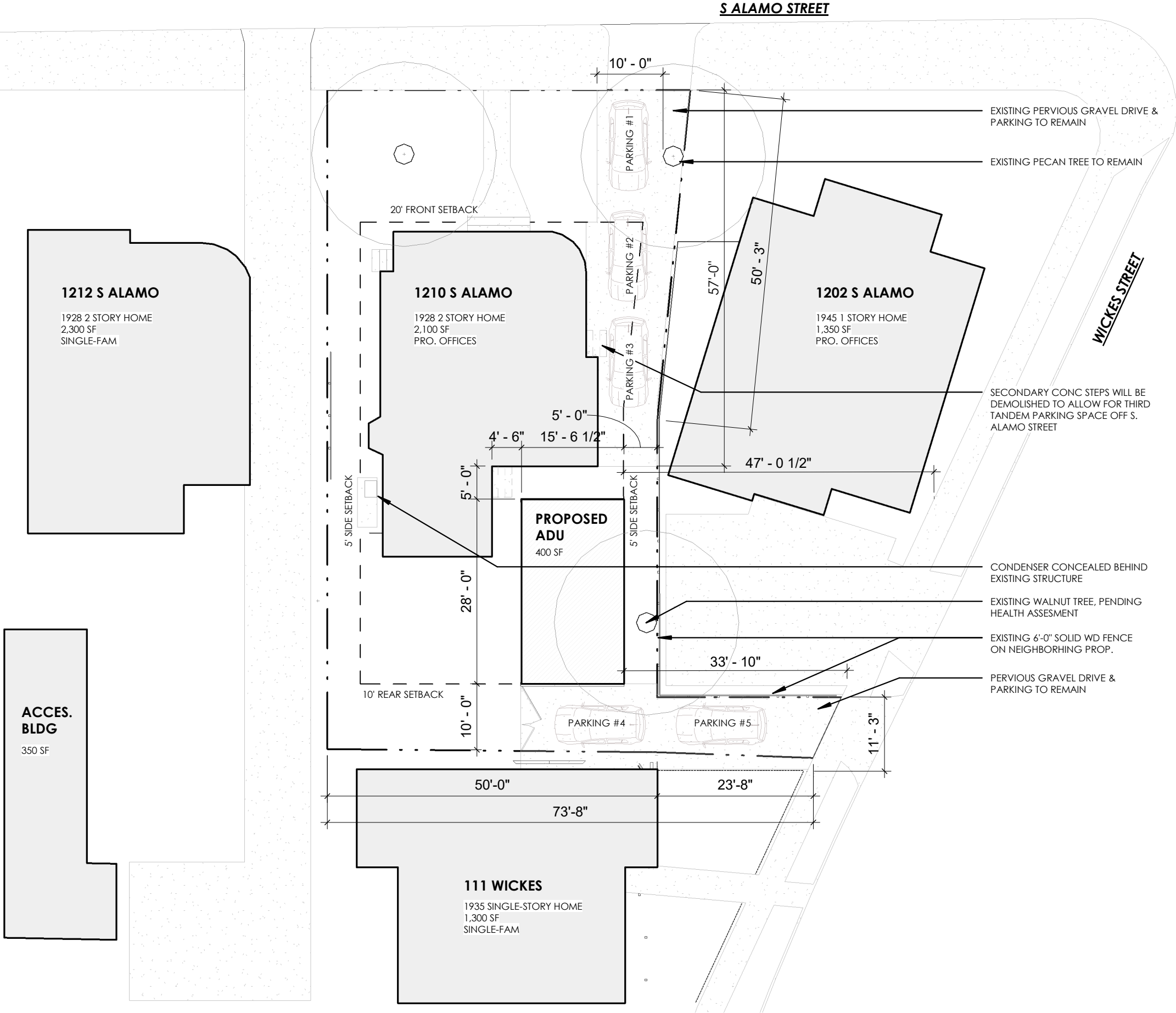
CONTEXT DIAGRAM N.T.S

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NEARBY EXAMPLES OF FRONT PORCHES ALONG WICKES STREET



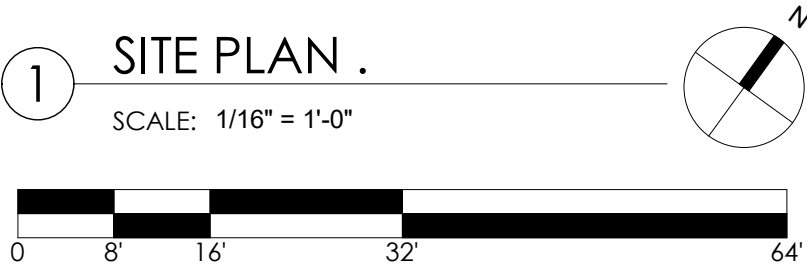
SITE PLAN NOTES:

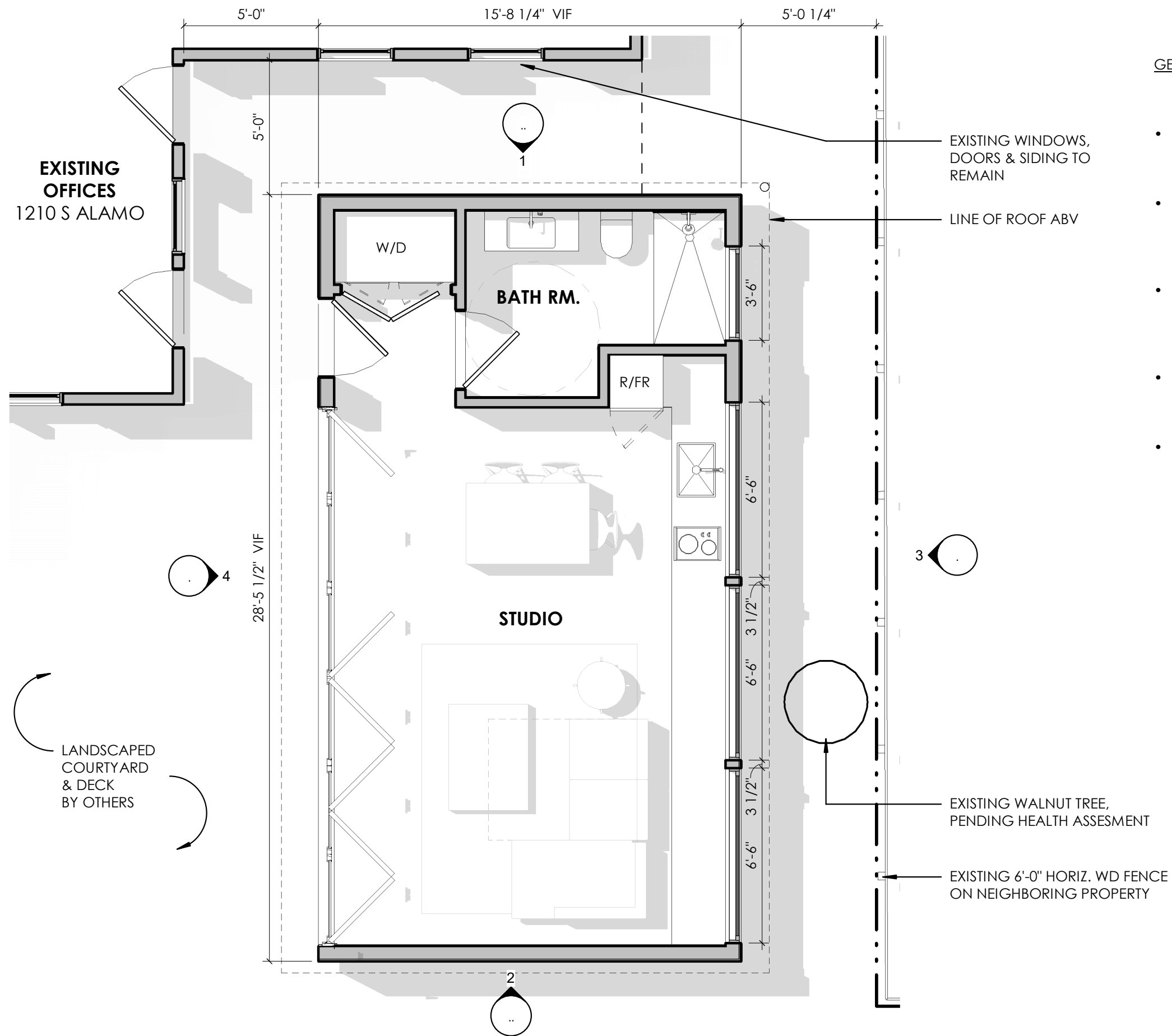
- THE PROPOSED APARTMENT IS DETACHED FROM THE ORIGINAL 1928 TWO-STORY HOME IN ORDER TO PRESERVE AND RESPECT THE ARCHITECTURE OF THE ORIGINAL HOME. BOTH HISTORICAL AND NEW SMALL, DETACHED ACCESSORY STRUCTURES ARE COMMON THROUGHOUT THE NEIGHBORHOOD.
- THE PROPOSED ADU IS LARGELY CONCEALED FROM VIEW OF THE STREET BY THE HISTORIC HOMES LOCATED AT 1210 AND 1202 S ALAMO, AND THE EXISTING 6'-0" BACKYARD PRIVACY FENCE AT 1202 S ALAMO.

PROPERTY INFORMATION & TABULATIONS:

Property Address: 1210 S Alamo St.
Property Size: 5,445 sq.ft.
Existing Zoning: C-1
Proposed Zoning*: IDZ-1
(pending City Council Approval)

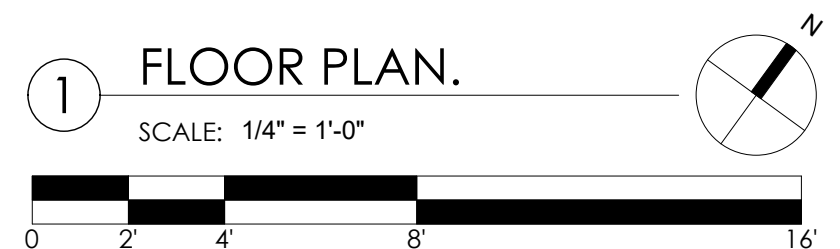
AREAS:	EXISTING TOTAL / PROPOSED TOTAL	
Conditioned Area.:	2,100 sq.ft.	2,500 sq.ft.
Hardscape Area:	200 sq.ft.	200 sq.ft.
Building Footprint:	1,400 sq.ft.	1,800 sq.ft.
Total Impervious Cover:	1,600 sq.ft.	2,000 sq.ft.
Impervious Cover Ratio:	30%	36%





GENERAL NOTES:

- THE PROPOSED GUEST HOUSE FOR 1210 S ALAMO IS A SMALL AND DISCRETE DWELLING UNIT FOR THE FAMILY AND FRIENDS OF THE OWNERS OF 1210 S ALAMO AND 111 WICKES.
- THE PROPOSED DWELLING IS DETACHED FROM THE EXISTING 1928 TWO-STORY HISTORIC STRUCTURE IN ORDER TO PRESERVE AND RESPECT THE HISTORIC STRUCTURE, AND TO PROVIDE PRIVACY, INDENDENT ACCESS AND SEPARATION OF USES BETWEEN THE OFFICES AND GUESTS.
- THE PROPOSED DWELLING IS LARGELY CONCEALED FROM VIEW OF THE STREET BY THE HISTORIC STRUCTURE AT 1210 S ALAMO, AND THE REAR YARD FENCE OF THE EXISTING ONE-STORY HOME/ OFFICES AT 1202 S. ALAMO.
- THE EXISTING WALNUT TREE ON THE NE PROP LINE SHOWS SIGNS OF POOR HEALTH. A TREE HEALTH ASSESMENT WILL DETERMINE WHETHER IT CAN BE SAVED, OR NEEDS TO BE REMOVED.
- IN THE CASE THE TREE CAN BE SAVED, A PIER AND BEAM FOUNDATION AT 2'-0" ABOVE GRADE IS PLANNED TO MINIMIZE IMPACT TO THE TREE ROOTS. IF THE TREE CANNOT BE SAVED, A SLAB ON GRADE FOUNDATION MAY BE CONSIDERED. FINISH FLOOR ELEVATIONS AND SKIRT HEIGHTS WILL BE CONCEALED FROM VIEW OF THE STREET.





MATERIAL STUDY | SIDING

SIDING PALLETTE OF EXISTING ADJ. BUILDINGS:



111 WICKES 1210 S ALAMO 1202 S ALAMO

PROPOSED SIDING EX.



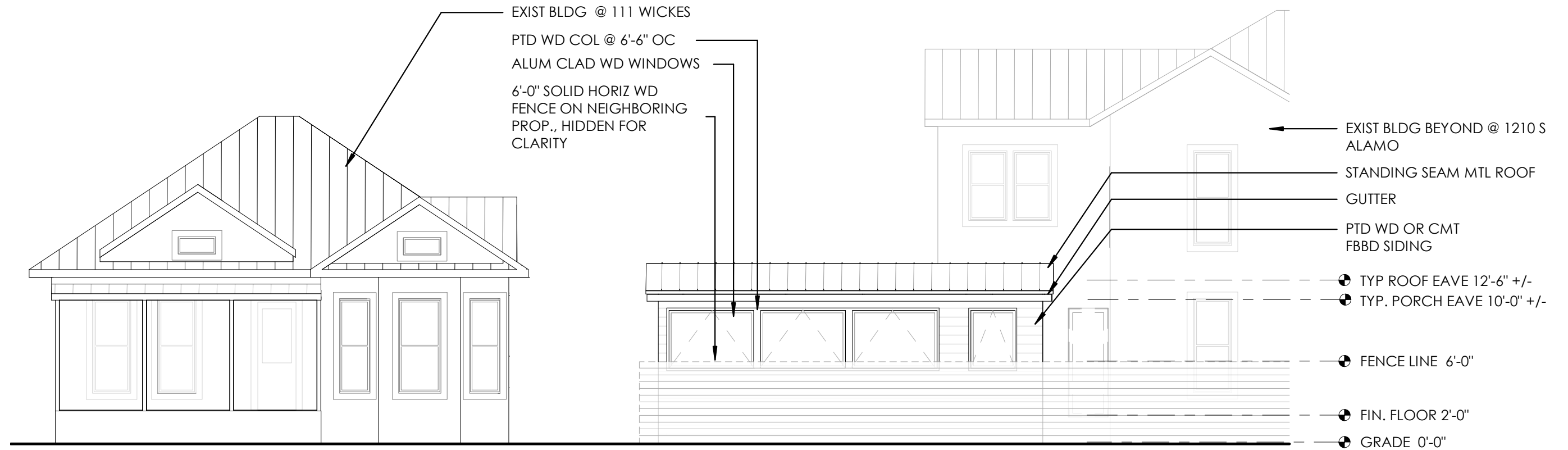
PROPOSED SIDING MAY BE PAINTED WOOD OR CEMENT FIBERBOARD, HORIZONTAL CLAPBOARD OR PANELIZED INSTALLATION. JOINTS WILL BE SPACED AT 6"-8" TO SUBTLY DISTINGUISH SIDING FROM MORE ARTICULATED SIDING ON ADJACENT HOMES. COLOR TO BE GREEN/BLUE (ANALOGOUS TO EXISTING COLOR PALLETTE), DARK IN SHADE IN ORDER TO VISUALLY RECEDE.

ELEVATION NOTES

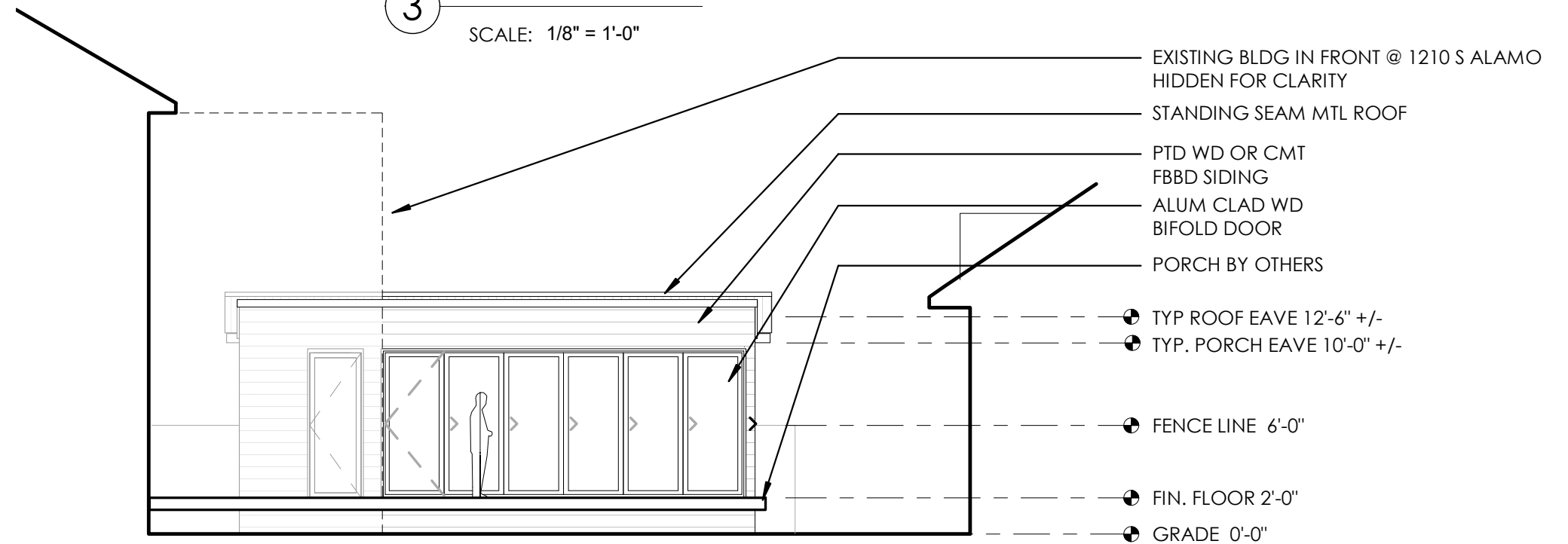
- PLEASE NOTE, STAINED CEDAR FENCE IN FOREGROUND DOES NOT BELONG TO THE PROPERTY AT 1210 S ALAMO
- THE PROPOSED DWELLING IS INTENDED TO BE COMPATIBLE AND DEFERENTIAL TO NEARBY HISTORIC STRUCTURES, FEATURING SIMPLE DETAILING, LOW ROOFLINES, AND COLORS THAT ARE ANALOGOUS TO NEARBY BUILDINGS.
- OPENINGS ON OPPOSITE SIDE OF BUILDING MIRROR WINDOWS TO CREATE TRANSPARENCY & SUBTLE STREET PRESENCE.
- WINDOW SILLS ARE CONCEALED BEHIND TOP OF INTERIOR FINISH TO GIVE APPEARANCE OF FULL-HEIGHT OPENINGS, SIM. TO A FRONT PORCH.

SCALE: 1/8" = 1'-0"

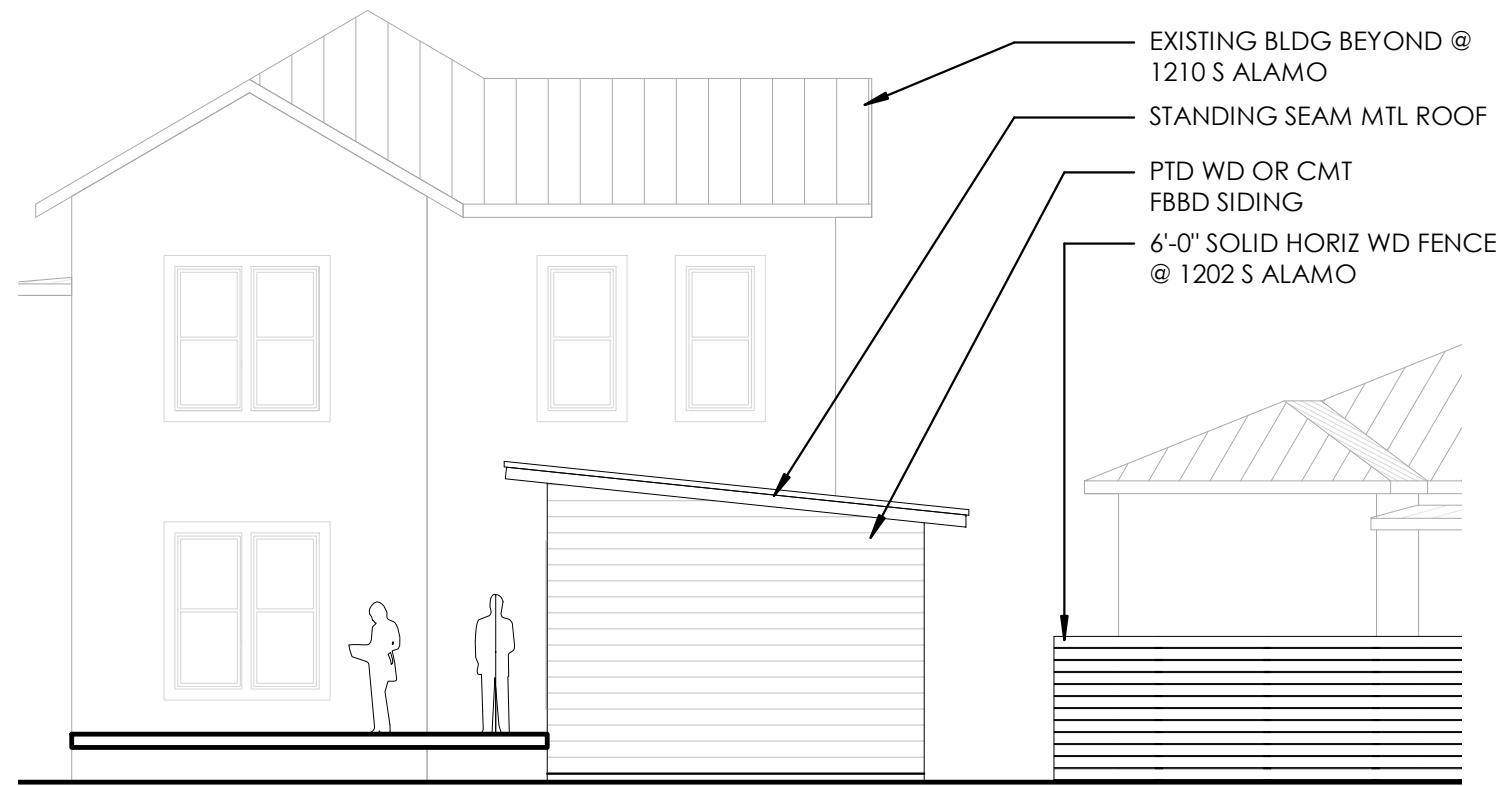




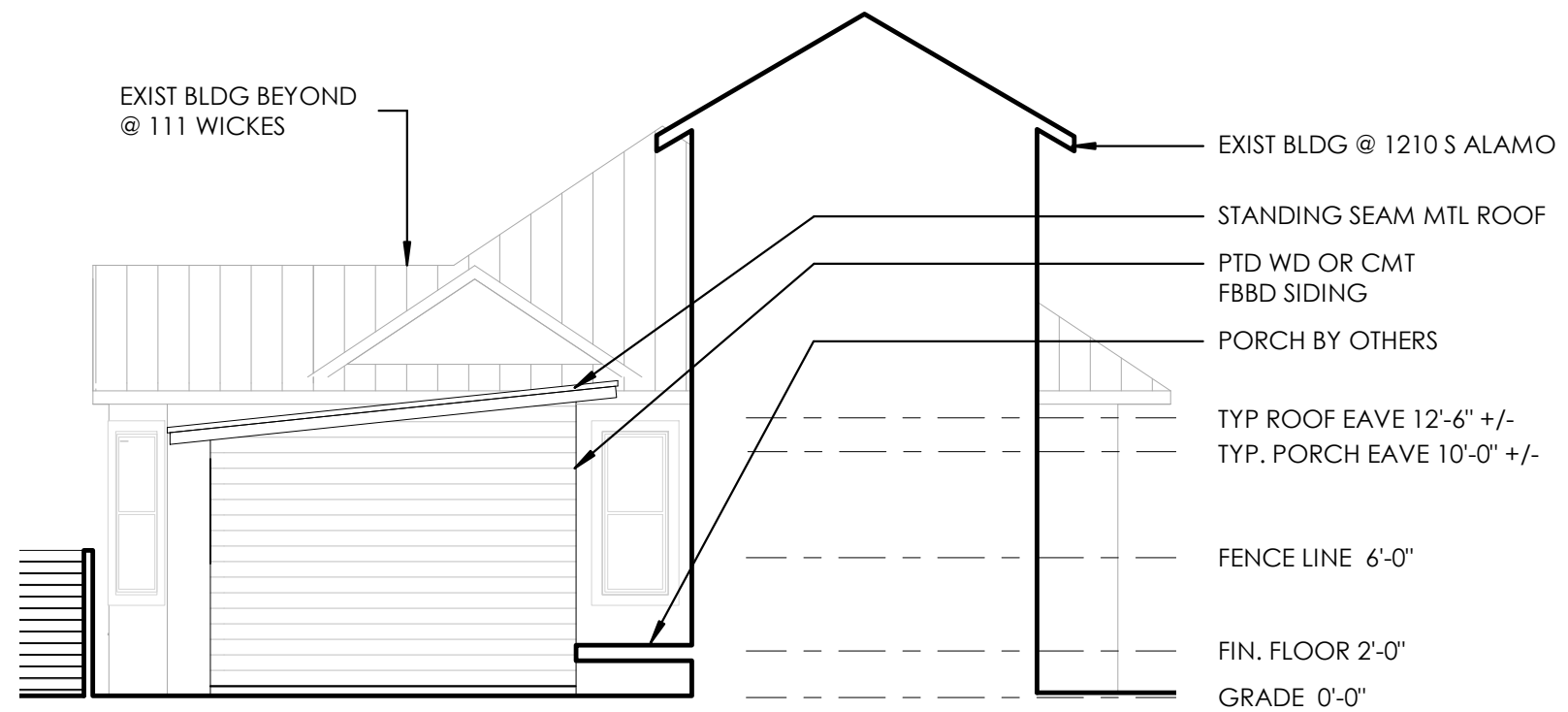
3 EAST
SCALE: 1/8" = 1'-0"



4 WEST
SCALE: 1/8" = 1'-0"



2 SOUTH
SCALE: 1/8" = 1'-0"



1 NORTH
SCALE: 1/8" = 1'-0"