

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO: 2019-078
ADDRESS: 124 GLORIETTA
LEGAL DESCRIPTION: NCB 576 BLK 15B LOT E 56.45 FT OF 5
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Edward Casias
OWNER: Andres Casias
TYPE OF WORK: Window Replacement; removal of siding; side deck
APPLICATION RECEIVED: February 15, 2019
60-DAY REVIEW: April 14, 2019

REQUEST:

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

1. Install a side porch with a new door opening.
2. Install a rear addition with a window.
3. Replace 4 windows with 1 wood casement window in front and 3 vinyl clad windows on the side.
4. Remove 2 window openings to infill with siding.
5. Replace the front door.
6. Remove wood lap siding and install board-and-batten siding.
7. Replace two turned porch columns with square cedar posts and remove existing pilasters.
8. Install a front porch light.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade 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. Hardi board 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.

5. Architectural Features: Lighting

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- iii. New light fixtures—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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.

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.

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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

3. Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

4. Architectural Details

A. GENERAL

- i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The primary historic structure at 124 Glorietta was constructed circa 1910 in a Shotgun House style and first appears on the 1912 Sanborn. The one-story single-family structure features a front-facing gable as the primary roof with a shed roof over the front porch, wood lap siding, a standing seam metal roof, and wood window. This shotgun house is the last remaining structure in a row of five shotgun houses identified in the 1912 Sanborn map; the other four have been demolished.
- b. VIOLATION – On a site visit on February 1, 2019, staff found that a number of modifications have been performed prior to approval including: replacement of windows, doors, columns, siding, and the installation of a side porch and rear addition. The applicant has been cooperative towards compliance and submitted an application on behalf the family member owner on February 15, 2019, to be heard at the next hearing.
- c. SIDE PORCH – The applicant has proposed to a 160 square foot (10' x 16') wood deck on the west elevation of the structure including a new door opening. The proposed deck features vertical lap skirting, 2" x 6" wood decking, cattle panel fencing as railing, and front and rear wood steps. Per the Guidelines for Exterior Maintenance and Alterations 7.A.i, new porches should not be added where not historically present. Staff finds that side porches were not found on shotgun houses and adding a porch would detract from the character-defining linear configuration of the historic structure. Additionally, staff finds that the design of the porch, regardless of location, is a departure from a porch that is typically found in the historic district; cattle panel fencing should not be used at railing and skirting should feature horizontal lap siding instead of vertical configuration. The side porch should be removed including the new door opening.
- d. REAR ADDITION – The applicant has proposed to construct a 126 square foot (9' x 14') rear addition featuring a corrugated metal shed roof, vertical metal siding, and vinyl clad windows. The proposed addition is generally consistent with the Guidelines for Additions by 1) being subordinate to the historic structure in height and footprint while maintaining the linear configuration 2) featuring materials that relates to the historic structure's metal roof, 3) providing a visual distinction between new and old forms by a change in siding material, and 4) relates architectural details back to the historic structure including the shed roof and the sashed windows.
- e. WINDOW REPLACEMENT – The applicant has proposed to replace 4 windows: 1 front wood sashed window to be replaced with wood casement window and 3 west elevation windows with vinyl clad wood windows. Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv., new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds that the proposed windows are not consistent with the Guidelines and that new replacement windows should feature the standard specifications: *Meeting rails that are 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 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.*

- f. WINDOW REMOVAL – The applicant has proposed to remove two window openings on the east side elevation and infill with siding. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., historic window openings should be preserved and not infilled. Staff finds that the window openings should be restored to their original location and size and feature a matching wood sashed window.
- g. DOOR REPLACEMENT – The applicant has proposed to replace the front door with a metal-clad wood door with an ornamental glazing. Per the Guidelines for Exterior Maintenance and Alterations 6.B.i, new doors should be replaced 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. Staff finds that the proposed door is inconsistent with the Guidelines and should instead feature a 6-panel wood door.
- h. SIDING – The applicant has proposed to remove the wood lap siding and install wood siding mimicking a board-and-batten configuration. Per the Guidelines for Exterior Modifications 1.B.ii., in-kind materials should be used when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair; replacement siding should match the original pattern, including exposures; Hardie board and other cementitious materials are not recommended. Staff finds that the board-and-batten profile is a departure from shotgun house style and other primary historic structures within the district. The original wood lap siding should be restored in featuring an appropriate profile and exposure.
- i. PORCH COLUMNS – The applicant has proposed to replace the turned porch columns and pilasters typical to the shotgun houses and Folk Victorian structures within the district with square cedar posts. Per the Guidelines for Exterior Maintenance and Alterations 7.B.iii., 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. Staff finds that the proposed square wood columns are inappropriate and that the original columns should be restored to its turned column detail including the pilasters.
- j. PORCH LIGHTS – The applicant has proposed to install a wall-mounted light fixture adjacent to the front door. Staff finds that the proposed light fixture is generally consistent with the Guidelines for Exterior Maintenance and Alterations 5.B.iii.

RECOMMENDATION:

Staff recommends approval of item number 2) the rear addition, and item number 8) the front porch light as proposed based on findings c and i.

Staff recommends approval of item number 5) door replacement based on finding f with the stipulation that it features a simple wood 6-panel door instead of the proposed metal clad door with ornamental glazing.

Staff recommends approval of item number 3) window replacement if the original wood sashed windows have been permanently discarded based on findings d with the stipulation that new windows are constructed of wood or aluminum-clad wood with the standard specifications: *Meeting rails that are 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 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.*

Staff does not recommend approval of items number 1) the construction of a side porch, item number 4) window opening removal, item number 6) the installation of board-and-batten siding, and item number 7) column replacement and pilaster removal.

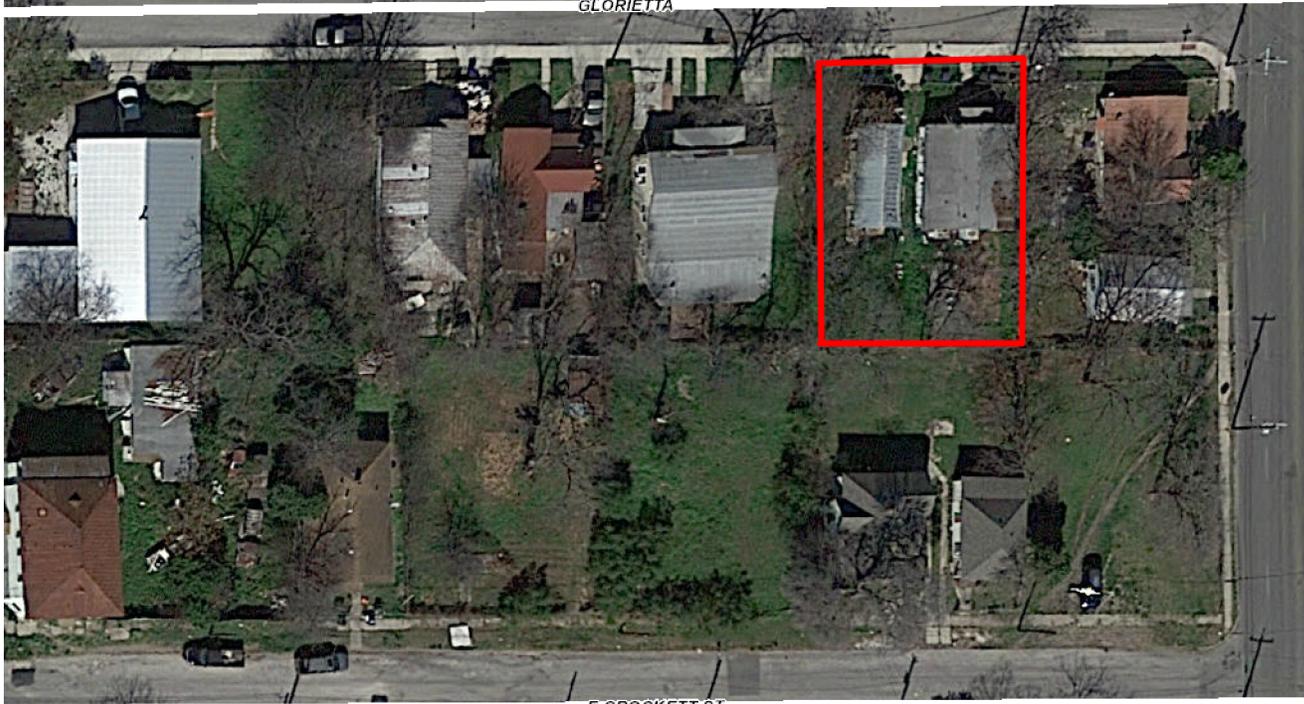
CASE COMMENT:

On a site visit on February 1, 2019, staff found that a number of modifications have been performed prior to approval including: replacement of windows, doors, columns, siding, and the installation of a side porch and rear addition. The applicant has been cooperative towards compliance and submitted an application on behalf the family member owner on February 15, 2019, to be heard at the next hearing.

CASE MANAGER: Huy Pham



GLORIETTA



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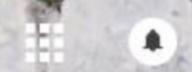
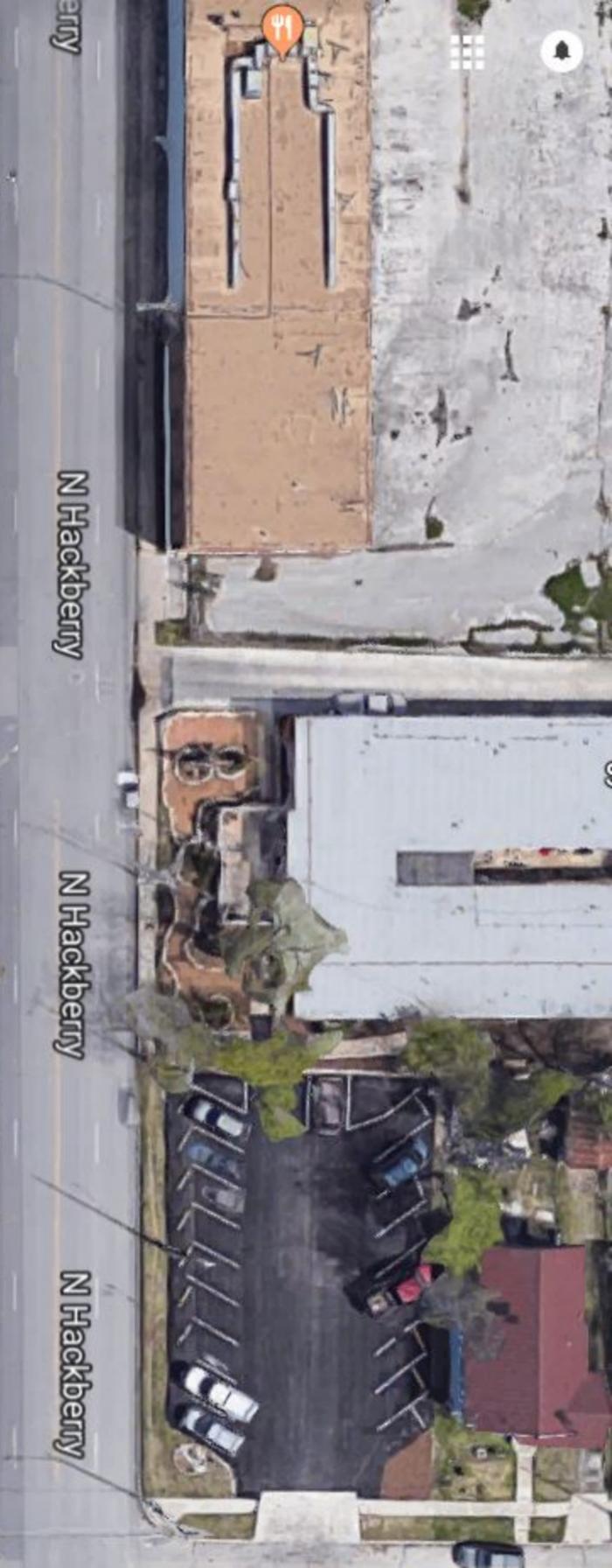


124 Glorietta

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Printed: Feb 26, 2019

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124 Glorietta

Glorietta

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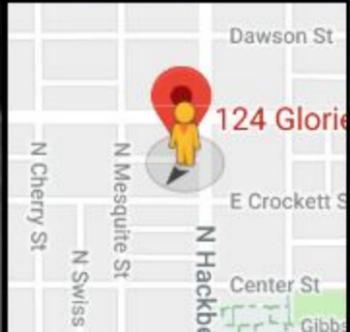


126 Glorietta

San Antonio, Texas

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Street View - Apr 2016

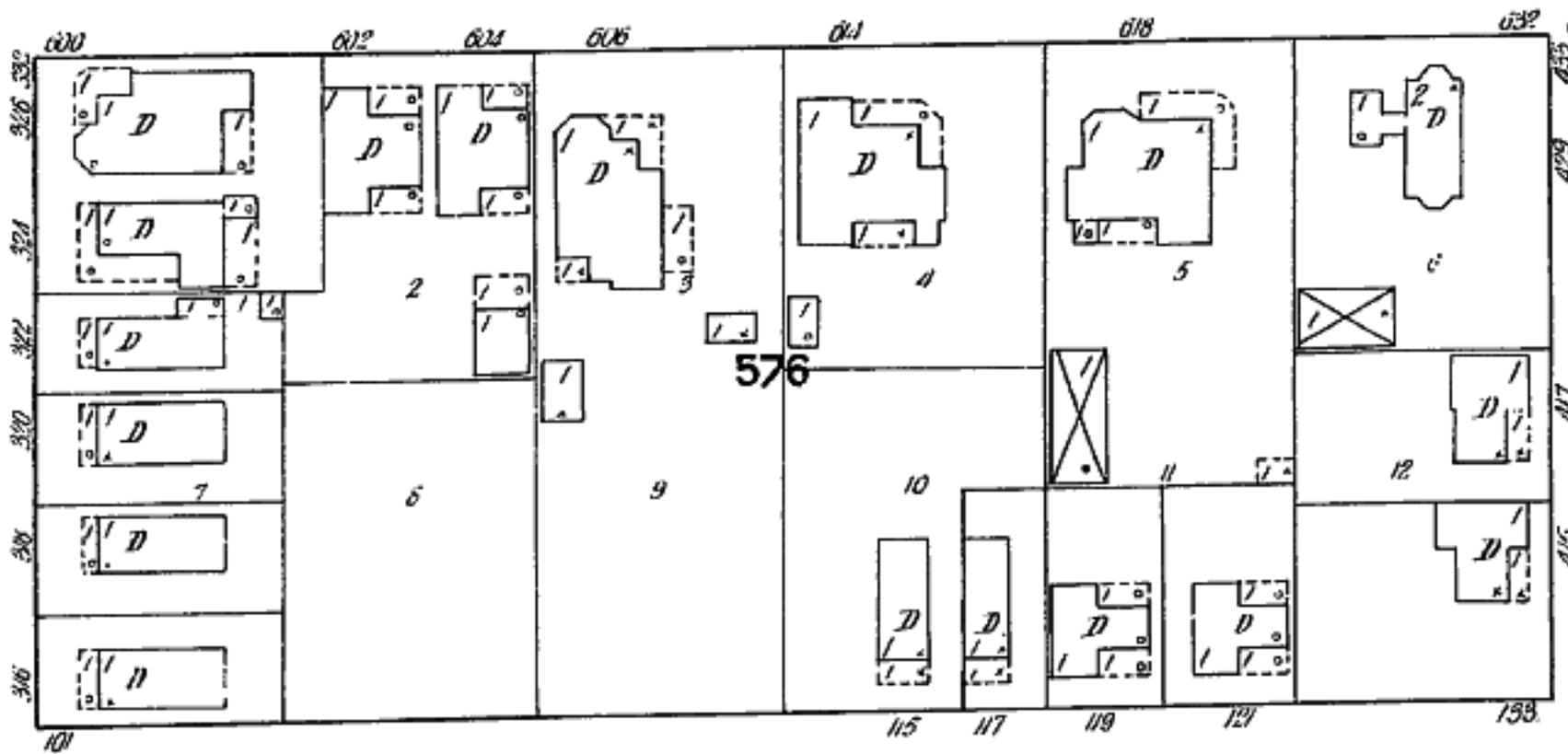


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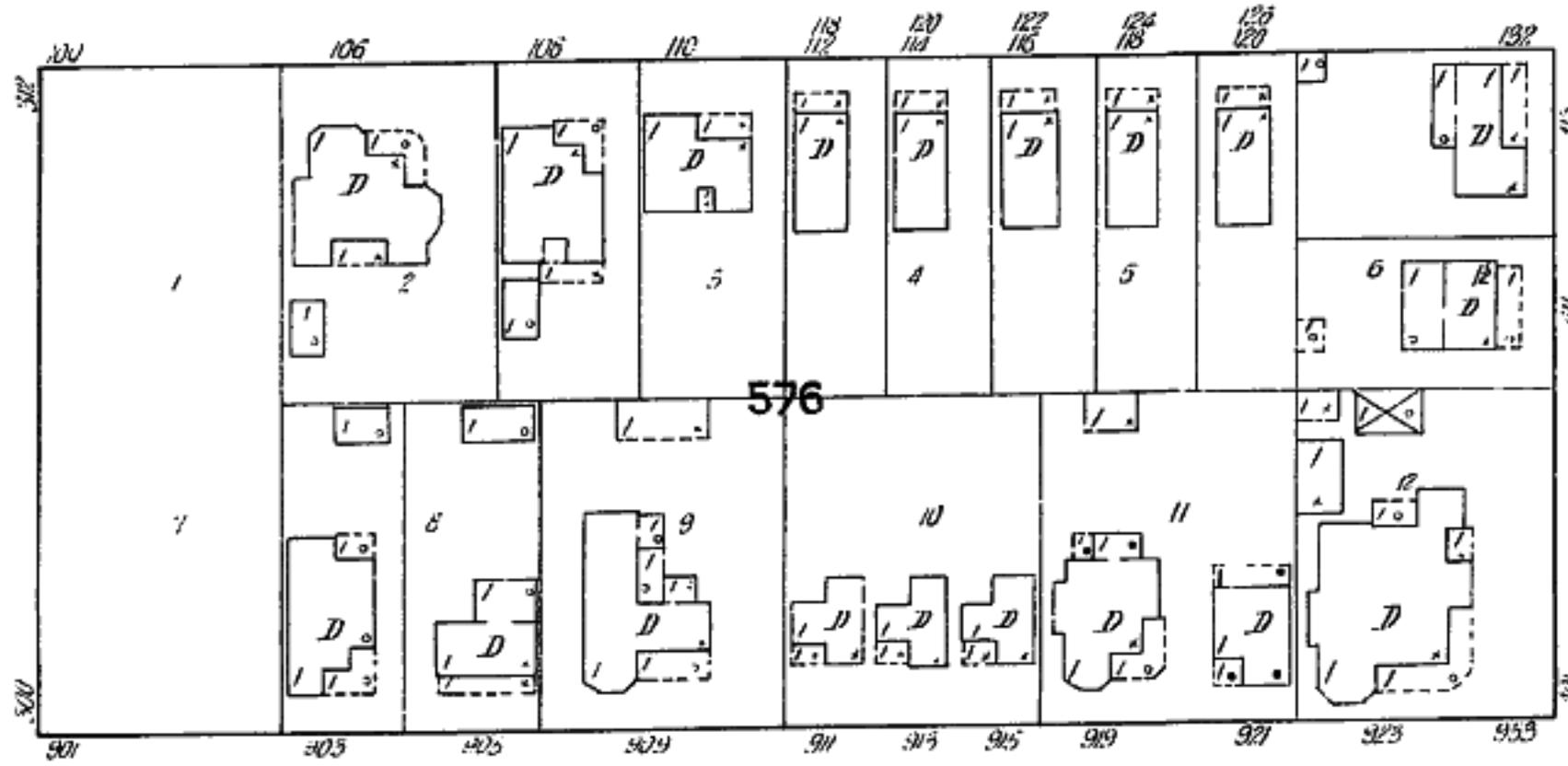
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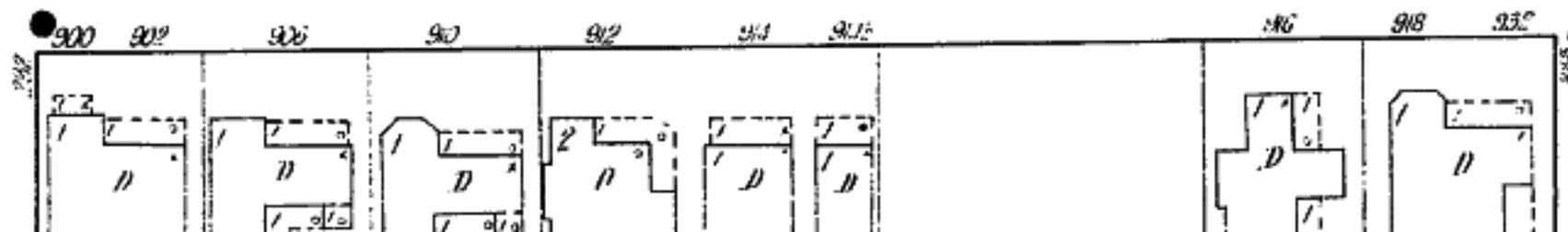
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GLORIETTA (GLORIETH) No: PAV.D



E. CROCKETT



Proposed Work at 124 GLORIETTA

Remove wood lap siding to expose board and batten siding underneath.

Replace front door with metal clad wood door with glass 36"x80".

Replace front window with new wood window 36"x60".

Replace front porch light. (see picture)

Replace 3 west facing windows with 3 vinyl-clad wood frame windows (2)32"x54" and (1) 24"x36".

Install a side deck 10'x16' with new door opening and new wood door 36"x80".

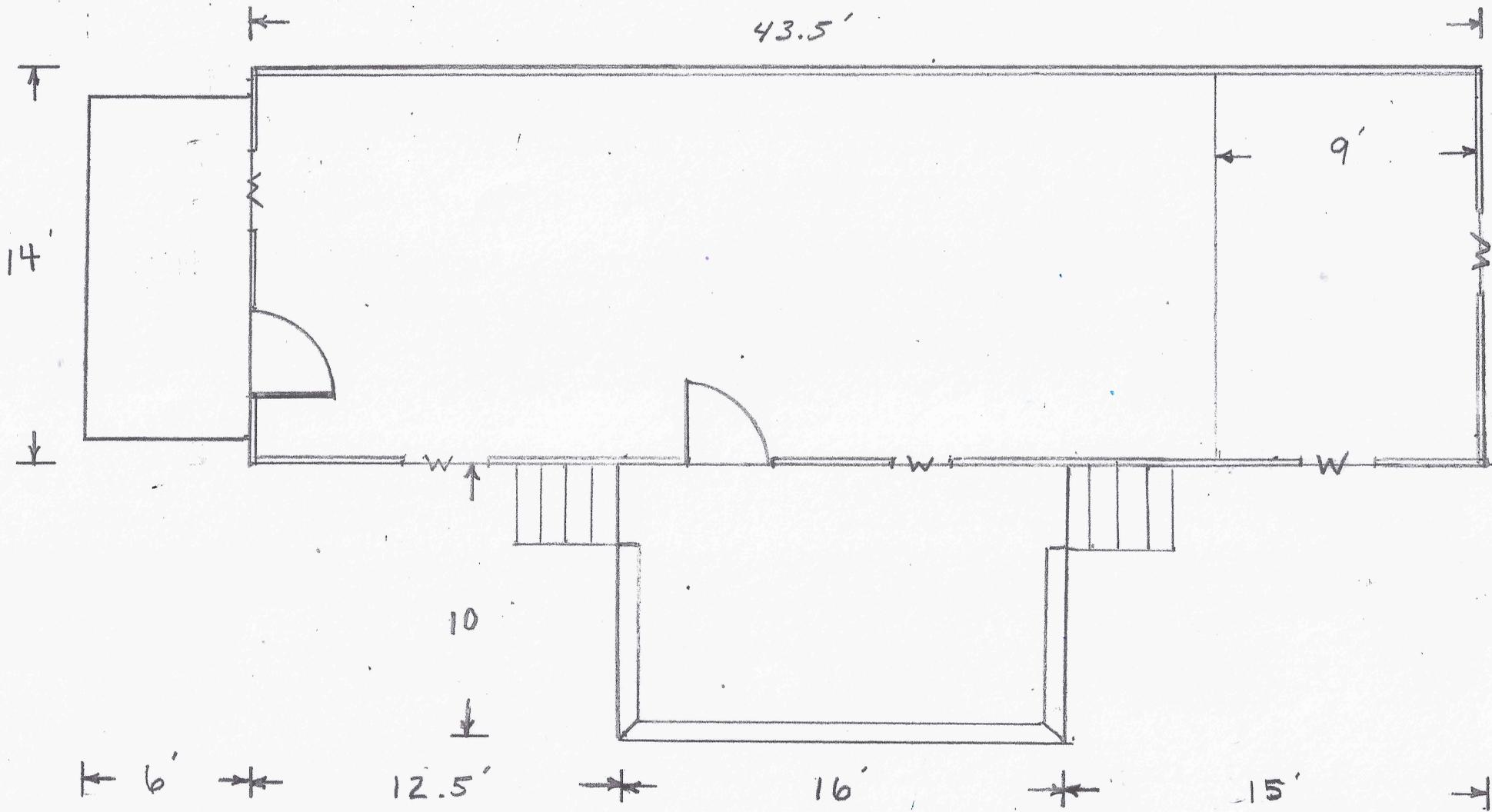
Install wood deck skirting similar to board and batten pattern.

Install rear addition 9'x14' for water heater and storage; to replace water heater enclosure that has deteriorated beyond repair.

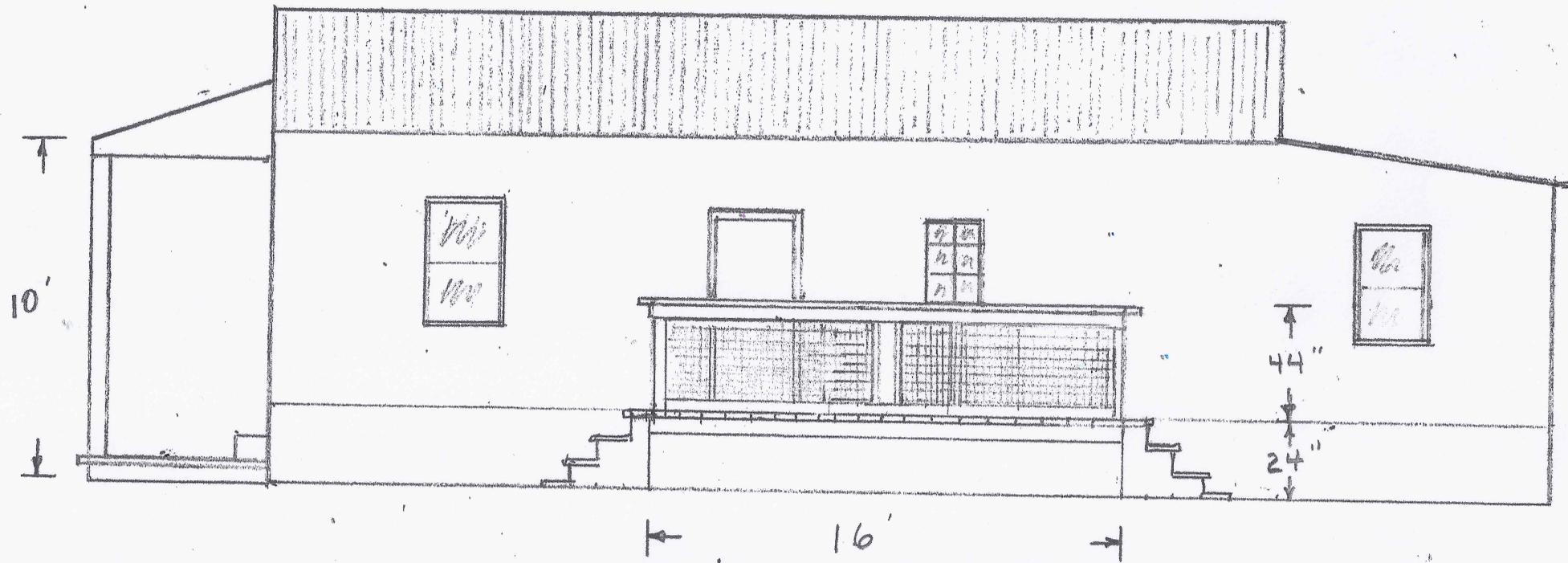
Install rear window with vinyl-clad wood frame window 32"x54".

Install new board and batten siding around rear addition.

Replace 2 east facing windows deteriorated beyond repair with board and batten siding.

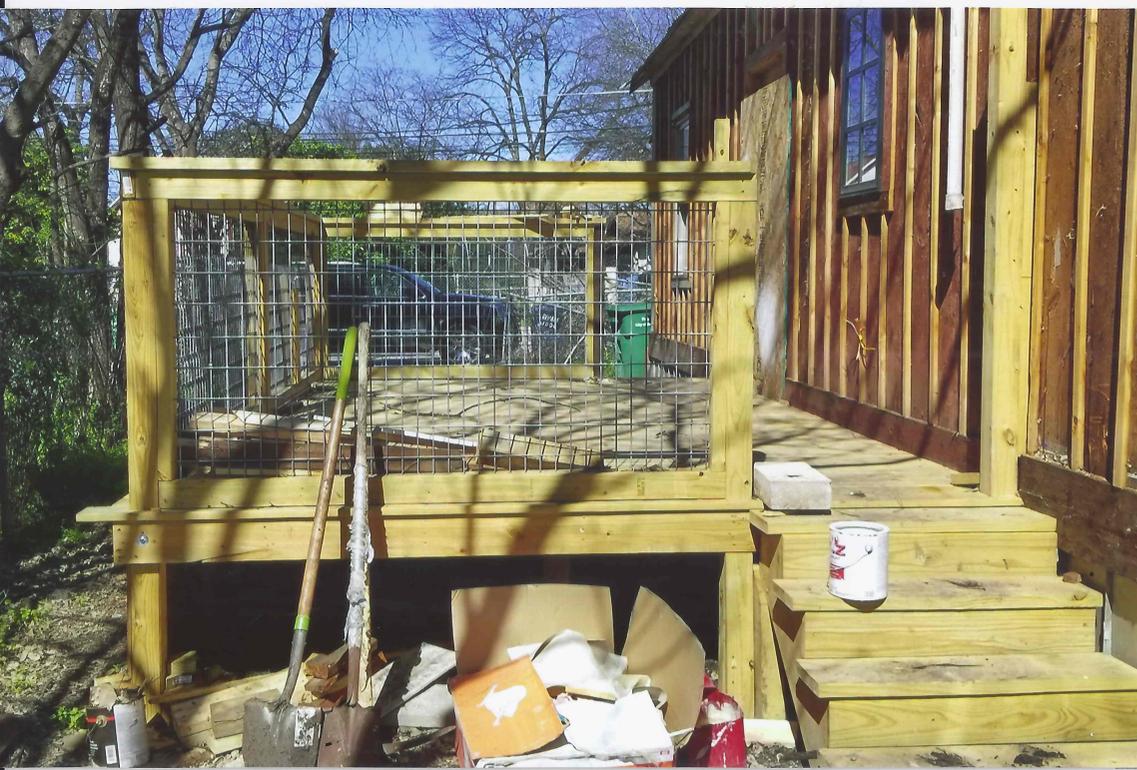


124 GLORIETTA



124 GLORIETTA











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REMOVE UNTIL FINAL INSPECTION/NE PAS RETIRER AVANT L'INSPECTION FINALE

Fenestration Council
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WINDOWS • DOORS
Andersen

Tilt Wash Window
 AND-N-59-01149-00001
 Vinyl-Clad Wood Frame, Dual-Pane Low-E Glazing
 with Argon
 Product Type: Vertical Slider

ENERGY PERFORMANCE RATINGS	
U-Factor 0.29 (U.S./I-P)	Solar Heat Gain Coefficient 1.65 (Metric/SI)
	0.32

ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance 0.54	-

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org

WDMA
 Licensee: 129H-731
 Andersen Corporation
 200 Series Tilt Wash Window

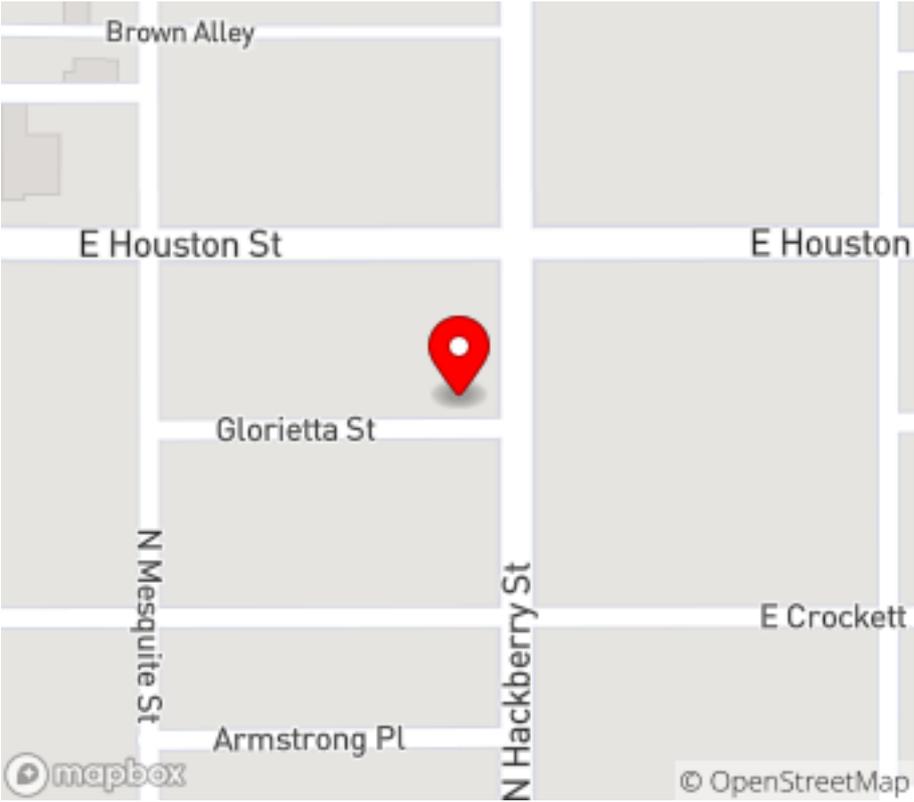






Investigation Report

Property

Address	124 Glorietta
District/Overlay	Dignowity Hill
Owner Information	CASIAS ANDRES
Location Map	
	Lat: 29.4245108450677 Long: -98.4734994266221

Site Visit

Date	02/01/2019
Time	12:00 PM (-6 GMT)
Context	drive-by
Present Staff	Huy Pham, Other
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Window replacement, door replacement, construction of a side deck, siding removal/repair.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	posted "Notice of Investigation"



Investigation Report

Deadline to contact office	02/01/2019
Will post-work application fee apply?	To be determined

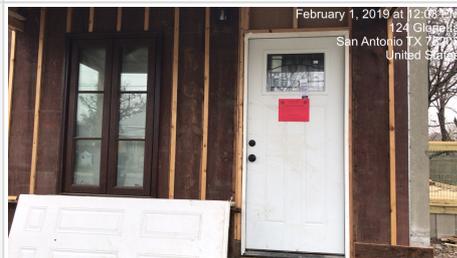
Documentation

Photographs





Investigation Report



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