

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2026

HDRC CASE NO: 2026-101
ADDRESS: 218 ADAMS ST
LEGAL DESCRIPTION: NCB 943 BLK 1 LOT 13
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Nick Handel
OWNER: Nick Handel/Abby M & Nickolas G Handel
TYPE OF WORK: Construction of a rear accessory structure
APPLICATION RECEIVED: May 31, 2026
60-DAY REVIEW: July 30, 2026
CASE MANAGER: Adrian Gallegos

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 948 sf 2-story detached garage featuring cement fiberboard siding and a standing seam metal roof at the rear of the property.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, New Construction

3. Materials and Textures

A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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.
- 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 located at 218 Adams is a one-story, single-family structure constructed circa 1891 in the Folk-Victorian style. The primary structure features many intact architectural elements typical to its style: a primary pyramidal standing-seam metal roof with a front-facing gable and inset porch with turned columns and rounded wood shingle details. The property contributes to the King William Historic District.
- b. CONCEPTUAL REVIEW – On April 15, 2026, the Historic and Design Review Commission (HDRC) gave conceptual approval for the request to construct a carport in all-wood construction with the stipulations outlined below. The applicant has submitted updated application documents for a garage in the same location and similar dimensions as previously proposed. The application includes a dimensioned site plan and detailed elevations as stipulated.

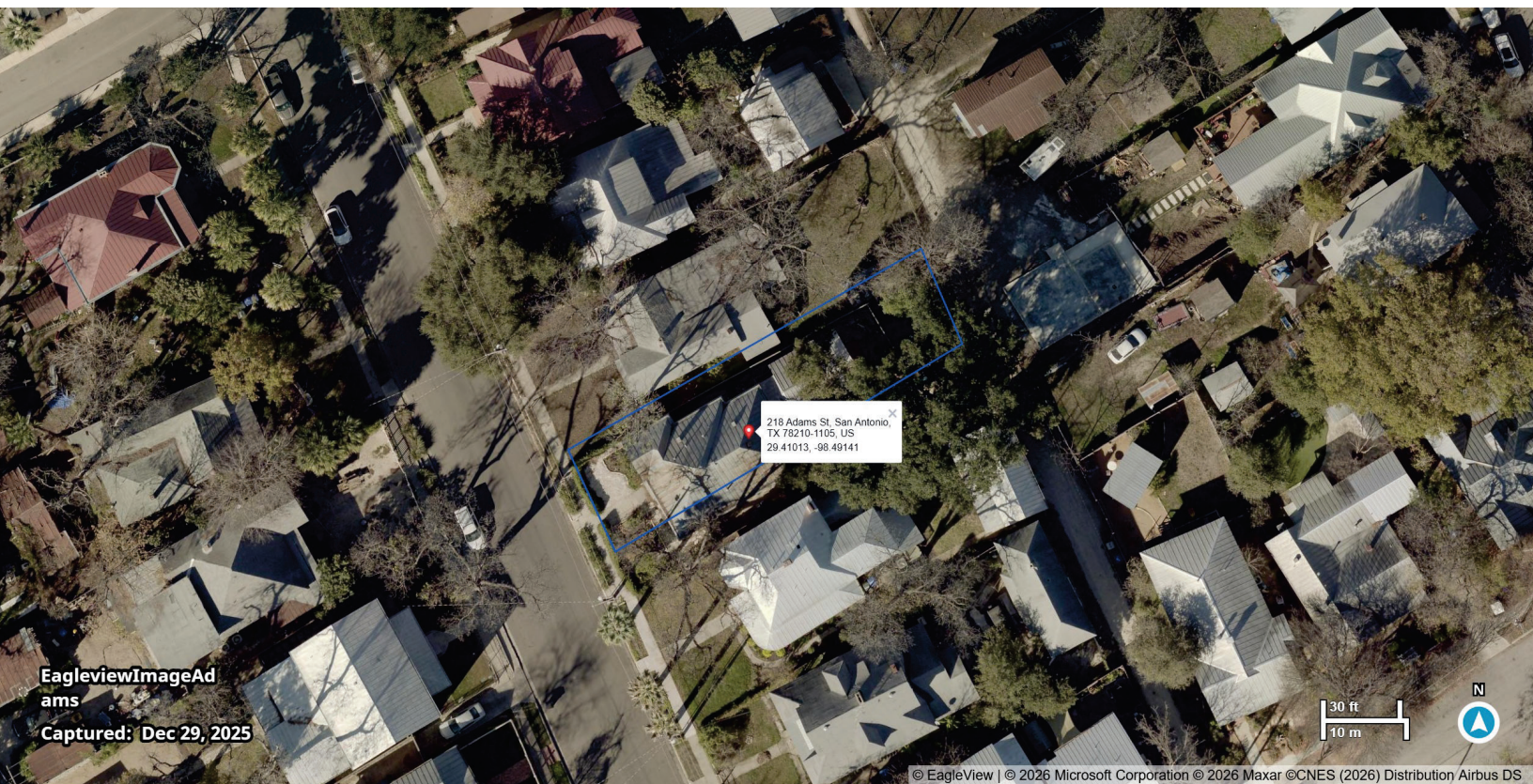
Stipulations from Conceptual Approval:

- i. That the applicant provides detailed elevations drawings for the proposed accessory structure that include all measurements and material specifications.
 - ii. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
 - iii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.
 - iv. That the applicant provides a fully detailed and dimensioned site plan.
- c. **SETBACK & LOCATION** – The applicant is proposing to construct an approximately 948 sf detached garage at the rear of the property with a 5’ setback from the side property line. Guideline 5.B.i states that the historic setback pattern of similar structures should be followed while most historic garages and outbuildings are most typically located at the rear of the lot. Staff finds the proposed location consistent with the historic development pattern and consistent with the Guidelines. The applicant should obtain a variance from the Board of Adjustment, if necessary.
- d. **SCALE & MASSING** – The applicant is proposing to construct an approximately 948 sf detached garage that will measure 24’ by 26’. The Historic Design Guidelines for New Construction 5.A.i. states that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The height of the proposed garage will be 24’6” and the height of the principal historic structure is 27’. Staff finds the proposed massing and scale generally consistent with the Guidelines.
- e. **ROOF FORM & MATERIAL** – The applicant is proposing for the accessory structure to feature a front gable roof with a galvalume standing seam metal roof to match the existing roof of the primary structure. Guideline 3.A.i. states that materials for new construction should complement the type, color, and texture of those traditionally found in the district. Guideline 3.A.iv additionally states that new metal roofs should be constructed in a similar fashion as historic metal roof. Staff finds the roof form and material on the proposed rear accessory structure generally appropriate.
- f. **MATERIALS (SIDING)** – The applicant is proposing for the garage to feature lapped cement fiberboard siding on the sides and cement fiberboard shake siding on the gables. The Guidelines for New Construction 3.A.i. states to use materials that complement the type, color, and texture of those traditionally found in the district. The Guidelines for New Construction 5.A.iii. and 5.A.iv. additionally note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the proposed architectural details generally appropriate provided the lapped cement fiberboard siding features a reveal of no more than 6 inches and a smooth texture facing outward.
- g. **ARCHITECTURAL DETAILS (FENESTRATION PATTERN)** – The applicant has proposed paired one-over-one single-hung windows on each façade of the rear accessory structure as a well as one rear-facing door opening. New Construction 2.C.i. related to window and door openings stipulates to incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Staff finds the proposed fenestration pattern generally appropriate.
- h. **WINDOWS & DOORS (MATERIALS)** – The applicant has not provided staff window, door, or garage door specifications. Per *Standard Specifications for Windows in New Construction*, new windows on new construction 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. New Construction 5.A.v. states to incorporate garage doors with similar proportions and materials as those traditionally found in the district. The garage doors shown in the renderings appear to be generally appropriate. Window, door, and garage door specifications are required for review prior to the issuance of a Certificate of Appropriateness.

RECOMMENDATION:

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

- i. That the applicant installs wood or aluminum-clad wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25".
- ii. That the applicant provides full window and door specifications for review by staff prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- iv. That the applicant installs a fully wood garage door or a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. The garage doors shown in the renderings appear to meet this stipulation, but final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- v. That the cement fiberboard siding features a reveal no more than 6 inches in width and a smooth texture facing outward.
- vi. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.



218 Adams St, San Antonio,
TX 78210-1105, US
29.41013, -98.49141

EagleviewImageAd
ams
Captured: Dec 29, 2025





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

April 15, 2026

HDRC CASE NO: 2026-101
ADDRESS: 218 ADAMS ST
LEGAL DESCRIPTION: NCB 943 BLK 1 LOT 13
HISTORIC DISTRICT: King William
APPLICANT: Nick Handel - 218 Adams
OWNER: Nick Handel/Abby M & Nickolas G Handel - 218 Adams
TYPE OF WORK: Garage/carport

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 564 sf detached carport featuring all wood construction and a standing seam metal roof at the rear of the property.

FINDINGS:

a. The property located at 218 Adams is a one-story, single family structure constructed circa 1891 in the Folk-Victorian style. The primary structure features many intact architectural elements typical to its style: a primary pyramidal standing-seam metal roof with a front-facing gable and inset porch with turned columns and rounded wood shingle details. The property contributes to the King William Historic District.

b. **SETBACK & LOCATION (CARPORT)** – The applicant is proposing to construct an approximately 564 sf detached carport at the rear of the property with a 3' setback from the side property line. Guideline 5.B.i states that the historic setback pattern of similar structures should be followed while most historic garages and outbuildings are most typically located at the rear of the lot. Staff finds the proposed location consistent with the historic development pattern and consistent with the Guidelines. The applicant should obtain a variance from the Board of Adjustment, if necessary.

c. **SCALE & MASSING (CARPORT)** – The applicant is proposing to construct an approximately 564 sf detached carport that will measure 24.5' by 23'. The Historic Design Guidelines for New Construction 5.A.i. states that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The applicant has not provided the height of the proposed structure. Staff finds the proposed massing and scale generally consistent with the Guidelines but will need full measurements to confirm that the proposed structure's height not exceed that of the historic primary structure.

d. **MATERIALS (CARPORT)** – The applicant is proposing to construct the carport with vertical posts and colonial lapped siding on one side to match the existing siding of the primary structure as well as a galvalume standing seam metal roof to match the existing roof of the primary structure. Guideline 3.A.i. states that materials for new construction should complement the type, color, and texture of those traditionally found in the district. Guideline 3.A.iv additionally states that new metal roofs should be constructed in a similar fashion as historic metal roof. Staff finds the proposed construction and galvalume standing seam metal roof to be generally consistent with the Guidelines but will need to receive full material specifications to confirm.

RECOMMENDATION:

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

i. That the applicant provides detailed elevations drawings for the proposed carport that include all measurements and material

specifications.

ii. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

iii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

COMMISSION ACTION:

Approved with stipulations:

i. That the applicant provides detailed elevations drawings for the proposed carport that include all measurements and material specifications.

ii. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

iii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

iv. That the applicant provides a fully detailed and dimensioned site plan.

A handwritten signature in black ink that reads "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Historic Preservation Officer

218 Adams Street – Alley Craftsman Style Garage Plans

Front Elevation



DETAILS

HEATED SQ FT

UNHEATED SQ FT

TOTAL UNHEATED AREA:	948 sq. ft.
SECOND FLOOR:	324 sq. ft.
GARAGE:	624 sq. ft.
FULL BATHS:	0

FLOORS:	2
GARAGE SIZE:	2 car
WIDTH:	24ft.
DEPTH:	26ft.
HEIGHT:	24ft.-6in.
FOUNDATION:	Slab Foundation
EXTERIOR FRAMING:	2x6 Wood

Material Details

Standing Seam Metal Roof



Vinyl Windows

5' Side Setback

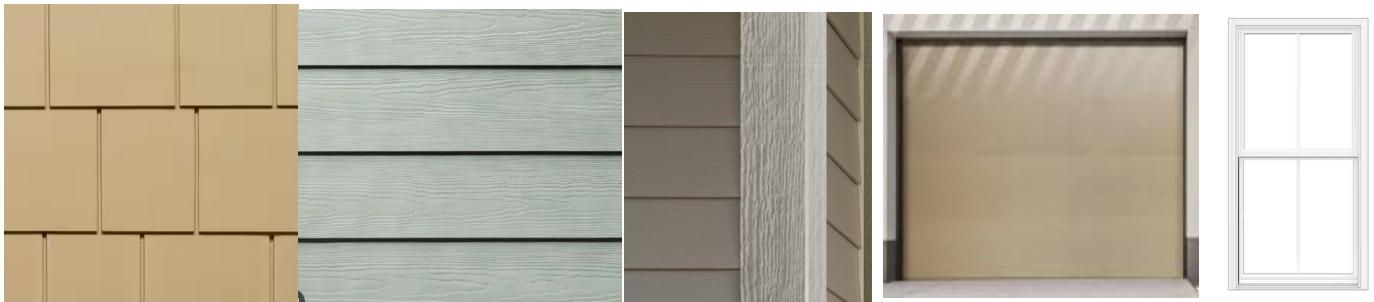
Hardi Plank Siding

Hardi Shake Siding

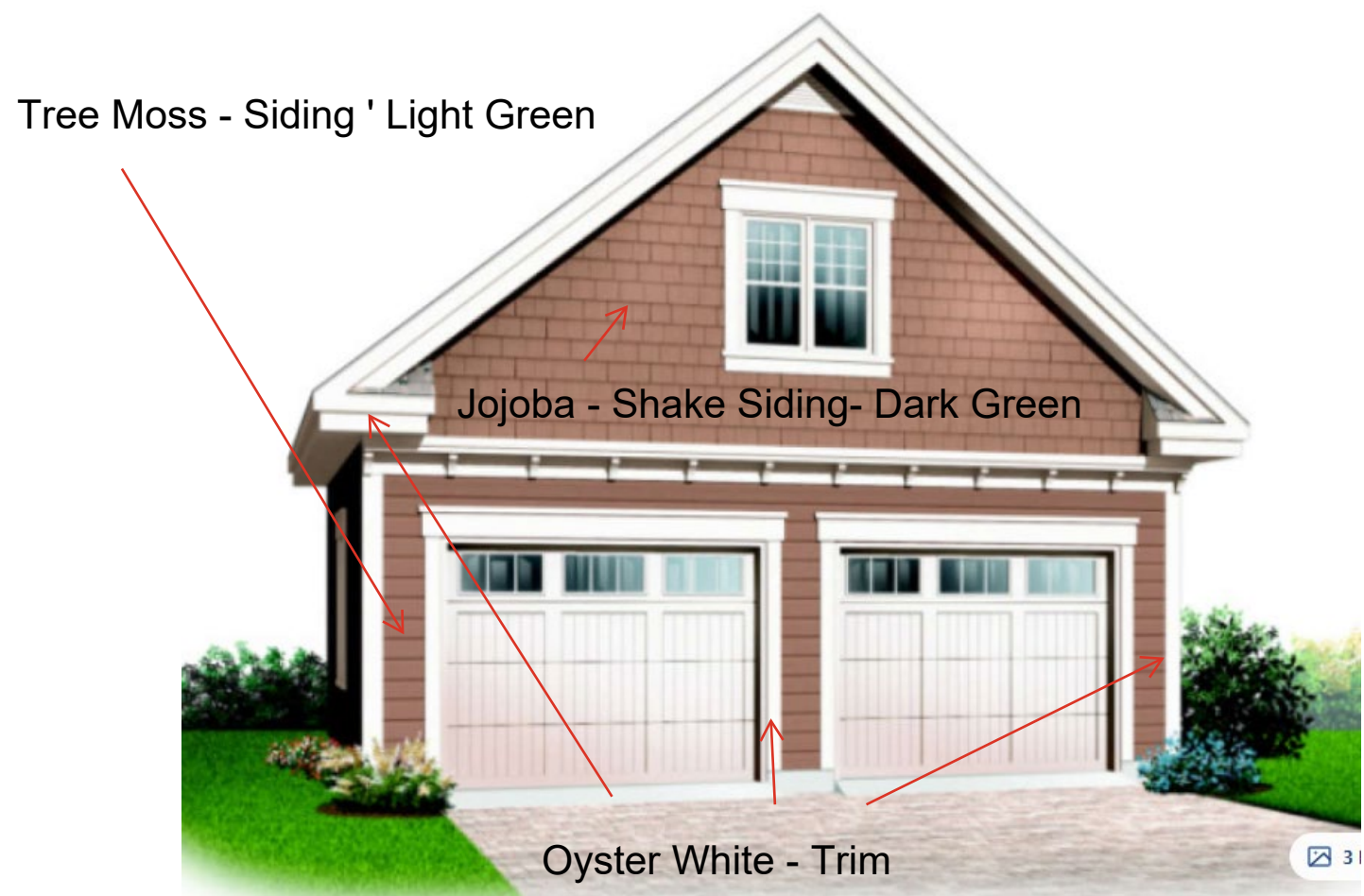
Hardi Trim

Concrete Slab Foundation

- Roof Materials – Standing seam metal roof (to match main structure)
- Gable Siding – Hardi Shake siding (front gable)
- Siding – Hardi plank
- Trim – Hardi
- Foundation – Concrete slab



Paint Colors – Same as Main Structure










- Siding – Tree Moss; Ben Moore 508
- Gable Shake Siding – Jojoba; Ben Moore AF-460
- Soffit; Fascia; Window / Door Trim – Oyster White; Ben Moore 7637

218 Adams

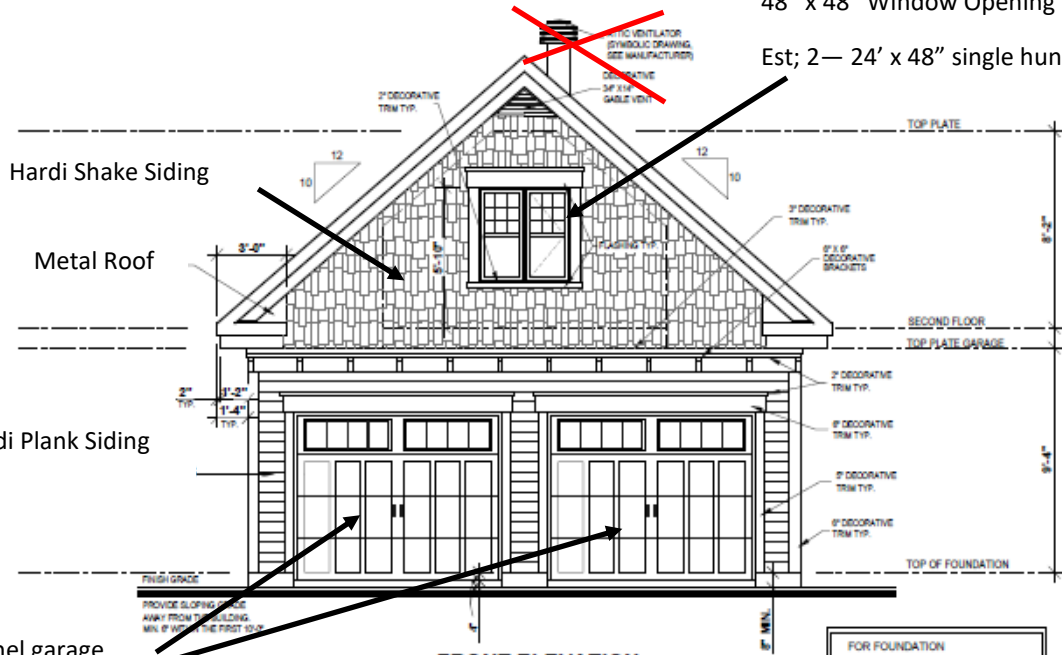
8/2020

JIM SMITH 210 732-4250
Exterior Colors

Abbey Handel

#	Color	Brand	Type of Paint	Areas to be Painted
1	 508 Tree Moss	Ben Moore	flat ext. latex	• siding
2	 AF-460 Tajoba	Ben Moore	flat ext. latex	• Shingles • front galbe siding • skirt
3	 7637 Oyster White		satin ext. latex	• roof fascia • soffits • porch posts • window + door trim
4	 SW 6208 Pewter Green		Satin ext. latex	window sashes
5	 HC-96 Richmond Gray	Ben Moore	Satin ext. latex	• doors • column accent bands • hand rail
6	 SW 6204 sea salt	Sherwin Williams	satin ext. latex	porch ceiling
7	 SW 9126 Honed Soapstone	Sherwin Williams	Satin porch floor enamel	porch floor

48" x 48" Window Opening
 Est; 2— 24' x 48" single hung

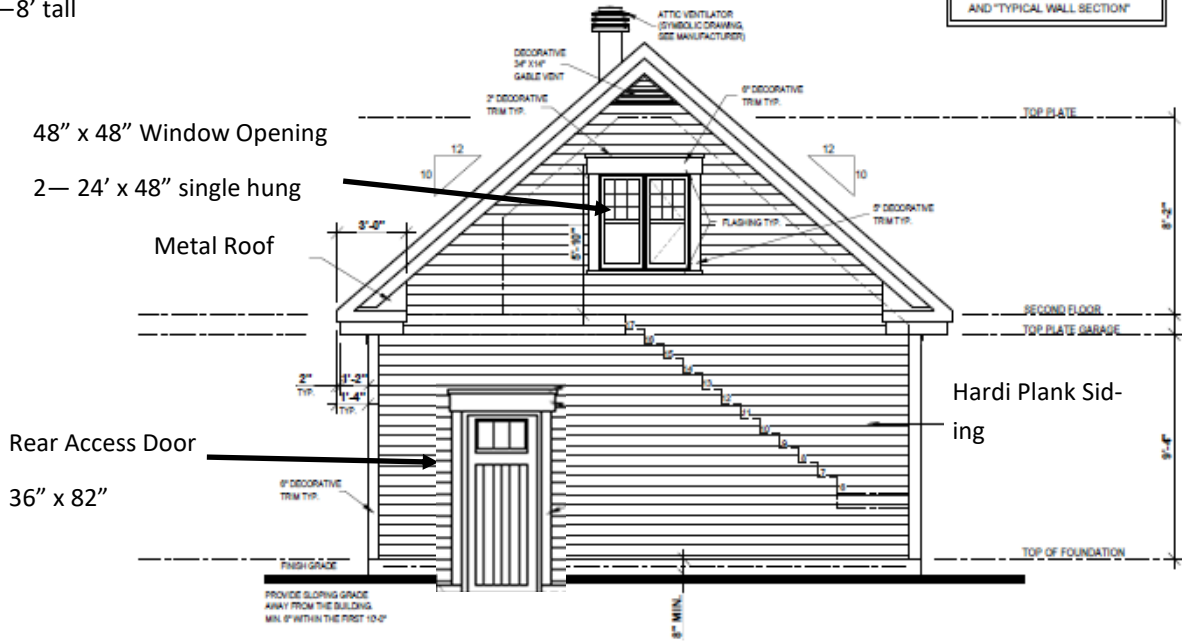


Smooth finish panel garage doors—8' tall

FRONT ELEVATION

FOR FOUNDATION INFORMATION REFER TO THE "FOUNDATION PLAN" PAGES AND "TYPICAL WALL SECTION"

48" x 48" Window Opening
 2— 24' x 48" single hung



Rear Access Door
 36" x 82"

REAR ELEVATION

FOR FOUNDATION INFORMATION REFER TO THE "FOUNDATION PLAN" PAGES

218 Adams Street—Existing Structure





Side Elevation



Side Elevation









