

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2024

HDRC CASE NO: 2024-287
ADDRESS: 128 ADAMS ST
LEGAL DESCRIPTION: NCB 932 BLK 1 W 150 FT OF 13
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Nathan Manfred/French and Michigan
OWNER: Robert Lozano/LOZANO ROBERT A & LOZANO CRISANTA GUERRA
TYPE OF WORK: Second-story, rear porch enclosure
APPLICATION RECEIVED: July 22, 2024
60-DAY REVIEW: September 20, 2024
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to enclose a rear, second level 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.

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 finish. 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 historic structure at 128 Adams is a 2-story structure constructed circa 1905 in the Queen Anne style. The property 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. CONCEPTUAL APPROVAL – The applicant received conceptual approval to enclose the rear porch at the July 17, 2024, Historic and Design Review Commission hearing with the following stipulations:
 - i. That the proposed design retains the existing exposed rafter tails. ***This stipulation has been met.***
 - ii. That the applicant proposes a window product that conforms to standard specifications for windows in additions and new construction. ***This stipulation has been met.***
 - iii. That the existing columns remain in place. ***This stipulation has been met.***
 - iv. That the proposed design incorporates siding infill between the columns at the height of the existing balustrade. ***This stipulation has been met.***
- c. PORCH INFILL – The applicant has proposed to enclose a rear, second level porch at the southeast corner of the historic structure. The Guidelines for Exterior Maintenance and Alterations 7.A.i. says to preserve porches, balconies, and porte-cocheres. The Guidelines for Exterior Maintenance and Alterations 7.B.ii. notes that applicants should refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. When alterations are made to rear porches, the design should result in a space that continues to read as a porch. The applicant has proposed a design which retains the existing rafter tails, columns, features a change in siding profile at the location of the existing balustrade and features windows that relate to the previously unobscured open space. Generally, staff finds that the proposed design allows the enclosed porch to continue to read as a porch.
- d. WINDOWS – The applicant has proposed to install wood windows that staff finds generally meets the adopted standards.

RECOMMENDATION:

Staff recommends approval based on findings a through d, as submitted.

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



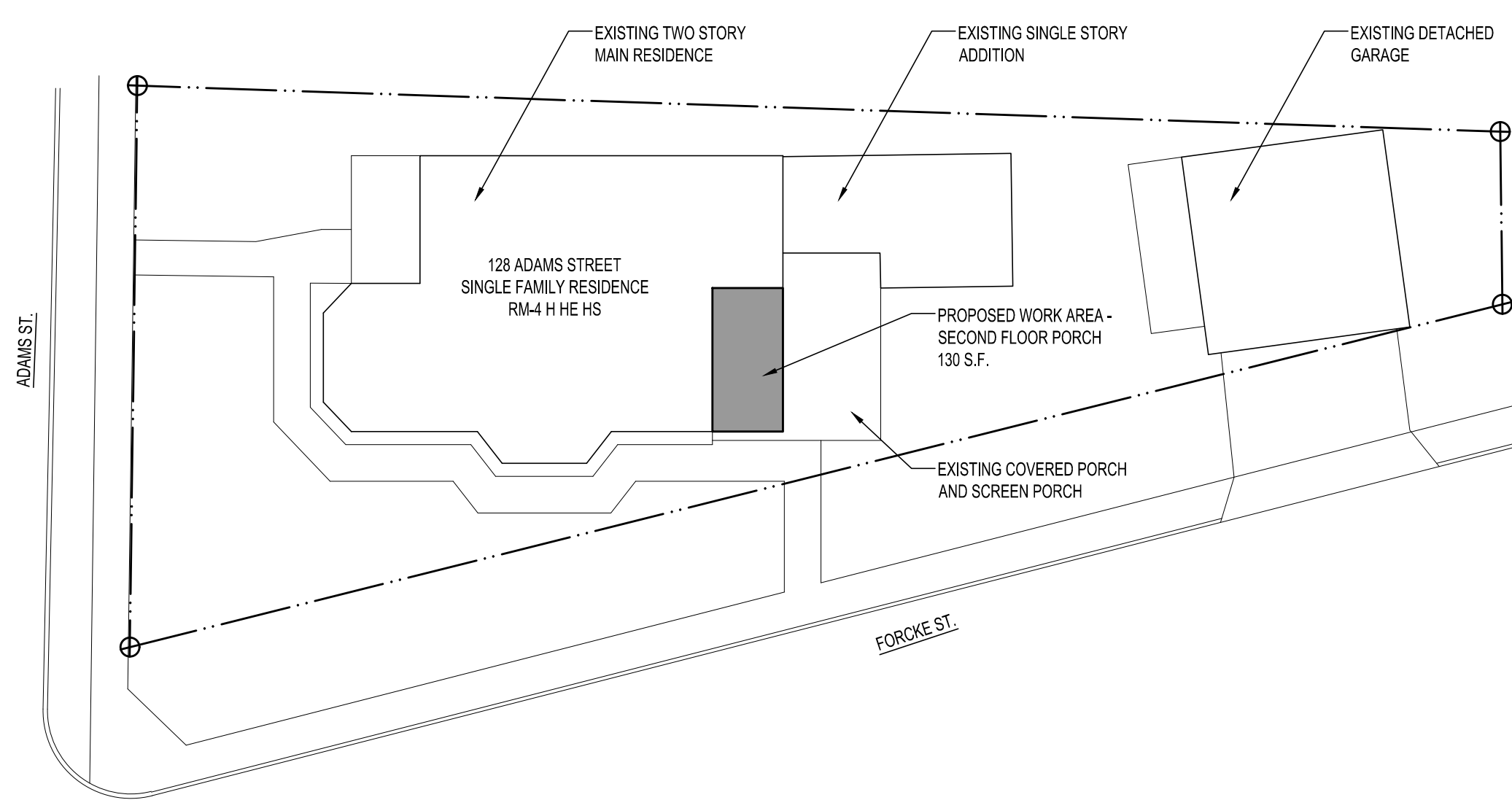
Rear of House (East Facing)

Proposed Work Area is Existing Second Floor Covered Porch Above

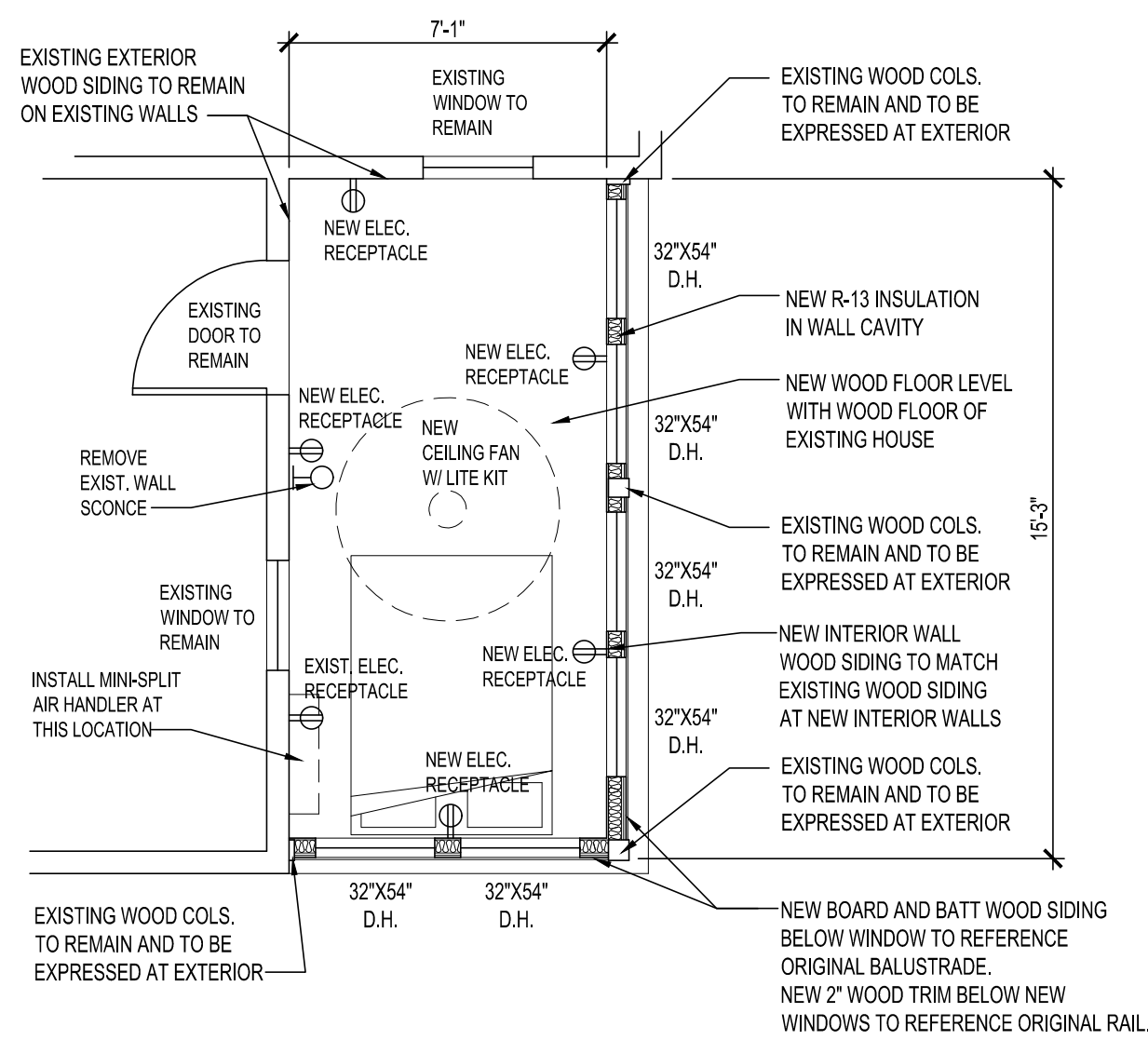
128 Adams - Existing Exterior Photos



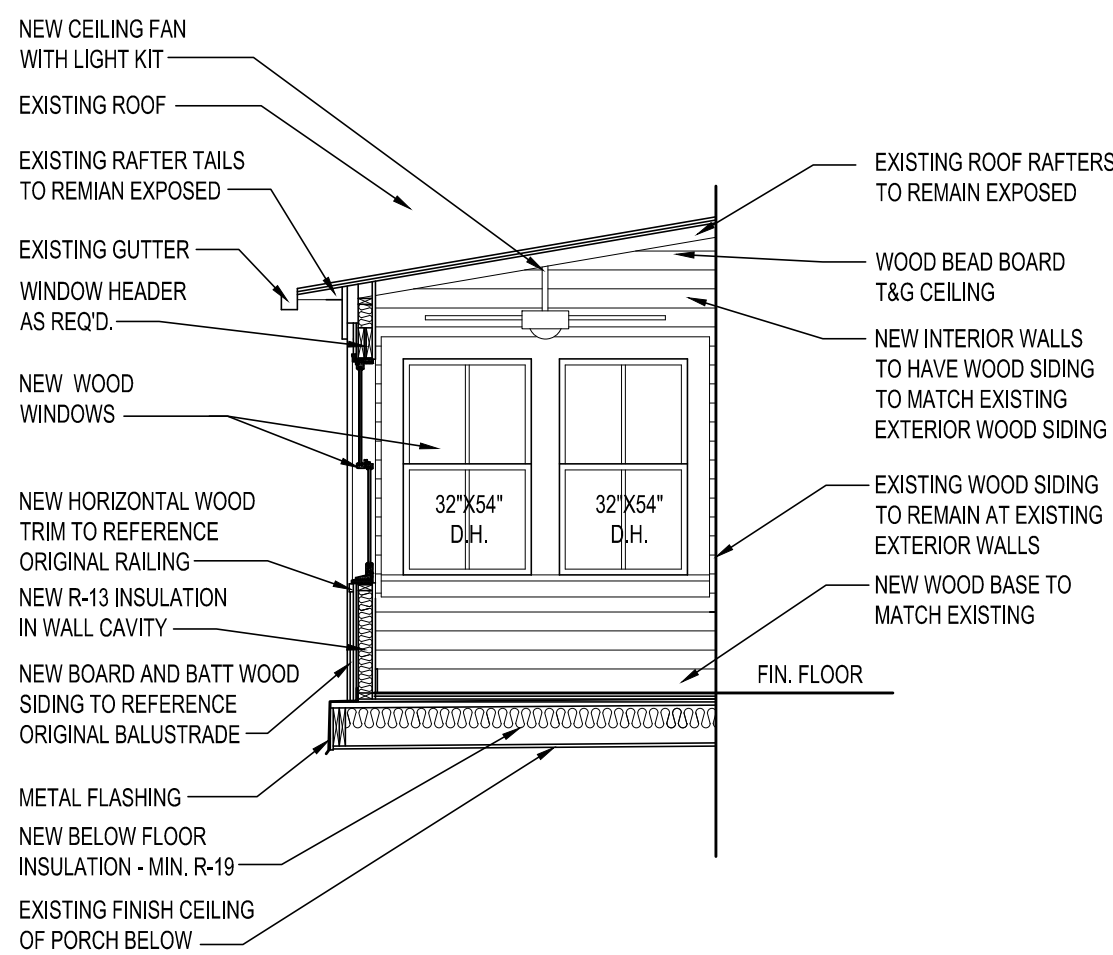
Side of House on (North Facing)



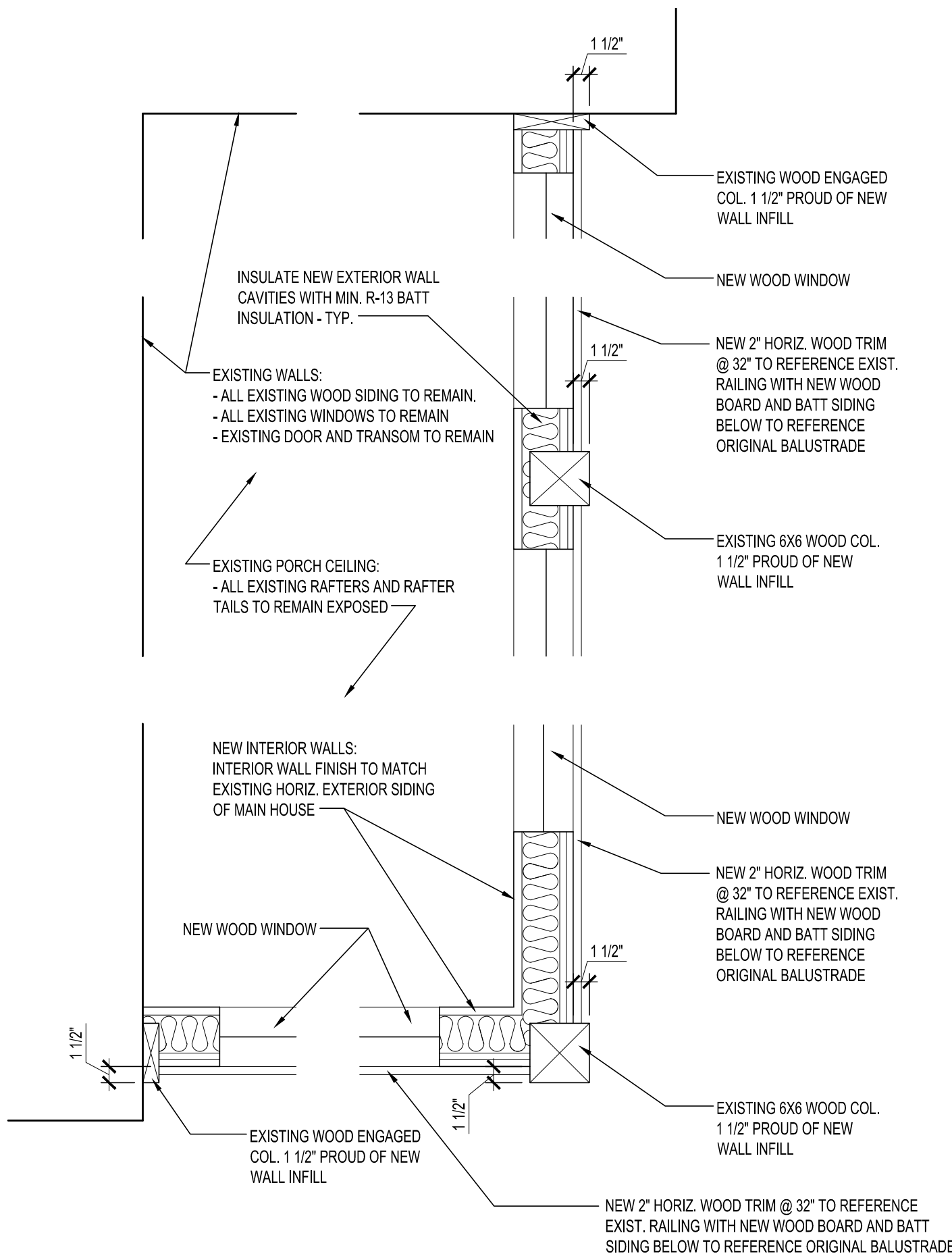
1 128 ADAMS - SITE PLAN
SCALE: 1/16" = 1'-0"



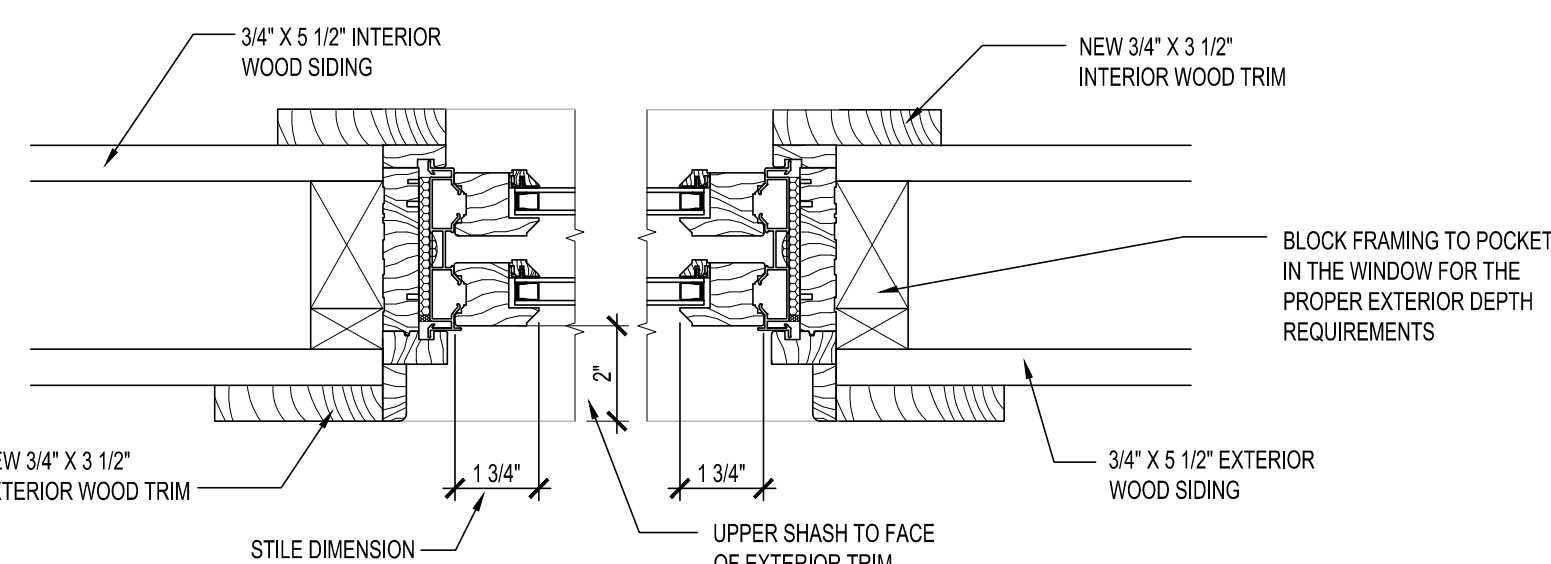
2 128 ADAMS - PORCH REMODEL PLAN
SCALE: 1/4" = 1'-0"



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



6 TYPICAL WALL DETAIL AT EXISTING COLUMNS
SCALE: 1" = 1'-0"

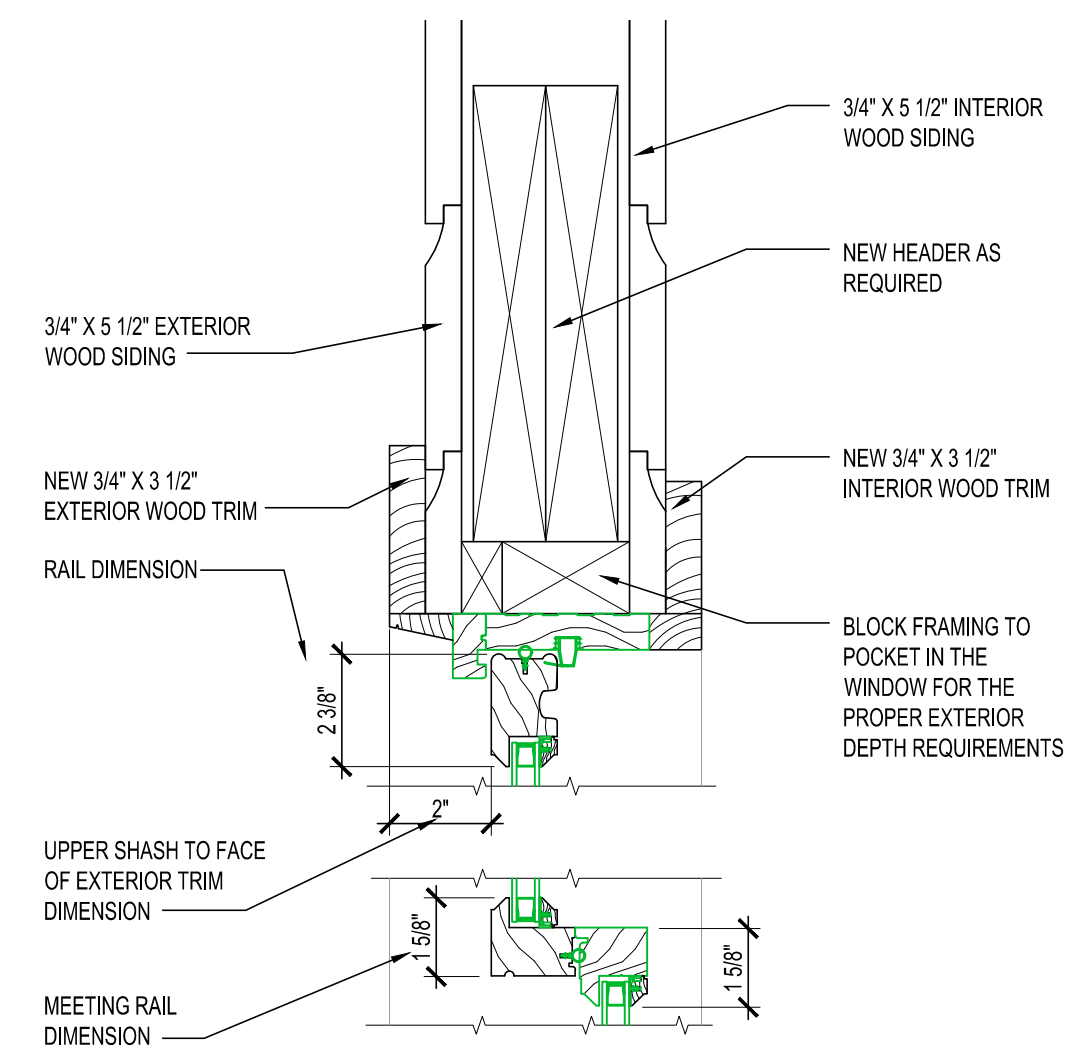


HORIZONTAL SECTION

7 128 ADAMS - WINDOW SECTIONS - KOLBE HERITAGE TRADITIONAL WOOD WINDOWS
SCALE: 3" = 1'-0"



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



VERTICAL SECTION



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

FRENCH & MICHIGAN

7 / 22 / 2024

128 ADAMS PORCH REMODEL
128 ADAMS
SAN ANTONIO, TEXAS 78210

A1

WINDOWS

DOORS

PRODUCT LINES

GALLERY



SOLUTIONS

RESOURCES

WHERE TO BUY

PARTS & SERVICE



HERITAGE SERIES | DOUBLE HUNG

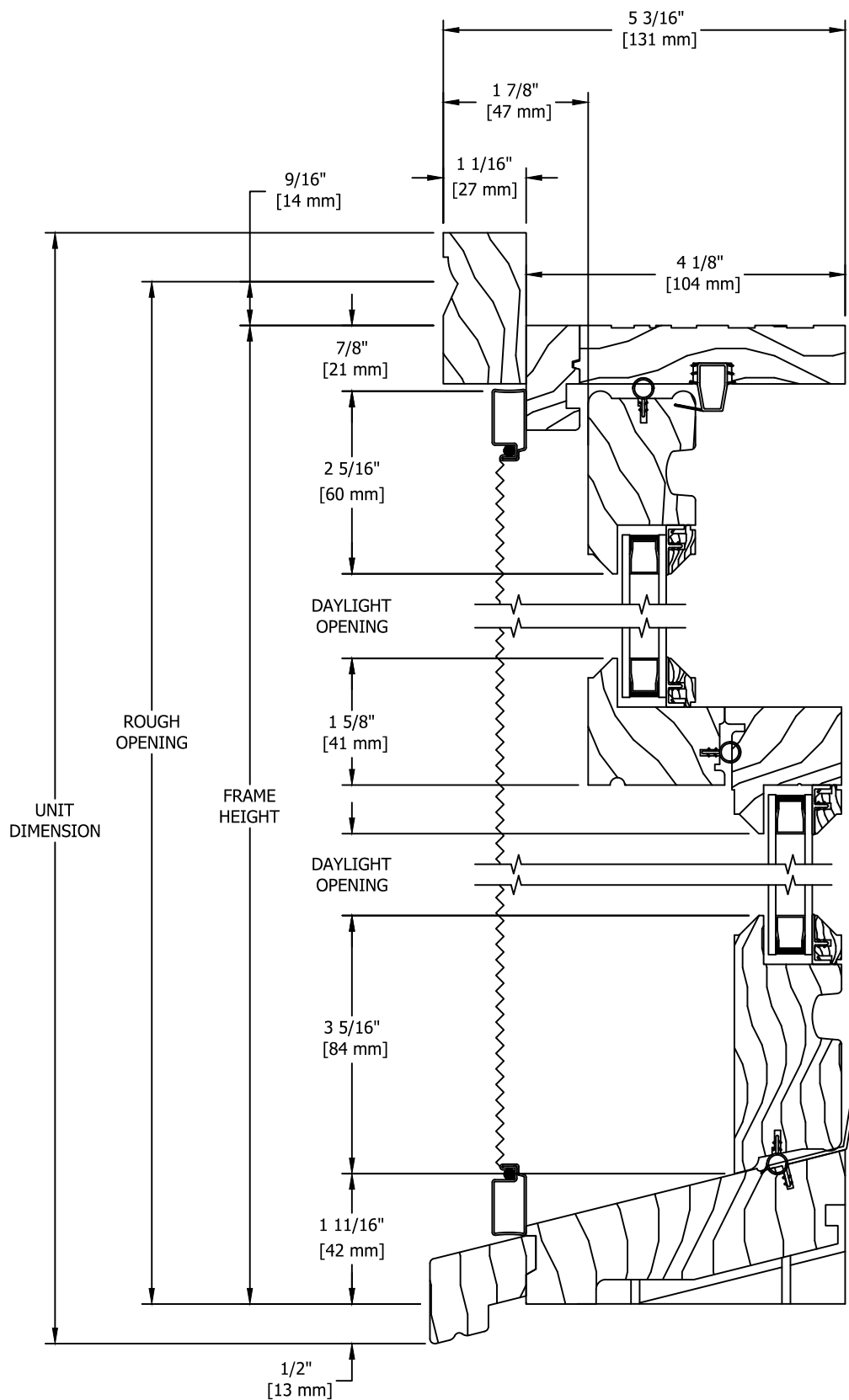
Heritage Series Traditional Double Hungs

Compression jamb liners allow sash to be tilted in or removed for cleaning

Cottage-style units and radius-top shapes available



Options



**Exterior
Colors****Wood
Species****Interior
Colors****Hardware****Glass****Divided
Lites****Glazing
Beads****Exterior
Material**

PERFORMANCE DIVIDED LITES

TRUE DIVIDED LITES

True divided lites are the historically authentic method of visually dividing windows. Each division is a separate piece of glass, with wood bars that hold the units in place. TDL bars are available in various custom widths, profiles, and patterns. TDL bars are finished to match the exterior and/or interior, as requested.

**1-1/8" Beveled
Profile TDL Bars****1-1/8" Ovolo Profile
TDL Bars**

NOTE: Limitations may apply. Please consult your local [Kolbe dealer](#) for more information.

**1-1/8" Beveled Profile TDL Bars**