

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2021

HDRC CASE NO: 2021-251
ADDRESS: 314 TRAIL
LEGAL DESCRIPTION: NCB 6391 BLK LOT 11
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Keenon Allen
OWNER: Andrew Rainwater/MARTINEZ ROSEMARY
TYPE OF WORK: Construction of a 1-story rear addition, fenestration modifications, window replacement, front yard fence installation, porch modifications, driveway replacement
APPLICATION RECEIVED: April 19, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting conceptual approval to:

1. Replace 11 windows with a vinyl replacement product.
2. Remove and enclose the north-facing front door.
3. Construct a 1-story, 350-square-foot rear 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 stripping 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.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.

iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.

ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.

iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.

ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.

iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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 non-traditional 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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.

iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.

iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.

iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.

iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design

Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.

- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- 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. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new 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: Replacement 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: Replacement 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: Replacement 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.

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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

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.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- 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 structure at 314 Trail is a 1-story, single-family structure constructed in the Craftsman style. The property appears on a 1912-1951 Sanborn Map in the same footprint as existing. The structure features a front gable composition shingle roof with slightly overhanging eaves, gable vent detailing, a deep-set asymmetrical front porch, wood cladding, and one-over-one windows. The property is contributing to the River Road Historic District.
- b. SITE VISIT – Staff conducted a site visit on May 27, 2021. Staff observed the following conditions: missing or broken cords, wood rot, uneven sashes, cracked glass, broken tracks, the application of spray foam, missing sash elements, and missing glass. Of the 11 windows requested for replacement, 9 windows appear to be original wood windows. Window opening #6 does not currently feature a window and window #5 is an aluminum replacement window in poor condition. Windows #5 and 6 will be removed to accommodate a proposed rear addition. Wood windows #3 and 4 are in good condition and feature intact cords and minor wood rot on the sill. Overall, staff finds the existing wood windows to be repairable.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace 11 existing windows with ReliaBilt 150 Series Jamb Vinyl New Construction White Single Hung windows. Guideline 6.B.iv for Exterior Maintenance and Alterations states that applicant should 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. Staff finds that the existing windows are repairable and the proposal to be inconsistent with the Guidelines.
- d. DOOR REMOVAL – The applicant has proposed to remove and enclose the north-facing door opening (D1). The structure currently features two front doors, a north-facing door which faces the street and an east-facing door. According to Guideline 6.A.i for Exterior Maintenance and Alterations, applicants should 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. Staff finds the proposal inconsistent with the Guidelines and finds that both door openings should be preserved.
- e. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a 1-story rear addition. The rear addition will be approximately 350 square feet. The proposed addition will remain within the footprint of the existing structure and will not be visible from the public right-of-way. Guideline 1.A.i. for Additions states that residential additions should be sited at the 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. Guidelines 1.A.ii. for Additions states that new residential additions should be designed 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. According to Guideline 1.B.v, the 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. The Guidelines stipulate that residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposal consistent with the Guidelines.
- f. ADDITION: ROOF – The applicant has proposed to install a front gable composition shingle roof to match existing. Guideline 3.A.i for Additions states that materials should match in type, color, and texture. 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. Staff finds that the proposed roof form and material are appropriate.
- g. ADDITION: WINDOW AND DOOR REMOVAL – The proposed addition will require the removal of 2 window openings (#5 and 6) and one door opening on the south (rear) elevation. Window #5 is an aluminum replacement window in poor condition and window opening #6 does not currently feature a window. The rear door opening does not currently feature a door. Staff finds the proposal appropriate.
- h. ADDITION: NEW WINDOWS AND DOORS: SIZE AND PROPORTION – The applicant has proposed to install 2 windows of traditional proportions on the west elevation and one sliding door on the south (rear)

elevation. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposal generally consistent with the Guidelines.

- i. **ADDITION: NEW WINDOWS AND DOORS: MATERIALS** – The applicant has proposed to install 2 windows on the west elevation of the addition and 1 sliding glass door on the south (rear) elevation of the proposed rear addition. The Standard Specifications for Windows in Additions and New Construction states that 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 staff's standard window stipulations. Whole window systems should match the size of historic windows on property unless otherwise approved. According to Guideline 3.B.i for Additions, 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 that the applicant should install fully wood or aluminum-clad wood windows in the rear addition. Fully wood or aluminum-clad wood French doors or sliding doors would be appropriate.
- j. **ADDITION: MATERIALS: FAÇADE** – The applicant has proposed to clad the rear addition in siding to match existing. The proposed rear addition will feature new wood trim to match existing. Guideline 3.A.i for Additions stipulates that additions should 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. According to Guideline 3.B.i for Additions, 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 that the installation of wood siding to match existing is appropriate.
- k. **ADMINISTRATIVE APPROVAL** – The applicant has proposed to replace the existing composition shingle roof in kind, replace siding that is deteriorated beyond repair with in-kind material, replace skirting to match existing, repaint, install a 6-foot-tall rear privacy fence, install a wood railing at the front porch, replace the non-original front door with a Craftsman-style door with in-kind material, construct a rear deck, and install a full concrete driveway. The applicant has removed the request for a front yard fence from this application. This scope of work is eligible for administrative approval and does not require review by the HDRC.

RECOMMENDATION:

Item 1, staff does not recommend approval of window replacement based on findings b through c. Staff recommends that the applicant repair the existing windows in place.

If the HDRC is compelled to approve window replacement, staff recommends the following stipulation:

- i. That the applicant installs fully wood windows to staff for review and approval. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The applicant is required to submit final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 2, staff does not recommend approval of the enclosure of the north-facing front door opening based on finding d.

Item 3, staff recommends approval of the construction of a rear addition based on findings e through j with the following stipulations:

- i. That the applicant installs fully wood or aluminum-clad wood windows to staff for review and approval. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.

Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The applicant is required to submit final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

- ii. That the applicant installs fully wood or aluminum-clad wood French doors or sliding glass doors on the south (rear) elevation of the proposed addition. The applicant is required to submit final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



May 28, 2021

— User drawn lines

1:1,000
0 0.0075 0.015 0.03 mi
0 0.0125 0.025 0.05 km

Google Maps 314 Trail St



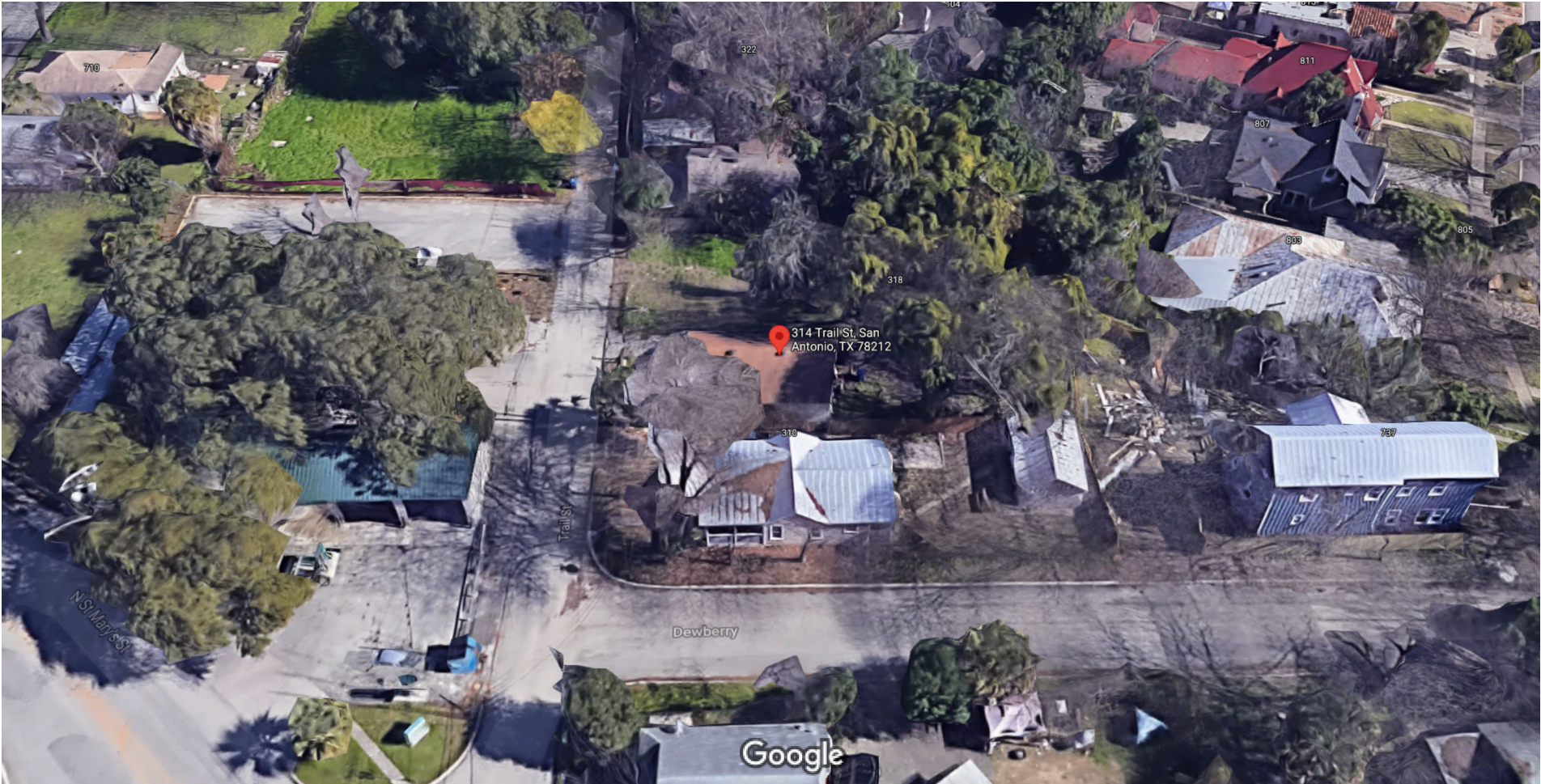
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Google Maps 314 Trail St



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Google Maps 314 Trail St



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Google Maps 314 Trail St

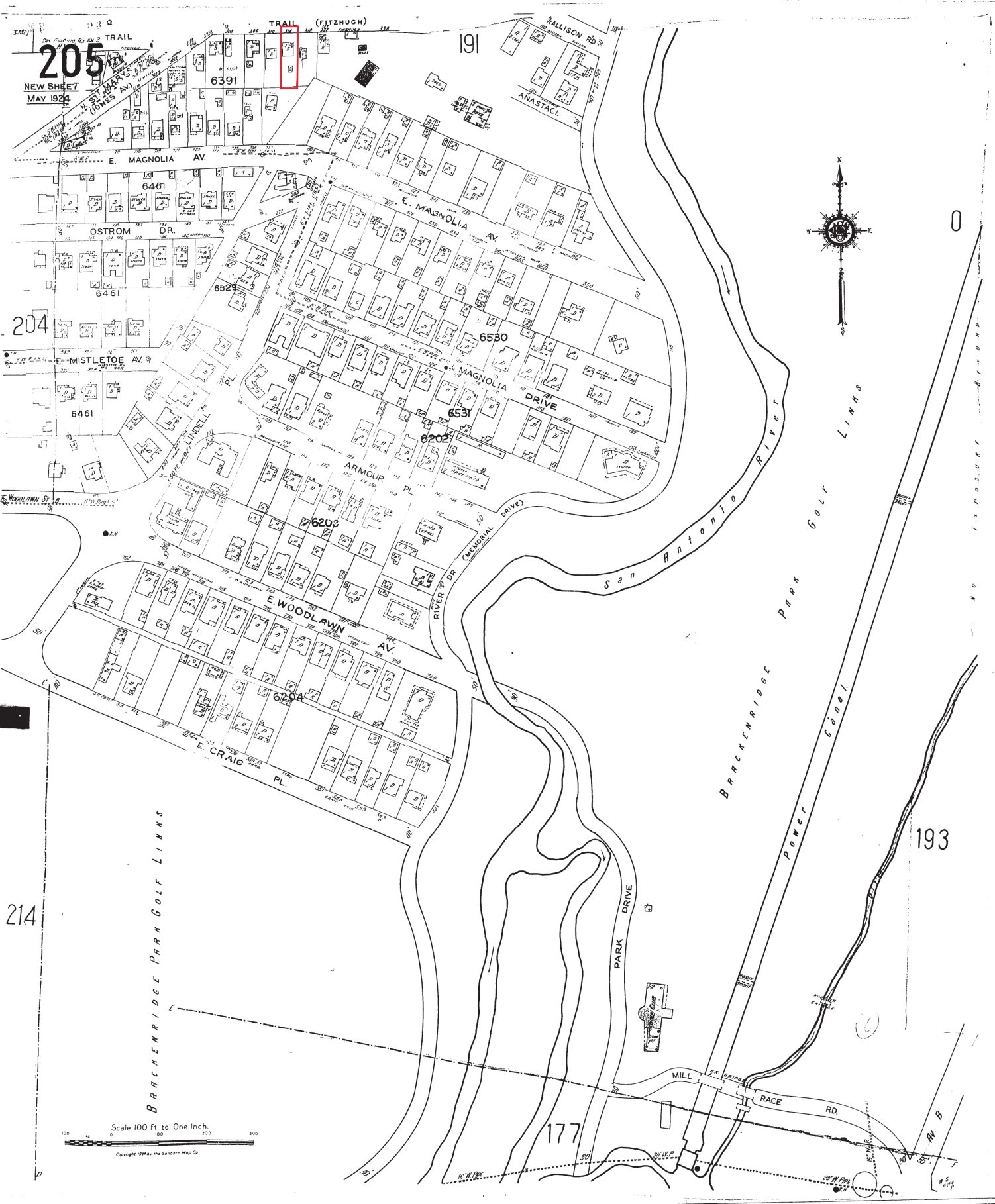


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Google Maps 314 Trail St



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft



205
NEW SHEET
MAY 1924

204

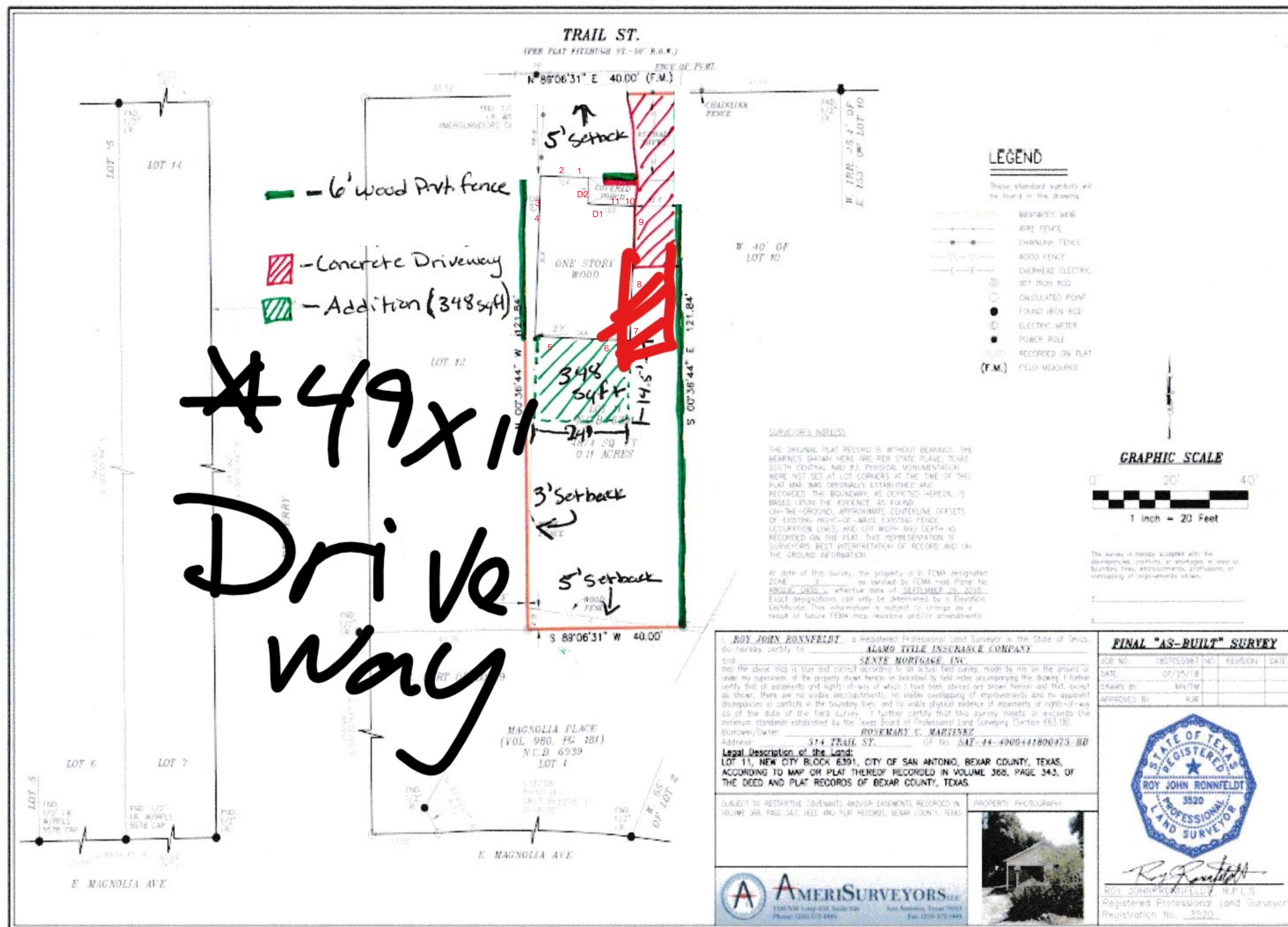
214

191

193

177

Scale 100 Ft to One Inch.
Copyright 1924 by the Sanborn Map Co.





- 6 | Notes

[illegible]

Plan & Elevations

Residential Remodel
314 Trail Street
San Antonio, Texas 78212

ΣΑ

Scale: As Noted
Updated: 05/11/2021



PRIVATE PROPERTY

NO PARKING









1







2





3



4



5



6



7





7

8



9



10

YEAR CREW
2021 C
INFORMATION
FOR PROPER
REPLACEMENT PANELS
1ST BE INSTALLED IN
ACCORDANCE WITH
RECOMMENDATIONS



11



D1

TP
ANTHROP, TEXAS
APA
ED SHEATHING
24/16
DESIGNED FOR SPACING
EXCESS TO AIR - H
463
FLOOR SHEATHING
PER 2015 IBC 503.2.1
TYP. CATEGORY
↑↑
DIRECTION
OF
SHEATHING

PRIMARY LINE
DAY MONTH
15 FEB
YEAR CREW
2021 C
INSTALLATION
INFORMATION
APPROPRIATE PANELS
SHOULD BE INSTALLED IN
CONFORMANCE WITH
RECOMMENDATIONS
PRODUCT SUPPORT
1-800-368-7400
PLACE PANELS
8 INCH AT ENDS
1 INCH AT EDGES
SIDE DOWN
IF Laid ABOVE
THE EXISTING
FLOORING
↑↑
DIRECTION
OF
SHEATHING
SEE SUPPORT
0-649-6803
MADE IN USA

A photograph of a white door with a window, a brass doorknob, and a lock. The door is set in a frame of light blue paint. To the left is a large piece of plywood. To the right is a wall with green and brown horizontal stripes. A red 'D1' is written on the door.

D2









314 Trail St. San Antonio, TX 78212

NCB 6391 Lot 11

Zone R-4 Single Family

Proposed Material Spec Sheet

1) Front Door

Therma-Tru Benchmark Doors 36-in x 80-in Fiberglass Craftsman Right-Hand Inswing Ready To Paint
Unfinished Prehung Single Front Door

SPECIFICATIONS

Material Fiberglass

Impact Resistance No

Configuration Single door

Common Height (Inches) 80

UNSPSC 30171500

Door Type Prehung

Fire Rated No

Common Width (Inches) 36

Actual Width (Inches) 37.5

Common Depth (Inches) 4.5625

Actual Height (Inches) 81.5

Handing Left-hand inswing

Jamb Width (Inches) 4.5625

Actual Depth (Inches) 4.5625

Glass Style Simulated divided light

Rough Opening Width (Inches) 38.25

Rough Opening Height (Inches) 82

Panel Type 2-panel

Glass Shape Craftsman

Door Style Craftsman Yes

Finish Unfinished

Privacy Rating 0

Glass Insulation Low-E

Weatherstripping Included Yes

Lockset Bore Ready for lockset and deadbolt

Core Type Insulating core

Commercial/Residential Residential

Sill Type Adjustable

Sill Finish Mill

ENERGY STAR Certified South/Central Zone Yes

ENERGY STAR Certified Southern Zone Yes

Warranty Limited lifetime

Manufacturer Color/Finish Ready to Paint

Color/Finish Family White

Common Size (W x H) 36-in x 80-in

2) Windows

Windows will be installed at staff recommended inset/ spec requirements.

ReliaBilt 150 Series Jamb Vinyl New Construction White Single Hung Window

The most popular of the ReliaBilt new construction single hung windows, the Series 150 showcases a brick mould exterior to complement any home's style

Designed for new construction and remodeling applications, the window installs easily with a pre-punched, integrated nail fin and J-channel included (Series 160 available without J-channel)

The bottom sash tilts in and operates easily with both an integrated, full-length, slim-line lift rail, and block and tackle balance system

DP-50 rated (Design Pressure rating) on windows up to 36-in W x 74-in H

Features Low-E glass to reflect solar energy along with the added thermal efficiency of Argon insulating gas (ENERGY STAR qualifications may not be applicable in all zones; see each window's U-Value and SHGC value for exact specifications)

Window comes standard in white and includes a half screen; additional sizes, factory mulling, glass, wood jamb extensions, grid and colors are available; see your local sales associate for available custom options

Standard manufacturer's Limited Lifetime Warranty included on all vinyl materials and all parts under normal use, as well as a 25-year prorated warranty against seal failure (see actual warranty for details)

All ReliaBilt windows are manufactured exclusively for Lowe's and made proudly in the USA

SPECIFICATIONS

Actual Height (Inches)	Varies
Actual Width (Inches)	Varies
Color/Finish Family	White
Glass Insulation	Low-E argon
Glazing Type	Double pane
ENERGY STAR Certified Southern Zone	Yes
UNSPSC	30171600
Rough Opening Height (Inches)	Varies
Rough Opening Width (Inches)	Varies
ENERGY STAR Certified South/Central Zone	Yes
Series Name	150 Series
Frame Material	Vinyl
Grid Type	N/A
Grid Width	N/A
Grid Profile	N/A
Grid Pattern	N/A
Argon Gas Insulated	Yes
Glass Strength	Single strength
Frame Profile	Brick mould
Screen Included	Half
Screen Type	Fiberglass mesh
Screen Frame Type	Roll-form
Balance System	Block and tackle
Tilting	Yes
Warranty	Limited lifetime
Project Type	New construction
Lock Type	Cam
Nail Fin	Integrated
J Channel	Integrated
Wood Jamb Extension	None
Number of Locks	2
Tilt Mechanism	Flush
Jamb Depth (Inches)	3.25

Design Pressure (DP) Rating 50
U Value 0.3
Solar Heat Gain Coefficient (SHGC) 0.22
Grid Included No
Interior Color/Finish White
Exterior Color/Finish White
Hardware Color/Finish White
Paintable Yes

3) Siding and trim

Trim will be painted 1x4 plank
Siding will match current siding double or triple ogee wood siding style.

4) Roofing

Owens Corning Oakridge 32.8-sq ft Onyx Black Laminated Architectural Roof Shingles.

Oakridge® laminated shingles have a warm, inviting look in popular colors for a step up from traditional three-tab shingles. With an expanded Oakridge® shingle color palette, we provide a unique blend of artistry and craftsmanship that will give your home a look that is anything but ordinary.

Oakridge roofing shingles are a step up from 3-tab shingles and designed to provide long-lasting performance

Available in a wide range of inviting, popular colors

3 Bundles per 98.4 square feet

Also described as architectural, dimensional, or laminate shingles

Subtle layering and improved aesthetics

110-MPH wind resistance limited warranty with 4-nail application

130-MPH wind resistance limited warranty with 6-nail application and Owens Corning Starter Shingles in eaves and rakes

StreakGuard Algae Resistance Protection helps inhibit the growth of blue-green algae to provide protection against those ugly black streaks

Limited lifetime warranty (for as long as you own your home)

SPECIFICATIONS

Series Name Oakridge
Color/Finish Family Black
Laminated Yes
Type Architectural
Fire Rating Class A
Wind Rating (MPH) 110
Impact Resistance No
Underlayment Required Yes
Algae Resistant Yes
Manufacturer Color/Finish Onyx Black
Warranty Limited lifetime
Shingle Length (metric) (Centimeters) 100.012
Shingle Width (metric) (Centimeters) 33.655
Shingle Length (imperial) (Inches) 39.375
Shingle Width (imperial) (Inches) 13.25

5) Privacy Fence and Railing

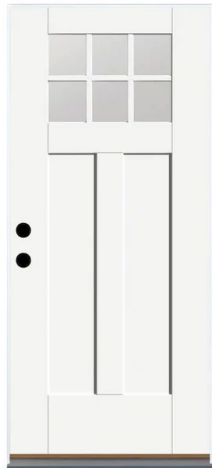
A standard 6' pressure treated wooden picket will be used for the fence

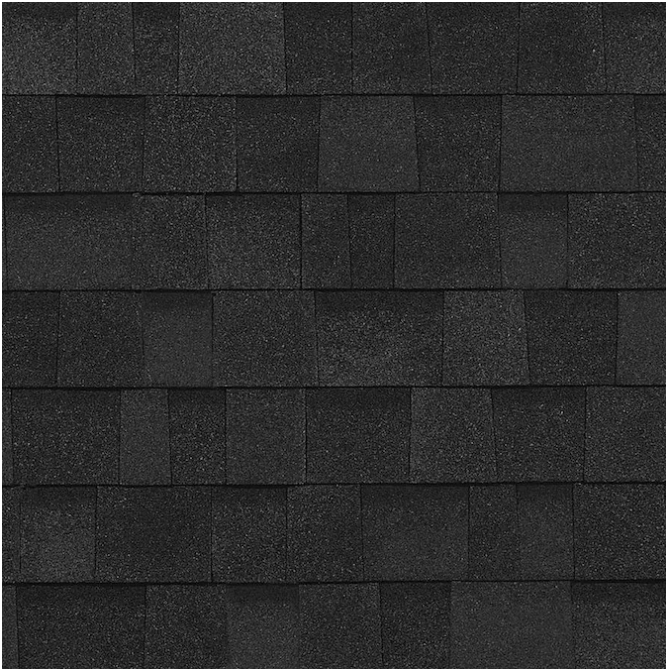
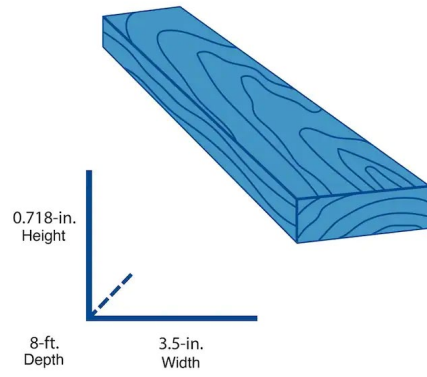
A standard 2"x2" pressure treated wooden baluster will be used for the railing

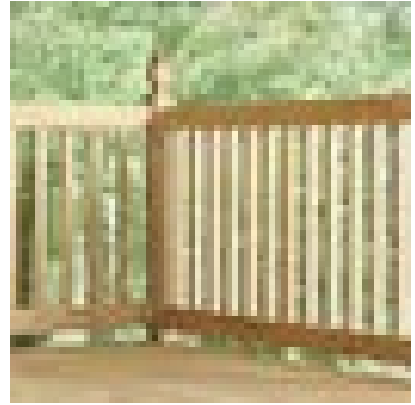
6) Paint

Color: Behr Soft Focus (Siding and Trim)

Visual Representations of materials Spec'd above:







314 Trail St. San Antonio, TX 78212

Scope Of Work

The work we are requesting to do for the visual and value improvements of this property are as follows:

Adding 350sqft addition to the rear of the existing main structure.

A new roof tied into the existing main structure.

New composition shingles for the entire structure.

Replace/ update 13 windows with new energy-efficient vinyl windows (windows will be inset as recommended by OHP staff).

New craftsman-style front door.

Removing the north-facing front door and keeping the west-facing front door.

Removing and replacing rotted or damaged wood siding. The replacement will be that of the same style and material.

Replacing skirting to match the same wood-style siding that currently exists.

Painting the structure.

Adding a new 6ft wooden privacy fence to the west and east sides of the structure (left and right sides).

Adding a new 3ft wooden fence to the front (north) yard of the structure.

Adding a new set of wooden rails to the front porch of the structure.

Replacing gravel driveway with new concrete driveway.

We are looking to get an administrative/ staff approval. We are willing to make any necessary changes to this plan as recommended.

