

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-644
ADDRESS: 1125 N OLIVE ST
LEGAL DESCRIPTION: NCB 514 BLK 18 LOT 14
ZONING: R-6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Kelly Johnson
OWNER: Kelly Johnson
TYPE OF WORK: window replacement, window screens, porch column replacement
APPLICATION RECEIVED: December 01, 2017
60-DAY REVIEW: February 01, 2018

REQUEST:

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

1. Install 6 vinyl windows into existing window openings.
2. Install 7 wood window screens.
3. Replace wrought iron columns with wood columns.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

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.

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 at 1125 N Olive is a one-story residential structure constructed circa 1910 in the Folk Victorian style. The structure features a cross gable roof with composition shingle roofing material, a concrete porch with a shed roof and wrought iron columns, and a rear addition added at an unspecified time. The home first appears on a 1912 Sanborn map and is a contributing structure to the Dignowity Hill Historic District.
- b. VIOLATION - According to an investigation report and site visit conducted by staff on October 10, 2017, non-original window replacement, window screen installation, and column replacement have occurred prior to receiving a Certificate of Appropriateness.
- c. WINDOW MATERIAL - The applicant has proposed to install 6 vinyl windows into existing window openings. Of the twelve (12) total window openings, five (5) non-street facing windows were approved for vinyl replacement on September 1, 2015, one (1) rear wood window remains intact, and the remaining six (6) are requested at this time. Of the six windows in question, two (2) are located on the front façade and four (4) on the driveway-facing elevation. There is evidence that suggests the original windows were previously replaced with aluminum windows. According to the Guidelines 2.B.vii., non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that a replacement window with an alternative material is appropriate in this case provided that the following specifications are met: the proposed windows should feature meeting rails that are 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 which will allow for the installation of an appropriate wood screen. 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.
- d. WINDOW SCREENS – The applicant has proposed to install seven (7) wood window screens onto the two front-façade windows, the four driveway-side windows, and one on the opposite side elevation. The screens are framed in an unconventional way that causes them to protrude beyond the window frames. The design also features a 6-over-1 configuration that is disproportionate to traditional window lights. The Guidelines for window screens notes that replacement or installation of new screens should match in profile, design, and size to those historic found on the structure or structures with similar architecture styles. While staff finds the installation of window screens appropriate and a good solution to obscure the proposed non-original windows, the proposed protruding configuration and proportions are not consistent with the Guidelines.
- e. COLUMNS – The applicant has proposed to replace the existing wrought iron columns with cedar columns. According to the Guidelines for replacement of porch elements, the replacement material should be compatible in scale, massing in detail when the existing element has deteriorated beyond repair. Staff does not find that wrought iron columns to be a character-defining feature of this structure

or its architectural style. Staff finds the proposed wood columns consistent with the Guidelines.

RECOMMENDATION:

- i. Staff recommends the approval to install vinyl windows based on finding c, with the stipulation that they are consistent with Guideline's specifications noted in finding c: the proposed windows should feature meeting rails that are 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 which will allow for the installation of an appropriate wood screen. 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.
- ii. Staff recommends the approval to install window screens with the stipulation that the new screens are mounted appropriately with traditional window screen hardware, inset within the window frame, and redesigned to feature a configuration that is more similar to the proportions of a traditional divided light window.
- iii. Staff recommends approval of the column replacement.

CASE COMMENT:

A Notice of Investigation was posted on the property on October 10, 2017 for performing window modifications including window screens prior to receiving a Certificate of Appropriateness. Prior approvals by different applicants include in the installation of five (5) vinyl windows in the rear (9/1/2015), paint (9/1/2015), and general repairs (5/2/2015). According to the applicant, the previous contractor had claimed that *all* of the work had been approved. The applicant has been cooperating with staff in pursuit of compliance for the remaining work that has yet to be approved.

CASE MANAGER:

Huy Pham

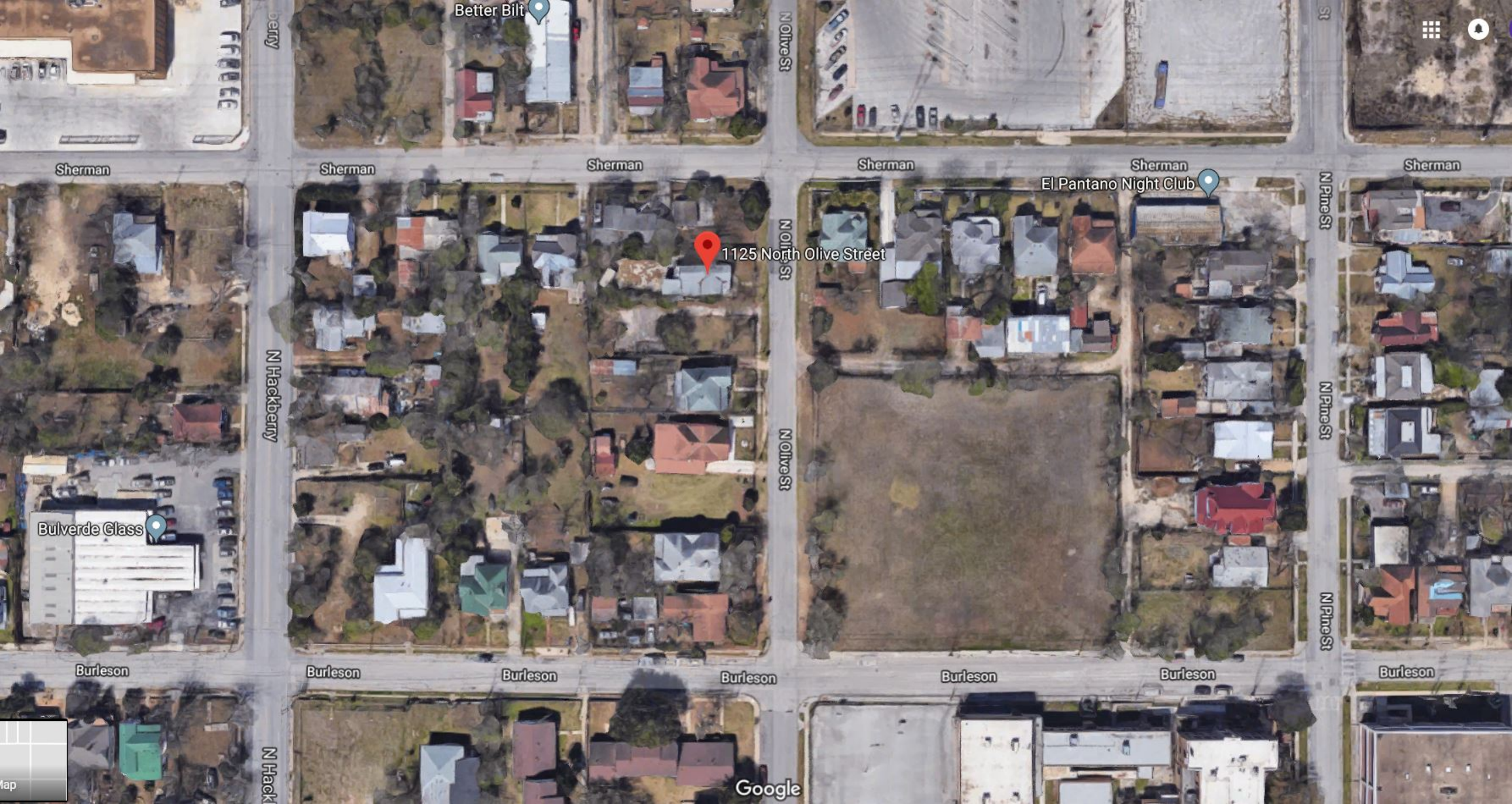


1125 N Olive

Powered by ArcGIS Server

Printed: Dec 14, 2017

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Sherman

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N Hackberry

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Bulverde Glass

1125 North Olive Street

El Pantano Night Club

Burleson

Burleson

Burleson

Burleson

Burleson

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Burleson

N Hack

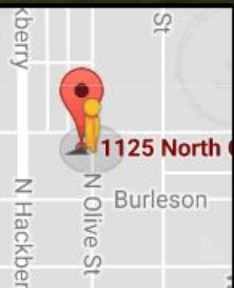
Google



1125 North Olive Street



Google



1125 N Olive St
San Antonio, Texas

Google, Inc.

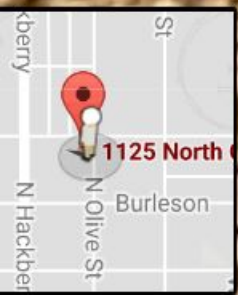
Street View - May 2014



1121 N Olive St
San Antonio, Texas

Google, Inc.

Street View - Oct 2007



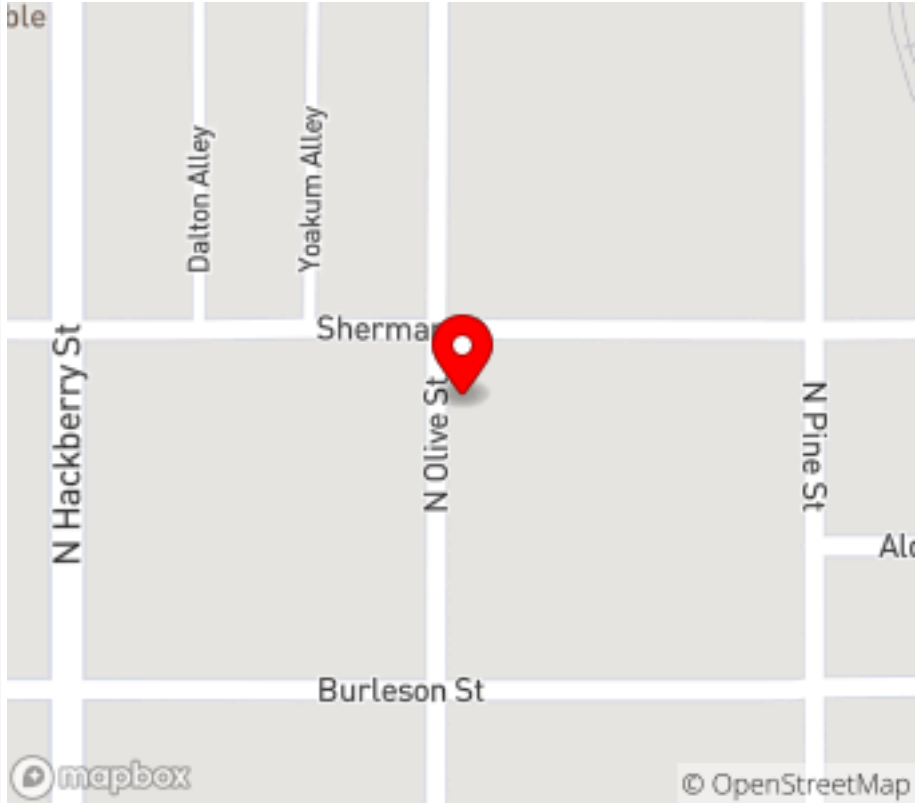


Investigation Report

City of San Antonio - Office of Historic Preservation

Prepared by	
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Property

Address	
District/ Overlay	
Owner Information	
Location Map	
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Site Visit

Date	
Time	
Present Individuals	
Types of Work Observed	
Amount of Work Completed	
Description of work	

Action Taken

Violation Type	
OHP Action	



Investigation Report

Deadline to contact office

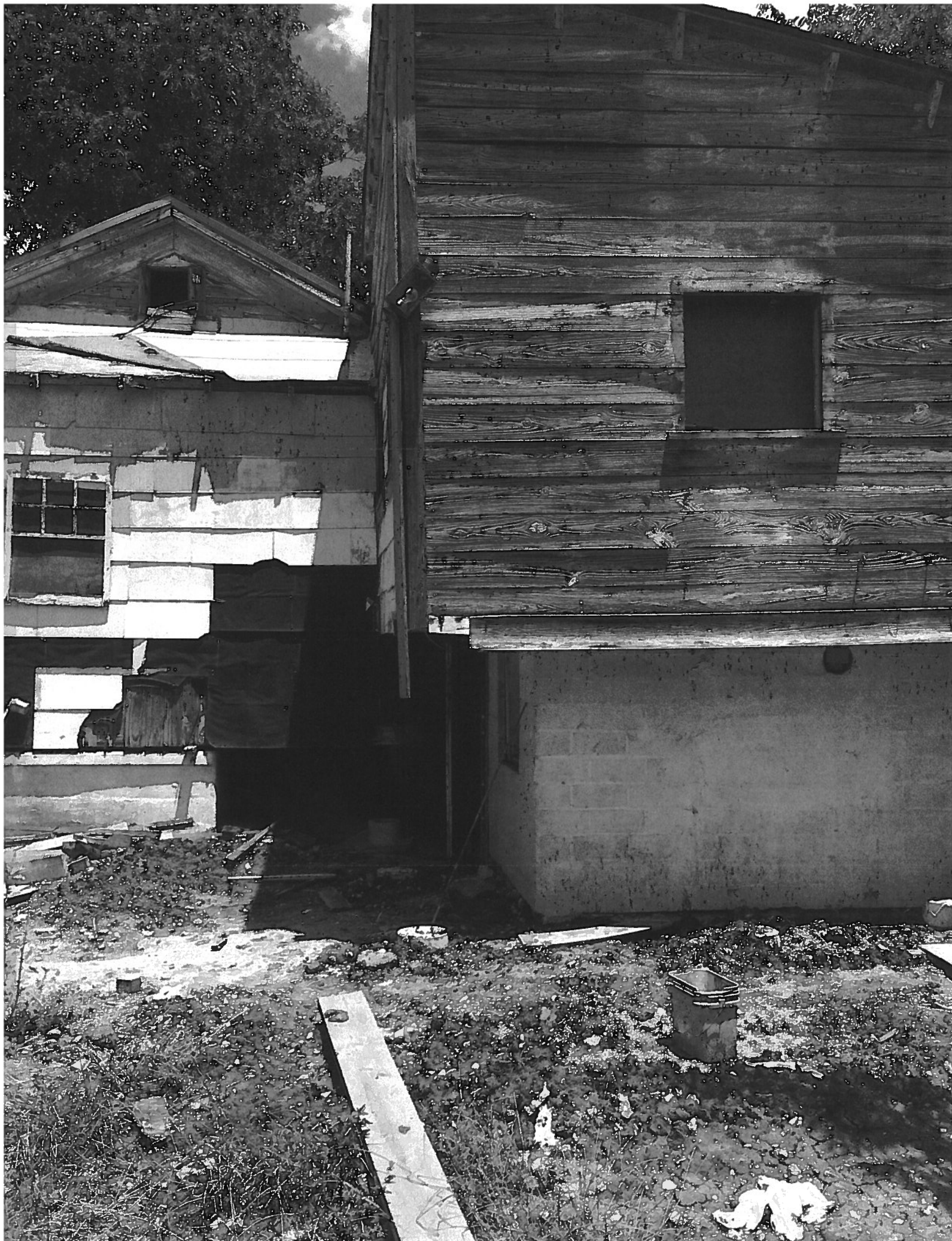
Documentation

Photographs



10/10/2017 11:14 AM







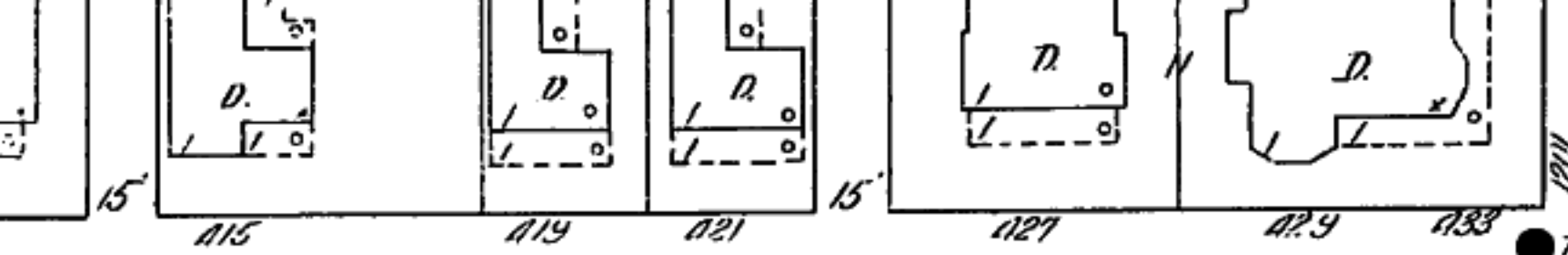




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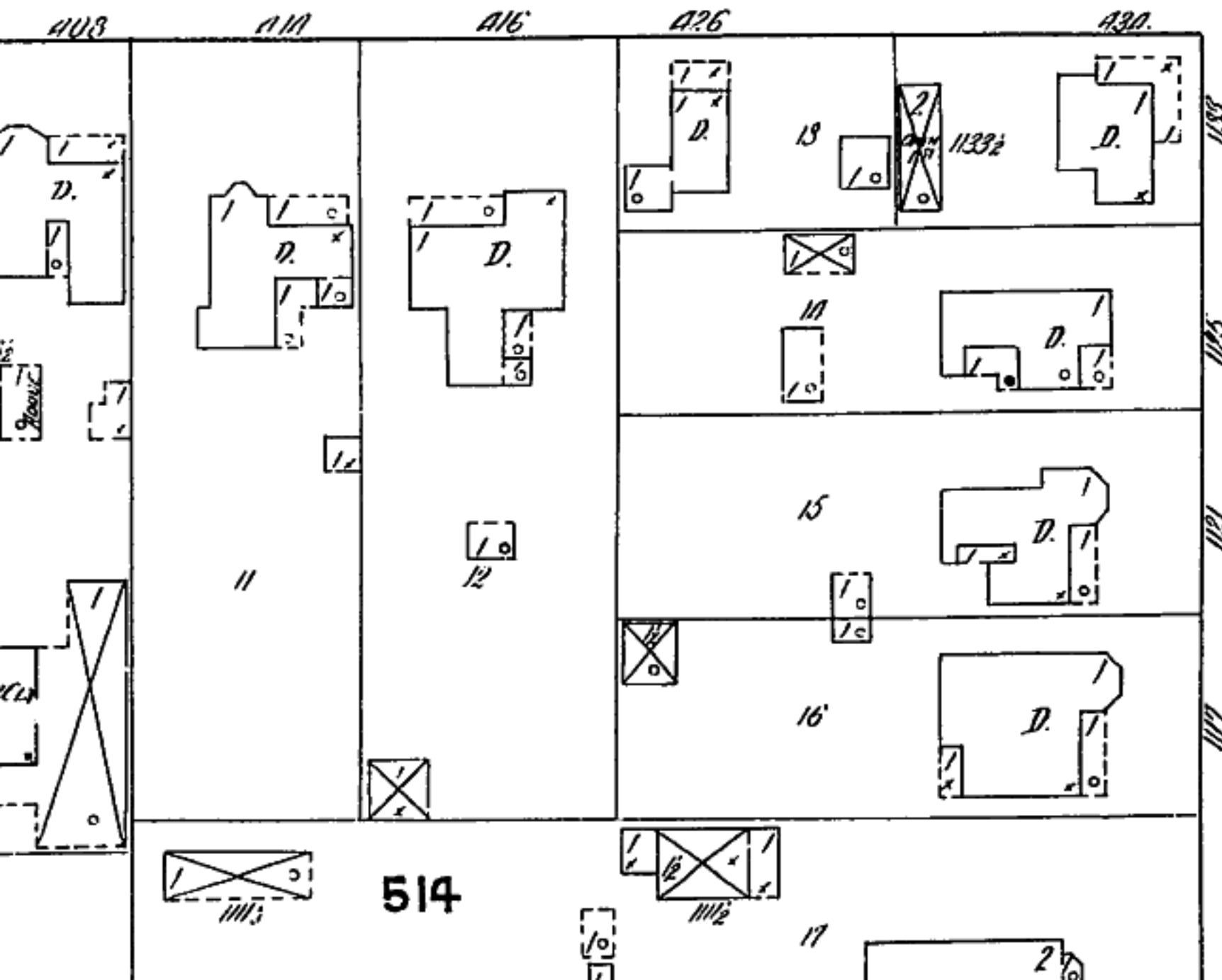
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N. OLIVE