

HISTORIC AND DESIGN REVIEW COMMISSION

December 01, 2021

HDRC CASE NO: 2021-579
ADDRESS: 209 CEDAR ST
LEGAL DESCRIPTION: NCB 933 BLK 5 LOT S IRR 77.36 FT OF N 140.64 FT OF 1
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Alberto Gonima
OWNER: Alberto & Maria Gonima
TYPE OF WORK: Installation of a freestanding gazebo structure
APPLICATION RECEIVED: November 02, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness to install a freestanding gazebo structure with a footprint of 168 square feet in the side yard.

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.

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 principal 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.

FINDINGS:

- a. The primary structure located at 209 Cedar is a 1-story residential structure constructed circa 1900 in the Folk Victorian style. The structure features a primary hipped roof form with a front gable and decorative gingerbreading, woodlap siding, and two over two wood windows. The structure is contributing to the King William Historic District.
- b. **FOOTPRINT** – The applicant has proposed to install a freestanding gazebo structure in the side yard with a footprint measuring approximately 168 square feet. The Historic Design Guidelines for Additions stipulate that new structures should be less than 40% of the footprint of the primary structure in plan. Staff finds that the proposal meets this guideline.
- c. **ORIENTATION AND SETBACK** – The applicant has proposed to install a freestanding gazebo structure in the side yard. Per the Guidelines, new outbuildings should be located at the rear of the lot whenever possible and should be inset behind the front façade to minimize the impact on the public streetscape. This lot is unique in siting and configuration and effectively does not have a backyard. With these limitations, staff finds that a freestanding structure may be appropriate in the side yard, but finds that the structure should be set back behind the front plane of the house to minimize its impact on the public right-of-way.
- d. **SCALE** – The proposed structure will be subordinate to the primary historic structure's tallest ridge in height. The Historic Design Guidelines state that new outbuildings should be consistent with the height and overall

scale of nearby historic buildings of a similar type. Staff finds a freestanding structure that is subordinate to the primary structure is generally consistent with the Guidelines.

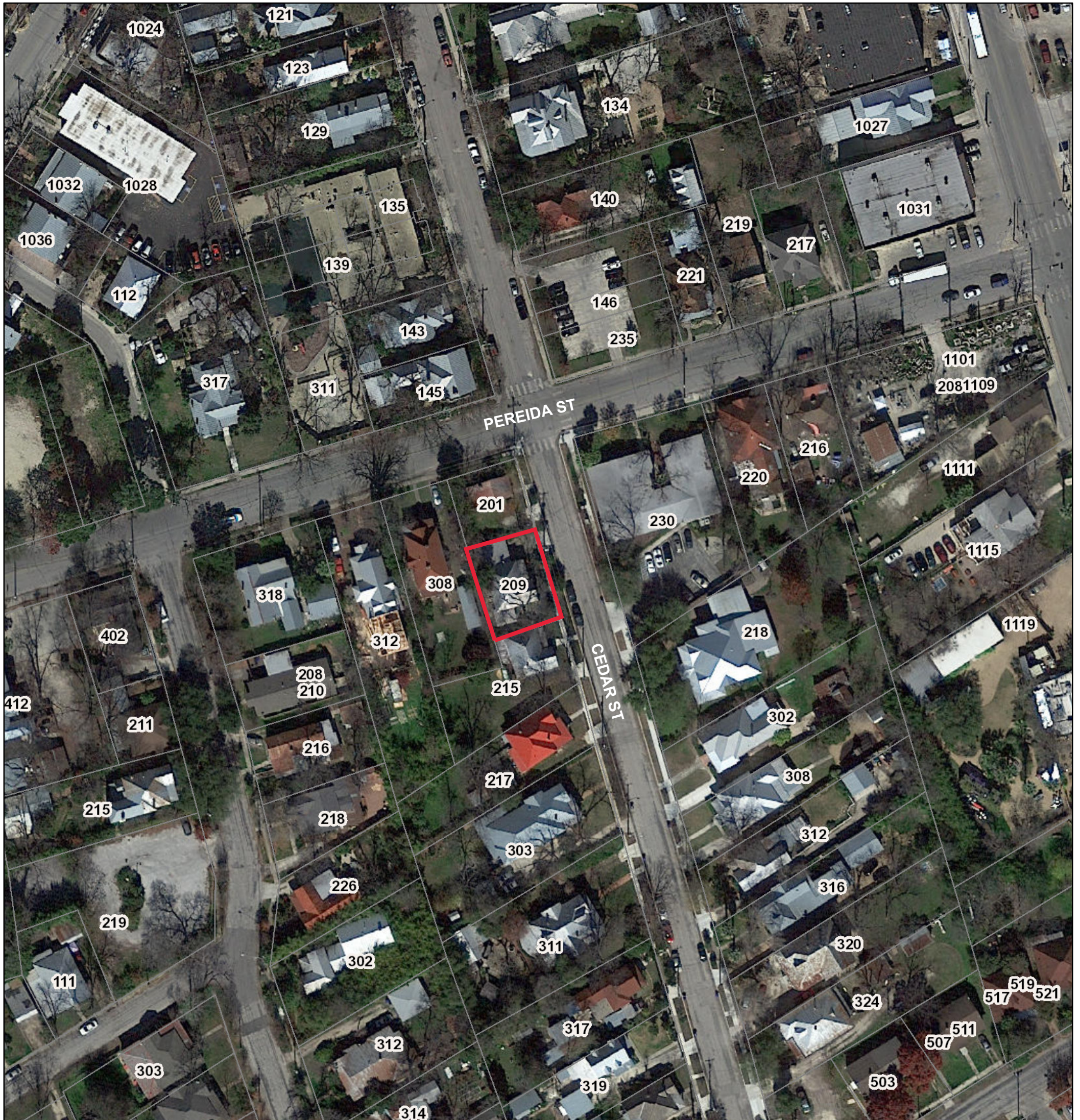
- e. MATERIALITY – The applicant has proposed to use steel columns and framing and a standing seam metal roof. Staff finds the materials consistent for a freestanding, fully reversible structure.
- f. ROOF FORM – The proposed structure will utilize a low-sloping hipped roof form. According to the Guidelines, roof forms on new structures should respond to the roof form of the primary structure and predominant roof forms used historically in the district. Staff finds that the request generally consistent with the Guidelines.
- g. ARCHITECTURAL DETAILS - According to the Guidelines for Additions, new additions should feature architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Staff finds the request consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the freestanding gazebo structure based on findings a through g with the following stipulations:

- i. That the structure be set behind the front plane of the primary historic structure. An updated site plan is required to be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



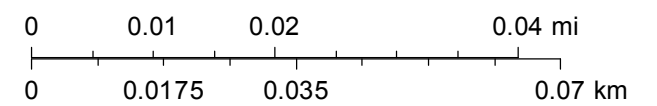
November 17, 2021

1:1,000

CoSA Addresses

CoSA Parcels

BCAD Parcels







Cedar St



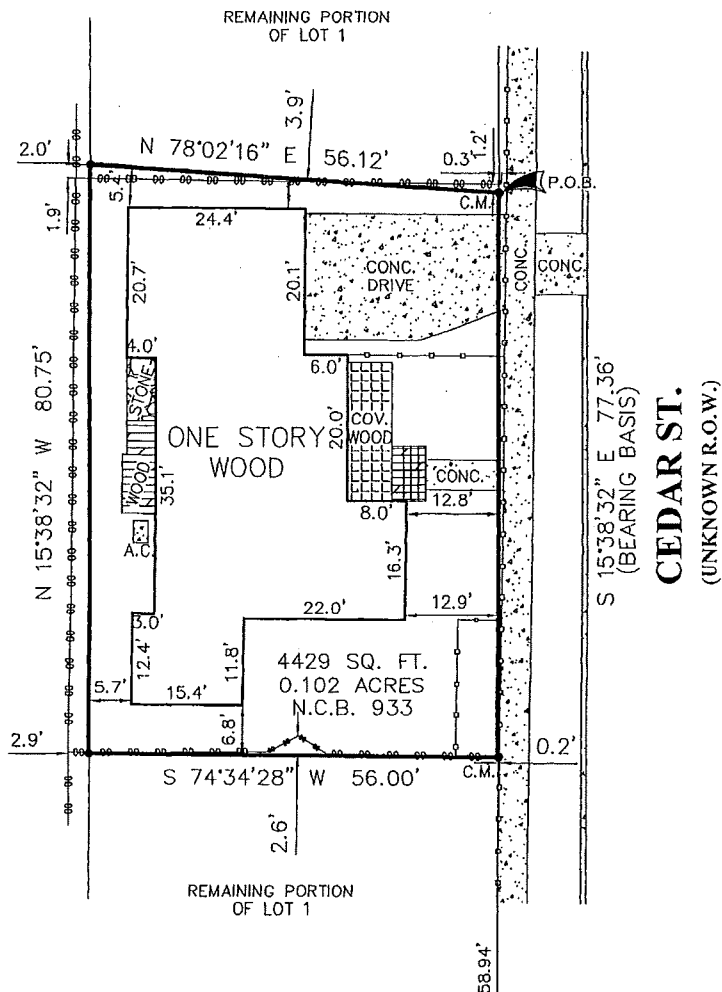


209

209



SCALE: 1"=20'



NOTE:
TITLE REPORT INDICATES THERE ARE NO RESTRICTION
OR COVENANTS OF RECORD.
NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD
PLAT INDICATED BELOW.

PROPERTY ADDRESS

209 Cedar St.

BORROWER

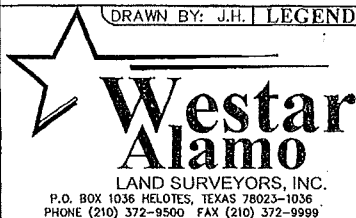
David C. Shelton

As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480045, Panel No. 0451 E, Panel Dated 2-16-96, this tract is in Zone(s) X and is not in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is the surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials. Because this is a boundary survey, the surveyor did not take any actions to determine the flood status of the surveyed property other than interpret the status off of FEMA's FIRI. This surveyor is not responsible for misinterpreting the flood zone designation or any flood information printed on this survey. This surveyor is not aware of or responsible for determining the tract's flood risk, its intended function or suitability for any use whatsoever.

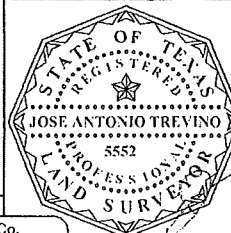
PROPERTY DESCRIPTION

A 0.102 Acre Tract of Land out of Lot 1, New City Block 933, in the City of San Antonio, Bexar County, Texas. Being more particularly described by metes and bounds attached hereto and made a part hereof.

DRAWN BY: J.H. LEGEND



- = FND 1" PIPE
 - = FND 1/2 IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - = WROUGHT IRON FENCE
 - = WOOD FENCE
 - = CHAIN LINK FENCE
 - = CABLE TELEVISION
 - = TELEPHONE PEDESTAL
- DATE: June 10, 2007



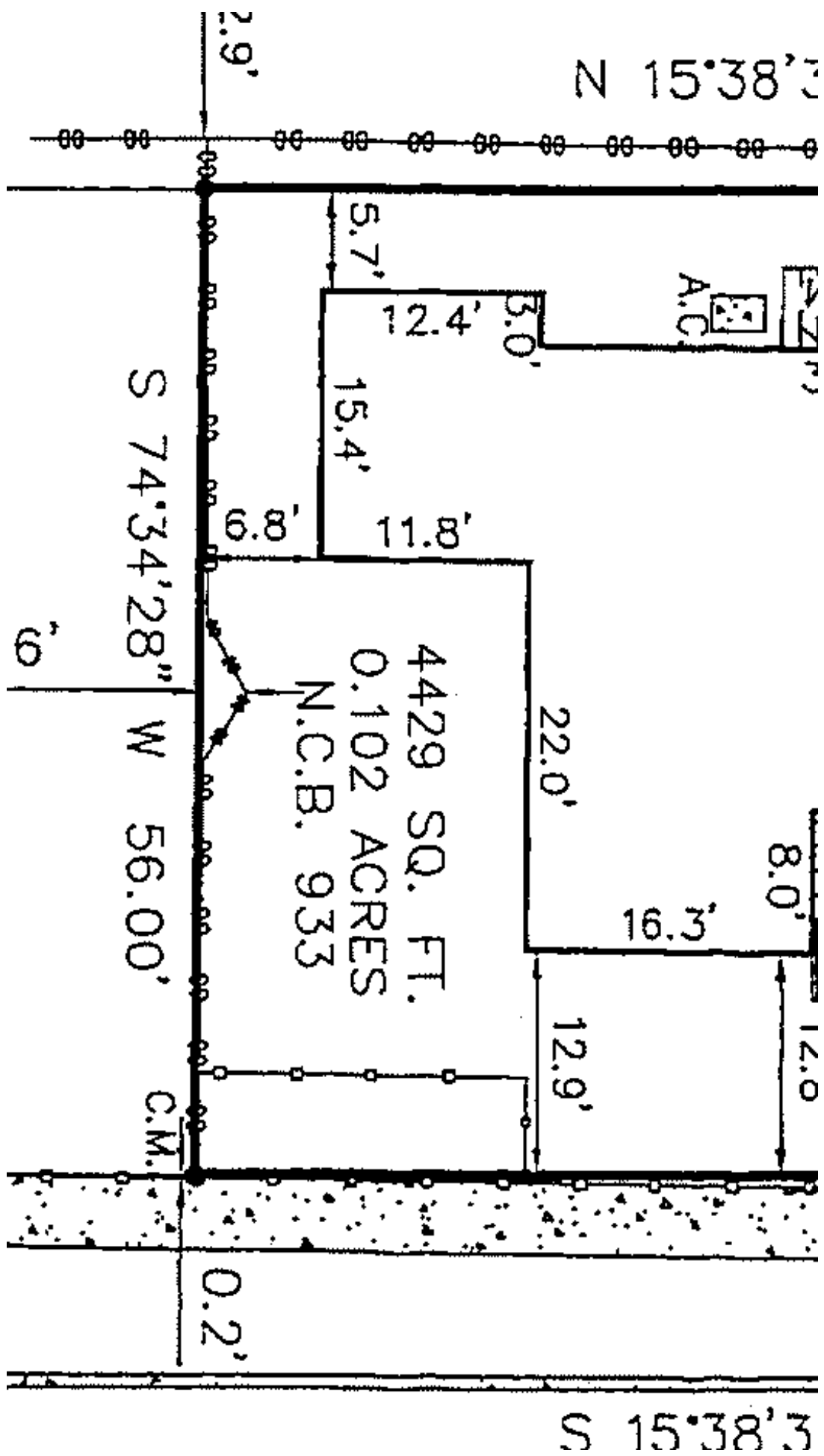
I, JOSE ANTONIO TREVINO, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

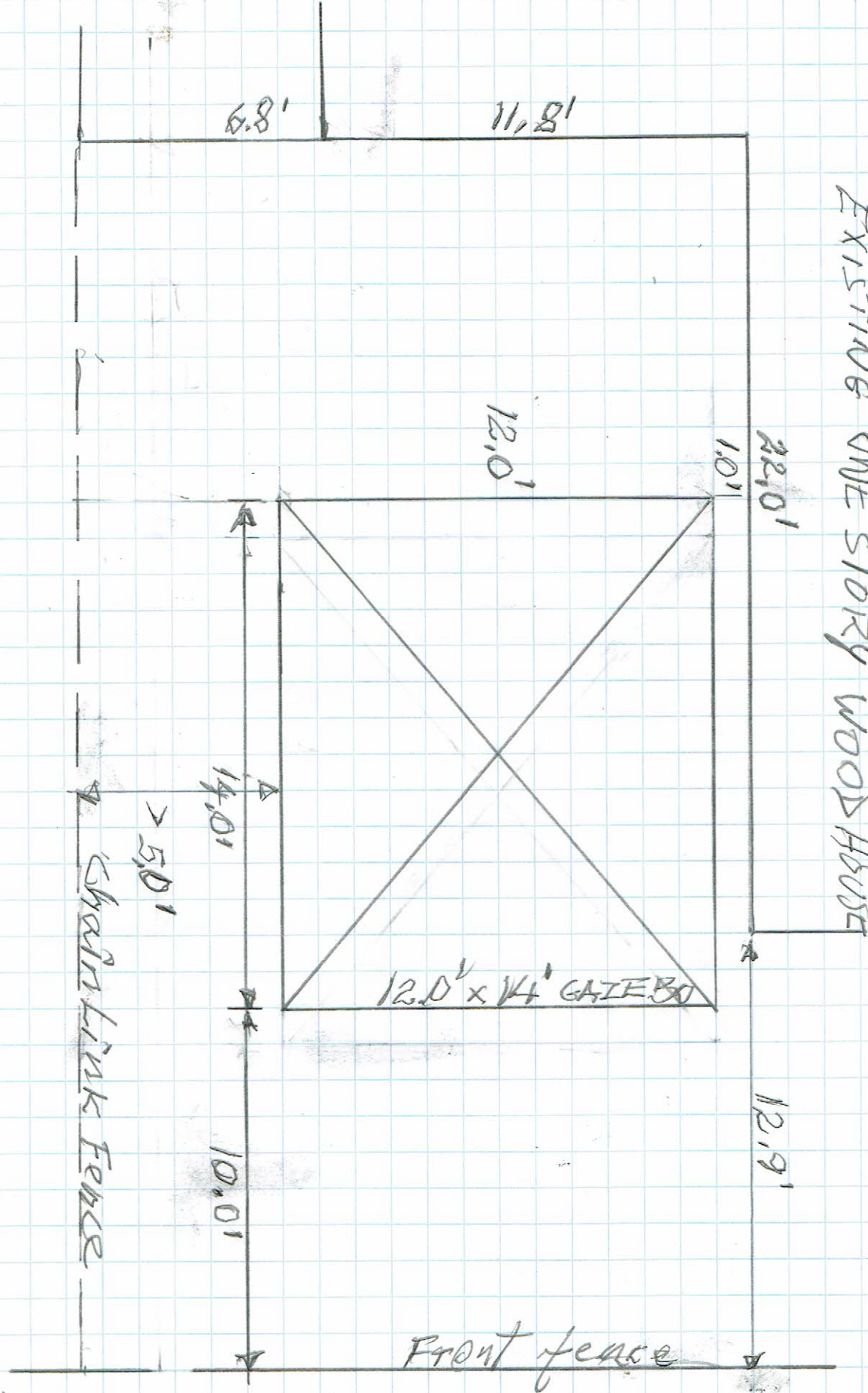
JOSE ANTONIO TREVINO
Registered Professional Land Surveyor
Texas Registration No. 5552

S.F. NO. 1019021

JOB NO. 28660

TITLE CO.: Commerce Title Co.





Proposed Gazebo Location -
209 Cedar St.

Scale: $\frac{1.0'}{1/4"} = 1'$

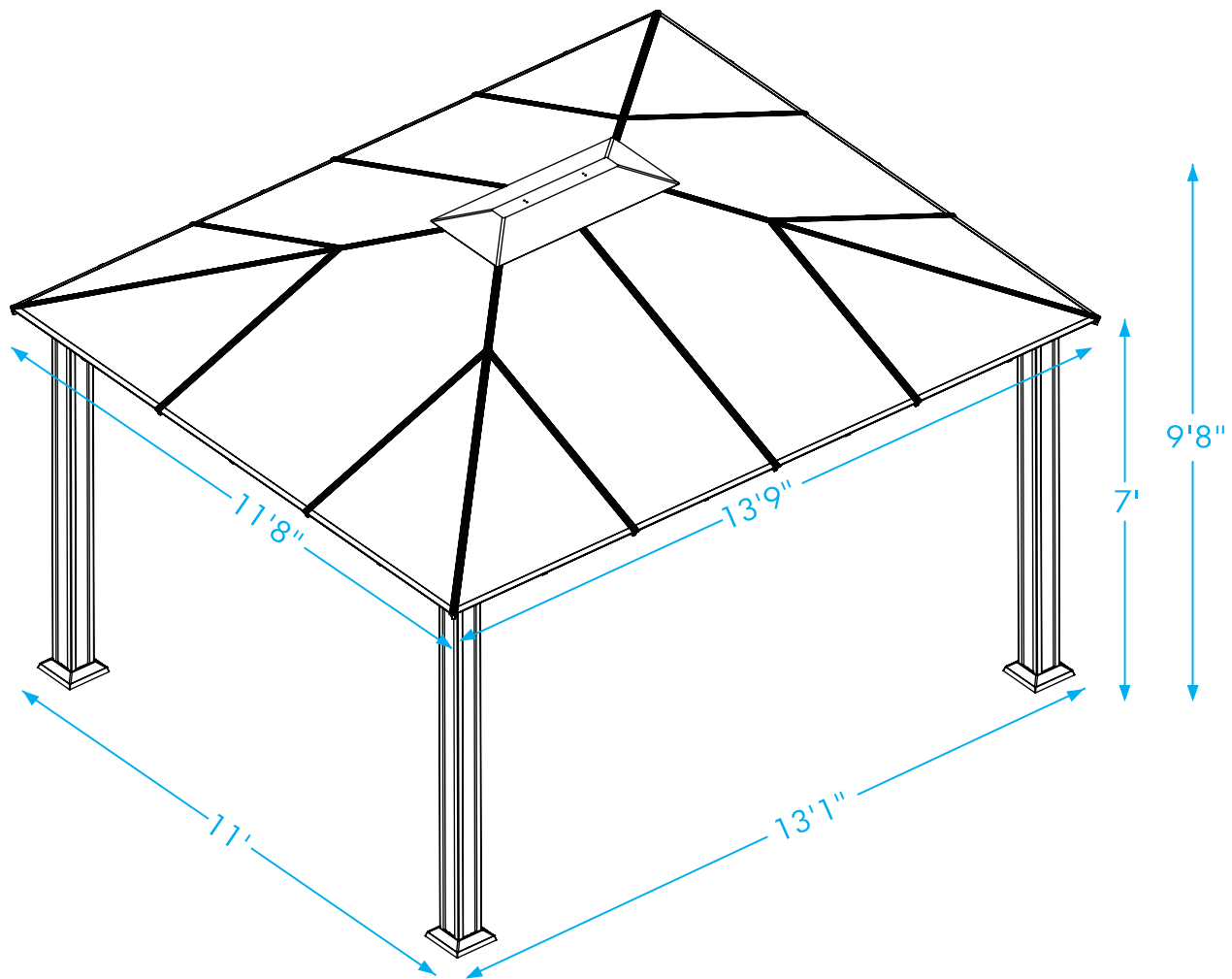
A/A - Alberto Gonima owner.



Gazebo GZ3 12x14

Aluminium Composite Roof Panels

Assembly Instructions



Paragon Group USA

Customer Service: (877) 782 4482 Email: cs-outdoors@paragongroupusa.com

