

## HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

**HDRC CASE NO:** 2017-576  
**ADDRESS:** 222 W GUENTHER ST  
210 NATHAN  
**LEGAL DESCRIPTION:** NCB 2973 BLK 5 LOT 1  
**ZONING:** RM-4,HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Nathan Historic District  
**LANDMARK:** House  
**APPLICANT:** Robert Murray  
**OWNER:** Robert Murray  
**TYPE OF WORK:** Rehabilitation, rear addition, demolition of an accessory structure, construction of an accessory structure, window replacement, exterior modifications and Historic Tax Certification  
**APPLICATION RECEIVED:** October 27, 2017  
**60-DAY REVIEW:** December 26, 2017  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to perform exterior modifications to the structures at 222 W Guenther and 210 Nathan, both of which are located on one parcel.

Request items for 222 W Guenther:

1. Perform rehabilitative scopes of work including the installation of a new shingle roof, perform foundation repair, repair damaged wood siding, paint the exterior.
2. Replace the existing wood and vinyl windows with new vinyl windows.

Request items for 210 Nathan:

3. Perform rehabilitative scopes of work including the installation of a new shingle roof, perform foundation repair, repair damaged wood siding, paint the exterior.
4. Replace the existing wood and vinyl windows with new vinyl windows.
5. Construct a rear addition and a carport canopy to extend to the front of the historic structure.

General request items:

6. Demolish the accessory structure to the rear of 222 W Guenther.
7. Construct a new accessory structure on the property between the two historic structure to front Nathan Street.
8. Replace the existing, chain link fence with a cattle panel fence.

### APPLICABLE CITATIONS:

### FINDINGS:

- a. **REHABILITATION** – The applicant has proposed rehabilitative scopes of work for both structures which include the installation of a new shingle roof, perform foundation repair, repair damaged wood siding, paint the exterior. Staff finds the proposed rehabilitative scopes of work to be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.
- b. **WINDOW REPLACEMENT** – The historic structure at 222 W Guenther currently features approximately half of its original wood windows. Vinyl replacement windows exist throughout the remaining windows openings in the structure. The applicant has requested to remove the original wood windows and install vinyl windows. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that wood windows should be preserved. Staff finds that existing wood windows should be repaired. The replacement of the existing vinyl windows may be appropriate if a replacement window that is consistent with the Guidelines is installed.
- c. **WINDOW REPLACEMENT** – The historic structure located at 210 Nathan feature windows that include the historic wood windows and replacement vinyl windows. The applicant has proposed to replace all existing

windows with new vinyl windows. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that wood windows should be preserved. Staff finds that existing wood windows should be repaired. The replacement of the existing vinyl windows may be appropriate if a replacement window that is consistent with the Guidelines is installed.

- d. **ACCESSORY STRUCTURE DEMOLITION** – The applicant has proposed to demolish the accessory structure to the rear of the historic structure at 222 W Guenther. The structure features a standing seam metal roof and wood board and batten siding. An accessory structure is found on the 1951 Sanborn Map at this location; however, the structure features a narrower footprint than that which currently exists. Per the Guidelines for Exterior Maintenance and Alterations 9.A.i. historic accessory structure should be preserved where they remain and should be repaired with like materials. Staff does not find the demolition of this structure appropriate.
- e. **ADDITION** – The applicant has proposed to construct a side addition to the historic structure at 210 Nathan to feature an extension of an existing rear and side addition. The applicant has proposed an overall addition of approximately 120 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Staff finds that the proposed addition is generally sited in a location that does not detract from the historic forms of the shotgun house.
- f. **SCALE, MASS & FORM** – Regarding scale, mass and form, the applicant has proposed an addition that generally features a footprint and height that are appropriate and consistent with the Guidelines.
- g. **MATERIALS** – The applicant has proposed materials that include a standing seam metal porch roof, horizontal siding and vinyl windows. Staff finds that roofing materials that match those of the primary historic structure should be installed and that siding for the proposed addition should match that of the primary historic structure. Staff finds that windows should be wood to match the profile of the historic wood windows found in the structure.
- h. **CARPORT ADDITION** – The applicant has proposed to construct a carport addition to the historic structure at 210 Nathan that is to extend to the front of the historic structure. Staff does not find this to be appropriate nor is it consistent with the Guidelines for Additions 1.A.i.
- i. **ACCESSORY STRUCTURE** – The applicant has proposed to construct an accessory structure on an existing concrete slab between the structures at 222 W Guenther and 210 Nathan. The structure is to feature covered parking and a storage room. The Guidelines for New Construction 5.B. notes that the predominant location of historic accessory structures should be matched when constructing new accessory structure. While the general size and massing of the proposed accessory structure are appropriate, staff does not find the location appropriate. Staff recommends the applicant rehabilitate the historic structure accessory structure on the property.
- j. **FENCING** – The applicant has proposed to replace the existing, chain link fence with a new cattle panel fence. Staff finds this proposal to be appropriate. The proposed fence should not exceed four (4) feet in height. Staff does not find the installation of a privacy fence at this location to be appropriate. The top and bottom rails of the fence as well as posts should be wood.
- k. **HISTORIC TAX CERTIFICATION** – At this time the applicant has not provided an itemized lists of costs required for Historic Tax Certification. Staff finds that the applicant should provide this information prior to receiving Certification.

## **RECOMMENDATION:**

1 and 3 – Staff recommends approval of items #1 and #3, the rehabilitation of both structures with the stipulation that all materials are repaired to match the existing.

2 and 4 – Staff does not recommend approval of items #2 and #4 based on findings b and c. Staff recommends the historic wood windows be repaired. The replacement of the existing vinyl windows may be appropriate if a replacement window that is consistent with the Guidelines is installed.

5 – Staff recommends approval of item #5, the construction of a rear addition with the following stipulations:

- i. That the proposed carport is eliminated from the request.
- ii. That wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. 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 an 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.
- iii. That the addition feature roofing, siding and skirting materials to match that of the historic structure.

6 – Staff does not recommend approval of item #6, the demolition of a rear accessory structure based on finding d. Staff recommends the applicant repair the structure in place.

7 – Staff does not recommend approval of item #7, the construction of new accessory structure based on finding i.

8 – Staff recommend approval of item #8, the replacement of the existing, chain link fence with the stipulation that the height of the proposed fence does not exceed four feet and that all posts, top and bottom rails be wood.

**CASE MANAGER:**

Edward Hall

### Scope Of Work:

222 & 224 W. Guenther (Duplex) and 210 Nathan St (Shotgun)

Estimated Cost of Project: \$150,000      Estimated Timeline: 9 Months

Summary: Overall Plan is to renovate both structures completely making the properties like new with an emphasis on maintaining the existing exteriors, quality products, and energy efficiency. Major areas of renovation to include:

1. Roofing
2. Foundation (relevel)
3. Save the existing siding/replace rotted siding
4. Exterior Doors
5. Paint
6. Plumbing
7. Electrical
8. Insulation
9. Windows
10. Addition to Pop-out on rear of Shotgun House (adding about 120 sq ft)
11. Landscaping
12. Fence/electric gates
13. Add Carports (duplex separate 20x20; shotgun attached single car port)
14. Demo existing dilapidated shed

#### Material List:

1. Roof= 3 tab (current shingle)
2. Siding= keep existing
3. Windows= Vinyl & Low-E\*\*\*see attached
4. Shotgun Pop-out= Corrugated metal\*\*\*see attached
5. Carport for Duplex= Mueller Carport\*\*\*see attached
6. Fence=
  - a. Wood privacy fence with horizontal slats\*\*\*see attached
  - b. Cattle panel with posts(for in front of properties\*\*\*see attached)
7. Gates= sliding electric gates that have the same material as the privacy fence creating a uniform look
8. Paint Colors= Dark Gray with white trim\*\*\*see attached
9. Front Doors\*\*\*see attached

What will change as far as the street view of the property?

I am not changing anything on the exterior for the duplex except paint color, windows (same style), and new front door. The Shotgun house just needed some minor tweaking to make it an awesome 1 bed 1 bath to live in with car port. The addition is minimal and towards the back of the house. I will be bringing the roof line over an added 20x10 car port that sits right next to the house.

Ultimate Goal: To keep the existing structures looking exactly as they are except basically new. I work for a new home builder so I cannot allow anything less than quality for the renovation of this project.

































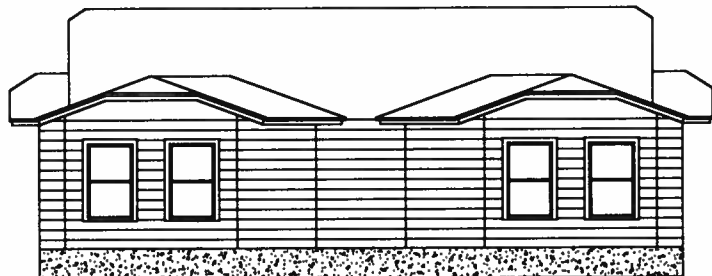




LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



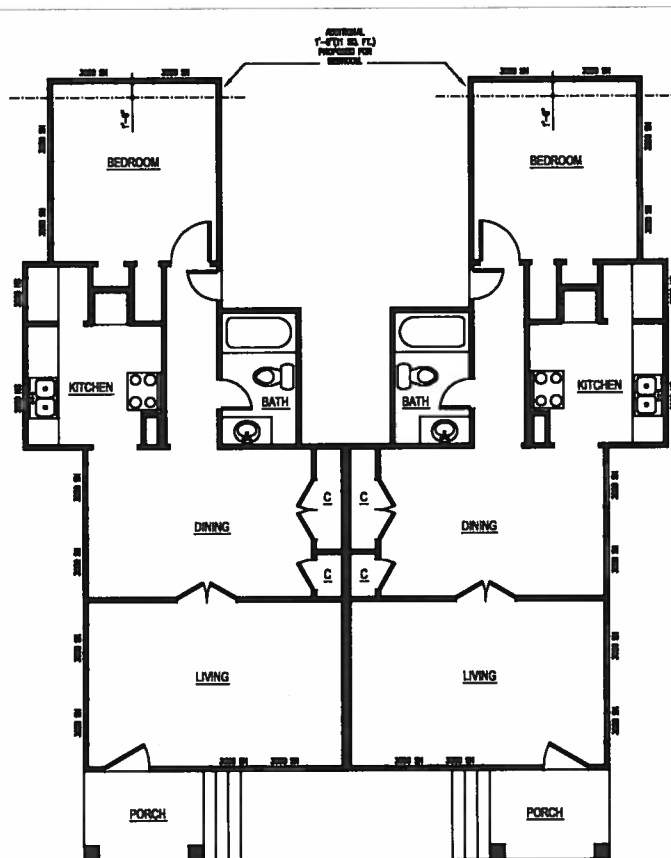
RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



FLOOR PLAN  
SCALE: 1/4" = 1'-0"

CUSTOMER:  
BOB MURRAY

PROJECT: DUPLEX

FLOOR AND ELEVATIONS

A & E DESIGN  
ARCHITECTURAL CAD SERVICES  
TONY ONTIVEROS  
9415 2744975  
3300 WESTERN AVE  
EL PASO, TX 79938  
CL 1187796467 173M

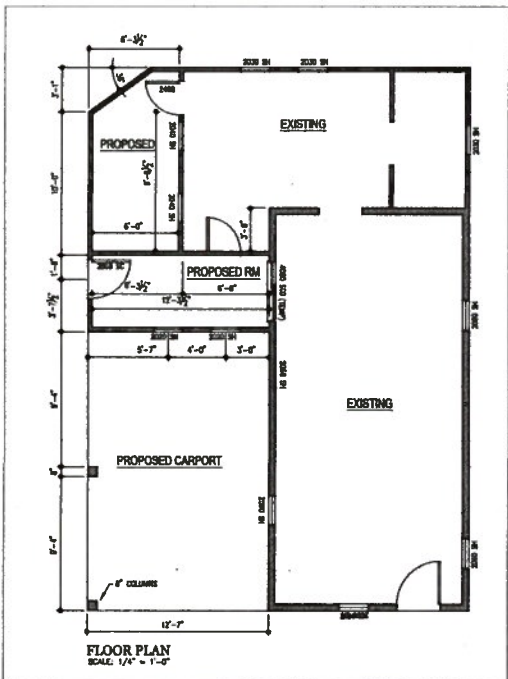
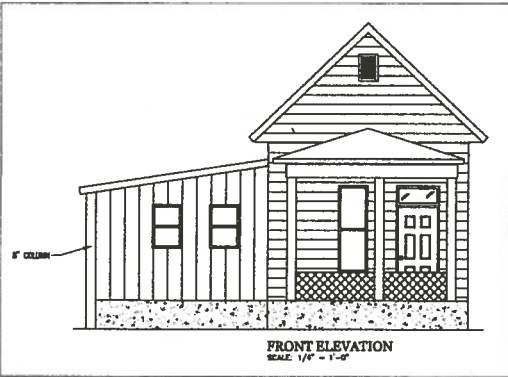
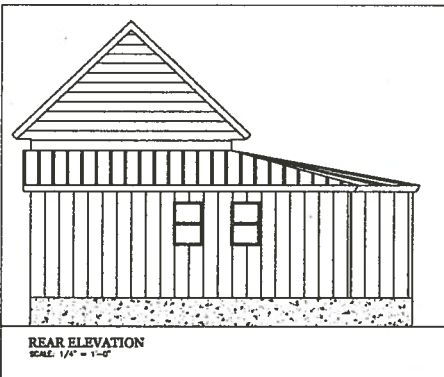
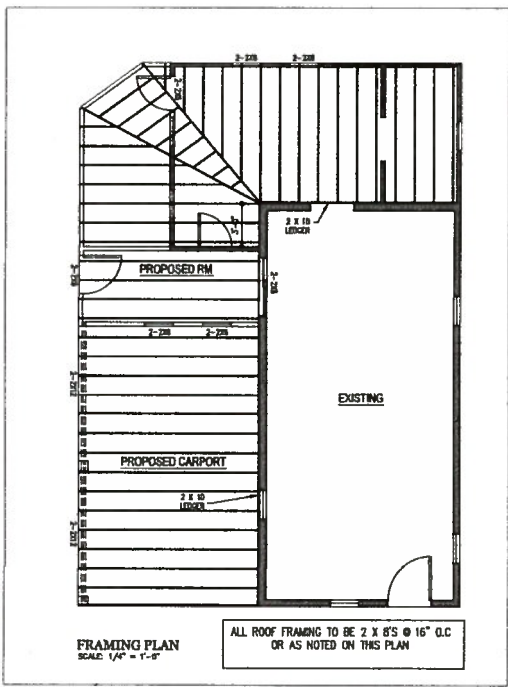
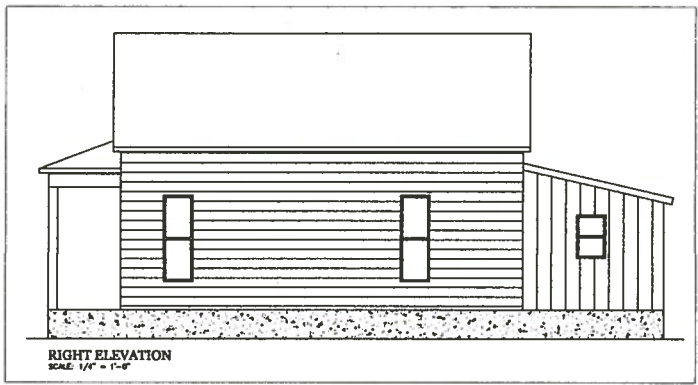
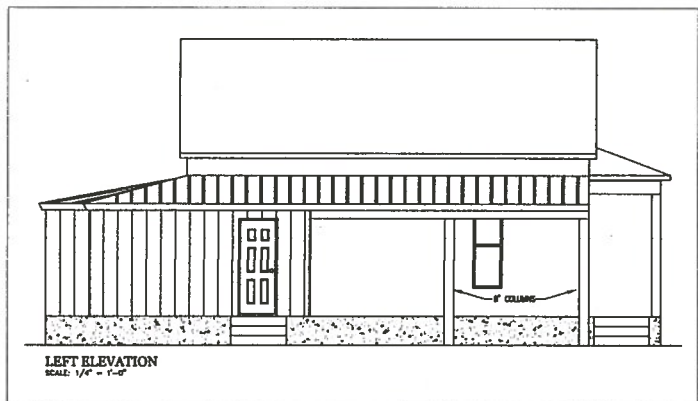
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DATE: 10-20-2017

ISSUE DATE  
REVISIONS

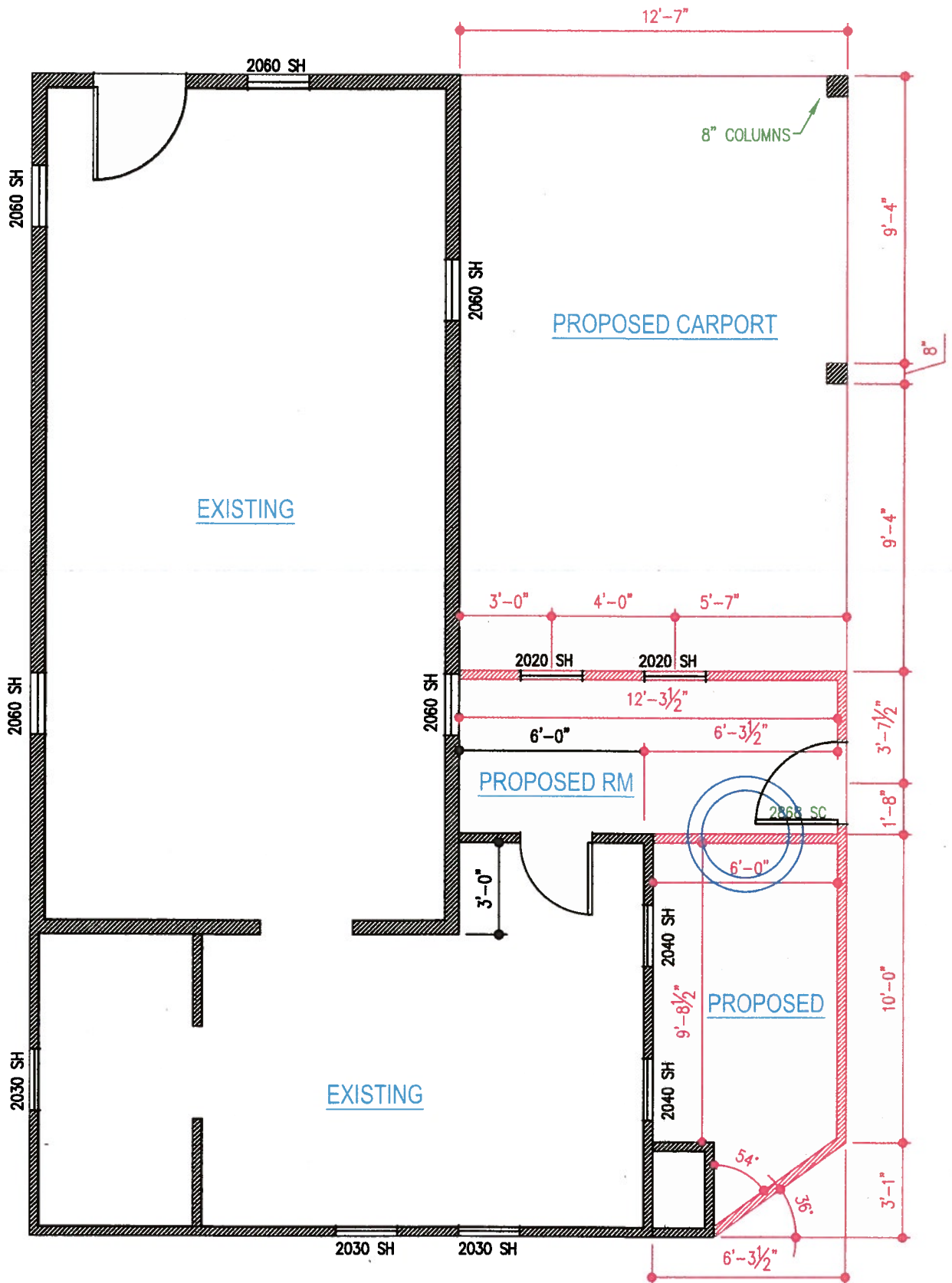
SHEET #

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210 Nathan Proposed addition S

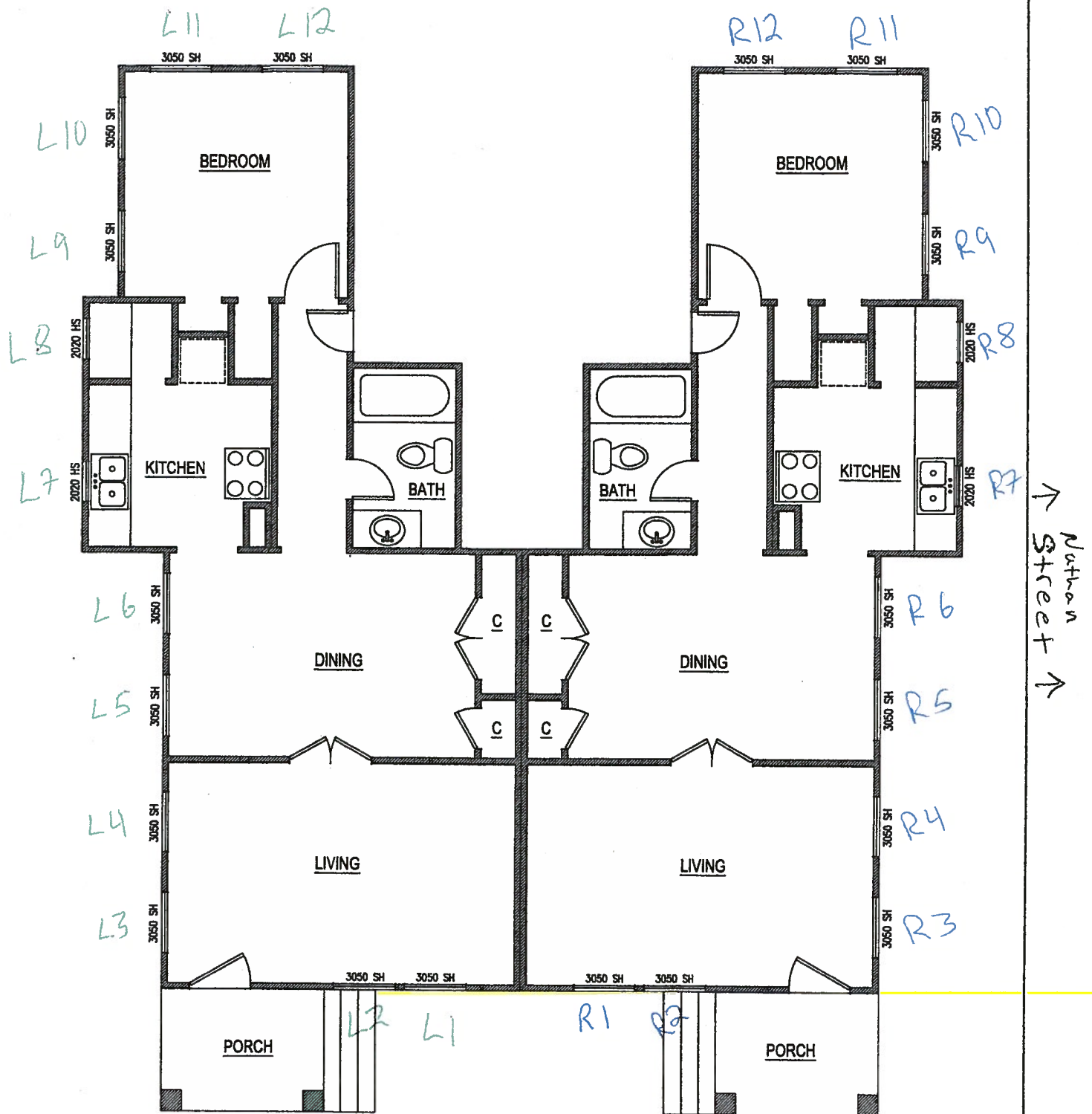


CUSTOMER: BOB MURRAY	
PROJECT: HOME ADDITION	FLOOR AND ELEVATIONS
A & E DESIGN ARCHITECTURAL CAD SERVICES TONY ORTIZ PHD 3244412 3300 N. MICHIGAN EL PASO, TX 79938 OR 951.244.412 OR 951.244.412	
DRAWN BY: AD DATE: 10-18-2017	
ISSUE DATE: REVISIONS:	
SHEET # 1	



# Window placement Floorplan S

\* see attached photos labeled R, L, or S

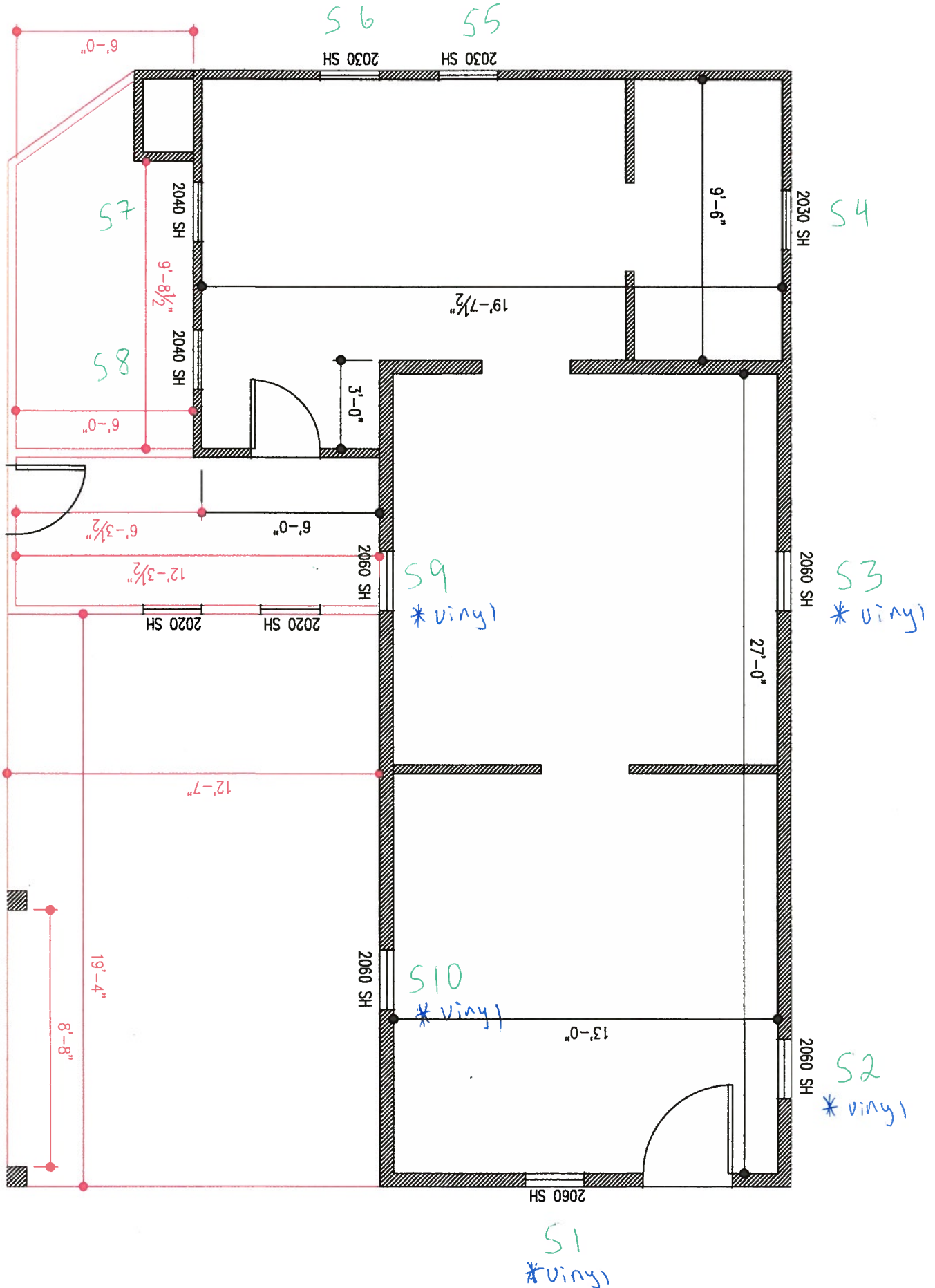


222 W. Guenther  
\* wood windows

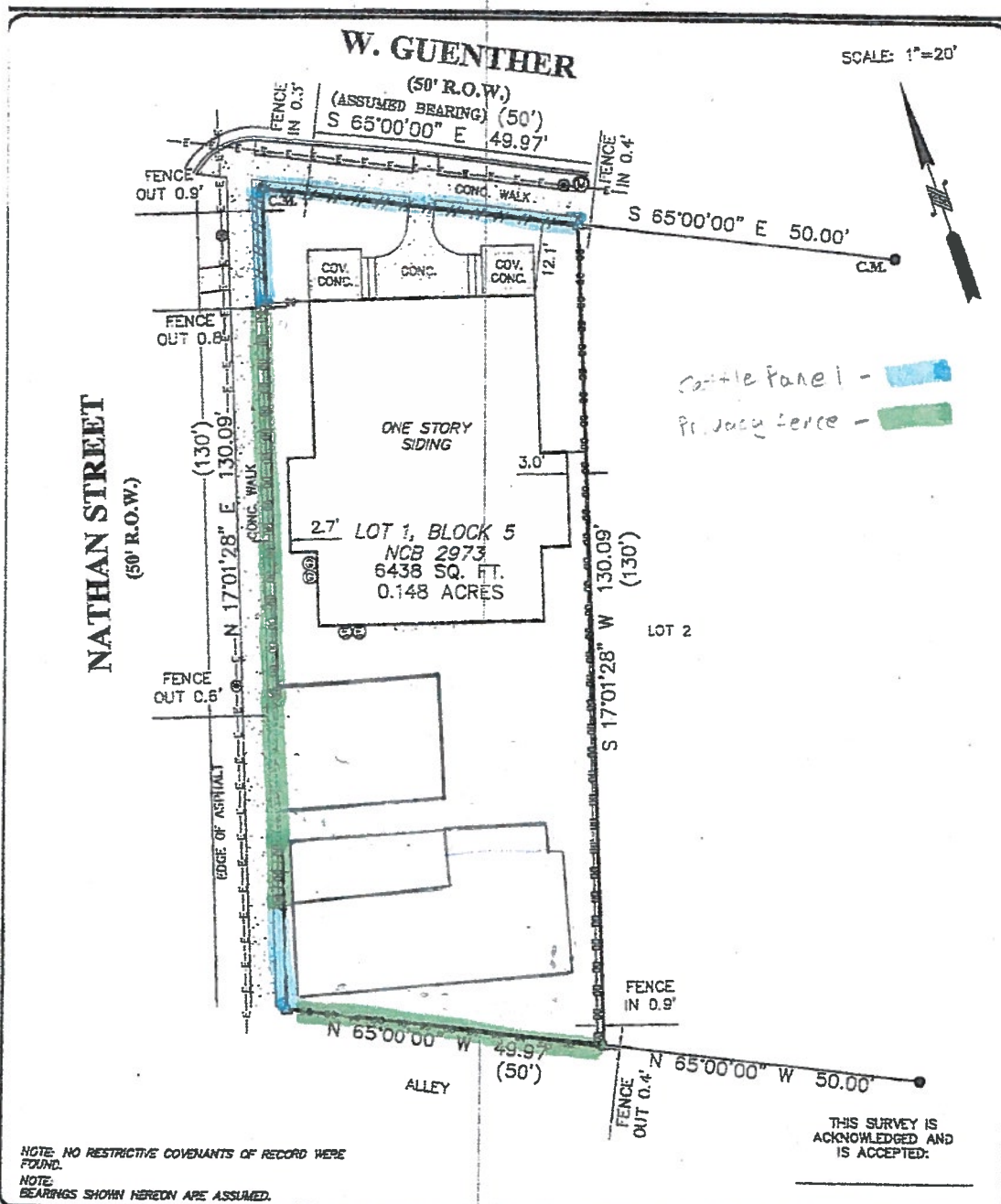
224 W. Guenther  
\* All windows previously converted to vinyl

↓ Street ↓  
Guenther


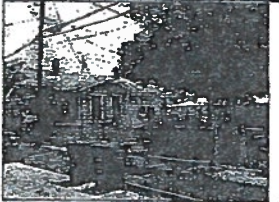
210 Nathan St  
(Shotgun house)







FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property is the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 450220, Panel No. 04156, which is Dated 09-29-2010. By seeing from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THE SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONE, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/floodsides>.

**Property Address:**  
222 W. GUENTHER

**Property Description:**  
LOT 1, BLOCK 5, NEW CITY BLOCK 2973, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**Owner:**  
ROBERT R. MURRAY

FIRM REGISTRATION NO.  
1011700

**Westar Alamo**  
LAND SURVEYORS, L.L.C.  
P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-8500 FAX (210) 372-8999

**LEGEND**

- = CALCULATED POINT
- = FID 1/2" IRON ROD
- = RECORD INFORMATION
- = BUILDING RETRACK
- = CONTROLLING MONUMENT
- = POWER POLE
- = SEWER MANHOLE
- = GAS METER
- = ELECTRIC METER
- = OVERHEAD ELECTRIC
- = WOOD FENCE
- = CHAIN LINK FENCE

DRAWN BY: JM

STATE OF TEXAS  
REGISTERED  
MARK J. EWALD  
5895  
PROFESSIONAL  
LAND SURVEYOR

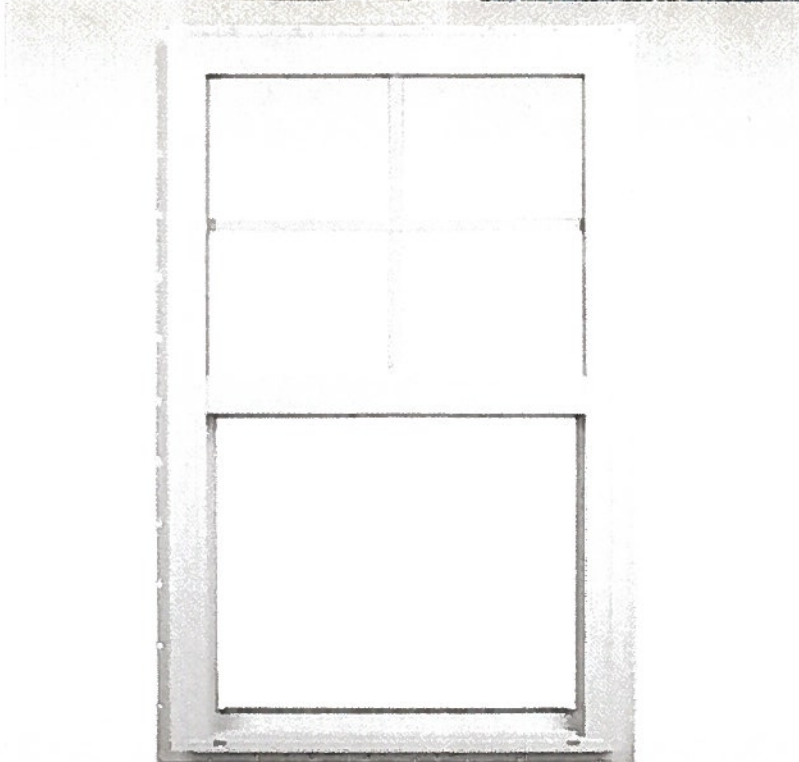
THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5895

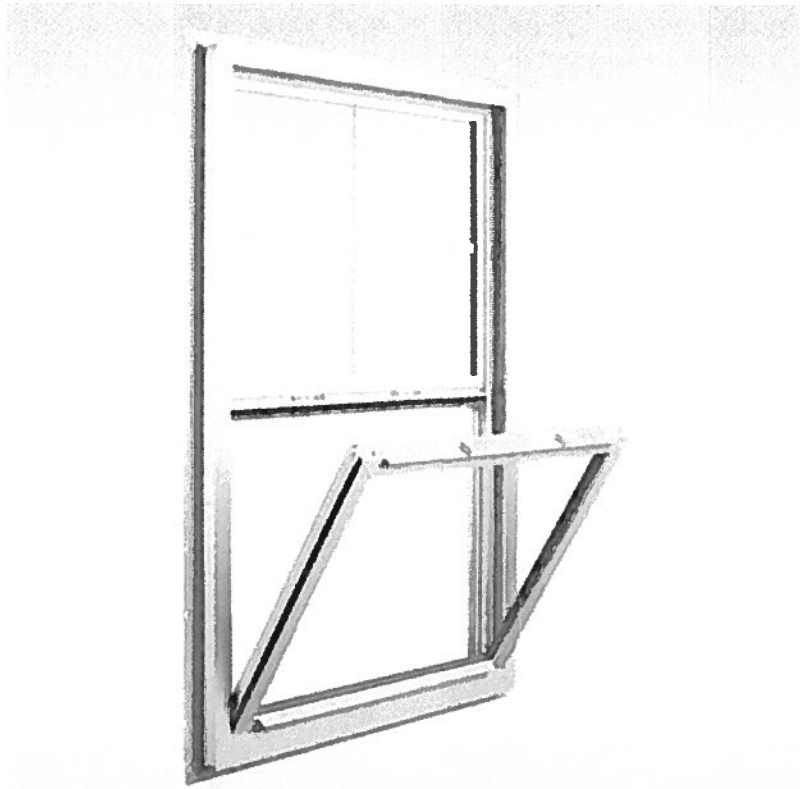
G.F. NO. 17-317263-SA JOB NO. 77458 TITLE COMPANY: CAPITAL TITLE DATE: 07/03/2017

# 1110 Single Hung Window (Builder Series - Vinyl)

Single Hung







- \*\*\*please note the 4 over 1 grill pattern in this photo. I will use a 1 over 1 grill pattern. See end of window notes\*\*\*

BUILDER SERIES 1110 SERIES single hung vinyl windows are available in singles, twins, triples, combinations, fixed and a wide selection of architectural shapes. They feature a brick mould appearance, and come with simple tilting sash system. Frame options include 1" or 1-3/8" nail fin setback or flange.

Colors

## Features

### Product Features: 1110 Single Hung Window

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1. Energy-efficient Warm Edge insulating glass
2. Maintenance-free multi-chamber PVC construction
3. Fully fusion-welded corners on sash and frame for superior structural strength
4. 2 3/4" frame depth
5. Integral nail fin (shown) with 1" or 1 3/8" setback or flange for simple installation
6. Interior glazed top sash
7. Exterior glazed bottom sash
8. Flush mounted tilt latches
9. Block and tackle balances
10. Dual lift rails on bottom sash for easy operation
11. Cam and keeper locks
12. Bottom sash tilts in and is removable for easy cleaning
13. Optional Low-E upgrade for better performance.
14. Optional Low-E<sup>sc</sup> (solar cooling optimized) upgrade for increased performance.
15. Optional HP Glass upgrade combines Low-E with argon gas fill for high performance.
16. Optional HP<sup>sc</sup> Glass upgrade combines solar cooling optimized Low-E with argon gas fill for high performance.

17. Warm Edge+ spacer system for enhanced performance.

## Glass

### EXPLANATION OF GLASS PACKAGES

#### LOW-E GLASS PACKAGES



Our Low-E glass packages combine Low-E and Warm Edge spacer options, providing insulating glass options to meet your specific needs. Our Low-E glass packages provide better performance in regions with hot summers and cold winters. Our Low-E glass packages can be combined with capillary tubes to address performance needs in high elevation applications.

**Low-E** — One lite of Low-E.

**Low-E<sup>SC</sup>** — One lite of solar cooling optimized Low-E

#### Glass Options

- Low-E
- Low-E<sup>SC</sup>
- HP
- HP<sup>SC</sup>
- Tinted:
- Low-E/Tinted:
- Obscure
- Tempered\*
- Laminated:: (security)
- Sound Package:: (off-set glass)

\* Tempered glass is standard on sliding patio doors.  
: Available on the following vinyl products: 1000, 1700, 2200, 5000 and 5700.  
:: Available on some products

Not all glass options are available in all products.

#### HP GLASS PACKAGES



Our HP glass packages combine Low-E with argon gas fill and Warm Edge spacer options, providing high-performance insulating glass options to meet your specific needs. Argon is a safe, odorless, colorless gas, which is heavier or denser

than air. When used in conjunction with Low-E glass, argon provides better insulation. That's because heat and cold do not pass through argon gas as easily as through air. Argon is nontoxic and presents no human health or environmental concerns. Our HP glass package is also available in a solar cooling (SC) glass package for regions with significant indoor cooling and glare reduction requirements.

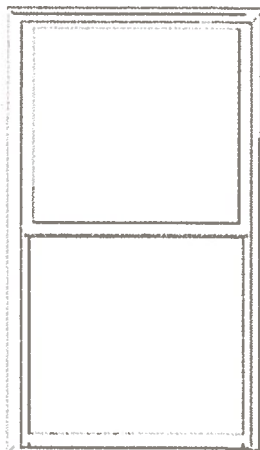
**HP** — One lite of Low-E and argon gas fill.

**HP<sup>SC</sup>** — One lite of solar cooling optimized Low-E and argon gas fill.

## Grilles

### Standard Grille Pattern

One over one (\*this is the existing window grill pattern)



Paint Color & Trim Color





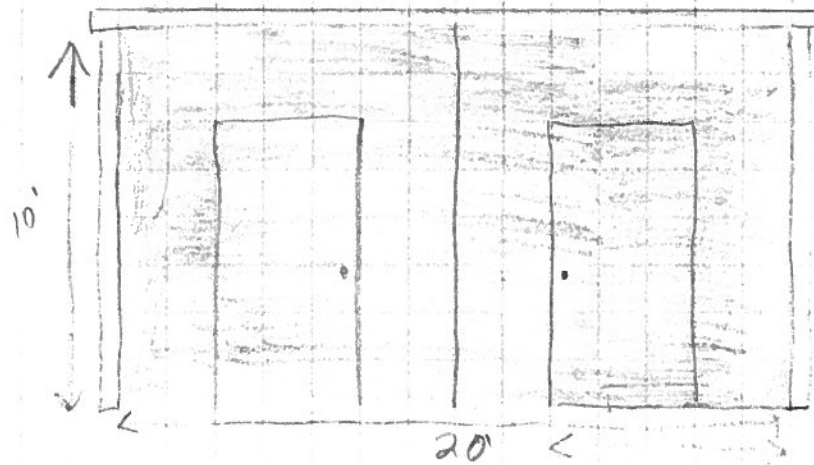
**Mueller Car port- 20x20 (providing 2 covered parking spots for the Duplex)**



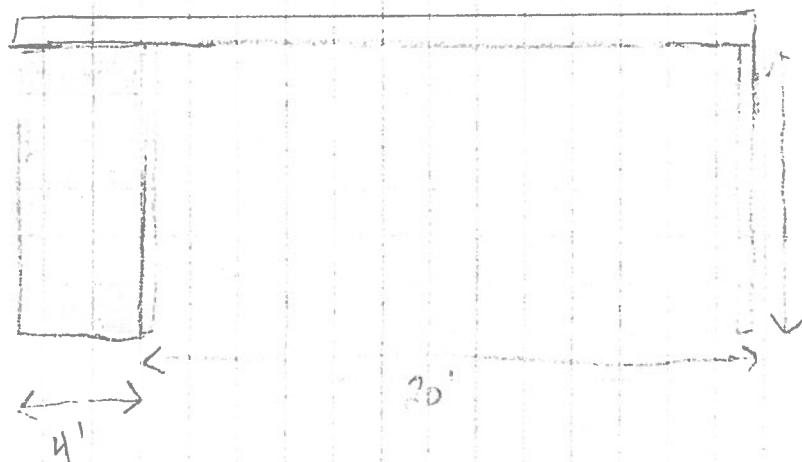
Front Door/Coach Light



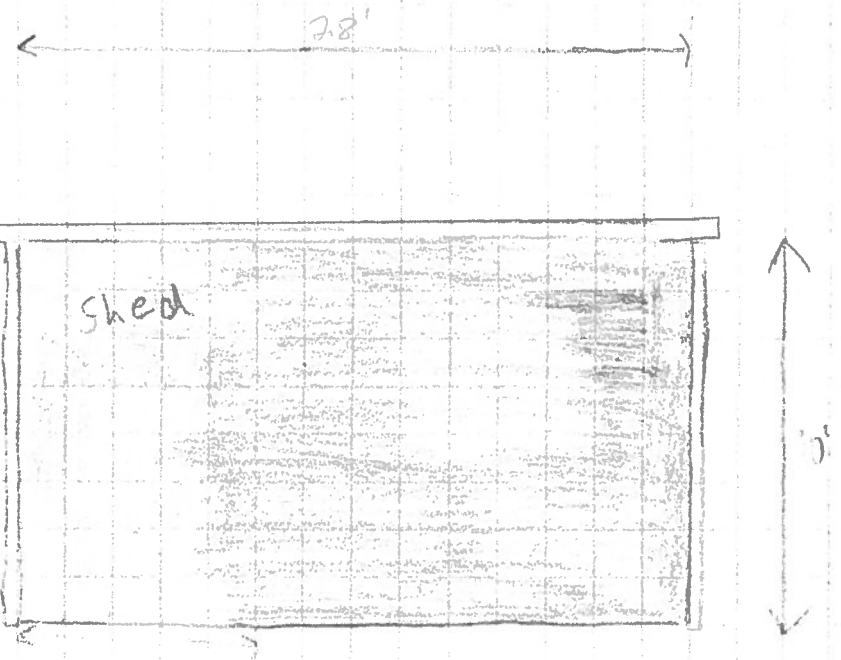
Front View



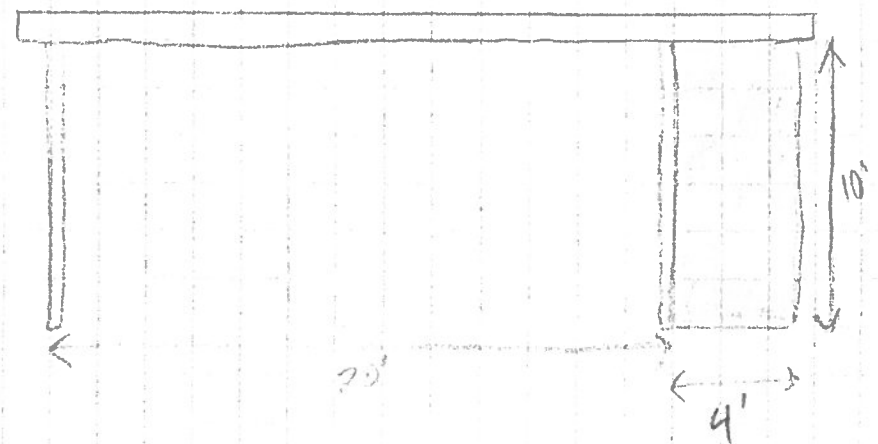
Left View



Street Front View



Right View





Shotgun House Pop out- Corrugated metal (distinguish old structure from new)





Fence: Cattle Panel & posts; Horizontal wood slats (6ft high)

