

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2018-268
ADDRESS: 436 DEVINE ST
LEGAL DESCRIPTION: NCB 2958 BLK 2 LOT 44
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: William Massey
OWNER: Janie Barrera/Alma Del Rio
TYPE OF WORK: Window replacement, trim replacement, column installation, skirting, and paint
APPLICATION RECEIVED: May 22, 2018
60-DAY REVIEW: July 21, 2018
REQUEST:

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

- 1) Replace all wood and vinyl windows with wood windows
- 2) Replace all wood trim
- 3) Install additional front porch column
- 4) Install wood siding skirting around entire structure.

APPLICABLE CITATIONS:

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.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- ☐ Match the original materials;
- ☐ Maintain the original dimension and profile;
- ☐ Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- ☐ Maintain the original appearance of window trim or sill detail.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

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.

FINDINGS:

- a. The structure at 436 Devine was constructed circa 1910 and is first found on the 1912 Sanborn map. The structure features traditional architectural elements including a front gabled roof, a standing seam metal roof, and Corinthian porch columns.
- b. On a site visit conducted on May 8, 2018, staff finds that 15 wood windows have been replaced with wood windows and that all window trim has been removed. At this time, the owner only received HDRC approval to repair the existing windows per the Certificate of Appropriateness issued on January 8, 2018.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace all 18 wood one-over-one windows with in-kind wood windows. 15 windows were replaced prior to approval with 3 windows remaining on site. While staff finds the replacement windows appropriate, the Guidelines state that replacement should only be considered when the window is deteriorated beyond repair. Staff finds that the remaining three (3) windows are deteriorated beyond repair and that the proposed wood one-over-one wood windows would be an appropriate replacement.
- d. WINDOW TRIM – The applicant has proposed to replace all wood window trim for each of the 18 windows. Per the submitted mock-up window trim, staff finds that the in-kind replacement is appropriate. The front façade window trim should especially match in the previous detail.
- e. COLUMN – The applicant has proposed to install an additional Corinthian column on the front porch. The applicant has provided evidence that a column had been installed and staff concurred that the missing column location is typical to front porch configurations of architectural style and period of construction. Staff finds the proposed design and location appropriate.
- f. SKIRTING – The applicant has proposed to install wood shiplap skirting around the entirety of the structure to match the existing wood siding on fenestration of the structure. Previous approval was issued for the installation of cedar skirting with 2” reveal. Staff finds the proposal is an appropriate alternative.

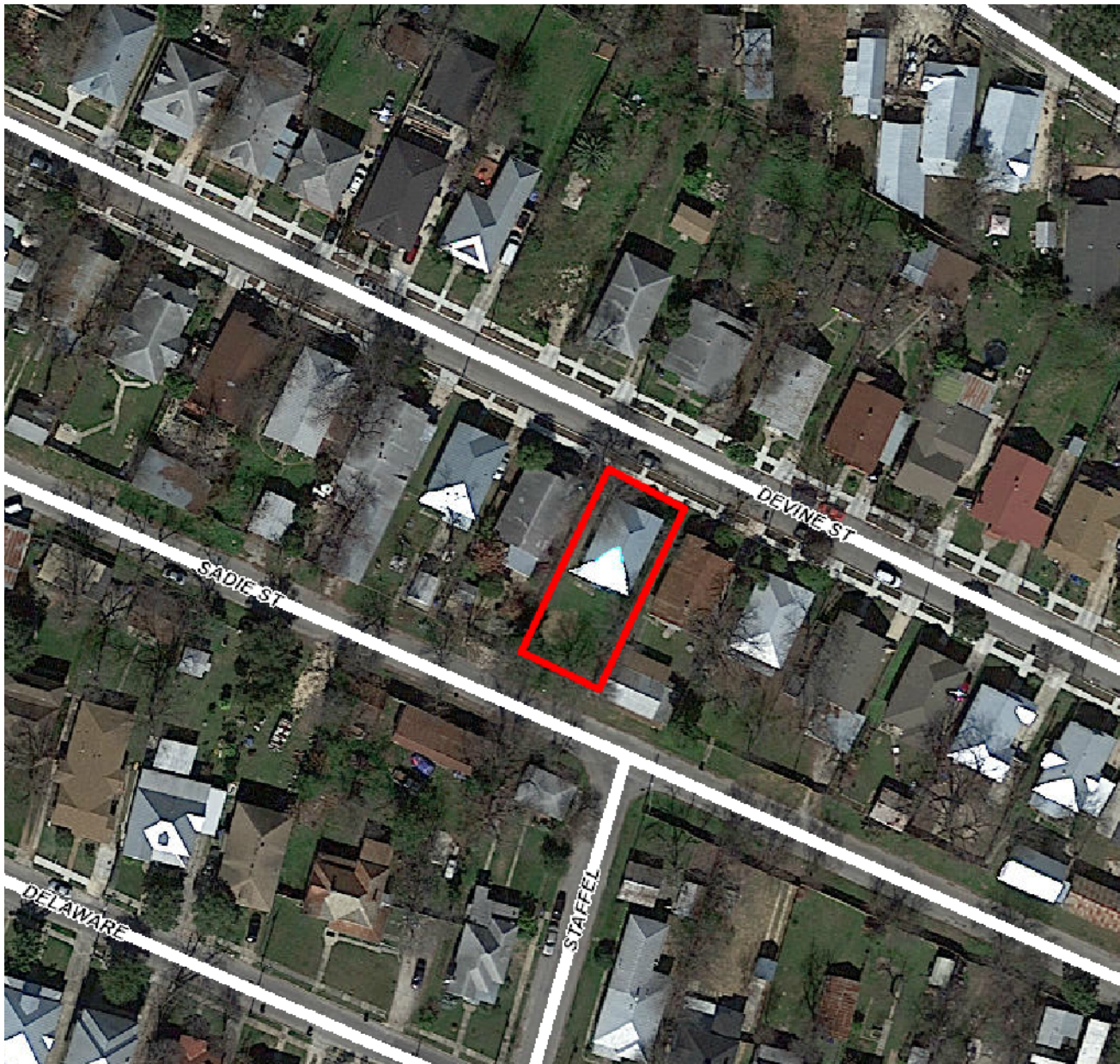
RECOMMENDATION:

Staff recommends approval of items 1 through 4 based on finding b through f with the that the replacement windows are consistent with the Guidelines: 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. 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.

CASE COMMENT:

On a site visit conducted on May 8, 2018, staff finds that 15 wood windows have been replaced with wood windows and that all window trim has been removed. At this time, the owner only received HDRC approval to repair the existing windows per the Certificate of Appropriateness issued on January 8, 2018.

CASE MANAGER: Huy Pham



436 Devine

Powered by ArcGIS Server

Printed: May 29, 2018

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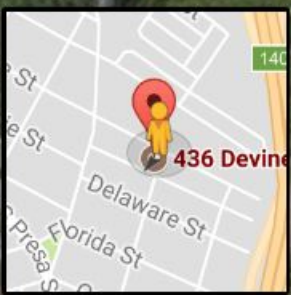
436 Devine St
San Antonio, Texas



Google, Inc.



Street View - Mar 2011



Google

PORTLAND POLICE
DEVELOPMENT DEPARTMENT

2018 MAY 25 PM 3:18





DEVELOPMENT DEPT

2018 MAY 25 PM 3:18





EXAMPLE WINDOW WITH TRIM



Learn More About Us
Internet Portal

QUOTE EXPIRES

2/23/2018

84 Lumber Company
18100 FM 2252
San Antonio, TX 78266
Tel: (210)651-1184

www.84lumber.com

BILL TO:

SHIP TO:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
3840839	2/23/2018	Load Date Not Set	0001-01-01	Steve Ott
JOB NAME		CUSTOMER PO#		

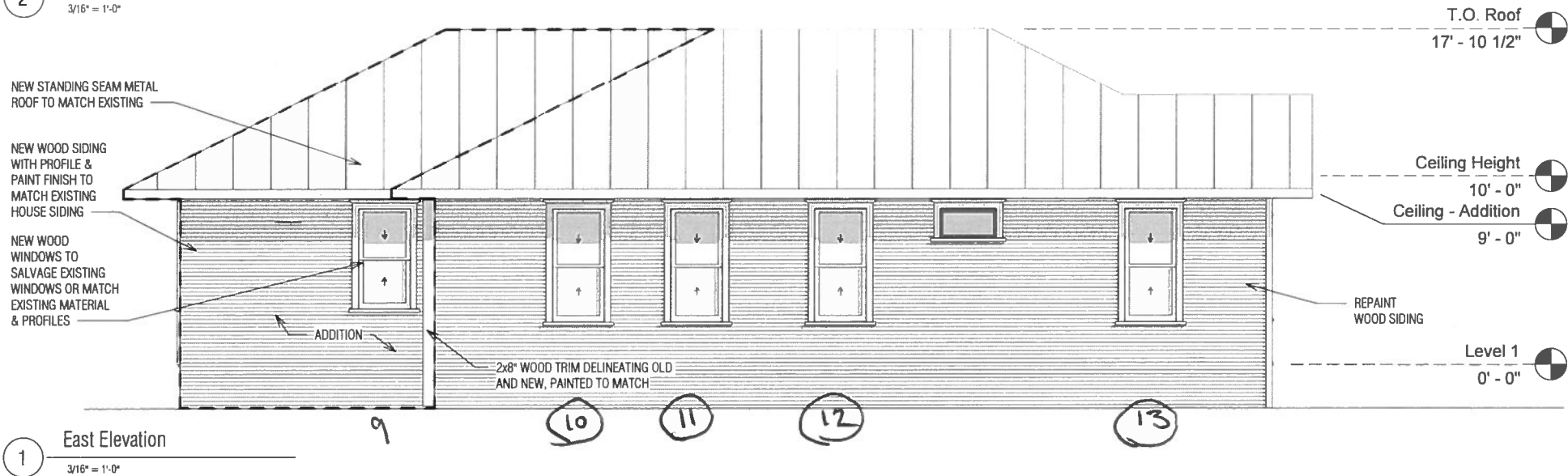
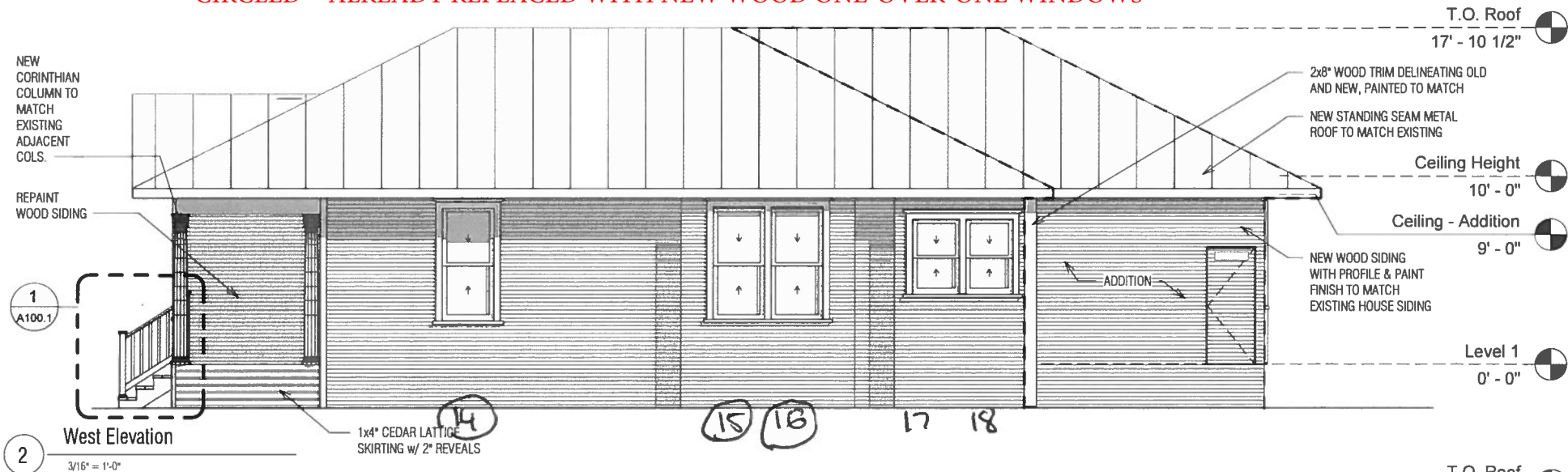
Line/Item #	Description	Net Price	Extended
1-1	Rough Opening: 34 1/2 X 73 5/8, Frame: 33 3/8 X 73 Wrapping - Clear Opening Calculations 29.75 X 32.625, Clear Opening Area: 6.74 Product Unit 1: Builder Series 100 Double Hung Dimensions Call Size 2-8 5-10, Frame Size 33.375 X 73 Color Exterior = Primed, Interior = Primed, Balance = White Unit Type Compression Tilt, Base Sill Material = Wood, Blind Stop Material = Wood, Prep for Stool and Apron Unit Performance Performance Upgrade = None, DP +25/-25, No Thermal Requirement, U-Factor = 0.34, SHGC = 0.29, VLT = 0.52, CPD = PWG-M-80-01156-00001 Glass Unit 1: Low-E, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper: Annealed Hardware White, 2 Locks Screen Full Screen, White, Shipped Separately Wrapping - Frame Options Standard Nose, Wood Wrapping - Exterior Casing MW Brickmould, Wood Wrapping - Jamb Extension 4 9/16"	\$322.40	\$3,224.00



Line/Item #	Description	Net Price	Extended
1-2	Unit 1 Screen, Call Size: 2-8 5-10, Screen Color: White	\$29.12	\$291.20

Qty: 10
Room Location:
None Assigned
Notes:

CIRCLED = ALREADY REPLACED WITH NEW WOOD ONE-OVER-ONE WINDOWS



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EAST & WEST ELEVATIONS

SCALE: 3/16" = 1'-0"

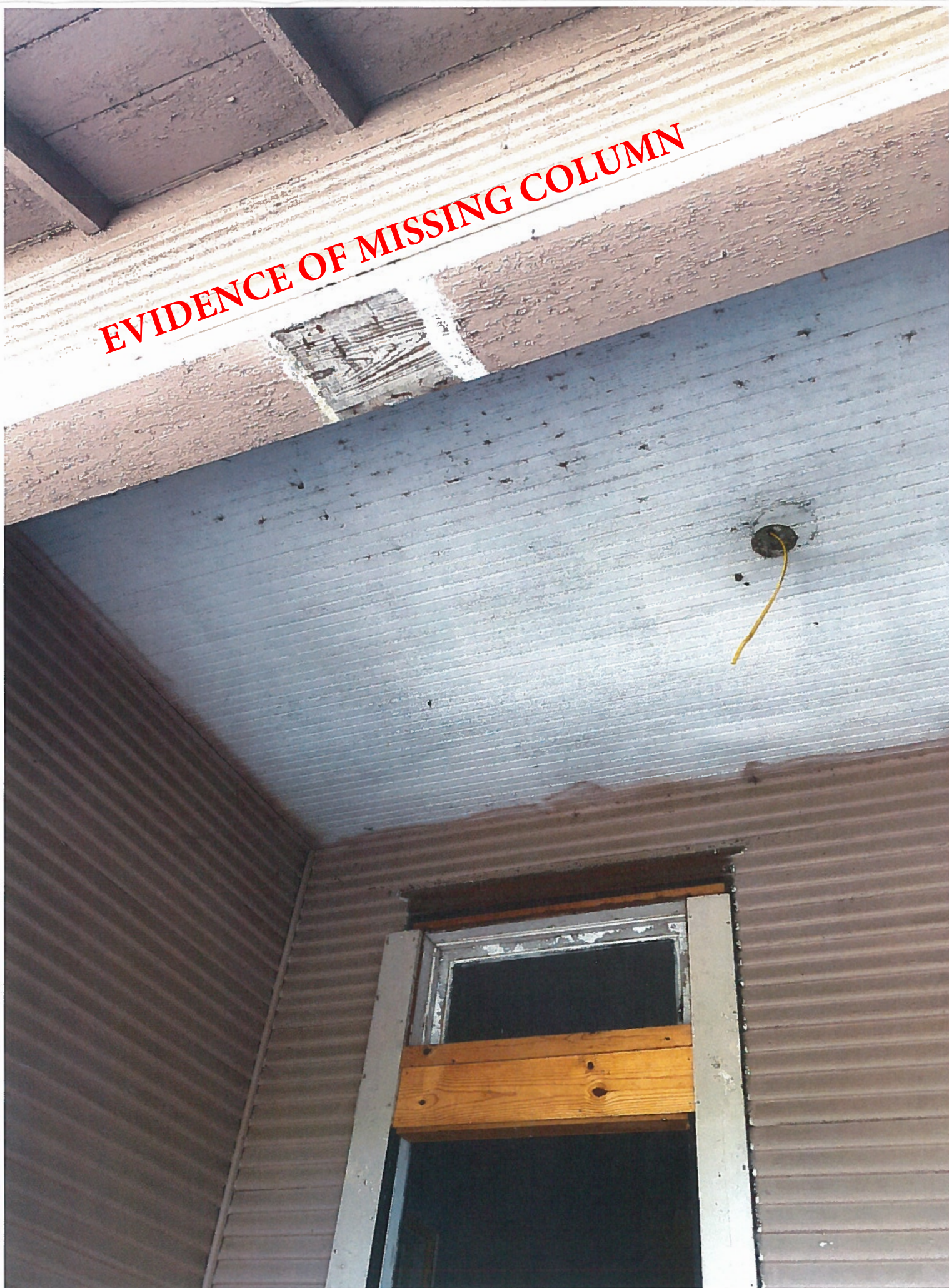
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001-00-A103.1

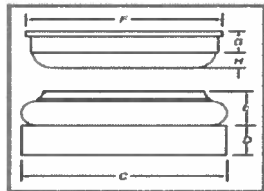
REVISION

EVIDENCE OF MISSING COLUMN

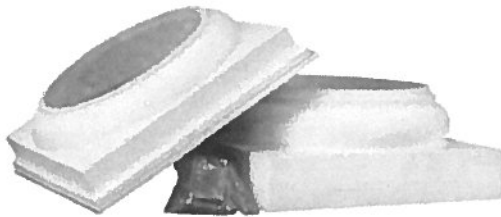




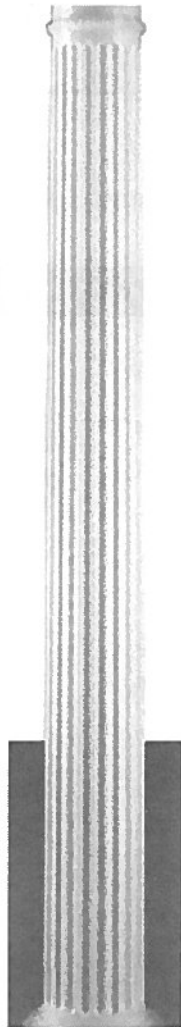
PERMACast 10" Round Roman Corinthian Capital



C : 12 - 7/8"
D : 2 - 3/8"
E : 2 - 7/8"



Tuscan PermaTuff 10" Base



PERMACast 10" Round Fluted Tapered Column

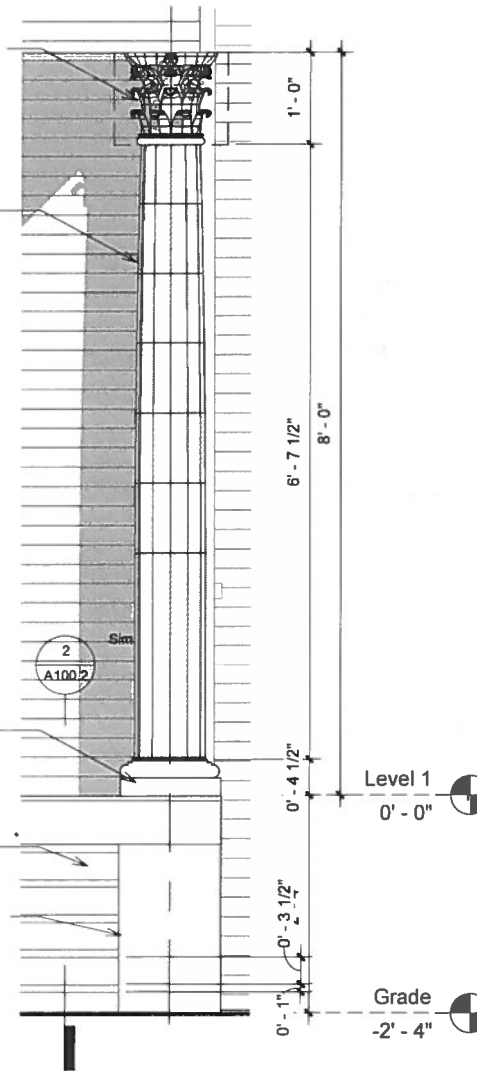
PERMACast 10" Round Roman Corinthian Capital
11 15/16" Height
14 5/8" Abacus
6 1/4" Projection
14 5/8" Outside to Outside Width

PERMACast 10" Round Fluted Tapered Column
9 5/8" Bottom Diameter
8 1/8" Top Diameter

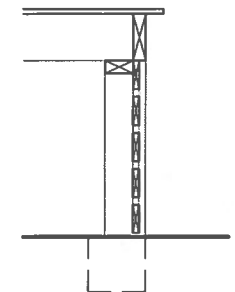
Tuscan PermaTuff 10" Base

1x4" WOOD PORCH SKIRTING w/ 1" REVEALS,
PRIMED & PAINTED WHITE TO MATCH TRIM

2x12" WOOD TRIM PRIMED AND PAINTED WHITE



1 Detail Elevation - Column and Porch Skirting
3/4" = 1'-0"



2 Section - Porch Skirting
3/4" = 1'-0"

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HDRC ADDENDUM 2

SCALE: 3/4" = 1'-0"

DRAWN: Author

JOB / DRAWING No. REVISION
001-00-A100.2

10" Diameter x 8' Overall Height - Round Tapered Fluted (FRP), Smooth Finish - Ready to be Painted, with Roman Corinthian Capital and Tuscan Base

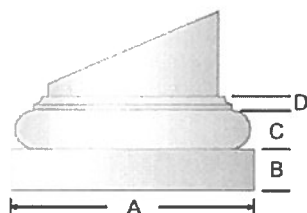
Part Number: ES1008ATFSATURC

PACIFIC
COLUMNS
INC.

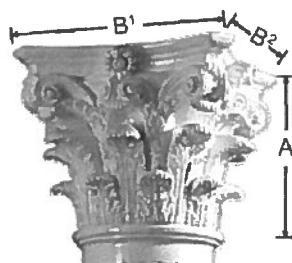
1-800-294-1098 - www.pacificcolumns.com

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Created on: April 6, 2018



TUSCAN BASE



ROMAN CORINTHIAN CAPITAL

FLAME GUARD		
EnduraStone® FRP Columns with Flame Guard set a new industry standard:		
	Flame Spread Index (FSI)	Smoke Developed Index (SDI)
Industry-Standard for FRP Columns	70-85	900-1025
Endura-Stone® Columns	15*	335**

*Class I Flame-Spread classification under 1997 uniform fire code.
**Well below the allowable SDI index of 450.

Plinth		Torus		Total Height	Height	Abacus Width	Scroll Width	Height Adj. ⁶
A	B	C	D	B-D	A	B ¹ x B ²	none	
13- 1/2"	2- 3/8"	2- 7/8"	3/4"	5- 1/4"	11- 5/8"	14- 3/4" x 14- 3/4"	none	+6- 3/8"

COLUMN SPECIFICATIONS

Plan Type A ¹

Trimming from bottom of shaft ²

Unsplit / Whole	Column Height	w/o Interfering	w/Taper	w/o Interfering	w/Flutes	Load Bearing Capacity ³
	A	B	w/base	E	w/base	
	"	39"	33- 3/4"	11"	5- 3/4"	14,000 lbs.

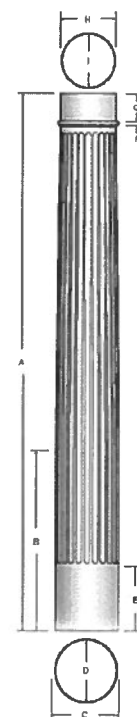
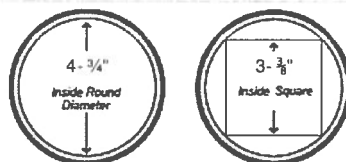
SHAFT SPECIFICATIONS

Shaft Bottom		Shaft Top		Fluting Specifications			
Outside	Inside	Outside	Inside	Astragal	Neck Height	Number	Width
C*	D**	H*	I**	F	G		
10"	8- 3/8"	8- 1/2"	7- 3/4"	3/4"	5- 1/4"	24	7/8"

*Actual outside diameters are approximately 5/16" to 1/2" less than shown

**Actual inside diameters may vary by 3/8"

OTHER INFORMATION



Material ⁴			Wraps Post Size ⁵		Weight			
Shaft	Capital	Base	Round (Fits up to)	Square (Fits up to)	Shaft	Capital	Base	Total
FRP	FRP	FRP	4- 3/4"	3- 3/8"	91.00 lbs.	29.00 lbs.	5.50 lbs.	125.5 lbs.



EXTERIOR COLUMNS



INTERIOR COLUMNS

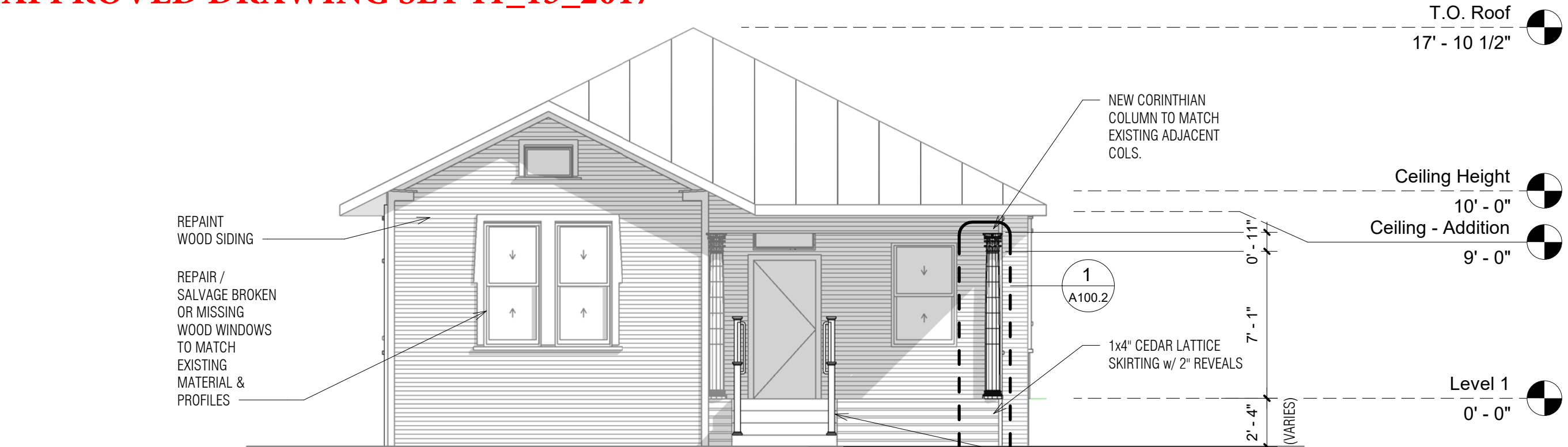


SQUARE COLUMNS

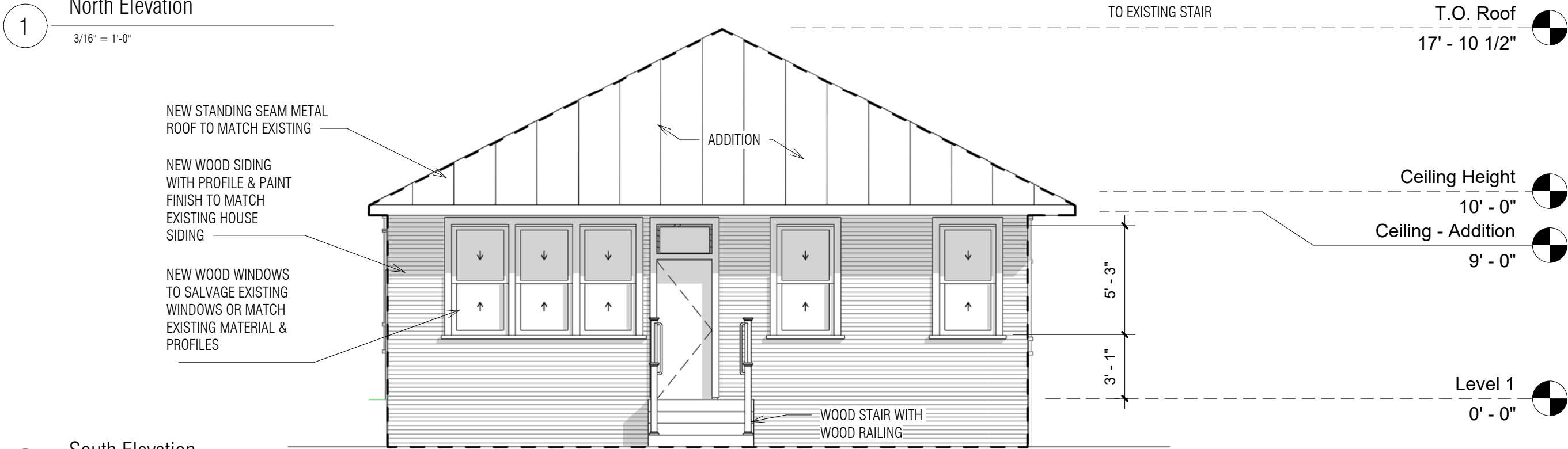


COMMERCIAL COLUMNS

APPROVED DRAWING SET 11_15_2017

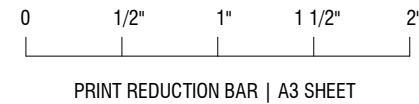


1 North Elevation
3/16" = 1'-0"



2 South Elevation
3/16" = 1'-0"

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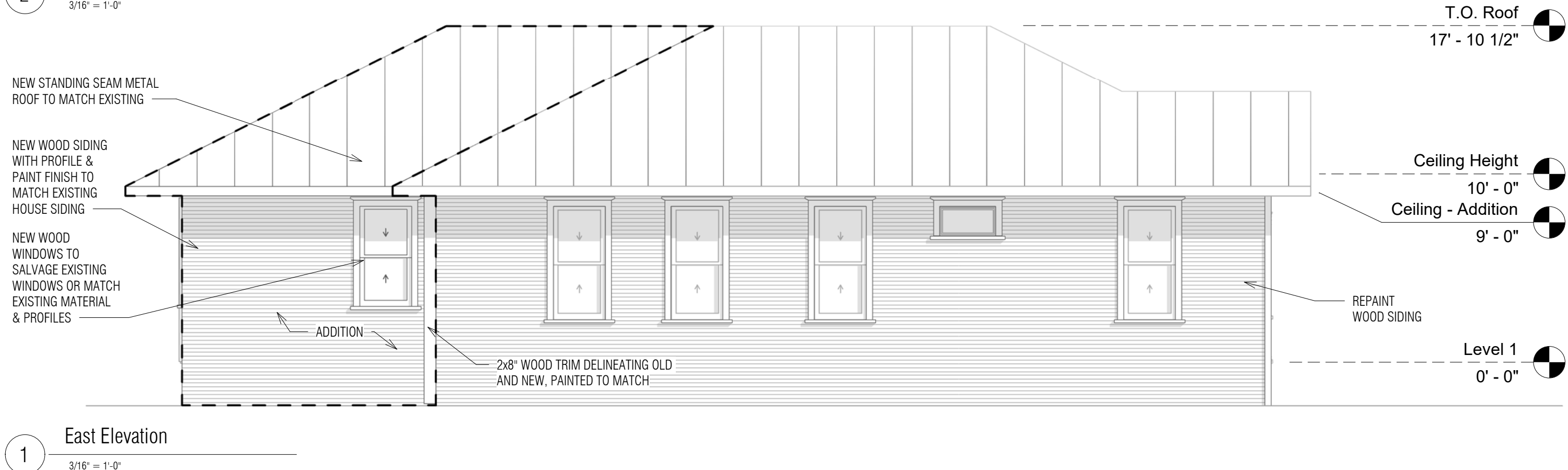
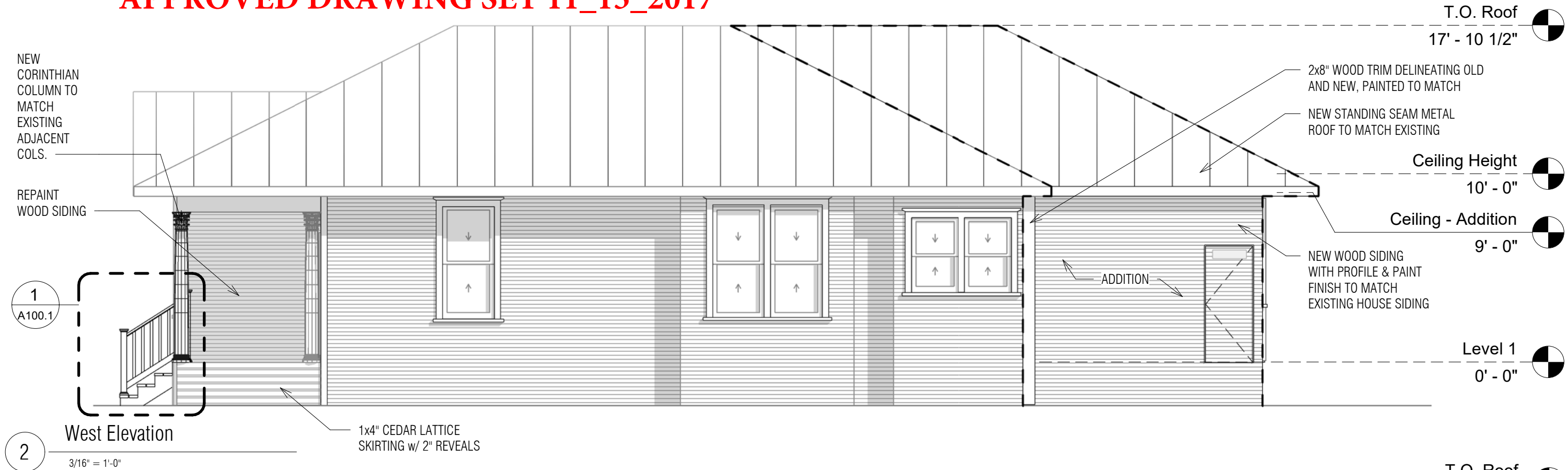
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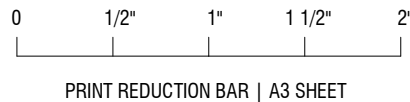
436 Devine St.
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NORTH & SOUTH ELEVATIONS
SCALE: 3/16" = 1'-0"
DRAWN: Author

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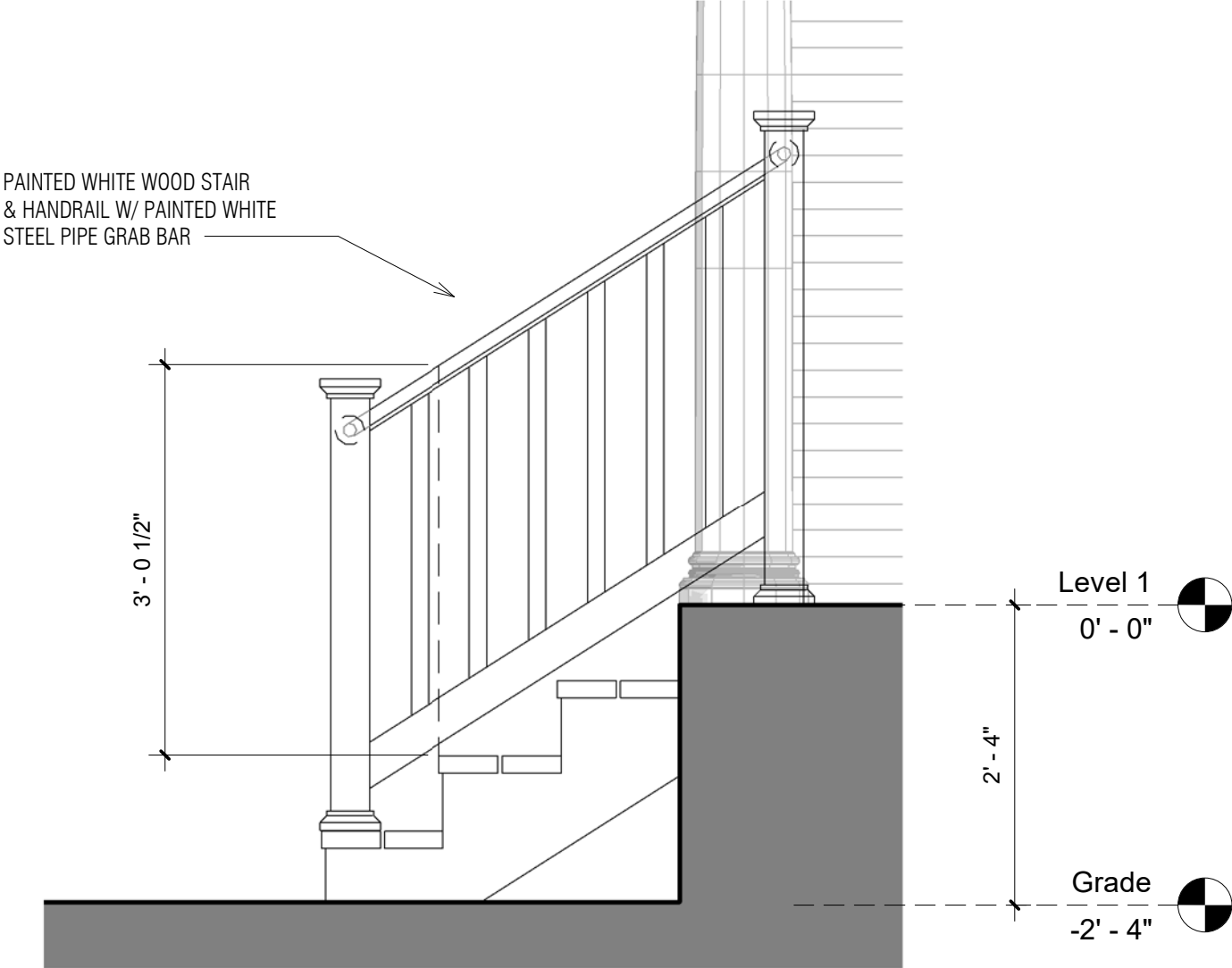
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EAST & WEST ELEVATIONS
SCALE: 3/16" = 1'-0"
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1 Detail Elevation - Porch Stair
3/4" = 1'-0"



EXAMPLE OF SIMILAR STAIR



EXAMPLE OF SIMILAR STAIR & PORCH SKIRTING

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PRINT REDUCTION BAR | A3 SHEET

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HDRC ADDENDUM

SCALE: 3/4" = 1'-0"

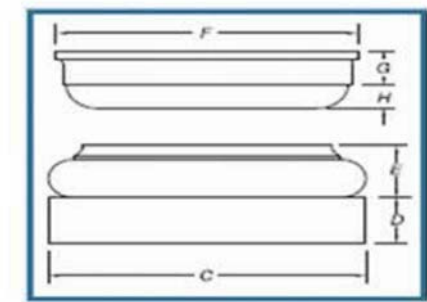
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PERMACast 10" Round Roman Corinthian Capital



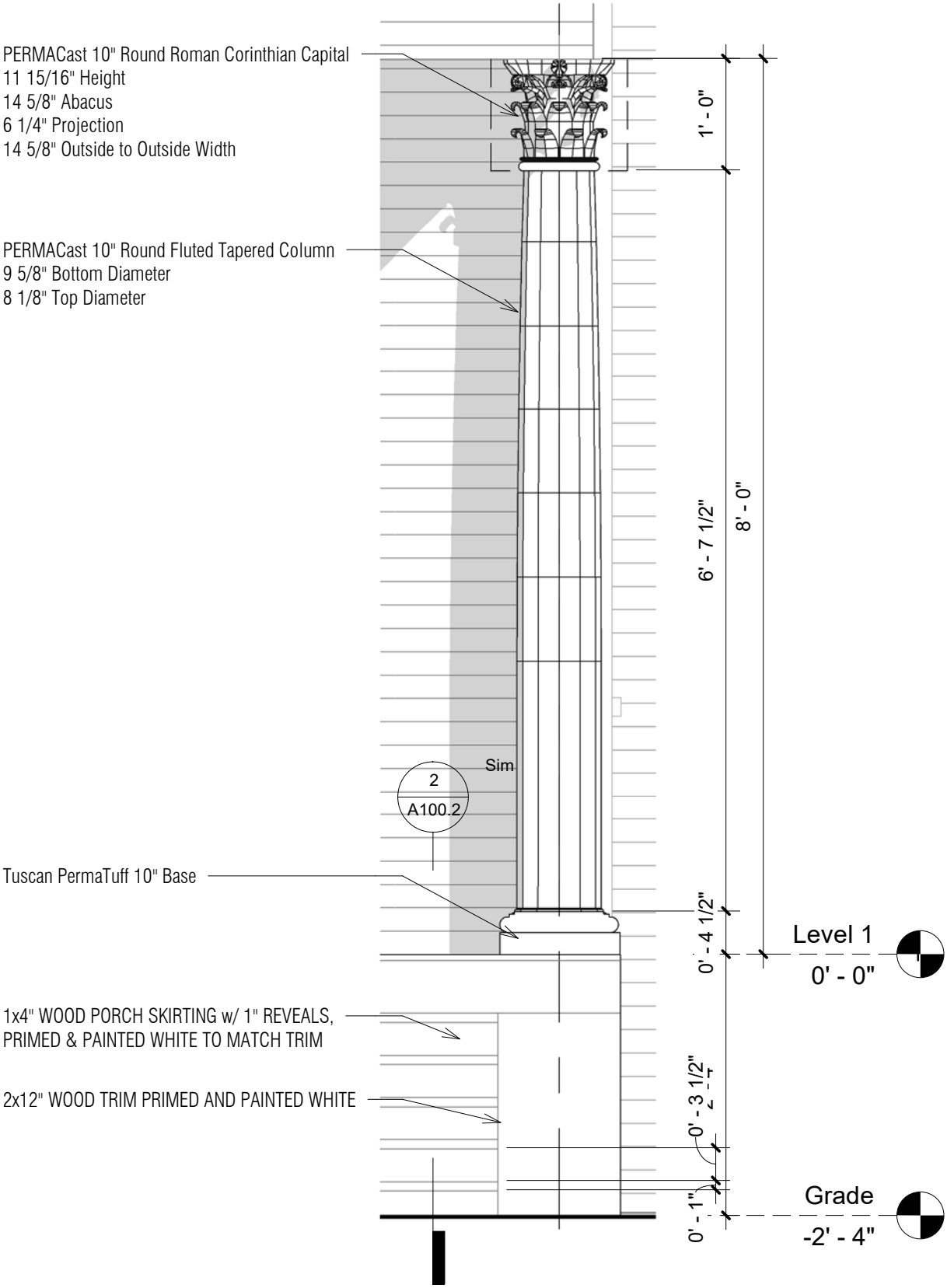
C : 12 -7/8"
D : 2 -3/8"
E : 2 -7/8"



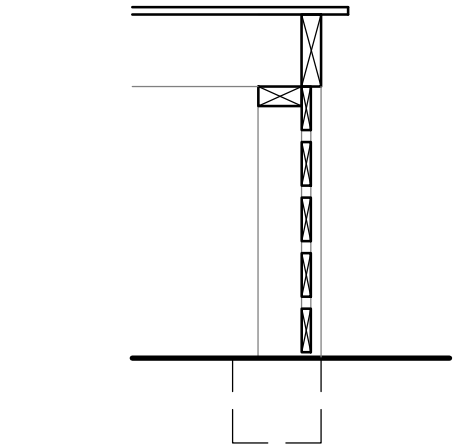
Tuscan PermaTuff 10" Base



PERMACast 10" Round Fluted Tapered Column

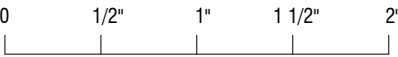


1 Detail Elevation - Column and Porch Skirting
3/4" = 1'-0"



2 Section - Porch Skirting
3/4" = 1'-0"

CLIENT:



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HDRC ADDENDUM 2

SCALE: 3/4" = 1'-0"

DRAWN: Author

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001-00-A100.2