

HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2023

HDRC CASE NO: 2023-172
ADDRESS: 427 ADAMS ST
LEGAL DESCRIPTION: NCB 2880 BLK 5 LOT 7&8
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William
APPLICANT: Sue Ann Pemberton | Mainstreet Architects Inc.
OWNER: Richard and Elaine Lutton
TYPE OF WORK: Porch roof extension and shade structure construction
APPLICATION RECEIVED: April 28, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Bryan Morales

REQUEST:

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

1. Construct a shade structure with a standing seam metal roof and tube steel posts in the backyard.
2. Alter the existing awing condition at the front porch. Two existing pillars will be lengthened into porch columns, and the awning will be extended to meet the new columns.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.

Historic Design Guidelines, Chapter 4, New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements, and a variance may be required.

FINDINGS:

- a. The primary structure located at 427 Adams is a 2-story, single-family residence constructed circa 1912. It first appears on the 1951 Sanborn Map. The house features a side gable metal roof, a second story extension over a covered carport, stucco cladding, and decorative craftsman-style side lite entry door surrounds. The property sits on a double lot with tree cover on the south side of the property. The property is contributing to the King William Historic District.
- b. **SHADE STRUCTURE** – The applicant is requesting to construct a 24'4" x 19'10" shade structure with a standing seam metal roof and 6x6" steel tube posts. The Historic Design Guidelines for New Construction 5.A.iii. stipulates to relate new outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that the shade structure generally conforms to Guidelines; however, staff recommends the applicant use 6x6" wood column posts rather than the proposed 6x6" steel tube posts.
- c. **ORIENTATION & SETBACKS** – The applicant has proposed both an orientation and setback for the shade structure that is consistent with the Guidelines for New Construction 5.B. In some instances, a variance may be required.
- d. **PORCH ROOF EXTENSION** – The applicant is requesting to extend the existing front porch roof towards the northeast. Exterior Maintenance and Alterations 3.B.ii. states to preserve the original shape, line, pitch, and overhang

of historic roofs. Exterior Maintenance and Alterations 7.A.i. states to preserve porches, balconies, and porte-cocheres. Staff finds the proposed porch roof extension does not conform to Guidelines.

- e. COLUMN MODIFICATIONS – The applicant is requesting to extend the existing stucco pillars from 5’6” to 10’ 3 7/8” in height. The Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.iv. states to not add new elements and details that create a false historic appearance. Staff finds the proposed column modifications do not conform to Guidelines.

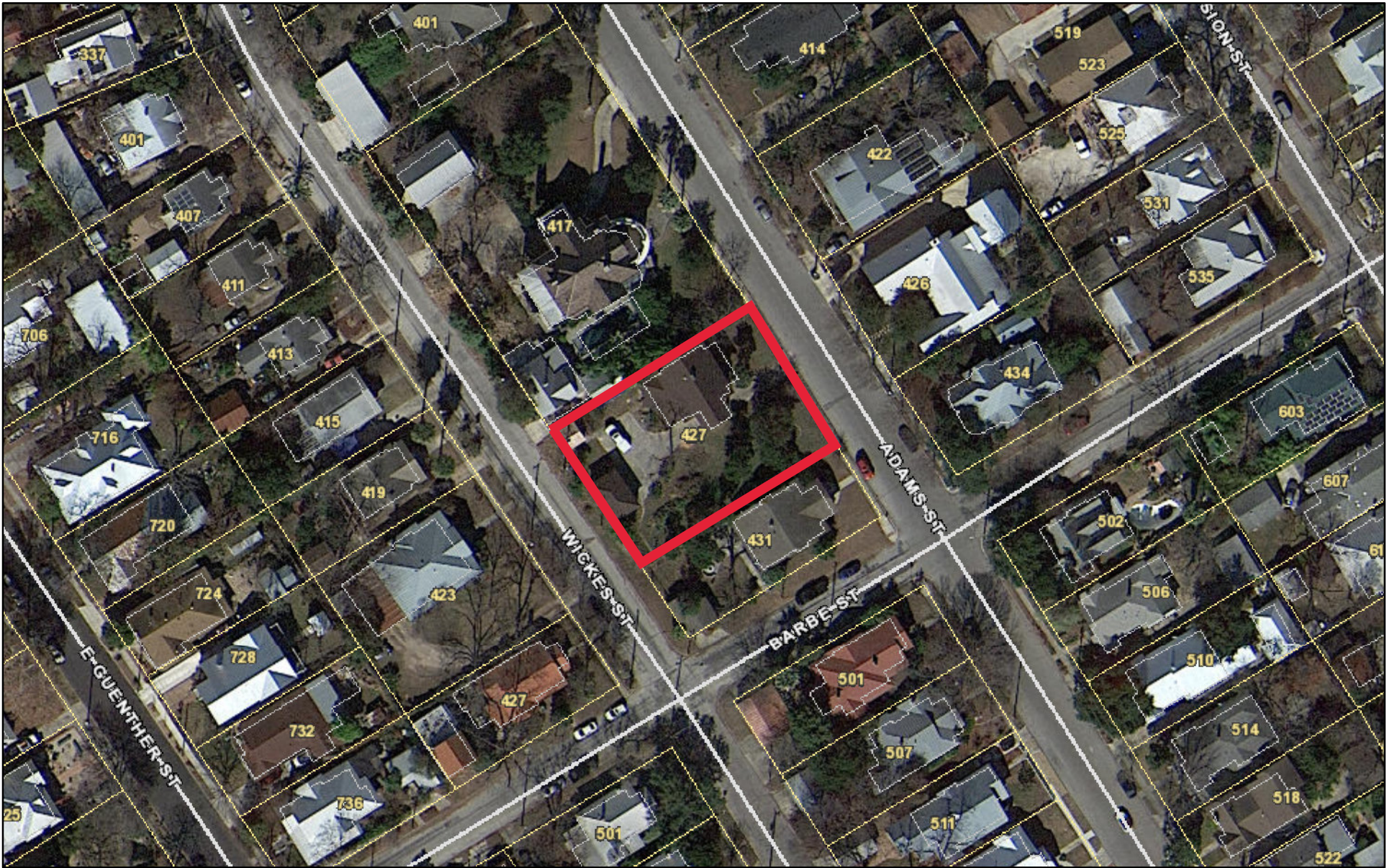
RECOMMENDATION:

Staff recommends approval of item 1, based on findings a through c, with the following stipulations:

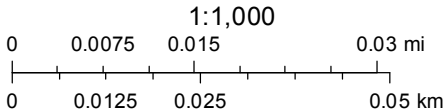
- i. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.
- ii. That the applicant install 6x6” square wood columns rather than the proposed steel tube posts.

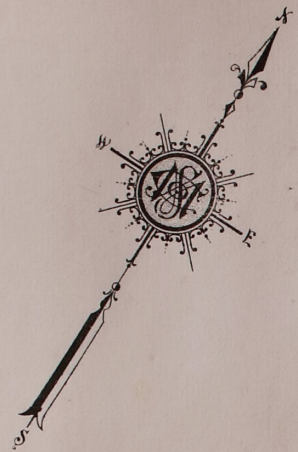
Staff does not recommend approval of item 2, based on findings d and e. Staff recommends that the applicant retain the historic front porch condition.

City of San Antonio One Stop



May 8, 2023





357

358

STIEREN

CEDAR

360

362

WICKES

ADAMS

MISSION

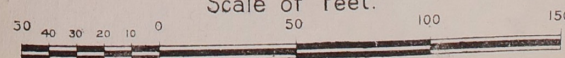
CLAUDIA ST

CEDAR (HENRIETTA) MACADAMIZED

BARBE

363

Scale of Feet.







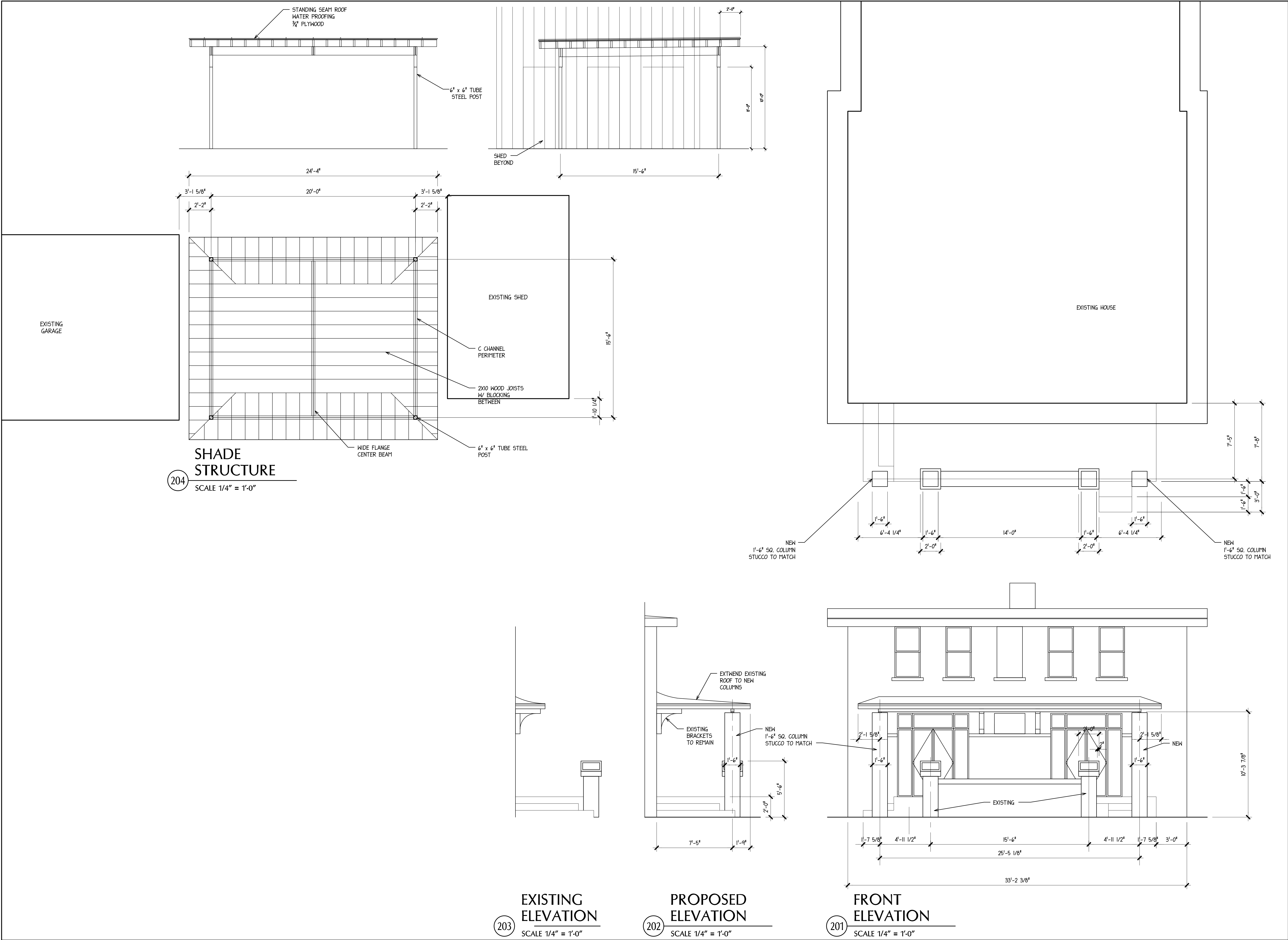


427









PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC

SUE ANN PEMBERTON

#8330

MAIN STREET
ARCHITECTS INC

133 W. MISTLETOE SAN ANTONIO, TEXAS 78212 210.7329268

REVISIONS	BY

LUTTON
427 ADAMS

Date: APRIL 27 2023

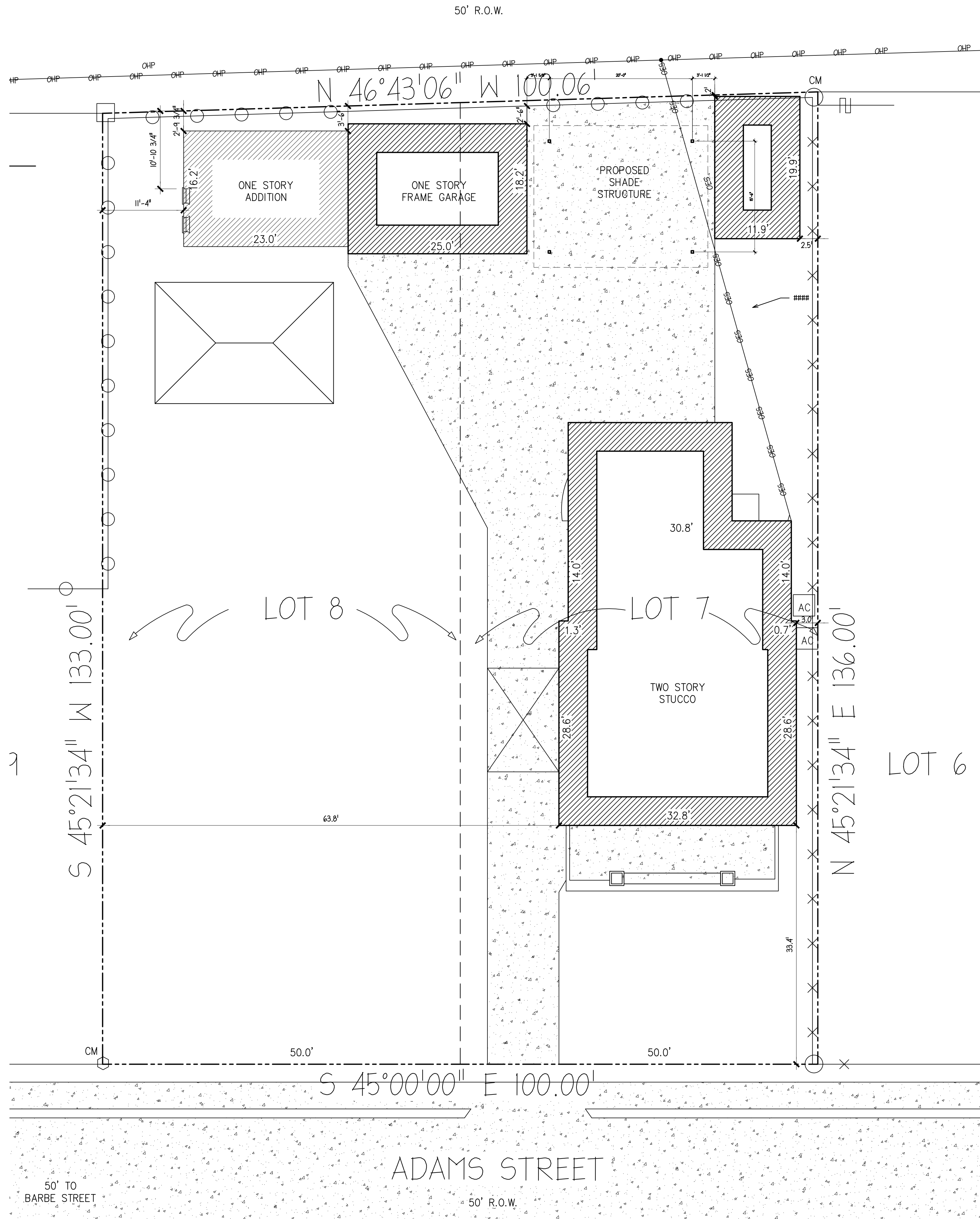
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REVISIONS	BY

LUTTON
427 ADAMS

Date: APRIL 27 2023
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A-1
Sheet ## of ###

Bryan Morales (OHP)

From: pemberton [REDACTED]
Sent: Tuesday, May 9, 2023 2:48 PM
To: Bryan Morales (OHP)
Subject: RE: [EXTERNAL] RE: 427 Adams St - Additional Information Requested

Plan view, overall roof is 24'-4" x 19'-10", or 2'-2" from center line of column to edge of roof.
Sue Ann

Sue Ann Pemberton, FAIA, FAPT

Mainstreet Architects Inc.
709 Avenue E
San Antonio, Texas 78215
[REDACTED]
[REDACTED]

From: [Bryan Morales \(OHP\)](#)
Sent: Tuesday, May 9, 2023 2:33 PM
To: [pemberton](#) [REDACTED]
Subject: RE: [EXTERNAL] RE: 427 Adams St - Additional Information Requested

Hello Sue Ann,

Do you know the measurements of how far the roof extends in each direction (i.e. the bird eye's footprint)?

Thank you,



Bryan Morales
Historic Preservation Specialist
Design Review Team

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[Historic Home Dashboard](#)