

# HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2023

**HDRC CASE NO:** 2023-001  
**ADDRESS:** 401 KING WILLIAM  
**LEGAL DESCRIPTION:** NCB 745 BLK LOT SE IRR 279.44 FT OF 1, 2 & 3  
**ZONING:** R-4 S, H, RIO-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Samuel White/Michael G. Imber, Architects  
**OWNER:** Jane Lewis/NATIONAL TRUST FOR HISTORIC PRESERVATION IN THE US  
**TYPE OF WORK:** Construction of a visitors' center  
**APPLICATION RECEIVED:** December 23, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting conceptual approval to construct an accessory structure to function as a visitors' center on the property at 401 King William, commonly known as Villa Finale.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for 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.

*Standard Specifications for Windows in Additions and New Construction*

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** 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.

- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **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 true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

## **FINDINGS:**

- a. The applicant is requesting conceptual approval to construct an accessory structure to function as a visitors' center on the property at 401 King William, commonly known as Villa Finale. This property is located within the King William Historic District.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on January 3, 2022. At that meeting, Committee members commented on entrance design elements, architectural details, massing, and on-site parking. Generally, Committee members were supportive of the design and massing.
- d. **CONTEXT & DEVELOPMENT PATTERN** – This block of King William Street features large, primary historic structures on large lots. Lots typically feature accessory structures such as large carriage structures. This particular lot is bounded by E Sheridan Street to the north. This lot currently features two, existing accessory structures.
- e. **MASSING & FORM** – The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. The applicant has proposed a footprint of 2,490 square feet. The footprint of the primary historic structure on site is 3,788 square feet. While the proposed new construction exceeds the recommended footprint percentage of the primary historic structure on site, staff finds that given its location on the lot and the size of the lot, its footprint is appropriate.
- f. **MASSING & FORM** – The applicant has submitted application documents noting the overall height and massing of the proposed new construction. The applicant has proposed for the height and massing to generally be subordinate to that of the existing accessory structure, the carriage house. The applicant has proposed an overall height and massing that staff finds to be consistent with the Guidelines and historic examples found within the immediate vicinity.
- g. **ORIENTATION & SETBACK** – Accessory structures on this block of King William Street are predominantly located at the rear of sites. The Guidelines for New Construction 5.B. notes that the predominant accessory structure orientation and historic setback patterns of the block should be followed. The applicant has proposed to locate this structure towards the rear of the lot, consistent with the locations of existing accessory structures on site. Staff finds the proposed orientation and setback to be appropriate and consistent with the UDC.
- h. **CHARACTER** – The Guidelines for New Construction 5.A. notes that new accessory structures should relate to the primary historic structure in regards to their materials and window and door openings. The applicant has proposed a design that features architectural elements that reference those found historically on site. Additionally, the applicant has proposed materials that relate to those found on the primary historic structure on site, including cut stone, brick and stucco. Staff finds the proposed character of the proposed new construction

to be appropriate and consistent with the Guidelines. Staff finds that the proposed stucco should feature a texture and profile that is consistent with that found historically on site.

- i. WINDOW MATERIALS – At this time the applicant has not proposed a specific window product. Staff finds that all windows should be consistent with the adopted policy guide for windows.
- j. LANDSCAPING – When returning to the Commission for final approval, staff finds that the applicant should provide a detailed landscaping plan for review and approval. If site lighting is proposed, it should be included in the submitted landscaping plan.
- k. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

## **RECOMMENDATION:**

Staff recommends conceptual approval based on findings a through j with the following stipulations:

- i. That the proposed stucco be detailed and feature a texture that is consistent with stucco found historically on site, as noted in finding h.
- ii. That all windows be consistent with the adopted policy guide for windows.
- iii. That the applicant submit a detailed landscaping plan for review and approval when returning to the Commission for final approval.
- iv. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.





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

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

DATE: January 3, 2022

HDRC Case #: 2023-001

Address: 401 King William

Meeting Location: Webex

APPLICANT: Mac White/Michael G Imber Architects

DRC Members present: Jeff Fetzer, Jimmy Cervantes, John Baker, Roland Mazuca, Lisa Garza (Conservation Society)

Staff Present: Edward Hall, Rachel Rettaliata

Others present: Alice Arnn

**REQUEST: Construction of a visitors' center at Villa Finale**

**COMMENTS/CONCERNS:**

MW/AA - Overview of proposed new construction, site layout, design concept, etc.

JF: Finds the location on the site to be appropriate. Would the covered pergola be removed? (AA, yes).

JF: Questions about the materials of the carriage house. Painted brick.

MW: Would consider finding a matching brick; however, a painted brick would be more affordable and would fit within the context of the site.

JF: Recommends option A's entrance massing.

JF: Consider studying the awning over the entry and whether it needs to be more pronounced. Consider adding a pair of wall sconces to accentuate the entry.

JF: General comments on south elevation. Provide additional information.

JF: The scale and design do not compete with the primary historic structure on site.

LG: Questions about parking. Is there a need for parking?

LG: When was the carriage house constructed?

LG: Comments about the overall massing of the proposed new construction; massing should be subordinate to the existing structures on site.

LG: Questions about finials – are they incorporated from elements on site? (No, but from neighborhood).

JB: Prefers option a, work to enhance entry way, prefers square windows/transoms.

JB: Provide information regarding parking impacts.

RM: Agrees with other comments. Add double sconces. Option A is preferred.

JC: No additional comments; appreciative of the care taken with this project.

JF: Are there any post mounted lights on site? No, not that the applicants are aware of.

**OVERALL COMMENTS:**



# PROPOSED VISITORS' CENTER

VILLA FINALE MUSEUM AND GARDENS

401 KING WILLIAM STREET | SAN ANTONIO, TEXAS

MATERIALS FOR SUBMISSION TO THE  
HISTORIC DESIGN AND REVIEW COMMISSION



MICHAEL G. IMBER  
ARCHITECTS

JANUARY 18, 2023

# PROJECT DESCRIPTION

The proposed Visitors' Center for Villa Finale Museum and Gardens will create a venue to support the National Trust historic house museum and:

- Provide a clear location for ticketing and entry to the museum
- Orient and educate visitors using long-term and temporary exhibits
- Enhance visitor amenities including restrooms and a waiting area that will also support events on the grounds and throughout the property
- Provide larger catering kitchen facilities to support events on the grounds
- House the Villa Finale staff, including office space for the director and other staff
- Maintain views of the historic house from the Riverwalk

The aesthetic goals of the proposed design are to create a new building that feels more like a garden pavilion at the scale of the existing carriage house and stone tool shed and that does not compete with the main house, originally built in 1876 and then renovated starting in 1967 by Walter Mathis, for prominence on the site. Sited within the existing parking area, the entry will face east so that a visitor entering the site can approach through the existing north garden into a newly defined entry court framed by the Existing tool shed, built just before 1986. The main south façade is defined by two painted brick pavilion-like structures that are linked by a covered porch, allowing for an open connection between the main lawn space and the central exhibit space in the Visitors' Center. This siting also allows for the creation of a small, functional garden court between the new building and the existing carriage house, built in the early 20th century. The material palette draws inspiration from the characteristics of the property's existing buildings – painted brick and plaster exterior walls, standing seam metal roofs, stone headers and sills at windows and doors, trim detailing similar to the existing elements, brick paths and landscaping that complement the existing gardens and paving, and round and oval windows to connect the new building to the main house.



M I C H A E L G . I M B E R  
A R C H I T E C T S

JANUARY 18, 2023

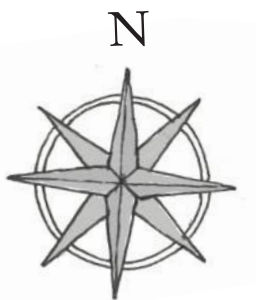
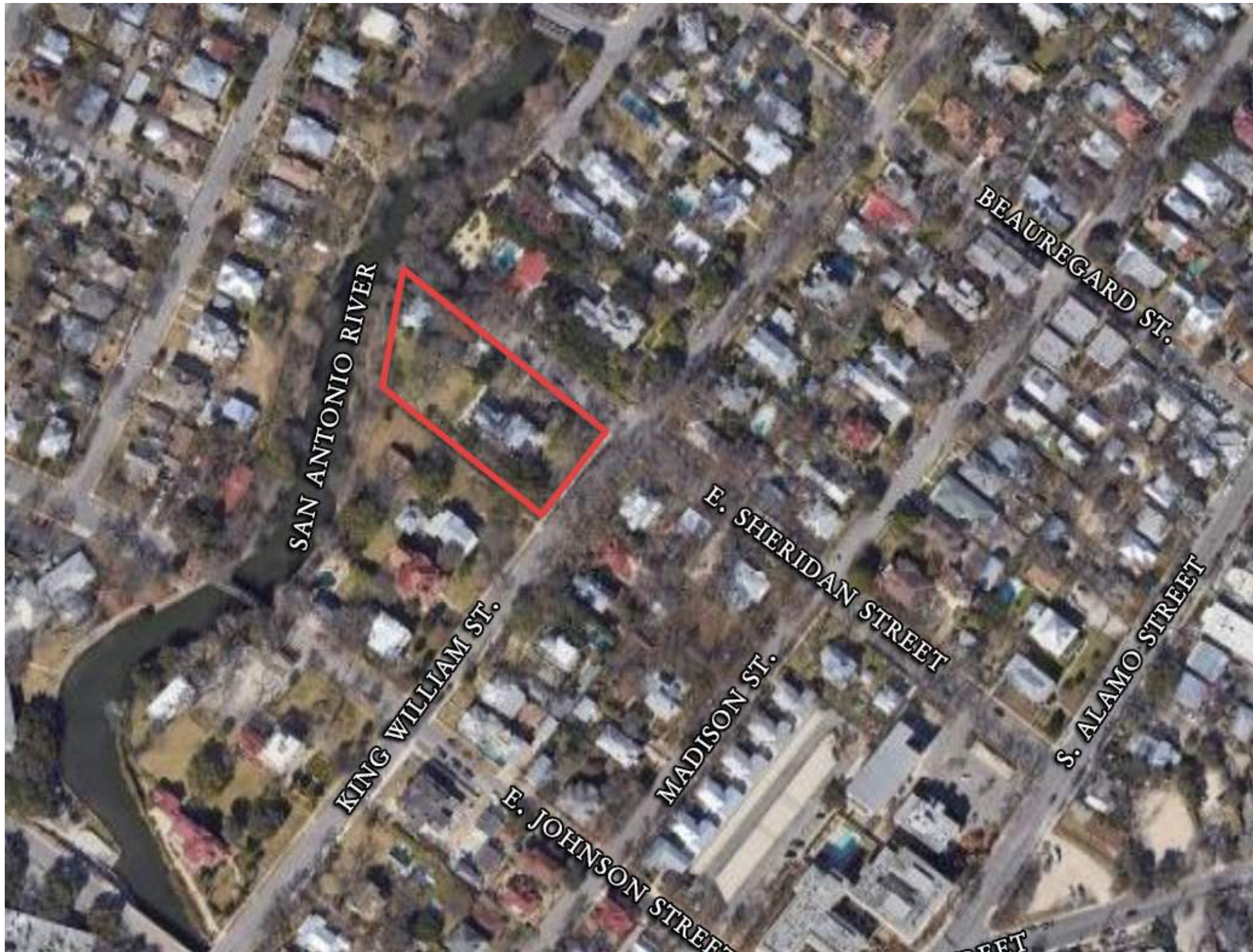
# S I T E   L O C A T I O N   A N D   E X I S T I N G   H O U S E

VILLA FINALE MUSEUM AND GARDENS



M I C H A E L   G .   I M B E R  
A R C H I T E C T S

JANUARY 18, 2023



## VILLA FINALE LOCATION





EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

# VILLA FINALE - MAIN HOUSE





# VILLA FINALE - WEST GARDEN





# VILLA FINALE - CARRIAGE HOUSE





# VILLA FINALE - BUILDING DETAILS



PROPOSAL FOR  
NEW VISITORS' CENTER

VILLA FINALE MUSEUM AND GARDENS



MICHAEL G. IMBER  
ARCHITECTS

JANUARY 18, 2023



# PRECEDENT IMAGERY

401 KING WILLIAM STREET



MICHAEL G. IMBER  
ARCHITECTS

JANUARY 18, 2023



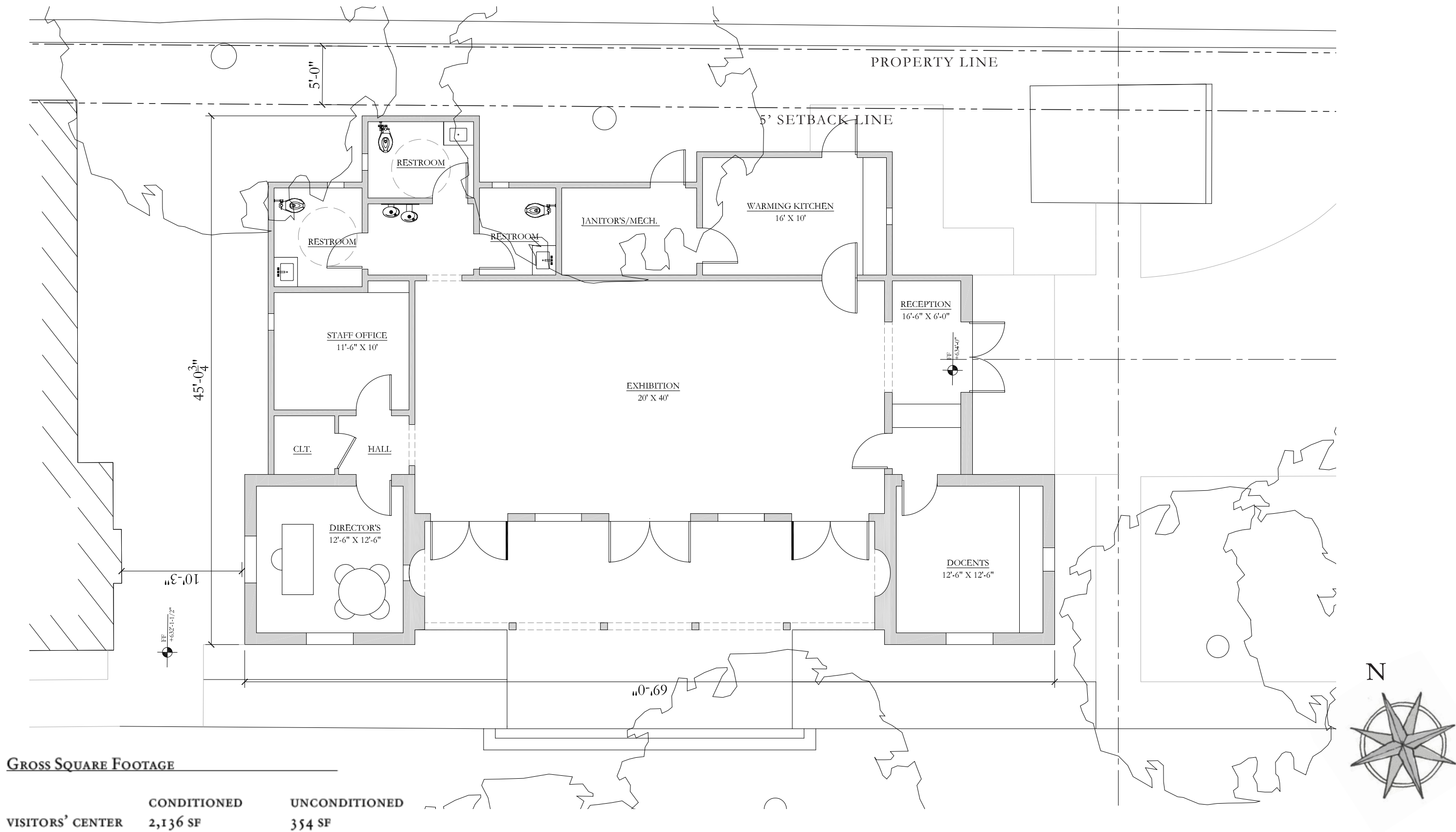
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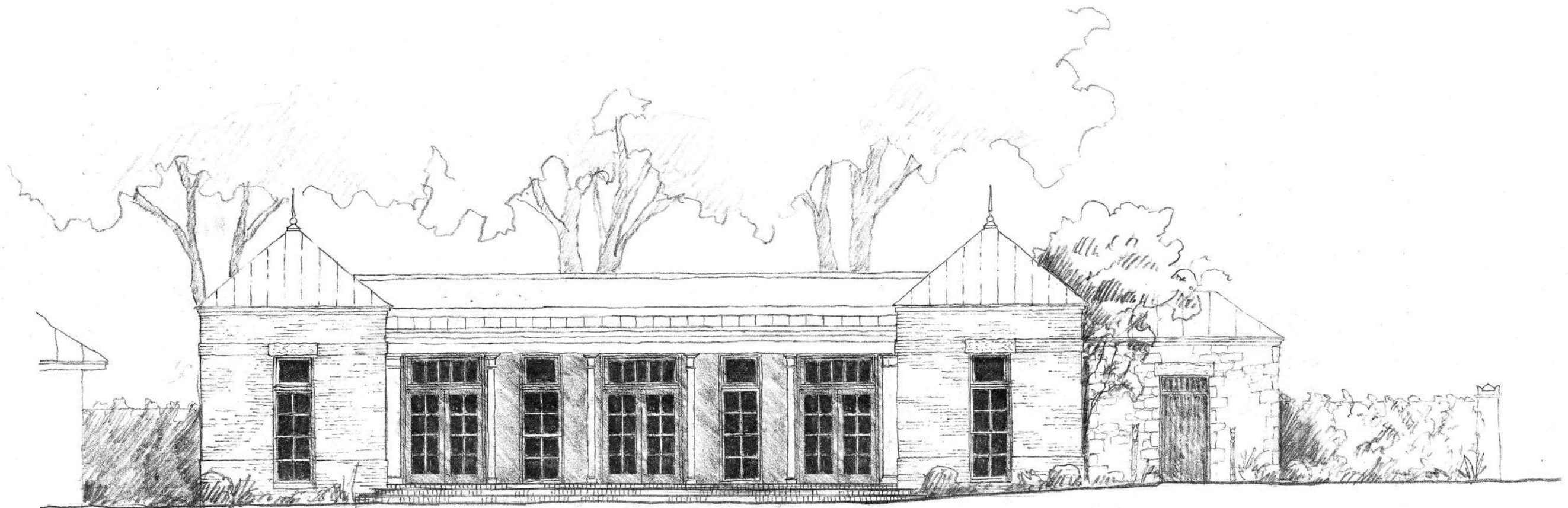


# PROPOSED SITE PLAN





# PROPOSED FLOOR PLAN

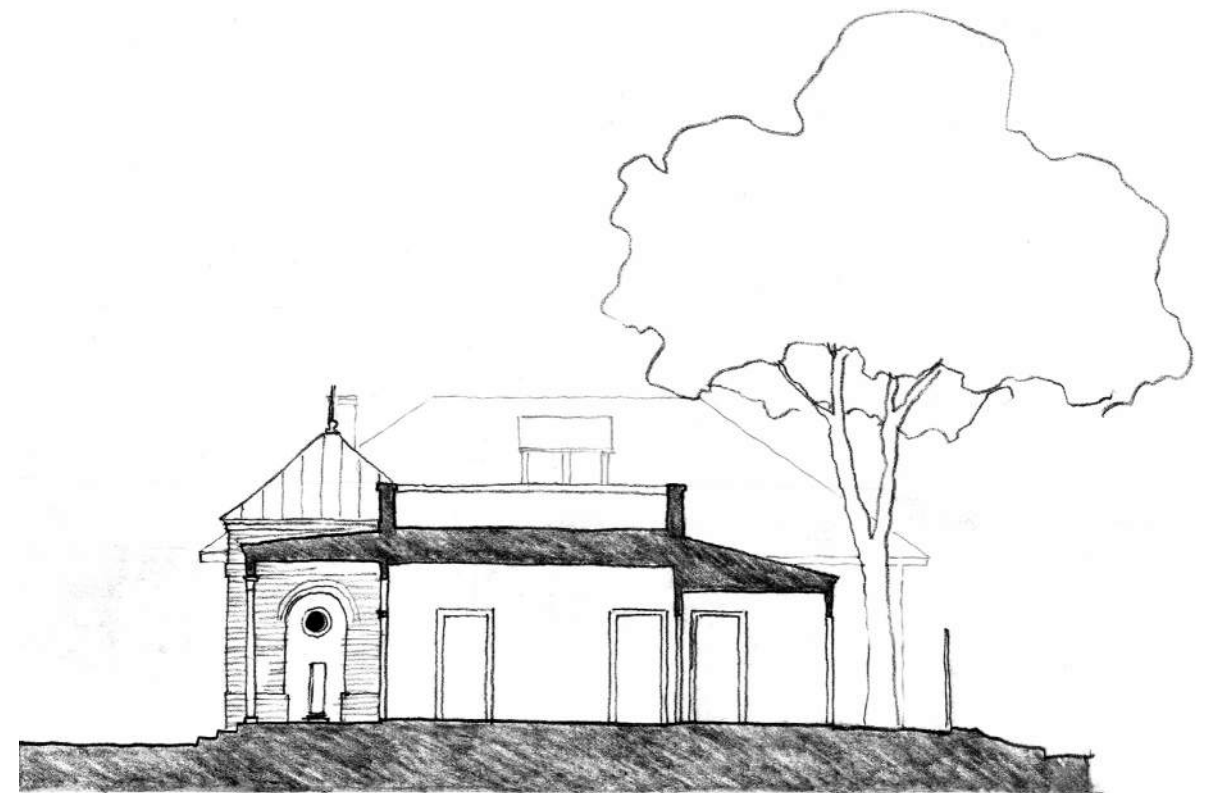


## PROPOSED SOUTH ELEVATION

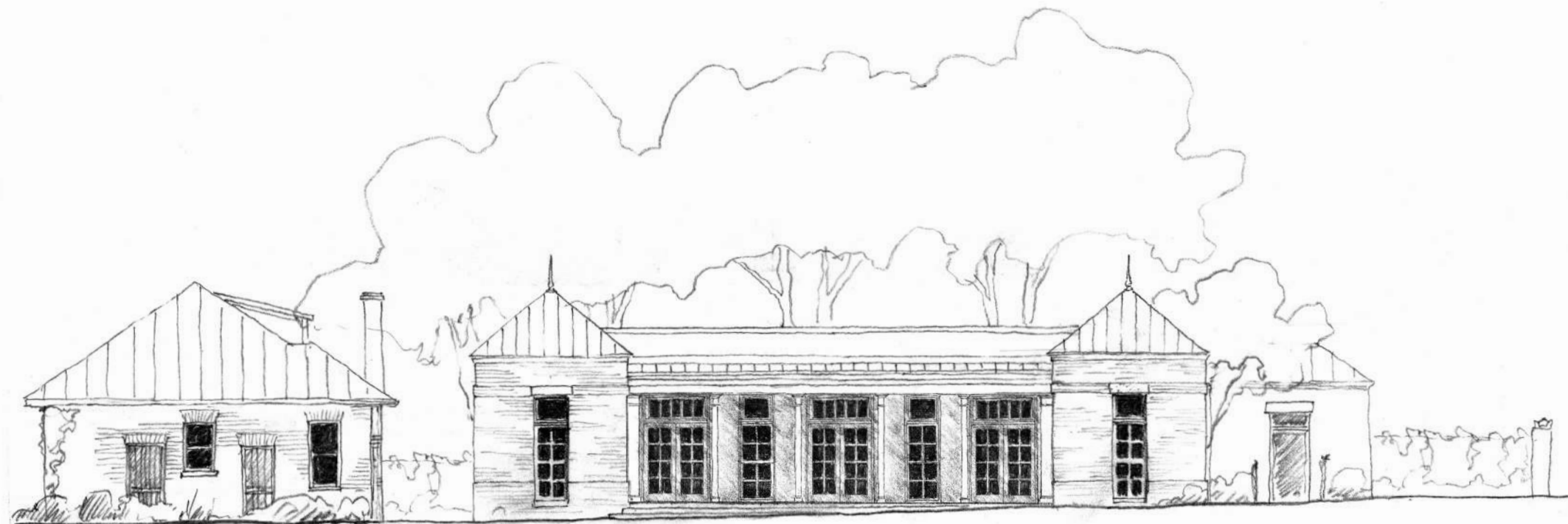




EAST ELEVATION

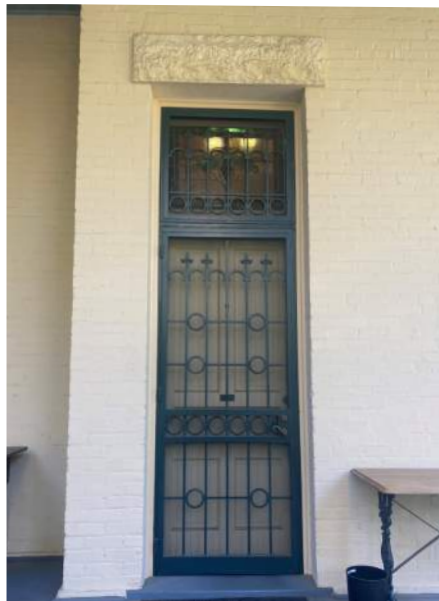


SECTION



SOUTH SITE ELEVATION





EXTERIOR  
DOOR



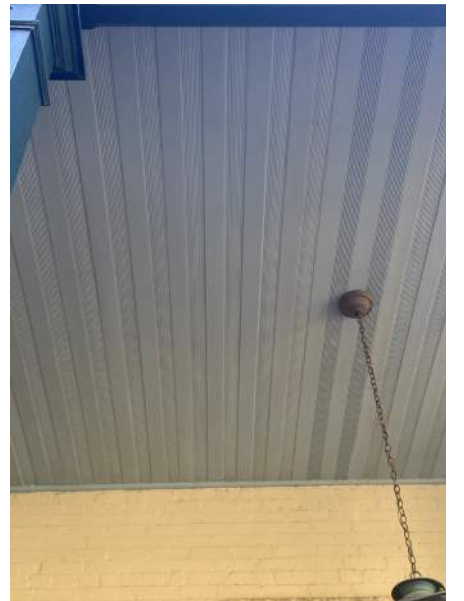
OVAL  
WINDOW



BRICK  
PAVING



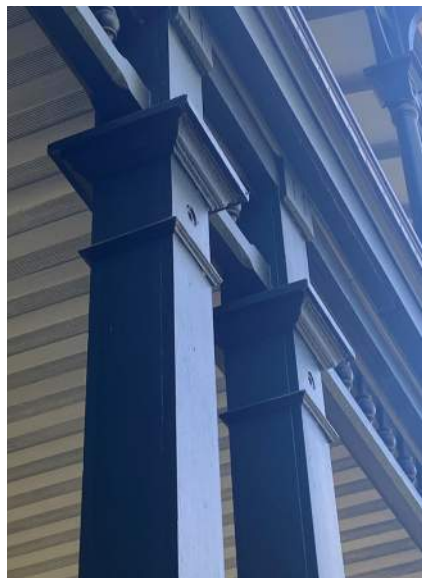
BRICK  
PAVING



DECKING  
AT PORCH



STONE HEADER AT  
DOORS AND WINDOWS



PAINTED  
WOOD COLUMNS



STANDING SEAM  
METAL ROOF



PAINTED  
EXTERIOR BRICK



STUCCO

# PALETTE OF MATERIALS

