

# HISTORIC AND DESIGN REVIEW COMMISSION

October 04, 2017

**HDRC CASE NO:** 2017-486  
**ADDRESS:** 310 TRAIL  
**LEGAL DESCRIPTION:** NCB 6391 BLK LOT 12 & NE PT OF 9  
**ZONING:** MF-33 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** River Road Historic District  
**APPLICANT:** Gaspar Rivera/Poma Properties  
**OWNER:** Poma Properties  
**TYPE OF WORK:** Window replacement, fenestration modifications, porch modifications  
**REQUEST:**

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

1. Replace the existing cement board siding with Hardieplank siding.
2. Replace the existing windows with new vinyl windows. All existing windows are aluminum except for one remaining original two over two window on the east façade.
3. Modify the existing entryway configuration, including the removal of one door and relocation of another.
4. Cover the existing concrete porch with wood.
5. Replace the existing composition shingle roof with a metal roof.

## 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. *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.

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the

growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

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

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other 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.

## FINDINGS:

- a. The primary structure located at 310 Trail is a 1-story single family home constructed in the Craftsman style. The house appears on a 1912-1951 Sanborn Map and appears to have had multiple modifications over the years, including additions. The home features a cross-gable configuration, asymmetrical front porch, and overhanging porch eaves with exposed rafter tails. The home is a contributing structure in the River Road Historic District.
- b. **SIDING REPLACEMENT** – The applicant has proposed to replace the existing asbestos lap siding with Hardie Plank siding in a profile to match the existing reveal as closely as possible. The existing siding does not appear to be original to the property and is failing in several locations. According to the Historic Design Guidelines, when original siding is deteriorated beyond repair or has been removed, materials similar in size, scale, and character should be used. Siding should match the original pattern, including exposures. If there is not repairable wood siding beneath the non-original siding, then staff finds replacement with Hardiboard to be acceptable.
- c. **WINDOW REPLACEMENT** – The applicant has proposed to replace all existing windows with new one over one vinyl windows. All of the existing windows in the structure are one over one aluminum, with the exception of one original two over two wood window. According to the Historic Design Guidelines, non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds the proposal to replace the aluminum windows appropriate, but finds that the two over two window should be repaired in place. Staff does not find vinyl to be an appropriate material for replacement.
- d. **ENTRY OPENING MODIFICATIONS** – The applicant has proposed to modify the existing front entryway configuration. Modifications include: the removal of the door on the east facing façade; shifting two windows slightly on the east facing façade; and swapping the location of a window and a door on the north facing façade. According to the Historic Design Guidelines, historic openings should be preserved. However, based on the home's previous configuration on Sanborn Maps, this house was likely converted to a duplex sometime after the 1950s. Staff finds the proposal acceptable.
- e. **PORCH DECKING** – The applicant has proposed to cover the existing concrete decking with wood decking. Currently, the doors are raised slightly from the finish grade of the existing concrete decking. According to the Historic Design Guidelines, original porch floors of wood or concrete should not be covered unless the proposed materials were used historically. Based on the current configuration of the openings, staff finds that wood decking

is appropriate for the style of the home.

- f. **ROOF REPLACEMENT** – According to the Guidelines for Exterior Maintenance and Alterations, metal roofs should only be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Although it is unknown whether this house ever had a metal roof, staff finds this to be an appropriate material for the style of the house.

## **RECOMMENDATION:**

Item 1, Staff recommends approval of the siding replacement based on finding b. If no original woodlap siding exists beneath the asbestos shingle siding, the applicant must install smooth Hardie Plank siding with a maximum exposure of 4 inches.

Item 2, Staff recommends approval of the window replacement based on finding c with the following stipulations:

- i. That the applicant submits a final window specification to staff for review and approval. The applicant should install double-hung, one-over-one wood windows. Meeting rails must be 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. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant retains and restores the existing two over two wood window on the east façade of the property.

Item 3, Staff recommends approval of the entryway modifications based on finding d.

Item 4, Staff recommends approval of the new porch decking based on finding e with the stipulation that the applicant submits final material or product specifications to staff for approval.

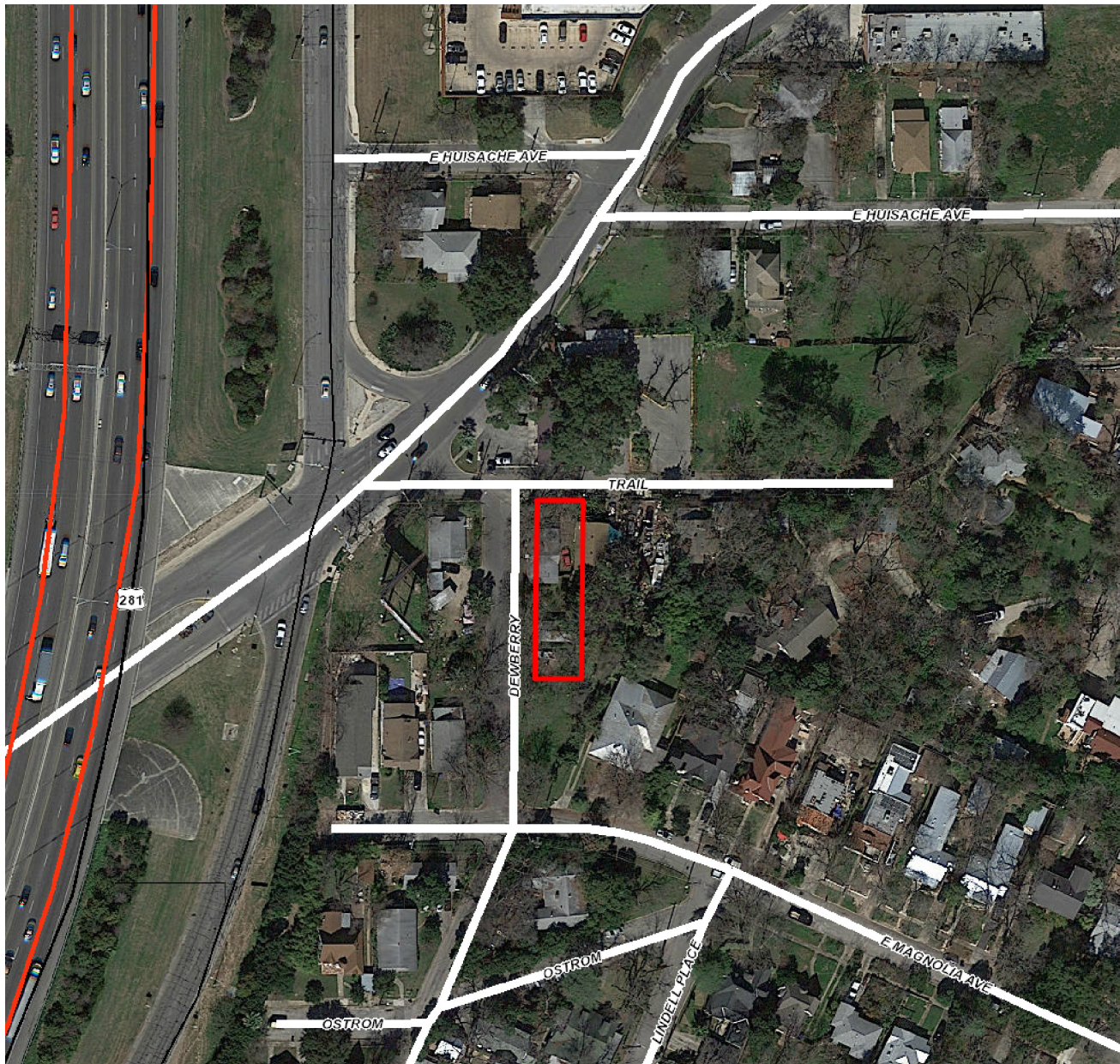
Item 5, Staff recommends approval of the roof replacement based on finding f with the following stipulation:

- i. That the applicant complies with the OHP Checklist for Metal Roofs. The roof must feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a standard galvalume finish, and a crimped ridge seam. The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roof specifications are met.

## **CASE MANAGER:**

Stephanie Phillips





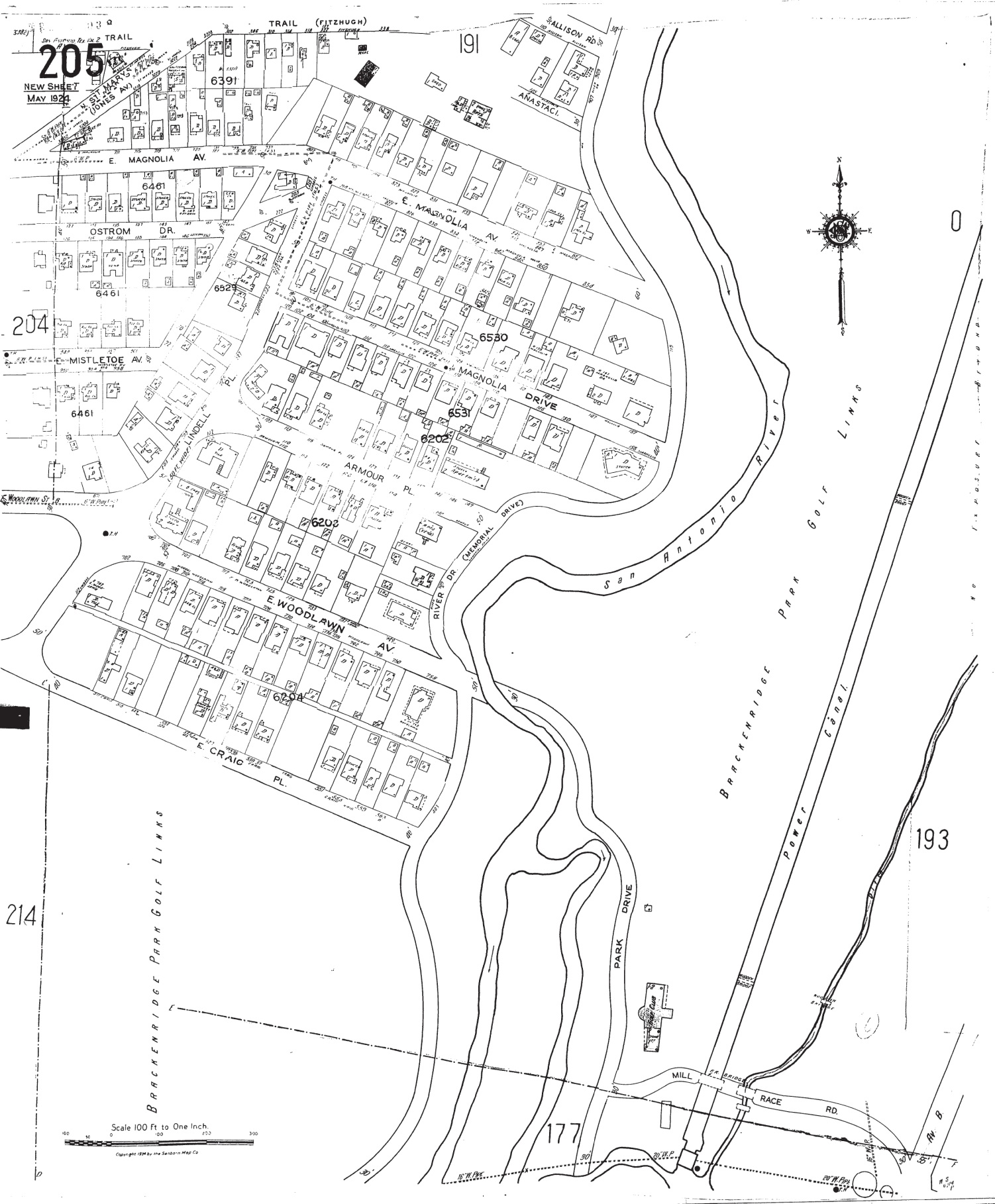
## Flex Viewer

Powered by ArcGIS Server

Printed: Sep 26, 2017

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205

191

204

214

193

177

BRACKENRIDGE PARK GOLF LINKS

SAN ANTONIO RIVER  
BRACKENRIDGE PARK GOLF LINKS  
POWER CANAL

Scale 100 Ft to One Inch.

Copyright 1944 by the Sanborn Map Co.



## 310 Trail San Antonio, TX. 78212

Legal Description: Lot 12 NCB 6391  
River Road Historic District

September 12, 2017

Scope of Work includes:

1. Replace Existing Siding with similar looking HardiePlank Siding.
2. Replace existing aluminum single pane windows with double pane vinyl windows
- ~~3. Replace existing doors with new doors~~
4. Replace existing roof shingles with new metal roof.
- ~~5. Renovation of interior spaces.~~
6. Cover existing concrete porch with wood.
- ~~7. Replace existing chain link fence with new wood fence.~~

# Survey

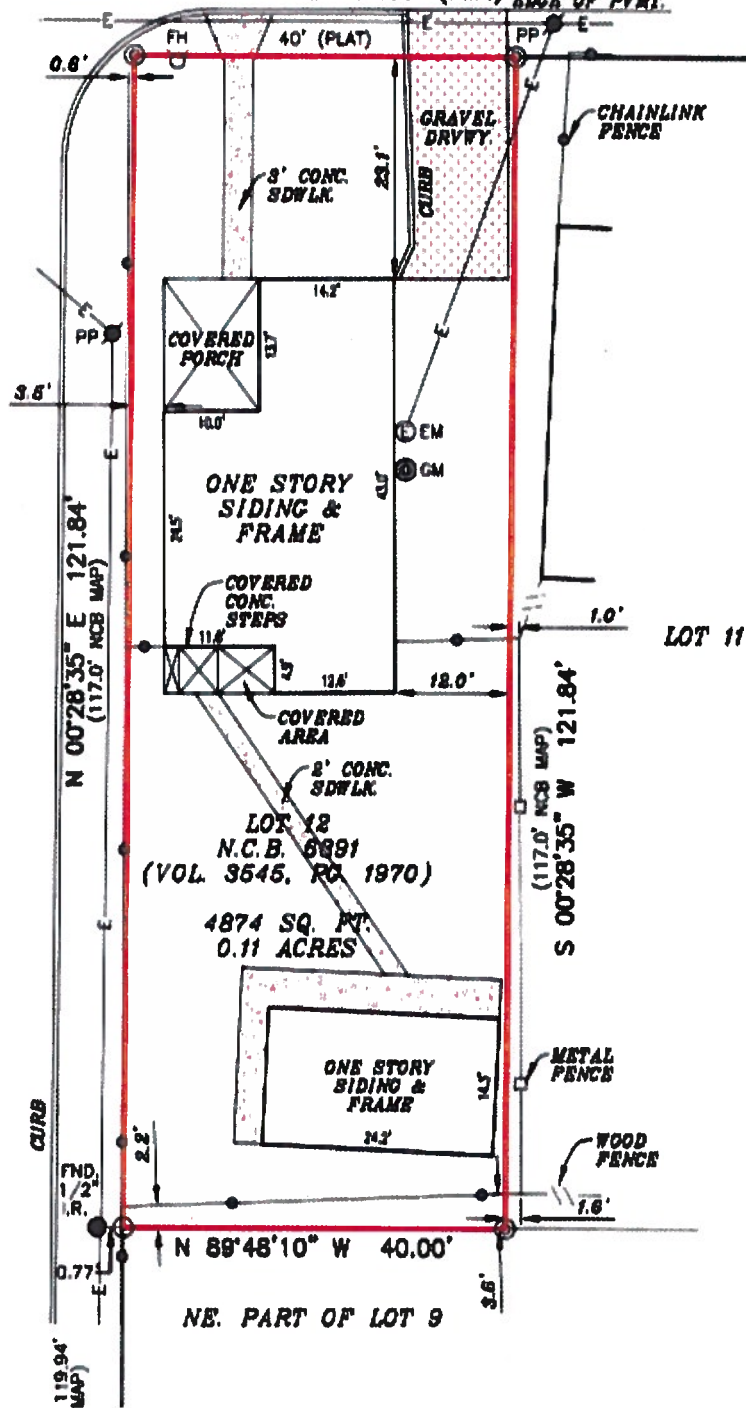
## TRAIL ST.

(PER PLAT FITZGERALD ST.-80' R.O.W.)

S 89°48'10" E 40.00' (F.M.)

EDGE OF PYMT.

DEWBERRY  
(40' R.O.W.)



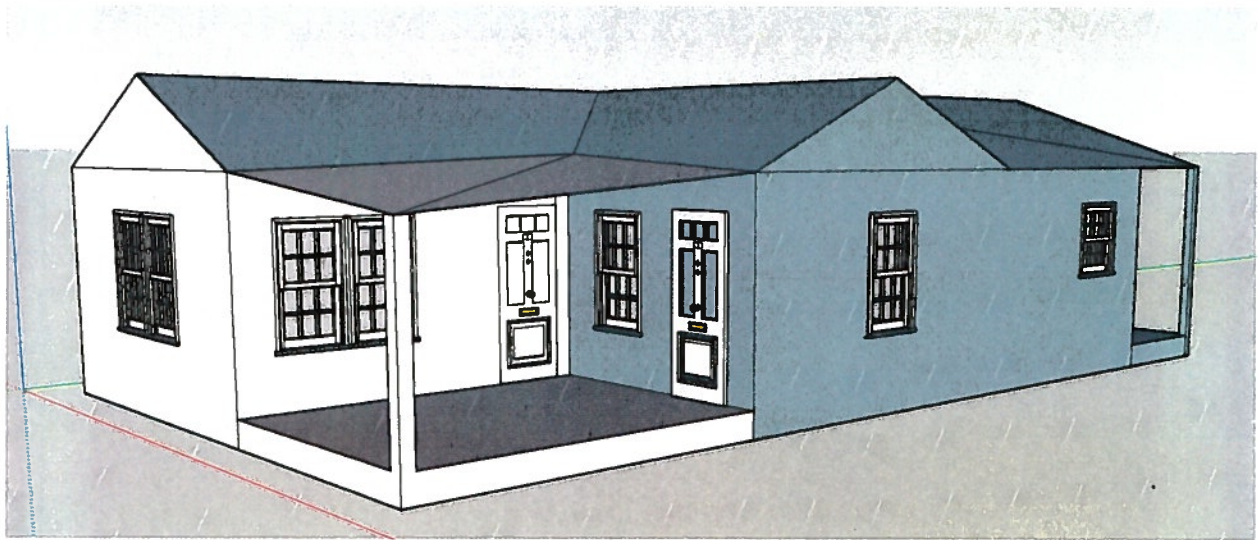




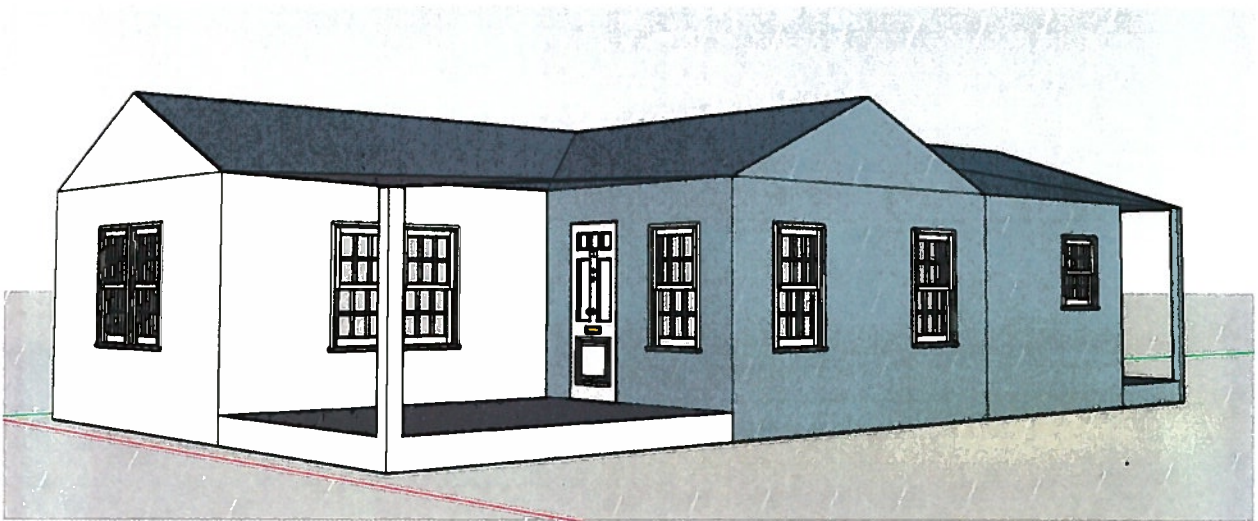




Current View

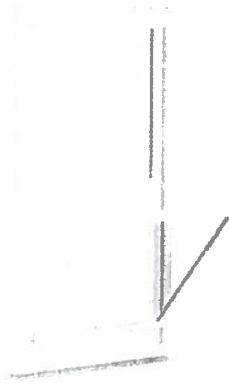


New View





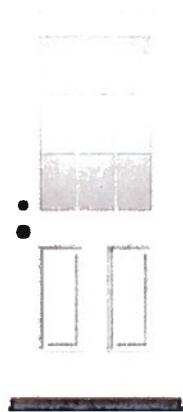
## Materials



ReliaBilt 150 Vinyl Double Pane  
Single Strength New  
Construction Single Hung  
Window



James Hardie (Actual: 0.312-in x  
12-in x 144-in) HardiePlank  
Primed Cedarmill Lap Fiber  
Cement Siding Panel



Therma-Tru Benchmark  
Doors 2-Panel Insulating  
Core 9-Lite Right-Hand  
Inswing Ready to Paint  
Fiberglass Prehung Entry  
Door



Front Door: Craftman 6 Lite  
Stained Mahogany Wood  
Prehung