

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2016

Agenda Item No: 22

HDRC CASE NO: 2016-292
ADDRESS: 202 KING WILLIAM
LEGAL DESCRIPTION: NCB 740 BLK 3 LOT 1 AND 2
ZONING: RM4 H HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Nelson, Malvina - House
APPLICANT: Juan Fernandez
OWNER: Juan Fernandez
TYPE OF WORK: Construction of an accessory structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a carport at 202 King William.

APPLICABLE CITATIONS:

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

3. Landscape Design

A. PLANTINGS

- 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%.

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.

5. Sidewalks, Walkways, Driveways, and Curbing

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.

FINDINGS:

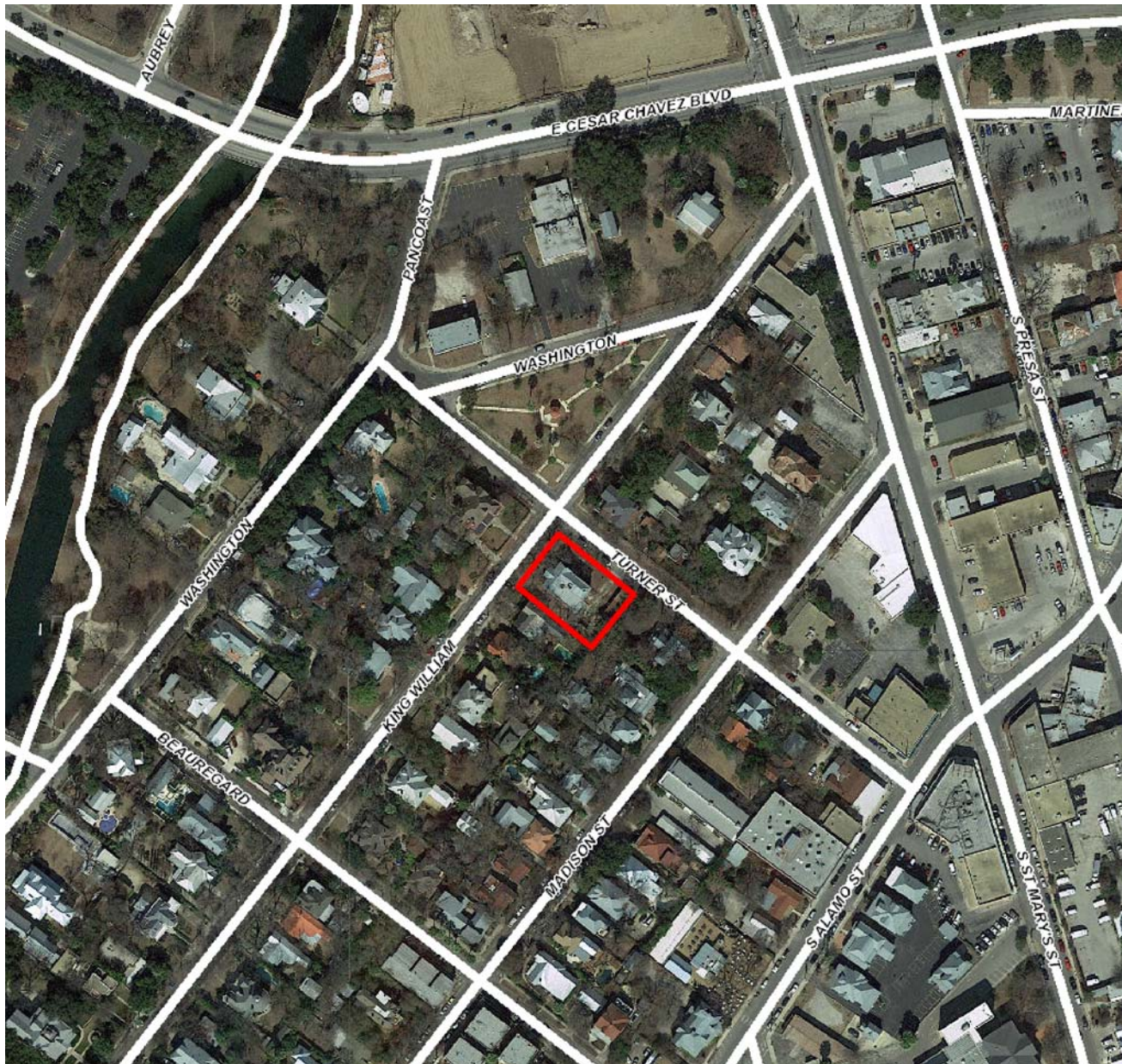
- a. **CONCEPTUAL REVIEW** - Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- b. **EXISTING** - The home at 202 King William is a classical revival with a front and side porch entrances. There is an existing 6' high cedar rear fence enclosing a rear yard with an existing storage shed, parking area, lawn area, and driveway. There is also an existing 6' cedar gate of the existing driveway.
- c. **MASSING/FORM** – The main structure is two stories tall. In the existing rear yard, the applicant is proposing to construct new one-story carport with a hipped standing seam metal roof and wooden columns. According to the Guidelines for New Construction 5.A.i., new outbuildings should be visually subordinate to the historic structure. Staff finds the proposal consistent with the Guidelines.
- d. **BUILDING SIZE** – The existing main structure is a large two-story rectangular-plan home. The proposed carport is 22 feet x 22 feet. According to the Guidelines for New Construction 5.A.ii., new outbuildings should be no larger than 40% of the historic structure's foot print. Staff finds the proposal consistent with the Guidelines.
- e. **CHARACTER** – The existing structure has a hipped roof with standing seam metal and has round wooden classical columns. The applicant is proposing to construct a carport with the same roof form, columns and trim detail as the historic structure. According to the Guidelines for New Construction 5.A.iii., new outbuildings should relate to the period of construction of the main structure. Staff finds the proposal consistent with the Guidelines.
- f. **ORIENTATION** – The home at 202 King William is on a corner lot. The proposed carport would be facing a driveway that accesses Turner St. According to the Guidelines for New Construction 5.B.i., new outbuildings should match the predominate orientation found along the block. Staff made a site visit and found that other corner lots have outbuildings or garages that access the side street. Staff finds the proposal consistent with the Guidelines.
- g. **SETBACKS** – The home at 202 King William is on a corner lot and has an existing 6' cedar rear fence that faces Turner St. The proposed carport would be 3 feet from the public right-of-way. According to the Guidelines for New Construction 5.B.ii., new construction should follow historic setback pattern of similar structures. Staff made a site visit and found that other similar historic carports show the same setback from the public right-of-way. Staff finds the proposal consistent with the Guidelines.
- h. The applicant submitted drawings acceptable for conceptual approval. Staff did not receive construction drawings or a material list from the applicant.
- i. The drawings of the proposed carport also indicate a driveway and a walkway. Staff recommends that the applicant submit photos, material details, and a site plan with dimensions with the request for final approval.

RECOMMENDATION:

Staff recommends conceptual approval of the proposed carport at this time based on findings a through h with the stipulation that the applicant submit drawings and details of the driveway and walkway prior to returning to the HDRC for final approval.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

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202 King William Street

Turner St

Turner St

King William St





WARNING
PRIVATE PROPERTY
NO TRESPASSING

NO PARKING
PRIVATE AND
ACTIVE DRIVEWAY
NO PARKING
OR STANDING
VEHICLES
OR TRAILERS
OR OTHER OBSTACLES
IN DRIVEWAY
VIOLATORS
WILL BE
TOWED AT
OWNER'S RISK
AND WITHOUT
NOTICE

NO PARKING



NO

**PR
ACTIV**

**DO
UNAUTH
WILL BE C
AT OWN
CVC**



WARNING

Moving Gate Can Cause
Serious Injury or Death.
Do not enter the gate area
until the gate is fully
closed. Do not enter the
gate area until the gate
is fully closed. Do not
enter the gate area until
the gate is fully closed.

**BEWARE
of DOG**

NO PARKING
DO NOT BLOCK
DRIVEWAY













METAL ROOF/HIP
TO MATCH
EXISTING

WOOD
WORK TO
MATCH
EXISTING

3'

2'

6'

COLS TO
MATCH
EXISTING

EXTEND EXISTING FENCE

GROWING VINES ALONG
FENCE

CARPORT ELEVATION ALONG STREET

NOTE:
CARPORT MASSING IS DIS-ENGAGE
FROM THE MAIN VOLUMES OF
THE HOUSE - THE ARTICULATION
PROVIDES A GATE

HIP. STANDING SH.
METAL ROOFING
© CARPORT

WOOD DETAIL TO MATCH
EXISTING TRIM DET.

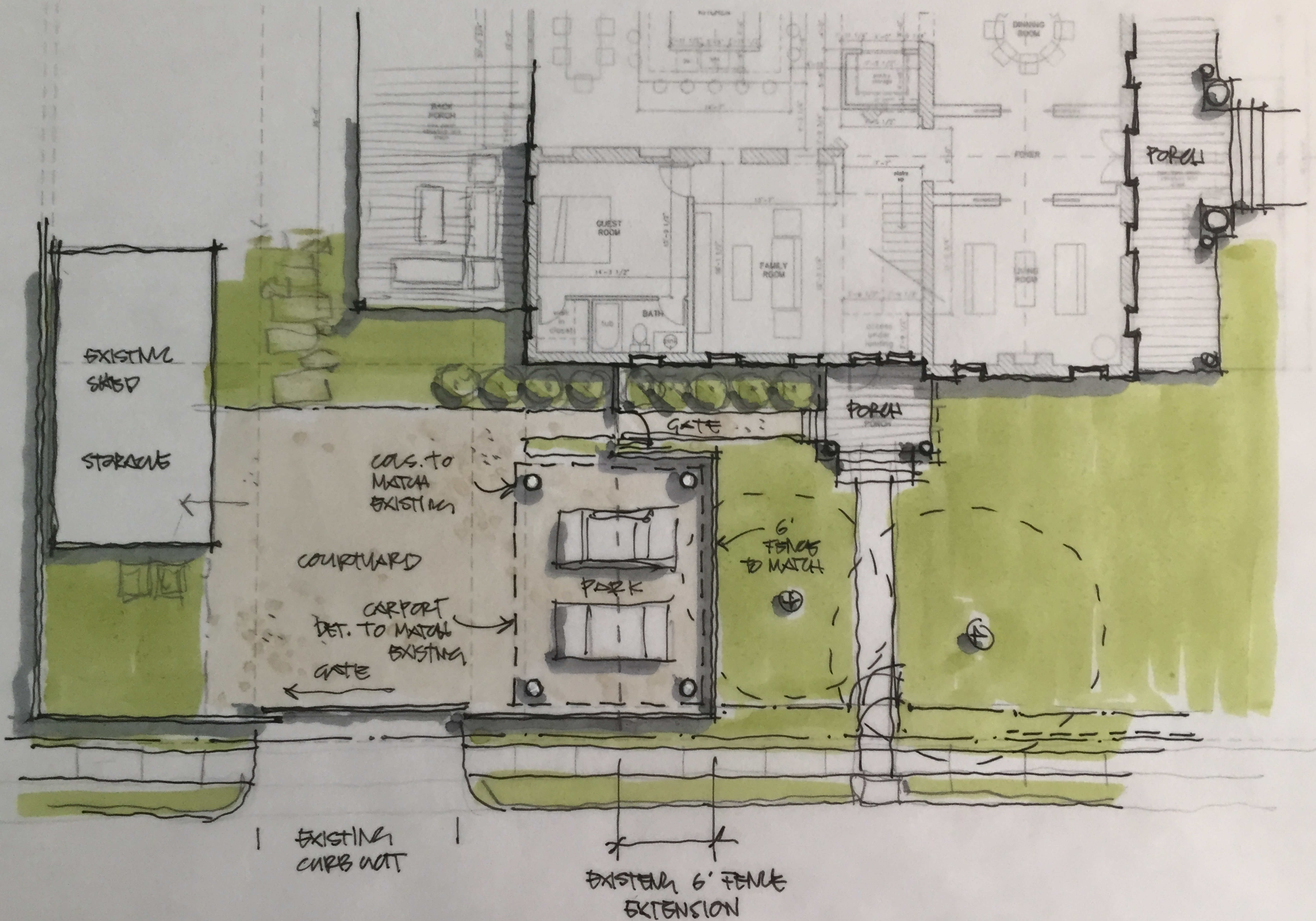
COLUMNS
TO
MATCH
EXISTING

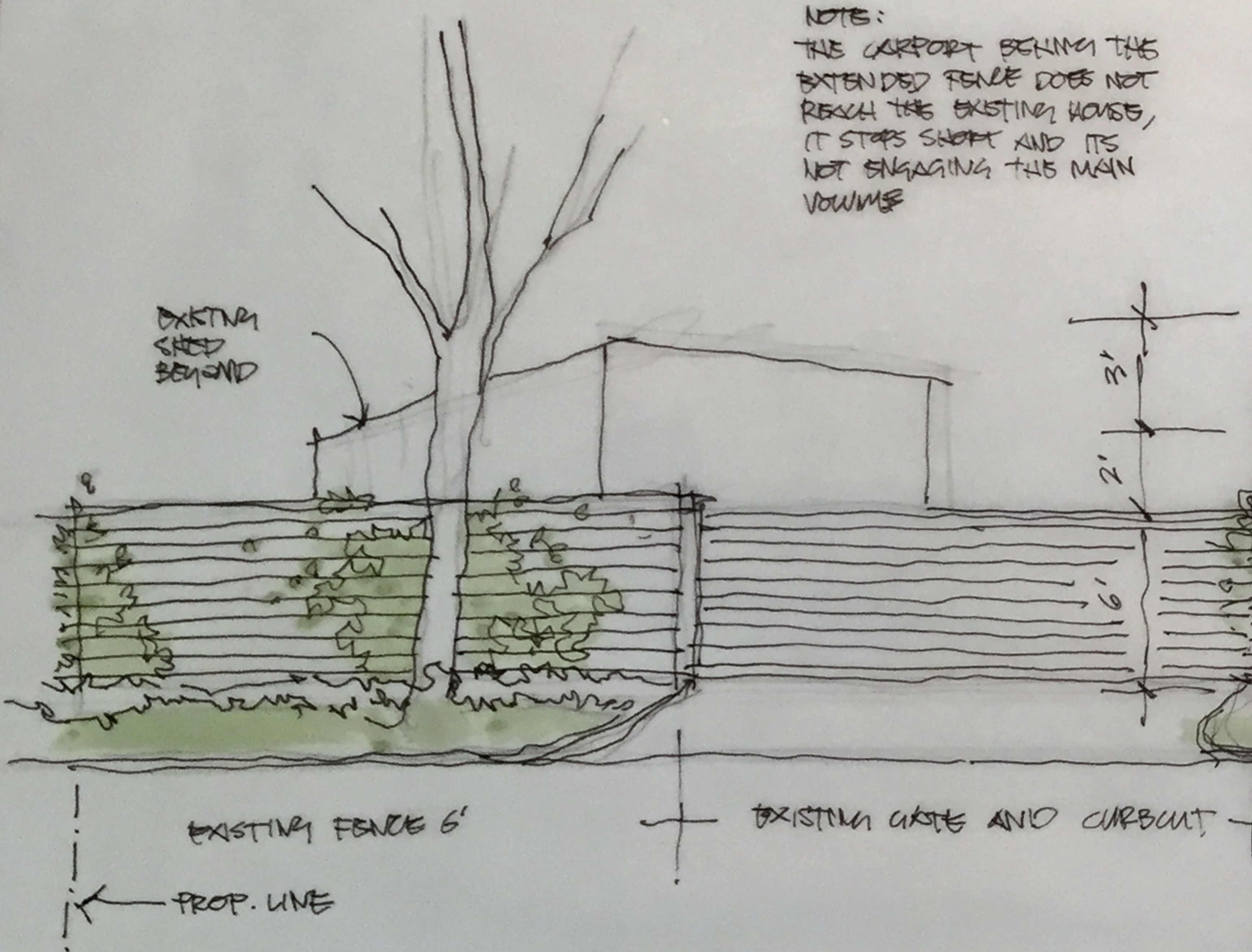
EXTEND AND
TURN EXISTING
6' FENCE

GATE DET.



side setback from the public right of way: 3 FT
carport: 22FT X 22FT





NOTE:
THE GARPORT BEHIND THE
EXTENDED FENCE DOES NOT
REACH THE EXISTING HOUSE,
IT STOPS SHORT AND ITS
NOT ENGAGING THE MAIN
VOLUME





Carport columns will match
existing corinthian columns as per
side porch

The carport roof trim
will match the house
roof trim

