

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

Agenda Item No: 19

HDRC CASE NO: 2016-147
ADDRESS: 300 SAN FERNANDO ST
LEGAL DESCRIPTION: NCB 306 BLK 10 LOT 23 LA TRINIDAD UNITED METH CH
ZONING: I1 HS
CITY COUNCIL DIST.: 5
LANDMARK: La Trinidad United Methodist Church
APPLICANT: Accu-Rite Roofing and Construction Services
OWNER: La Trinidad United Methodist Church
TYPE OF WORK: Window enclosure

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to enclose 6 windows with glazed saltillo tiles in a 3 by 4 configuration on and remove the exterior burglar bars on those 6 windows.

APPLICABLE CITATIONS:

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

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.

FINDINGS:

- a. The applicant is proposing to replace 6 windows on the east façade with glazed terracotta tiles in a 3 by 4 configuration. The tiles along the bottom row will be cut to fit the size of the window. The tiles will be recessed and all joints will be 1.5” thick and have a uniform appearance.
- b. La Trinidad United Methodist Church is a local landmark. The 1921 historic photo indicates the window openings

on the east facade are original. According to the Guidelines for Exterior Maintenance and Alterations 6.B., original window openings should be maintained.

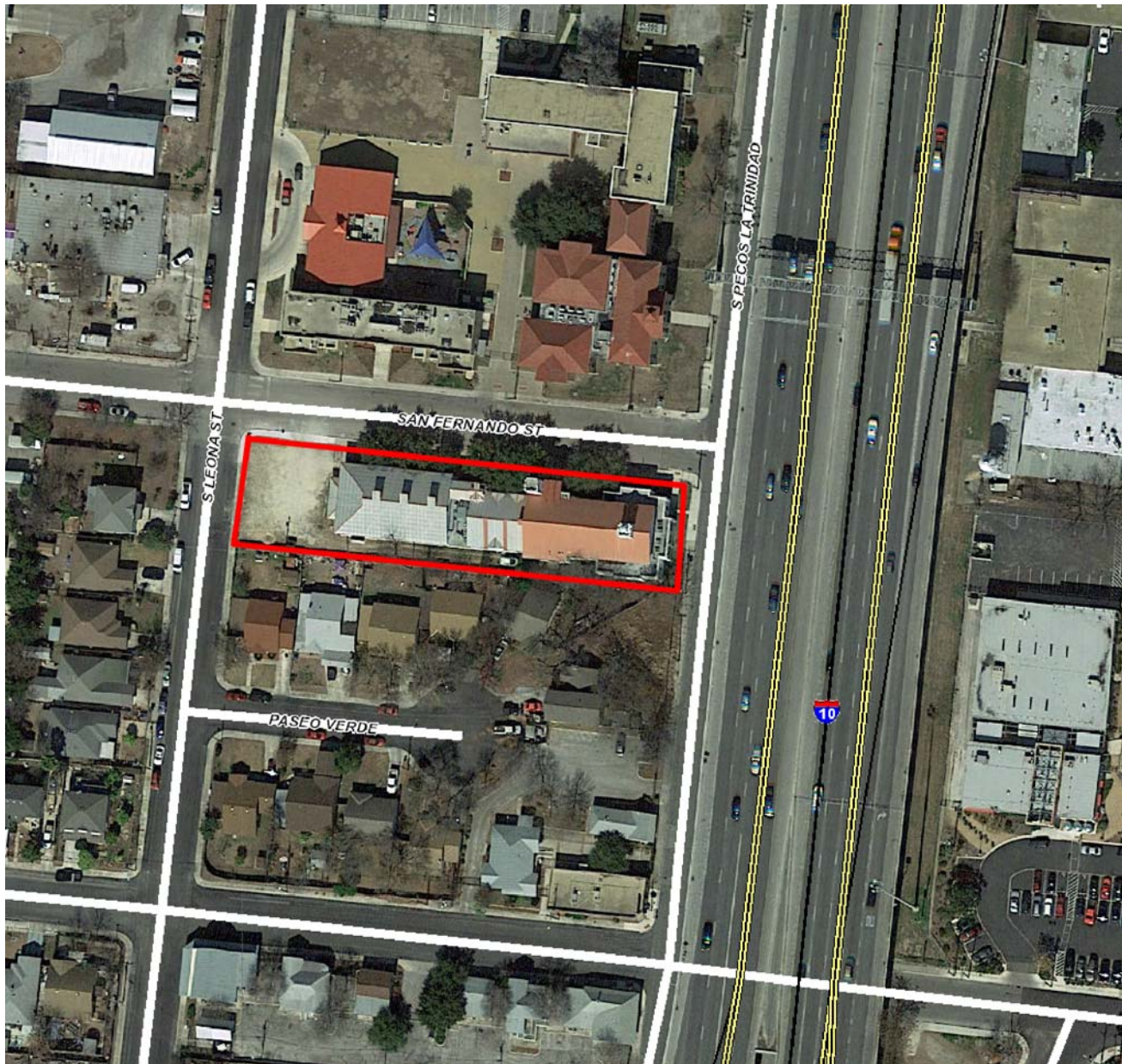
- c. Staff finds that extensive alterations have change the character of this local landmark, the proposal does not adversely affect the historic structure, and the proposal is also reversible.

RECOMMENDATION:

Staff recommends approval based on findings a through c with the stipulation that the tiles be recessed 1 to 2 inches.

CASE MANAGER:

Lauren Sage



300 San Fernando

Signage

Printed: Feb 04, 2016

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LA TRINIDAD

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ESTAB. EN 1876

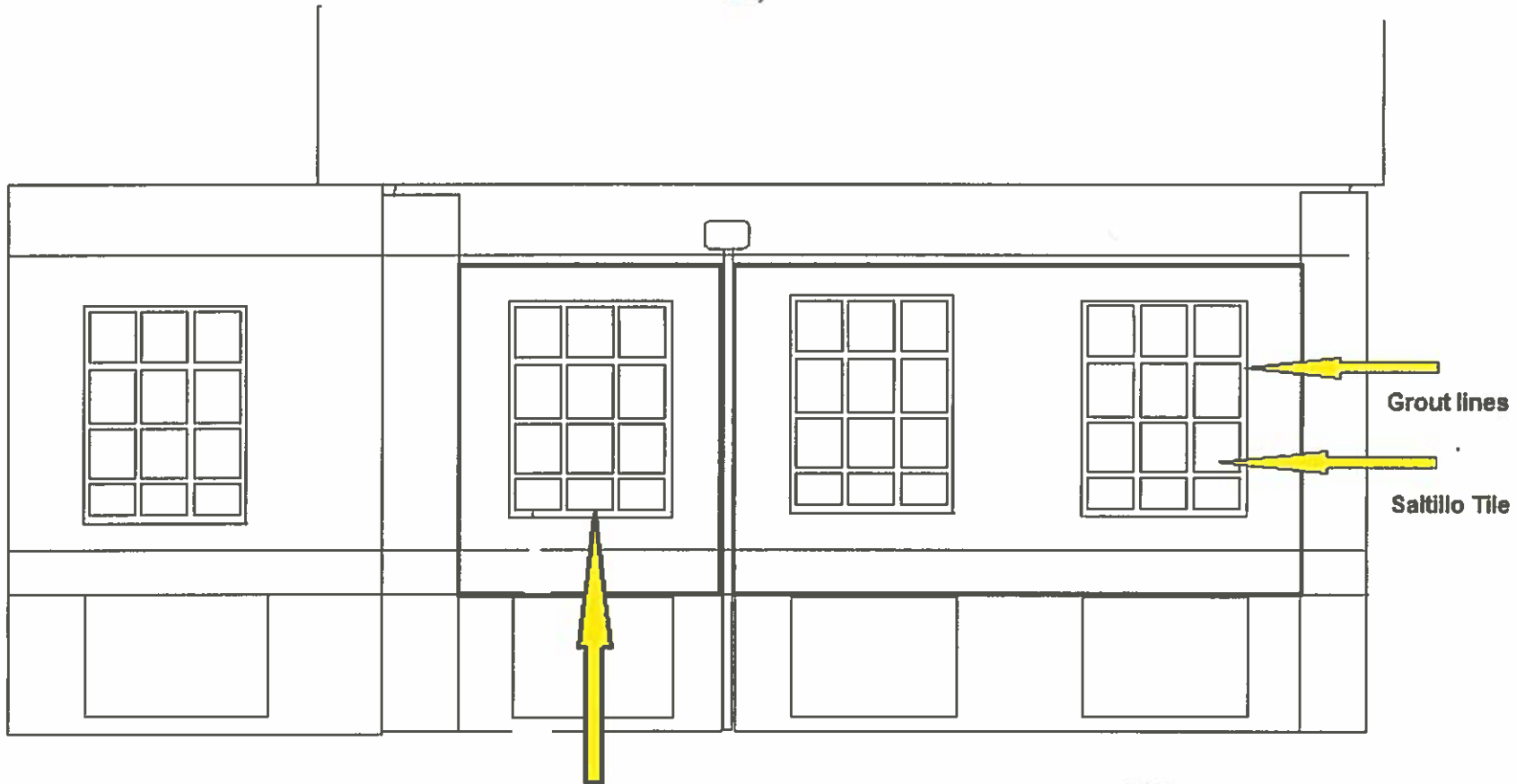




ACCU-RITE ROOFING
303 W. Cevallos
San Antonio, TX 78251

LA TRINIDAD UNITED METHODIST CHURCH

300 San Fernando
San Antonio, TX 78207



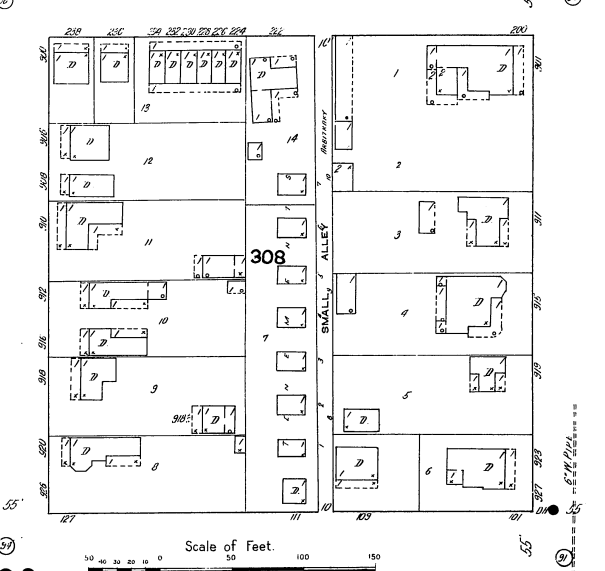
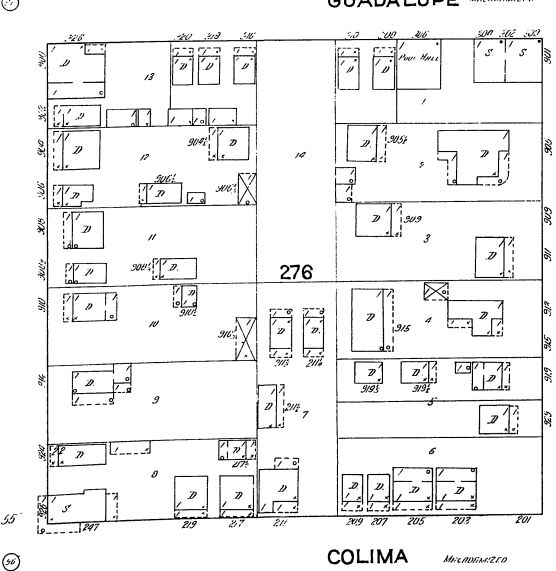
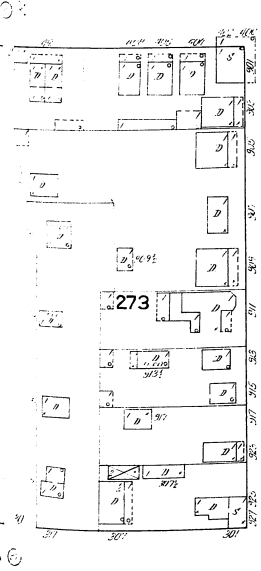
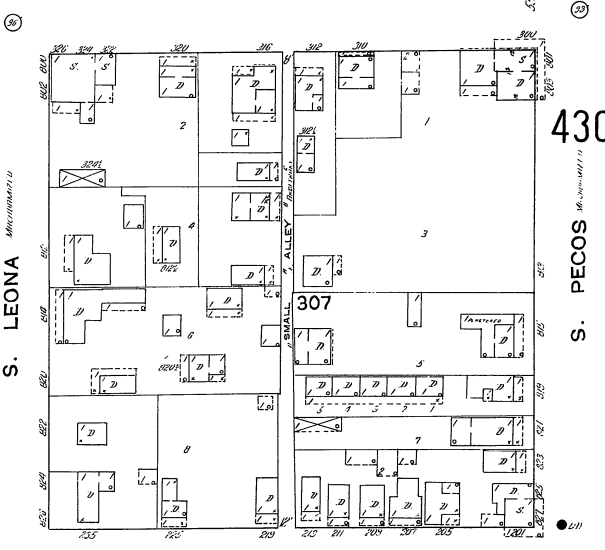
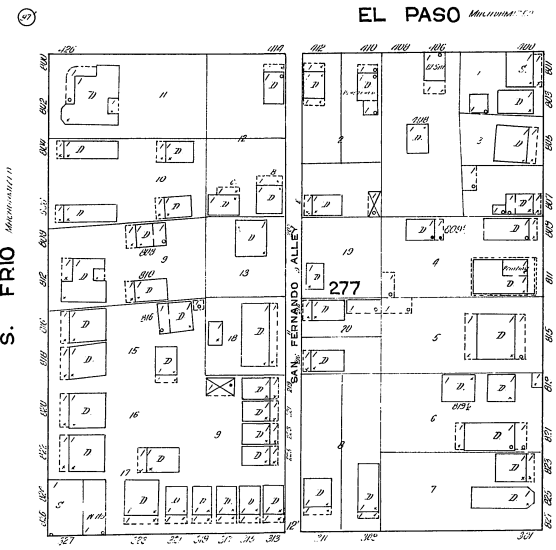
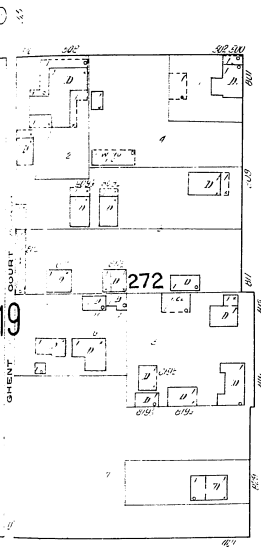
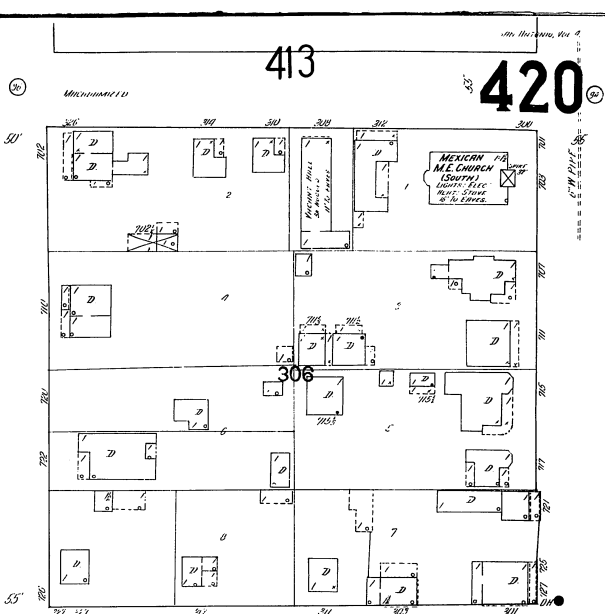
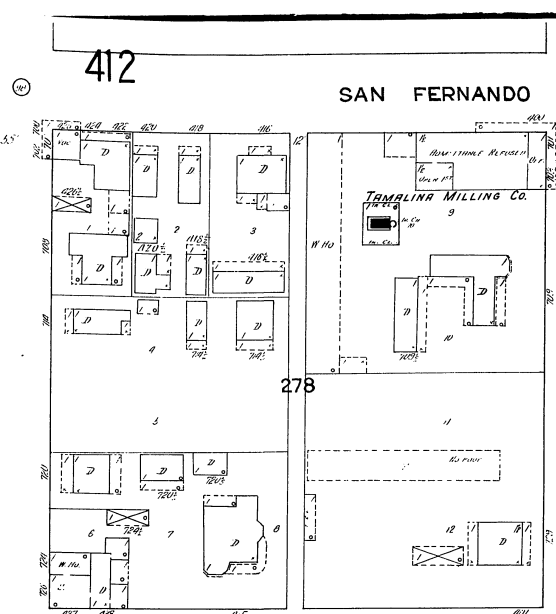
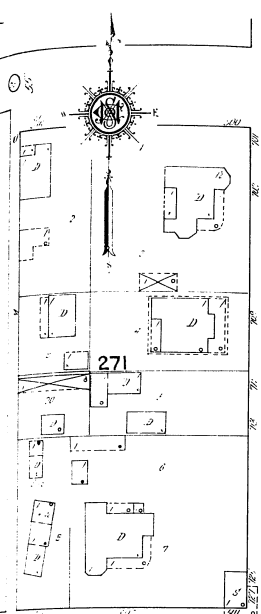
All joints will be 1 1/2" thick and have a uniform appearance



MATERIAL TO BE UTILIZED

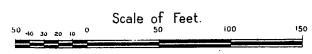
1. Cinder block concrete 8x8x16 back filled with concrete and set in mortar.
2. Textured concrete trowel grade.
3. Interior latex primer and paint satin sheer.
4. 12"x12" tile set in grout joints color to match tile.

REF: UDC-Sec 35-404



COLIMA

426



La Trinidad Methodist Church
San Antonio, Texas
April 20, 1919





