

## HISTORIC AND DESIGN REVIEW COMMISSION

May 4, 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:** Jessica Anderson

### 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

- 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. DESIGN REVIEW COMMITTEE: This request was heard by the HDRC on April 6, 2022; the HDRC referred the request to the Design Review Committee (DRC) for further discussion. The DRC met virtually on April 12, 2022. Commissioner concerns included scale of wood members, elaborations on new pergolas, and availability of a site plan showing footprints. The applicant provided updated materials by email on April 25, 2022, in response to DRC feedback.
- c. REAR BALCONY: PERGOLA INSTALLATION – The applicant has proposed to install a fully wood pergola on the rear balcony. The proposed balcony pergola is 10 feet in height and will total 235 square feet. The applicant previously proposed a pergola 11 feet in height with the same footprint, but has since reduced the height per DRC feedback. 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.
- d. 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 in height at the Johnson Street rear pedestrian gate and extends to 13 feet in height. The applicant previously proposed a pergola 10 feet 6 inches in height extending to 13 feet 6 inches in height, but has since reduced the height per DRC feedback. 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.

- e. 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.

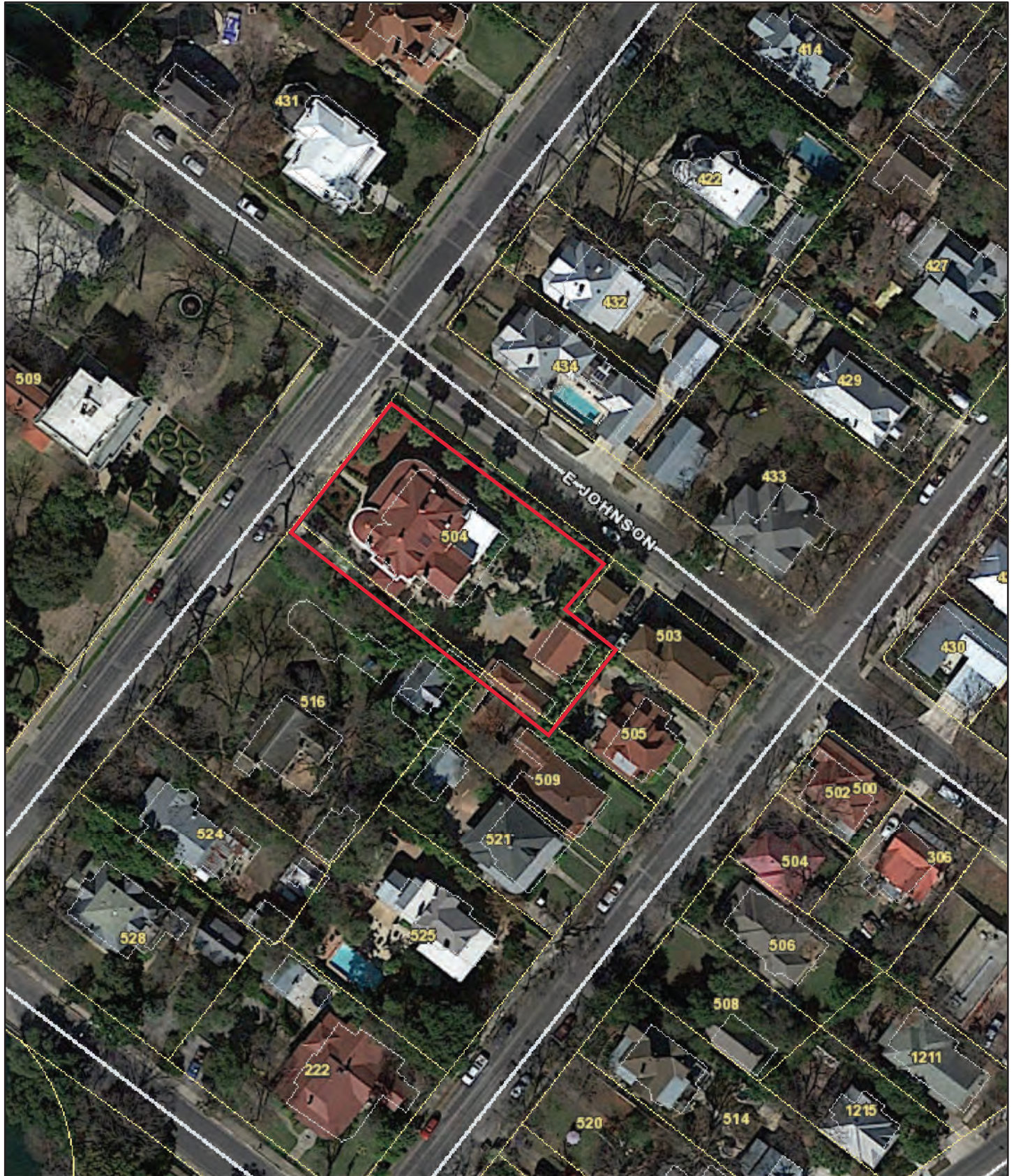
#### **RECOMMENDATION:**

For items 1 & 2, staff recommends approval of the pergola installations based on findings a through e 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. (The updated drawings reflect this stipulation.)
- 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. (The updated drawings reflect this stipulation.)

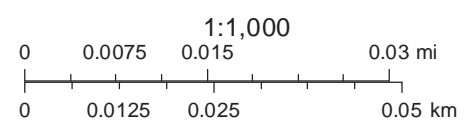


# City of San Antonio One Stop

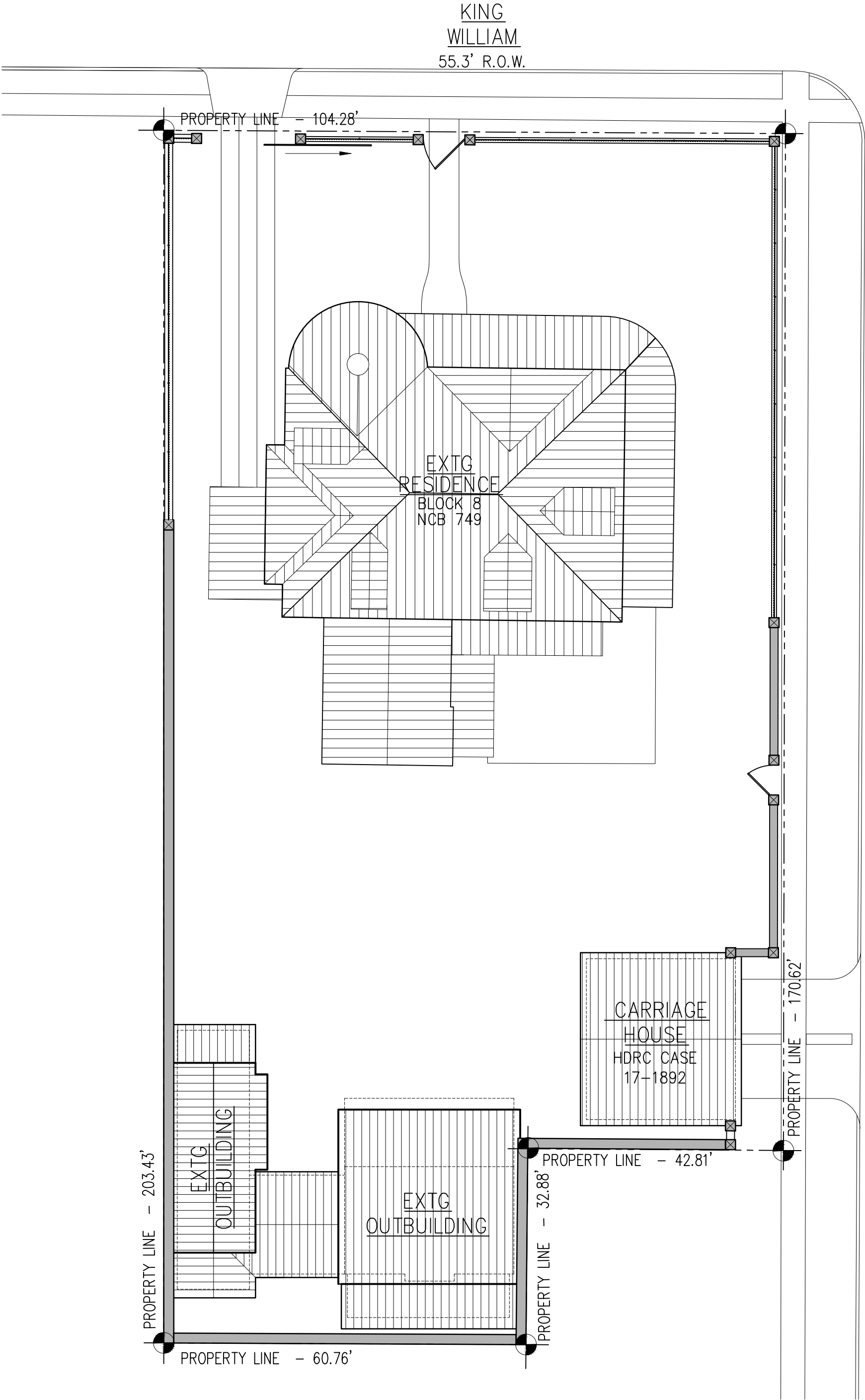


April 1, 2022

— User drawn lines





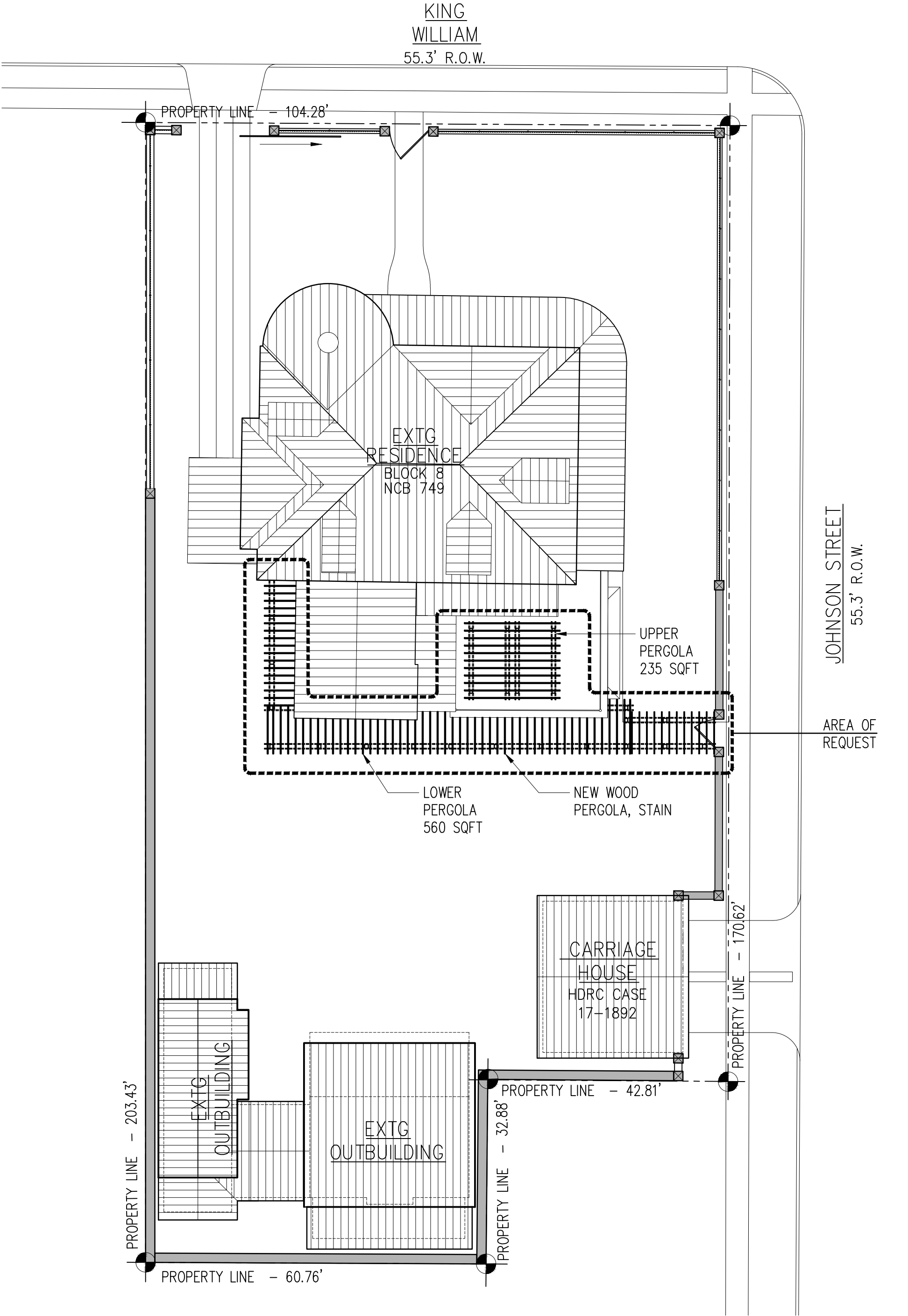


**SITE PLAN:** EXISTING

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



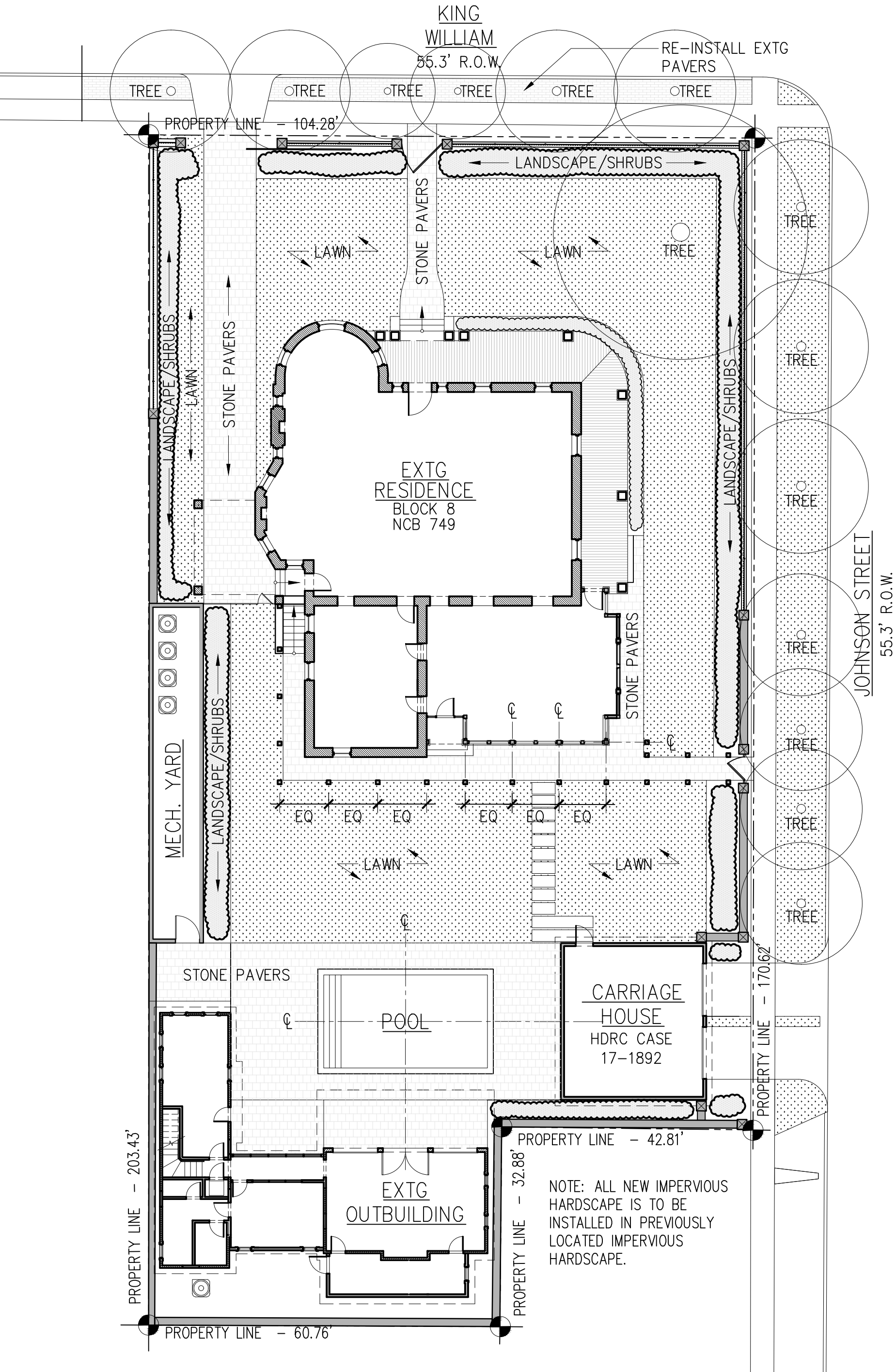
504 KING WILLIAM	SHEET 1 OF 10
DATE: APRIL 15, 2022	
DESIGN COOP	



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



504 KING WILLIAM	SHEET 2 OF 10
DATE: APRIL 15, 2022	
DESIGN COOP	

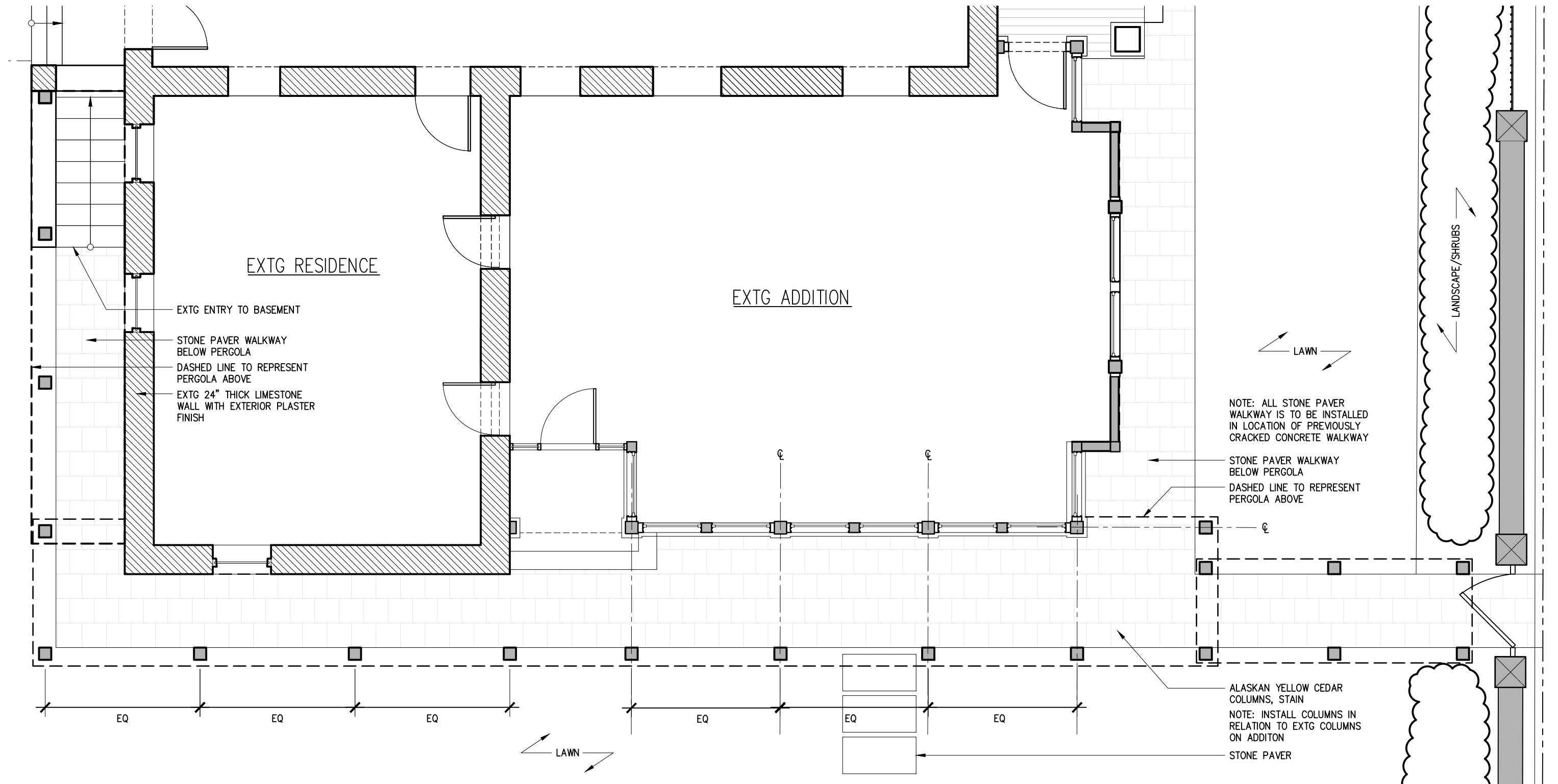


**SITE PLAN:** LANDSCAPE PLAN  
SCALE: 1/16" = 1'-0"



504 KING WILLIAM	SHEET 3 OF 10
DATE: APRIL 15, 2022	
DESIGN COOP	

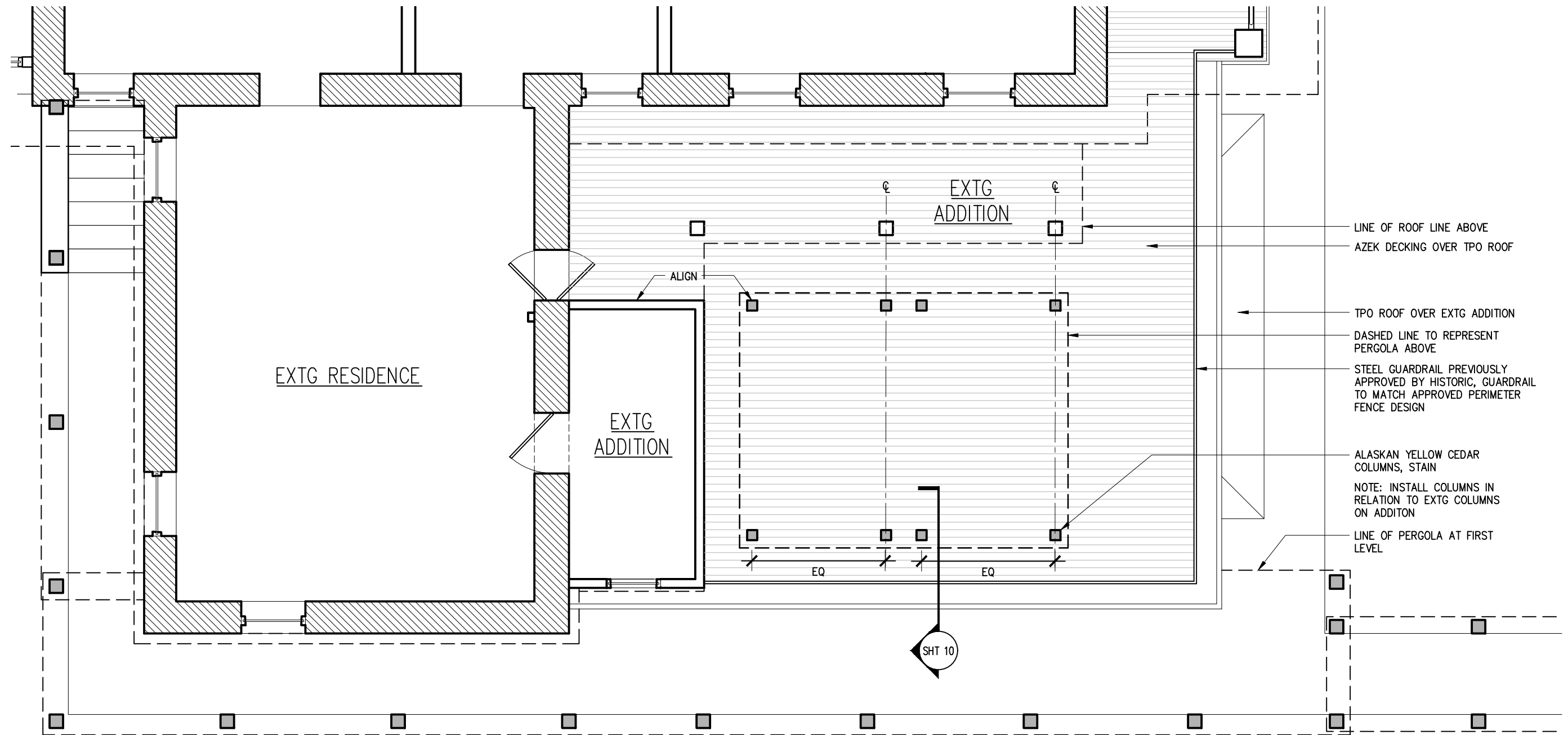




## PARTIAL SITE PLAN: PROPOSED PERGOLA AT FIRST FLOOR

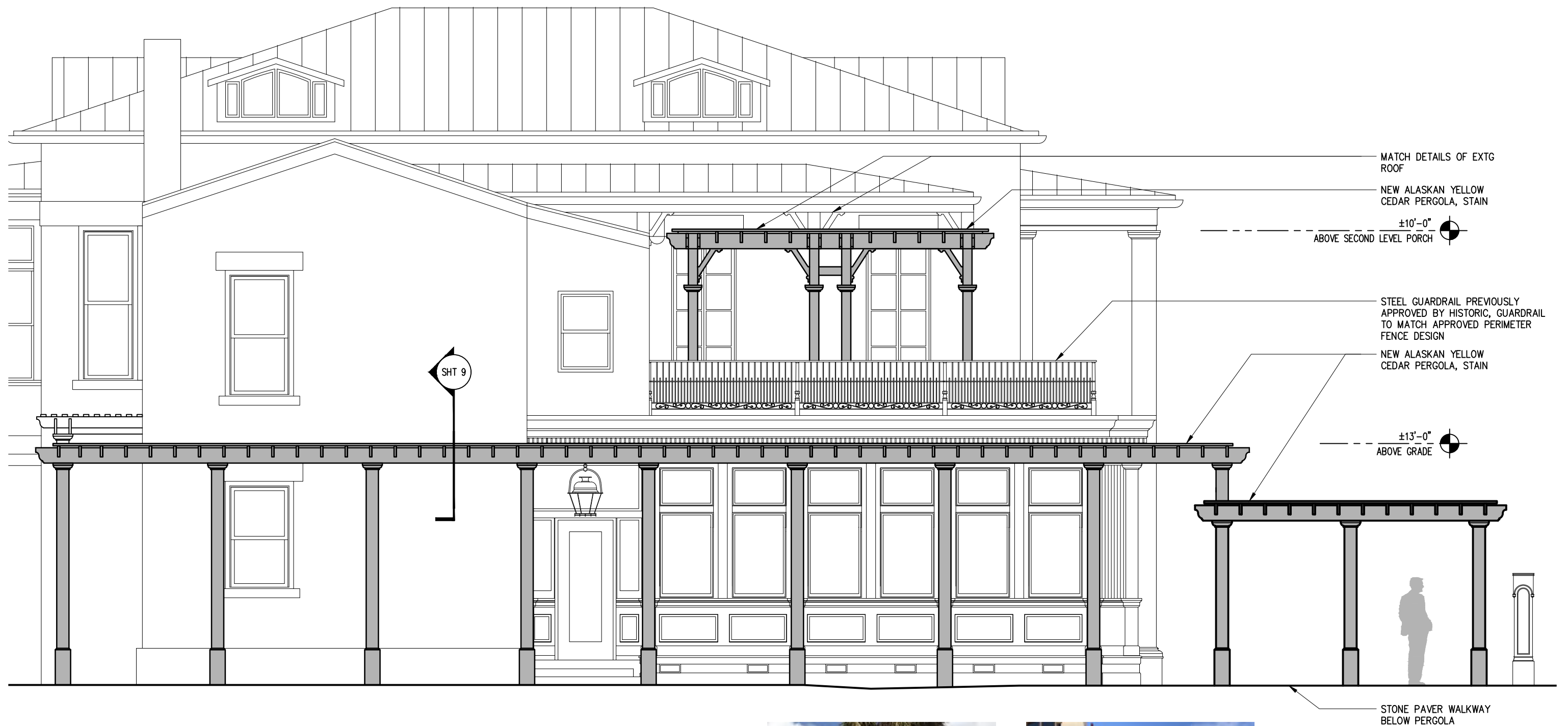
SCALE: 3/16" = 1'-0"

504 KING WILLIAM	SHEET 4 OF 10
DATE: APRIL 15, 2022	
DESIGN COOP	



**PARTIAL SITE PLAN:** PROPOSED PERGOLA AT SECOND FLOOR  
 SCALE: 3/16" = 1'-0"

504 KING WILLIAM	
DATE: APRIL 15, 2022	
DESIGN COOP	
SHEET 5 OF 10	



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



504 KING WILLIAM	SHEET 6 OF 10
DATE: APRIL 15, 2022	
DESIGN COOP	



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

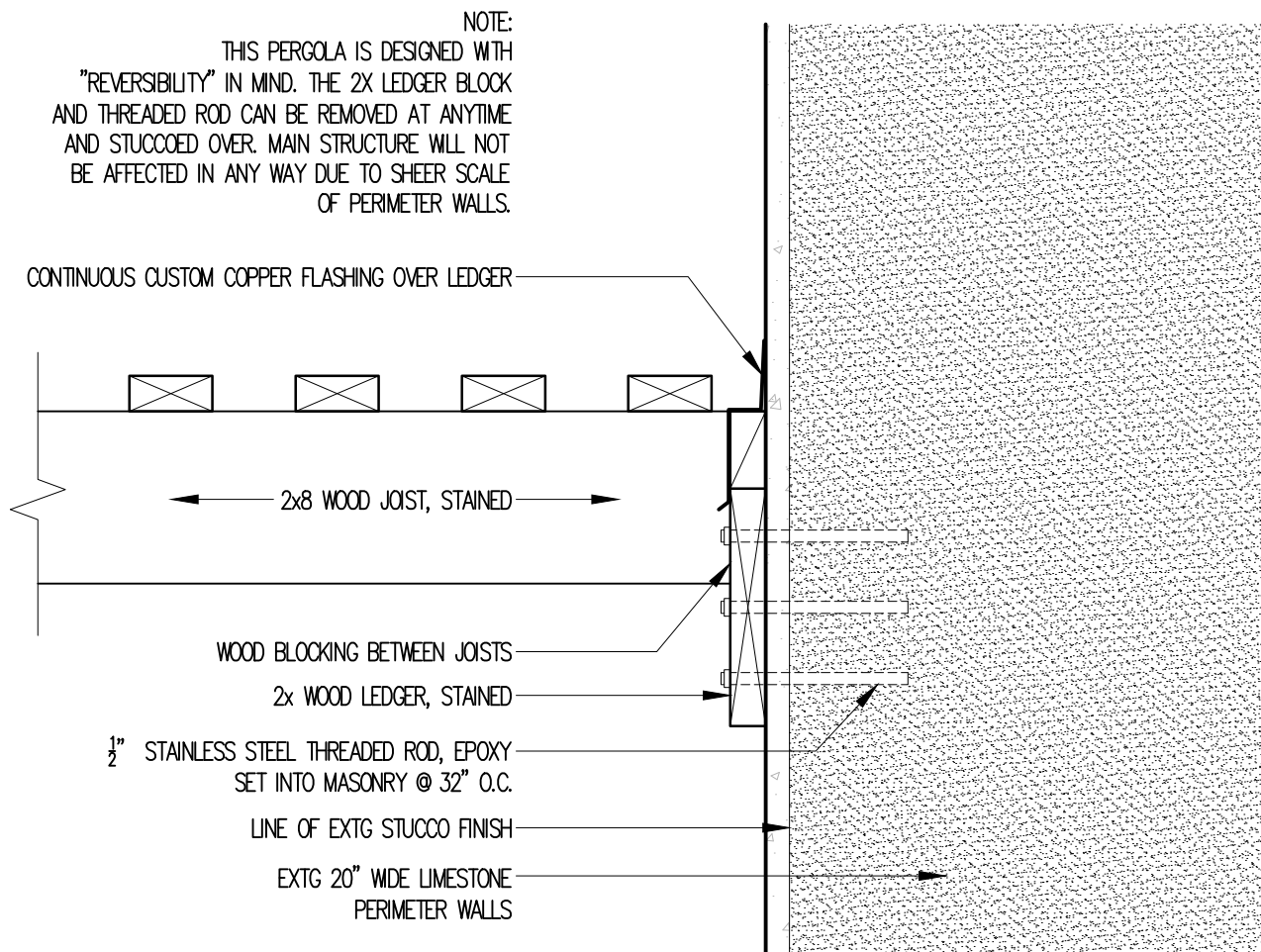
504 KING WILLIAM	
DATE: APRIL 15, 2022	
DESIGN COOP	
SHEET 7 OF 10	





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

504 KING WILLIAM	
DATE: APRIL 15, 2022	
DESIGN COOP	
SHEET 8 OF 10	



**SECTION:** PERGOLA CONNECTION AT EXTG RESIDENCE  
SCALE: 1 1/2" = 1'-0"



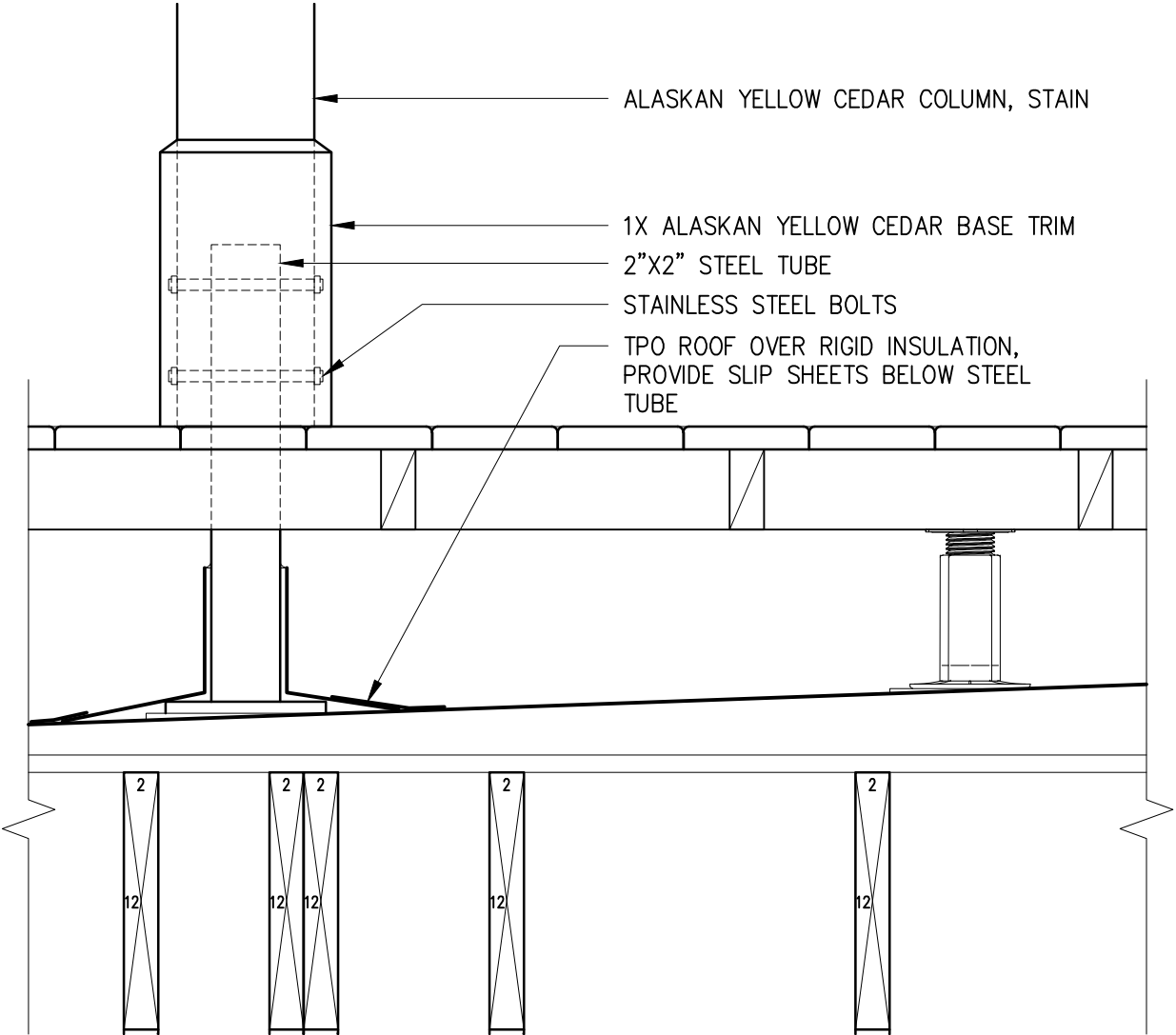
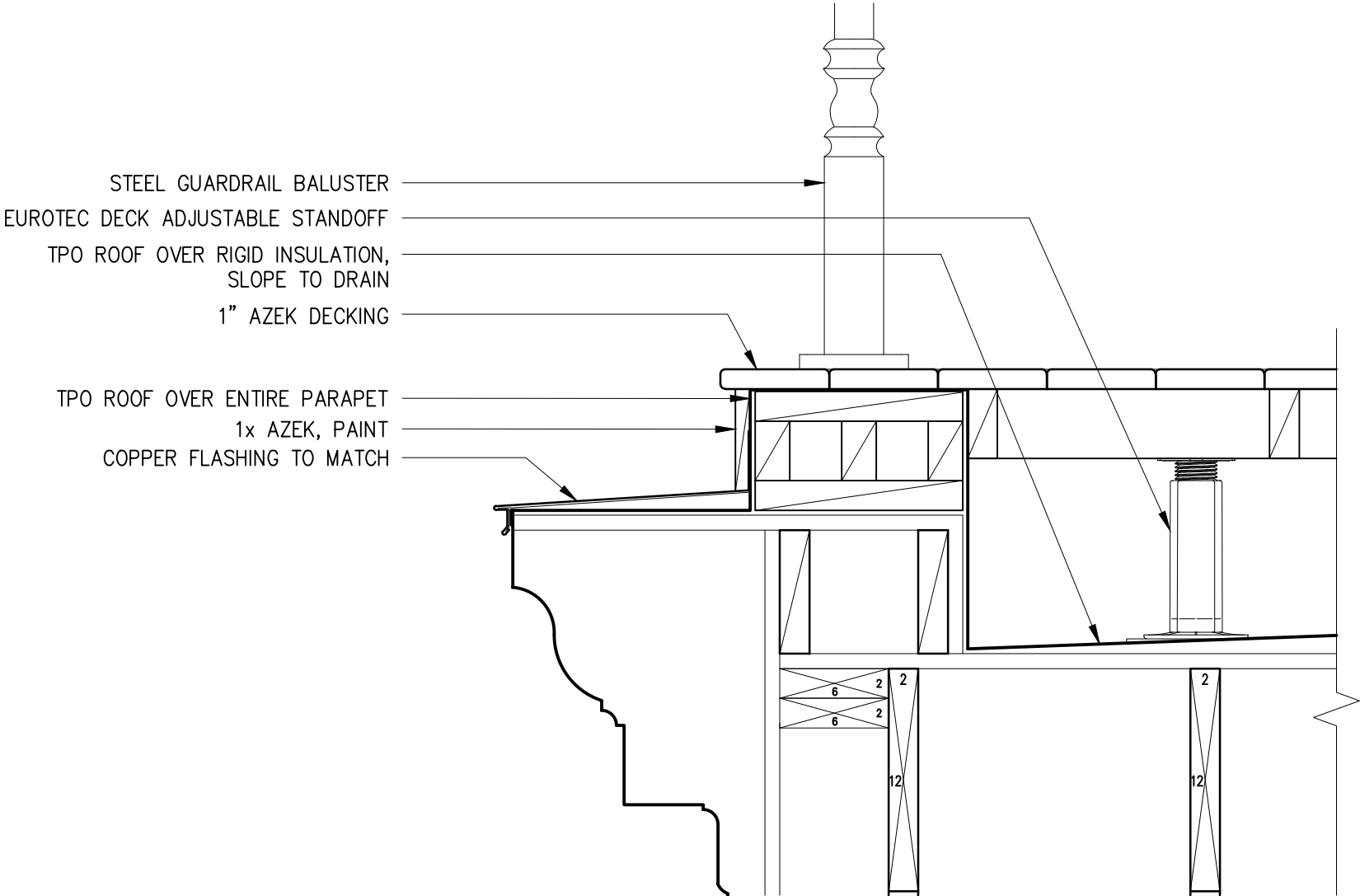
COPPER FLASHING



STAINLESS STEEL THREADED ROD



EPOXY



**SECTION:** PERGOLA CONNECTION AT ROOF OF EXTG ADDITION  
SCALE: 1 1/2" = 1'-0"



504 KING WILLIAM	
DATE: APRIL 15, 2022	
DESIGN COOP	



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: 12 April 2022

HDRC Case #:

Address: 504 King William

Meeting Location: Webex

APPLICANT: Daniel Cruz

DRC Members present: Scott Carpenter, Monica Savino, Lisa Garza, Roland Mazuca

Staff Present: Jessica Anderson

Others present:

**REQUEST: Referred to DRC from HDRC**

**COMMENTS/CONCERNS:**

Carpenter: Concerns about connection details, reversibility. Concerns about elaboration on upper terrace. Overpopulated with new elements on upper level. Understand lower pergola, conveys to door. All that makes sense. Just concerns for all elaborations, additional pergola at upper level.

Savino: Size, scale of wood members—some are greater than the porch covering on main house. Begins to compete with existing arch elements. Maybe pergola is different, smaller, alternative design to pergola on second floor—might make a more hierarchical sequence of coverings.

Cruz: Rear balcony pergola was approved 1.5 years ago with metal awning/canopy. Homeowners wanted to pursue wood pergola—decided to change design of upper pergola as well. In terms of scale, understand—could adjust slightly and lower overall elevation of upper pergola. That is acceptable. Overall, we want to pursue design on upper floor.

Carpenter: The other elevation—lower pergola picking up on rhythm of structure of main house. But feels confused in structure bays. Seem to be lack of geometric integration in elevation (p 9 in case file).



Savino: Helpful for commission to full elevation for that side of the house to get better picture of how new elements relate.

Cruz: I can provide that—we have it fully drawn already. Already began work on upper pergola—just need to finish canopy, either already approved metal canopy or this request for wood canopy. Will be difficult to move locations of columns.

Savino: Do you have a photo of what was previously approved?

Cruz: [shared cad drawings of full elevation and drawings with metal canopy]

Carpenter: Stylistic shift from previously approved. Previously approved is more clear re new materials. Feels more like a garden cupola that found it's way onto the terrace rather than something architectural.

Cruz: Can play with scale to compete less with main structure. Client doesn't want metal pergola anymore.

Savino: Even the form, there's a lot to be said about the form, not only the material. Previously approved—becomes another element in that set of roof forms, so much easier on the eye.

Carpenter: Can we look at floor plan to see relationship of pergola columns to rear structure?

[Cruz shared]

Carpenter: Really is tying in to existing elements, columns out in landscape to support pergola.

Cruz: We wanted to tie it in. Rear kitchen is a more recent addition, thought they could tie columns in there.

Carpenter: Connections into masonry walls—done very surgically, into masonry joints rather than into units. If removed, can just repoint mortar joints. Not just thinking for this owner, but future owners and architects.

Cruz: Solid limestone structure, but has 1-2" plaster veneer/stucco finish. Smooth plaster finish with faux stone layout. Can install threaded rods as needed, then remove and waterproof accordingly without damage to structure.

Savino: Did this house just recently get the plaster covering?

Cruz: We've been working on this project for three years—it's been on there since day one and probably many years prior.

Savino: Make a point to spec the correct fasteners—stainless steel. Even though we don't have high moisture in our climate, finds a way into penetrations of wall.

Carpenter: and limestone is like a sponge. If metal corrodes, become chisels internally and breakup walls. Why does the pergola also step in and down? Why not carry down line of columns?

Cruz: Existing concrete walkway there that they'll bring back. Trying to keep these elements. Didn't want to increase impervious cover size, so decided to narrow pergola.

Carpenter: So pergola columns will come down onto walkway?

Cruz: Just outside walkway, on both sides.

Savino: Finish on wood pergola?

Cruz: Alaskan yellow cedar, natural finish/aging

Savino: Covering?

Cruz: Just trellis members at the moment.

Savino: Discuss with your client what happens above 4' and higher, what options they have.

Carpenter: Can go more rustic and garden like as it comes into contact with ground, but as it goes up the structure, needs to raise level of refinement to incorporate into existing elements.

Cruz: Incorporate knee brace elements of second floor canopy?

Garza: Same level of detail. Looks like it could be out in a yard how it's drawn now. It doesn't look as ornate as previously approved metal canopy. This is more basic for such an elegant location.

Savino: Footing already in place on rooftop—what did y'all do?

Cruz: Can provide architectural drawings and photos. Additional bracing had to happen in the ceiling. Has TPO roof, also had approval to put decking above kitchen area, so TPO roof with floating deck. Metal tubing on top of TPO, waterproofed accordingly. If we address what upper portion of pergola looks like, we can come to an agreement.

Savino: Do you have second floor plan that shows footprint of columns?

[Cruz showed]

Savino: Handy to show when finally presenting—clear drawing showing footprint of ground floor and second floor structures.

Cruz: No problem. Can we talk more about attachment to structure?

Savino: Having details and sketch and calling out fasteners, neoprene seals, etc would be very important to include.

Carpenter: Thank you Daniel, this is helpful for me.

Cruz: We'll make some changes to upper pergola and provide some additional information. We'll also provide a landscape plan.

[Discussed that he needs to submit by noon on Friday for next HDRC case file posting]

**OVERALL COMMENTS:**