

HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2015

Agenda Item No: 8

HDRC CASE NO: 2015-353
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: Caroline Forgason
TYPE OF WORK: Exterior modifications
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove two windows and two doors in a 1985 addition as well as perform exterior modifications regarding siding.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

3. Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate 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. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The applicant has proposed to remove two large windows and two glass double doors on both the east and west facades of a second floor space that was added to the primary historic structure in 1985. The applicant has proposed

to remove these window and door openings to minimize the amount of solar heat gain during the afternoon hours. The applicant has noted that the window and door openings on the north façade are to remain. Given the non historic status of the proposed addition, staff finds the removal of the existing windows and door appropriate.

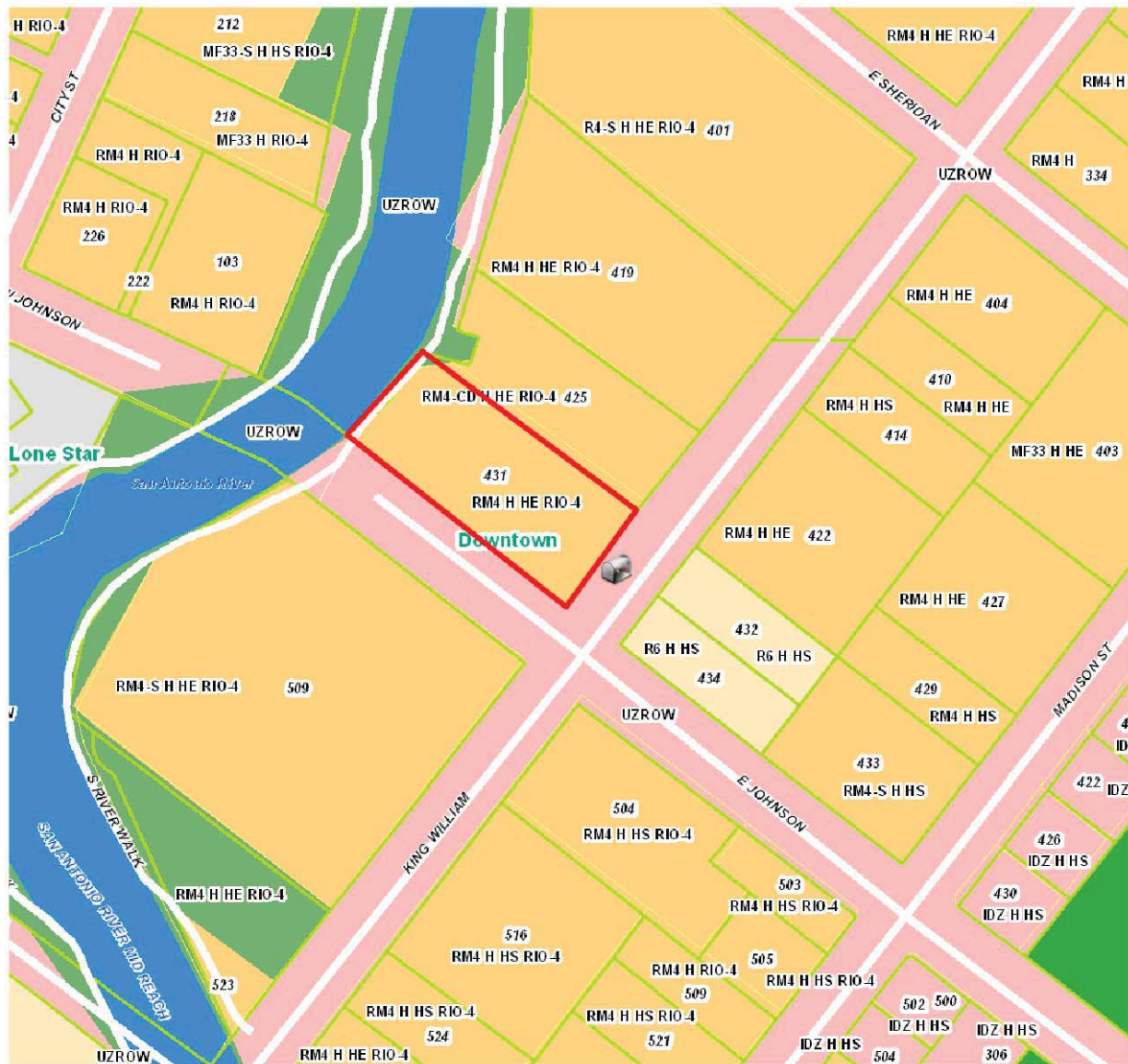
- b. Along with the removal of windows and doors, the applicant has proposed to remove the existing bead-board siding and to resurface the existing addition's façade with stucco featuring a smooth finish. According to the Guidelines for Additions 1.A.iv., a transition between the near and old should be featured in additions. Staff finds that a contemporary material such as stucco is an appropriate material in this instance.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

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431 King William St.

Renovation to Non-Historic Addition – Project Description/Narrative

The work that is being proposed for this non-historic, 1985 addition to the house at 431 King William St., is as follows:

We are proposing the removal of two large windows and two glass double doors on the East & West sides of a second floor space that was added to the historic part of the house in 1985. The heat gain from this glazing during the afternoons makes this space completely unusable, and puts an enormous strain on the HVAC system. The windows & doors on the North side of this same space, however, will remain.

We are also proposing to remove the existing, 1985 bead-board siding on this two story addition and replace it with $\frac{3}{4}$ " stucco with a smooth finish. This change will allow us to eliminate a strange contrast between the historic limestone of the main house, and the 1985 bead-board. The stucco will also visually tie the addition to the detached carriage house, for which we gained HDRC approval to stucco over back in May. These proposed changes are not intended to identically mimic the historic main house, but rather to soften the visual impact of these additions, and blend them all together in a more logical way, when viewing the property.

431 King William St.
Photos of the 1985 Addition to Historic Structure



Northeast Facade of 1985 Addition



431 King William St.
Photos of the 1985 Addition to Historic Structure



Northwest Facade of 1985 Addition

West Facade of 1985 Addition



431 King William St.
Photos of the 1985 Addition to Historic Structure



North Facade of 1985 Addition



1st Floor West Facade - Showing Bead-Board/Historic Stone Connection

431 King William St.
House Renovation
Proposed Materials / Finishes



The existing bead-board siding, that you see on the photo to the left, which was installed with this addition in 1985, is to be replaced with a smooth finish stucco. (Stucco Finish & Color, below)



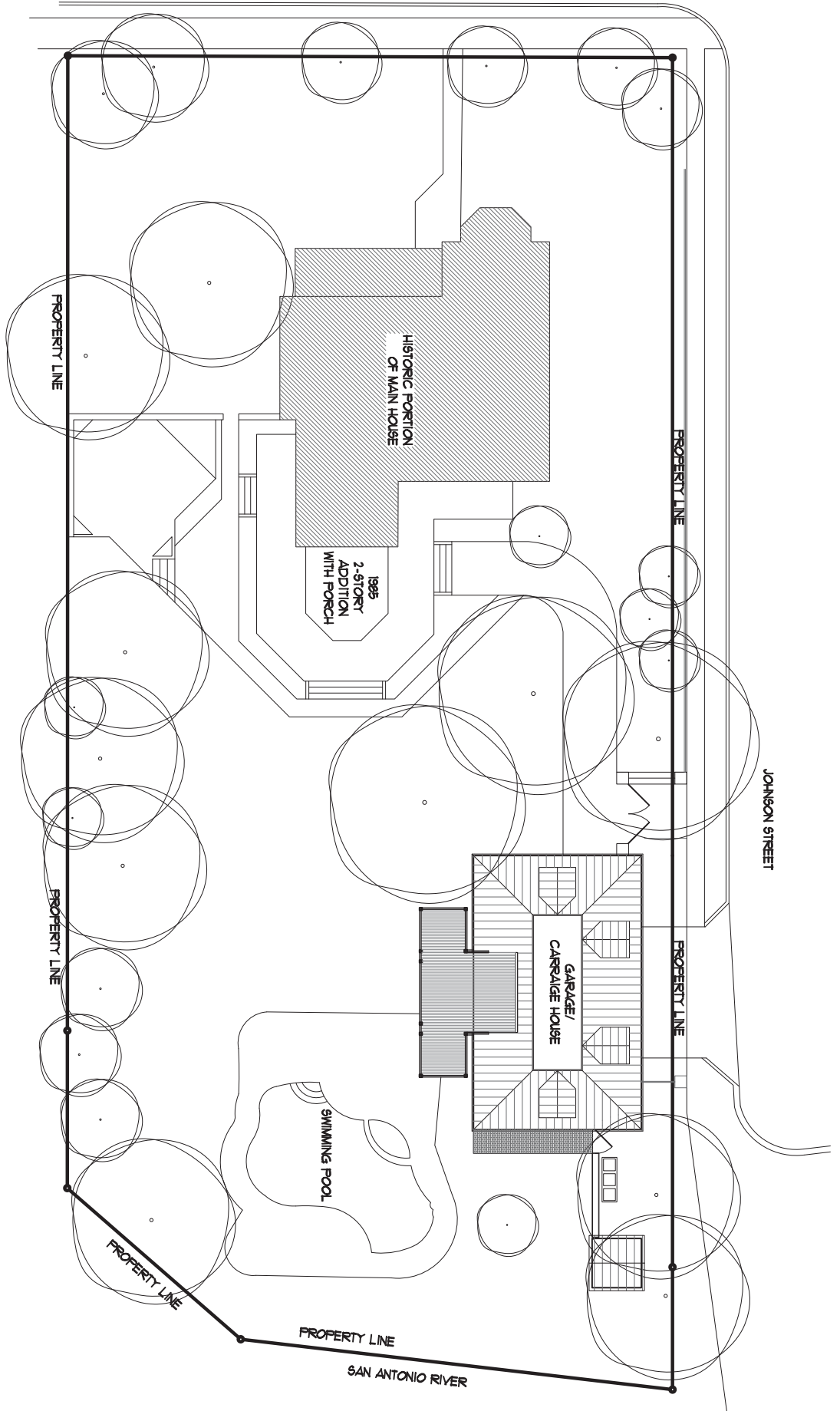
Existing bead board to be replaced with a smooth finish stucco (Left), and painted to match the stone on the historic main portion of the house (Right)



KING WILLIAM STREET

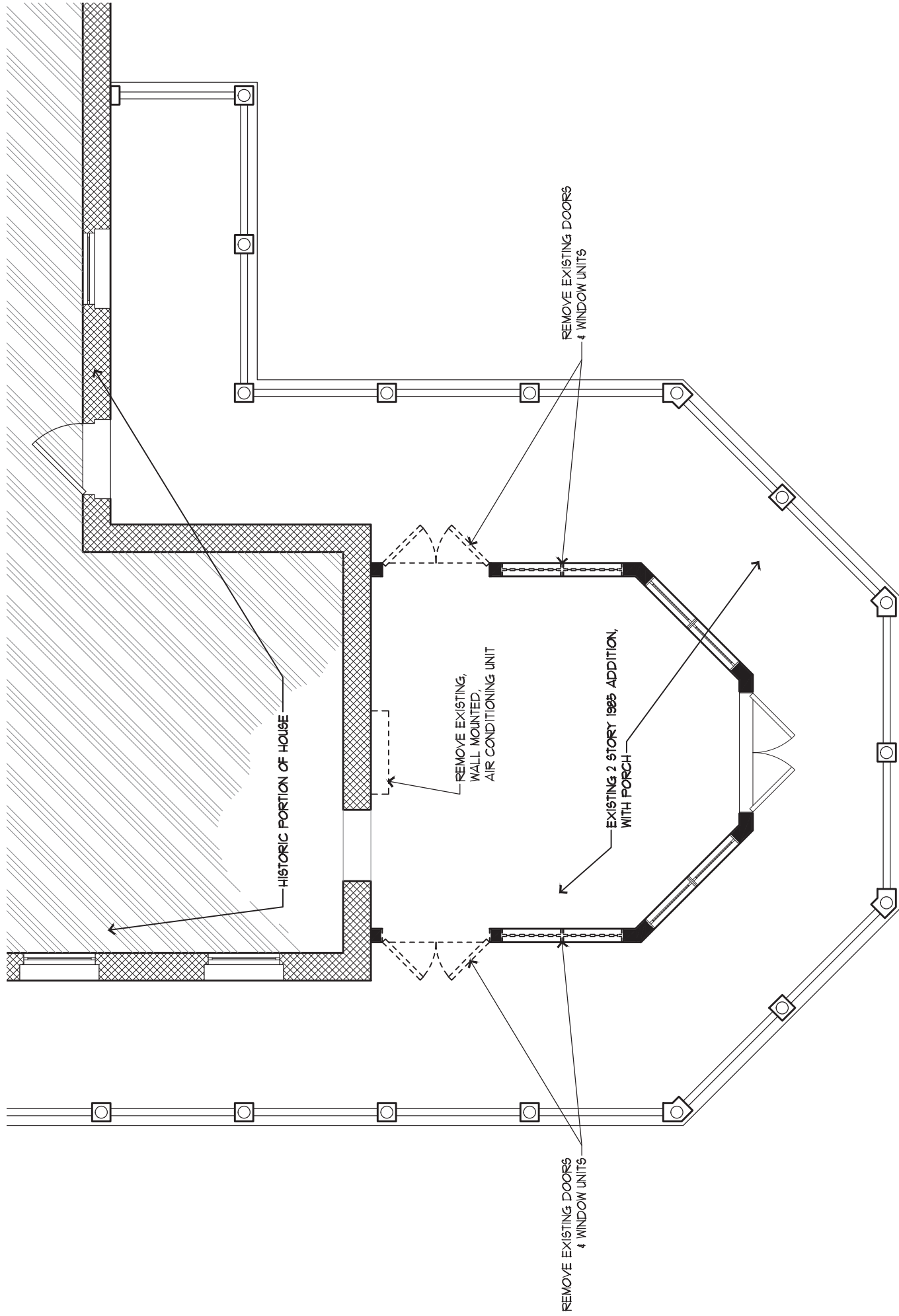
JOHNSON STREET

SAN ANTONIO RIVER



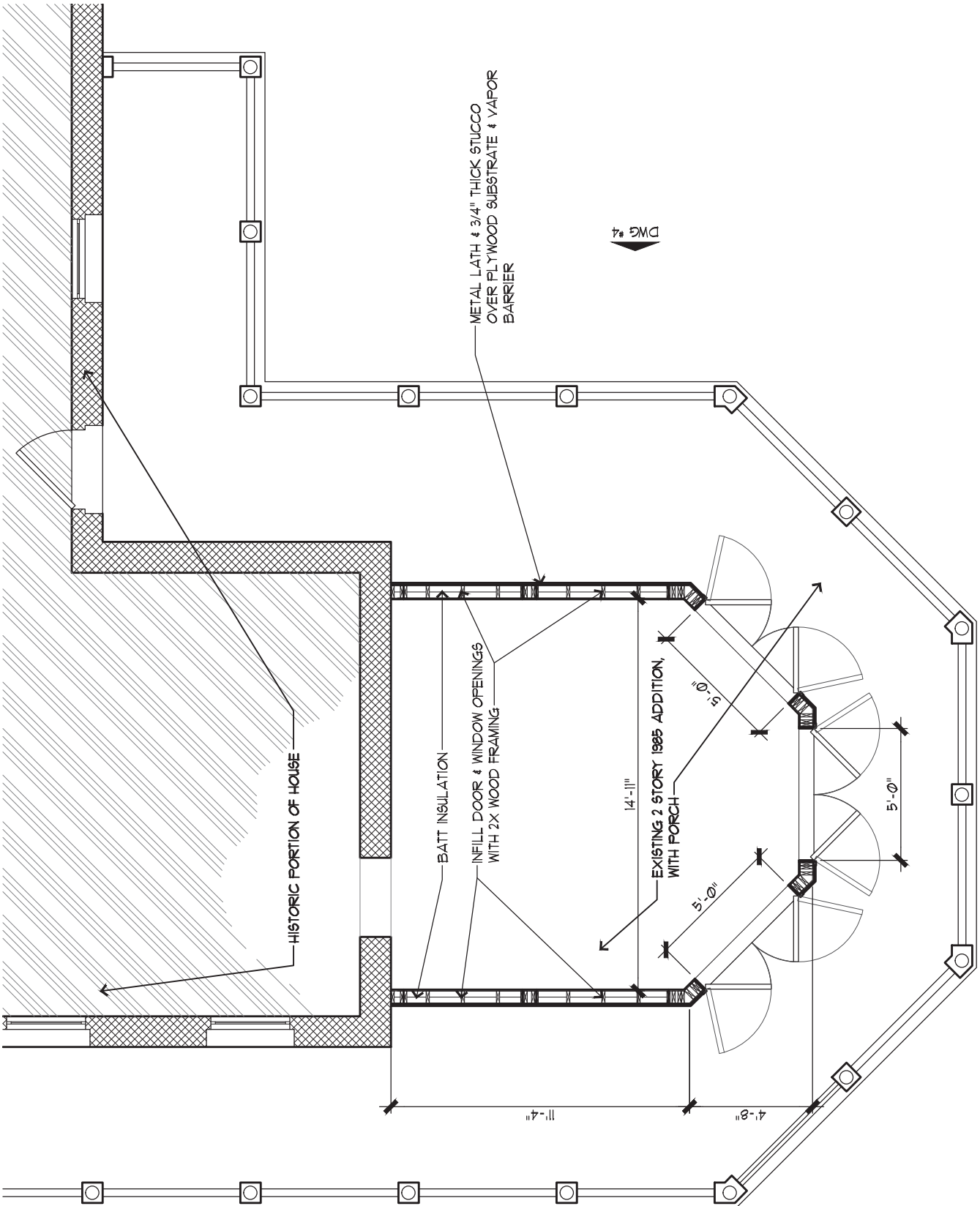
1 SITE PLAN
SCALE: 1/8" = 1'-0"





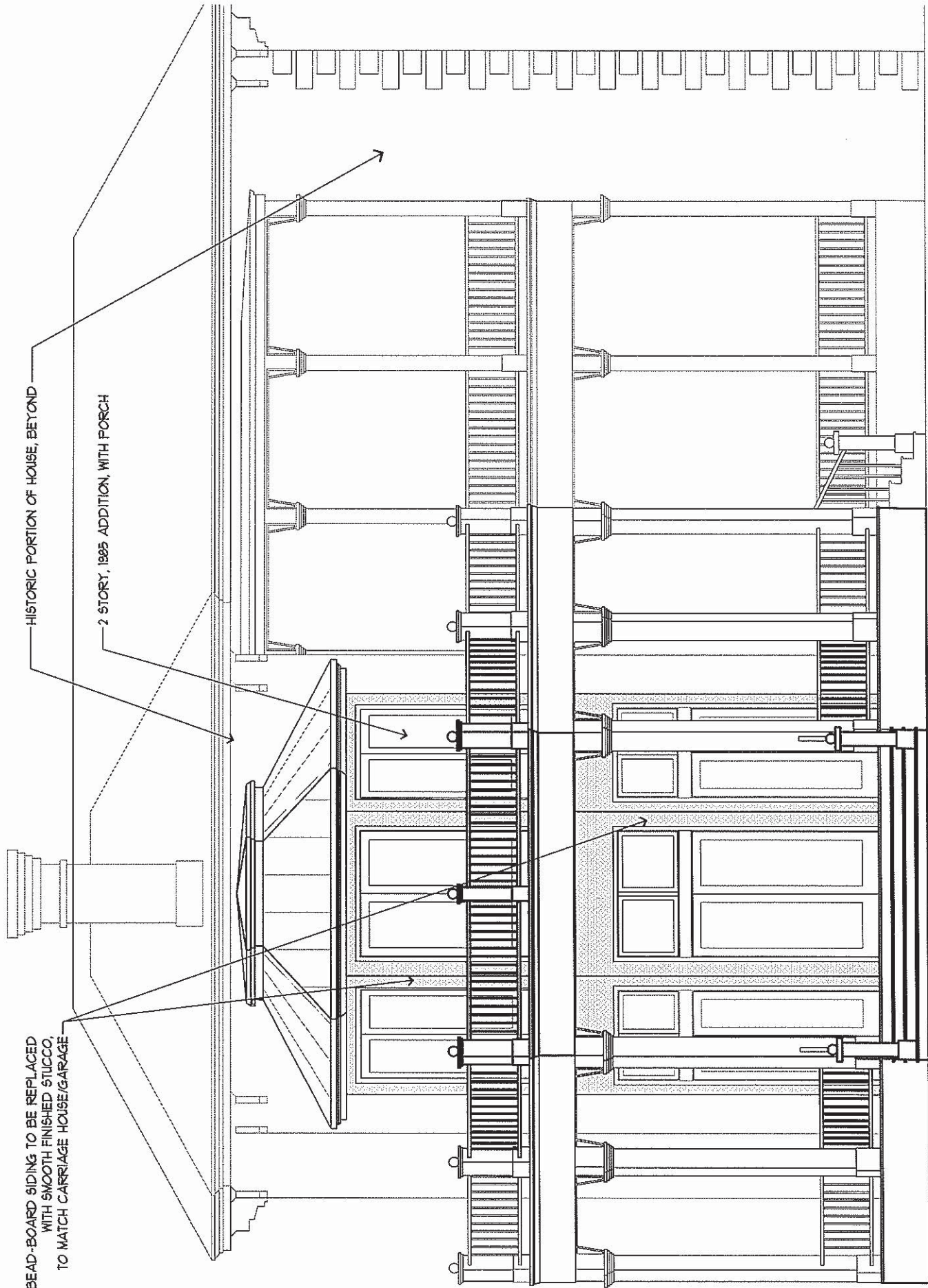
1 SECOND FLOOR DEMO PLAN

SCALE: 3/16"=1'



2 SECOND FLOOR PLAN

SCALE: 3/16" = 1'



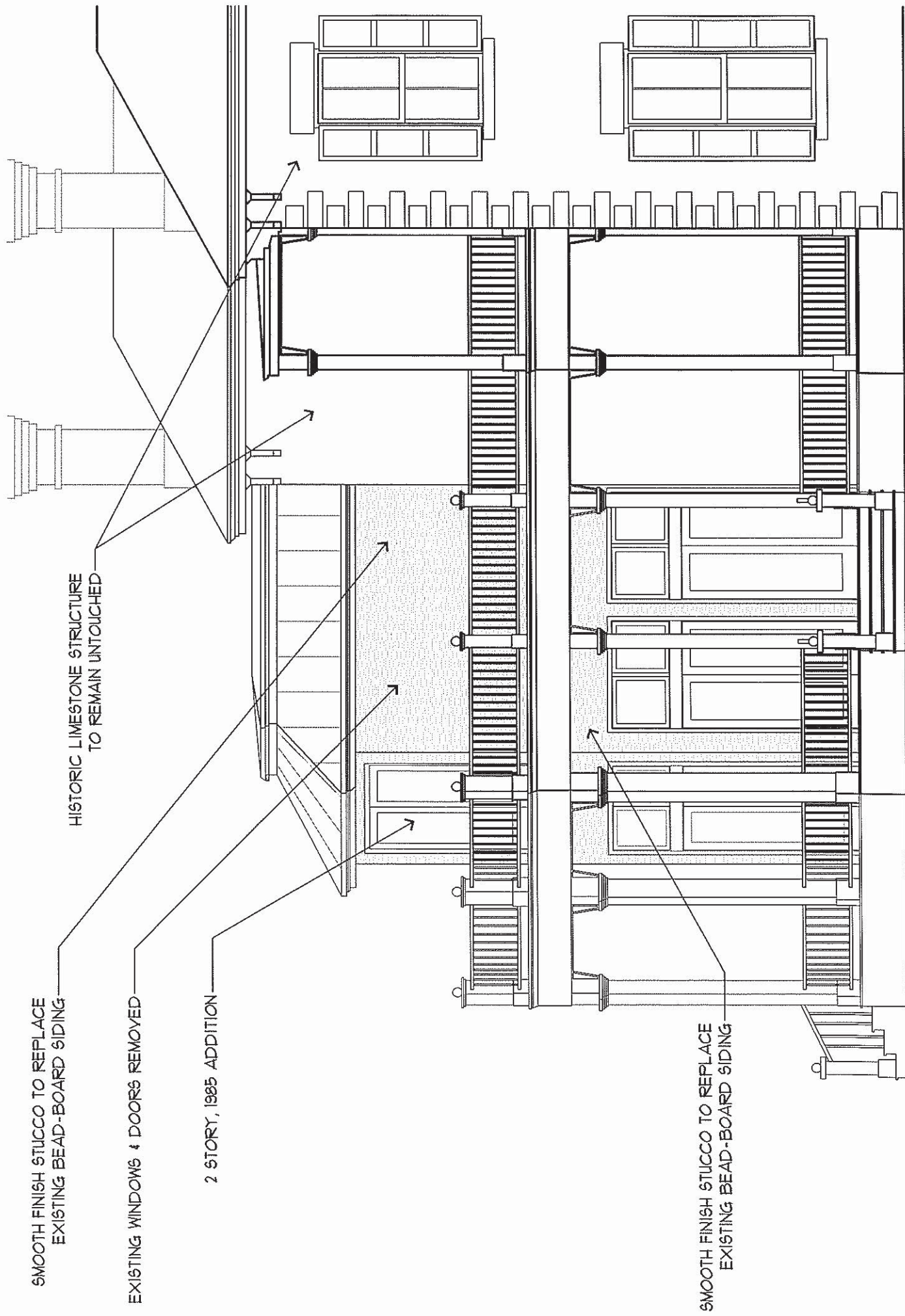
EXISTING BEAD-BOARD SIDING TO BE REPLACED
WITH SMOOTH FINISHED STUCCO
TO MATCH CARRIAGE HOUSE/GARAGE

HISTORIC PORTION OF HOUSE, BEYOND

2 STORY, 1985 ADDITION, WITH PORCH

NORTH ELEVATION

SCALE: 3/16"=1'



SMOOTH FINISH STUCCO TO REPLACE
EXISTING BEAD-BOARD SIDING

EXISTING WINDOWS & DOORS REMOVED

2 STORY, 1985 ADDITION

HISTORIC LIMESTONE STRUCTURE
TO REMAIN UNTOUCHED

SMOOTH FINISH STUCCO TO REPLACE
EXISTING BEAD-BOARD SIDING

WEST ELEVATION

4

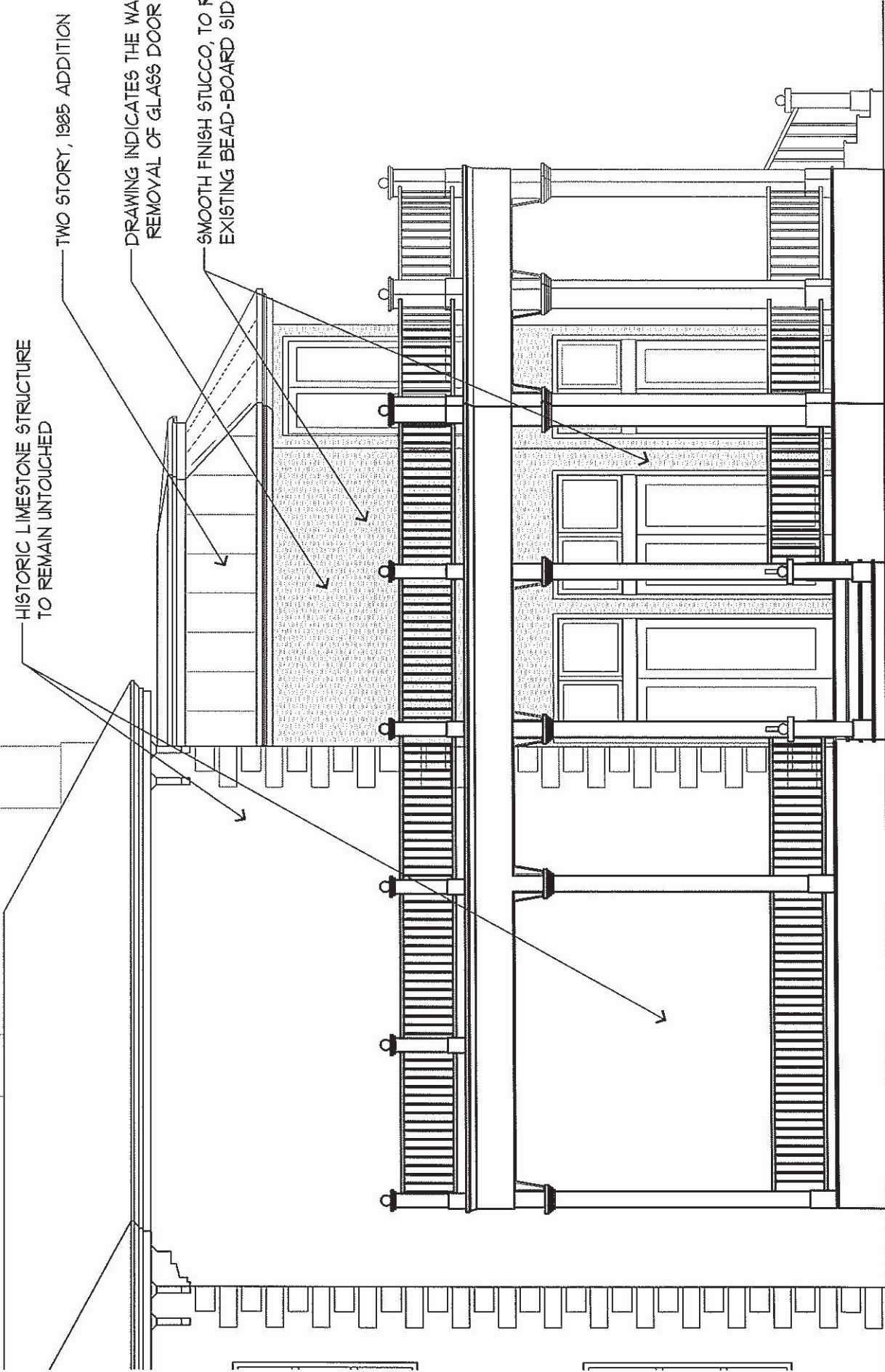
SCALE: 3/16" = 1'

HISTORIC LIMESTONE STRUCTURE
TO REMAIN UNTOUCHED

TWO STORY, 1985 ADDITION

DRAWING INDICATES THE WALL AFTER
REMOVAL OF GLASS DOOR & WINDOW

SMOOTH FINISH STUCCO, TO REPLACE
EXISTING BEAD-BOARD SIDING



EAST ELEVATION

SCALE: 3/16"=1'