

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2022

HDRC CASE NO: 2022-150
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
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Daniel Cruz/Design Coop
OWNER: Christopher Guerra/LAUREL HEIGHTS FAMILY IRREVOCABLE TRUST
TYPE OF WORK: Installation of a wood pergola in the rear yard
APPLICATION RECEIVED: February 28, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Install a wood pergola on the rear balcony.
2. Install a wood pergola at the rear elevation.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. 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. REAR BALCONY: PERGOLA INSTALLATION – The applicant has proposed to install a fully wood pergola on the rear balcony. The proposed balcony pergola is 11 feet in height and will total 235 square feet. The proposed pergola will connect to the primary structure with a ledger block and threaded rod. According to Guideline 1.A.i for Additions, residential additions should be located at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate. The balcony pergola will be visible from the public right-of-way but will not detract from the architectural character of the building. Staff finds that the request is appropriate if the condition is reversible and is an independent structure not attached to the primary historic structure.
- c. REAR YARD: PERGOLA INSTALLATION – The applicant has proposed to install a pergola in the rear yard along the east (rear) elevation. The proposed pergola is 10 feet, 6 inches in height at the Johnson Street rear pedestrian gate and extends to 13 feet, 6 inches in height. The proposed pergola will total 560 square feet and will connect to the primary structure with a ledger block and threaded rod. The applicant has proposed to install a stone paver walkway beneath the pergola structure. Guideline 3.B.i for Site Elements states that large pavers or other impervious surfaces should not be introduced where they were not historically located. Guideline 3.B.ii for Site Elements states that new pervious hardscapes should be limited to areas that are not highly visible and should not be used as wholesale replacement for plantings. According to Guideline 3.A.ii for Site Elements, do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%. The applicant has not provided the total percentage of lot coverage for review. Additionally, the applicant has not provided a landscaping plan showing the proposed site work. Staff finds that the applicant should submit lot coverage information and a landscaping plan showing the material and dimensions for all proposed site work to staff for review. Staff finds that the requested pergola is appropriate if the condition is reversible and is an independent structure not attached to the primary historic structure.

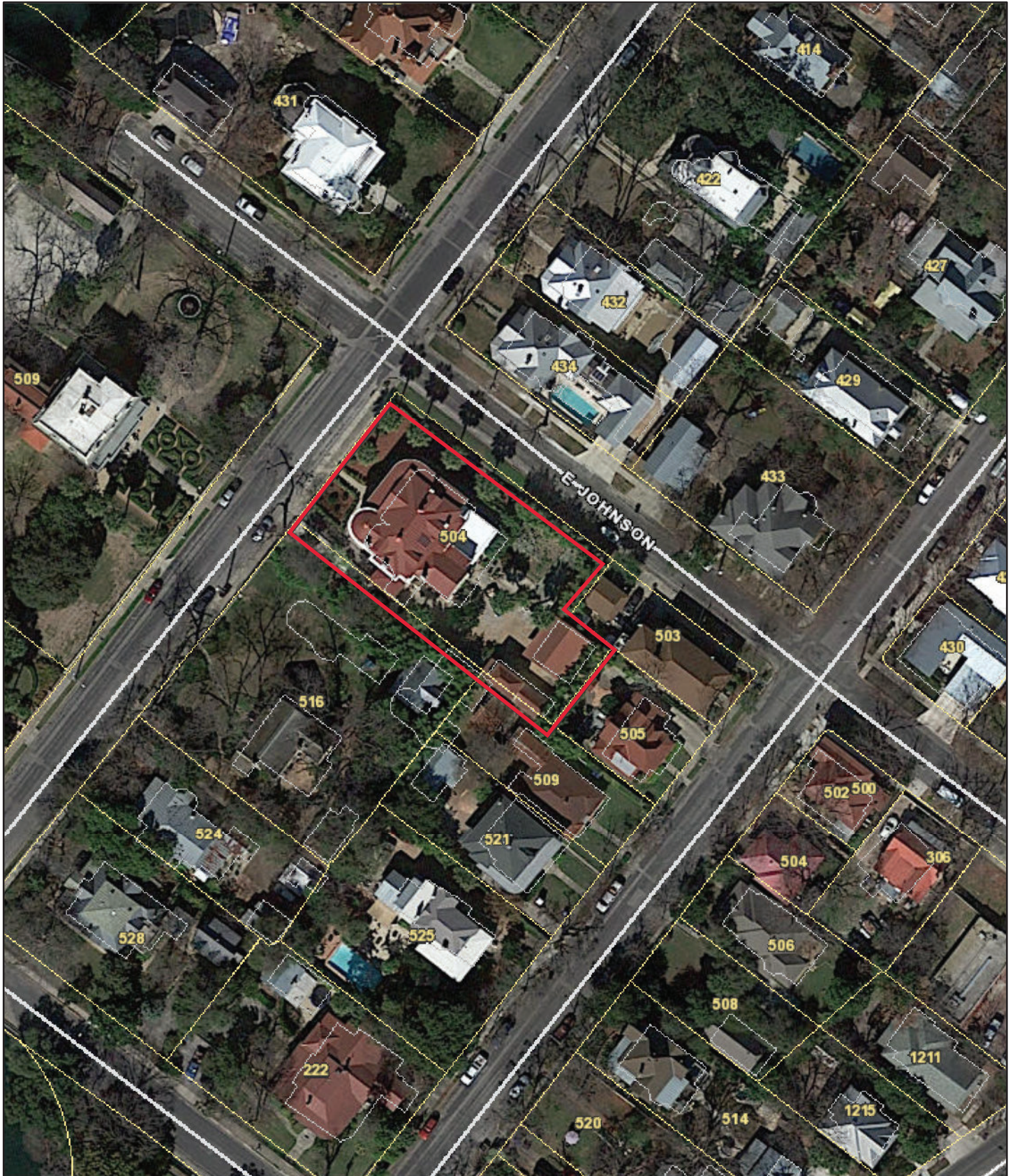
- d. ADMINISTRATIVE APPROVAL – The application materials include elevation drawings showing a steel guardrail on the rear balcony. A simplified steel guardrail was approved by the HDRC in January 2018, per HDRC Case No. 2018-011. The modification to the guardrail design is eligible for administrative approval and does not require review by the HDRC.

RECOMMENDATION:

Items 1 & 2, staff recommends approval of the pergola installations based on findings a through d with the following stipulations:

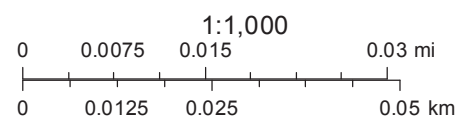
- i. That the pergolas are installed so that they are a reversible condition and are independent structures that do not require attachment to the primary structure. The applicant must submit updated installation plans to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits a final landscaping plan showing the material and dimensions for all proposed site work and total percentage of lot coverage to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

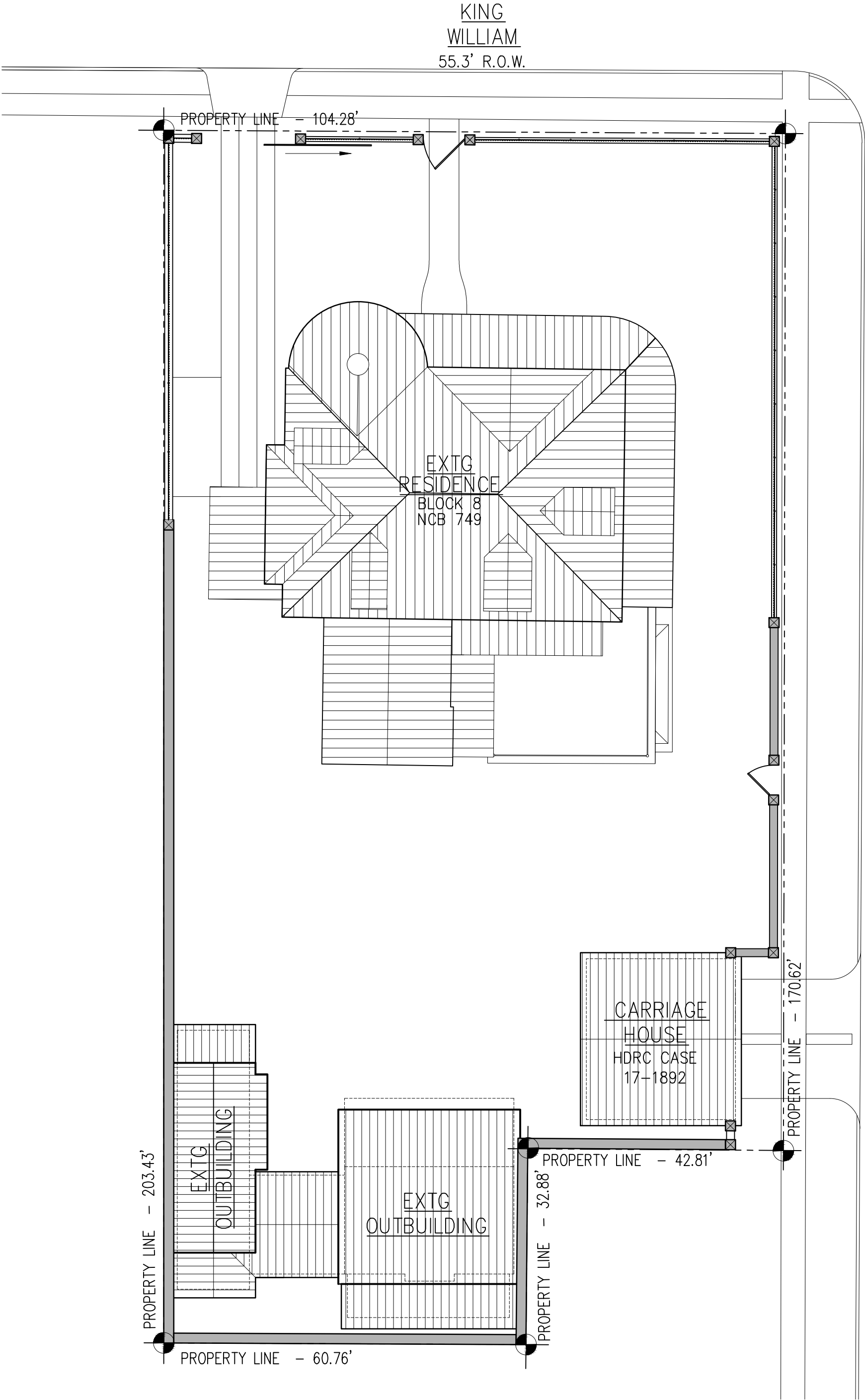
City of San Antonio One Stop



April 1, 2022

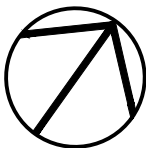
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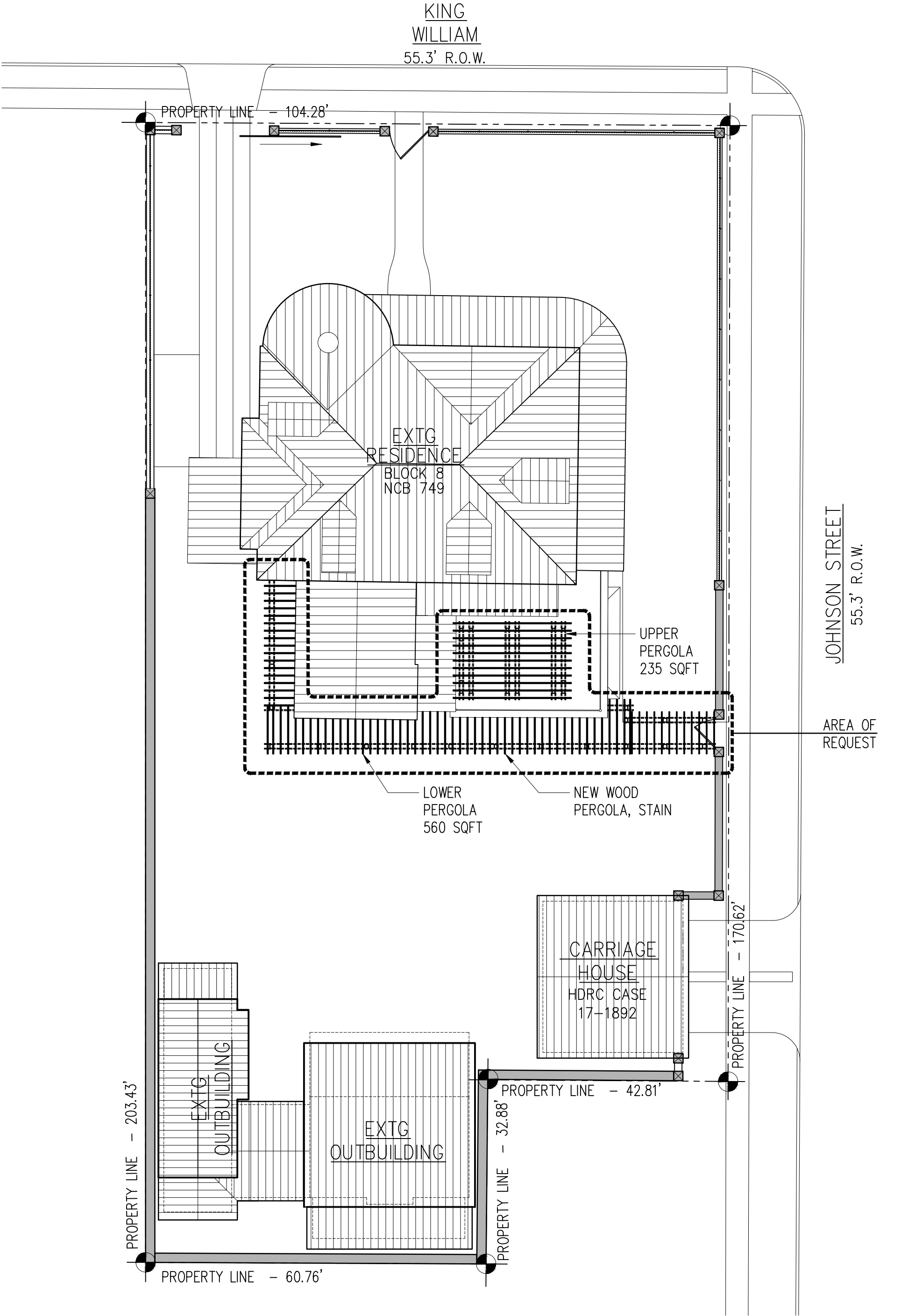


SITE PLAN: EXISTING

SCALE: 1/16" = 1'-0"



504 KING WILLIAM	SHEET 1 OF 7
DATE: FEBRUARY 25, 2022	
DESIGN COOP	



SITE PLAN: PROPOSED
SCALE: 1/16" = 1'-0"

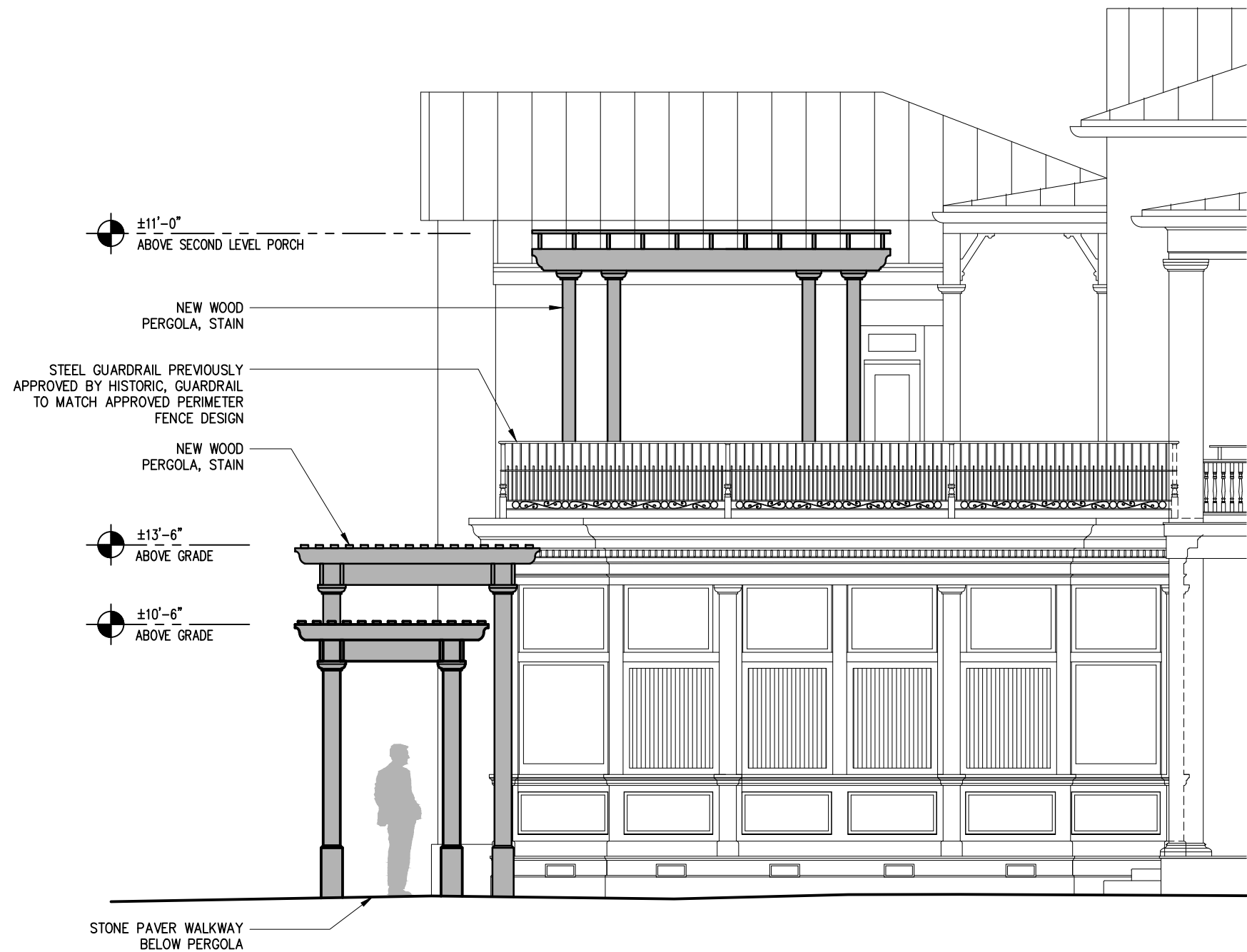


504 KING WILLIAM	
DATE: FEBRUARY 25, 2022	
DESIGN COOP	
SHEET 2 OF 7	



ELEVATION: REAR ELEVATION, PROPOSED PERGOLA
SCALE: 3/16" = 1'-0"

504 KING WILLIAM	SHEET 3 OF 7
DATE: FEBRUARY 25, 2022	
DESIGN COOP	



ELEVATION: KING WILLIAM STREET SIDE, PROPOSED PERGOLA
SCALE: 3/16" = 1'-0"

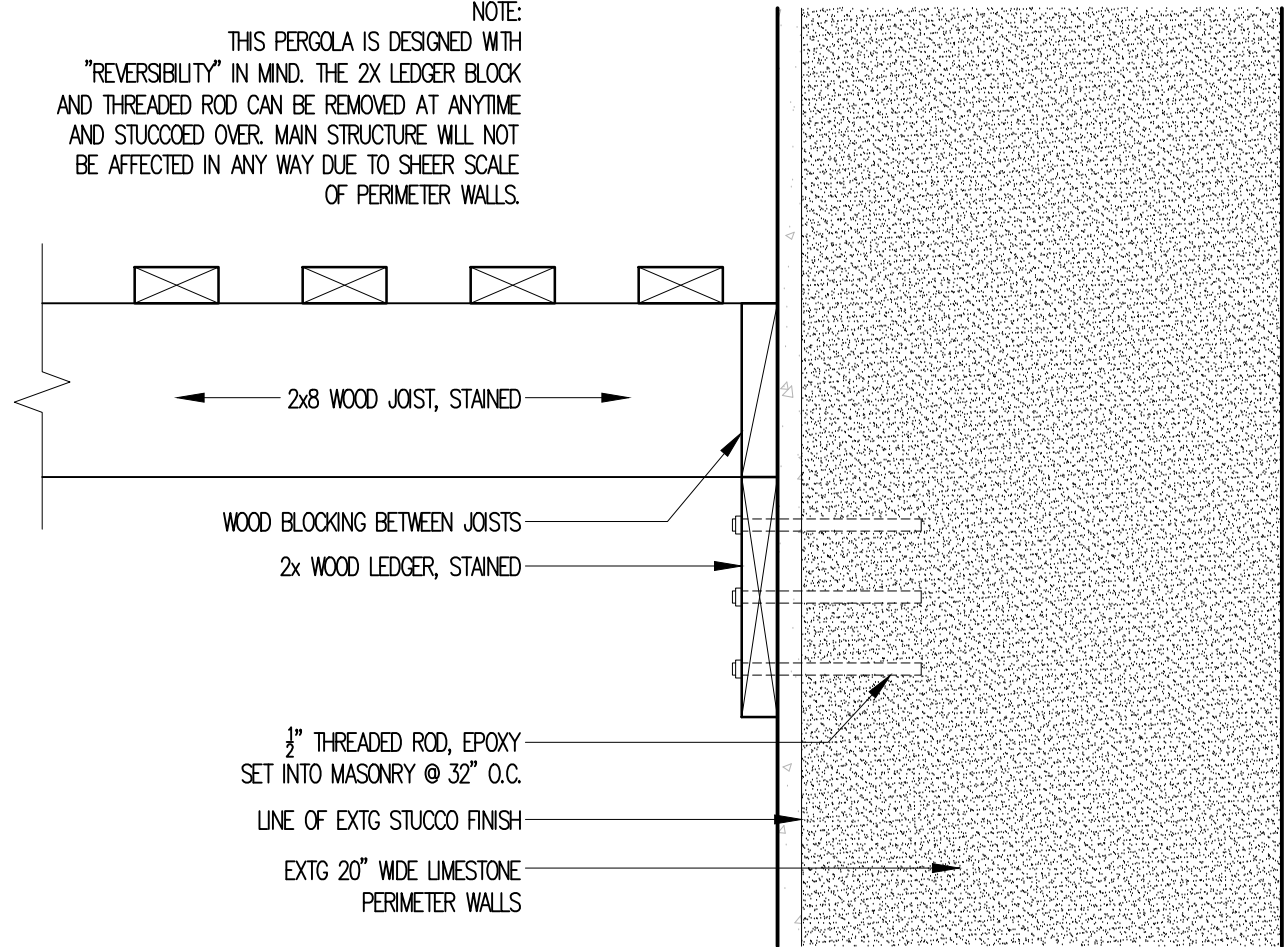
504 KING WILLIAM	
DATE: FEBRUARY 25, 2022	
DESIGN COOP	
SHEET 4 OF 7	



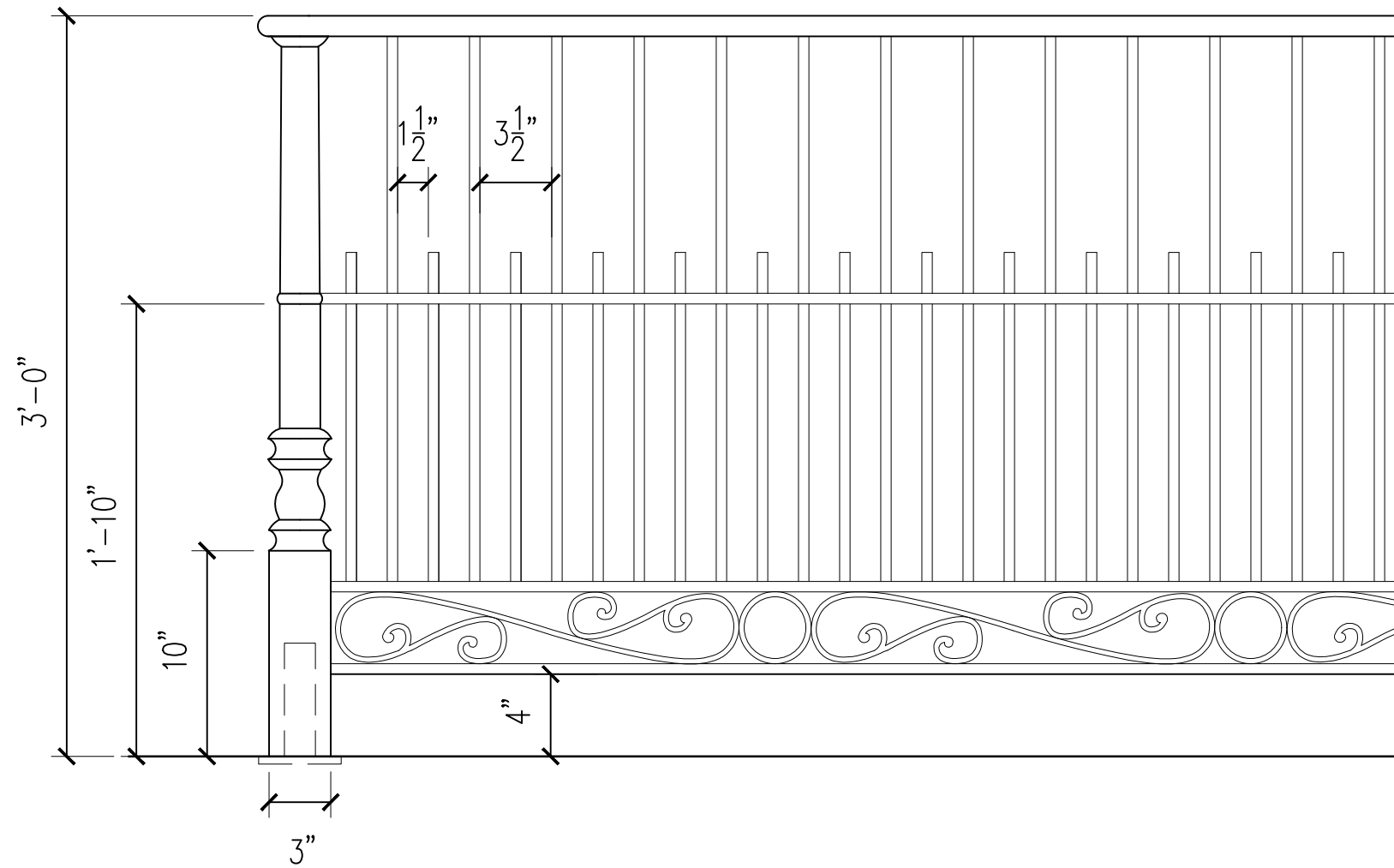
ELEVATION: LEFT SIDE, PROPOSED PERGOLA
SCALE: 3/16" = 1'-0"

504 KING WILLIAM	
DATE: FEBRUARY 25, 2022	
DESIGN COOP	
SHEET 5 OF 7	

NOTE:
THIS PERGOLA IS DESIGNED WITH
"REVERSIBILITY" IN MIND. THE 2X LEDGER BLOCK
AND THREADED ROD CAN BE REMOVED AT ANYTIME
AND STUCCOED OVER. MAIN STRUCTURE WILL NOT
BE AFFECTED IN ANY WAY DUE TO SHEER SCALE
OF PERIMETER WALLS.



SECTION: PERGOLA CONNECTION
SCALE: 1 1/2" = 1'-0"



ELEVATION: GUARDRAIL @ PATIO
SCALE: 1 1/2" = 1'-0"

504 KING WILLIAM	
DATE: FEBRUARY 25, 2022	
DESIGN COOP	

SHEET 7 OF 7