

HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2020

HDRC CASE NO: 2020-454
ADDRESS: 817 N PALMETTO
LEGAL DESCRIPTION: NCB 1658 BLK F LOT 5
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: WN BIZ LLC
OWNER: WN BIZ LLC
TYPE OF WORK: Rehabilitation, porch reconstruction, column replacement, repairs and modifications to an existing addition
APPLICATION RECEIVED: September 17, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting Certificate of Appropriateness for approval to:

1. Repair all existing siding on both the historic structure and addition and paint the structure.
2. Repair the existing foundation and install new foundation skirting.
3. Replace the existing roof, in-kind.
4. Reconstruct the damaged front porch to include both decking and roof replacement.
5. Repair the existing flatwork on site, including the sidewalk/walkways.
6. Repair the existing fencing on site.
7. Install lighting fixtures.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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. 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. 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

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.

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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

i. Details—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

ii. Ventilation—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration. iii.

Drainage—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.

iv. Repair—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Replacement features—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. Alternative materials—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. Shoring—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. New utilities—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2.Fences and Walls

B.NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site.

Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. Historic curbing—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. Replacement curbing—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original.

Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The historic structure at 817 N Palmetto was constructed circa 1915 in the Folk Victorian Style. The structure features a traditional L-plan and an existing, rear addition. The structure features various modifications. The structure is contributing to the Dignowity Hill Historic District.
- b. REPAIR AND MAINTENANCE – The applicant has proposed various repair and maintenance scopes of work including siding repair and painting. Staff finds in-kind repair to the historic structure to be appropriate. Staff finds that if siding repair is needed on the addition, which features non-original panel siding that it be done with a material that is more appropriate for an addition on a historic structure.
- c. FOUNDATION & SKIRTING – The applicant has proposed to repair the existing foundation and to install a new, stucco skirting. Staff finds the proposed foundation repair to be appropriate; however, staff finds that a new skirting should feature wood skirting that matches the existing. A composite material may be used at the ground to prevent wood rot.
- d. ROOF REPLACEMENT – The applicant has proposed to replace the existing, asphalt shingle roof, in-kind. Staff finds this to be appropriate and consistent with the Guidelines. Staff finds that no modifications are to occur to the existing roof form.
- e. FRONT PORCH RECONSTRUCTION – The applicant has proposed to reconstruct the existing front porch, to include new porch decking, a new porch roof, and new porch columns. Staff finds the proposed scope of work to be appropriate; however, staff finds that a detailed porch drawing, including both a front and side elevation, as well as a dimensioned section should be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The porch roof as well as porch decking should not change in profile. Decking materials should feature 1x3 tongue and groove decking that is installed perpendicular to the porch wall. Porch columns should be six inches square and feature both capital and base trim.
- f. SITEWORK (Flatwork) – The applicant has proposed to repair the existing, flatwork on site, including repairing the existing sidewalk and walkway. Staff finds this to be appropriate; however, the profile and material of both the existing sidewalk and walkway should not be modified.
- g. FENCING – The applicant has proposed to repair the existing fencing, in kind. Staff finds this to be appropriate. The wholesale replacement of a chain-link fence is not consistent with the Guidelines.
- h. LIGHTING – The applicant has proposed to install new light fixtures. Staff finds that all light fixtures should be submitted to staff for review and approval prior to installation.

RECOMMENDATION:

Staff recommends approval of items #1 through #7 based on findings a through h with the following stipulations:

- i. That all siding repair to the primary historic structure be done in kind. If siding repair the existing addition is needed, staff finds that a composite material should be used that features a smooth finish, such as Hardie Plank.
- ii. That the new foundation skirting feature wood siding that matches the existing, wood skirting. A composite material may be used at the ground to prevent wood rot.
- iii. That a detailed porch drawing, including both a front and side elevation, as well as a dimensioned section be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The porch roof as well as porch decking shall not change in profile. Decking materials shall feature 1x3 tongue and groove

decking that is installed perpendicular to the porch wall. Porch columns shall be six inches square and feature both capital and base trim.

- iv. That all flatwork be repaired in-kind.

This aerial map displays a residential neighborhood with property boundaries and addresses. The map is oriented with North at the top. A red rectangle highlights a specific property at address 817, which is located on the east side of N Palmetto St, between the streets labeled 1100 and 1200. The map shows a grid of streets with addresses ranging from 1000 to 1200 on the north-south axis and 700 to 1100 on the east-west axis. The highlighted property is a single-story house with a dark roof. The surrounding area includes other residential properties, some with multiple units, and a large open lot at the bottom center.

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

REQUEST MADE ON SYSTEM:

Addition: Previous owner built an extra 3rd bedroom with a door on the back of the house, electrical work and half bathroom and closet. We plan to fix this bedroom and pull the right permits to add this extra square footage (aprox 260 sf) to the whole house (1066 sf). We will close the existing door and put in a drywall.

Driveway/sidewalk: Sidewalk is cracked and we want to repair it to have a better curb appeal.

Exterior Alterations: exterior siding is wood clapboard, however the addition made has a vertical panel on the exterior. Some exterior siding is damaged and we will try to fix it or replaced for the same type of siding.

Exterior Lighting: We will upgrade the exterior light fixtures on the front, back and side of the house.

Fencing: Some of the fence pickets are damaged or missing and the whole fence door is damaged so we intend to replace it.

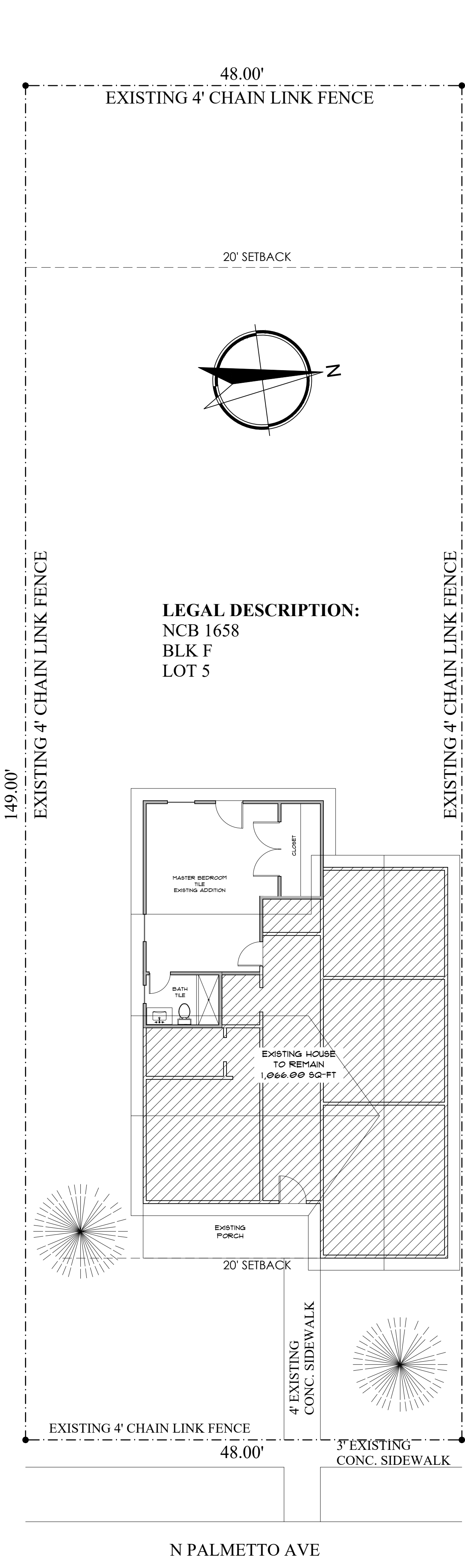
Foundation/skirting: level the pier & beam foundation, replace 4x6 beams, replace joist. The current skirting is old rusted metal, we plan to change for stucco.

Painting: exterior painting is currently like light yellowish including the trim, we plan to change the color of the house for a light gray with white trim.

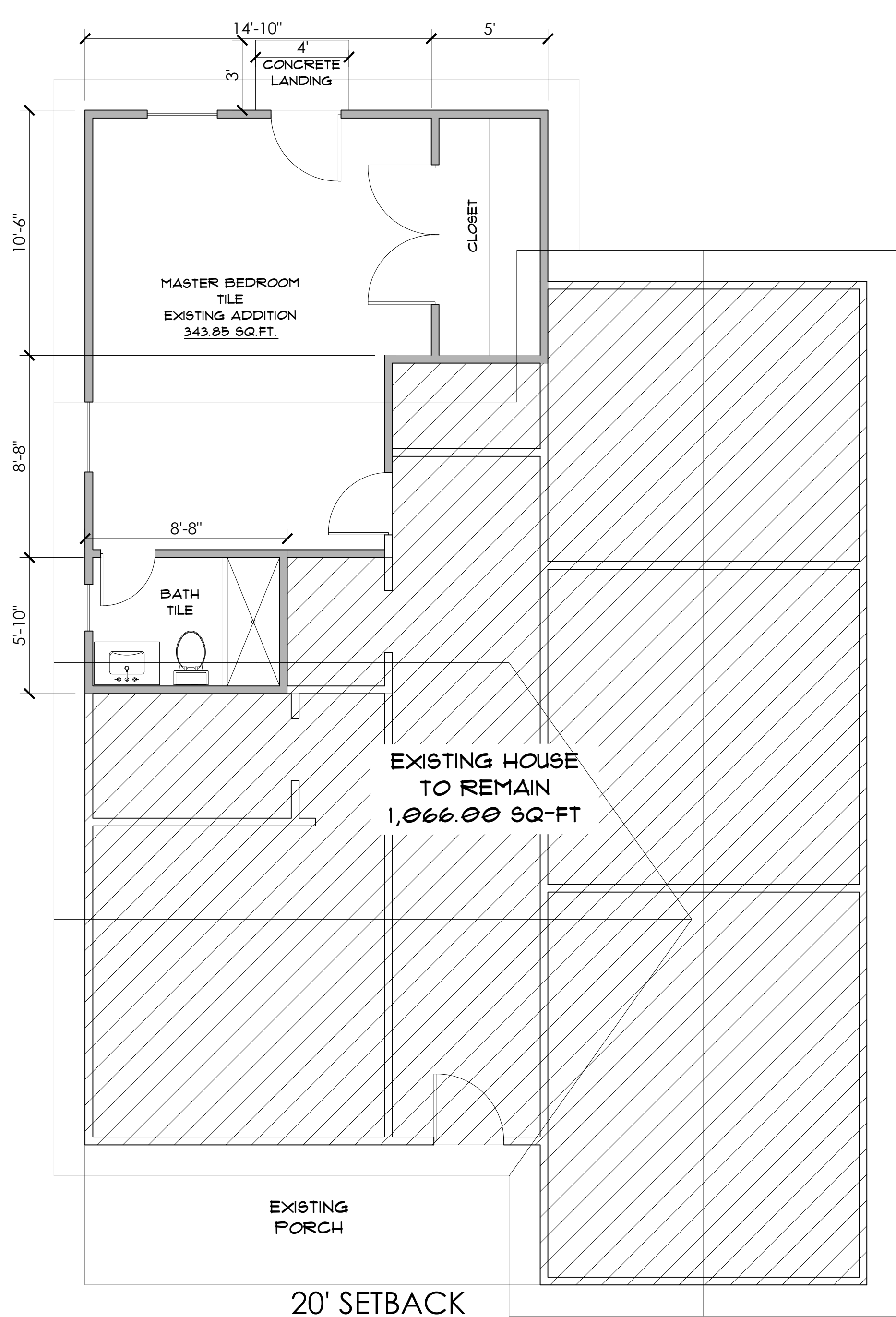
Porch/Patio: the current porch is all messed up with old and rotten wood, we intend to fix it and replace it for a new and fresh one.

Roofing: Re-Roof: No change to pitch/ Removing existing shingles and replacing with same type/ No other work to be done

Window replacement/fenestration changes: if necessary we will change some exterior windows but at the moment, all the existing windows are working correctly.

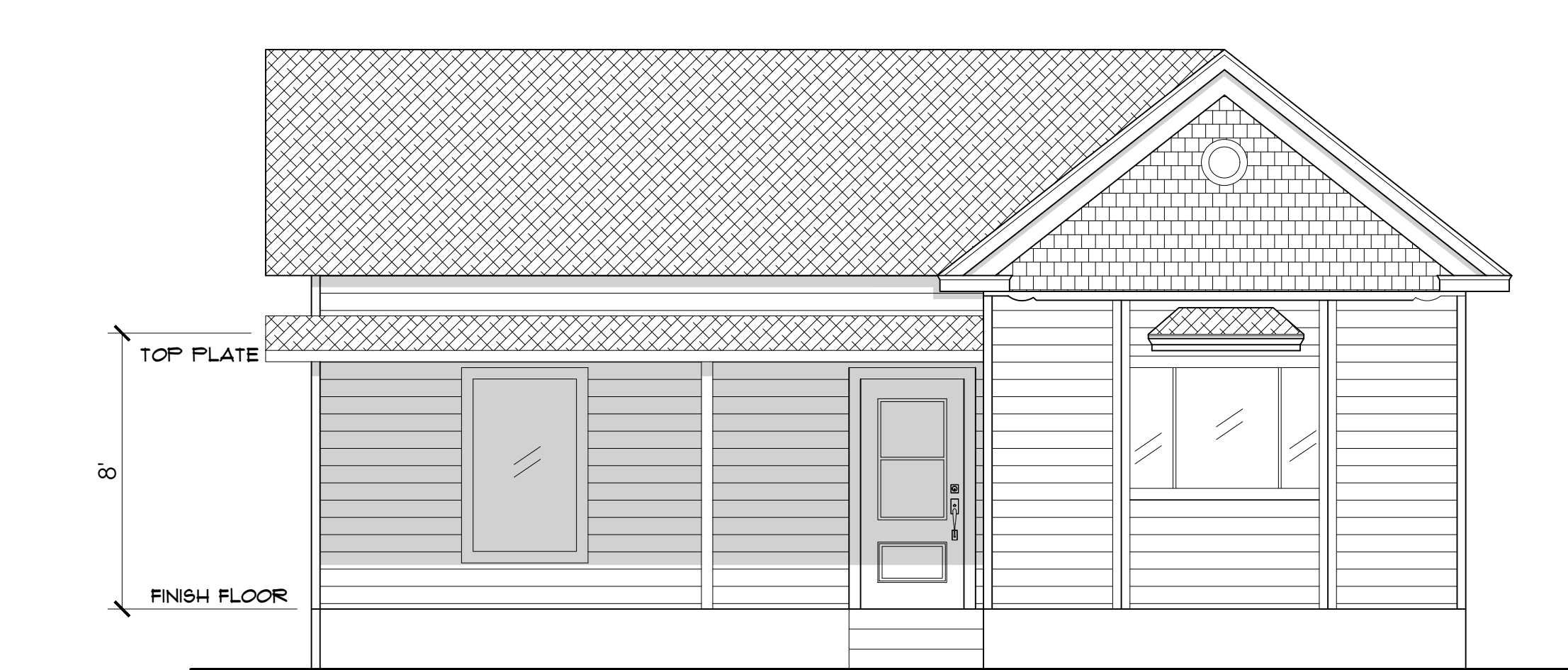


1 SITE PLAN
SCALE: 1/8"=1'-0"

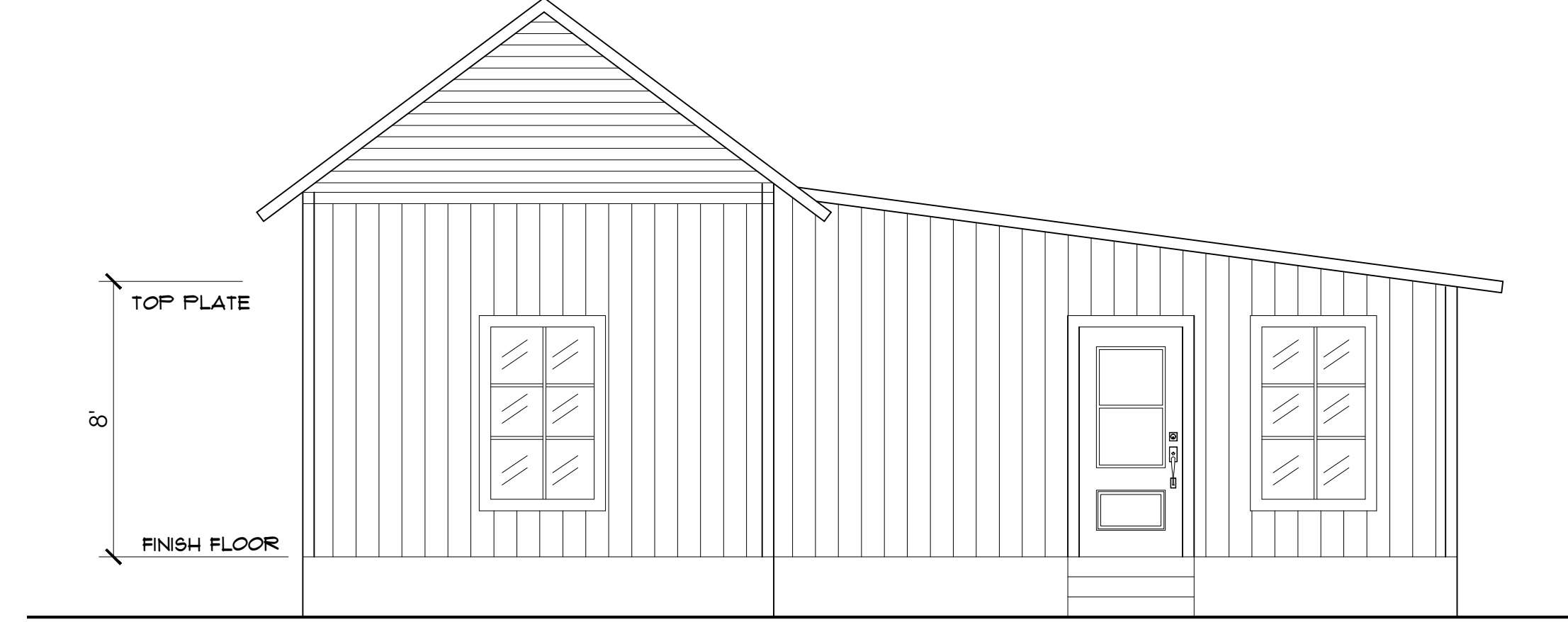


2 FLOOR PLAN
SCALE: 1/4"=1'-0"

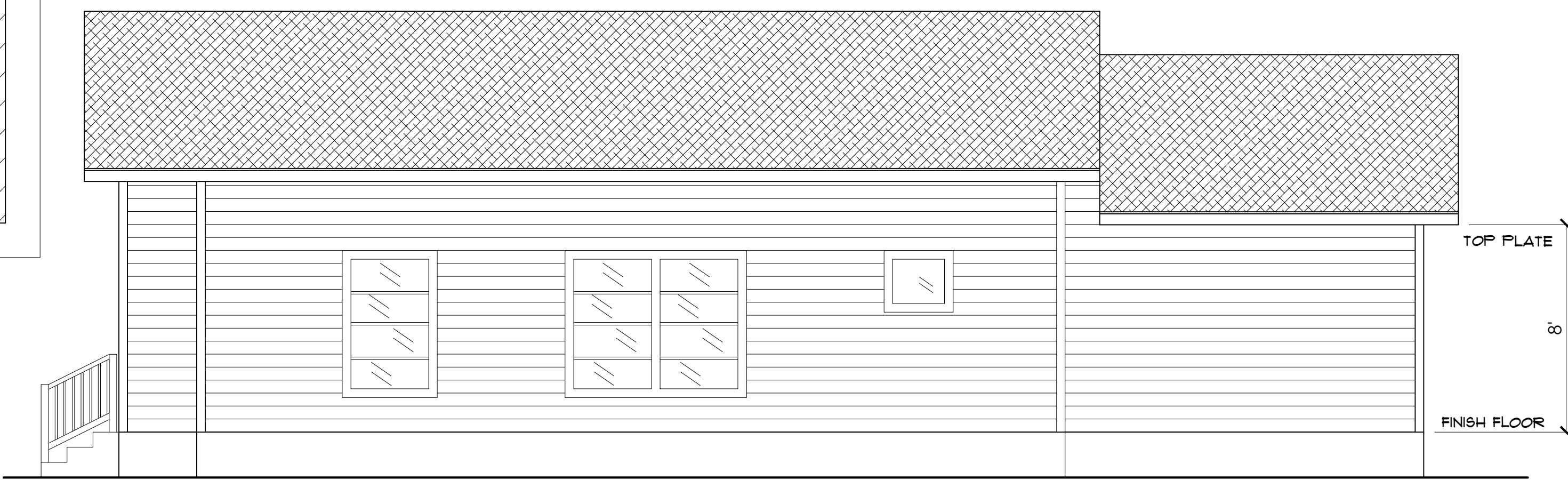
PROJECT INFORMATION	
SCOPE OF WORK	
EXISTING LIVING AREA	1,066.00 Sq-ft
ADDITION LIVING AREA	343.85.00 Sq-ft
PORCH	Existing to remain
TOTAL	1,409.85 Sq-ft
FIRE ALARM SYSTEM	
SMOKE DETECTORS	
BUILDING CODE CRITERIA	
BUILDING CODE	INTERNATIONAL RESIDENTIAL CODE IRC 2018
FIRE CODE	INTERNATIONAL FIRE CODE 2018
ENERGY CODE	INTERNATIONAL ENERGY & CONSERVATION CODE 2018
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE 2018
FUEL GAS CODE	INTERNATIONAL FUEL GAS CODE 2018
PLUMBING CODE	INTERNATIONAL PLUMBING CODE 2018
ELECTRICAL CODE	NATIONAL ELECTRICAL CODE 2014



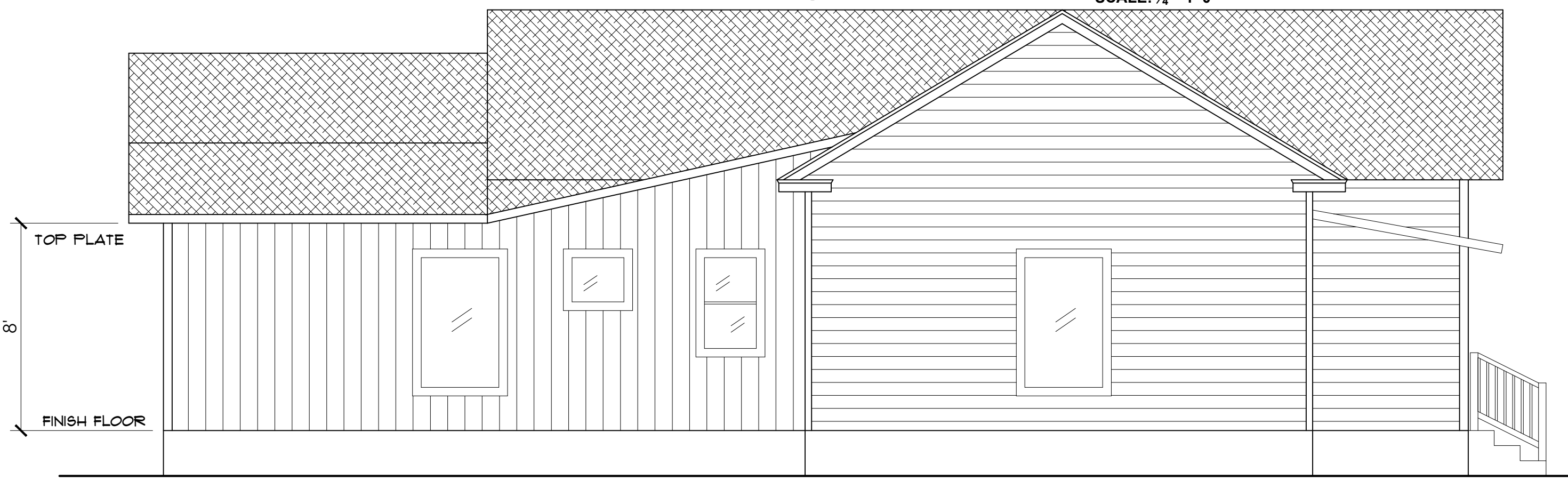
3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



4 REAR ELEVATION
SCALE: 1/4"=1'-0"



5 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



6 LEFT ELEVATION
SCALE: 1/4"=1'-0"

date: 9/9/2020

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PALMETTO RESIDENCE

817 N PALMETTO AVE
SAN ANTONIO, TEXAS 78202, BEXAR COUNTY

date: 9/9/2020

drawn by: LR

drawing title: FLOOR PLAN, ELEVATION

drawing number: A-01















