

HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2017

Agenda Item No: 14

HDRC CASE NO: 2017-013
ADDRESS: 317 KING WILLIAM
LEGAL DESCRIPTION: NCB 742 (317 KING WILLIAM), BLOCK 1 LOT 18
ZONING: RM-4,H,HL,RIO-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Heusinger House
APPLICANT: Jim Poteet/Poteet Architects, LP
OWNER: Erica Maloney
TYPE OF WORK: Construction of a rear two story accessory structure, carriage house, swimming pool, pool deck and outdoor fireplace

REQUEST:

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

1. Construct a rear yard swimming pool, pool deck and outdoor fireplace.
2. Construct a two story rear yard pool house.
3. Construct a side yard carriage house.

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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

FINDINGS:

- a. The structure at 317 King William was constructed circa 1985 and is commonly known as the Heusinger House. The structure features Folk Victorian elements, a modified L-plan, stone lintels, a front window bay, a standing seam metal roof and a double height front porch. The applicant has proposed to install various rear yard site elements including an outdoor fireplace, pool and pool deck. In addition to the site element, the applicant has proposed to construct a two story pool house and a carriage house.
- b. SITE ELEMENTS – In the rear yard, in the southwest corner of the lot, the applicant has proposed to install a swimming pool, pool deck, outdoor fireplace and outdoor kitchen. The applicant has proposed for the pool area to include a stone wall with a height of approximately four (4) feet and a fireplace featuring a chimney with an overall height of 14' – 6". Staff finds the installation of these elements appropriate given that they minimally impact the site and will be minimally visible from the public right of way on King William Street.
- c. POOL HOUSE – To the west (rear) of the primary historic structure, the applicant has proposed to construct a two story pool house. According to the Guidelines for New Construction 5.A., new garages and outbuildings should be designed to visually subordinate to the principal historic structure in terms of their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint, and should relate to the period of construction for the primary historic structure on the site through the use of complementary materials and simplified architectural details. The applicant has proposed for the pool house to feature an overall height of twenty (20) feet and a footprint of approximately 270 square feet. In regards to materials, the applicant has proposed wood siding and stucco to complement the primary historic structure's stucco covered brick. Staff finds this to be appropriate and consistent with the Guidelines.
- d. POOL HOUSE – The applicant has proposed to install clad wood windows that feature floor to ceiling glazing on two of the proposed pool house's facades. The applicant has also proposed to install one small fixed clad wood window on the proposed stair facing façade. The Guidelines for New Construction 5.iv. states that window and door openings should be similar to those found on historic garages or outbuildings in the district or on the primary historic structure in terms of their spacing and proportions. While the applicant's proposed width is not found on the primary historic structure, window openings featuring a similar height are found.
- e. POOL HOUSE – In regards to the proposed pool house's location, the applicant has proposed to locate this structure at the rear of the lot, behind the primary historic structure. This is consistent with the Guidelines for New Construction 5.B.ii.
- f. CARRIAGE HOUSE – On the north side of the lot, to the side of the primary historic structure, the applicant has proposed to construct a carriage house. The applicant has proposed for the carriage house to feature a gabled standing seam metal roof, wood siding, wood and glass carriage doors and a wood side door. The applicant has proposed an overall height of 13' – 1" and a footprint of approximately 360 square feet. Staff finds the proposed carriage house to be consistent with the Guidelines for New Construction 5.A. and B. The applicant should install a standing seam metal roof that features panels are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.

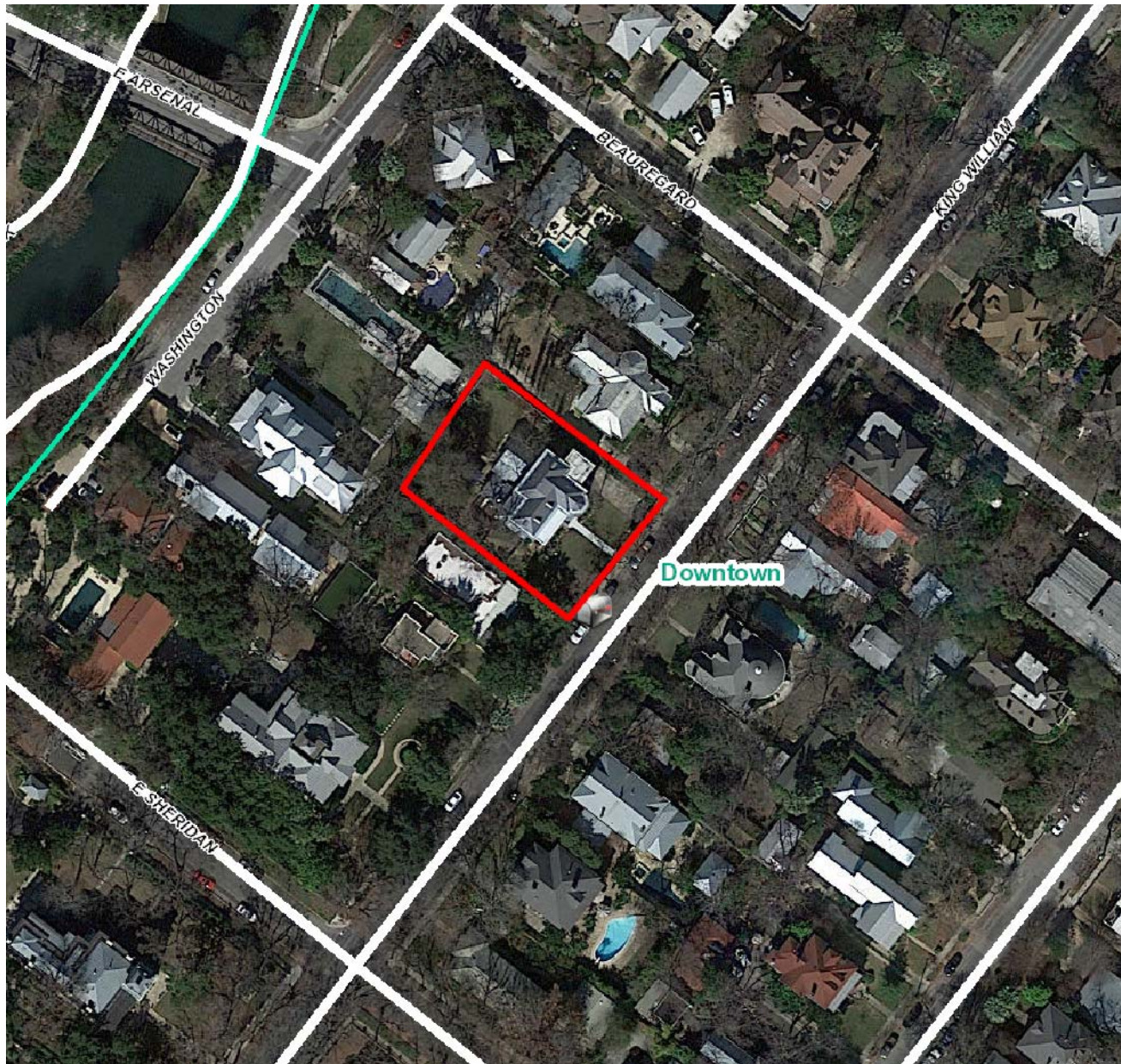
RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on findings a through f with the following stipulations:

- i. That the applicant provide additional information for the proposed pool house windows including wall sections noting the proposed window's framing depth.
- ii. That the applicant install a standing seam metal roof on the proposed carriage house that features panels are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.

CASE MANAGER:

Edward Hall



Flex Viewer

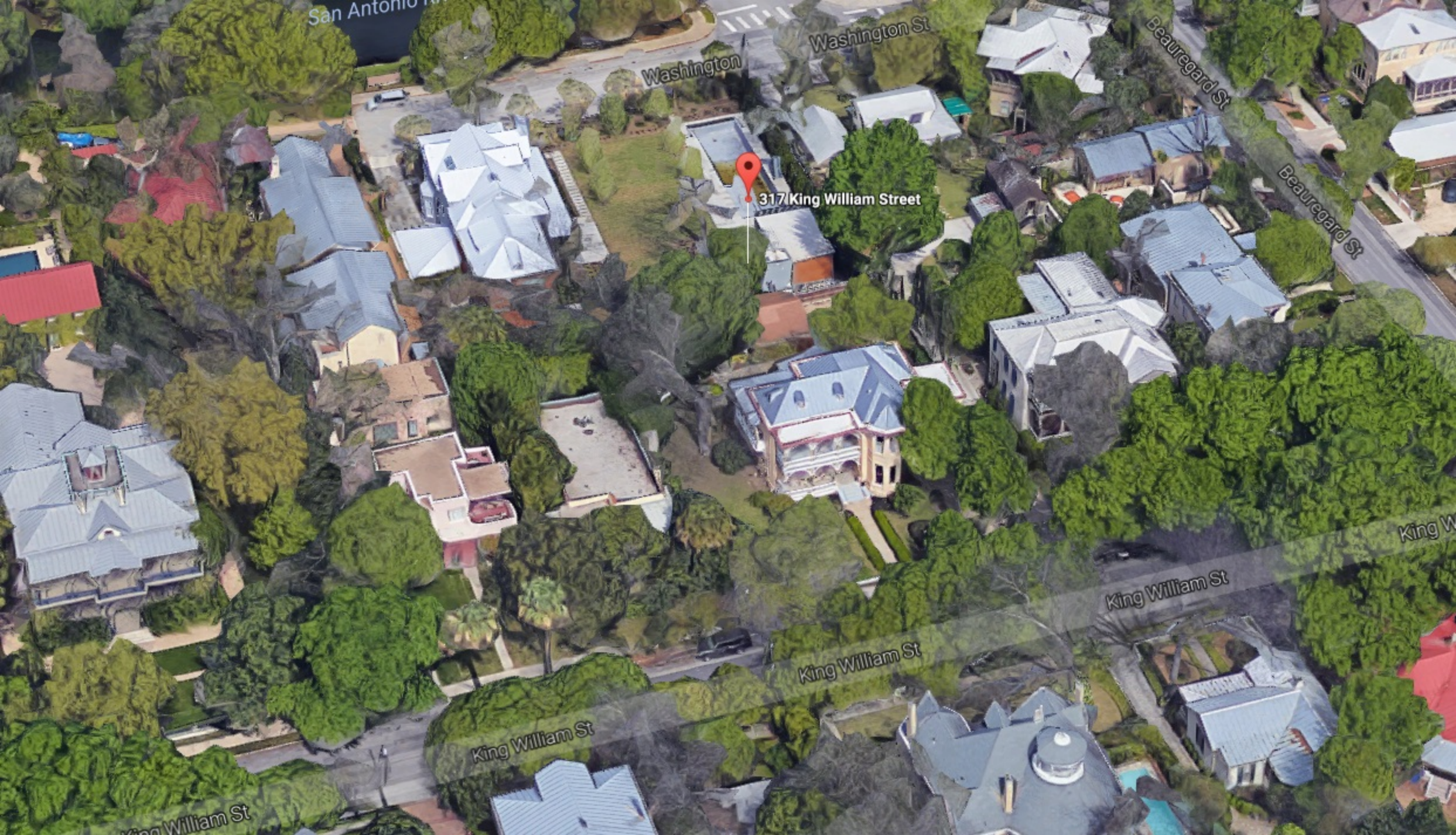
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San Antonio

Washington

Washington St

Beauregard St

Beauregard St



317 King William Street

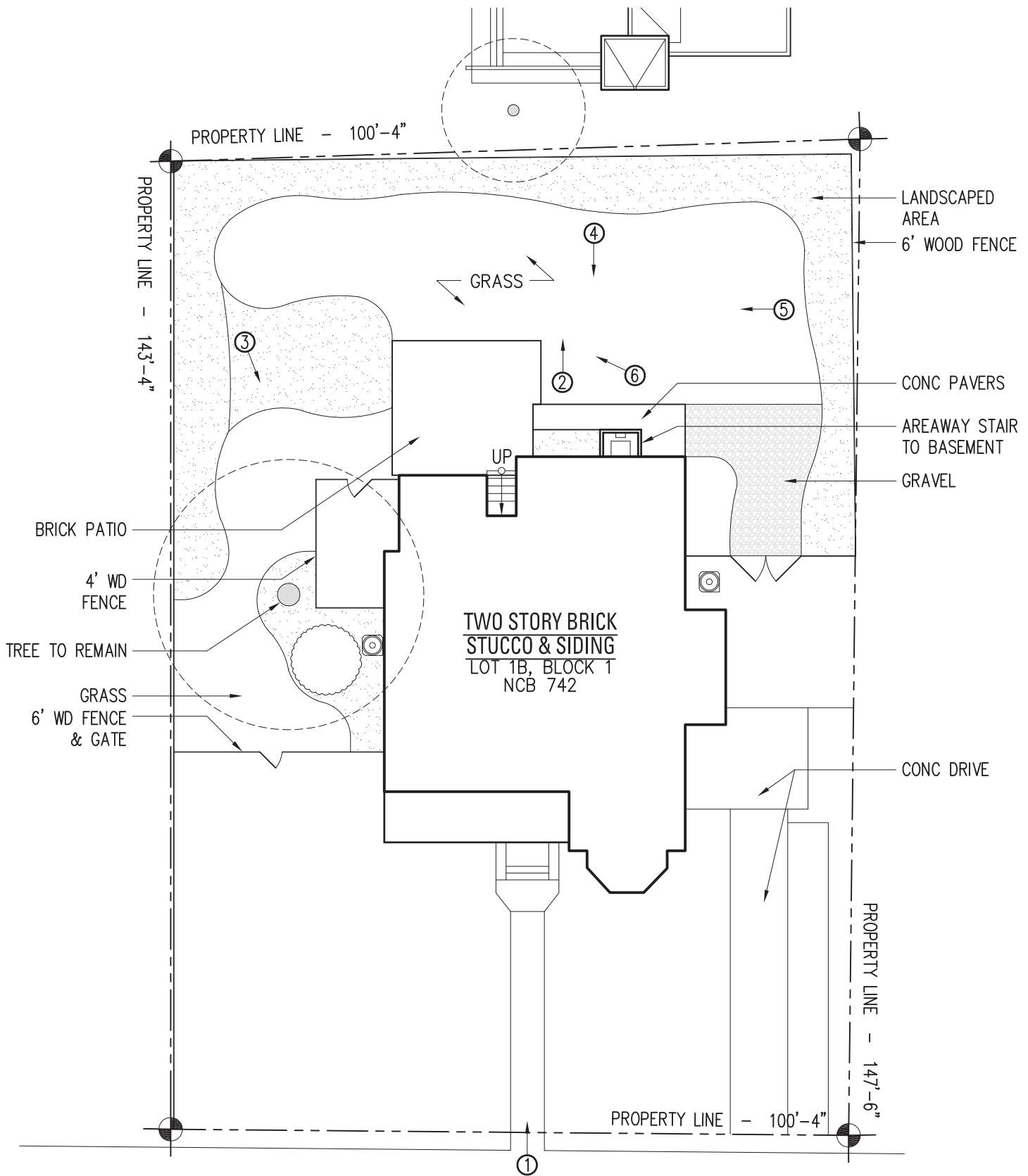
King W

King William St

King William St

King William St

King William St



NOTE: NUMBERED STATIONS
CORRESPOND TO THE
NUMBERED PHOTOS

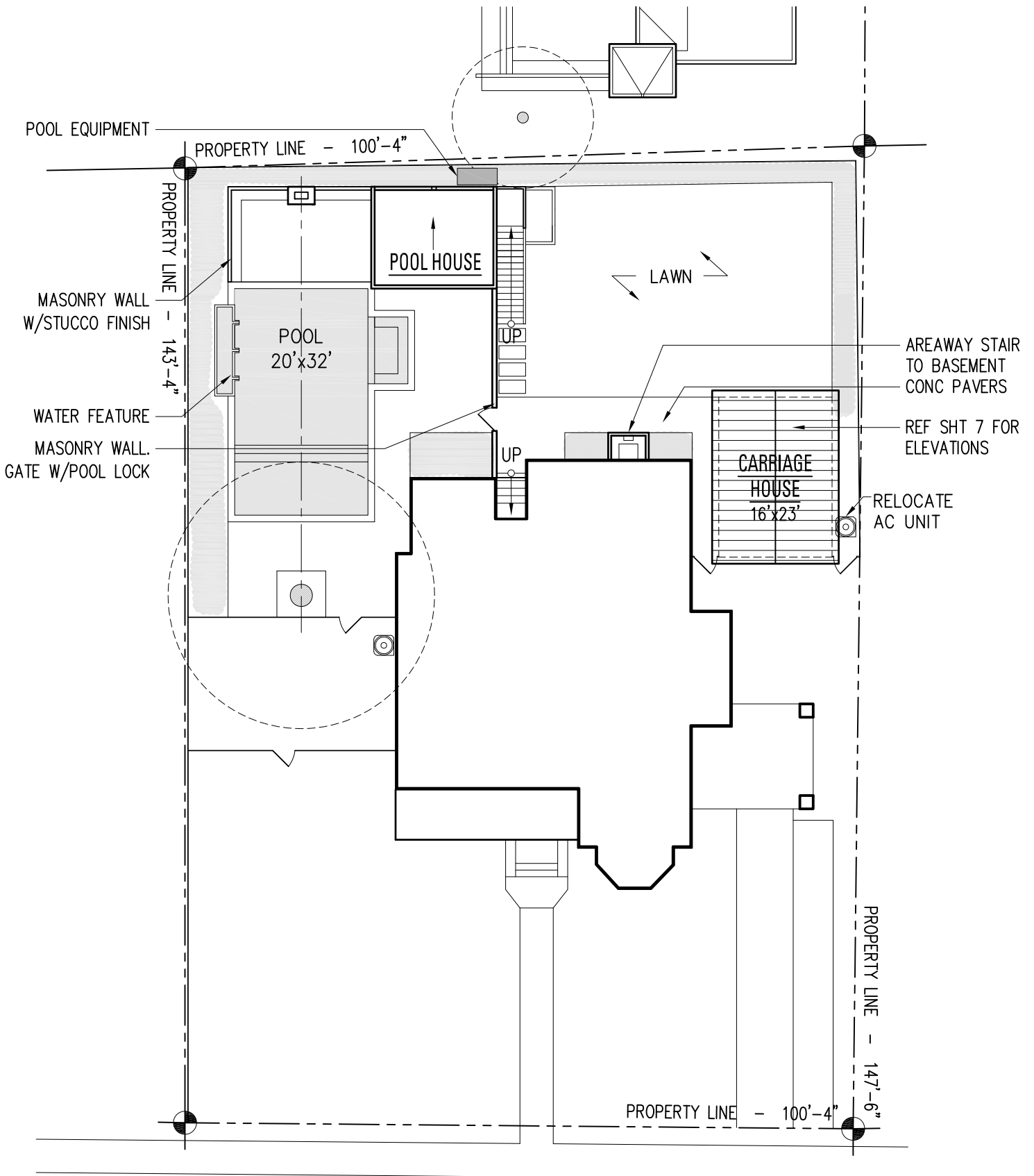
KING WILLIAM ST
55.6' R.O.W.

EXTG SITE PLAN

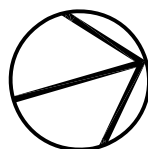
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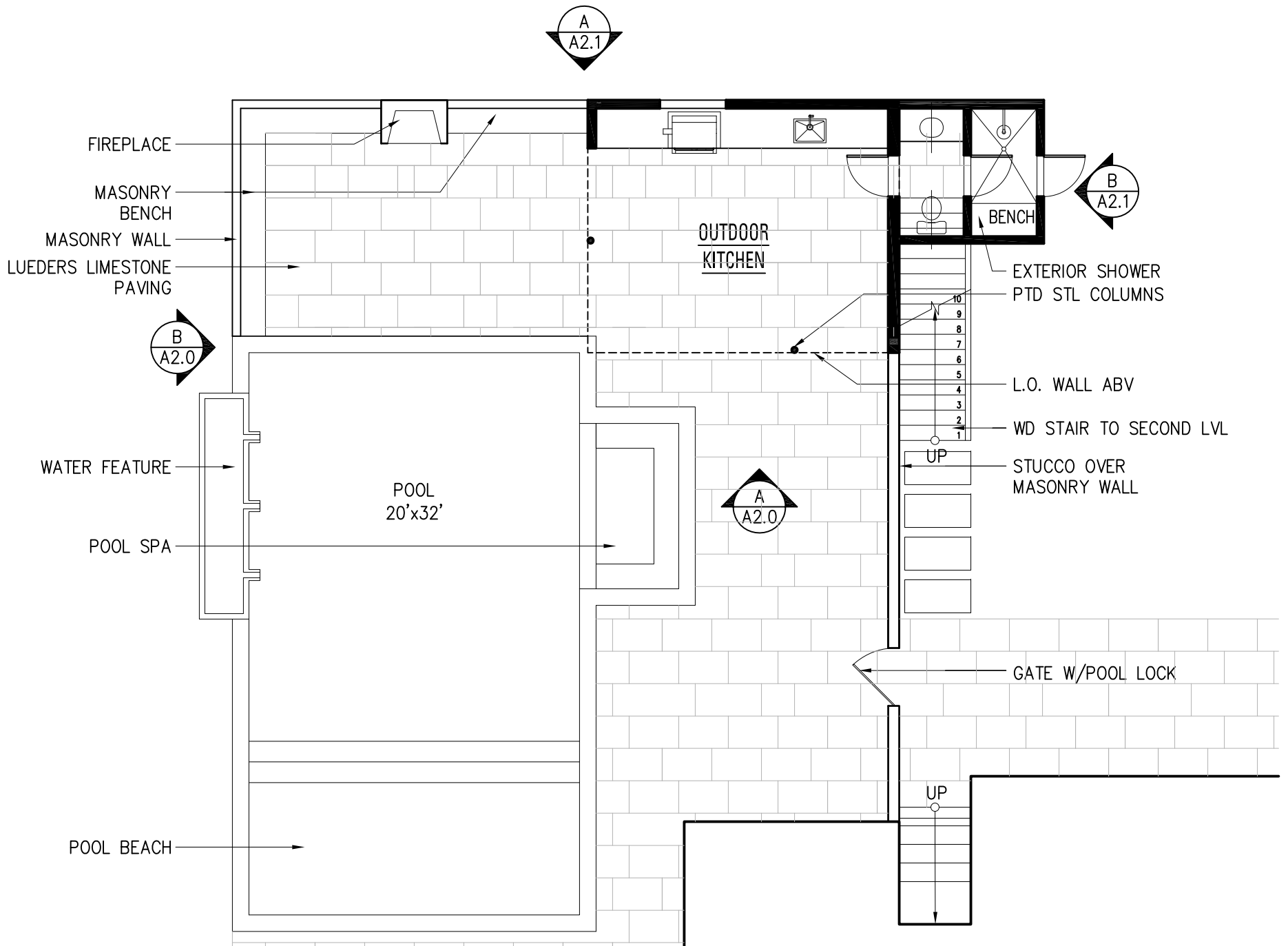
317 KING WILLIAM	A0.1 SHT 1 OF 7
DATE: DECEMBER 23, 2016	
POTEET ARCHITECTS, LP	



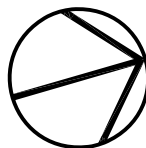
SITE PLAN: PROPOSED SCALE: 1" = 20'-0"



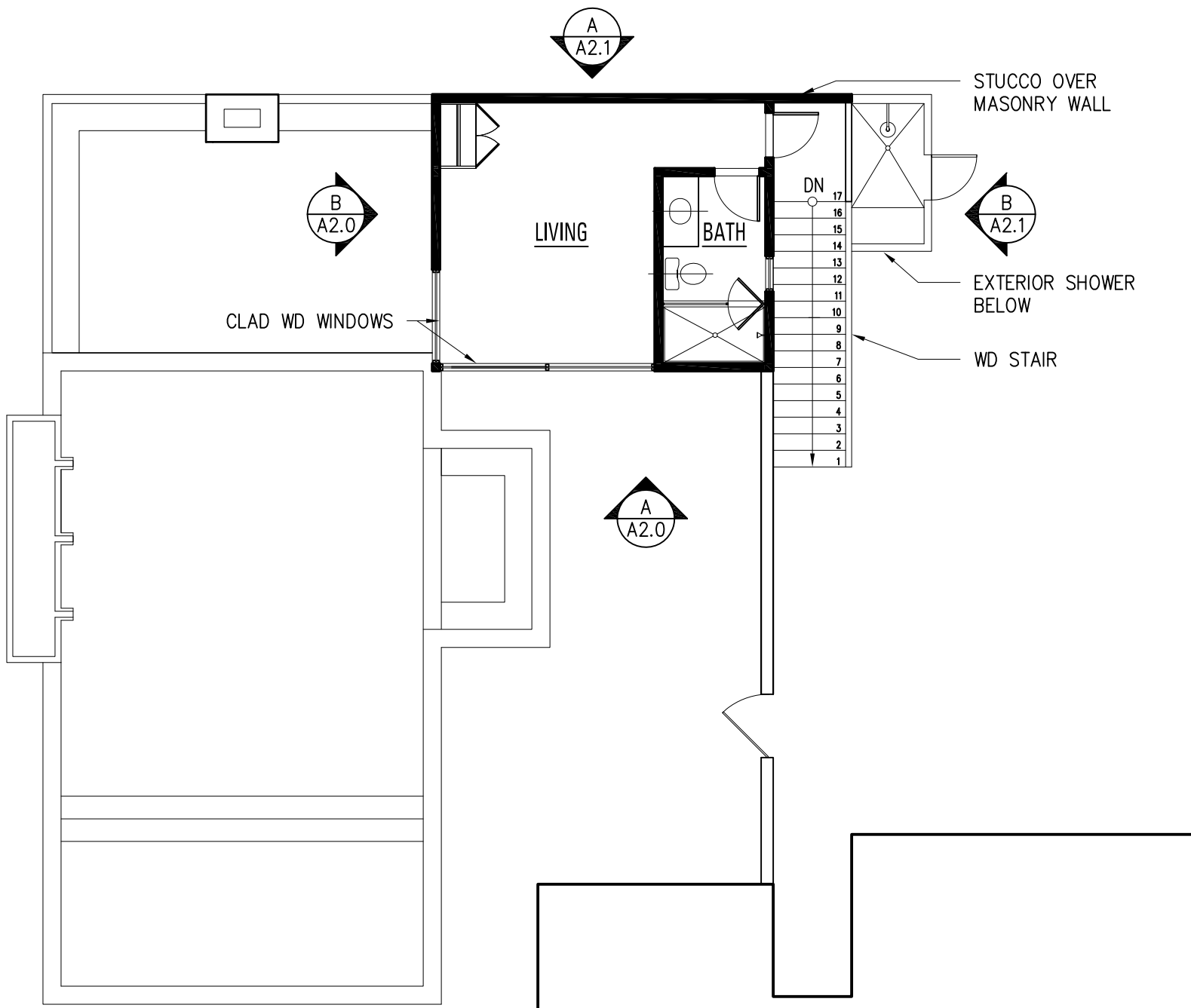
317 KING WILLIAM	A0.2 SHT 2 OF 7
DATE: DECEMBER 23, 2016	
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FLOOR PLAN: FIRST LEVEL
 SCALE: 1/8" = 1'-0"

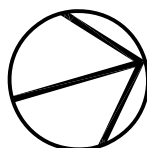


317 KING WILLIAM	A1.0 SHT 3 OF 7
DATE: DECEMBER 23, 2016	
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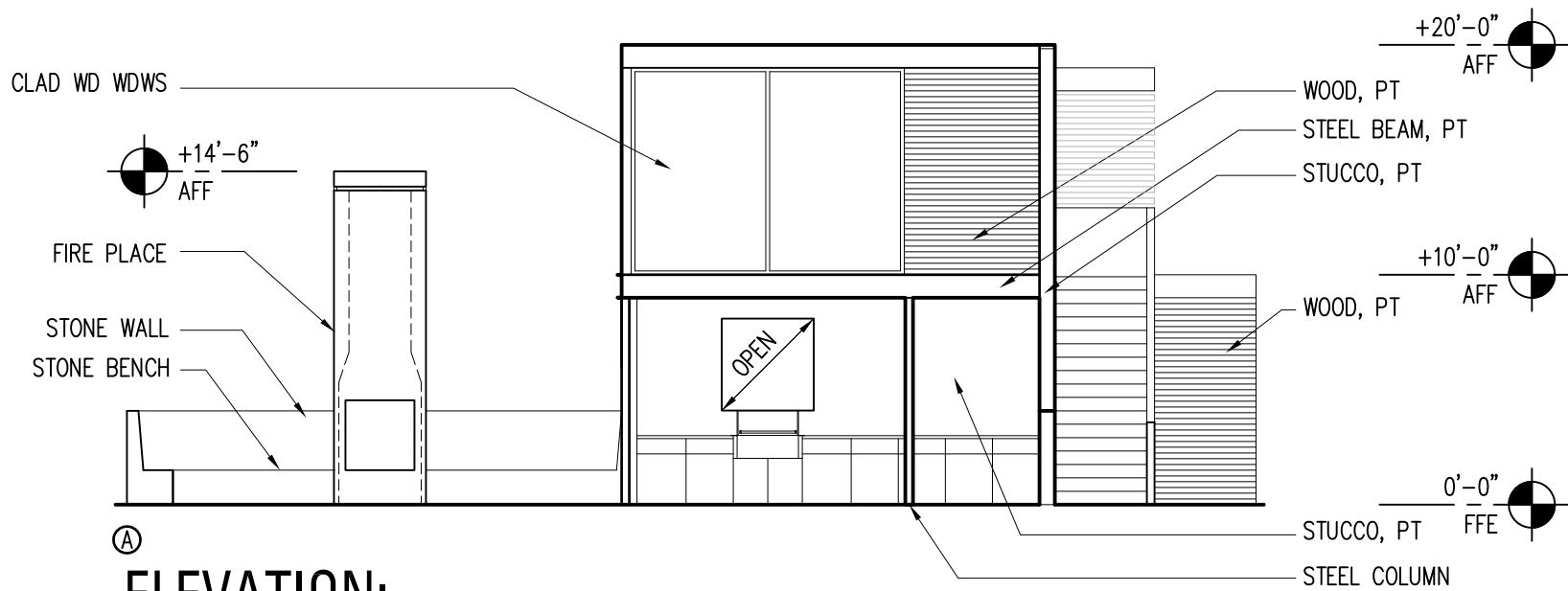


FLOOR PLAN: SECOND LEVEL

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



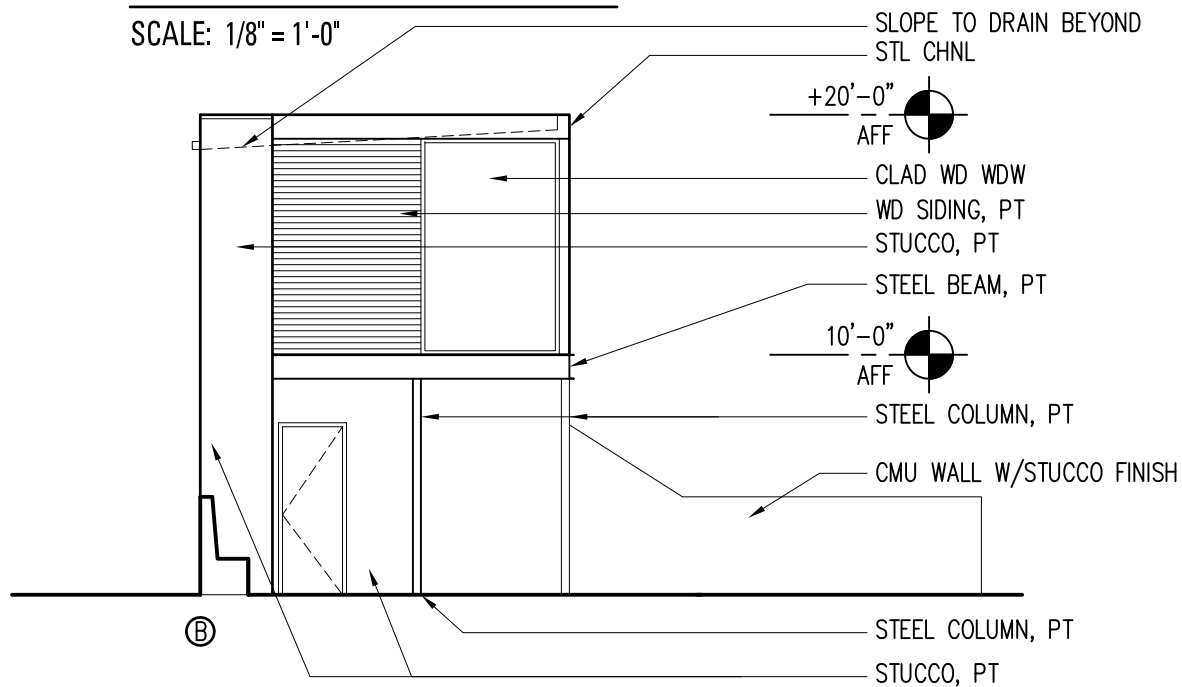
317 KING WILLIAM	A1.1
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SHT 4 OF 7	



Ⓐ

ELEVATION: LOOKING WEST

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



Ⓑ

ELEVATION: LOOKING NORTH

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

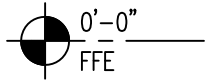
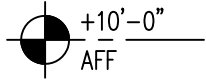
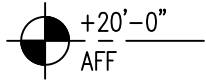
317 KING WILLIAM

DATE: DECEMBER 23, 2016

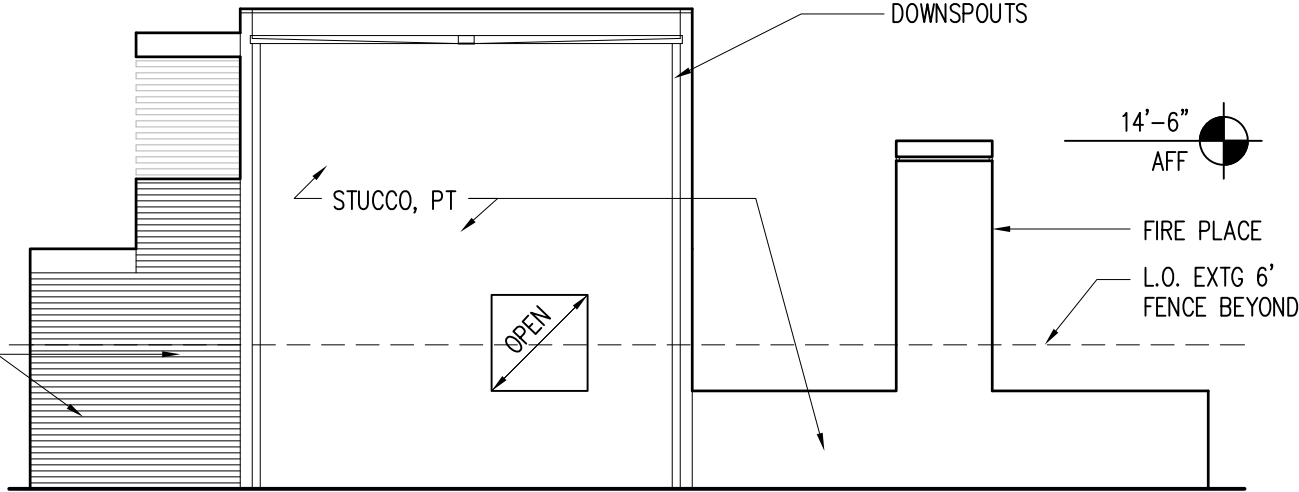
POTEET ARCHITECTS, LP

A2.0

SHT 5 OF 7



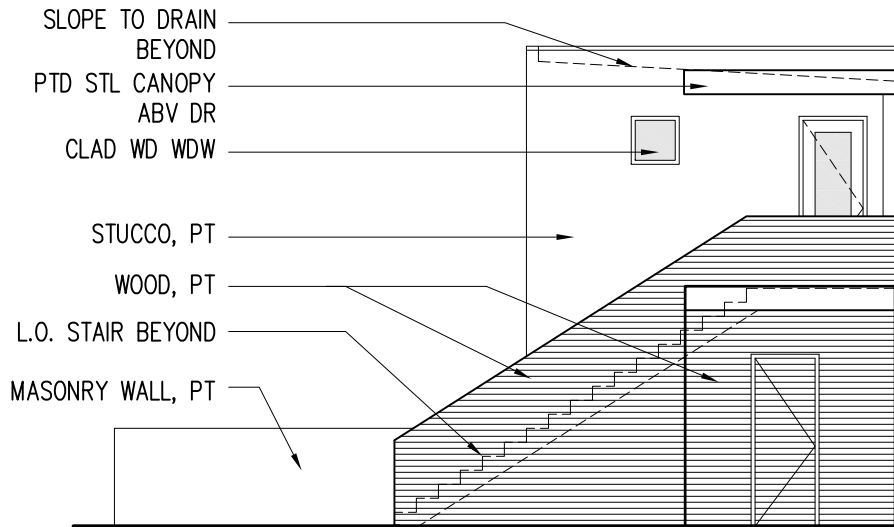
WOOD, PT



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ELEVATION: LOOKING EAST

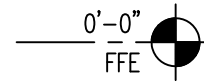
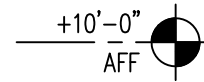
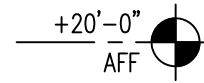
SCALE: 1/8" = 1'-0"



Ⓑ

ELEVATION: LOOKING SOUTH

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



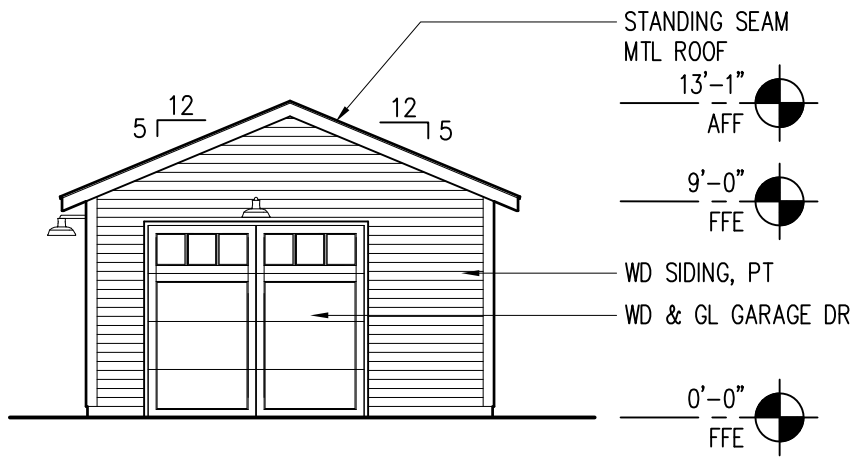
317 KING WILLIAM

DATE: DECEMBER 23, 2016

POTEET ARCHITECTS, LP

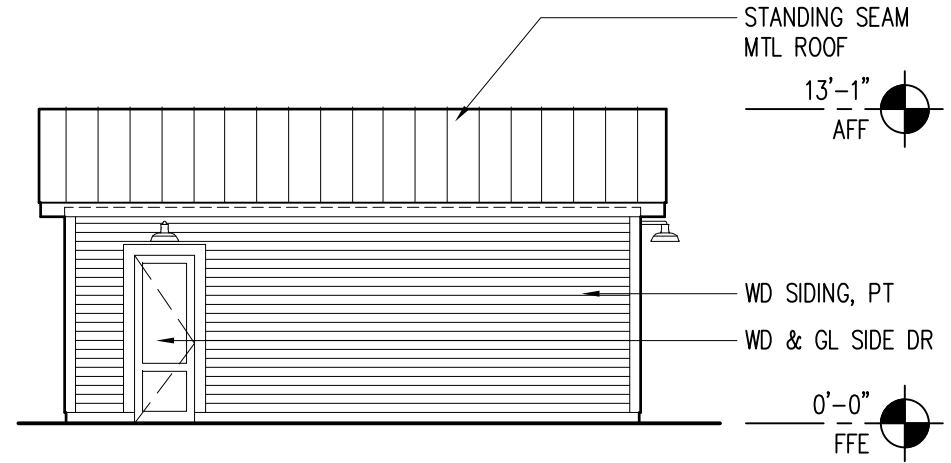
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SHT 6 OF 7



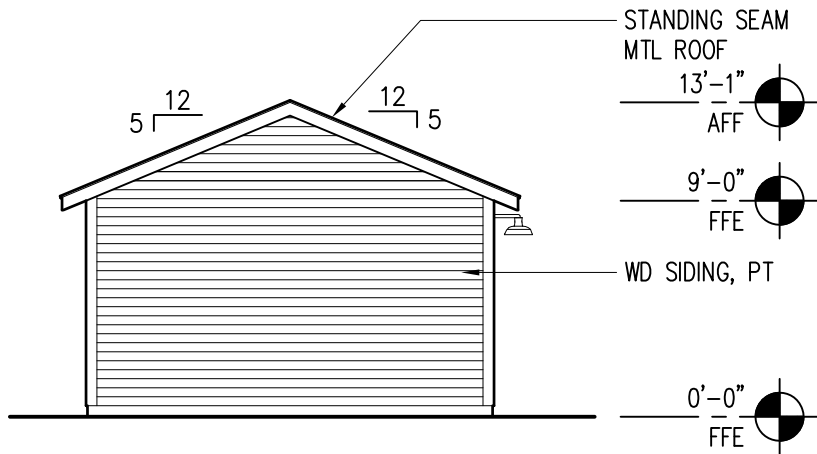
ELEVATION: LOOKING WEST

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



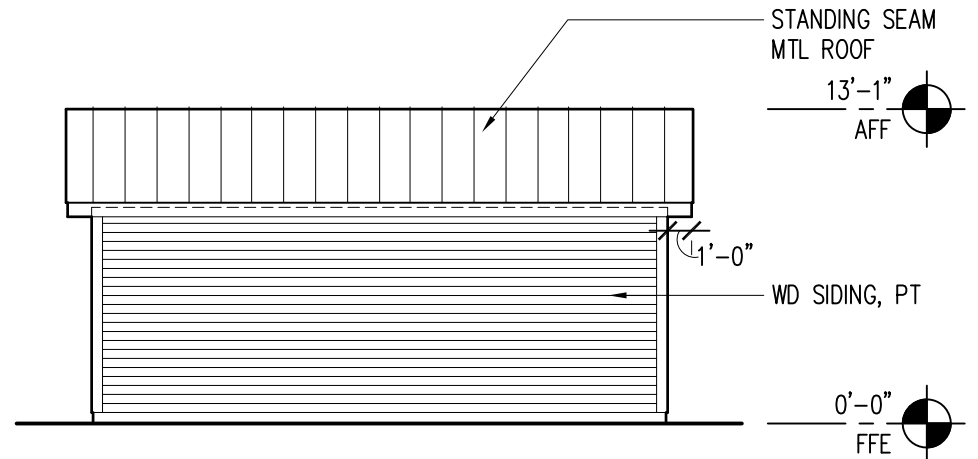
ELEVATION: LOOKING NORTH

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



ELEVATION: LOOKING EAST

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



ELEVATION: LOOKING SOUTH

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

317 KING WILLIAM

DATE: DECEMBER 23, 2016

POTEET ARCHITECTS, LP

A2.2

SHT 7 OF 7



① 317 KING WILLIAM
View looking west

317 KING WILLIAM ST

DATE: DECEMBER 23, 2016

POTEET ARCHITECTS

VIEW

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② 317 KING WILLIAM
View looking west

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POTEET ARCHITECTS	



③ 317 KING WILLIAM
View looking north

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④ 317 KING WILLIAM
View looking east

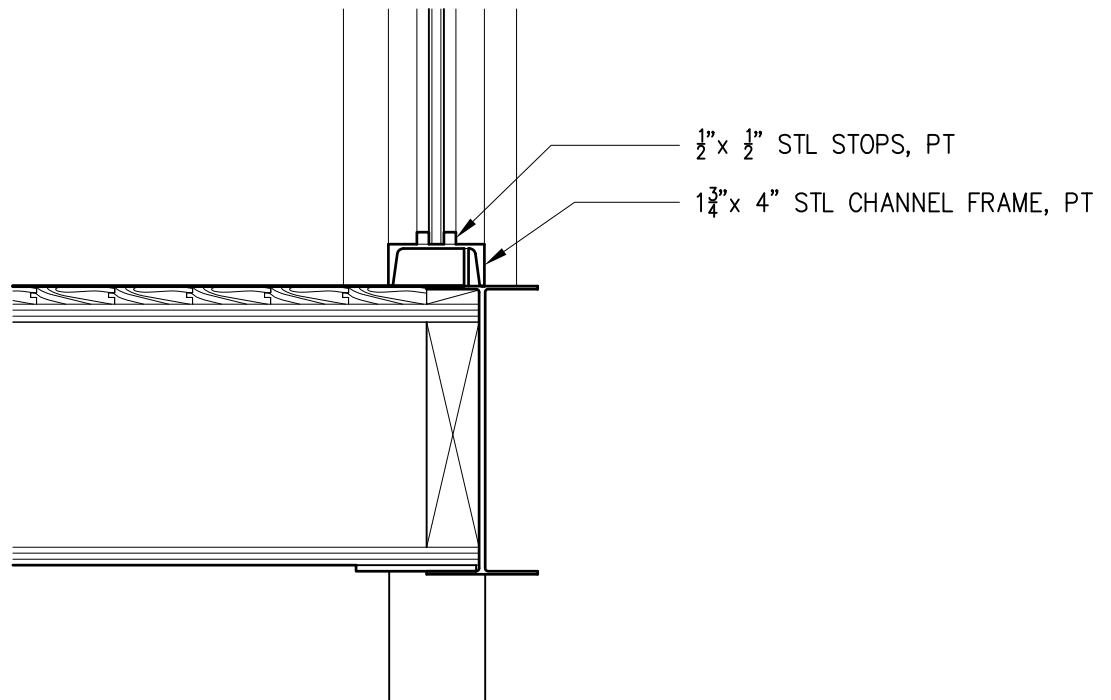
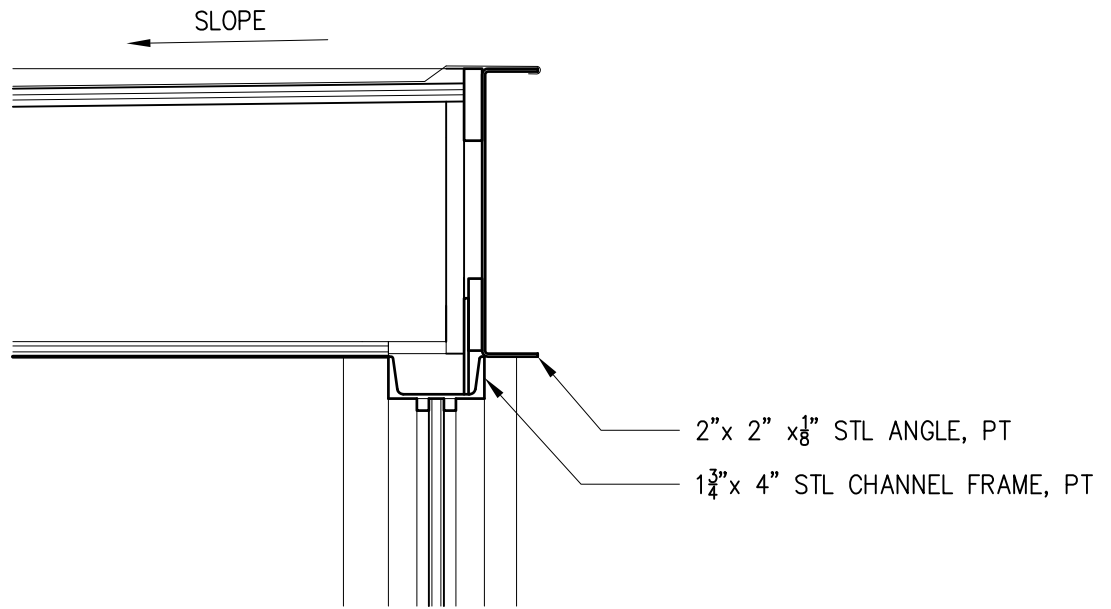
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POTEET ARCHITECTS	



5 317 KING WILLIAM
View looking south



⑥ 317 KING WILLIAM
View looking southwest



DETAIL: STL WINDOW

SCALE: 1 1/2" = 1'-0"

317 KING WILLIAM	
DATE: JANUARY 11, 2017	
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