

HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2016

Agenda Item No: 5

HDRC CASE NO: 2016-226
ADDRESS: 124 ADAMS ST
LEGAL DESCRIPTION: NCB 932 BLK 1 W 150 FT OF 12
ZONING: RM4 H HE
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Wagner House #3
APPLICANT: Billy Lambert/French & Michigan
OWNER: Charles & Carolyn Adams
TYPE OF WORK: Landscaping, accessory structure modifications and construction of a carport
REQUEST:

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

1. Demolish a non-contributing shed.
2. Relocate within the property an existing accessory structure serving as a garden house , perform exterior modifications and construct an attached covered patio area.
3. Construct a new rear carport.
4. Perform landscaping and hardscaping modifications in the rear yard.
5. Install a new front picket fence and a rear privacy fence.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

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.

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.

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 principle 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.

B. SETBACKS AND ORIENTATION

- i. 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.
- ii. 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.

Historic Design Guidelines, Chapter 4, 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.

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.

FINDINGS:

- a. The primary historic structure at 124 Adams was constructed circa 1900 and currently features two, non-contributing accessory structures at its rear. Applicant has proposed to demolish a small rear shed which currently features metal siding and a footprint of approximately fifty (50) square feet. Staff finds the demolition of this non-contributing accessory structure appropriate.
- b. Staff performed a site visit on June 22, 2016, and found that the proposed rear yard modifications and new construction will not be viewable from the public right of way and will not negatively impact the primary historic structure.
- c. EXTERIOR MODIFICATIONS – The applicant has proposed to construct new porch steps as well as add a new screen door to the existing, non-original screened porch. Staff finds these proposals appropriate.
- d. RELOCATION – The applicant has proposed relocate a second non-contributing accessory structure from its currently location approximately forty (40) feet to the rear (east) of the primary historic structure to the rear setback line of the property, approximately fifty-five (55) feet to the rear of the primary historic structure. Staff finds this proposed location appropriate in the context of placement of accessory structures throughout the King William Historic District.
- e. ACCESSORY MODIFICATIONS – The applicant has proposed various modifications to the existing, relocated accessory structure including the removal of its existing columns, the removal and enclosure of its existing window openings, the relocation of a door and the creation of a new window opening. Staff finds these proposed modifications to be appropriate given the proposed use of materials complementary to those of the primary historic structure as well as the relocated accessory structure’s non-contributing state.
- f. ACCESSORY ADDITION – The applicant has proposed to construct a small covered outdoor area to be attached to the south of the relocated accessory structure. The applicant has proposed an overall height of approximately nine (9) feet in height and an overall footprint of approximately 100 square feet. The applicant has proposed materials that include a wood trellis system, wood joists, wood columns and wood beams. Additionally, the applicant has proposed to install a paved turfstone patio area. The applicant’s proposal is consistent with the Guidelines for Additions 3.A.i.
- g. CARPORT – At the rear of the primary historic structure, the applicant has proposed to construct a carport to feature a footprint of approximately 285 square feet and feature an overall height of approximately fifteen (15) feet. According to the Guidelines for New Construction, new accessory structures should be subordinate in massing and form to the primary historic structure. The applicant’s proposal is consistent with the Guidelines.
- h. CARPORT – The applicant has proposed to clad the sides of the rear of the proposed with Hardi Board siding in addition to the proposed wood frame construction. The applicant has noted that the proposed carport will feature a corrugated metal roof to match the existing screened porch’s roof at the rear of the primary historic structure. The applicant’s proposed materials are consistent with the Guidelines for New Construction 5.A.iii.
- i. LANDSCAPING & HARDSCAPING – The lot currently features a driveway which extends to the existing driveway gate consisting of cementitious pavers which transitions into brick pavers to facilitate access to the rear yard. The applicant has proposed to install turfstone pavers to cover the area approximately covered by the

existing rear pavers; approximately 1,400 square feet. No existing front yard turf will be removed or disturbed in this process and much of the existing rear yard turf will remain untouched. The applicant has also noted the installation of a concrete paver walkway connecting the proposed turfstone paver driveway to the rear porch steps. Staff finds this request appropriate and consistent with the Guidelines for Site Elements 3.A.ii.

- j. TREES – The applicant has proposed to relocate two existing fig trees and a palm tree within the rear yard. Staff finds this proposal appropriate.
- k. FENCING – The applicant has proposed to replace the existing rear wood privacy fence with a new wood fence to be six (6) feet in height. Additionally the applicant has proposed to replace the existing front wood picket fence with a new wood picket fence to be three (3) feet in height. Both of the proposed installations are appropriate and consistent with the Guidelines for Site Elements 2 in regards to fencing.

RECOMMENDATION:

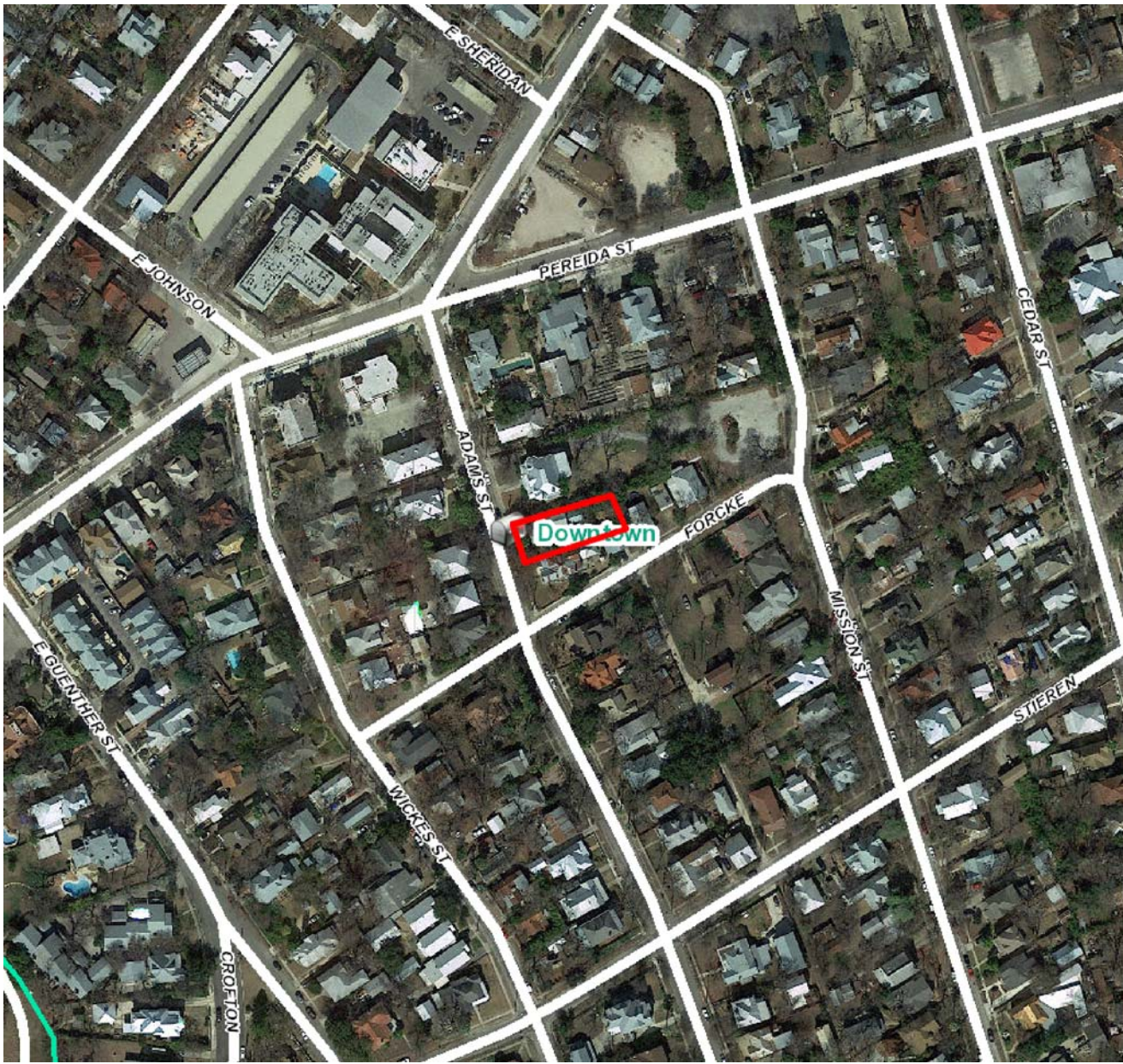
Staff recommends approval of items #1 through #5 with the stipulation that the applicant provide additional information on the driveway gate's metal component.

CASE MANAGER:

Edward Hall

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.



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 16, 2016

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mth Art Objects

Adams St

Adams St

Adams St

Forecke St

124 Adams St



TIGER
-428

13187

Wood Floors

TEXAS
CWC-9315

5

352

351

S. ALAMO
MCDORMILED

PEREIDA

WICKES
MCDORMILED

361

ADAMS
MCDORMILED

FORCKE

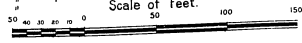
MISSION
MCDORMILED

357

STIEREN
MCDORMILED

359

Scale of Feet.



124 Adams

124 Adams - New Carport & Office Building Renovation



View of Office Building from Back Door



Office Building

124 Adams - New Carport & Office Building Renovation



Proposed Carport Location



View Toward Front Fence

124 Adams - New Carport & Office Building Renovation



View Toward Rear Shed

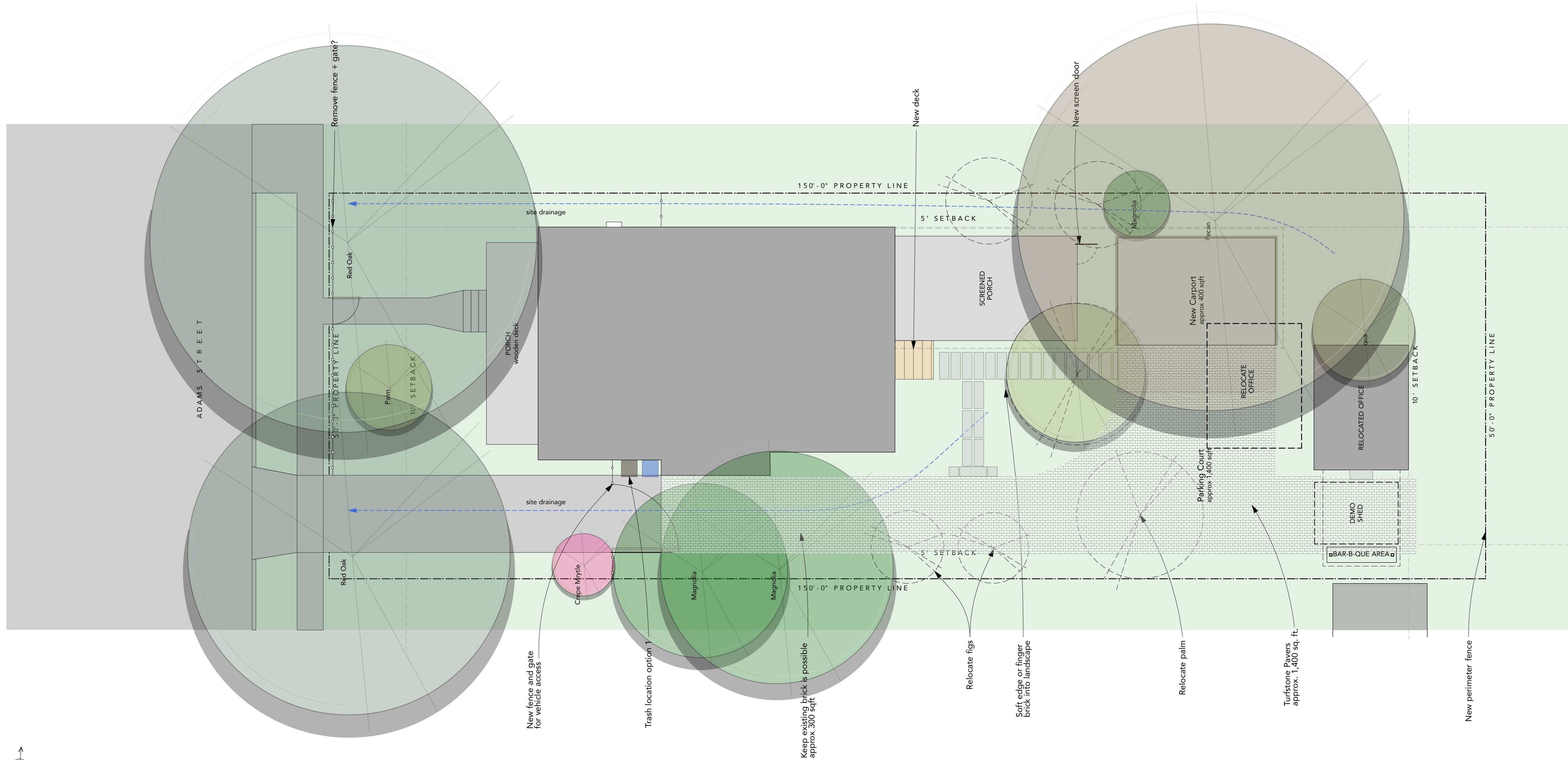


Rear Shed

124 Adams - New Carport & Office Building Renovation



Front Of Main House



SITE PLUMBING NOTES

- 01 Run new natural gas line to outdoor bar-b-que area.
- 02 Run new water line to relocated garden house.
- 03 Run new sewer line pipe from relocated garden house along North side of property for house sewer line to tie into and run to street main sewer connection. New pipe to replace existing clay sewer pipes.
- 04 Run water softener line to new small insta-hot water heater at office.
- 05 Run new sewer line pipe from relocated garden house along North side of property for house sewer line to tie into to replace existing clay sewer pipes.

SITE ELECTRICAL NOTES

- 01 Run new electrical conduit to carport, relocated office, and trellis area.

MECHANICAL NOTES

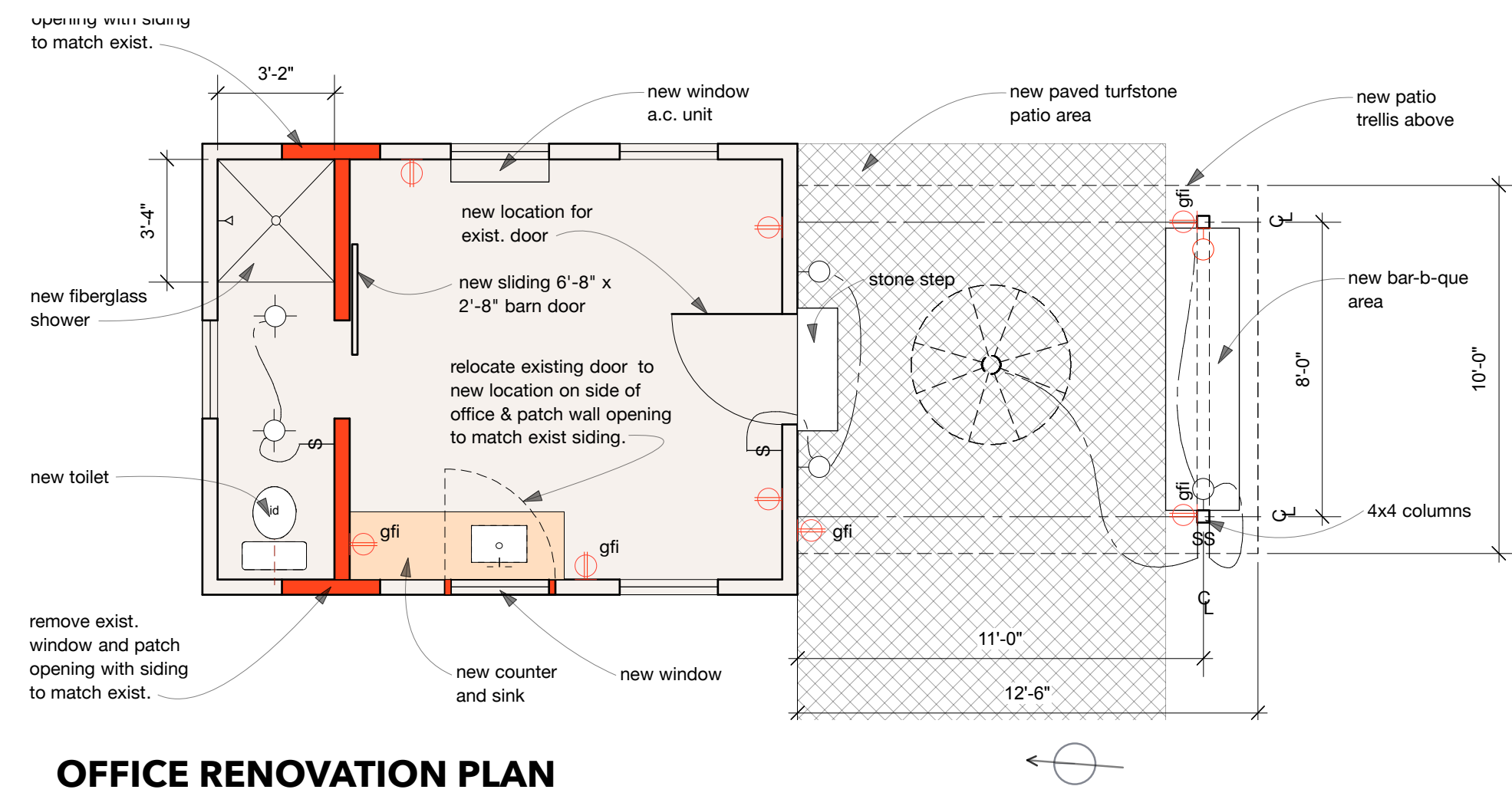
- 01 Install new window HVAC unit at Office.

PRELIMINARY QUANTITIES

- TURFSTONE PAVERS - approx. 1,700 sq. ft.
- SOLID CONCRETE PAVERS - approx. 26 pavers
- PLUMBING SEWER LINE TO OFFICE - approx. 180 l.f.
- PLUMBING WATER LINE TO OFFICE - approx. 100 l.f.
- PLUMBING GAS LINE TO OFFICE TRELLIS - approx. 100 l.f.
- OFFICE PLUMBING FIXTURES - new toilet, new sink, new faucet, new shower, new water heater
- EXTEND ELECTRICAL SERVICE TO OFFICE AND CARPORT - approx. 80 l.f.
- CARPORT ELECTRICAL FIXTURES - 4 light fixtures, 2 switches, 1 exterior gfi outlet
- OFFICE & TRELLIS ELECTRICAL FIXTURES - 5 outlets, 5 gfi outlets, 7 light fixtures, 1 exterior ceiling fan, 3 interior switches, 1 exterior switch

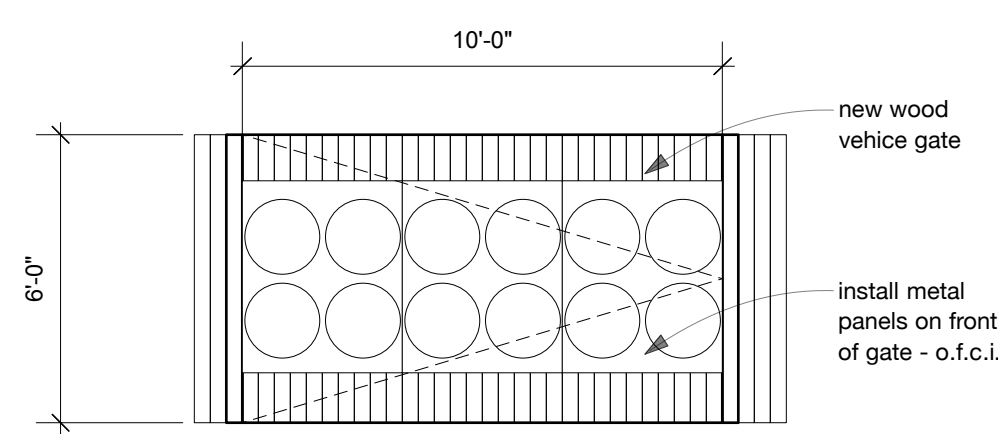
HARDSCAPE PLAN

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

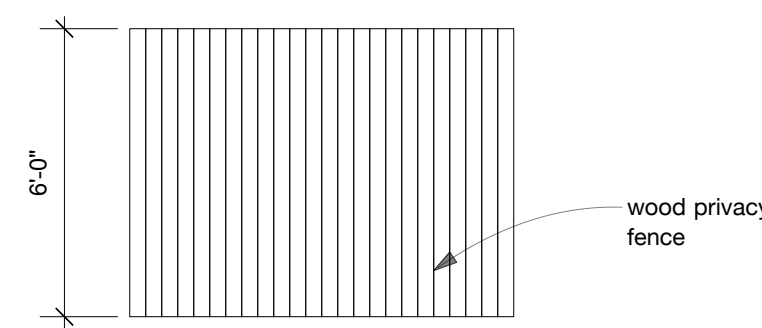


OFFICE RENOVATION PLAN

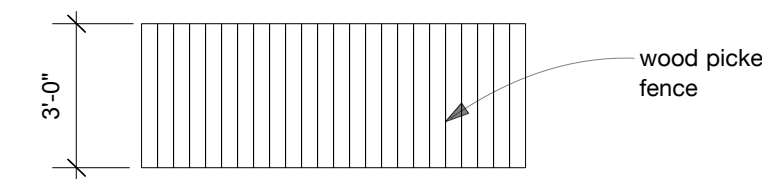
SCALE: 1/4" = 1'-0"



A - VEHICLE GATE



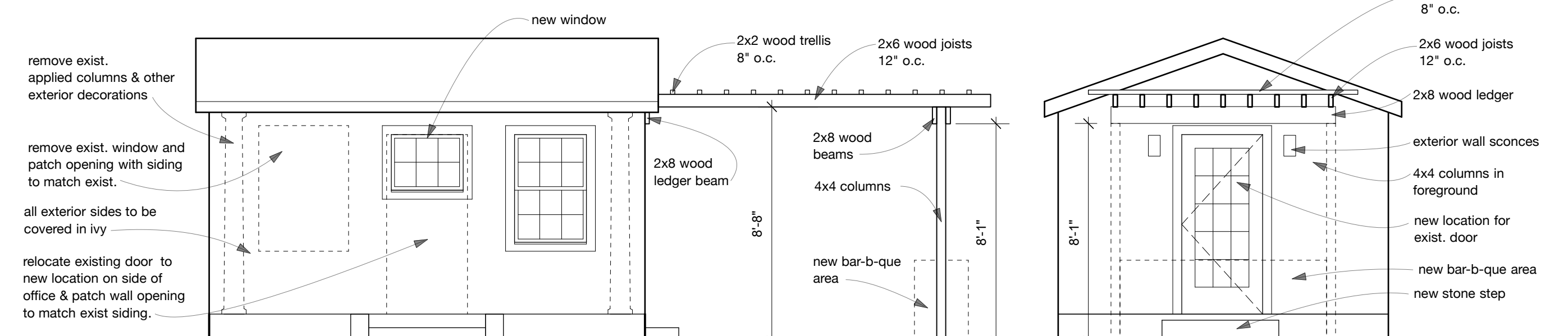
B - PRIVACY FENCE



C - PICKET FENCE

NEW FENCING

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



FRONT ELEVATION

SIDE ELEVATION

OFFICE RENOVATION ELEVATIONS

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

DESCRIPTION OF WORK

The project consists of new construction of carport in existing residence and a landscape plan redesign of the back yard. The materials and construction of new carport shall match or be similar to the adjacent existing screened porch.

PROJECT INFORMATION

OWNER
 Name Hal & Carolyn Adams
 Address 122 Roy Smith St. #1141, San Antonio, TX 78215
 Phone 210.288.0046
 Email carolynadams@me.com

DESIGNER
 Name French & Michigan
 Contact Bill Lambert
 Phone 210.378.0961
 Email billy@frenchandmichigan.com

PARCEL
 Address 124 Adams St. San Antonio, TX 78210
 Zone RM 4 H HE
 Property ID 110433
 Legal Desc. NC9 932 BLK 1 W 150 FT OF 12
 Geographic ID 00932-001-0123
 Type Real
 Property Code 001
 Property Use Single Family
 Year built 1942
 Building Sq.Ft. 2734
 Lot Sq.Ft. 7500

APPLICABLE CITY OF SAN ANTONIO CODES
 2015IBC 2015MFC 2015IPC 2015IEBC
 2015IFGC 2015IFC 2015IECC 2014NEC

A200

094 - CARPORT & LANDSCAPE

SET 094.2016.04.26
 WL LH RR NM

SITE DEVELOPMENT

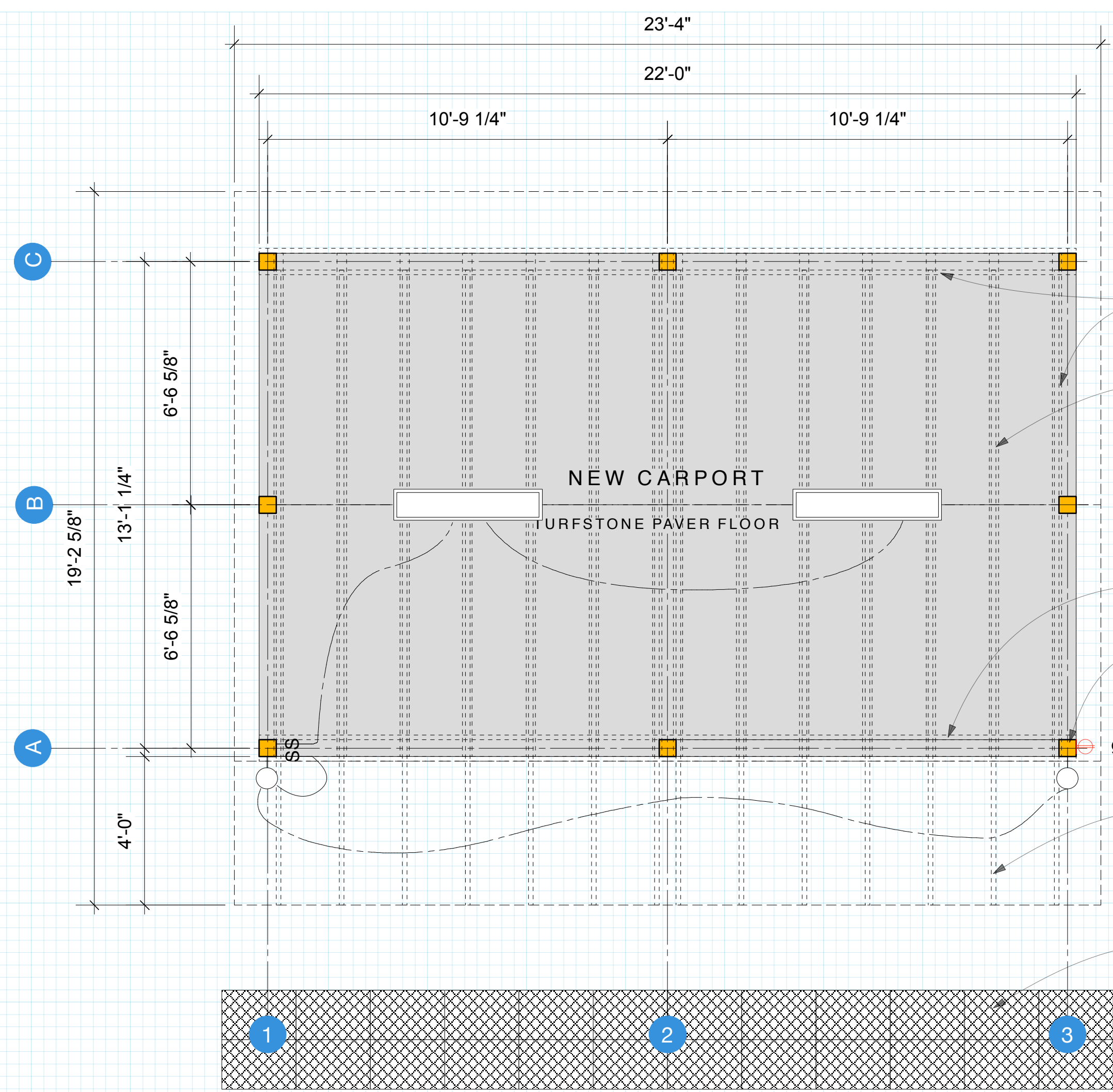
New Structure
 Covered exposed structure clad on three sides with board and batt siding and a metal roof. Functions for multiple purposes: carport, covered dining, entertaining space.

Site Drainage
 Water needs to be moved from the backyard to the front

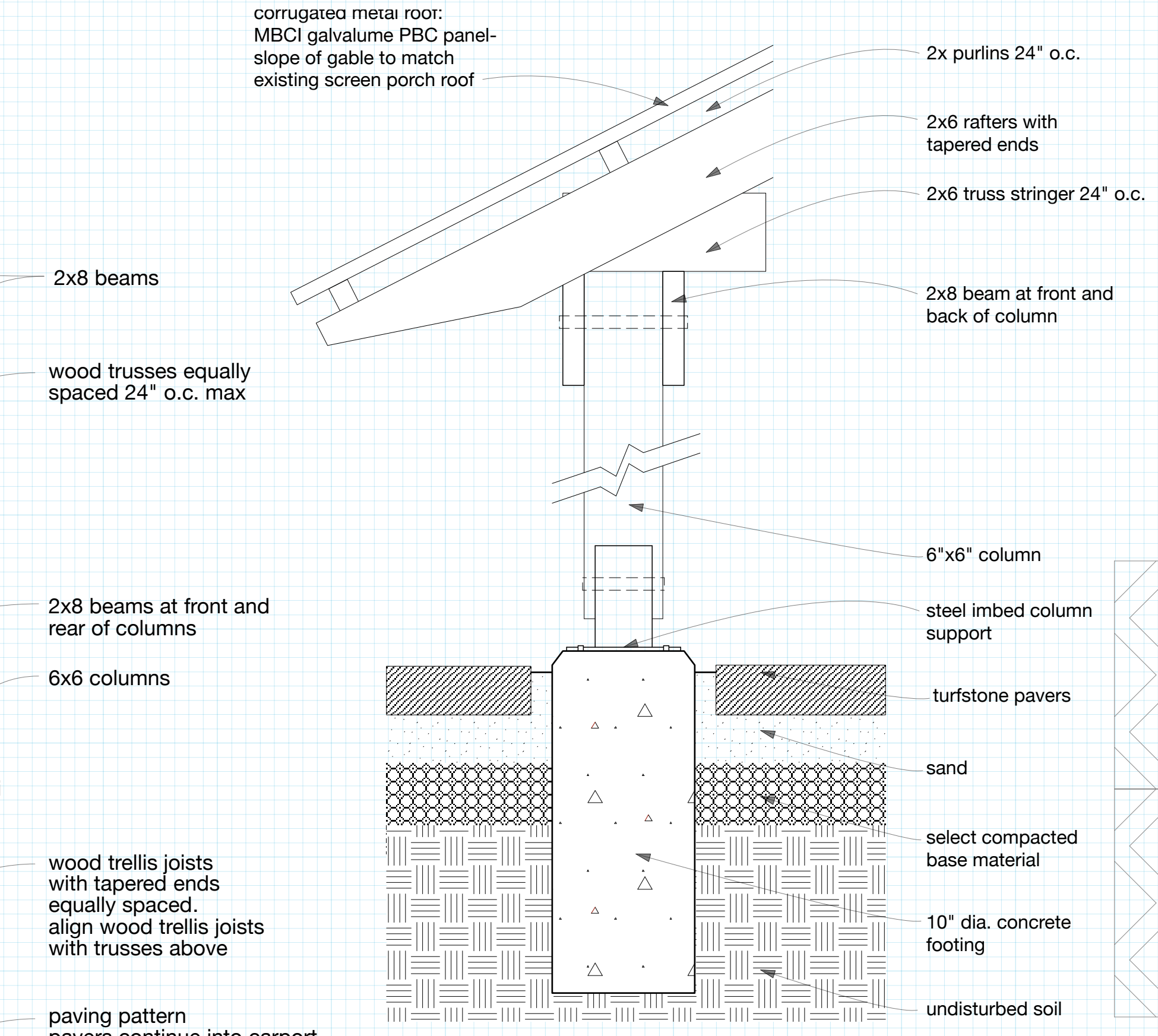
Hardscape
 Grass-concrete pavers to be installed to create a drivable courtyard surface

Vegetation
 The existing landscape is extremely overgrown. All trees are competing for light, creating tall thin trees with very little foliage and branches. All invasive species need to be removed, heritage trees pruned, and salvagable trees relocated to sunnier areas

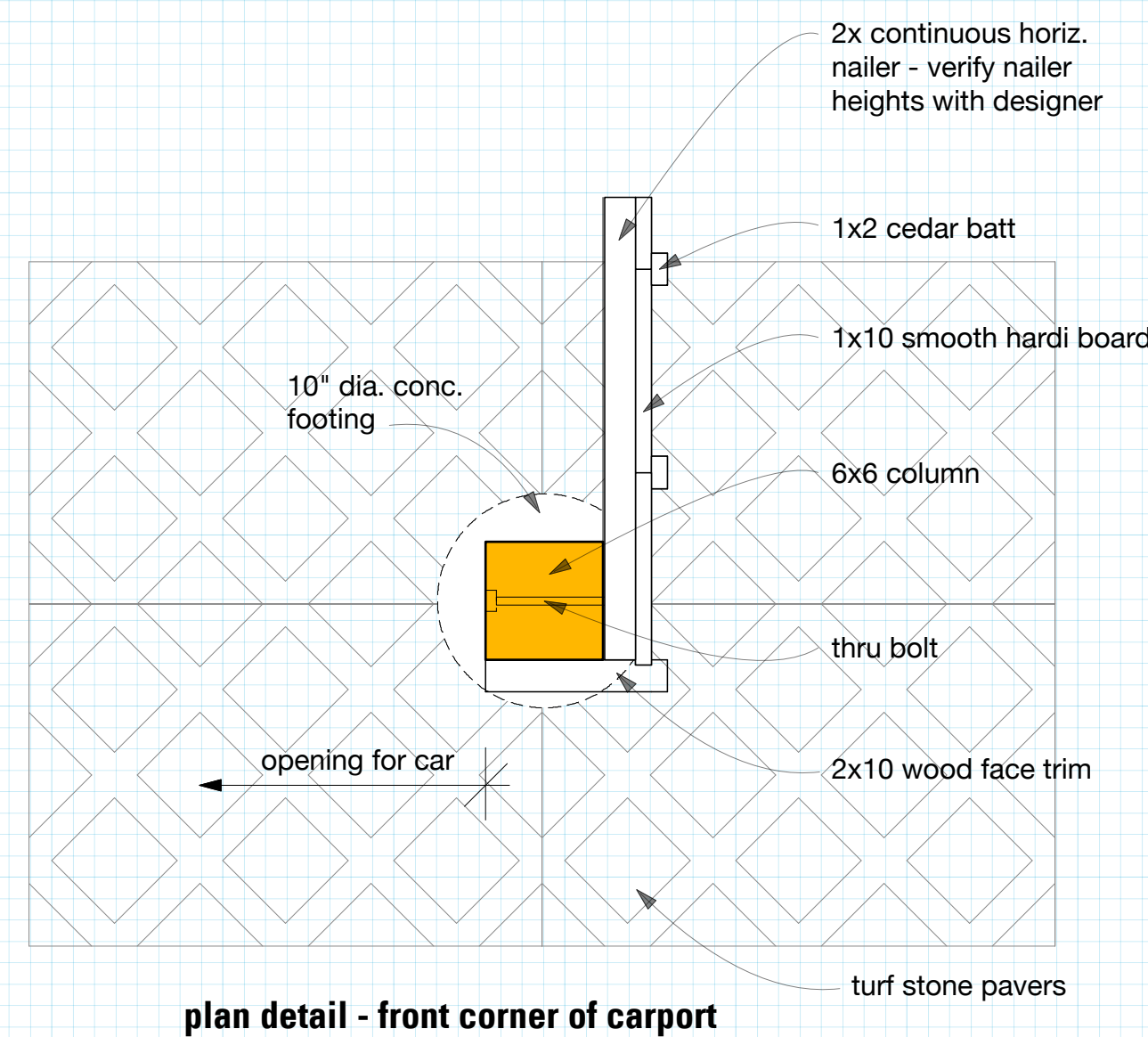
Fence
 Existing perimeter fence to be replaced



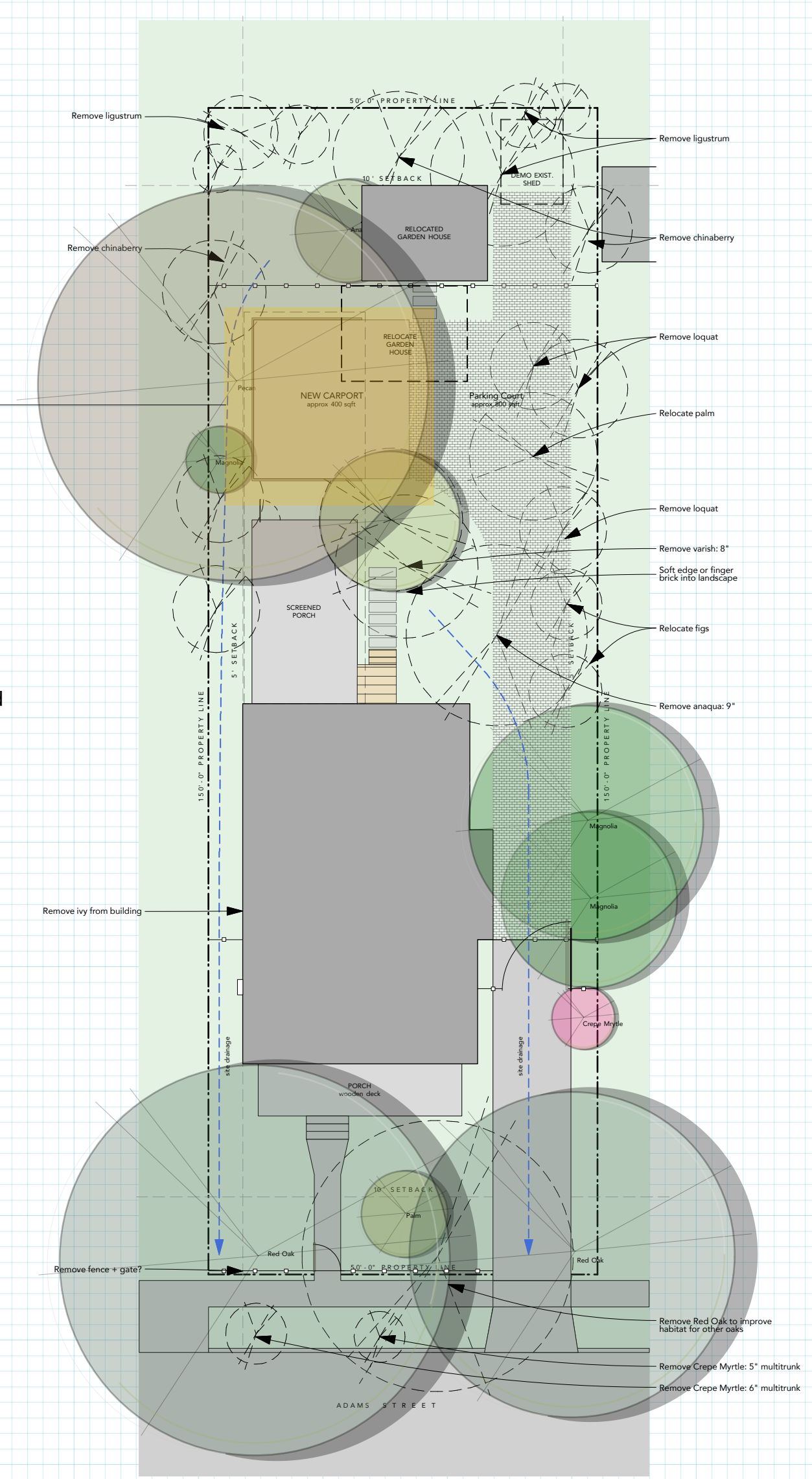
plan - scale: 3/8" = 1'-0"



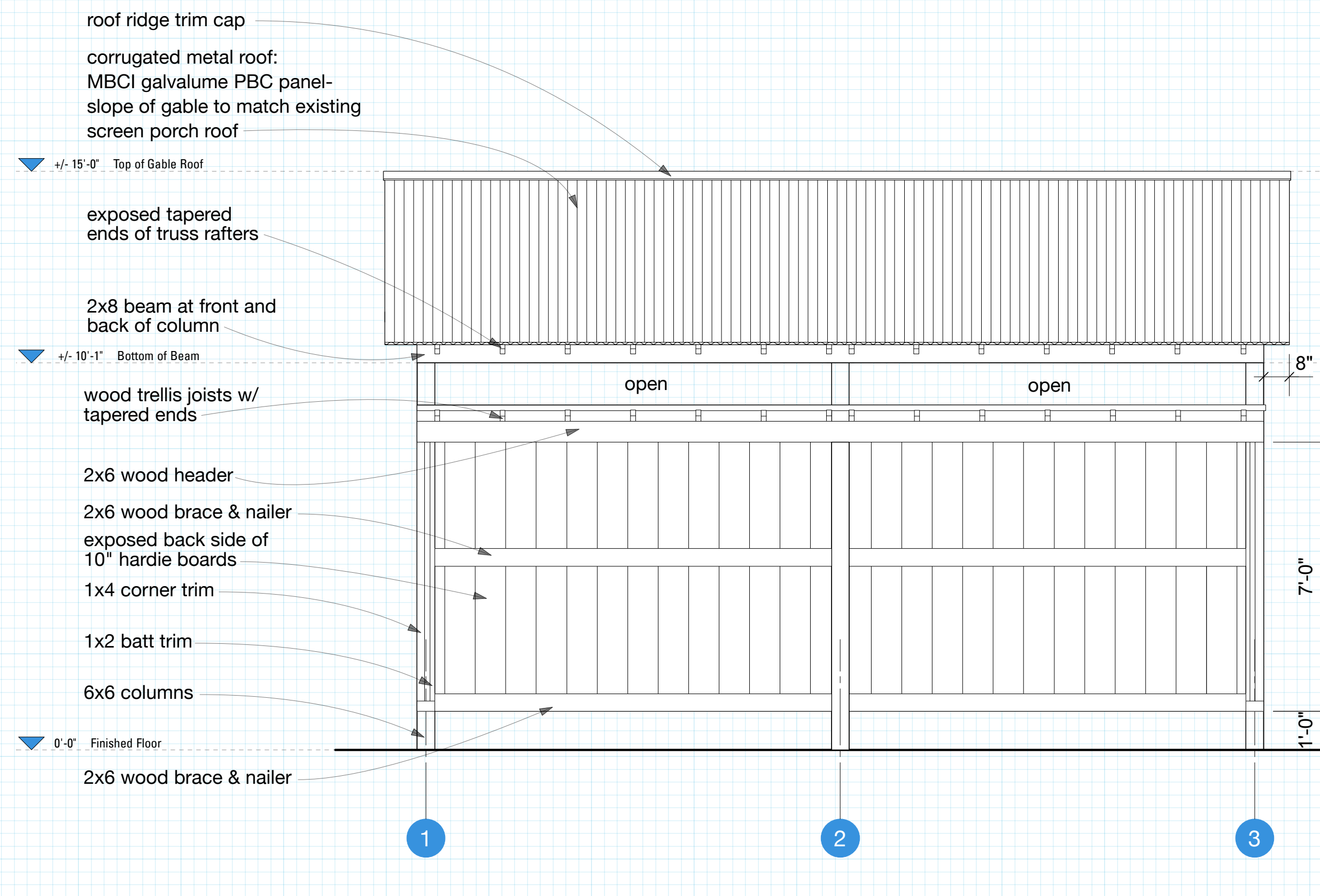
detail - column base and roof
scale: 1 1/2" = 1'-0"



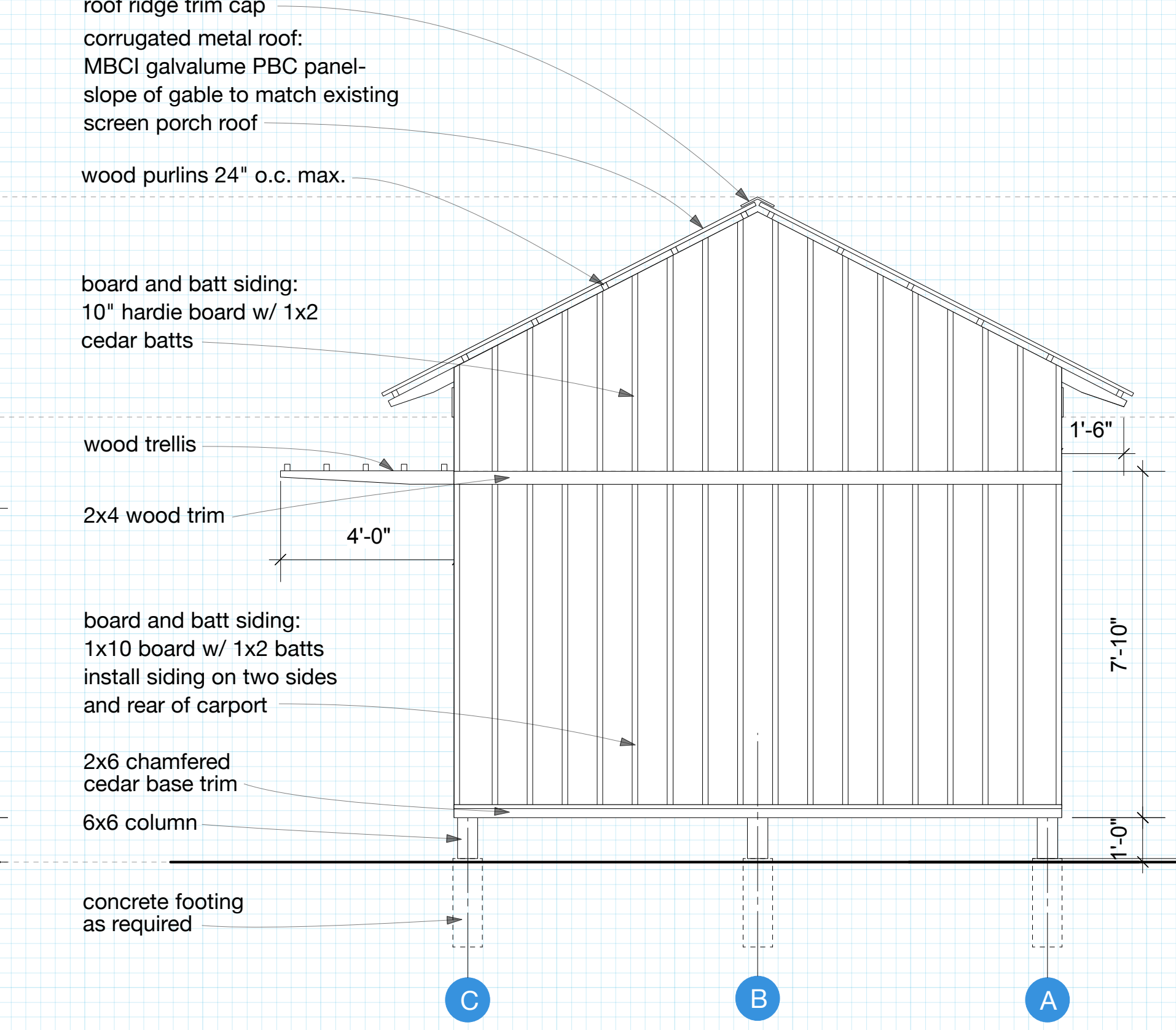
plan detail - front corner of carport
scale: 1 1/2" = 1'-0"



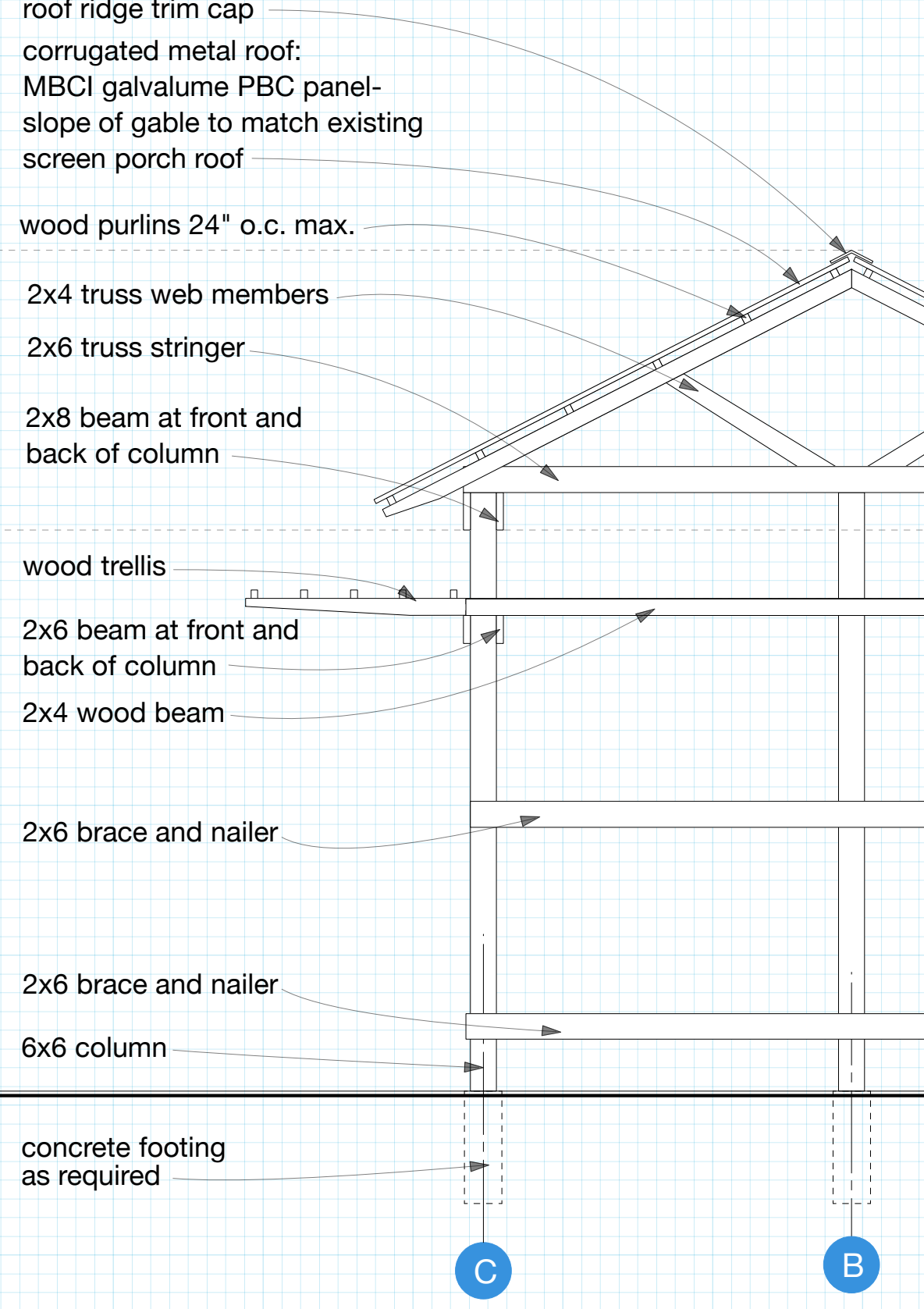
tree demo plan
scale: 1/16" = 1'-0"



elevation 1 - scale: 3/8" = 1'-0"



elevation 2 - scale: 3/8" = 1'-0"



partial framing section scale: 3/8" = 1'-0"

general notes

- 01 All work shall be performed in accordance with applicable codes, regulations, ordinances and standards having jurisdiction. If there are any questions or conflicts concerning compliance with such code ordinances or standards, the contractor is responsible for notifying the owner before proceeding with the work in question, all necessary permits, licenses, certificates, test, etc. shall be procured and paid for by the contractor. The designer of this set of plans and specifications hereby notifies both owner and contractor that "the designer" relieves himself of all liabilities to construction at site in reference.
- 02 Contractor is responsible for checking all contract documents field conditions and confirming that the work is buildable as shown and meets all applicable codes before proceeding with construction. If there are any questions regarding these or other coordination issues, the contractor is responsible for obtaining a clarification from the owner before proceeding with the work in question or related work.
- 03 The contractor shall certify size and location of all required openings for structural and mechanical, electrical and plumbing work and equipment with trades involved.
- 04 The general contractor and each subcontractor shall be responsible for checking existing conditions at the job site before submitting proposals. Submission of proposal shall be taken as evidence that such inspections have been made. Claims for extra compensation for work that could have been foreseen by such inspection, whether shown on contract documents or not, shall not be accepted or paid.
- 05 All materials furnished under this contract shall be new unless noted otherwise. All work shall be guaranteed against defective materials and workmanship for a period of one (1) year after the date of substantial completion or acceptance of the work that may develop defects in material or workmanship within said period of time.
- 06 All equipment shall be installed in accordance with manufacturer's published recommendations for service intended, as interpreted by the engineer. Experienced craftsmen shall make the installation of all equipment in a neat, workmanlike manner. The contractor shall provide all materials, tools, costs and services necessary to completely install all mechanical, electrical, and plumbing work.
- 07 The contractor shall verify and coordinate sizes, locations and characteristics of all work and equipment to be furnished by the owner, or others with the manufacturer or supplier before any construction has started.
- 08 The contractor shall submit shop drawings and/or samples including but not limited to steel, roofing, millwork, to the owner for approval prior to fabrication. The contractor remains responsible for details and accuracy for conforming and correlating all quantities and dimension, for selecting fabrication processes for techniques or assembly, for performing the work in a safe manner, and adhering to all applicable codes and standards.
- 09 It is the intent and meaning of the contract documents that the contractor shall provide a mechanical, electrical and plumbing installation that is complete. All items necessary, reasonably incidental or customarily included, even though each and every item is not specially called out or shown in the construction documents shall be provided. Written dimension shall take precedence over scaled dimensions. Contractor shall inform designer of any discrepancies between dimensions and "as-built" conditions.
- 10 All work noted "NIC" or "NOT IN CONTRACT" is to be accomplished by a contractor other than the general contractor and is not to be part of the construction agreement. "ALIGN" as used in these documents shall mean to accurately locate finish faces in the same plane.
- 11 "TYPICAL" or "TYP" as used in these documents shall mean that the condition is the same or representative for all similar conditions throughout, unless noted otherwise. "SIMILAR" or "S/M" as used in these documents shall mean that condition is similar to a condition detailed for another location.

DESCRIPTION OF WORK

The project consists of new construction of carport in existing residence and a full landscape plan redesign of the back yard. The materials and construction of new carport shall match or be similar to the adjacent existing screened porch.

PROJECT INFORMATION

OWNER
Name: Hal & Carolyn Adams
Address: 122 Roy Smith St. #1141, San Antonio, TX 78215
Phone: 210.288.0046
Email: carolynadams@me.com

DESIGNER
Name: French & Michigan
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Phone: 210.378.0961
Email: billy@frenchandmichigan.com

PARCEL
Address: 124 Adams St. San Antonio, TX 78210
Zone: RM 4 H HE
Property ID: 110433
Legal Desc: NCB 932 BLK 1 W 150 FT OF 12
Geographic ID: 00925-001-0123
Type: Real
Property Code: 001
Property Use: Single Family
Year built: 1942
Building Sq. Ft.: 2734
Lot Sq. Ft.: 7500

APPLICABLE CITY OF SAN ANTONIO CODES
2015BC 2015IMC 2015IPC 2015IEBC
2015FGC 2015IFC 2015IECC 2014NEC

A100

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