

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2015

Agenda Item No: 8

HDRC CASE NO: 2015-197
ADDRESS: 504 KING WILLIAM
LEGAL DESCRIPTION: NCB 749 BLK 8 LOT 9,10, NW IRR 28.2FT OF 1 & NW 61.2 FT OF 2
ZONING: RM4 H HS RIO-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Steves, Albert - House
APPLICANT: Roy Pachecano
OWNER: Roy Pachecano
TYPE OF WORK: Landscaping and site work
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a new curb cut on E Johnson to facilitate a vehicular exit and utility egress from the property.
2. Restore a two story portion of an existing shed at the northeast corner of the lot and reattach a one story portion and reuse it as an open trellis porte coche.
3. Restore the existing free standing three car garage that will be aligned along a sixty (60) foot section of the property line.
4. Replace the existing asphalt paving system with pavers or pea gravel at the main drive.
5. Construct a limestone privacy wall with an ornamental gate at the new northeast porte coche.
6. Construct a new water feature and swimming pool in the rear yard that will face both E Johnson and the inner courtyard.
7. Remove the two existing rear yard palm trees.
8. Remove all dying pecan trees from the front and rear yards.
9. Replace removed trees with appropriate replacement trees.

APPLICABLE CITATIONS:

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

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

- iv. Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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.

C. PRIVACY FENCES AND WALLS

- i. Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. Location* – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The main structure as well as the rear accessory structures at 504 King William, also known as the Albert Steves House were constructed in the 1880's and are zoned Historic Significant. The applicant received conceptual approval from the HDRC on July 21, 2004, for some of the currently requested items including the proposed new curb cut on E Johnson, the restoration of the carriage house which serves as a three car garage and the removal of the driveway asphalt and its replacement with pavers.
- b. This request was heard by the Design Review Committee on February 24, 2015. At that time the applicant was proposing to relocate the existing accessory structures and the majority of the committee's concerns were addressing that. Committee members did note that the rear yard is not visible from the public right of way.
- c. An onsite Design Review Committee meeting took place at 504 King William on April 21, 2015. At that site visit, committee members and Office of Historic Preservation staff viewed an updated proposal that included keeping the garage and stable/carriage house on their original foundations. The DRC noted that this was the best solution.
- d. The applicant has proposed to install a new curb cut on E Johnson to facilitate vehicular access from the rear yard to E Johnson by way of an existing utility driveway that terminated at the existing fence along E Johnson. According to the Guidelines for Site Elements, new curb cuts should not be introduced where not historically found and should be consistent in width and configuration with those found throughout the historic district. The applicant's proposed location on E Johnson is appropriate and consistent with the Guidelines for Site Elements 5.B.ii. The proposed curb cut should be consistent with the driveway in width, which typically no wider than ten (10) feet in width according to the Guidelines for Site Elements 5.B.i.
- e. The applicant has proposed to restore the two story portion of the existing storage shed at the northeast corner of the property, proposed to reattach a one story portion and rehabilitate and reuse this portion as an open trellis porte coche and to restore an existing three car garage. This proposal is consistent with the Guidelines for Exterior Maintenance 9.A. This applicant is responsible for complying with the Guidelines for Exterior Maintenance

- 9.A.ii. regarding all materials used in the restoration of these structures.
- f. The Guidelines for Site Elements 5.B.ii states that pervious and semi-pervious paving materials should be used and limited to areas that are not highly visible. The applicant has proposed to remove the existing asphalt paving system and replace it with a pervious paving system of either stone pavers or pea gravel at the main drive. The applicant's proposal is consistent with the Guidelines.
 - g. According to the Guidelines for Site Elements 2.B., new fences and walls should appear similar to those used historically within the district in terms of scale, transparency and character, should be located where historically appropriate and should be limited to four (4) feet in height in the front yard and no more than six (6) feet in height in the side and rear yards. The applicant has proposed to install a four (4) foot tall perimeter fence that will be mounted to a stone base that will enclose much of the property. The applicant's proposed height and materials are consistent with the Guidelines.
 - h. The applicant has proposed to construct a water feature in the rear yard that will feature a swimming pool. Given it's location that is not viewable from the public right of way, staff finds this proposal and location appropriate.
 - i. The applicant has proposed to remove two existing palm trees in the rear yard as well as remove any damaged, decayed or dying pecan trees on the property. The applicant is responsible for complying with the Guidelines for Site Elements 3.D.i. and UDC Section 35-523 regarding tree preservation as well as coordinating with the city arborists in regards to all tree permits required.
 - j. The applicant has proposed to replace any removed trees with appropriate trees. This is consistent with the Guidelines for Site Elements 3.B.ii. regarding the selection and planting locations of new trees.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through j.

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: May 12, 2015

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504 KING WILLIAM

CONCEPT DRAWINGS



Conceptual Drawing Package

Project Narrative

Portico Residential LLC aims to preserve the existing 1880s historic home and rear buildings at the Albert Steves House while accomodating new vehicular access to rear existing detached carriage house to serve as potential [home] office, garage; accessory use (no change in zoning). Previously supported by HDRC Case# 2004-211

Drawing List:

A-000	Cover
A-100	Context Maps
A-200	Existing Conditions Site Plan
A-201	Proposed New Site Plan Layout
A-202	Concept Landscape Plan
A-300	Driveway/Sidewalk @ E. Johnson

These drawings are for conveying concept purposes only. This drawing shall not be used by consultants, other sub-contractor agents, for the purposes of construction. Approvals, and permitting by tenant and/or owner. Others shall prepare shop drawings for any modifications to existing conditions. This set is non-transferrable for permitting without prior consent of the architect.

Revisions / Notations

[illegible]

Owner: Roy R. Pachecano

Architect:
Roy R. Pachecano, AIA
P.O.Box 830942
San Antonio, Texas 78283

Project:

ALBERT
STEVES
HOUSE

Project Location:
504 King William
San Antonio, Texas 78204

Seal:



Drawing Title:

Drawing Title:
Cover Sheet

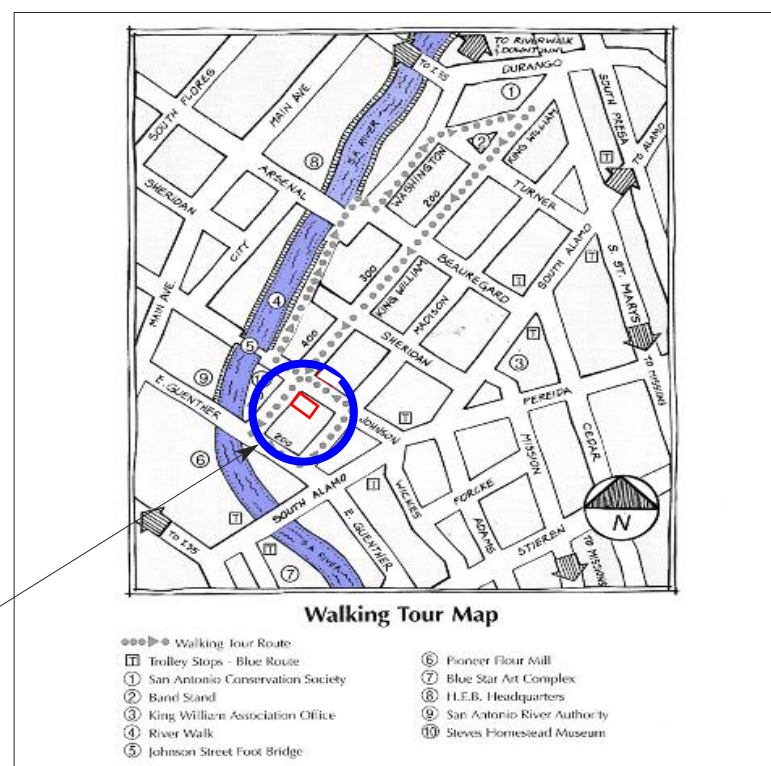
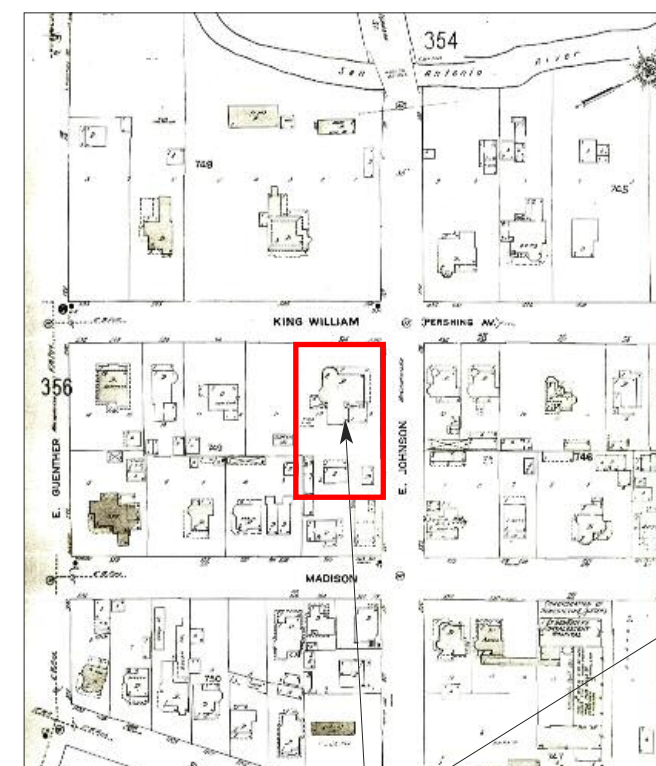
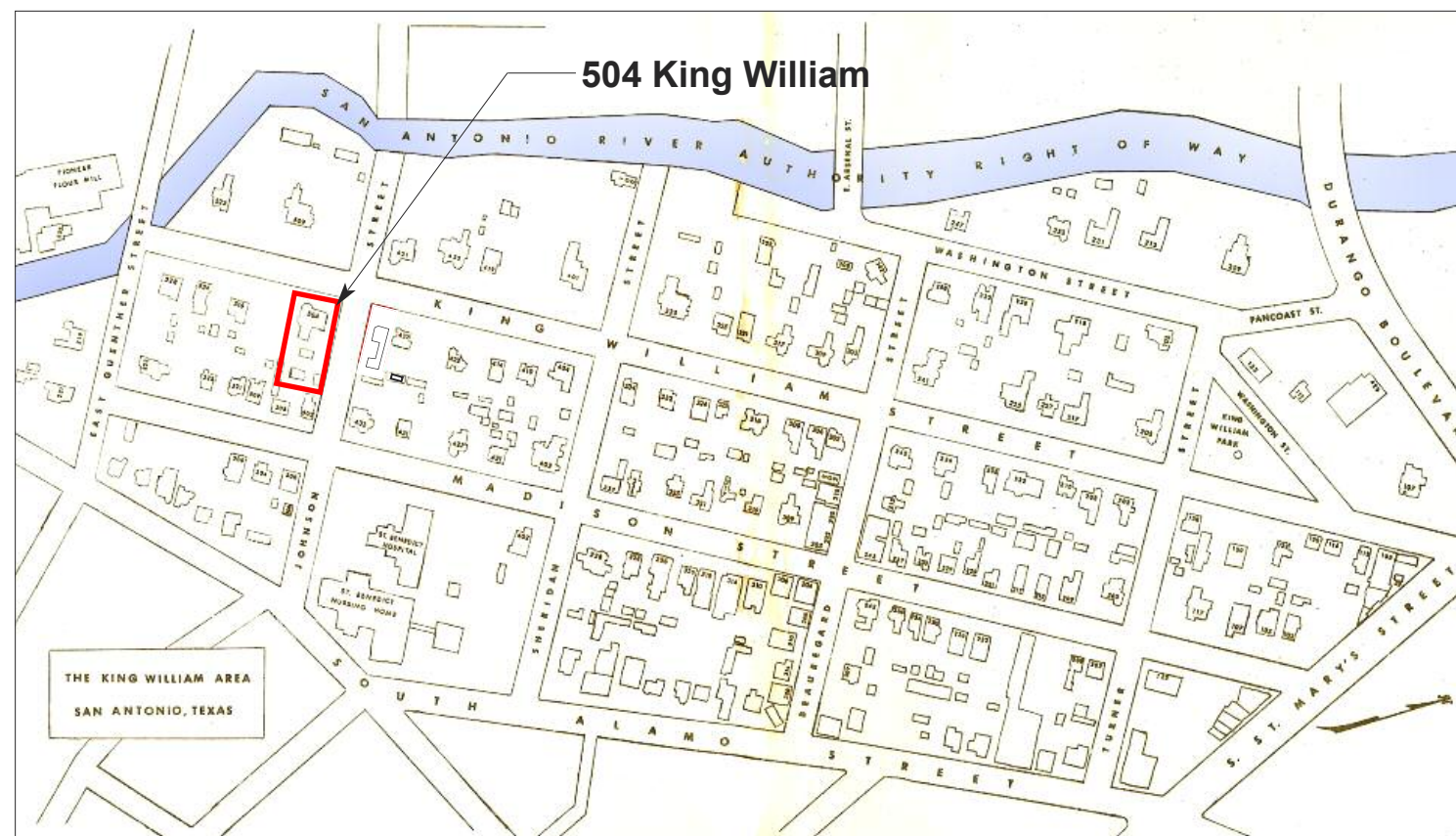
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Drawing No.

A-000



Top map left: "The King William Area, A History and Guide to the Houses," by Mary V. Burkholder, 1977.

Top map right: "Site" Figure/Ground of Central Business District in relation to site.

Far Left map from: Sanborn, 1956, Courtesy of San Antonio Conservation Society Library and Sanborn Map Company.

Left map from: "King William Area - A Walking Tour", by King William Association, 2005.

These drawings are for conveying concept purposes only. This drawing shall not be used by consultants, other sub-contractor agents, for the purposes of construction. Approvals, and permitting by tenant and/or owner. Others shall prepare shop drawings for any modifications to existing conditions. This set is non-transferable for permitting without prior consent of the architect.

Revisions / Notations

[illegible]

Owner: Roy R. Pachecano

Architect:
Roy R. Pachecano, AIA
P.O.Box 830942
San Antonio, Texas 78283

Project:

ALBERT
STEVES
HOUSE

Project Location:
306 E. Johnson
San Antonio, Texas 78204

Seal:



Drawing Title:

Drawing Title:

Context Maps

Printing Date: 00-00-0000

Drawing Date: 4-29-2015

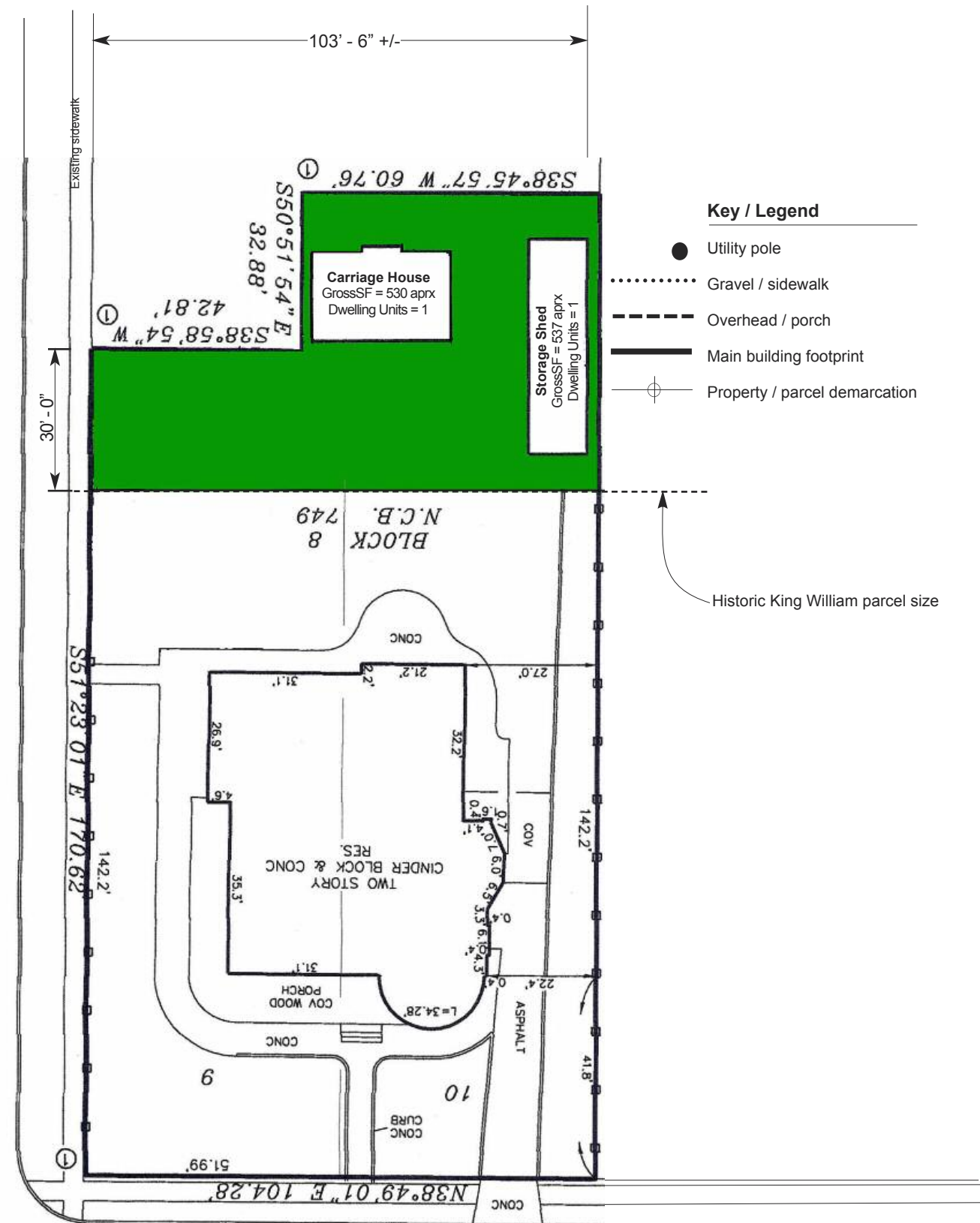
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A-100

Zoning - No Changes in Zoning.

East Johnson (300 Block)



Scale: 1" = 30'-0"

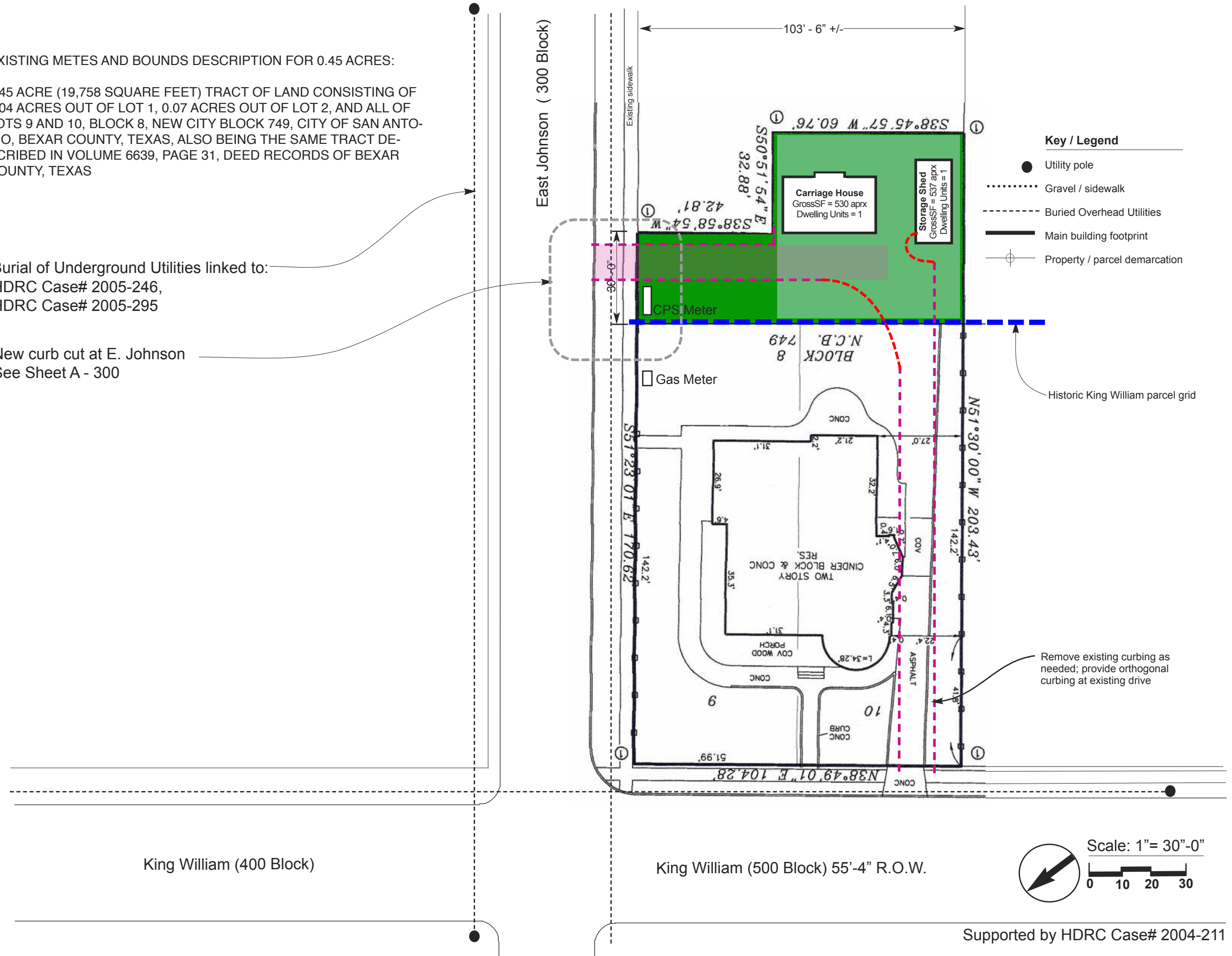


Supported by HDRC Case# 2004-211

Drawing No.
A-200

0.45 ACRE (19,758 SQUARE FEET) TRACT OF LAND CONSISTING OF 0.04 ACRES OUT OF LOT 1, 0.07 ACRES OUT OF LOT 2, AND ALL OF LOTS 9 AND 10, BLOCK 8, NEW CITY BLOCK 749, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ALSO BEING THE SAME TRACT DESCRIBED IN VOLUME 6639, PAGE 31, DEED RECORDS OF BEXAR COUNTY, TEXAS

New curb cut at E. Johnson
See Sheet A - 300



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[illegible]

Owner: Roy R. Pachecano

Architect:
Roy R. Pachecano, AIA
P.O.Box 830942
San Antonio, Texas 78283

Project:

ALBERT
STEVES
HOUSE

Project Location:
504 King William
San Antonio, Texas 78204

Seal:



Drawing Title:
New Site Plan

Printing Date: 00-00-0000

Drawing Date: 4-29-2015

Drawing Scale: n/a

Drawing No.
A-201

Drawing No.
A-201

King William (500 Block) 55'-4" R.O.W.

Supported by HDRC Case# 2004-211

[illegible]

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ALBERT
STEVES
HOUSE

Seal:



Drawing No.
A-300

