

# HISTORIC AND DESIGN REVIEW COMMISSION

August 15, 2018

**HDRC CASE NO:** 2018-328  
**ADDRESS:** 230 ADAMS ST  
**LEGAL DESCRIPTION:** NCB 943 BLK 1 LOT SW 100 FT OF 16  
**ZONING:** RM-4 CD  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Genevie Ramirez/Build Modern  
**OWNER:** David Roberson/Build Modern  
**TYPE OF WORK:** Exterior modifications, window replacement, porch modifications, construction of a rear addition and fencing  
**APPLICATION RECEIVED:** August 09, 2018  
**60-DAY REVIEW:**  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Remove the existing, non-original stucco from each façade (including porches) to expose the original wood siding.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

### 1. Materials: Woodwork

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 3. Materials: Roofs

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

### 6. Architectural Features: Doors, Windows, and Screens

## A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

## B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

## 7. Architectural Features: Porches, Balconies and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## FINDINGS:

- a. The historic structure at 230 Adams was constructed circa 1895 and is found on the 1896 Sanborn Map. The structure was originally constructed as a one story, single family residential structure with a wraparound porch. The structure existed in this form until circa 1950 when a second floor was added and the original structure and the wraparound front porch was removed.
- b. PREVIOUS APPROVALS – The applicant received approval with stipulations at the August 1, 2018, Historic and Design Review Commission hearing for approval to replace the existing standing seam metal roof, install front yard fencing, construct a rear addition and to replace wood windows that have deteriorated beyond repair. The removal of the existing stucco and porch modifications were referred to the Design Review Committee.
- c. DESIGN REVIEW COMMITTEE – This case was reviewed by the Design Review Committee on August 7, 2018. At that meeting, committee members noted that the removal of the existing stucco to expose original siding is appropriate and that additional research should be done prior to this request returning for final approval to determine the predominant historic siding profile. Committee members also noted that test places should be evaluated to determine if wood siding exists under the stucco on both porches.
- d. STUCCO REMOVAL – As noted in finding a, the original, one story structure did not feature a stucco façade.

Evidence of the original siding exists on the first floor; however, one portions of the structure modified circa 1950, siding that matches that of the original 1896 is likely to not exist. Staff finds the removal of stucco and the restoration of the predominant, historic siding profile may be appropriate provided that the repaired and replaced siding matches the profile of the original. Per staff's site visit, a German/Dutch/Cove/wwpa 105 siding appears to be the historic profile.

**RECOMMENDATION:**

1. Staff recommends approval of item #1, stucco removal with the stipulation that the applicant submit an original siding profile and a specifications for replacement siding that will match the original in profile as noted in finding d. Wholesale siding removal is not recommended. Siding should only be removed when deteriorated beyond repair.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 10, 2018

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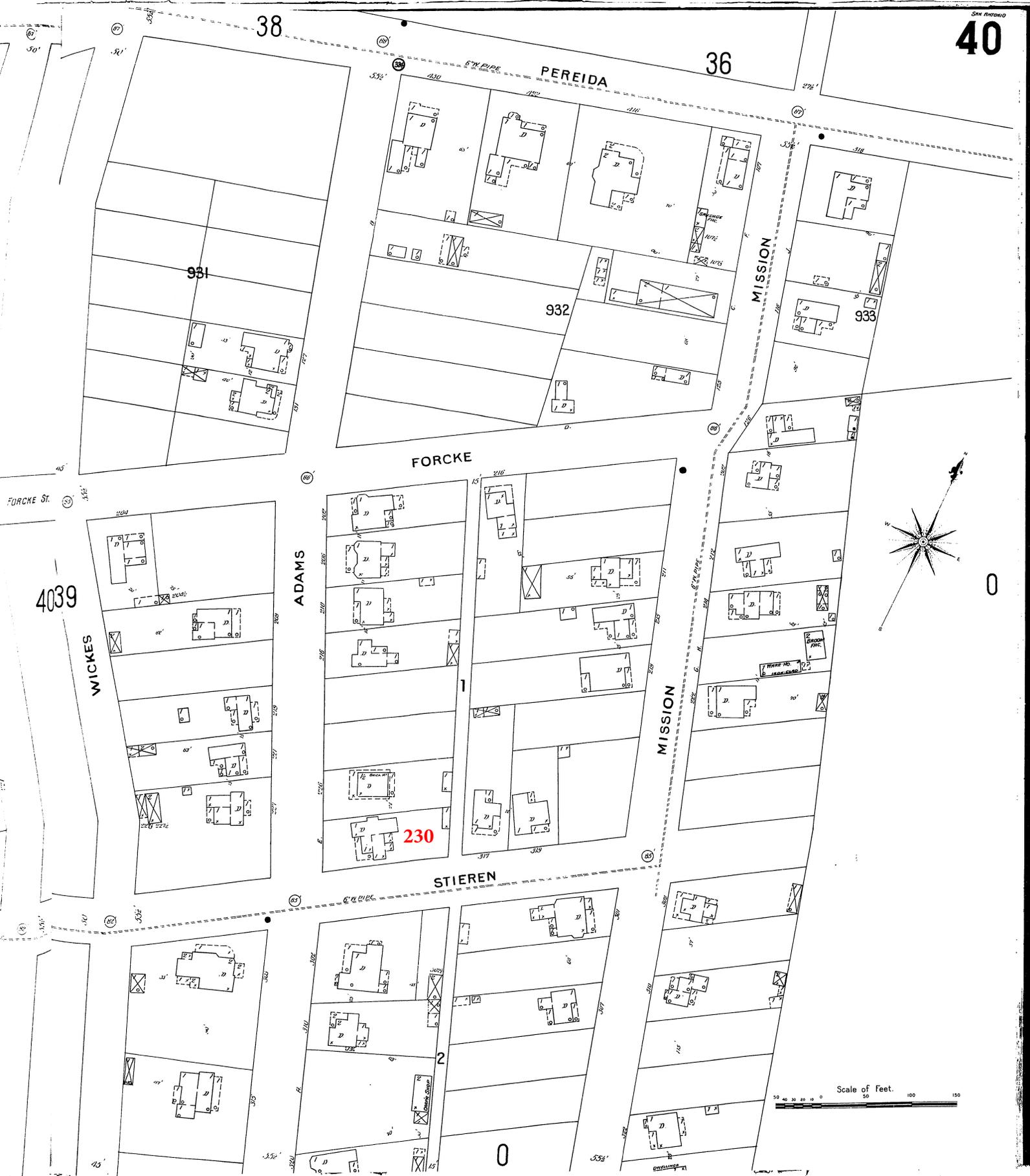
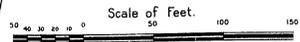
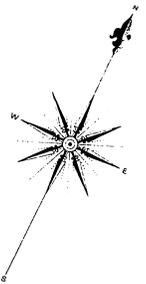
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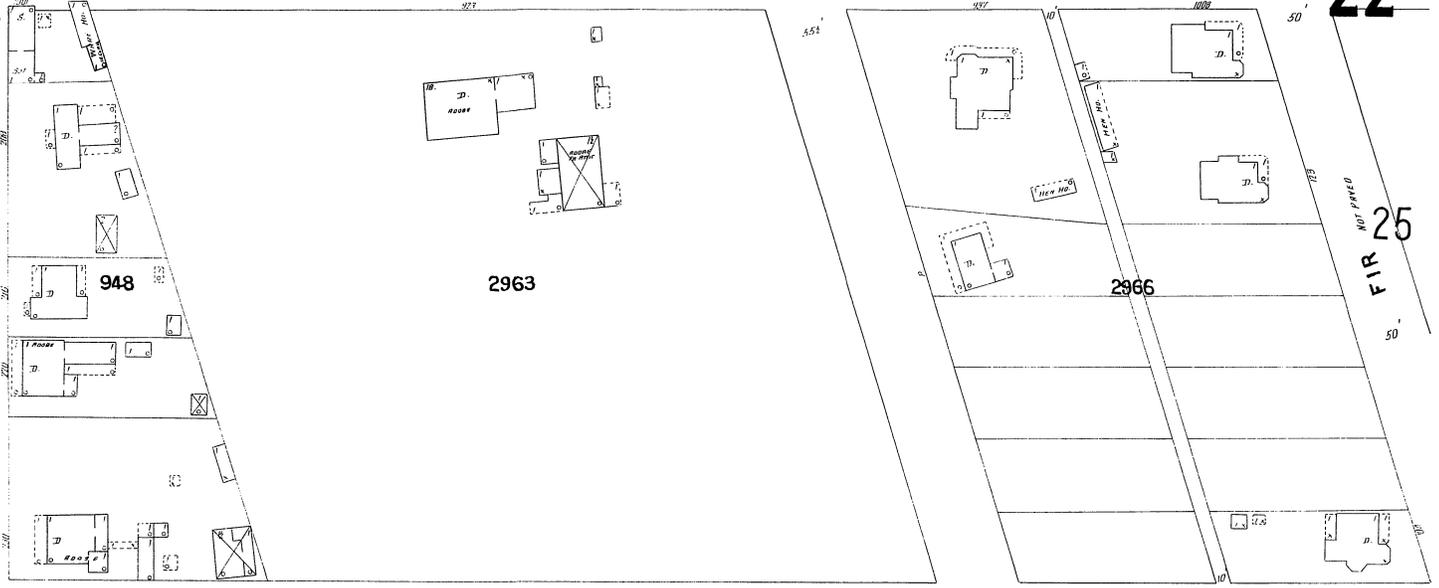
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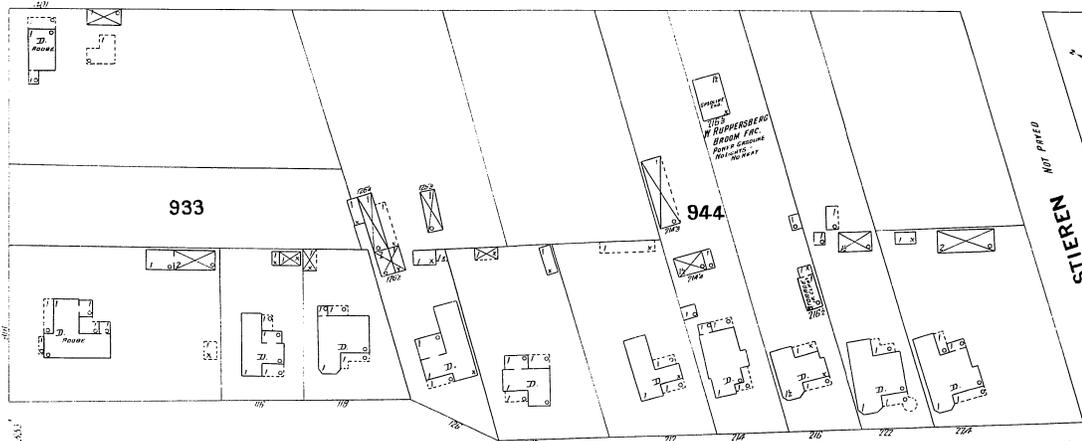
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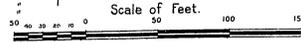
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Scale of Feet.



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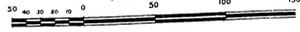
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Scale of Feet.



ALAMO METHODIST CHURCH

MARY MAGDALENE LEAGUE

BEETHOVEN HOME

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230 ADAMS STREET SATX 78210



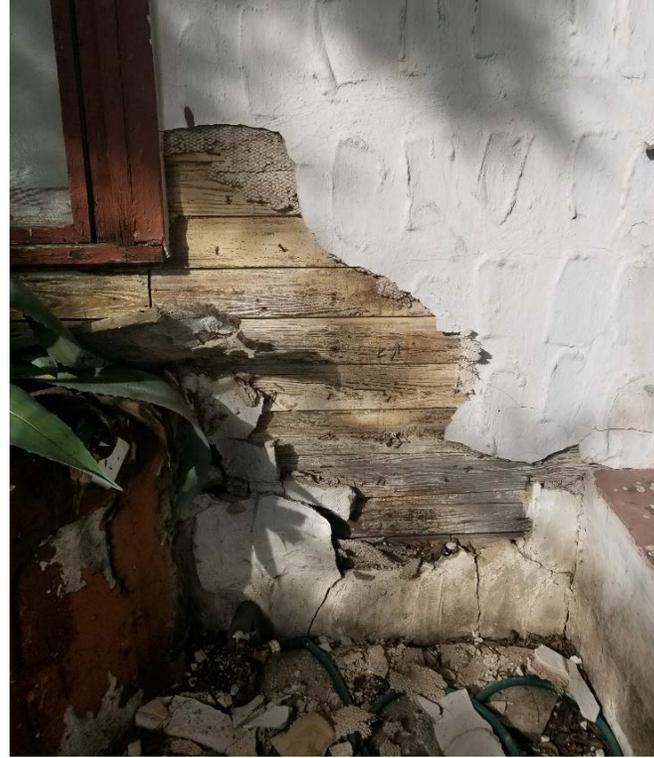
EXISTING PORCH TO REMAIN



SIDE PORCH TO REMAIN

WOOD SIDING  
EXPOSURE AT  
SECOND LEVEL





## WOOD SIDING BEHIND STUCCO/PLASTER

### PROPOSAL TO:

- REMOVE STUCCO/PLASTER
- RESTORE EXISTING WOOD SIDING OR REPLACE DAMAGED WOOD SIDING:

### REASON:

- STRUCTURE WAS NOT DESIGNED FOR STUCCO CAUSING IT TO CRACK
- STUCCO IS NOT ORIGINAL TO THE HOME

