

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

HDRC CASE NO: 2019-174
ADDRESS: 101 LOVERA BLVD
LEGAL DESCRIPTION: NCB 9003 BLK 15 LOT 34 AND 35
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Brent Bell
OWNER: Brent Bell
TYPE OF WORK: Installation of vinyl shutters, porch railing and column modifications
APPLICATION RECEIVED: March 27, 2019
60-DAY REVIEW: May 26, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

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

1. Add new wooden front porch railings.
2. Modify the existing porch columns to feature simple square cedar posts measuring 8x8 inches.
3. Add vinyl shutters to the existing windows.

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.

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 101 Lovera Blvd is a 1-story single family structure constructed in approximately 1938 in the Minimal Traditional style. The home features a side gable configuration, ganged windows, a simple low sloping shed porch, and a stone chimney on the west façade. The structure is contributing to the Olmos Park Terrace Historic District.
- b. PORCH RAILINGS – The applicant has proposed to install a new porch railing. Presently, no railing exists. The railings will be 1x1” wood spindles with a simple railing painted white. According to the Historic Design Guidelines, new porch elements should be simple in design and compatible with the style of the home. Staff finds the proposal generally consistent.
- c. PORCH COLUMNS – The applicant has proposed to modify the existing 4x4” wooden porch posts to feature new raw cedar posts. The posts will be 8x8” at the base for the first 36 inches and then will continue with 6x6” posts to the top of the porch roof. According to the Historic Design Guidelines, porches and their related elements, such as ceilings, floors, and columns, should be replaced in-kind 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. The existing porch columns are generally proportionate with the size of the porch footprint and are common on Minimal Traditional structures. Staff finds that any replacement columns should be a maximum of 6x6” to retain the existing scale and proportionality.
- d. SHUTTERS – The applicant has proposed to install vinyl shutters on the existing windows on the home. The applicant has not provided specifications, but has provided a sketch of the location and general proportions. According to the Historic Design Guidelines, shutters should only be incorporated 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. Traditionally in San Antonio, Minimal

Traditional homes of this era did not feature shutters. The incorporation of wood window screens was common to achieve air flow and limit sun exposure into the interior of the home in lieu of shutters. Many of the windows have been replaced over time, but based on the historic development pattern of the district, the original windows were likely one over one, constructed of wood, and featured the installation of window screens. The configuration of the front façade windows does not allow for the space for proportionately appropriate window screens. The installation of vinyl shutters is not stylistically, functionally, or historically appropriate.

RECOMMENDATION:

Item 1, Staff recommends approval of the porch railings based on finding b.

Item 2, Staff recommends approval of the porch column replacement based on finding c with the following stipulations:

- i. That the columns be a maximum, continuous dimension of 6x6” to retain the proportionality of the porch design.
- ii. That the applicant submits final drawings to staff for review and approval prior to receiving a Certificate of Appropriateness.
- iii. That the cedar posts be sealed or painted to prevent deterioration.

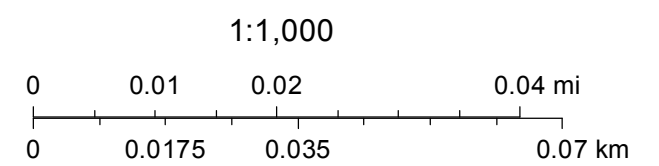
Item 3, staff does not recommend approval of the shutter installation based on finding d.

City of San Antonio One Stop



April 9, 2019

— User drawn lines
CoSA Addresses
BCAD Parcels







101 Lovera Blvd, San Antonio, TX 78212





Exterior Siding and Trim

Siding and Skirting Repairs

1. House was recently leveled and the skirting was removed. Will be reinstalling the old skirting and replacing broken or damaged – in kind replacement
2. Some of the vinyl siding is damaged. Will be repairing the siding by replacing with new vinyl – in kind replacement.
3. Some exterior trim to include Window trim needs replacement due to water damage. In kind replacement with 1x6 and 1x8 trim. Trim will be primed and painted on all sides and caulking applied for weatherproofing.

Paint

1. House vinyl siding with Sherwin Williams Gauntlet Gray 7019 – (Paint is designed for vinyl siding.)

2. All Exterior Trim to include Window Trim in Sherwin Williams Moderne White 6168
3. Window Shutters in Sherwin Williams Iron Ore 7069



Sample paint swatches



Basic look of the color combination of siding and trim colors.



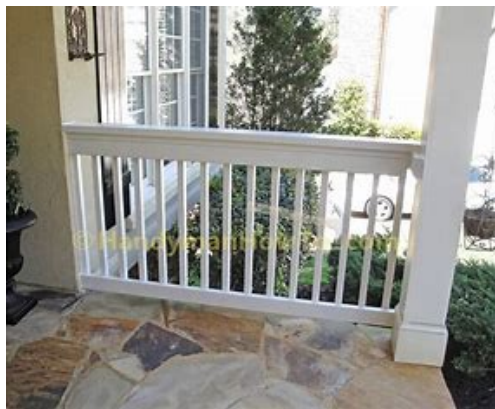
Closed Board and Batten Shutters on Front, Side and Rear Windows. Minimally they will be applied to the front. If budget allows to the back and then to the side of the house.

Porches

1. Damaged porch decking will be replaced on front and rear porches – in kind replacement.
2. Bracing and railings will be repaired and replaced – in kind replacements.
3. Back Porch will be painted in Moderne White – same as trim.
4. Trim will be in Gauntlet Gray – same as main house color.
5. Front and Rear Porch Decks will be painted with Deck Over Textured Paint – Slate Gray



6. To enhance safety, railings are likely to be added to both sides of the front porch. The railings will be 1x1 wood spindles painted Moderne white.



7. Porch skirting will be framed with 2x6 and paneled with 1x4 trim.



8. Front porch posts will be widened from 4x4 posts to 8x8 at the bottom 36" up to hand rails and then narrowed to 6X6 from handrail to ceiling. Bottom and top will have decorative trim. Front porch posts will be in raw cedar. The porch ceiling will also be in raw cedar.