

HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

HDRC CASE NO: 2018-333
ADDRESS: 131 ADAMS ST
LEGAL DESCRIPTION: NCB 931 BLK 1 LOT 15
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Beverly Bunn/Beaver Meadows II, LLC
OWNER: Beverly Bunn, Beverly Bunn/Beaver Meadows II, LLC
TYPE OF WORK: Installation of a mansard roof over an existing porch roof
APPLICATION RECEIVED: June 25, 2018
60-DAY REVIEW: August 24, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing, front porch balcony railing and install a mansard roof featuring a black standing seam metal roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

vi. **Materials: metal roofs**—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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 historic structure at 131 Adams was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure originally featured a double height, wrap around front porch. The original design has been modified to its current state which includes a uniform front facade with a centered, entrance porch with balusters above the porch roof. These modifications which exist presently are found on the 1951 Sanborn Map.
- b. **PORCH MODIFICATION** – The applicant has proposed to remove the existing balusters above the existing porch roof and install a mansard roof to feature a black standing seam metal roof. The Guidelines for Exterior Maintenance and Alterations 7.B.iv. notes that new elements and details should not be added that create a false historic appearance. While the existing porch roof and balusters are not original, mansard roofs are not found commonly throughout the King William Historic District and the proposed installation on the historic structure's existing porch roof is not consistent with the Guidelines. A modification that would create a simple, low pitch

shed roof above the existing roof to accommodate appropriate water displacement would be appropriate.

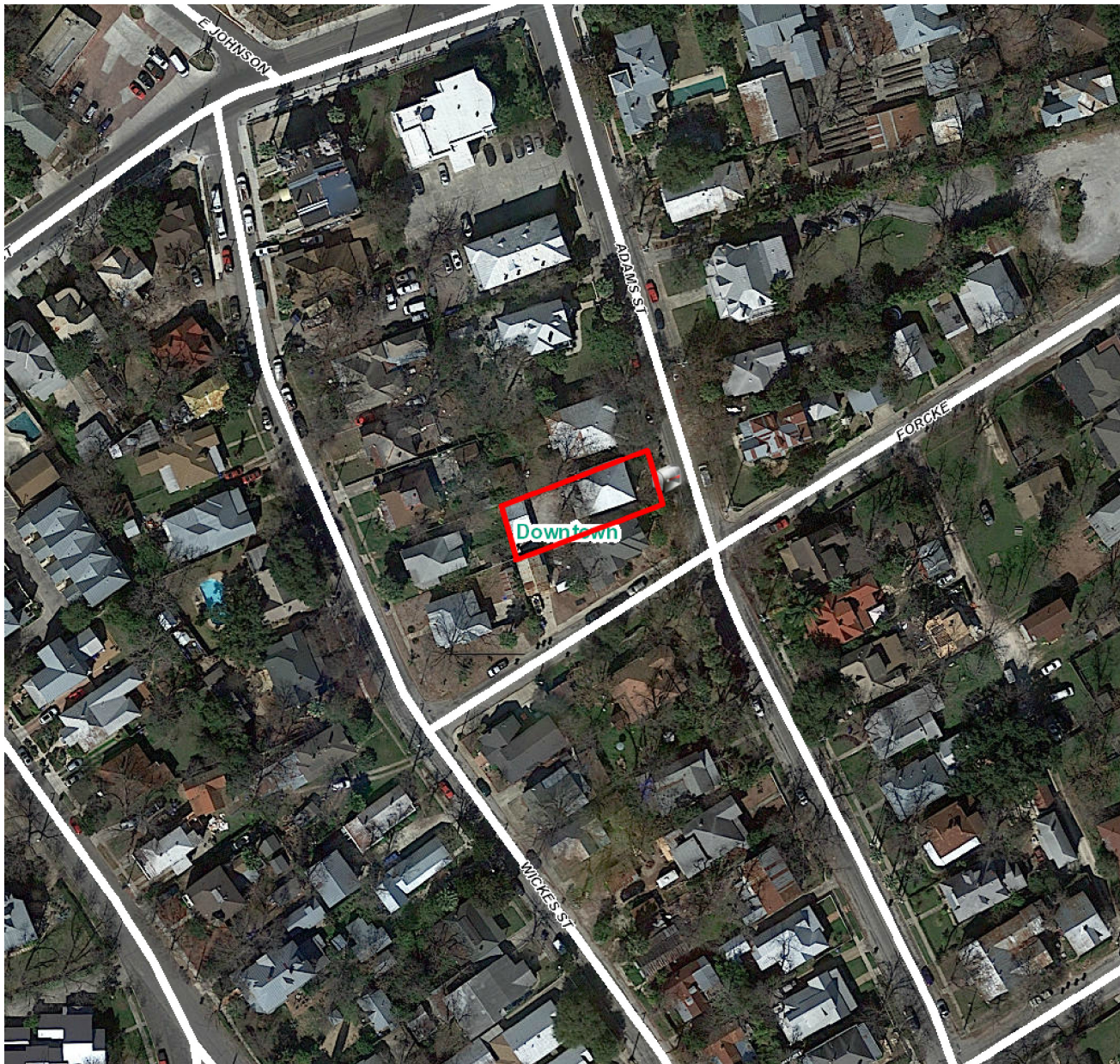
- c. **ROOFING MATERIAL** – The applicant has proposed to install a black, standing seam metal roof. The Guidelines for Exterior Maintenance and Alterations, Checklist for Metal Roofs notes that a standard galvalume finish, or gray color should be used unless historic evidence of an alternate roofing color exists. Staff finds the proposed roofing color to be inconsistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on finding b and c.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 09, 2018

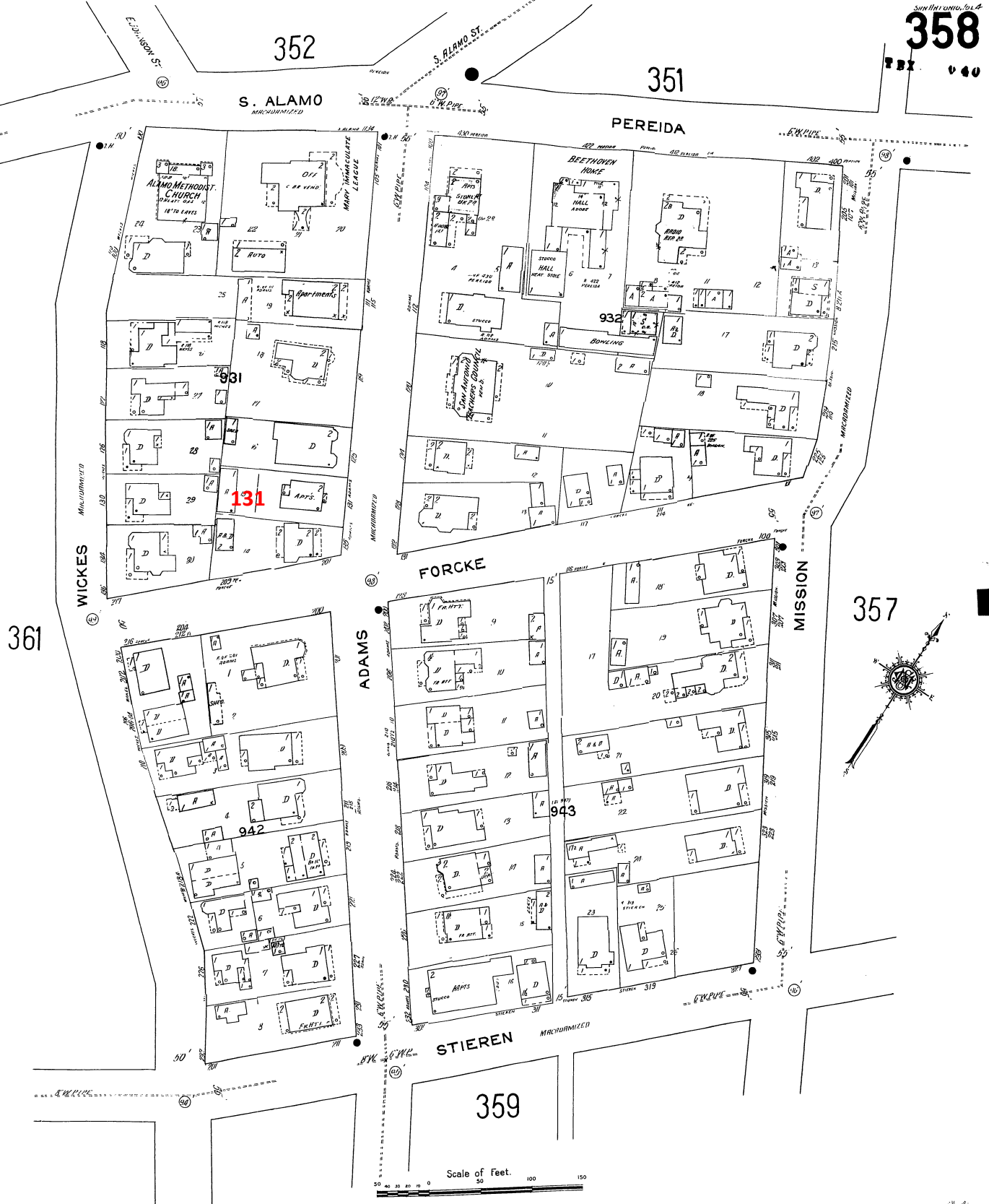
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are 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.



131 Adams St



1951 SANBORN MAP NOTING MODIFIED PORCH DESIGN (CURRENT)





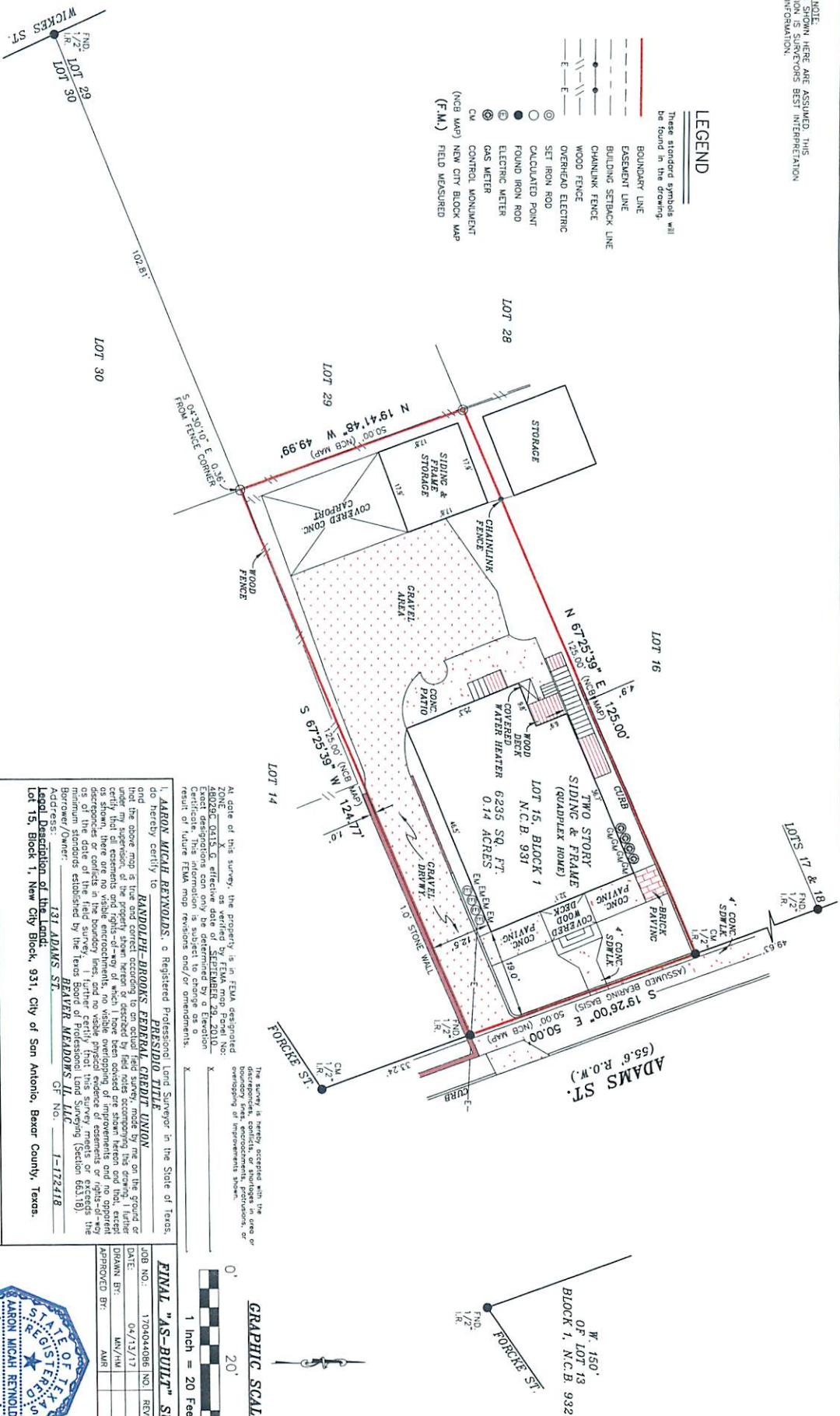




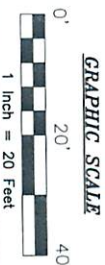
LEGEND

These standard symbols will be found in the drawing.

- | | |
|------------|--------------------------------|
| ----- | EASEMENT LINE |
| ----- | BUILDING SETBACK LINE |
| ----- | CHAULKLINE FENCE |
| --- // --- | WOOD FENCE |
| --- E --- | OVERHEAD ELECTRIC SET IRON ROD |
| ⊙ | CALCULATED POINT |
| ● | FOUND IRON ROD |
| ⊖ | ELECTRIC METER |
| ⊗ | GAS METER |
| CM | CORNER MONUMENT |
| (N.B. WAS) | NEW CITY BLOCK WAS |
| (F.M.) | FIELD MEASURED |



The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or encroachment of improvements shown.



GRAPHIC SCALE

At sole of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No. 48023C-0415, effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

I, AARON MICHAEL REYNOLDS, a Registered Professional Engineer, certify that the above information is true and correct.

Land Surveyor in the State of Texas.

do hereby certify to PRESIDIO TITLE
and RANDOLPH-BROOKS FEDERAL CREDIT UNION

that the above map is true and correct according to an actual field survey, made by me under my supervision, of the property shown hereon or described by field notes accompanying

certify that all easements and rights-of-way of which I have been advised are shown herein as shown, there are no visible encroachments, no visible overlapping of improvements

discrepancies or conflicts in the boundary lines, and no visible physical evidence of encroachment or trespass. I further certify that this survey meets the requirements of the date of the field survey. I further certify that this survey meets the requirements of the date of the field survey.

minimum standards established by the Texas Board of Professional Land Surveying (3000) Borrower/Owner: **BEAVER MEADOWS II, LLC**

Address: 131 ADAMS ST. GF No.

Legal Description of the Land.
Lot 15, Block 1, New City Block, 931, City of San Antonio, Bexar Co

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:	PROPERTY PL
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SUBJECT: RESERVATIVE COVENANTS AND/OR DOCUMENTS RECORDED FOR:

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Amesbury Community College

AMERISURVEYORS LLC
4100A HWY 1710, E. 17th St.
San Antonio, Texas 78211

1100 NW Loop 410, Suite 2900
 Phone: (210) 572-1965
 Fax: (210) 572-1993

Report issued by the title Company listed above issued under Commitment No./Of No. shown on the

 **AMERISURVEYORS LLC**
1100 N.W. Loop 410, Suite 516
Phone: (210) 572-1995
San Antonio, Texas 78211
Fax: (210) 572-1996

Mark L. Reynolds
ARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644




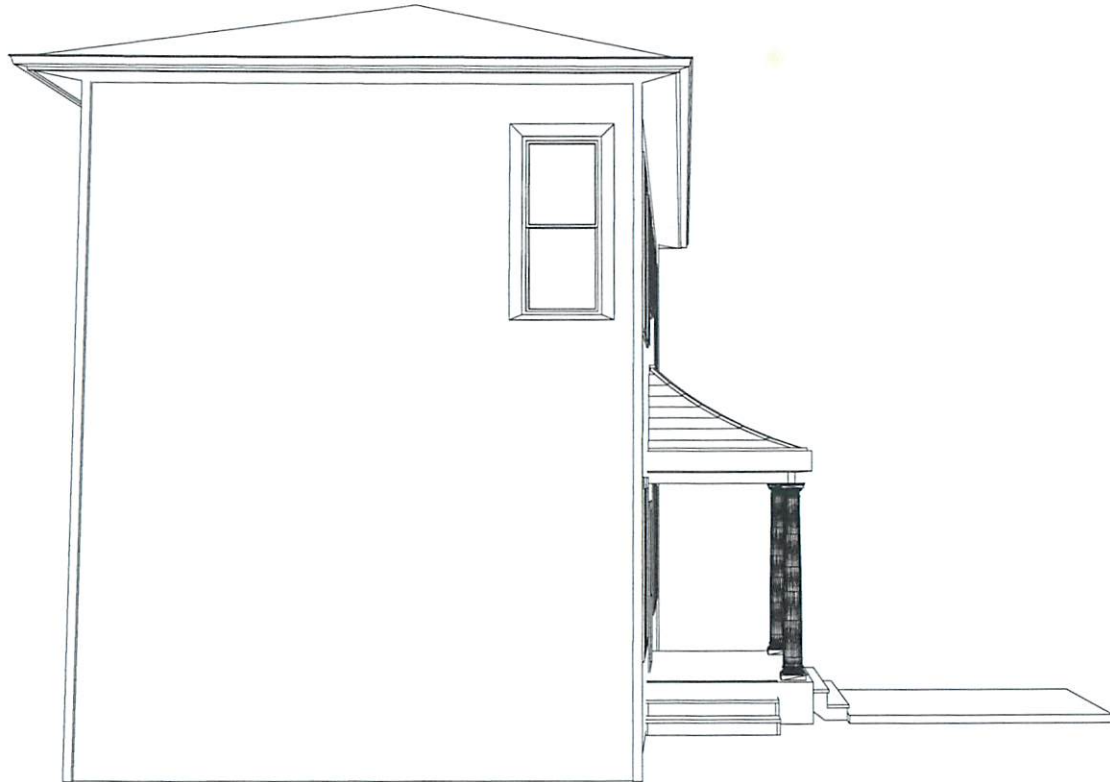
Mark L. Reynolds
ARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644



Front elevation-2

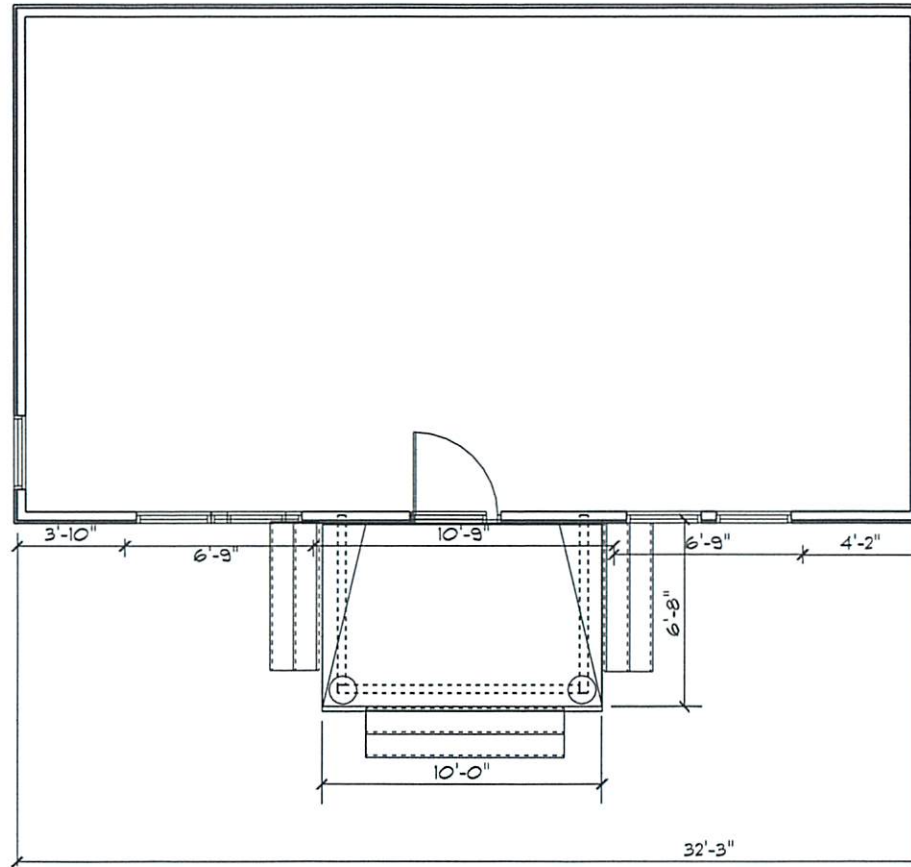
SCALE: 1/8" = 1'-0"

PHONE: FAX:	Beverly Bunn 131 Adams St San Antonio Texas	SECTION LETTER <div style="text-align: center;">  </div> PAGE NUMBERS
SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE		DRAWN BY: SCALE: 1/8" = 1'-0" DATE: Monday, April 16, 2018
		PAGE: 2/3 Front elevation



Side-visible line
 SCALE: 1/8" = 1'-0"

PHONE: FAX:	Beverly Bunn 131 Adams St San Antonio Texas	<div> <div>SECTION LETTER</div> <div>A</div> <div>PAGE NUMBERS</div> <div>11</div> </div>
<div> <div>SOFTPLAN</div> <div>ARCHITECTURAL DESIGN SOFTWARE</div> </div>		PAGE: 3/3 Side visible line
DRAWN BY: SCALE: 1/8" = 1'-0" DATE: Monday, April 16, 2018		



Front elevation
 SCALE: 3/16" = 1'-0"

Proposed-
 131 Adams Street

PHONE: FAX:	Beverly Bunn 131 Adams St San Antonio Texas	SECTION LETTER A PAGE NUMBERS 1/3
SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE	DRAWN BY: SCALE: 3/16" = 1'-0" DATE: Monday, April 16, 2018	PAGE: 1/3 Proposed

SW 7103
Whitetail

261-C1

SW 6255
Morning Fog

234-C3

SW 6258
Tricorn Black

251-C1

SW 6258
Tricorn Black

251-C1

Light reflective value: 3 (dark)
Valor de reflectancia de luz: 3 (oscuro)

Complementary colors
Colores complementarios

SW 6252 Ice Cube
SW 0050 Classic Light Buff
SW 9052 Blithe Blue



SHERWIN-WILLIAMS.

sherwin-williams.com 1-800-4SHERWIN

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Samples approximate the actual paint color.
Las muestras se aproximan al color real de la pintura.

6504-99130

CS 10/15



SW 6255
Morning Fog

234-C3

Light reflective value: 42 (medium)
Valor de reflectancia de luz: 42 (intermedio)

Complementary colors
Colores complementarios

SW 6252 Ice Cube
SW 7006 Extra White
SW 6169 Sedate Gray



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Samples approximate the actual paint color.
Las muestras se aproximan al color real de la pintura.

6505-11967

CS 10/15



SW 7103
Whitetail

261-C1

Light reflective value: 86 (light)
Valor de reflectancia de luz: 86 (claro)

Complementary colors
Colores complementarios

SW 9084 Cocoa Whip
SW 9085 Touch of Sand



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Samples approximate the actual paint color.
Las muestras se aproximan al color real de la pintura.

6505-00978

CS 10/15

