

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

HDRC CASE NO: 2023-086
ADDRESS: 315 ADAMS ST
LEGAL DESCRIPTION: NCB 947 BLK 2 LOT A4
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Jimmy Young/Blair Young Construction
OWNER: JOHN F & GRETCHEN KRAUGH
TYPE OF WORK: Partial demolition, addition
APPLICATION RECEIVED: February 08, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to remove a rear addition with deck and replace it with a single-story rear addition and deck in the same footprint as the removed addition.

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 striping 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.

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.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other nontraditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.
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

- ii. *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.

FINDINGS:

- a. The property at 315 Adams St is a single-story Italianate residence built c. 1896. It is located at the north end of a block bound to the east by Adams St, the north by Stieren St, the West by Wickes St, and the south by Barbe St. The front mass of the home is clad in brick with a full-width front porch with turned columns and decorative braces, while the rear of the home is clad in asbestos siding. The primary roof form is hipped with a shed roof over the front porch and hipped and flat-roof additions to the rear. The home's wood windows are four-over-four. The property contributes to the King William Historic District.
- b. LOT COVERAGE, MASSING, AND FOOTPRINT: The applicant proposes to remove an existing rear addition and replace it in the same footprint. The applicant also proposes to replace the existing approx. 132-square-foot rear wood deck with an approx. 108-square-foot rear wood deck. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. The overall square footage of the rear addition plus deck is proposed to decrease by 24 square feet. Staff finds the proposal consistent with the guidelines.
- c. ROOF (MATERIALS): The applicant proposes to install a standing-seam metal roof surrounded on three sides by a flat TPO-clad roof on the proposed addition to match the roof on the existing structure. Historic Design Guidelines for Additions 3.A.iii says to 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. Staff finds the proposed roof materials conforms to guidelines.

- vi. ROOF (FORM): The applicant proposes a gabled roof the same height as the primary roof form. Historic Design Guidelines for Additions 1.B.i says to 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. Staff finds the proposed roof form does not conform to guidelines.
- d. CLERESTORY WINDOWS. The applicant proposes to include 14 fixed clerestory windows with Azek brand PVC frames. The guidelines support the use of substitute materials provided the appearance is similar to wood. Staff finds the windows generally conform to guidelines, but that the applicant should provide a material sample of the Azek frames to staff in order to demonstrate conformance with the Guidelines.
- e. DOORS: The applicant proposes to install a pair of wood full-lite sliding doors flanked by fixed full-lite side lites. Staff finds the proposed doors generally appropriate.
- f. ARCHITECTURAL DETAILS: SIDING AND TRIM: The applicant proposes to use Hardie siding with an 8” reveal with wood trim on the proposed addition. The primary mass of the house is clad in brick, while the rear is clad in asbestos shingle. Historic Design Guidelines for Additions 3.A.i says 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. Staff finds the use of Hardie siding appropriate and that the reveal should not exceed 6” and that it be installed with the smooth side facing out.
- g. DECK: The applicant proposes to replace the existing approx. 132-square-foot rear wood deck with an approx. 108-square-foot rear wood deck. Staff finds the proposal generally appropriate.
- h. ARCHAEOLOGY – The property is located within the King William Local Historic District and is traversed by the Acequia del Alamo, a previously recorded archaeological site and designated National Historic Civil Engineering Landmark. Therefore, an archaeological investigation may be required if excavations are necessary for the development. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff recommends approval of the applicant’s request to remove a rear addition with deck and replace it with a single-story rear addition and deck in the same footprint as the removed addition, based on findings a through g, with the following stipulations:

- i. That the applicant proposes a roof form subordinate to the primary roof form.
- ii. That the applicant provides a material sample of the Azek material to staff.
- iii. That the Azek window trim be installed with the smooth side out.
- iv. That the applicant installs Hardie siding with the smooth side facing out and no more than a 6” reveal.

ARCHAEOLOGY – An archaeological investigation may be required if excavations are necessary for the development. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

GARCEAU - KRAGG KITCHEN REMODELING 315 ADAMS STREET SAN ANTONIO, TEXAS



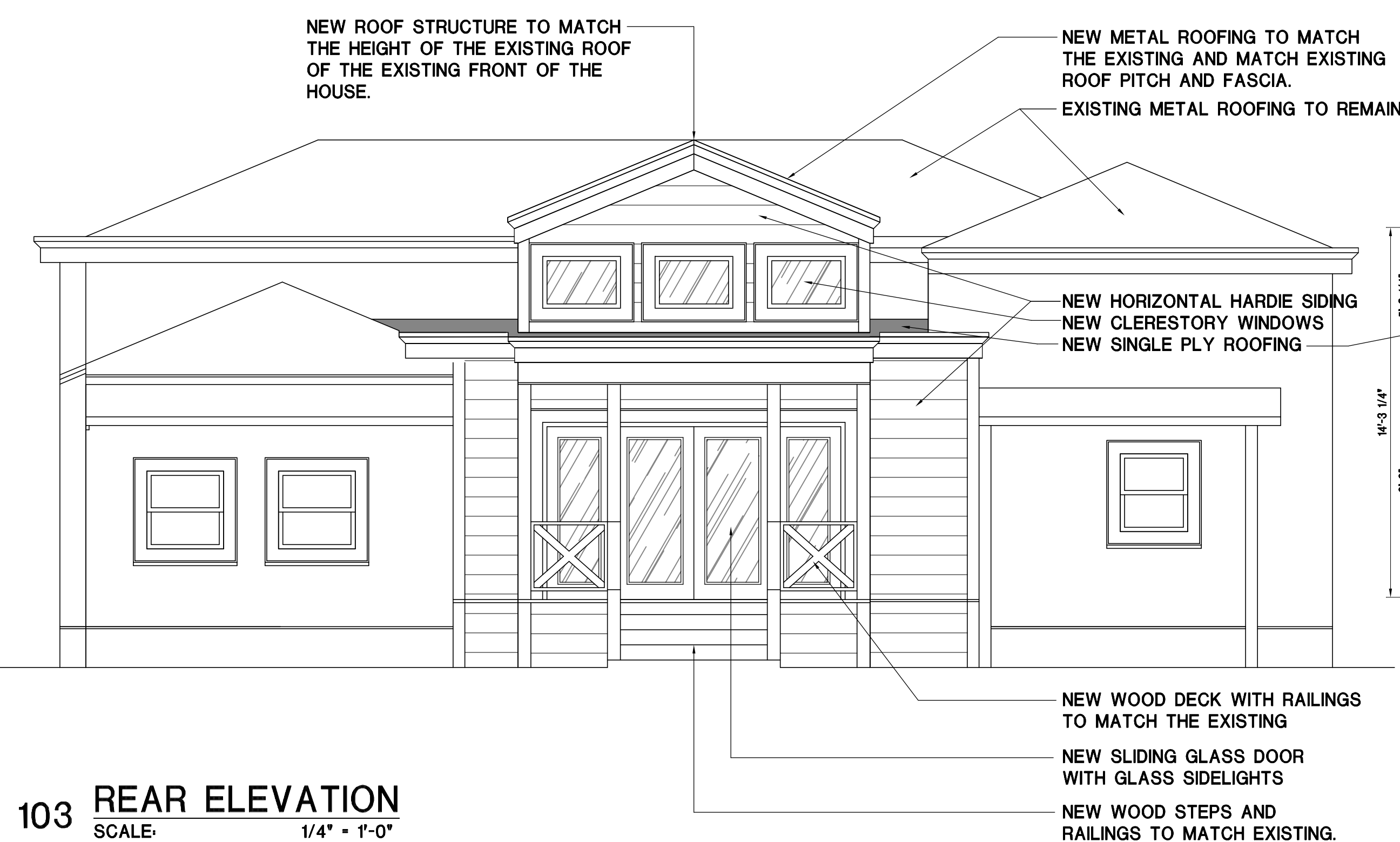
EXISTING FRONT ELEVATION



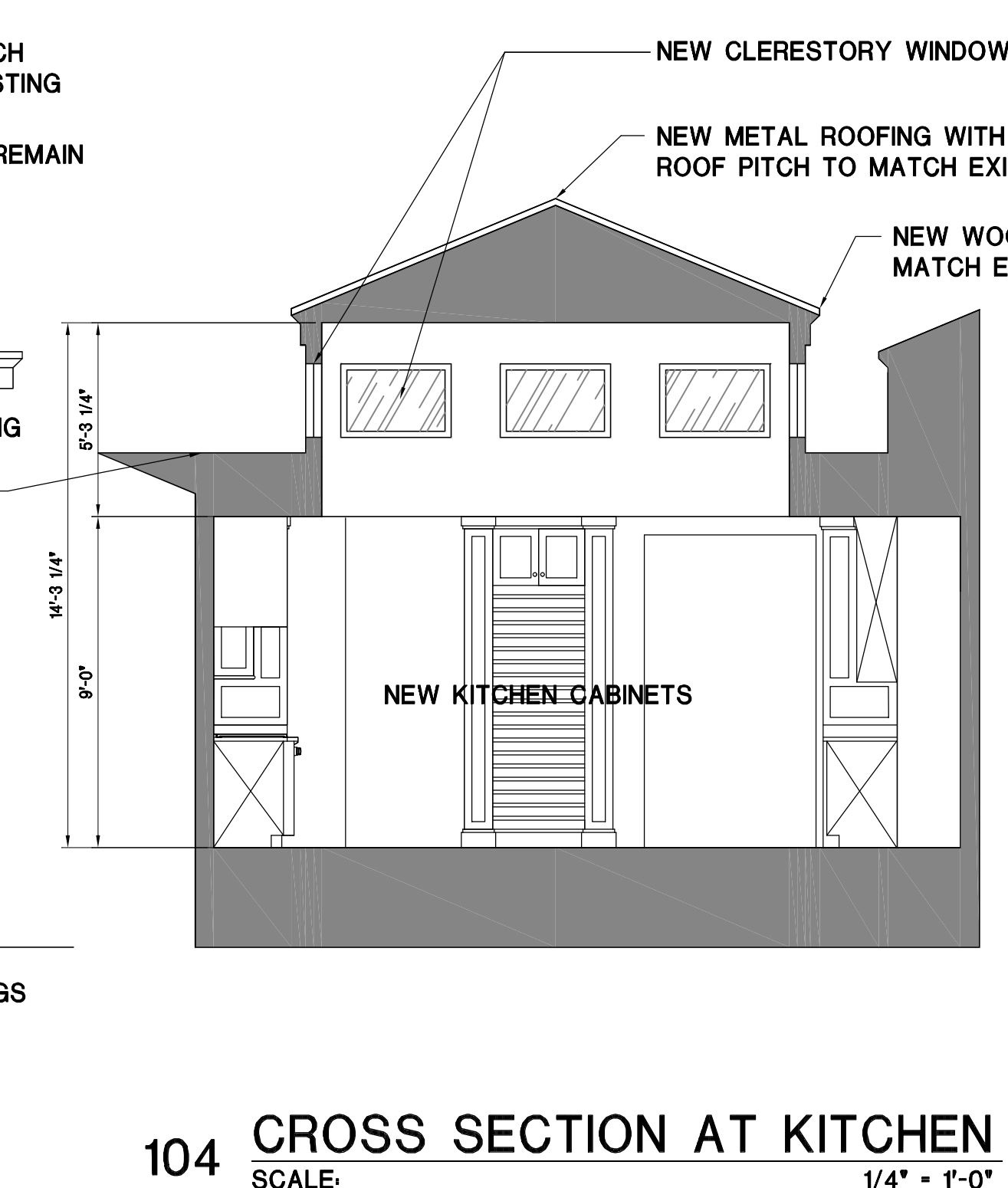
EXISTING REAR ELEVATION

101 KITCHEN AND DECK FLOOR PLAN
SCALE: 1/4" = 1'-0"

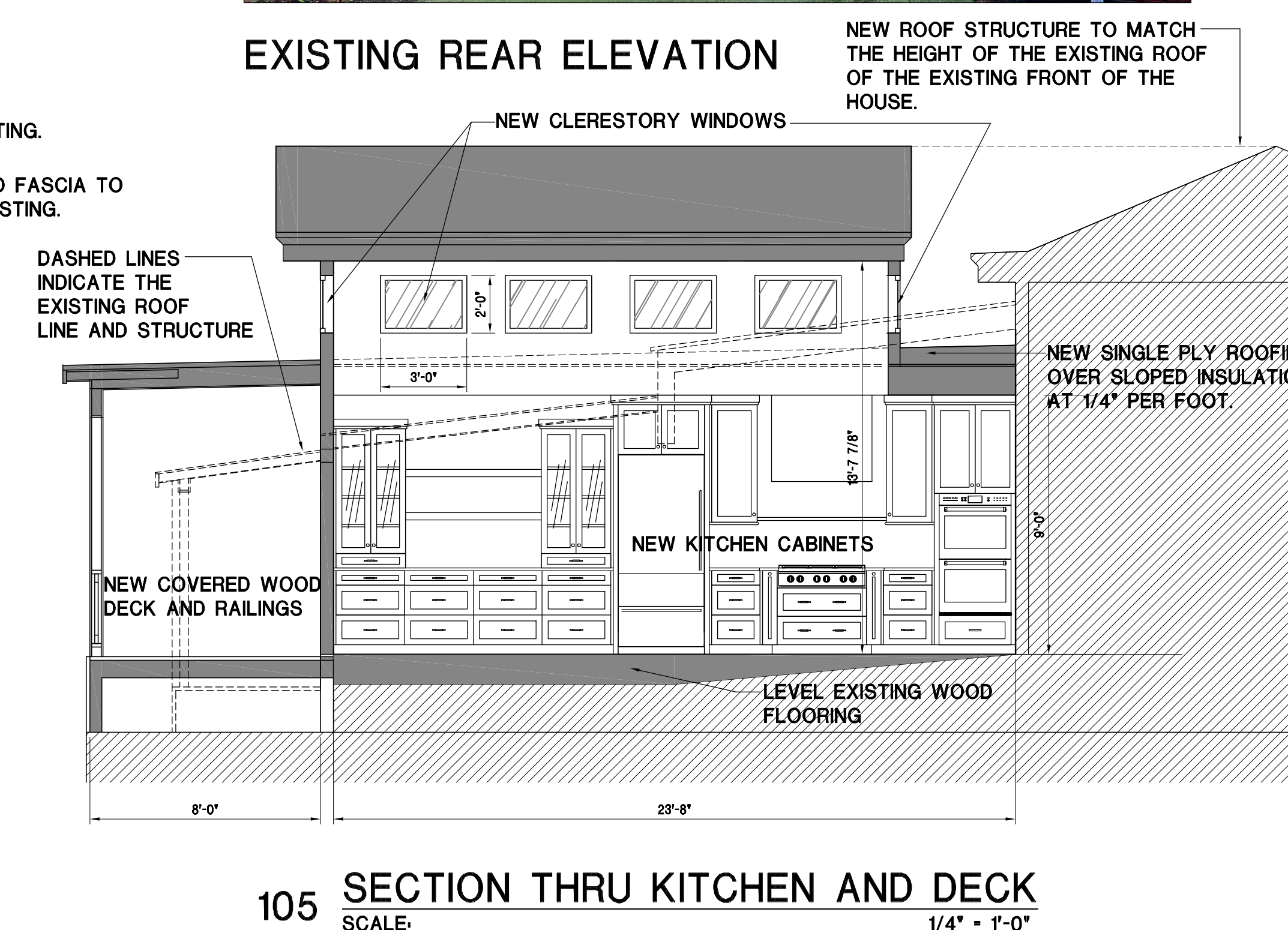
102 ROOF PLAN
SCALE: 1/8" = 1'-0"



103 REAR ELEVATION
SCALE: 1/4" = 1'-0"

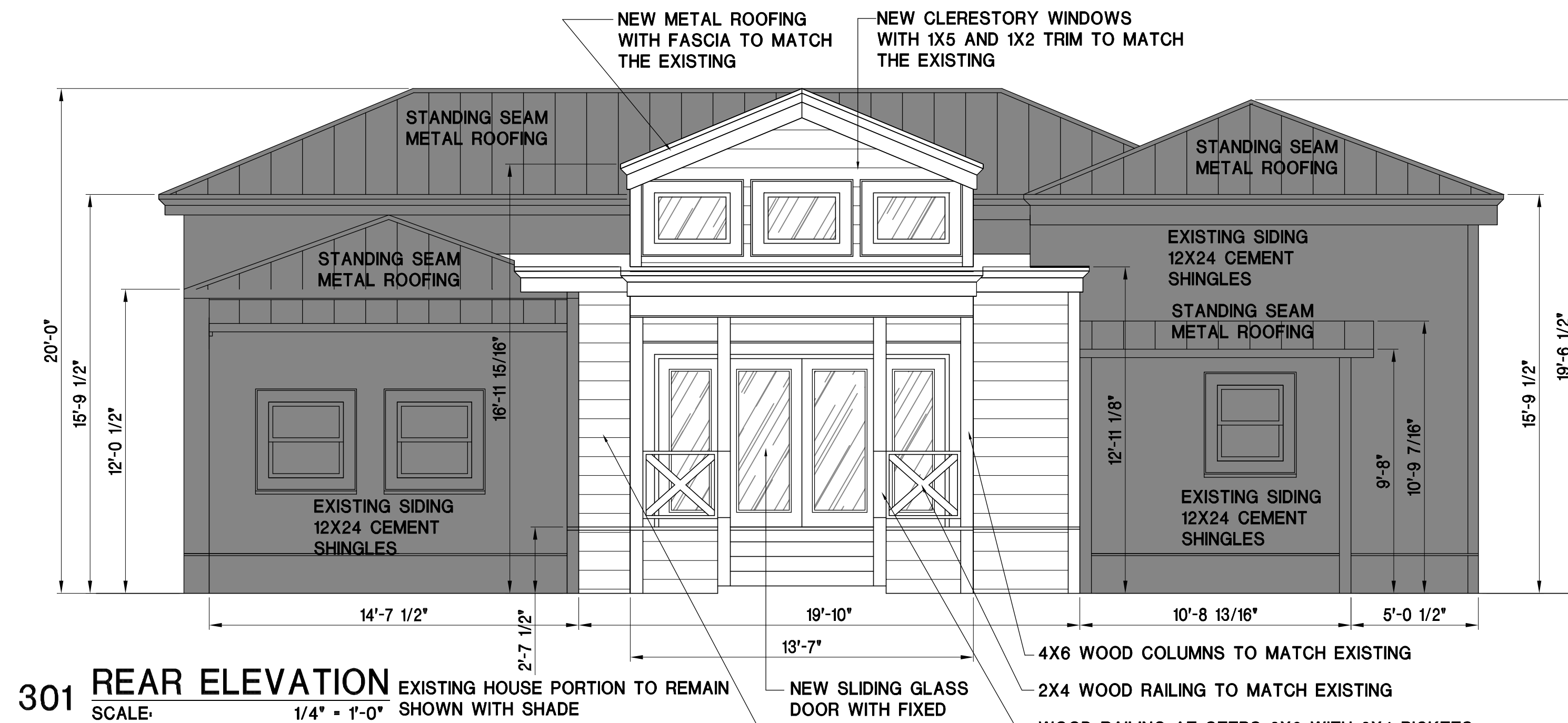


104 CROSS SECTION AT KITCHEN
SCALE: 1/4" = 1'-0"

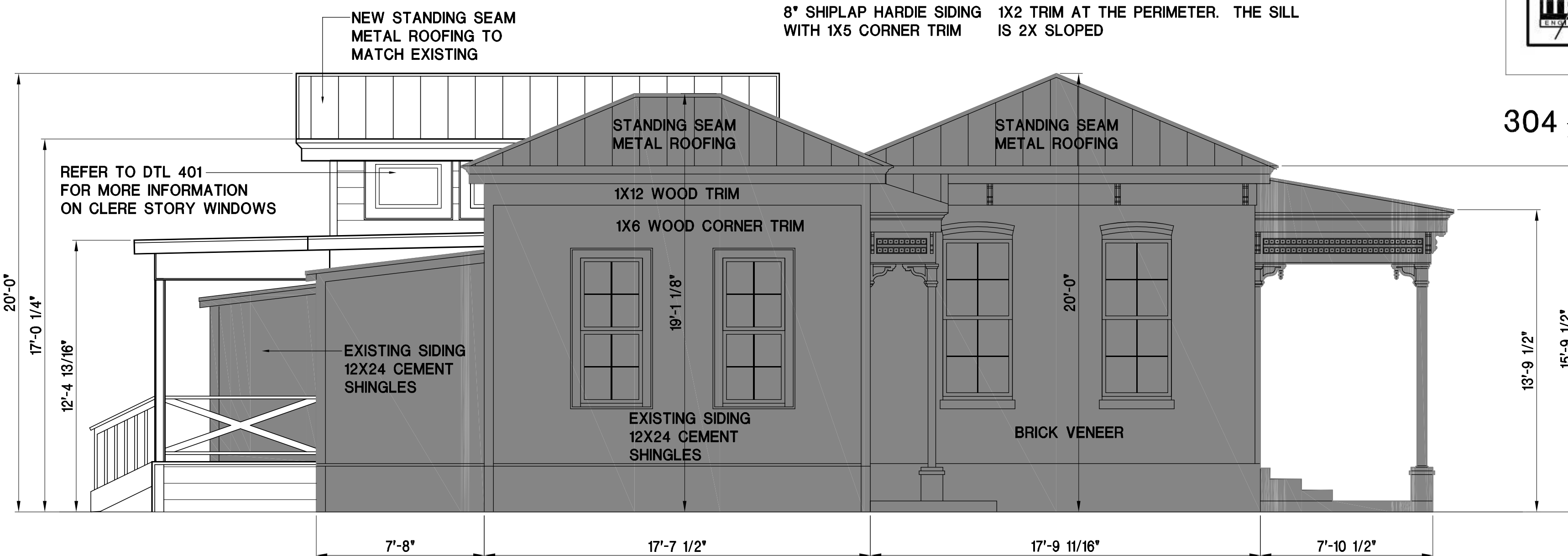


105 SECTION THRU KITCHEN AND DECK
SCALE: 1/4" = 1'-0"

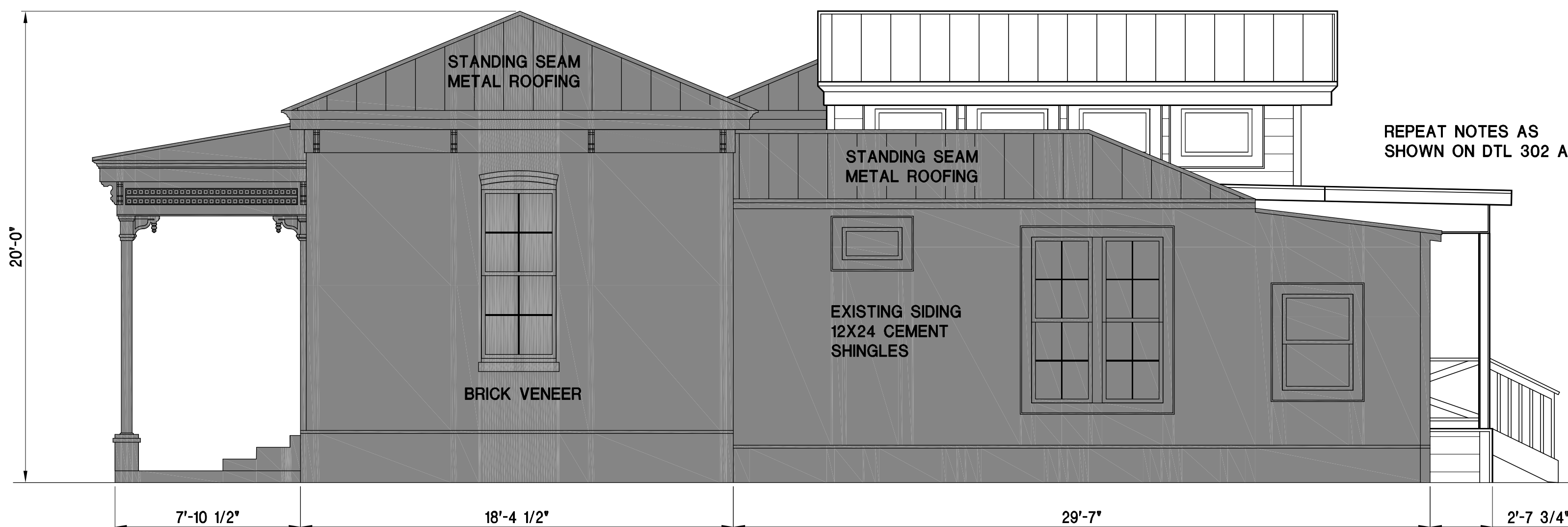




301 REAR ELEVATION
SCALE: 1/4" = 1'-0" SHOWN WITH SHADE

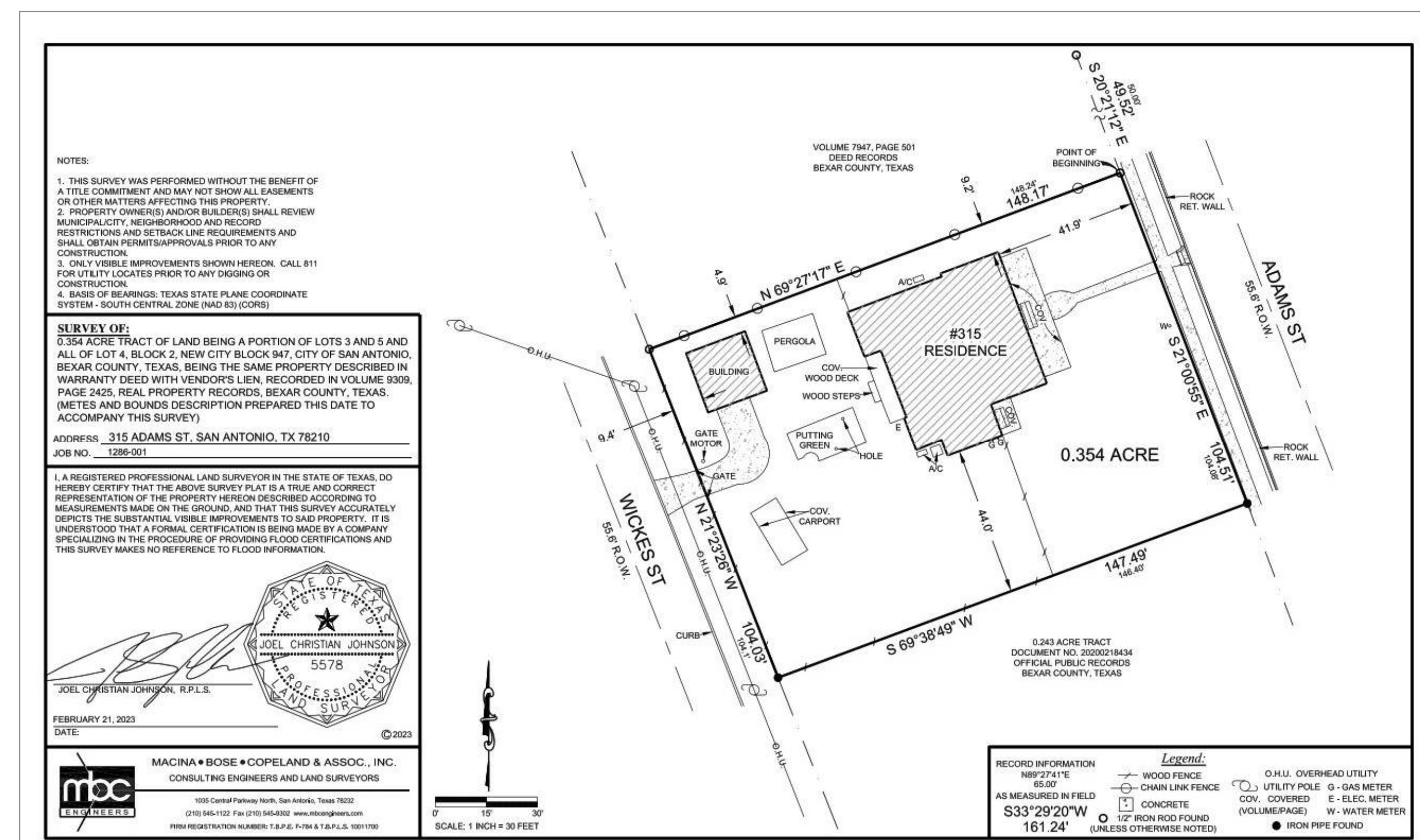


302 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" SHOWN WITH SHADE

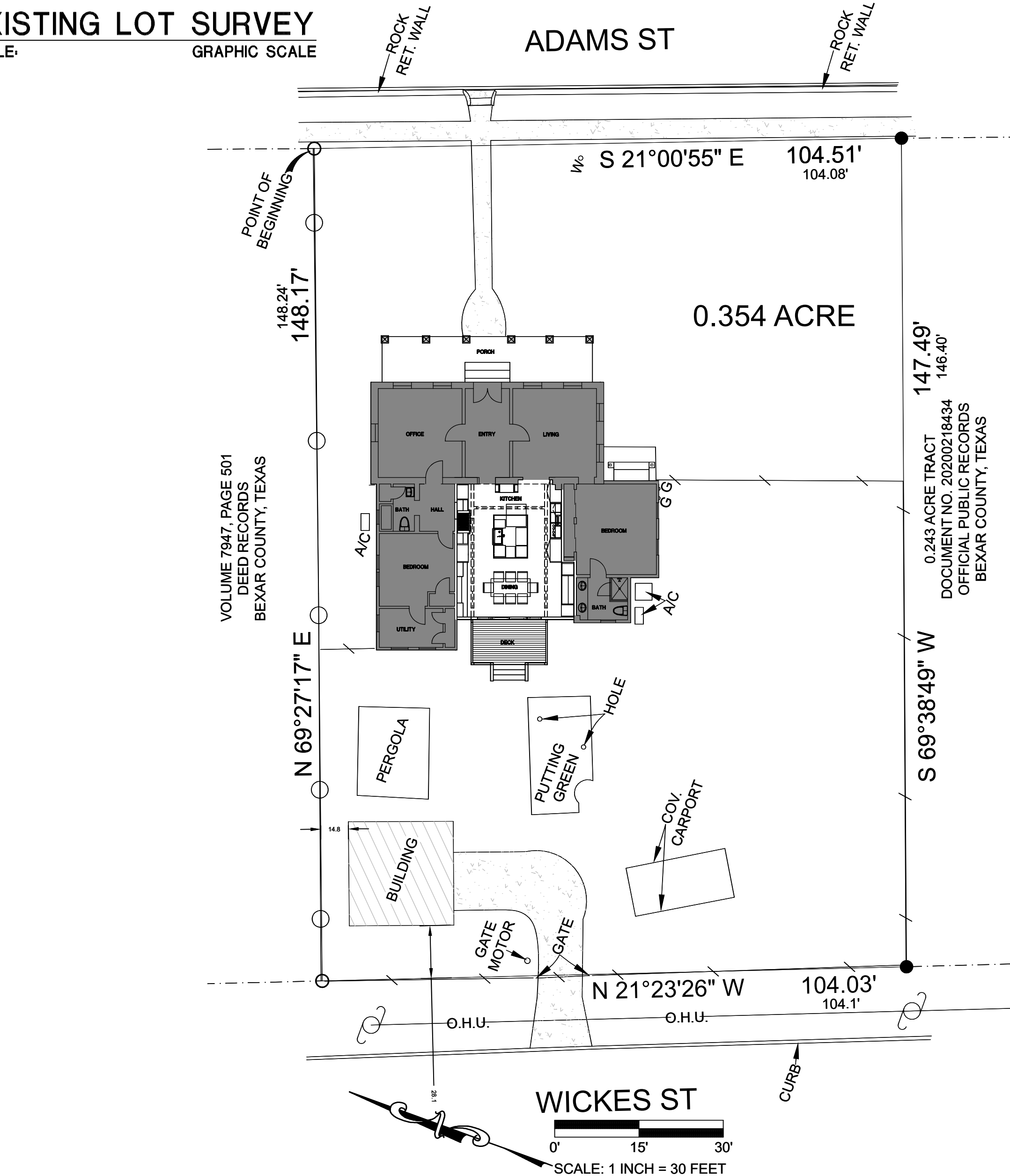


303 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING HOUSE PORTION TO REMAIN
SHOWN WITH SHADE



304 EXISTING LOT SURVEY
SCALE: GRAPHIC SCALE



305 LOT SURVEY WITH REMODELING
SCALE: 1/16" = 1'-0"

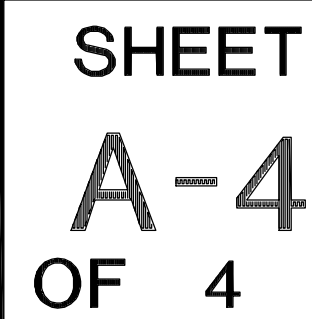
GARCEAU - KRAGG
KITCHEN REMODELING
315 ADAMS STREET
SAN ANTONIO, TEXAS

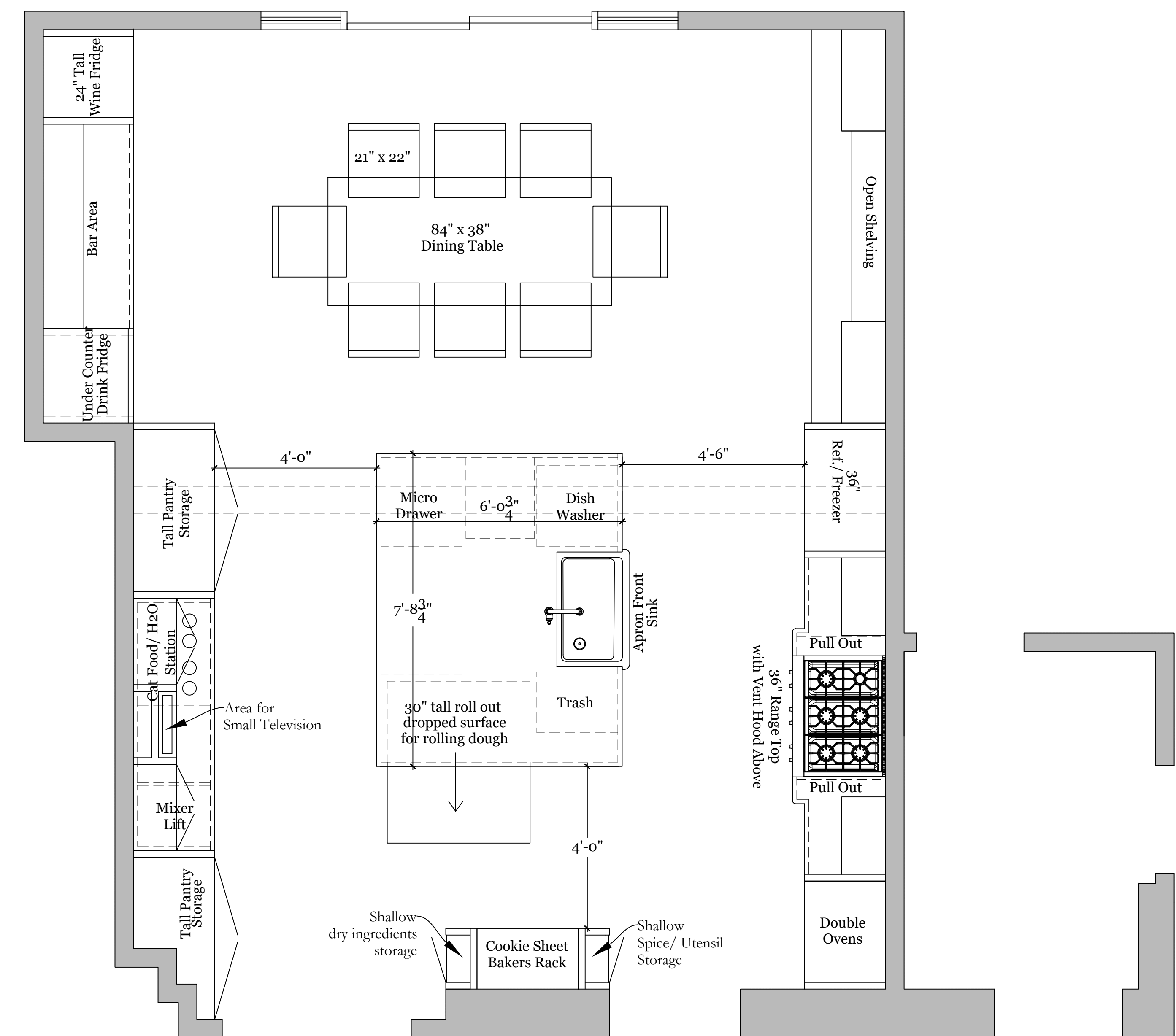
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SHEET
A-3
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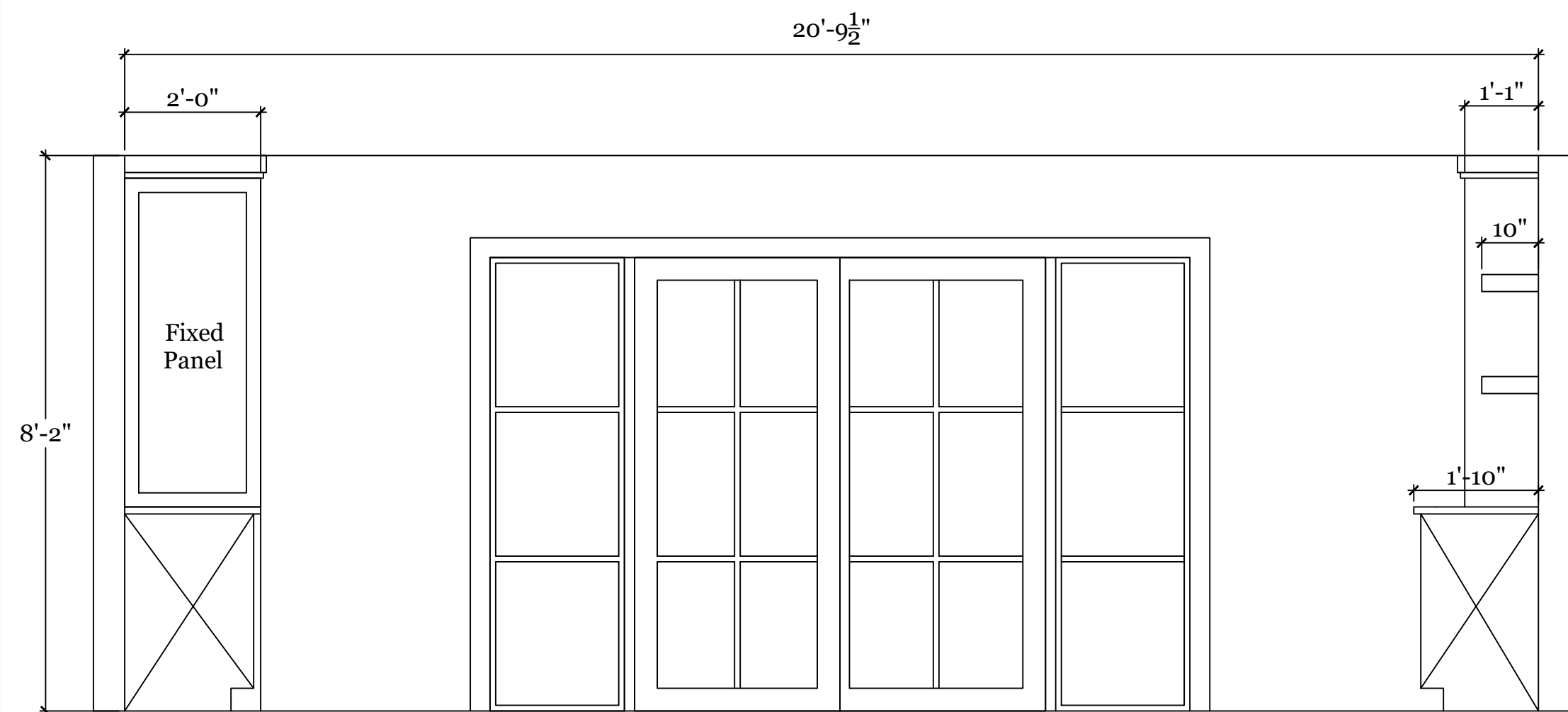


CLERESTORY GLASS MATERIALS

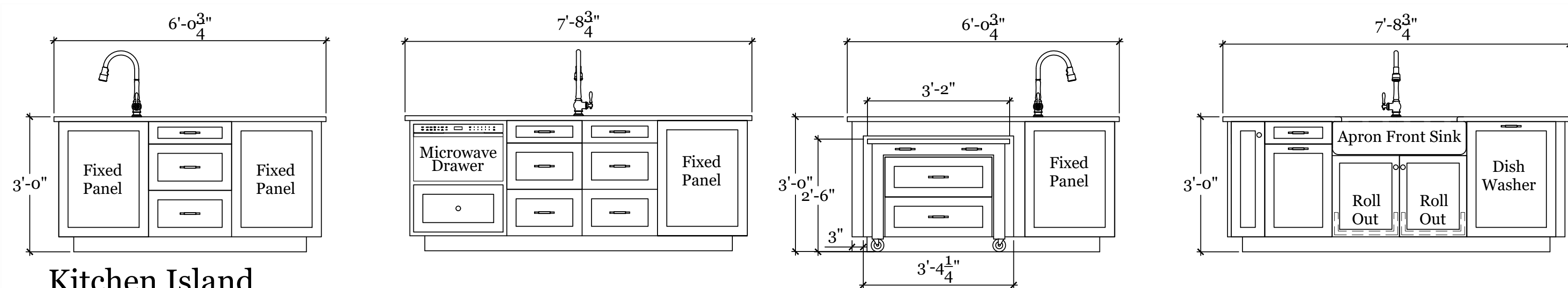




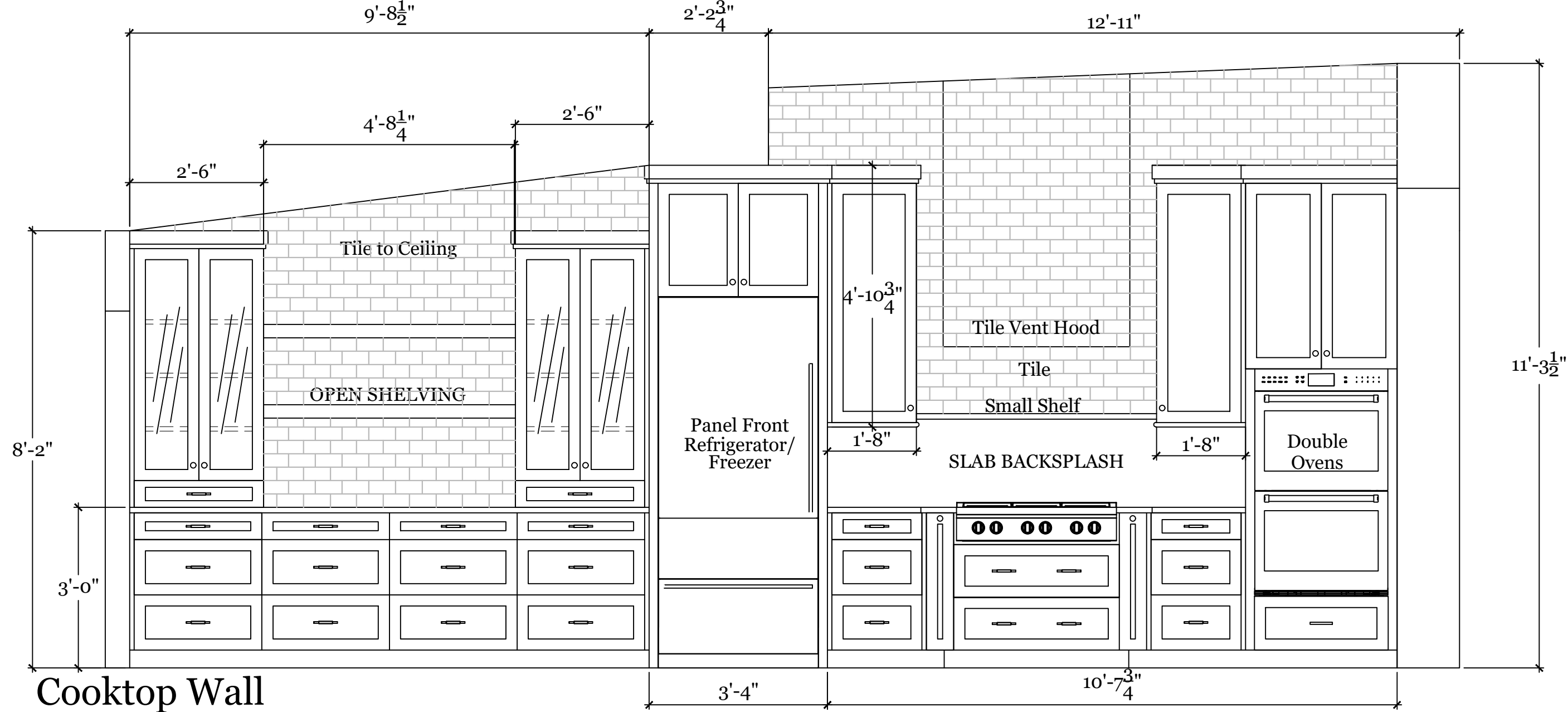
Kitchen- Remodeled Floor Plan



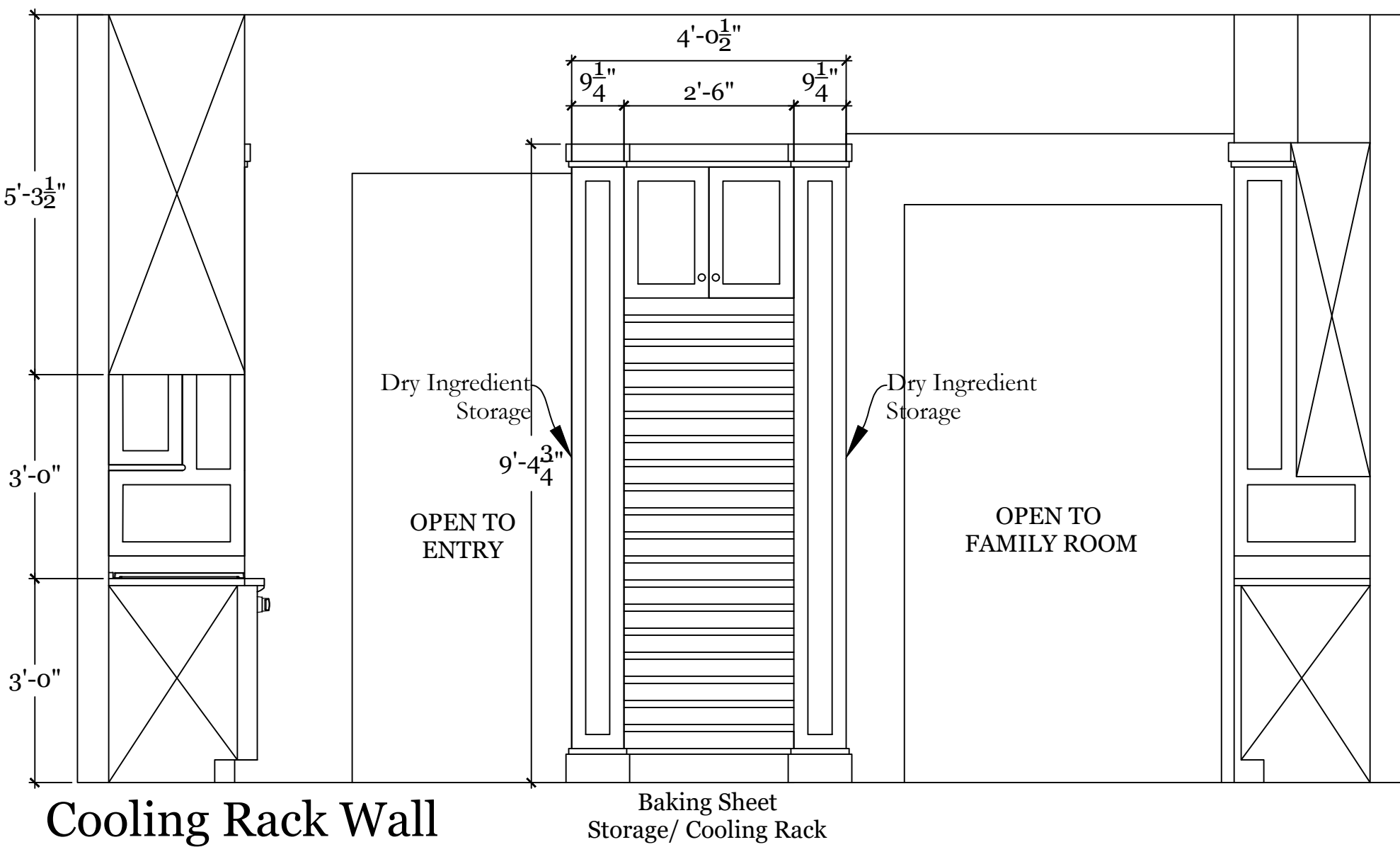
Kitchen Sliding Doors



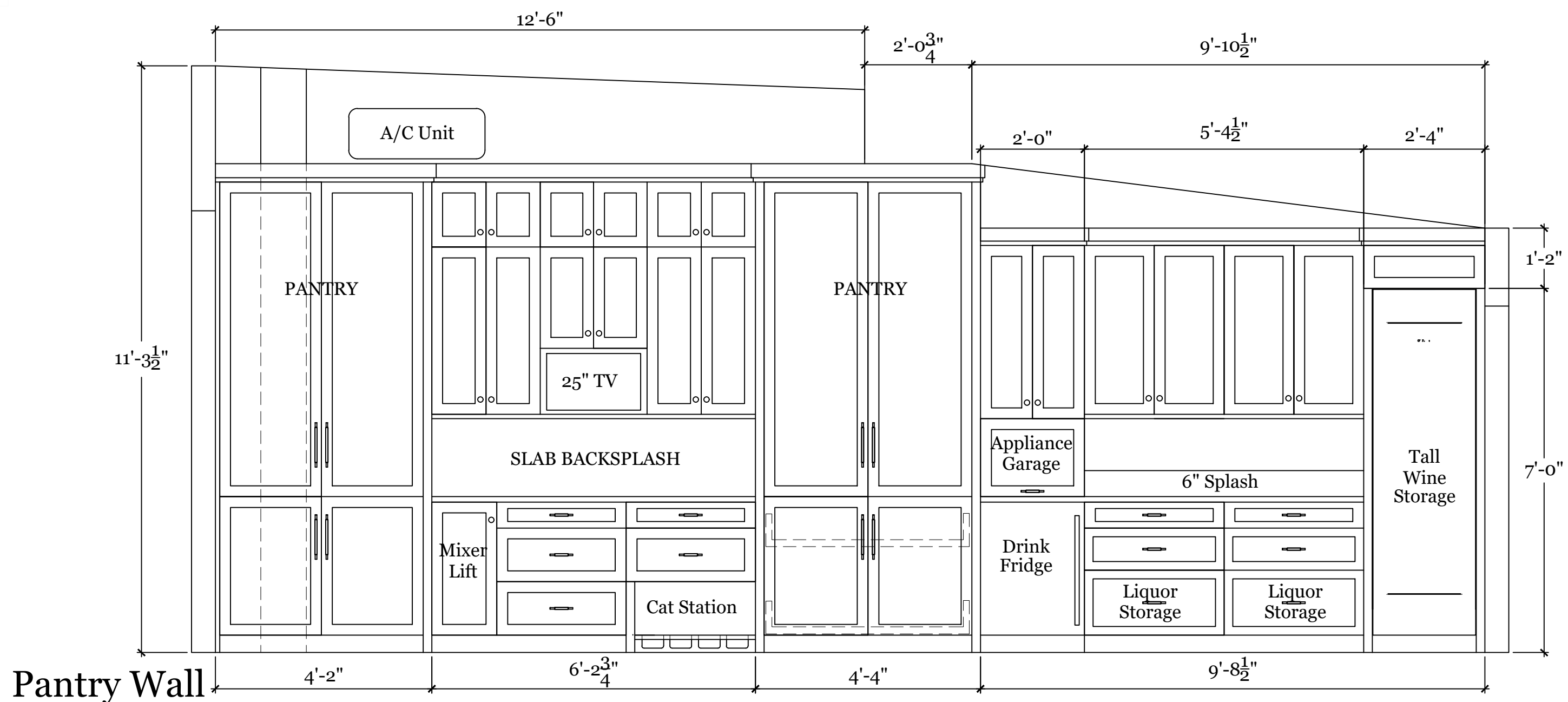
Kitchen Island



Cooktop Wall



Cooling Rack Wall



Pantry Wall

- Dimensions Are Approximate.
- STRUCTURAL PLANS BY OTHERS
- Verify All Dimensions On Site.
- PRELIMINARY SKETCHES ONLY
- NOT FOR CONSTRUCTION PURPOSES
- Verify All Dimensions With Manufacturer's Specifications and Dimensions.
- Verify final selections with owner/contractor and Bradshaw Designs before constructions and/or installation begins

SCALE: 1/2" = 1'-0"

LJ
DESIGNS

506 Woodcrest Dr.
SAN ANTONIO TX
210.872.9612 P

Lindsay Jung, ASID
Texas Registered
Interior Designer

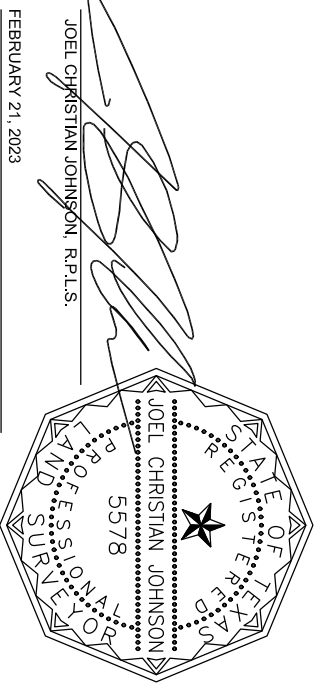
Lindsay@LJDesignsTX.com

- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.
 2. PROPERTY OWNER(S) (AND/OR BUILDERS) SHALL REVIEW MUNICIPAL/CITY, NEIGHBORHOOD AND RECORD RESTRICTIONS AND SETBACK LINE REQUIREMENTS AND SHALL OBTAIN PERMITS/APPROVALS PRIOR TO ANY CONSTRUCTION.
 3. ONLY VISIBLE IMPROVEMENTS SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO ANY DIGGING OR CONSTRUCTION.
 4. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS)

SURVEY OF:
0.354 ACRE TRACT OF LAND BEING A PORTION OF LOTS 3 AND 5 AND ALL OF LOT 4, BLOCK 2, NEW CITY BLOCK 947, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN, RECORDED IN VOLUME 9309, PAGE 2425, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, (METES AND BOUNDS DESCRIPTION PREPARED THIS DATE TO ACCOMPANY THIS SURVEY)

ADDRESS 315 ADAMS ST., SAN ANTONIO, TX 78210
JOB NO. 1286-001

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION.

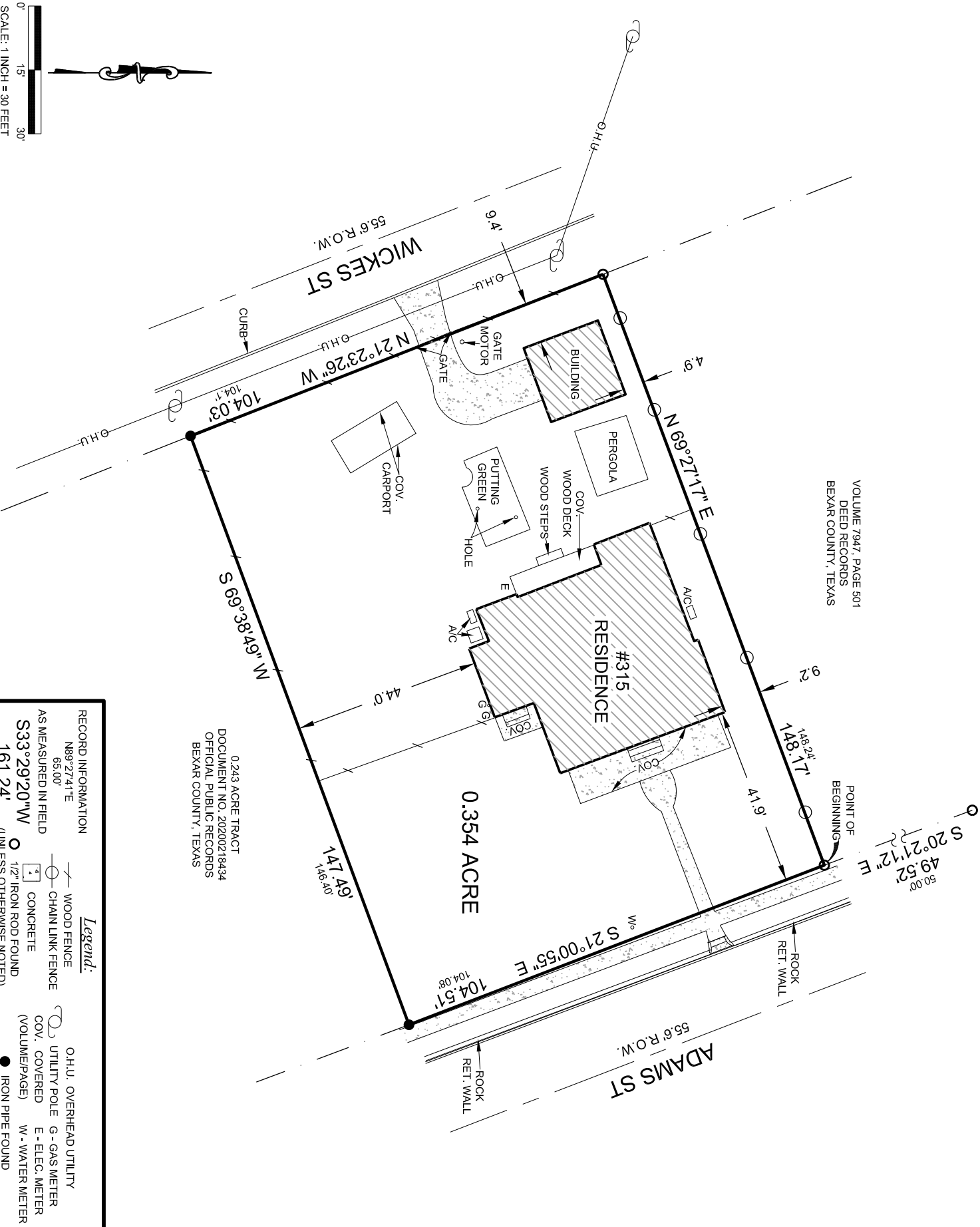


JOEL CHRISTIAN JOHNSON, R.P.L.S.
FEBRUARY 21, 2023
DATE: © 2023

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS



1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-794 & T.B.P.L.S. 10011700



315 Adams Materials used:

Standing Seam Metal roof to match existing Metal Roof
TPO Roofing in "Flat" areas"

Wood Siding and wood deck to match existing.

Insulated glass panels installed in Clearstory

















