

## HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

### Agenda Item No: 12

**HDRC CASE NO:** 2015-158  
**ADDRESS:** 431 KING WILLIAM  
**LEGAL DESCRIPTION:** NCB 745 BLK 4 LOT E IRRG 193 FT OF 8 & E IRRG 223.46 FT OF 9  
**ZONING:** RM4 H HE RIO-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Steves, Edward, Jr House  
**APPLICANT:** Nathan Perez/Ford, Powell & Carson Architects  
**OWNER:** Cina Forgason  
**TYPE OF WORK:** Addition to an accessory structure  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to: Complete various exterior modifications to an accessory structure at 431 King William that was constructed in 1985. The applicant has not proposed to modify the historic structures on the site. The applicant is requesting approval to:

1. Construct a ground level brick paved porch.
2. Remove a portion of the existing rear roof and construct a second level balcony addition.
3. Apply smooth textured stucco over the accessory structure's non-historic stone veneer.
4. Replace the existing hip roof dormer roofs with simple gable roofs.
5. Install a new standing seam metal roof to match the existing and replace rotten roofing elements with new materials.
6. Construct a plaster garden wall and small storage room on the east side of the garage to screen the pool and mechanical equipment from view.

#### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

#### 3. Materials: Roofs

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

#### 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.

#### 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.

#### 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.

#### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

#### 2. Fences and Walls

##### 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.

#### *UDC Section 35-514. - Fences*

##### (c) Fence Design.

(1) No fence or wall, other than the wall of a permitted structure, shall be erected or altered in any front yard (that area which lies between the front lot line and that of the nearest principal structure) to exceed a height of four (4) feet with the fence or wall to be so constructed that vision will not be obscured above a height of three (3) feet. Except as otherwise permitted in this chapter no fence or wall, other than the wall of a permitted structure, shall be erected or altered in any side or rear yard to exceed a height of six (6) feet. This subsection shall not apply to fences erected as required by chapter 16, article VII of this Code (Salvage Yards and Auto Dismantlers), or in section 35-510 of this chapter.

#### **FINDINGS:**

- a. The existing two story garage at 431 King William was constructed in 1985 and currently features a large rear balcony roof which faces the yard and swimming pool, a standing seam metal roof and stone veneer. The applicant has proposed various façade alterations to this structure to reduce the amount of contrast between it and the primary structure on the property.
- b. The applicant has proposed to remove the existing standing seam metal roof, replace rotten roofing elements and install a new standing seam metal roof to match the existing. This is consistent with the Guidelines for Exterior Maintenance and Alterations 3.B.vi.
- c. The applicant has proposed to construct a ground level porch addition to both the north and west sides of the garage. The proposed porch addition will be approximately nine (9) feet by thirty (30) feet on the north side and approximately four (4) feet by twenty (20) feet on the west side and will feature brick pavers to match those of the existing porch that the proposed porch will join. Given the size of the overall lot, the age of the existing garage, staff finds that the proposed ground level porch addition is appropriate. The proposed material of brick is consistent with the Guidelines for New Construction 5.A.iii regarding materials.
- d. Currently, the garage features a second story balcony that features a roof covering. The applicant has proposed to remove this roof covering at the second level and construct a balcony addition that will provide covering for the proposed ground level paved porch. The proposed balcony will be supported by wood columns and will include wood railings, both of which will match those of the original house. This is consistent with the Guidelines for New Construction 4.A.ii and 5.A.iii.
- e. The applicant has proposed to alter each of the existing hip roof dormers and to reconstruct them as gable roof dormers. According to the Guidelines for New Construction 5.A.iii., garages and outbuildings should contain architectural details that are simple in form and complementary of the primary, historic structure on the site. Staff finds the applicant's proposal to be appropriate and consistent with the Guidelines.
- f. The existing façade of the garage currently features stone veneer that's intentional purpose was to mimic the stone of the primary, historic structure. The applicant has proposed to apply a layer of stucco over this stone veneer to improve its appearance as well as create a distinct separation in materials from it and the primary structure. This is consistent with the Guidelines for New Construction 4.A.ii.
- g. To the west of the existing garage, the applicant has proposed to construct a plaster covered CMU wall that is to span from the proposed brick paved walkway to the proposed garden storage room; approximately thirty (30) feet in length. The applicant has proposed for the wall to be eight (8) feet in height. According to the UDC Section 35-314(c)(1), no fence in any side or rear yard is to exceed a height of six (6) feet. Staff recommends that the applicant lower the height of the proposed garden wall to six (6) feet.

- h. The applicant has proposed to construct a garden storage building that is to be eight (8) feet in length and width. The applicant's proposed materials include a standing seam metal roof, a plaster covered façade and an aluminum gable vent that is to be painted. The overall height of the proposed garden storage building is to be approximately fourteen (14) feet in height. According to the Guidelines for New Construction for Garages and Outbuildings, new outbuildings should be visually subordinate to the principle historic structure, should relate in character to the principle historic structure and should contain similar or complementary architectural details. The applicant's proposal is consistent with the Guidelines.

**RECOMMENDATION:**

Staff recommends approval of items #1 through #6 as submitted based on findings a through g with the following stipulation:

- i. That the applicant lower the height of the proposed fence to no taller than six (6) feet.

**CASE COMMENT:**

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

**CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Apr 28, 2015

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

431 King William St.

Renovation and Small Addition – Project Description/Narrative

The work that is being proposed for the Garage/Carriage house at 431 King William St., constructed in 1985 is as follows:

We are proposing the removal of a large rear balcony roof, which faces the yard & swimming pool. The existing 1<sup>st</sup> level, brick paved porch will be extended, along with the 2<sup>nd</sup> floor balcony, approximately 9' from the existing porches. The existing stove veneer of the structure & nearby gate columns will be covered with smooth finish stucco to eliminate the strange contrast between the historic cut stone on the main house, and the random stone on the garage. The plaster will be painted a light tan color to tie it more closely to the historic limestone on the main house.

The existing metal roof is leaking severely and has rotted some of the roof structure. This roof will be replaced with a new, medium gray colored standing seam roof. The rotten wood will be replaced on the existing dormers when new, simplified gable roofs are installed, in lieu of the existing visually heavy hip roofs.

A plaster garden wall & small storage room are to be constructed on the eastern side of the garage to hide pool and HVAC equipment from view.

# 431 King William St. - Garage/Carriage House Renovation Proposed Materials / Finishes



Existing metal roof to be replaced with medium gray, standing seam metal roof (Similar to the photo on the Left)



Existing stone veneer to be plastered over with a smooth finish stucco (Left), and painted to match the stone on the main house (Right)



Brick pavers on porch extension are to match existing













