

HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2016

Agenda Item No: 21

HDRC CASE NO: 2016-395
ADDRESS: 538 ADAMS ST
LEGAL DESCRIPTION: NCB 2914 BLK 3 LOT S 20 FT OF 9, N 30 FT OF 10
ZONING: RM-4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Jeff Herman
OWNER: Jim and Billie Hartless
TYPE OF WORK: Modifications to existing accessory structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to create an extended patio on the left of existing rear accessory structure, with a front gable roof, and to repair the existing wood porch flooring.

APPLICABLE CITATIONS:

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.
- 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.
- 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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

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.

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 property at 538 Adams is in the King William Historic District. The main structure is a one-story structure with a side gable roof, a browed covered entry, wood lap siding, and a standing seam metal roof. There is a rear accessory structure that does not appear on the 1919 Sanborn map.
- b. EXISTING - The rear accessory structure has carriage doors facing the street, French doors facing the interior, a gabled roof opened toward the street, board and batten siding, standing seam metal roof, and a covered porch across the left side with four 6"x6" wooden posts.
- c. ROOF FORM – The existing structure has a gable roof open towards the street. The applicant is proposing to add a gable roof off the left pitch to create a cross-gabled roof and to create an additional covered area. According to the Guidelines for Additions 1.A.iii., use a similar roof form and orientation as the structure, particularly if visible from the street. Staff finds the proposed gable overwhelms the structure. Staff recommends the added roof be a hip roof to minimize the visual impact. Staff spoke with the applicant to correct the existing elevation drawing with an accurate depiction of the exiting roof pitch. Staff has not received the updated drawing at the time of posting.
- d. TRANSITION – The applicant is proposing to construct the addition so there is a transition at the roof line and that the area under the addition is concrete slab. According to the Guidelines for Additions 1.A.iv., there should be a small change at the seam in order to provide a visual distinction between old and new. Staff finds the proposal consistent with the Guidelines.
- e. SCALE & MASS – The applicant is proposing of adding approximately 200 square feet of covered, open space to the left of the existing rear accessory structure. According to the Guidelines for Additions 2A. and .B.ii., new additions should be subordinate to the principle façade and not double the existing square footage. Staff finds the proposal consistent with the Guidelines.
- f. MATERIALS – The rear structure has a standing seam metal roof, board and batten siding, wood posts and a wood deck and stairs. The applicant is proposing a covered area with a standing seam metal roof, board and batten siding, wooden posts and a concrete patio. According to the Guidelines for Additions 3.A.i., materials that match in type, color and texture and include an offset to distinguish from the historic structure should be used. Staff

finds the proposed materials are consistent with the Guidelines.

- g. ARCHITECTURAL DETAILS – The applicant is proposing a closed gable roof addition with two supporting posts. According to the Guidelines for Additions 4.A.ii., details should be simple in design and not overwhelm the original structure. Staff finds the gable roof overwhelms the structure, thus is not consistent with the Guidelines. Staff recommends the roof be a hipped roof.

RECOMMENDATION:

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

1. That the ridge height of the additional roof be below that of the original structure's ridge.
2. That the roof to be added be a hipped roof.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 27, 2016

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

ADDRESS: 1515 KIMBLE
REQUEST: HISTORIC & DESIGN REVIEW (2/20/24)
HEARING DATE: 2/27/24 7:00 PM

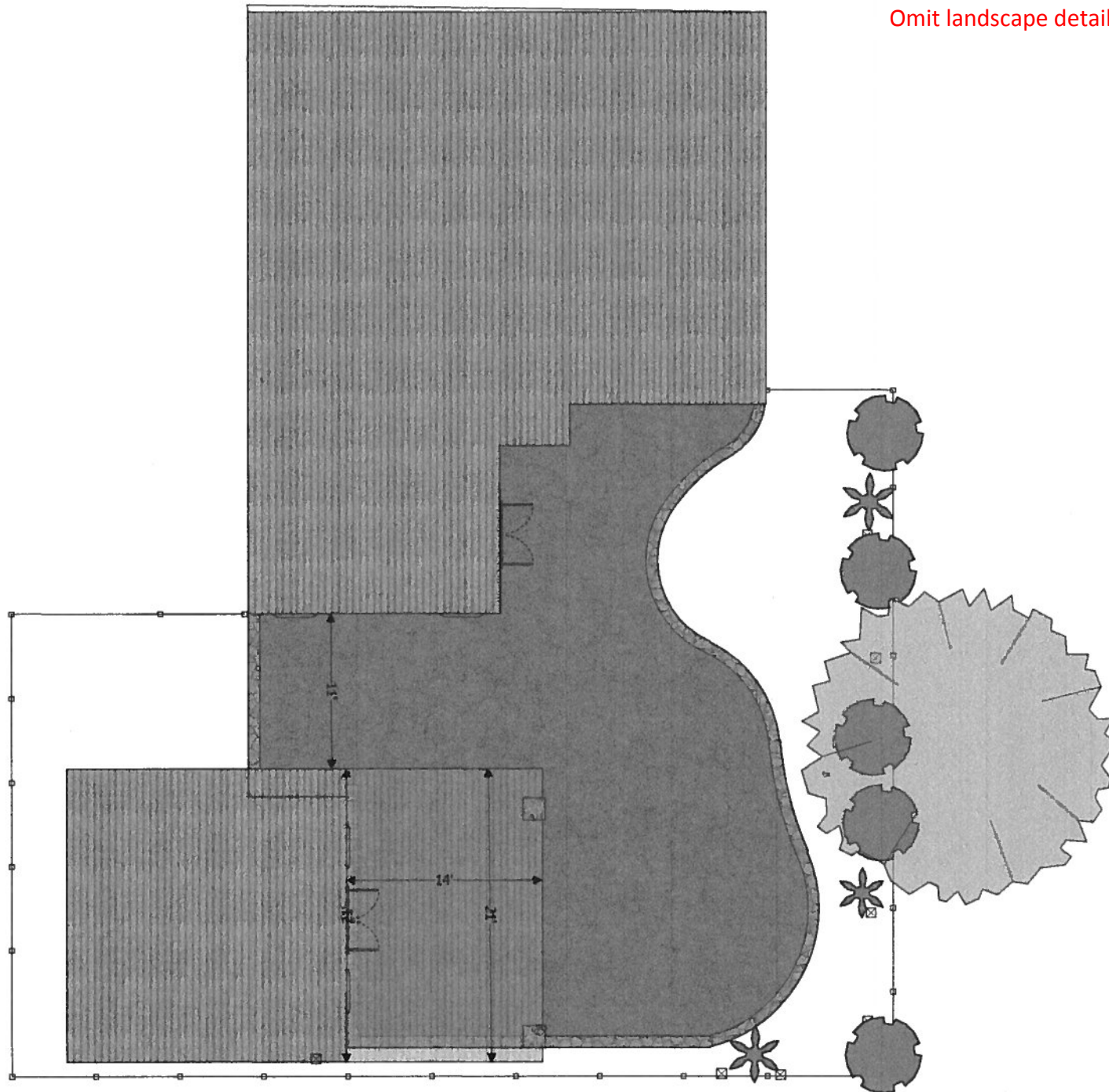
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
(210) 315-9274
ALL HDRC MEETINGS TAKE PLACE AT 1801 S. ALAMO







PLAN
Omit landscape details



Scale: 0.09 in. per ft.



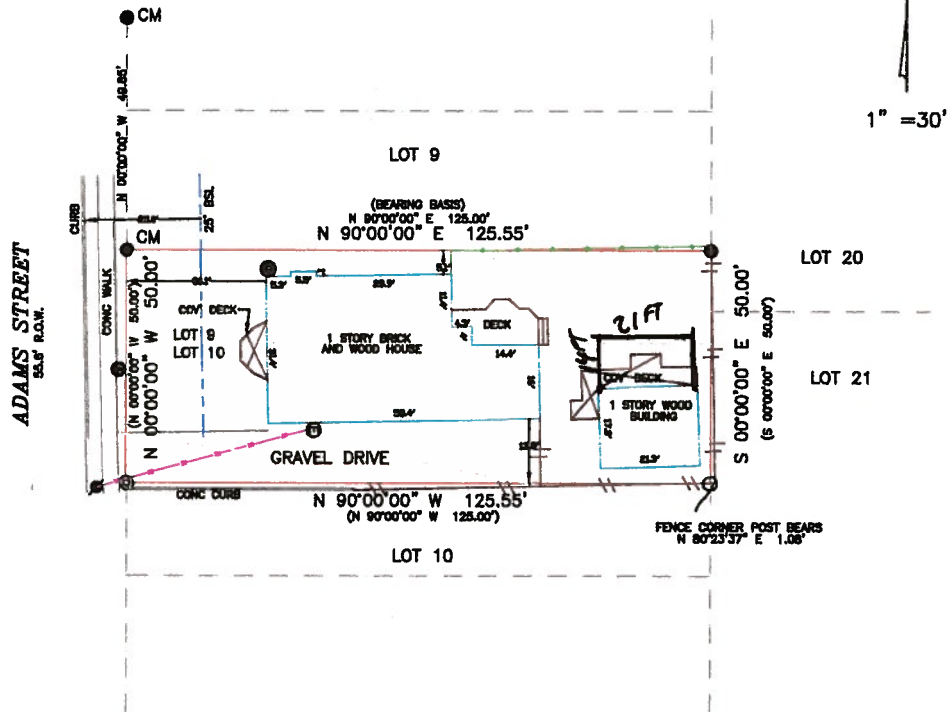
13300 OLD BLANCO RD.
SAN ANTONIO TEXAS
78218
FIRM # 10194244



JOB NUMBER: 180700104

ADDRESS:
538 ADAMS STREET
SAN ANTONIO, TEXAS 78210

LEGAL DESCRIPTION
The South 20 feet of Lot 9 and the North 30 feet of Lot 10, Block 3, New City
Block 2914, in the City of San Antonio, Bexar County, Texas.



NOTES

1. BEARINGS AND DISTANCES IN () ARE BASED ON RECORD PLAT VOLUME 9551, PAGE 43, PLAT RECORDS BEXAR COUNTY, TEXAS.
2. ACCORDING TO THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF JULY 08, 2016, AN ISSUE DATE OF JULY 13, 2016 AND A G.F. NO. ACCT0716-300 THE FOLLOWING ITEMS:
100) THESE LOTS ARE SUBJECT TO THE RESTRICTIONS RECORDED IN VOL 483, PG 248 -SHOWN ON SURVEY

LEGEND

- BNDRY.
- BSL
- MISC-CONC
- OVERHEAD ELECTRIC
- ADJUTINER
- CHAINLINK FENCE
- HOUSE
- WOOD FENCE
- CALCULATED POINT
- SET IRON ROD
- FOUND IRON ROD
- WV
- EM
- GM
- CM (CONTROL MONUMENT)

ACCORDING TO FEMA MAP NO.48029C041500
WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1998
AND A REVISION DATE OF SEPTEMBER 25, 2010,
THIS PROPERTY LIES WITHIN ZONE X AND
IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA
THIS INFORMATION IS SUBJECT TO CHANGE AS A
RESULT OF FUTURE MAP REVISIONS BY FEMA.



I, Joseph Byron Crosby, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, divisions of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

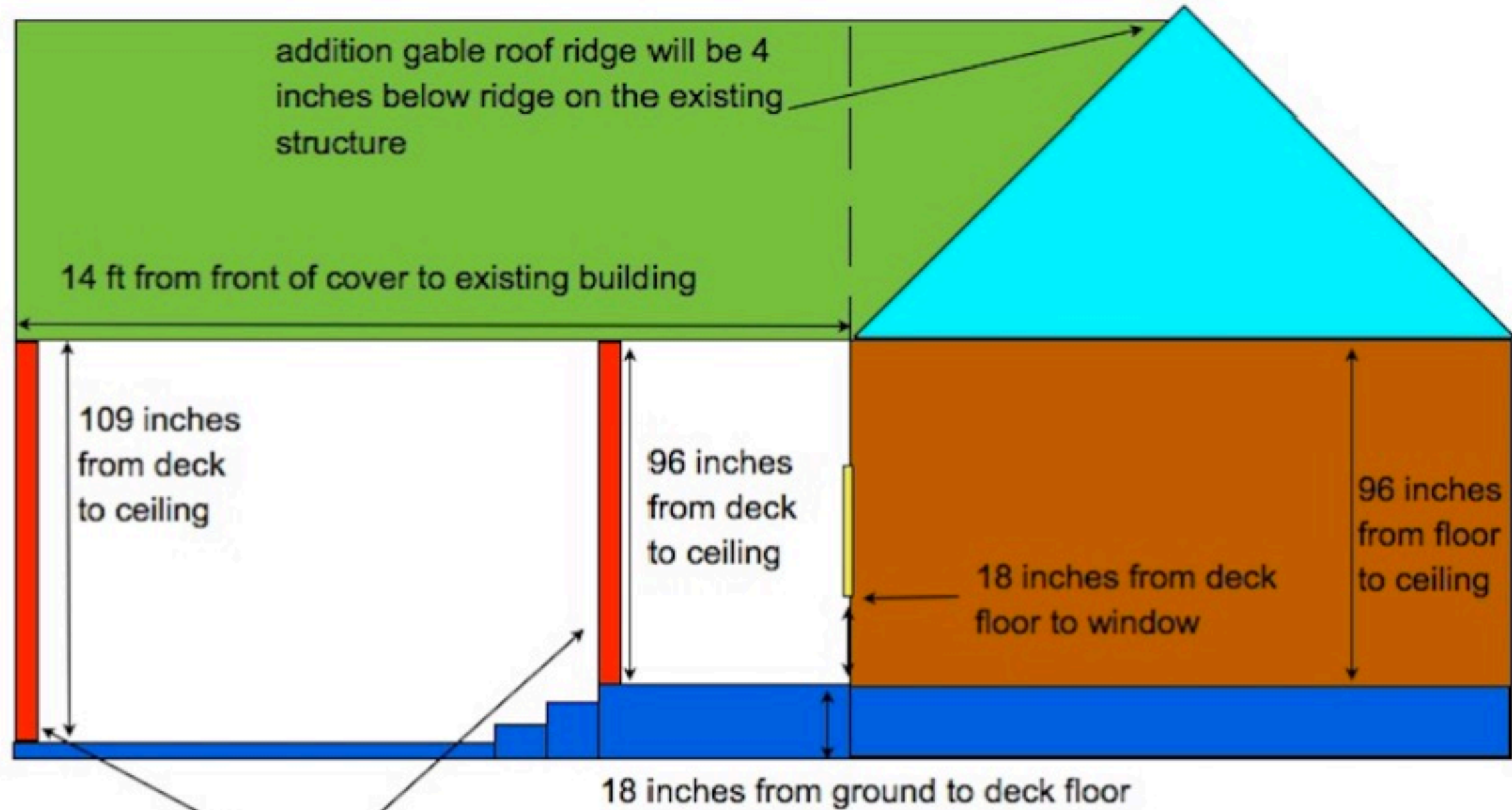
Borrower/Owner: JAMES ALBERT HARTLESS AND BILLE JEAN HARTLESS
Address: 538 ADAMS STREET OF No. ACCT0716-300

DATE: 07/16/2018
DRAWN BY: Mac
APPROVED BY: JBC
FIRM NUMBER: 10194244
JOB NUMBER: 18080004

JOSEPH BYRON CROSBY, R.P.L.S. #5566
Registered Professional Land Surveyor

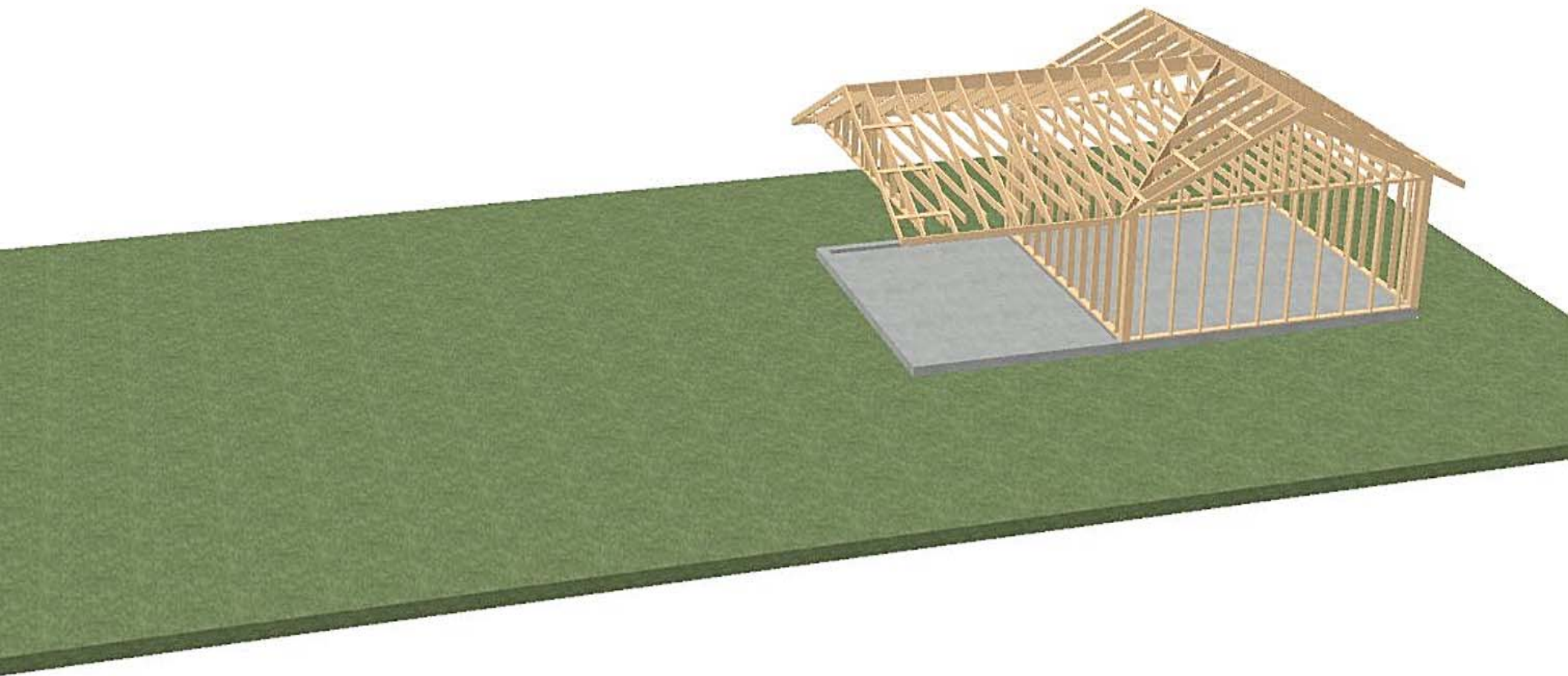
Roof will be standing seam metal to match the existing structure

Siding will be board & batten to match the existing structure.



columns will be 6x6 wood lumbar to match the existing columns on deck

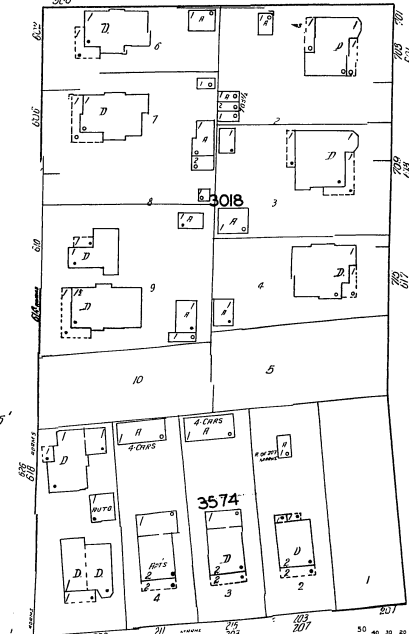
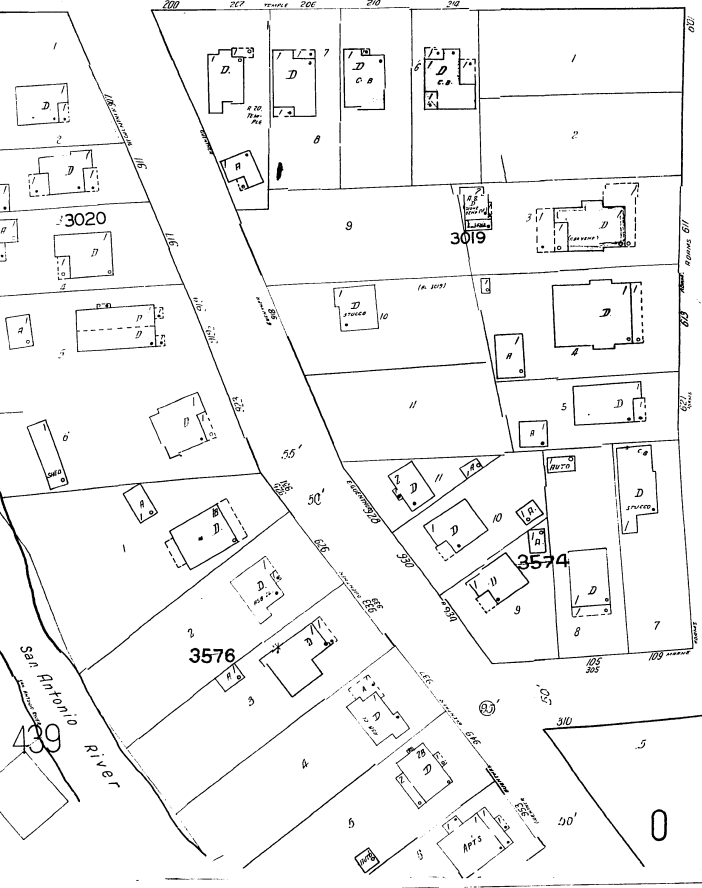
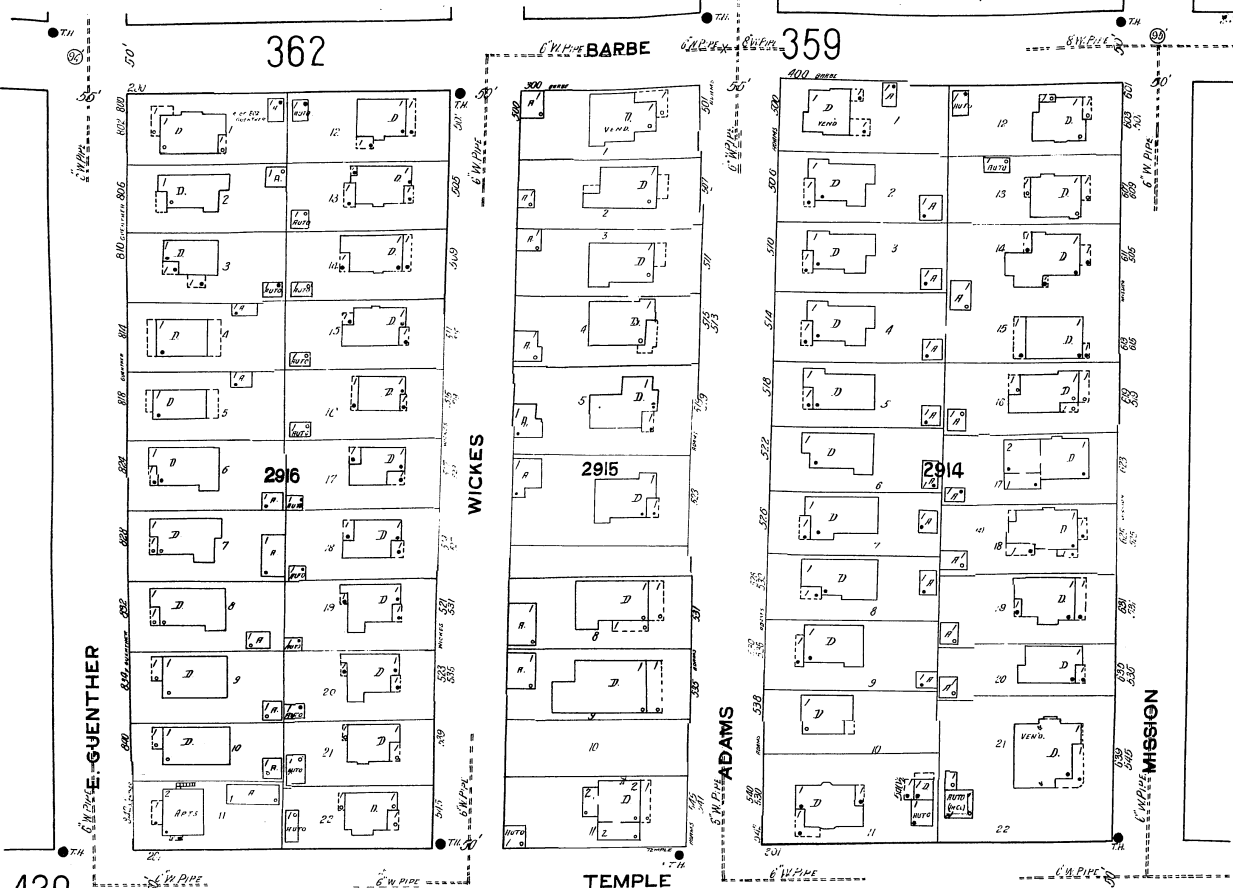
FRAME



440

ADD. SHEET
FEB. 1919

TEX 440



Scale of Feet.
0 10 20 30 40 50 60 70 80 90 100
Copyright 1919 by the Southern Map Co.

