

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2024

HDRC CASE NO: 2024-124
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: New construction 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 a Certificate of Appropriateness for approval to construct 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.

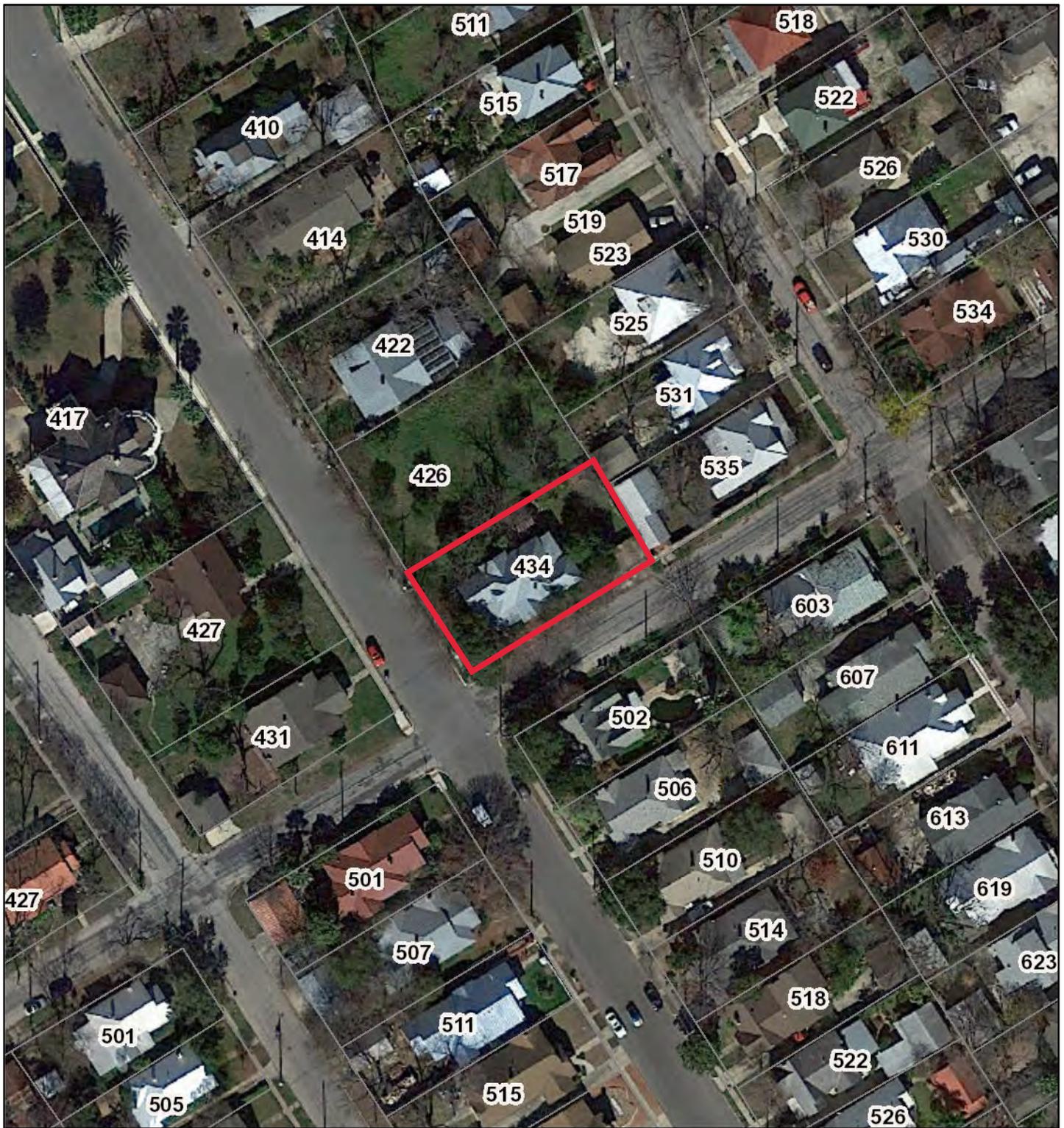
- b. **CASE HISTORY:** On July 19, 2023, the HDRC conceptually approved plans for a two-story accessory structure with stipulations that included seeking a setback variance from the Board of Adjustment. The applicant some stipulations and obtained a variance from the Board of Adjustment on July 25, 2023. The applicant must provide specifications for garage doors and windows prior to issuance of a COA.
- c. **NEW CONSTRUCTION OF AN ACCESSORY STRUCTURE:** The applicant requests to construct a two-story accessory structure with a footprint of approx. 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 approx. 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.
- d. **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 and consistent with a variance issued by the Board of Adjustment allowing a 15' variance from the minimum 20' garage setback requirement to allow a garage to be 5' from the side property line.
- e. **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. Proposed windows are predominately one-over-one, with a two-over-two window on the accessory structure's street-facing elevation, and the proposed garage doors are in a split-bay configuration. Staff finds the request generally conforms to guidelines. The garage doors proposed should be wood or wood look.
- f. **DOORS (MATERIAL):** Two exterior six-panel doors are proposed for the accessory structure, one on each floor, but materials were not submitted for staff review. Historic Design 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.
- g. **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.
- h. **EXTERIOR RAILING:** The applicant proposes a wrought-iron railing for the exterior staircase. Historic Design 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 wood railing, balusters, and stairs would be more appropriate.

RECOMMENDATION:

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

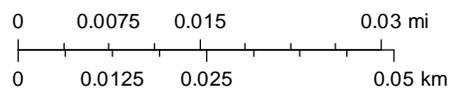
- i. That the applicant proposes a garage door that is wood or wood-look, as noted in finding e.
- ii. That the applicant proposes exterior doors that are fully wood and relate in design to the period of construction of the primary structure, namely a Folk Victorian style, as noted in finding f.
- iii. 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 true muntins, as noted in finding g.
- iv. That the exterior staircase and railing be constructed of wood rather than metal, as noted in finding h.

City of San Antonio One Stop



July 13, 2023

1:1,000



- CoSA Addresses
- CoSA Parcels
- BCAD Parcels



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966

**Board of Adjustment
Notification of Decision**

July 25th, 2023

Jacob Dady
434 Adams Street
San Antonio, TX 78210

RE: Case: BOA-#23-10300112
Legal: Lot 18 and the south 15 feet of Lot 16, Block 4, NCB 2879
Address: 434 Adams Street

Dear Mr. Dady:

At its meeting on July 24th 2023 the City of San Antonio Board of Adjustment APPROVED your request for a 17' variance from the minimum 20' garage setback requirement to allow a garage to be 3' from the side property line with some modifications as reflected in BOA Case #23-10300112, and the video and minutes of the meeting.

The Board granted the following:

1) A request for a 15' variance from the minimum 20' garage setback requirement to allow a garage to be 5' from the side property line.

Please be sure to obtain any needed permits before proceeding with your project. You may utilize this letter to proceed with the permitting process. If your variance request was a result of a Code violation you will also want to reach out to Code Enforcement to clear your violations.

A copy of the Board's minute records from July 24th, will be made available to you for your records once they are approved by the Board.

If you have additional questions or concerns, please contact me at 210-207-5501 or via email at Vincent.Trevino@sanantonio.gov.

Sincerely,

Vincent Trevino

Vincent Trevino
Senior Planner

Cc: File