

HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2024

HDRC CASE NO: 2024-333
ADDRESS: 504 KING WILLIAM
LEGAL DESCRIPTION: NCB 749 BLK 8 LOT 9,10, NW IRR 28.2FT OF 1 & NW 61.2 FT OF 2
ZONING: RM-4, H, RIO-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Daniel Cruz/Design Coop
LANDMARK: Individual Landmark
OWNER: Topher Guerra/LAUREL HEIGHTS FAMILY IRREVOCABLE TRUST
TYPE OF WORK: Carport Construction
APPLICATION RECEIVED: September 13, 2024
60-DAY REVIEW: November 12, 2024
CASE MANAGER: Caitlin Brown-Clancy

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: Construct a detached carport measuring approximately 260 sq ft along the Southern side of the property in front of the historic porte cochere over the existing cobblestone drive.

APPLICABLE CITATIONS:

GUIDELINES FOR NEW CONSTRUCTION:

2. BUILDING MASSING & FORM

A. Scale and Mass

i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

B. Roof Form

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

3. MATERIALS & TEXTURE

A. New Materials

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

4. ARCHITECTURAL DETAILS

A. General

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

5. GARAGES & OUTBUILDINGS

A. Design & 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. 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.

B. Setbacks & Orientation

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. **ARCHITECTURAL DESCRIPTION** - The primary structure located at 504 King William is a 2-story, single-family residence constructed in 1883 and was designed in an eclectic style with Queen Anne influences. The home was designed by prolific architect Alfred Giles. The home underwent a major renovation in 1915, during which the turret, the carved stone decorative band, and the existing square porch columns were installed. The structure is contributing to the King William Historic District.

b. **CARPORT: FOOTPRINT** – The applicant has proposed to construct a new detached carport structure along the Southern side of the property. The proposed footprint is approximately 260 square feet and follows the contours of the facade. The Historic Design Guidelines for New Construction stipulate that new outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the proposal consistent with the Guidelines based on the open-air nature of the structure.

c. **CARPORT: SETBACKS** – The applicant has proposed to situate the new accessory structure behind the front façade and in front of the historic porte cochere. Guideline 5.B.ii for new construction stipulates that new garages and outbuildings should follow the historic orientation and setbacks common in the district. The neighboring properties along King William Street feature porte cocheres that are subordinate to their primary façade and other accessory structures set at the rear of the property. Staff does not find the proposal for location appropriate as it visually obstructs the historic porte cochere. The applicant is responsible for complying with all zoning setback standards and filing for a variance with the Board of Adjustment if applicable.

d. **CARPORT: SCALE & MASS** – The applicant has proposed a 1-story carport structure with a hip roof. The structure will measure approximately fourteen feet in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structures. The scale of the proposed structure does not impact or visually compete with primary structure on the lot or nearby historic structures. Staff finds the proposal consistent with the Guidelines.

e. **CARPORT: ROOF FORM** – The applicant has proposed a hip roof form for the carport. The roof will be standing seam copper with a hand crimped ridge in keeping with the roof of the primary structure. Staff finds the proposal appropriate.

f. **CARPORT: MATERIALS** – The proposed carport will be constructed on the existing cobblestone drive. The carport will be constructed of steel painted columns, and copper standing seam roof panels. The Guidelines for New Construction state that materials should complement the type, color, and texture of those found in the historic district. Staff finds the proposal consistent with the Guidelines.

g. CARPORT: ARCHITECTURAL DETAILS – Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. Architectural details should also not visually compete with the historic structure. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

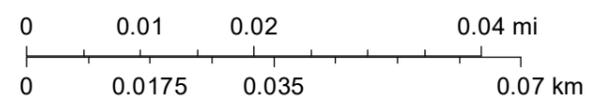
Staff does not recommend approval as proposed. Staff recommends that any new structures be located behind the historic porte cochere based on finding c.

City of San Antonio One Stop



September 25, 2024

1:1,000





AREA
OF REQUEST

PHOTO: FRONT ELEVATION, KING WILLIAM ST
SCALE: N.T.S.

504 KING WILLIAM	HDRC SHEET 1 OF 3
DATE: SEPTEMBER 13, 2024	
DESIGN COOP	



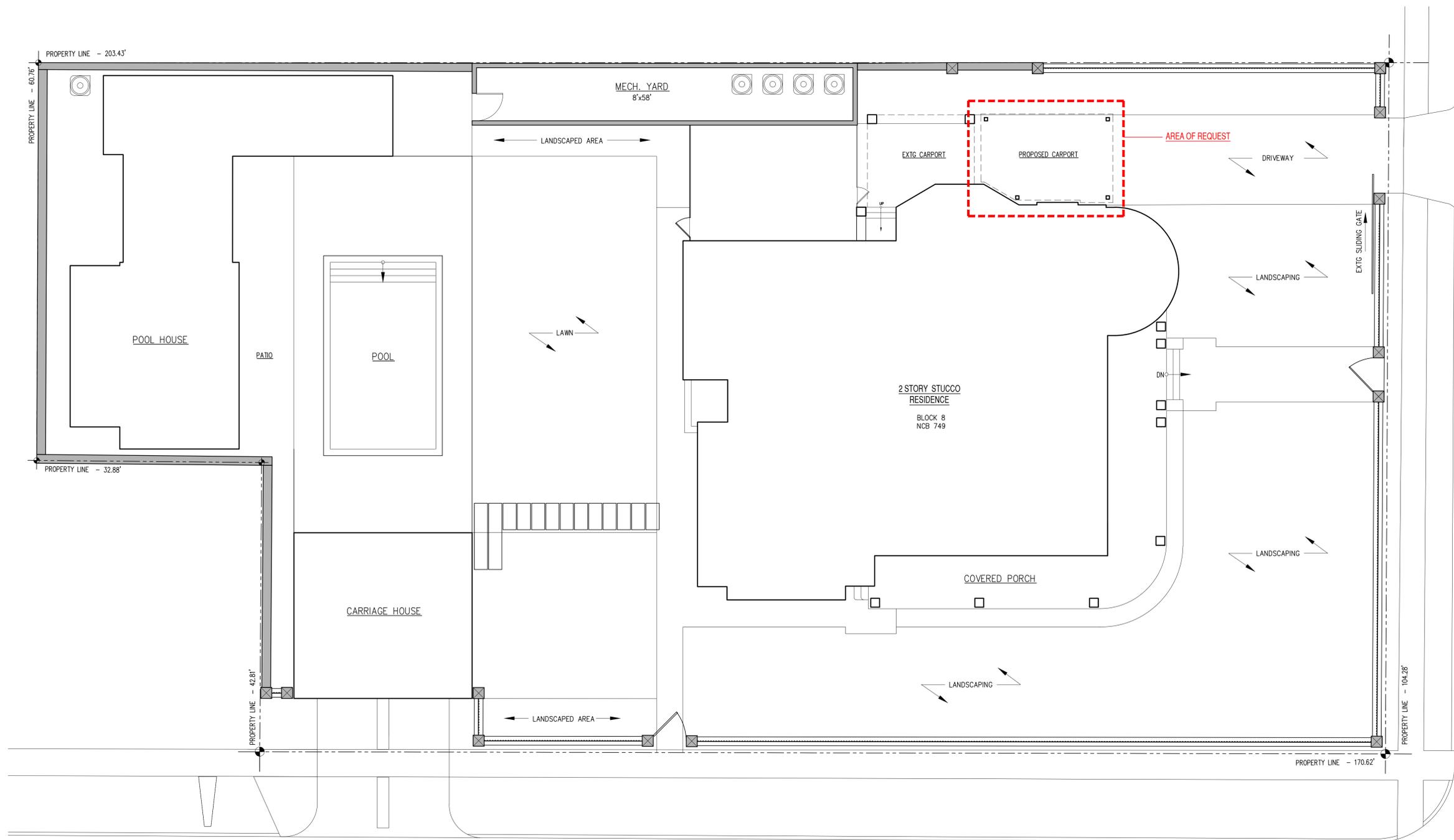
PHOTO: FRONT ELEVATION, KING WILLIAM ST
SCALE: N.T.S.

504 KING WILLIAM	HDRC SHEET 2 OF 3
DATE: SEPTEMBER 13, 2024	
DESIGN COOP	



PHOTO: SIDE ELEVATION, E JOHNSON ST
SCALE: N.T.S.

504 KING WILLIAM	HDRC SHEET 3 OF 3
DATE: SEPTEMBER 13, 2024	
DESIGN COOP	



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



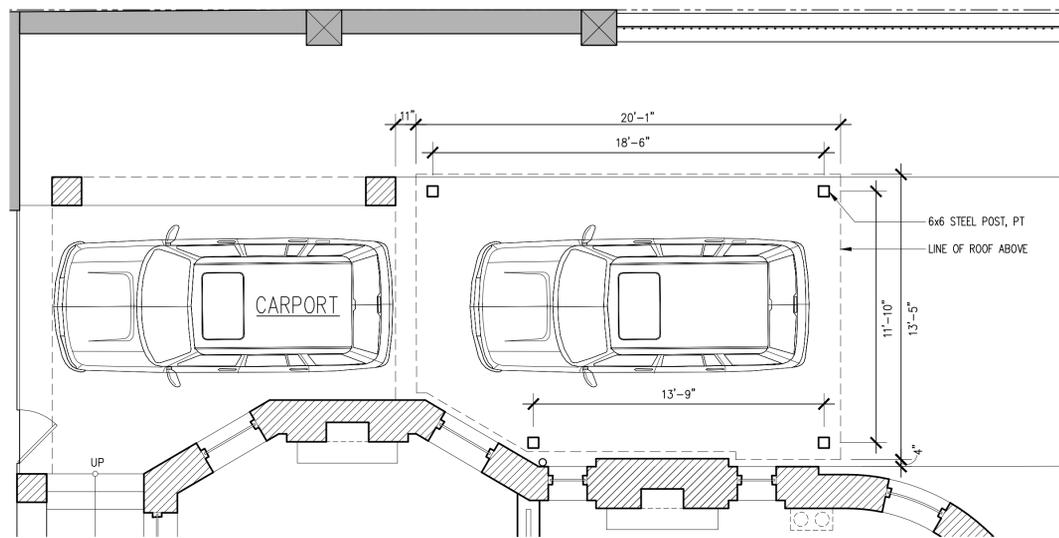
DATE	ISSUED FOR

DESIGN COOP
Tel: 210.868.5629
Fax: 210.868.5639
Email: info@designcoop.com
PO BOX 99046
San Antonio, TX 78209

504 KING WILLIAM
SAN ANTONIO, TEXAS

DRAWN: kk
CHECKED: dc
APPROVED:
DATE: SEPTEMBER 13, 2024
SHEET NO.
SITE PLAN

A0.1



1 FLOOR PLAN: PROPOSED CARPORT
SCALE: 1/4" = 1'-0"

DATE	ISSUED FOR

DESIGN COOP

Tel: 214.665.5209
 Fax: 214.665.5209
 Email: info@designcoop.com
 PO BOX 99046
 San Antonio, TX 78209

504 KING WILLIAM

SAN ANTONIO, TEXAS

DRAWN: kk
 CHECKED: dc
 APPROVED:
 DATE: SEPTEMBER 13, 2024
 SHEET NO.
 FLOOR PLAN

A1.0



1 EXTERIOR ELEVATION: FRONT ELEVATION
SCALE: 1/4" = 1'-0"

DATE	ISSUED FOR

DESIGN COOP

Tel: 210.858.5829
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PO BOX 99046
San Antonio, TX 78209

504 KING WILLIAM
SAN ANTONIO, TEXAS

DRAWN: kk
CHECKED: dc
APPROVED:
DATE: SEPTEMBER 13, 2024
SHEET NO.
EXTERIOR ELEVATION

A2.0



1 EXTERIOR ELEVATION: SIDE ELEVATION
SCALE: 1/4" = 1'-0"

DATE	ISSUED FOR

DESIGN COOP

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504 KING WILLIAM
 SAN ANTONIO, TEXAS

DRAWN: kk
 CHECKED: dc
 APPROVED:
 DATE: SEPTEMBER 13, 2024
 SHEET NO.
 EXTERIOR ELEVATION

A2.1