

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2016

Agenda Item No: 15

HDRC CASE NO: 2016-402
ADDRESS: 332 ADAMS ST
LEGAL DESCRIPTION: NCB 2879 BLK 4 LOT 2,N1/2 OF 4, NCB 946 BLK 2 LOT 18,SWTR 11.5 OF 16,17 EXC NETRI 16.2
ZONING: RM-4 S H HE
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Meerscheidt, Otto - House
APPLICANT: Daniel Sexton/Buffalo Contracting
OWNER: Beverly Bunn
TYPE OF WORK: Replacement of the first and second level porch decking and front porch steps with a composite decking material
REQUEST:

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

1. Replace the existing front porch decking on the first level front porch with 1x4 Aeratis composite decking in battleship gray.
2. Replace the existing front porch decking on the second level front porch with 1x4 Aeratis composite decking in battleship gray.
3. Remove the existing front porch steps and framing and reconstruct the framing and install Aeratis composite treads and risers.

APPLICABLE CITATIONS:

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

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 structure at 332 Adams was constructed circa 1903 and features monumental Classical Revival elements which includes a double height front porch, hipped dormers and a central projecting bay. Originally owned by

banker Otto Meerscheidt, this structure represents both commercial growth in San Antonio and the development of King William. In addition to being a local historic landmark, this structure is also individually listed on the National Register of Historic Places.

- b. The applicant has proposed to replace the existing first and second level porch decking with Aeratis composite porch decking. In addition to the replacement of the existing porch decking, the applicant has proposed to reconstruct the framing for the front porch steps as well as install Aeratis composite decking for the treads and risers.
- c. **FIRST LEVEL PORCH** – According to the Guidelines for Exterior Maintenance and Alterations 7.B.iii, porch floors should be replaced in kind. When in-kind replacement is not feasible, materials should match in color, texture, dimensions and finish. The applicant has proposed to install a composite material that features a profile that is consistent with tongue and groove flooring that would have historically featured on this structure. Staff finds that the applicant should provide sufficient information regarding the existing porch materials noting that they are not original to the structure. Given the visibility of the first floor porch and the level of integrity of the structure, staff finds that if the evidence supports that there is no original material to be repaired the replacement material would be appropriate providing the profile is similar to historic tongue and groove decking material.
- d. **SECOND LEVEL PORCH** – Staff finds that the replacement of the existing materials on the second floor porch is appropriate given its lack of visibility. The applicant should ensure that the installation of the new decking does not negatively impact any historic porch or column molding.
- e. **FRONT STEPS** –The applicant has proposed to reconstruct the front porch steps and framing. The applicant has proposed to install Aeratis composite decking for the treads and risers. Staff would require the same information regarding age of the existing front step materials and the amount of original material remaining on the steps before recommending the replacement material. At this time, staff also requests a drawing or detail of the proposed dimensions for the new steps.

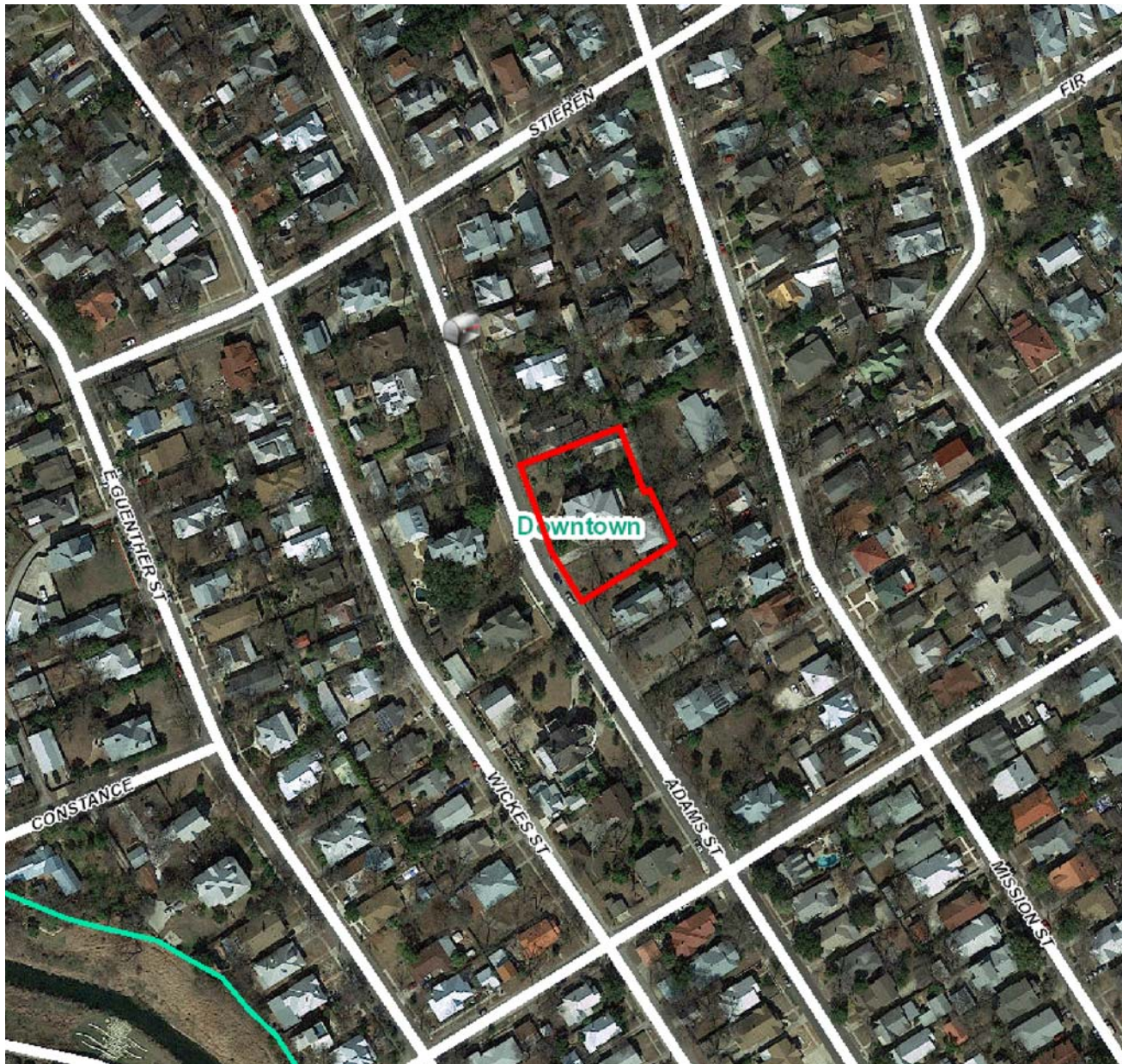
RECOMMENDATION:

Staff recommends approval of item #2 based on finding d.

Staff recommends approval of items #1 and #3 based on c and e with the stipulation that the applicant provide additional evidence to support that the existing porch and step materials are not original or of the same age as the historic structure. Furthermore, that the applicant submit to staff a dimensioned drawing for the steps to confirm that there is not change to the location or design.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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332 Adams Street

Mission St

Mission St

Adams St

Adams St

Adams St



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

ADDRESS: 1312 Alamo St.
REQUEST: Replacement of front entrance
HEARING DATE: 10/1/19 10:00 AM
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
(210) 315-9274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO















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332 Adams

In regards to the front porch and front stair:

Porch- Noted items are in regards to providing evidence that the existing porch flooring is not original

- Not enough paint layers in multiple places tested to of been from the original home over 120 years
- We found different types of screws as fasteners in multiple places to indicate replacement of porch flooring
- We found no less than 3 types of tongue & groove profiles on existing porch to indicate replacement at multiple points in its life span with different materials non original to the home
- We found different types of nails not typical to the original home
- We found caulk and putty in multiple places with 2 or more layers of paint to indicate patch work
- We found 2 different thickness of wood on the porch flooring to indicate replacement at some point
- We found in multiple places different species of wood or newer pine type wood not original to the time period
- We found obvious “seams” in boards in multiple locations to indicate replacement/patch work
- To summarize we can find no evidence (without tearing up or removing boards) to indicate this is the original porch material, but has been replaced/repared at multiple places over multiple time frames spanning back no more than 50 years, some as recent as 2 years ago

Front stairs- Noted items are in regards to providing evidence that the existing stairs are not original

- Treads, risers and assumably the stringers are made form treated materials
- Tread thickness is 1 1/4” typical of newer treated boards designed for decking material

- Not enough coats of paint in sample areas to have been more than approximately 15 years
- Found screw fasteners in multiple locations, not typical to time period to be original

