HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

HDRC CASE NO:	**2023-483**
ADDRESS:	514 ADAMS ST
LEGAL DESCRIPTION:	NCB 2914 BLK 3 LOT 4
ZONING:	RM-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Michelle Burnham
OWNER:	Michelle Burnham
TYPE OF WORK:	Roof replacement, modification to roof form, column shaft removal
APPLICATION RECEIVED:	November 29, 2023
60-DAY REVIEW:	January 28, 2024
CASE MANAGER:	Edward Hall

REQUEST:

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

1. Replace the existing, asphalt shingle roof with architectural shingles.
2. Modify the existing roof form by extending the roof's ridgeline to the rear, and constructing one, rear facing hipped roof. The applicant has noted that this will not result in a modification to the structure's original ridge height, plate height, front and side roof form or front and side roof pitch.
3. Adjust the primary beam spanning the porch and around the porch's perimeter by decreasing its overall dimension in height to provide more clearance from the porch deck. The applicant has noted that this will not result in a change to the porch roof's profile, form or pitch. Within this request the applicant has also proposed to remove one, non-original column shaft.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)
i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
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.
vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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 historic structure at 514 Adams was constructed circa 1930 in the Craftsman style. The structure features a front gabled roof with a cross-gable porch roof. The structure is found on the 1951 Sanborn Map and is contributing to the King William Historic District.
b. PREVIOUS REVIEW – This request was reviewed by the Historic and Design Review Commission on December 20, 2023, where this request was referred to a Design Review Committee site visit.
c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on January 10, 2024. At that site visit Commissioners noted the appropriateness of the modification to the rear roof form and noted the appropriateness of the modification to the porch beam provided that no changes occur to the structure's plate height, ridge height or roof form or porch roof form.
d. ROOF REPLACEMENT – The applicant has proposed to replace the existing, asphalt shingle roof with architectural shingles. The Guidelines for Exterior Maintenance and Alterations 3.B.ii. notes that original roof forms should be preserved when roof replacement is required. Staff finds that all original roof forms, profiles, and dimensions should be maintained in the proposed replacement. Replacement of framing or decking may occur, as needed.
e. ROOF FORM MODIFICATION – To address water drainage, the applicant has proposed to modify the existing roof form by extending the roof's ridgeline to the rear, and constructing one, rear facing hipped roof. The applicant has noted that this will not result in a modification to the structure's original ridge height, plate height, front and side roof form or front and side roof pitch. This is a modification from the current roof form which features two, rear facing hipped roof with a shed profile connecting the two. The current, rear roof form is not original. The Guidelines for Exterior Maintenance and Alterations 3.B.ii. notes that original roof forms should be preserved when roof replacement is required. Staff finds the modification of the rear roof form to be appropriate as it is not original; however, staff finds that the original plate heights, cross gable ridge heights, pitches and profiles and all original roof forms should be maintained, per the Guidelines.

f. PORCH BEAM & COLUMN – The applicant has proposed to adjust the primary beam spanning the porch and around the porch's perimeter by decreasing its overall dimension in height to provide more clearance from the porch deck. The applicant has noted that this will not result in a change to the porch roof's profile, form or pitch. Within this request the applicant has also proposed to remove one, non-original column shaft. The Guidelines for Exterior Maintenance and Alterations 7.A.i. notes that porches should be preserved. Staff finds the removal of the non-original column shaft to be appropriate as well as the modification to the porch beam provided that the modification does not result in changes to the porch roof's profile, form or pitch. If the increase in the beam height results in a greater column shaft height, a dimensioned drawing should be submitted to OHP staff for review and approval.

RECOMMENDATION:

1. Staff recommends approval of item #1, roof replacement, based on finding d with the stipulation that all original roof forms, profiles, and dimensions should be maintained in the proposed replacement, with the exception of the proposed rear modification noted in request item #2. Replacement of framing or decking may occur, as needed.
2. Staff recommends approval of item #2, modifications to the rear roof forms to promote adequate drainage as these roof forms are not original to the structure. Staff recommends the following stipulations.
    i. That all original ridge heights, plate heights, roof pitches and profiles or original (front and side roof profiles) be maintained.
3. Staff recommends approval of item #3, modifications to the porch beam and the removal of one non-original column shaft based on finding f with the following stipulations:
    i. That the modification to the porch beam does not result in modifications to the porch roof's pitch, profile or form.
    ii. That if the increase in the beam height results in a greater column shaft height, a dimensioned drawing should be submitted to OHP staff for review and approval.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: January 10, 2024 HDRC Case #: 2023-483

Address: 514 Adams Meeting Location: 514 Adams

APPLICANT: Michelle Burnham

DRC Members present: Jeff Fetzer, Monica Savino, Roland Mazuca

Staff Present: Edward Hall

Others present:

REQUEST: Roof replacement, roof modifications, porch beam modification

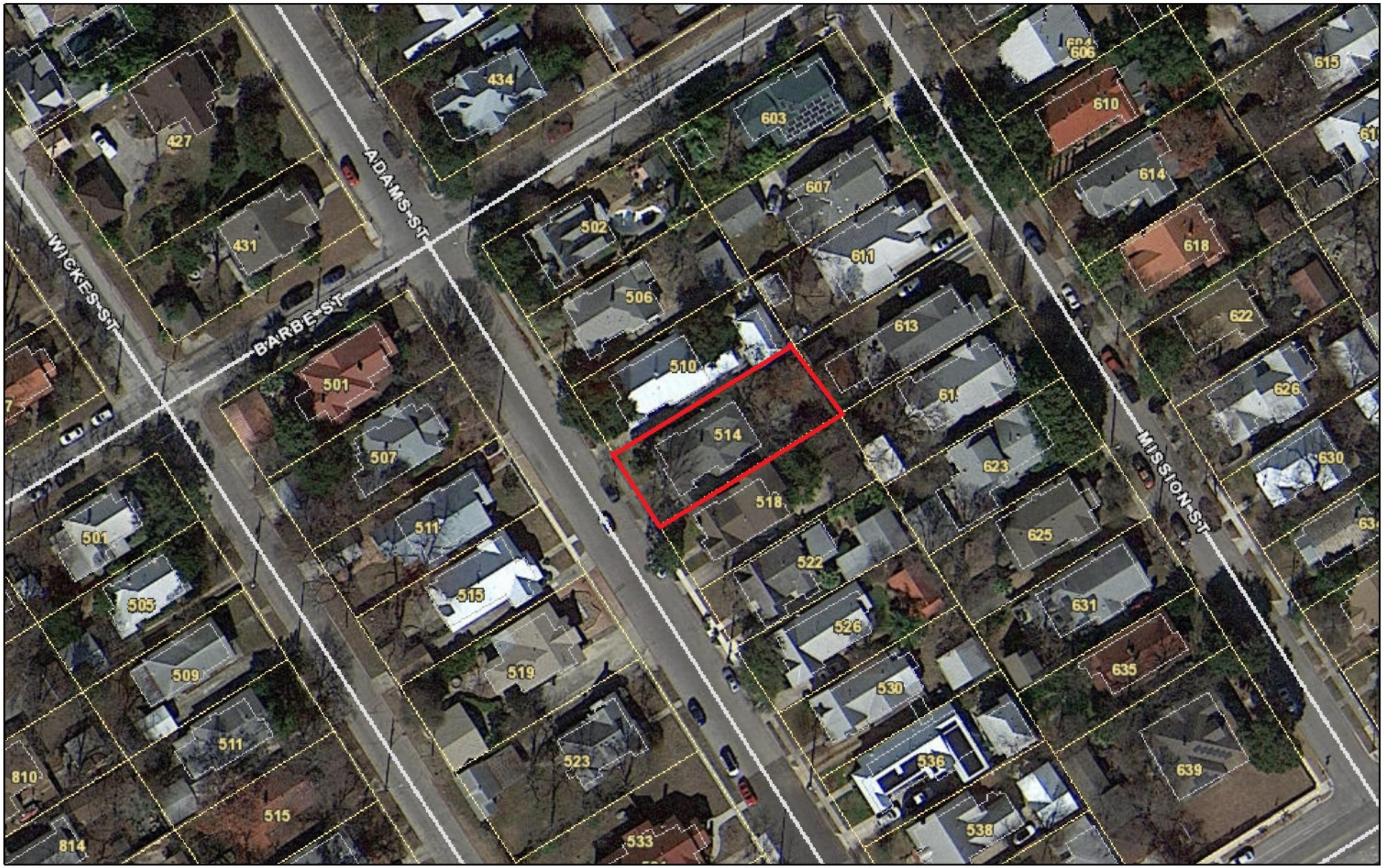
COMMENTS/CONCERNS:
All: Discussion regarding columns.
MB: Would removal of column for pecan tree be an option? Prefer to maintain tree
JF/MS: Maintaining porch elements is priority.
JF/MS/RM: Roof repair, framing, decking and modification to reframe for drainage eligible for admin approval. All agree.
JF: Could structural beam be decreased in height?
MB: Questions regarding why the beam cannot be raised.
All: Discussion regarding existing framing.
MS: Questions about space under rafter and corner details/rafter profile
All: Discussion regarding columns.

Only beam being changed. Roof profile, massing, location, heights, etc. will remain the same. Beam will be raised 4 inches all around porch.

RM: Raised ceiling/beam would look more appropriate given existing condition.
JF: Provide letter from engineer to note play height stays the same, only beam changes.

OVERALL COMMENTS:

City of San Antonio One Stop



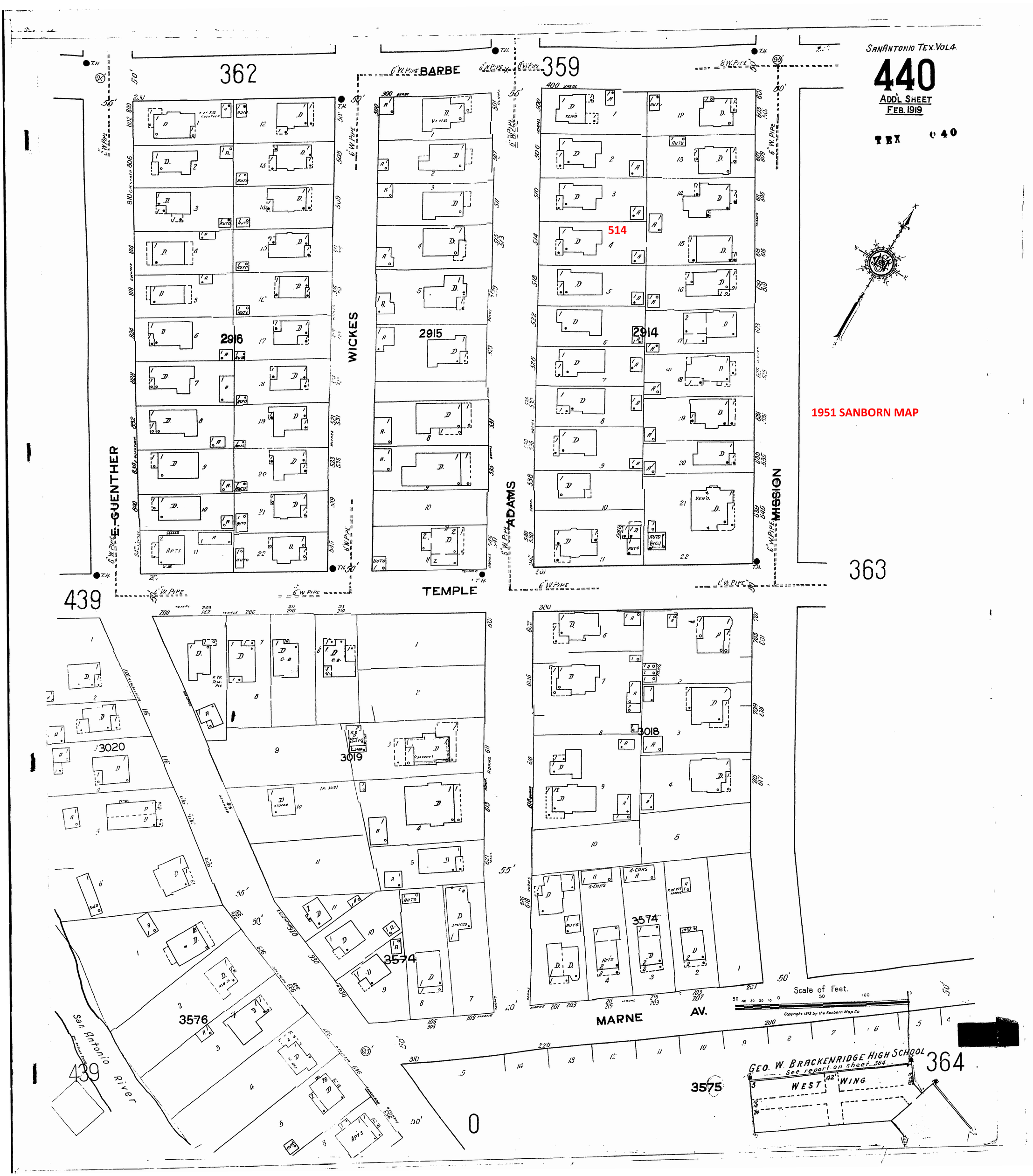
December 13, 2023

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

City of San Antonio GIS
Copyright 12-13-2023


SAN ANTONIO TEX. VOL 4.
440
ADD'L SHEET
FEB. 1919
TEX 040
1951 SANBORN MAP
362
359
363
364
439
0
BARBE
TEMPLE
MARNE AV.
E. GUENTHER
WICKES
ADAMS
MISSION
2916
2915
2914
514
3020
3019
3018
3574
3576
3575
San Antonio River
GEO. W. BRACKENRIDGE HIGH SCHOOL
See report on sheet 364
WEST WING
Scale of Feet.
Copyright 1919 by the Sanborn Map Co

Additional Information for 514 Adams Street Re-Roof Request

Request to remove 1 of the 4 front porch columns.

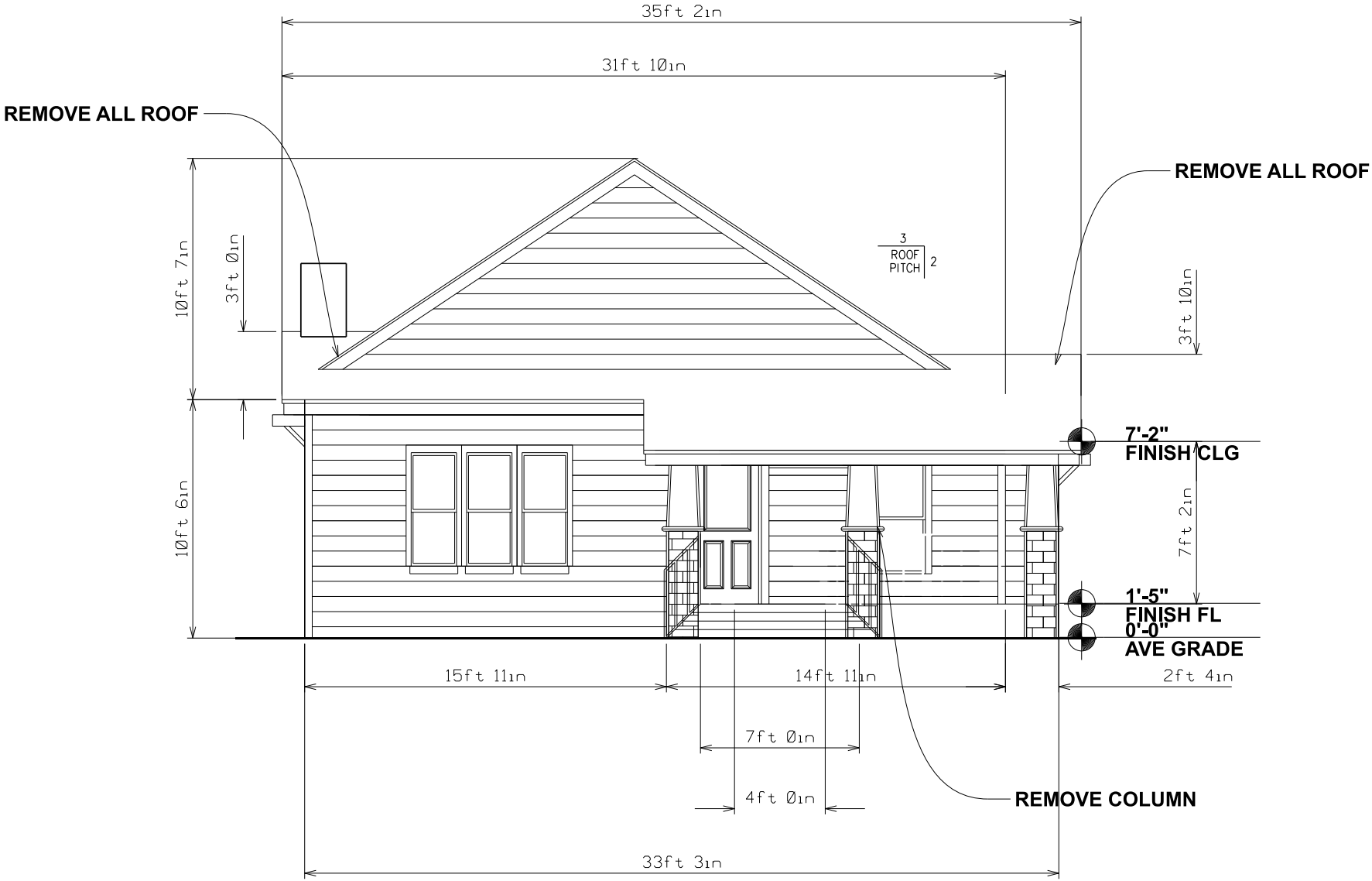
Middle column brick base is significantly shorter than the other three. Additionally the brick base of this column is already deteriorating and would need full replacement. Requesting to remove the column due to economic feasibility. The additional cost required to repair and build up the column would cause financial constraint. The historical proportions of the home will still be maintained with the remaining three columns and is appropriate for the home and is similar to those found historically on the block face and the surrounding neighborhood.

(Pictures of the front porch showing the columns have been submitted)

Request to replace structural header spanning front porch.

Current height of header from floor surface is 73 inches. Requesting to install a new header to support the roof of the covered front porch at a height of 80 inches from floor surface. This header extends over a stairway which serves as the exit from the porch which is the primary direct egress from two habitable spaces (a bedroom and living room). This request is in-line with International Building Code (IBC) and OSHA standards for Headroom of covered space and Headroom clearance for stairways.

dish



FRONT EXISTING ELEVATION

SCALE= 1" TO 2FT

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514 ADAMS STREET
SAN ANTONIO, TX 78210

E & A
Engineering and Construction

Designer, Engineer, Planner, Consultant
2419 W Magnolia, San Antonio, TX 78228
eduardocastillo@ecech.com 210-913-2469
FIRM # 12012

PROJECT NO: 1

DATE: 08-17-2023

SHEET NO:

A1

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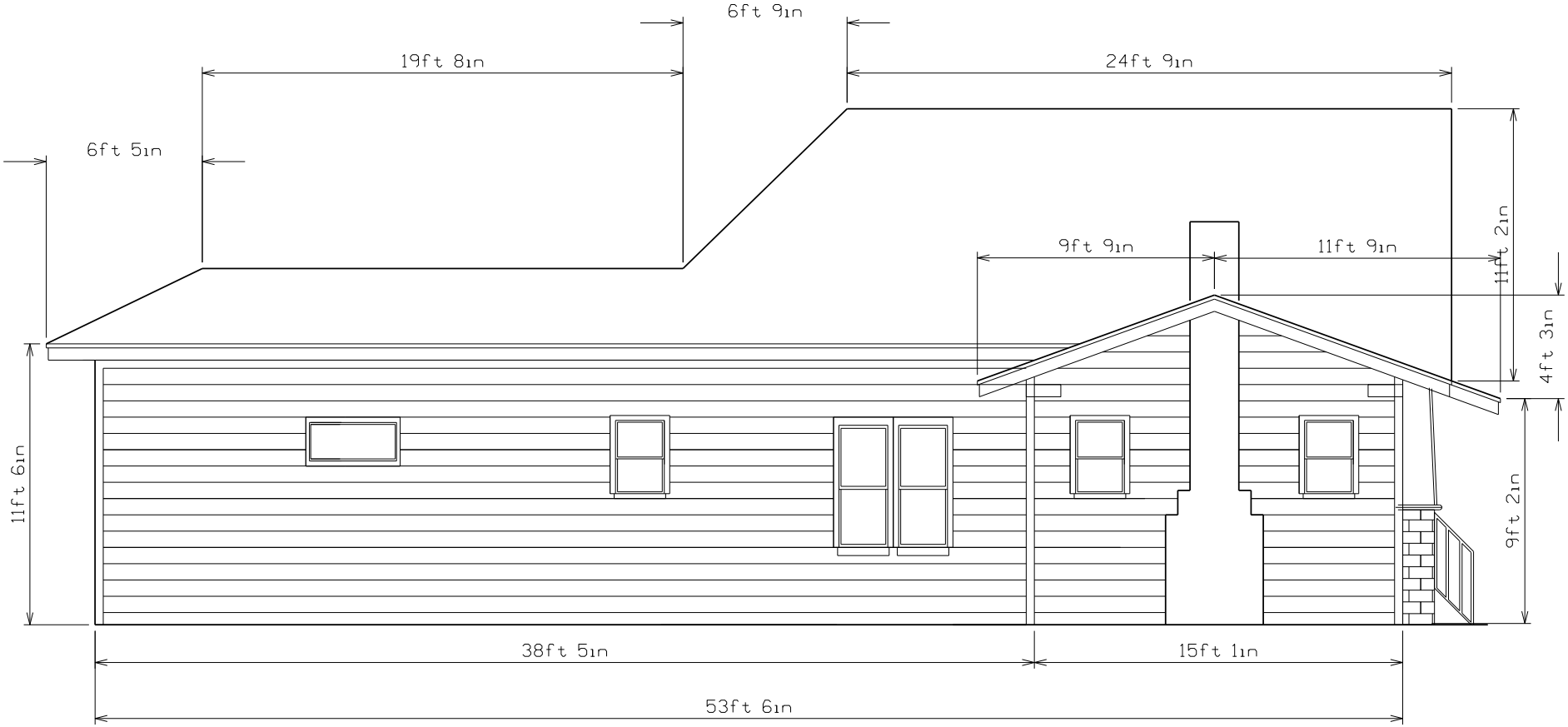

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A2

LEFT EXISTING ELEVATION

SCALE= 1" TO 2FT

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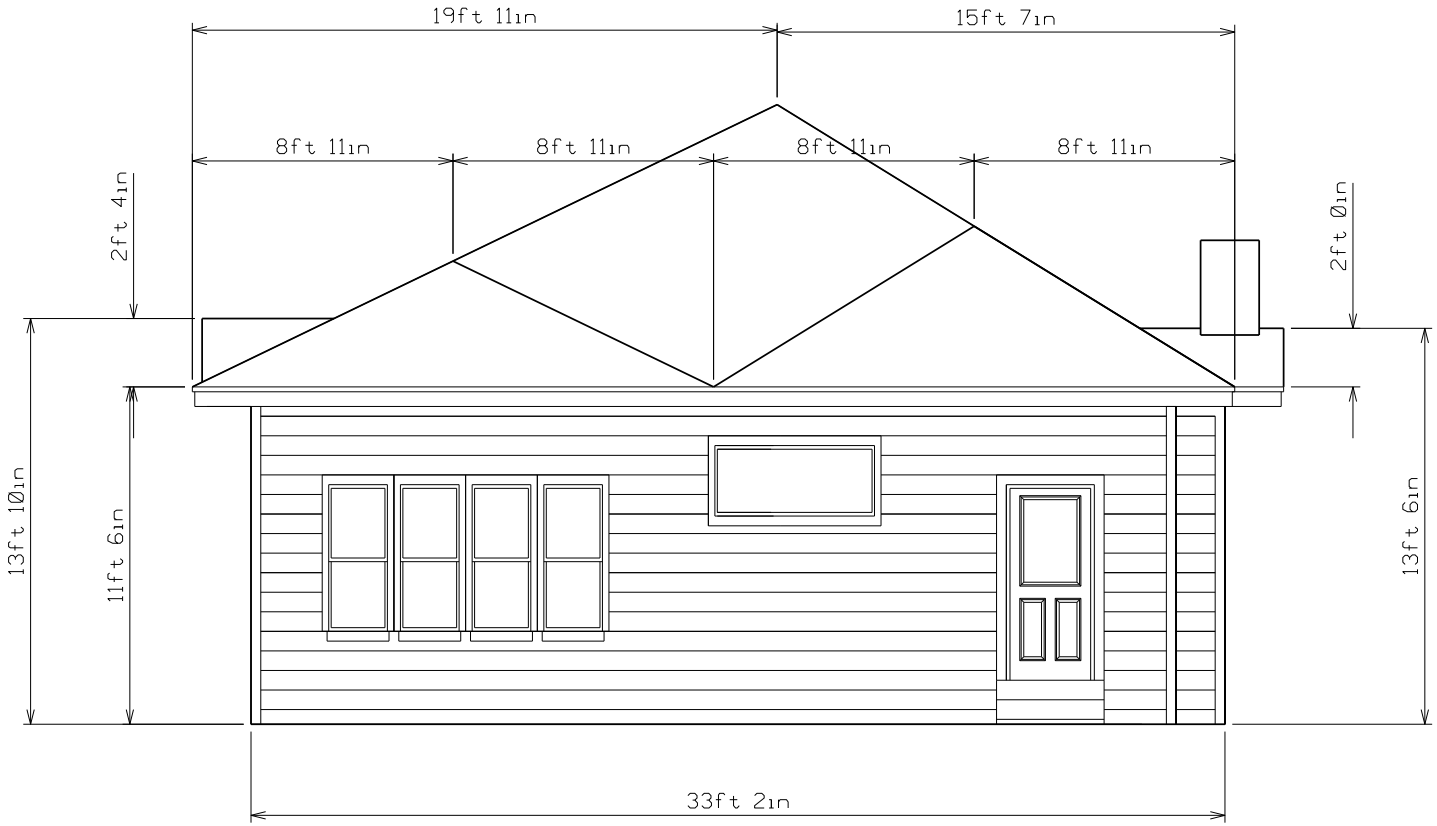

REAR EXISTING ELEVATION

SCALE= 1" TO 2FT

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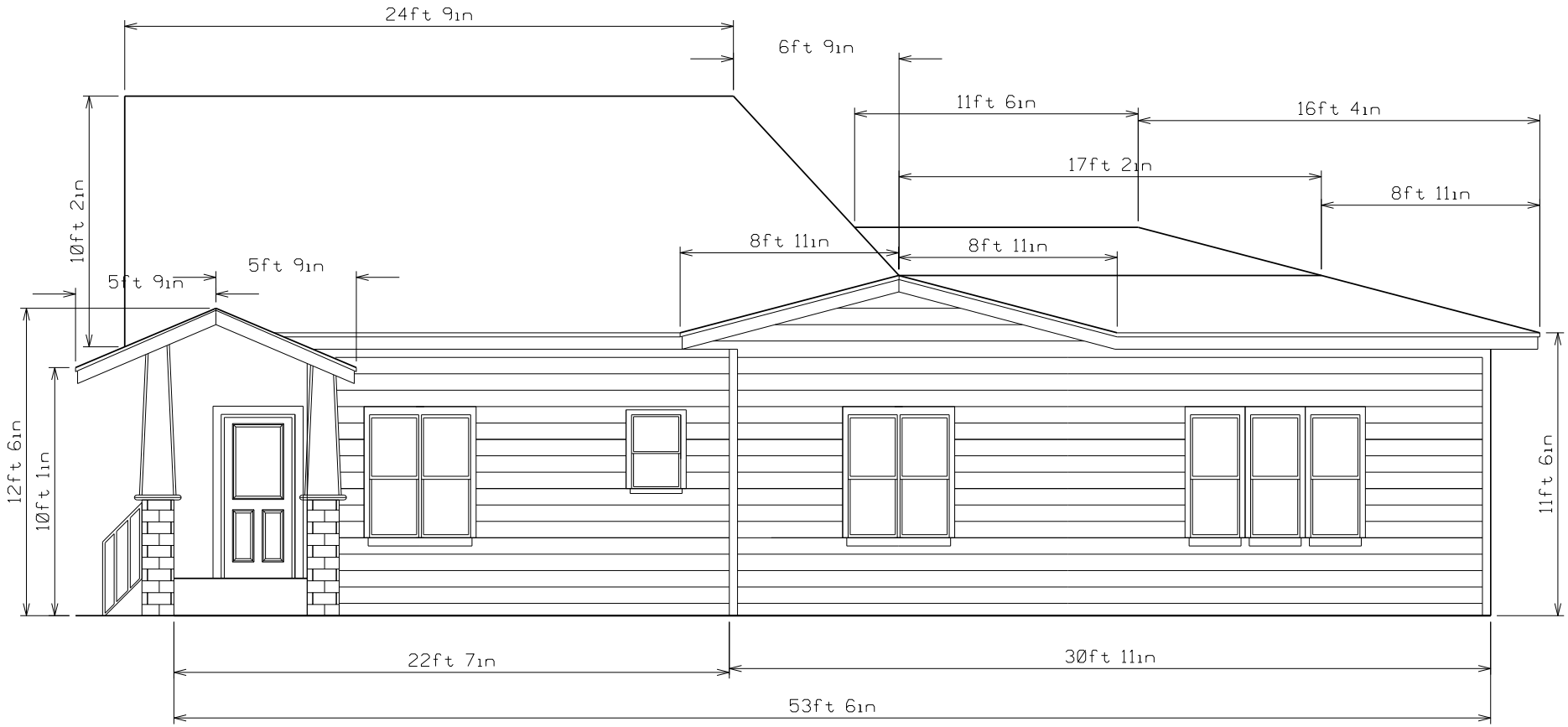

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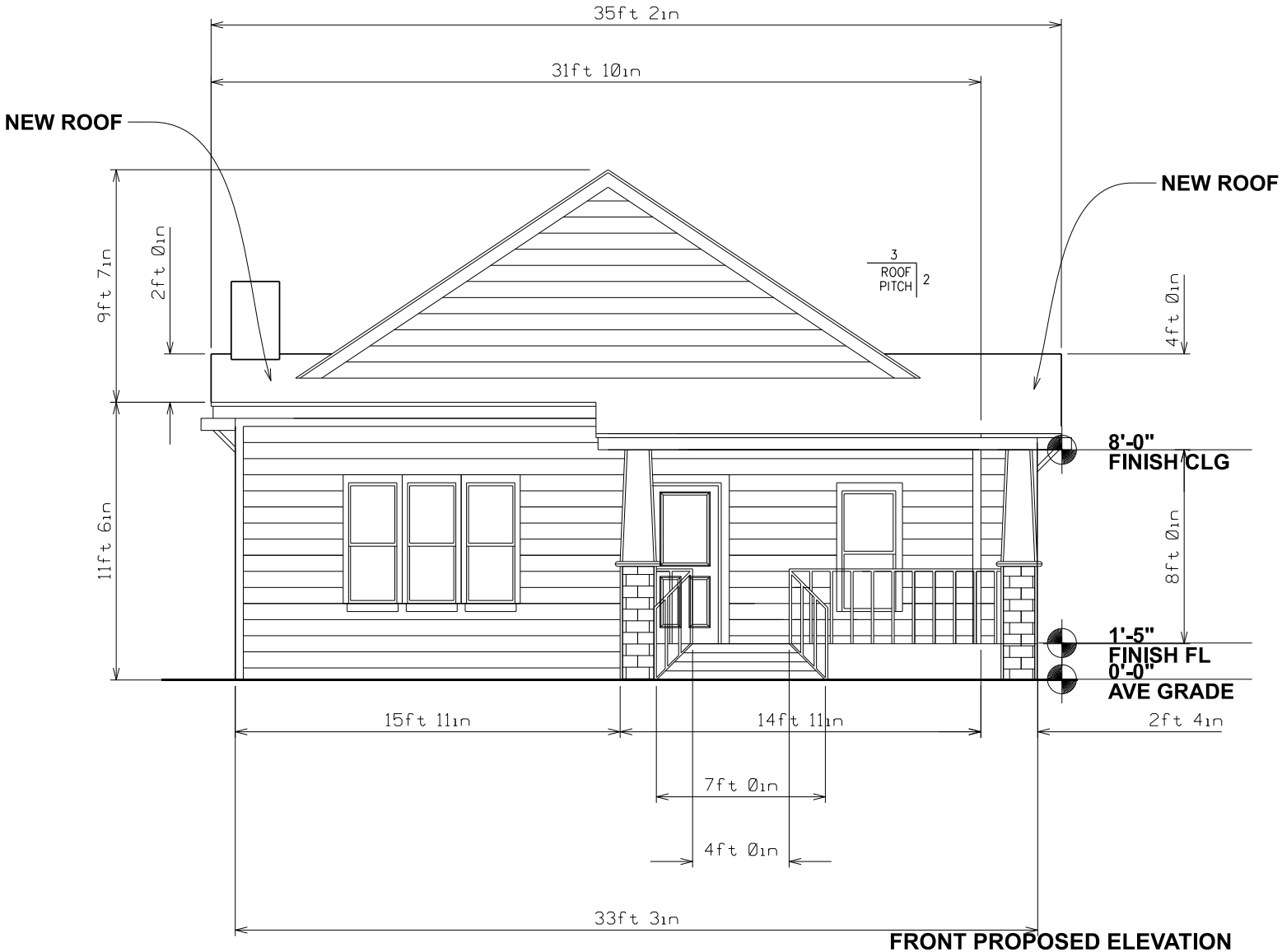
RIGHT EXISTING ELEVATION

SCALE= 1" TO 2FT

ECEC



FRONT PROPOSED ELEVATION

SCALE= 1" TO 2FT

STING
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DATE: 08-17-2023

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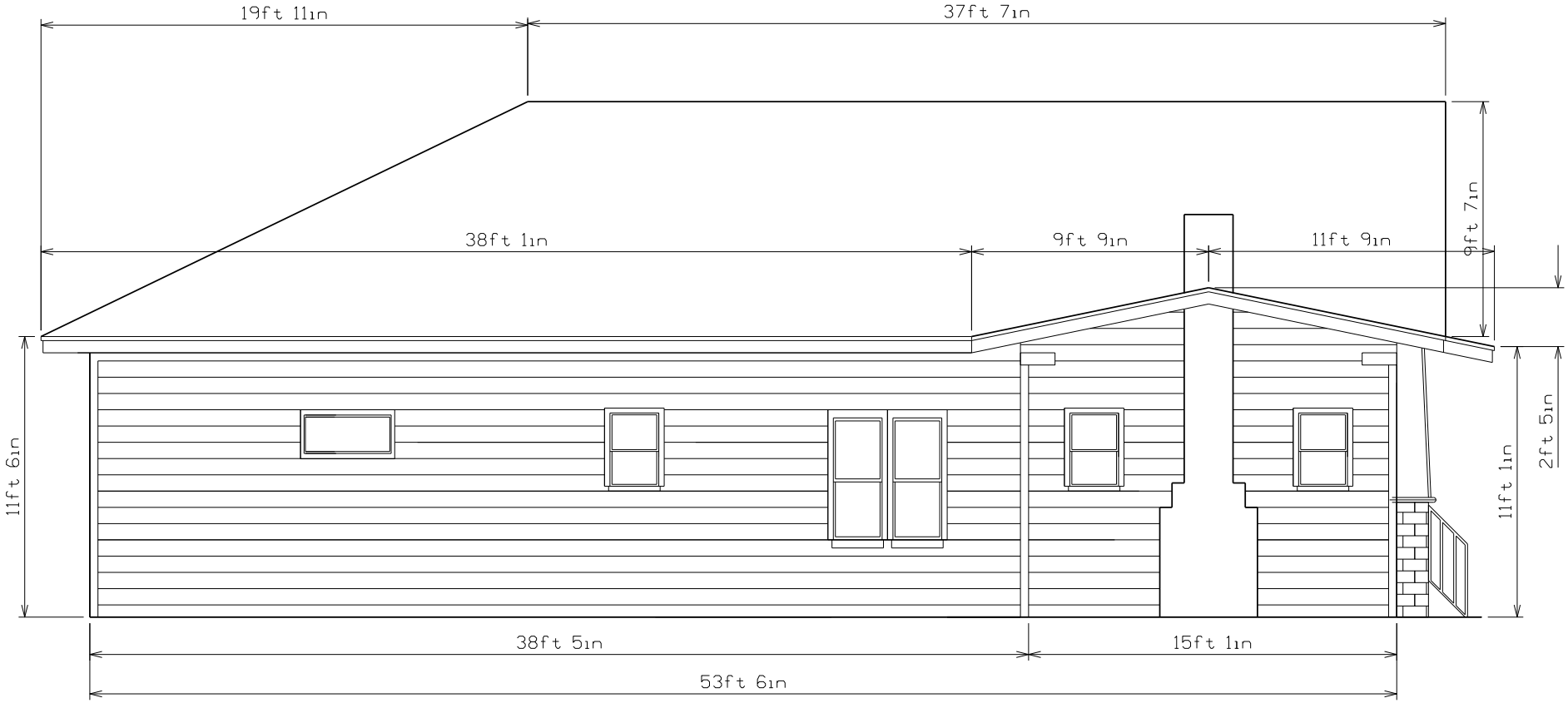

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A6

LEFT PROPOSED ELEVATION

SCALE= 1" TO 2FT

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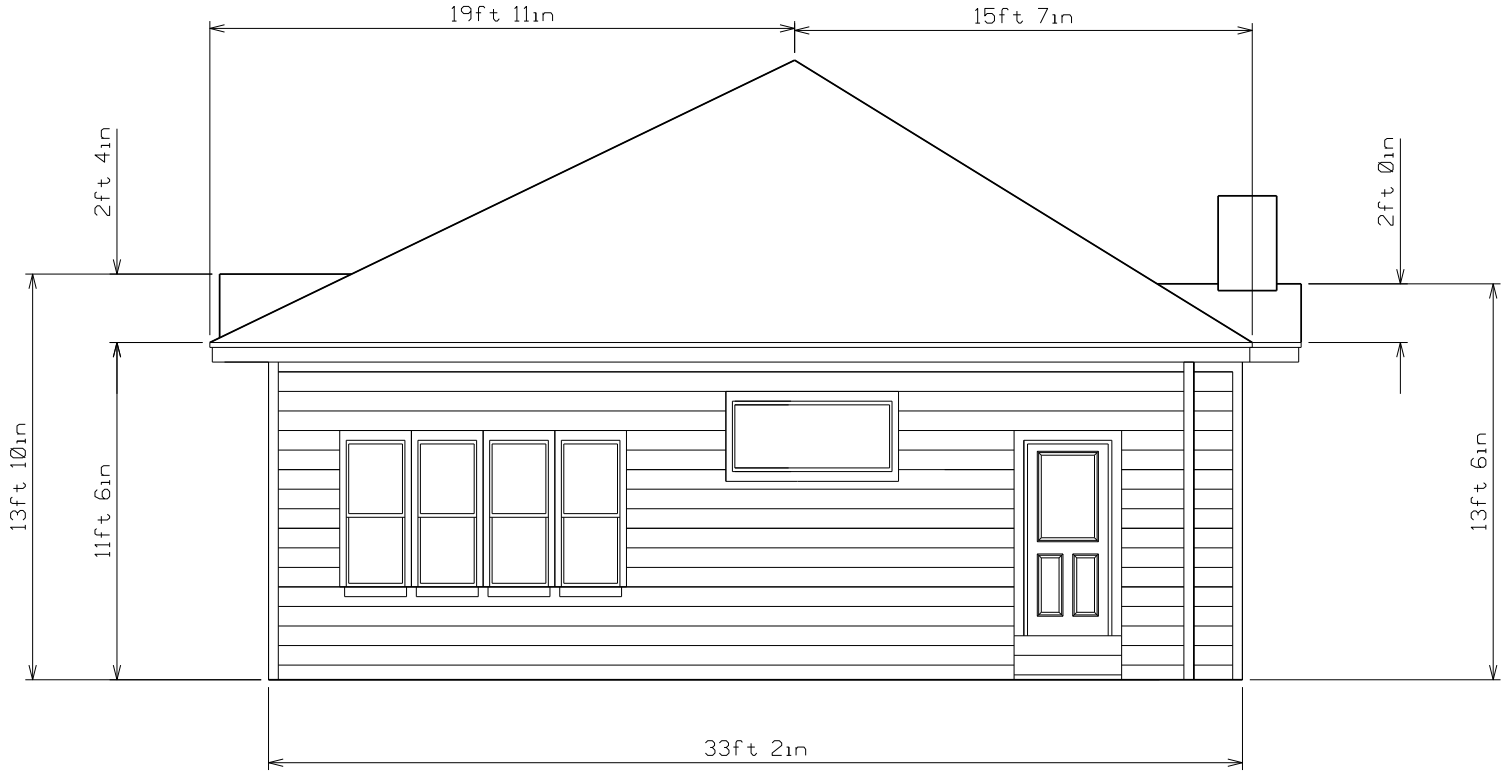

REAR PROPOSED ELEVATION

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A7

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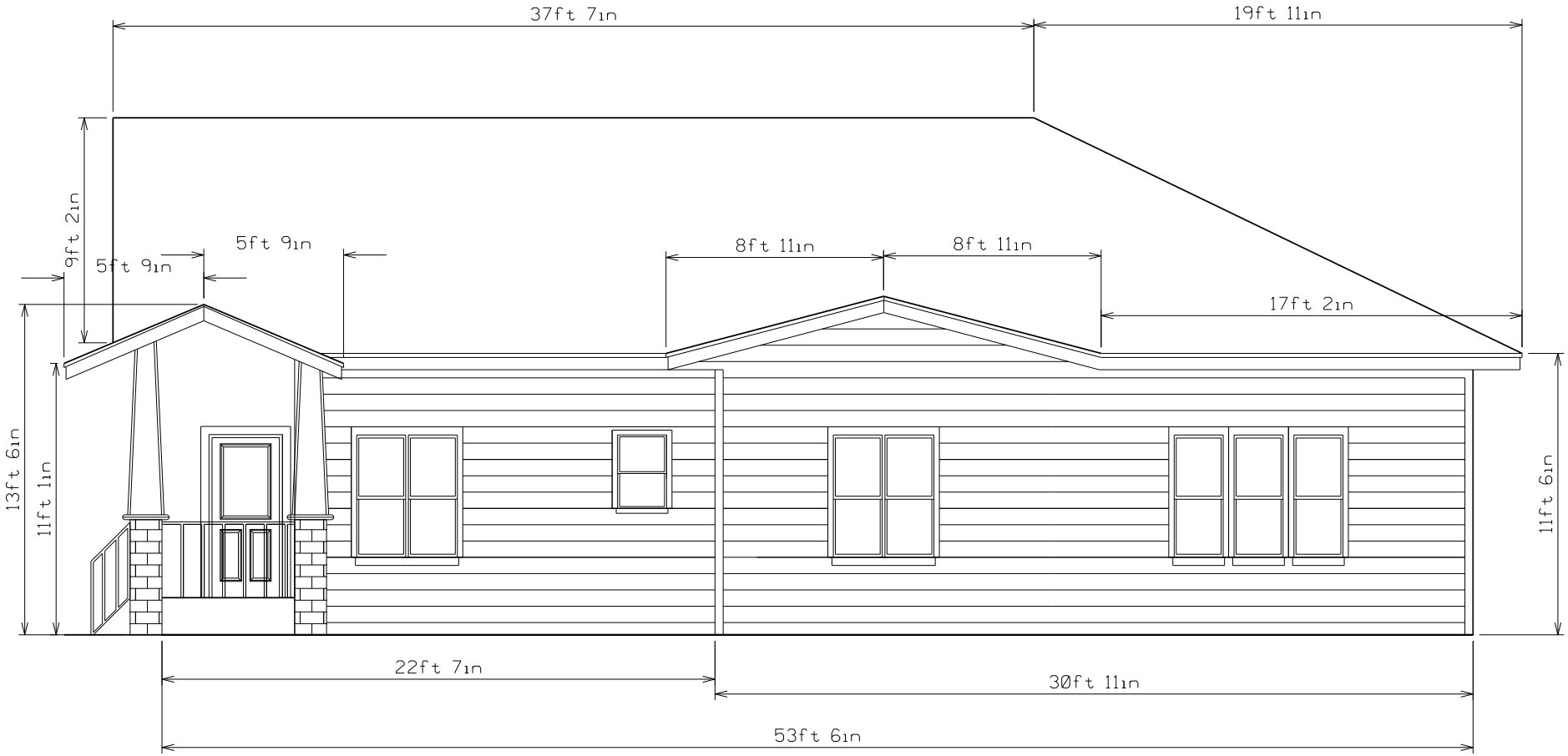

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DATE: 08-17-2023

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RIGHT PROPOSED ELEVATION

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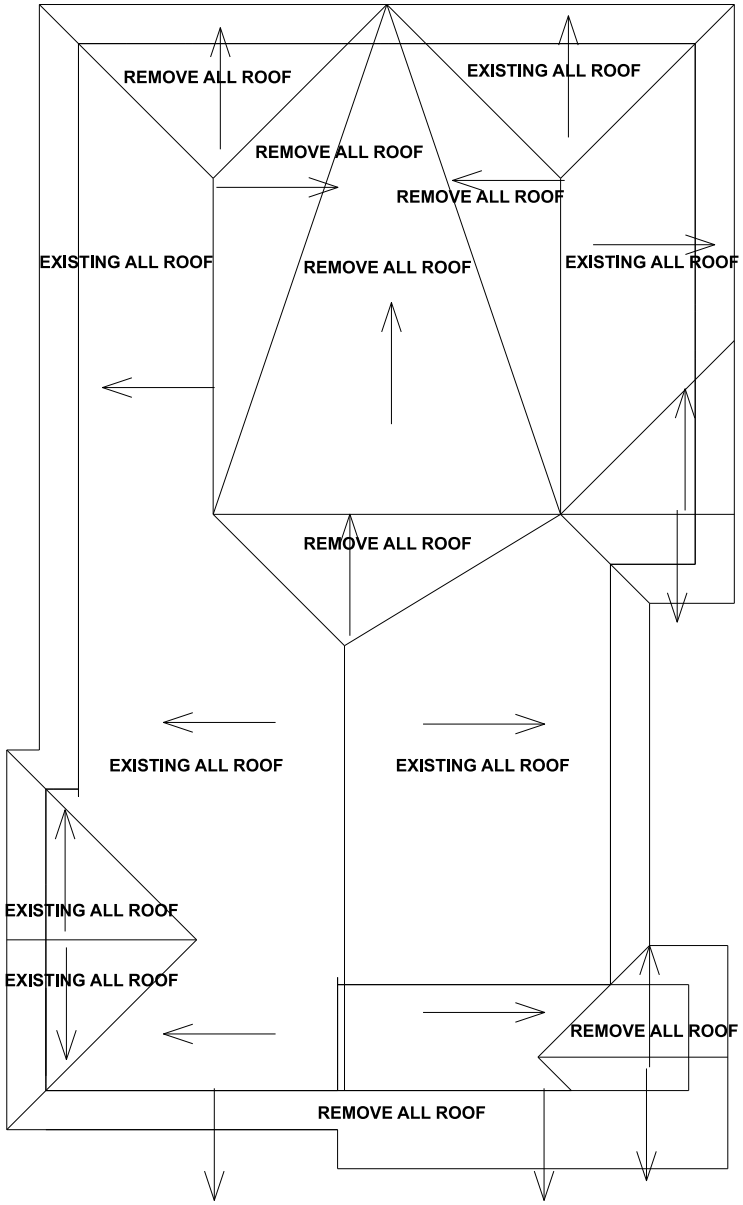

EXIST ROOF DESIGN

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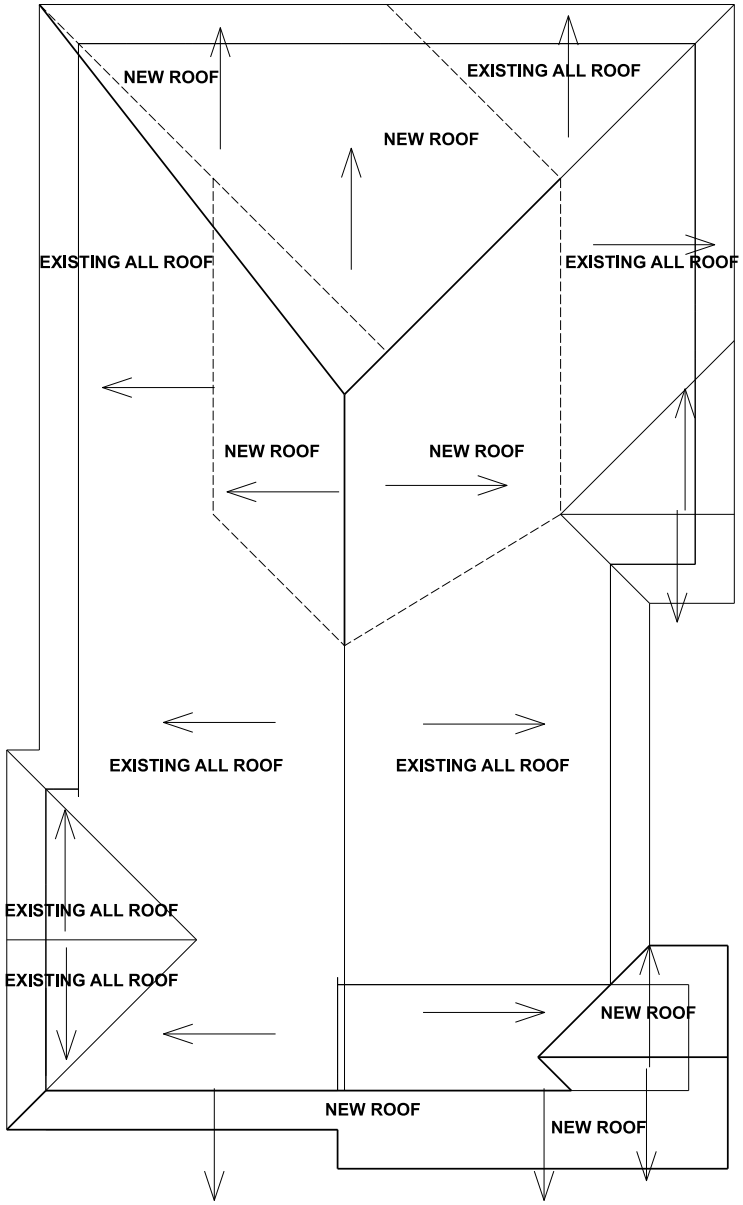

PROPOSED ROOF DESIGN

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