

HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2016

Agenda Item No: 6

HDRC CASE NO: 2016-185
ADDRESS: 618 E LOCUST
LEGAL DESCRIPTION: NCB 1742 BLK 15 LOT 4
ZONING: R6 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Jay Louden
OWNER: Jay Louden
TYPE OF WORK: Rehabilitation, addition and Historic Tax Certification
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform various rehabilitative measures and construct an addition of approximately 520 square feet. The applicant is also requesting Historic Tax Certification.

APPLICABLE CITATIONS:

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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-

defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

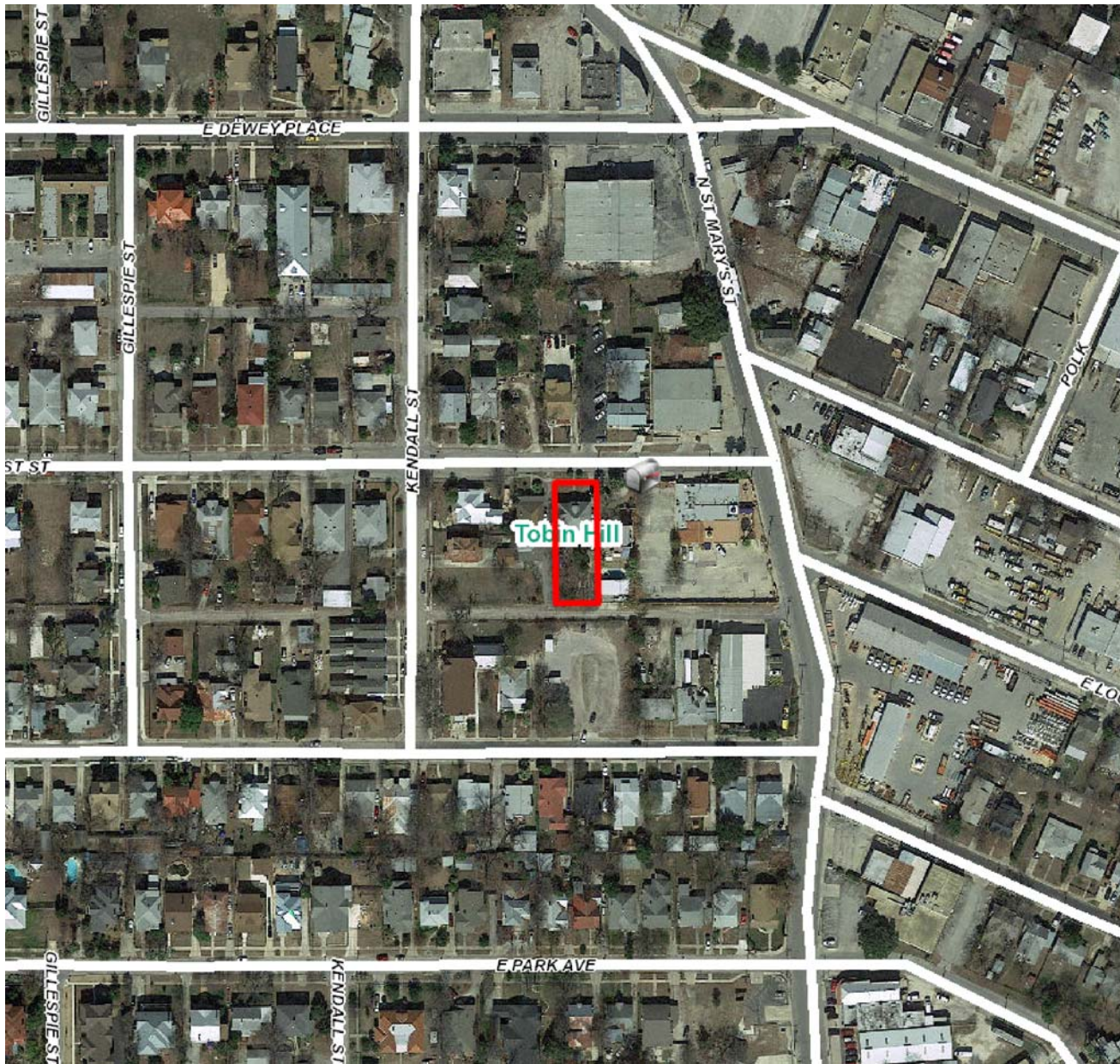
- a. The structure at 618 E Locust was constructed circa 1920, features traditional craftsman elements, a partially enclosed front porch that originally spanned the entire front façade and a rear addition constructed circa 1940.
- b. **REHABILITATION** – The applicant has proposed a number of rehabilitative efforts to the primary historic structure including the removal of the existing aluminum siding to expose and repair the original wood siding, the repair of existing wood architectural elements, the rehabilitation of the front porch and steps, the replacement of all gutters and the replacement of the existing asphalt shingle roof with a new roof to match. Staff finds each of these proposals appropriate and consistent with the Guidelines.
- c. **EXTERIOR MODIFICATIONS** – On the east elevation the applicant has proposed to enlarge an existing window opening from 28 inches in width by 30 inches in height to 52 inches in width by 56 inches in height. The applicant has proposed to install two salvaged windows from the primary historic structure that will be removed during the construction of the rear addition. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i., existing window and door openings should be preserved. While the applicant is modifying with original window opening, staff finds the applicant’s proposal to install salvaged windows appropriate. Additionally, this window’s location on the east façade behind the existing bay obscures its view from the public right of way. Staff recommends the applicant salvage the window that will be removed.
- d. **ADDITION** – At the rear of the primary historic structure, the applicant has proposed to construct an addition featuring approximately 520 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize similar roof form and should feature a transition between the old and the new. The applicant has proposed for the rear addition to feature a hipped roof and will feature cement siding to distinguish between the addition and the primary historic structure. Additionally, the applicant has proposed an inset section of the eastern wall plane between the addition and primary historic structure. This is consistent with the Guidelines.
- e. **SCALE, MASSING & FORM** – Regarding scale, massing and form, the applicant has proposed for the addition to feature matching foundation heights and comparable floor to ceiling heights as the primary historic structure. This is consistent with the Guidelines for Additions 1.A.
- f. **PORCH** – At the rear of the addition, the applicant has proposed a screened porch and to the east of the addition the applicant has proposed to construct a deck. The applicant has proposed for both of these new elements to feature materials found throughout the proposed addition. Staff finds this appropriate and consistent with the Guidelines.
- g. **MATERIALS** – The applicant has noted that materials for the proposed addition are to include fiber cement siding, fiber cement trim, an asphalt shingle roof to match the roof of the primary historic structure, wood clad double hung windows. These materials are consistent with the Guidelines for Additions.
- h. **WINDOWS** – Regarding window fenestration, staff finds that generally the applicant has proposed window openings that are appropriately sized and placed. The applicant has provided staff with a detailed wall section noting the proposed framing of all windows. Staff finds this appropriate.
- i. **TAX CERTIFICATION** – In addition to the rehabilitation and addition at 618 E Locust, the applicant has met all of the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer including a cost estimate, timeline for project completion and a set of architectural documents.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through h. Staff also recommends that the applicant apply for Historic Tax Certification.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: May 17, 2016

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West One & Associates

E Locust St

E Locust St

E Locust St

N St Mary's St

Hacienda Santa Maria

618 E Locust St

Kendall St

618 East Locust Renovations and Addition

HDRC Permit Application
May 17, 2016

Sheet List	
Sheet Number	Sheet Name
HP 000	Title Sheet
HP 001	Narrative
HP 002	Photos
HP 003	Photos
HP 004	Photos
HP 101	Site Plan
HP 102	Interpretive Plan
HP 201	Floor Plan - Existing
HP 202	Floor Plan
HP 203	Floor Plan - Addition
HP 301	Elevations
HP 302	Elevations
HP 303	Elevations
HP 401	General Notes
HP 402	Schedules
HP 701	Wall Section
HP 901	Perspectives
HP 902	Perspective



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Title Sheet HP 000

618 E Locust Addition and Renovation

Project Narrative

The house at 618 East Locust was built in the 1920s. The exact date has not been confirmed, though Sanborn maps show the house in a 1924 update. Later Sanborn maps indicate that a large porch was added to the rear of the structure prior to 1950; that porch was enclosed around 1950 and contains a bedroom, bathroom, and utility room. Other alterations have been made over the years, including a 1970s enclosure of a portion of the formerly full-width front porch (verified by former acquaintance of a previous owner).

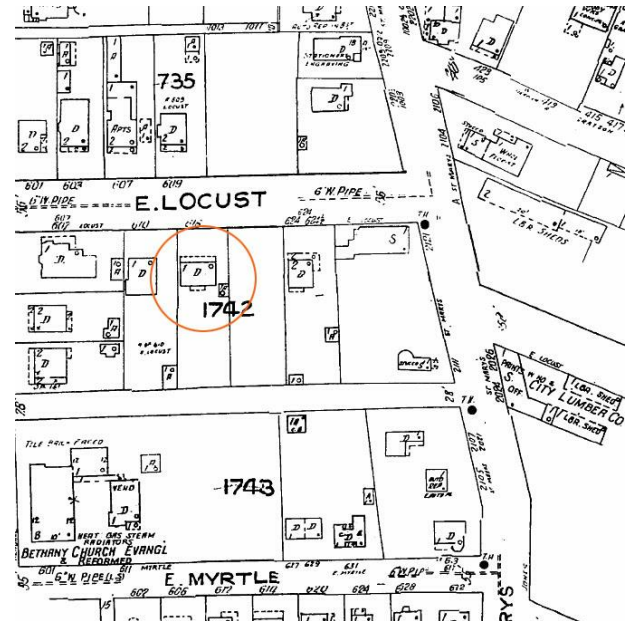
Generally, the owners propose to restore the exterior of the structure and to construct a new addition on the back side of the house to accommodate a new bedroom and bathroom. The new addition will not be visible from a front elevation view, as it will extend the rear of the house towards the back. The rear porch and front additions will be retained as it is now historic as well -- its presence is part of the story of how houses of this age and in this neighborhood were adapted over time.

Retaining the character of the house is important to the owners. The focus of restoration of the exterior of the existing house will be to remove non-historic aluminum siding (installed in the mid-1980s), to repair and replace original wood siding (present beneath the aluminum siding, and asserted to be in good condition by someone present at the time of aluminum siding installation), and to replace trim at building corners and other locations where it would have been installed originally. Many unaltered examples of wood siding details still exist in the neighborhood on which details for this restoration are based. In order to differentiate the addition from the existing house, the addition will be clad in a modern fiber cement siding which resembles, but does not mimic, the wood siding on the original house and rear addition.

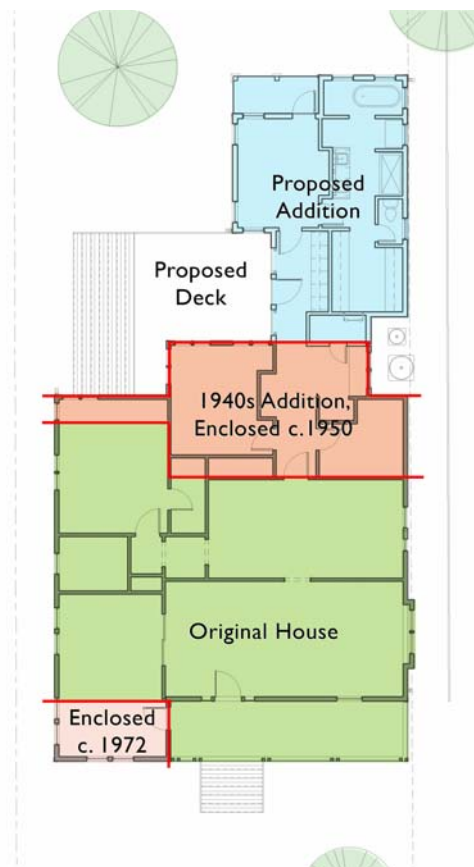
New windows will be modern wood-clad double-hung windows which resemble the profile of the original windows. No original windows will be altered or replaced except for one window in the kitchen and three windows on the rear addition which will be removed and salvaged where the addition will abut the existing structure. Two of the salvaged windows will be used to replace the single kitchen window. Colors will be modeled on the current color palette -- a light gray/green for the house, white for trim and doors, and a darker period green for window sashes and minor accent trim (see renderings for intent).

The house likely had an asphalt shingle roof originally, given the era and appearance of other homes in the area. The existing roofing is white asphalt shingles, and it will be replaced with white asphalt shingles matching the existing roofing in appearance. The addition roofing will be the same shingle. On the existing house, eave brackets will be restored. Brackets on the addition will be a simplified version of the exposed brackets on the original house, but will maintain the open-eave detailing characteristic of the era of the original house. Gutters and downspouts will be replaced where they currently exist and added to a portion of the west side of the house in order to resolve long-standing drainage issues there.

The addition is designed to comply with principles 2 and 3 in the COSA Historic Design Guidelines (HDG): it will be of modern construction, but massed, scaled, and detailed in ways sympathetic with the original structure. Window placement and sizes, plate heights, floor levels, and other major design elements of the original house will be matched. Finishes and textures are not intended to mimic their original counterparts, but rather to be subtly different so as to not cloud or confuse the appearance of the historic elements.



1924 Sanborn map



Plan showing additions; see HP 102 for enlarged version



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Narrative HP 001

618 E Locust Addition and Renovation

Narrative for Tax Certification

PROJECTED COSTS

Anticipated costs for the improvements shown in this drawing package are \$137,400. Final bids have not yet been received and the total cost will vary accordingly. Project estimates are derived thus:

New addition: 520 square feet at \$170/SF = \$88,400
New deck: 350 square feet at \$40/SF = \$14,000
Exterior renovations, existing structure: \$35,000

TOTAL: \$137,400

PROJECTED SCHEDULE

Pending approval of improvements by the HDRC June 1, bidding will begin by the end of June and building/trade permits will be obtained shortly thereafter. The anticipated construction duration is six months, giving a projected completion date of January 2017.



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Tax Certification HP 000b
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North (front) elevation



North elevation from northwest



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Photos HP 002

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West elevation from front



West elevation from rear



East elevation



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Photos HP 003

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South (rear) elevation from southeast



South (rear) elevation from southwest

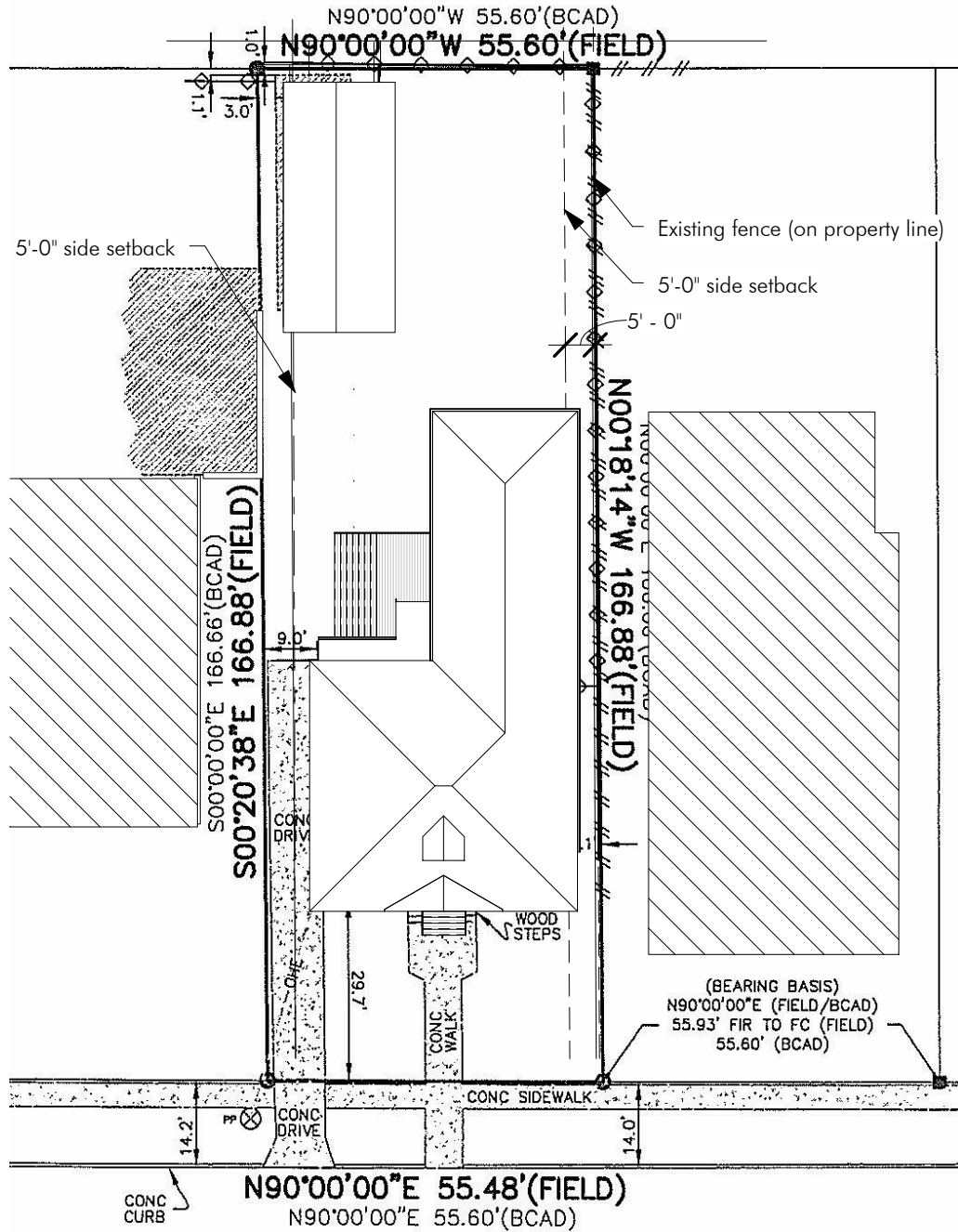


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Photos HP 004

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LOCUST
(50.0' R.O.W. ASPHALT PAVEMENT)

1 Site Plan
1" = 30'-0"

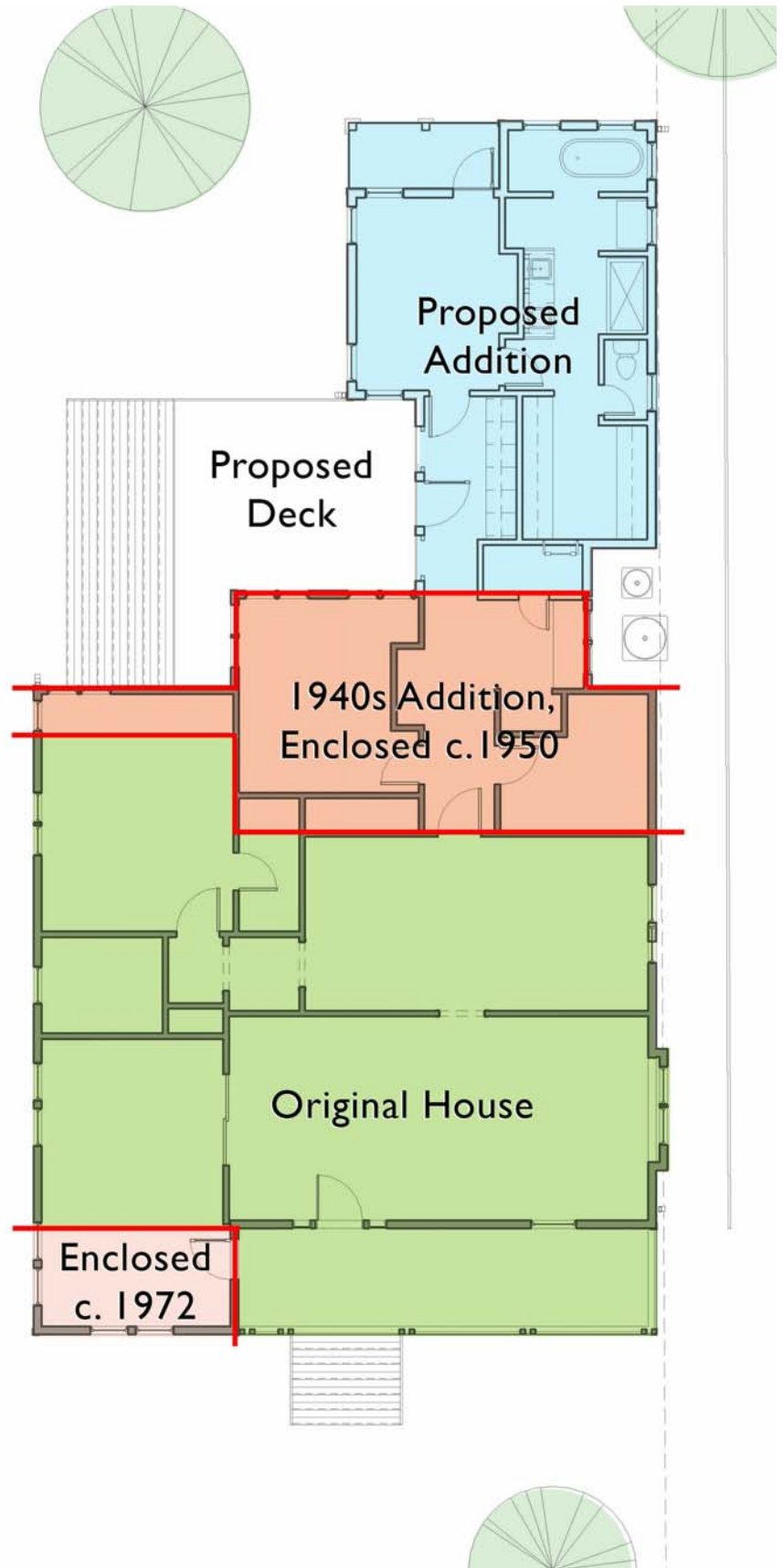


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Site Plan HP 101

618 E Locust Addition and Renovation

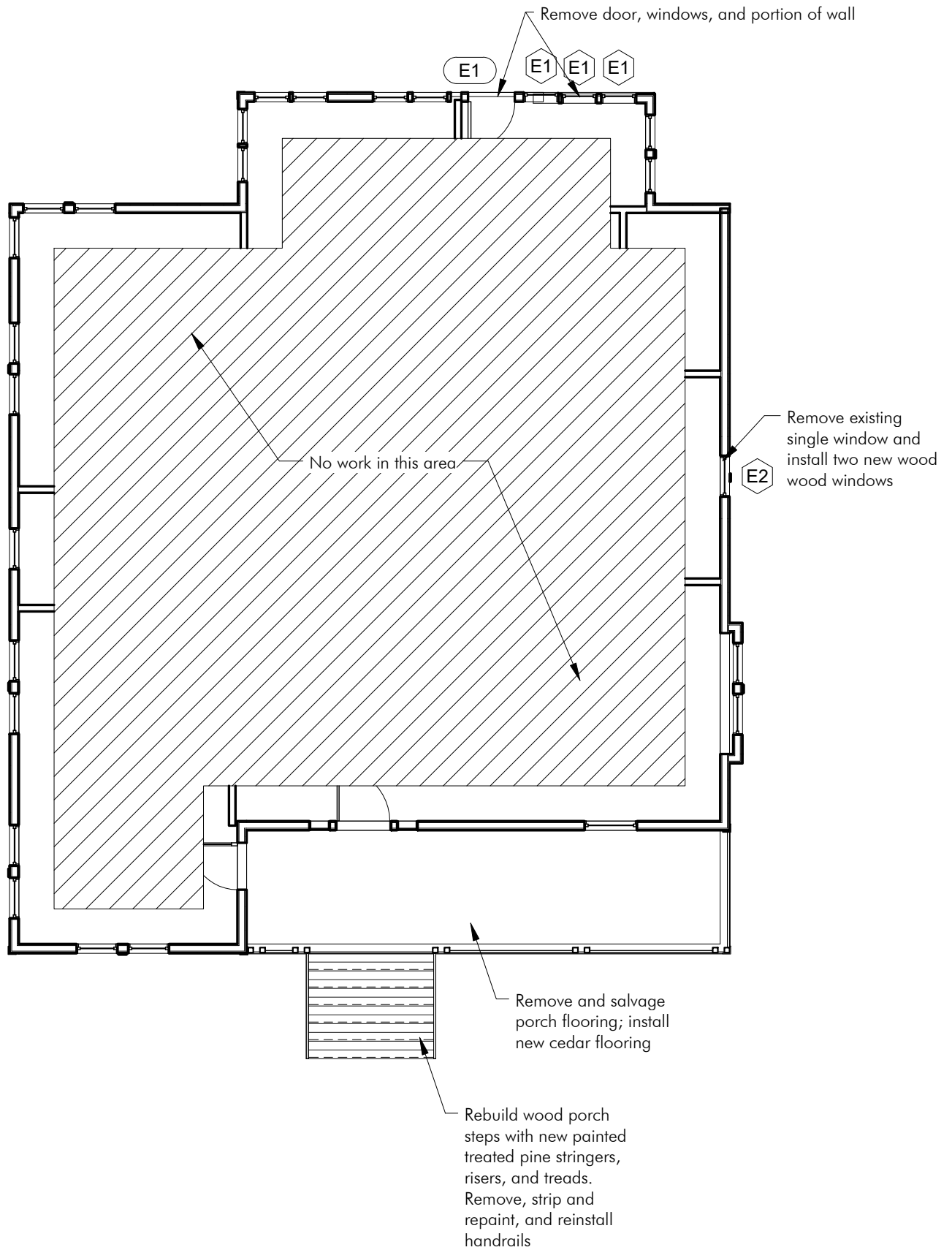


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Interpretive Plan HP 102

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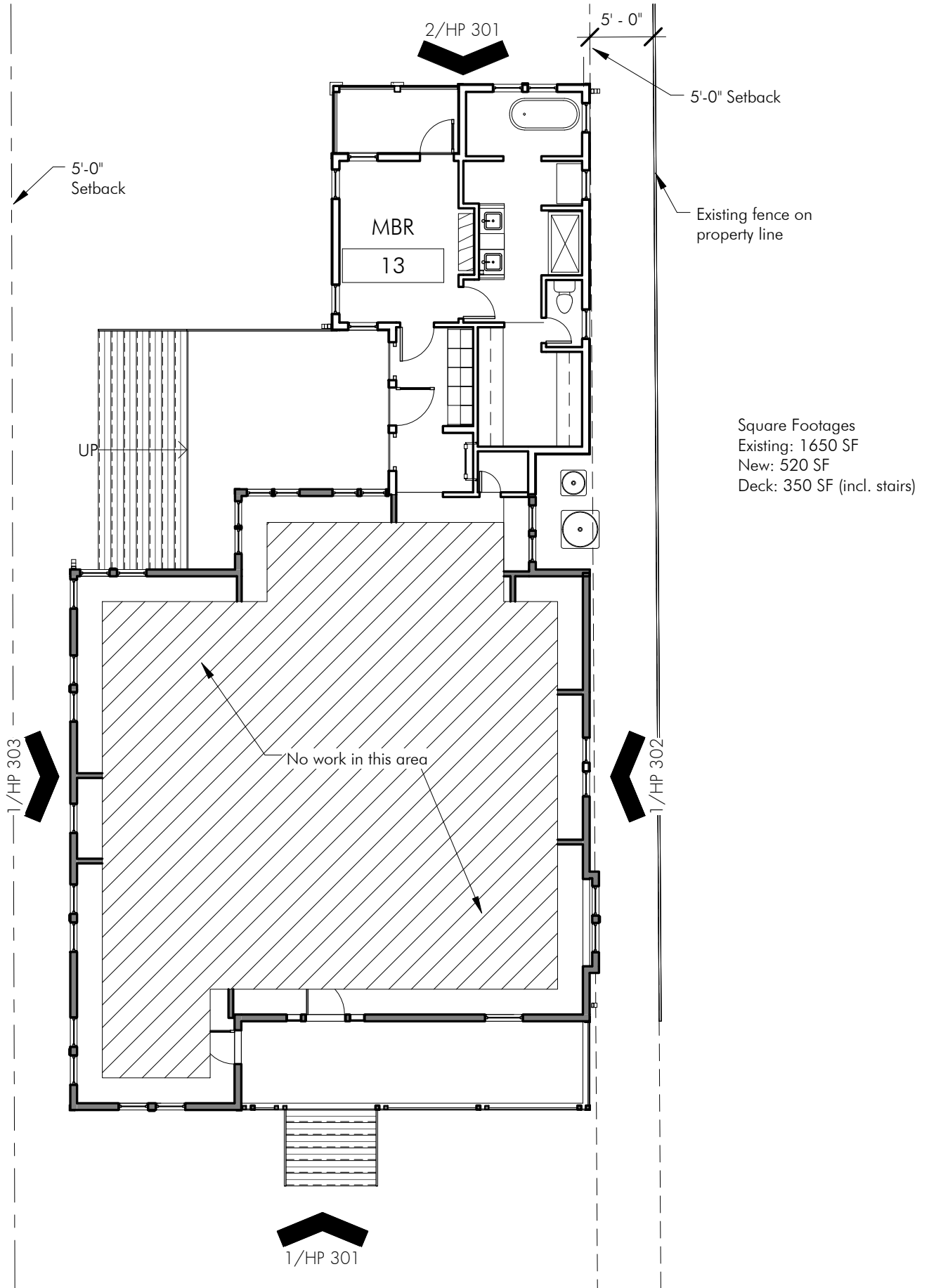


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Floor Plan - Existing HP 201

618 E Locust Addition and Renovation

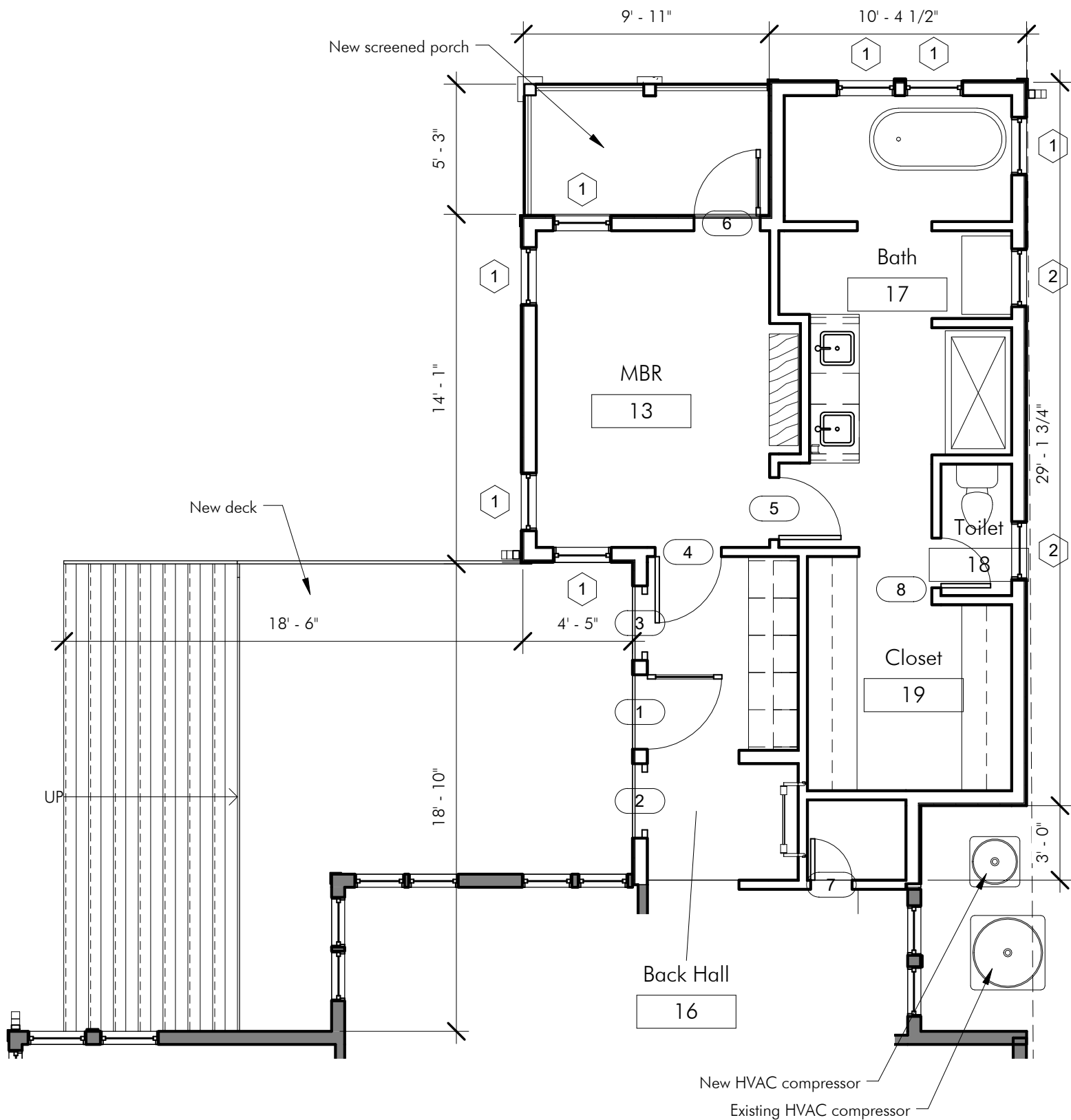


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Floor Plan HP 202

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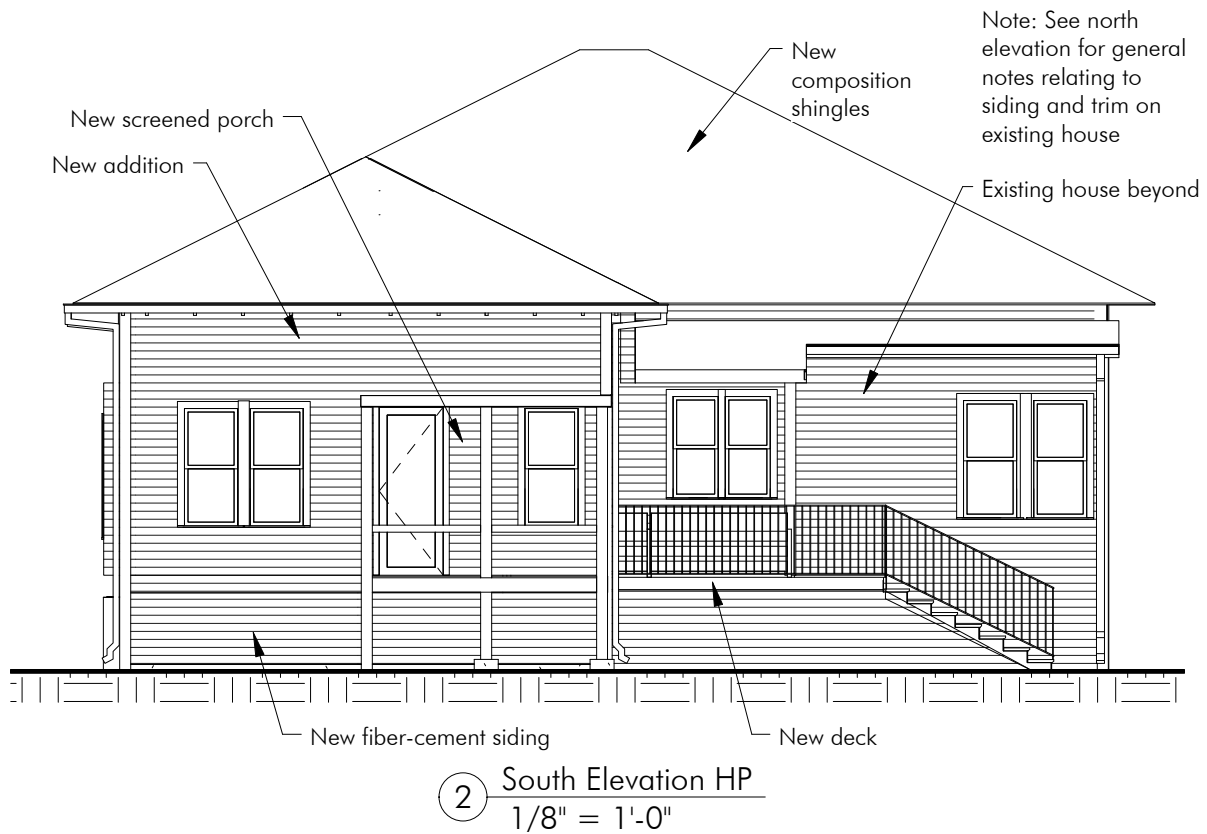
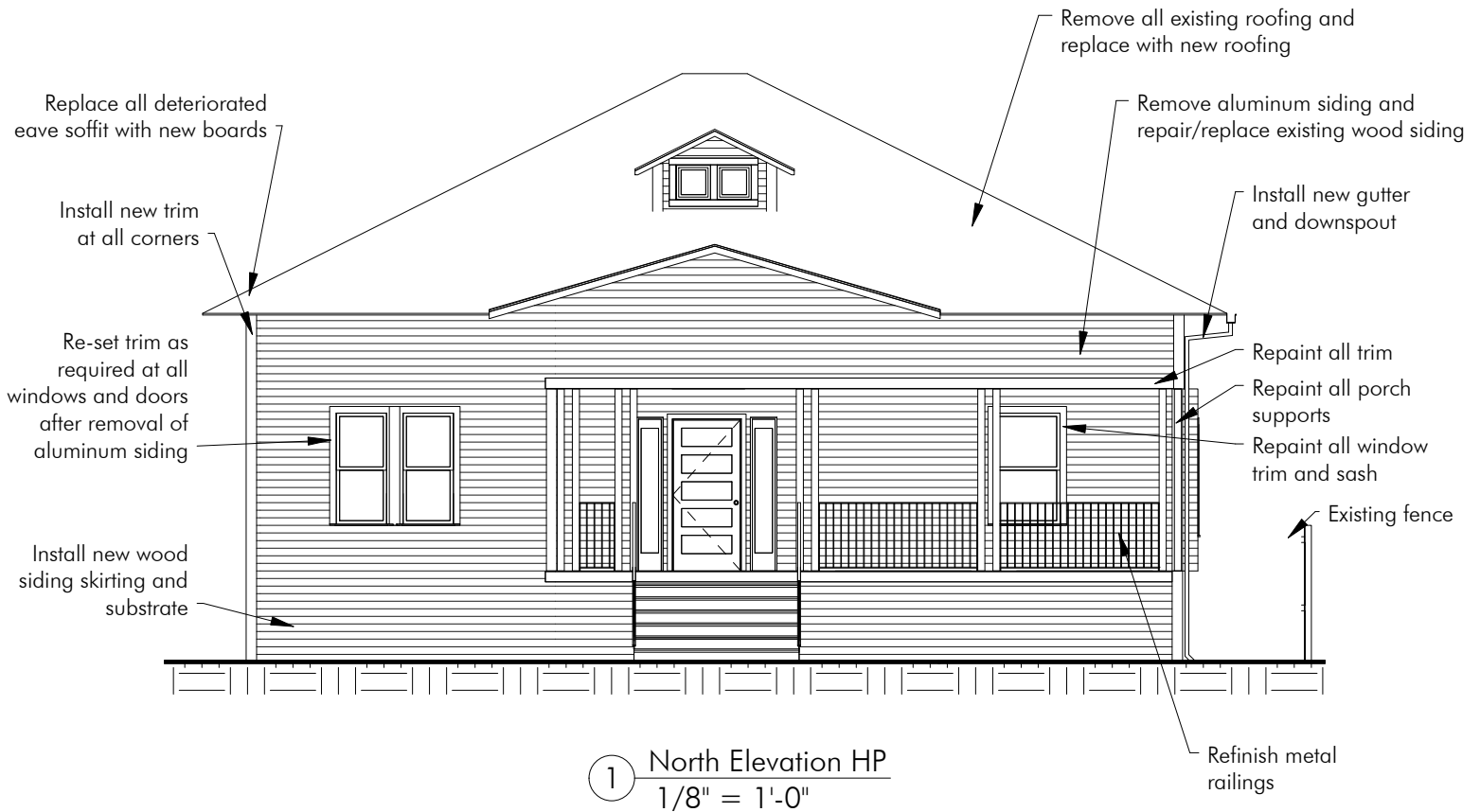


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Floor Plan - Addition HP 203

618 E Locust Addition and Renovation



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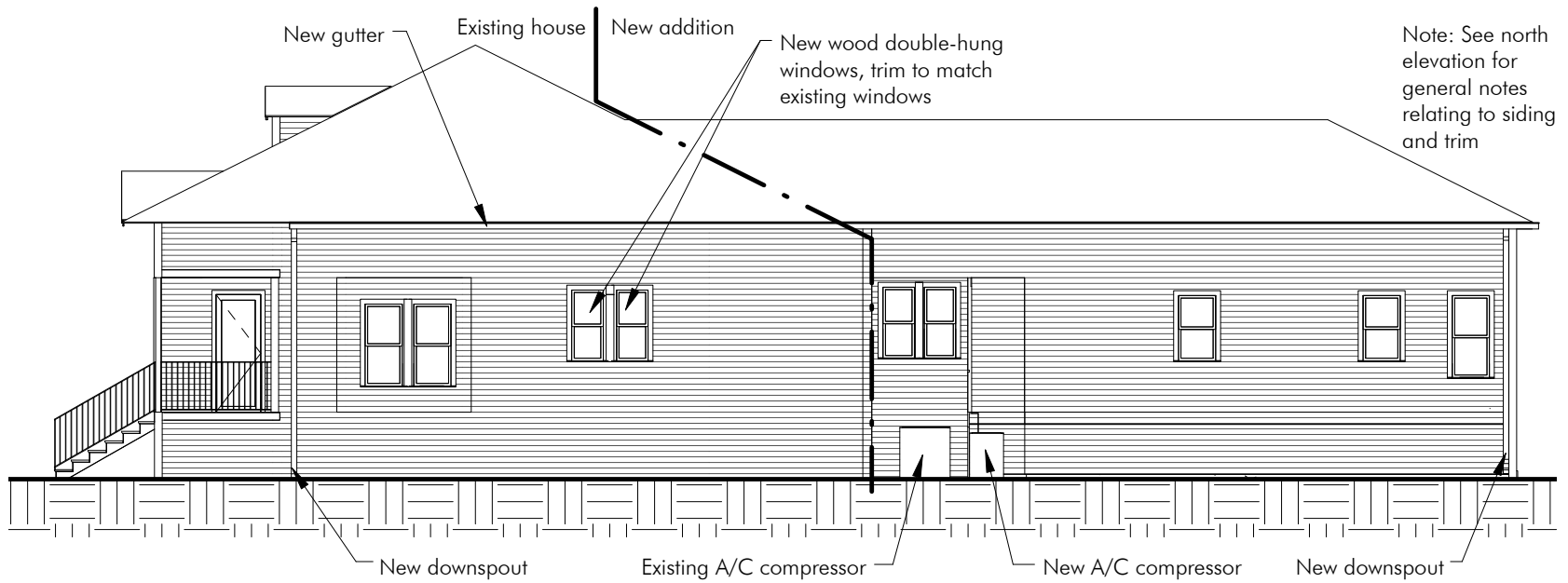
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Elevations HP 301

618 E Locust Addition and Renovation



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① East Elevation HP
3/32" = 1'-0"

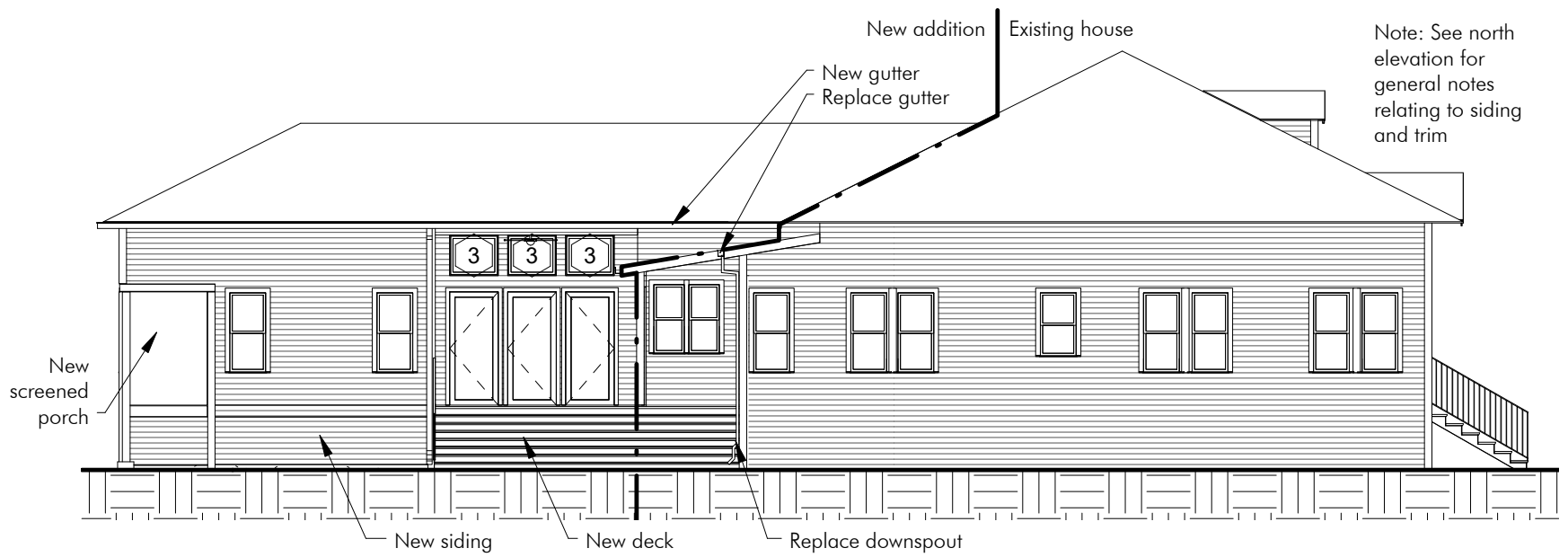
Elevations HP 302

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① West Elevation HP
3/32" = 1'-0"

Elevations HP 303

618 E Locust Addition and Renovation

General Notes

Demolition and Salvage

All items noted as to be salvaged shall remain property of the owner.

These items shall be salvaged:

- 1) All removed doors and windows
 - 2) Any found items (i.e., any concealed item not identified on the plans)
 - 3) Any re-usable building materials such as brick, clay tile, metal components, wood boards in good condition, and similar. Any non-reusable materials such as plaster, scrap, wood boards in poor condition, or similar shall be disposed of.
- Determination of condition will be made by the owner.

Exterior Renovation and Repair, Existing House

Remove all existing aluminum siding and accessories to expose original wood siding

Remove all gutters

Assess condition of wood siding with owner

Patch and repair existing siding where possible

Install new wood siding matching profile of existing siding where necessary

Repair all eave brackets to match existing

Rebuild existing house skirting with new wood siding matching profile of existing siding

Remove all flaking paint back to firmly attached areas

Replace or install new wood trim where trim is deteriorated or not present

Patch all nail holes and other surface flaws in wood trim using exterior-grade wood filler

Sand all wood to feather edges of painted/unpainted areas, roughen surface of existing paint, and prepare bare wood for painting

Re-caulk all window perimeters and joints between trim and siding

Replace any broken glass

Remove and replace any cracked glazing putty; install new putty where putty is missing

Prime all wood using exterior-grade primer for wood and painted surfaces

Paint all wood using exterior-grade gloss acrylic enamel, color selected by owner

Exterior Finishes, New Addition

New siding to be fiber-cement siding, profile and sizes to resemble existing siding

New trim to be fiber-cement trim, profile and sizes to match existing trim

Roofing

All existing roofing to be removed and existing sheathing to be replaced

Sheathing at eaves to be replaced in kind with new wood boards where necessary

Sheathing at new eaves to be wood boards matching existing

New roofing to be 30-year composition shingles, color to match existing

Gutters to be square-profile, 5" x 5", with square-section 5" x 5" leaders and downspouts

Interior Finishes

All new gypsum board to be smooth textured (joints taped and floated; no texture applied)

Gypsum board patches to receive texture matching surrounding existing surfaces

All new gypsum board and gypsum board patches to be primed with PVA-based primer prior to paint application

All wall paint to be eggshell finish

All ceiling paint to be matte finish



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General Notes HP 401

618 E Locust Addition and Renovation

Window Schedule				
Mark	Height	Width	Count	Comments
1	5' - 0"	2' - 4"	6	New clad wood window, Jeld-Wen W-2500 series, double-hung, no grille, block frame
2	4' - 0"	2' - 4"	2	New clad wood window, Jeld-Wen W-2500 series, double-hung, no grille, block frame
3	2' - 6"	3' - 0"	3	New clad wood window, Jeld-Wen W-2500 series, fixed, no grille, block frame
E1	4' - 0"	2' - 0"	3	Salvaged windows (2) to be installed in place of E2
E2	4' - 0"	2' - 4"	1	Remove and salvage this window, unused in new construction
EX			23	Existing windows, unchanged

Door Schedule			
Mark	Height	Width	Comments
1	7' - 0"	3' - 0"	Glass, wood frame
2	7' - 0"	3' - 0"	Glass, wood frame
3	7' - 0"	3' - 0"	Glass, wood frame
4	6' - 8"	2' - 8"	Wood, flush
5	6' - 8"	2' - 6"	Wood, flush
6	7' - 0"	2' - 8"	Glass, wood frame
7	6' - 8"	1' - 8"	Wood, flush
8	6' - 8"	2' - 0"	Wood, flush
E1	6' - 8"	2' - 8"	Existing; remove and salvage
EX	7' - 0"	6' - 0"	Existing, unchanged
EX	6' - 8"	2' - 10"	Existing, unchanged
EX	6' - 8"	2' - 6"	Existing, unchanged
EX	6' - 8"	2' - 10"	Existing, unchanged
EX	6' - 8"	2' - 6"	Existing, unchanged
EX	6' - 8"	2' - 6"	Existing, unchanged
EX	7' - 0"	2' - 8"	Existing, unchanged
EX	6' - 8"	3' - 0"	Existing, unchanged
EX	6' - 8"	1' - 0"	Existing, unchanged
EX	6' - 8"	1' - 0"	Existing, unchanged

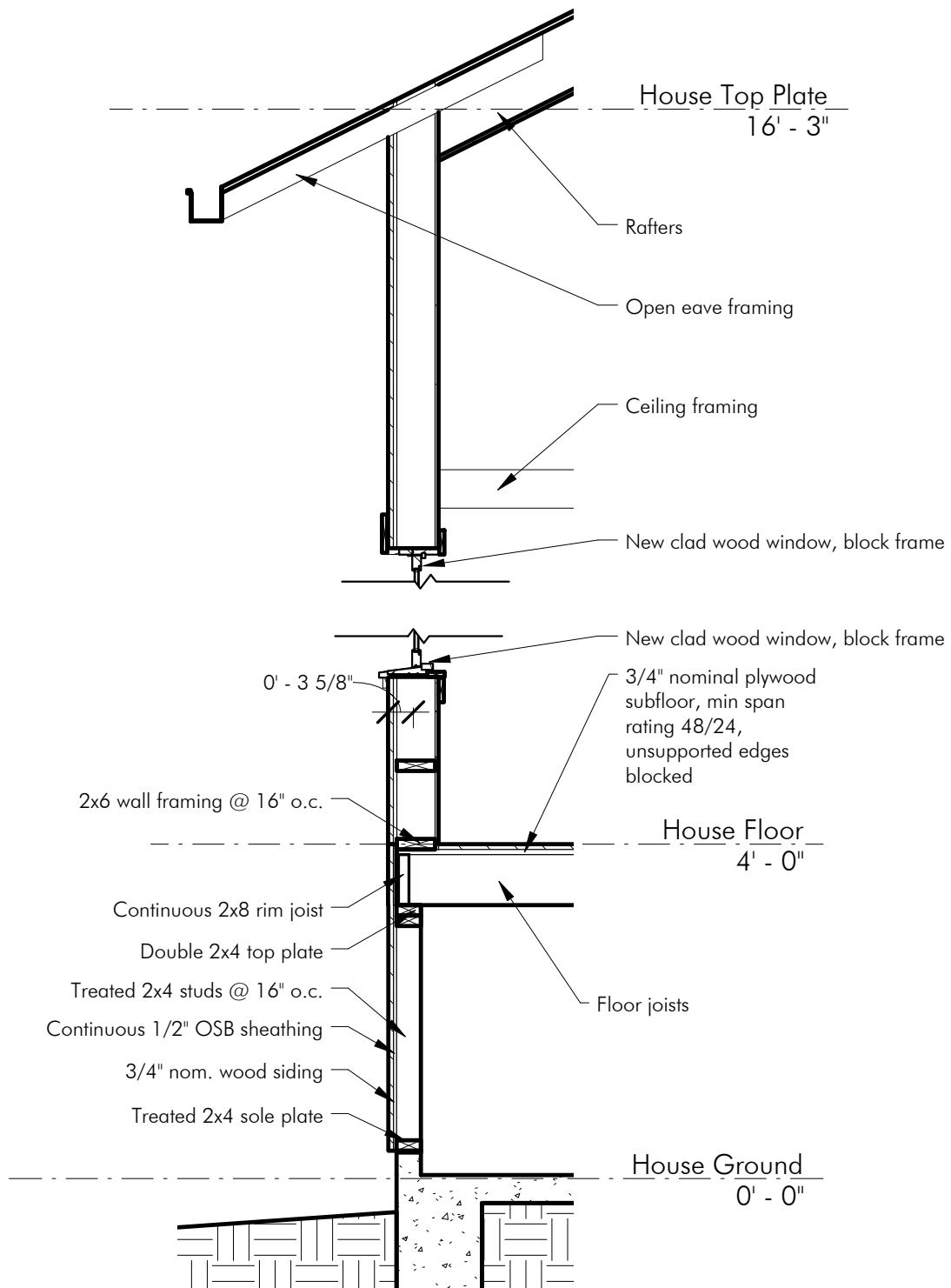


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Schedules HP 402

618 E Locust Addition and Renovation

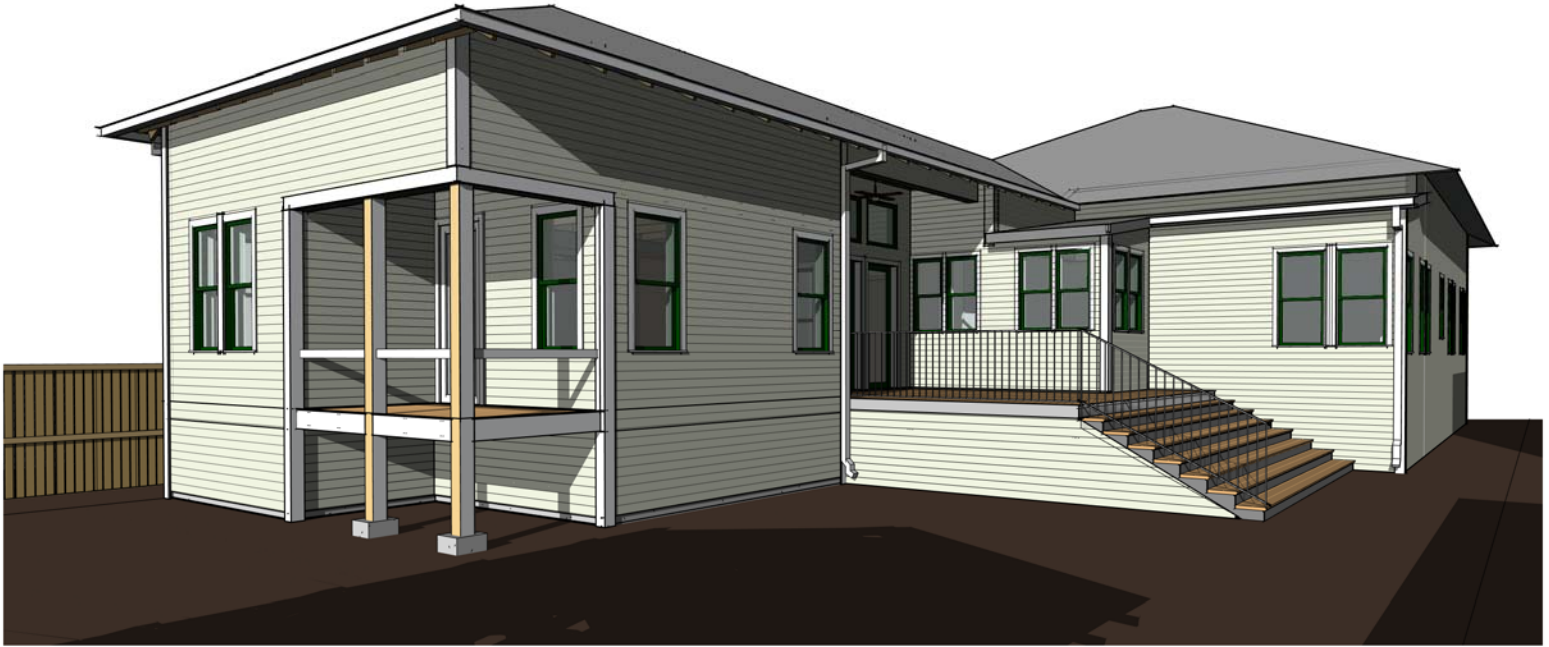


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Wall Section HP 701

618 E Locust Addition and Renovation



① Overall Addition Perspective



② Front Perspective

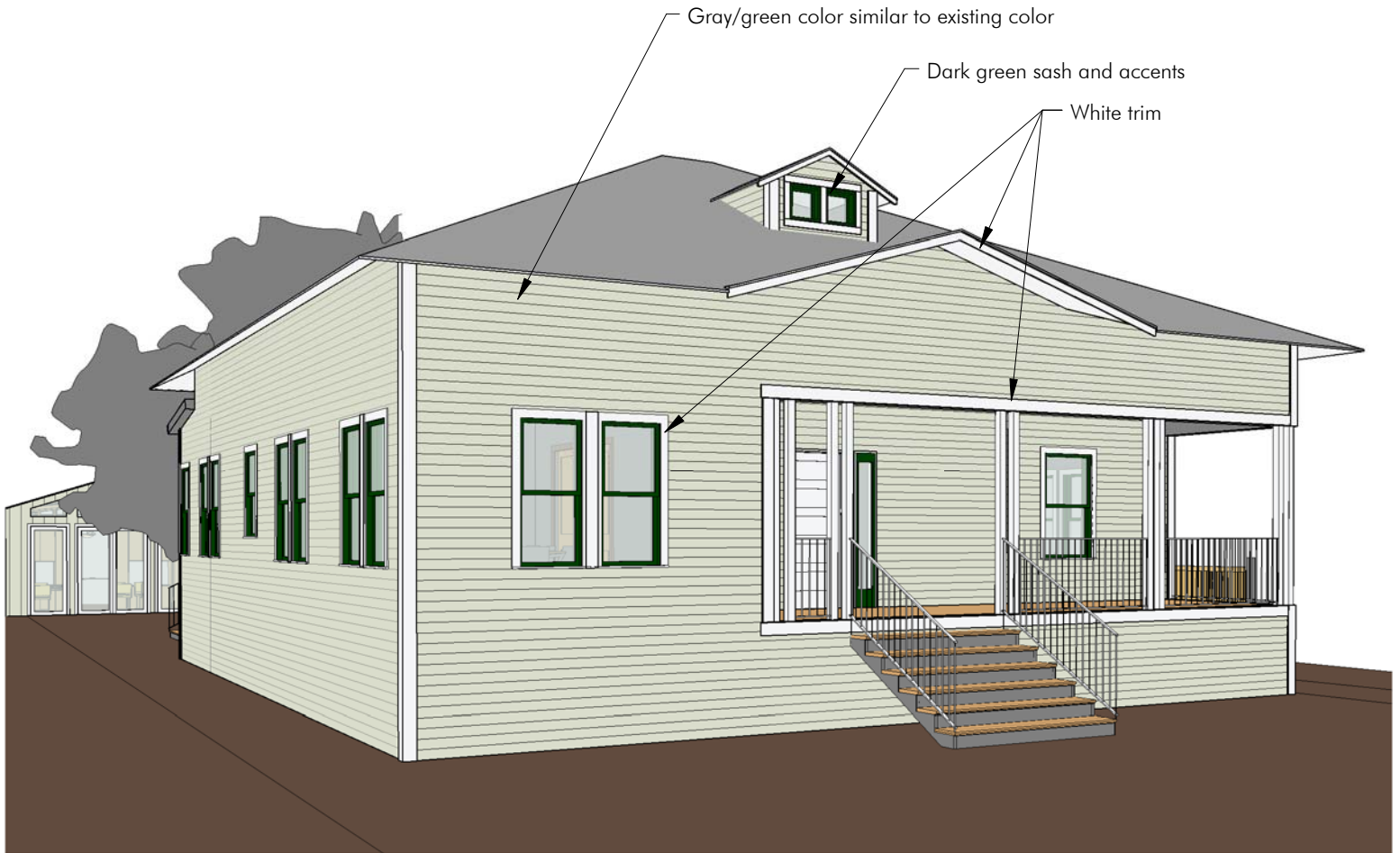


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Perspectives HP 901

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Perspective HP 902

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