

# HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2020

**HDRC CASE NO:** 2020-049  
**ADDRESS:** 210 ADAMS ST  
**LEGAL DESCRIPTION:** NCB 943 BLK 1 LOT 11  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Kyle Contreras  
**OWNER:** CONTRERAS RICHARD A & KYLE  
**TYPE OF WORK:** Porch railing modifications  
**APPLICATION RECEIVED:** February 02, 2020  
**60-DAY REVIEW:** April 02, 2020  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing front porch design to feature straight balustrades instead of the existing turned balustrades.

## APPLICABLE CITATIONS:

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

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 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:**

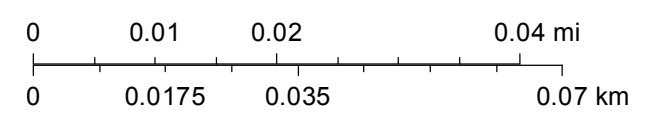
- a. The primary structure located at 210 Adams St is a 1-story residential structure constructed circa 1890 in the Folk Victorian style. The structure features a cross gable configuration, asymmetrical front porch with turned columns and balustrades, gingerbread detailing, and a standing seam metal roof. The structure is contributing to the King William Historic District.
- b. **PORCH MODIFICATIONS** – The applicant has requested to replace the existing turned balustrades with new straight balustrades to match the photo provided, dated 1978. The existing balustrades feature an ornate, turned design. According to the Historic Design Guidelines, existing front porch elements should be preserved, replaced-in kind, or restored to their original condition with photograph or similar evidence. Though the porch may have featured straight balustrades in 1978, the photo does not indicate the original configuration of the structure and likely reflects a period after alterations had occurred to the original design. The existing balustrades are compatible with the Folk Victorian style of the structure. Staff does not find the straight balustrades consistent with the Guidelines as proposed, but finds that a more simplified turned balustrade design may be appropriate to be more in keeping with the Folk Victorian style of the historic structure.

## **RECOMMENDATION:**

Staff does not recommend approval of the straight balustrade design as proposed. Staff finds that a change may be appropriate, but recommends that the new balustrades feature a simplified turned design in lieu of the proposed straight balustrades as noted in finding b.



1:1,000







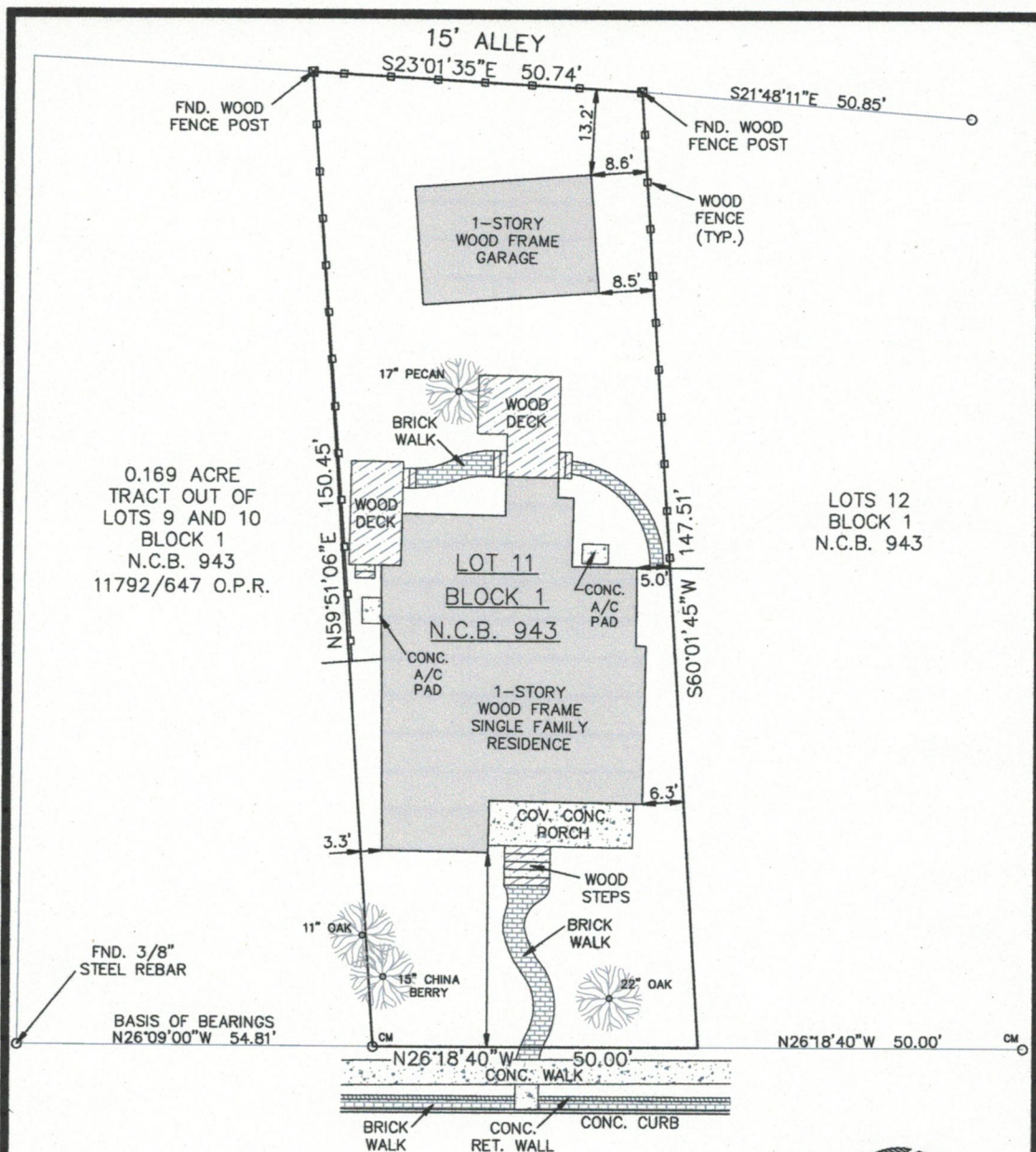












# NOTES:

1. BEARINGS FOR THIS SURVEY ARE BASED ON THE DEED OF A 0.169 ACRE TRACT OUT OF LOTS 9 AND 10, BLOCK 1, N.C.B. 943 RECORDED IN VOLUME 11792, PAGE 943, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE BUILDING SETBACKS, RESTRICTIONS, OR EASEMENTS THAT MAY AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON. OWNER/BUILDER SHALL VERIFY ALL OF THE ABOVE PRIOR TO CONSTRUCTION.

ADDRESS: 210 ADAMS STREET

LOT 11, BLOCK 1, N.C.B. 943 (UNRECORDED LOT)  
IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS,

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



SCALE 1"=20'

## LEGEND:

- FND. 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
- CALCULATED POINT (NO MONUMENT SET)

11792/647 RECORDED VOLUME/PAGE

O.P.R. OFFICIAL PUBLIC RECORDS  
OF BEXAR COUNTY, TEXAS  
CM CONTROLLING MONUMENT



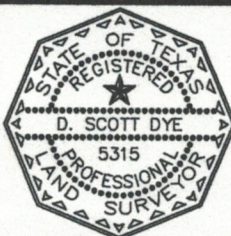
**DYE ENTERPRISES**

4047 STAHL RD., #3  
SAN ANTONIO, TEXAS 78217  
TEL. (210) 599-4123  
FAX (210) 599-4191

DRAWN BY: D.S.D. / J.R.C.

JOB NO: 140071-00

FIELD WORK COMP: 08-08-14



STATE OF TEXAS  
COUNTY OF BEXAR

THE ABOVE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY  
MADE ON THE GROUND UNDER MY SUPERVISION AND THERE  
ARE NO APPARENT EASEMENTS, PROTRUSIONS OR INTRUSIONS  
EXCEPT AS SHOWN. MUNICIPAL RECORDS NOT RESEARCHED.

THIS 19th DAY OF AUGUST 2014, A.D.

*D. Scott Dye*  
D. SCOTT DYE R.P.L.S. NO. 5315



210 Adams St.  
San Antonio, TX 78210



FRONT ELEVATION





**PHOTO DATED 1978  
PROVIDED BY APPLICANT**