HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

HDRC CASE NO:	**2017-195**
ADDRESS:	417 E EVERGREEN
LEGAL DESCRIPTION:	NCB 396 BLK 29 LOT E 42.4 FT OF 10 & W 30.6FT OF 11
ZONING:	R-6
CITY COUNCIL DIST.:	1
DISTRICT:	Tobin Hill Historic District
APPLICANT:	Bernardo Serra-Oliven
OWNER:	Crosstimber LLC
TYPE OF WORK:	Partial demolition, new rear porch construction, fenestration modifications, demolition of existing accessory structure, construction of a new accessory structure, site modifications

REQUEST:

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

1. Enclose one existing front doorway with siding.
2. Demolish non-original single-story rear addition and porch.
3. Construct a new two-story rear porch.
4. Demolish a non-original single-story rear accessory structure.
5. Construct a new two-story rear accessory structure to include garage and second story apartment.
6. Modify front steps, walkway, and driveway.

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 striping 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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.

ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.

iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

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.

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.

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.

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

Historic Design Guidelines, Chapter 4,Guidelines for New Construction
1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.
D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures
A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof material*s—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

OHP Window Policy Document
Recommended stipulations for replacement: Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should
- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;

• Maintain the original appearance of window trim or sill detail.

Windows used in new construction should:
• Maintain traditional dimensions and profiles;
• Be recessed within the window frame. Windows with a nailing strip are not recommended;
• Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
• Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

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.

5. Sidewalks, Walkways, Driveways, and Curbing
A. SIDEWALKS AND WALKWAYS
i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.
B. DRIVEWAYS
i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.
C. CURBING
i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

a. The property located at 417 E Evergreen is a two-story single family home constructed in 1910 and designed in the Craftsman style with Prairie influences. The house features third story attic with a hipped roof, decorative brackets, and three windows with twelve lites each, as well as an arched second story window with original wood detailing. The house is a contributing structure in the Tobin Hill Historic District. The property also contains a single-story storage shed in the rear of the lot, which is neither original nor contributing to the district. The applicant has proposed an ample rehabilitation to the primary structure, including wood window repair, the removal of non-original asbestos siding, rehabilitation of concealed existing woodlap siding, the enclosure of one of two front doors with new woodlap siding, the relocation of one front window, the demolition both the existing front and rear porch, and the construction of a new one-story front porch and new two-story rear porch. The applicant has also proposed to demolish the non-contributing rear accessory structure, construct a new two-story rear accessory structure, install a new rear driveway and curb cut, and modify the existing front walkway configuration.
b. HISTORIC TAX CERTIFICATION – As of the May 17 hearing, the applicant has not applied for Historic Tax Certification. Based on the scope of the project, staff recommends that the applicant apply for this incentive.

Findings for primary structure, items #1 through #7:

c. FRONT DOOR MODIFICATIONS – The applicant has proposed to enclose one of two existing front doors with siding and retain the door opening that is on center with the front elevation. In a photograph dating to the 2003 Tobin Hill Historic District survey, both front doors are pictured in the present configuration. However, both the 1912 and 1951 Sanborn Maps indicate a single family dwelling with a different front porch. Staff conducted a site visit on May 10, 2017 and noticed that the two doors had a different trim detail and profile. The second door was likely added to accommodate a multifamily residence after sometime after 1951. Staff finds returning the front opening to a single family configuration acceptable.
d. REAR ADDITION AND PORCH REMOVAL – The applicant has proposed to demolish an existing one-story enclosed rear addition and porch. Both the 1912 and 1951 Sanborn Maps indicate one-story rear porch in a different location with a much smaller footprint. The addition and porch are also constructed of materials that are non-original to the structure and incompatible with the style and materiality of the primary structure. Staff finds the removal of both the addition and porch acceptable.
e. NEW TWO-STORY REAR PORCH – The applicant has proposed to construct a new two-story rear porch. The porch will be open on both levels and feature posts that are similar to size and scale as the existing single-story porch posts, measuring approximately 4x4" in width. The material will be painted wood and feature a simple baluster railing with 1x1" posts. Staff has not yet received updated drawings that confirm these plans.

Findings for accessory structure, items #8 and #9:

f. DEMOLITION OF ACCESSORY STRUCTURE – The applicant has proposed to demolish an existing one-story accessory structure in the rear of the property. The structure is non-original and non-contributing to the district. Staff finds its removal acceptable.
g. FOOTPRINT – The applicant as proposed to construct a new two-story accessory structure along the west lot line, slightly closer to the primary structure than the existing accessory structure. The proposed footprint measures 25'-8" by 21'-8", or approximately 550 square feet. The Historic Design Guidelines for Additions stipulate that new garages and outbuildings should be less than 40% the size of the primary structure in plan. The proposed footprint eclipses 50% of the size of the primary structure. However, large outbuildings, garages, and accessory structures are common in the Tobin Hill Historic District, particularly in the close vicinity of 417 E Evergreen. The structure is also an appropriate footprint for the size of the lot. Staff finds the proposal acceptable.
h. ORIENTATION – The applicant has proposed to construct a new accessory structure that will be oriented towards E Evergreen. Guideline 5.B.i for new construction stipulates that new garages and outbuildings should follow the historic orientation common in the district. Rear garages with access from the primary street are common in the vicinity and staff finds the proposal consistent with the guidelines.
i. SETBACK – The applicant has indicated that the west façade of the new accessory structure will be offset by 3' from the side setback. Guideline 5.B.ii for new construction stipulates that setbacks should be reflective of those common in the district. A minimum of 5' should be incorporated from any lot line. The proposal as submitted is inconsistent with the guidelines and UDC standards and would require a variance.
j. SCALE – The applicant has proposed to replace the existing one story rear garage with a new two-story garage

with a second story apartment. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Rear two story structures are common along this block in the Tobin Hill North Historic District based on staff observation. Staff finds the proposal consistent with the guidelines.

k. FENESTRATION: GARAGE DOORS – The applicant has proposed to install a garage door on the front elevation of the structure. The garage door will be new wood carriage doors with sixteen panels each on each side. Staff finds the proposed garage door material and size acceptable and compatible with the style of the home.
l. FENESTRATION: WINDOWS AND DOORS – The applicant has proposed to install three windows on the second story of both the front and rear elevation of the structure. The windows will incorporate wood bracketing and trim that echoes the primary architectural detailing of the house. Additionally, one door will be installed on the front elevation and the east side elevation. The west elevation is void of fenestration. The applicant should also ensure that window and door openings are incorporated on every façade. The applicant should refer to the Historic Design Guidelines and the OHP Window Policy document to ensure that appropriate window materials and an appropriate framing depth is used. Staff finds the installation of wood windows to be appropriate.
m. MATERIALITY: WALLS – According to the Historic Design Guidelines for Additions, new construction should incorporate materials that complement the type, color, and texture of materials traditionally found in the district. The applicant has proposed the use siding for the new accessory structure, but has not yet specified the material or profile, or if it will match that of the primary structure.
n. MATERIALITY: WINDOWS AND DOORS – The applicant has indicated that the trim of the windows and doors will be wood to match the size and detailing of the primary structure. However, the applicant has not specified the material of the windows and doors, nor provided detailed specifications on their installation.
o. ROOF DETAILS – The applicant has proposed a hipped roof using shingles to match the primary structure. Staff finds the proposal appropriate and consistent with the guidelines.

Findings for site modifications, item #6:

p. FRONT WALKWAY MODIFICATIONS – The applicant has proposed to reconfigure the front steps and walkway. The concrete front steps will be re-poured and reduced from four steps to three, and the front walkway will be altered from an angular approach to the side drive to a horizontal approach. Staff has not yet received updated drawings that confirm these plans.
q. DRIVEWAY MODIFICATIONS – The applicant has proposed to extend the existing concrete driveway into the rear of the lot to provide access to the new garage. The driveway will be extended approximately 20 feet in the same width as the existing driveway, and then widen to 18 inches for the remaining 10 feet of the driveway. Staff has not yet received updated drawings that confirm these plans.

RECOMMENDATION:

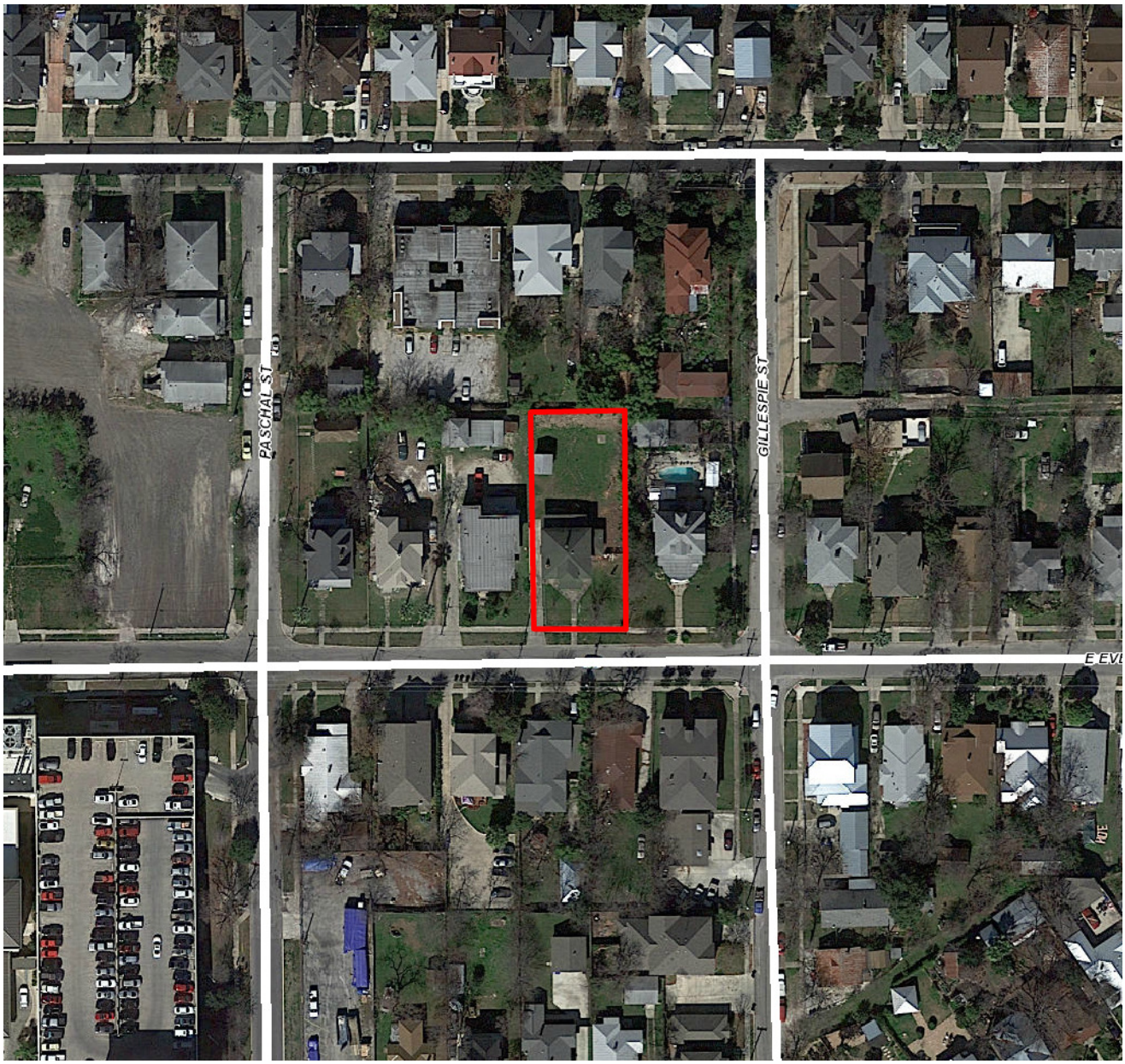
1. Staff recommends approval of the removal of a front door based on findings a and c.
2. Staff recommends approval of the demolition of the non-original rear addition and porch based on finding d.
3. Staff recommends conceptual approval of a new two-story rear porch based on findings d and e. The applicant should return with a finalized proposal at a subsequent hearing for final approval.
4. Staff recommends approval of the demolition of a non-original single-story rear accessory structure based on finding f.
5. Staff recommends conceptual approval of the construction of a new two-story rear accessory structure based on findings g with the following stipulations:

i. That the applicant incorporates openings on all facades of the structure that are consistent with the Historic Design Guidelines, the OHP Window Policy document, and opening sizes of similar accessory structures in the district. The applicant must submit specifications for windows and doors for final approval.
ii. That the applicant specifies a wall material for the structure for final approval.
iii. That the applicant submits updated drawings prior to receiving final approval.
iv. That the applicant complies with all city zoning and land use regulations.

Staff does not recommend approval of the site modifications at this time based on findings p through q. The applicant should resubmit with dimensions plans and a landscaping plan that reflect the up-to-date intentions of the project.

CASE MANAGER:

Stephanie Phillips



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Flex Viewer

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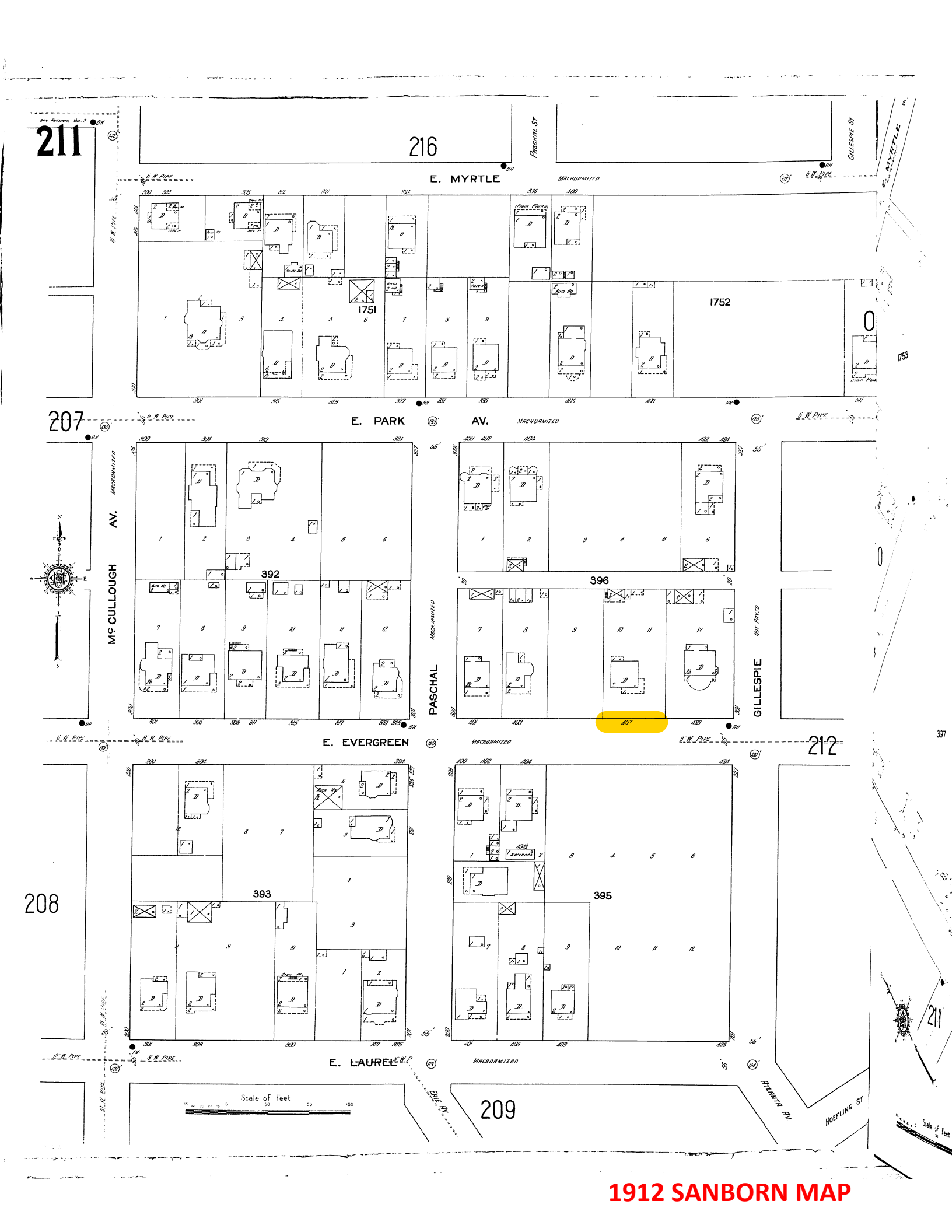


1912 SANBORN MAP

1951 SANBORN MAP

RESIDENTIAL

TOBIN HILL
417 E. EVERGREEN

TH-6C

2003 TOBIN HILL SURVEY PHOTO

417 East Evergreen Street Site Pictures

Front Elevations

East and Front Elevation

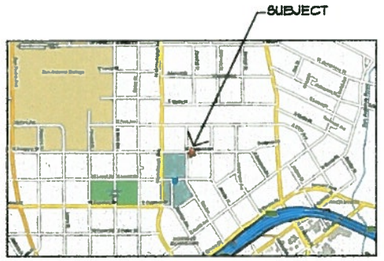
Rear Yard and Rear Elevation

Small Out Building in Rear Yard to be Removed and Replaced with Garage

GENERAL NOTES:
APPLICABLE CODES:
2009 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS UNIFIED DEVELOPMENT CODE
2009 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS
2009 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 19 (ELECTRICAL)
2009 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS
2009 INTERNATIONAL ENERGY CONSERVATION CODE.

1. ATTIC ACCESS - MINIMUM 22"X30" IRC SECTION 1505.1
2. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WIDTH 20", HEIGHT 24"). MAXIMUM HEIGHT OF SILL TO FLOOR 44". IRC SECTION 310.4
3. DWELLING GARAGE SEPARATION - REQUIRES 1 HOUR FIRE-RESISTIVE CONSTRUCTION WALL(S) AND/OR CEILINGS AND A SOLID CORE WOOD DOOR WITH CLOSER. DWELLING OVER GARAGE REQUIRES ON HOUR FIRE-RESISTIVE CONSTRUCTION ON LOAD-BEARING WALLS. IRC SECTION 302.4, EXCEPTION 3.
4. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE/NEC/CITY CODE 2009. GROUND FAULT INTERRUPTERS REQUIRED ON EXTERIOR FRONT/REAR OUTLETS, ALSO, IN BATHROOM LAVATORIES, APPLIANCES AT KITCHEN COUNTER TOPS, INCLUSIVE OF ISLAND COUNTERS. ELECTRICAL CONVENIENCE OUTLETS SERVING KITCHEN ARTICLE 210-52(c) OF THE 2009 NEC. ACCESS DOORS SHALL BE PROVIDED FOR HYDRO MASSAGE TUB MOTORS. NEC 430-14.
5. FRAMING - ALL FRAMING MEMBERS TO COMPLY WITH IRC CHAPTER 23 FOR SPANS AND MATERIALS, ALSO FOR LOADS AND WEIGHTS. BRICK LINTELS, HEADER BEAMS OVER GARAGES, AND ROOF AND FLOOR TRUSSES TO BE ENGINEERED. STRUCTURE SPANS EXCEEDING 24' REQUIRE ENGINEERING OF SUCH MEMBERS AND ALL SUPPORTING MEMBERS. AT THE TIME OF FRAMING INSPECTION, PROVIDE A COMPLETE SET OF ENGINEERED TRUSS LOADING DESIGN PLANS AND TRUSS LAYOUT PLANS FOR ALL TRUSS APPLICATIONS.
6. GARAGE VENTS - PRIVATE GARAGES WHICH ARE CONSTRUCTED IN CONJUNCTION WITH ANY GROUP R DIVISION 1 AND 2 OCCUPANCY AND WHICH HAVE OPENINGS INTO SUCH BUILDINGS SHALL BE EQUIPPED WITH FIXED LOUVERS OF SCREENED OPENINGS OR EXHAUST VENTILATION TO THE OUTSIDE WITH EXHAUST OPENINGS LOCATED WITHIN 6" OF THE FLOOR. THE CLEAR AREA OF THE LOUVER OPENING OR OF THE OPENINGS INTO THE EXHAUST DUCTS SHALL BE NOT LESS THAN 640 SQUARE INCHES PER CAR STORED IN SUCH PRIVATE GARAGE. IRC AMENDMENTS SECTION 312.4
7. GLASS - SAFETY GLAZING REQUIRED IN INGRESS AND EGRESS DOORS, SLIDING DOORS, STORM DOORS, AND DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOM, BATH ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. GLAZING FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4. GLAZING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4.5
8. GUARDRAILS - 36" MINIMUM HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OF AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIR-WAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR LEVEL SHALL BE PROTECTED BY A GUARDRAIL. IRC SECTION 312.
9. MASONRY TIES - TIES IN ALTERNATE COURSED SHALL BE STAGGERED, THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 24", AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 36". IRC SECTION 2109.1.3
10. MASONRY WALL WITH STUDS - NOT TO EXCEED 16" ON CENTER. IRC SECTION 1403.4.6.2
11. PLUMBING, GAS AND SEWER - TO COMPLY WITH THE 2009 UNIFORM PLUMBING CODE AND LOCAL AMENDMENTS. WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER REGUARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDING. AMENDMENTS SECTION 509. WATER HEATERS GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS, OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FINISH FLOOR. UPC SECTION 510.5
12. SMOKE DETECTORS AND CARBON MONOXIDE - DWELLING UNITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. IRC SECTION 310.9.1 AND AMENDMENTS. STAIRS - STAIR RISERS 8" MAXIMUM, RUN 9" MINIMUM, HANDRAILS 34"-38" AND LANDINGS TO COMPLY WITH IRC SECTION SECTION 1009.3
14. BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLSHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. IRC SECTION R 307.2

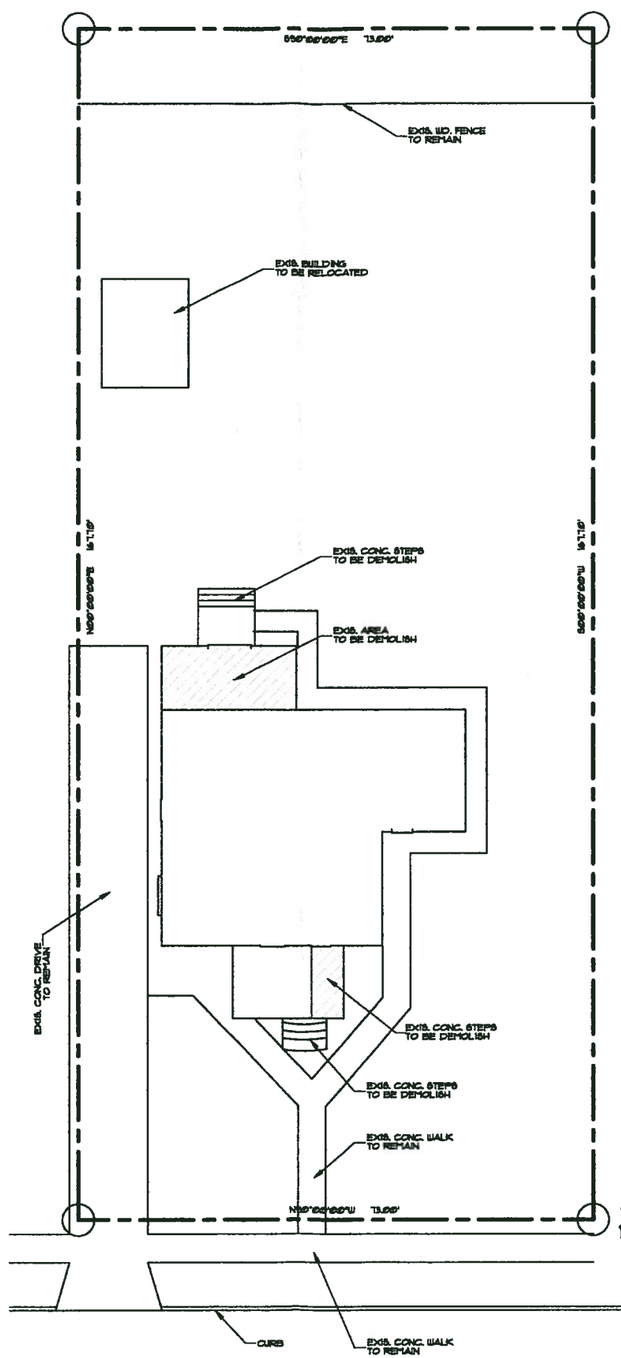
A REMODEL TO
THE SERRA RESIDENCE
LOTS 10 & 11, BLOCK 29, NCB 396'
417 EVERGREEN
TOBIN HILL, SUBDIV.
SAN ANTONIO, TEXAS



LOCATION MAP
SCALE:1"=20'

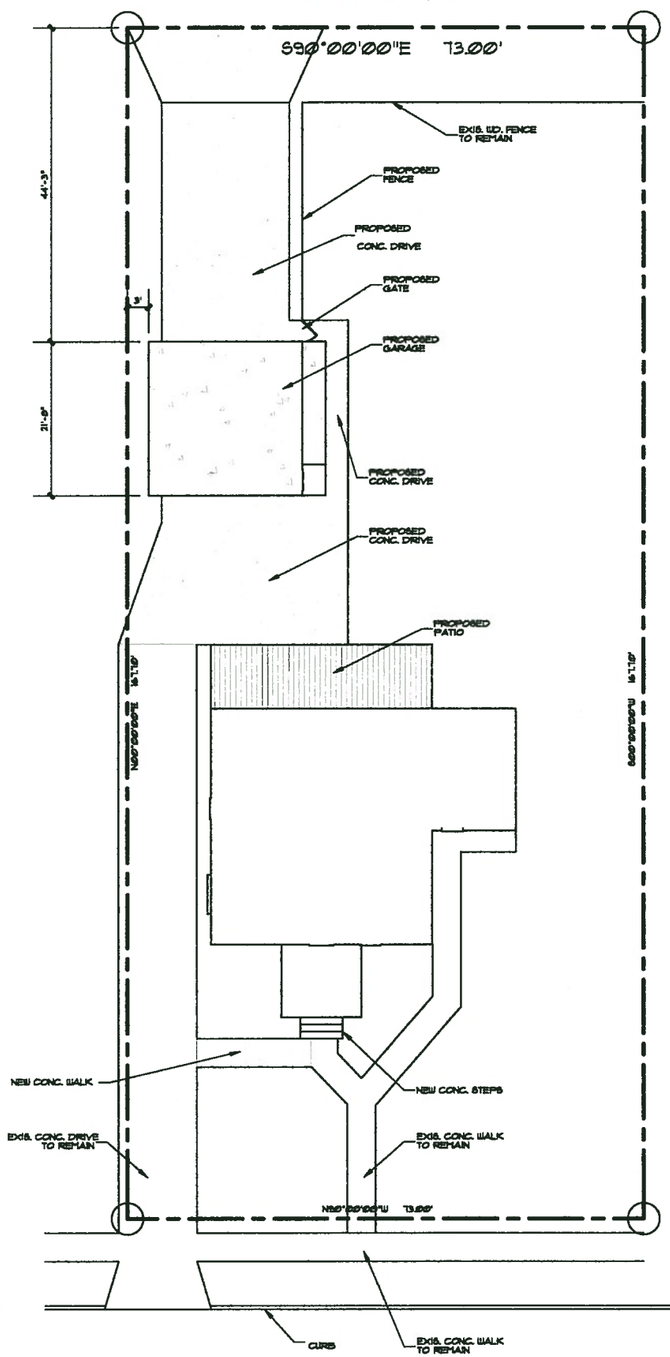
CONTRACTOR NOTES:
WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS. DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS, HEREBY NOTIFIES BOTH OWNER AND CONTRACTOR, THAT HE, THE "DESIGNER" RELIVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS.
ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HERIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO McCULLOUGH, WHO EXPRESSLY RESERVES AND RETAINS THE RAIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO IT'S SOLE DISCRETION.
IT IS THE RESPONSABILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

LOTS 10 & 11, BLOCK 29, NCB 396,
417 EVERGREEN
TOBIN HILLS SUBDIVISION
SAN ANTONIO, TEXAS



EVERGREEN
EXISITING SITE PLAN
SCALE:1"=20'

LOTS 10 & 11, BLOCK 29, NCB 396,
417 EVERGREEN
TOBIN HILLS SUBDIVISION
SAN ANTONIO, TEXAS



EVERGREEN
PROPOSED SITE PLAN
SCALE:1"=20'

THE SERRA RESIDENCE
LOTS 10 & 11, BLOCK 29, NCB 396'
417 EVERGREEN
TOBIN HILL, SUBDIV.
SAN ANTONIO, TEXAS

RICARDO McCULLOUGH
12010 WARFIELD
SAN ANTONIO, TX 78216
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ricardo@ramcdesign.com

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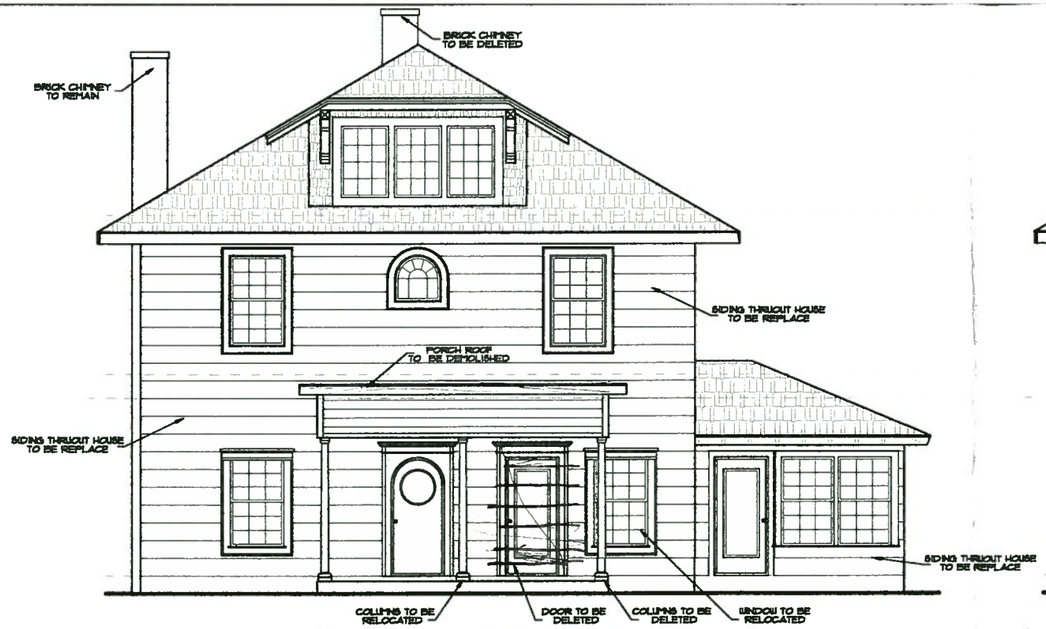
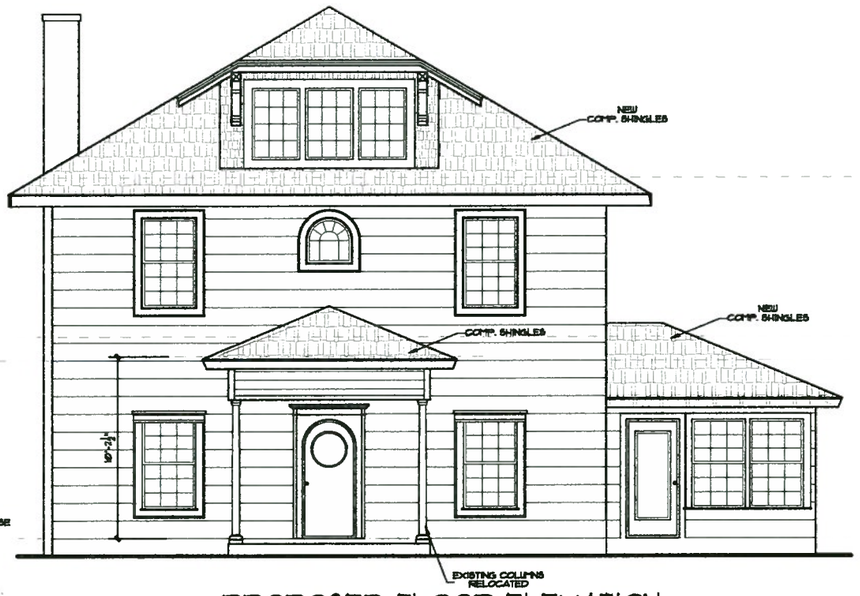
RAMc
PLAN DATE

SHEET
1 of 5



EXISITING FLOOR ELEVATION

SCALE: ¼"=1"



PROPOSED FLOOR ELEVATION

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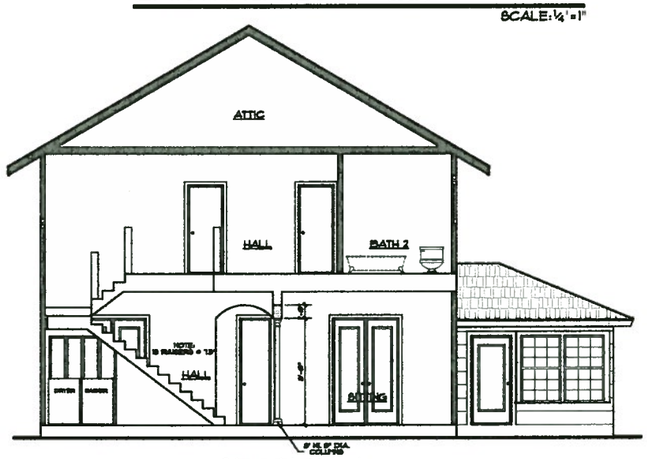


SECTION A

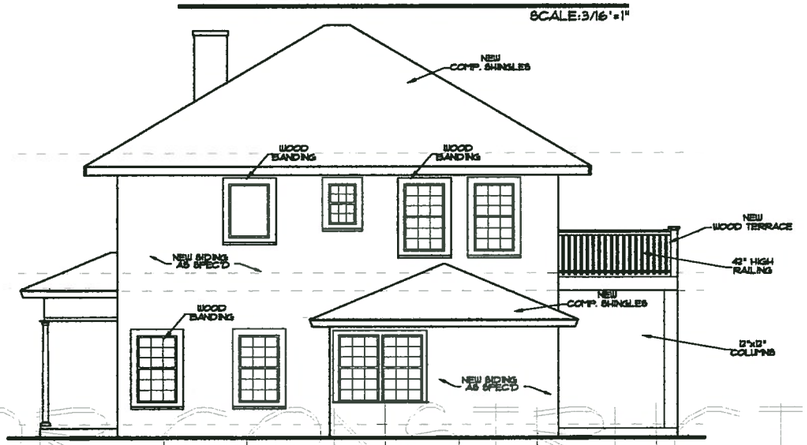
SCALE: 3/16"=1"

REAR ELEVATION

SCALE: 3/16"=1"

LEFT ELEVATION

SCALE: 3/16"=1"



RIGHT ELEVATION

SCALE: 3/16"=1"

THE SERRA RESIDENCE

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417 EVERGREEN
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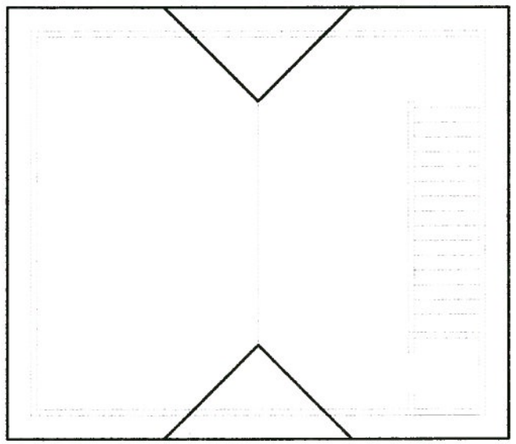
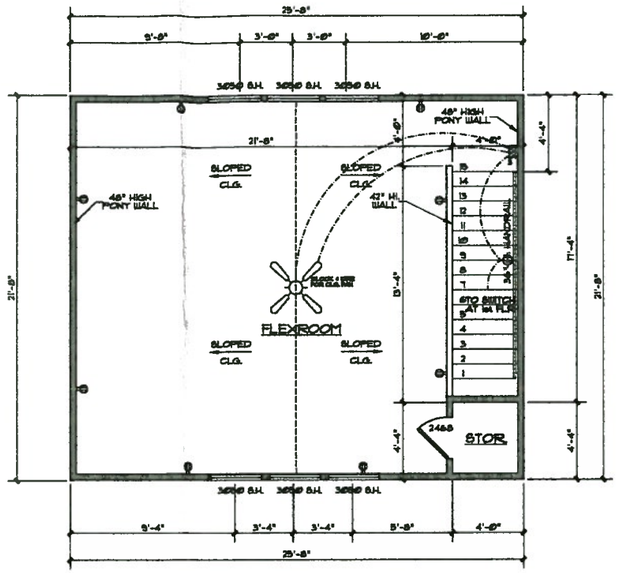
PLAN DATE

SHEET 3 of 5



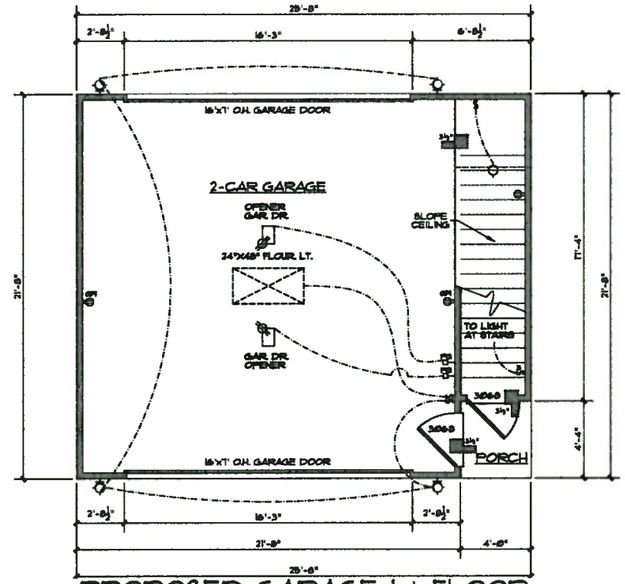
GARAGE ROOF PLAN

SCALE:1"=¼"



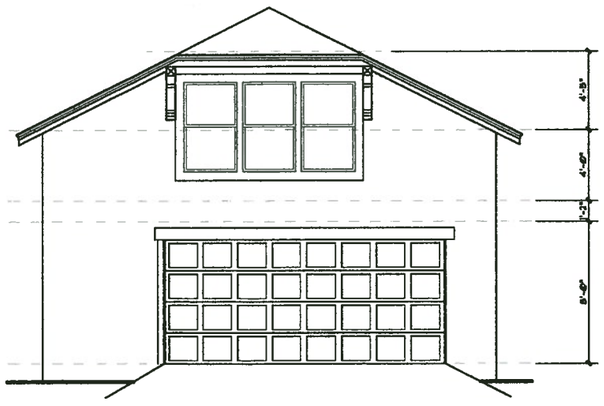
PROPOSED GARAGE 2nd FLOOR

SCALE:1"=¼"



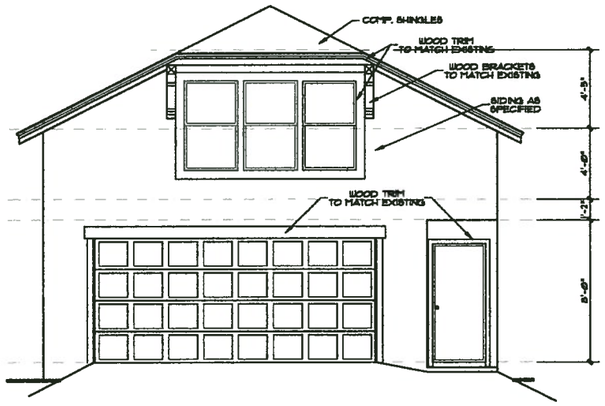
PROPOSED GARAGE 1st FLOOR

SCALE:1"=¼"



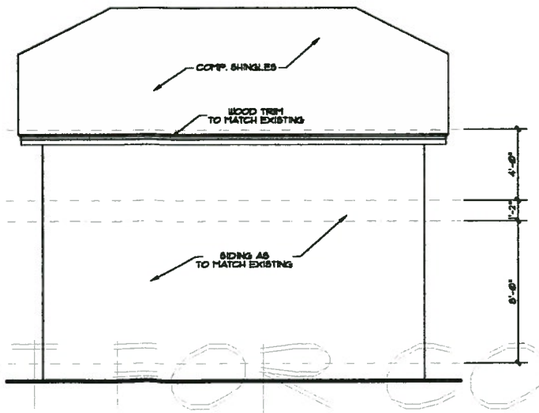
GARAGE REAR ELEV.

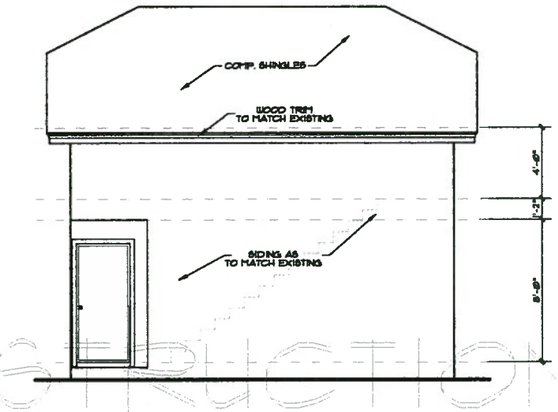
SCALE:¼"=1'-0"



GARAGE FRONT ELEV.

SCALE:¼"=1'-0"





THE SERRA RESIDENCE
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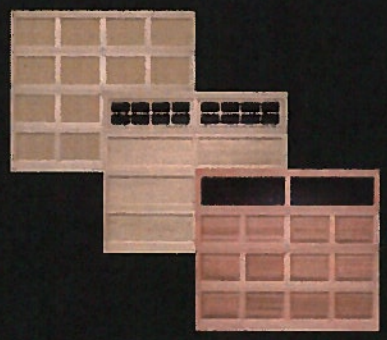
4 of 5

Clopay®

CLASSIC™ WOOD collection

MODELS 44, 20, and 10

COMPLETE CONFIGURATIONS



Model 44 Base Door Designs

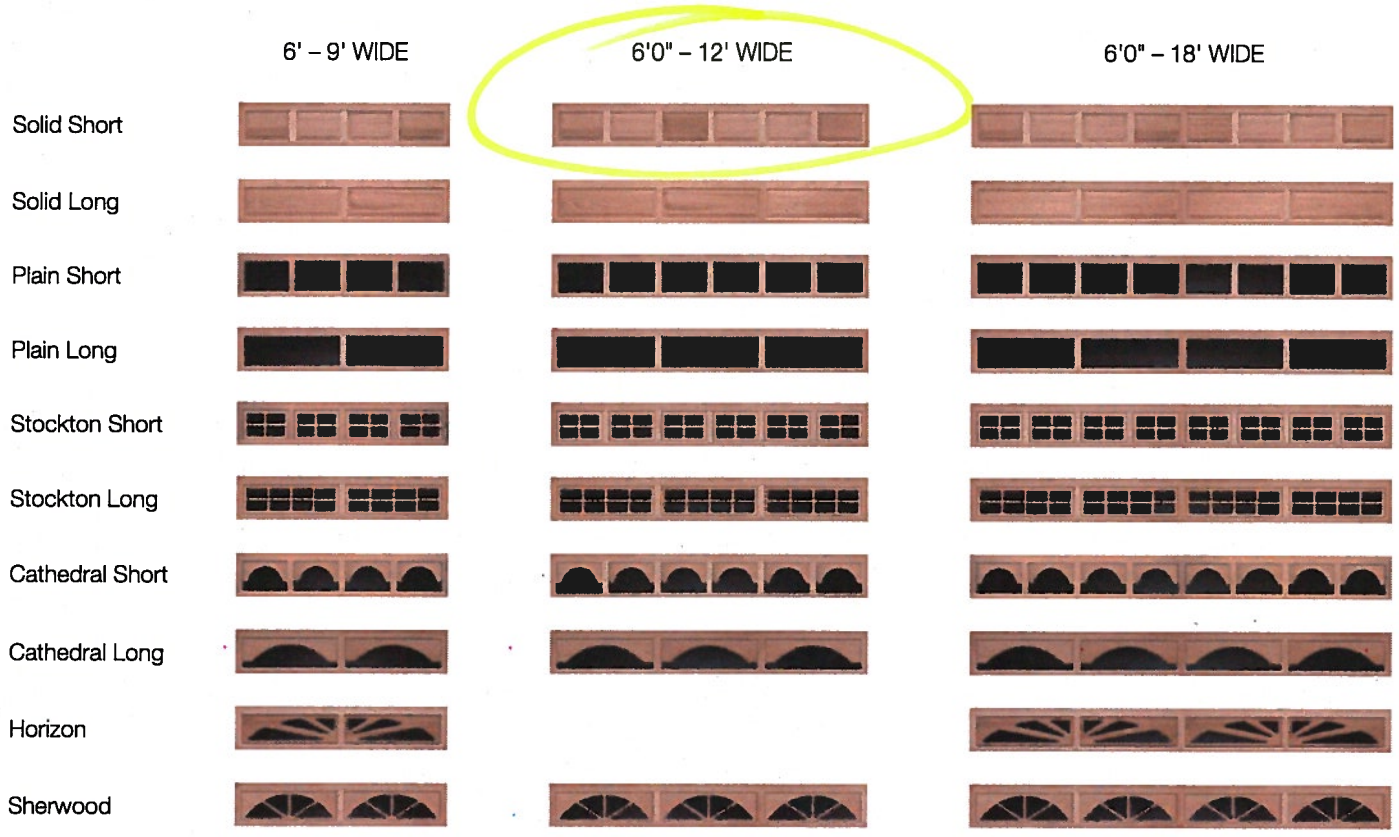
Model 44 Series Widths	
VALID : 2 Panels Wide	IF: 6' 0" through 9' 0" wide
VALID : 3 Panels Wide	IF: 6' 0" through 12' 0" wide
VALID : 4 Panels Wide	IF: 6' 0" through 18' 0" wide
VALID : 5 Panels Wide	IF: 8' 0" through 18' 0" wide
VALID : 6 Panels Wide	IF: 8' 0" through 18' 0" wide
VALID : 7 Panels Wide	IF: 11"6" through 18' 0" wide
VALID : 8 Panels Wide	IF: 12' 0" through 18' 0" wide
VALID : 9 Panels wide	IF: 14' 0" through 18' 0" wide
VALID : 10 Panels wide	IF: 16' 0" through 18' 0" wide

Model 44 Series Heights	
VALID : 4 Sections High	IF: 6' 0" through 8' 0" high
VALID : 5 Sections High	IF: 6' 1" through 9' 10" high
VALID : 6 Sections High	IF: 7' 3" through 11' 9" high
VALID : 7 Sections High	IF: 8' 4" through 12' 0" high
VALID : 8 Sections High	IF: 9' 6" through 12' 0" high
VALID : 9 Sections High	IF: 10' 7" through 12' 0" high

Door widths available 6'0" to 18" in 1" increments. Door heights available 6'0" to 12'0" in 1" increments.

Window Designs / Top Sections

Top sections are available in solid panels or with windows in Rectangular, Square and Arched Designs. Single strength glass is standard. Obscure, Acrylic, or Double strength glass is available as an option. Contact your dealer for details.

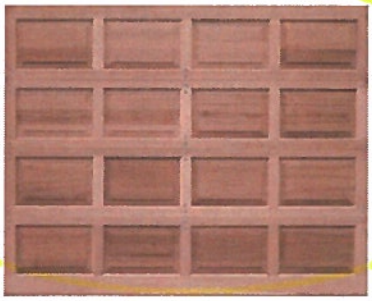


Designer inserts constructed of carved wood.

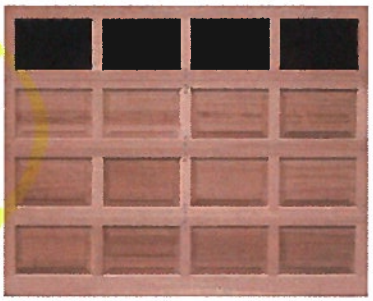
Finished Door Designs

NOTE: The seven foot high doors are illustrated below. Design may appear different dependent upon the height and number of sections of the door. Please contact your dealer for illustrations providing dimensions and line drawings for each design.

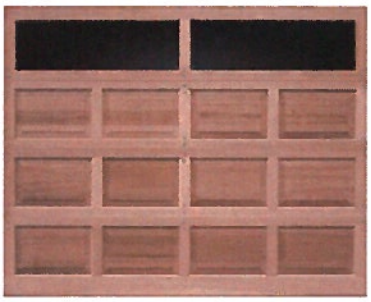
Short Panel



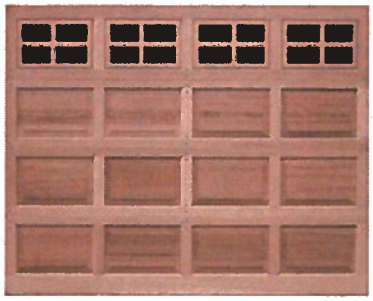
Solid Short



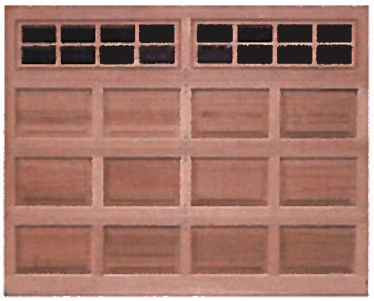
Plain Short



Plain Long



Stockton Short

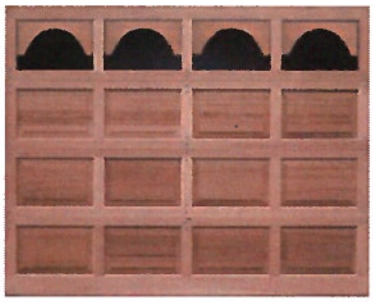


Stockton Long

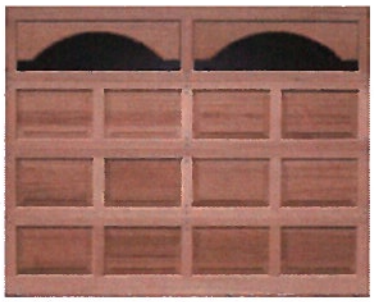
Sherwood

Horizon

Horizon (16' Wide)



Cathedral Short



Cathedral Long

417

417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