

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-561
ADDRESS: 431 ADAMS ST
LEGAL DESCRIPTION: NCB 2880 BLK 5 LOT 9
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Hoda Cummings
OWNER: Hoda Cummings
TYPE OF WORK: Construction of a rear accessory structure
APPLICATION RECEIVED: October 24, 2017
60-DAY REVIEW: December 23, 2017
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 431 Adams Street.

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 432 Adams was constructed circa 1920, is located at the corner of Adams Street and Barbe Street and features craftsman style elements. At the rear of the primary historic structure, the applicant has proposed to construct an accessory structure that is to feature an overall footprint of approximately 900 square feet. This request received conceptual approval at the June 15, 2016, Historic and Design Review Commission hearing with the stipulation that the applicant return for final approval.
- b. **MASSING & FORM** – According to the Guidelines for New Construction 5.A.i. new accessory structure 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.

- c. **BUILDING SIZE** – The applicant has proposed an overall building footprint of approximately 900 square feet. The primary historic structure features a footprint of approximately 1,500 square feet. While the proposed footprint exceeds that recommended by the Guidelines for New Construction 5.A.ii. staff finds that the overall massing does not overwhelm that of the primary historic structure.
- d. **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.
- e. **MATERIALS** – The applicant has proposed materials that include Hardi board and batten siding, wood windows and a standing seam metal roof. The applicant has provided information noting that the proposed board and batten siding will match the board and batten siding found on accessory structures that are addressed to Adams, but front Wickes where the primary structure is of craftsman influence. Staff finds the applicant's proposed siding profile appropriate; however, board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide. The standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. The applicant has noted that the proposed wood windows will be inset two inches within the walls.
- f. **ARCHITECTURAL DETAILS** – Since the time of conceptual approval, the applicant has proposed additional windows fenestration to prevent long expanses of blank walls. The applicant has proposed window proportions that are complimentary of those found on the craftsman structure. Additionally, the applicant has proposed elements such as eave brackets and craftsman style porch columns.
- g. **GARAGE DOORS** – Regarding the installation of garage doors, the applicant has proposed to install a steel paneled garage door with top row window lites. Staff finds that a wood door should be installed to match those found historically in the district.
- h. **OREINTATION – 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.
- i. **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.
- j. **ARCHAEOLOGY** – The project area is within the King William Local Historic District. A review of historic archival maps shows the Acequia del Alamo Acequia, a designated Local Historic Landmark, likely crossing the property. Therefore, Archaeological investigations may be required.

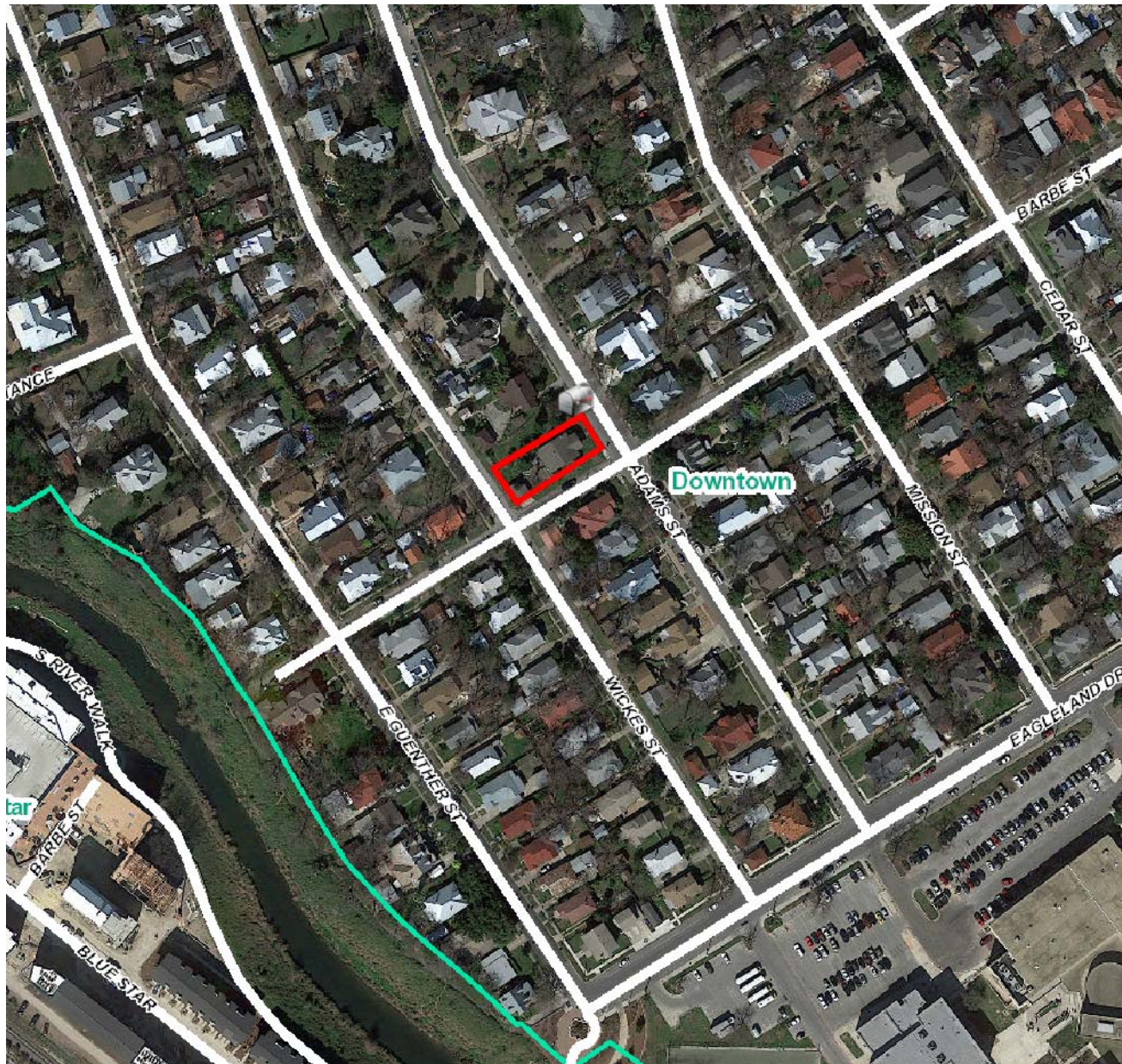
RECOMMENDATION:

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

- i. That the applicant install board and batten siding feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide, that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- ii. That window trim feature traditional dimensions and an architecturally appropriate sill detail.
- iii. That a wood garage door be installed to match those found historically in the district.
- iv. **ARCHAEOLOGY**- Archaeological investigations may be required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Edward Hall

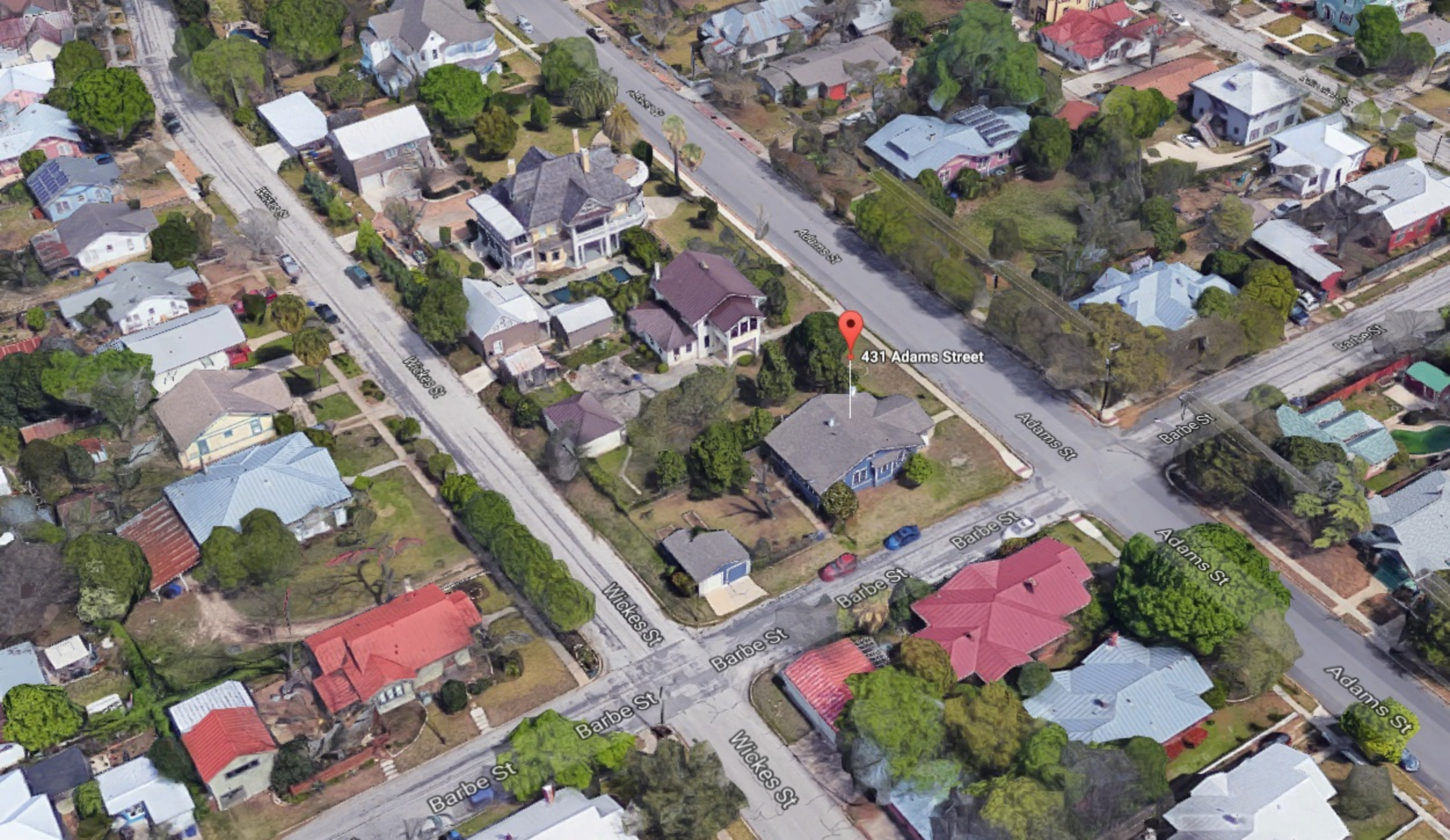


Flex Viewer

Powered by ArcGIS Server

Printed: Nov 06, 2017

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431 Adams Street

The following is to address the findings from the last hearing on June 15, 2016 (see attached meeting minutes).

D. In response to the mass and footprint exceeding 40% of the primary structure, we believe the size of the accessory structure is appropriate because the lot is significantly larger than others with a primary structure of our size. In other words, we have a small primary structure on a large lot. For example, 131 Adams St. has a 2804 sqft. primary structure on a 6250 sqft. lot and 135 Adams has a 3043 sqft. primary structure on a 5562 sqft lot. Our lot is 6600 sqft. with a 1528 sqft. primary structure.

The Land and Development Department informed me that my lot is a RM-4 zone allowing up to four family dwellings due to the lot exceeding the minimum square footage of 4,000, thus permitting a larger than 40% of the primary structure accessory structure. We are only asking for one dwelling of 900 sqft. on a 6600 sqft lot.

Please also note the property on 427 Wickes St. The accessory structure exceeds 40% of the primary structure at 63%. The primary structure is 1208 sqft. and the accessory structure is 760 sqft on a 5850 sqft. lot. This is 750 sqft. less than our lot.

F. In response to the vertical Hardi Board/Board and Batton siding being inappropriate because the primary structure has horizontal siding, the current accessory structure has vertical siding. The accessory structures at 427 Wickes St, 501 Adams St., 507 Adams St., and 417 Adams St. all have vertical siding on their accessory structures. We believe horizontal siding to match the primary structure would cause our accessory structure to look out of place in its location therefore vertical siding would be more appropriate.

G. In regards to the windows, we agree and will install wood windows with a 2in inset. In regards to the walls being void of fenestration of facade separation, two additional windows were added to the design plans. This should negate long expanses of blank walls.

H. In response to the garage door material and style, please see the attached images of garage doors. We would like a garage door similar to the one installed at 210 Adams St. We are also open to the HDRC suggestions.

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. WOOD WINDOWS WITH A 2IN INSET.



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.





7/4/16

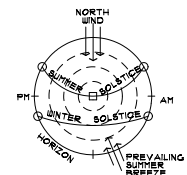
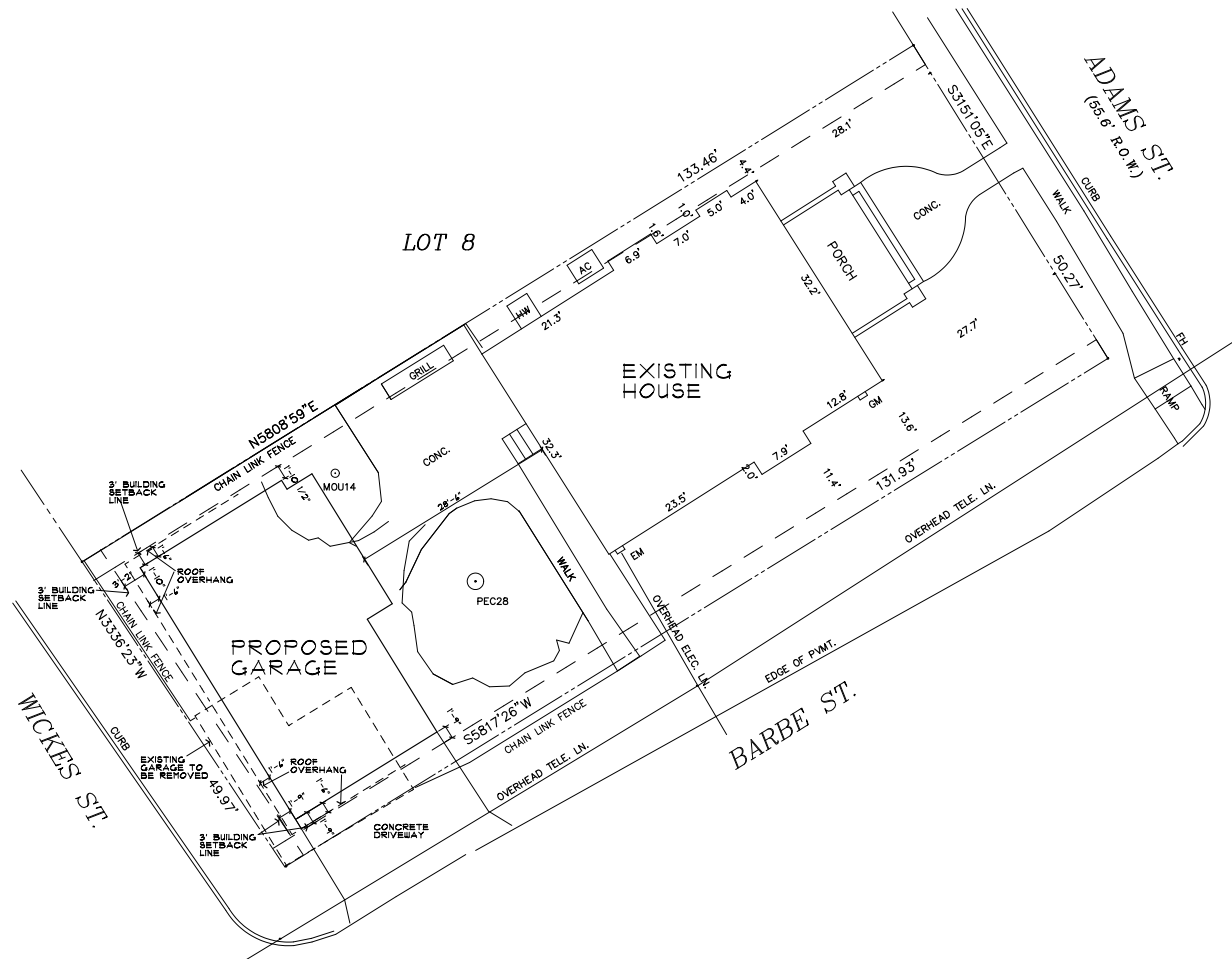
DATE
JOB #
1514

CROCKETT DESIGN
213 EDEN RANCH DRIVE
CANYON LAKE, TEXAS 78033
(830) 401-3128

431 ADAMS STREET

SHEET

A0



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

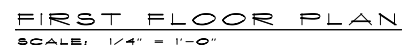


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FIRST FLOOR AC AREA	342 SQ.FT.
SECOND FLOOR AC AREA	384 SQ.FT.
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TOTAL AC AREA	726 SQ.FT.
GARAGE AREA	573 SQ.FT.
PORCH AREA	83 SQ.FT.
SLAB AREA	996 SQ.FT.



DATE

JOB #

1514

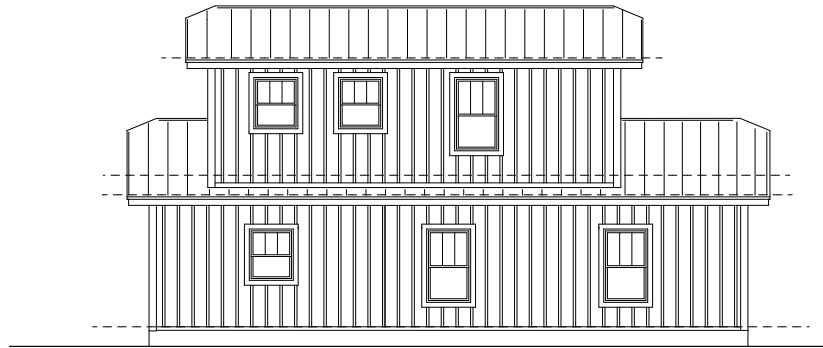
CROCKETT DESIGN

213 EDEN RANCH DRIVE
CANYON LAKE, TEXAS 76133
(830) 401-2125

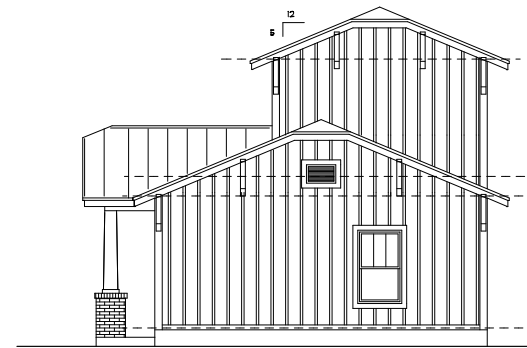
431 ADAMS STREET

SHEET

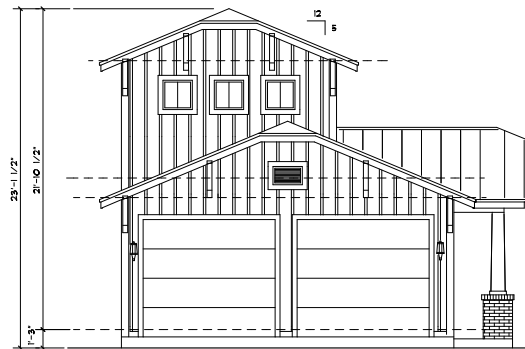
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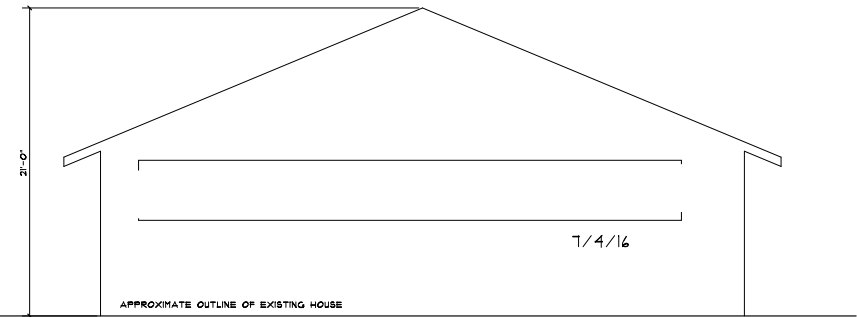
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24 GAUGE STANDING
SEAM METAL ROOF

HARDBOARD &
BATTEN SIDING

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



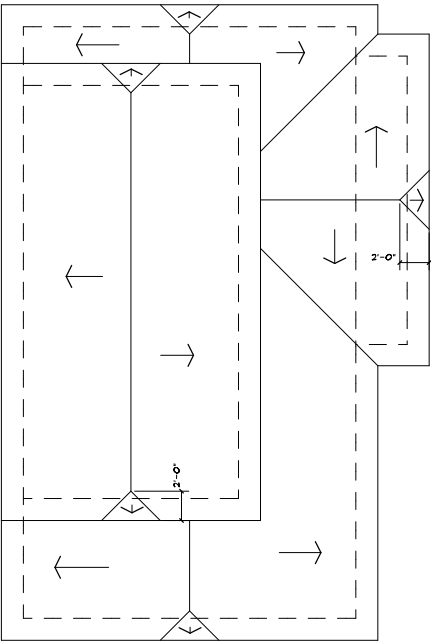
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1514

CROCKETT DESIGN
212 EDEN KANSAS DRIVE
CANYON LAKE, TEXAS 76133
(830) 401-3718

431 ADAMS STREET

SHEET
A3

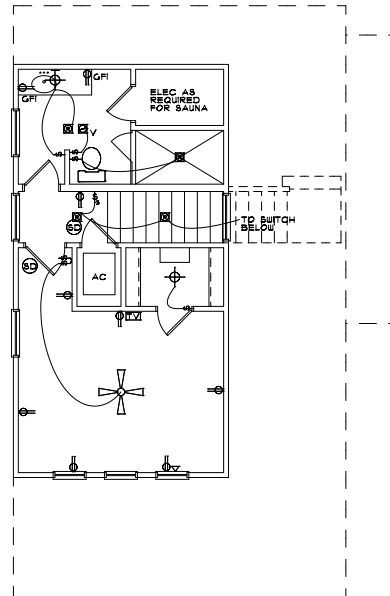
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ROOF PLAN
SCALE: 1/4" = 1'-0"

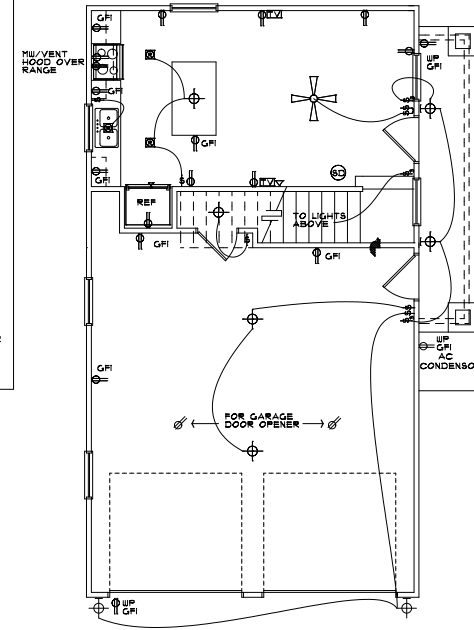
NOTES:
ALL ROOF AREAS ARE 5/12 SLOPE.
OVERHANG IS 18" FROM STUDS.

7/4/16



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

ELECTRICAL SYMBOLS	
	CEILING FAN WITH LIGHT
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	RECESSED EYEBALL LIGHT FIXTURE
	UNDER CABINET LIGHT FIXTURE
	PUCK LIGHT
	FLUORESCENT LIGHT FIXTURE
	HEAT/VENT/LIGHT SWITCHED SEPARATELY
	TV CABLE OUTLET
	TELEPHONE OUTLET
	150 ELECTRICAL OUTLET
	250 ELECTRICAL OUTLET
	SWITCH
	3-WAY SWITCH
	DOUBLE SWITCH FOR FAN/LIGHT
	DIMMER SWITCH
	SMOKE DETECTOR
	JUNCTION BOX



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





















