

# HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

**HDRC CASE NO:** 2017-409  
**ADDRESS:** 512 N OLIVE ST  
**LEGAL DESCRIPTION:** NCB 571 BLK 5 LOT N 56 FT OF 9 & 10  
**ZONING:** RM-4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Elida Cervantes-Gros  
**OWNER:** Guy Gros  
**TYPE OF WORK:** Porch modifications, window screen replacement  
**REQUEST:**

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

1. Modify the existing porch railing to contain a new railing component measuring 2" x 6".
2. Replace several existing solar window screens constructed of aluminum frames.

## 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. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary facade 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.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## FINDINGS:

- a. The structure located at 512 N Olive St was constructed in approximately 1920 in the simplified Craftsman style. The home features a cross-gable configuration, a dominant front gable, and a front porch with simple square columns. The house is a contributing structure in the Dignowity Hill Historic District.
- b. PORCH MODIFICATIONS – The applicant has proposed to modify the existing porch railings and balustrades. The proposed railing will measure 40 inches in height to match the approximate height of the existing railing. The balustrades will be spaced 3 ½” apart and the top railing will measure 2x6” with a profile as indicated in the submitted photographs. The existing railing is in disrepair and does not appear to be original to the structure. According to the Historic Design Guidelines for Maintenance and Alterations, existing balusters should be preserved. Any new elements that are introduced should not detract from the historic material or be incongruent with the style of the historic structure. The proposed railing is compatible with the architectural style of the building. Staff finds the proposal consistent with the Guidelines with the stipulations listed in the recommendation.
- c. WINDOW SCREEN REPLACEMENT – The applicant has proposed to replace several existing window screens. According to the Historic Design Guidelines, wood screen window frames matching in profile, size, and design of those historically found should be installed when existing screens are deteriorated beyond repair or incompatible. The tint of replacement screens should closely match the original screens or those used historically. The existing screen frames are constructed of aluminum with a thin profile and feature dark solar screens. Solar screens are not an appropriate material in historic districts. Additionally, aluminum frames are not appropriate for the style of the home. Staff encourages the replacement of the screens, but finds that replacement with the same specifications as existing is not appropriate or consistent with the Guidelines.

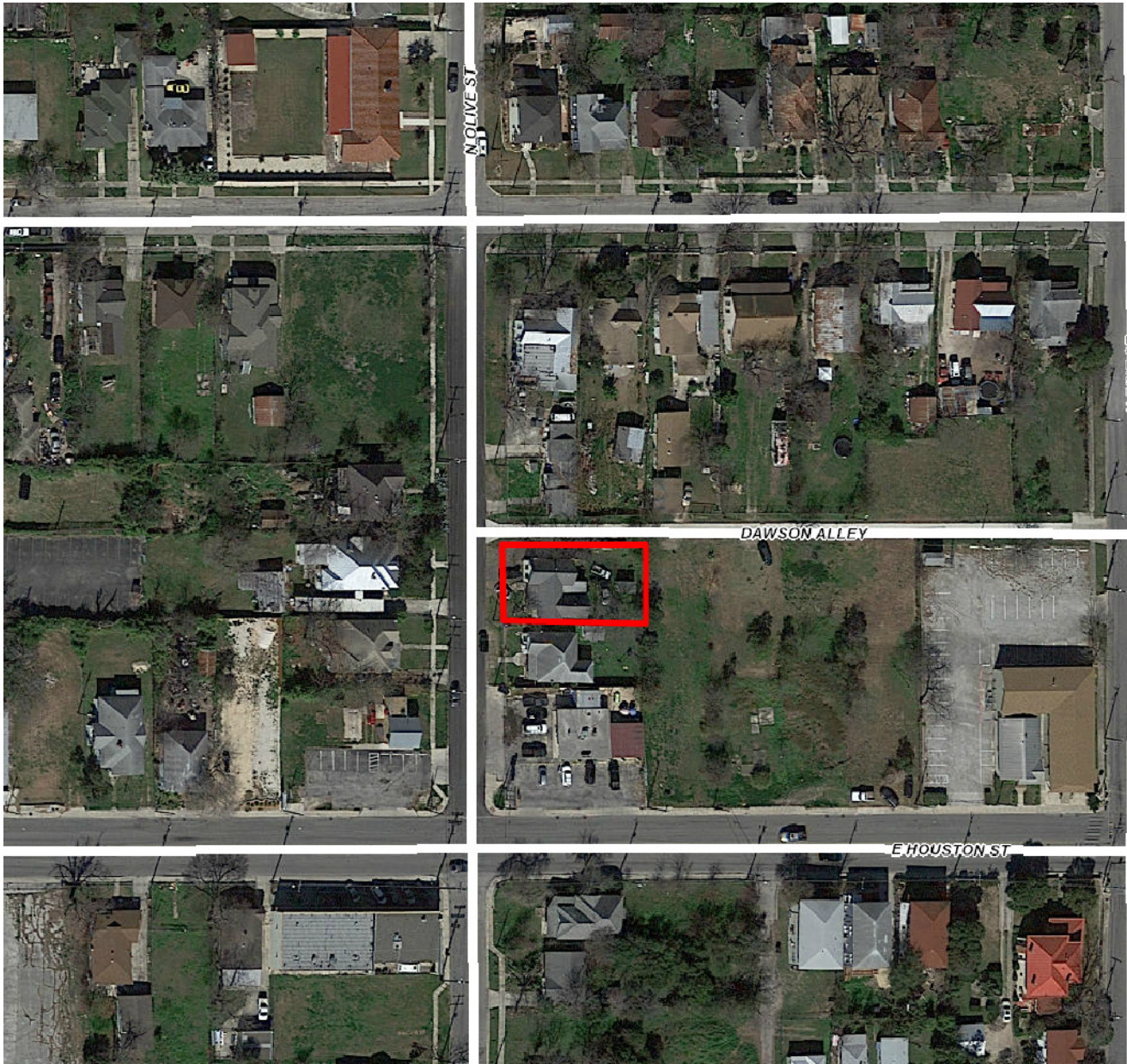
## **RECOMMENDATION:**

Item 1, Staff recommends approval of the railing height modification based on finding b with the stipulation that the applicant submits final drawings that indicate the dimensions of the balustrades and a section profile of the final railing detail to be installed to staff for final approval.

Item 2, Staff recommends approval of the window screen replacement with the stipulation that the screen frames be made of wood and match the profile, size, and design as those found historically, and that the screen tint matches those historically used. Solar screens are not appropriate. The applicant is required to submit dimensions, specifications, installation method, and material information to staff before a Certificate of Appropriateness will be issued.

## **CASE MANAGER:**

Stephanie Phillips



# **Flex Viewer**

**Powered by ArcGIS Server**

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CITY of SAN ANTONIO  
NOTICE of HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION  
ADDRESS: 501 N. ALAMO  
REQUEST: BROWN RESTAURANT, LUNCH CAFE, REPAIRMENT  
HEARING DATE: ~~August 11, 2017~~ Time: 3:00 PM  
FOR MORE INFORMATION CONTACT  
(210) 207-0035  
ALL HDBC MEETINGS TAKE PLACE AT 101 S. ALAMO

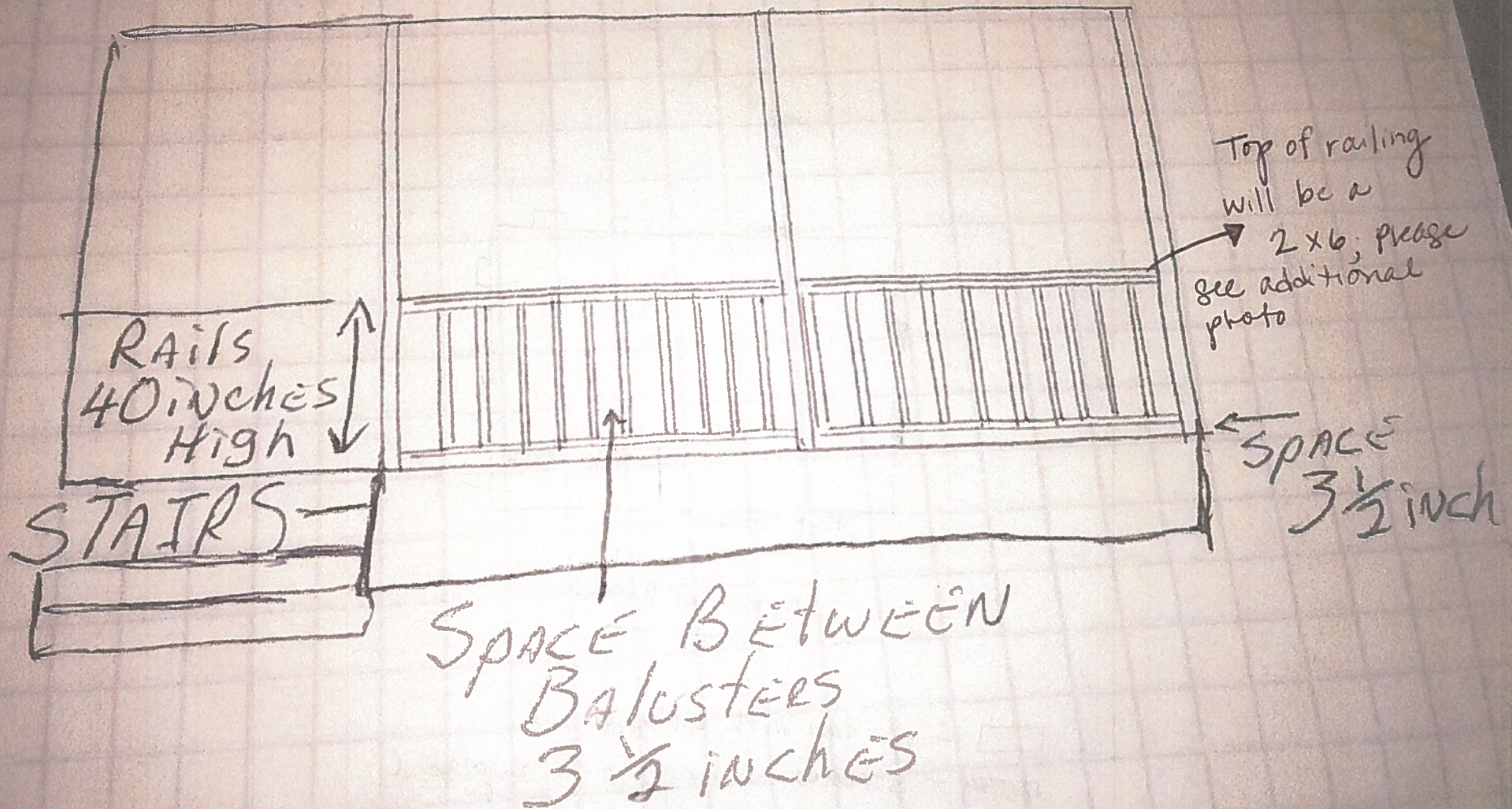








# Front Porch

















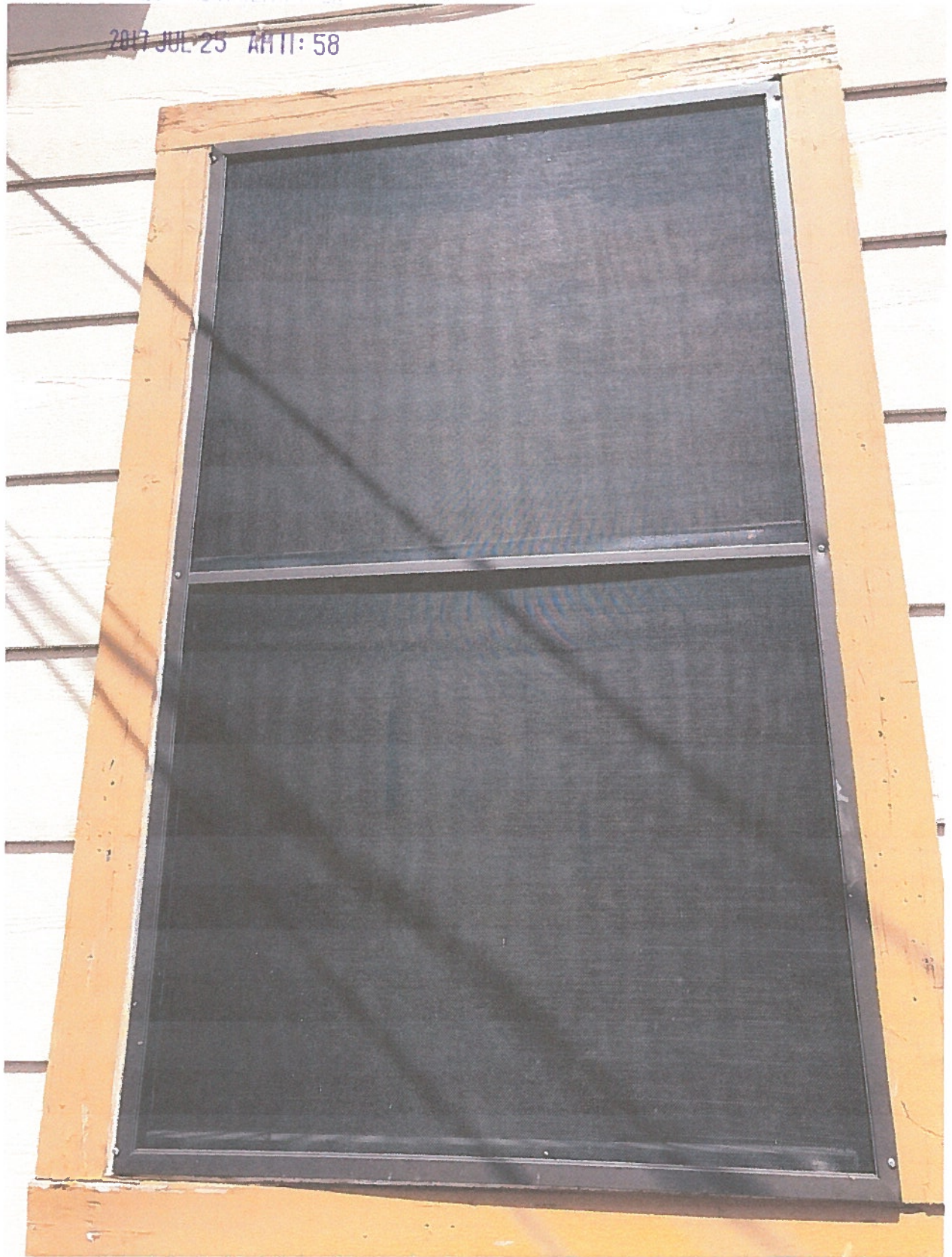








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