

HISTORIC AND DESIGN REVIEW COMMISSION

March 04, 2020

HDRC CASE NO:	2020-074
ADDRESS:	211 BARRERA
LEGAL DESCRIPTION:	NCB 713 BLK 10 LOT 3
ZONING:	RM-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Adrian Gonzalez/ASG
OWNER:	John Forsythe/MITCHELL MARY KATELYN
TYPE OF WORK:	Exterior alterations, porch modifications, construction of 1-story addition to rear accessory structure
APPLICATION RECEIVED:	February 05, 2020
60-DAY REVIEW:	April 06, 2020
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant requests a Certificate of Appropriateness to:

1. Replace the existing wood Corinthian front porch columns with new square columns.
2. Replace the front wooden door and transom with new solid wood door in mahogany with transom and door trimming. The existing front door appears to be original.
3. Replace the wood siding on the rear accessory structure with wood siding or cement board siding.
4. Construct an addition to the rear accessory structure totaling approximately 204 square feet.

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. *Façade 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.

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-cochères*—Preserve porches, balconies, and porte-cochères. Do not add new porches, balconies, or porte-cochères 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-cochères, 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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

FINDINGS:

- a. The primary structure at 211 Barrera is a 1-story residential structure constructed circa 1915 in the Folk Victorian style. The structure features decorative wood window screens, woodlap siding, a cross gable configuration, and a low-sloping front porch. The structure is contributing to the Lavaca Historic District.
- b. **PORCH COLUMNS** – The applicant has proposed to replace three existing wood Corinthian style porch columns and install new fiberglass columns with a square, Craftsman-style design. According to the Historic Design Guidelines, existing columns should be repaired in-kind. Replacement should only be considered when the columns are deteriorated beyond repair, and if that threshold is met, columns should be replaced in-kind to match the existing in size, placement, and detail. Staff does not find the style of the columns as proposed to be appropriate for the structure, and does not find that the columns are deteriorated beyond repair based on the evidence provided.
- c. **FRONT DOOR REPLACEMENT** – The applicant has proposed to remove the existing front door, transom, and trim and install a new Craftsman-style door with new transom and frame detail. The existing door is Folk Victorian in design, fully wood, and appears to be original to the house or the era of construction. According to the Historic Design Guidelines, existing doors and windows should be preserved. If an existing door is deteriorated beyond repair, new doors should match the existing in style, material, and configuration. Based on the information provided, the existing door is in repairable condition. Staff finds that the applicant should repair the existing door in place.
- d. **REAR ACCESSORY STRUCTURE SIDING REPLACEMENT** – The applicant has proposed to replace the siding on the rear accessory structure. The existing siding is uncovered and untreated wood, featuring a dutchlap profile that closely resembles the siding used on the primary structure. The applicant has proposed either replacement in-kind with woodlap siding or a composite siding product. Staff finds both options generally appropriate, but finds that smooth siding with no faux grain should be used if a composite product is specified.
- e. **REAR ACCESSORY STRUCTURE ADDITION** – The applicant has proposed to construct a rear addition to the rear accessory structure. Staff finds the request eligible for administrative approval.

RECOMMENDATION:

Item 1, Staff does not recommend the front porch column replacement based on finding b. Staff recommends that the columns be repaired in place.

If the HDRC determines that the columns are eligible for replacement, staff finds that they should be replaced in-kind with new wood columns featuring a Corinthian-style capital and dimensions to match the existing.

Item 2, Staff does not recommend the front door replacement based on finding c. Staff recommends that the door be repaired. The in-kind replacement of trim or framing elements is eligible for administrative approval.

Item 3, Staff recommends approval of the rear accessory structure siding replacement based on finding d with the following stipulations:

- i. That the applicant utilizes woodlap siding with a maximum reveal of 4 inches or composite siding with a smooth finish and no faux grain. The applicant must submit a final material specification to staff prior to the issuance of a Certificate of Appropriateness.

Item 4, Staff recommends approval of the rear accessory structure addition based on finding e with the following stipulations:

- i. That the applicant provides accurate, measured, dimensioned drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.











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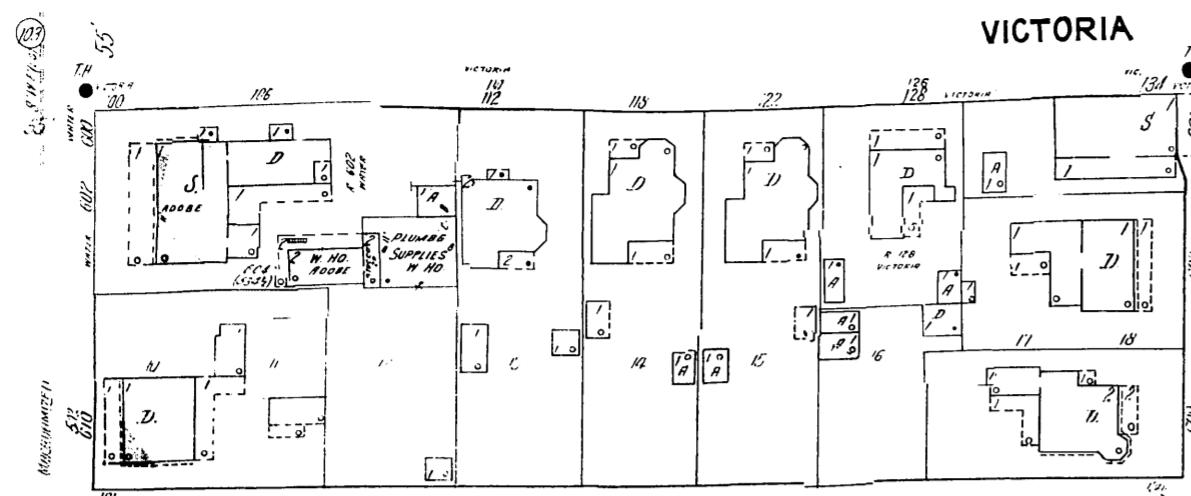






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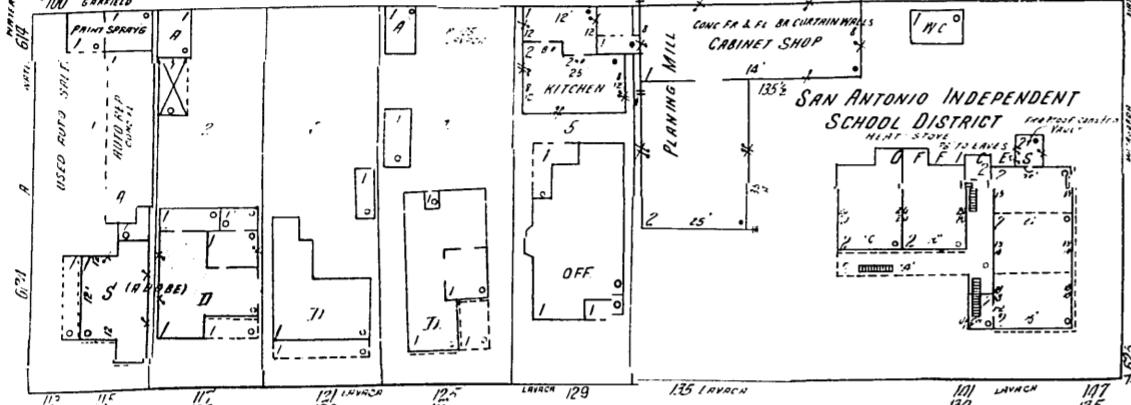
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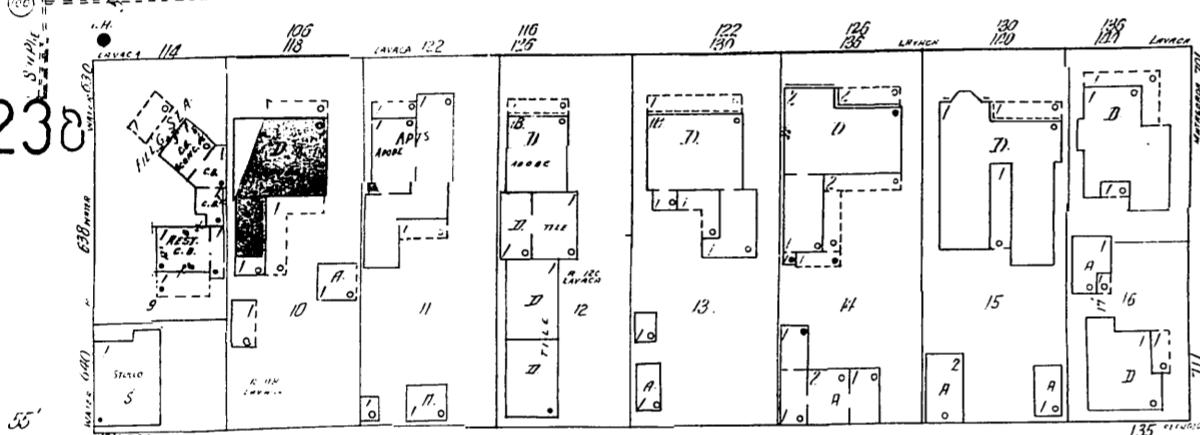
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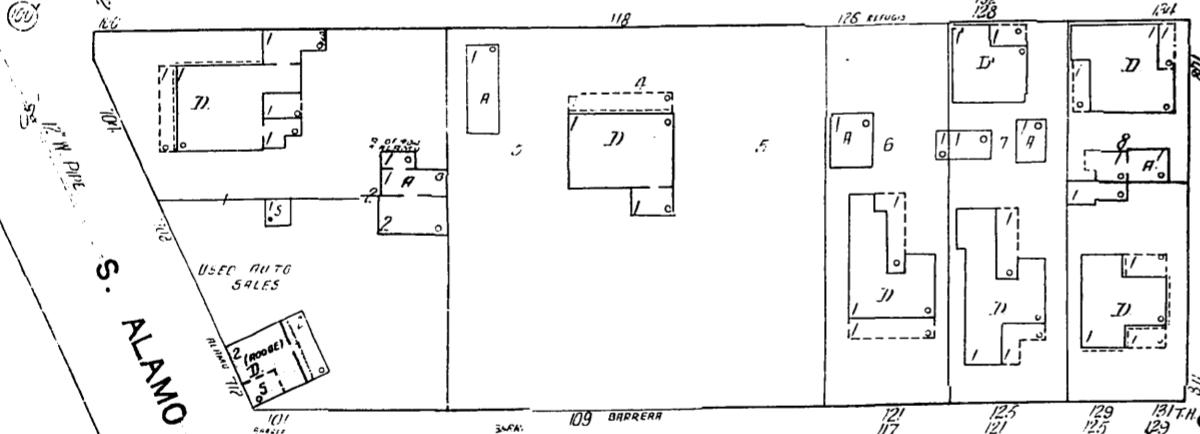
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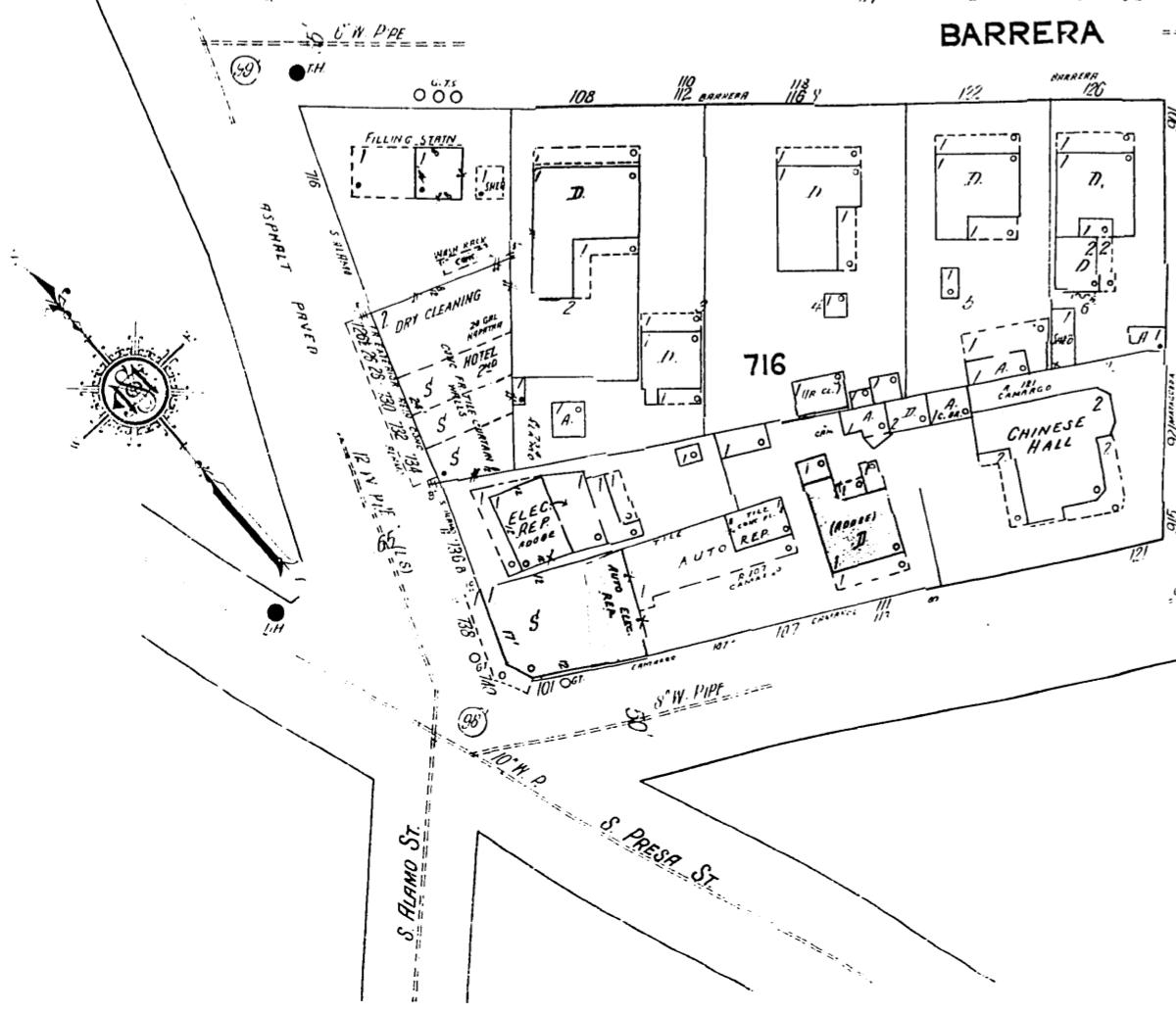


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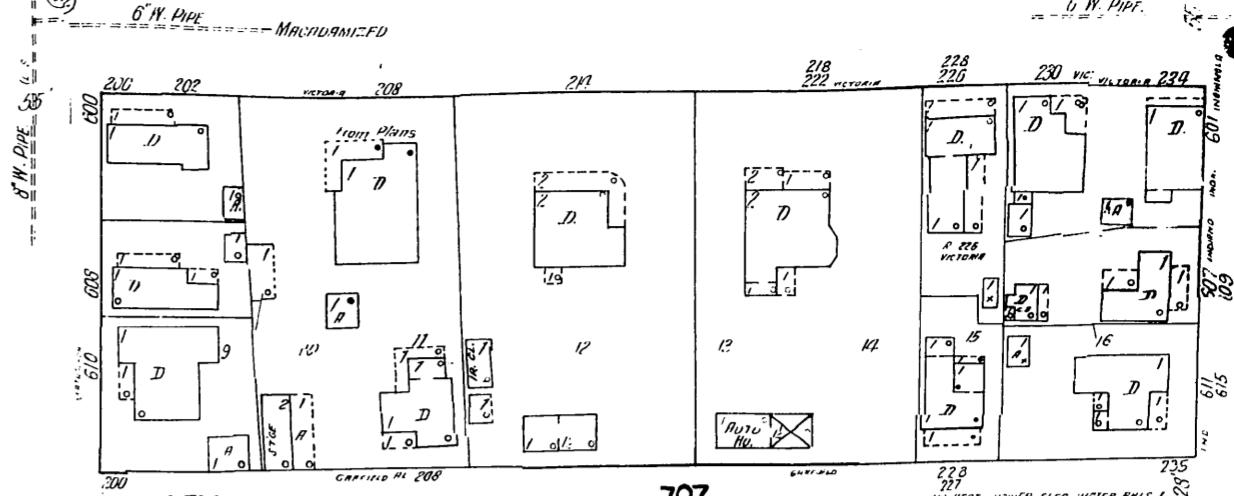
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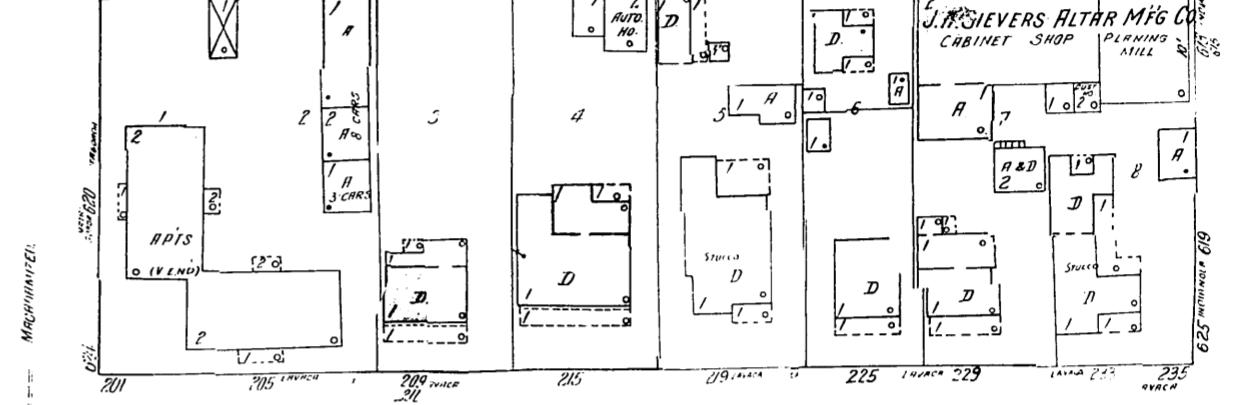
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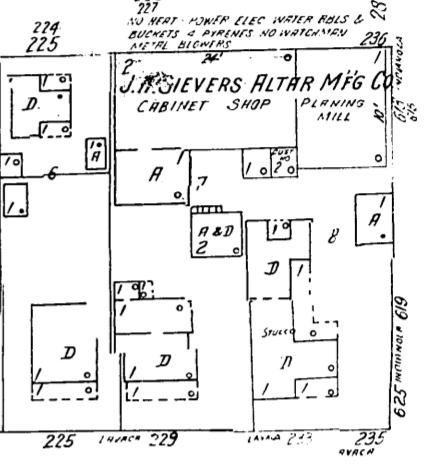
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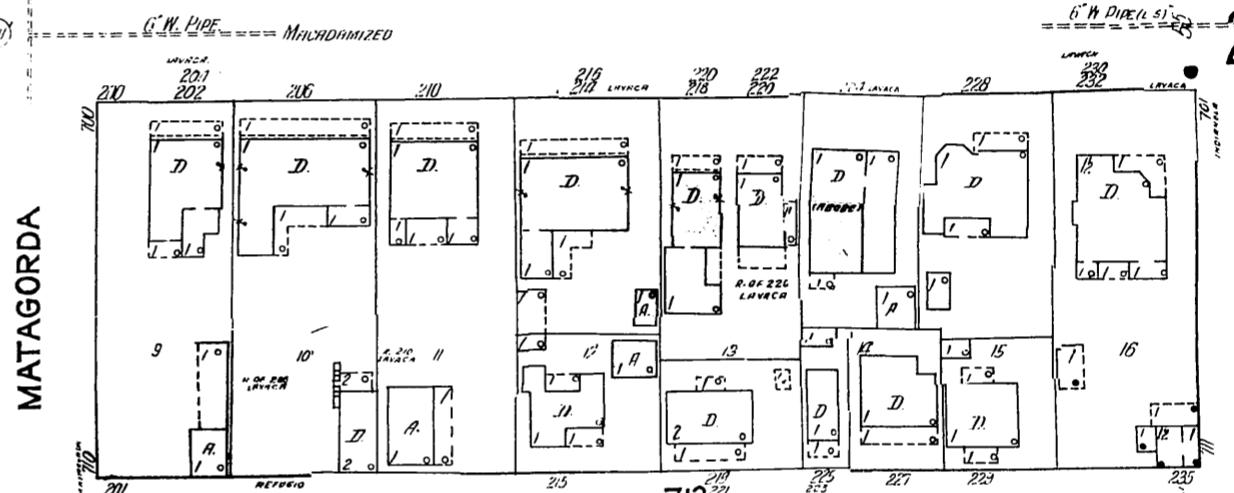
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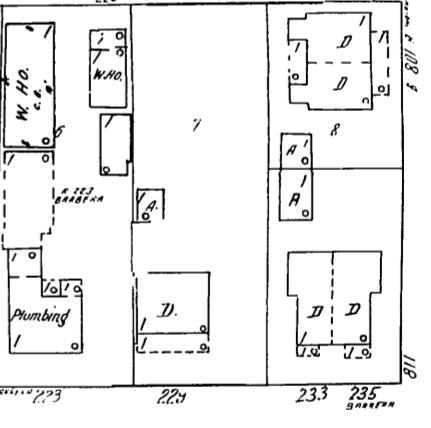


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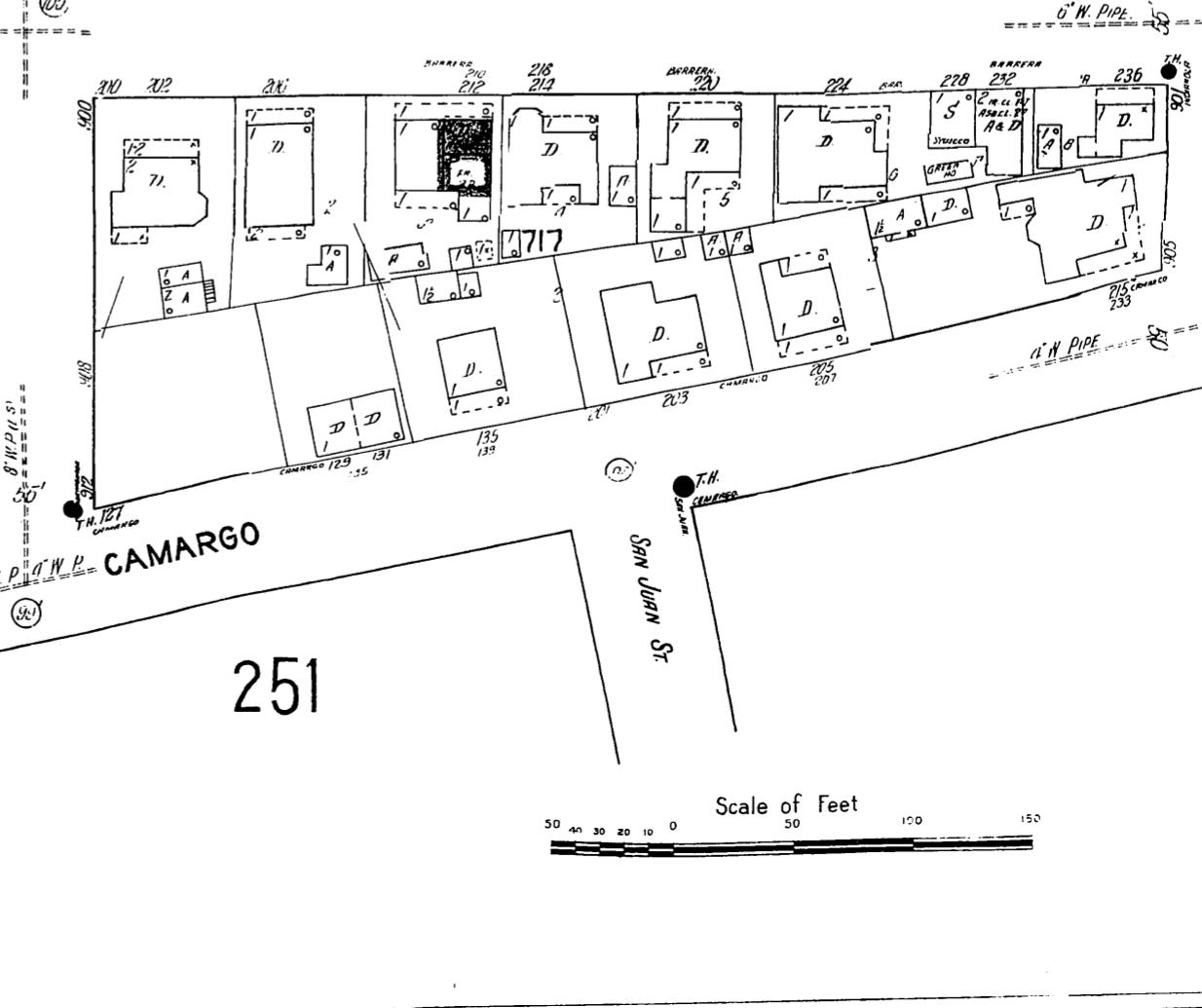
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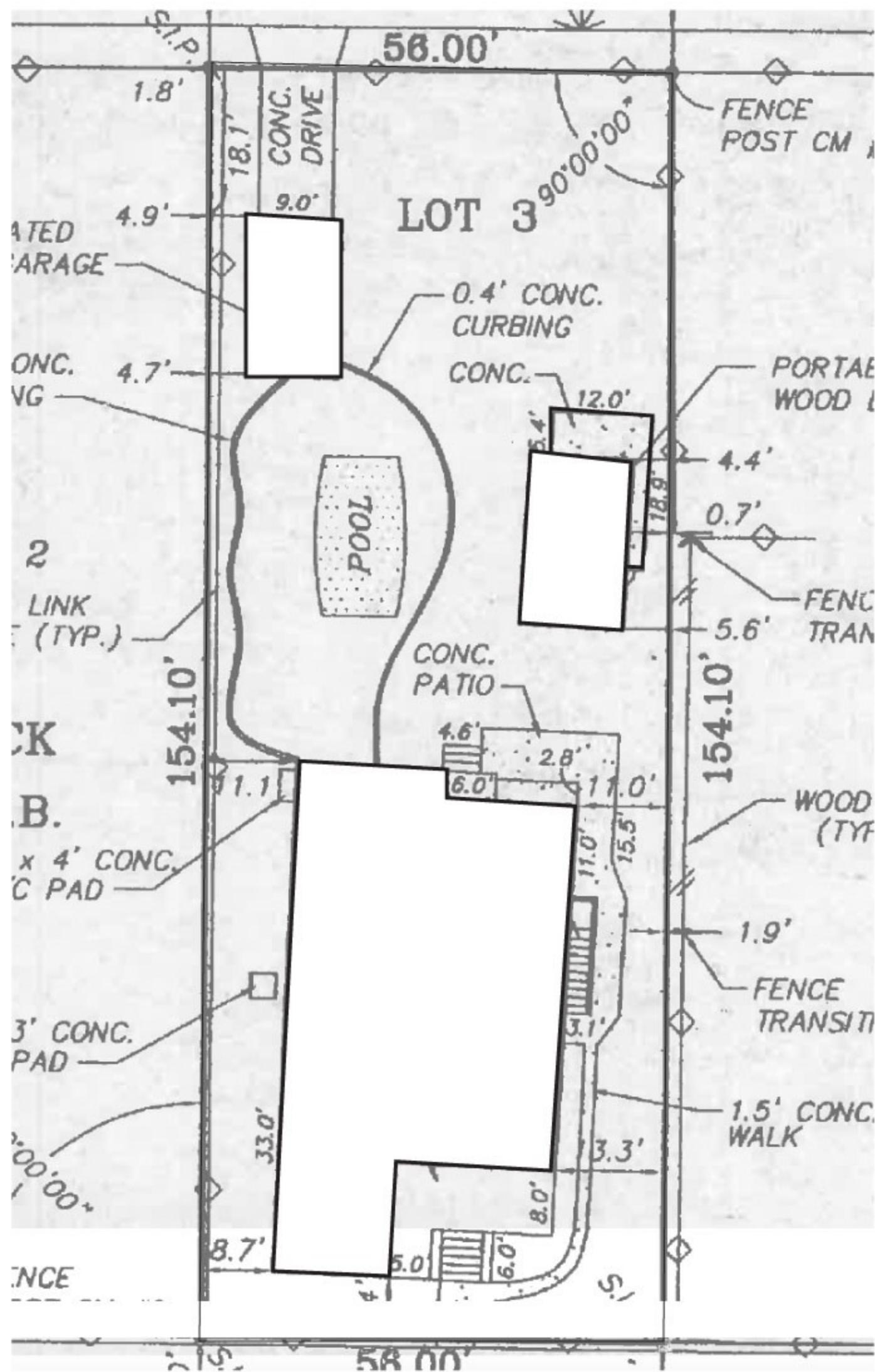


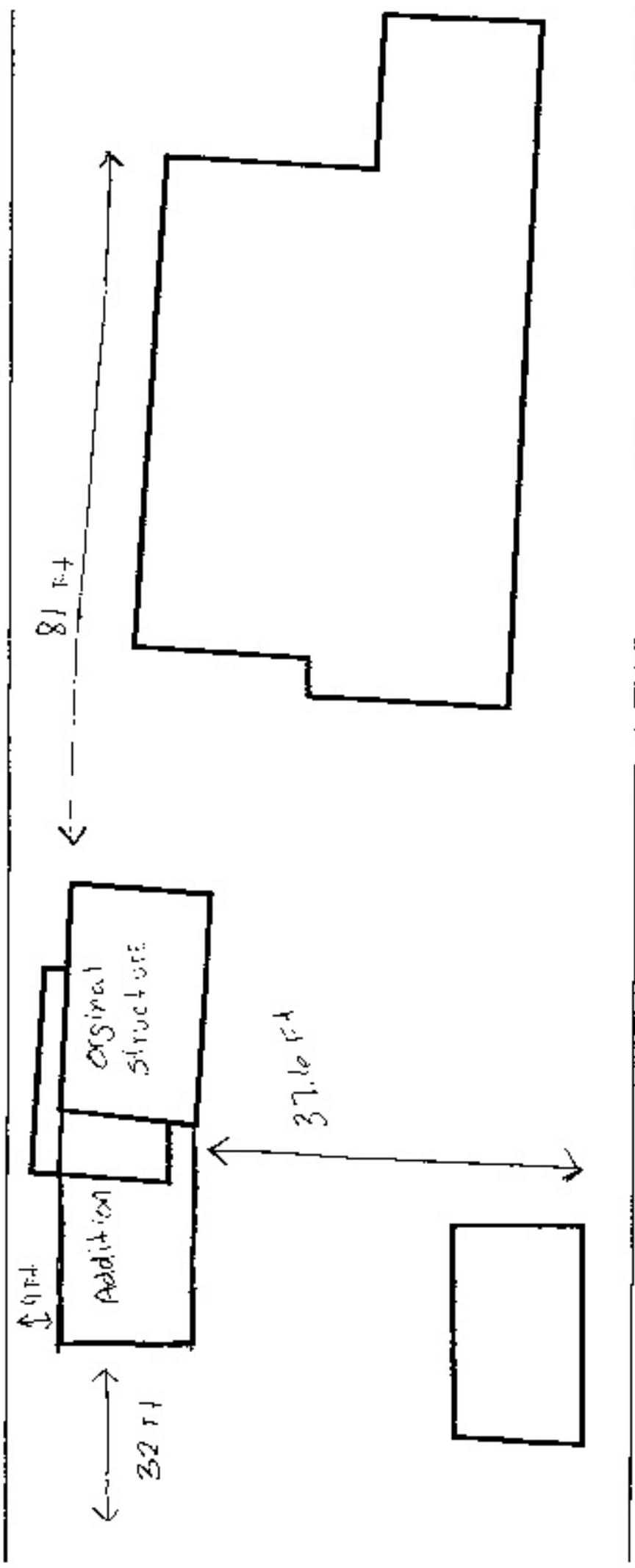
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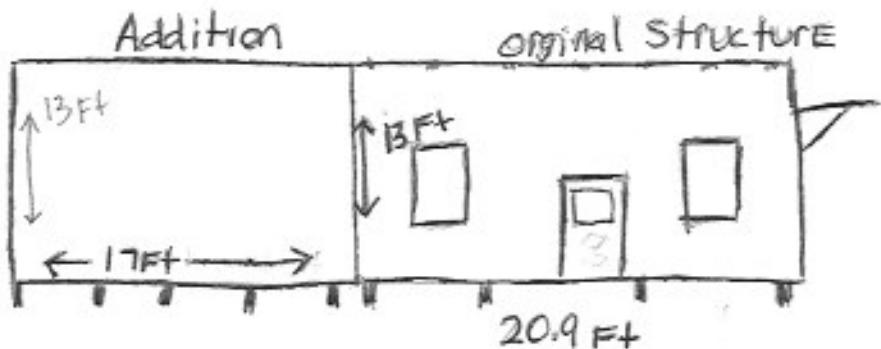
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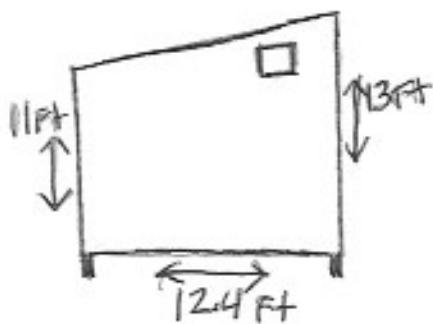




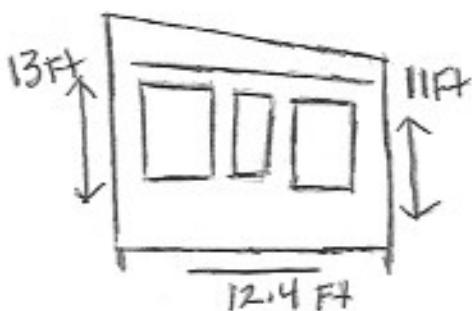
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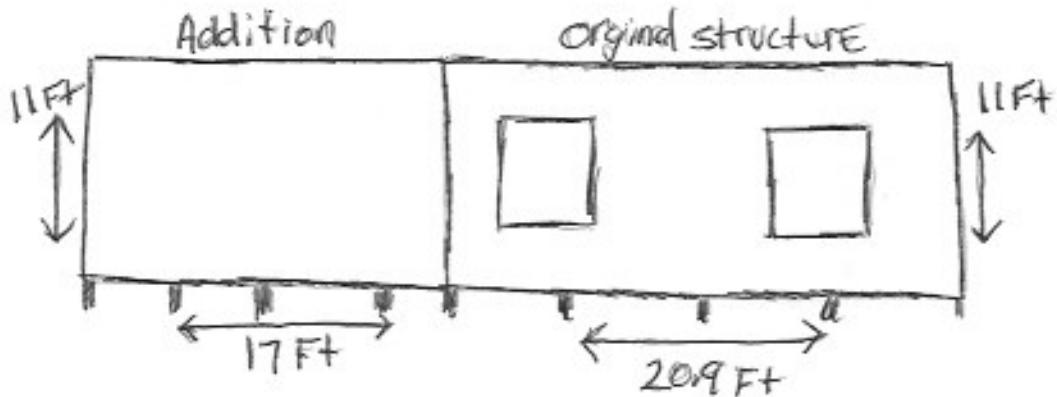
Right side



Left side



Back side







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