

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2015

Agenda Item No: 13

HDRC CASE NO: 2015-339
ADDRESS: 714 E EVERGREEN
LEGAL DESCRIPTION: NCB 1717 BLK B LOT E IRR 48.29 FT OF 23
ZONING: R6 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Richard Edgerton
OWNER: Richard Edgerton
TYPE OF WORK: Exterior modifications
REQUEST:

The applicant is requesting conceptual approval to convert the existing two story structure believed to have once been the carriage house at 714 Evergreen in to a single family residence. The applicant has proposed to install a new, concrete slab, various window and doors to the bottom level and install a privacy fence around the property.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

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.

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.

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 applicant has proposed to rehabilitate the existing accessory structure at 714 Evergreen Court, constructed in 1940 and believed to have at one time been the carriage house for the primary historic structure on the site. At this time, the applicant has proposed various rehabilitative scopes of work including the installation of a foundation to replace the existing dirt floor, the creation of new window and door openings, the enclosure of existing carriage door openings, siding repair and the installation of a privacy fence on the property.
- b. Per the Guidelines for Exterior Maintenance and Alterations 1.B.iii, wood siding should be repaired, and if damaged beyond repair replaced to match the existing. The applicant has proposed to repair the existing siding to match the existing. This is consistent with the Guidelines for Exterior Maintenance and Alterations.
- c. Currently, the carriage house features a dirt floor with no foundation. The applicant has proposed to excavate the existing soil from beneath the structure in order to install a concrete slab to provide a foundation. Staff finds this request appropriate, however, recommends that the applicant match the existing skirting or trim detail currently featured on the carriage house.
- d. The carriage house currently features a lower level that features two existing carriage doors and an entrance door on the front (north) elevation, a blank left (east) elevation, one window on the rear (south) elevation and no windows or doors, but a staircase on the right (west) elevation.
- e. The upper level currently features three windows on the north elevation, two, double windows on the south elevation, two windows and a door with stair access on the west elevation and a double window on the east elevation. The applicant has provided a written narrative stating that no upper level windows will be altered, however has provided conflicting elevations.
- f. Regarding the lower level, on the north elevation, the applicant has proposed to remove both original carriage doors, relocate the entrance door to the center of the structure and add two groupings of window openings, both of which feature contemporary dimensions. According to the Guidelines for Exterior Maintenance and Alterations 2.A.i., existing window and door openings should be preserved. In addition to the previously mentioned Guideline, per 2.B.iv., new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance and detail. The applicant's proposal is not consistent with the Guidelines. Staff recommends that the applicant retain the existing carriage doors.
- g. Architectural elements that provide a definitive answer for the previous use of a structure should always be maintained and preserved. Staff finds that the retention of the existing, original wood carriage doors would lead to the preservation of a character defining feature that readily identifies this structure as once being a garage or carriage house.
- h. The applicant has proposed to install a wood privacy fence around the perimeter of the property. Staff recommends that the applicant provide information regarding the location, proposed height and proposed materials of the fence.

RECOMMENDATION:

Staff recommends conceptual approval of the installation of the proposed foundation and restoration of the existing siding based on findings b and c with the stipulation that the applicant match the existing skirting or bottom trim detail currently featured on the carriage house.

Staff does not recommend conceptual of the removal of the existing original carriage doors or the elimination of original window and door openings based on findings e through g. Staff recommends that the applicant retain the original carriage doors as well as provide elevations that are consistent with the project narrative.

Staff recommends that the applicant provide additional information regarding the proposed privacy fence as noted in finding h.

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Aug 25, 2015

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Proposed Work for 714 Evergreen Ct

We believe the existing building on 714 Evergreen Court was the carriage house of the estate which is now Tobin Hill. We have not been able to verify this but were given that information by the previous owner.

- The building was built in 1940
- Our proposal is to leave the building intact while creating a two story 1300+ sq ft home - living, dining, kitchen, laundry and power room downstairs and 2 bedrooms and 2 baths upstairs.
- We propose to excavate the dirt floor of the lower level to allow for a concrete slab and an 8' ceiling.
- We propose to add windows and doors to the bottom living area to allow for entry, exit and light.
- We propose to leave ship lap siding on entire building except where repairs are needed or where doors and windows are added.
- We propose to leave all existing second story windows as they are.
- We propose to add a privacy fence around the property and clean the lot, leaving existing trees.
- We propose to paint exterior of building in colors acceptable to Tobin Hill codes.

EVERGREEN COURT
APPROX. N 179°00'00" E (48.29')

APPROX. 100°00'00" (64.62')

APPROX. S 34°00'00" W (41.0')

APPROX. N 286°00'00" W (90.69')

NCB 1717
BLOCK B
LOT E

EXISTING
CARRIAGE HOUSE
TWO STORY
SHIP LAP SIDING

NOTE: SITE P. IN BOUNDARIES TAKEN FROM BOERNE COUNTY APPRAISAL DISTRICT

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SCALE: 1/4" = 1'-0"

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DATE: 6 AUG 15
DRAWN BY: JHP
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CLIENT: 4 SIXTY GROUP, LLC
ADDRESS: 714 E. EVERGREEN CT.
CITY/STATE: SAN ANTONIO, TX

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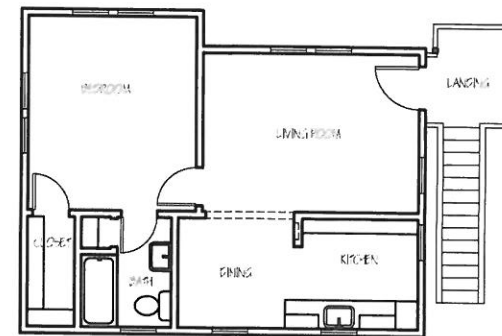
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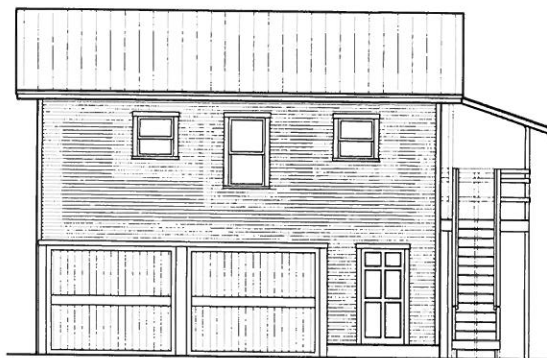
EXISTING REAR ELEVATION



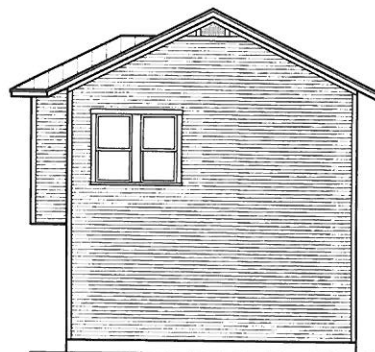
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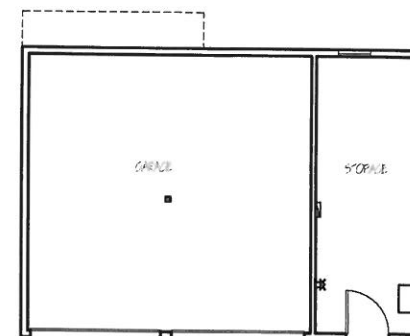
EXISTING SECOND FLOOR PLAN



EXISTING FRONT ELEVATION



EXISTING LEFT ELEVATION



EXISTING FIRST FLOOR PLAN

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4 SIXTY 101
SCALE: 1/4" = 1'-0"

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CITY/STATE: SAN ANTONIO, TX 78209

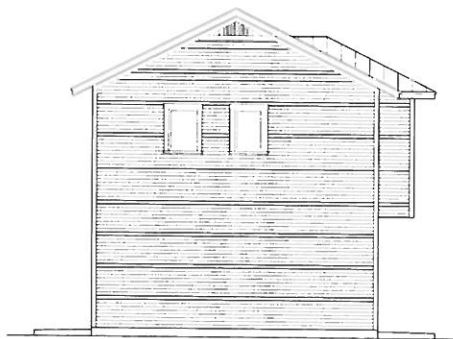
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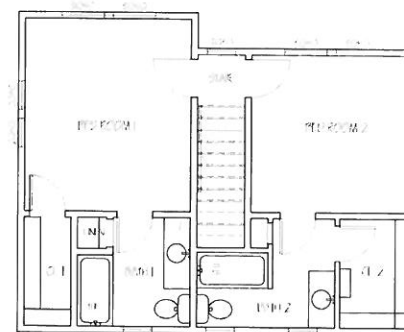
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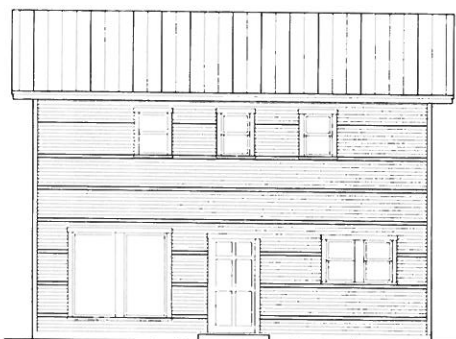
REAR ELEVATION



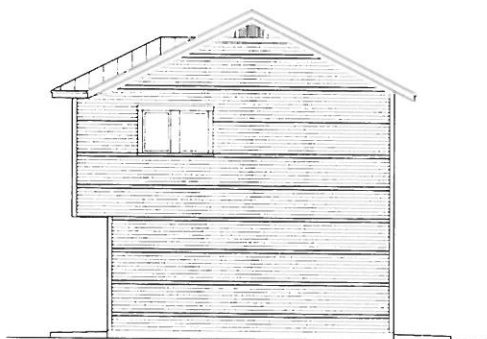
RIGHT ELEVATION



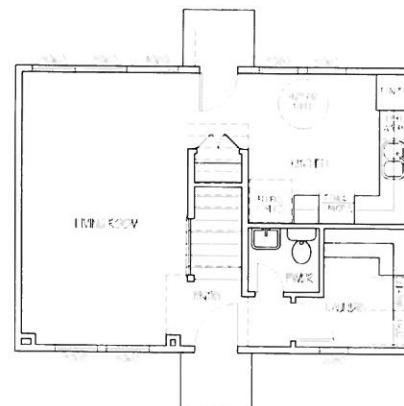
NEW SECOND FLOOR PLAN



FRONT ELEVATION



LEFT ELEVATION



NEW FIRST FLOOR PLAN

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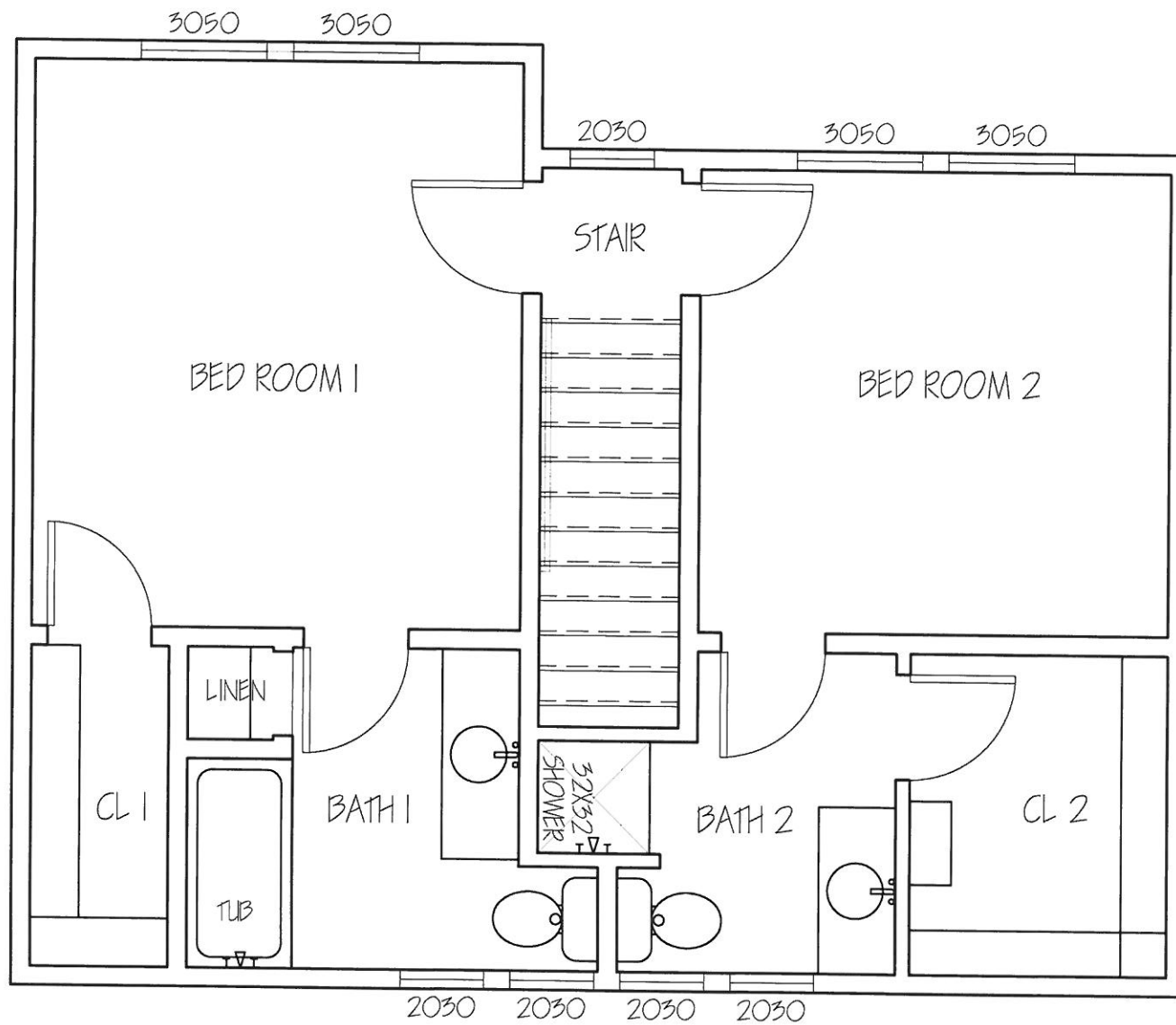
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SECOND FLOOR PLAN - OPTION 2







