

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

HDRC CASE NO: 2023-250
ADDRESS: 434 ADAMS ST
LEGAL DESCRIPTION: NCB 2879 BLK 4 LOT 18 S 15 FT OF 16
ZONING: RM-4, H, HL
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Jake Dady /DADY JACOB MATTHEW
OWNER: Jake Dady /DADY JACOB MATTHEW
TYPE OF WORK: Conceptual approval of a two-story accessory structure
APPLICATION RECEIVED: May 31, 2023
60-DAY REVIEW: July 30, 2023
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests conceptual approval for construction of a two-story accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

2. Building Massing and Roof 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%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

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.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

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

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **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.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **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 real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property at 434 Adams includes a single-story Folk Victorian residence built c 1910. The brick-clad house has a gable-on-hip roof clad in standing-seam metal and decorative shake in the gables. Wood windows on bay of the primary elevation feature decorative lites in the top sash over a single-lite sash; wood windows on non-primary elevations and on the porch are two-over-two. The wraparound front porch features Corinthian columns and a knee-height balustrade. The property first appears on Sanborn Fire Insurance maps in 1912 with two detached accessory structures: a 1.5-story structure near the east corner of the lot and a single-story structure

adjacent to the north. There are currently no accessory structures on the property. The property contributes to the King William Historic District and is an individual landmark.

- b. **CONCEPTUAL APPROVAL (ACCESSORY):** The applicant requests to construct a two-story accessory structure with a footprint of 594 square feet at the east corner of the property. The first floor will serve as a two-car garage that opens onto Barbe St, with a living area on the second floor accessed by exterior stairs. The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing one-story primary structure on the lot features a footprint of 2,091.5 square feet, including two open attached porches. The proposed two-story accessory structures feature a total footprint of 594 square feet, or approximately 28% of the primary structure's footprint. The neighborhood features predominately single-story accessory structures, but there are some examples of two-story accessories. Staff finds the proposed height and general massing conform to historic design guidelines.
- c. **ORIENTATION & SETBACKS:** The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- d. **ARCHITECTURAL DETAILS:** The Guidelines for New Construction 5.A.iii and iv note that new accessory structures 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 proposes to clad the accessory structure in siding and a standing-seam metal roof to match the primary structure. On the sole elevation provided to staff, there is a two-over-one window with shutters and a two-bay garage door. The primary structure features operable shutters on the primary elevation, so shutters found the accessory should be operable as well. Staff finds the request generally conforms to guidelines.
- e. **DOORS (MATERIAL):** Two exterior doors are proposed for the accessory structure, one on each floor, but materials were not submitted for staff review. The Guidelines for New Construction 5.A.iii and iv note that new accessory structures 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. Staff finds that exterior doors should be fully wood and relate in design to the period of construction of the primary structure, namely a Folk Victorian style.
- f. **WINDOWS (MATERIAL):** The applicant did not provide materials for the proposed windows. Per Standard Specifications for Windows in Additions and New Construction, new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. The window should feature a two-over-two configuration to match the window on the south elevation as well as the majority of windows on the primary structure.
- g. **WINDOWS (RELATIONSHIP OF SOLIDS TO VOIDS):** The applicant proposes a two-over-two window on the second floor of the south elevation, but did not provide elevations for the other sides of the structure. In plan, the second floor of the proposed accessory has one window on the north elevation and one on the east elevation. Historic Design Guidelines for New Construction 2.C.1 says to incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Staff finds that the applicant should incorporate windows on the west elevation.
- h. **GARAGE DOOR:** The applicant proposes a two-bay garage door for the south elevation of the accessory structure. Guidelines for New Construction 5.B.v says to incorporate garage doors with similar proportions and materials as those traditionally found in the district. Staff finds that the two-bay garage door is not consistent with the guidelines, and that the applicant should propose a split-bay garage door.

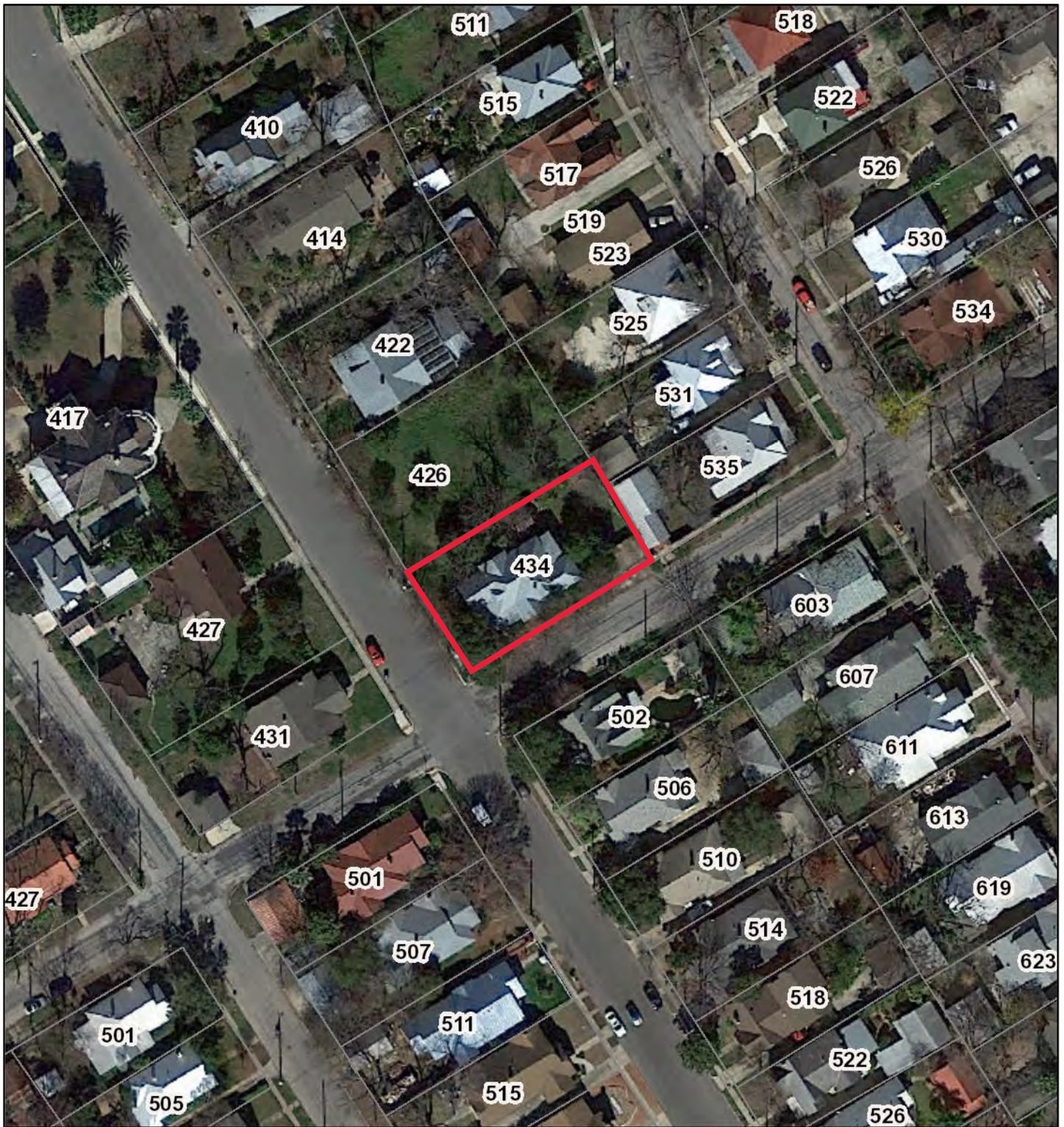
RECOMMENDATION:

Staff recommends conceptual approval of the request to construct a two-story accessory structure, based on findings a through g, with the following stipulations:

- i. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.
- ii. That new shutters found on the south elevation be operable or eliminated from the design.
- iii. That the applicant proposes exterior doors that are fully wood and relate in design to the period of construction of the primary structure, namely a Folk Victorian style.

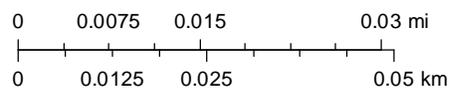
- iv. That the applicant proposes a window product that conforms to standard specifications for windows in new construction, namely a high-quality wood or aluminum-clad wood window product with a two-over-two configuration.
- v. That the applicant incorporates additional windows on the west elevation of the second floor.
- vi. That the applicant proposes a split-bay garage door.

City of San Antonio One Stop



July 13, 2023

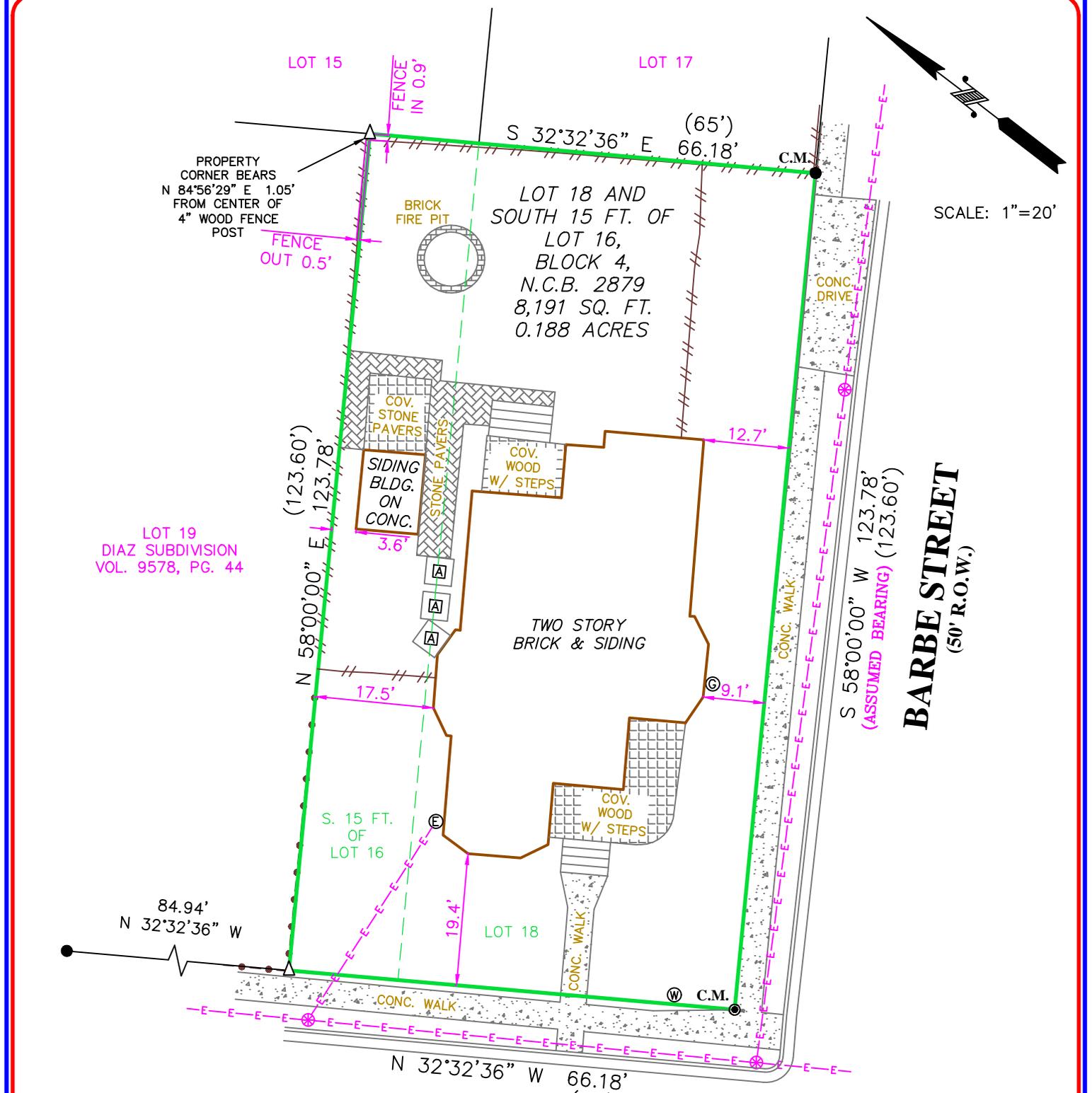
1:1,000



CoSA Addresses

CoSA Parcels

BCAD Parcels



PROPERTY CORNER BEARS N 84°56'29" E 1.05' FROM CENTER OF 4" WOOD FENCE POST

LOT 18 AND SOUTH 15 FT. OF LOT 16, BLOCK 4, N.C.B. 2879, 8,191 SQ. FT. 0.188 ACRES

LOT 19 DIAZ SUBDIVISION VOL. 9578, PG. 44

SCALE: 1"=20'

BARBE STREET (50' R.O.W.)

ADAMS STREET (50' R.O.W.)

NOTE: BEARINGS SHOWN HEREON ARE ASSUMED.

NOTE: THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS. THIS IS THE SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE: THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415 G, which is Dated 9/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portals>.



Property Address:

434 ADAMS STREET

Property Description:

LOT 18, AND THE SOUTH 15 FEET OF LOT 16, BLOCK 4, NEW CITY BLOCK 2879, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:

T.B.D.

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

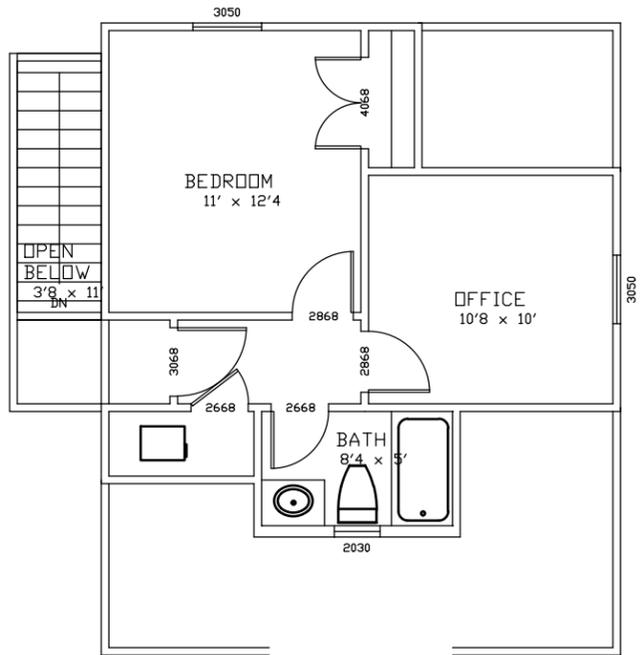
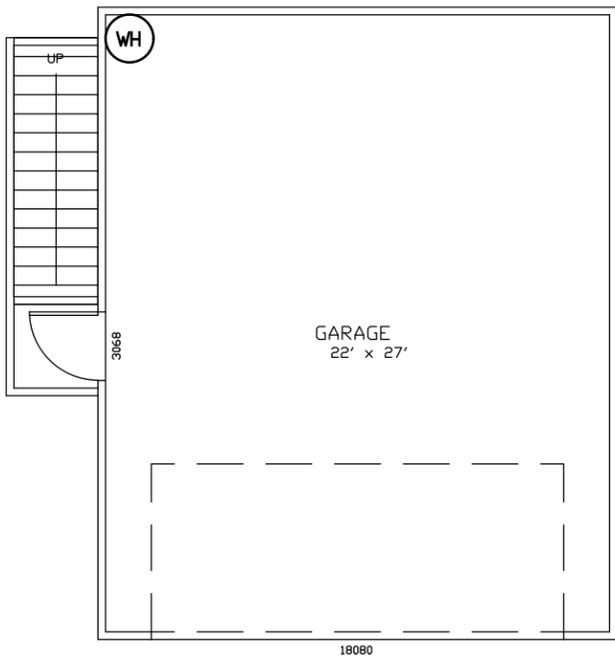
FIRM REGISTRATION NO. 1011700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- △ = CALCULATED POINT
- = FOUND 1/2" IRON ROD
- = FOUND 3/8" IRON ROD
- () = RECORD INFORMATION
- C.M. = CONTROLLING MONUMENT
- ⊙ = POWER POLE
- ⊖ = OVERHEAD ELECTRIC
- ⊕ = ELECTRIC METER
- ⊗ = GAS METER
- ⊘ = WATER METER
- ⊙ = METAL FENCE
- ⊘ = WOOD FENCE
- ⊙ = A/C PAD

DWG: CH RVD: JV



JIM COX DESIGNS

DADY RESIDENCE

LIVING AREA
425

PRELIMINARY

