

HISTORIC AND DESIGN REVIEW COMMISSION

January 16, 2019

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: Conceptual approval to demolish existing accessory structure and construct new garage
APPLICATION RECEIVED: December 18, 2018
60-DAY REVIEW: February 16, 2019
REQUEST:

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

1. Construct a two story, rear accessory structure at the rear of the property at 206 Adams. The proposed rear accessory structure will feature an attached carport.
2. Perform rear yard site modifications including the installation of a new walkway from the primary residential structure to the proposed new construction.

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. CONCEPTUAL APPROVAL – The applicant received conceptual approval at the May 3, 2017, Historic and

Design Review Commission hearing with the following stipulations:

- i. That the applicant use Hardi board siding that features a smooth finish.
 - 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.
 - 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.
 - v. That the applicant provide specifics for the proposed garage door when returning for final approval.
- c. **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.
- d. **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.
- e. **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 25' – 3" in height. The applicant has sited the proposed new construction toward the rear of the site. Given the subordinate height and distance from the right of way at Adams, staff finds the proposed massing to be appropriate.
- f. **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.
- g. **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.
- h. **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. The applicant should ensure that the proposed windows feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- i. **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.
- j. **LANDSCAPING** – The applicant has noted the installation of a rear yard walkway leading from the historic structure to the proposed rear accessory structure. Staff finds the installation of this walkway appropriate. Any

rear yard landscaping modifications should be submitted to OHP staff for review.

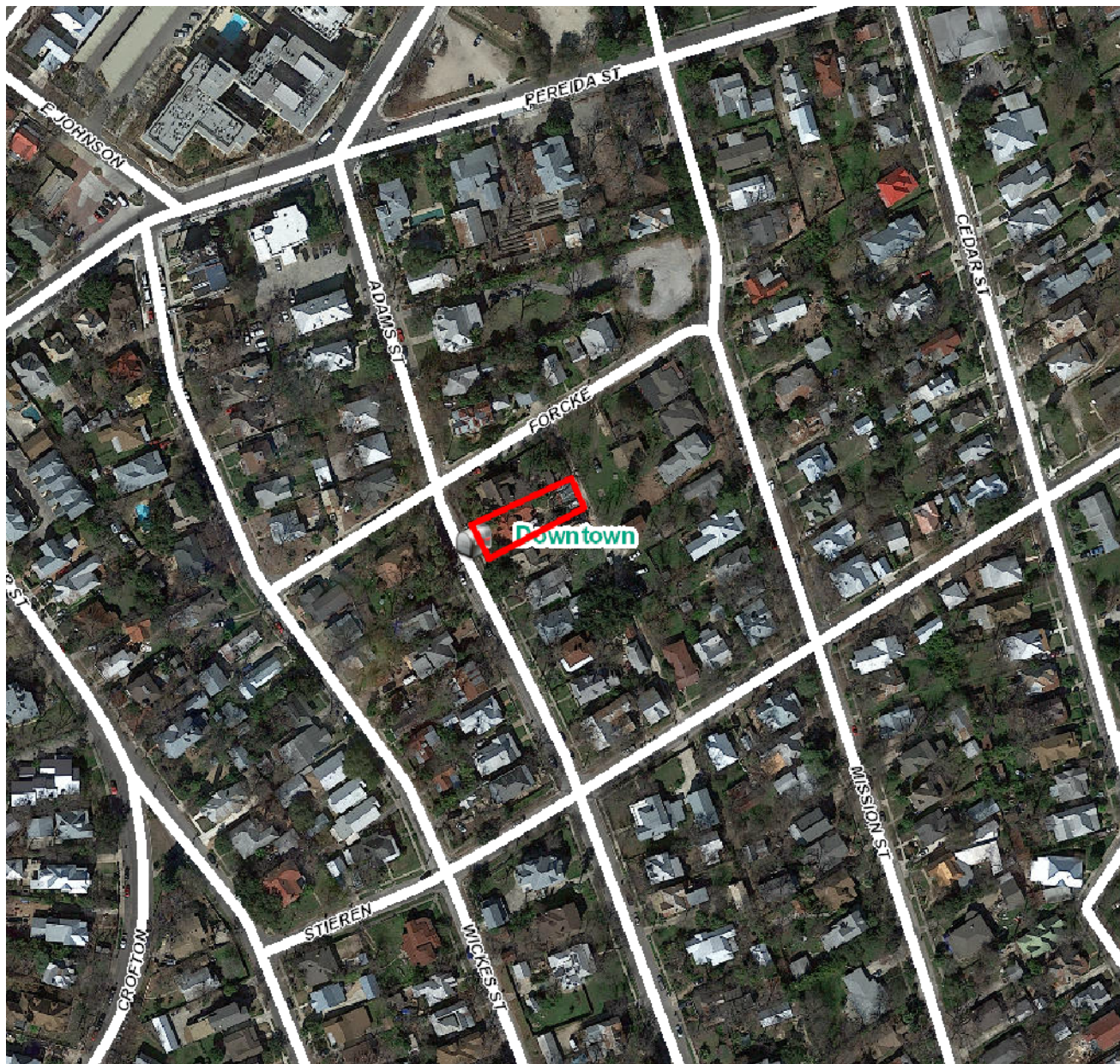
RECOMMENDATION:

Staff recommends approval based on finding a through j with the following stipulations:

- i. That the applicant use Hardi board siding that features a smooth finish as noted in finding g. If board and batten siding is used, board should feature 12 inches in width and battens should be no wider than 1.5 inches. A smooth finish should be used for any composite siding.
- 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 g.
- iii. That the applicant provide specifics for the proposed garage door as noted in finding i.
- iv. That the proposed windows feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 27, 2017

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206 Adams Street

Folke St

Folke St

nth Art Objects



ereida St

s St

mth Art Objects

206 Adams Street

Forcke St

Adams St

Forcke St

Adams St

1904 SANBORN MAP

GARDEN

ASPHALT PAVED

22

25

FIR

948

2963

2966

CEDAR NOT PAVED

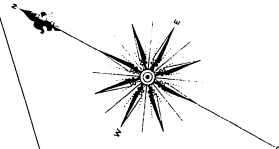
21

PERIEDA

933

944

NOT PAVED



25

MISSION

MACADAMIZED

NEW PIPE

FROCKE

932

943

206

ADAMS

23

Scale of Feet.



SAN ANTONIO, TEX.
358

352

351

S. ALAMO

PEREIDA

357

361

FORCKE

MISSION

ADAMS

STIEREN

359

FLANNO ME. CHURCH

931

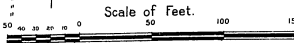
932

942

206

943

Scale of Feet.



SAN ANTONIO, TEX.
358

TEX. 040

352

351

S. ALAMO
MACQUINISTED

PEREIDA

WICKES

ADAMS

FORCKE

MISSION

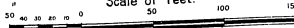
361

357

359

STIEREN
MACQUINISTED

Scale of Feet.























GARAGE ADDITION

206 ADAMS ST. SAN ANTONIO, TX 78210

OWNER

NAN & MICHAEL HUNDERE

206 ADAMS ST

SAN ANTONIO, TX 78210

ARCHITECT

SPRINKLE & CO.

2209 N. ST. MARYS

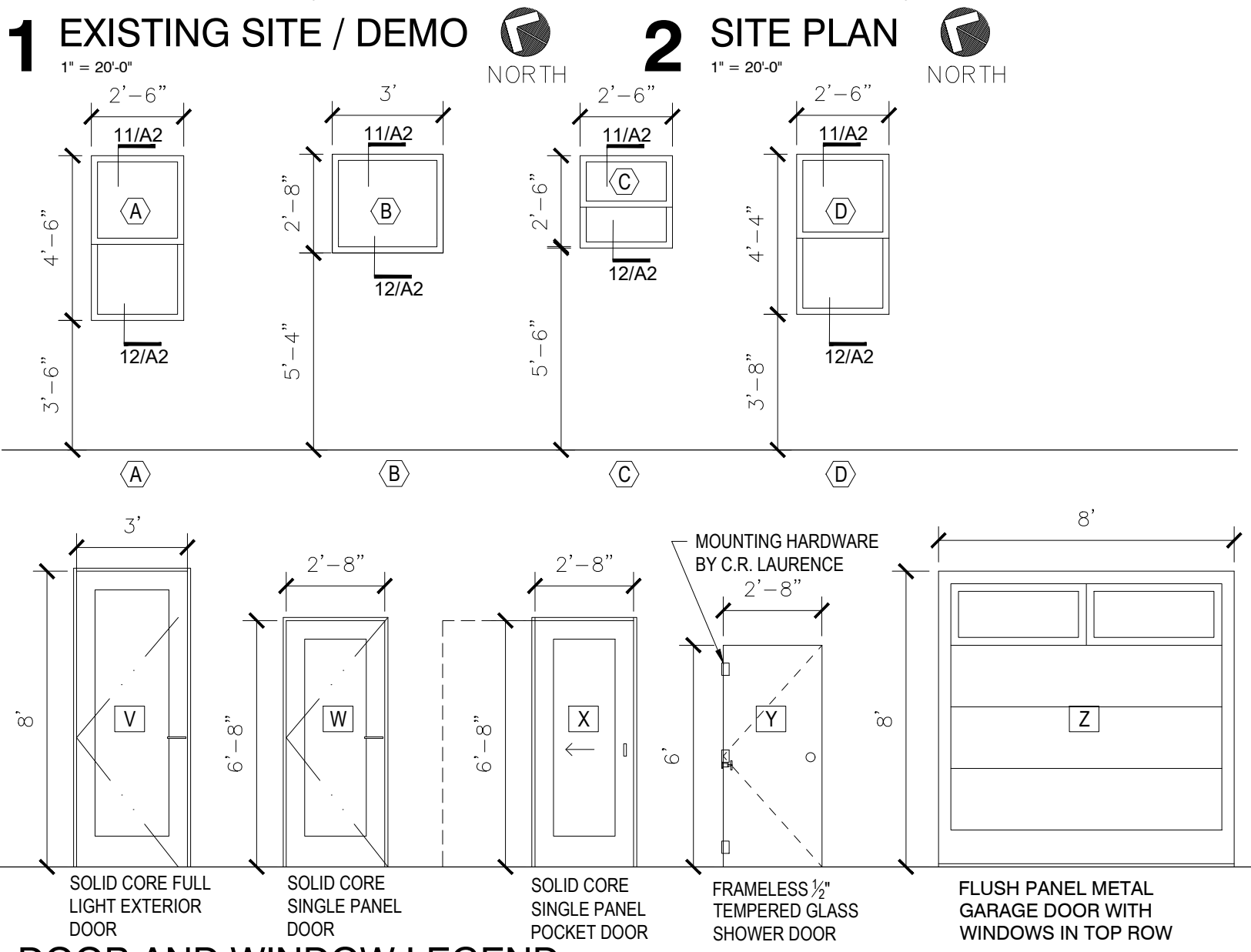
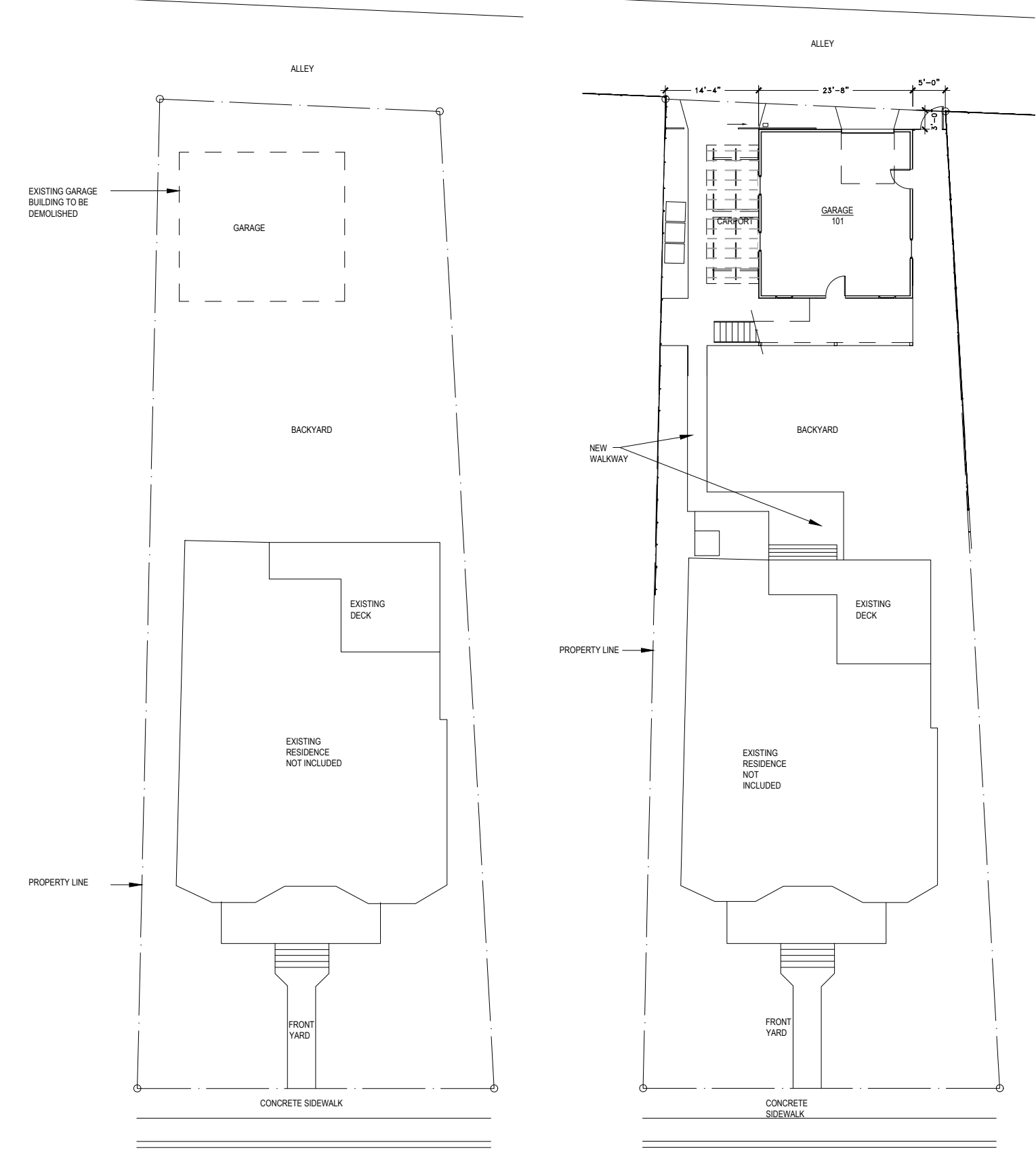
SAN ANTONIO, TX 78212

STRUCTURAL ENGINEER

ACCUTECH ENGINEERING

909 NORTHEAST LOOP 410 SUITE 900

SAN ANTONIO, TX 78209



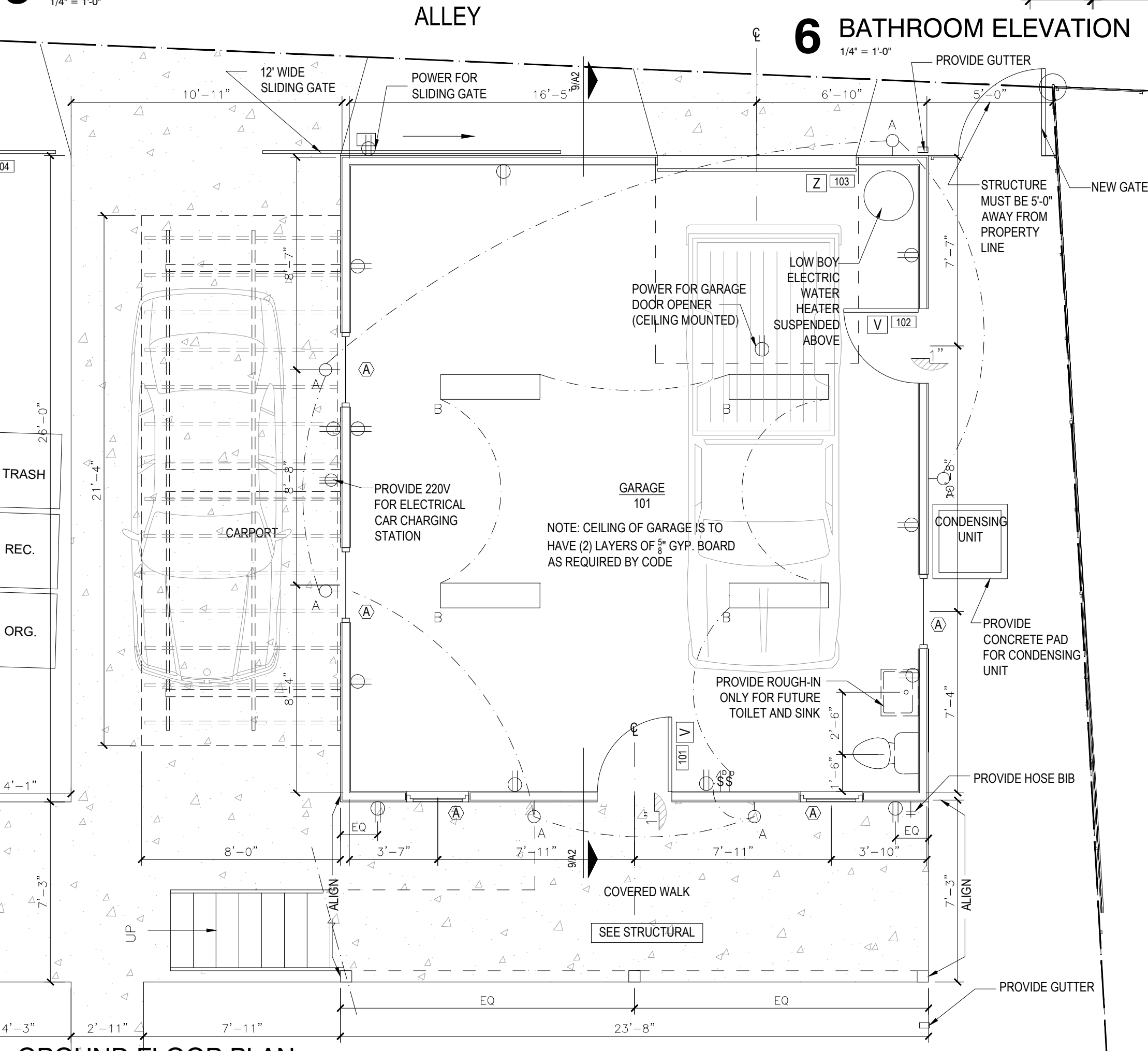
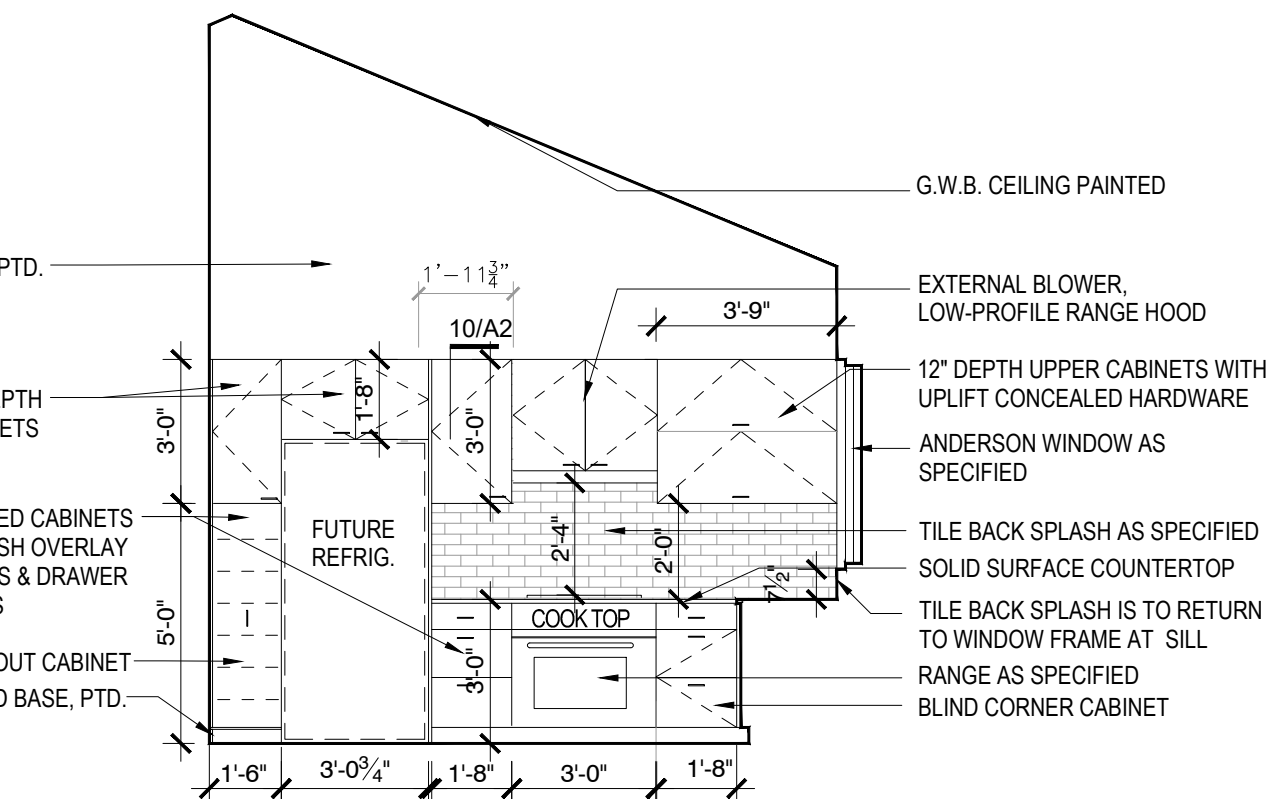
DOOR AND WINDOW LEGEND

1/4" = 1'-0"

GENERAL NOTES

1. All work is to be done by the General Contractor, except as noted otherwise.
2. The General Contractor shall execute all work, supply all materials, and equip. in accordance with local and national governing codes.
3. The General Contractor shall check and field verify all dimensions and conditions, reporting any discrepancies, in writing, to the Architect before beginning any phase of construction. This is the same for lack of full knowledge of existing conditions under which the Contractor will be obligated to operate. Conditions shown on these documents are based on information supplied by the Owner.
4. Dimensions are typically to a finished surface or to an assembly, fixture, centerline, etc. Report all discrepancies in dimensions in writing to the Architect prior to beginning any phase of construction. Work shall be true and level as indicated. All work shall result in an orderly and workman-like appearance. Where figures or dimensions have been omitted from the drawings, the drawings shall not be scaled. The Contractor shall immediately request dimensions in writing from the Architect.
5. The General Contractor is to provide temporary light, telephone, faxing, clean-up service and toilets. All temporary work is to be removed prior to completion.
6. The General Contractor is responsible for having the sub-contractors coordinate their work with the other trades including work not in contract.
7. The General Contractor is to file for and secure all approvals, permits, tests, inspections and certificates of compliance required.
8. The General Contractor is to keep a full set of up-to-date construction documents including addenda, field sketches, clarifications and supplements available at the job site at all times.
9. The General Contractor is responsible for initiating, maintaining and supervising all safety programs and precautions necessary for completion of work and for protection of workers, visitors and the public.
10. The General Contractor is to provide adequate barricades as per local building codes and ordinances to insure the safety of persons and property on the site occupied by the Owner and in the adjacent public right of way.
11. Carbon monoxide emissions are prohibited from all interior work. Should fume hazards occur, the General Contractor is responsible for the monitoring and testing of affected areas.
12. The General Contractor is to repair, replace, patch and match any materials, areas or systems as required and called for to insure proper installation and neat appearance of the work.
13. Specified items have been selected because they reflect the standards of quality desired, possess features required to preserve the Design Concept. The Architect, therefore, reserves the right to require the use of specified items. Any requests for substitutions for the specified items must be submitted to the Architect, in writing, along with a sample and proof of equality of such items. In all cases, the burden of proof of equality shall be with the bidder and the decision of the Architect shall be final.
14. The Owner, Architect, or Engineer will not be responsible for any verbal instructions.
15. All scrap materials are to be removed from the site on a daily basis. Trash shall not be allowed to accumulate.
16. The General Contractor is to notify Owner's representative and Architect upon finding conditions not identified on drawings.

17. The adjacent properties shall in no way be inconvenienced or disturbed by vehicles, debris, signs, odors, unsightly conditions, or non-construction noise. The General Contractor shall be responsible for the conduct of all persons on site at all times and for the behavior of individuals with respect to adjacent areas. The project site shall be drug and alcohol free.
18. Refer to additional notes by MEP disciplines. Where various disciplines indicate work for differing disciplines (for example, mechanical work which would require structural modifications), the General Contractor is to notify the Architect prior to commencing the work.
19. Every drawing detail and specification item is to be utilized in this project. If it is not clear where a specific detail is to be utilized, or a required quantity, it is the Contractor's responsibility to obtain a written clarification prior to bid award.



3 GROUND FLOOR PLAN

1/4" = 1'-0"

LIGHTING SCHEDULE			
ABV.	SYMBOL	TYPE	MANUFACTURE
A		SCONCE	EXTERIOR GRADE
B		RECESSED FIXTURE	E3RFF-L09276AS-010 TRIM: E3RFLF-OW
C		FAN	REUSE EXISTING GREEN PENDANTS
D		SUSPENDED FIXTURE	SMALLER APERTURE - FIXTURE TO BE SAME AS 10" LIGHTS ARE TO BE ON DIMMER. LIGHTS ARE TO HAVE ROUND TRIM.
E		ABOVE COUNTER LIGHTS	PROVIDE REQUIRED DRIVERS, CONNECTORS AND TRANSFORMS AS NECESSARY.
F		RECESSED FIXTURE	
G		SCONCE	
H		RECESSED FIXTURE	
I			
J			
K		EXHAUST FAN	

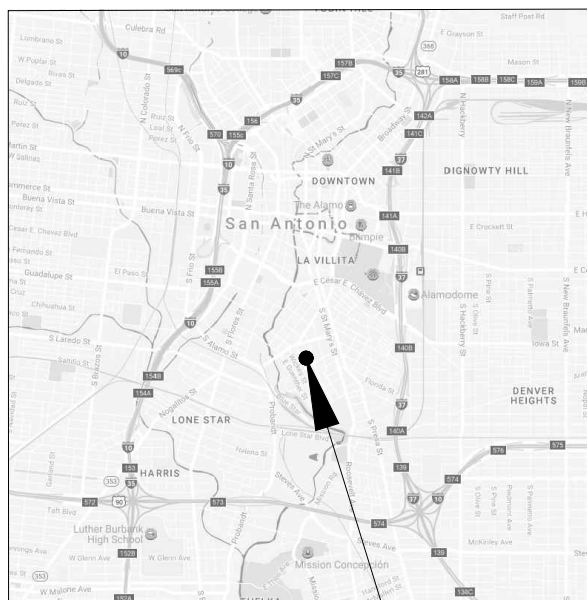
1. REFER TO MEP FOR FURTHER LIGHTING SPECIFICATIONS.
2. ALL LIGHTS ARE TO BE ON DIMMERS.
- 3.

LOCATION MAP

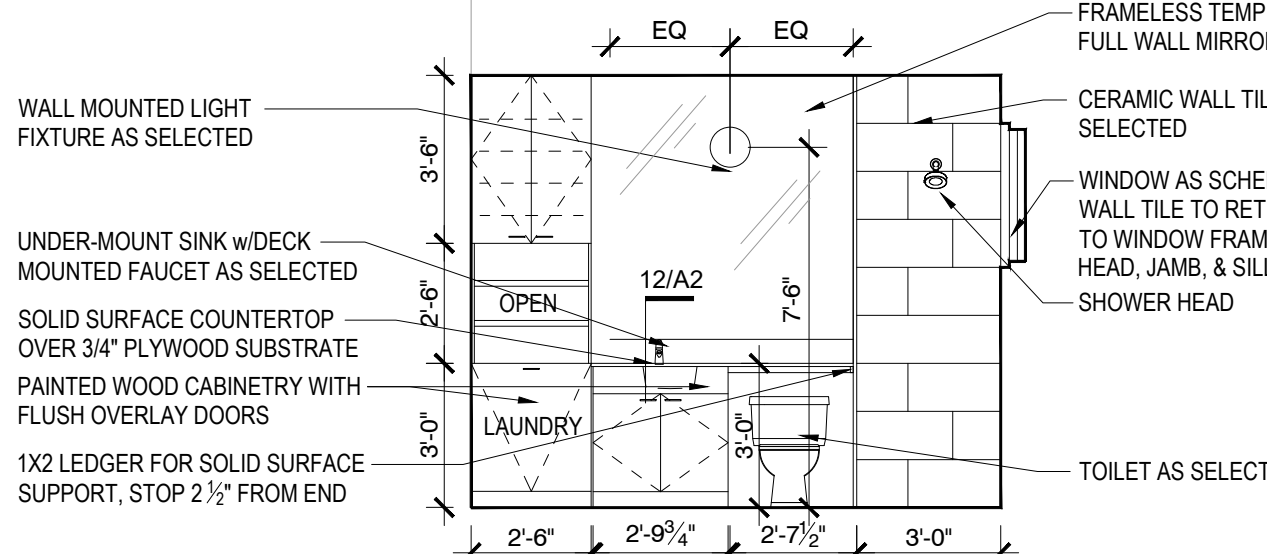


SCALE : NTS

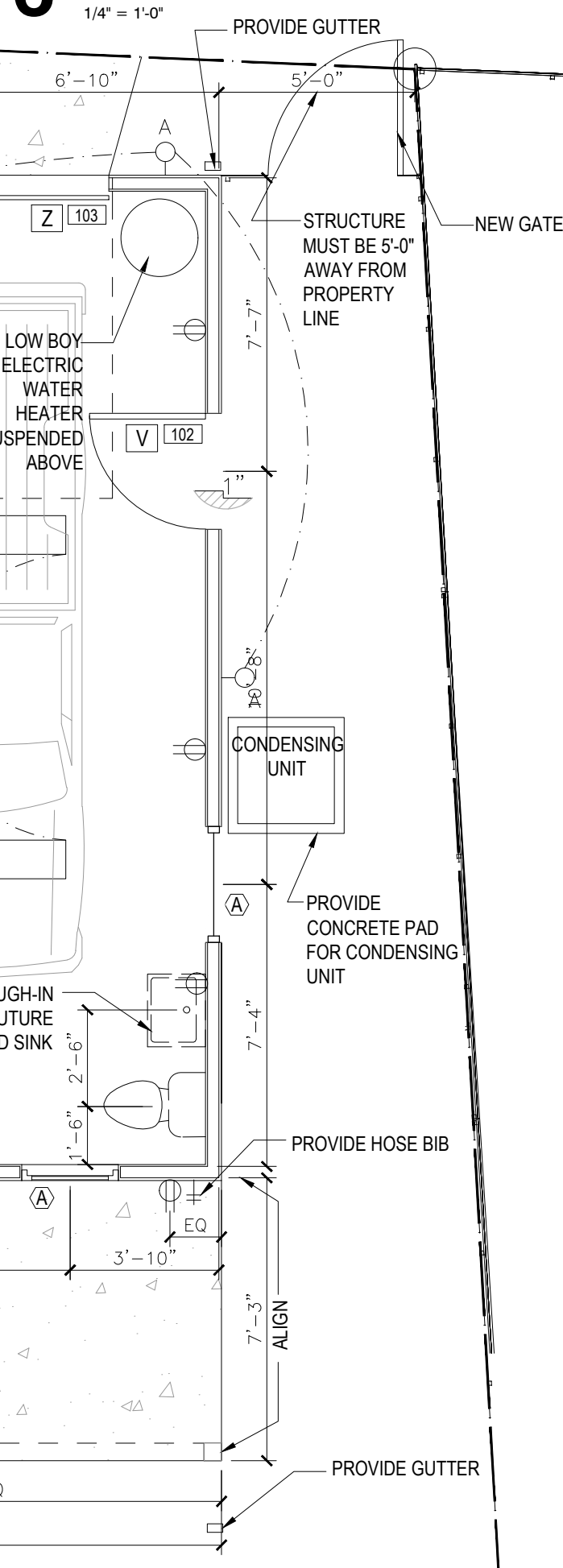
VICINITY MAP



SCALE : NTS



6 BATHROOM ELEVATION



6 BATHROOM ELEVATION

1/4" = 1'-0"

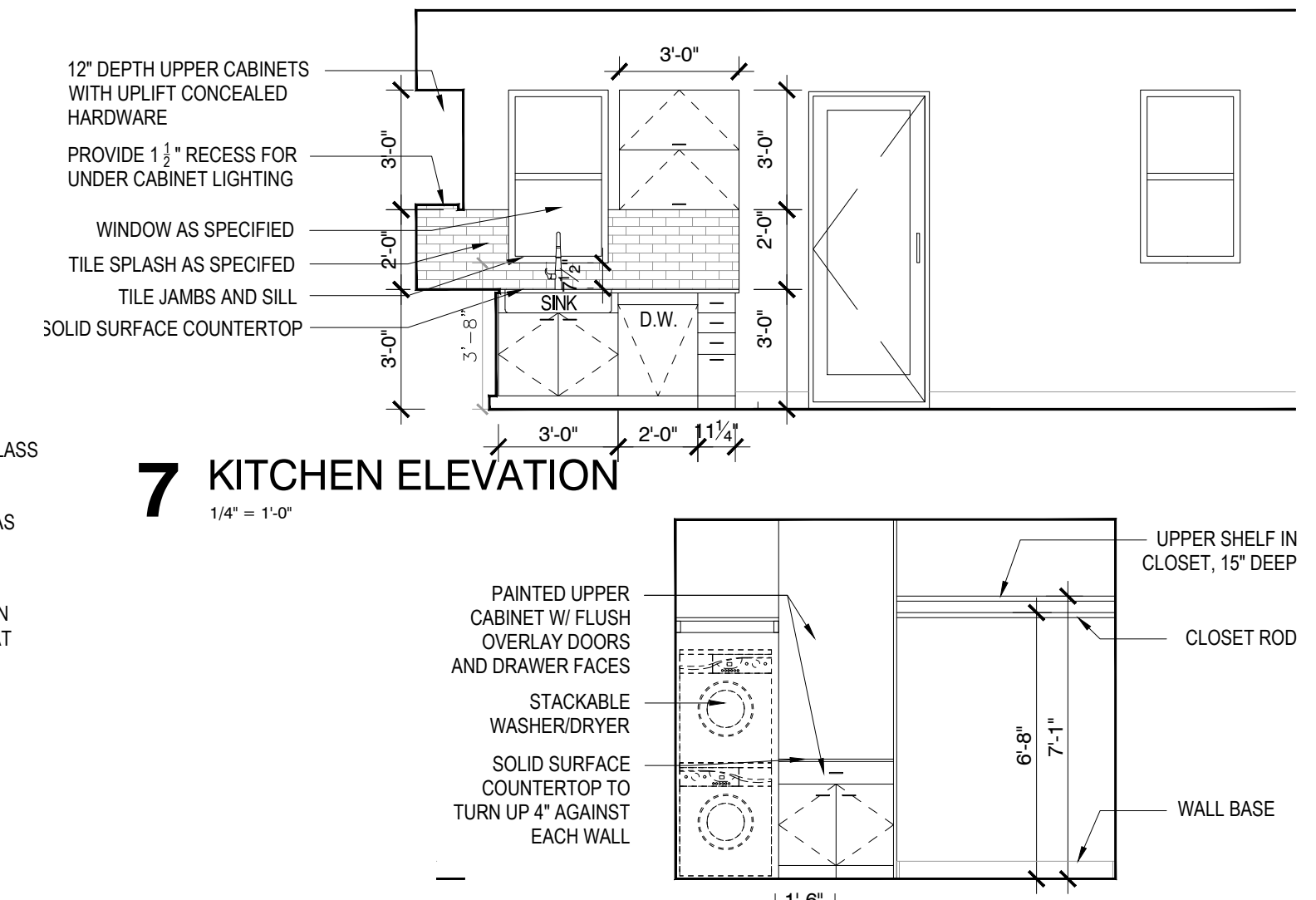
ROOM FINISH SCHEDULE									
ROOM #	ROOM NAME	FLR.	BASE	NORTH	SOUTH	WEST	EAST	CLG.	CEILING HGT.
101	GARAGE	F-4	B-1	W-1	W-1	W-1	W-1	C-1	9'-2"
201	LIVING ROOM	F-2	B-1	W-1	W-1	W-1	W-1	C-1	OPEN TO STRUCTURE
202	KITCHEN/DINING	F-2	B-1	W-1	W-1	W-1	W-1	C-1	OPEN TO STRUCTURE
203	BEDROOM	F-2	B-1	W-1	W-1	W-1	W-1	C-1	OPEN TO STRUCTURE
204	BATHROOM	F-3	B-2	W-1	W-1	W-1	W-1	C-1	9'-0"
205	CLOSET	F-2	B-1	W-1	W-1	W-1	W-1	C-1	9'-0"
205	COVER WALK/ CARPORT / WALKWAY	F-1							
205	WOOD DECK	F-5							

ROOM FINISH LEGEND

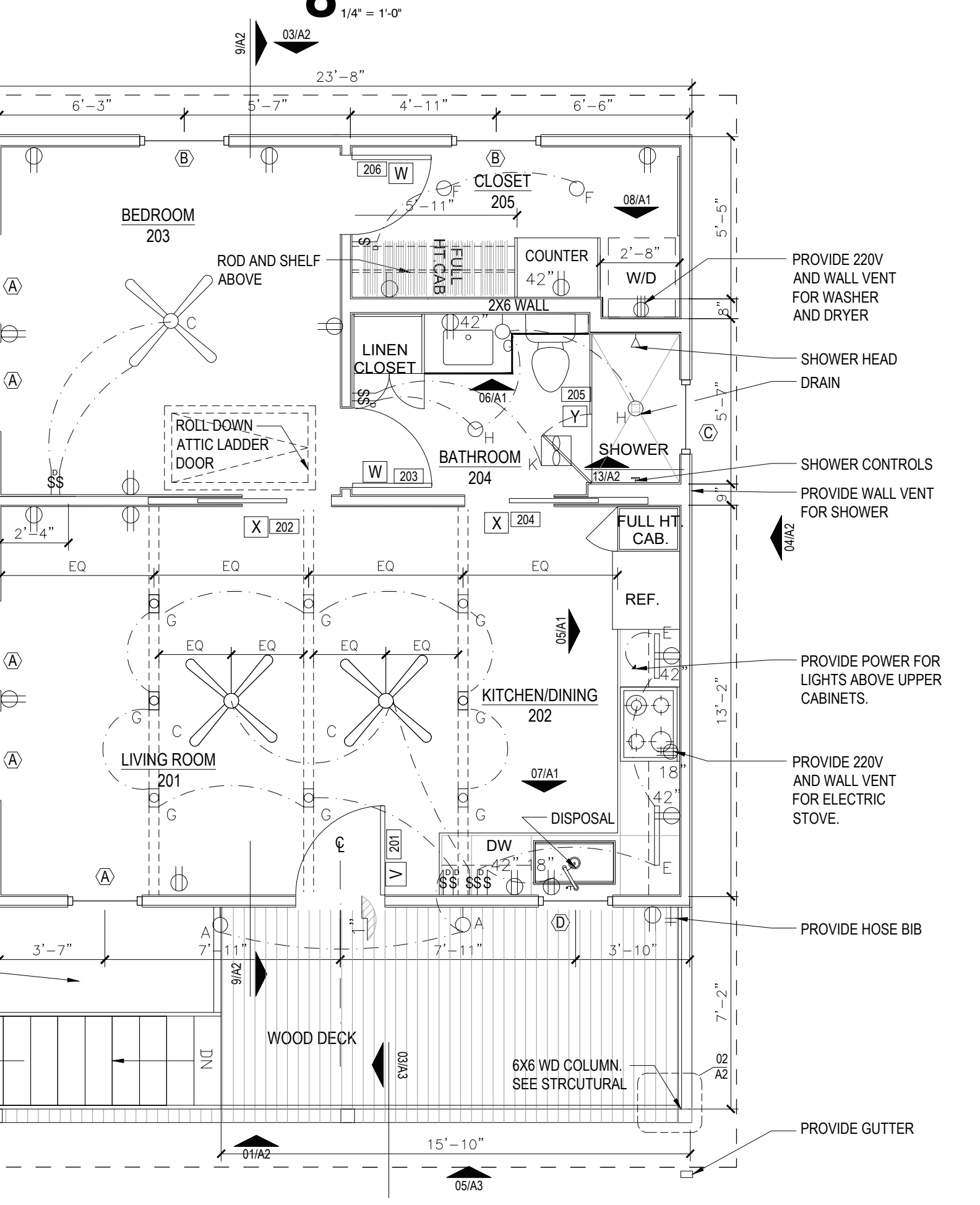
FLOORING	CEILING FINISH
F-1 CONCRETE ROCK SALT FINISH	C-1 PAINT-
F-2 RESILIENT FLOORING	
F-3 TILE	
F-4 BROOM FINISH CONCRETE	
F-5 WOOD TREKS	
BASE	
B-1 3/4" x 5 1/2" PAINT GRADE HARDWOOD	
B-2 TILE	

ROOM FINISH NOTES

1. ALL CABINET DOORS & DRAWER FRONTS ARE TO BE FLUSH OVERLAY & SHOULD USE HEAVY-DUTY CONCEALED EUROPEAN HINGES AND SELF CLOSING DRAWER GLIDES (FULL EXTENSION)
2. GWB SURFACES ARE TO BE FLOATED TO A SMOOTH SURFACE & PAINTED (LEVEL 4)
3. CONTRACTOR IS TO PROVIDE SUBMITTALS OF EACH WALL, CEILING & CABINET FINISH PRIOR TO PAINTING FOR OWNER'S APPROVAL.
4. REFER TO FLOOR PLAN & INTERIOR ELEVATIONS FOR FURTHER INFORMATION ON FINISHES
5. PROVIDE MOISTURE RESISTANT GYP BOARD IN WET AREAS.
6. COORDINATE TRANSITIONS BETWEEN FLOOR FINISHES WITH ARCHITECT.



8 CLOSET ELEVATION



8 CLOSET ELEVATION

1/4" = 1'-0"

SPRINKLE & CO.
ARCHITECTS

EXPIRATION: 10/31/19

NOT FOR
CONSTRUCTION

10/27/2019
DAVID SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #11142

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HUNDERE GARAGE ADDITION

206 ADAMS ST. SAN ANTONIO, TX 78210

ISSUE DATE:

12/17/2018

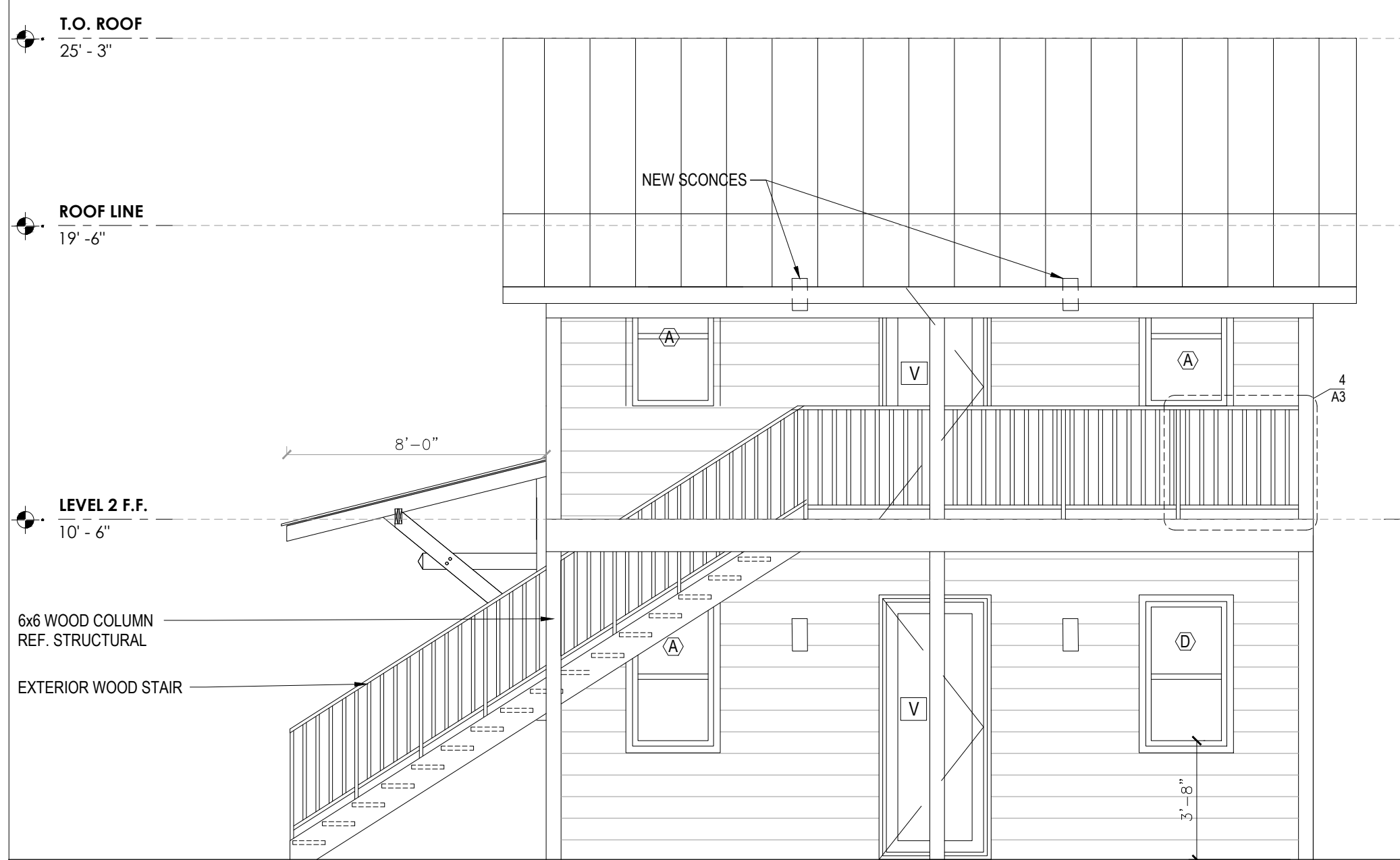
REVISIONS:

11/22/2018 - Revisions CL

12/17/2018 - Revisions CL

SHEET:

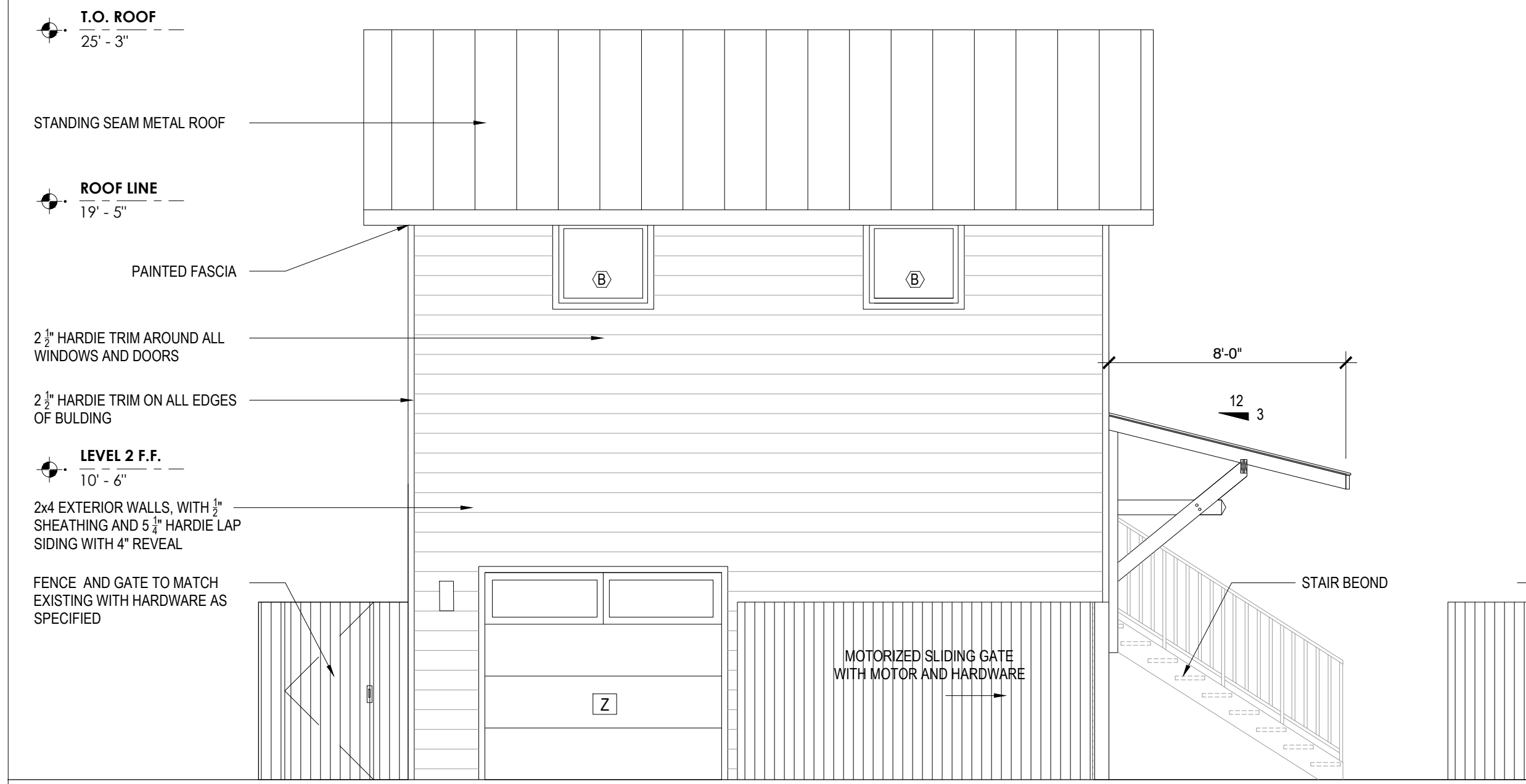
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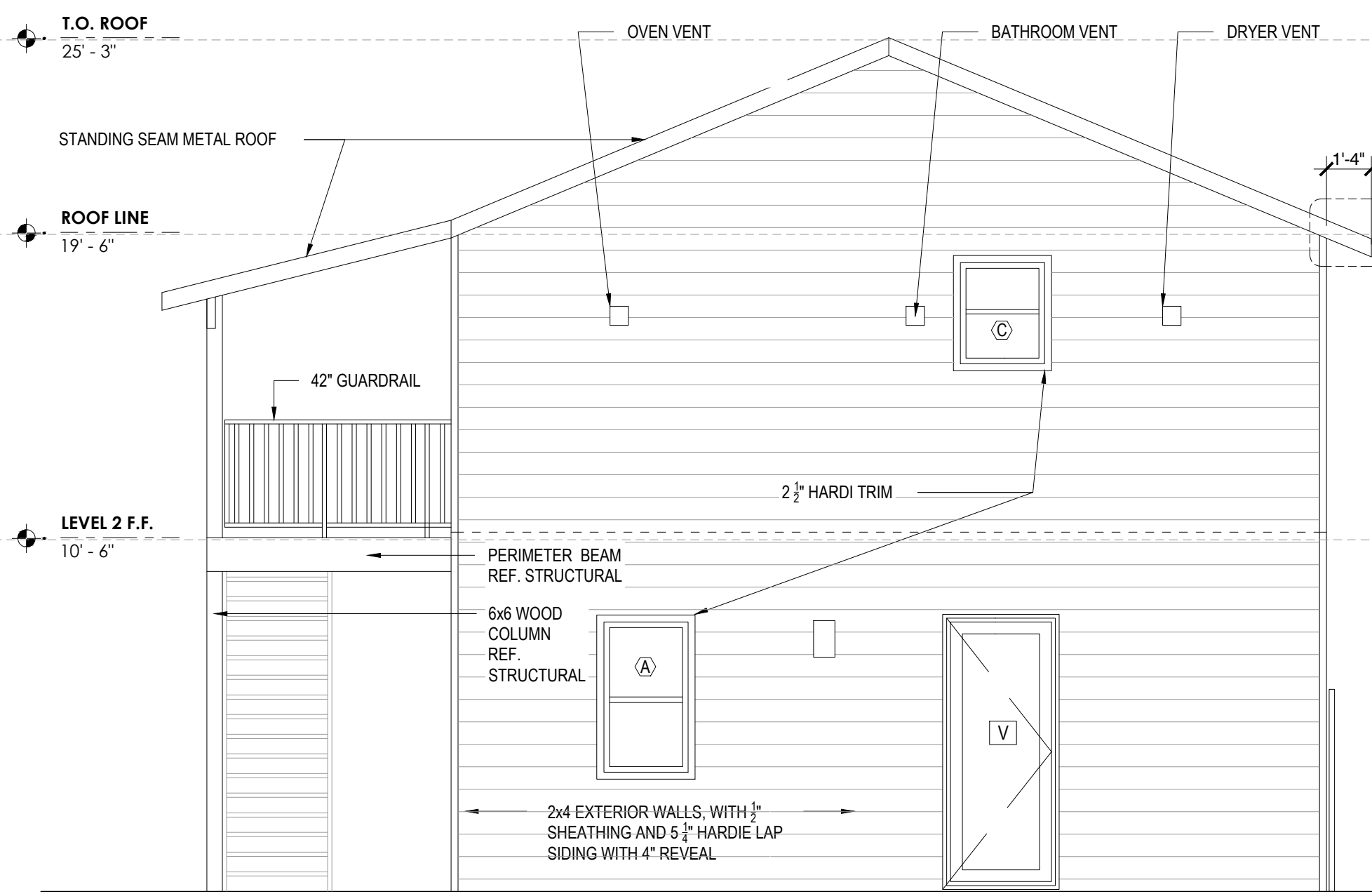
1 BACK ELEVATION
1/4" = 1'-0"



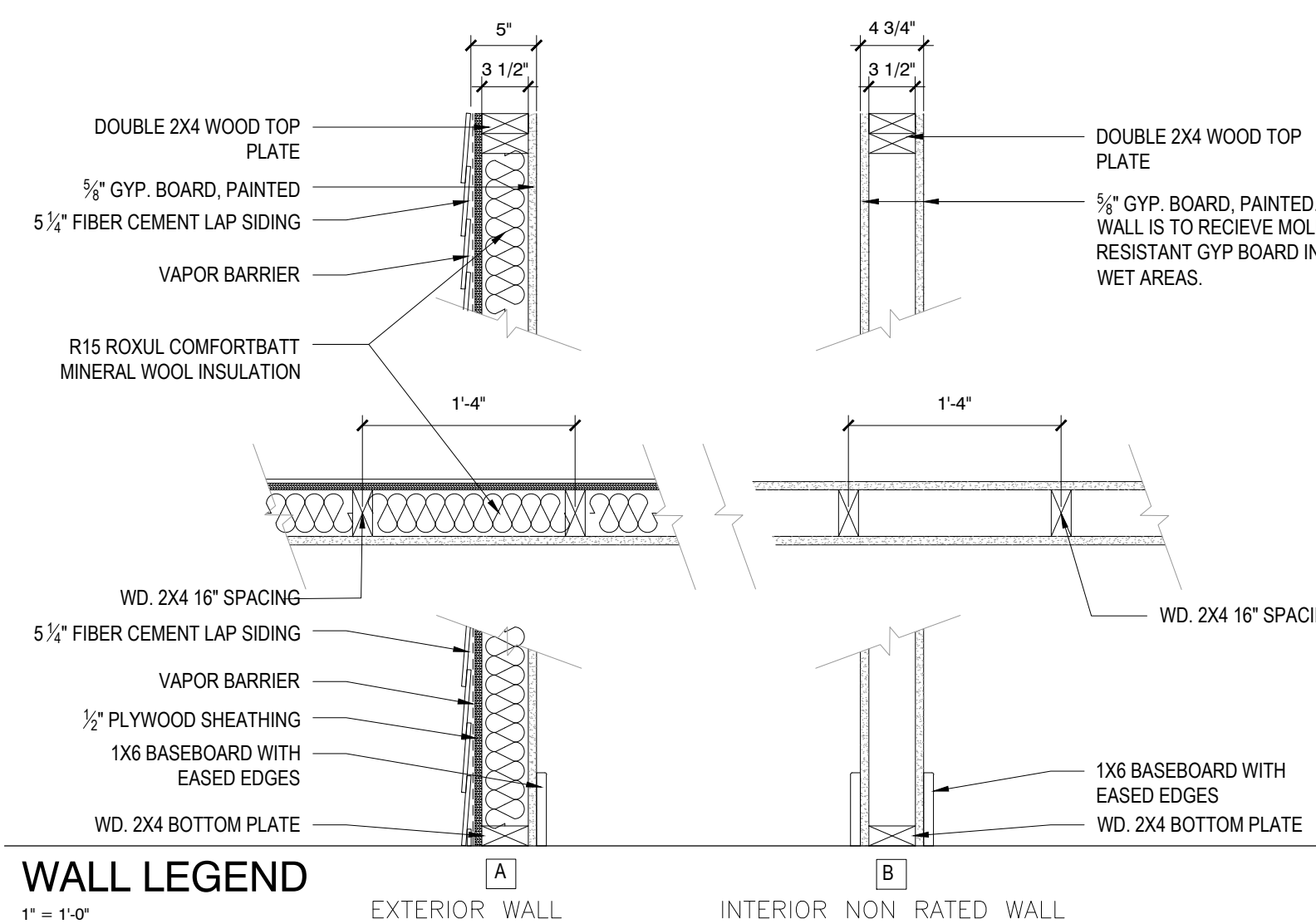
2 SIDE ELEVATION
1/4" = 1'-0"



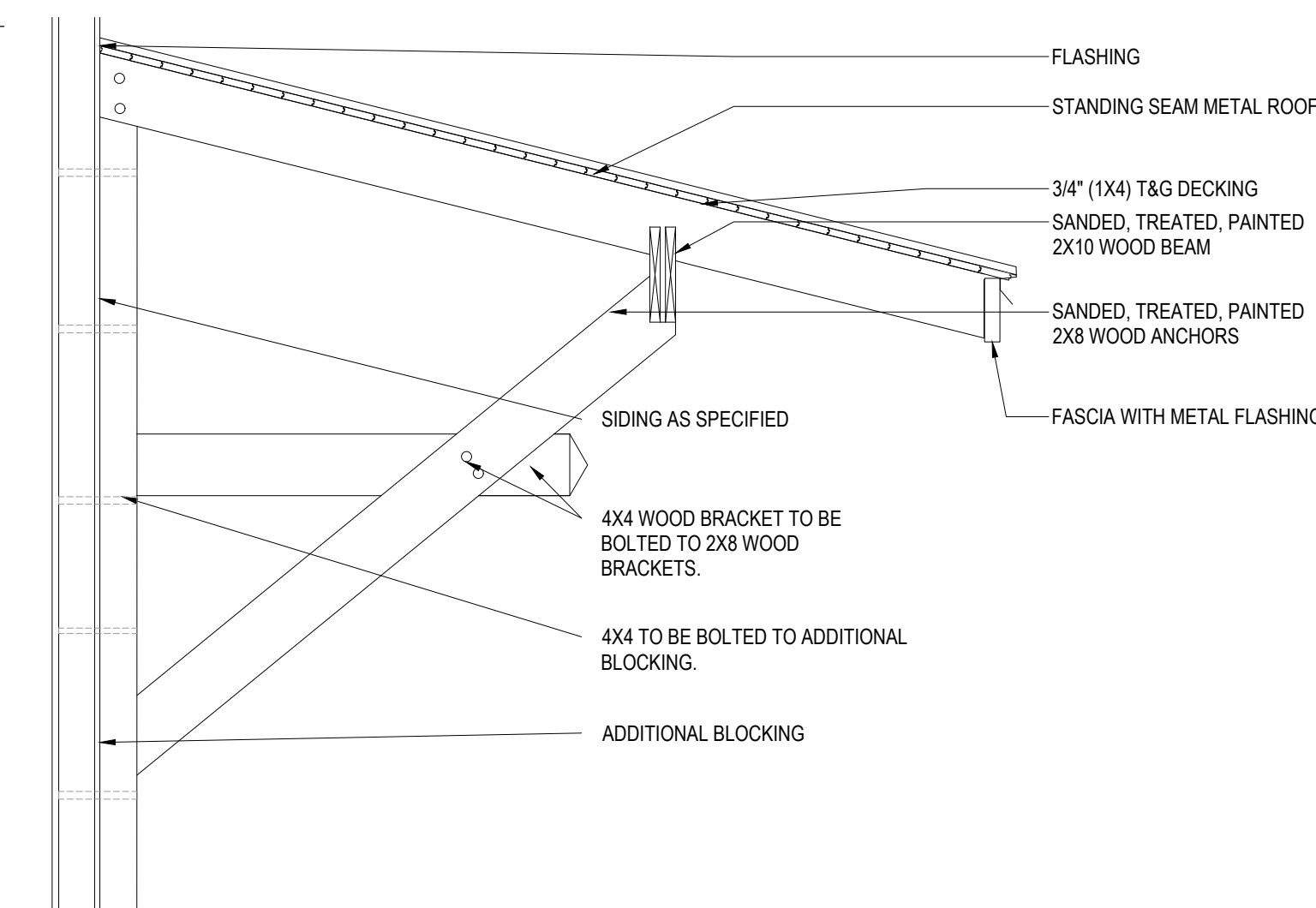
3 ALLEY ELEVATION
1/4" = 1'-0"



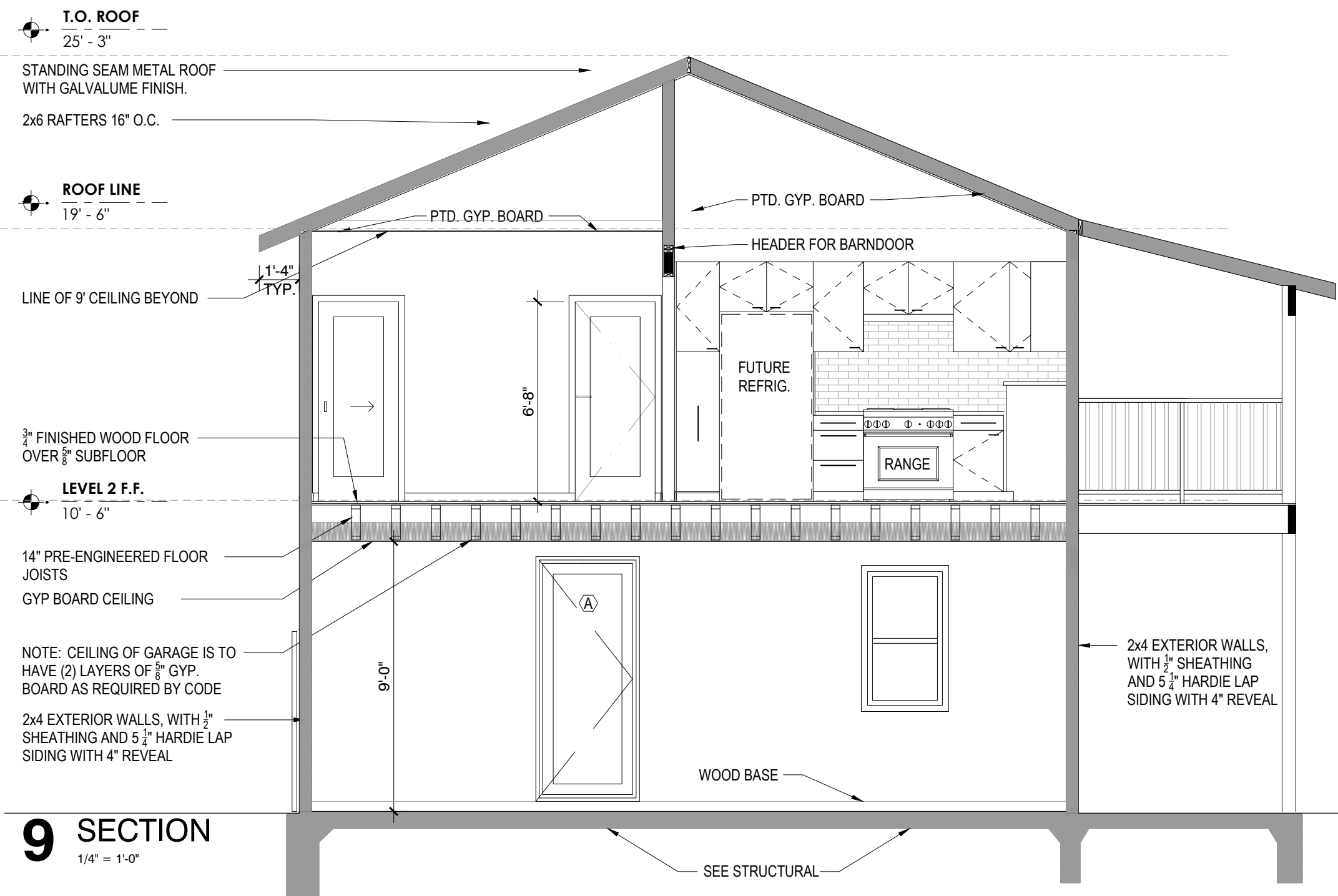
4 SIDE ELEVATION
1/4" = 1'-0"



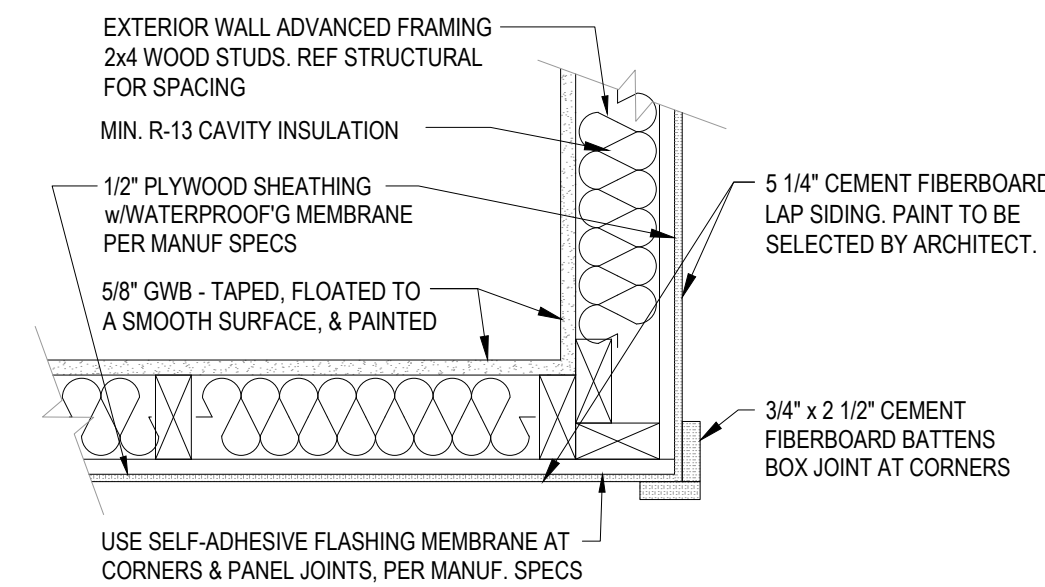
WALL LEGEND
1" = 1'-0"



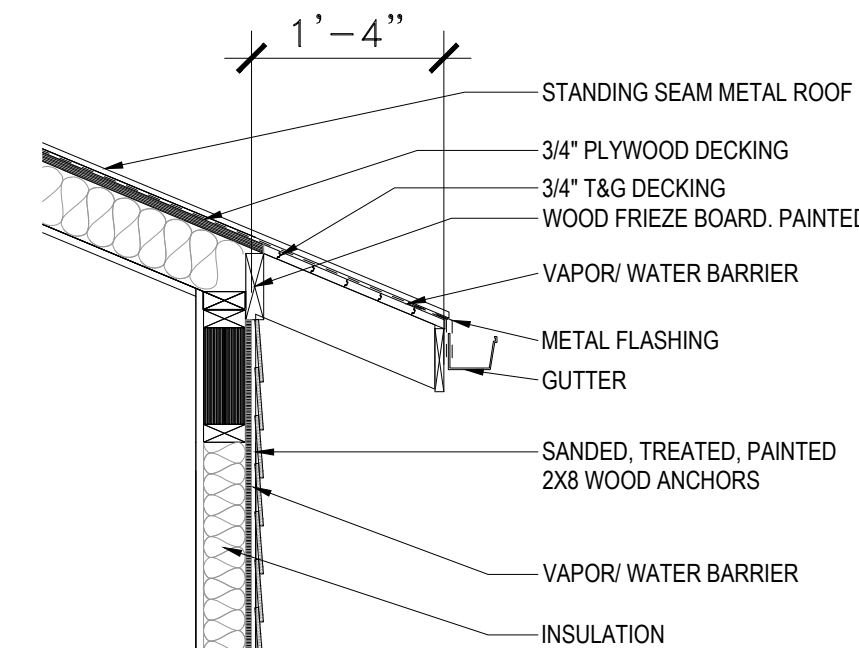
14 BRACKET FOR CARPORT COVER
3/4" = 1'-0"



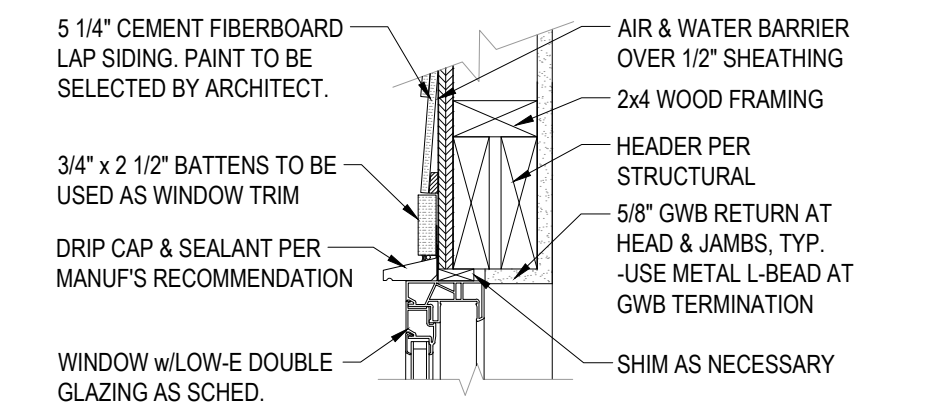
9 SECTION
1/4" = 1'-0"



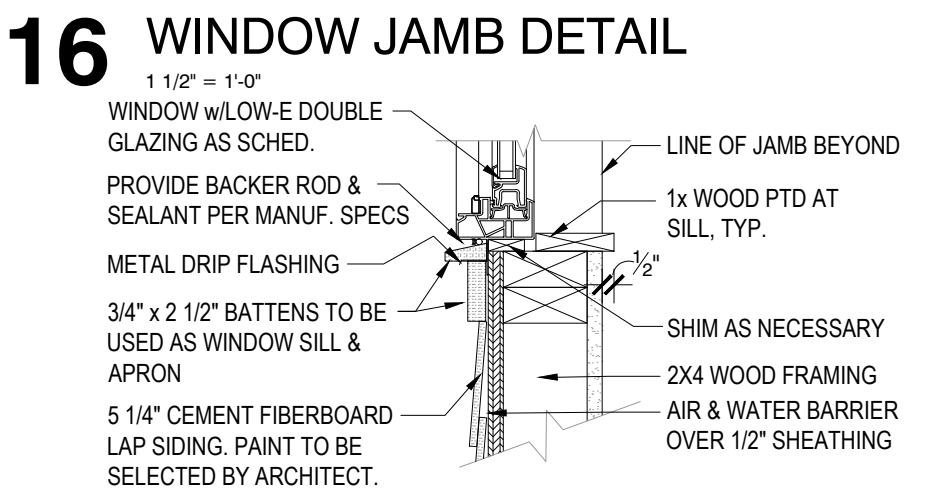
10 SIDING OUTSIDE DETAIL
1 1/2" = 1'-0"



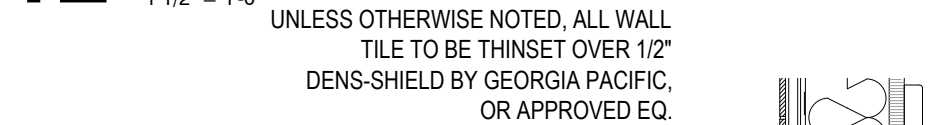
15 TYPICAL OVERHANG DTL.
3/4" = 1'-0"



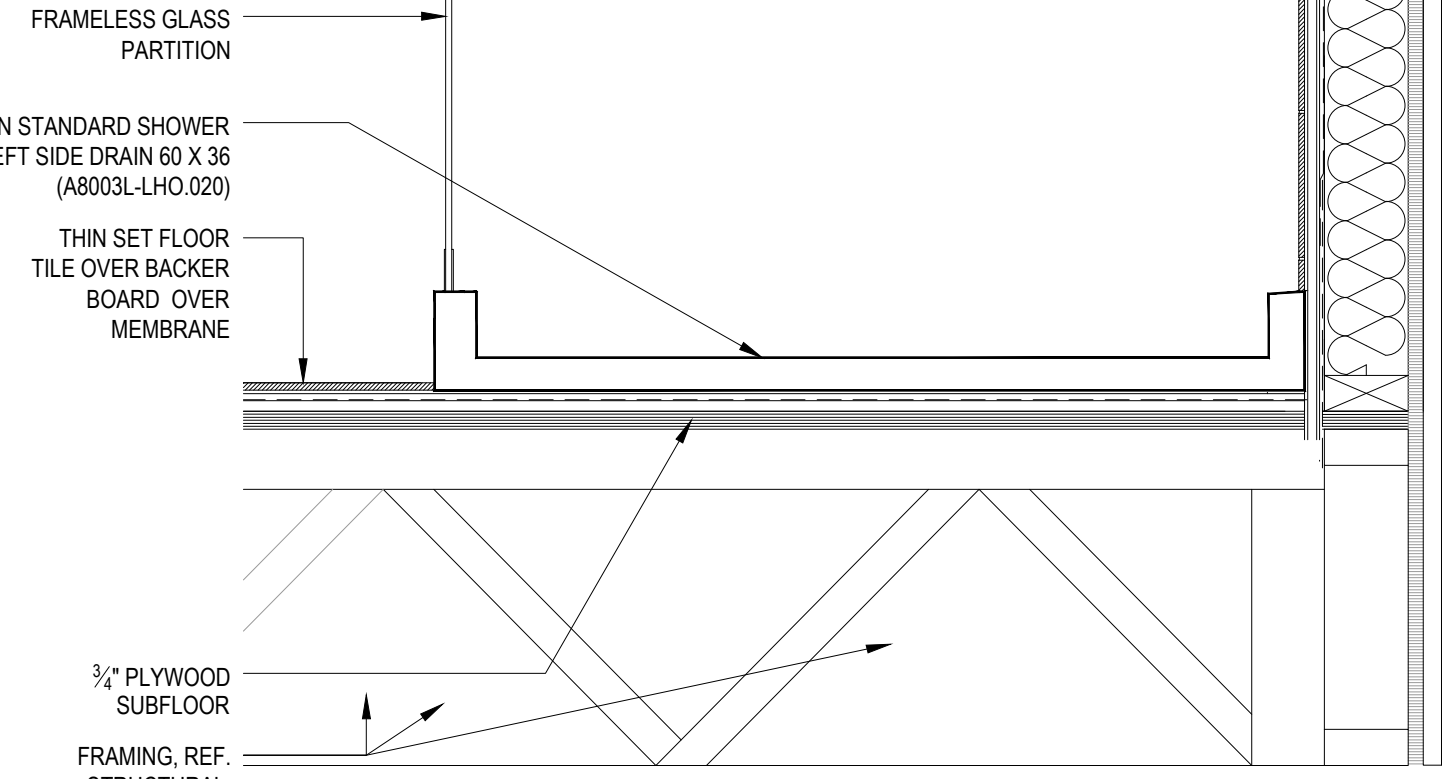
11 WINDOW HEADER DETAIL
1 1/2" = 1'-0"



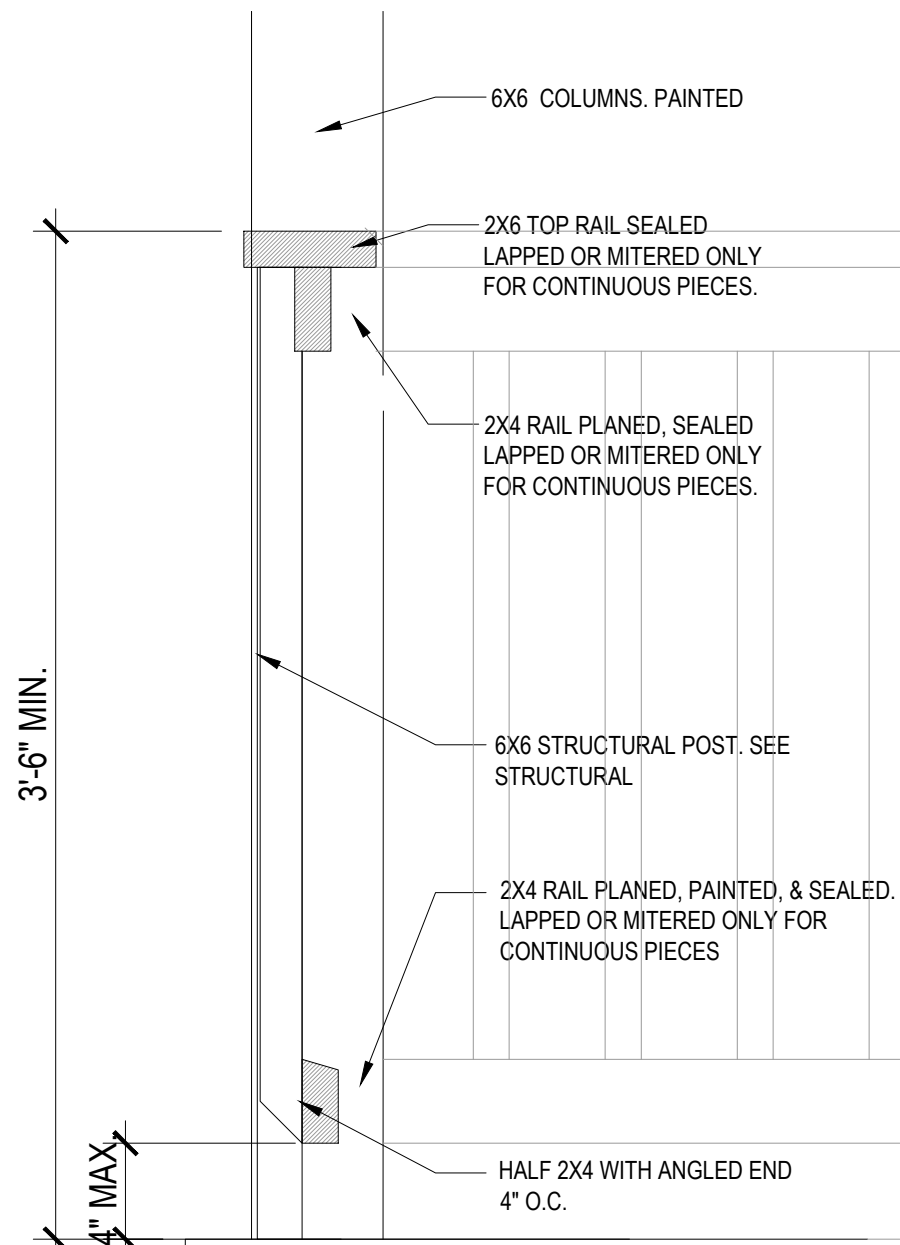
16 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



12 WINDOW SILL DETAIL
1 1/2" = 1'-0"

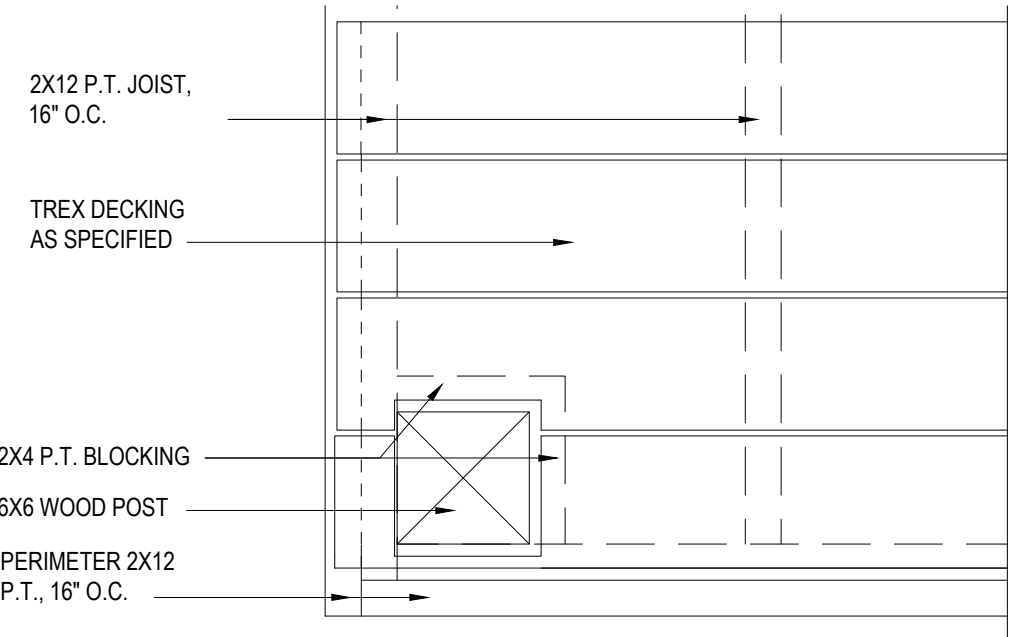


13 SHOWER DETAIL
1 1/2" = 1'-0"



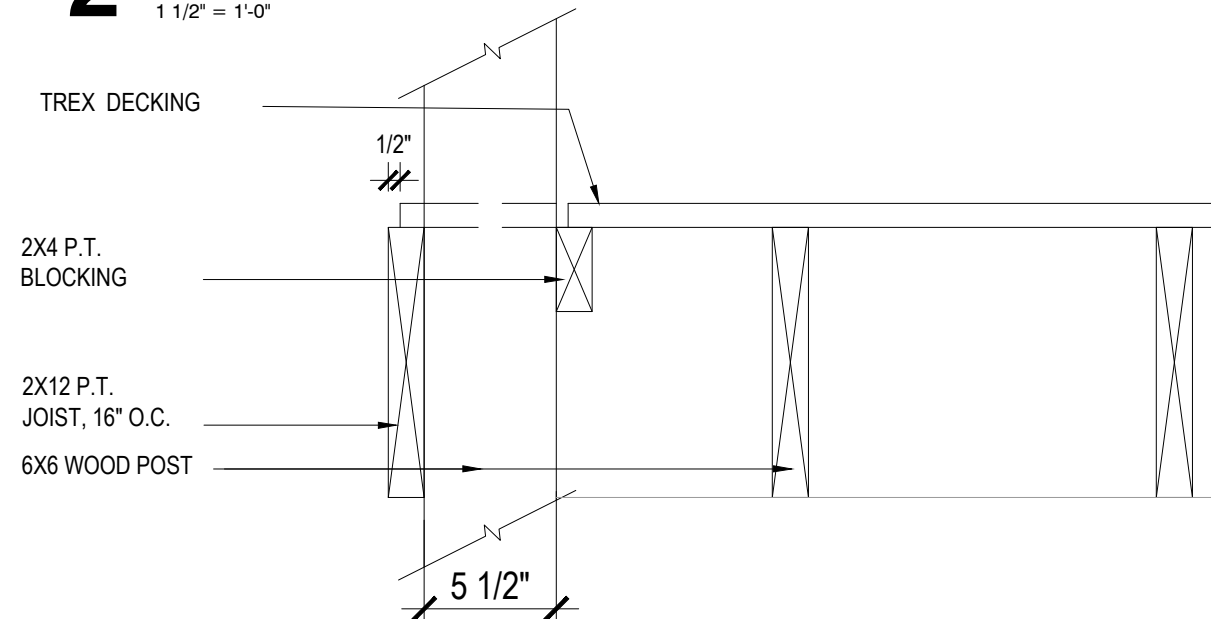
1 RAILING SECTION

1 1/2" = 1'-0"



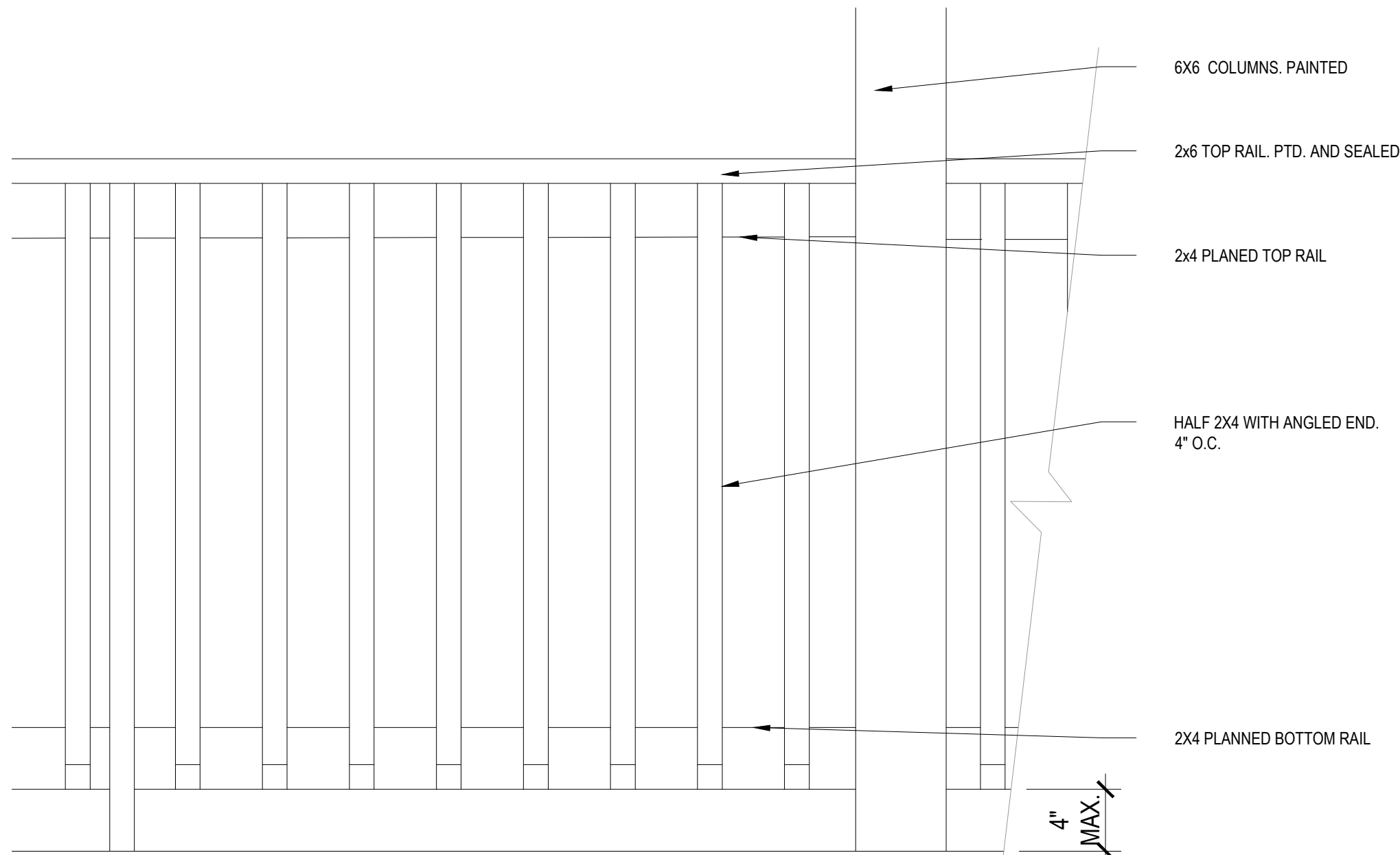
2 RAILING PLAN CORNER

1 1/2" = 1'-0"



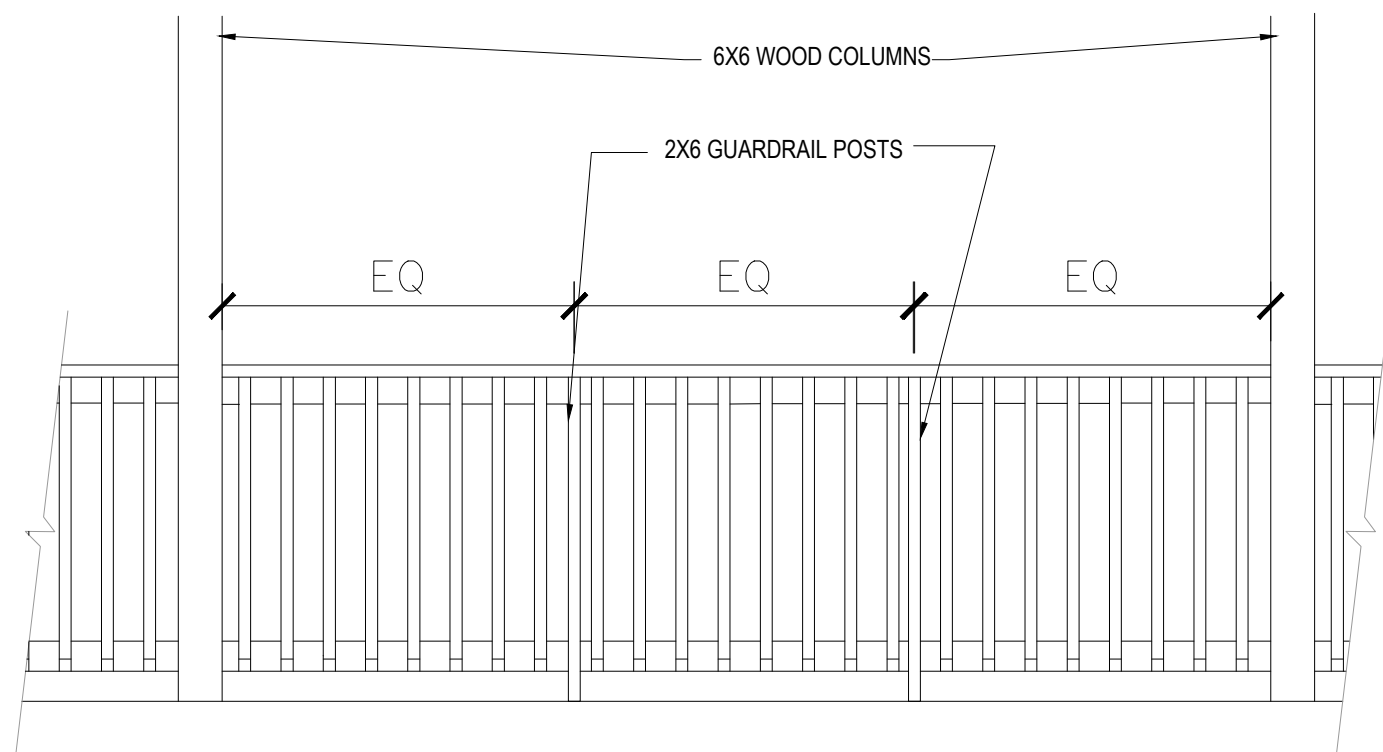
3 COLUMN/DECK DTL

1 1/2" = 1'-0"



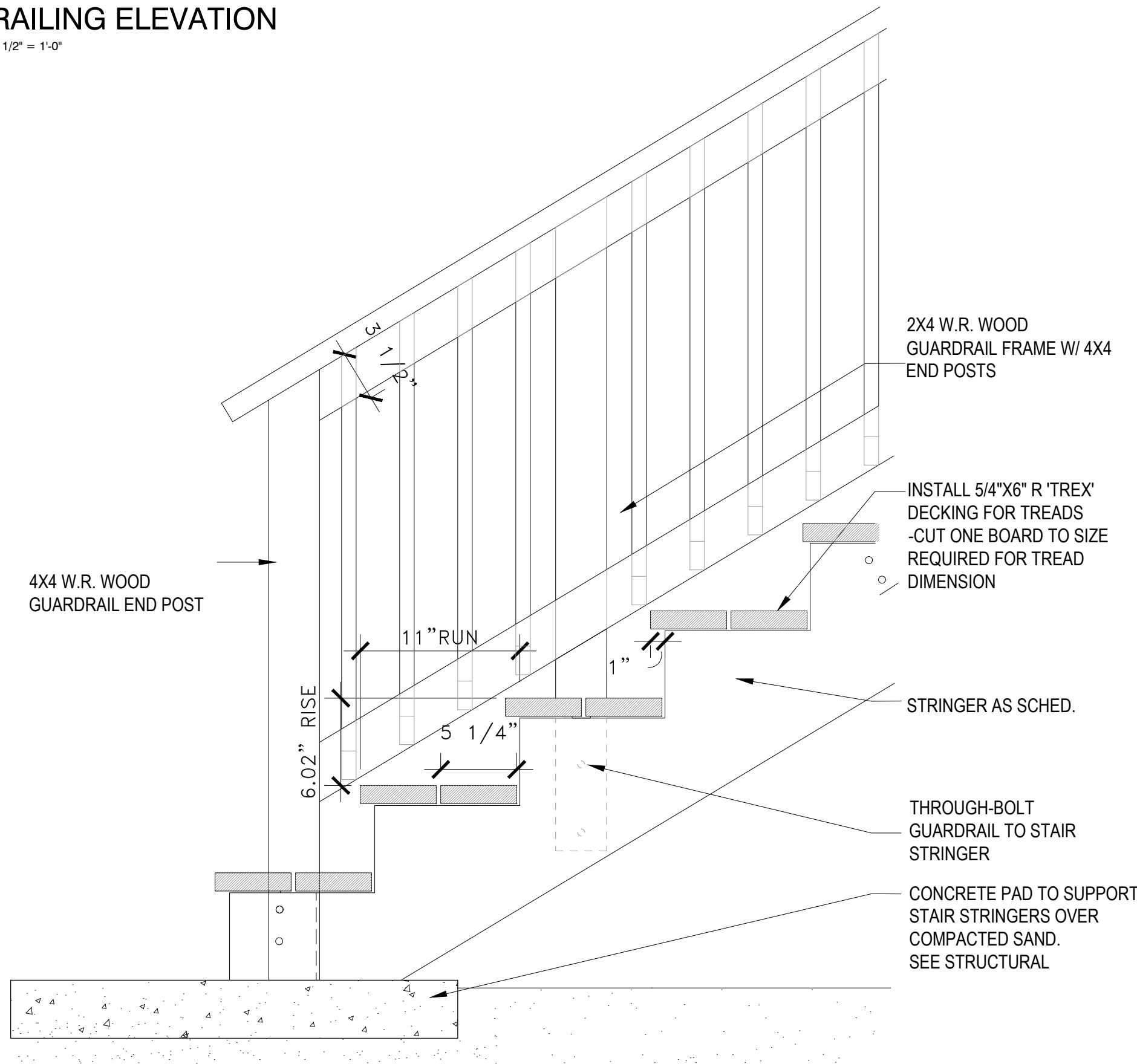
4 RAILING ELEVATION

1 1/2" = 1'-0"



5 RAILING ELEVATION

1 1/2" = 1'-0"



6 RAILING ELEVATION

1 1/2" = 1'-0"