

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-568
ADDRESS: 411 BARRERA
LEGAL DESCRIPTION: NCB 715 BLK LOT 11
ZONING: MF-33 S,HS
CITY COUNCIL DIST.: 1
LANDMARK: Commercial Building
APPLICANT: James Ed Carleton, AIA/DHR Architects
OWNER: San Antonio Housing Authority
TYPE OF WORK: Exterior modifications, entrance modifications
APPLICATION RECEIVED: October 27, 2017
60-DAY REVIEW: December 28, 2017

REQUEST:

The applicant is requesting a Certificate of Appropriateness to renovate the existing structure at 411 Barrera, to include the following request items:

1. Remove and replace the exterior stairway metal handrails and guardrails.
2. Remove and replace the resident entry doors and windows.
3. Replace the building entrance doors.
4. Install a new guardrail on the roof.
5. Install upgraded roofing, gutters, and flashing.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

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.
- 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.

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 411 Barrera is a ten-story apartment building constructed in 1959. The structure is an individually designated local landmark and currently serves as senior public housing. The applicant is requesting conceptual approval to renovate the structure.
- b. STAIRWAY ELEMENT REPLACEMENT - The applicant has proposed to replace the existing exterior stairway metal handrails and guardrails. The proposed rails will closely match the existing and will be primed and painted steel tubes in a color to be determined. Staff finds the proposal consistent.
- c. WINDOW REPLACEMENT - The applicant has proposed to replace the existing resident windows with double pane, single hung vinyl windows. The existing windows are metal. Staff finds the proposal appropriate for the structure given its construction era, existing conditions, and materiality.
- d. DOOR REPLACEMENT - The applicant has proposed to replace the existing entry doors with custom fabricated wood single panel door measuring 1-³/₈" by 6'-8". The applicant has also proposed to replace the existing resident sliding doors with CRL Series 3000 High Performance aluminum sliding doors. Staff finds the proposal appropriate for this particular structure.
- e. ROOF MODIFICATIONS - The applicant has proposed to make modifications to the roof, including the installation of a roof guardrail and a new roof system to include gutters and flashing. The proposed roof guardrail will be metal and will closely match the design and proportions of the stairway guardrails. Staff finds the proposal appropriate for the structure.

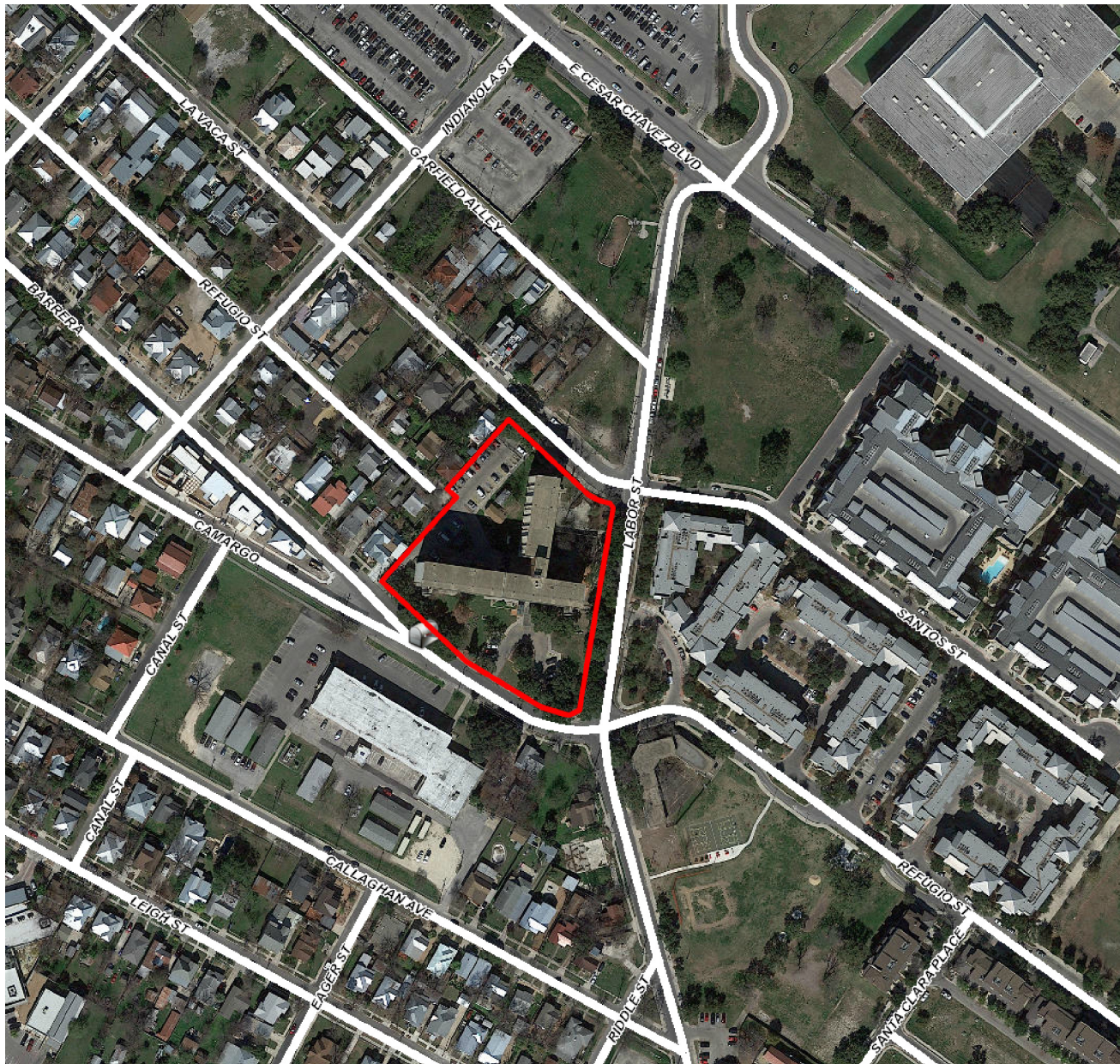
RECOMMENDATION:

Staff recommends final approval based on findings a through e with the following stipulations:

- i. That the applicant submits all measured drawings, including detail drawings for the stairway rails and roof guardrail for final approval.
- ii. That the applicant submits all painting specifications to staff for final approval.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 30, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

San Antonio Housing Authority
Victoria Plaza Modernization
411 Barrera, San Antonio Texas



DURAND-HOLLIS RUPE ARCHITECTS
14603 HUEBNER ROAD | BUILDING 18 | SAN ANTONIO, TEXAS 78230
PHONE: 210 308.0080 | FAX: 210 697.3309 | E-MAIL: office@dhrarchitects.com

Victoria Plaza Modernization



SOUTH ELEVATION

Victoria Plaza Modernization



NORTH ELEVATION

Victoria Plaza Modernization



EAST ELEVATION

Victoria Plaza Modernization



WEST ELEVATION

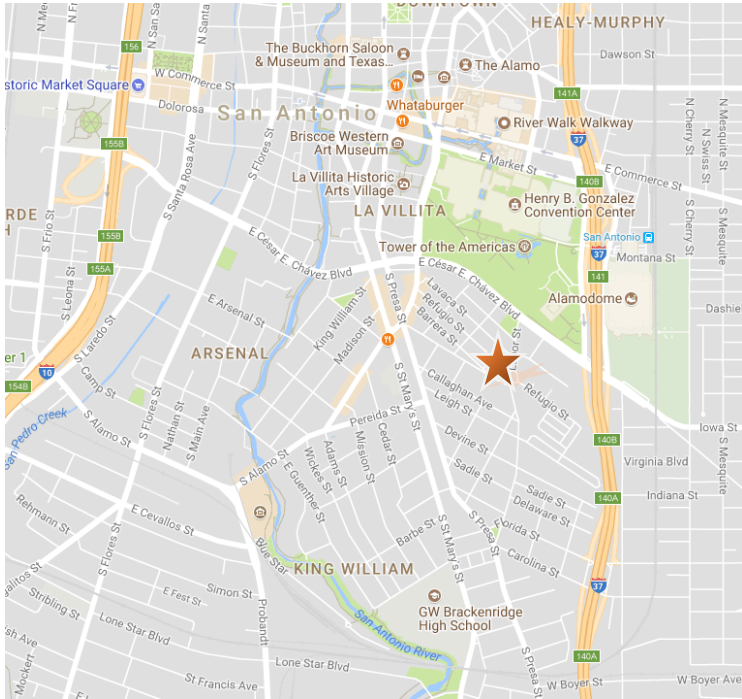
Victoria Plaza was constructed in 1949 for the Housing Authority. The 10 story building is in the Lavaca Neighborhood, is Zoned H HS...MF 33-S.

Our Project is the Modernization of the residential housing building...approximately 117,360 square feet.

Our Scope of work will include:

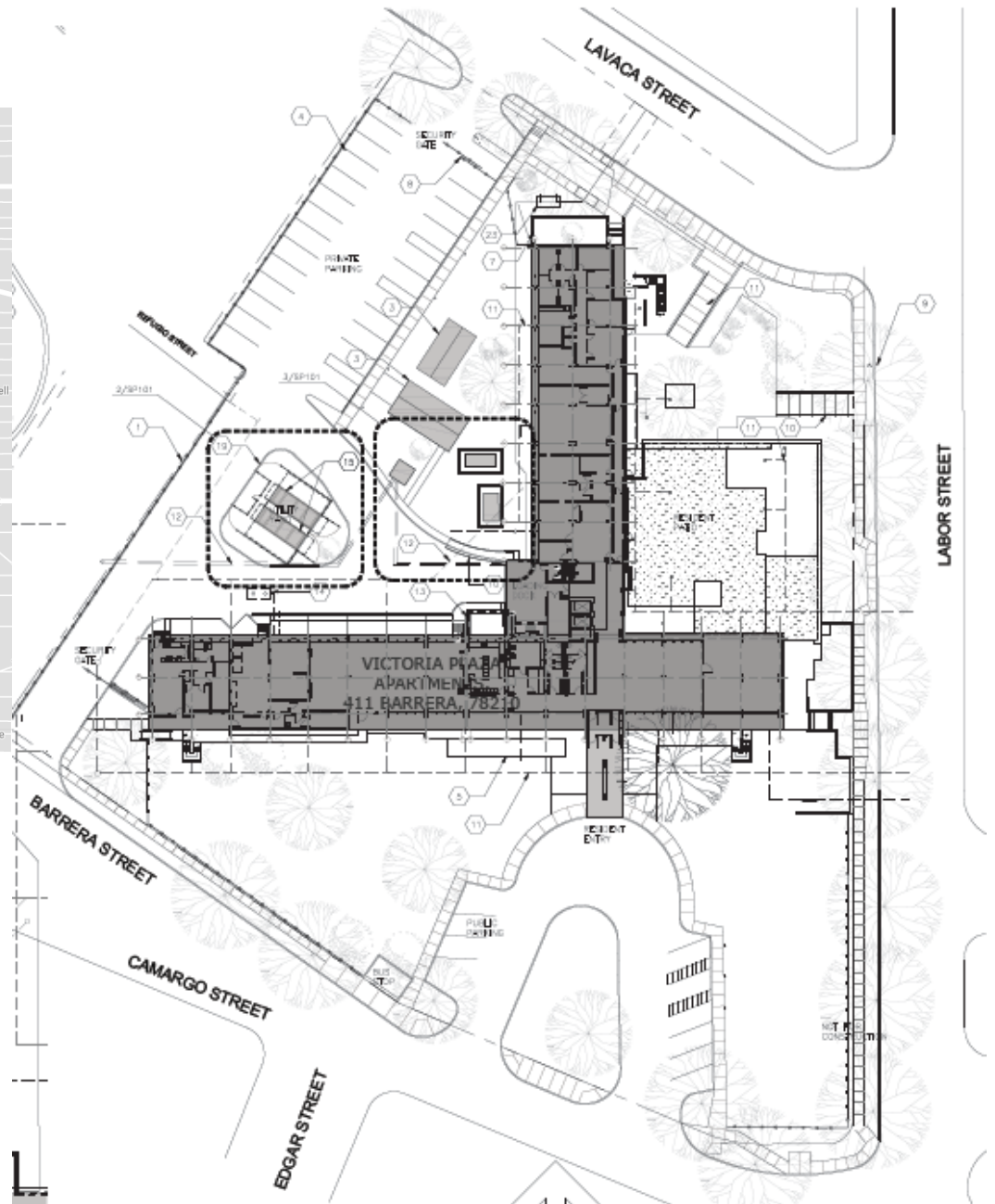
- The removal and replacement of the Exterior Stairway metal rails and handrails,
- The removal and replacement of the Resident entry doors and windows,
- First Floor Removal and Replacement of interior acoustical ceilings, interior walls, flooring, and repainting,
- Removal and Replacement of plumbing fixtures, domestic water lines, and sewer lines,
- Removal and Replacement of electrical service entry, distribution panels, lighting fixtures, and new emergency generator
- Replace two pipe Air Conditioning (to the first floor) with a Four Pipe Air Conditioning throughout the building,
- Extend Fire Sprinkler System from the first floor to throughout the facility,
- New Modified Bitumen Roofing, gutters, and Metal Flashing
- The removal and replacement of the Interior Stairwell handrails
- New 6" Fire Line from Lavaca Street

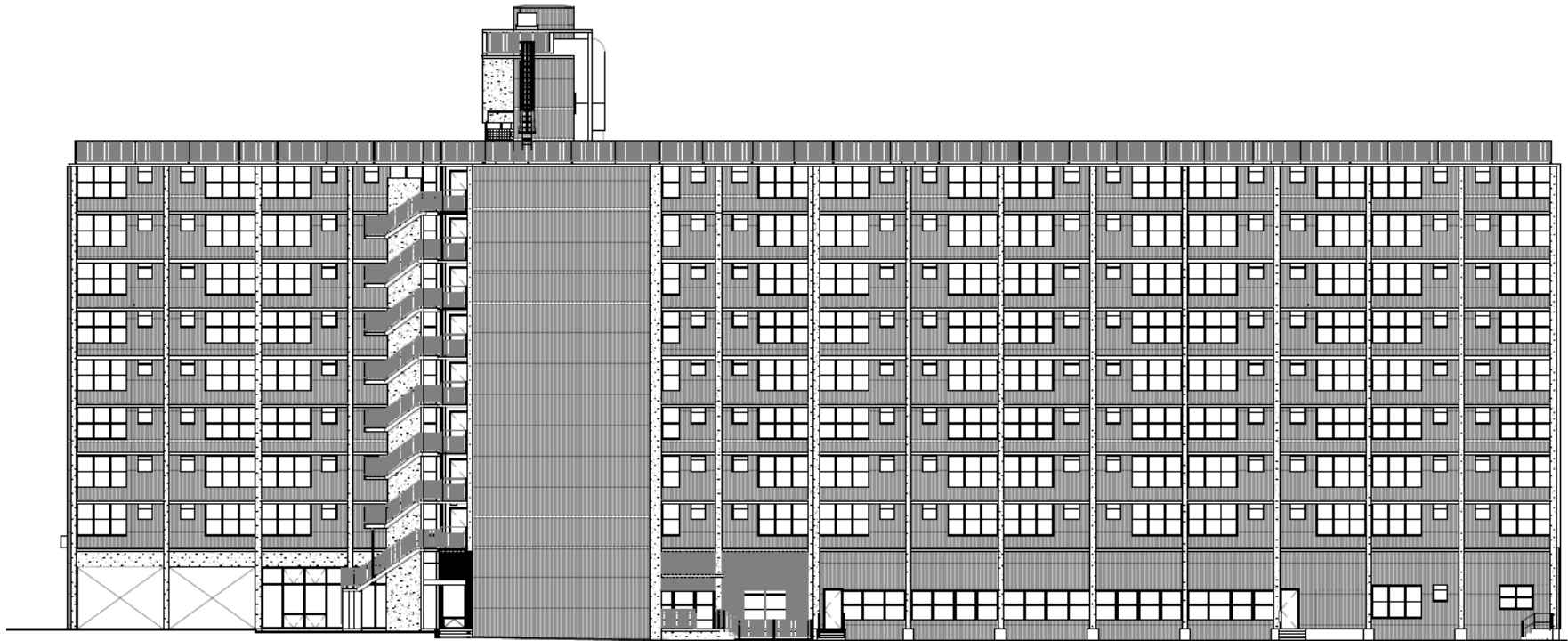
Victoria Plaza Modernization



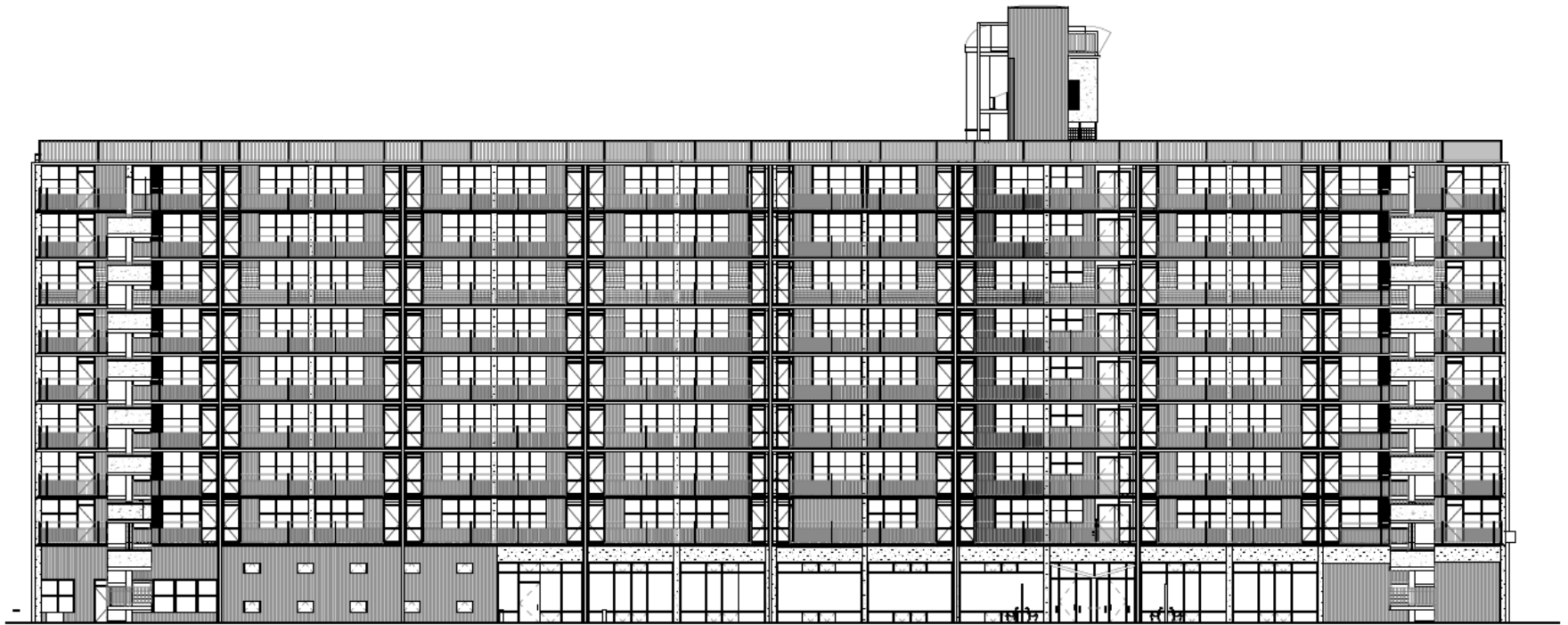
LOCATED SOUTH OF
DOWNTOWN SAN ANTONIO

SITE PLAN

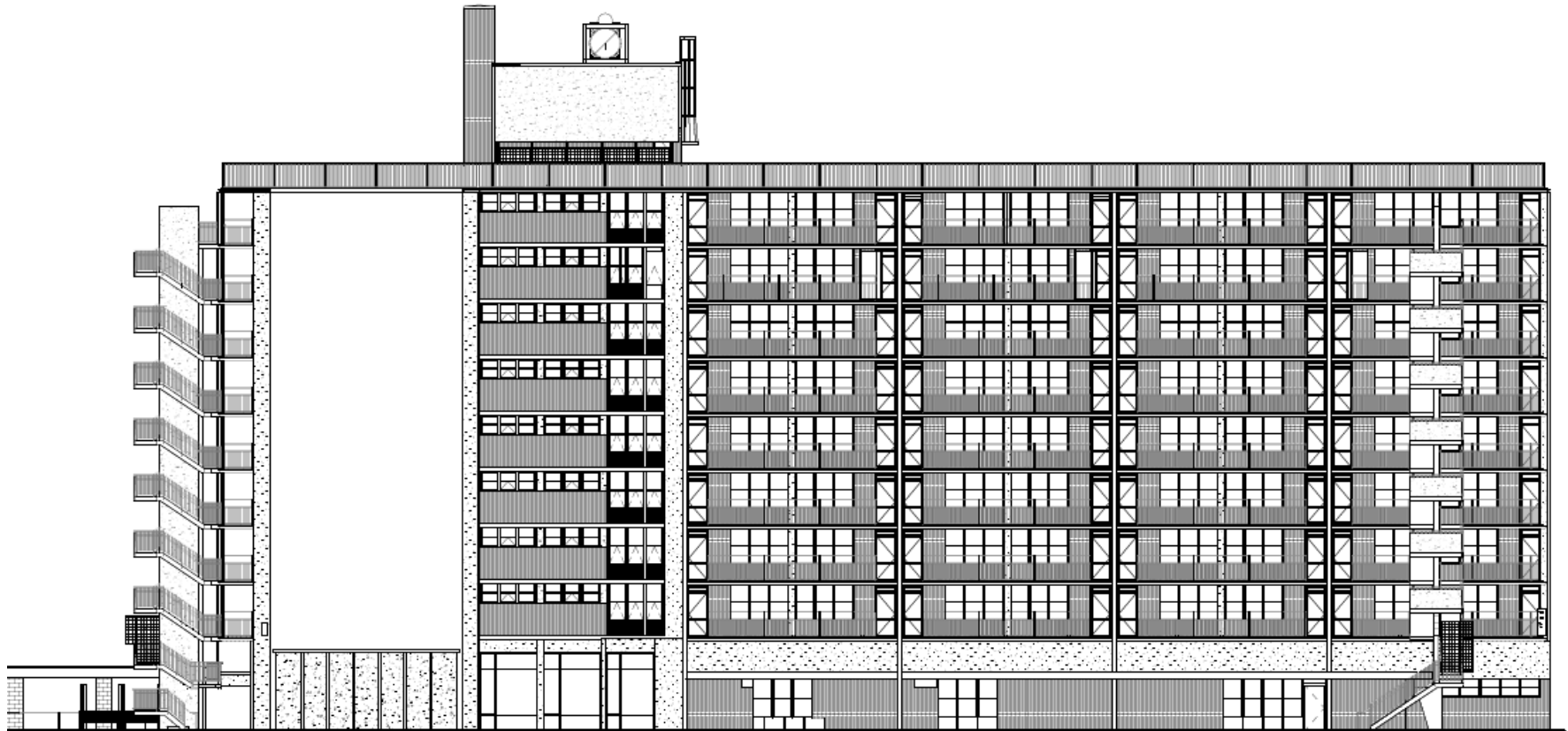




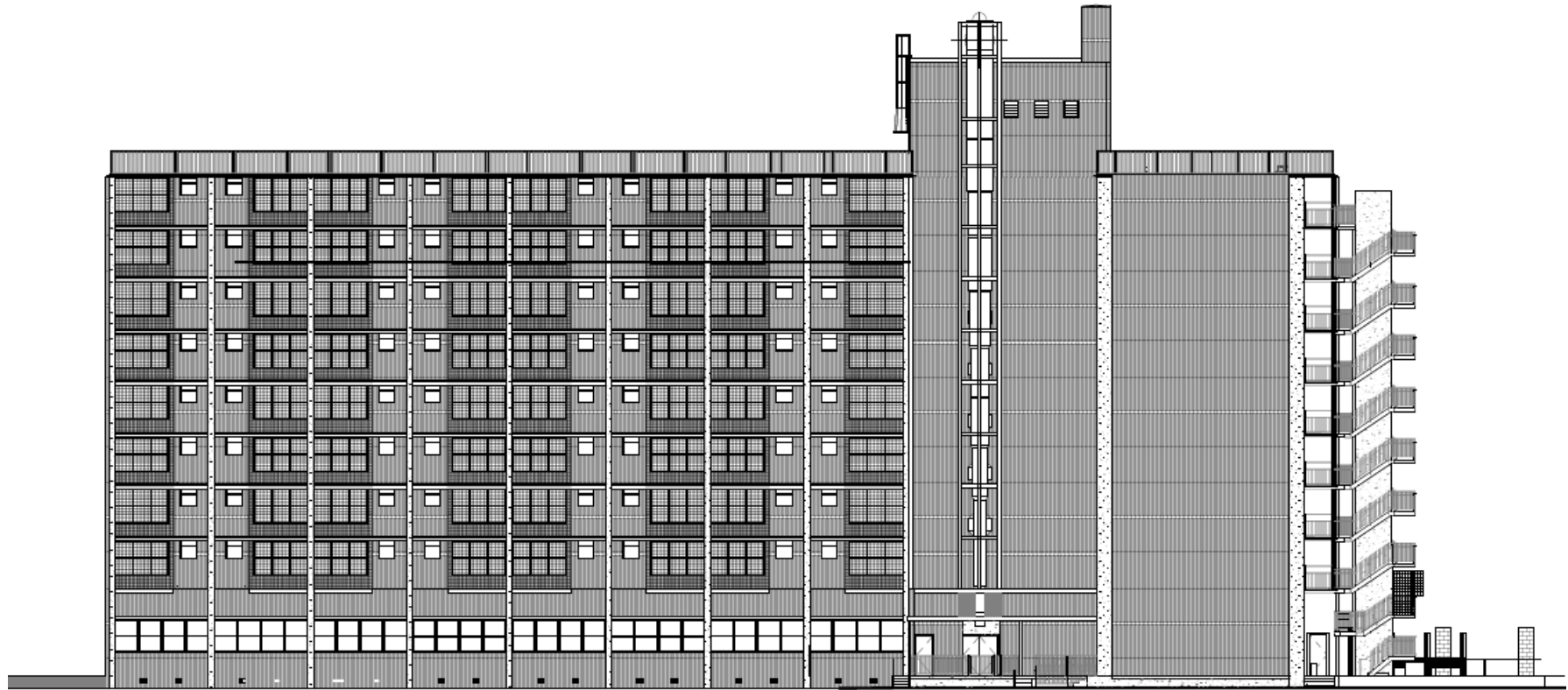
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



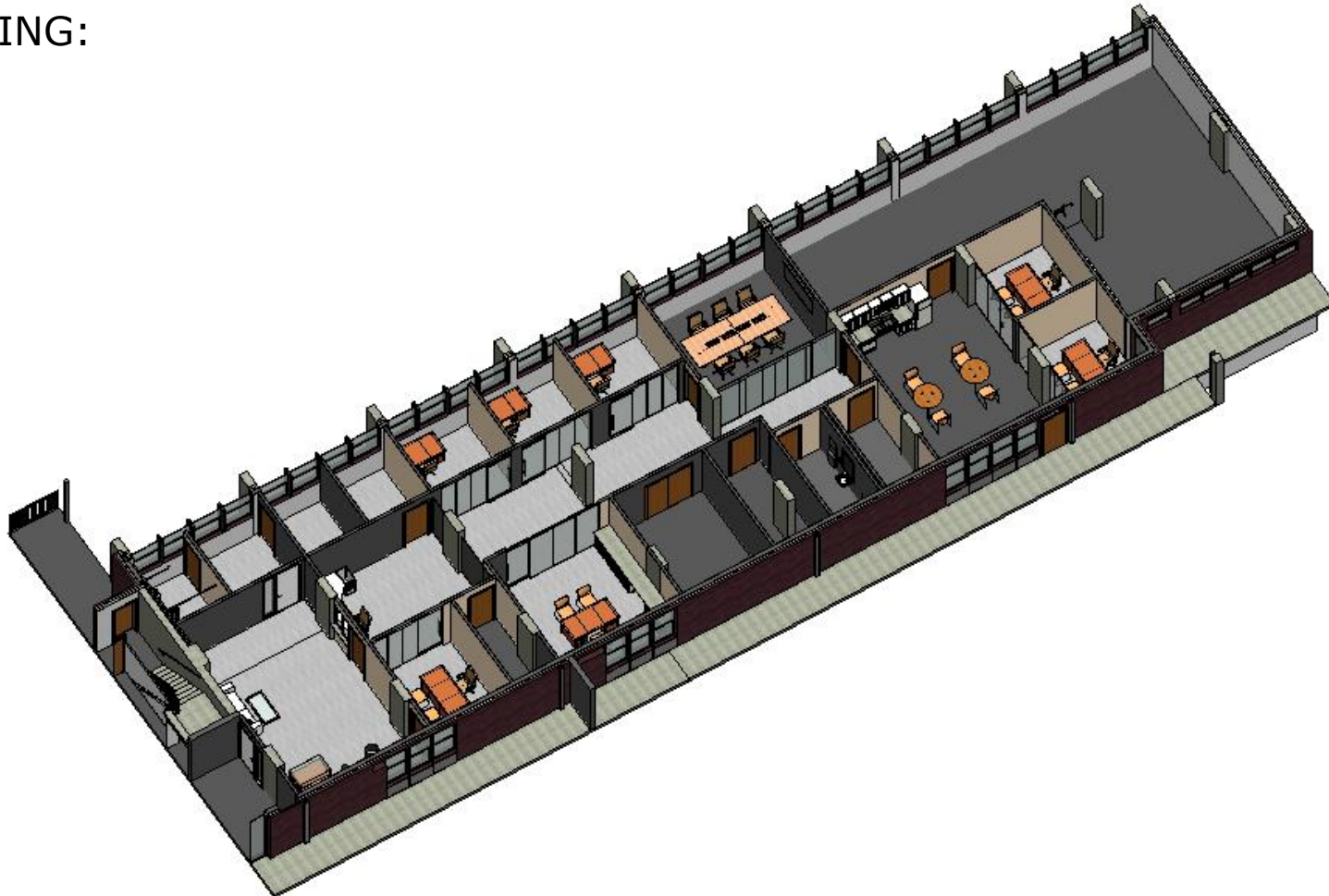
WEST ELEVATION

FIRST FLOOR RENOVATION SOUTH WING:



Revise the existing Commercial Kitchen to become a Library/Conference Room

FIRST FLOOR RENOVATION NORTH WING:

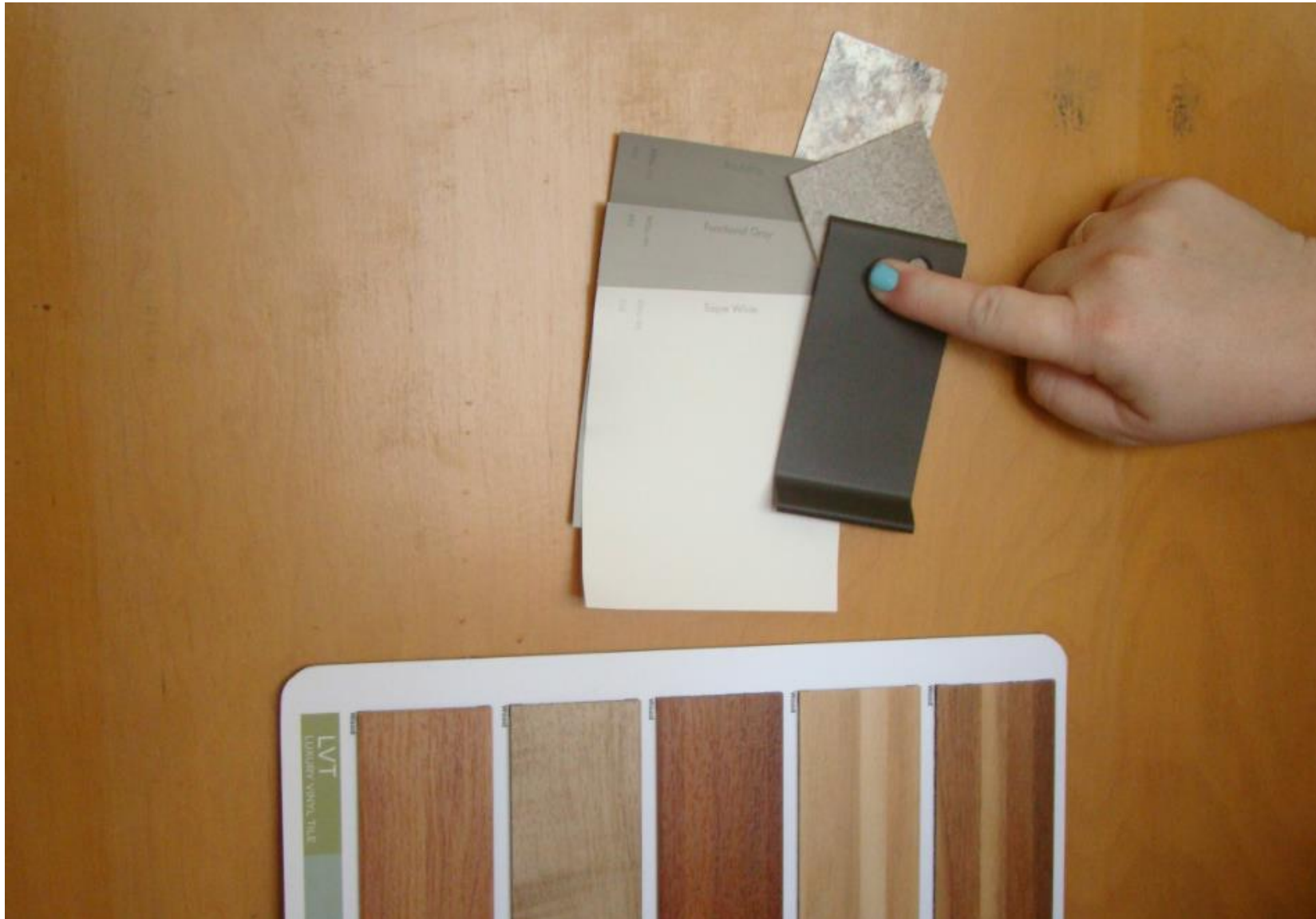


Revise the existing Office Area to add a Clinic, a Break Room, and a Maintenance Shop.

Victoria Plaza Modernization

Materials to be used:

- Handrails and Guardrails: Primed and Painted Steel Tubes...Color to be determined,
- Entry Doors Custom Fabricated Wood Single Panel 1-3/8" x 6'8",
- Residential Windows PST Single Hung Vinyl Windows, insulated double pane,
- Interior Partitions Metal studs with Painted gypboard sheathing,
- Lay In ceiling System Armstrong 2' x 2' grid with acoustical tile,
- Flooring Luxury vinyl, Vinyl Composition Tile, and existing terazzo,
- Painting Low VOC Vinyl Paint, Satin finish,
- Plumbing Fixtures American Standard Low Flow Toilets & Wall hung lavatories ,
- Air Conditioning Trane Air Cooled Chiller, copper piping, & floor mount fan coil units,
- Lighting LED fixtures by Lutron and Lithonia.



Victoria Plaza Modernization

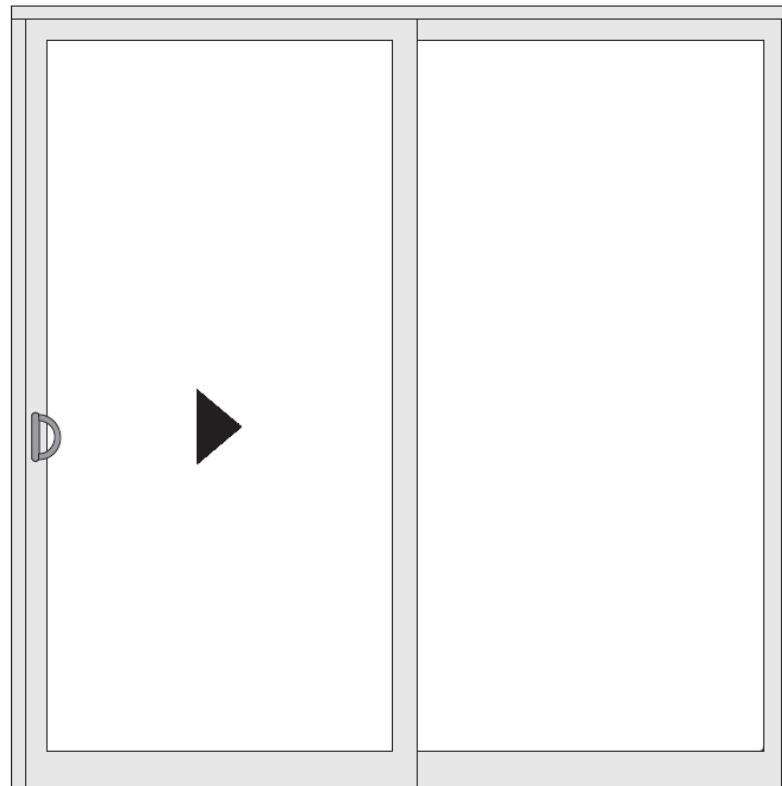


Single Hung



CRL BOTTOM ROLLING SLIDING DOOR SYSTEMS

**Series 3000 High Performance
Sliding Doors**

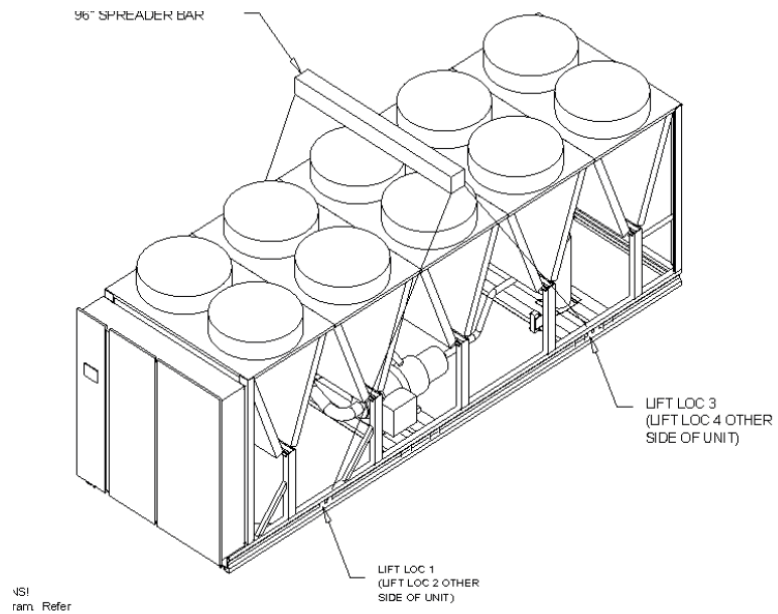




UniTrane™ Fan Coil

Air Terminal Device

Horizontal, Vertical, and Low Vertical Units, Size 02-12



**MADERA™ FloWise® 15" HEIGHT
FLUSHOMETER TOILET SYSTEM**
with EVERCLEAN®
MANUAL FLUSH VALVE



**LUCERNE™
WALL-HUNG LAVATORY**
VITREOUS CHINA

 BARRIER FREE



*American
Standard*

*American
Standard*



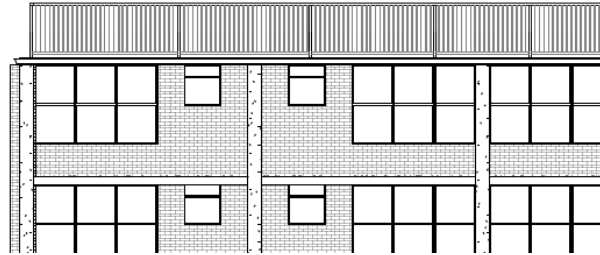
6500.270 Shown

San Antonio Housing Authority
Victoria Plaza Modernization
411 Barrera, San Antonio Texas

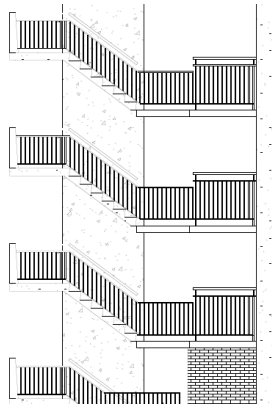


Except for Mechanical Equipment in the back yard...
the only visual changes to the exterior are:

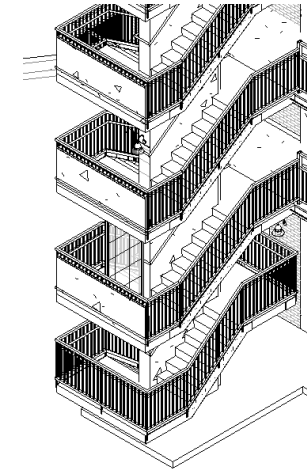
A New Roof Guardrail on the Roof:



And the Exterior Stairwells



Existing Stair Rails



New Stair Rails

DURAND-HOLLIS RUPE ARCHITECTS
14603 HUEBNER ROAD | BUILDING 18 | SAN ANTONIO, TEXAS 78230
PHONE: 210 308.0080 | FAX: 210 697.3309 | E-MAIL: office@dhrarchitects.com