

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-570
ADDRESS: 402 E EVERGREEN
LEGAL DESCRIPTION: NCB 395 BLK 19 LOT N 120.7 FT OF W 53.9 FT OF 1
ZONING: RM-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Criswell Humphrey/CCH Projects LLC
OWNER: Criswell Humphrey/CCH Projects LLC
TYPE OF WORK: Exterior modifications, entry modifications, demolition of rear accessory structure
APPLICATION RECEIVED: October 23, 2017
60-DAY REVIEW: December 22, 2017

REQUEST:

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

1. Install new French doors in the opening of one of two existing front doors.
2. Remove three non-original aluminum windows on the side and rear of the structure.
3. Remove two existing wood windows on the rear of the structure and relocate them in general location of the non-original aluminum windows to be removed.
4. Install a new fixed wood window on the east façade in the former opening of a non-original aluminum window.
5. Relocate an existing rear door.
6. Install new wooden stairs and landing to conceal existing concrete stairs on the front porch and side landing facing Paschal St.
7. Demolish an existing 1-story rear accessory structure.

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 stripping 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.

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.

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.

FINDINGS:

- a. The primary structure located at 402 E Evergreen is a 1-story single family home designed in the Craftsman style. The home appears on the 1911-1951 Sanborn Map. The house features several quintessential elements of the style, including a double gable front facade with overhanging eaves and exposed rafter tails, decorative wood window screens, and wide tapered brick front porch column bases with slender wood posts. The home is a contributing structure in the Tobin Hill Historic District. The property also contains a 1-story rear accessory structure, which appears on the 1911-1951 Sanborn Map in its present location and footprint. The rear accessory structure is also contributing to the Tobin Hill Historic District.
- b. **FRONT DOOR MODIFICATIONS** – The applicant has proposed to remove one of two existing front doors and replace with French doors. The existing door is not original, but the opening is. Two doors are historically common in Craftsman-style homes of the era. However, the opening and trim is wider than the primary front door. The additional width appears to have been infilled with siding and likely replaced original French doors with a smaller width, which can be found in historic Craftsman structures in the district and in the city. According to the

Historic Design Guidelines, new openings and doors should be compatible in size, scale, shape, proportion, material, and massing with historic entrances. Staff finds the proposal consistent with the stipulations listed in the recommendation.

- c. **ALUMINUM WINDOW REMOVAL** – The applicant has proposed to remove three non-original windows on the rear and east façade of the structure. The windows are not appropriate in terms of size, material, configuration, inset, and sill detail. Staff finds the proposal appropriate.
- d. **WOOD WINDOW RELOCATION** – The applicant has proposed to relocate two existing one over one wood windows on the rear façade of the structure. The windows will be installed in the general location of the non-original aluminum windows to be removed. Considering the proposal holistically, staff finds the proposal appropriate.
- e. **NEW WINDOW** – The applicant has proposed to install a new fixed wood window on the east façade of the structure, which will be in the location of a new bathroom. The window will be installed in the general location of a non-original aluminum window to be removed. Considering the proposal holistically, staff finds the proposal appropriate with the stipulations listed in the recommendation.
- f. **NEW REAR DOOR** – The applicant has proposed to relocate an existing door. Based on the submitted elevations, the door will not be visible from the public right-of-way. Staff finds the proposal consistent with the Guidelines.
- g. **STAIR MODIFICATIONS** – The applicant has proposed to install new wooden decking over existing concrete stairs at the front porch and a side entry facing Paschal Street. The existing stairs are constructed of concrete with brick and stone surrounds and are in a state of disrepair. The stair element has separated from the primary structure on the Paschal side. According to the Historic Design Guidelines, original concrete porch floors and stairs should be preserved. Original porch concrete elements should not be covered with carpet, tile, or other materials unless they were used historically. Staff does not find the proposal consistent with the Guidelines.
- h. **DEMOLITION OF REAR ACCESSORY STRUCTURE** - The existing rear accessory structure is 1-story and appears on a 1911-1951 Sanborn Map in the same footprint and location. Staff conducted a site visit on November 2, 2017 to assess the structure. The facade materials match those of the primary structure, including woodlap siding and a standing seam metal roof. The structure also features similar gable and eave detailing as the primary structure, including exposed rafter tails. The accessory structure also features wood carriage doors that match the quality, texture, and profile of the woodlap siding. Based on these considerations, staff has determined that this structure is contributing to the district. In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. Staff does not believe this criterion for demolition has been met. Additionally, in accordance with UDC Section 35-614(b), in order for the unreasonable economic hardship requirement for demolition to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The structure contains a substantial amount of original materials with a high quality of craftsmanship and is good condition for its age. the applicant has not provided documentation to meet the evidence criterion for UDC Section 35-614(b).

RECOMMENDATION:

Item 1, Staff recommends the front door replacement based on finding b with the stipulation that the French doors be made of wood and not exceed the width of the existing door trim. The applicant must submit final door specifications to staff for review and approval prior to receiving a Certificate of Appropriateness.

Items 2 through 5, staff recommends approval of the non-original window removal, window relocation, and new window and door installation based on findings c through f with the following stipulations:

- i. That the applicant submits final measured drawings to staff for approval.
- ii. That the applicant submits final window specifications to staff. The window must be wood. Meeting rails must be

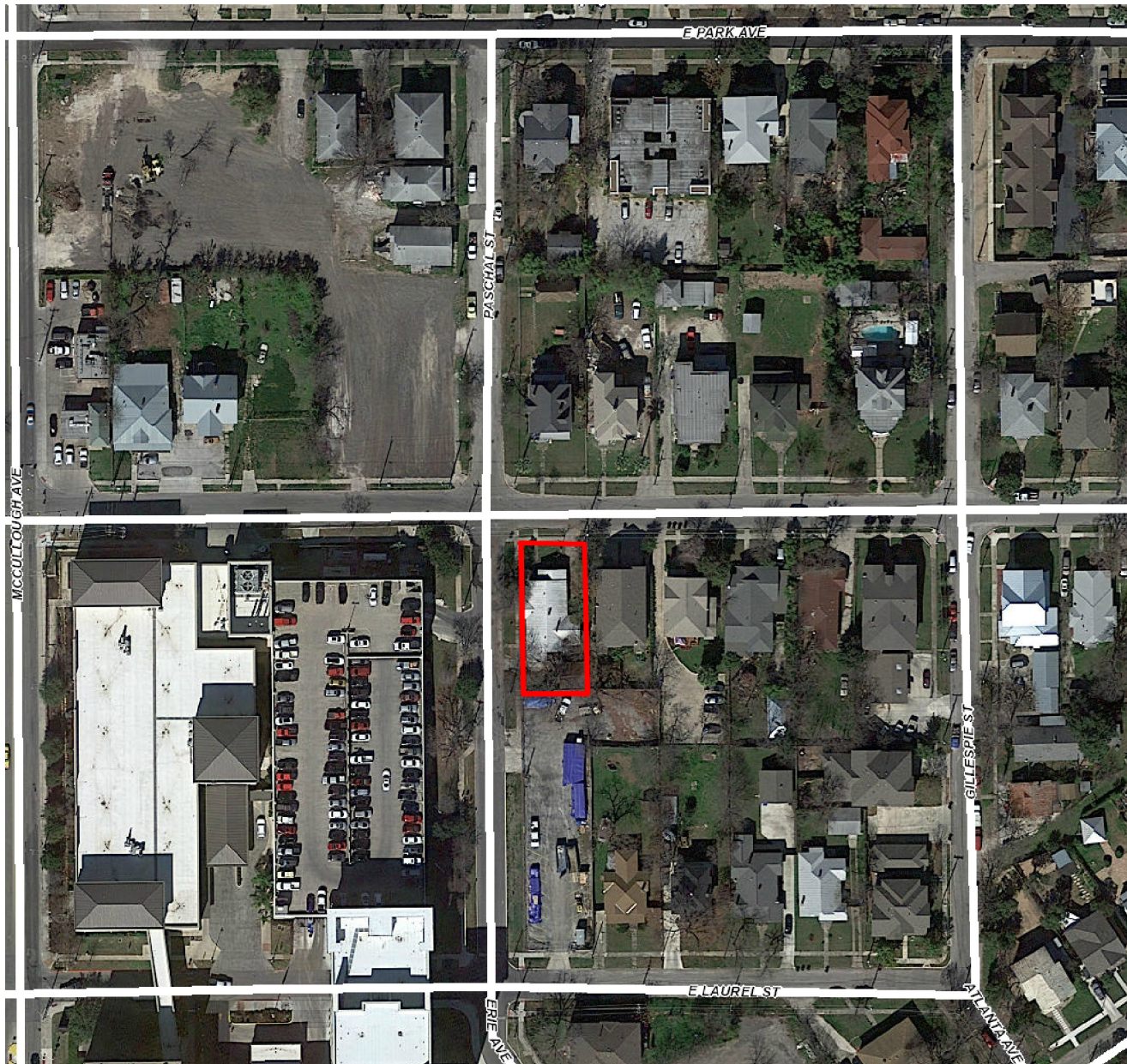
no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 6, Staff does not recommend approval of the wood stair decking based on finding g. Staff recommends that the existing concrete steps be stabilized and repaired.

Item 7, Staff does not recommend approval of the demolition of the existing rear accessory structure and construction of a new rear accessory structure based on finding h. The applicant may present additional materials to the HDRC that provide evidence of an unreasonable economic hardship or loss of significance of the structure.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 30, 2017

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SANBORN MAP 1911-1951

211

EX. . . 03

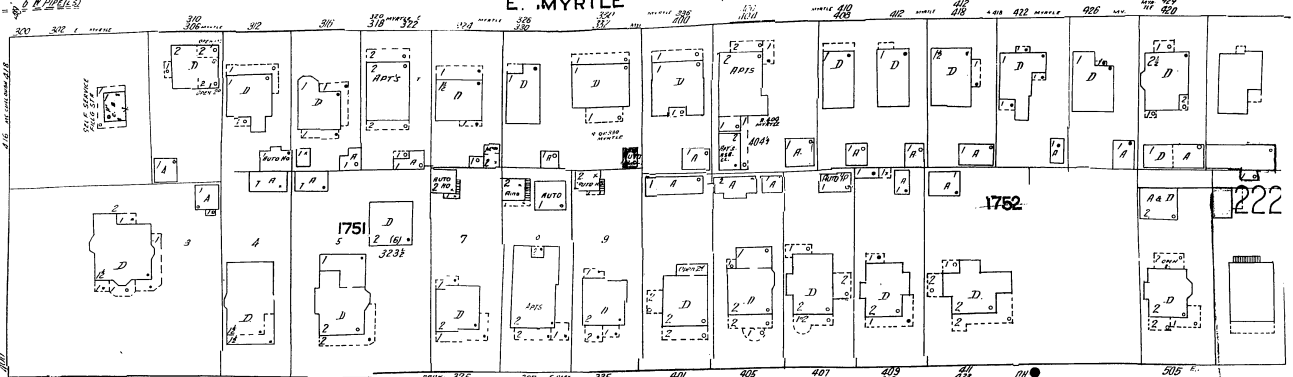
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PASCAL ST

GILLESPIE ST

E. MYRTLE

MACADAMIZED



207

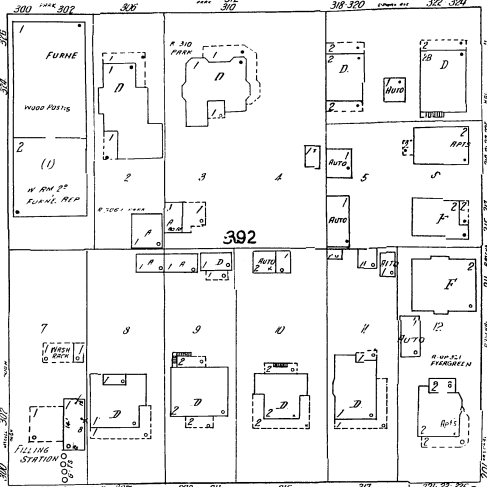
E. PARK

AV.

E. N. PIPE

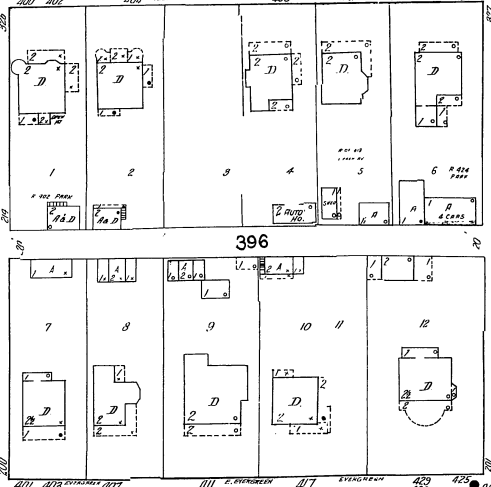
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MACADAMIZED



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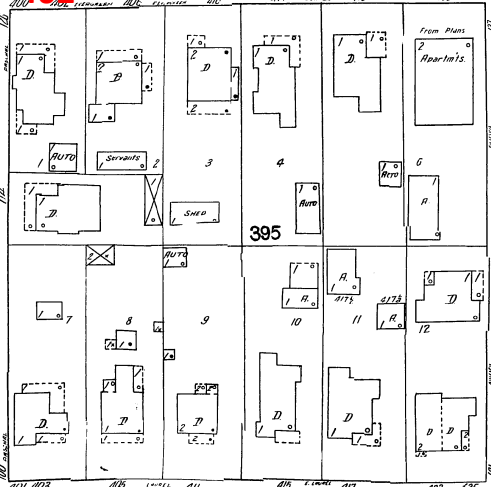
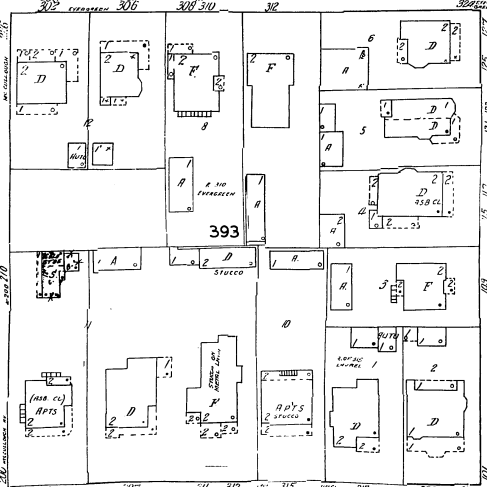
NOT PAVED

E. EVERGREEN

MACADAMIZED

E. N. PIPE

212



E. LAUREL

MACADAMIZED

ATLANTA ST

HOEFLING ST

209

Scale of Feet.



208

211





























402 E Evergreen St

3) Master Bath — See blue prints, elevations + pictures

- 1) Remove 1 aluminum window and cover opening with (in kind) siding. far back side of house
- 2) Remove 2 wood windows and cover opening with (in kind) siding. Back of house. Need this wall to place vanities (Plumber said we need this space for venting vanities)
- 3) Remove existing back door and cover opening with (in kind) siding.
- 4) ~~Put~~ ^{Add} new small window in master bath far back side. Keeping with style of house.
- 4) ~~Put new back door~~ ^{Add} back door in new location off kitchen.

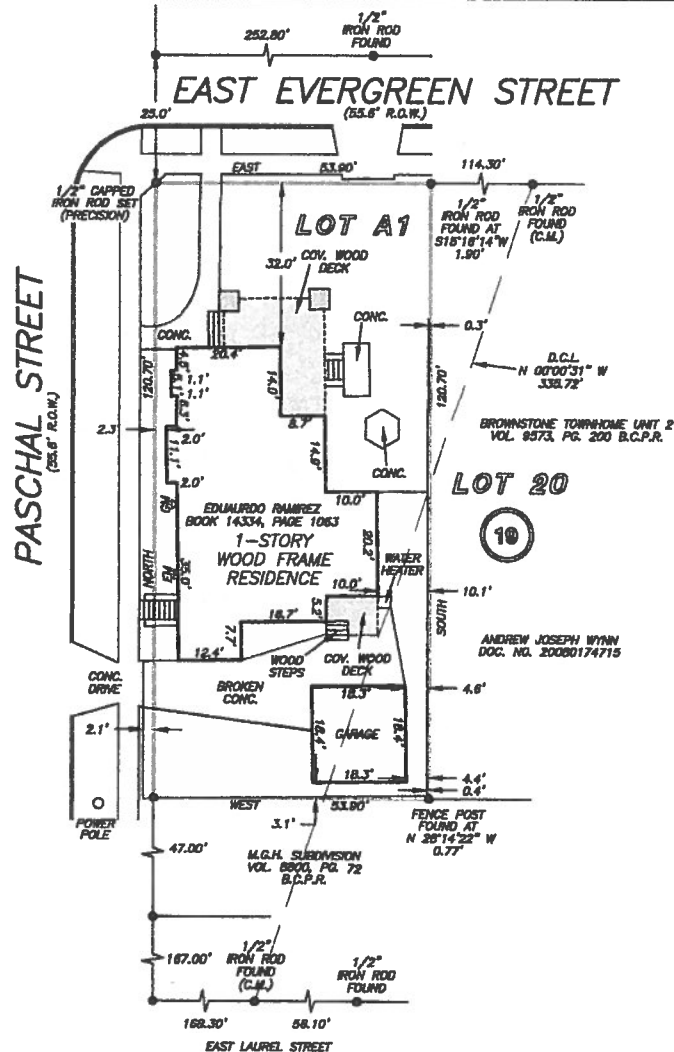
back —

402 E Evergreen St

- 5) Add new wood stairs over
existing cement stairs in disrepair
2 in front of house butted up to
existing wood porch
1 set of stairs on side of house
see blue prints, elevations + pictures.

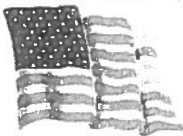
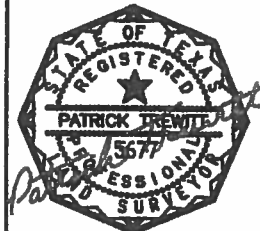
SCALE: 1" = 30'

AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



DRAWN BY: SR

PATRICK TREWITT
PROFESSIONAL LAND SURVEYOR
NO. 5677
JOB NO. SA2016-02853
NOVEMBER 08, 2016



PATRICIA SANCHEZ
210-499-5872



PRECISION
surveyors

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950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079

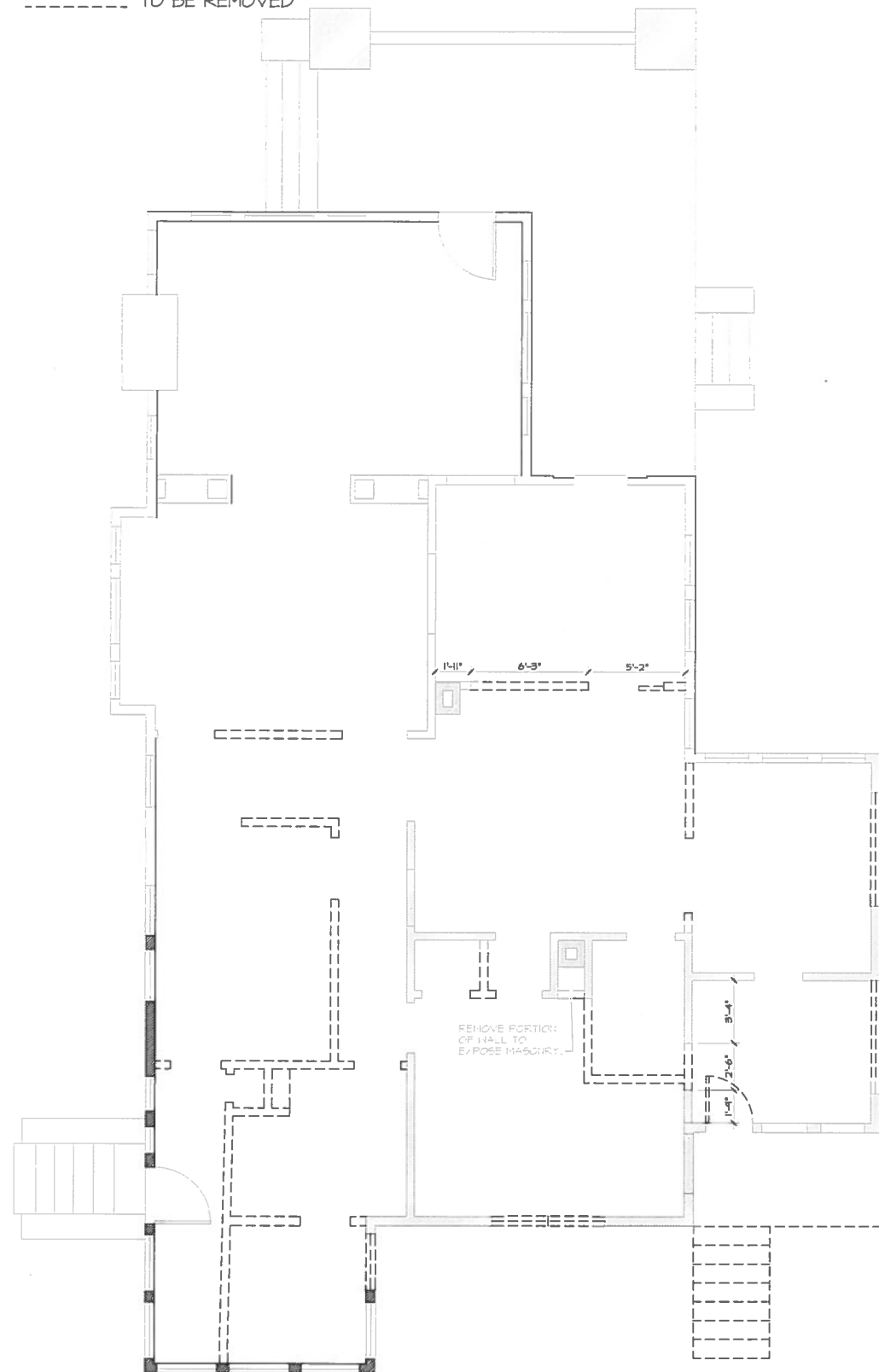
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FIRM NO. 10063700

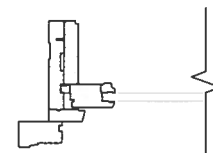
A. PERMANENTLY CAP/RENDER SAFE ALL PLUMBING LINES AND UTILITIES NOT REUSED.

B. MAINTAIN OPERATIONAL OF ALL EXISTING UTILITIES TO REMAIN. RELOCATE CONTROLS/SWITCHES AS NECESSARY, AS INDICATED.

===== TO BE REMOVED

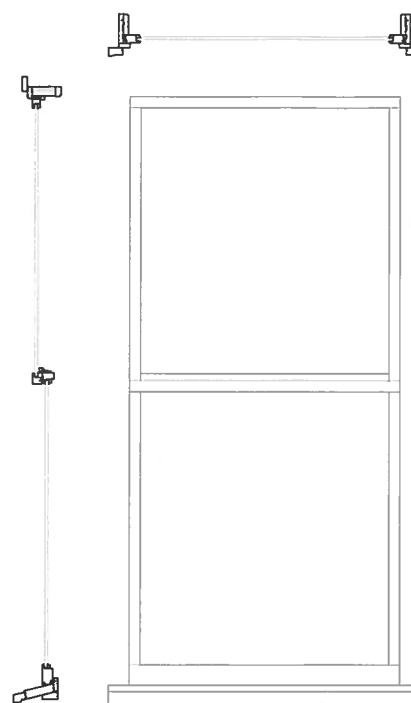


1 Demo Plan



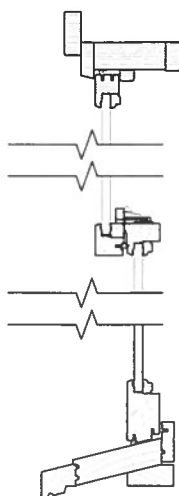
Horizontal Section

2 Wood Win. Dtl.
SCALE: 1" = 1'-0"



*WINDOW PROFILES AND SIZES TO MATCH EXISTING.

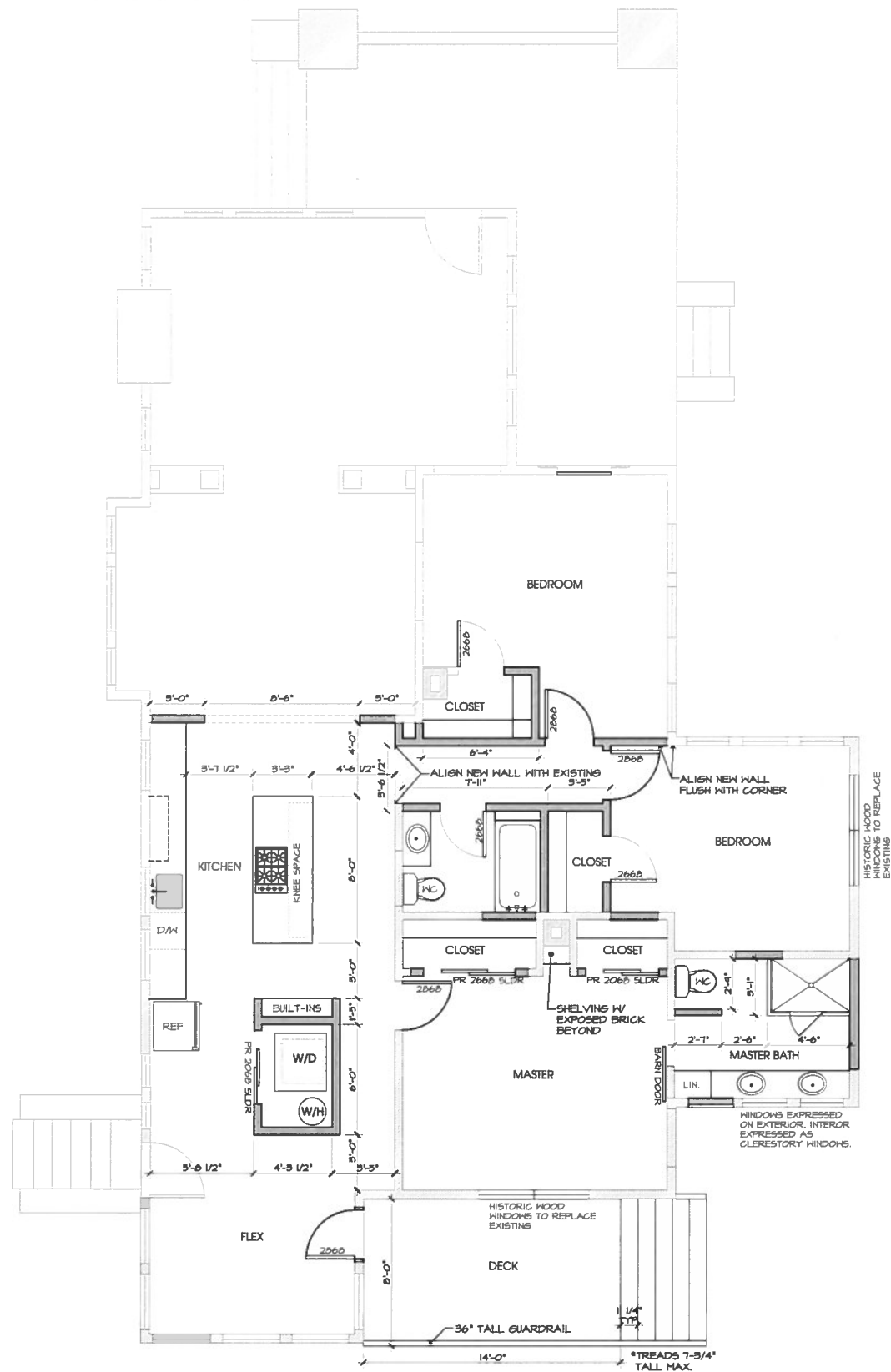
3 Wood Win. Dtl.



Vertical Section

5 Wood Win. Dtl.
SCALE: 3/4" = 1'-0"

1. PROVIDE R-30 ROOF INSULATION, MIN.
2. PROVIDE R-13 WALL INSULATION, MIN.
3. ALL NEW AND MODIFIED STRUCTURE TO MEET THE INTERNATIONAL BUILDING CODE (IRC 2009).
5. ALL NEW AND MODIFIED FOUNDATIONS TO BE DESIGNED BY OTHERS (STRUCTURAL ENGINEER).
6. DIMENSIONS ARE FROM FINISHED FACE OF WALL.
7. ALL INTERIOR WALLS TO BE 2X4 EXCEPT FOR PLUMBING WALLS (2X6).
8. NOMINAL DOOR & WINDOW SIZES NOTED ON PLANS. VERIFY ROUGH OPENING REQUIREMENTS WITH DOOR/WIND. MANUFACTURER. VERIFY WINDOW TYPE, EXTERIOR & INTERIOR DOOR TYPE WITH OWNER.
9. S.C TO COORDINATE ALL FINISHES WITH OWNER.



EXITING WALL
TO REMAIN

NEW WALL

designer
Robert Lee
RobertLeeDESIGNER
@gmail.com

402 E. Evergreen
Residence

402 E. EVERGREEN SAN ANTONIO, TX 78212

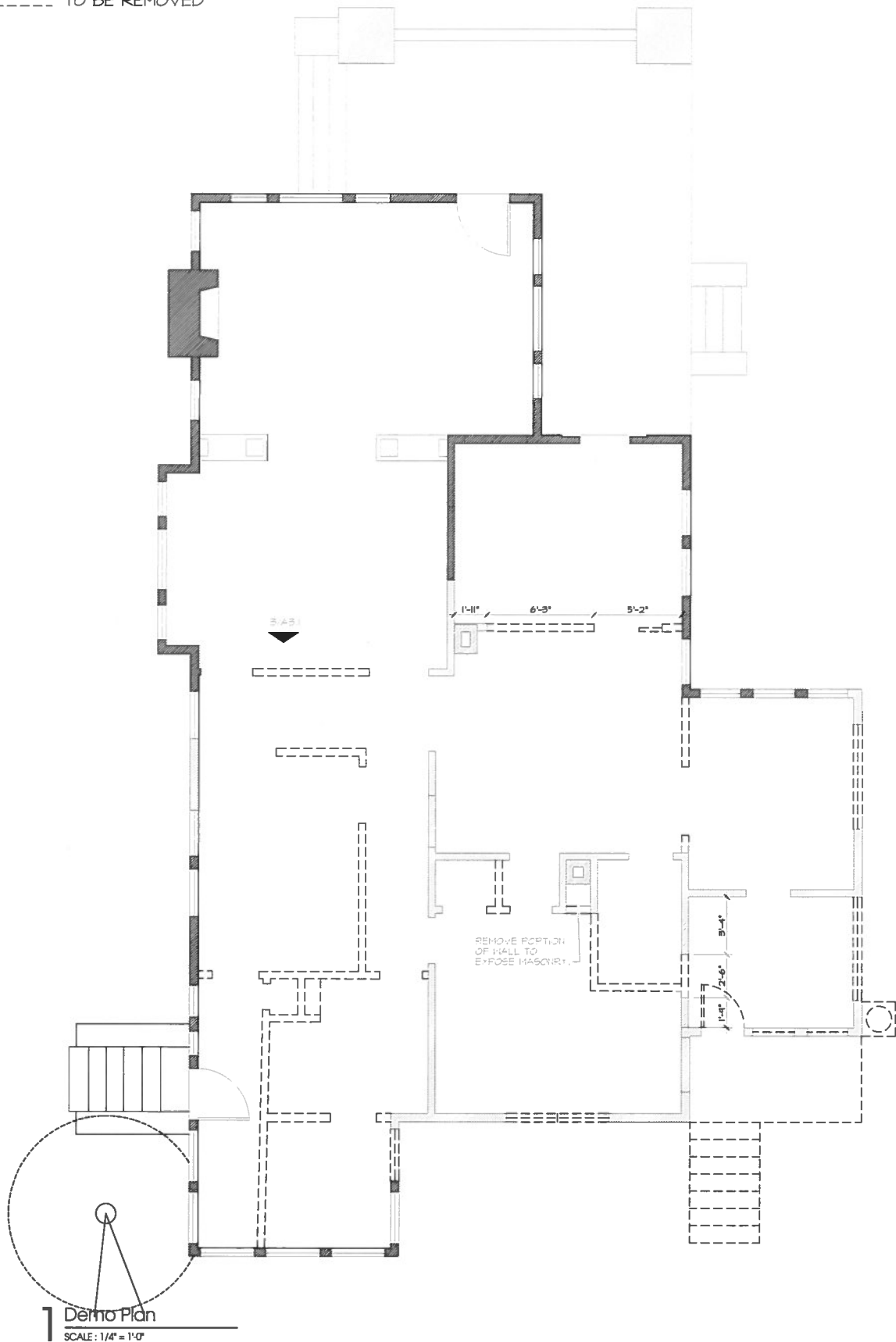
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all dimensions, specifications and other documents. Intellectual property contained in this document and shall not be used in other documents or for the reproduction of this document without the expressed written permission of Intel as "Intel". Richard J. ... shall be deemed to have assigned to Intel all of its right, title and interest in and to the foregoing, including all intellectual property, and shall retain no ownership, right, title and/or other assignable rights in the foregoing. IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on the day and date first above written.

DEMOTION NOTES

- A. PERMANENTLY CAP/RENDER SAFE ALL PLUMBING LINES AND UTILITIES NOT REUSED.
- B. MAINTAIN OPERATIONAL OF ALL EXISTING UTILITIES TO REMAIN. RELOCATE CONTROLS/SWITCHES AS NECESSARY, AS INDICATED.

----- TO BE REMOVED

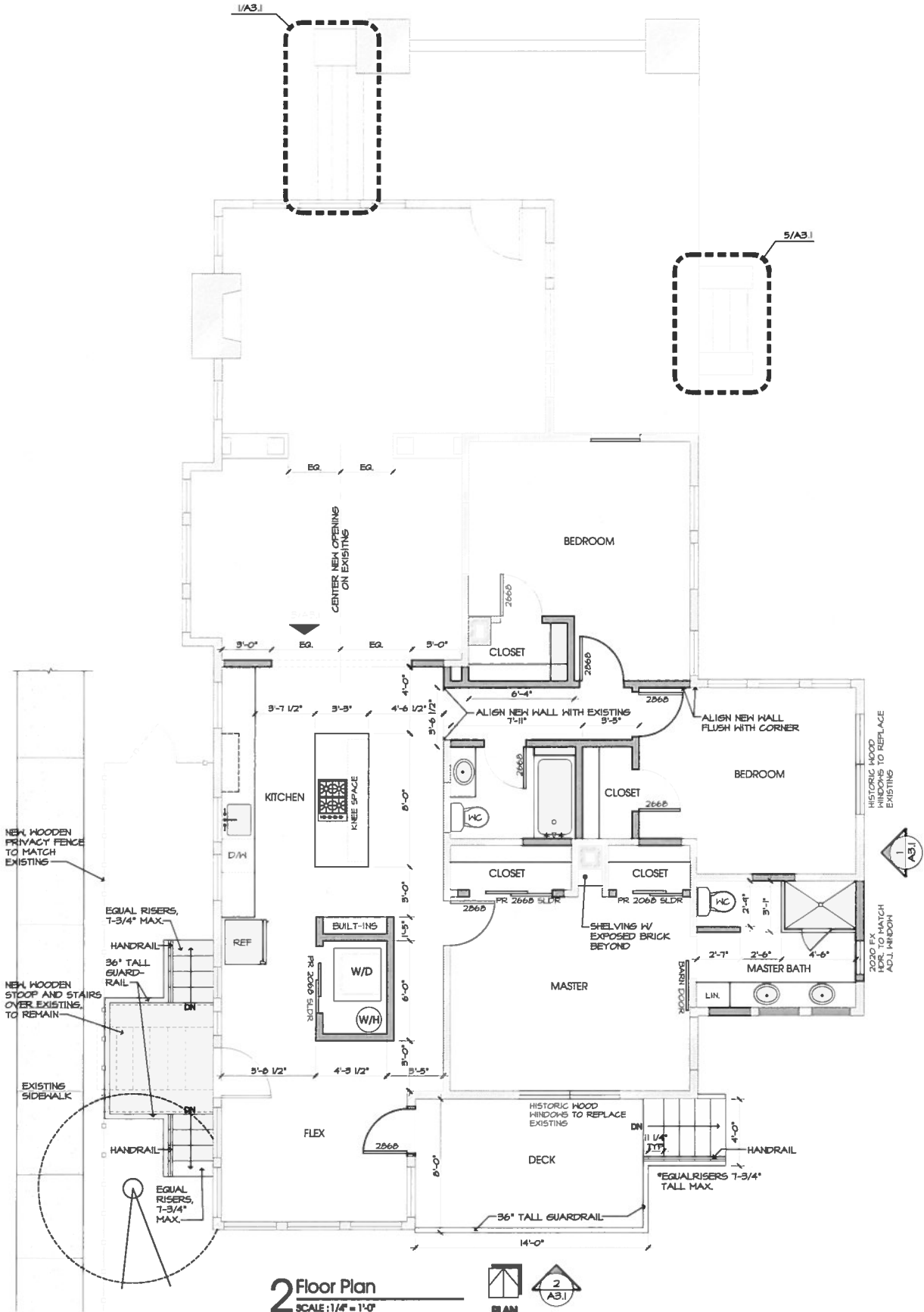


GENERAL NOTES:

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9. S.C. TO COORDINATE ALL FINISHES WITH OWNER.

EXISTING WALL TO REMAIN

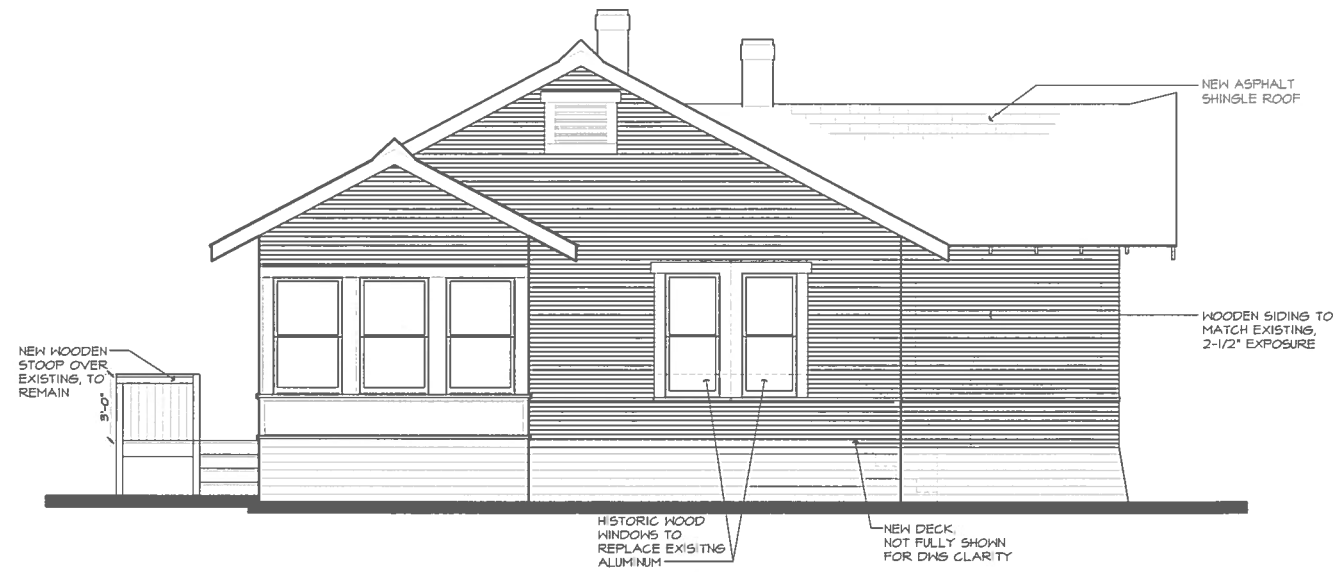
NEW WALL



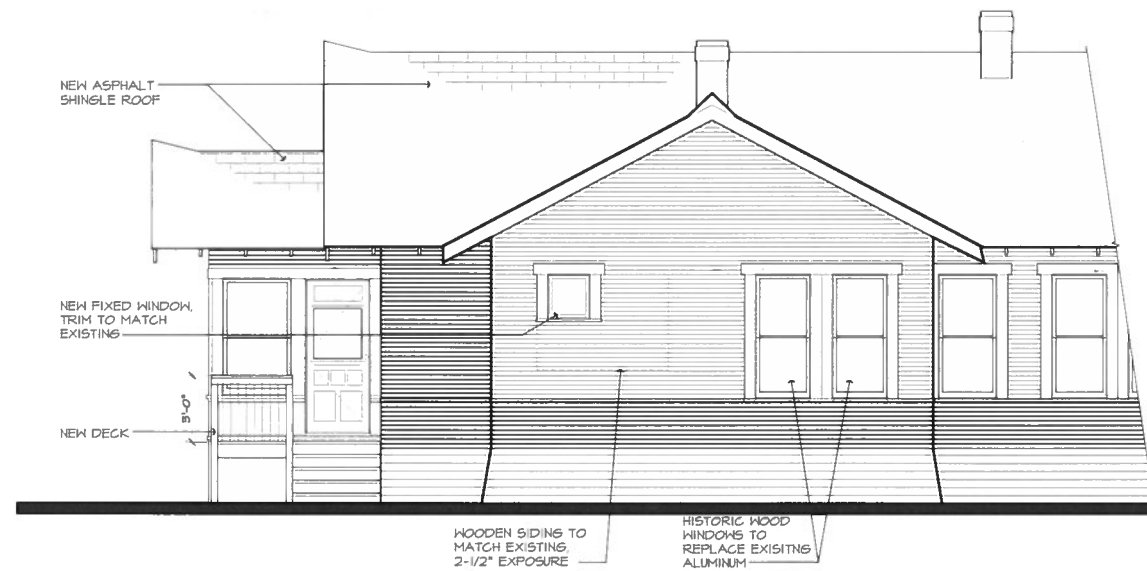
designer
Robert Lee
RobertLeeDESIGNER@gmail.com

402 E. Evergreen
Residence
402 E. EVERGREEN SAN ANTONIO, TX 78212

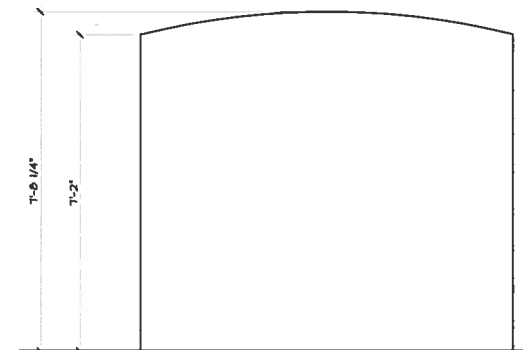
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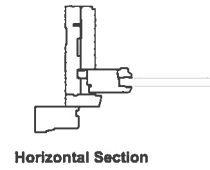
1 Rear/South Elevation
SCALE: 1/4" = 1'-0"



2 East Elevation
SCALE: 1/4" = 1'-0"

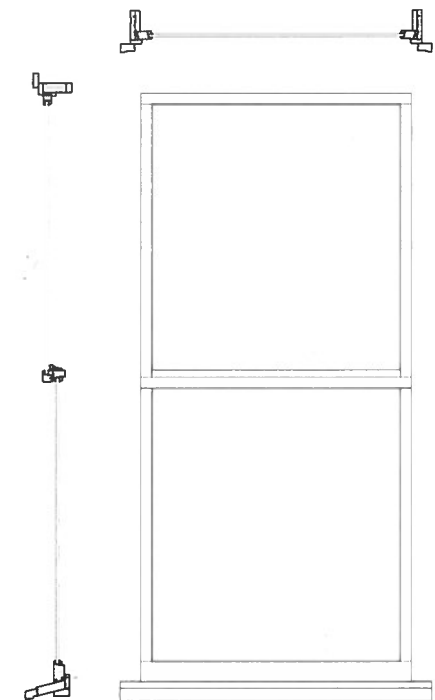


3 Int. Elev- Kitchen Arch
SCALE: 1/4" = 1'-0"

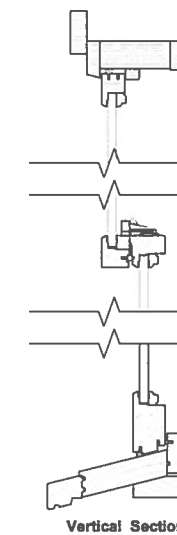


Horizontal Section

4 Wood Wn. Dtl.
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5 Wood Wn. Dtl.
SCALE: 1\"/>



Vertical Section

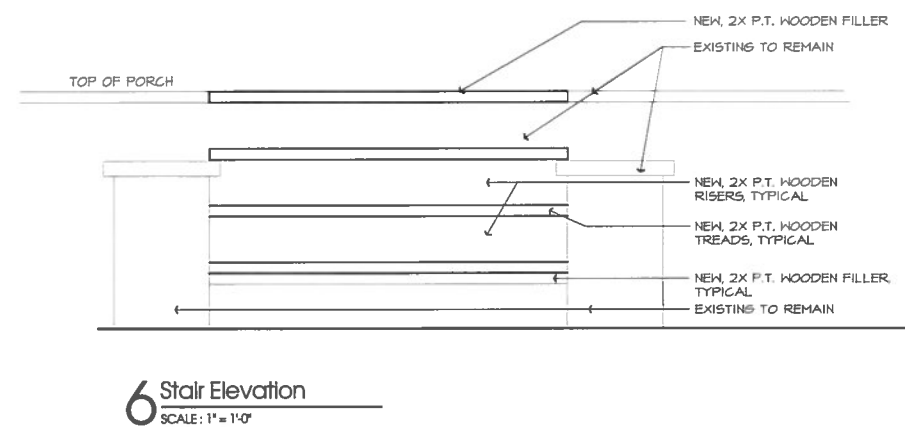
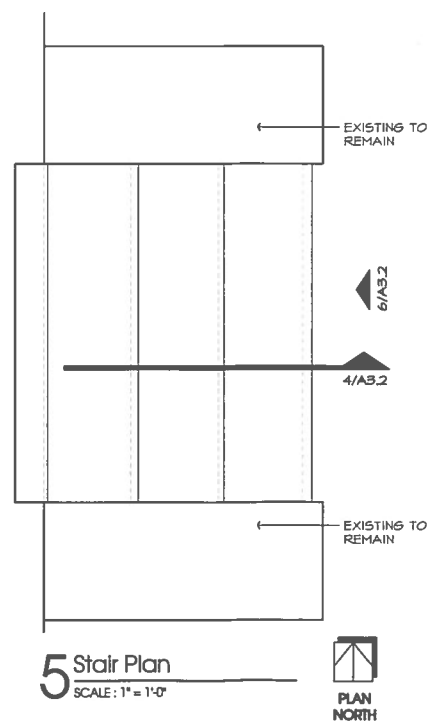
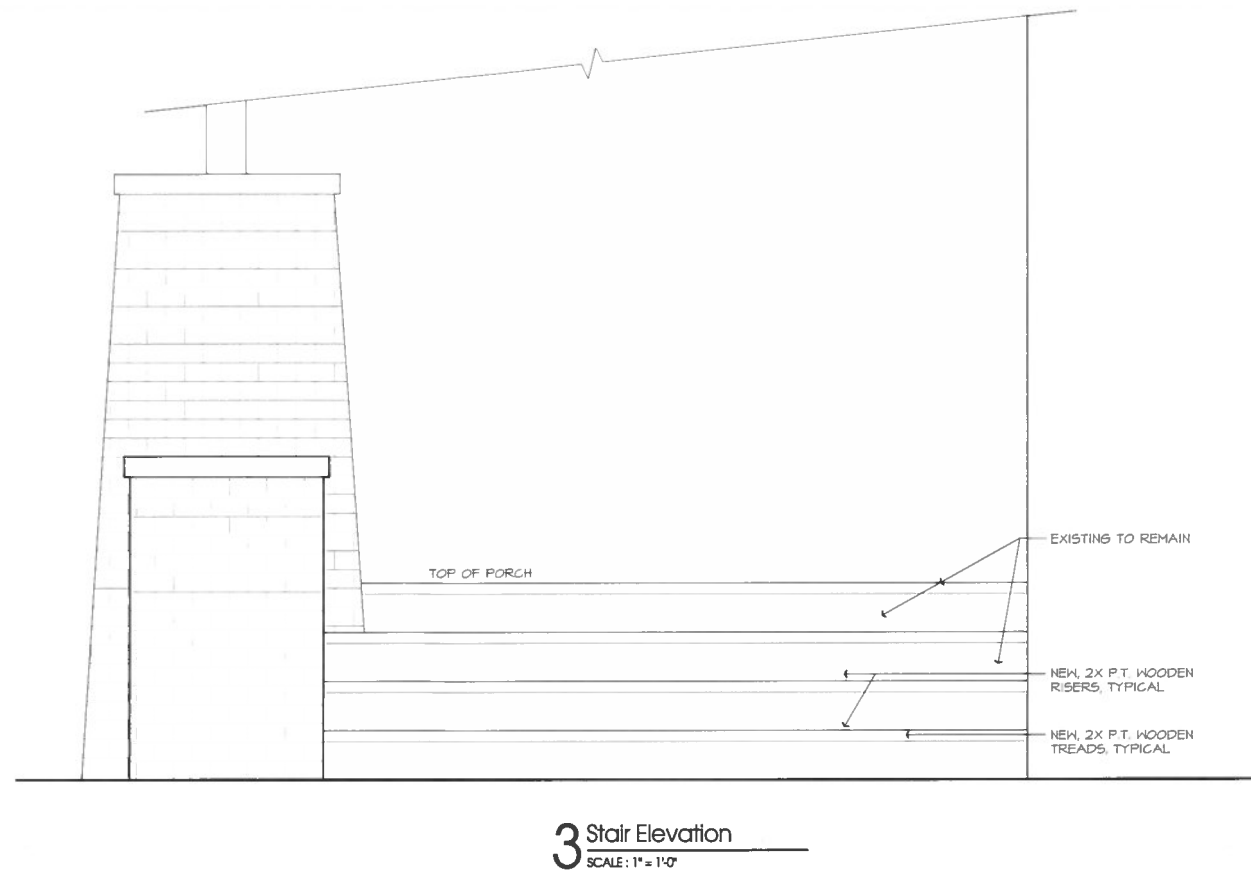
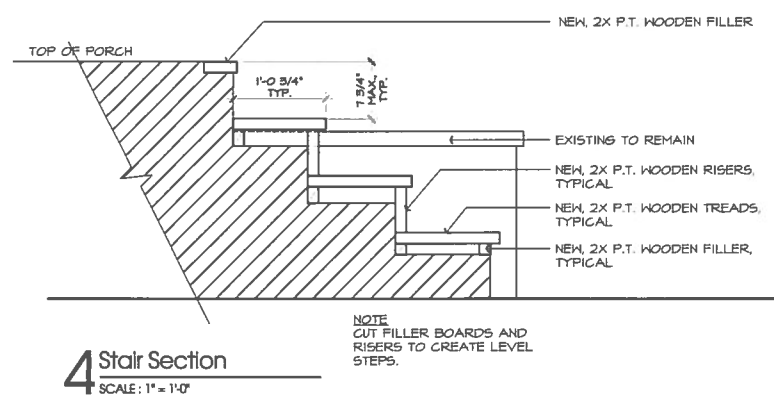
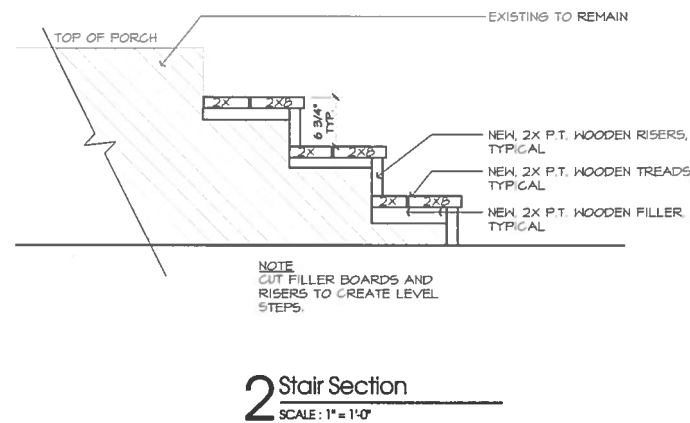
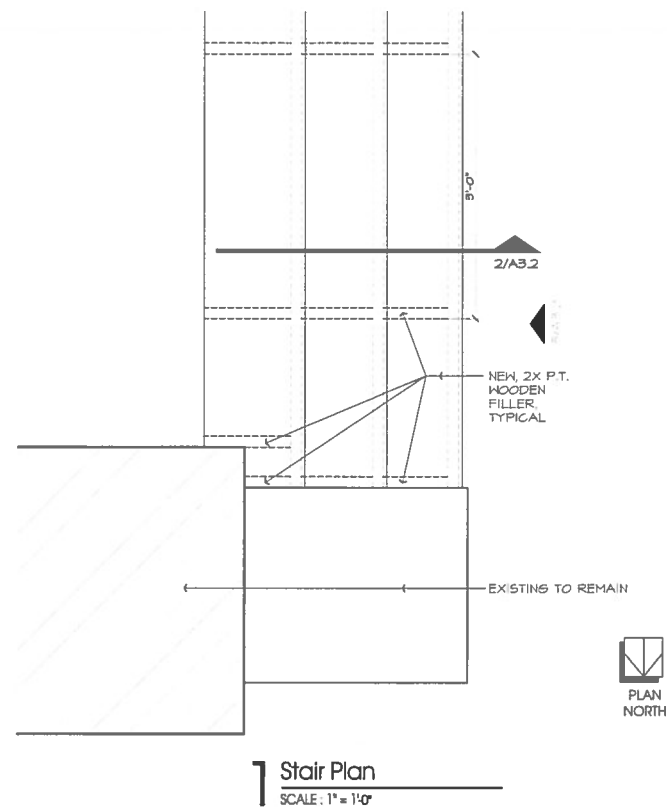
6 Wood Wn. Dtl.
SCALE: 3\"/>

designer
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**402 E. Evergreen
Residence**
402 E. EVERGREEN SAN ANTONIO, TX 78212

20 - October - 2017

A-3.1
Ext. Elevations & Wind. Dtls.



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Residence
402 E. EVERGREEN SAN ANTONIO, TX 78212

20 - October - 2017

A-3.2
Stair Details