

HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2017

HDRC CASE NO: 2017-127
ADDRESS: 206 ADAMS ST
LEGAL DESCRIPTION: NCB 943 BLK 1 LOT 10 EXC NE TRI & SW TRI OF 9
ZONING: RM-4, HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Roemer House
APPLICANT: Ben Berg
OWNER: Michael and Nan Hundere
TYPE OF WORK: Construction of a rear accessory structure
REQUEST:

The applicant is requesting conceptual approval to construct a two story accessory structure at the rear of the property at 206 Adams.

APPLICABLE CITATIONS:

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.

FINDINGS:

- a. The structure at 206 Adams was constructed circa 1896 and features a façade consisting of yellow brick, brick chimneys, front and side roof gables and a front window bay. The rear of the property features an accessory structure that is not original to the lot. An accessory structure at the rear of the lot first appears on the 1912 Sanborn Maps and then again on the 1951 Sanborn Maps; however, both footprints vary from the current structure's footprint.
- b. **EXISTING ACCESSORY STRUCTURE** – As noted in finding a, the current accessory structure varies in footprint from both the footprints noted on the 1912 and 1951 Sanborn Maps. The structure features materials that include both a tin and standing seam metal roof, vertically oriented wood siding, sliding wood doors that provide access to the rear alley and an addition added to the interior (southwest) side of the structure. Staff finds that based on this evidence, the structure is not contributing to the period of significance of construction of the primary historic structure and its demolition is eligible to be approved administratively.
- c. **MASSING** – The Guidelines for New Construction 5.A.i. notes that new garages and outbuildings should be

visually subordinate to the principal historic structure in terms of their height, massing and form. The primary historic structure on the site features a foundation height of approximately two feet, a single story of living space and a primary roof that is hipped and features a ridgeline that is of a comparable height of a neighboring two story structure. The applicant has noted an overall height of the primary historic structure of 30' – 8". The proposed rear accessory structure is to feature an overall height of 26' – 3" in height. The applicant has proposed to setback the proposed new construction approximately forty-five (45) feet from the rear of the primary historic structure. The applicant has provided staff with a site elevation noting both the primary historic structure and the proposed accessory structure. Given the setbacks and height of the proposed new construction, in addition to adjacent examples of two story accessory structures of similar height, staff finds the proposed accessory structure appropriate.

- d. **BUILDING SIZE** – The applicant has proposed a footprint of approximately 600 square feet. The primary historic structure features a footprint of approximately 1,700 square feet. This is consistent with the Guidelines for new construction 5.A.ii.
- e. **CHARACTER** – The Guidelines for New Construction 5.A.iii. note that new garages and outbuildings should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed Hardi board siding with a profile comparable to that of historic siding in the on the primary historic structure, side gabled roofs, wood windows and a standing seam metal roof. Staff finds the proposed siding appropriate and that the proposed siding should feature a smooth finish. Additionally, the proposed standing seam metal roof should feature panels that 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.
- f. **WINDOWS & DOORS** – The Guidelines for New Construction 5.A.iv. states that the design of window and door openings should be similar to those found on historic garages or outbuildings in the district in terms of their spacing and proportions. The applicant has proposed window openings that generally feature proportions that are consistent with those found historically in the district. Additionally, the applicant has proposed wood windows. All windows should include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
- g. **GARAGE DOORS** – The applicant has proposed a garage door to feature proportions that are generally consistent with the width of historic doors found within the district. Staff finds the dimensions and location of the door appropriate; however, the applicant should return with specific details for the door.
- h. **SETBACKS & ORIENTATION** – The Guidelines for New Construction 5.B. state that the predominant garage orientation found along the block should be matched. Additionally, historic setback patterns of similar structures should be followed. The applicant has located the accessory structure at the rear of the property, where accessory structures are historically located. Additionally, the applicant has proposed a rear setback to be consistent with the rear setback of the neighboring rear accessory structure. Staff finds the applicant's proposed setbacks and orientation appropriate.

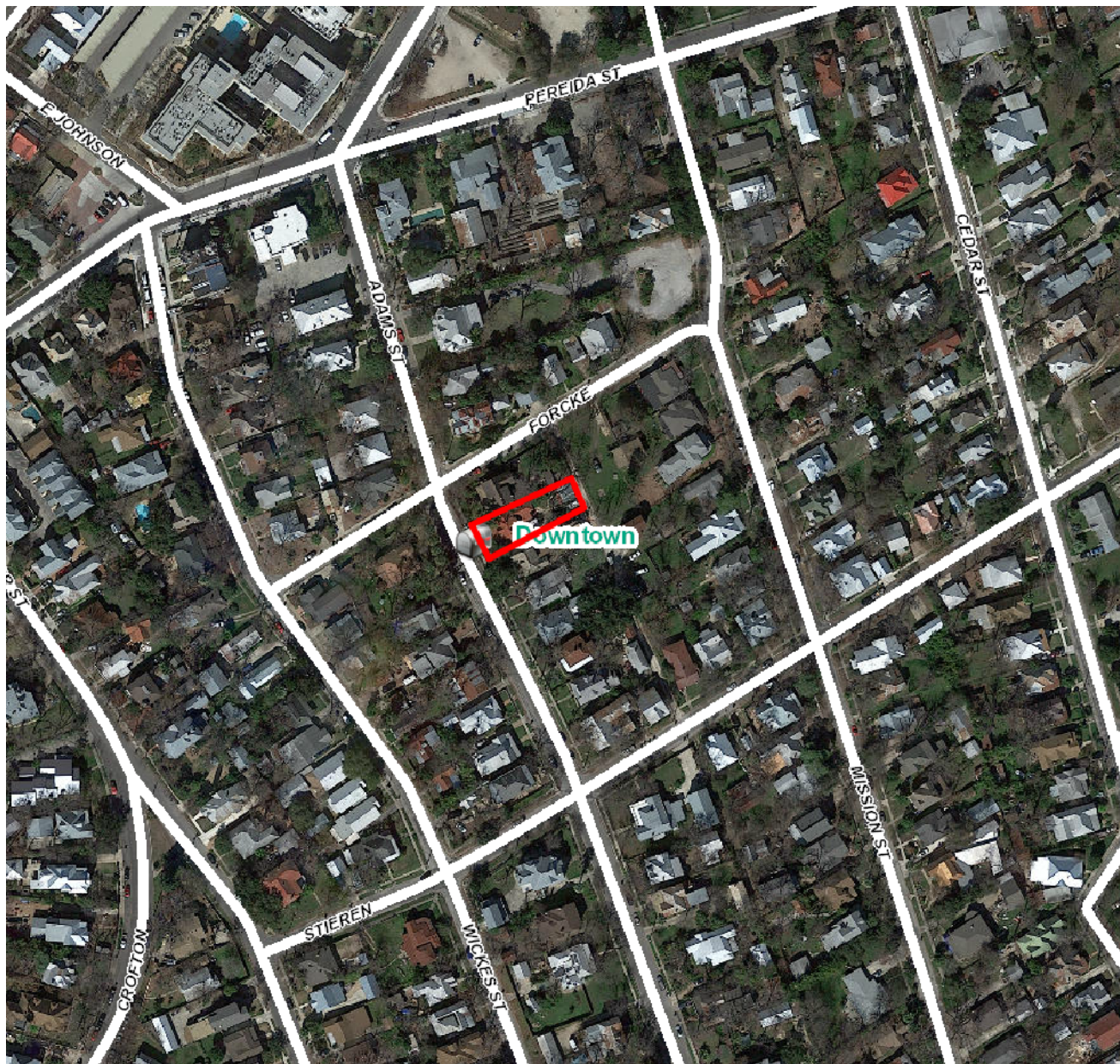
RECOMMENDATION:

Staff recommends approval based on findings a through h with the following stipulations:

- i. That the applicant use Hardi board siding that features a smooth finish as noted in finding e.
- ii. That the proposed standing seam metal roof should feature panels that 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 as noted in finding e.
- iii. That the applicant submit a detailed landscaping plan when returning to the HDRC for final approval.
- iv. That the applicant install windows that include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details as noted in finding f.
- v. That the applicant provide specifics for the proposed garage door when returning for final approval as noted in finding g.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 27, 2017

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206 Adams Street

Forcke St

Forcke St

Adams St

Adams St

1904 SANBORN MAP

GARDEN

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25

FIR

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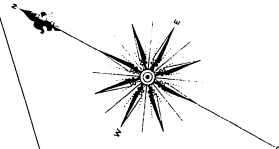
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944

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25

MISSION

MACADAMIZED

NEW PIPE

FROCKE

932

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206

ADAMS

23

Scale of Feet.



SAN ANTONIO, TEX.
358

352

351

S. ALAMO
MICHIGANIZED

PEREIDA
MICHIGANIZED

WICKES
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ADAMS

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PARSONS ELEM.
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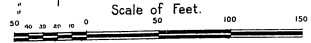
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SAN ANTONIO, TEX.
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S. ALAMO
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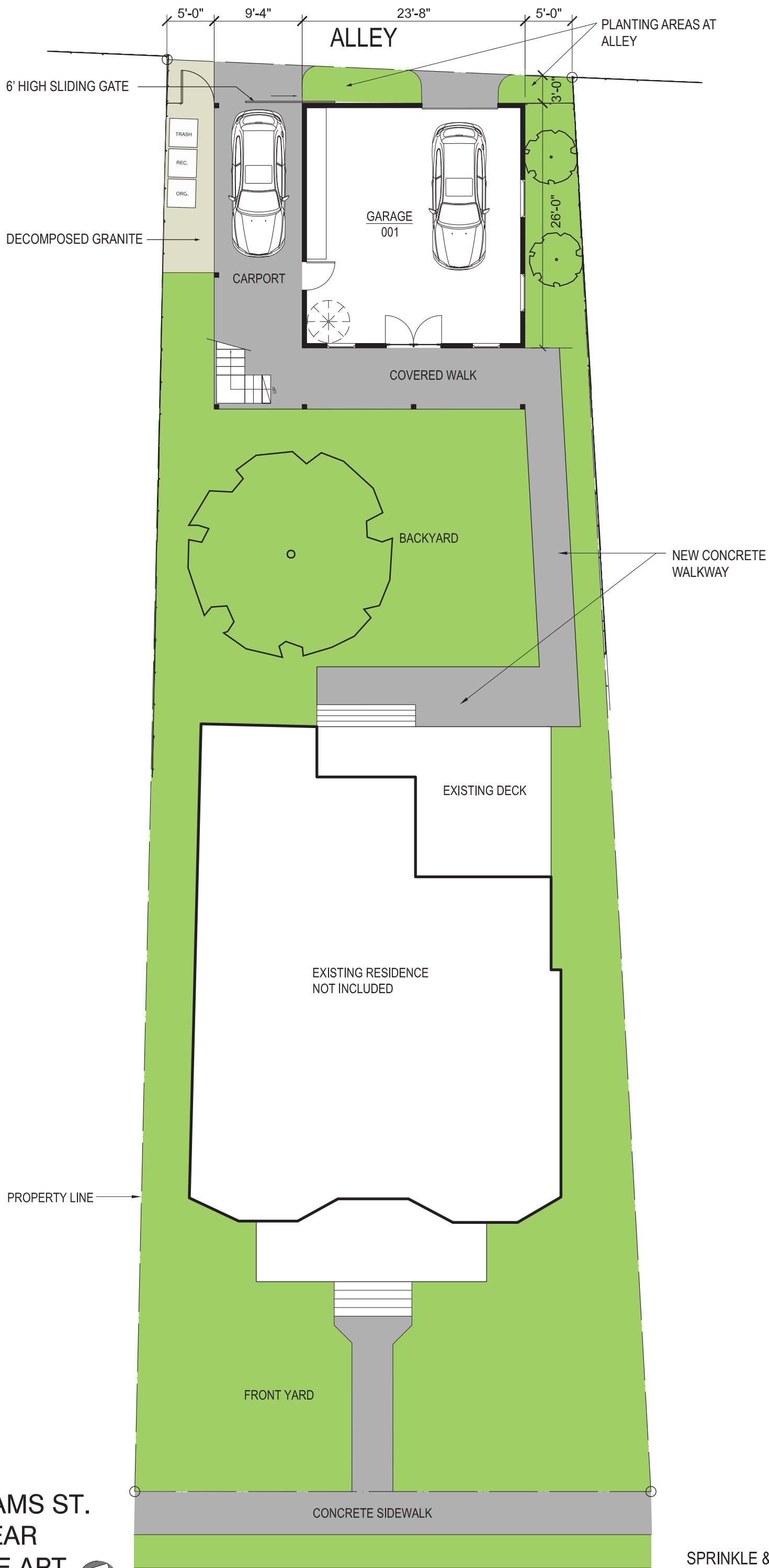
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1 206 ADAMS ST.
NEW REAR
GARAGE APT.
SITE PLAN

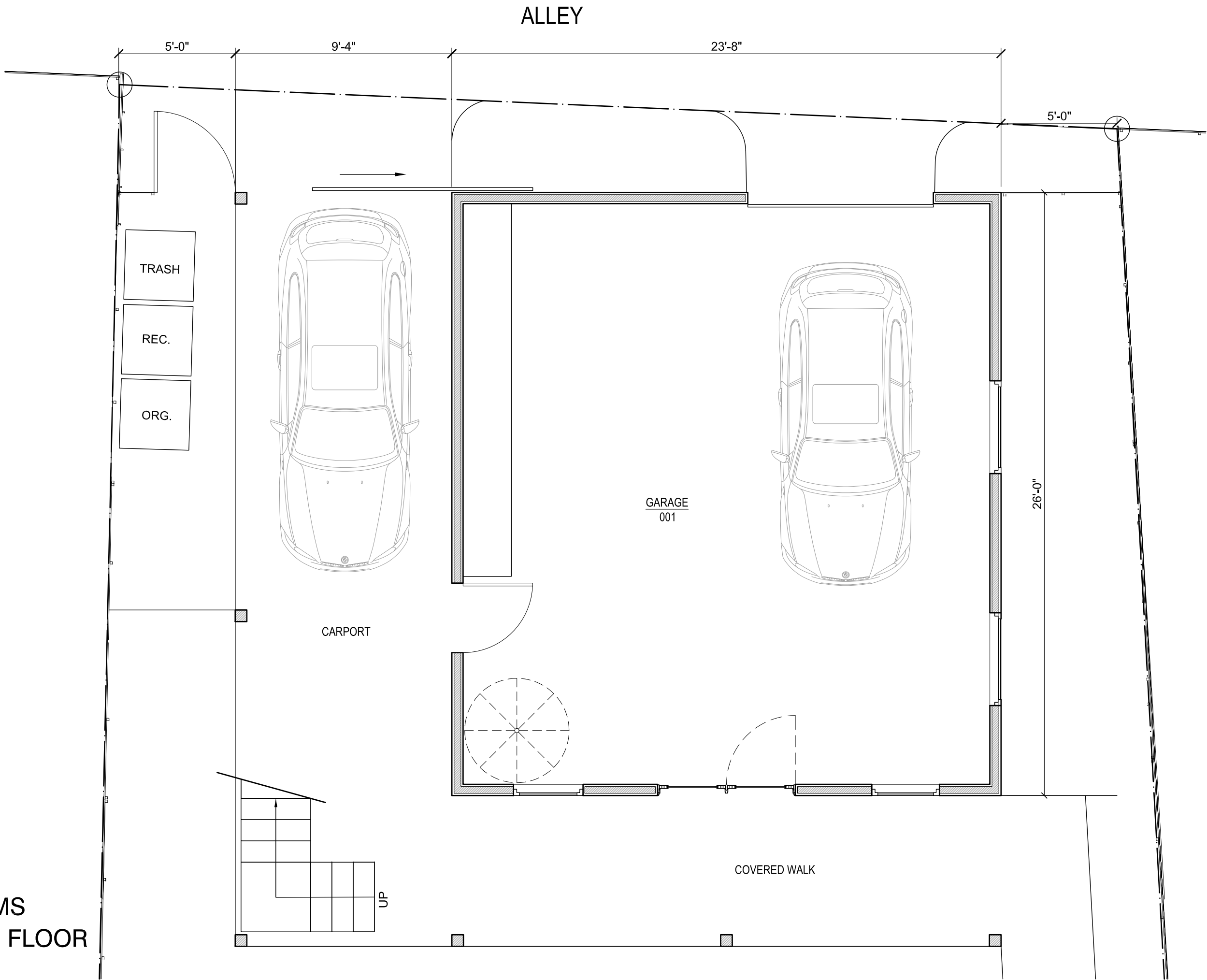
3/32" = 1'-0"

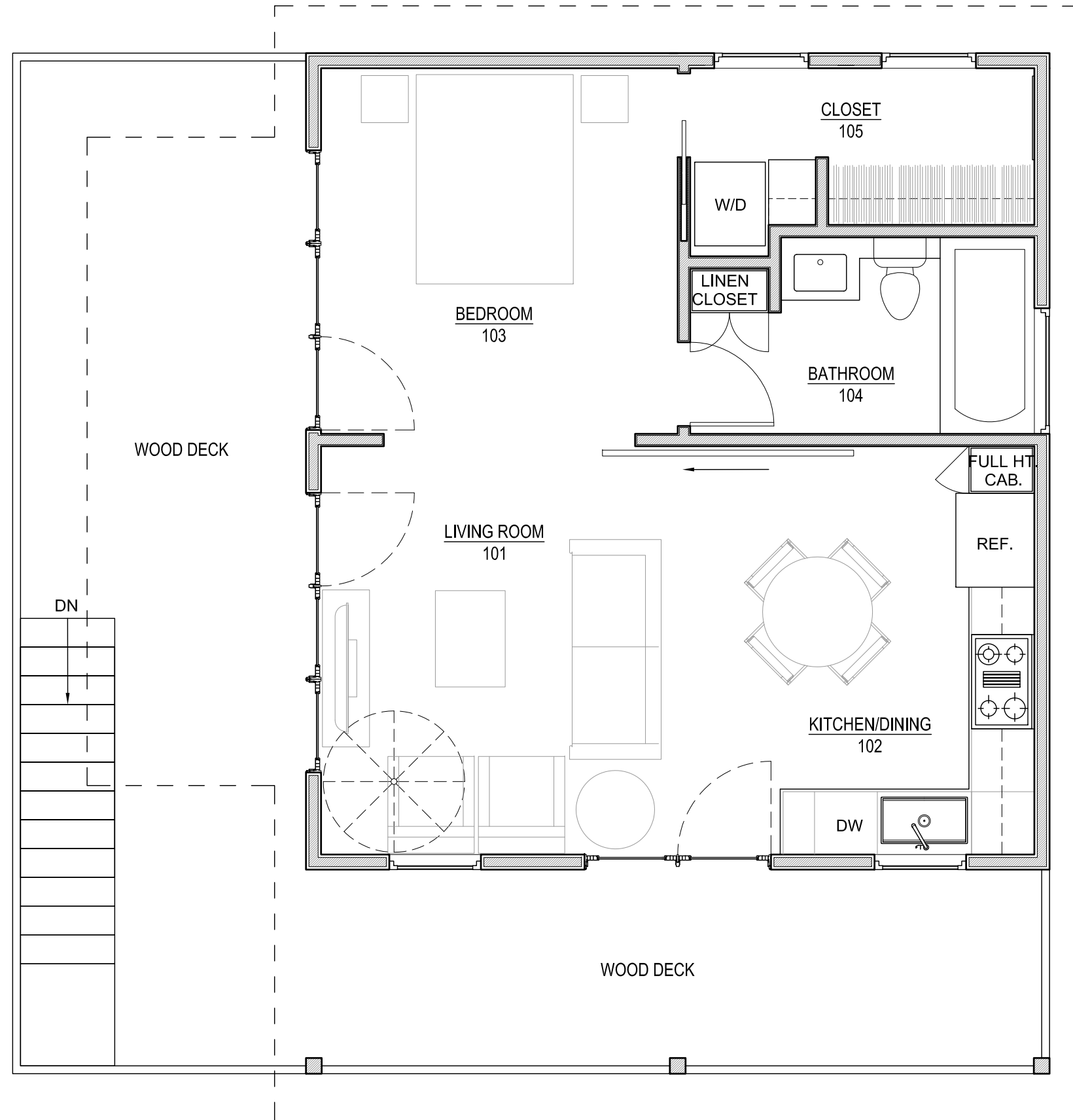


ADAMS ST.

SPRINKLE & CO. ARCHITECTS
506 Brooklyn
San Antonio, Texas 78215
Ph: 210.227.7722

1 206 ADAMS
GROUND FLOOR
1/4" = 1'-0"







View from backyard



Section looking south



View from alley



View from alley



Aerial view



Elevation - backyard



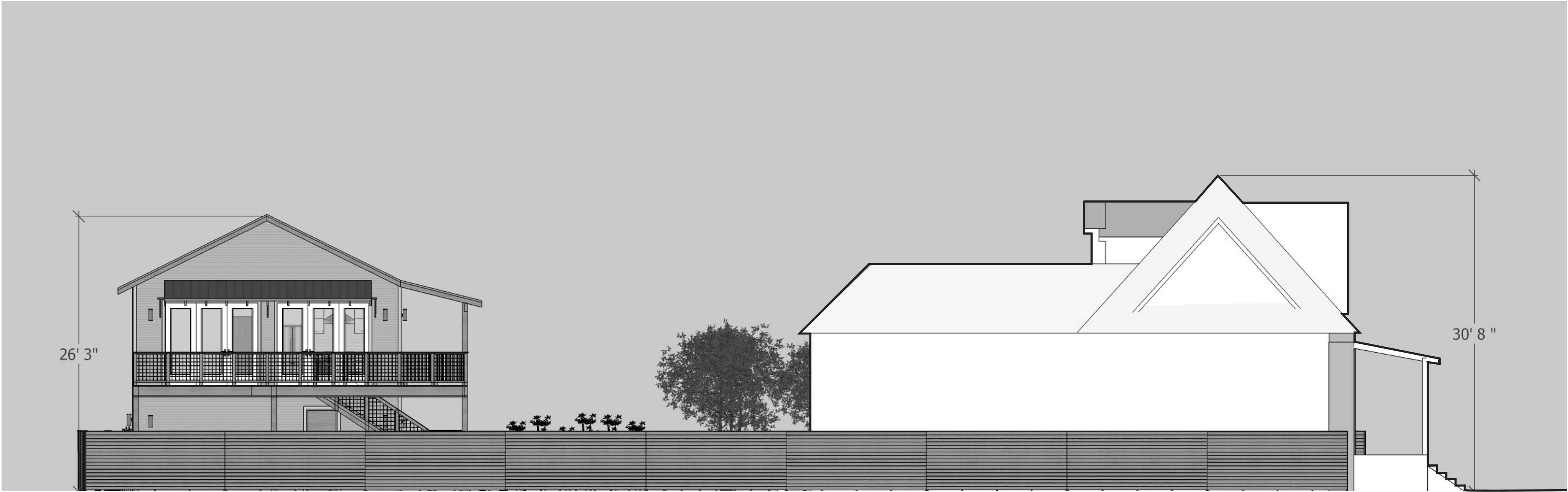
Elevation at carport



Alley elevation



South elevation



Proposed Garage Apt.

Existing Home

Height Comparison



View from alley



View from alley



View from backyard of building to be demolished



Front of existing house on Adams St. - Not included



Back of existing house - Not included