

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2024

HDRC CASE NO:	2024-247
ADDRESS:	128 ADAMS ST
LEGAL DESCRIPTION:	NCB 932 BLK 1 W 150 FT OF 13
ZONING:	RM-4
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Nathan Manfred/French & Michigan
OWNER:	Robert Lozano/LOZANO ROBERT A & LOZANO CRISANTA GUERRA
TYPE OF WORK:	Enclosure of second-story rear porch
APPLICATION RECEIVED:	June 25, 2024
60-DAY REVIEW:	August 24, 2024
CASE MANAGER:	Jessica Anderson
REQUEST:	

The applicant requests a Certificate of Appropriateness for approval to enclose a second-story porch rear porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.

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 façade 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.

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.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

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.

Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property at 128 Adams is a two-story Queen Anne-style residence built c 1905, with a rear detached garage built by 1995 and rear additions by 2004. The property first appears in the city directory in 1905, and on Sanborn Fire Insurance Maps in 1912, including the rear two-story porch. The house is located on the northeast corner of Adams and Forcke streets, with the garage opening onto Forcke. The house is clad in wood siding with decorative shake in the front gable and two-over-two wood windows. The gable-on-hip roof is clad in standing seam metal. A two-story porch on the front façade has round columns on square piers and a traditional balustrade; the rear two-story porch features the same balustrade but with square posts. The property contributes to the King William Historic District.
- b. **PORCH INFILL:** The applicant requests to infill a second-story porch at the southeast corner of the house. The existing roof form will be retained, two-over-two ganged wood windows are proposed to be added, with the remaining wall space clad with wood siding to match existing. Because it is a corner property, the porch is visible from the right-of-way via Forcke St. The two-story porch is found on the 1912 Sanborn Fire Insurance map, the first map on which the property appears. The first floor of the mass was screened in as part of a previous request for COA. Historic Design Guidelines for Exterior Maintenance and Alterations 7.A.i says to preserve porches, balconies, and porte-cocheres. Guideline 7.B.ii says to refrain from enclosing side and rear porches. 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. The proposed enclosure results in loss of the visual interpretation of the space as a porch, as well as in loss of historic details such as the balustrade, exposed rafters, and square posts. Staff finds the request does not conform to guidelines.

- c. WINDOWS: The applicant proposes a wood window product that features a meeting rail that is 1 7/16" wide and that has false muntins. Standard specifications for windows in additions and new construction state that meeting rails should be no wider than 1 1/4" and that windows feature true divided lites. The proposed window product does not conform to these specifications.

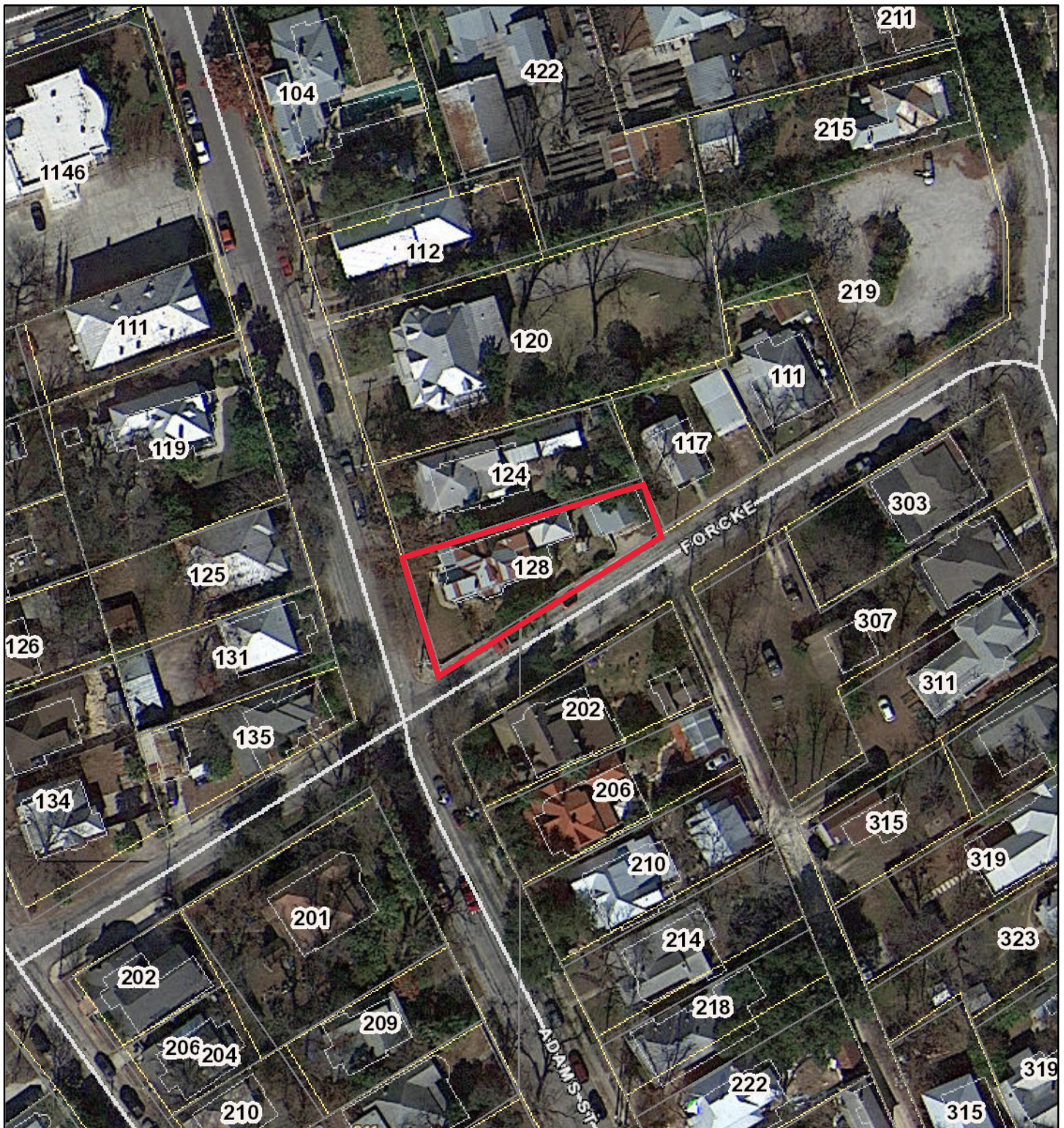
RECOMMENDATION:

Staff does not recommend approval of the request to enclose the rear second-story porch, based on findings a and b.

Should the HDRC find enclosing the porch appropriate, staff recommends the following stipulations:

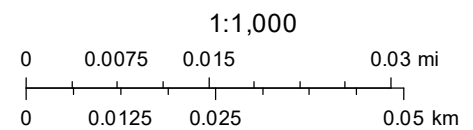
- i. That the proposed design retains the existing exposed rafter tails.
- ii. That the applicant proposes a window product that conforms to standard specifications for windows in additions and new construction, as noted in finding c.

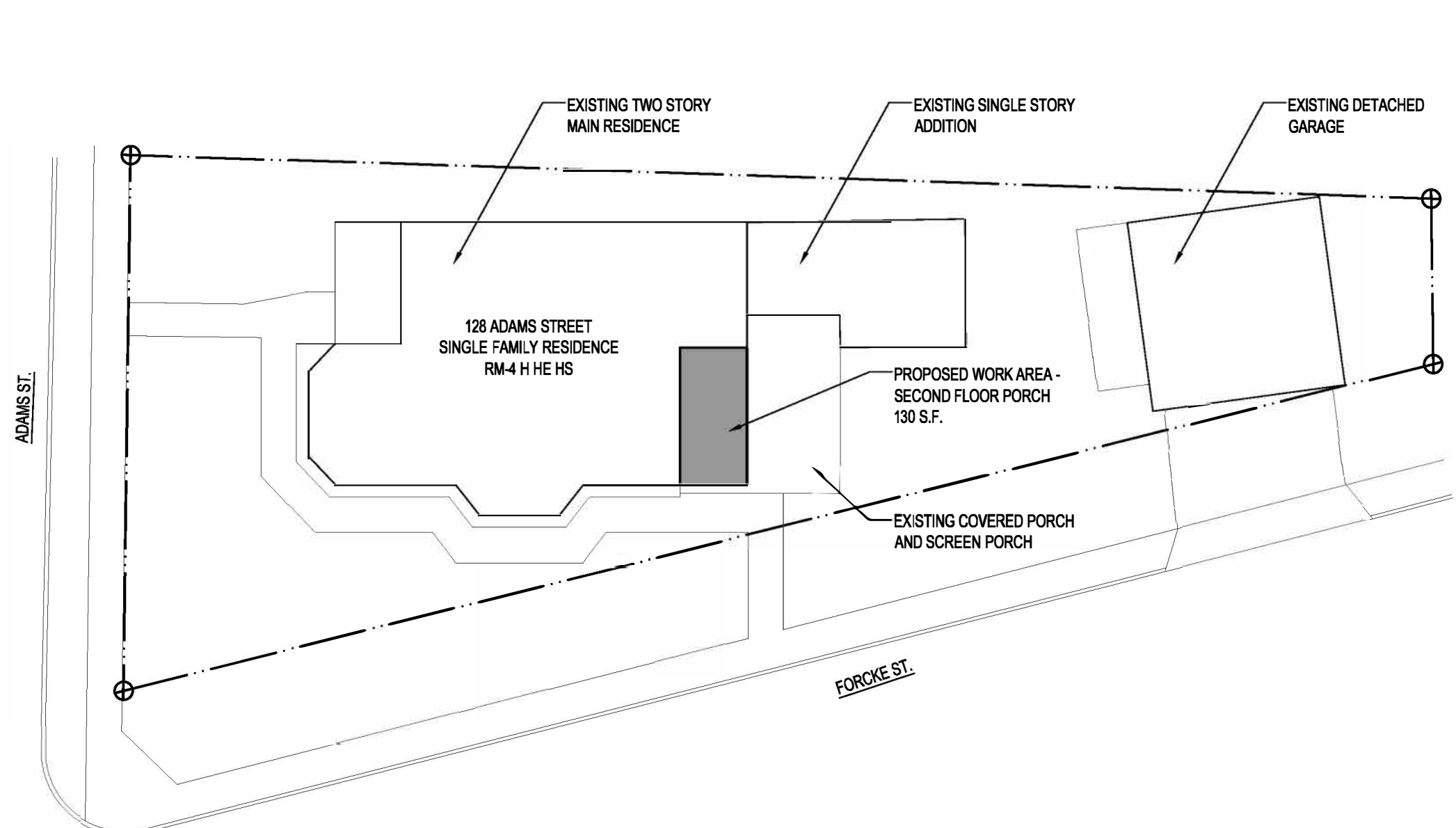
City of San Antonio One Stop



July 10, 2024

- CoSA Addresses
- Community Service Centers
- ⦿ Pre-K Sites
- CoSA Parcels
- BCAD Parcels

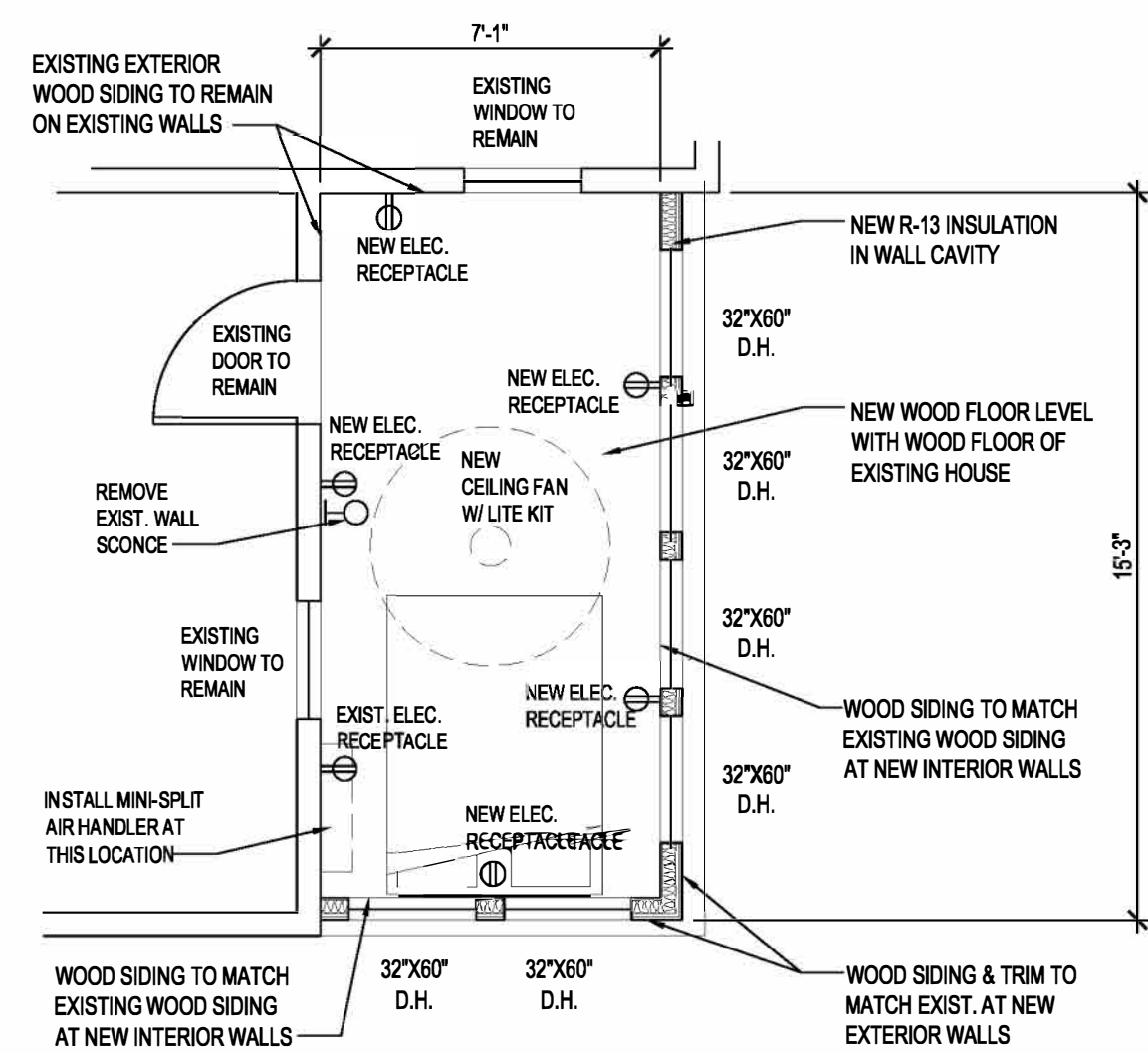




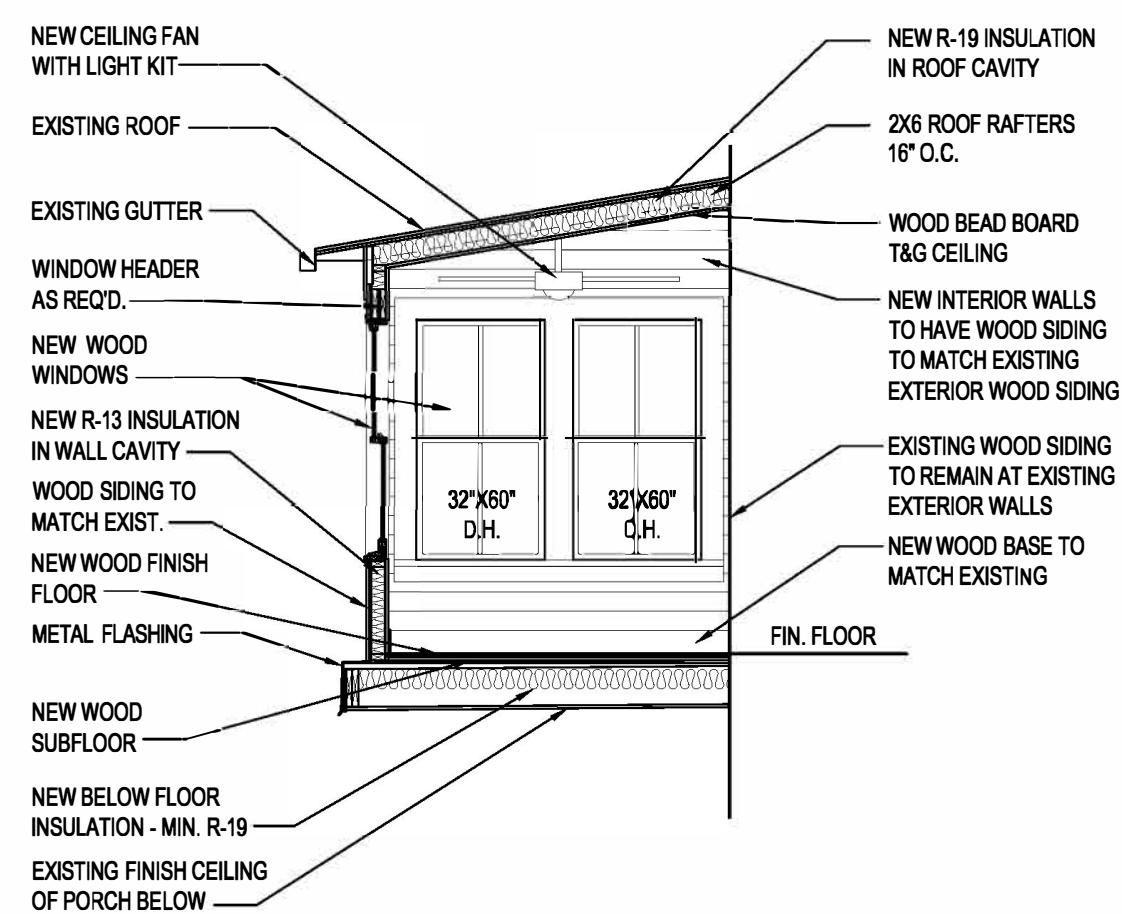
1 128 ADAMS - SITE PLAN
SCALE: 1/16" = 1'-0"



4 128 ADAMS - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



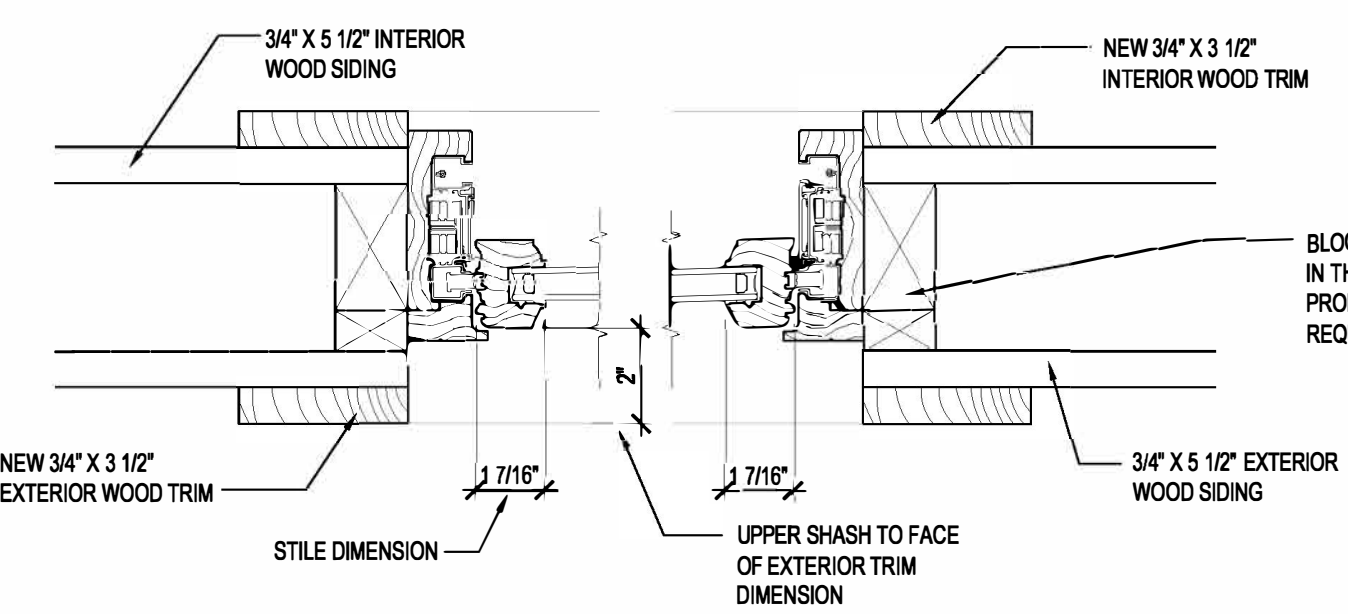
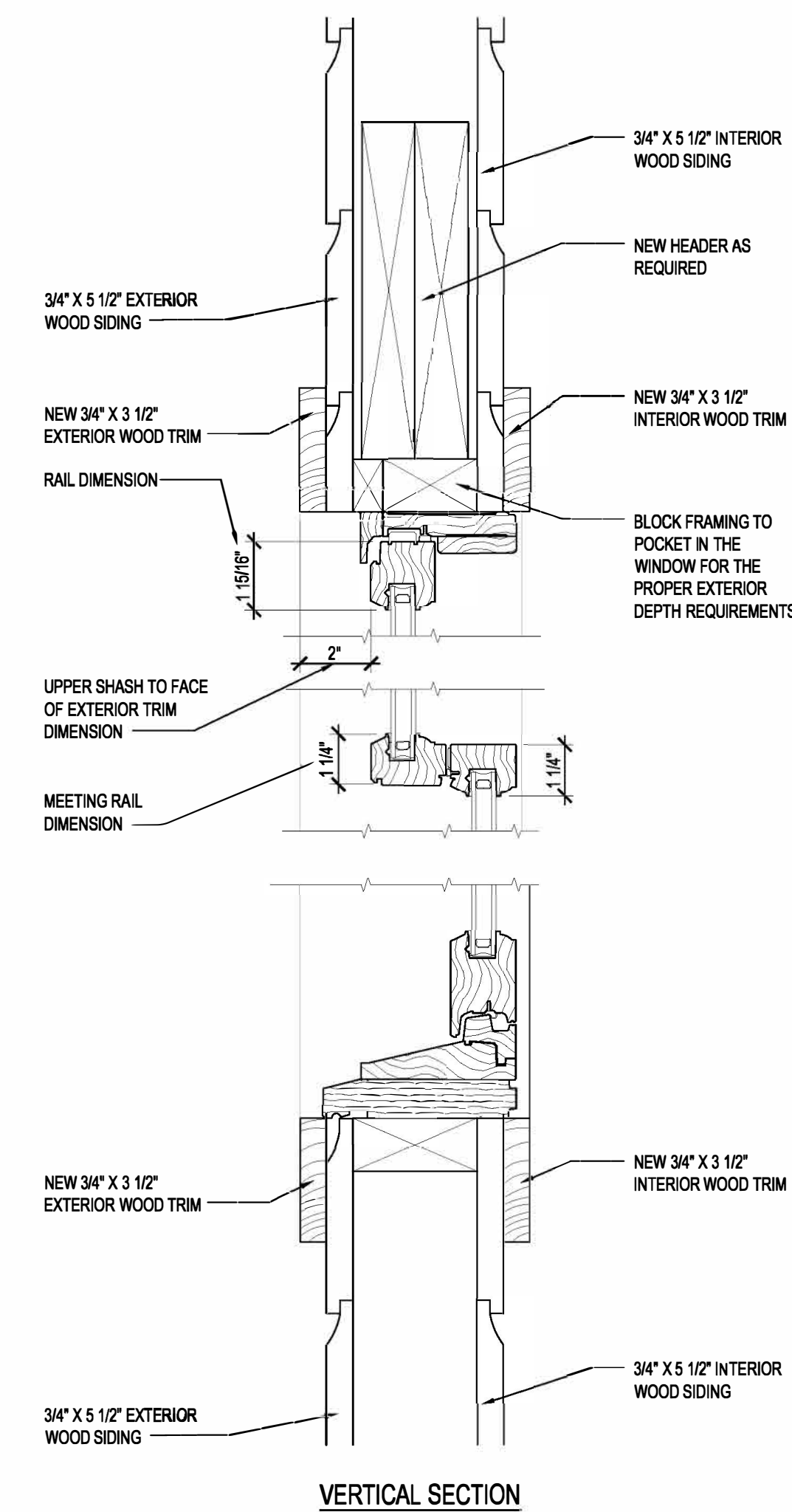
2 128 ADAMS - PORCH REMODEL PLAN
SCALE: 1/4" = 1'-0"



3 128 ADAMS - PORCH REMODEL SECTION
SCALE: 1/4" = 1'-0"



5 128 ADAMS - EAST ELEVATION
SCALE: 1/4" = 1'-0"



PELLA RESERVE TRADITIONAL WOOD WINDOWS

6 128 ADAMS - WINDOW SECTIONS
SCALE: 3/8" = 1'-0"

FRENCH & MICHIGAN

7 / 2 / 2024

128 ADAMS PORCH REMODEL
128 ADAMS
SAN ANTONIO, TEXAS 78210

A1

128 Adams - Existing Exterior Photos



Front of House on Adams St. (West Facing)

128 Adams - Existing Exterior Photos



Side (front) of House on Forcke St. (South Facing)

128 Adams - Existing Exterior Photos



Side (rear) of House on Forcke St. (South Facing)

Proposed Work Area is Existing Second Floor Covered Porch Above

128 Adams - Existing Exterior Photos



Rear of House (East Facing)

Proposed Work Area is Existing Second Floor Covered Porch Above

128 Adams - Existing Exterior Photos



Side of House on (North Facing)

SAN ANTONIO, TEX.

358

351

S. ALAMO

PEREIDA

MHCIDHMLZFS

Journal of Management Education 32(1)

CONCLUSIONS

10

WICKES

ADAMS

MISSION

FORCKE

STIEREN

359

Scale of Feet.

Scale of feet.



Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Easy-to-learn Pella Steady Set™ interior installation system**

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.

- **Historical Details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified³**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

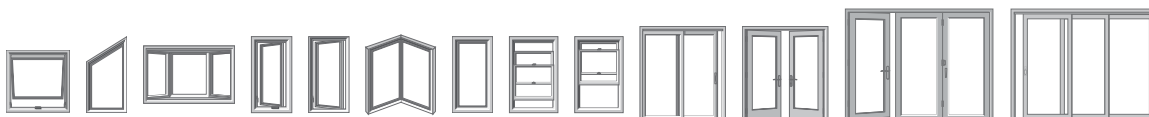
- **Testing beyond requirements**

All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.

- **Best limited lifetime warranty⁴**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.⁴

Available in these window and patio door styles:



Special shape windows also available.

^{1,2,3,4} See back cover for disclosures.

Product Specifications

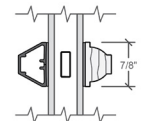
Window & Patio Door Styles	Min. Width	Min. Height	Max.Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	59"	59"	LC30 – CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set [®] , Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (O)	30-¾"	74"	60-¾"	119-½"	LC40-LC70	0.29-0.32	0.15-0.42	—	
Sliding Patio Door (OX, XO)	59-¼"	74"	119-½"	119-½"	LC35-LC65	0.29-0.32	0.15-0.42	29-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-½"	LC30-LC45	0.29-0.32	0.15-0.42	—	
Sliding Patio Door (OXXO)	116-1/8"	74"	236-1/8"	119-½"	LC25-LC40	0.29-0.32	0.15-0.42	—	
Multi-Slide Patio Door	40-¼"	50-½"	701-5/8"	119-½"	R15-LC25 ³	0.30 – 0.36	0.15 – 0.46	31	For more info visit PellaADM.com
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-LC25 ³	0.26-0.44	0.13-0.45	—	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit [pella.com/performance](#). For more information regarding frame and installation types, visit [PellaADM.com](#).

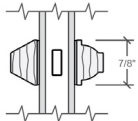
Grilles

Integral Light Technology[®]

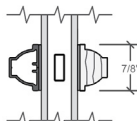
Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior⁶
7/8", 1-1/4" or 2"



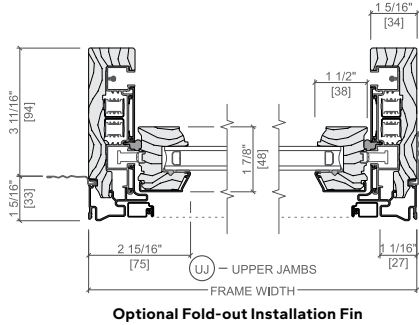
Putty Glaze Exterior with Ogee Interior⁶
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior⁶
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

^{3,4} See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



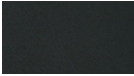
Champagne



White



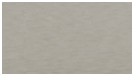
Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek

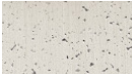


Spoon-Style Lock

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank



Cam-Action Lock

Finishes:



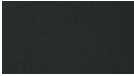
Champagne



White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Patio Door Hardware

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin[®] Hardware, for a look that will never go out of style.

BALDWIN[®]



Hinged & Bifold Patio Door Handle
Virago

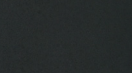


Sliding & Multi-Slide Patio Door Handle
Ambrose

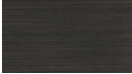


Multi-Slide Patio Door Handle^{5,6}

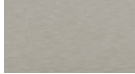
Finishes:



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard



Sliding Patio Door Handle
Standard

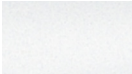


Multi-Slide Patio Door Handle^{5,6}

Finishes:



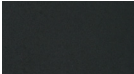
Champagne



White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Additional hardware collections available. Visit [PellaADM.com](#) for more information.

^{5,6} See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Pine



Douglas Fir



Mahogany



White Oak



Red Oak



Cherry



Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain



Red Mahogany Stain



Espresso Stain



Charcoal Stain



Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷



Custom colors are also available.



Black



White



Brown



Fossil



Iron Ore



Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green



Pearl Gray



Soft Linen



Satin Steel



Matte Gray



Wolf Gray



Spice Red



Sage



Frost Blue



Blue Ash

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁸ For more information, go to connectpella.com.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

³ Ratings are contingent on product configurations.

⁴ Color-matched to your product's interior and exterior color.

⁵ Flush multi-slide handle is a Pella exclusive design.

⁶ Flush multi-slide handle is not available in Champagne.

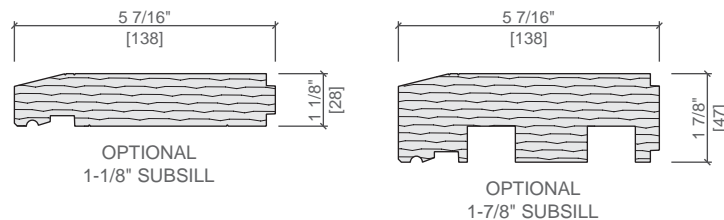
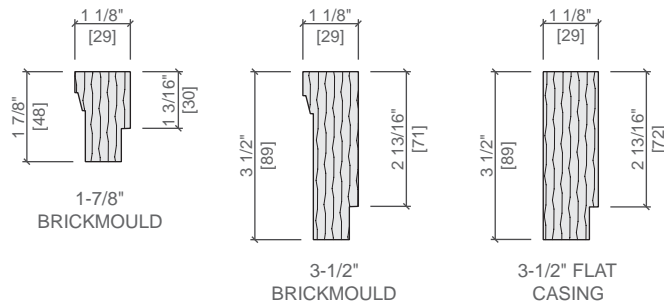
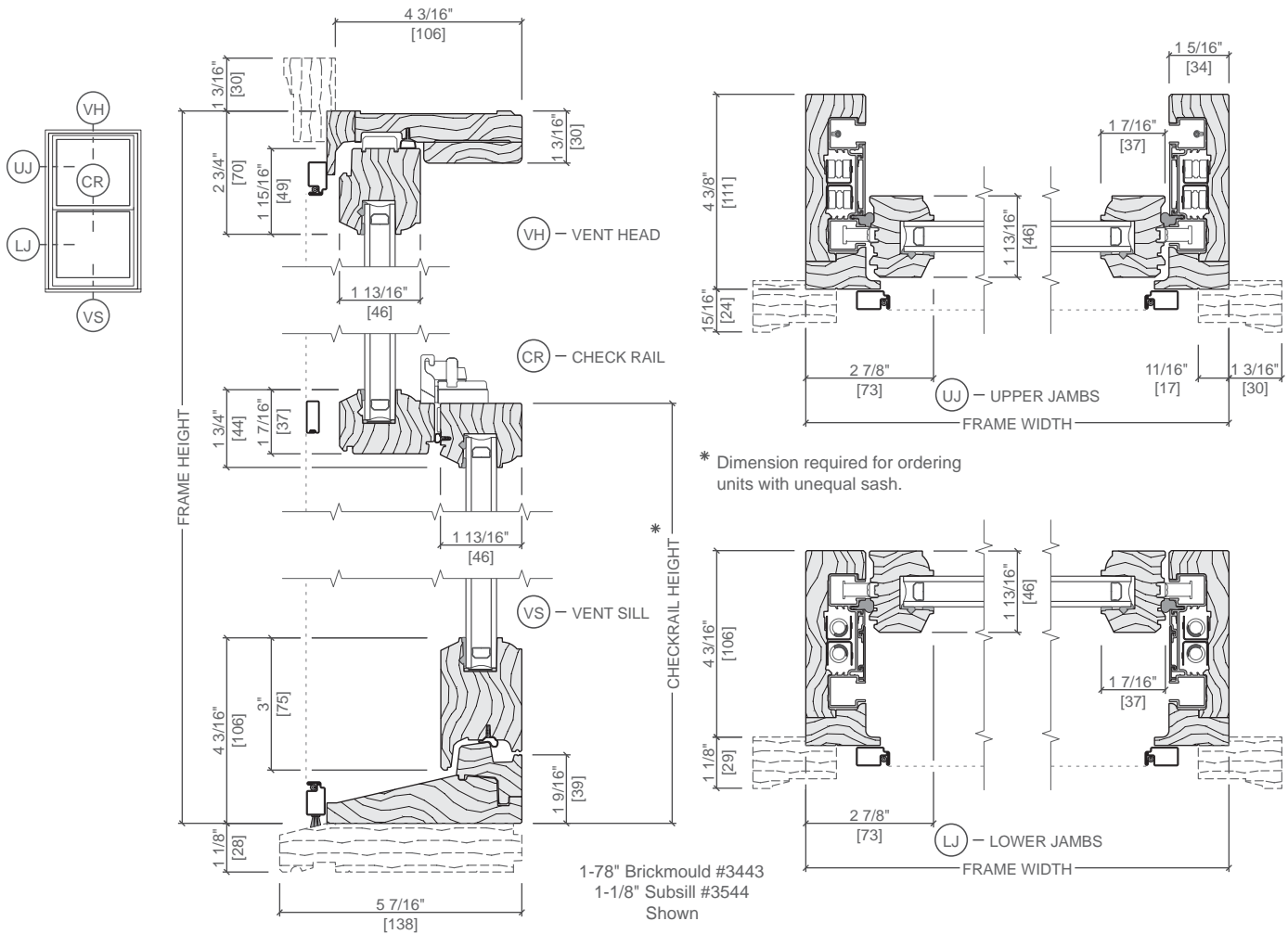
⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

⁸ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.



Pella® Reserve™ Traditional Hung Window

Unit Sections - Wood Exterior Putty Glaze Exterior Profile



Scale 3" = 1' 0"

All dimensions are approximate.