

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2016

Agenda Item No: 18

HDRC CASE NO: 2016-254
ADDRESS: 327 W CRAIG PLACE
LEGAL DESCRIPTION: NCB 1858 BLK 1 LOT 16, E 10 FT OF 15 & W 10 FT OF 17
ZONING: O2 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: William Triplett/H.E.B.
OWNER: Respite Care of San Antonio
TYPE OF WORK: Rehabilitations to carriage house
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to do the following work on the Carriage house located in the rear of 327 W Craig Place:

1. Demolish existing addition
2. Install 2 double wood windows on the east façade
3. Install cedar lattice skirting
4. Replace existing non-historic door on south façade and install a double pedestrian door behind sliding carriage doors
5. Install a 6' wide concrete walkway to be ADA compliant to proposed double doors
6. Replace existing siding with board and batten fiber cement board
7. Repair woodwork with wood composite or fiber cement board
8. Infill 2 existing window openings on the west facade
9. Replace 3 existing wood windows with wood windows

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

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.

8. Architectural Features: Foundations

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

- i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
- iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to

minimize the visual impact, especially when visible from the public right-of-way.

ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

- a. The property at 327 W Craig Place is a one-story Folk Victorian built circa 1902 in the Monte Vista Historic District. The applicant is proposing to work on the Carriage House, a secondary structure at this address. No work is being requested on the main structure. The Carriage House is a one-story structure, with a hipped roof, a standing seam metal roof, two gables and board and batten siding. The structure appears on the August 1935 Sanborn map without the shed addition. The Carriage House is identified in the 1998 Survey as contributing, built circa 1920.
- b. The applicant recently received administrative approval to remove existing privacy fence around accessory structure, paint carriage house, repair foundation of carriage house, replace existing standing seam metal with new standing seam metal, replace existing skirting and repair and replace the gutters.
- c. The applicant is proposing to demolish the existing rectangular addition on the east side of the carriage house. The structure appears on the August 1935 Sanborn map without the shed addition. Staff finds the removal of the non-historic addition appropriate.
- d. The applicant is proposing to install 2 double wood windows, each consisting of two one over one windows on the new east elevation where the addition was removed. The new windows match the proportions of the existing one over one windows. Staff finds the new windows consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.iv., which states to install new windows to match the historic or existing windows in terms of size, type, configuration, form and detail.
- e. The existing skirting is made of wood and deteriorated. According to the Guidelines for Exterior Maintenance and Alterations 8.B.i., replacement skirting should consist of durable and proven materials when repair is necessary. Staff made a site visit on June 22, 2016, and found the skirting deteriorated. Staff finds the proposed cedar lattice consistent with the Guidelines.
- f. There is an existing non-historic pedestrian front door. The applicant is proposing to infill the existing front door and install double doors behind two new sliding carriage doors. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii, non-historic incompatible windows or doors should be replaced with elements that are typical of the architectural style of the building. Staff finds the proposed alteration consistent with the Guidelines.
- g. There is no existing walkway to the Carriage House. The applicant is proposing to install a 6' wide concrete slope to be ADA compliant to access the proposed double doors of the Carriage house. The concrete walk way will not exceed a 1:12 slope up to the entrance. The entrance will have a landing the meets the 60" length minimum. Staff finds the proposal appropriate as the walkway is minimal, meets ADA standards, and will not be seen from the public right-of-way.
- h. The applicant is proposing to remove the existing wood board and batten and replace with board and batten fiber cement board. The applicant is also proposing to repair the soffit trim and roof tails with cedar and prepare other wood elements with fiber cement material. According to the Guidelines for Exterior Maintenance and Alterations 2, repair should be considered before replacement, or use materials similar in size, scale, and character when exterior woodwork is beyond repair. Staff made a site visit and found that there are three various profiles of siding on the structure and the siding to be in poor condition. Staff finds the proposal to replace the siding appropriate and finds the replacement material consistent with the Guidelines.
- i. The applicant is also proposing to infill 2 openings on the west elevation. According to the Guidelines for Exterior Maintenance and Alterations 6.B.i, window and door openings should be preserved. Staff made a site visit and found that the window openings not to be original. Staff finds the proposal to modify the openings appropriate.
- j. There are 9 existing wood windows, 2 on the two existing dormers and 7 one over ones. Two of the seven are on the addition that the applicant is proposing to demolish. The applicant is proposing to replace 2 windows with the wood fixed windows on the dormers, and one wood one over one on the south elevation. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii., historic windows should be repaired and only

replaced if deteriorated beyond 50%. If beyond repair, they should be replaced with a window to match the original in terms of size, type, configuration, material and details, feature clear glass, and recessed within the window frame. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. Staff made a site visit June 22, 2016, and found that though the windows are in poor condition and that the proposed windows will match all of the windows installed on the main structure. Staff finds the proposal to remove and replace with in-kind wood windows consistent with the Guidelines.

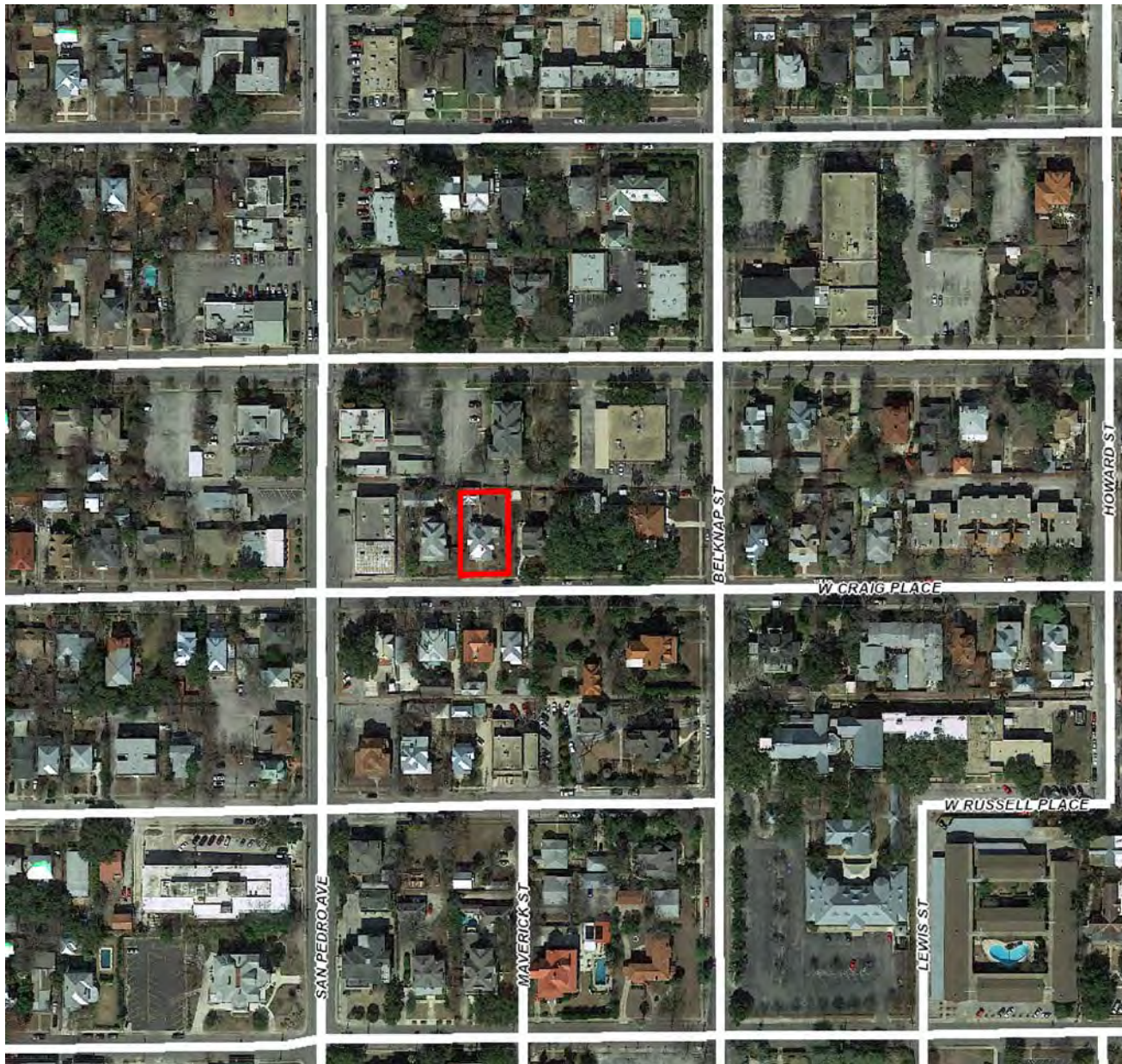
- k. Staff visited the site June 22, 2016, and found the windows in tact with broken glass, and the board and batten had various profiles.

RECOMMENDATION:

Staff recommends approval of items #1 through #9 as submitted based on findings a through k.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 20, 2016

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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 327 W. Gray Street
REQUEST: Addition of historic modification
HEARING DATE: July 6th 2016
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
(210) 215-9274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO



HDRC Application
Respite Care of San Antonio
327 W. Craig Place (Carriage House), Monte Vista
Neighborhood
San Antonio, TX



Contents:

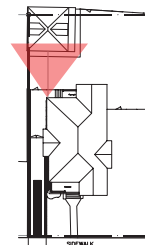
- 4. Photos of the existing structure and site
- 8. Narrative explaining scope of the proposed renovation
- 9. Site Plan
- 12. Explanation of Proposed Modifications
plan and elevations
- 20. Details, Materials, & Colors

The applicant recently received administrative approval to remove existing privacy fence around accessory structure, paint carriage house, repair foundation of carriage house, replace existing standing seam metal with new standing seam metal, replace existing skirting and repair and replace the gutters.

Front Elevation
South Elevation



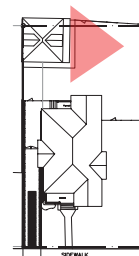
Site Details:
327 W. Craig Place (Carriage House)
San Antonio, TX - Monte Vista Historic District
Owner: Respite Care of San Antonio, Inc.
Zoning: O2 H
Block 1 Lot: 16 [East 10ft of 15 & West 10ft of 17]



Right Elevation
East Elevation



Site Details:
327 W. Craig Place (Carriage House)
San Antonio, TX - Monte Vista Historic District
Owner: Respite Care of San Antonio, Inc.
Zoning: O2 H
Block 1 Lot: 16 [East 10ft of 15 & West 10ft of 17]

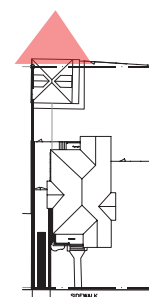


Rear Elevation
North Elevation



Site Details:

327 W. Craig Place (Carriage House)
San Antonio, TX - Monte Vista Historic District
Owner: Respite Care of San Antonio, Inc.
Zoning: O2 H
Block 1 Lot: 16 [East 10ft of 15 & West 10ft of 17]

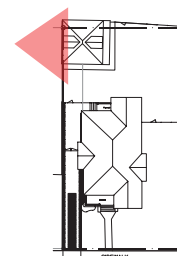


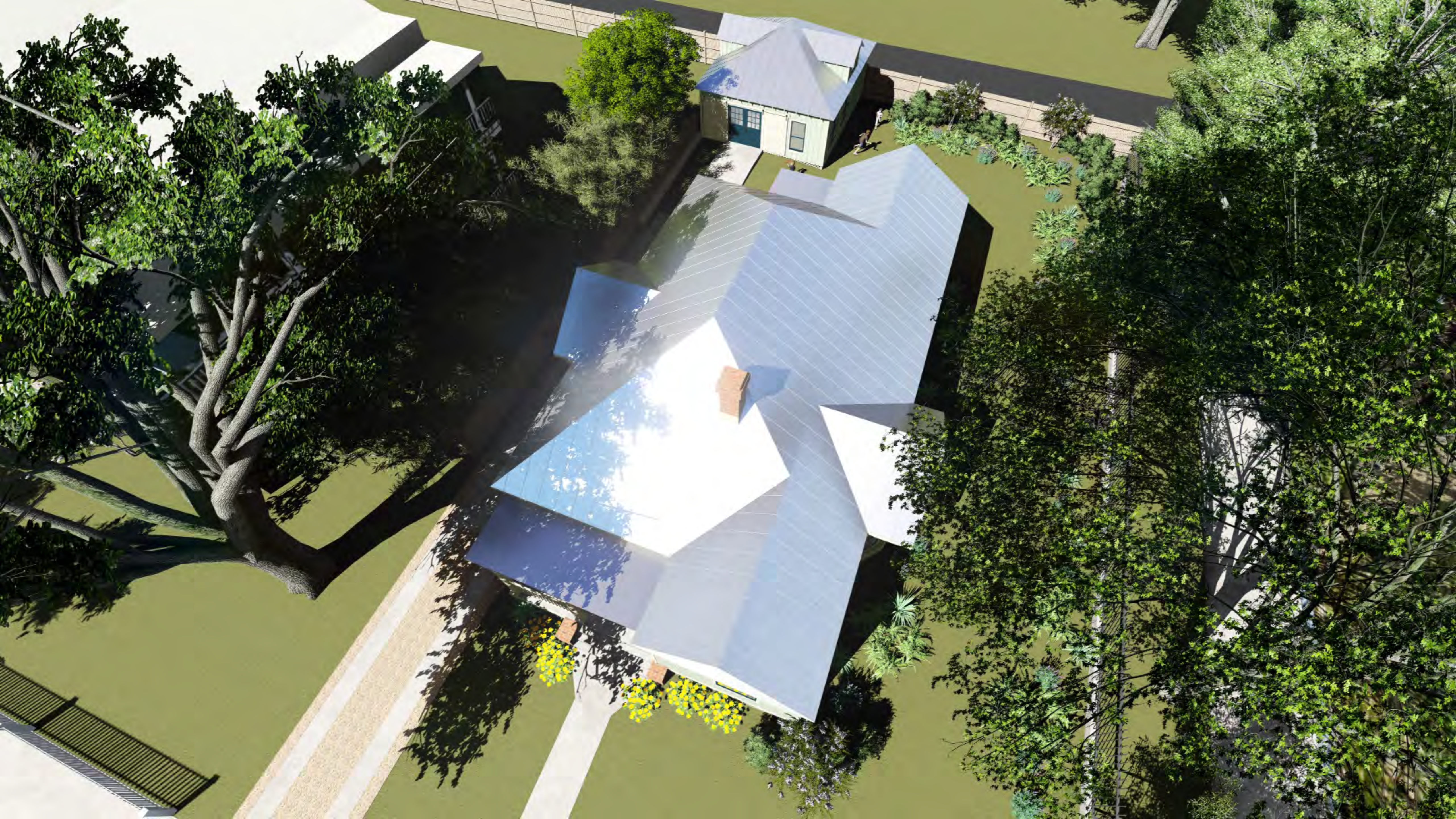
Left Elevation
West Elevation



Site Details:

327 W. Craig Place (Carriage House)
San Antonio, TX - Monte Vista Historic District
Owner: Respite Care of San Antonio, Inc.
Zoning: O2 H
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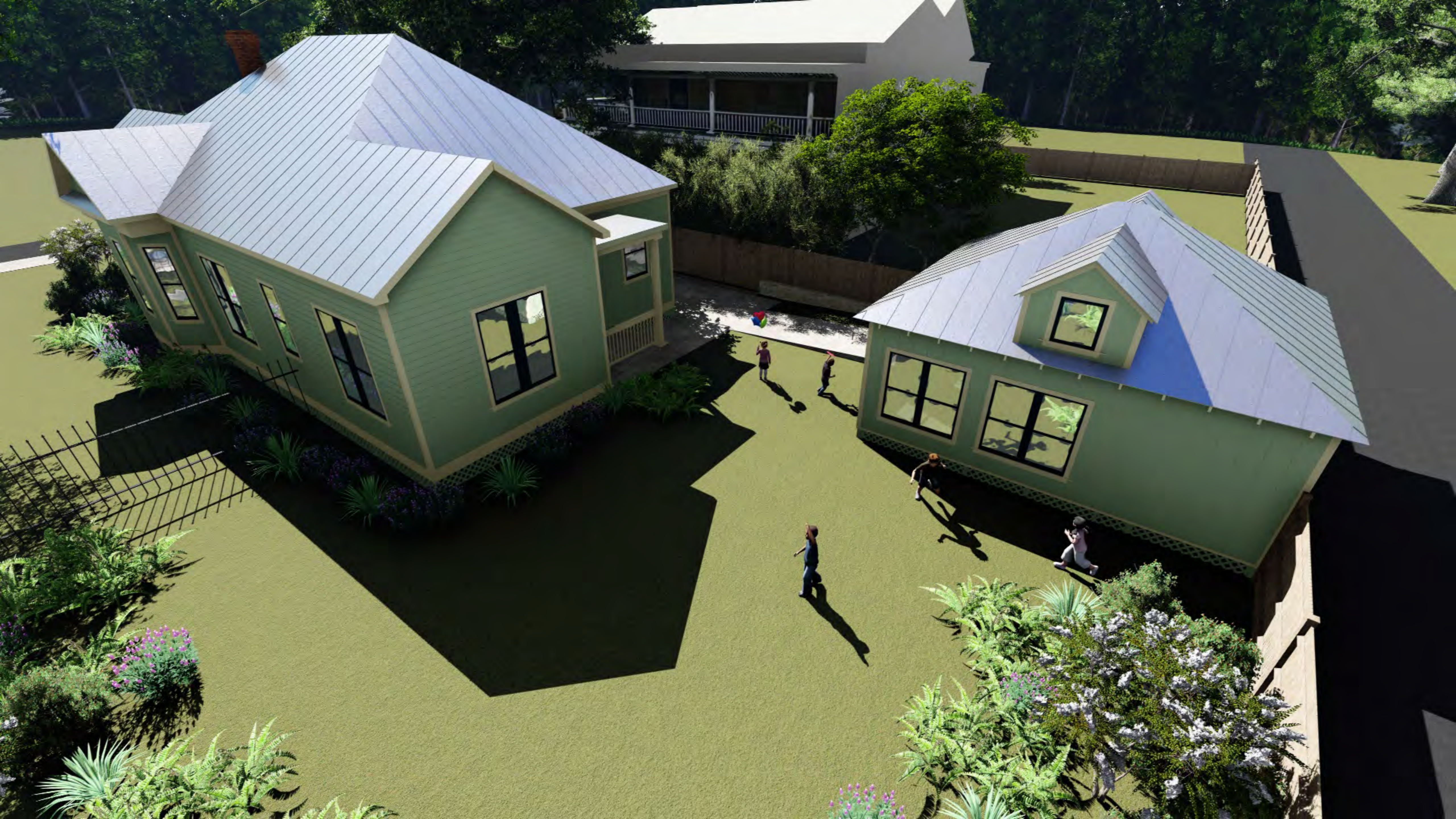




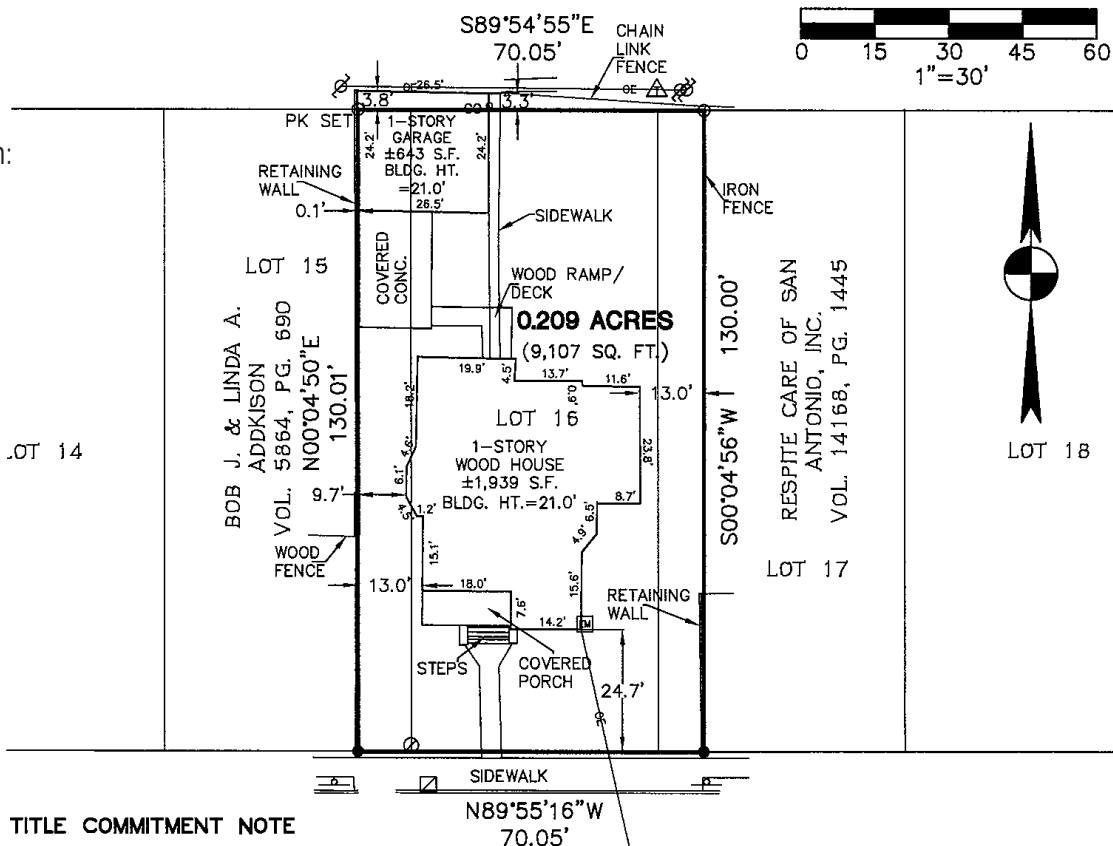








Site Plan:



TITLE COMMITMENT NOTE

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT PREPARED BY ALAMO TITLE COMPANY, GF NO. 4043001589, EFFECTIVE DATE DECEMBER 22, 2012, ISSUED JANUARY 16, 2013, AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN, AND RELISTED BELOW:
SCHEDULE "B"

1. RESTRICTIVE COVENANTS
HEREBY DELETED IN ITS ENTIRETY

W. CRAIG PLACE

FLOODPLAIN NOTE:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48029C0405 G, DATED SEPTEMBER 29, 2010, FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYORS CERTIFICATE

EXCLUSIVELY TO PARTIES INVOLVED IN ALAMO TITLE COMPANY, G.F. NO. 4043001589, EFFECTIVE DATE DECEMBER 22, 2012, ISSUE DATE JANUARY 13, 2013, SPECIFICALLY INCLUDING: RESPITE CARE OF SAN ANTONIO, INC., WILHELMINA CLAUSSE; AND ALAMO TITLE COMPANY:

I, HAL B. LANE III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 4690, HEREBY STATE THAT DURING THE MONTH OF JANUARY 2013, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Hal B. Lane III 01/21/13
HAL B. LANE III DATE
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 4690



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- ⊕ POWER POLE
- ⊖ DOWN GUY
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ TELEPHONE RISER
- ⊕ ELECTRIC METER
- OE — OVERHEAD ELEC. LINE
- CO WASTEWATER CLEANOUT
- SIGN

Bury+Partners

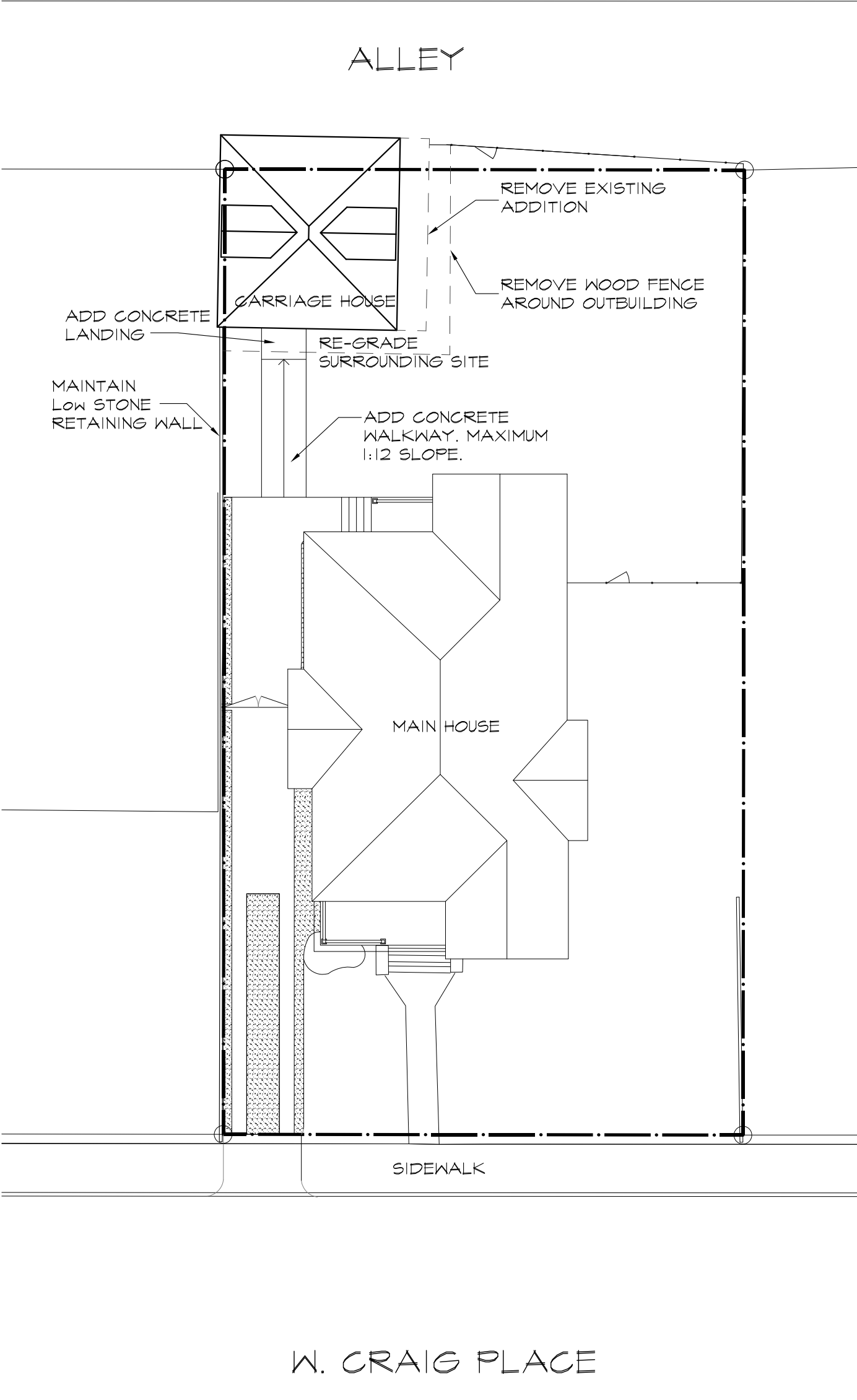
922 Ivom Road, Suite 100
San Antonio, TX 78218
Tel. (210)525-0090 Fax (210)525-0529
TBPE Registration Number F-1048
Bury+Partners-SA, Inc. © Copyright 2013

LAND TITLE SURVEY

OF A 0.209 ACRE TRACT LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOT 16 AND THE EAST 10 FEET OF LOT 15 AND THE WEST 10 FEET OF LOT 17, BLOCK 1, NCB 1858, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

RESPITE CARE OF
SAN ANTONIO, INC.

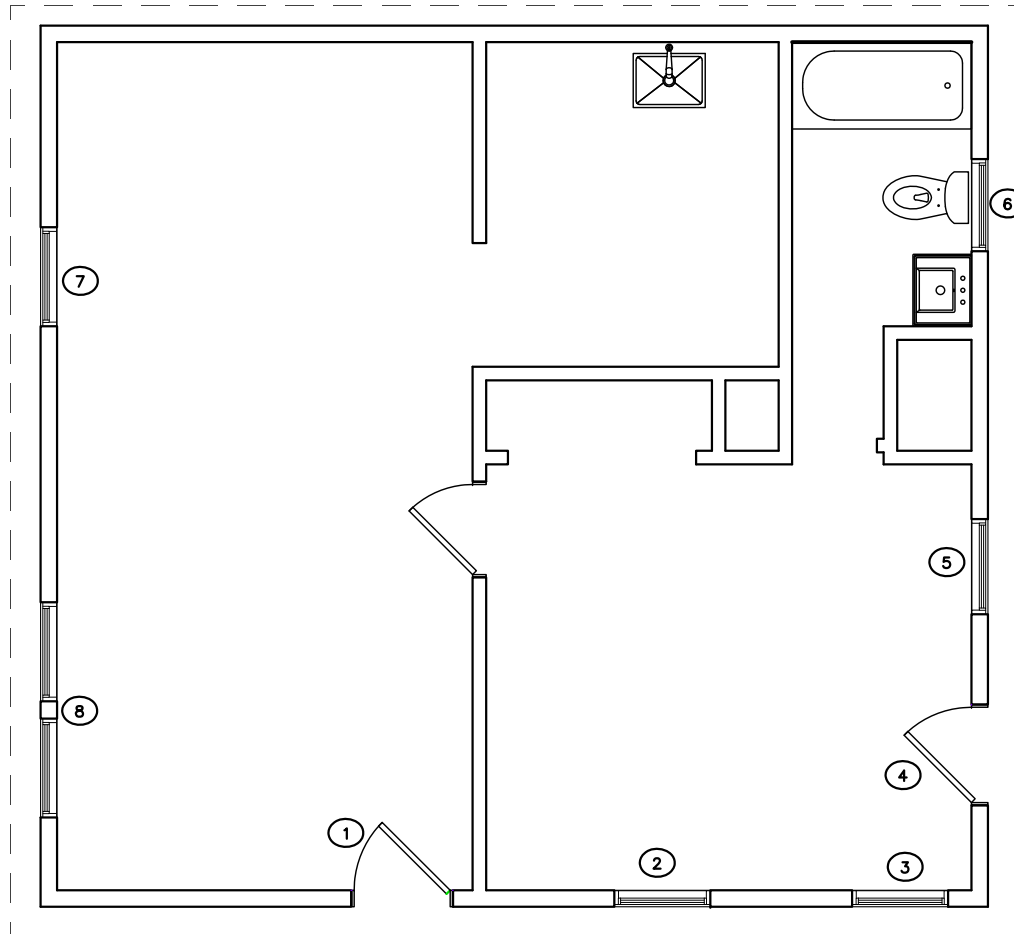
327 W. CRAIG PLACE



2

Proposed Site Plan

Scale: $\frac{1}{16}" = 1'$

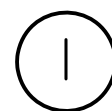
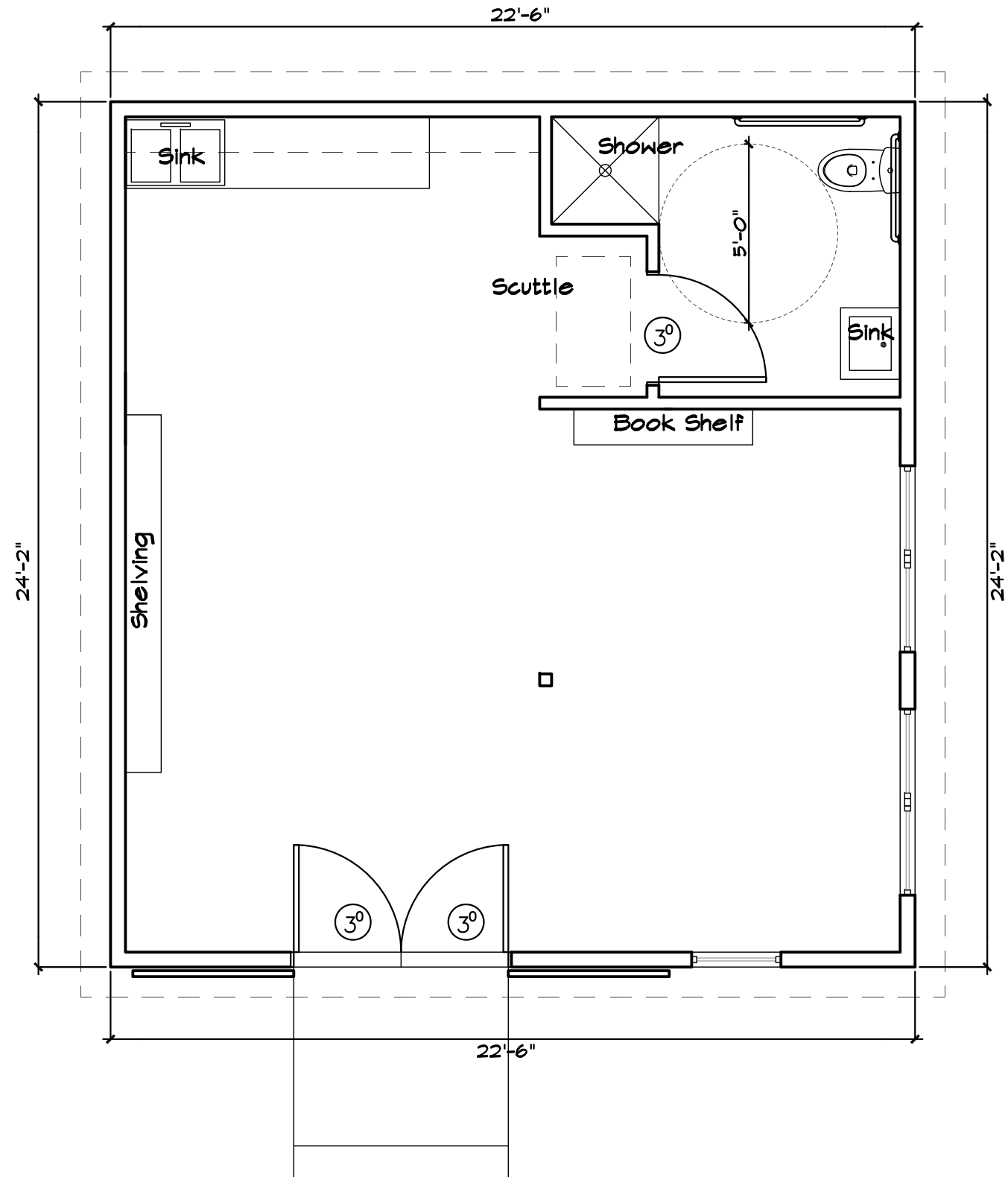


Existing Floor Plan (Window Placement) - HEB Respite Care Carriage House

Scale: 3/16" = 1'-0"

Respite Care of San Antonio

327 West Craig Place
Monte Vista Neighborhood
San Antonio, Texas

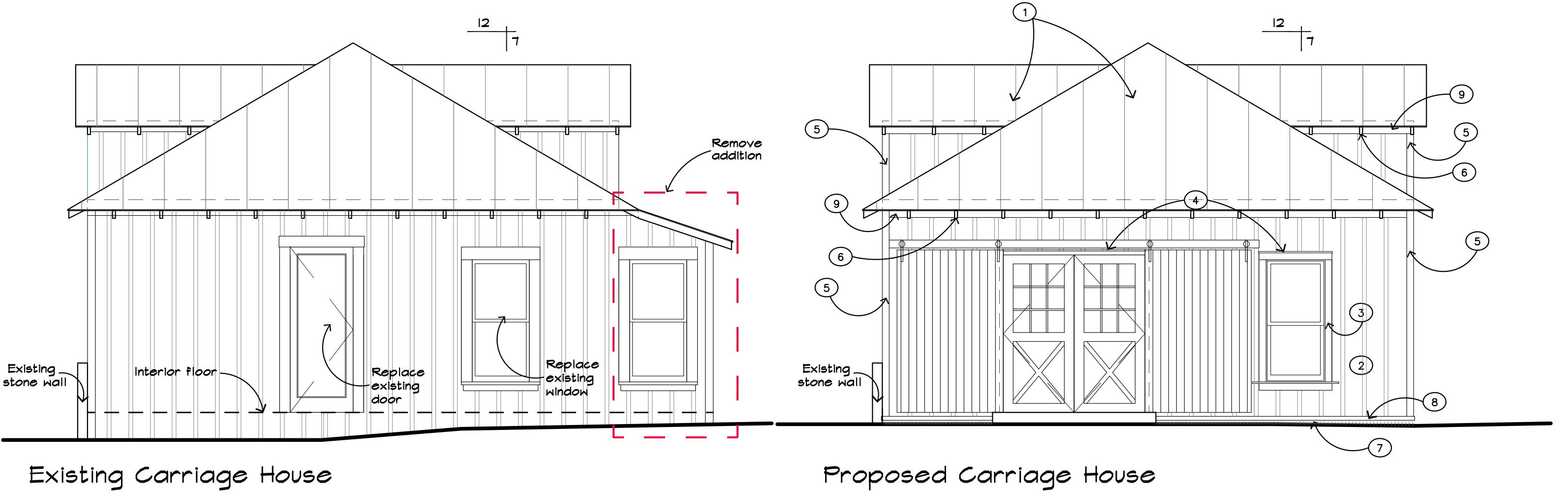


Floor Plan

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

Keyed Notes

- 1. Double locked 26 GA. galvalume standing seam metal roof
- 2. Board & Batten siding (match style to original) – fiber cement board
- 3. Window trim per detail (repair/replace as necessary) – typical all conditions
- 4. Galvanized sheet metal flashing above heads of windows and doors – typical all conditions
- 5. Typical corner trim – 5/4" x 4" Miratec (replace, match existing)
- 6. Repair/Replace roof tails as necessary
- 7. Lattice style underpinning depth varying
- 8. Wall trim – 5/4" x 2" Miratec (replace, match existing)
- 9. Soffit Trim – 2" x 6" Miratec (replace, match existing)



Existing & Proposed Front (South) Elevation - HEB Respite Care Carriage House

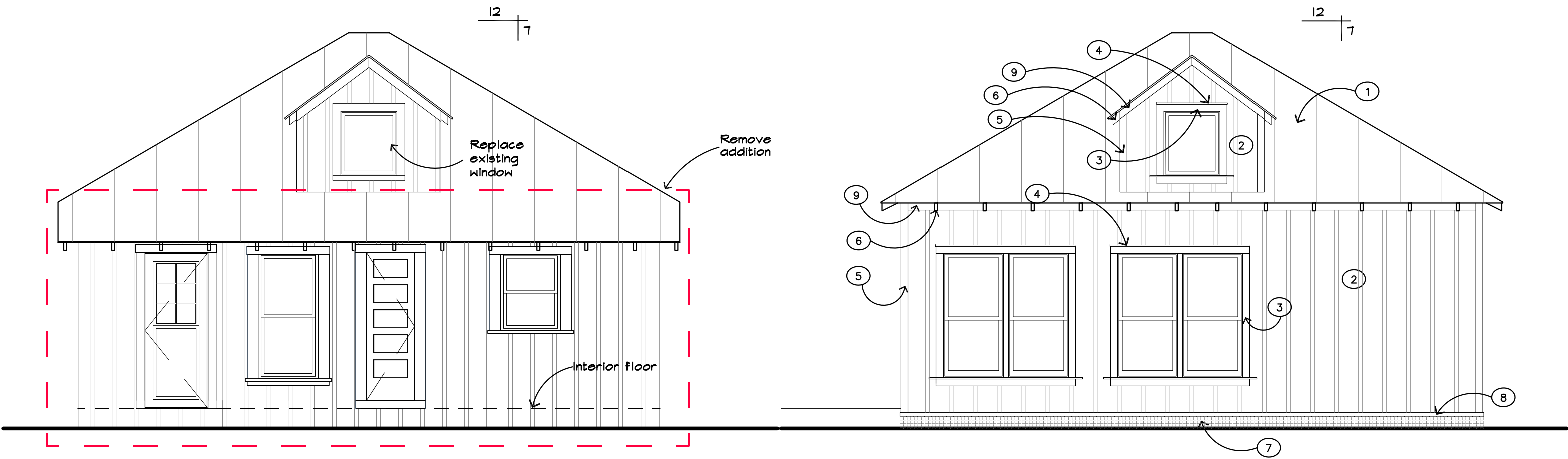
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Respite Care of San Antonio

327 West Craig
Monte Vista Neighborhood
San Antonio, Texas

Keyed Notes

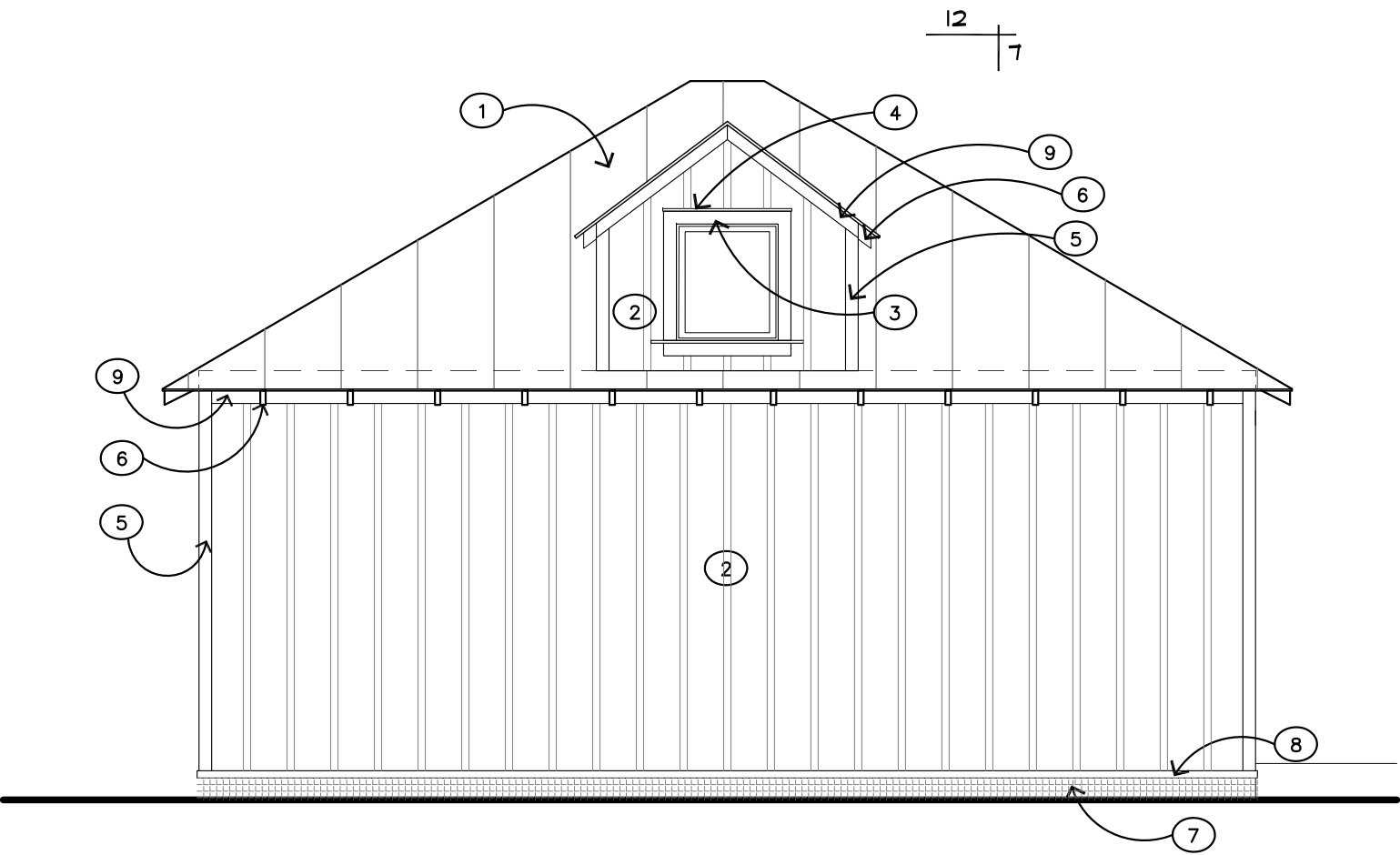
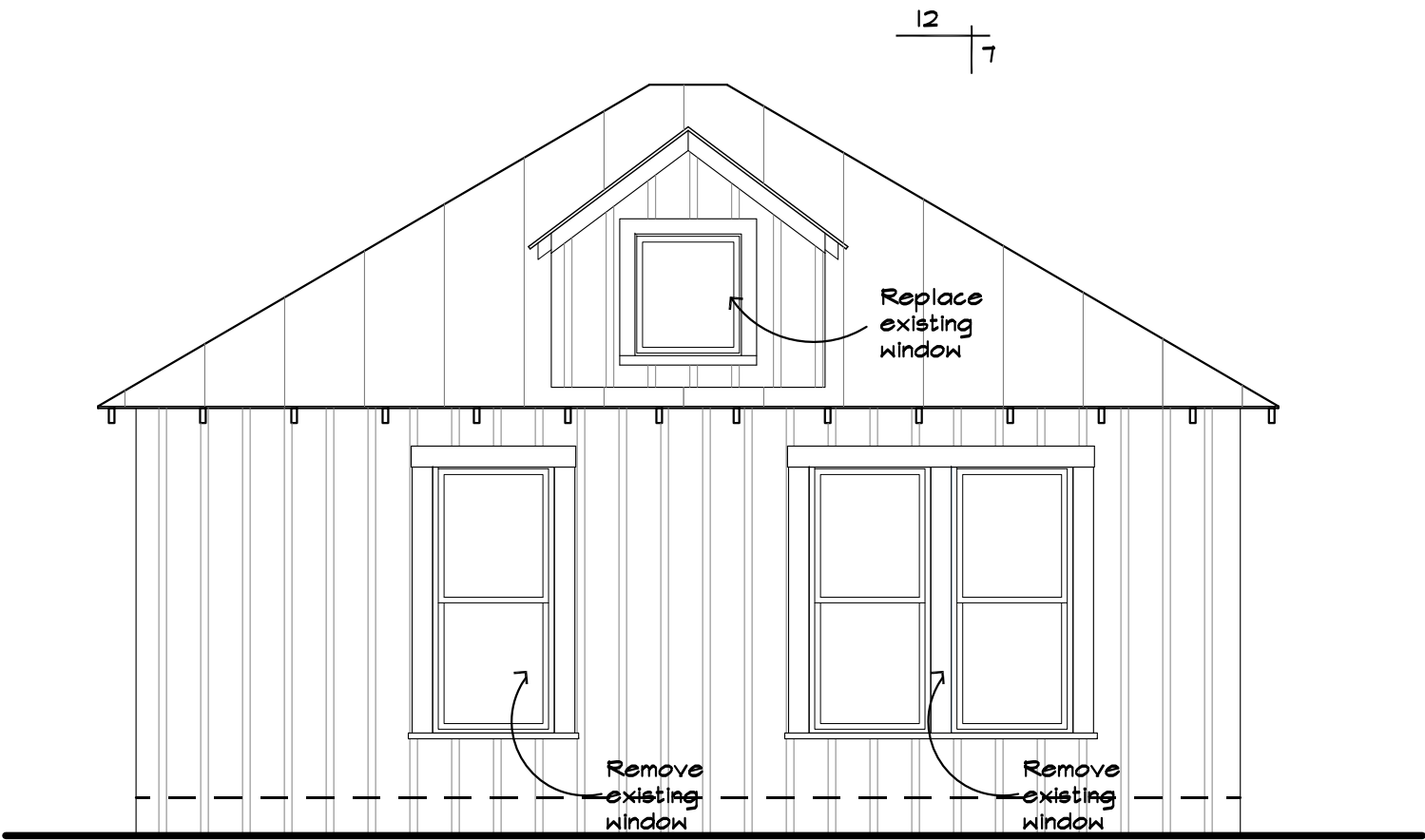
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Respite Care of San Antonio
327 West Craig
Monte Vista Neighborhood
San Antonio, Texas

Keyed Notes

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- 9. Soffit Trim – 2" x 6" Miratec (replace, match existing)



Existing Carriage House

Proposed Carriage House

Existing & Proposed Left (West) Elevation - HEB Respite Care Carriage House

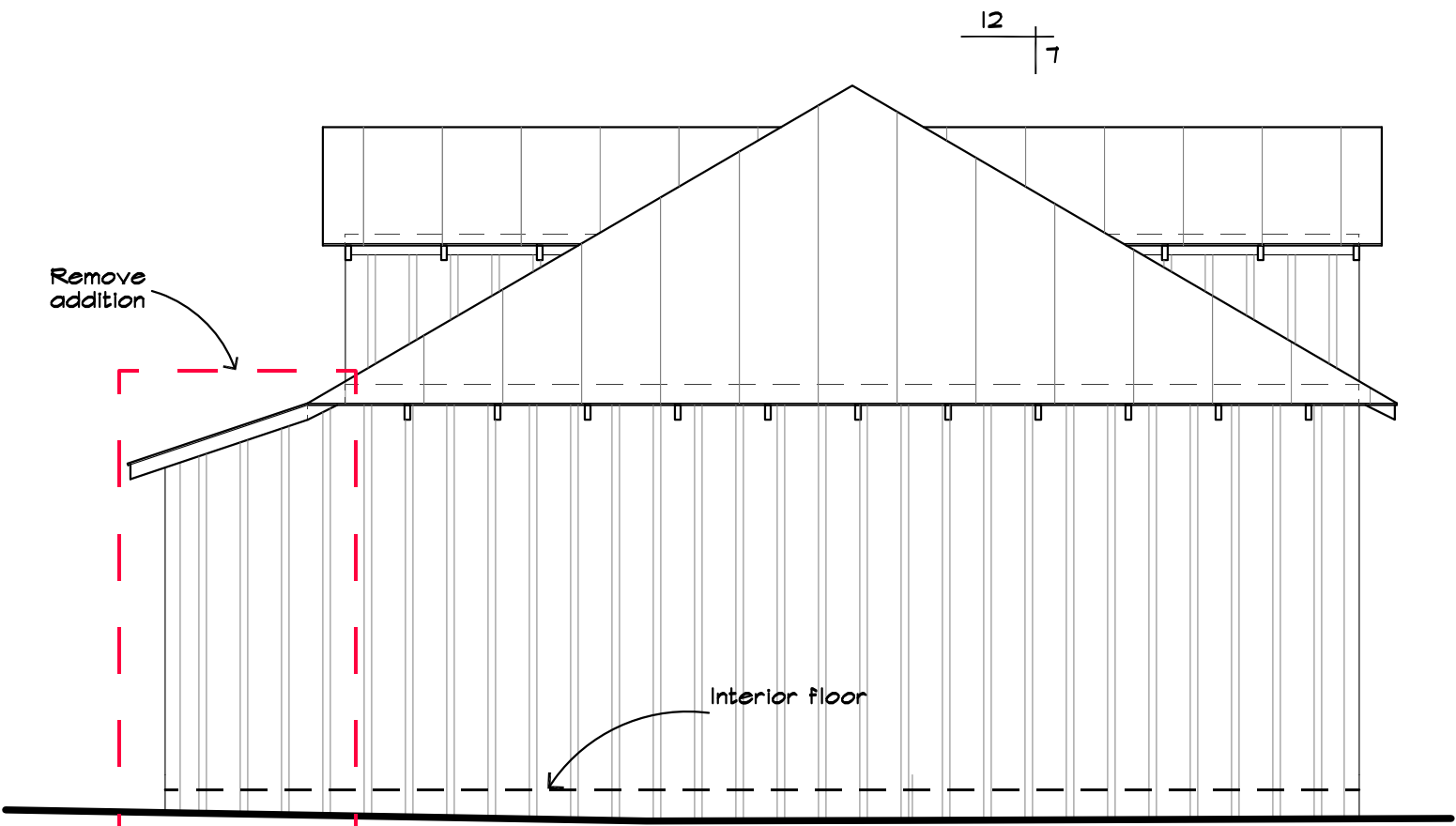
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Respite Care of San Antonio

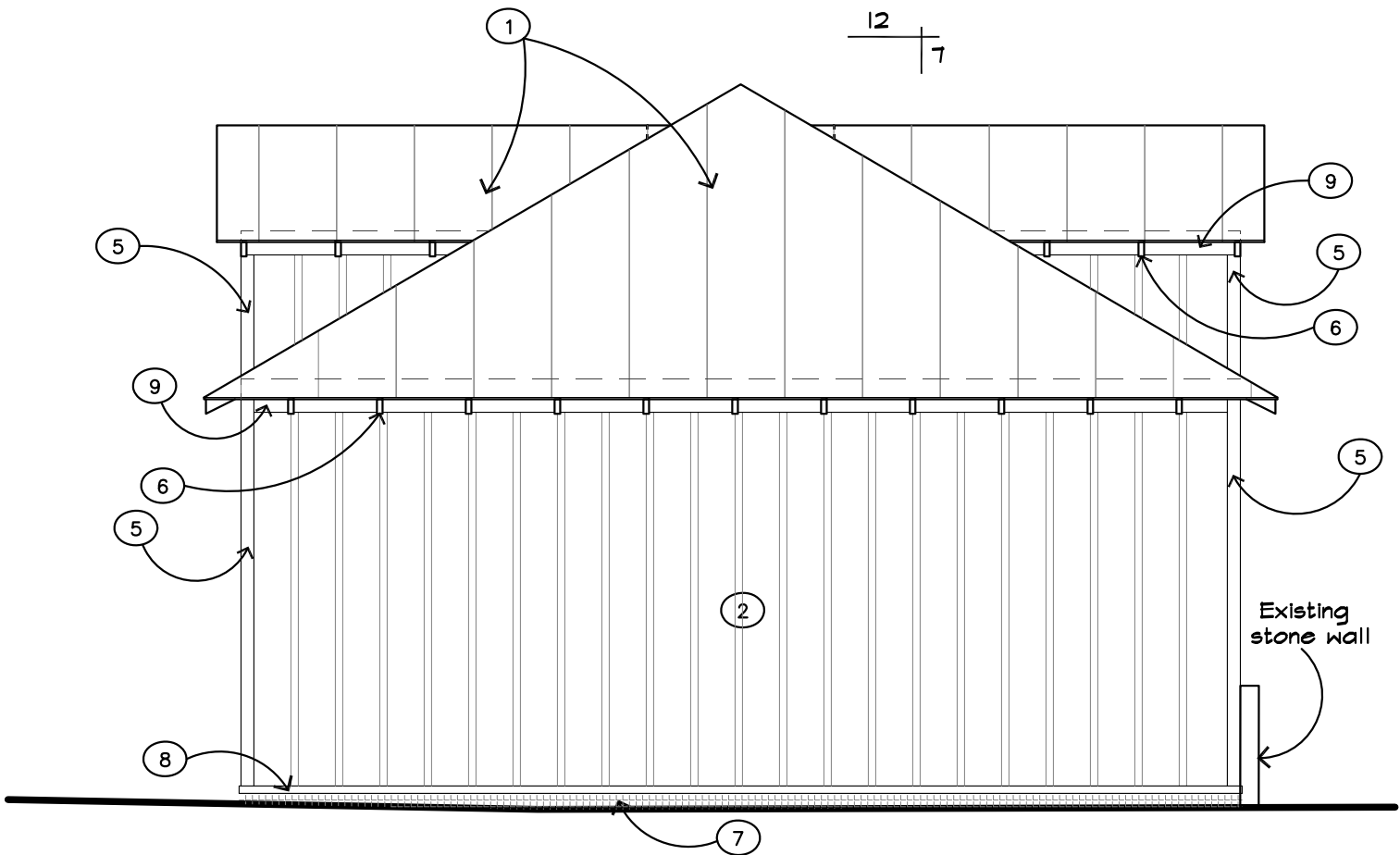
327 West Craig
Monte Vista Neighborhood
San Antonio, Texas

Keyed Notes

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Existing Carriage House



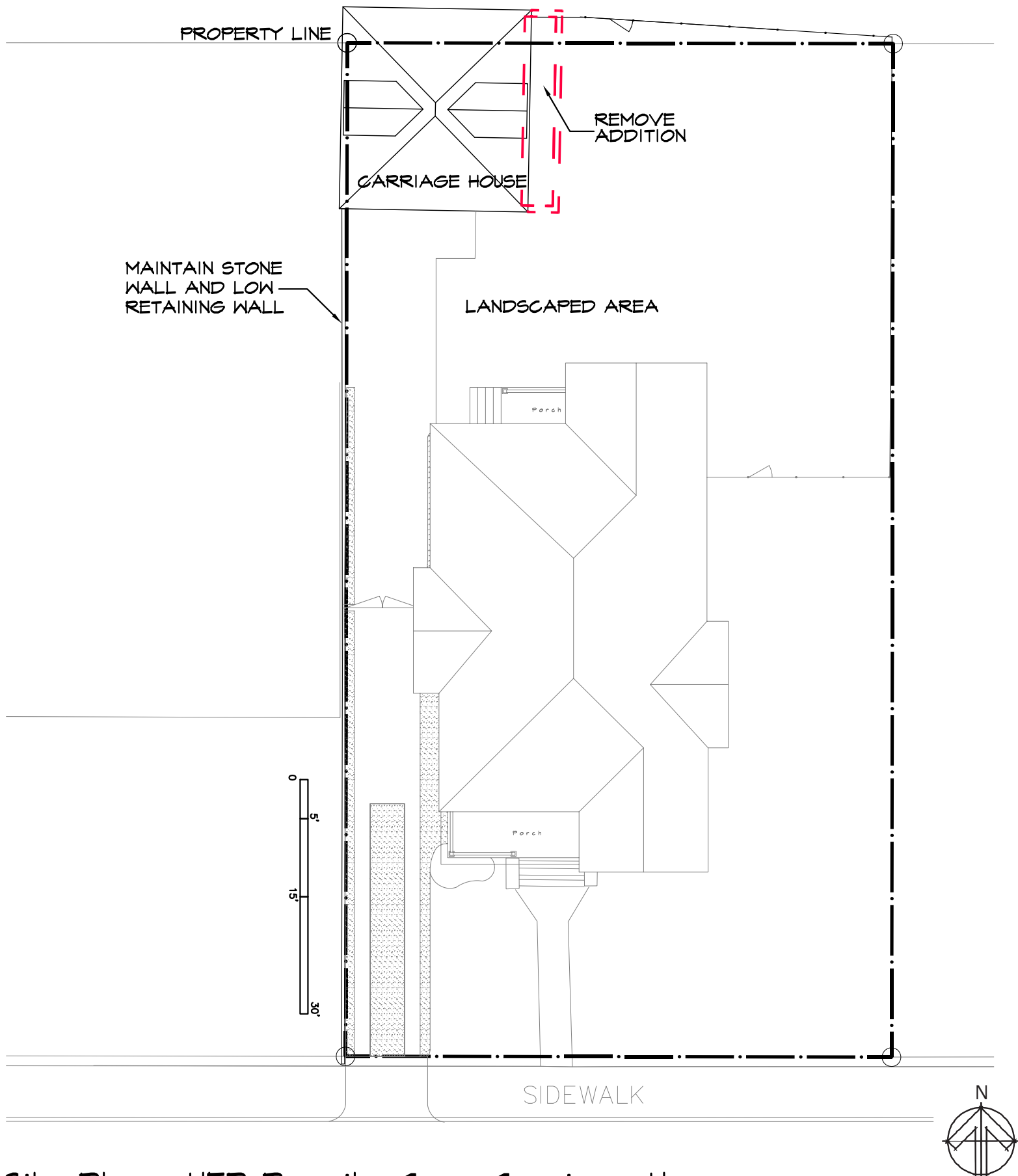
Proposed Carriage House

Existing & Proposed Rear (North) Elevation - HEB Respite Care Carriage House

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

Respite Care of San Antonio

327 West Craig
Monte Vista Neighborhood
San Antonio, Texas

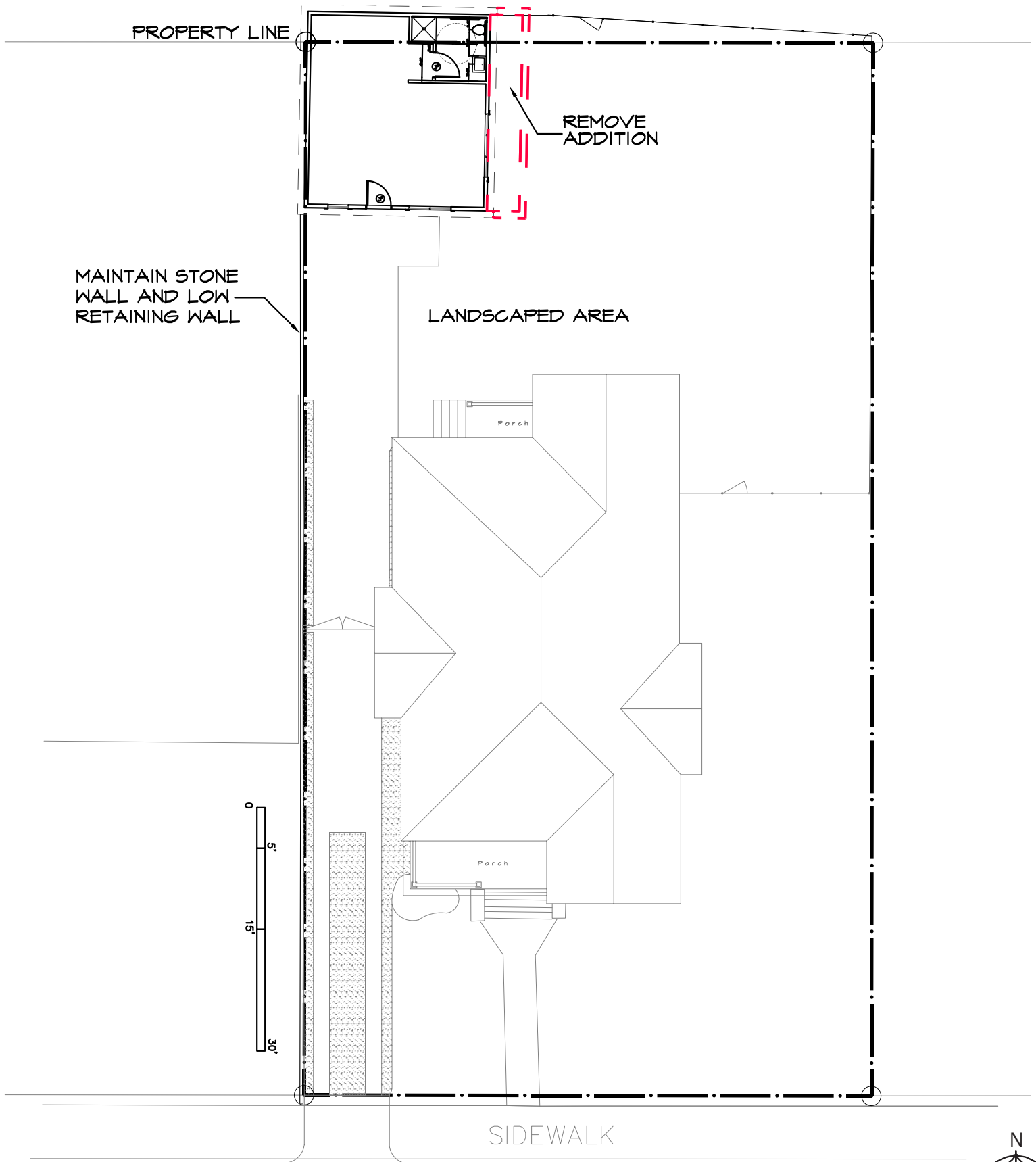


Site Plan - HEB Respite Care Carriage House

Scale: 1/16" = 1'-0"

Respite Care of San Antonio

327 West Craig Place
 Monte Vista Neighborhood
 San Antonio, Texas

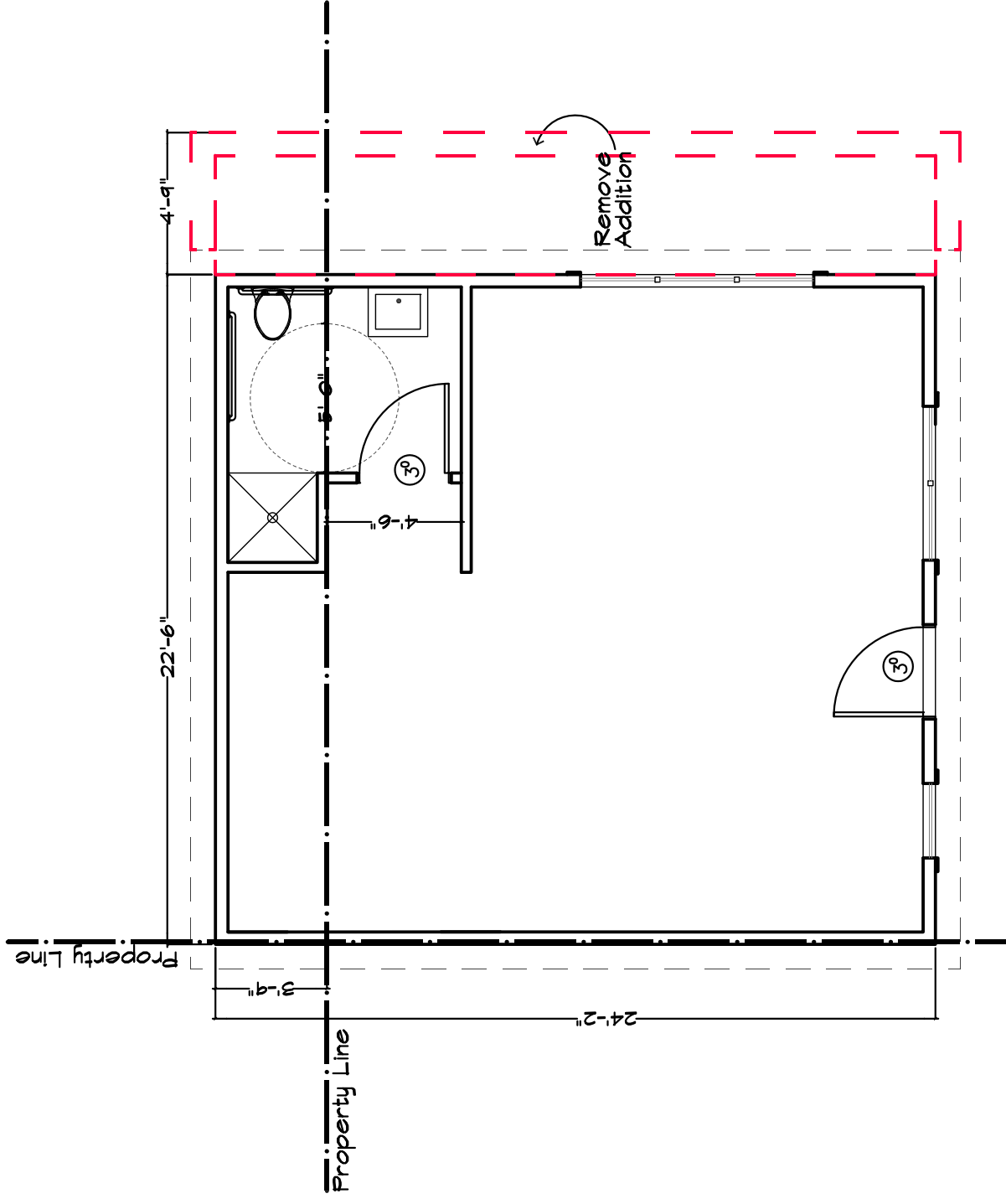


Floor Plan - HEB Respite Care Carriage House

Scale: 1/16" = 1'-0"

Respite Care of San Antonio

327 West Craig Place
 Monte Vista Neighborhood
 San Antonio, Texas



Floor Plan - HEB Respite Care Carriage House

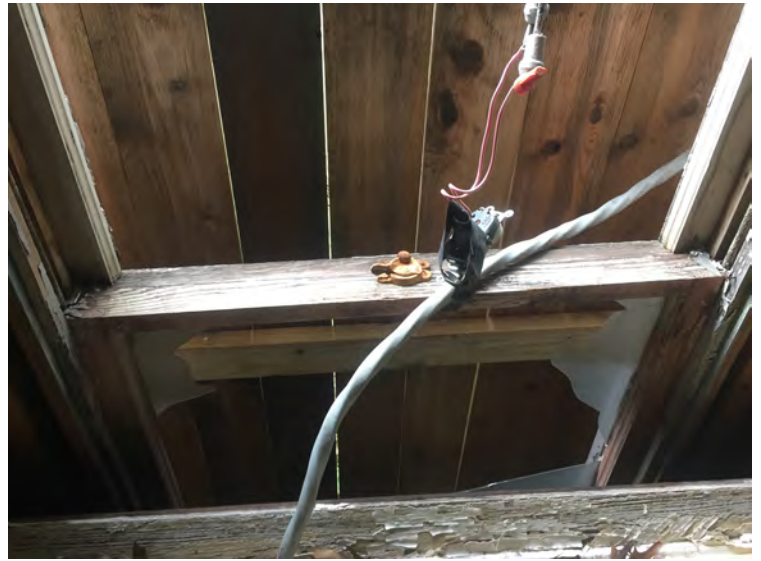
Scale: 3/16" = 1'-0"

Respite Care of San Antonio
327 West Craig Place
Monte Vista Neighborhood
San Antonio, Texas



1 - Carriage House Door

-Door appears to not be original. Plan to replace with door similar the front door of the Main House.



2 - Carriage House Window (South Facade)

- Window is in very poor shape. Plan to replace with window similar to the Main House (all main house windows were replaced with new wood windows).
- Window and Framing do not appear to be original.



3 - Carriage House Window (South Facade)

-Window appears to not be original (part of the addition). Plan to eliminate the Window along with the addition.



4 - Carriage House Door (East Facade)

-Door appears to not be original (part of the addition). Plan to eliminate the door along with the addition.



5 - Carriage House Window (East Facade)

-Window appears to not be original (part of the addition). Plan to eliminate the Window along with the addition.



6 - Carriage House Window (East Facade)

-Window appears to not be original (part of the addition). Plan to eliminate the Window along with the addition.



7 - Carriage House Window (West Facade)

- Window is in very poor shape.
- Window and Framing do not appear to be original.
- Due to the window having a direct view into the adjacent backyard, we plan to eliminate the window for the privacy and safety of the Respite Care Children.



7 - Carriage House Window (West Facade)

- Window is in very poor shape.
- Window and Framing do not appear to be original.
- Due to the window having a direct view into the adjacent backyard, we plan to eliminate the window for the privacy and safety of the Respite Care Children.



Board & Batten Siding

Due to the fact that there are 3 styles of Board & Batten Siding we are proposing to use the following:

Siding:

-Board & Batten Siding - fiber cement board with 2" composite trim pieces every 12" on center .

Details, Materials, & Colors:

Restore features wherever possible and replicate on renovated portions to preserve the look and historic characteristics of the home

Siding:

-Board & Batten Siding (match style to original) - fiber cement board with 2"composite tim pieces every 12" on center .

Smooth



Thickness: 5/16"			
Weight: 2.40lbs./sq. ft.			
Length: 10.00'			
WIDTHS	4'X8'	4'X9'	4'X10'
EXPOSURE	48.00"	48.00"	48.00"
COLORPLUS®	*		*
PRIMED	*	*	*

