

HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

HDRC CASE NO: 2018-343
ADDRESS: 524 E EVERGREEN
LEGAL DESCRIPTION: NCB 398 BLK 18 LOT 7 & E 10 FT OF 6
ZONING: RM-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Poma Properties LLC
OWNER: Poma Properties LLC
TYPE OF WORK: Exterior modifications, porch modifications, window relocation and replacement
APPLICATION RECEIVED: June 28, 2018
60-DAY REVIEW: August 27, 2018
REQUEST:

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

1. Replace the existing non-original aluminum windows with new one over one aluminum windows.
2. Modify the existing fenestration pattern to include the removal, relocation, and addition of several windows.
3. Cover the existing front concrete porch with wood decking.
4. Add a new wooden railing on the front porch.

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.
- 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.

FINDINGS:

- a. The primary structure located at 524 E Evergreen is a 1-story duplex structure constructed in approximately 1930 in the Craftsman style. The home features original woodlap siding concealed by vinyl siding, ganged window openings with non-original one over one aluminum windows, and a standing seam metal roof. The structure is contributing to the Tobin Hill Historic District.
- b. WINDOW REPLACEMENT – The applicant has proposed to replace existing non-original one over one aluminum windows with new one over one aluminum windows in the color white. Based on the existing material of the windows, staff finds the proposal acceptable with the stipulations listed in the recommendation.
- c. DOOR REMOVAL – The applicant
- d. FENESTRATION MODIFICATIONS – The applicant has proposed several fenestration modifications. The proposal includes: adding two one over one aluminum windows to the front façade to create a ganged condition; removing a door on the east elevation and enclosing with siding and removing a window and installing a door on the same elevation; adding a small square one over one window on the east elevation; and removing two existing window openings from the west elevation. According to the Historic Design Guidelines, existing historic openings should be preserved. Filling in existing openings or creating new openings should be avoided on historic structures. Staff finds the proposed modifications inconsistent with the Guidelines.
- e. NEW PORCH DECKING – The applicant has proposed to cover the existing concrete front porch deck with new wood decking. According to the Historic Design Guidelines, covering existing porch materials with new materials, including wood, tile, or carpet, should be avoided. Staff does not find the proposal consistent with the Guidelines.
- f. NEW RAILING – The applicant has proposed to install a new railing on the front porch in their submitted narrative. However, elevations were not provided in the submission. While staff finds the concept of a new wooden railing generally appropriate, staff requires an elevation drawing, dimensions, and finish treatment to determine the specific railing's appropriateness.

RECOMMENDATION:

Item 1, Staff recommends approval of the window replacement based on finding b with the following stipulation:

- i. That the applicant submits a final window specification, including section detail, to staff for review and approval prior to receiving a Certificate of Appropriateness. Meeting rails must be 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 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.

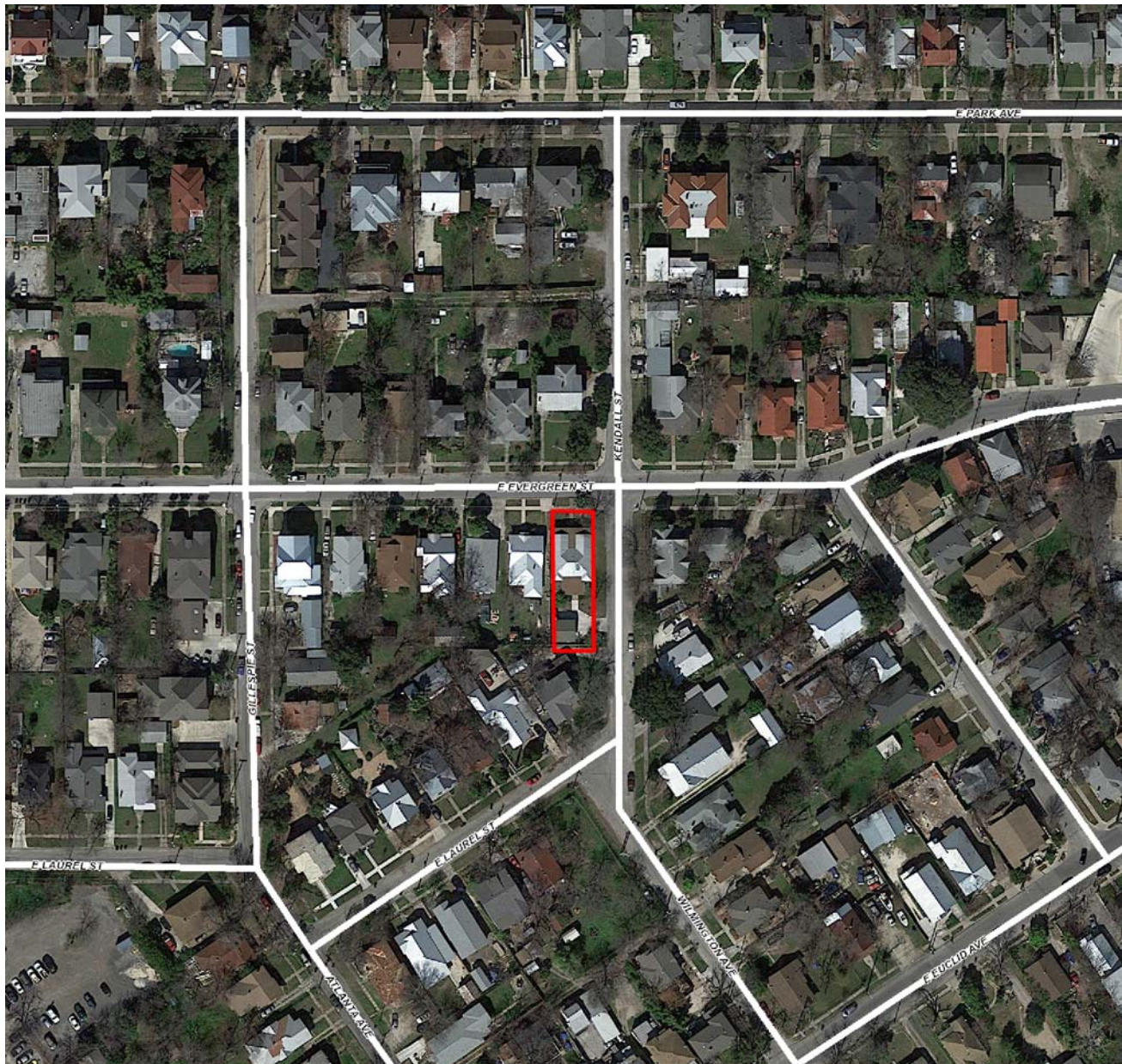
Item 2, Staff does not recommend approval of the fenestration modifications based on finding d.

Item 3, Staff does not recommend approval of the porch decking based on finding e.

Item 4, Staff has not received sufficient information for a new railing at this time. Staff recommends that the applicant submits detailed drawings as noted in finding f for consideration by the HDRC.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 11, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



524 E Evergreen San Antonio, TX. 78212

Legal Description: Lot 7 & E10 FT of 6 BLK 18 NCB 398
Tobin Hill Historic District

June 25, 2018

Scope of Work includes:

1. Remove Existing Vinyl Siding
2. Restore covered wood siding
3. Replace existing exterior doors with new doors
4. Adjust some window positions as shown in proposed elevations.
5. Add some windows using similar windows to existing windows as shown in proposed elevations
6. Renovation of interior spaces.
7. Cover existing concrete porch with wood and add railing

North Side



South Side



East side



West Side



Current Elevations

North Elevation



South Elevation



East elevation



West Elevation



Proposed Elevations

North Elevation



South Elevation



East Elevation



West Elevation



Materials



Existing Single Hung
Aluminum Windows



Existing Tear Drop Siding



Therma-Tru Benchmark
Doors 2-Panel Insulating
Core 9-Lite Right-Hand
Inswing Ready to Paint
Fiberglass Prehung Entry
Door



Front Door: Craftstman 6
Lite Stained Mahogany
Wood Prehung