

HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2016

Agenda Item No: 9

HDRC CASE NO: 2016-241
ADDRESS: 112 ADAMS ST
LEGAL DESCRIPTION: NCB 932 BLK 1 W 120 FT OF 9
ZONING: MF33 H HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Wagner / Flower Shop
APPLICANT: Arthur Sosa/Sosa Architecture
OWNER: Carolina Baeza
TYPE OF WORK: Demolition of an enclosed porch and construction of an addition
REQUEST:

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

1. Replace the existing standing seam metal roof.
2. Repair damaged wood elements with in kind materials.
3. Demolish a non-contributing rear addition.
4. Construct a new addition totaling approximately 420 square feet at the rear of the primary historic structure at 112 Adams.
5. Remove an existing chimney.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.
- 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.
- Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not

obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. Security bars*—Install security bars only on the interior of windows and doors.
- ix. Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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

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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the

historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The historic structure at 112 Adams was constructed circa 1920 and features traditional craftsman elements including a full width front porch, front columns of brick and craftsman style roof brackets. In regards to façade materials, this structure features a stucco covered brick façade. Staff performed a site visit on June 22, 2016, and found that the proposed addition would not have a visual impact on the primary historic structure.
- b. ROOF REPLACEMENT – The applicant has proposed to replace the existing standing seam metal roof with a new standing seam metal roof. Staff finds this request appropriate. The applicant should ensure that panels that are 18 to 21 inches in width should be used, that seams are 1 to 2 inches in height, that a crimped ridge seam that's historically appropriate be used, that a low profile ridge cap be used and that a galvalume finish be used.
- c. EXTERIOR MAINTENANCE – The applicant has proposed to repair and replace damaged and rotten exterior wood elements including fascia, rafter tails and other decorative elements with in kind materials. This is consistent with the Guidelines for Exterior Maintenance and Alterations.
- d. CHIMNEY REMOVAL – The applicant has proposed to remove an existing chimney that is no longer in use. According to a 1983 survey of this historic structure, no chimney is listed. Given that the chimney is neither original nor viewable from the public right of way, staff finds its removal appropriate.
- e. ADDITION – The east façade of the primary historic structure features a non-contributing addition currently in the form of an enclosed porch. The applicant has proposed to remove this addition and construct a new addition of approximately 420 square feet. According to the Guidelines for Additions 1.A., additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the rear addition to feature a hipped roof and feature walls that align with those of the primary historic structure. To maintain a transition between the old and the new, the applicant has proposed for the addition to feature board and batten siding. Staff finds this appropriate and consistent with the Guidelines.
- f. SCALE, MASSING & FORM – Regarding scale, massing and form, the applicant has proposed for the addition to feature matching foundation heights and comparable floor to ceiling heights as the primary historic structure. This is consistent with the Guidelines for Additions 1.A.
- g. MATERIALS – The applicant has noted that materials for the proposed addition will include wood skirting, board and batten siding, a standing seam metal roof and wood rear porch steps. Staff finds each of these materials appropriate and consistent with the Guidelines. The applicant has noted that the addition's siding materials are to match the existing stucco in color.
- h. WINDOWS – The applicant has noted the installation of five windows at the rear of the addition and one door, however, the applicant has not provided information to staff in regards to their neither materials nor installation. The applicant has proposed windows that are appropriate sized and placed in regards to the primary structure's original windows. The applicant is responsible for providing this information to staff. Windows should be inset within walls two to three inches.

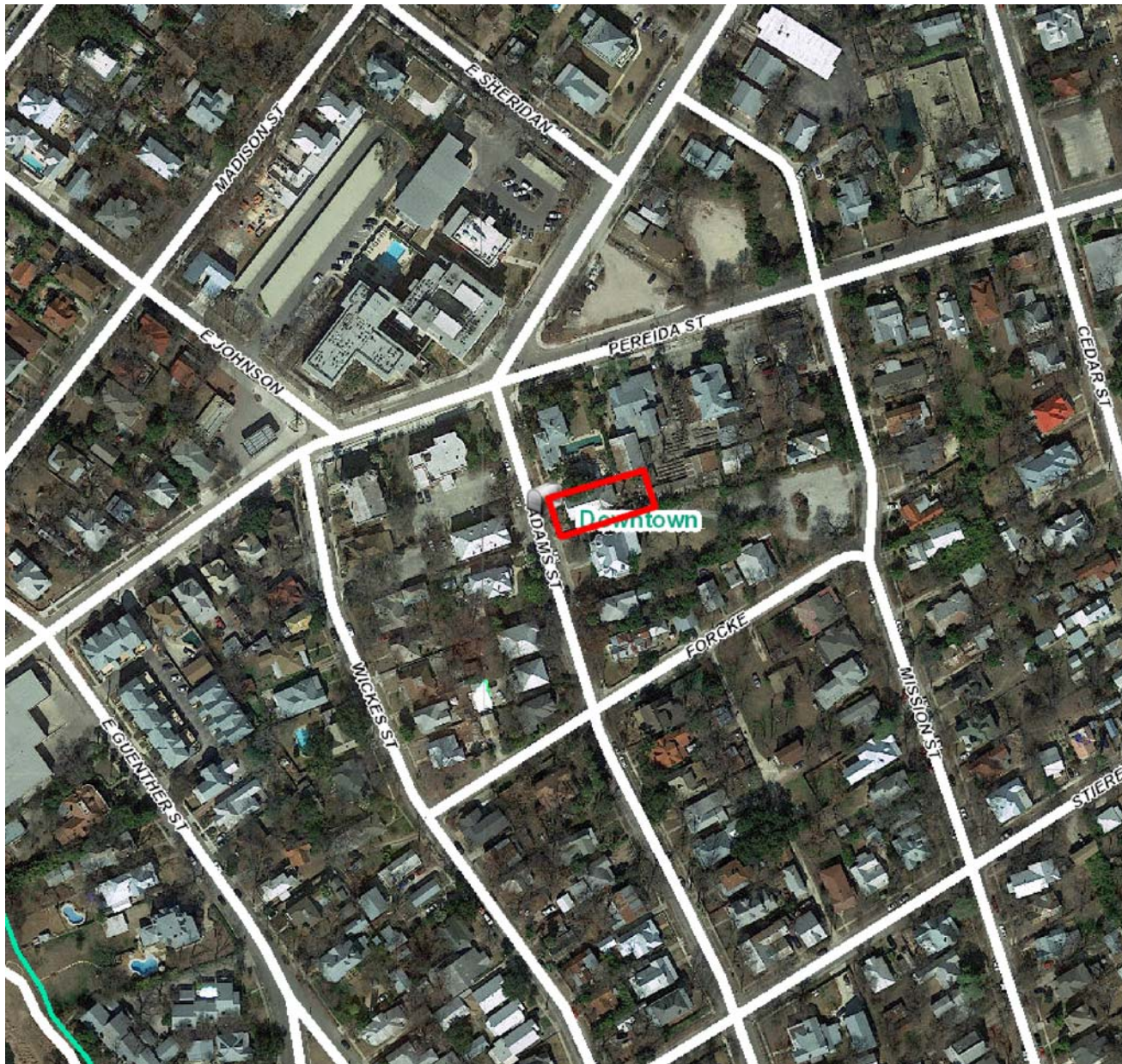
RECOMMENDATION:

Staff recommends approval of item #1 through #5 based on findings a through h with the following stipulation:

- i. That the applicant provide information on window and door materials and their framing depths.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 16, 2016

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112 Adams St

Adams St

Beethoven Maennerchor
Halle und Garten

Beethoven
Manchester Halle



CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: [REDACTED]
REQUEST: [REDACTED]
HEARING DATE: [REDACTED]

TIME: 3:00 PM
FOR MORE INFORMATION CONTACT
348.254276

ALL DRMC MEETINGS TAKE PLACE AT 200 N. ALAMO









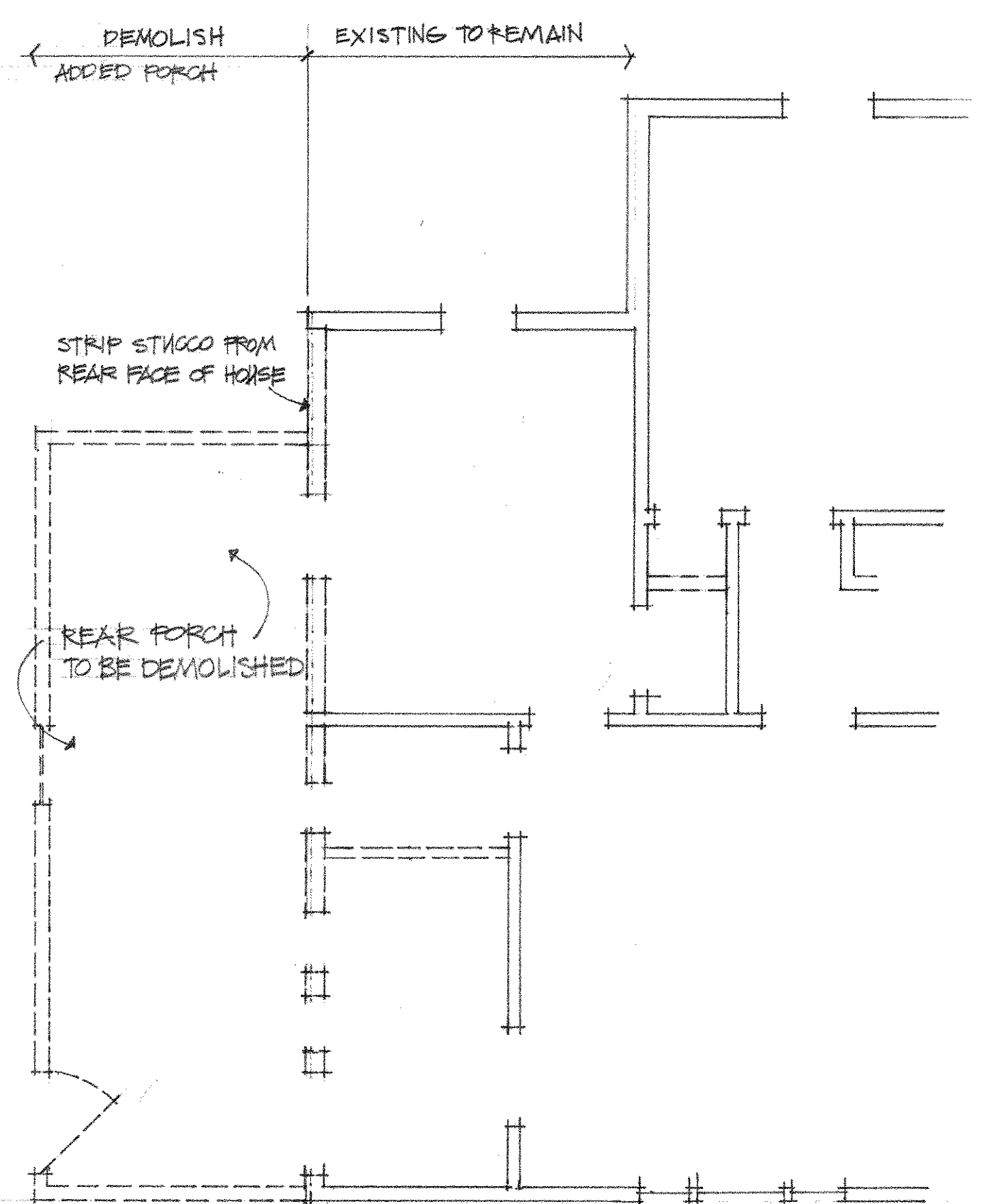
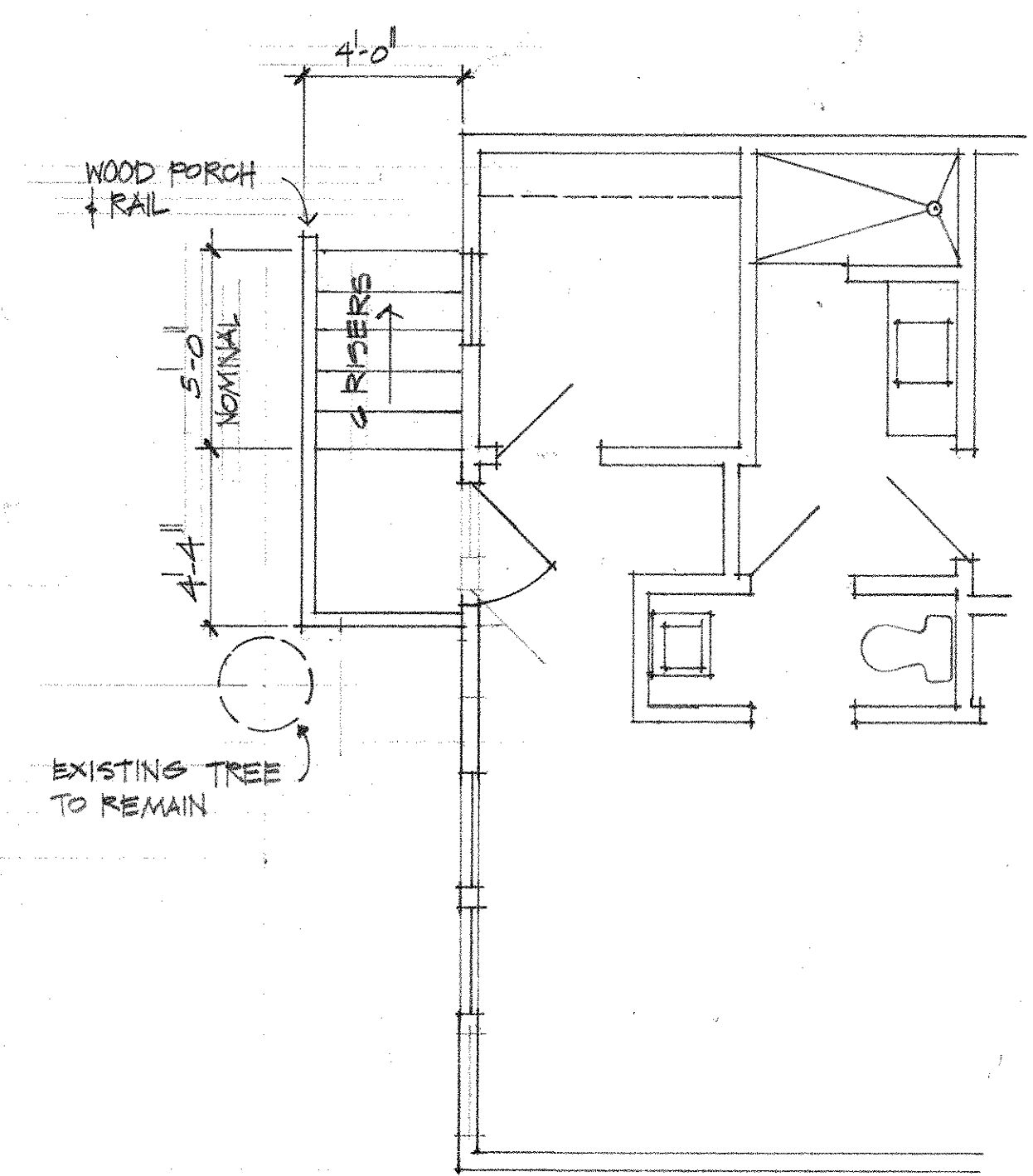
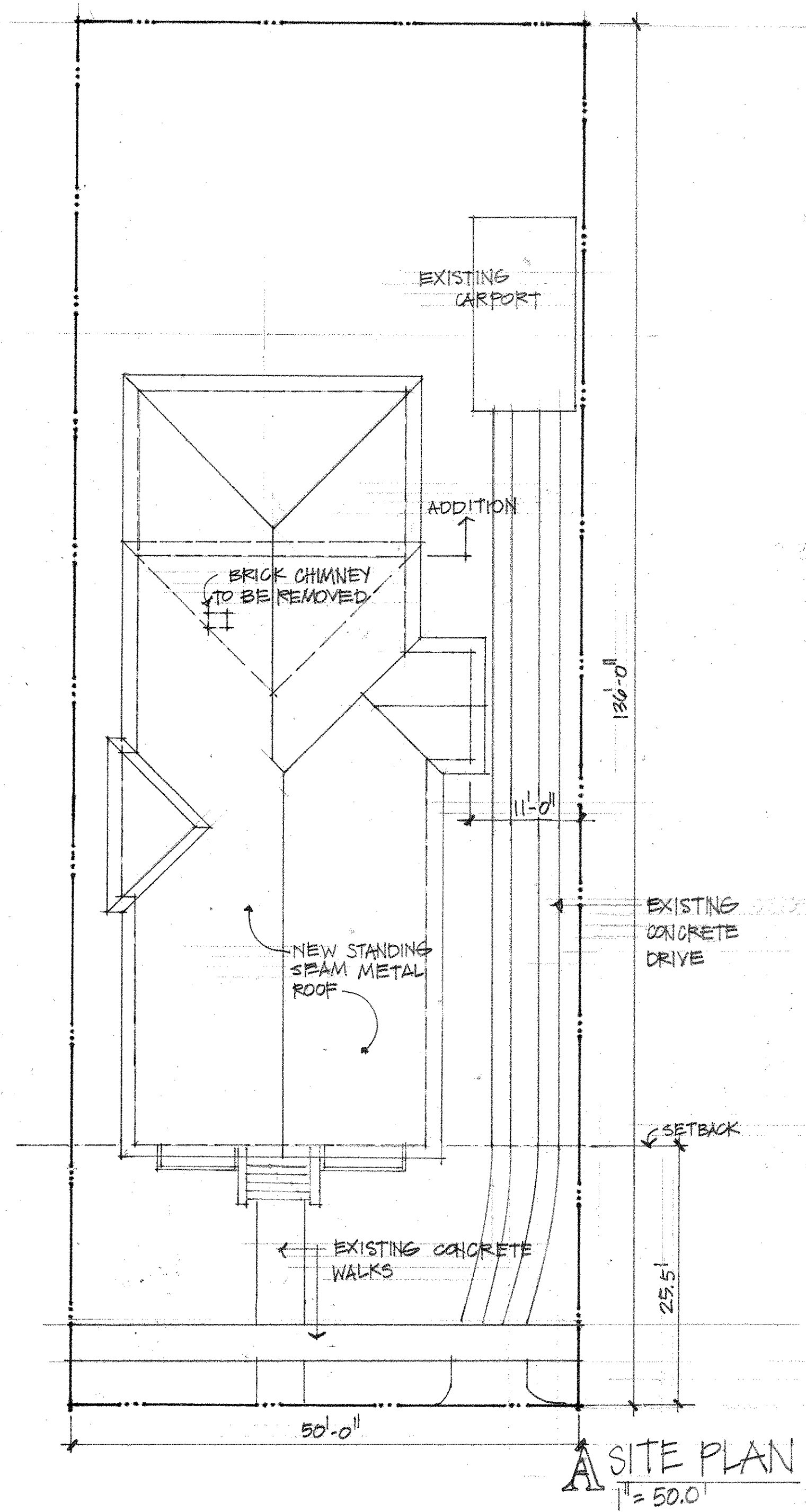
BAEZA RESIDENCE

112 ADAMS

SAN ANTONIO, TX

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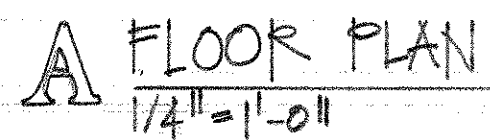
- A-1 SITE PLAN
ROOF PLAN
REAR PORCH PLAN
DEMOLITION PLAN
- A-2 FLOOR PLAN
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
BUILDING SECTION

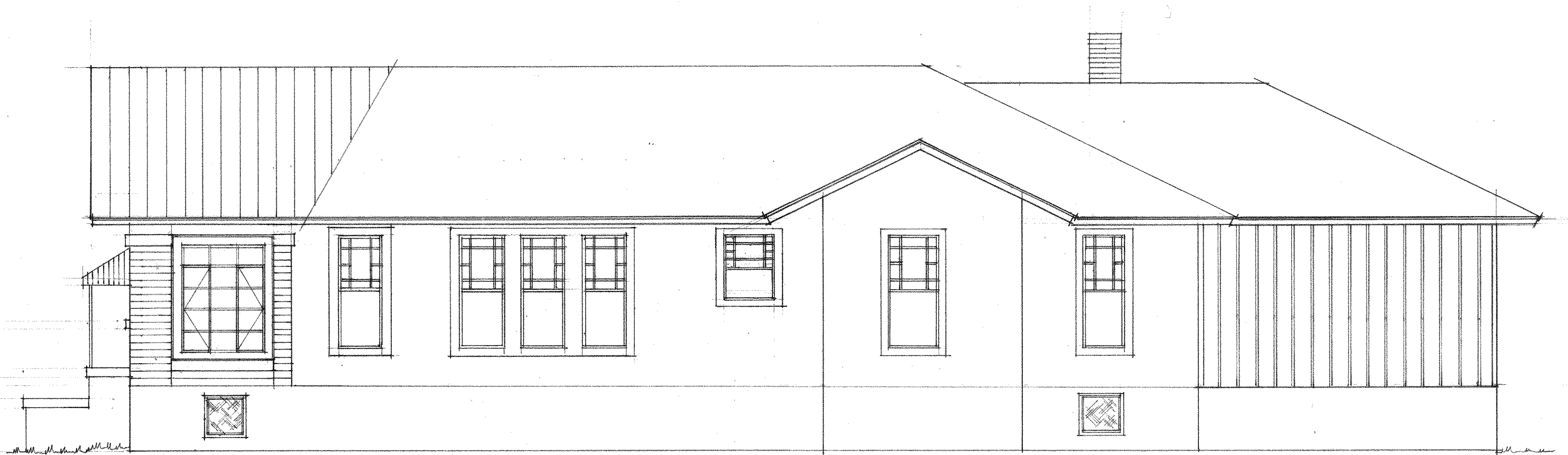


B PORCH PLAN
1/4" = 1'-0"

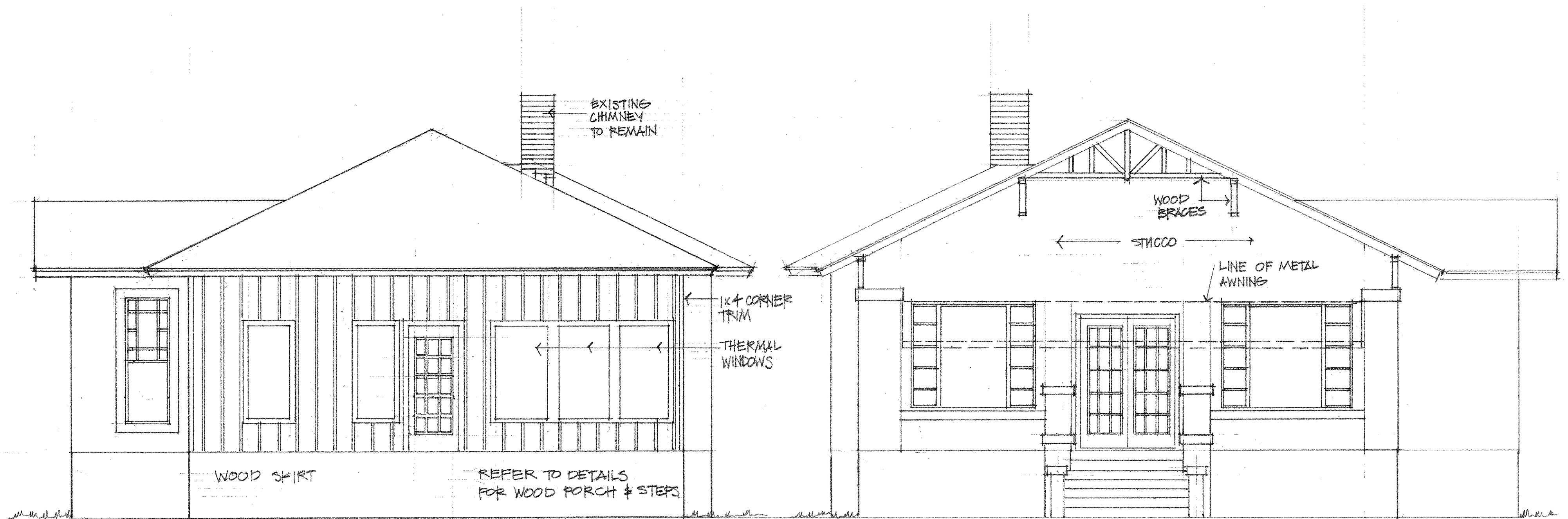
C DEMOLITION PLAN
1/4" = 1'-0"

A SITE PLAN
1" = 50'-0"



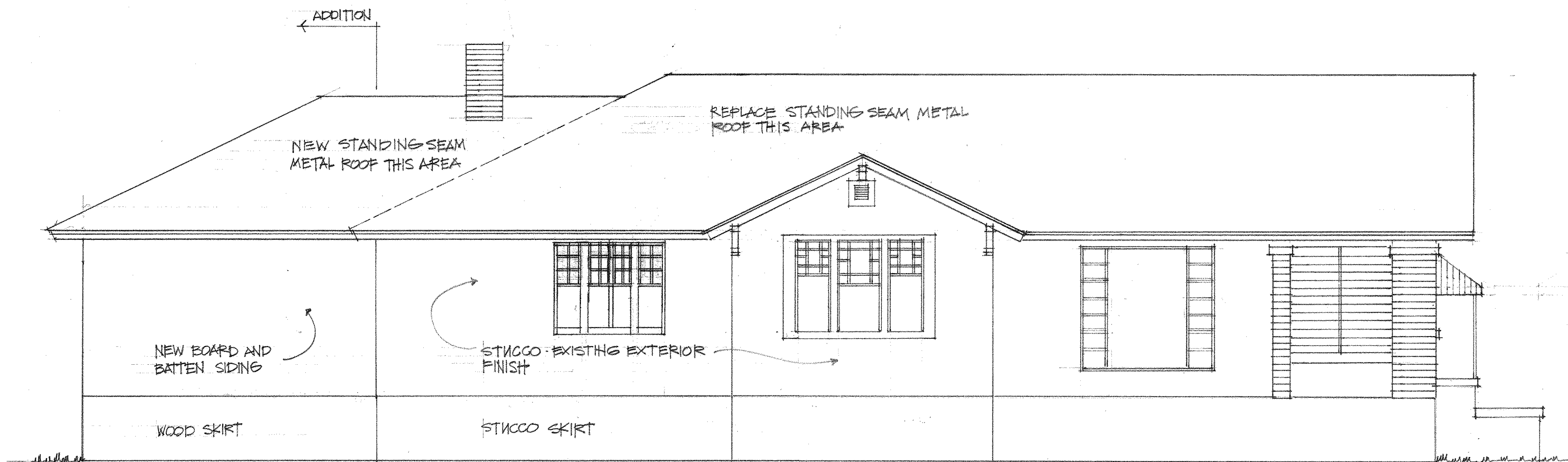


C EAST ELEVATION
 1/4" = 1'-0"



A NORTH ELEVATION
 1/4" = 1'-0"

B SOUTH ELEVATION
 1/4" = 1'-0"



A WEST ELEVATION
 1/4" = 1'-0"