

# HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

**HDRC CASE NO:** 2019-313  
**ADDRESS:** 801 LABOR  
**LEGAL DESCRIPTION:** NCB 733 BLK 5 LOT 8 & N 50 FT OF 7 ARB A8  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Ernesto Urbano/Urban Stone Custom Builders LLC.  
**OWNER:** Manuel Esparza  
**TYPE OF WORK:** Roof replacement, fenestration modifications, porch modifications  
**APPLICATION RECEIVED:** May 15, 2019  
**60-DAY REVIEW:** July 14, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

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

1. Wrap the front columns with wood.
2. Replace the asphalt shingle roof with a standing seam metal roof.
3. Remove an original window opening and an original door opening at the rear of the structure and enclose with siding.
4. Replace an existing modified window at the rear of the structure and restore the original size.

## 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 striping 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.

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the

growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### 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 801 Labor is a 1-story single family structure constructed in approximately 1915 with Craftsman and Neoclassical influences. The home features a full-width front porch, a hipped roof with four dormers, and a symmetrical façade. The home is contributing to the Lavaca Historic District.
- b. PORCH COLUMNS – The applicant has proposed to enclose the existing non-original wrought iron columns with wood to create wood box columns. Based on the applicant’s submitted documents, the proposed columns are to be 20 by 20 inches in width. While staff generally finds the replacement of the non-original columns with simple wood columns to be consistent with the Guidelines, staff does not find 20 by 20 inch width columns appropriate. Based on the style of the home and historic precedents in the district, staff finds a simple wood column measuring a maximum of 6 by 6 inches to be appropriate.
- c. ROOF REPLACEMENT – The applicant has proposed to replace the existing composite single roof with a new standing seam metal roof. Based on Sanborn Maps, the roof originally featured a combustible material, most likely wood shakes based on the style of the home and material trends in the area. While the structure did not originally feature a metal roof, staff finds its installation appropriate based on the style of the home with the stipulations listed in the recommendation.
- d. OPENING ENCLOSURE – The applicant has proposed to enclose one existing window opening and one existing door opening on the rear elevation. According the Historic Design Guidelines, the filling of historic door and window openings should be avoided. The existing rear window and door openings appear to be original to the house, despite the window opening’s modifications in dimensions over time. Staff does not find the proposal to remove and fill the openings with siding consistent with the guidelines. Staff finds that altering the dimensions of the window opening to be more in keeping with the original proportions on the structure may be appropriate.
- e. WINDOW REPLACEMENT – The applicant has proposed to replace one window on the rear of the structure. The original frame and proportions are generally intact; however, the window itself has been heavily modified over the years and is partially infilled to accommodate a smaller stock size. The applicant is requesting approval to install a new window that will match the existing original opening as closely as possible. Staff generally finds this appropriate, but has not received a window product specification or elevation that indicates the proposed dimensions of the new window.

## **RECOMMENDATION:**

Item 1, Staff recommends approval of the front porch column modifications based on finding b with the following stipulations:

- i. That the columns be no wider than 6x6". The applicant is required to submit a detailed elevation and plan drawing that clearly indicates all relevant dimensions for staff review and approval prior to obtaining a Certificate of Appropriateness.

Item 2, Staff recommends approval of the installation of a standing seam metal roof based on finding c with the following stipulations:

- i. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- ii. That all chimney, flue, and related existing roof details are preserved.

Item 3, Staff does not recommend approval of the removal and enclosure of the existing window and door openings based on finding d. Staff recommends that the existing openings be retained. Staff finds that the window opening may be modified to an opening that is consistent with original sizes found on the historic structure.

Item 4, Staff recommends approval of the rear window replacement and opening modification based on finding e with the following stipulations:

- i. That the applicant submits a detailed elevation drawing with dimensions for staff review and approval prior to obtaining a Certificate of Appropriateness.
- ii. That the applicant submits a final window specification for the proposed wood windows to staff for review and approval. 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.. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.



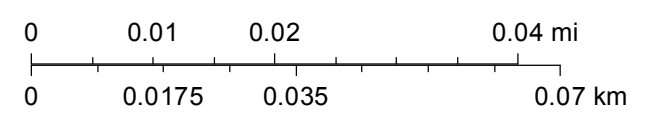
# City of San Antonio One Stop



May 29, 2019

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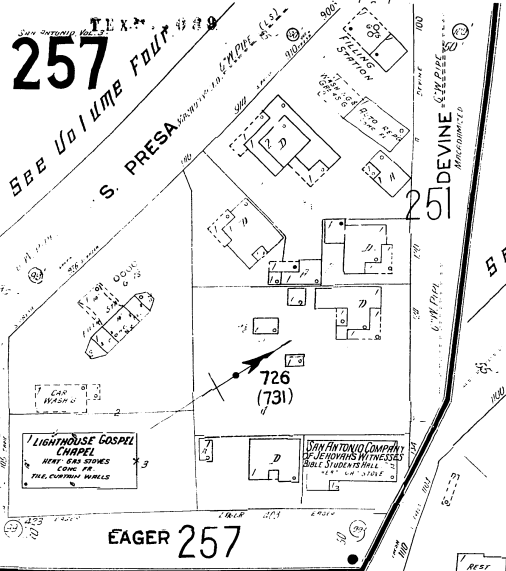




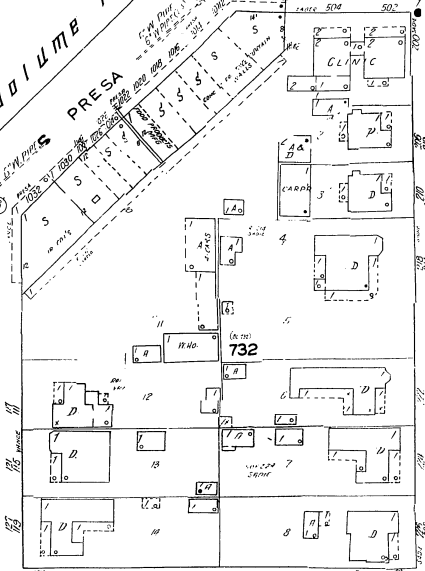




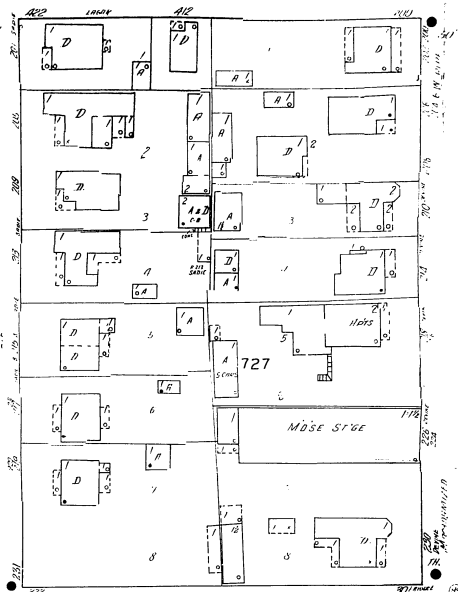
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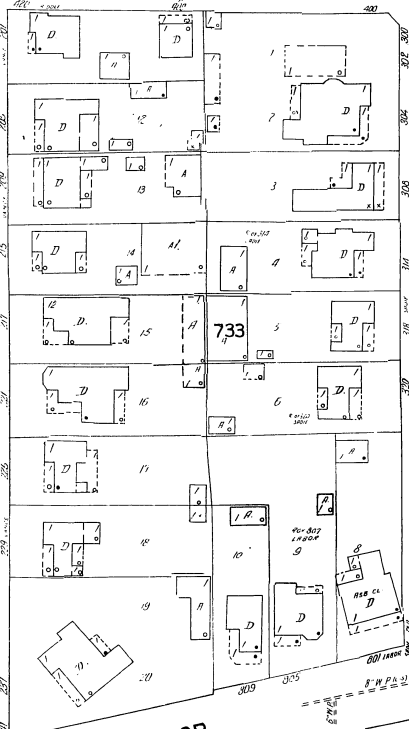
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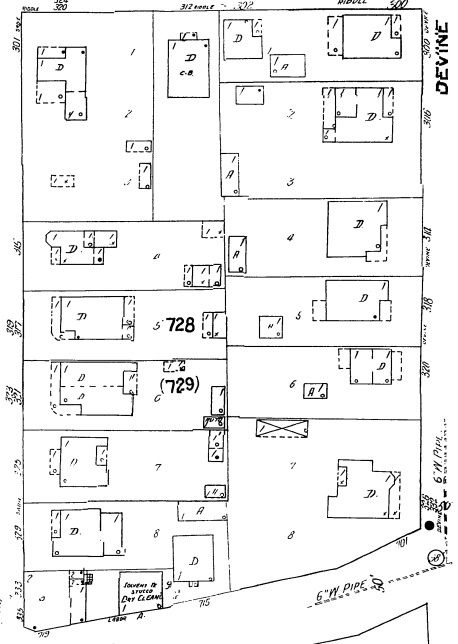
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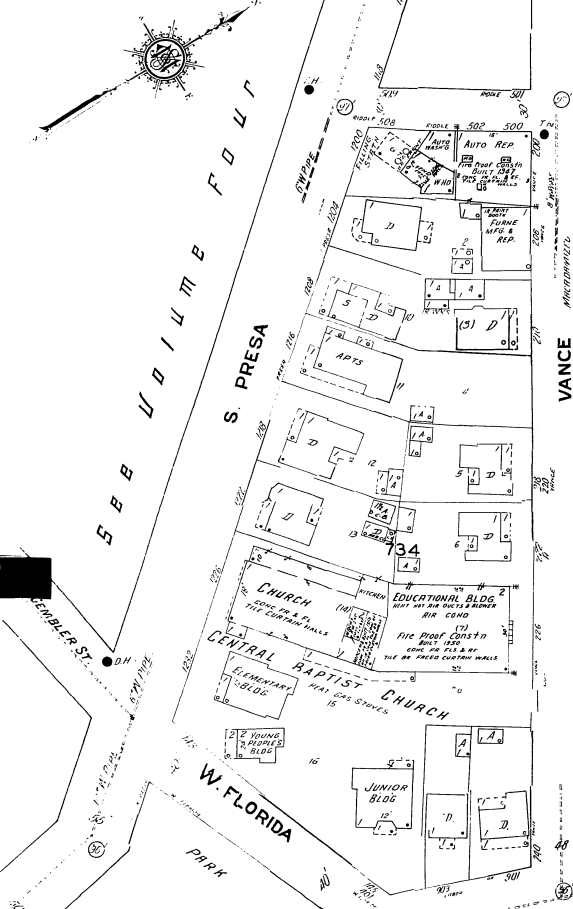


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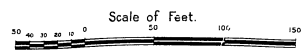
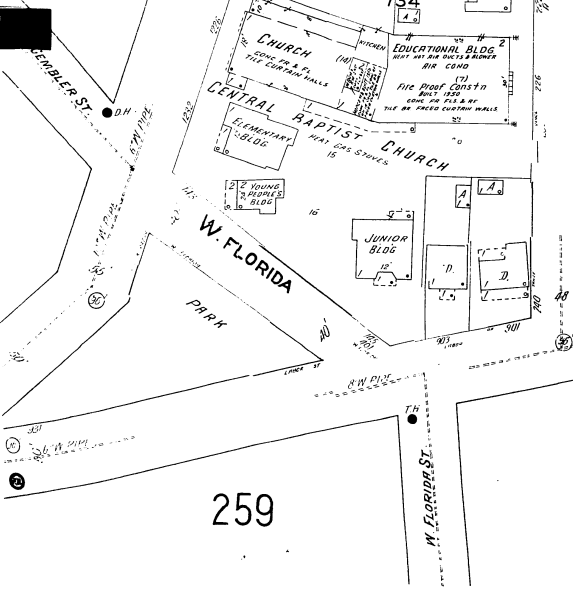


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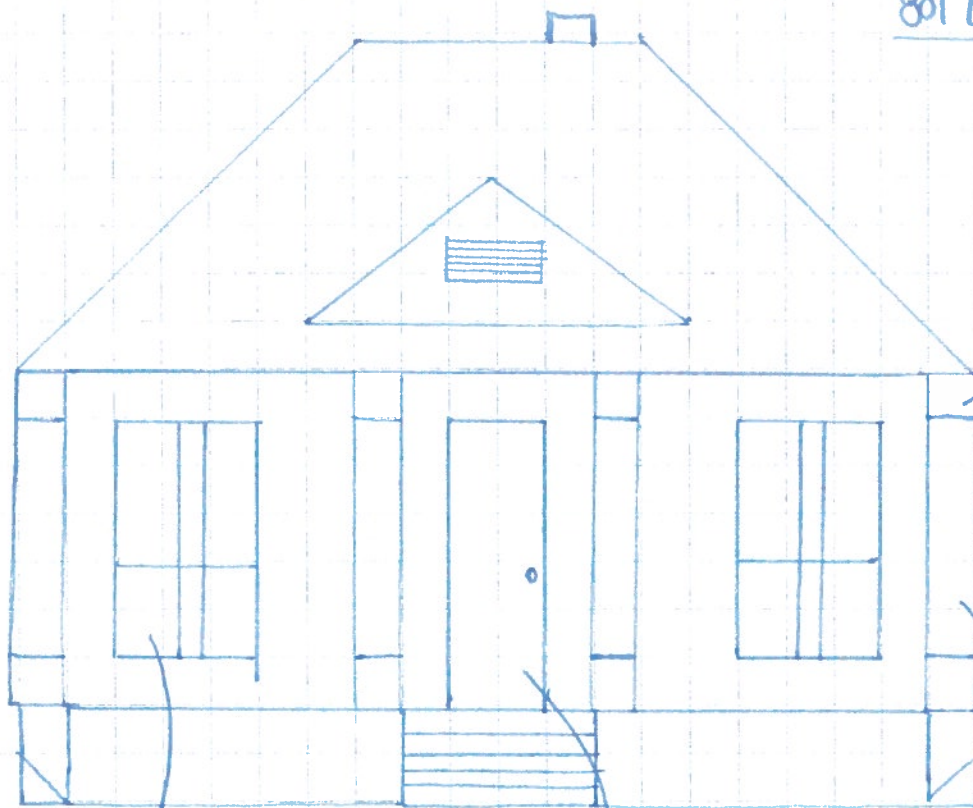


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801 Labor 78210



Existing Windows

Existing Door

Proposed Columns  
Wrapped in Wood/Siding  
to restore to original look.  
Roughly 20" x 20" in size

801 Lubos St. 78210

## Rear Elevation

