

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-312
ADDRESS: 173 LOVERA BLVD
LEGAL DESCRIPTION: NCB 9003 BLK 15 LOT 69 AND 70
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Anne Noel/RODRIGUEZ DAVID ERNIE
OWNER: Anne Noel/RODRIGUEZ DAVID ERNIE
TYPE OF WORK: Porch column modifications, installation of metal garage doors
APPLICATION RECEIVED: May 16, 2019
60-DAY REVIEW: July 15, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

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

1. Replace four existing wrought iron columns with new 6x6 square cedar posts on the primary structure.
2. Install two single bay metal overhead garage doors on the rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

FINDINGS:

- a. The primary structure located at 173 Lovera Blvd is a 1-story single family structure constructed in approximately 1938 in the Minimal Traditional style. The home features a primary hipped roof configuration, ganged windows, and a front gable with decorative vent detailing. The structure is contributing to the Olmos Park Terrace Historic District.
- b. PORCH COLUMNS – The applicant has proposed to remove the non-original wrought iron porch columns and replace them with simple square posts. The posts will measure 6 by 6 inches in width. 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. Staff finds that any replacement columns should be a maximum of 6x6” to retain the existing scale and proportionality commonly found on similar structures in the district.
- c. GARAGE DOORS – The applicant has proposed to install two single-bay metal overhead garage doors in the rear accessory structure. The original openings of the structure will be persevered. The structure is visible and accessible from Howard St. According to the Historic Design Guidelines, replacement garage doors should be compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable. Based on the specific existing context of the block and the vicinity within the Olmos Park Terrace Historic District, staff finds the proposed metal panel doors to be appropriate.

RECOMMENDATION:

Item 1, Staff recommends approval based on finding d with the following stipulation:

- 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 garage door installation based on finding c.

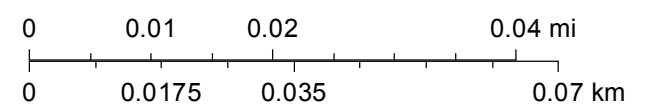
City of San Antonio One Stop



May 29, 2019

—— User drawn lines

1:1,000

























COLUMN EXAMPLE - PROVIDED BY APPLICANT



COLUMN EXAMPLE - PROVIDED BY APPLICANT