

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

HDRC CASE NO: 2023-254
ADDRESS: 335 KING WILLIAM ST
LEGAL DESCRIPTION: NCB 742 BLK 1 LOT 11, 12 & 13
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Cameron Smith | Smithdish Architecture
OWNER: Charles C Butt
TYPE OF WORK: Shade structures installation
APPLICATION RECEIVED: June 28, 2023
60-DAY REVIEW: August 27, 2023
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install two shade sail structures at the property's rear measuring 609 square feet and 255 square feet in dark red with steel posts.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, 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.

FINDINGS:

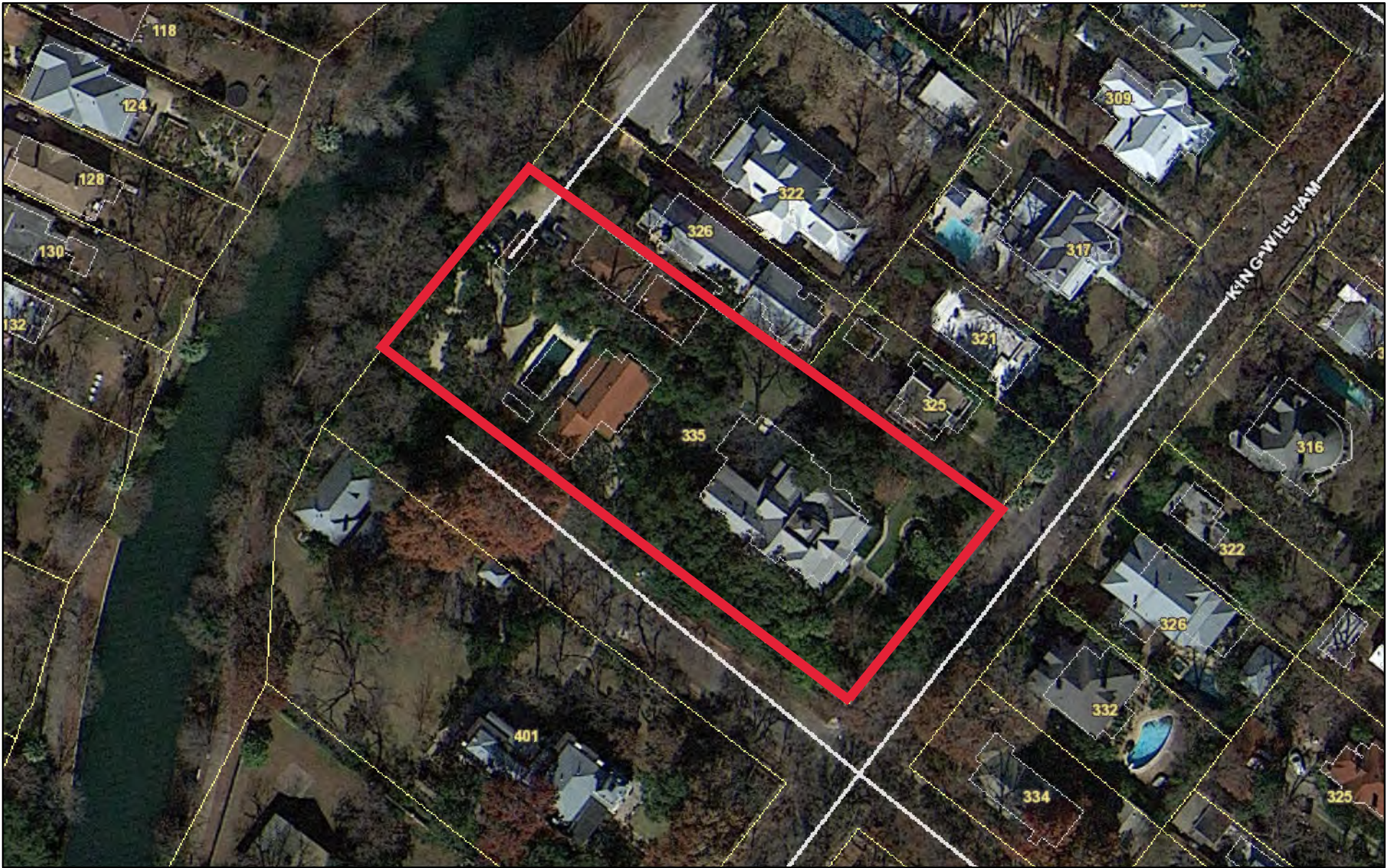
- a. The property located at 335 King William St is a two-story Victorian style residence constructed in 1880 by Alfred Giles. The structure features several roof forms, a second story front porch, and stone construction. The property contributes to the King William Historic District.
- b. **SHADE STRUCTURES** – The applicant is requesting to install two shade sail structures at the property's rear measuring 609 square feet and 255 square feet in a dark red with steel posts. The Historic Design guidelines for New Construction 5.A.iii. stipulates that new garages and outbuildings must relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Additionally, New Construction 5.A.ii. states that new structures should be no larger in plan than 40 percent of the principle historic structure footprint. Staff finds that the proposed shade structures generally conform to guidelines.
- c. **ORIENTATION & SETBACKS** – The applicant has proposed both an orientation and setback for the new accessory structure that are generally consistent with the guidelines for New Construction 5.B.

RECOMMENDATION:

Staff recommends approval of the request, based on findings a through c, with the following stipulations:

- i. That the applicant not install a shade structure that exceeds twelve feet tall.
- ii. That the applicant use a natural color for the sail rather than the proposed dark red.

City of San Antonio One Stop



July 12, 2023



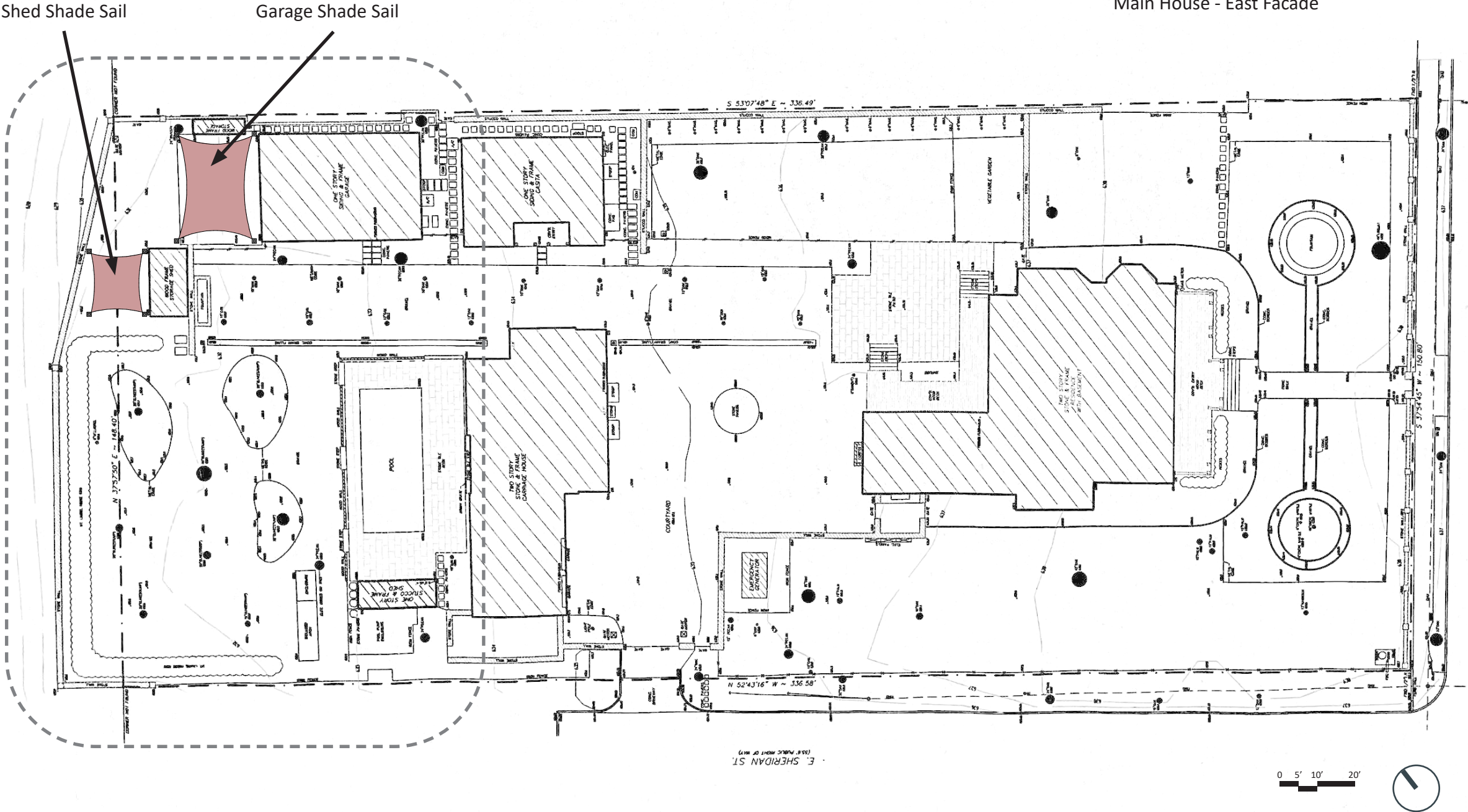
Scope of Work: The applicant is requesting a Certificate of Appropriateness to erect two shade sail structures toward the rear, north corner of the property. The first shade sail coverage area is 609 square feet. The second shade sail coverage area is 255 square feet. Each shade structure is comprised of four steel posts and a sun- and UV-filtering mesh fabric for the purposes of shading a work area and additional parking adjacent to an existing garage and workshed. The proposed structures include winch hardware to allow lowering or raising the shade sails as needed. These structures are not visible from the main residence, thus the color of the materials is based upon the adjacent context of weathered wood and red-roofed structures. Please see site plan enlargement, material spec and photos of impacted area of work on page 2.



Main House - East Facade



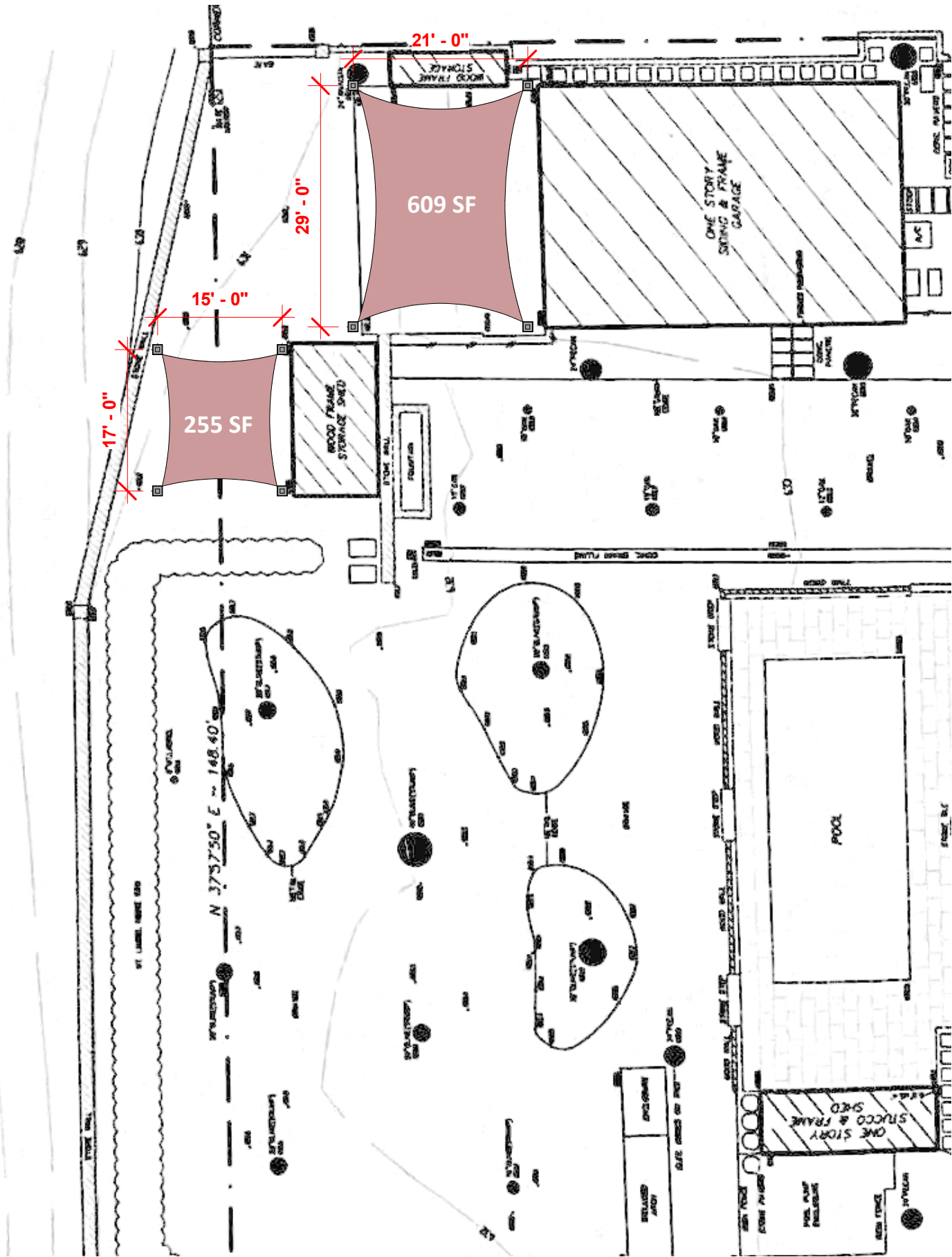
Main House - North Facade



Main House - South Facade



Main House - West Facade



Impacted Structure - Garage



Impacted Structure - Shed

Materials:



Fabric: Deep Ochre 444990



Steel: Wine Red RAL 3005

OR



Steel: Oxide Red RAL 3009



Typical Shade Sail Isometric