

## HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2016

### Agenda Item No: 21

**HDRC CASE NO:** 2016-203  
**ADDRESS:** 431 ADAMS ST  
**LEGAL DESCRIPTION:** NCB 2880 BLK 5 LOT 9  
**ZONING:** RM4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Jorge Araujo  
**OWNER:** Scott & Hoda Cummings, Scott & Hoda Cummings  
**TYPE OF WORK:** Demolition of accessory structure and new construction  
**REQUEST:**

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

1. Demolish an existing, non-contributing rear accessory structure.
2. Replace the existing asphalt shingle roof with a standing seam metal roof.
3. Construct a new, two story accessory structure.

### APPLICABLE CITATIONS:

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

#### 5. Garages and Outbuildings

##### A. DESIGN AND CHARACTER

- 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.
- Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- 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.
- 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 principle historic structure in terms of their spacing and proportions.
- Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

##### B. SETBACKS AND ORIENTATION

- 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.
- 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 structure at 431 Adams was constructed circa 1920, is located at the corner of Adams Street and Barbe Street and features craftsman style elements. The applicant has proposed to replace the existing asphalt shingle roof with a standing seam metal roof. This roofing modification is architecturally appropriate for the craftsman style as well as the King William Historic District. The applicant should ensure that panels that are 18 to 21 inches in width should be used, that seams are 1 to 2 inches in height, that a crimped ridge seam that's historically appropriate be used, that a low profile ridge cap be used and that a galvalume finish be used; manufacturer's colors are not

recommended.

- b. The southern corner of the lot at the intersection of Barbe Street and Wickes Street currently features a non-contributing accessory structure, constructed circa 1980. The applicant has proposed to demolish this structure. Staff finds this demolition appropriate.
- c. **MASSING & FORM** – According to the Guidelines for New Construction 5.A.i, new accessory structures should be designed to be visually subordinate to the primary historic structure in terms of their height, massing and form. The primary historic structure at 431 Adams features a single story with a foundation height of approximately two feet and an overall height of 21' – 0". The applicant has proposed to construct an accessory structure to include two levels and an overall height of 23' – 1 ½". In terms of height, while the proposed structure is slightly taller than the primary historic structure, staff finds its height is generally appropriate in context with other accessory structures along both Adams and Barbe.
- d. **BUILDING SIZE** – The applicant has proposed an overall building size of approximately 1,000 square feet. The primary historic structure features a footprint of approximately 1,500 square feet. The applicant's proposed building size is neither appropriate for the lot at 431 Adams nor is it consistent with the Guidelines for New Construction. Staff recommends that the applicant reduce the overall footprint of the proposed structure to less than forty (40) percent of the primary historic structure's footprint.
- e. **CHARACTER** – New accessory structures should relate to the period or construction of the primary historic structure on the lot through the use of contemporary materials and simplified architectural details. Elements that should relate are façade materials, roofing materials, window and door openings and materials and overall architectural form.
- f. **CHARACTER** – At this time, the applicant has proposed façade materials to include Hardi Board siding and brick consistent with the brick of the primary historic structure. The applicant however has proposed for vertically oriented siding for the accessory structure and has included craftsman style architectural elements on a structure that features a vertically oriented siding. This is architecturally inappropriate.
- g. **WINDOWS & DOORS** – The applicant has noted that the accessory structure is to feature aluminum windows that are to match the profile of the windows found in the primary historic structure. Staff finds that wood windows would be more appropriate. Each window should be inset within walls at least (2) inches. In regards to window placement, the applicant has proposed for the accessory structure to include walls that at times are void of fenestration of façade separation. This is neither appropriate nor consistent with the Guidelines. Staff recommends the applicant propose fenestration patterns that provide façade separation and negate long expanses of blank walls.
- h. **GARAGE DOORS** – In regards to the proposed garage doors, the applicant has not noted a specific material, however, staff finds that the applicant should study existing garage door found throughout the district that are architecturally contributing.
- i. **ORIENTATION** – According to the Guidelines, the predominant garage orientation found along the block should be matched. Corner lots found along Barbe Street feature a primary structure orientation toward the intersecting streets while the accessory structure's orientation is toward Barbe. The applicant's proposed orientation is consistent with the Guidelines.
- j. **SETBACKS** – Per the Guidelines, the historic setback pattern of similar accessory structures along the streetscape should be followed. The applicant has noted compliance with setback requirements while using a similar setback found throughout the district. This is consistent with the Guidelines.

## **RECOMMENDATION:**

Staff recommends approval of item #1 based on finding b.

Staff recommends approval of item #2 based on finding a.

Staff does not recommend final approval at this time of item #3 based on findings c through j. Staff recommends conceptual approval of the applicant's proposed setbacks and orientation. Staff recommends the applicant address the following prior to returning to the HDRC:

1. That the applicant reduce the proposed massing and footprint of the proposed accessory structure to be more appropriate for the primary historic structure.
2. That the address the architectural inconsistencies including siding orientation and the proposed garage doors.
3. That the applicant provide information in regards to the proposed windows including their installation.

4. That the applicant introduce additional windows or make other design changes to reduce the overall lack of fenestration.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Jun 07, 2016

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Barbe St

Adams St

Wickes St

Adams St

431 Adams St

Barbe St

Wickes St

Wickes St





Wikes St

Adams St

431 Adams St

Wikes St

Barbe St

Adams St

Barbe St

Wikes St



**431 ADAMS ST - FRONT OF EXISTING HOME FROM ADAMS ST.**



**431 ADAMS ST. - FRONT LEFT VIEW OF EXISTING HOME AT CORNER OF ADAMS AND BARBE**





**431 ADAMS ST - LEFT SIDE ELEVATION OF EXISTING HOME ALONG BARBE**





**431 ADAMS ST - LEFT LOT LINE ALONG BARBE. SHOWING FENCE FROM REAR OF EXISTING HOME TO EXISTING TWO CAR GARAGE**





431 ADAMS ST - FRONT OF EXISTING GARAGE VIEW FROM BARBE, AT CORNER OF BARBE AND WICKES.



**431 ADAMS ST - LEFT SIDE OF EXISTING 2 CAR GARAGE ALONG WICKES. VIEW FROM  
CORNER OF BARBE AND WICKES**





**431 ADAMS ST - VIEW FROM WICKES ST ALONG REAR FENCE LINE. FACING THE LEFT SIDE OF EXISTING TWO CAR GARAGE AND REAR OF EXISTING HOME.**





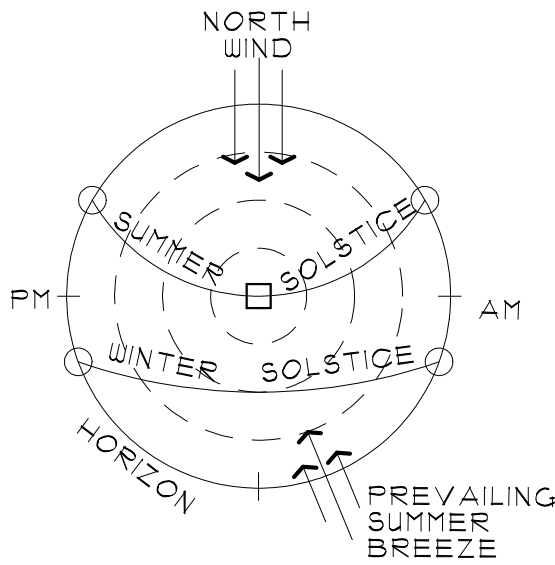
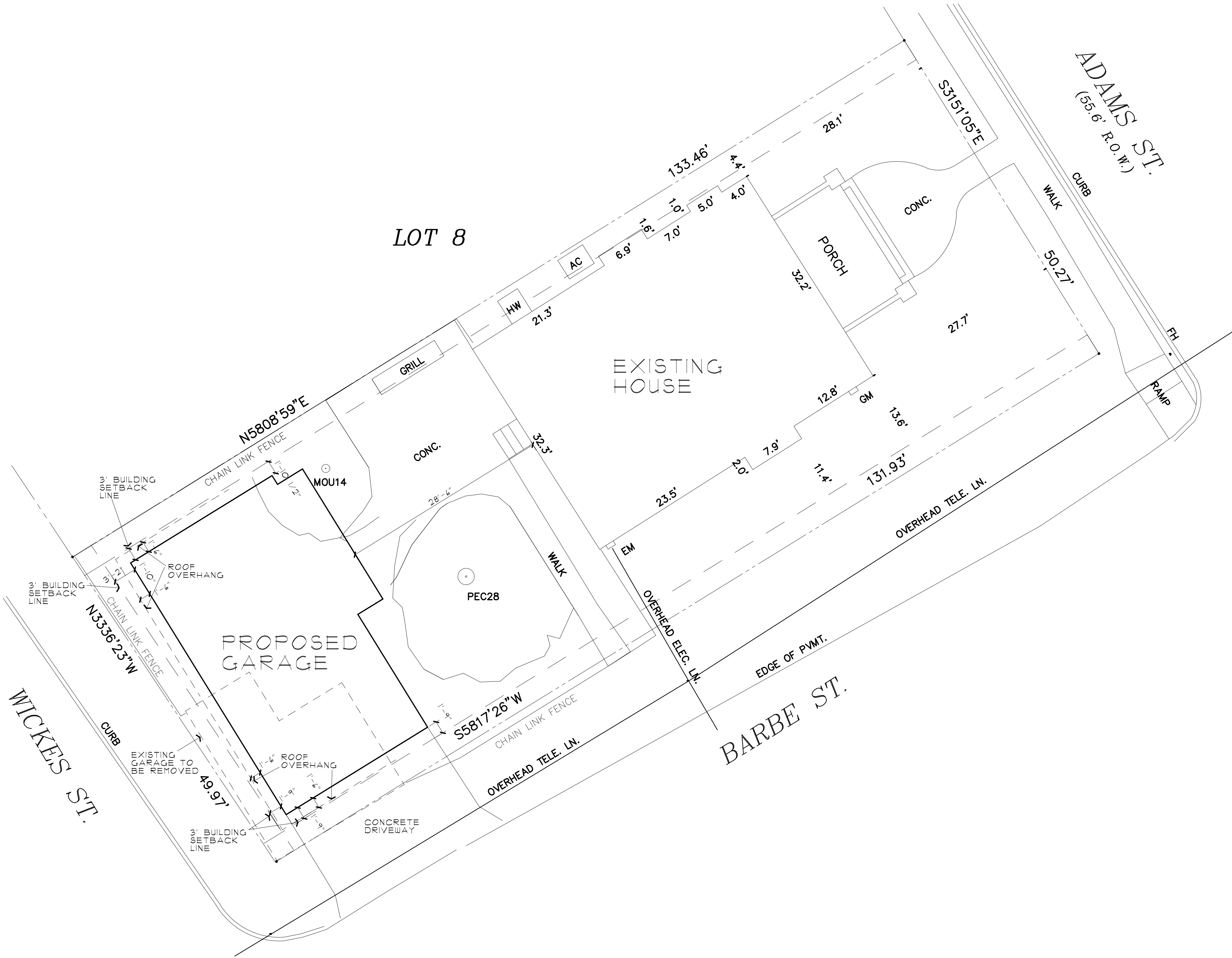
5/13/16

DATE  
JOB #  
1516

CROCKETT DESIGN  
212 EDEN RANCH DRIVE  
CANYON LAKE, TEXAS 78133  
(830) 901-2125

431 ADAMS STREET

SHEET  
AO



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





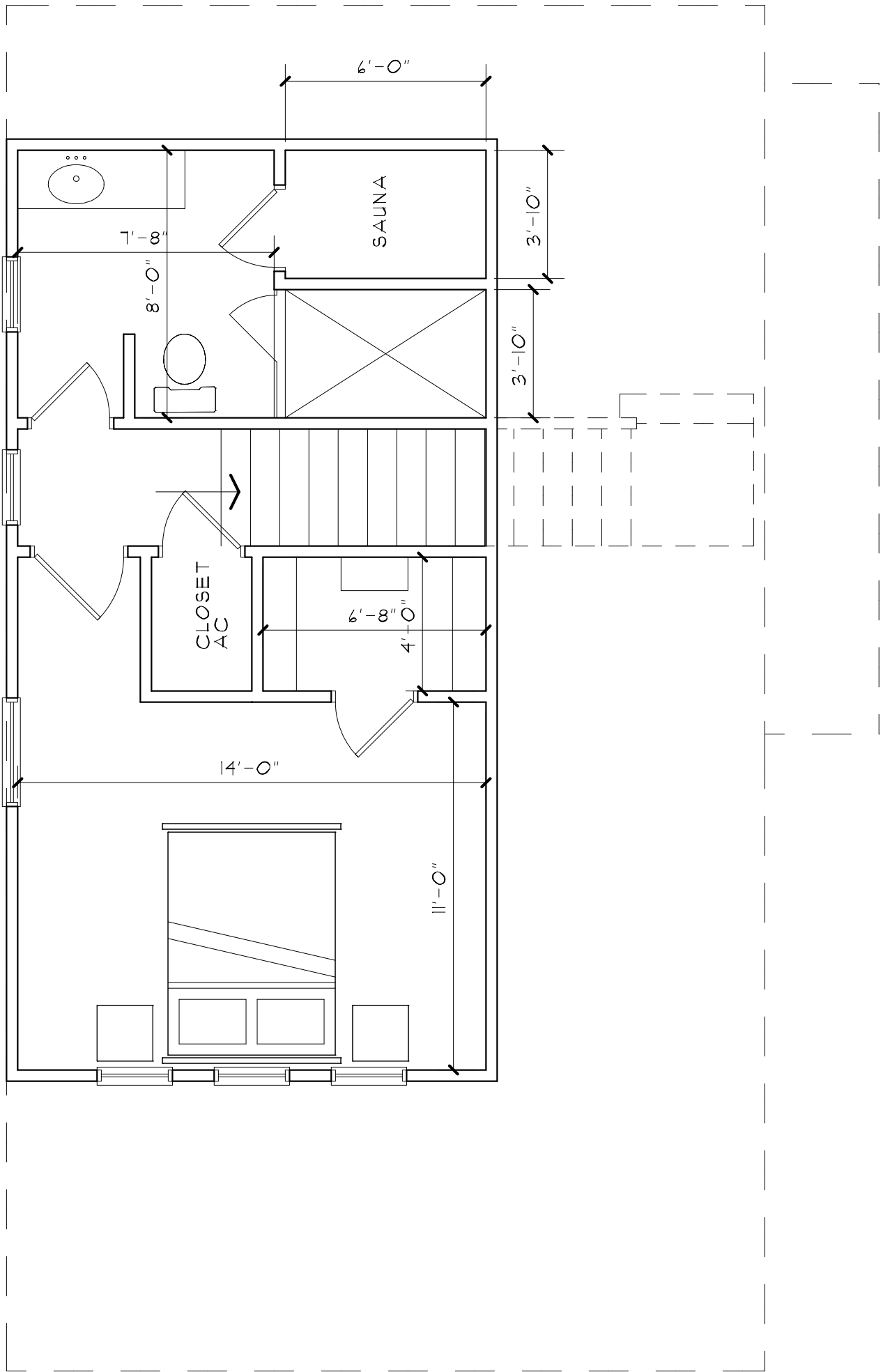
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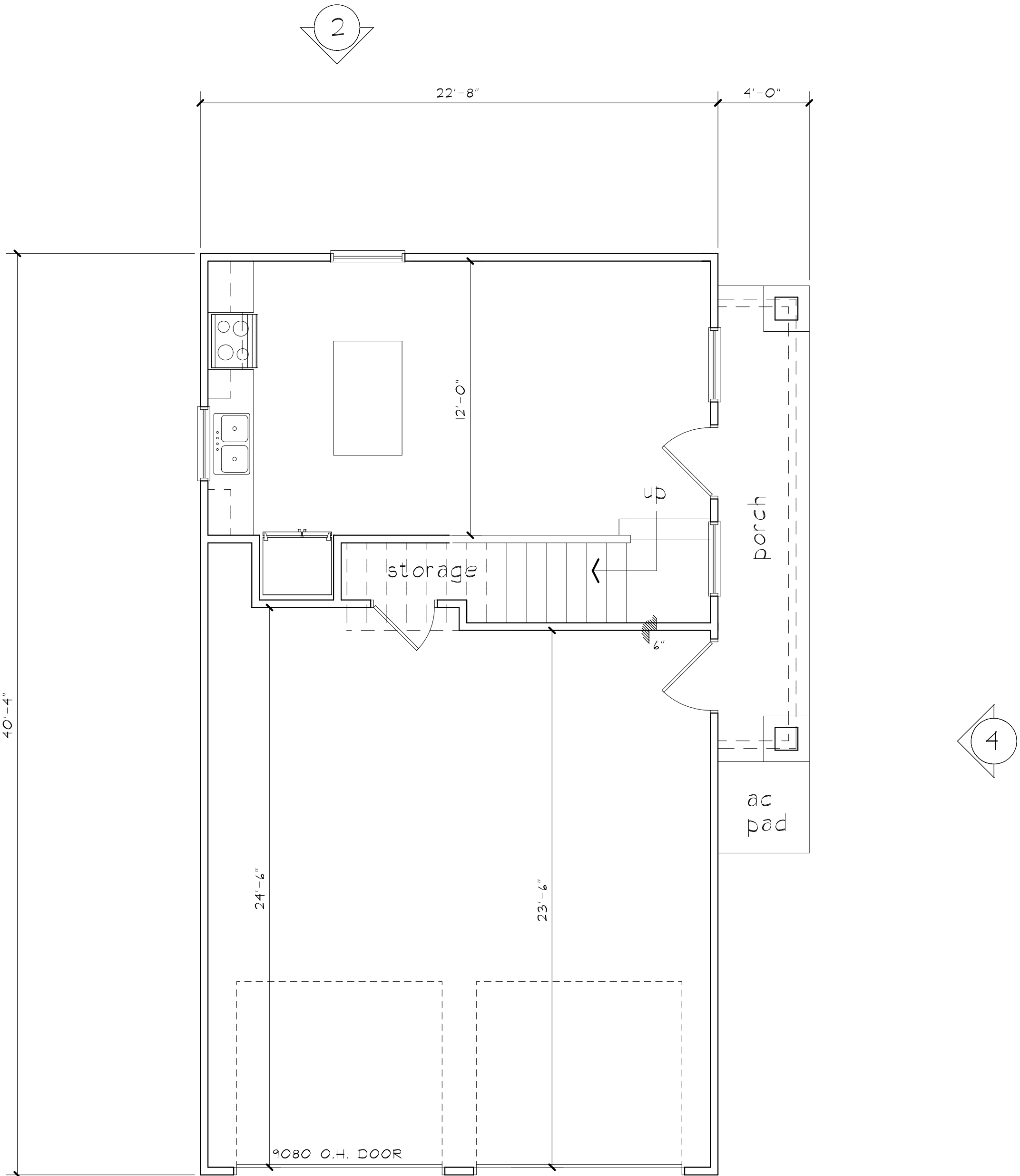
CROCKETT DESIGN  
212 EDEN RANCH DRIVE  
CANYON LAKE, TEXAS 76133  
(830) 901-2125

431 ADAMS STREET

SHEET  
A1



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

FIRST FLOOR AC AREA	342 SQ.FT.
SECOND FLOOR AC AREA	384 SQ.FT.
TOTAL AC AREA	726 SQ.FT.
GARAGE AREA	513 SQ.FT.
PORCH AREA	83 SQ.FT.
SLAB AREA	998 SQ.FT.



DATE

JOB #

1512

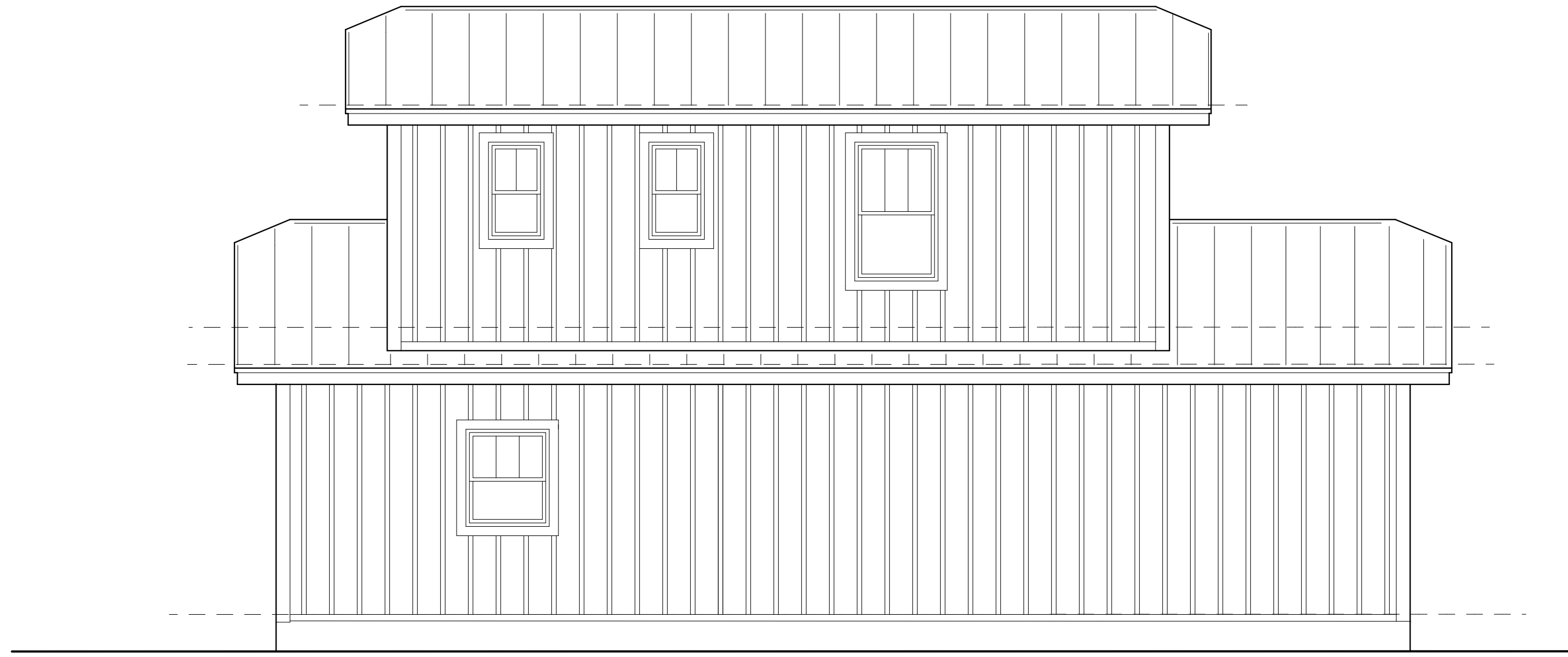
5/13/16  
5/17/16

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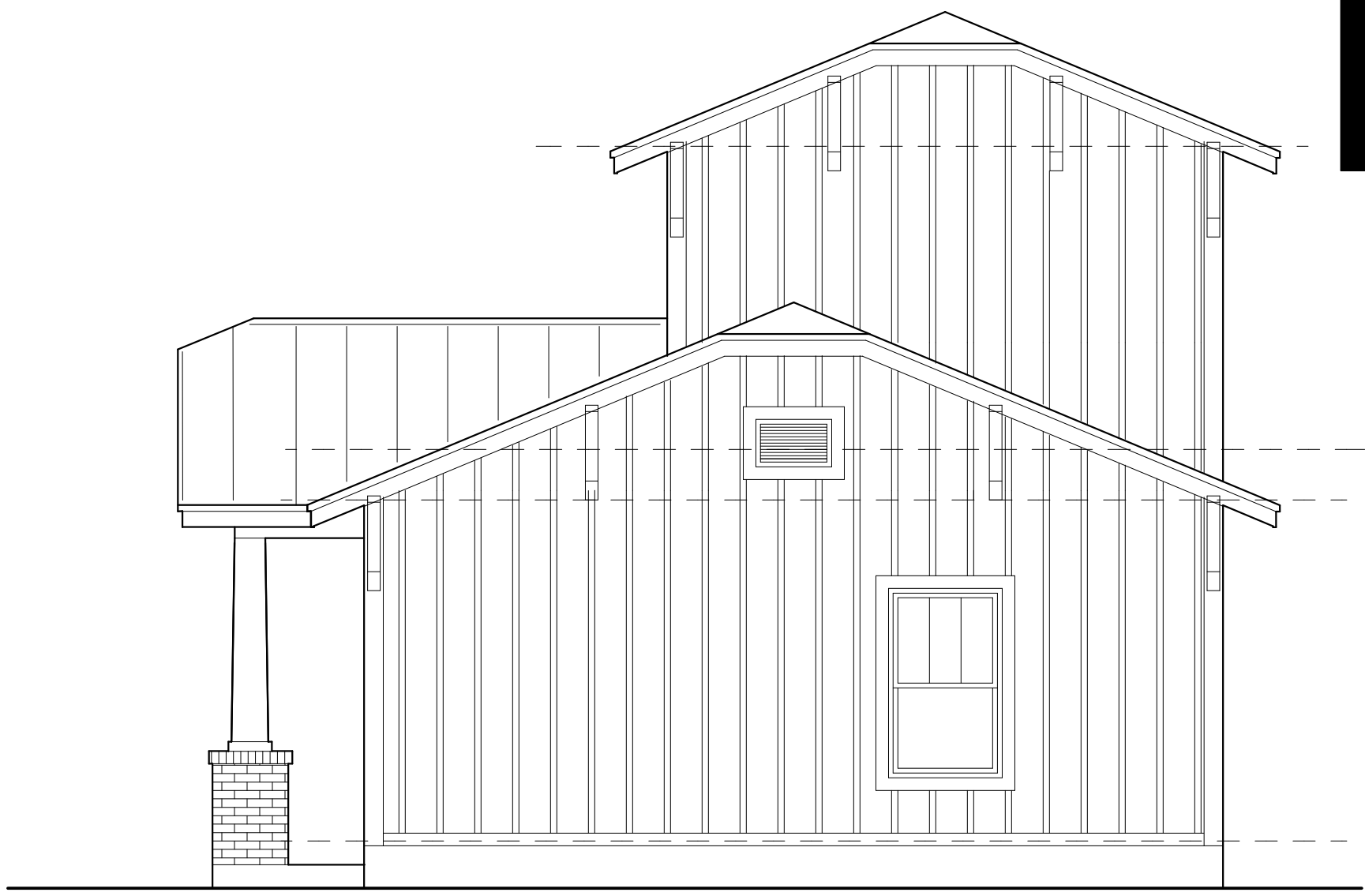
431 ADAMS STREET

SHEET

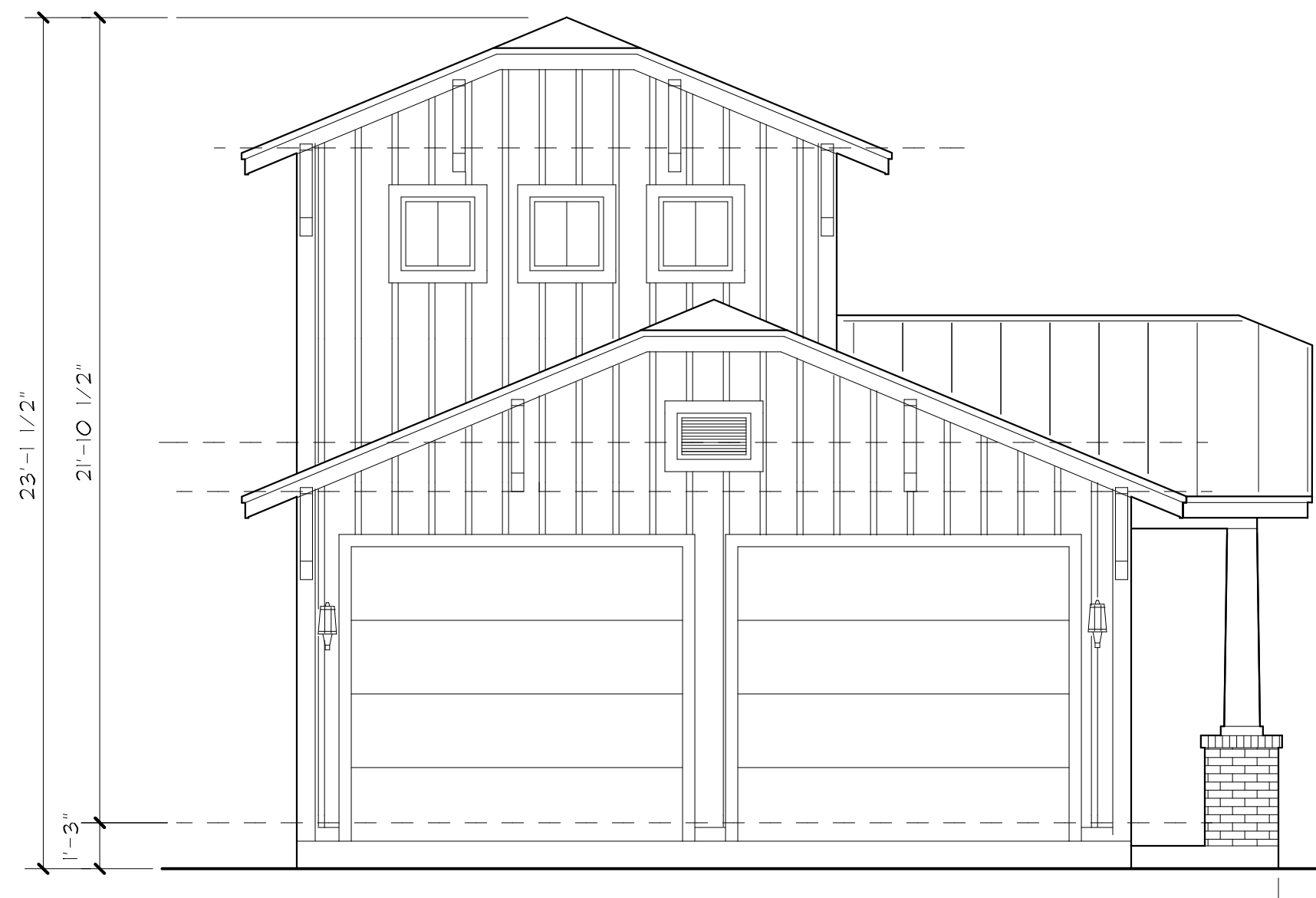
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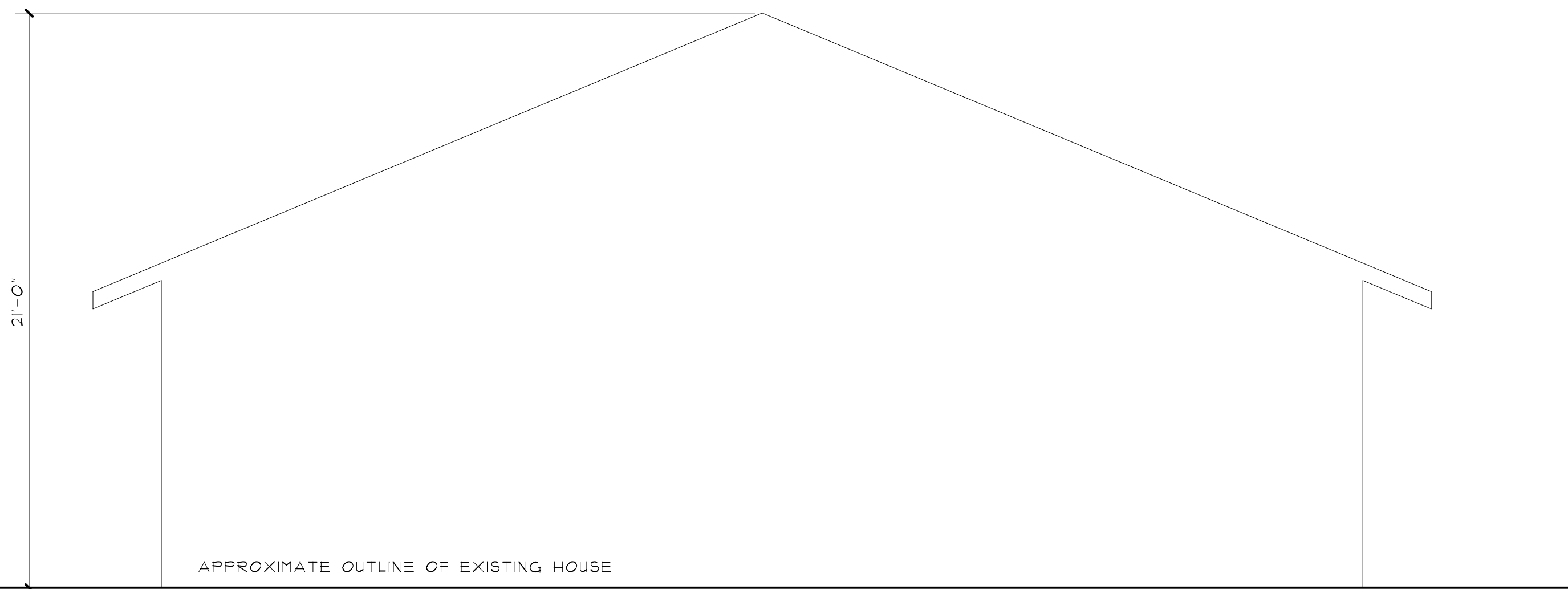
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2



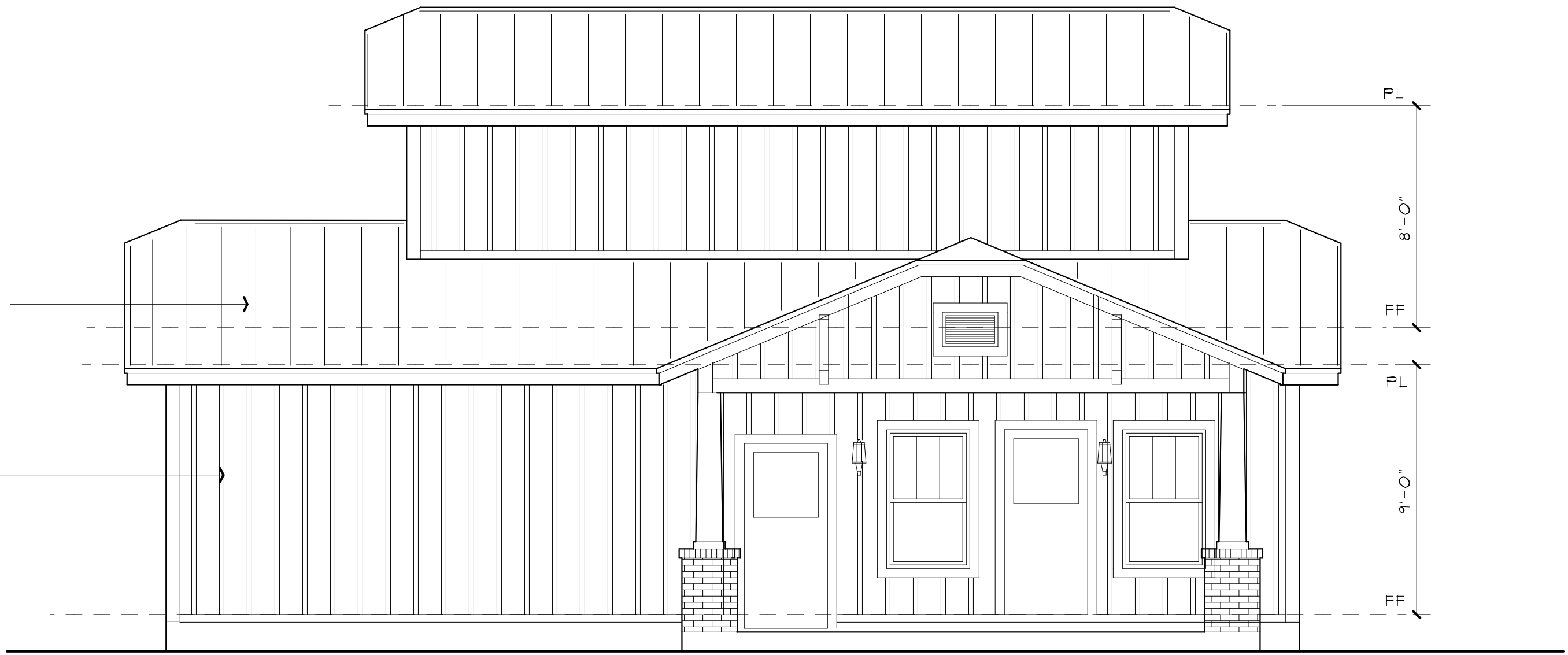
3



APPROXIMATE OUTLINE OF EXISTING HOUSE

24 GAUGE STANDING SEAM METAL ROOF

HARDIE BOARD & BATTEN SIDING



4

**MATERIAL NOTES:**

1. 24 GA. STAINLESS STEEL METAL ROOF. GALVALUME (STAINLESS) COLOR.
2. HARDI SIDING WITH VERTICAL DIVISIONS AS SHOWN. TO BE PAINTED SAME WALL COLOR AS THE MAIN HOME. PLEASE SEE INCLUDED PICS OF EXISTING ELEVATIONS.
3. EXTERIOR TRIM, CORBELS, GARAGE DOORS, FACIA, AND SOFFIT WILL BE PAINTED THE SAME COLOR COMBINATION AS THAT OF THE MAIN HOME. BRICK COLUMN BASES WILL MATCH THE ONES ON THE FRONT OF THE MAIN HOME
4. WINDOWS WILL LOOK EXACTLY PER PLAN. DARK BRONZE ALUMINUM TO APPROXIMATE DARK WINDOWS ON MAIN HOME WITH THE DIVIDED LITE CONFIGURATION AS SHOWN.

ELEVATIONS  
SCALE: 1/4" = 1'-0"



431 ADAMS ST - DARK BRONZE LOW-E ALUMNIUM WINDOW SAMPLE.  
ACTUAL WINDOWS WILL HAVE THE SAME DIVIDED LITE CONFIGURATION SHOWN  
ON THE PLAN ELEVATION.

