

HISTORIC AND DESIGN REVIEW COMMISSION

April 18, 2018

HDRC CASE NO: 2018-147
ADDRESS: 431 QUEENS CRESCENT
LEGAL DESCRIPTION: NCB 3089 BLK 5 LOT E IRR 120 FT OF 9 & E TRI 1 FT OF S 70 FT OF 10
ZONING: MF-33 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Tyler Sibley
OWNER: Pursuant Ventures Development, LLC
TYPE OF WORK: Fenestration modifications
APPLICATION RECEIVED: March 30, 2018
60-DAY REVIEW: May 29, 2018
REQUEST:

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

1. Replace a front door with a window and raised stool. No changes will be made to the size of the opening.
2. Receive Historic Tax Verification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

UDC Section 35-618 Tax Exemption Qualifications:

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

- a. The property located at 431 Queens Crescent is a former duplex that previously included the address 433 Queens Crescent. The structure was constructed in the Craftsman style and features matching brow arch porch entries supported by round columns and double hung wood windows. It is a contributing structure to the Monte Vista Historic District.
- b. FENESTRATION MODIFICATIONS – The applicant has proposed to remove the non-original front door belonging to the former duplex and install a tall window with a stool in its place. The size of the opening will not be modified and the trim detailing will remain to match the other historic door opening. The applicant previously proposed removing the front door and was heard by the HDRC on July 6, 2016. The HDRC Certificate of Appropriateness for both hearings stipulated that the front door opening must be retained. On April 19, 2017, the applicant was heard by the HDRC to replace the door opening with two salvaged windows from the rear of the structure. The installation of these windows had already taken place. The request was denied. After the hearing, the applicant removed the installed windows, reinstated the door opening, and installed the current configuration of the tall window and stool. According to Historic Design Guideline 6.A.i, historic window and door openings should be preserved. Staff finds that this new configuration retains the appearance of the historic duplex configuration without detracting from the significance of the structure.
- c. HISTORIC TAX VERIFICATION: SCOPE – The scope of work consisted of various items, including window restoration, a complete interior remodel, a rear addition, and porch repair and modifications.
- d. HISTORIC TAX VERIFICATION: COMPLETION – Staff conducted a site visit on April 10, 2018, to examine the exterior conditions of the property. The scope of work has been completed.
- e. HISTORIC TAX VERIFICATION: REQUIREMENTS – The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.
- f. HISTORIC TAX VERIFICATION: ELIGIBILITY – The approval of Tax Verification by the HDRC in 2018 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019.

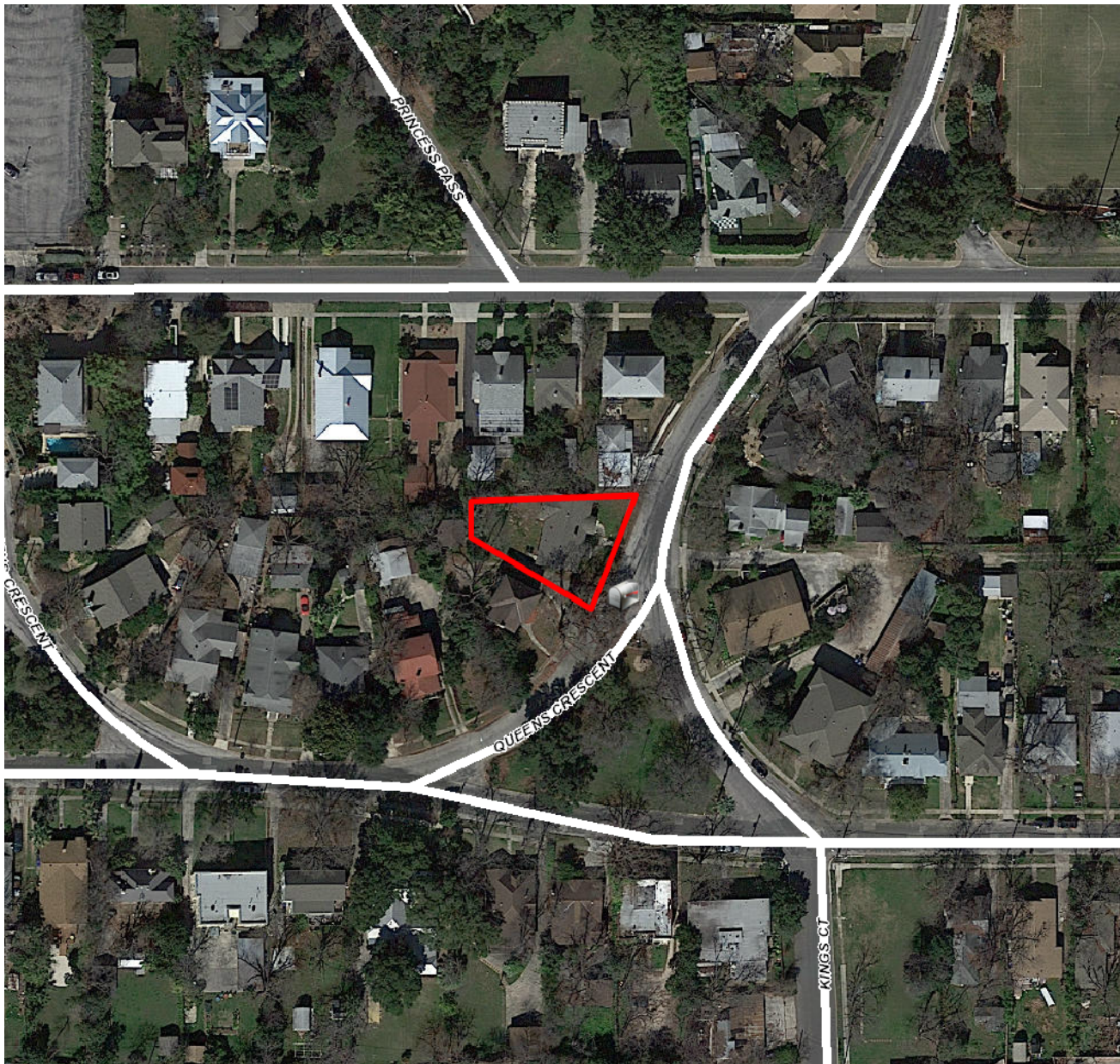
RECOMMENDATION:

Item 1, Staff recommends approval of the fenestration modification based on finding b.

Item 2, Staff recommends approval of Historic Tax Verification based on findings c through f.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 14, 2017

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Apr 13, 2018 at 11:32:55 AM
418 Kings Ct
San Antonio TX 78212
United States



CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 431 QUEENS
REQUEST: CRESCENT
Historic Tax Verification,
fenestration modifications

HEARING April 18, 2018
DATE: at 3:00 PM

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO
If you have any questions or concerns, please call (210) 207 - 0035 or email info@sapreservation.com
No public notice or information on request or time delays requested. Items of 210-207-0035 or email info@sapreservation.com

Original Home Information

- Built 1929
- 1,566 square-feet
- Pseudo-duplex with 2 bedrooms, 2 bathrooms
- Existing roof overhang encroachment
- Vacancy, overgrowth and narcotics

Original Condition



Construction Photos

Construction Photos



Construction Photos



Construction Photos



Construction Photos



Completed Home Photos

Completed Home Photos



Completed Home Photos



Completed Home Photos



Completed Home Photos



Completed Home Photos



Completed Home Photos



Completed Home Photos



Front Right Door

Original Condition



Completed Home



April 19, 2017 Request

- To remove the existing door on the right side of the home and substitute with two side-by-side, original wood windows.

April 19, 2017 Request Photo



Completed Home



Original Condition



Front Right Door Discussion Topics

- Single Family Conversion - Neighbors desired due to street congestion and inadequate parking
- Architectural Symmetry – Home is architecturally symmetrical like when purchased
- Safety – Door leads to newly constructed bedroom versus living area previously.
- Original Condition – Original door screening impaired ability to view door. Right door was inoperable.

431 QUEENS CRESCENT
ESTIMATED REMODEL COST

LINE ITEM	COST
Foundation	\$13,000.00
Concrete	\$4,500.00
Demo/Rehab Prep	\$7,500.00
Dumpster Hauls	\$5,000.00
Roof	\$8,000.00
Mechanical	\$10,250.00
Electrical	\$9,750.00
Plumbing	\$10,000.00
Landscaping	\$12,000.00
Wood Flooring	\$12,000.00
Framing	\$9,000.00
Siding/Exterior	\$3,000.00
Drywall	\$9,500.00
Cabinets	\$18,000.00
Interior Painting	\$7,500.00
Exterior Painting	\$8,000.00
Appliances	\$10,000.00
Countertops	\$12,000.00
Wall Tile	\$5,000.00
Floor Tile	\$5,000.00
Plumbing Fixtures	\$4,000.00
Seemless Glass Shower	\$2,000.00
French Doors	\$8,000.00
Millwork	\$7,500.00
Window Work	\$5,000.00
Gas Service Extention	\$1,750.00
Electrical Fixtures	\$5,000.00
Door & Cabinet Hardware	\$2,000.00
Bathroom Accessories	\$1,750.00
Front Porch Rub Out	\$2,000.00
Insulation	\$5,000.00
Backsplash	\$1,500.00
Carport/Garage	\$10,000.00
Fireplace	\$4,000.00
Staging/Washing/Prep	\$6,500.00
Punchout/Completion Labor	\$5,000.00
Misc.	\$5,000.00
TOTAL	\$255,000.00

CITY OF SAN ANTONIO

Development Services Department

WHAT DO YOU WANT TO BUILD TODAY?

Plan Reviews/Permits/Inspections For An Address**Permits for address 431 QUEENS**House Number: Street:
SUITE:201Bldg/Suite:

Example: 2 or BLDG:2 or

Permit Number:	Address:	Contractor/Contacts:	Completion Date:	Status:	Type:	Inspections:	Reviews:
2168279	431 QUEENS CRESCENT	ANGEL C GOMEZ	12/06/2017	CLOSED	MISC NO REVIEW	Inspections	Reviews
2200620	431 QUEENS CRESCENT	ALAMO CONSTRUCTION DEMO. ROBERT L KING	10/12/2017	CLOSED	RESIDENTIAL BLDG APPLICATION	Inspections	Reviews
2202063	431 QUEENS CRESCENT	ROMAN ELECTRIC ROGER ROMAN	07/28/2017	CLOSED	GENERL	Inspections	Reviews
2208511	431 QUEENS CRESCENT	ALAMO CONSTRUCTION DEMO. ROBERT L KING	10/12/2017	CLOSED	MISC NO REVIEW	Inspections	Reviews
2213189	431 QUEENS CRESCENT	DV PLUMBING REPAIR DAVID P VELIZ	10/16/2017	CLOSED	GENERALPLUMB	Inspections	Reviews
2213518	431 QUEENS CRESCENT	ZDUNCZYK HEATING/COOLING/REF EDWARD ZDUNCZYK	09/18/2017	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2213733	431 QUEENS CRESCENT	ALAMO CONSTRUCTION DEMO. ROBERT L KING	10/13/2017	CLOSED	MISC REVIEW	Inspections	Reviews
2296270	431 QUEENS CRESCENT	H3O WATER SYSTEMS ANTHONY J MOORE	08/16/2017	CLOSED	IRRRESIDENTIAL	Inspections	Reviews
C2293682	431 QUEENS CRESCENT	ROMAN ELECTRIC ROGER ROMAN	08/15/2017	CLOSED	GENERL	Inspections	Reviews

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