

HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2016

Agenda Item No: 9

HDRC CASE NO: 2016-390
ADDRESS: 227 ADAMS ST
LEGAL DESCRIPTION: NCB 942 BLK 1 LOT E 95 FT OF 7
ZONING: RM-4 H HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Schulze, Otto - House #1
APPLICANT: Bob Bradley/Bradley Design
OWNER: Richard Green, Nora Peterson
TYPE OF WORK: Modifications to existing accessory structure
REQUEST:

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

1. Replace the flat roof of the rear accessory structure with a gable roof and standing seam metal
2. Replace existing non-historic door with new front door
3. Install galvalume metal gutters

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

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.

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.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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.

FINDINGS:

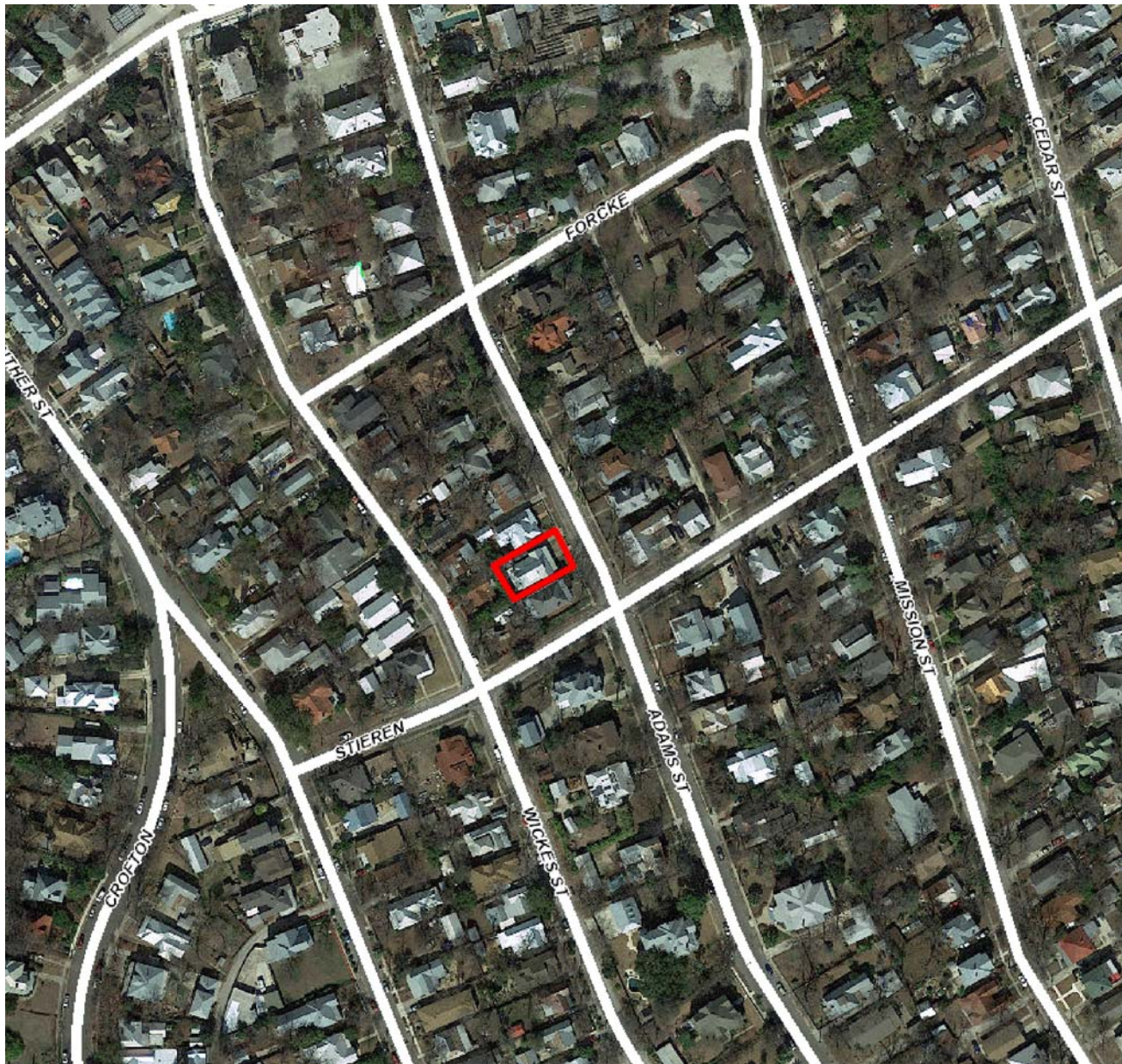
- a. The home at 227 Adams is in the King William Historic District, designated in 1968. The main structure is a folk Victorian with a cross-gabled roof, standing seam metal, a front French double door and 2 over 2 wood windows. There is an existing rear accessory structure is L-shaped with double doors made of plywood, corrugated metal siding, existing covered porch on southeast elevation and a flat roof. Staff did not find the rear accessory structure present on the 1912 Sanborn map, but found a smaller accessory structure than existing on the 1921 Sanborn map. Staff finds the existing rear accessory structure is not original to the site.
- b. The applicant is proposing to remove the existing non-historic front doors, and replace with a triple wood entry door. Each door has a 2 over 2 window light and a bottom panel with horizontal slats. According to the Guidelines for Exterior Maintenance and Alterations 6.B., non-historic doors should be preplaced with ones that are typical of the architectural style of the building. Staff finds the proposed doors consistent with the Guidelines.
- c. The applicant is proposing to add a cross gable on the exiting L-shaped accessory structure. The proposed roof will also have standing seam metal roofing. According to the Guidelines garages and outbuildings should relate to the period of construction of the principal structure. Staff finds the cross-gabled roof complements the cross-gabled roof of the main structure, thus the proposal is consistent with the Guidelines.
- d. The existing structure does not have gutters. The applicant is installing galvalume metal gutters to match the proposed metal roof. Staff finds the proposed gutters appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a through d with the stipulations that the standing seam metal roof panels are 18 to 21” in width, seams are a crimped ridge, and there is no ridge cap vent or end cap.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 27, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





ACCESSORY BLDG.
at 227 Adams



A VIEW FROM STREET



B LOOKING DOWN
DRIVEWAY



C DRIVEWAY ENTRY DOOR PR.



D LOOKING AT S.E.
ELEVATION IN BACKYD.



E ROOF AT NW
PROP. CORNER

12 SEP 2016

SHT:	A-2
OF 6	

ACCESSORY BLDG.
at 227 ADAMS

INDEX OF
TRNGS. &
SCHEDULES

12 SEP 2016

SHT. No	DESCRIPTION	SHT. SIZE SCALE	REMARKS
A-1	• PROPERTY SURVEY W/ SITE PLAN	8 1/2 x 14 1" = 20'	• W/ PHOTO LO- CATIONS
A-2	• PHOTOS OF "EXISTING" ACCESSORY BLDG.	8 1/2 x 11	• SEE SHT. A-1 FOR PHOTO LOCATIONS
A-3	• "EXIST'G." & "PROPOSED" ROOF PLANS • NE ELEVATION (W/ NEW DRIVEWAY DOORS)	8 1/2 x 11 1/8" = 1'-0" " " " "	• W/ ROOF SPECS.
A-4	• ELEVATIONS OF SE, SW, & NW • BLDG. SECTION • DETAIL OF "NEW" ROOF EAVE W/ GUTTER & DN. SPOUTS	8 1/2 x 11 1/8" = 1'-0" 1/4" = 1'-0" 1 1/2" = 1'-0"	
A-5	• RAKE DETAIL AT GABLE ENDS		
A-6	• PAINT COLOR SCHEDULE		

PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS:

LEGEND	○ = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR	◻ = FND MONUMENT	◀ = ZERO LOT LINE	E.E. = ELECTRICAL EASEMENT
	● = FND 1/2 IRON ROD	⊙ = FND 1" PIPE	— CHAINLINK FENCE	D.E. = DRAINAGE EASEMENT
	△ = SET PK ON POST	⊗ = FND SPINDLE	— WOOD FENCE	M.E. = MAINTENANCE EASEMENT
	▲ = FND PK ON POST	() = RECORD INFORMATION	— WIRE FENCE	B.S. = BUILDING SETBACK
	△ = CALCULATED POINT	● = POWER POLE	— METAL FENCE	W.E. = WATER EASEMENT
	▽ = RAIL ROAD SPIKE	⊙ = CABLE TELEVISION	— OVERHEAD ELECTRIC	U.E. = GAS, ELEC., TELE., CATV. ESMT.
	X = "X" ON CONCRETE	⊙ = TELEPHONE PEDESTAL	— LINE BREAK	P.O.B. = POINT OF BEGINNING
	□ = METAL POST @ CORNER		C.M. = CONTROLLING MONUMENT	R.O.W. = RIGHT OF WAY

As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480045, Panel No. 0461 E, Panel Dated 2-16-96, all or a portion of this tract may be in Zone(s) X which IS NOT in a special flood hazard zone. For a conclusive determination, an elevation certification is necessary. This flood zone informational purposes only and is for the client's sole use. This surveyor does not certify the accuracy of FEMA's information.

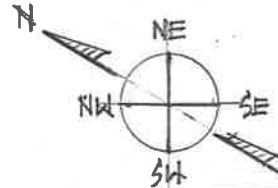
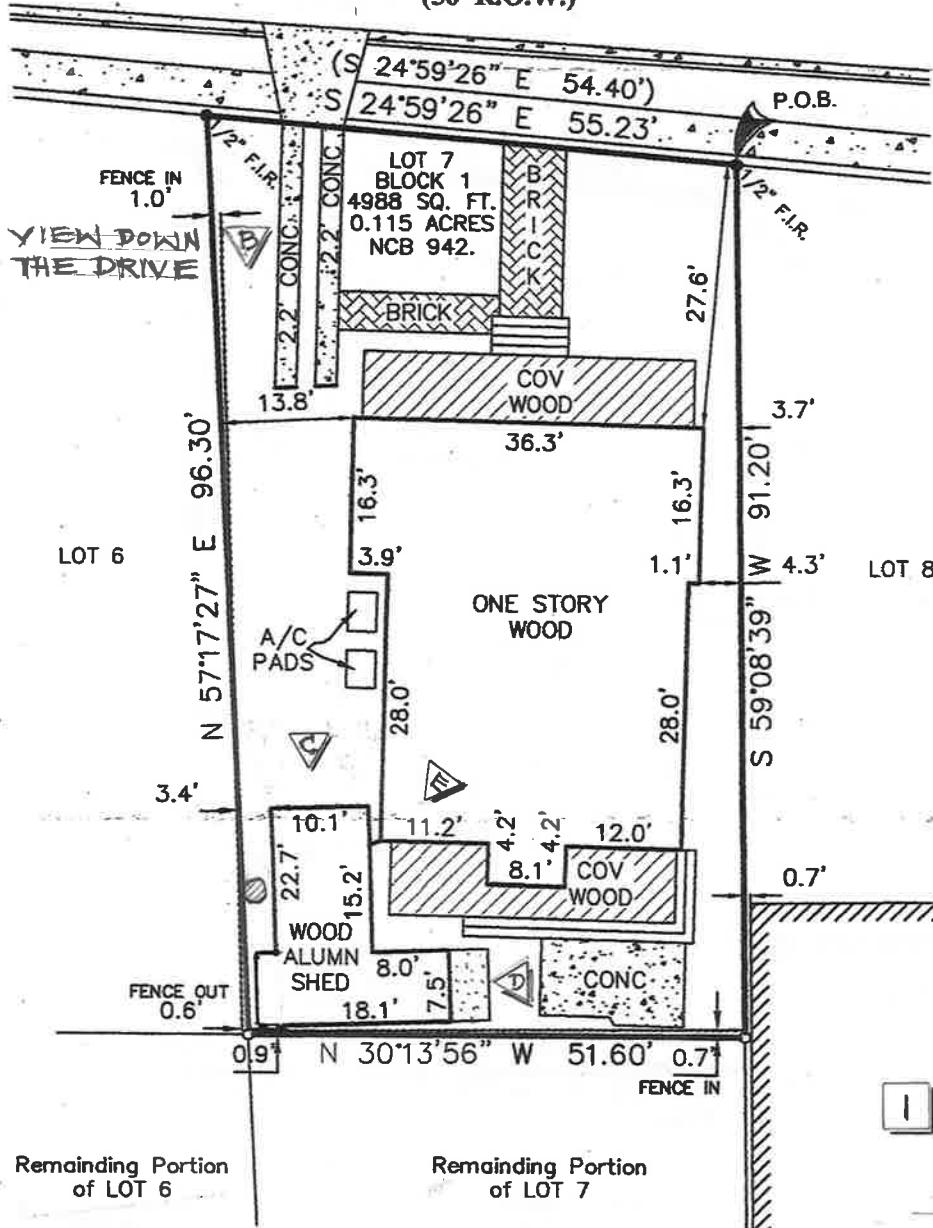
NOTE: ANY FLOOD PLAIN DATA HEREON IS AS PROVIDED BY FEMA AND IS ONLY AS CURRENT AS THE DATE OF THE MAP PANEL THEREON. NO REPRESENTATION IS MADE BY THE SURVEYOR AS TO THE PROBABILITY OF A FLOOD OCCURRING AT ANY GIVEN PLACE OR TIME. THE SURVEYOR IS LIMITED TO SHOW THE ELEVATION OF POINTS WITHIN HIS OR SCOPE OR WORK.
NOTE: AS THIS INFORMATION IS BASED ON GRAPHIC PLOTTING WE ASSUME NO RESPONSIBILITY FOR EXACT FLOOD ZONE DETERMINATION AND LOCATION.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON DEED RECORD INDICATED BELOW.

NOTE: TITLE REPORT INDICATES THERE ARE NO RESTRICTION OR COVENANTS OF RECORD.

ADAMS STREET
(50' R.O.W.)

SCALE: 1"=20'



SHT. A-1 OF 6

1 SITE PLAN OF "EXIST." ACCESSORY BLDG.
1"=20'
12 SEP 2016

PROPERTY ADDRESS

227 Adams Street

BORROWER

Richard P. Green II and Nora L. Peterson, husband and wife

PROPERTY DESCRIPTION

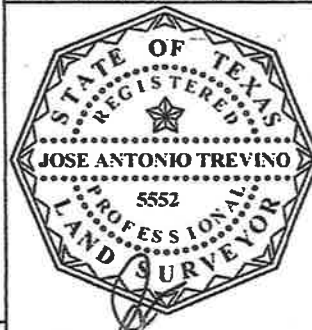
A 0.115 TRACT OR PARCEL OF LAND BEING THE NORTHWEST PORTION OF LOT 7, BLOCK 1, NCB 942, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS.



LAND SURVEYORS, INC.

P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

TITLE COMPANY: United Title of Texas



I, JOSE ANTONIO TREVINO, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

JOSE ANTONIO TREVINO
Registered Professional Land Surveyor
Texas Registration No. 5552

G.F. NO. 0757366459TK

JOB NO. 27169

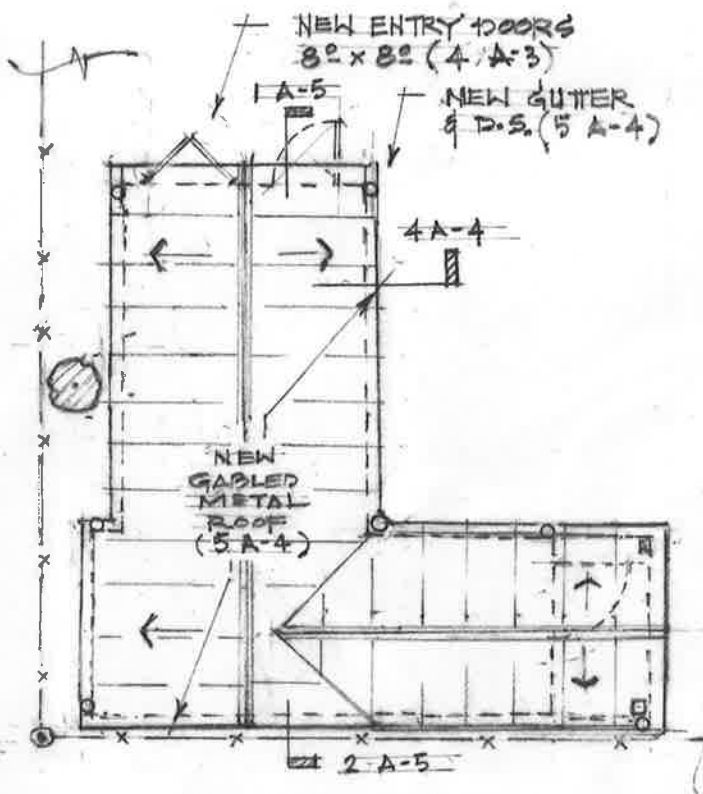
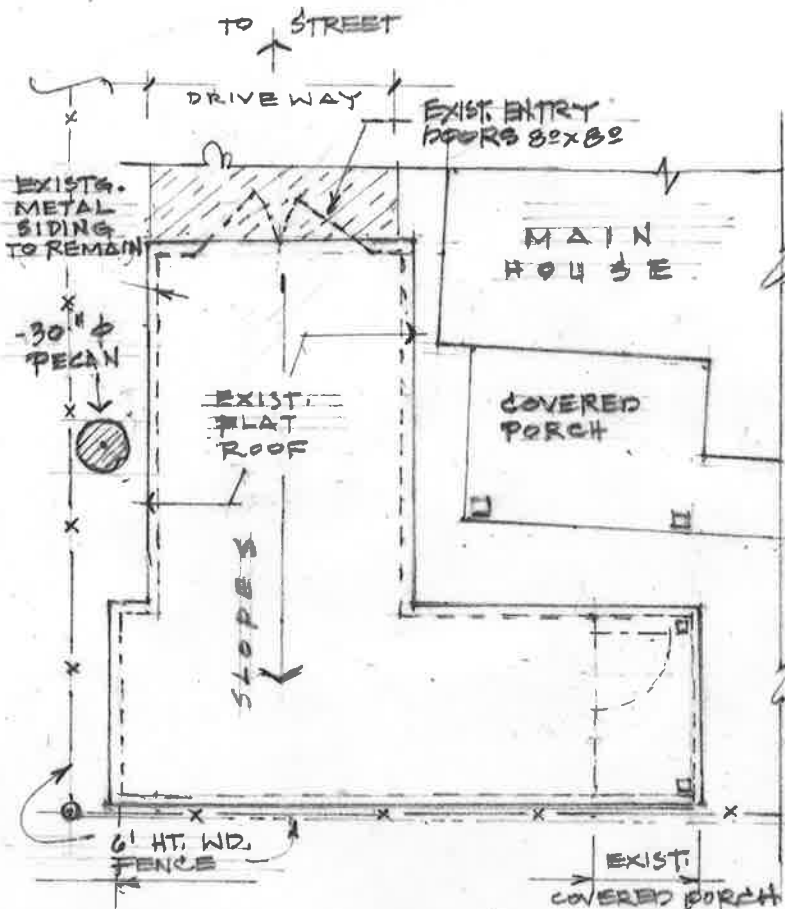
DATE: March 24, 2007

DRAWN BY: A.L.

ACCESSORY BLDG.
227 ADAMS -

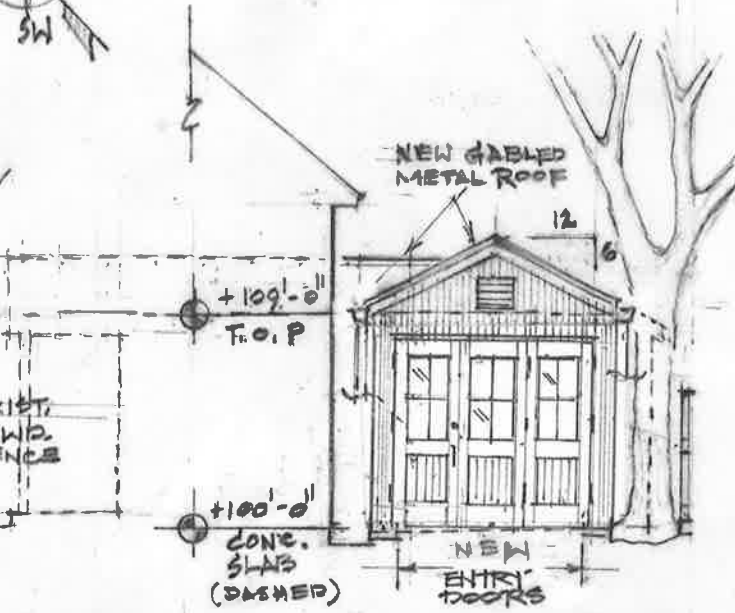
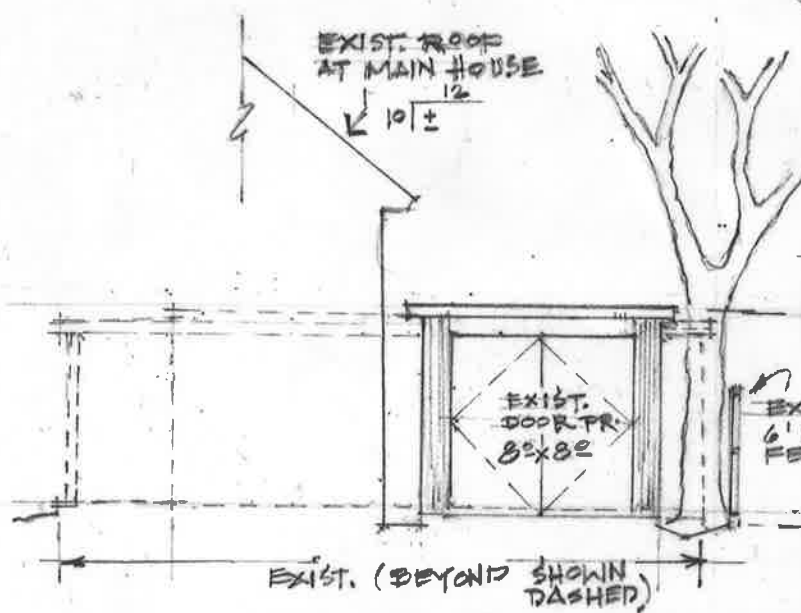
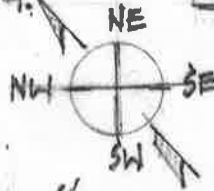
12 SEP 2016

SHT
A-3
OF 6



1 PLAN OF "EXISTING" FLAT ROOF AT ACCESSORY BLDG.
1/8" = 1'-0"

2 PLAN OF "PROPOSED" GABLED ROOF
1/8"



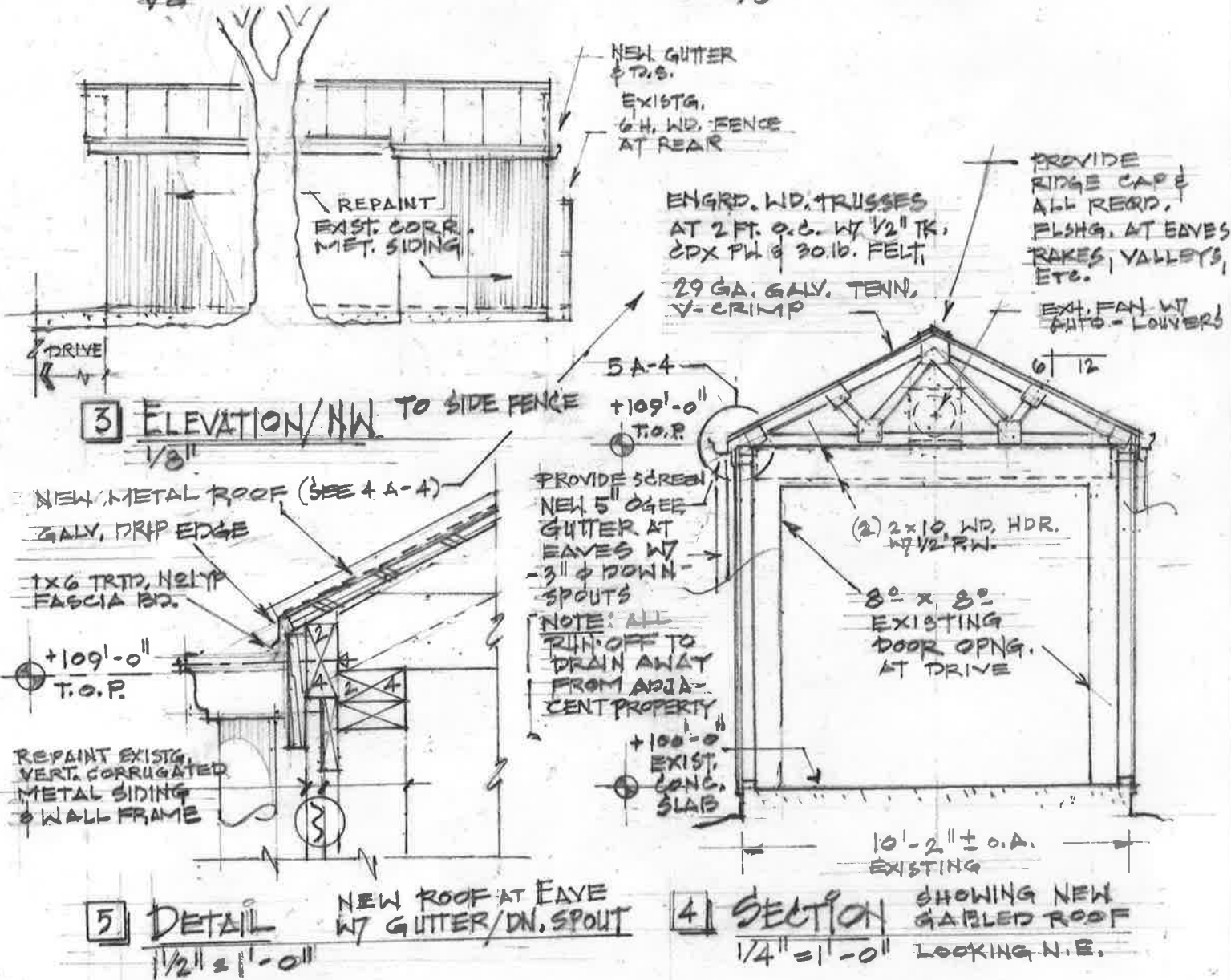
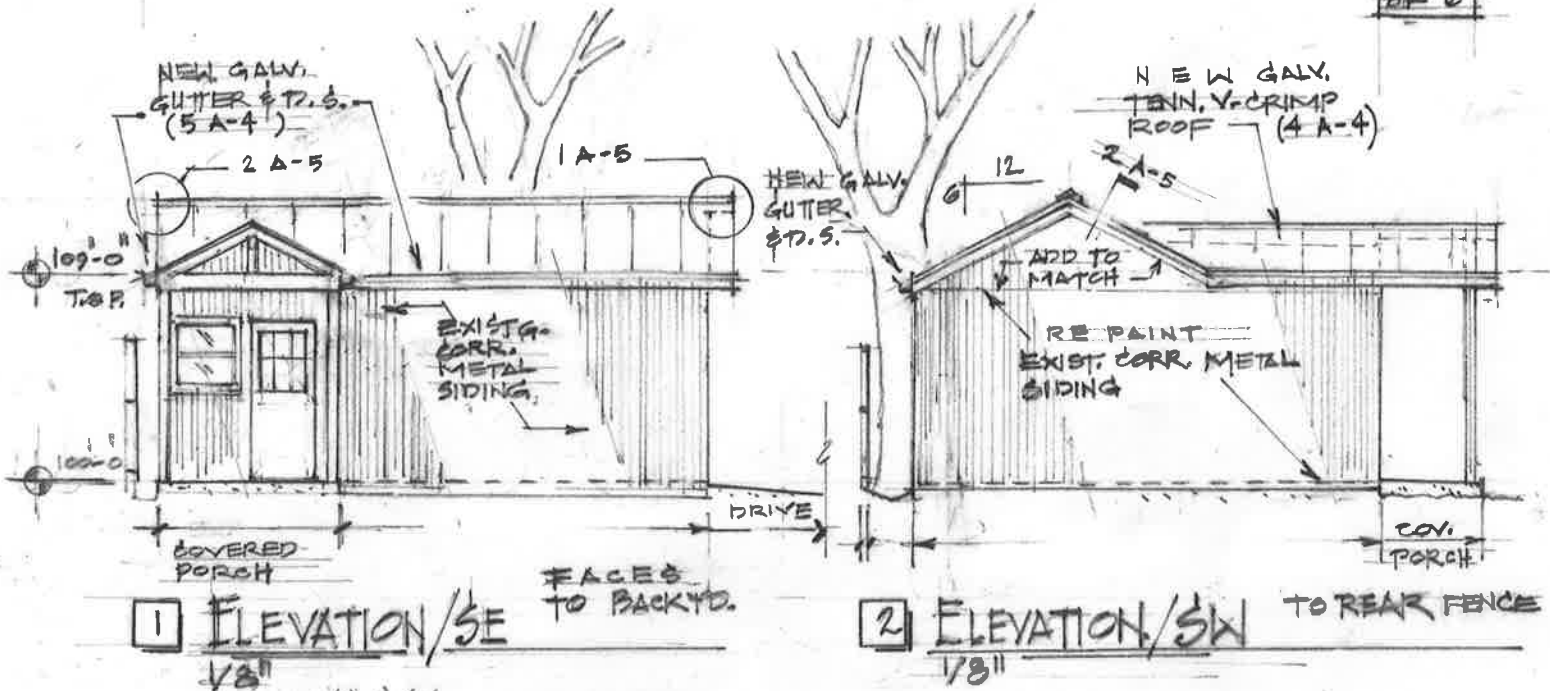
3 ELEVATION/NE OF "EXISTING"
1/8" - AT END OF DRIVE -

4 ELEVATION/NE OF "PROPOSED"
1/8"

ACCESSORY BLDG.
227 ADAMS-

12 SEP 2016

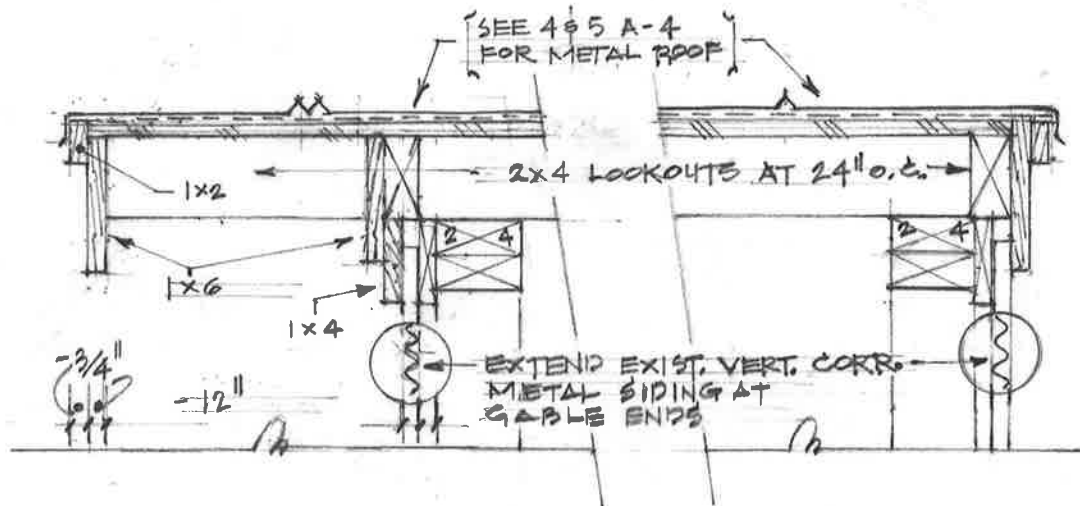
SHT.
A-4
OF 6



ACCESSORY BLDG.
227 ADAMS -

12 SEP 2016

SHT.
A-5
OF 6



1 RAKE DETAIL AT GABLE END OVER ENTRY DOOR
1/2" = 1'-0" (SEE 1 A-4)

2 RAKE DETAIL OF GABLE END AT REAR OF BLDG.
(SEE 1 A-4)



ACCESSORY BLDG.
AT 227 ADAMS -
RE/ "PROPOSED" EXT. COLORS

12 SEP 2016

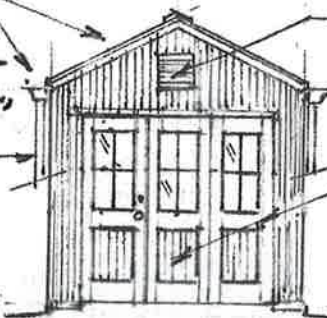
SHT.

A-6

OF 6

MARK NO.	COLOR SAMPLE	BRAND & SPEC.	LOCATION
1	SW 6197 216-C1 "ALOOF GRAY" L.R. 58% 	SHERWIN WMS. - • SEMI-GLOSS EXT. ACRYLIC FOR ME- TAL	• ALL CORR. METAL SIDING, FACIA, SOFFITS, TRIM, ETC.
2	SW 9143 222-C-4 "CADET" L.R. 31% 	SHERWIN WMS. - • SEMI-GLOSS EXT. OIL BASE	• ALL WD. DOORS
3	"GALV. METAL" - NATURAL (UN-PAINTED)		• ROOF W/ ASSOCIATED METAL FLASHG. • GUTTERS & DN. SPOUTS

3
NEW
GALV. METAL
(UN-PAINTED) -
ROOF FLASHG.,
GUTTERS &
DN. SPOUTS

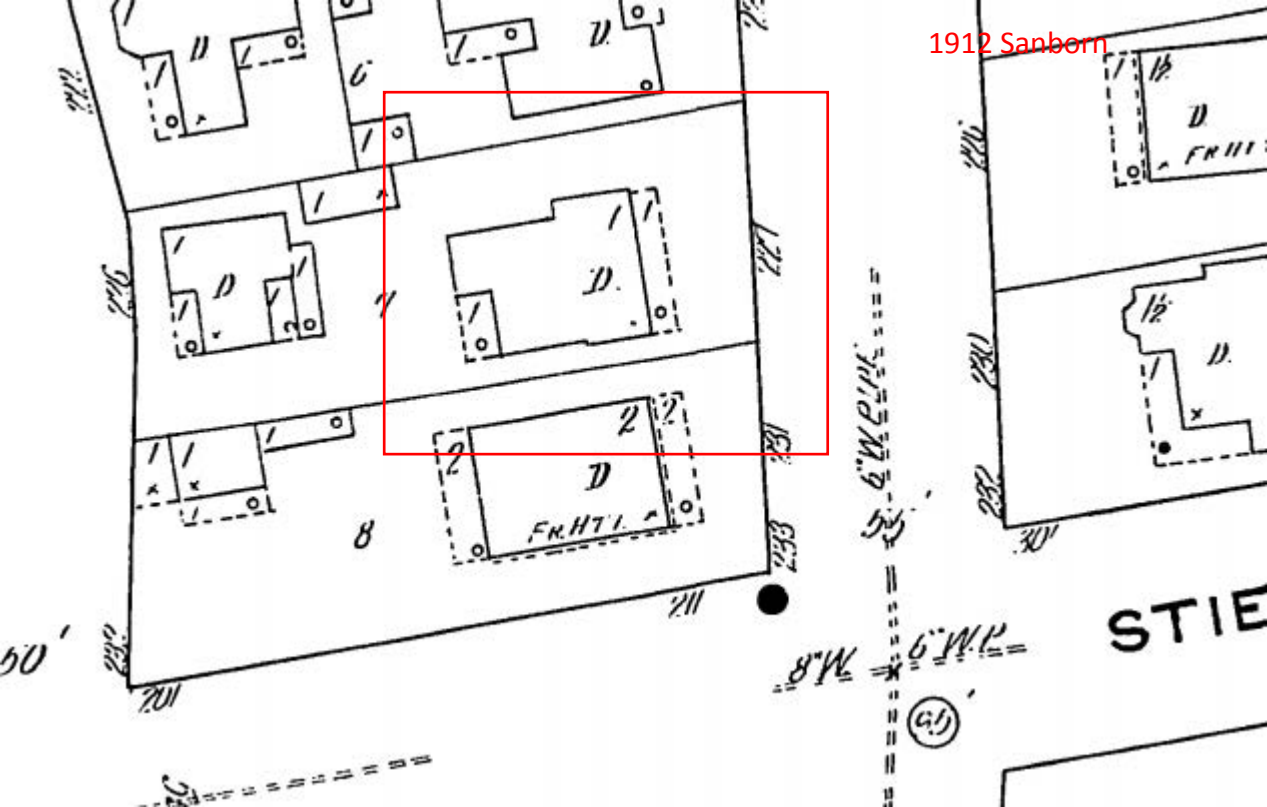


1
"ALOOF GRAY" -
ALL CORR. METAL
SIDING, FASCIA &
SOFFITS, TRIM, ETC.

2
"CADET" - ALL WD.
DOORS

1 ELEV. / NE AT DRIVE
ENTRY DOORS

1912 Sanborn



226

227

70A64

137

233

== 7172 M. 9. 5

532 ADAMS 230