

HISTORIC AND DESIGN REVIEW COMMISSION

November 07, 2018

HDRC CASE NO: 2018-548
ADDRESS: 330 E MYRTLE
LEGAL DESCRIPTION: NCB 1751 BLK 6 LOT 2 & W 2.8 OF 1
ZONING: MF-33 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Maria Fechter
OWNER: Lavco Holding LLC
TYPE OF WORK: Exterior modifications, porch modifications, site modifications
APPLICATION RECEIVED: October 13, 2018
60-DAY REVIEW: December 12, 2018
REQUEST:

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

1. Enclose an existing front door opening with siding.
2. Replace original one over one windows that are missing or deteriorated beyond repair.
3. Modify an original window opening.
4. Install a new front porch railing.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

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

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

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 primary structure located at 330 E Myrtle is a 1-story single family home constructed in approximately 1930 in the Craftsman Bungalow style. The structure features woodlap siding, a side gable configuration with deeply overhanging eaves and exposed rafter tails, and an asymmetrical front porch. The home also contains several one over one wood windows, many of which are ganged with a few original wood screens remaining. The structure is contributing to the Tobin Hill Historic District.
- b. FRONT DOOR REMOVAL – The applicant has proposed to enclose one of two existing front doors with siding to match the material and profile of existing. According to Guideline 6.A.i for Exterior Maintenance and Alterations, historic openings should be preserved. Two front doors are historically common in Craftsman style homes of the era. Staff finds the proposal inconsistent with the Guidelines.
- c. WINDOW REPLACEMENT AND MODIFICATION – The applicant has proposed to remove an existing one over one wood window and modify the opening. The sill height will be raised per the submitted documentation. According to the Historic Design Guidelines, existing window and door openings should be preserved. Wood windows should only be replaced if they are determined to be deteriorated beyond repair. Enlarging or diminishing existing openings to accommodate new windows or stock sizes should be avoided. While staff finds that the existing windows requested to be replaced are deteriorated beyond repair and eligible for replacement, staff does not find the proposed opening modifications to be appropriate. Staff finds that the existing opening should be retained and a new one over one wood window that matches the existing dimensions should be installed to be consistent with the Guidelines.
- d. PORCH RAILING – The applicant has proposed to install a simple wooden railing on the existing front porch. Per the submitted sketch, the railing will feature balustrades with a flat top rail. According to the Historic Design Guidelines, new porch elements should complement, but not visually compete with, the existing structure. Staff finds the concept of a new porch railing appropriate, but requires final documentation on finish and dimensions to make a final determination.

RECOMMENDATION:

Item 1, Staff does not recommend approval of the enclosure of an existing door opening with siding based on findings a and b. Staff recommends that the existing opening be retained in place. The replacement of the other existing front door with a more stylistically appropriate wood door is eligible for administrative approval.

Item 2, Staff recommends approval of the window replacement based on finding ___ with the following stipulations:

- i. That the existing opening size be retained. A new window installed in this location should match the existing dimensions of the opening.
- ii. That the applicant submits a final window specification to staff for review and approval. 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.

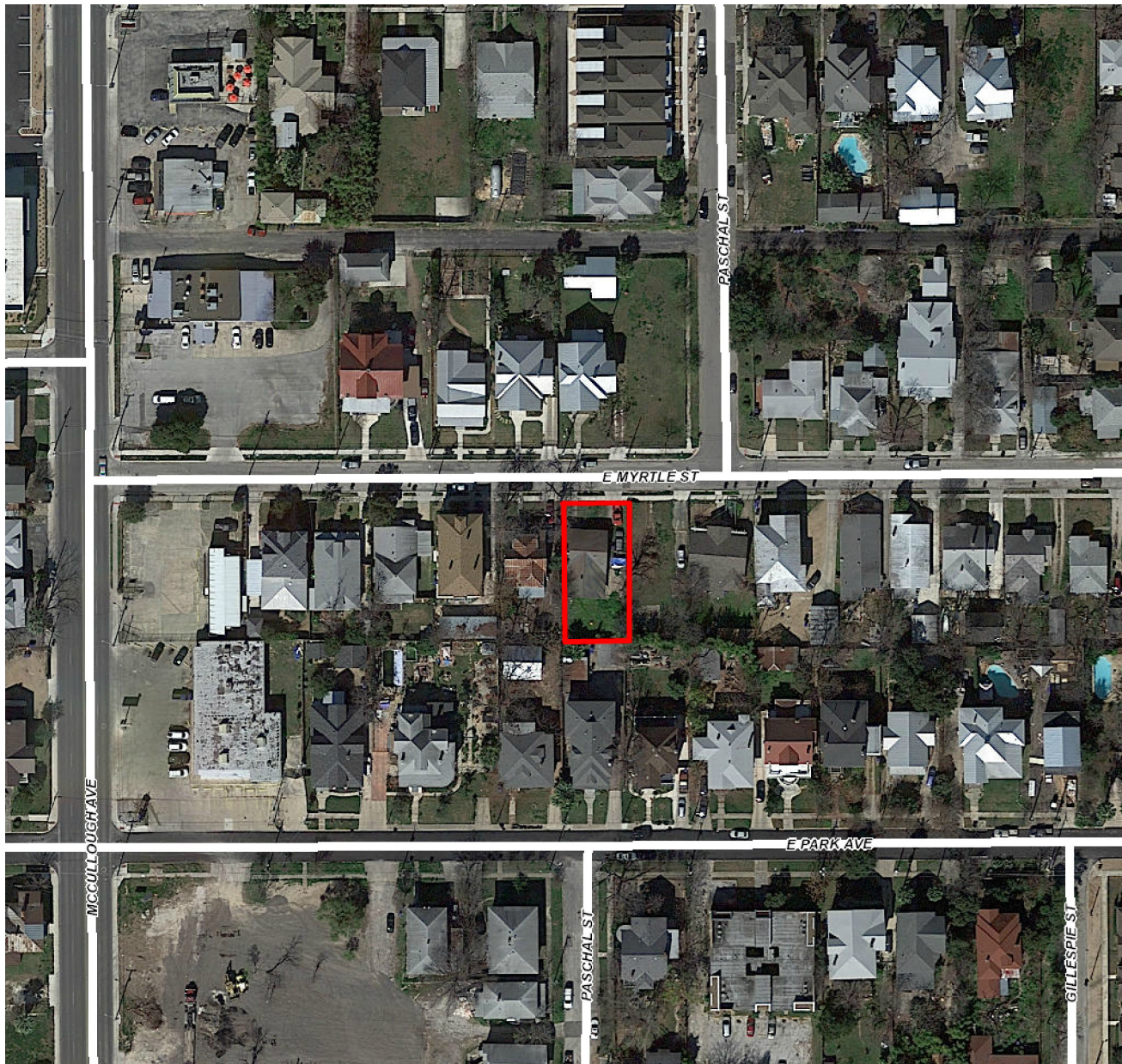
Item 3, Staff recommends approval of the front porch railing installation with the stipulation that the applicant submits final dimensioned drawings to staff for review and approval prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant has received administrative approval for a number of items submitted with the original request, including in-kind roof replacement, siding repair, wood window repair, landscaping, and painting.



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 31, 2018

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Front

- ① keep grass
- ② Repair existing walk way
- ③ Step stones
- ④ Install railing See picture of color
- ⑤ replace roof
- ⑥ repair roof where missing decking

?



Front
① repair windows (original)

(no subject)

1 message

Maria Fechter <mariafechter73@gmail.com>

Wed, Oct 3, 2018 at 9:34 AM

To: mariafechter73@gmail.com



Front porch

- ① Cancel weird side door
- ② move side door ~~to~~ to front door (better looking)
- ③ Replace non original window
- ④ Repair damaged Bead Board ceiling
- ⑤ Repaint existing decking



Porch
① repair post (leaning)

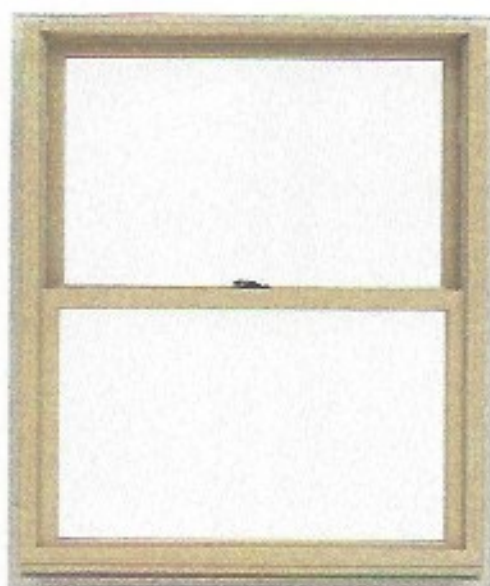


Rear

- ① Replace window (it is severely damaged and past point of repair)
- ② Raise window height and Install Siding
- ③ replace/repair porch
- ④ Remove dish
- ⑤ Remove tree under house

Home / Doors & Windows / Windows / Double Hung Windows

Model # Z40048 Internet #202985804



Keeping
original
replacing
Aluminum w/
Wood Window
←

Interior View

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JELD-WEN

33.375 in. x 40.5 in. W-2500 Series White Painted Clad Wood Double Hung Window w/ Natural Interior and Low-E Glass

★★★★★ (8)

[Write a Review](#)

[Questions & Answers \(7\)](#)

- White wood double hung window includes screen & nail fin
- Double hung window includes energy efficient Low-E Annealed glass
- AuraLast pine protects against wood rot & termites for 20 years

\$229⁸⁷ /each

Choose Your Options

Exterior Color/Finish Family

White

Width (in.) x Height (in.)

33.375 x 40.5

Quantity

-

1

+

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Product Overview

The JELD-WEN W-2500 wood window combines the beauty of wood with affordability and features narrow stiles and rails with a large glass viewing area to bring more of the outdoors into your home. The W-2500 Double Hung wood window is best suited for traditional architectural styles and features upper and lower sashes that slide up and down for varying ventilation. Each sash also tilts for simple cleaning and locks securely in place when done. It is a popular choice for multi-level houses because you can clean your windows safely and easily from inside your home.





WARNING! This product can expose you to wood dust, which is known to the State of California to cause cancer. For more information go to www.P65Warnings.ca.gov.

- Crafted to deliver excellent energy efficiency and designed with a selection of options to create windows you'll love
- Energy efficient Low-E coated window glass helps keep your home cool in the summer and warm in the winter
- Made with AuraLast Wood that is guaranteed not to rot for as long as you own and occupy your home
- Lifetime limited warranty coverage for wood decay and termite damage
- Screen sold separately
- Natural Pine wood interior adds warmth and beauty to any home
- Primed exterior is ready to paint
- Cam-lock has a simple, elegant and secure design
- Wood windows add a sense of warmth and elegance to any home
- Check local building codes before beginning your project to ensure compliancy
- Not all products are suitable for locations that experience severe weather

Info & Guides

- [Instructions / Assembly](#)
- [Specification](#)
- [Use and Care Manual](#)
- [Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download a free copy from the Adobe Web site.](#)

Specifications

Dimensions

Grid Width (in.)

None

Jamb Depth (in.)

4.5625

Product Depth (in.)

4.5625

Product Height (in.)

40.5

Product Width (in.)

33.375

Rough Opening Height (In.)

41.25

Rough Opening Width (In.)

34.125

Width (in.) x Height (in.)

33.375 x 40.5

Details

Exterior Color/ Finish

White

Exterior Color/Finish Family

White

Features

Argon Gas Insulated,Integrated Nail
Fin,Paintable/Stainable

Frame Material

Wood

Frame Type

Brickmould

Glass Type

Insulating Glazing Units,Low-E Glass

Glazing Type

Double-Pane

Grid Pattern

No Grid

Grille Type

No Grille

Hardware Color/Finish Family

Bronze

Included

No Additional Items Included

Interior Color/Finish Family

Unfinished Wood

Lock Type

Cam Action

Number of Grids

No Grid

Number of Locks

1

Product Weight (lb.)

39.9lb

Returnable

90-Day

Solar Heat Gain Coefficient

0.27

U-Factor

0.3

Window Type

Double Hung

Window Type

Double Hung

Window Use Type

New Construction, Replacement

Warranty / Certifications

Energy Star Qualified

Not Qualified

Manufacturer Warranty

20 Year Limited

How can we improve our product information? Provide feedback.

Recently Viewed Items



JELD-WEN
33.375 in. x

(8)

\$274⁸⁸ /each



Jeff Lewis
Laurel Brass

(1)

\$21⁹⁸ /each

Paint colors & ~~ex~~ ~~ce~~ railing



for a walkway. For a distinct look, this patio stone can also be used to create a variety of patterns to design a unique space.

- Classic square shape with smooth surface
- Perfect for patios, walkways and outdoor rooms
- Mix and match with various colors and sizes for a more creative look
- Color, dimension, weight and texture may slightly vary due to natural materials used during manufacturing

CA Residents: Prop 65 WARNING(S)

Specifications

| | | | |
|------------------------|-------------|----------------------------------|-------------|
| Series Name | Square | Weight (lbs.) | 80 |
| Type | Patio stone | Traffic Type | Foot |
| Shape | Square | Color/Finish Family | Off-white |
| Interlocking Sections | X | Manufacturer Color/Finish | Gray |
| Material | Concrete | Style | Classic |
| Common Width (Inches) | 23 | Textured | X |
| Common Length (Inches) | 23 | Commercial/Residential | Residential |
| Common Height (Inches) | 2 | Lowe's Exclusive | X |
| Actual Width (Inches) | 23.3 | CA Residents: Prop 65 Warning(s) | Yes |
| Actual Length (Inches) | 23.3 | Patio Stone | ✓ |
| Actual Height (Inches) | 1.8 | Paver | ✓ |
| Square Feet per Stone | 3.86 | Stepping Stone | ✓ |

Need Help?

Call 1-800-445-6937

Products & Sales

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