

HISTORIC AND DESIGN REVIEW COMMISSION

April 04, 2018

HDRC CASE NO: 2018-067
ADDRESS: 427 ADAMS ST
LEGAL DESCRIPTION: NCB 2880 BLK 5 LOT 7&8
ZONING: RM-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: James Ed Carleton
OWNER: Elaine and Rick Lutton
TYPE OF WORK: Construction of a rear addition - Final approval
APPLICATION RECEIVED: March 16, 2018
60-DAY REVIEW: May 15, 2018
REQUEST:

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

1. Construct a two story rear addition.
2. Remove a second story side window opening.
3. Perform rehabilitative scopes of work to the rear, accessory structure.
4. Perform site work including the expansion of a rear yard concrete slab between two rear accessory structures to provide a parking location.

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.
- 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 facade 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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

B.. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

5. Sidewalks, Walkways, Driveways and Curbing

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

- a. The historic structure at 427 Adams was constructed circa 1915 in the Craftsman style and features two stories in height and a façade of stuccoed masonry. The structure features a porte-cochere on its southern façade. This

structure first appears on the 1951 Sanborn Map.

- b. **CONCEPTUAL APPROVAL** – This request received conceptual approval at the February 21, 2018, Historic and Design Review Commission hearing with the following stipulations:
 - i. That the proposed standing seam metal roof features seams that are 1 to 2 inches in height, panels that are 18 to 21 inches in height and a crimped ridge seam.
 - ii. That the proposed stucco finish matches that of the primary historic structure.
 - iii. That one over one wood windows be installed that feature specifications noted by staff.
 - iv. That elevations of each of the addition's facades be submitted when returning for final approval.
 - v. That the removed wood window be salvaged and installed in the proposed addition.
- c. **ADDITION** – At the rear of the primary historic structure, the applicant has proposed to construct an addition to feature two stories in height and a footprint of approximately 315 square feet. The applicant has noted that the second floor will feature approximately 128 square feet in size. The Guidelines for Additions 1.A. states that 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. Per application documents, the proposed addition will feature a height that is subordinate to that of the primary historic structure, will feature an appropriate roof form and will be inset from the walls of the primary historic structure. The proposed addition is consistent with the Guidelines.
- d. **SCALE, MASS & FORM** – Regarding scale, mass and form, the proposed rear addition features an overall footprint and height that are subordinate to that of the primary historic structure and are not a departure from the historic context of the district.
- e. **MATERIALS** – The applicant has proposed materials that include a stucco façade, a standing seam metal roof and wood casement windows. Staff finds that the stucco finish should match that of the primary historic structure. The standing seam metal roof should feature seams that are 1 to 2 inches in height, panels that are 18 to 21 inches in width and a crimped ridge seam. While inconsistent with the Guidelines, staff finds the proposed bronze colored roof to be appropriate given the color of the existing roof.
- f. **WINDOW MATERIALS** – As noted in finding e, the applicant has proposed wood casement windows. Generally, staff finds the installation of windows that match the profile of those found in the historic structure, one over one, to be most appropriate. The proposed wood windows should feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- g. **ARCHITECTURAL DETAILS** – Generally, the proposed addition is appropriate for the style of the primary historic structure and consistent with the Guidelines; however, staff finds that additional window openings that relate to those found in the historic structure should be incorporated into the design.
- h. **WINDOW REMOVAL** – To the immediate rear of the side porte cochere, the applicant has proposed to infill an existing window opening. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved. The applicant's proposed window removal is not consistent with the Guidelines; however, given its location and low visibility due to the existing porte cochere, staff finds that its removal may be appropriate if the existing window is repaired and installed in the proposed addition.
- i. **MAINTENANCE** – The applicant has noted repairs to both the historic structure and a historic accessory structure including stucco repair, gutter and downspout replacement and painting of the wood fascia and trim. The proposed scopes of work are to be completed in kind.
- j. **SITE WORK** – The applicant has proposed to expand the rear yard concrete paving between two rear accessory structures to provide a location for automobile parking. Staff finds the proposed expansion appropriate.

RECOMMENDATION:

Staff recommends approval of items #1 through #4 with the following stipulations:

- i. That the applicant install additional fenestration on the proposed addition to match that of the primary historic structure.
- ii. That the removed windows from the rear of the historic structure be salvaged on site for use in the addition.
- iii. That the applicant submit window specifications to staff. The proposed windows should feature a one over one profile to match those of the primary historic structure. Additionally, The proposed wood windows should feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not

allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

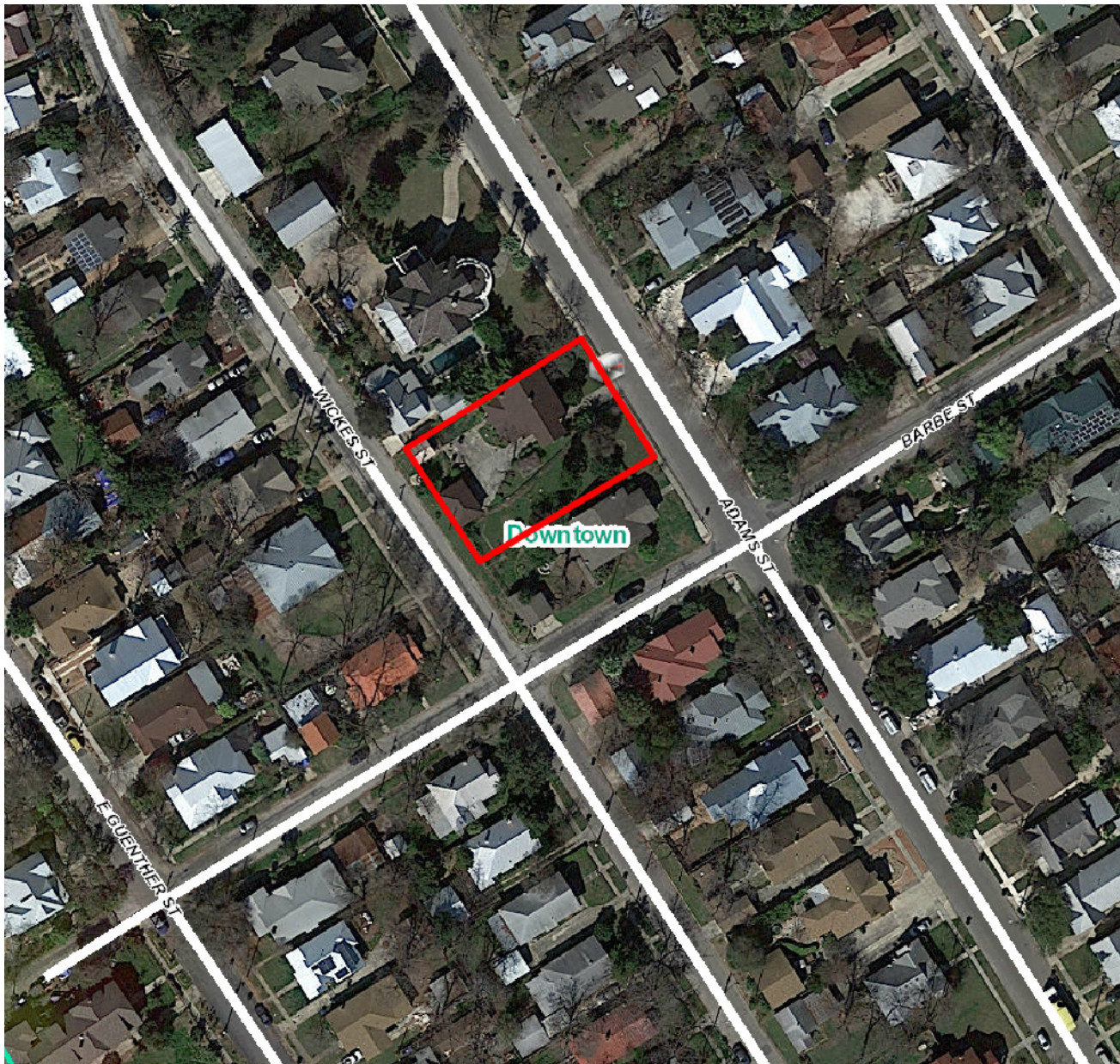
- iv. That no modifications occur to the front façade of the historic structure.

CASE MANAGER:

Edward Hall

CASE COMMENT:

The applicant has noted that no modifications are to occur to the primary façade of the historic structure. The submitted front elevation features inaccuracies.



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 13, 2018

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427

CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 427 ADAMS ST
REQUEST: Construction of a rear addition -
Final approval
HEARING DATE: April 04, 2018 at 3:00 PM
ALL HEARING MEETINGS TAKE PLACE AT DHS & ALAMO



427 Adams Street

Adams St

Adams St

Wickes St

Barbe St

Barbe St



427 Adams Street

359

TEX

040



358

STIEREN

357

362

WICKES

Macdonald

ADAMS

Macdonald

2880

427

BARBE

Macdonald

440

MISSION

Macdonald

2878

360

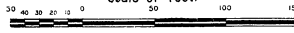
CLAUDIA ST

CEDAR (HENRIETTA) Macdonald

2968

363

Scale of Feet.



427 Adams

Historic & Design Review



Additions and Renovations
To the 100 year old property

MARCH 16, 2018

James Ed Carleton AIA
Authored by: jec

315 sq ft 1st Floor Kitchen Addition

- **Suspended Concrete Foundation**
- **Wood Framed Structure**
- **Rain-Screen veneer with stucco exterior**
- **Standing Seam metal roofing**
- **The added space will open to the existing Dining Room**
- **Interior finishes are to be painted drywall on walls and ceiling, ceramic tile flooring, and stained wood cabinets**

128 sq ft 2nd Floor Closet

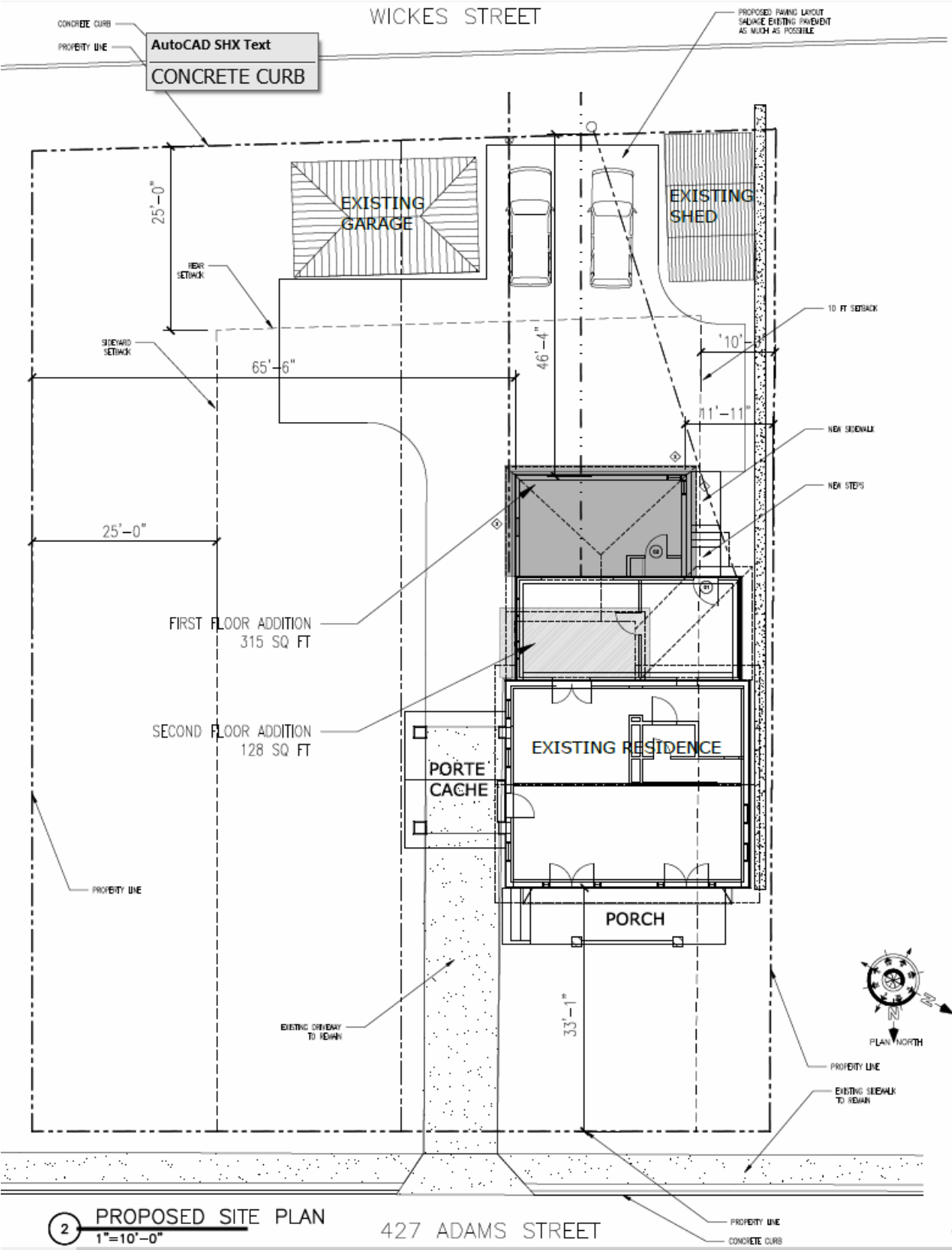
- **Wood Framing Structure**
- **Rain-Screen veneer with stucco exterior**
- **Standing Seam metal roofing**
- **The added space will open a renovated Master Bathroom**
- **Interior finishes are to be painted drywall on walls and ceiling, wood flooring, and stained wood cabinets**

Exterior renovations

- **Landscape Clean up**
- **Stucco Repair**
- **Gutter & Downspout replacement**
- **Paint wood fascia and trim**
- **No signage will be provided**

Our concept is to make additions to the home with similar design elements and not detract from the original design.

Proposed Site Plan



Existing Adams Street Front Elevation



Existing Rear Elevation



Existing Side Yard Elevation:



Existing Carriage House



EXTERIOR FINISH UPGRADES TO BE APPLIED TO THIS BUILDING

Existing Shed



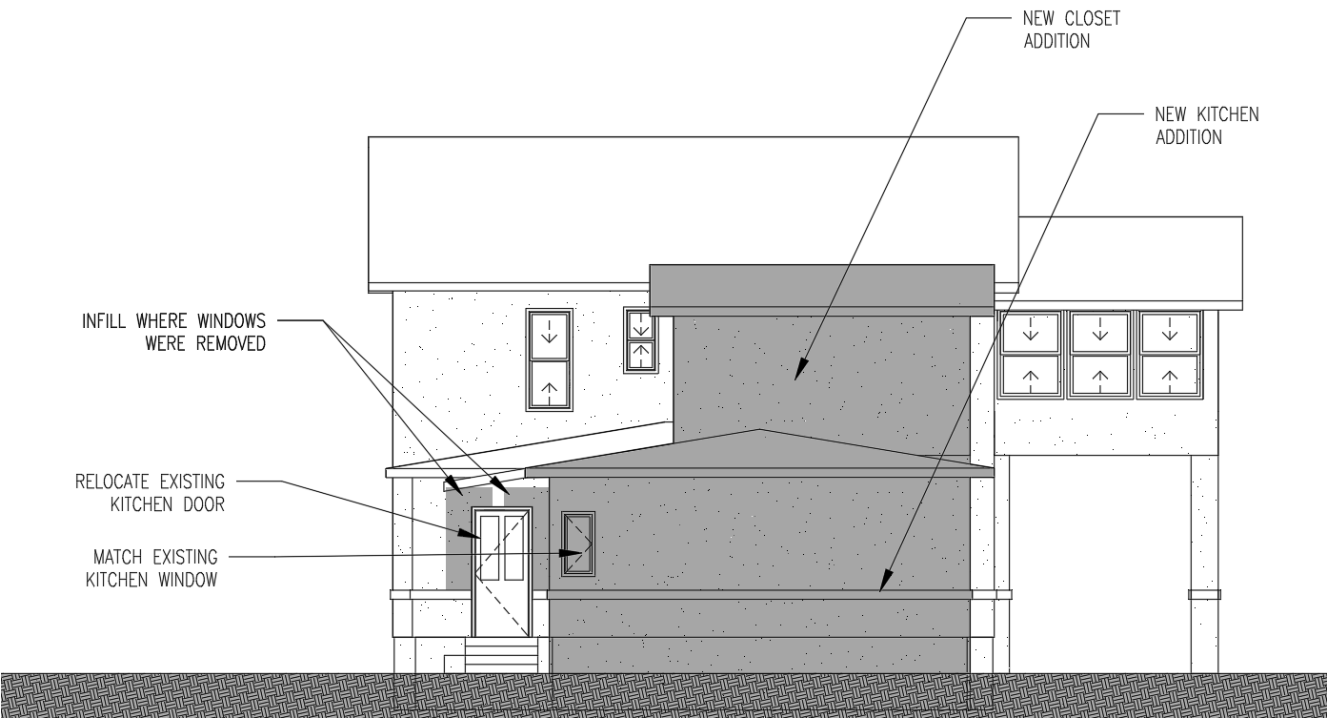
NO CHANGES TO THIS BUILDING

Proposed Front Elevation

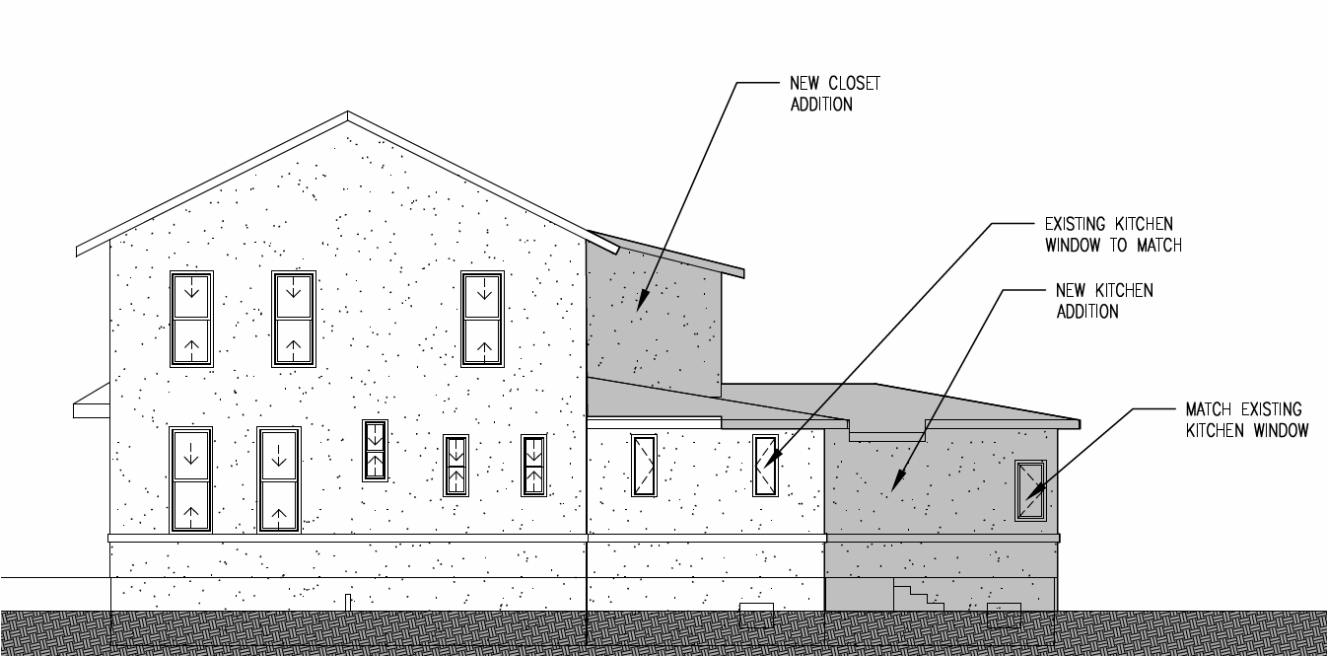


Exterior finish upgrades to be applied to this elevation

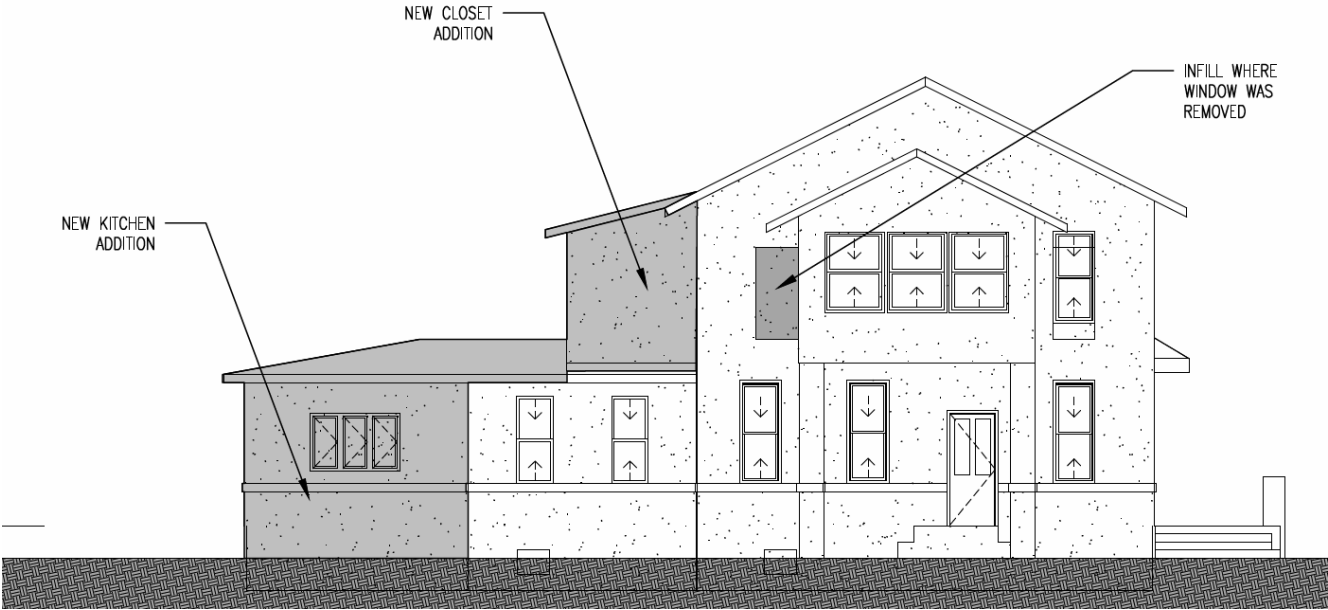
Proposed Rear Elevation



Proposed West Side Elevation



Proposed East Side Elevation



Materials to be used:

- Stucco is to be a mixture of portland white cement, sand, water, and binders...installed over a galvanized expanded metal lathe on treated wood nailers. Stucco will be painted.
- Roofing to be installed will match the existing bronze standing seam roofing.
- Wood fascia and trim will be painted with exterior latex paint.
- An existing door will be relocated to the rear elevation of the home.
- Thin Set ceramic floor tile will be installed in the Kitchen.
- Engineered Wood flooring will be installed in the Closet.
- Interior drywall will be painted with latex paint
- New Windows will be casement wood frame with insulated glazing and will match existing Kitchen Windows:



Interior View



Exterior View

