

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

Agenda Item No: 8

HDRC CASE NO: 2016-138
ADDRESS: 120 KING WILLIAM
LEGAL DESCRIPTION: NCB 737 BLK 2 LOT 4
ZONING: RM4 H HE
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Kray House
APPLICANT: David Hannan Jr
OWNER: Madeline Guyer
TYPE OF WORK: Remove non-contributing addition; construct pergola and carport
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove a non-contributing addition to the circa 1868 house at 120 King William and construct a freestanding carport and pergola in its place. Proposed materials include painted steel columns, stained cedar, and board and batten siding for the storage closet.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences

should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link *fencing*.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

FINDINGS:

- a) The existing rear addition at 120 King William does not appear on Sanborn maps dated through 1952. It is believed to be a non-historic addition and is eligible for removal.
- b) The Guidelines for New Construction recommend that new accessory structures should be visually subordinate to the principal historic structure in terms of their height, massing, and form. The proposed carport and pergola are positioned at the rear of the historic house and are subordinate in terms of scale and massing consistent with the Guidelines. As submitted, the proposed carport has an overall height of 15 feet. Staff finds that the slope of the carport could be reduced to bring the total height down to 12 feet. This would be more appropriate and in keeping with the Guidelines.
- c) The proposed site fencing replaces existing fencing on the property and will maintain current views of the historic house consistent with the Guidelines for Site Elements.

RECOMMENDATION:

Staff recommends approval with the stipulation that the slope of the carport be reduced to limit the total height to 12 feet based on finding b.

CASE MANAGER:

Cory Edwards

March 28, 2016

City of San Antonio
Office of Historic Preservation
1901 S. Alamo Street
San Antonio, Texas 78204

Re: Guyer Residence HDRC Application Narrative

To the HDRC Board:

The current owner of 120 King William Street seeks to renovate and restore their 1868 historic home within the King William Neighborhood. The home has been used as a second residence/rental property for the owner since it was purchased, but over time has begun to show major signs of deterioration and is no longer suitable to be lived in. The owner has commissioned Fisher Heck and Rubiola Construction to restore the exterior of the historic house while renovating the interior to fit their current needs as they plan to move into the house permanently upon completion. Part of restoring the historic structure will mean removing a 1982, non-contributing addition on the rear side of the house and replacing it with a semi-detached exposed wood “porch”, as well as a detached carport. The carport will be constructed using painted steel pipe columns that will support stained glulam beams with exposed rafters. The roof of the carport will be a simple shed, standing-seam metal roof that will match in color to the existing house’s roof and be used for rain water catchment. The carport is set further back from the existing house in order provide an intermediate landscaped courtyard between the structures. The new rear “porch” solves a couple of requests from the owner in that shades the south east facing façade of the house while also providing ramp access into the house in the event that one of the owners or their guests are disabled or become disabled in the future. The owners are thrilled to finally be able fix up their old house and making it something the neighborhood can be proud of again. We hope you find our proposed plans to be satisfactory.

Sincerely,



David Hannan Jr., Principal (Fisher Heck Architects)

120 King William Street, San Antonio TX 78204



Primary Façade of the house from the street



HABS photo of house prior to rear addition



Existing front porch where brackets remain for shutters that were once installed.



South façade of addition and historic house



West façade of addition



Connection to historic house



East façade of addition



East façade of addition & south façade of historic house



West façade of house



East façade of house

KEY NOTES

- D01 DEMO EXISTING WOOD FENCE AND GATES. VERIFY WITH OWNER AND NEIGHBORS ON SPECIFIC DATE DEMOLITIONS TO OCCUR.
- D02 DEMO EXISTING CHAINLINK FENCE AND VEGETATION GROWING ON IT.
- D03 TAKE UP AND STORE EXISTING SPANISH BIRCH PAVERS FOR REUSE.
- D04 RETURN TO POINT OF ORIGIN, INCLUDING ALL UTILITY LINES, GIP AND EXISTING CONCRETE PAVEMENT TO REMAIN.
- D05 EXISTING CONCRETE SIDEWALK TO REMAIN.
- D06 EXISTING SIDEWALK TO BE REPAIRED AND REFINISHED TO MATCH ADJACENT SIDEWALK.
- D07 EXISTING SIDEWALK TO BE DEMOLISHED AND REPAIRED TO MATCH ADJACENT SIDEWALK.
- D08 DEMO EXISTING CHAINLINK FENCE AND VEGETATION GROWING ON IT.
- D09 DEMO EXISTING CHAINLINK FENCE AND VEGETATION GROWING ON IT.
- D10 DEMO EXISTING CHAINLINK FENCE AND VEGETATION GROWING ON IT.
- D11 DEMO EXISTING CHAINLINK FENCE AND VEGETATION GROWING ON IT.
- D12 DEMO EXISTING CHAINLINK FENCE AND VEGETATION GROWING ON IT.

Fisher Heck
 ARCHITECTS
 915 South St. Mary's Street
 210.299.1500 Fax 299.1522
 San Antonio, Texas 78205

DATE: 03/26/2014
 PROJECT: THE GOVERA RESIDENCE
 SHEET: D-100

PROJECT: HOUSE RENOVATION AND NEW CARPORT FOR
 THE GOVERA RESIDENCE
 120 KING WILLIAM STREET, SAN ANTONIO, TX 78205
 DEMO SITE PLAN
 DATE: 03/26/2014

SHEETS
D-100



Materials



Stained wood rafters and beams with steel columns



Board & Batten Siding



Standing seam metal roofing



Composite wood decking



Metal fencing for vines and similar planting



Cedar wood pergola "porch"



Reinforced gravel paving









PARKING
7AM-6PM
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PARKING
ANYTIME
TOW AWAY ZONE
→





2 HOUR
PARKING
7AM-6PM
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NO
PARKING
ANYTIME
TOW AWAY ZONE
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