HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2024

HDRC CASE NO:	**2024-286**
ADDRESS:	401 KING WILLIAM
LEGAL DESCRIPTION:	NCB 745 BLK LOT SE IRR 279.44 FT OF 1, 2 & 3
ZONING:	R-4 IDZ S H HE RIO-4 AHOD
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Samuel White/Michael G. Imber Architects
OWNER:	Jane Lewis/NATIONAL TRUST FOR HISTORIC PRESERVATION IN THE US
TYPE OF WORK:	Construction of an accessory structure
APPLICATION RECEIVED:	August 01, 2024
60-DAY REVIEW:	September 30, 2024
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an accessory structure to function as a visitors' center on the property at 401 King William Street, commonly known as Villa Finale. The proposed new construction will feature one story in height and an overall footprint of 1,893 square feet.

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the

Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.

- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct an accessory structure to function as a visitors' center on the property at 401 King William Street, commonly known as Villa Finale. The proposed new construction will feature one story in height and an overall footprint of 1,893 square feet.
b. CONCEPTUAL APPROVAL – This request received conceptual approval at the January 18, 2023, Historic and Design Review Commission hearing with the following stipulations:
    i. That the proposed stucco be detailed and feature a texture that is consistent with stucco found historically on site.
    ii. That all windows be consistent with the adopted policy guide for windows.
    iii. That the applicant submit a detailed landscaping plan for review and approval when returning to the Commission for final approval.
    iv. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
c. CONTEXT & DEVELOPMENT PATTERN – This block of King William Street features large, primary historic structures on large lots. Lots typically feature accessory structures such as large carriage structures. This particular lot is bounded by E Sheridan Street to the north. This lot currently features two, existing accessory structures.
d. MASSING & FORM – The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to 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 of the primary historic structure. The applicant has proposed a footprint of 1,893 square feet. The footprint of the primary historic structure on site is 3,788 square feet. While the proposed new construction exceeds the recommended footprint percentage of the primary historic structure on site, staff finds that given its location on the lot and the size of the lot, its footprint is appropriate.
e. MASSING & FORM – The applicant has submitted application documents noting the overall height and massing of the proposed new construction. The applicant has proposed for the height and massing to generally be subordinate to that of the existing accessory structure, the carriage house. The applicant has proposed an overall height and massing that staff finds to be consistent with the Guidelines and historic examples found within the immediate vicinity.
f. ORIENTATION & SETBACK – Accessory structures on this block of King William Street are predominantly located at the rear of sites. The Guidelines for New Construction 5.B. notes that the predominant accessory structure orientation and historic setback patterns of the block should be followed. The applicant has proposed to locate this structure towards the rear of the lot, consistent with the locations of existing accessory structures on site. Staff finds the proposed orientation and setback to be appropriate and consistent with the UDC.
g. CHARACTER – The Guidelines for New Construction 5.A. notes that new accessory structures should relate to the primary historic structure in regards to their materials and window and door openings. The applicant has proposed a design that features architectural elements that reference those found historically on site.

Additionally, the applicant has proposed materials that relate to those found on the primary historic structure on site, including cut stone, painted brick and stucco. Staff finds the proposed character of the proposed new construction to be appropriate and consistent with the Guidelines. Staff finds that the proposed stucco should feature a texture and profile that is consistent with that found historically on site.

h. WINDOW MATERIALS – Per the construction documents, the applicant has proposed aluminum clad wood windows. Additionally, the applicant has submitted construction documents noting window profiles, installation depths and sill profiles. Generally, staff finds the proposed windows to be appropriate; however, staff finds that all muntins should be applied to the exterior of windowpanes. Faux divided lites should not be used.
i. SITE PAVING – Around the proposed new construction the applicant has proposed site paving in various locations. The applicant has proposed concrete sidewalks around the new construction and decorative paving with inlaid borders. Staff finds the proposed paving to be appropriate.
j. LANDSCAPING – The applicant has provided both a landscaping and tree preservation plan noting the preservation of existing trees and the location of small planting areas. Staff fins the proposed landscaping to be appropriate.
k. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
l. SAN ANTONIO RIVER AUTHORITY COORDINATION – Per the UDC Section 35-672(c)(8), consultation with the San Antonio River Authority regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness.

RECOMMENDATION:

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

i. That the proposed windows adhere to staff's standards for windows in new construction. Windows should feature true muntins and not feature internal muntins/faux divided lites.
ii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
iii. That the proposed stucco be detailed and feature a texture that is consistent with stucco found historically on site, as noted in finding g.
iv. That the applicant coordinates with the San Antonio River Authority regarding landscaping and maintenance boundaries and storm water control measures.


W Sheridan St
City St
San Antonio River
King William St
Beauregard St
Alfred Giles House
King William St
Tree-lined street with museums & a park
Carl Wilhelm August Groos House
Nat M. Washer Lodge #1270 AF &...
E Sheridan St
Villa Finale: Museum & Gardens
Tours & exhibits in a historic setting
Elias and Lucy Edmonds House
Johnson Street Pedestrian Bridge
Madison St
131
128
130
132
204
320
314
309
322
318
326
31
321
325
316
302
306
322
326
332
321
325
323
334
337
404
410
414
403
338
222
103
100
425
431
509
415
402
401

PROPOSED VISITORS' CENTER

VILLA FINALE MUSEUM AND GARDENS
401 KING WILLIAM STREET | SAN ANTONIO, TEXAS

MATERIALS FOR SUBMISSION TO THE
HISTORIC DESIGN AND REVIEW COMMISSION

MICHAEL G. IMBER
ARCHITECTS

AUGUST 2, 2024

PROJECT DESCRIPTION

The proposed Visitors' Center for Villa Finale Museum and Gardens will create a venue to support the National Trust historic house museum and:

- Provide a clear location for ticketing and entry to the museum
- Orient and educate visitors using long-term and temporary exhibits
- Enhance visitor amenities including restrooms and a waiting area that will also support events on the grounds and throughout the property
- Provide prep and storage space to support events on the grounds
- House the Villa Finale staff, including office space for the director
- Maintain views of the historic house from the Riverwalk

The aesthetic goals of the proposed design are to create a new building that feels more like a garden pavilion at the scale of the existing carriage house and stone tool shed and that does not compete with the main house, originally built in 1876 and then renovated starting in 1967 by Walter Mathis, for prominence on the site. Sited within the existing parking area, the entry will face east so that a visitor entering the site can approach through the existing north garden into a newly defined entry court framed by the Existing tool shed, built just before 1986. The main south façade is defined by two painted brick pavilion-like structures that are linked by a covered porch, allowing for an open connection between the main lawn space and the central exhibit space in the Visitors' Center. This siting also allows for the creation of a small, functional garden court between the new building ad the existing carriage house, built in the early 20th century. The material palette draws inspiration from the characteristics of the property's existing buildings – painted brick and plaster exterior walls, standing seam metal roofs, stone headers and sills at windows and doors, trim detailing similar to the exiting elements, brick paths and landscaping that complement the existing gardens and paving, and round and oval windows to connect the new building to the main house.

SITE LOCATION AND EXISTING HOUSE

VILLA FINALE MUSEUM AND GARDENS

MICHAEL G. IMBER
ARCHITECTS

AUGUST 2, 2024

N

VILLA FINALE LOCATION

401 KING WILLIAM STREET

MICHAEL G. IMBER
ARCHITECTS
AUGUST 2, 2024

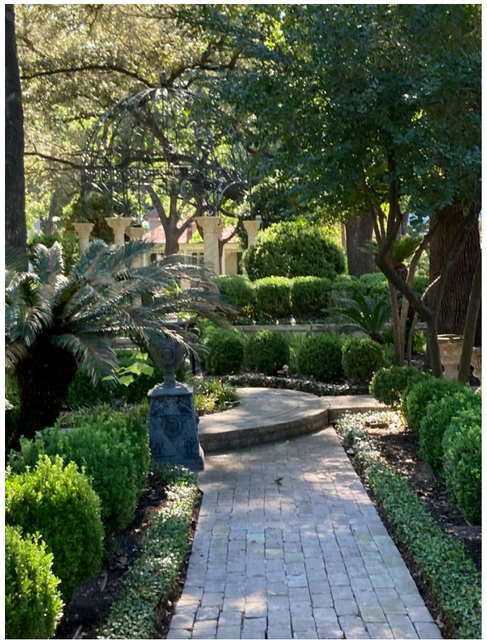
EAST ELEVATION

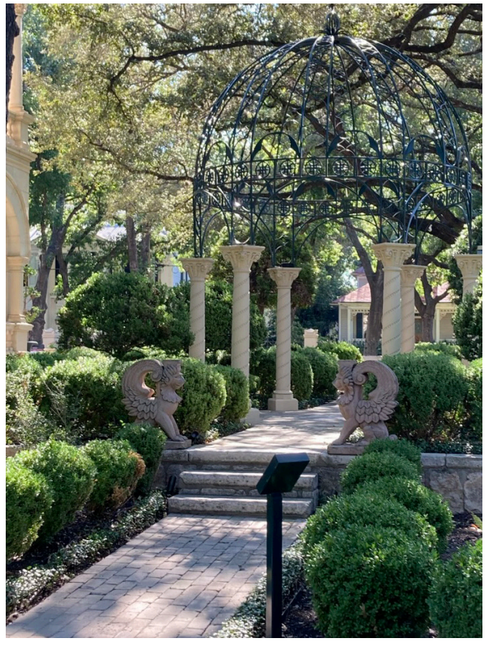
WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

VILLA FINALE - MAIN HOUSE



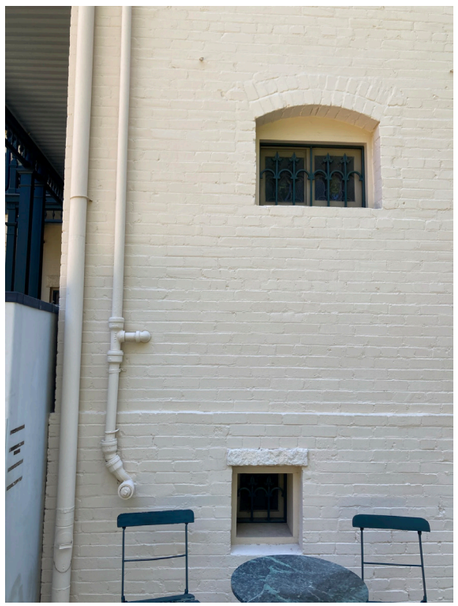


VILLA FINALE - WEST GARDEN

VILLA FINALE - CARRIAGE HOUSE





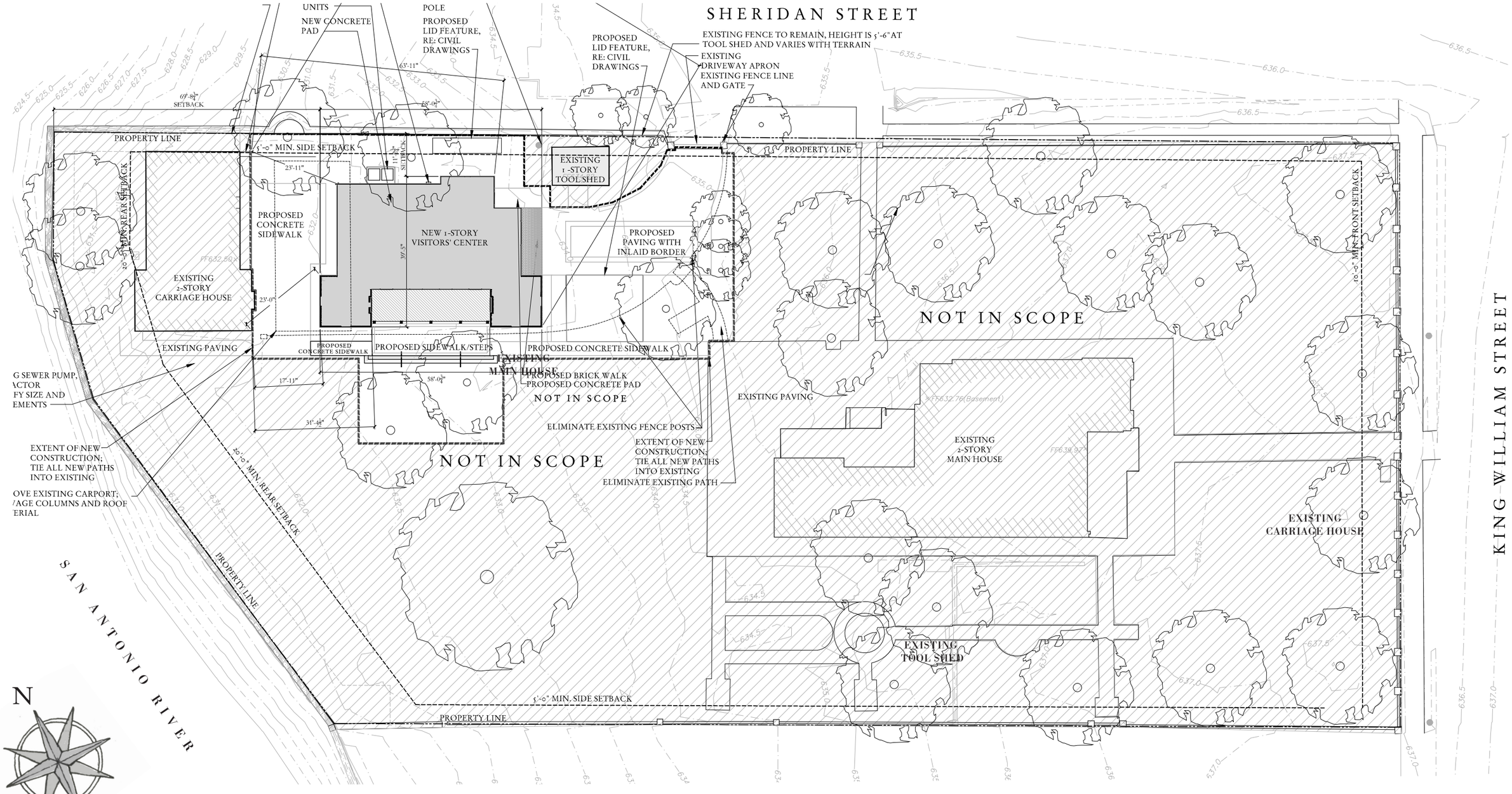




VILLA FINALE - BUILDING DETAILS

PROPOSAL FOR
NEW VISTORS' CENTER
VILLA FINALE MUSEUM AND GARDENS

MICHAEL G. IMBER
ARCHITECTS

AUGUST 2, 2024



PROPOSED SITE PLAN

N.T.S.

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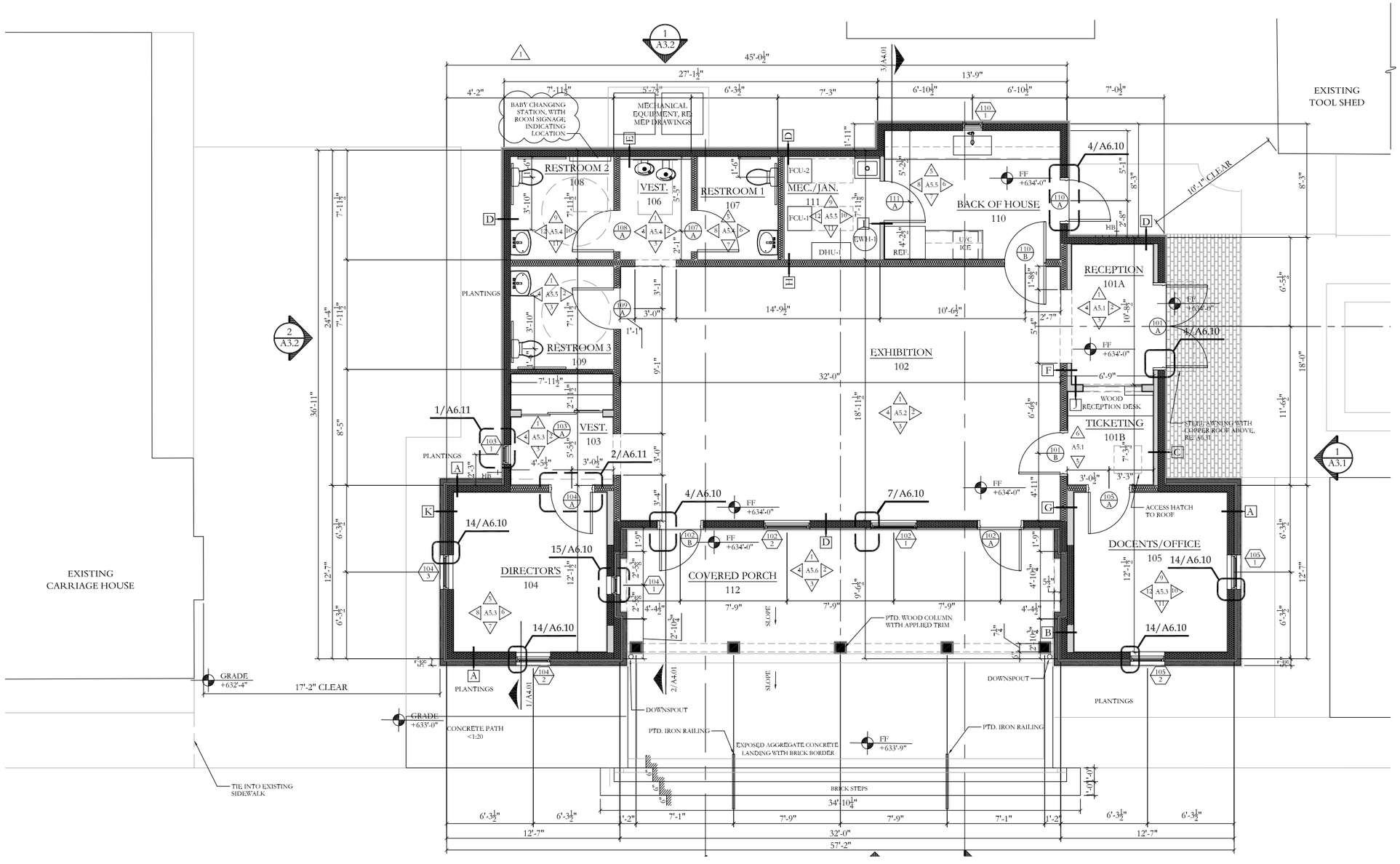

Square Footage

	conditioned	unconditioned
visitors' center	1/613 sf	280 sf

PROPOSED FLOOR PLAN

1/8" = 1'-0"

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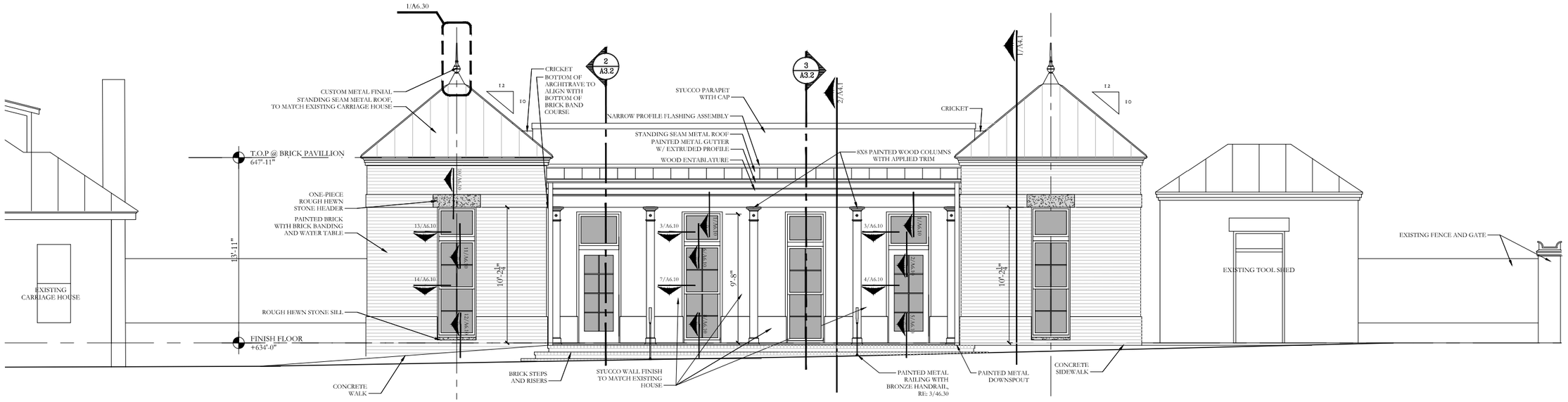

PROPOSED SOUTH ELEVATION

1/8” = 1’-0”

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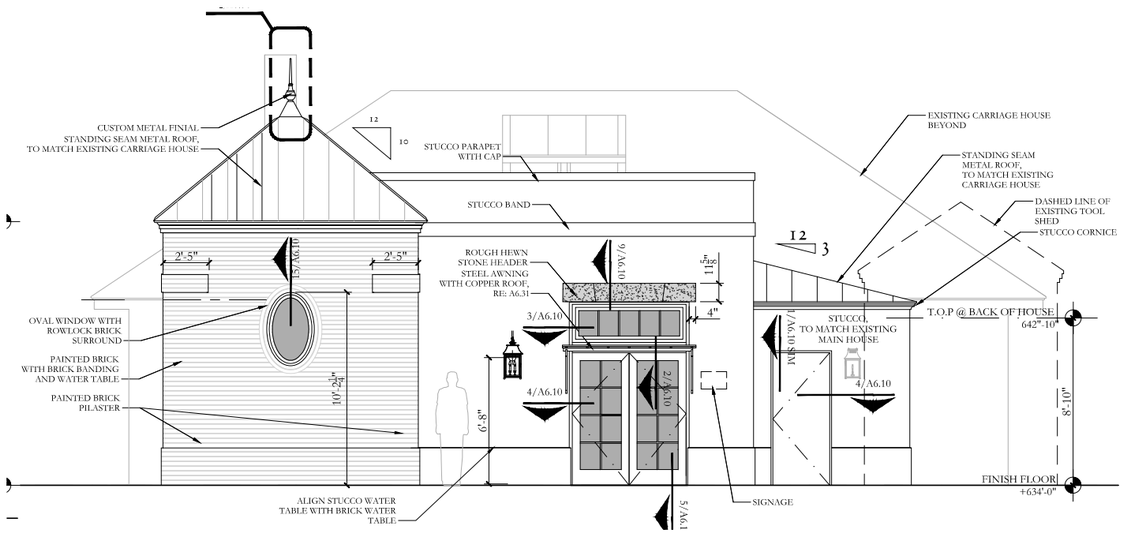
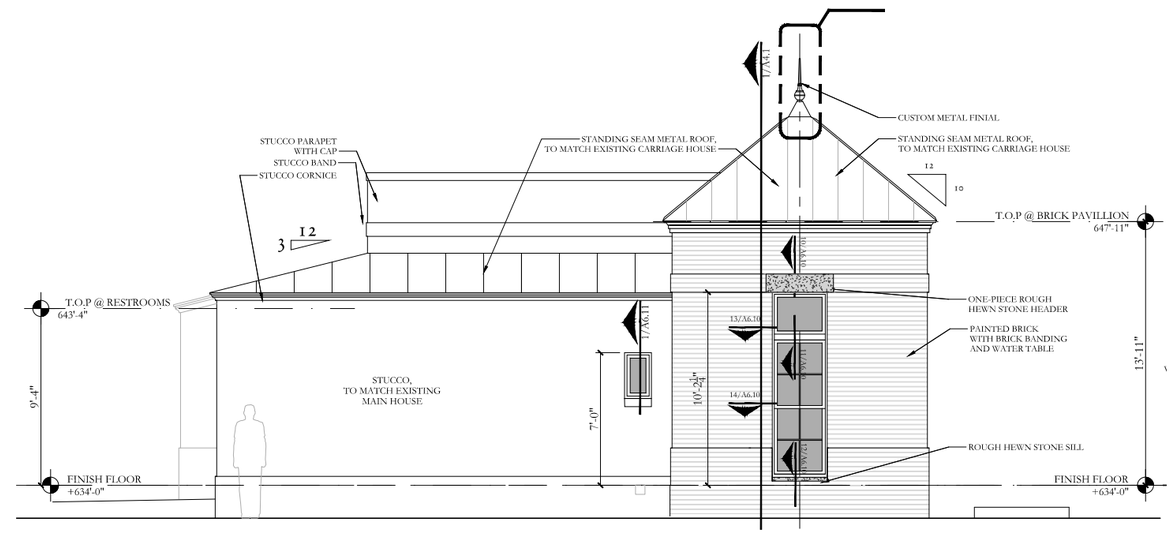
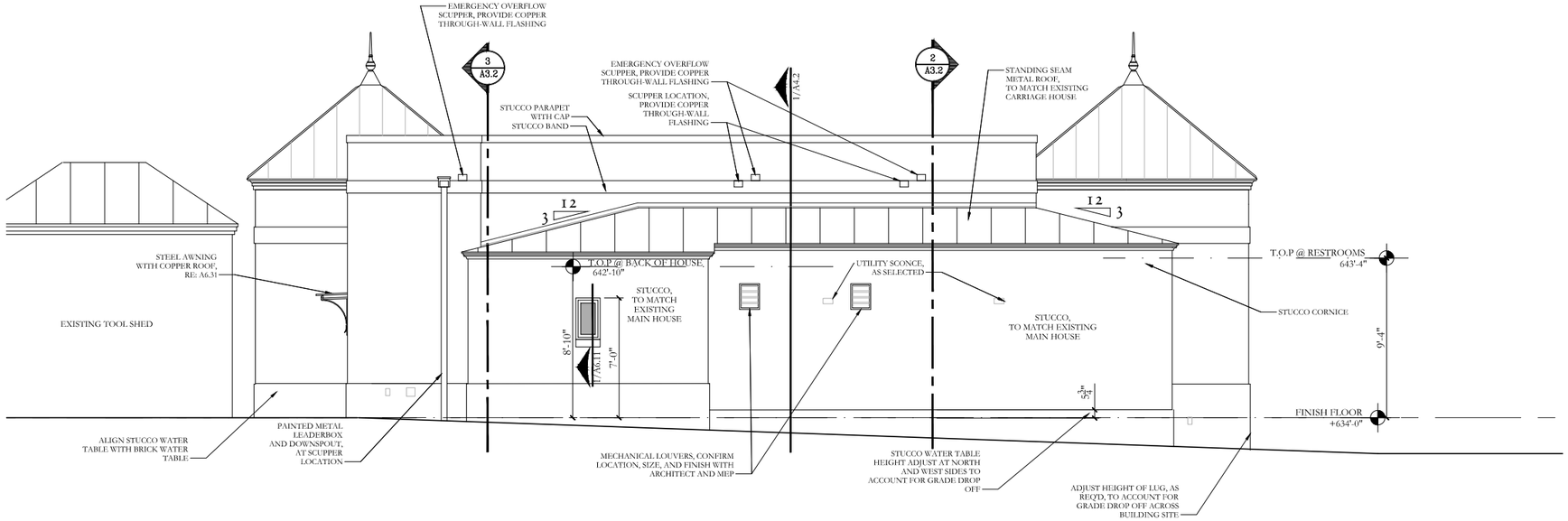


EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

1/8" = 1'-0"

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EXTERIOR
DOOR

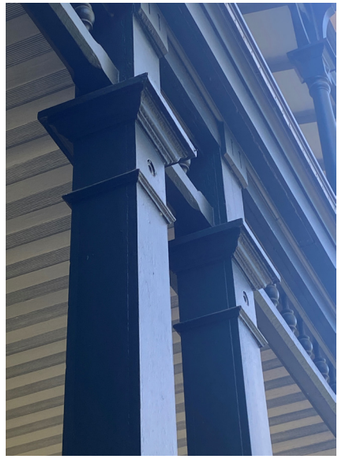
OVAL
WINDOW

BRICK
PAVING

BRICK
PAVING

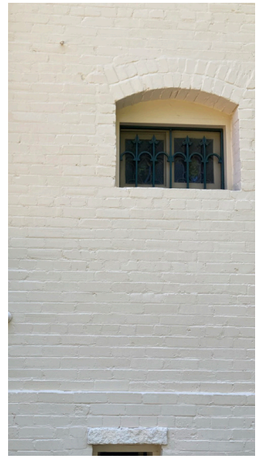
DECKING
AT PORCH

STONE HEADER AT
DOORS AND WINDOWS



PAINTED
WOOD COLUMNS

STANDING SEAM
METAL ROOF



PAINTED
EXTERIOR BRICK

STUCCO

PALETTE OF MATERIALS

PAINTED BRICK

Painted to match color, finish, and character of existing

STUCCO

Sto stucco system with integral color to match finish and character of existing

ROOF

Standing seam metal roof with hand-munched ridges, Berridge or equivalent in color to match character of existing

EXTERIOR DOORS

Simpson painted wood and glass doors with custom transom by contractor

WINDOWS

Marvin clad wood windows, color to match existing

PAVING

A mix of Endicott brick in Dark Ironspot and a light yellow brick to match existing paving

CEILING DECKING AT PORCH

Painted wood decking with alternating plain and fluted boards to match existing

STONE HEADERS AT DOORS AND WINDOWS

Rough-cut Leuders limestone to match existing house

WOOD TRIM AND COLUMNS

Painted wood or composite with details and color to match existing house

HANDRAILS

Painted metal with profiles to match existing handrail at rear porch

DOOR HARDWARE

Bronze and unlacquered brass hardware from Ashley Norton and Von Duprin

Reference specifications submitted for further details and exterior lighting selections.

PALETTE OF MATERIALS