

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2018

HDRC CASE NO: 2018-004
ADDRESS: 102 ALDER
LEGAL DESCRIPTION: NCB 1300 BLK 1 LOT 14
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Robert Richmond
OWNER: Meek Corp
TYPE OF WORK: Construction of a rear addition, porch modifications, window replacement, install fence
APPLICATION RECEIVED: December 21, 2017
60-DAY REVIEW: February 20, 2018
REQUEST:

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

1. Construct a rear addition to feature approximately 380 square feet.
2. Modify the existing front porch to include new columns, railings and a standing seam metal roof.
3. Remove non-original aluminum windows and replace with new wood windows.
4. Remove non-historic elements including vinyl siding and skirting, and install stucco skirting.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

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.

5. Guidelines for Site Elements

B. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

6. Architectural Features: Doors, Windows, and Screens

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.

vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. Side and rear porches—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. The structure at 102 Alder was constructed circa 1910 in the Folk Victorian style and first appears on the 1912 Sanborn map. The structure features an L-plan with a front porch and crossed gabled roofs. Many of the decorative elements that are typical of the Folk Victorian style have been removed. Front porch modifications, front lawn modifications and windows replacement has also been performed by previous owners.
- b. ADDITION – The applicant has proposed to construct a rear addition featuring approximately 380 square feet. The addition features a flat standing seam metal roof extending from the existing shed roof. The addition also features three (3) windows on the side elevation and double doors leading to wood steps on the rear elevation. The addition will feature stucco skirting and wood siding to match the existing historic structure. Per the Guidelines for Additions, staff finds the massing, location, roof form, and materials of the addition generally appropriate. Per the Guidelines for Additions 3.1.A.iv, a setback and/or small change in detail should be included to provide a clear visual distinction between the old and new forms. The applicant is responsible for incorporating this detail into the design of the rear addition.
- a. WINDOWS – The applicant has proposed to install one (1) sliding wood window and two (2) awning wood windows on the side elevation of the proposed addition. Staff finds that all window opening should relate to those of the primary historic structure in profile, as noted in the Guidelines for Additions 4.A.i.
- c. PORCH – The applicant has proposed to reconstruct the front porch which includes replacing the non-historic metal columns with turned wood columns, replacing the non-historic railing with decorative wood railing, and reconstructing the flat roof cover with standing seaming metal and wood framing. Per the Guidelines for Exterior Maintenance and Alterations 7.B.A.i and v, porch reconstructions should be based on accurate evidence of the original porch or be based on the architectural style of the building and historic patterns. Staff finds the proposed porch consistent with the Guidelines; however, detailed drawings for railing, columns and the proposed porch roof should be submitted to staff for review and approval.
- d. WINDOW REPLACEMENT – The applicant has proposed to replace all existing windows on the structure with wood windows. Staff finds that all of the original windows have been replaced with aluminum windows prior to the current applicant's ownership of the structure. According to the Guidelines for Exterior Maintenance and Alterations 2.B.vii., non-historic, incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that a replacement window with an alternative material is appropriate in this case provided that the following specifications are met: the proposed windows should feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". 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 which will allow for the installation of an appropriate wood screen. 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 an 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.
- e. SIDING/SKIRTING – The applicant has proposed to remove non-historic vinyl siding and skirt to reveal the original wood siding and install stucco skirting to match the concrete front porch. Per the Guidelines for Exterior Maintenance and Alterations 2.1.B.i, exposing the original wood siding that is currently covered with materials that have not reached historic significance is encouraged. Staff finds that the removal of vinyl siding appropriate,

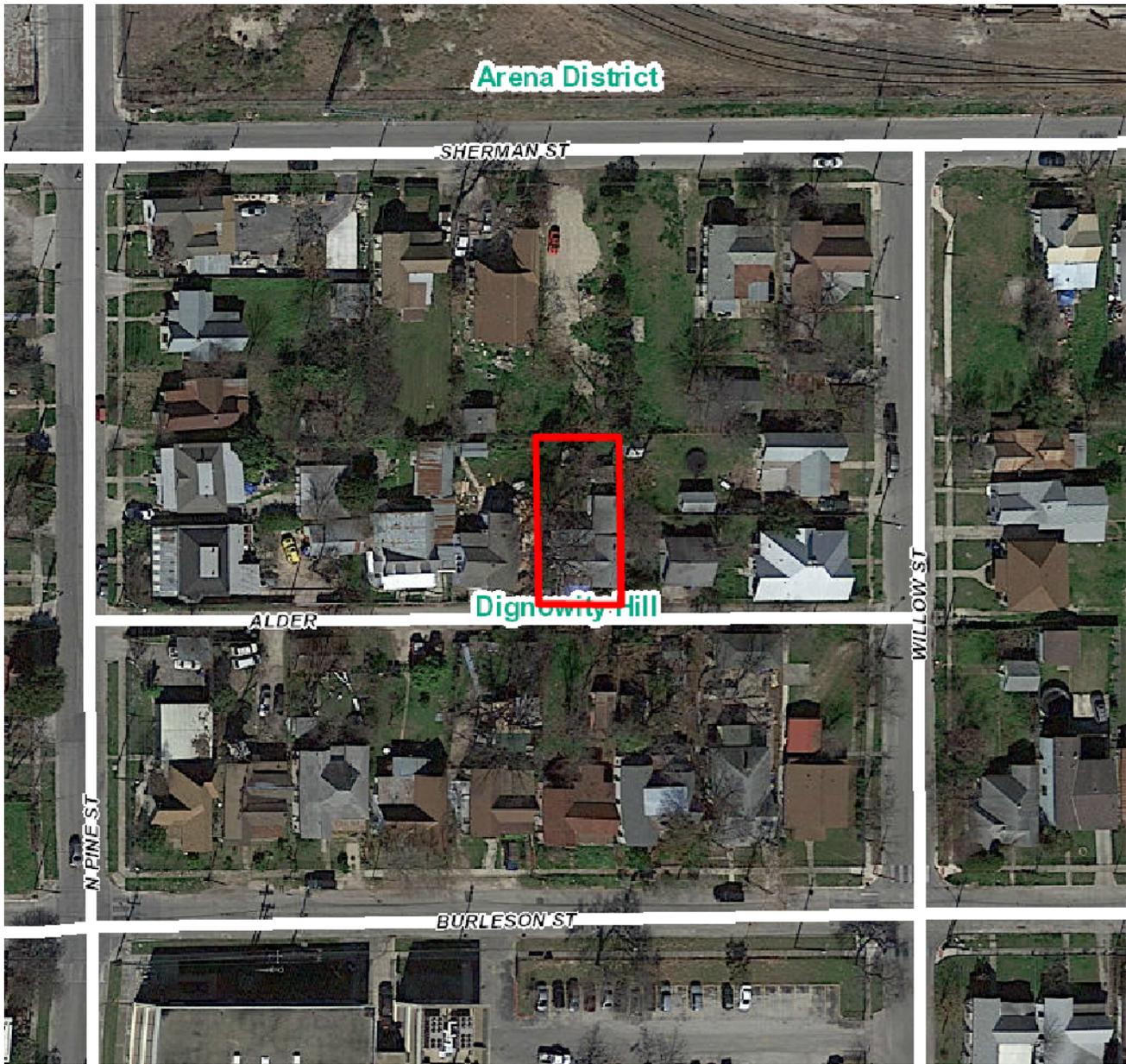
without the reinstallation of stucco skirting. The applicant should consider wood skirting as the replacement material.

RECOMMENDATION:

1. Staff recommends approval to construct and addition based on findings b and c with the following stipulations:
 - i. The addition includes a vertical trim piece to provide a visual distinction between old and new forms.
 - ii. The addition feature window dimensions and configurations that are found on the historic structure.
 - iii. Updated construction documents are submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
2. Staff recommends approval of the reconstruction of the porch based on finding c with the stipulation that measured detail drawings be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The updated drawings should include porch roof, railing and column details.
3. Staff recommends approval of window replacement based on finding d provided the windows are consistent with the specifications noted in finding c: the proposed windows should feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". 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 which will allow for the installation of an appropriate wood screen. 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 an 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. Window specifications must be submitted to staff.
4. Staff recommends approval of the removal of the vinyl siding on all elevations and foundation, but does not recommend approval of the installation of stucco skirting at this time. Staff recommends the installation of wood or Hardi skirting to feature an exposure similar to that of the historic siding.

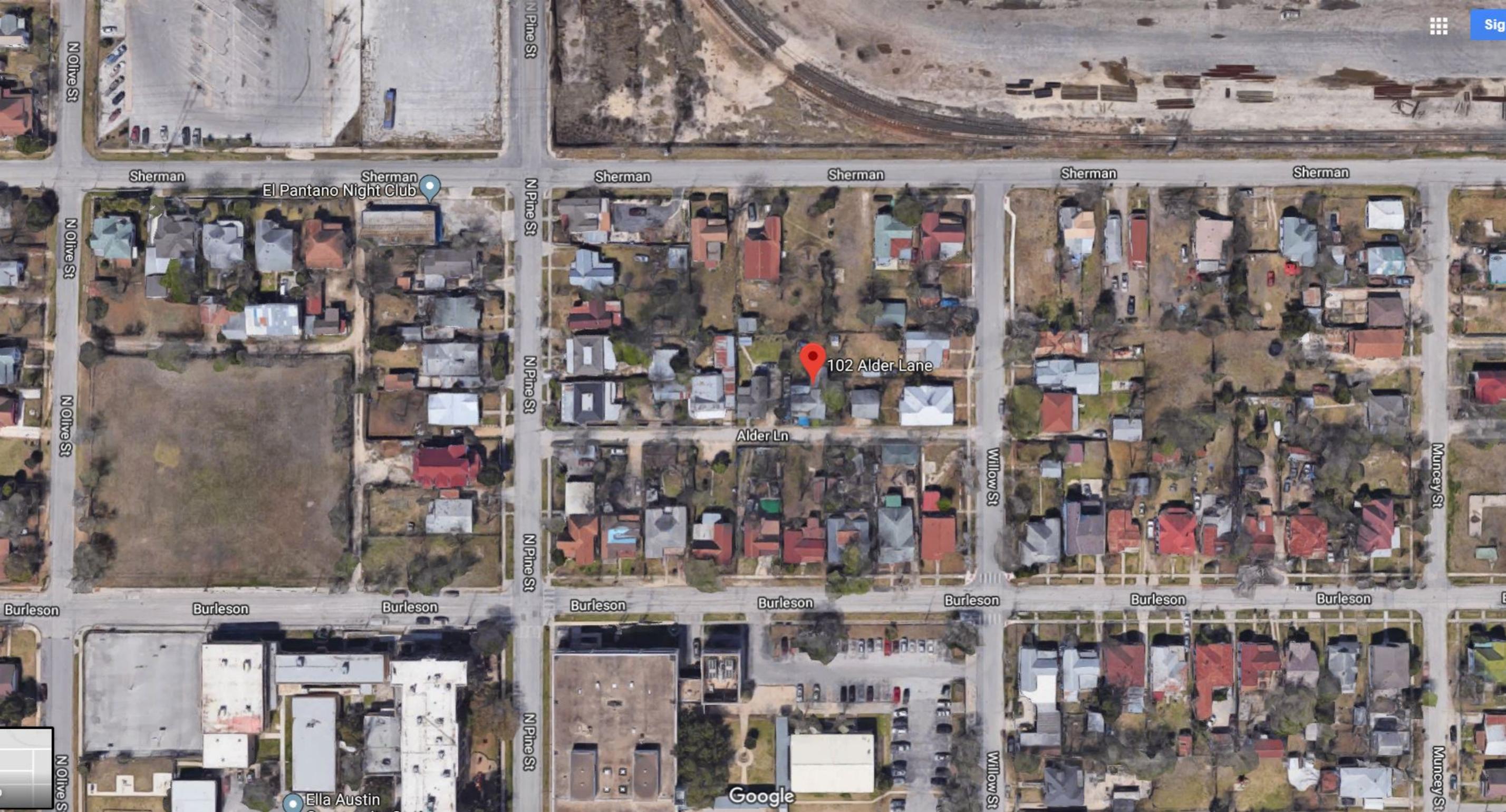
CASE MANAGER:

Huy Pham



	<h2>102 Alder</h2>	<p>Printed: Jan 10, 2018</p>
<p>Powered by ArcGIS Server</p>		

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N Olive St

N Pine St

Sherman

El Pantano Night Club

Sherman

Sherman

Sherman

Sherman

Sherman

N Olive St

N Pine St

102 Alder Lane

Alder Ln

Willow St

Muncey St

N Olive St

N Pine St

Burleson

Burleson

Burleson

Burleson

Burleson

Burleson

Burleson

Burleson

N Pine St

Google

Willow St

Muncey St

N Pine St

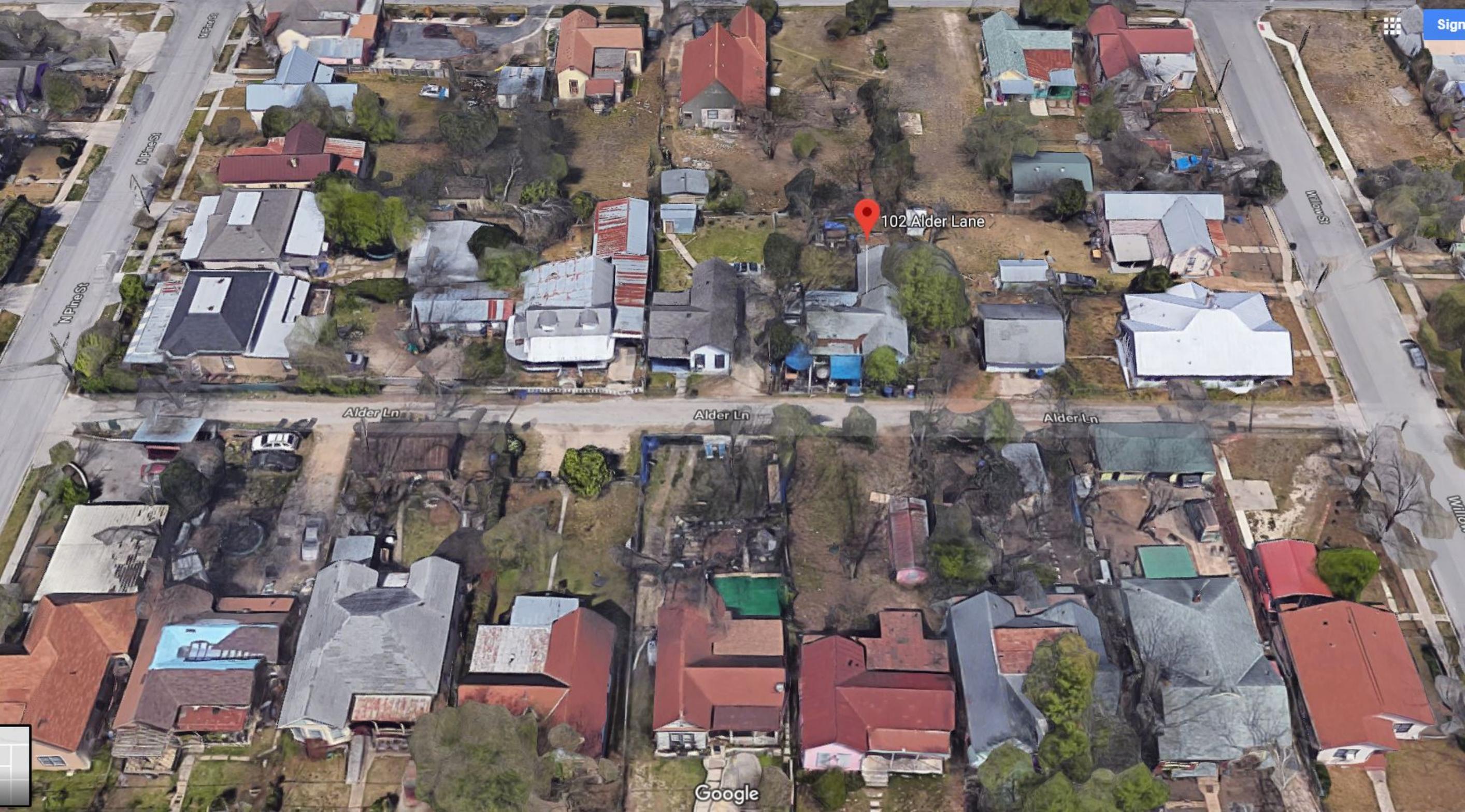
Ella Austin

N Olive St

Sig



102 Alder Lane



102 Alder Lane

Alder Ln

Alder Ln

Alder Ln

M Pine St

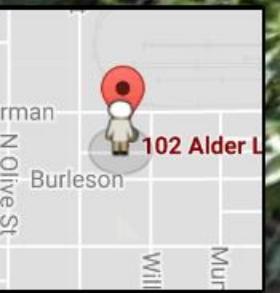
Willow St

Google

Sign

Willow







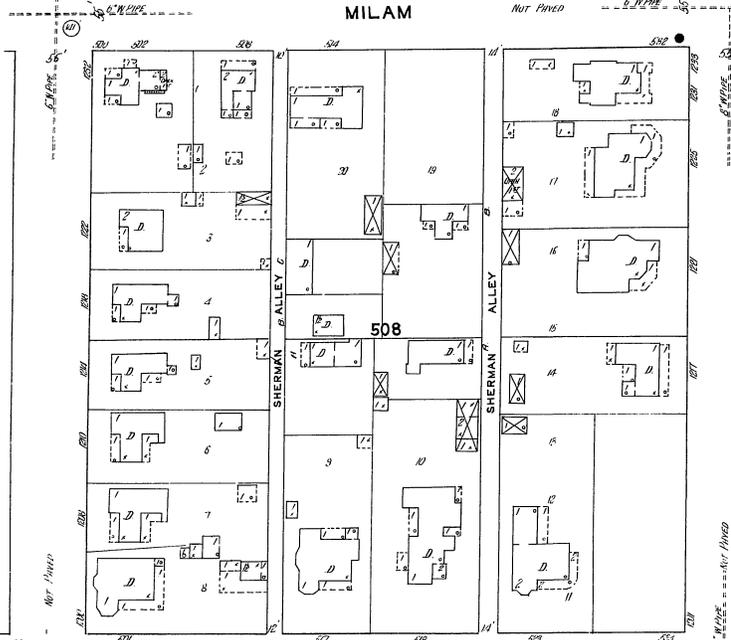
San Antonio No. 2
161

170

MILAM

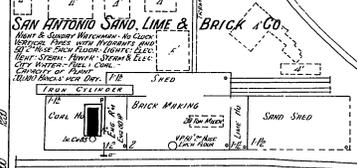
NOT PAVED

6' W PINE



508

RAILROAD TRACKS BEYOND

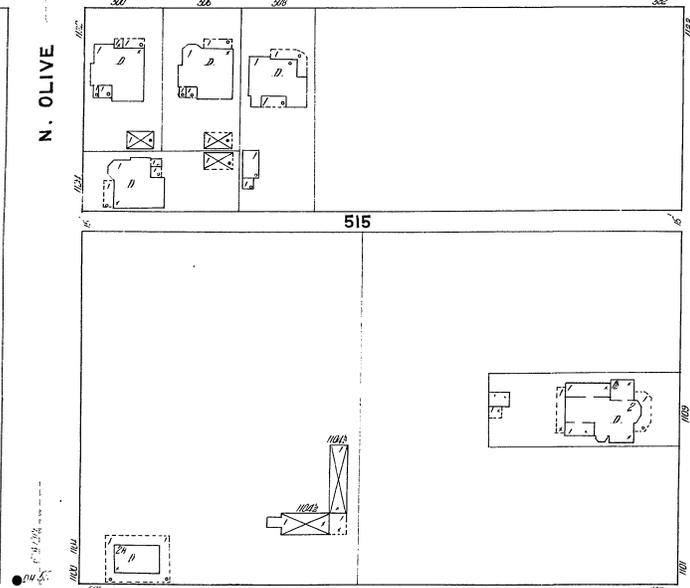


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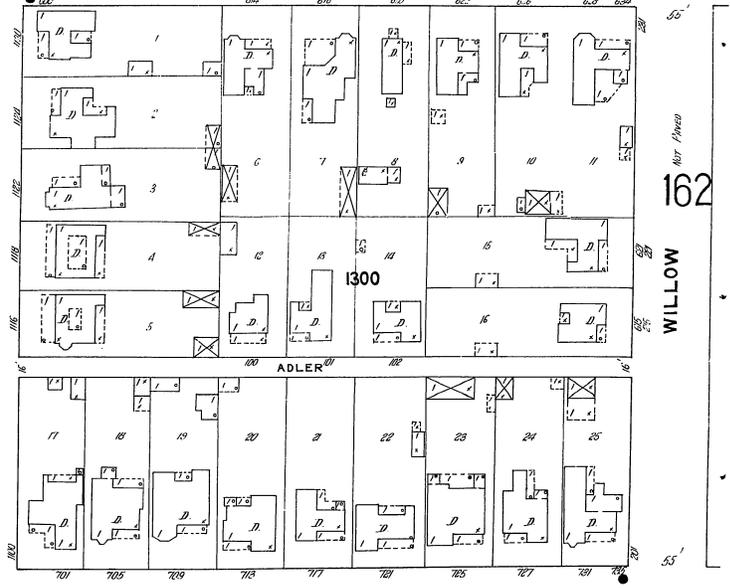
SHERMAN

NOT PAVED

N. PINE



515



1300

162

WILLOW

BURLESON

NOT PAVED

6' W PINE

157

158

Scale of Feet



102 Alder Lane

Currently 100 percent of the windows are aluminum. The awning is constructed of aluminum, with wrought iron posts or supports. The house appears to have original wood wrapped in vinyl.

If the plan is approved I will replace all aluminum windows with wood windows. I will remove all vinyl siding, and all antennas and wires from the front of the house. I will rebuild front porch with wood, and use post pictures in example A. I will leave the existing pitched roof with 3 tab composition. I will match the existing flat roof with metal roof. (not visible from ground level), since the pitch is too slight to use 3 tab composition, and will cover the front porch with the same metal roof (also not visible from ground level) The handrail will be made of wood spindles like those pictured in example B.

An addition will be constructed in the left rear or northwest side of the property. It will be a single story structure approximately 19' by 20' for a total of 380 SF. It will be a flat roof with a very slight .25 on 12 pitch and will blend seamlessly into the existing addition. The skirt will be replaces with stucco the blend into the existing concrete porch. See example C. the paint will be Taupe, with white wood trim, and oiled bronze porch lights and hardware. See Example C. Will paint front door redwood, See deck on Example C.

Minimal landscaping in the small yard for now will consist only of Sod grass surrounded by a 36" white picket fence.

THE ADDITION SIDING WILL BE OF WOOD AND WILL MATCH THE ORIGINAL WOOD SIDING AS CLOSE AS POSSIBLE.

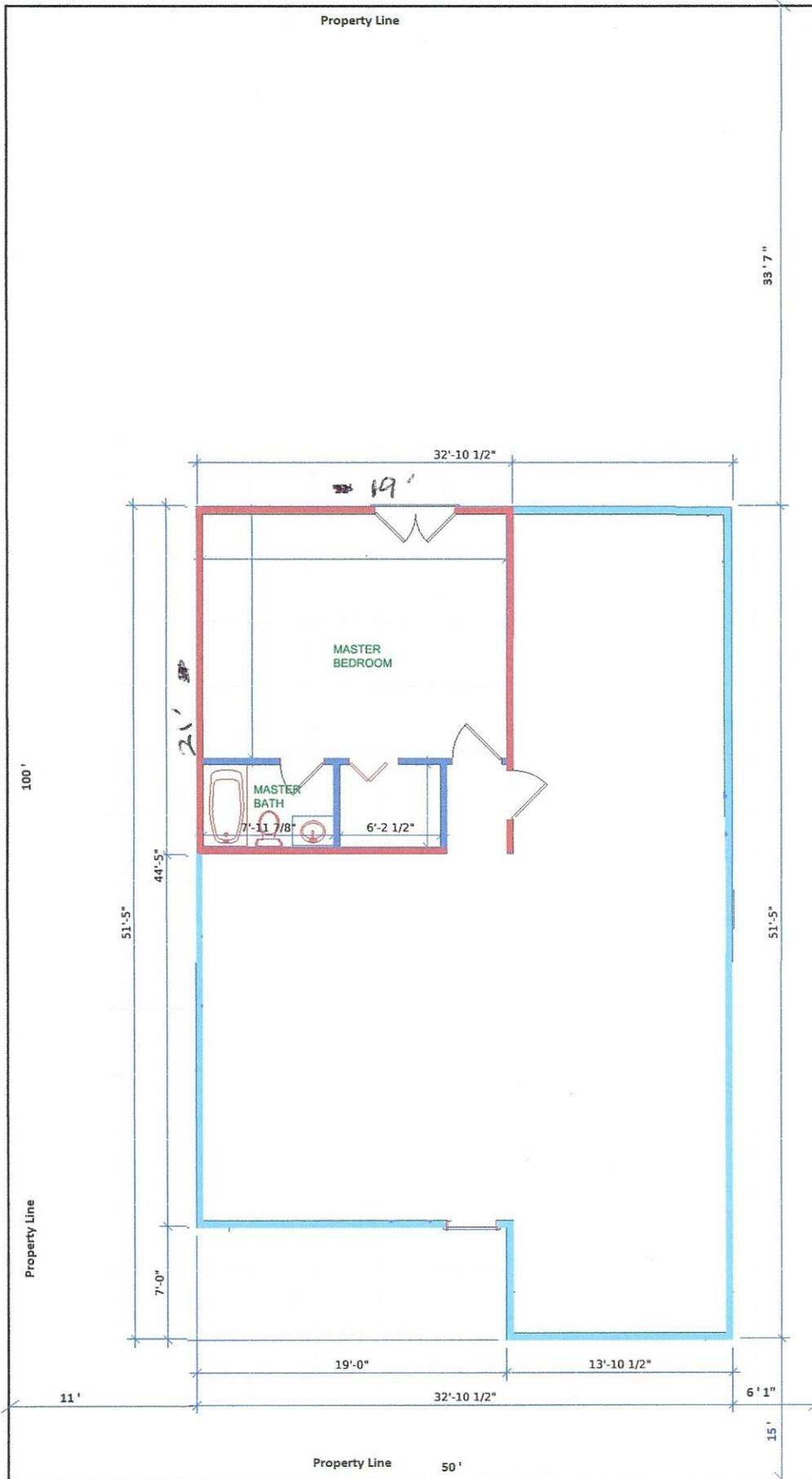
VINYL SIDING AND DECAYING PLYWOOD WAS REMOVED
BY THE FOUNDATION GUY TO INSPECT, PRIOR TO
PERMIT APPROVAL WE ARE WAITING FOR APPROVAL
AND PERMITS BEFORE CONTINUING ANY EXTERIOR



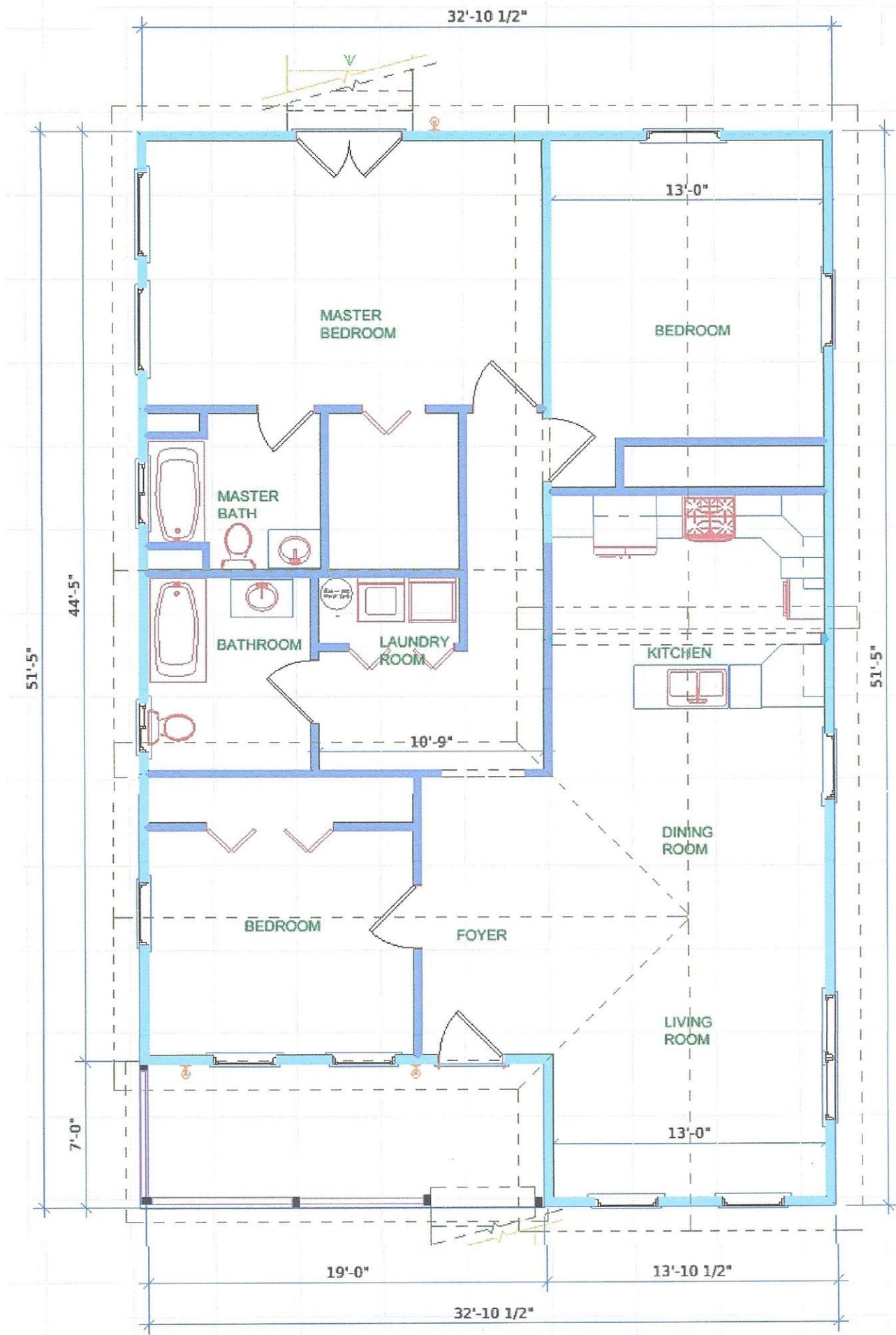
WORK OR PERMIT REQUIRED IMPROVEMENTS
NO ORIGINAL WOOD HAS BEEN TAMPERED WITH



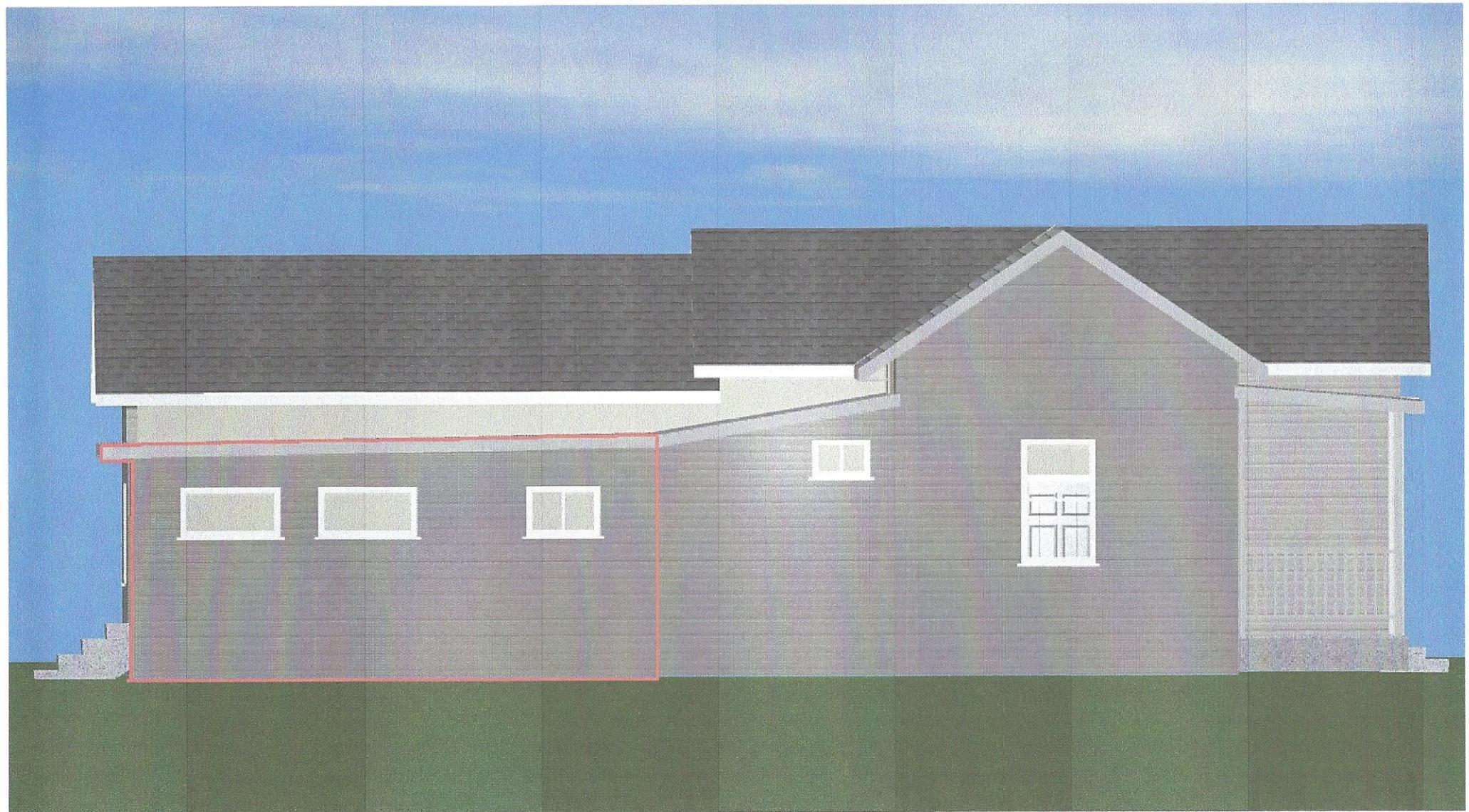




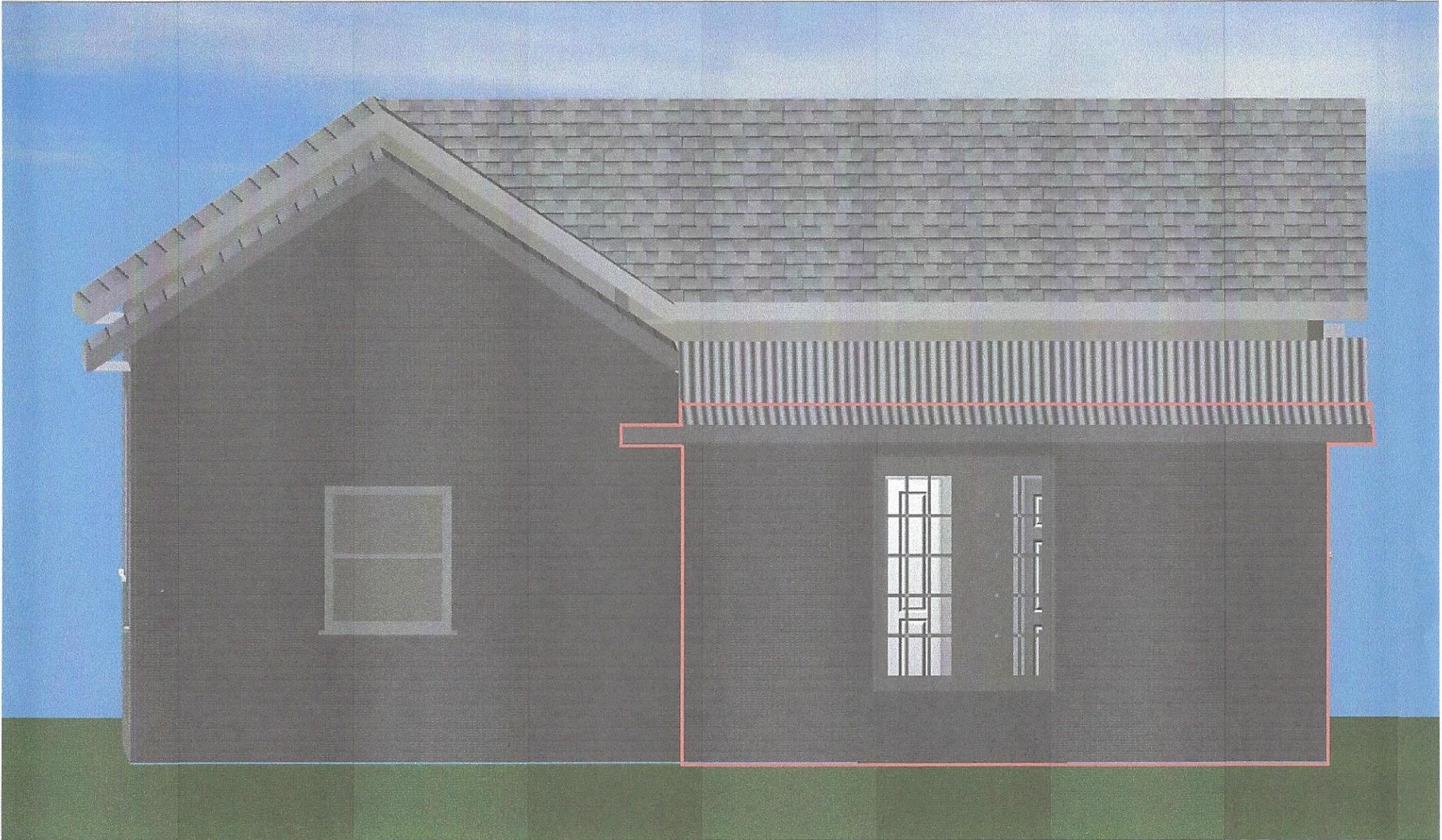
ALDER LN

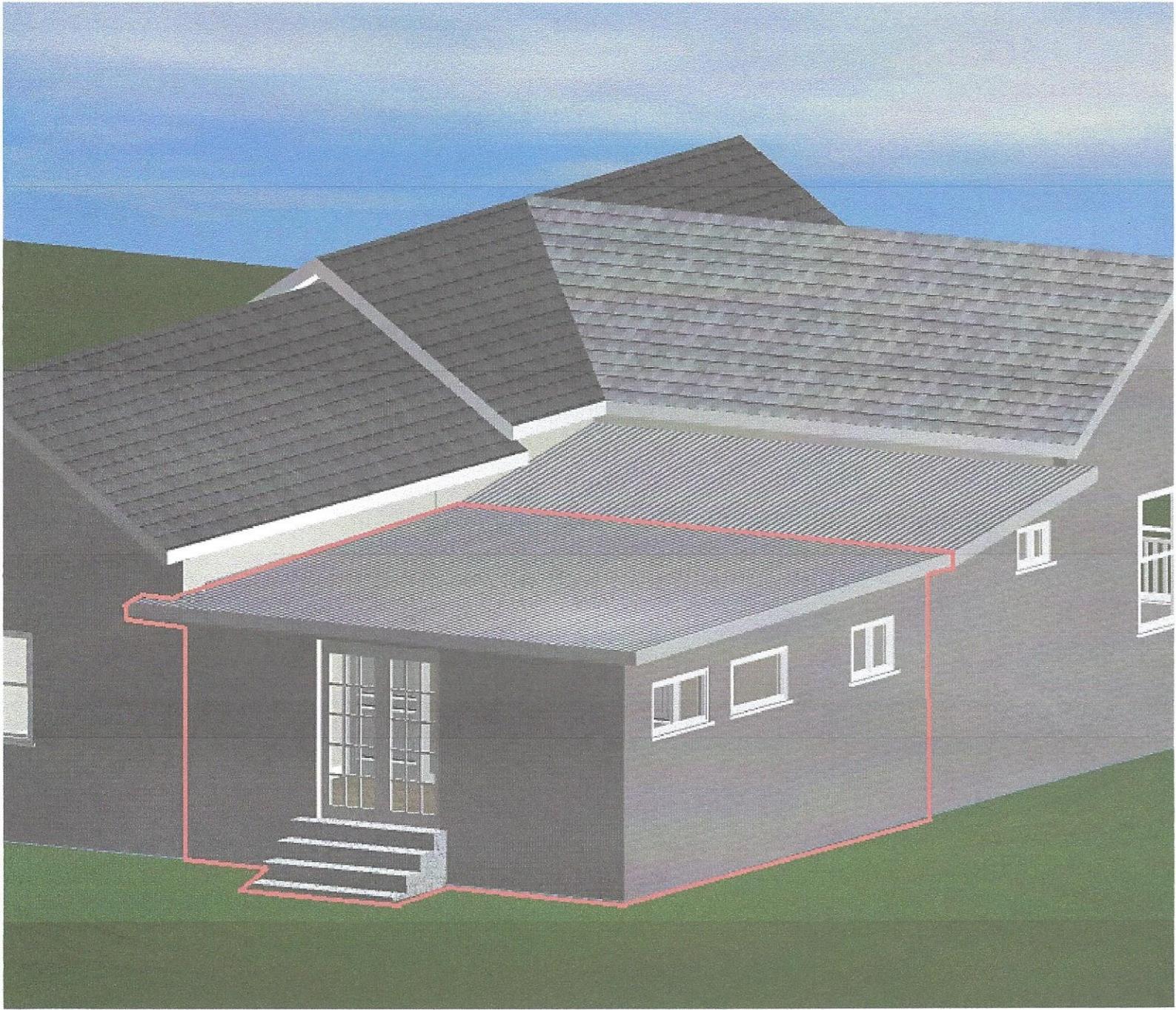


LEFT (SOUTH) ELEVATION



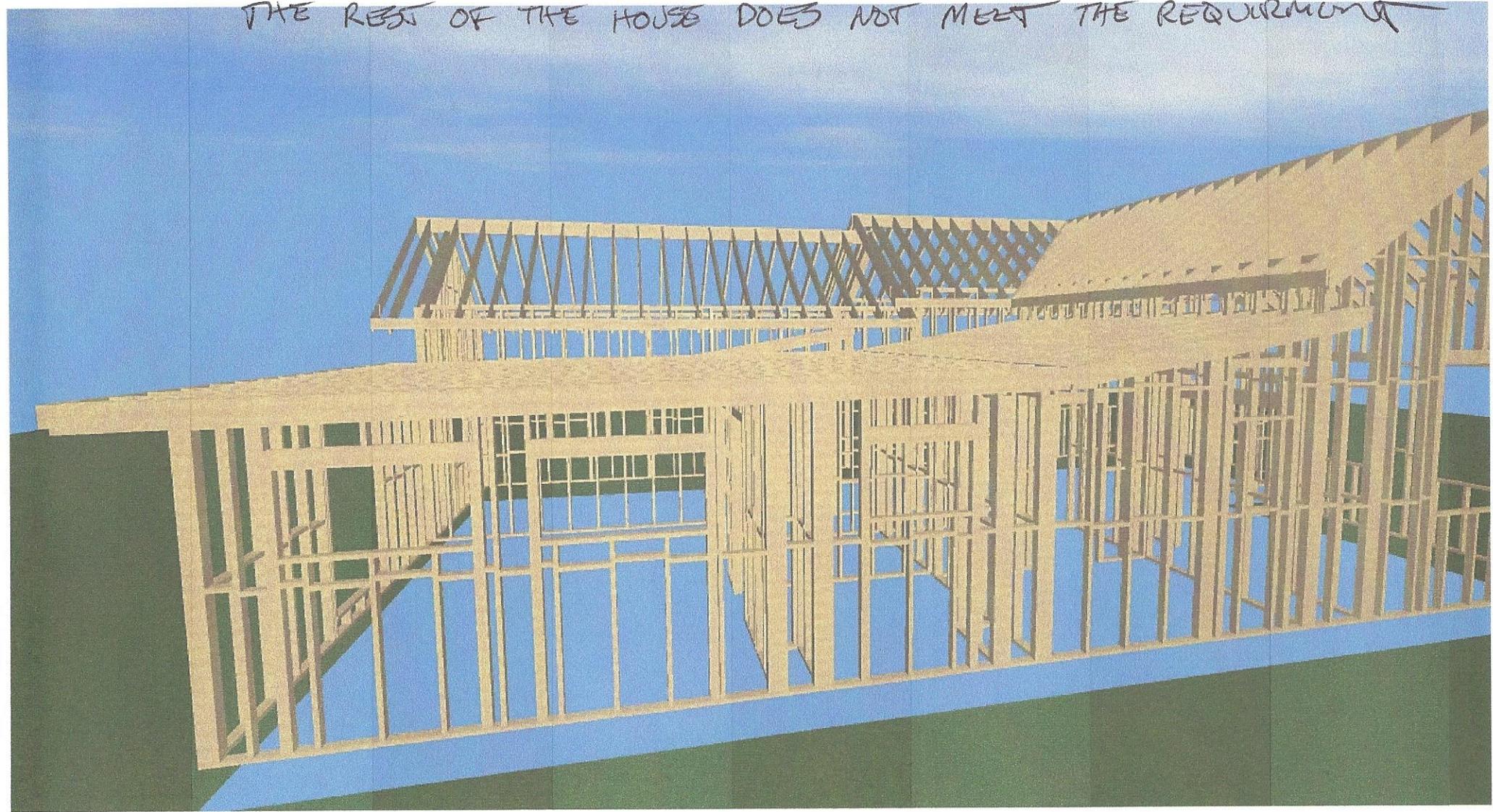
REAR (NORTH) ELEVATION

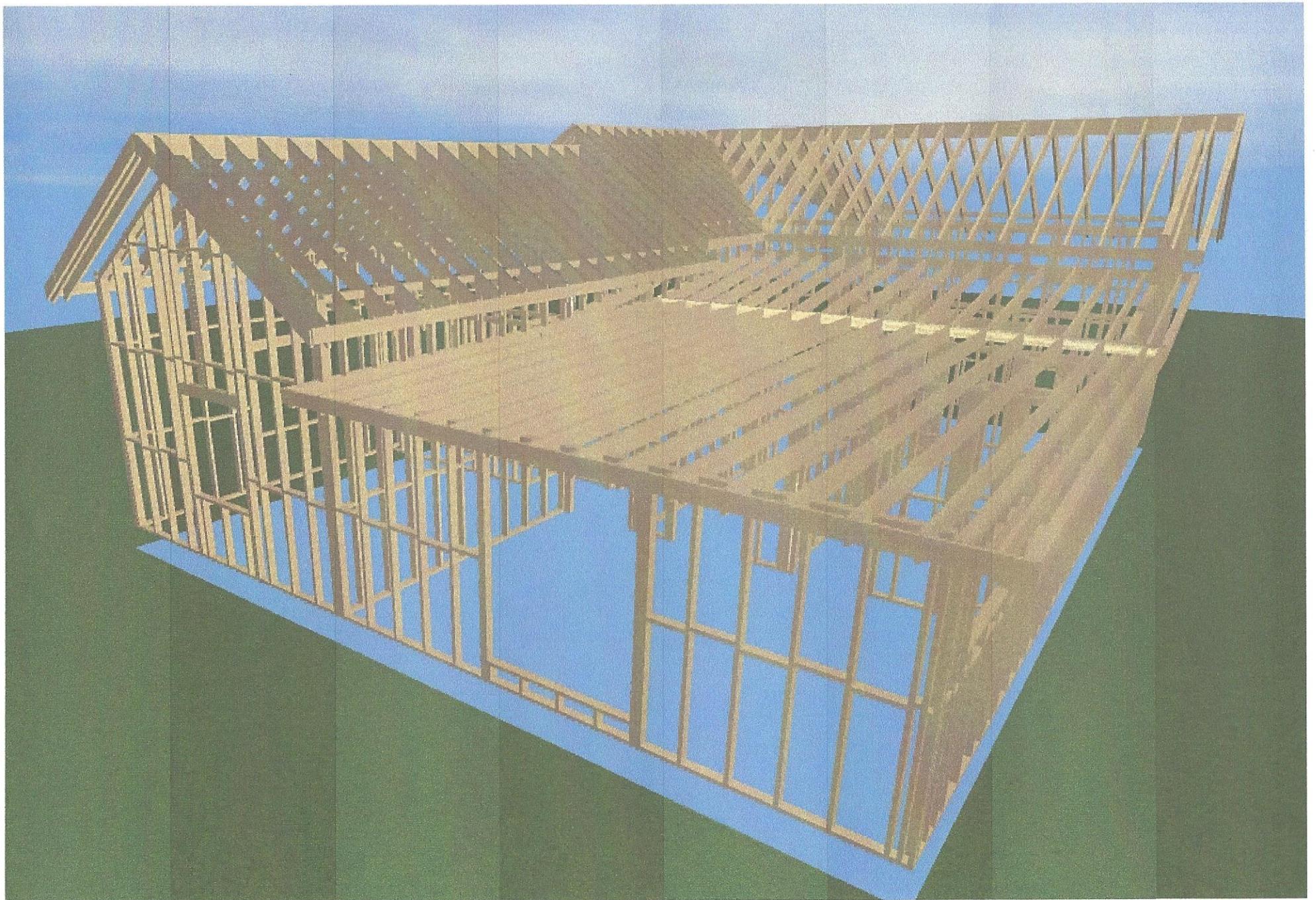


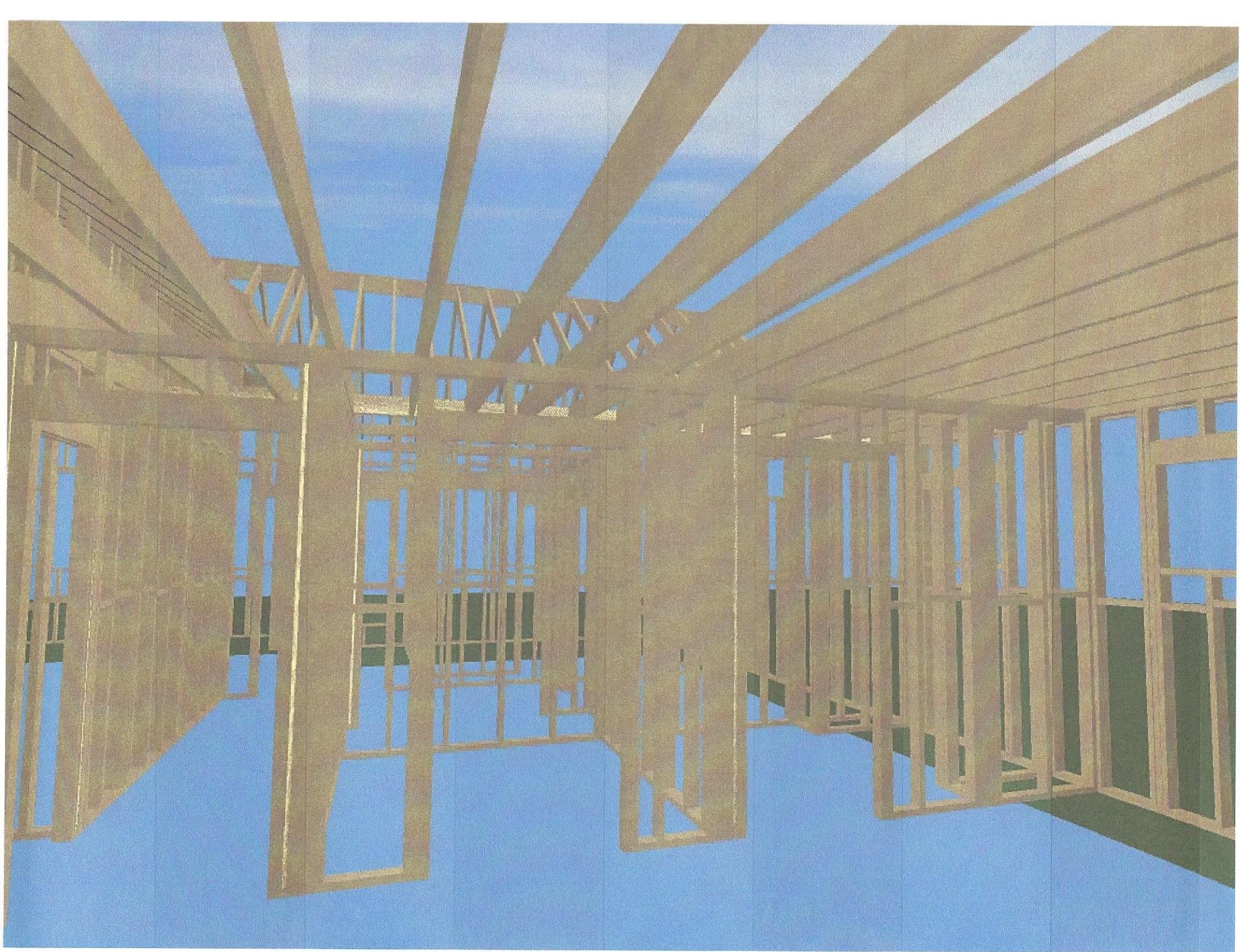




DILEMMA, EXISTING ROOF RAFTERS ARE CONSTRUCTED WITH 2X6'S
2X6 RAFTERS WOULD AESTHETICALLY MATCH, BUT WOOD NOT ALLOW
FOR MINIMUM R-30 ROOF INSULATION. (WALL FRAME WOULD BE 2X4)
THE REST OF THE HOUSE DOES NOT MEET THE REQUIREMENTS







1 FRONT (SOUTH SIDE)



2 RIGHT (EAST SIDE) 1 OF 2



3 RIGHT (EAST SIDE) 2082



4 REAR (NORTH SIDE)



5 LEFT SIDE (WEST SIDE) REAR LOOKING FORWARD 1 OF 2





6 LEFT (WEST SIDE) FROM TOWARDS REAR 2 OF 2

EXAMPLE A

ACTUAL

POSTS, 4x4 (3 1/2 x 3 1/2)

BASE WRAPPED IN 1x4 FOR TOTAL 5" x 5" AT BASE

(RAIL WILL CONNECT ABOVE 1x4 BASE)



EXAMPLE B

HAND RAIL + DECORATIVE PICKETS
WILL BE COMPOSED OF WOOD



EXAMPLE C
COLOR SCHEME

