HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2020

HDRC CASE NO:	**2020-477**
ADDRESS:	701 E EVERGREEN
LEGAL DESCRIPTION:	NCB 399 BLK 27 LOT 12A
ZONING:	R-6,H
CITY COUNCIL DIST.:	1
DISTRICT:	Tobin Hill Historic District
APPLICANT:	Adam Marshall/MARSHALL ADAM & NEWLAND DEJA V
OWNER:	Adam Marshall/MARSHALL ADAM & NEWLAND DEJA V
TYPE OF WORK:	Front porch modifications and fenestration modifications
APPLICATION RECEIVED:	October 20, 2020
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to partially enclose the front porch. The proposal includes the removal of two front columns, the relocation of two existing windows to a new exterior wall, the relocation of the front door to a proposed side elevation, and the relocation of the porch stairs and railing.

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. *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.

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.

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:

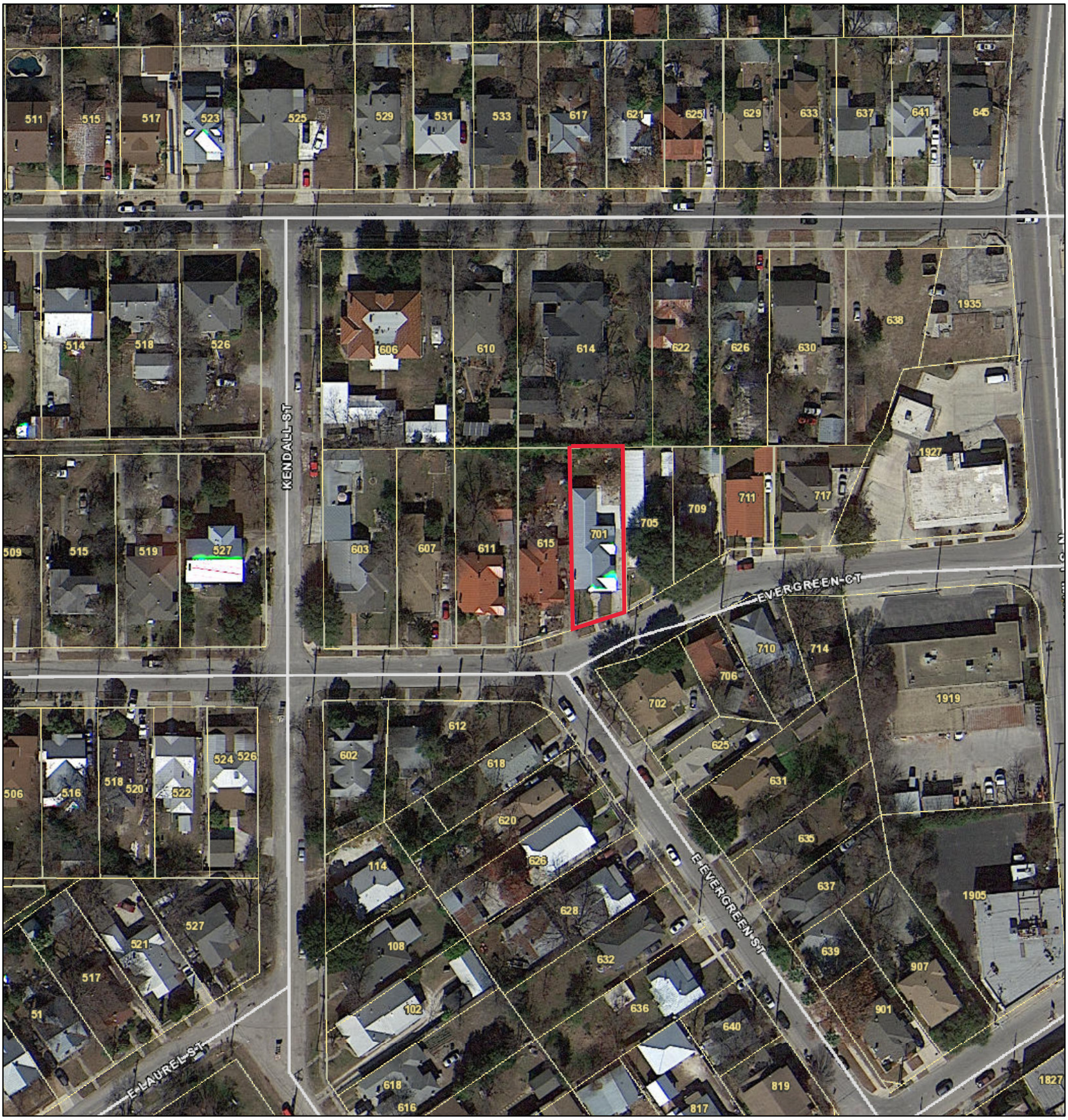
a. The primary structure located at 701 E Evergreen is a 1-story residential structure constructed circa 1925 in the Craftsman style. The structure features a cross-gable configuration with jerkinheads, an asymmetrical wraparound front porch with five Craftsman-style columns, and one over one wood windows. The structure is contributing to the Tobin Hill Historic District.

b. PORCH ENCLOSURE – The applicant has proposed to partially enclose the front porch. The proposal includes the removal of two front columns, the relocation of two existing windows to a new exterior wall, the relocation of the front door to a proposed side elevation, and the relocation of the porch stairs and railing. According to the Historic Design Guidelines, enclosing front porches should be avoided. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric. Do not add new elements and details that create a false historic appearance. Preserve existing window and door openings. Creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way should be avoided. Staff finds that the proposed enclosure will remove character defining features of the primary façade of the historic structure. Staff does not find the proposal appropriate.

RECOMMENDATION:

Staff does not recommend approval based on findings a and b.

City of San Antonio One Stop



November 13, 2020

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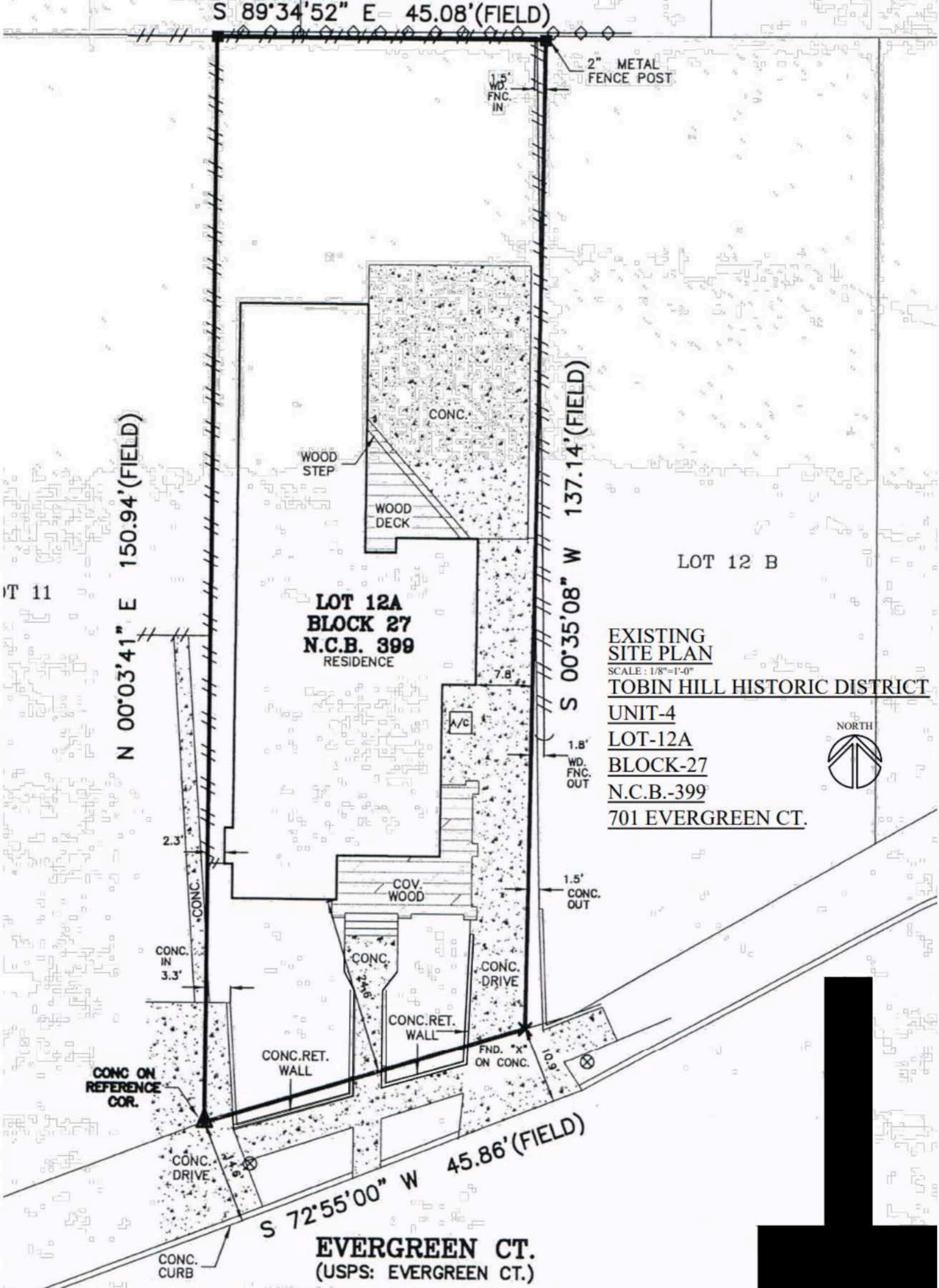
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City of San Antonio GIS
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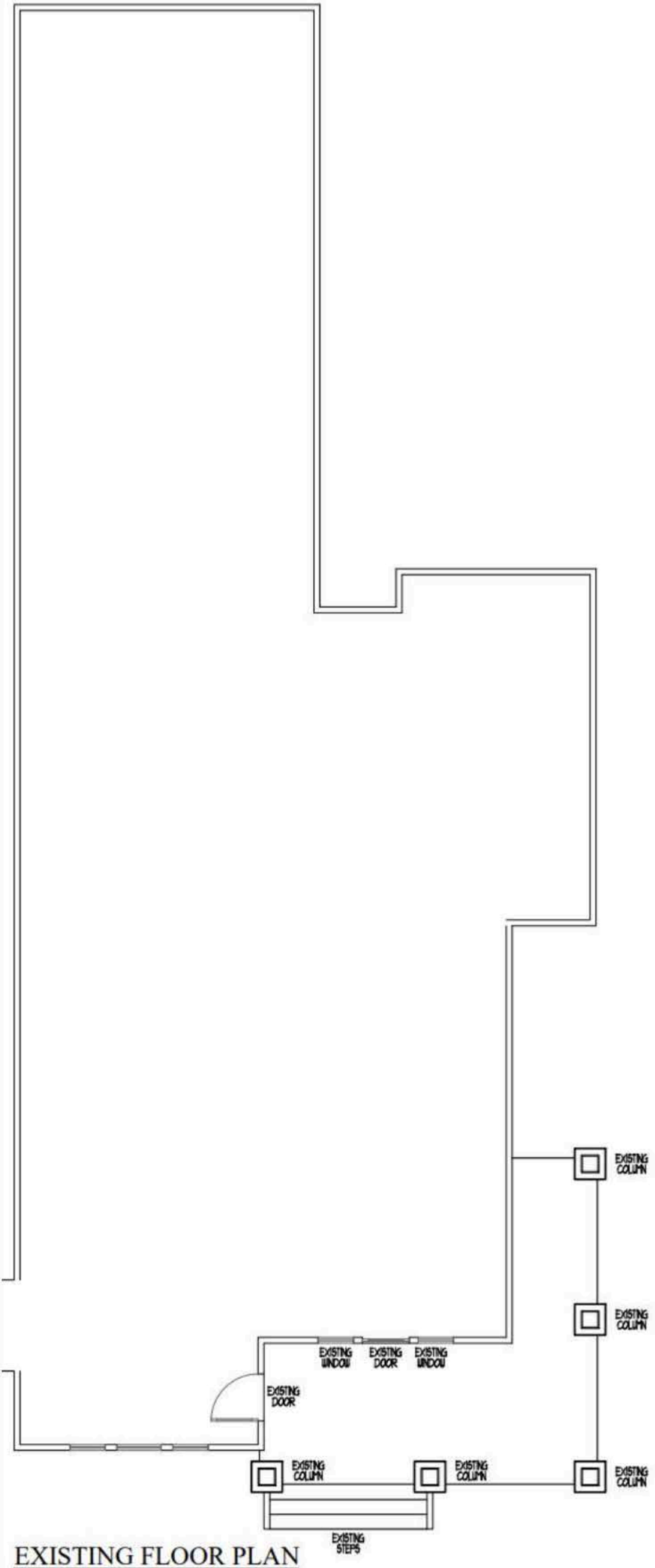

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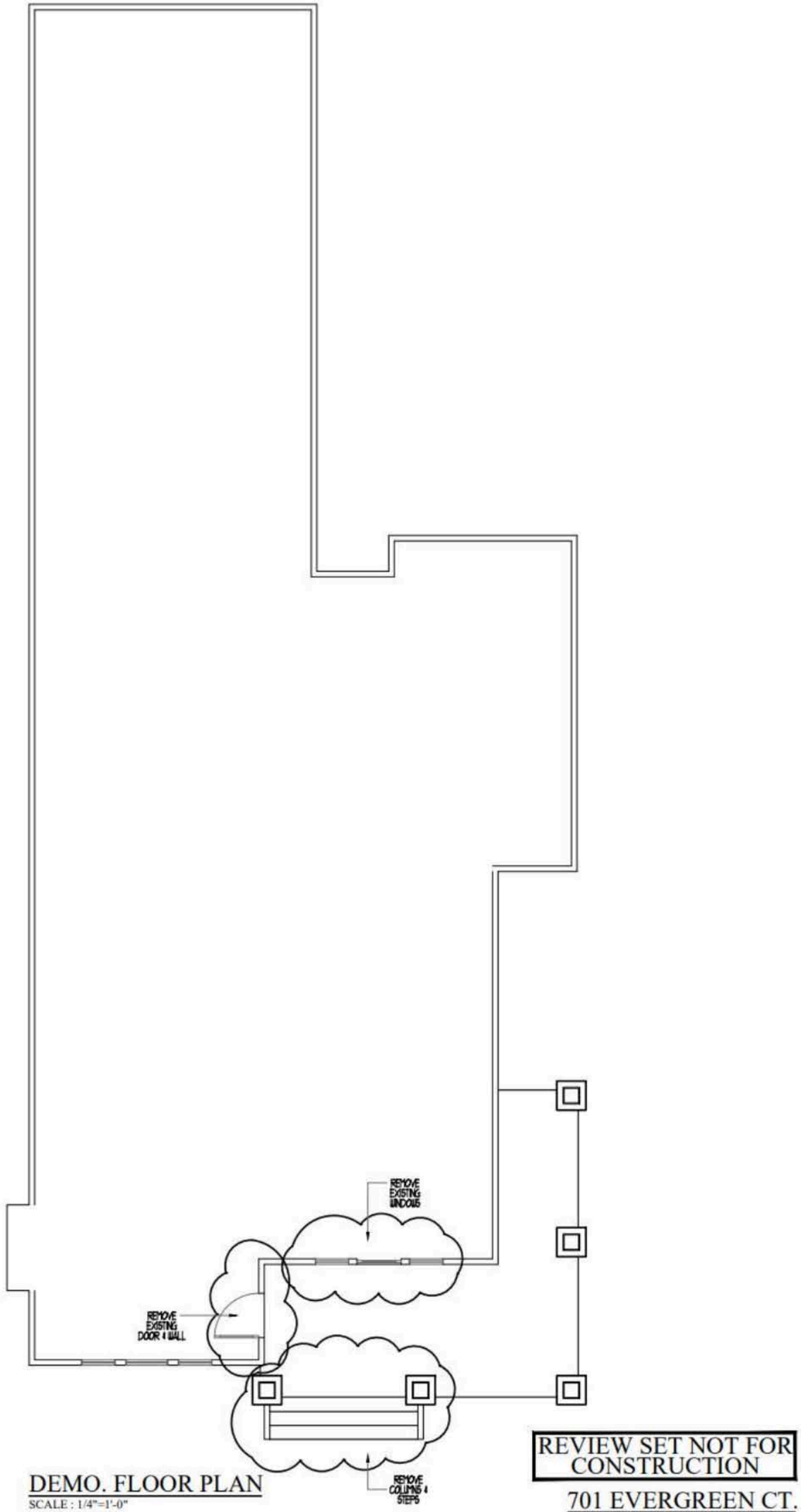
EXISTING
SITE PLAN
SCALE : 1/8"=1'-0"

TOBIN HILL HISTORIC DISTRICT
UNIT-4
LOT-12A
BLOCK-27
N.C.B.-399
701 EVERGREEN CT.



EXISTING FLOOR PLAN

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

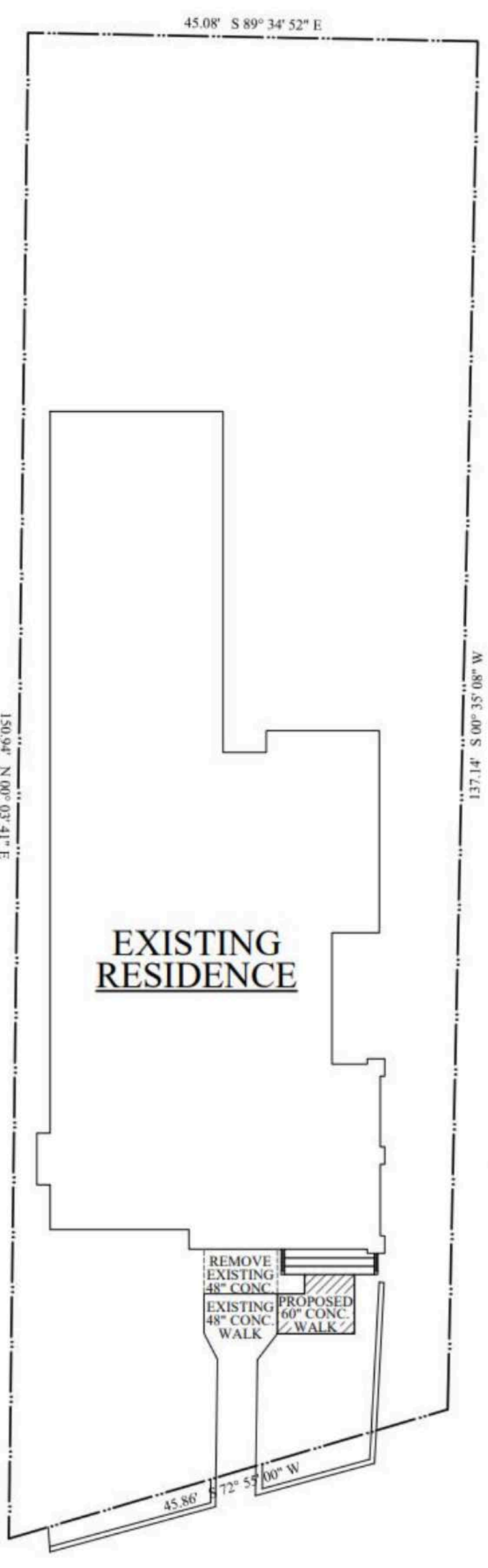


DEMO. FLOOR PLAN

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

REVIEW SET NOT FOR CONSTRUCTION

701 EVERGREEN CT.



PROPOSED
SITE PLAN

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

TOBIN HILL HISTORIC DISTRICT

UNIT-4

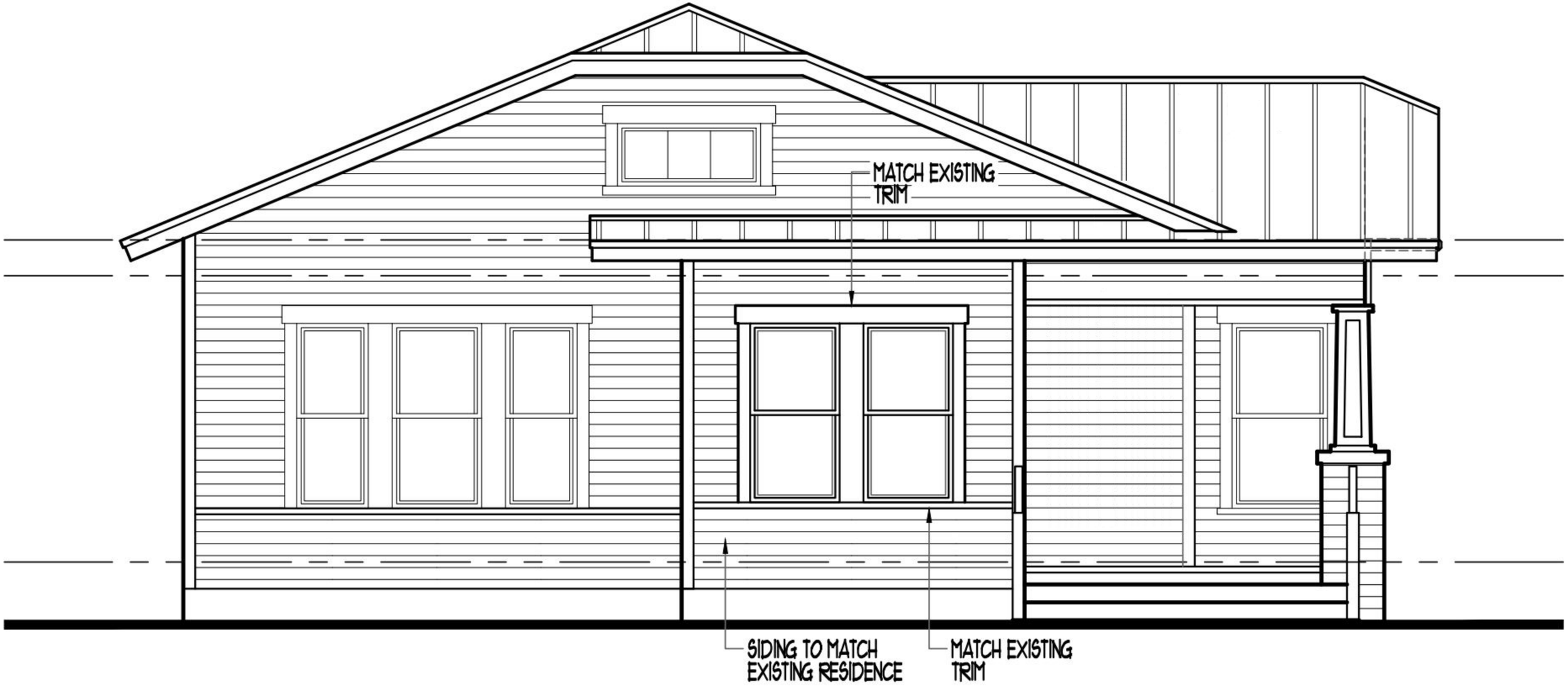
LOT-12A

BLOCK-27

N.C.B.-399

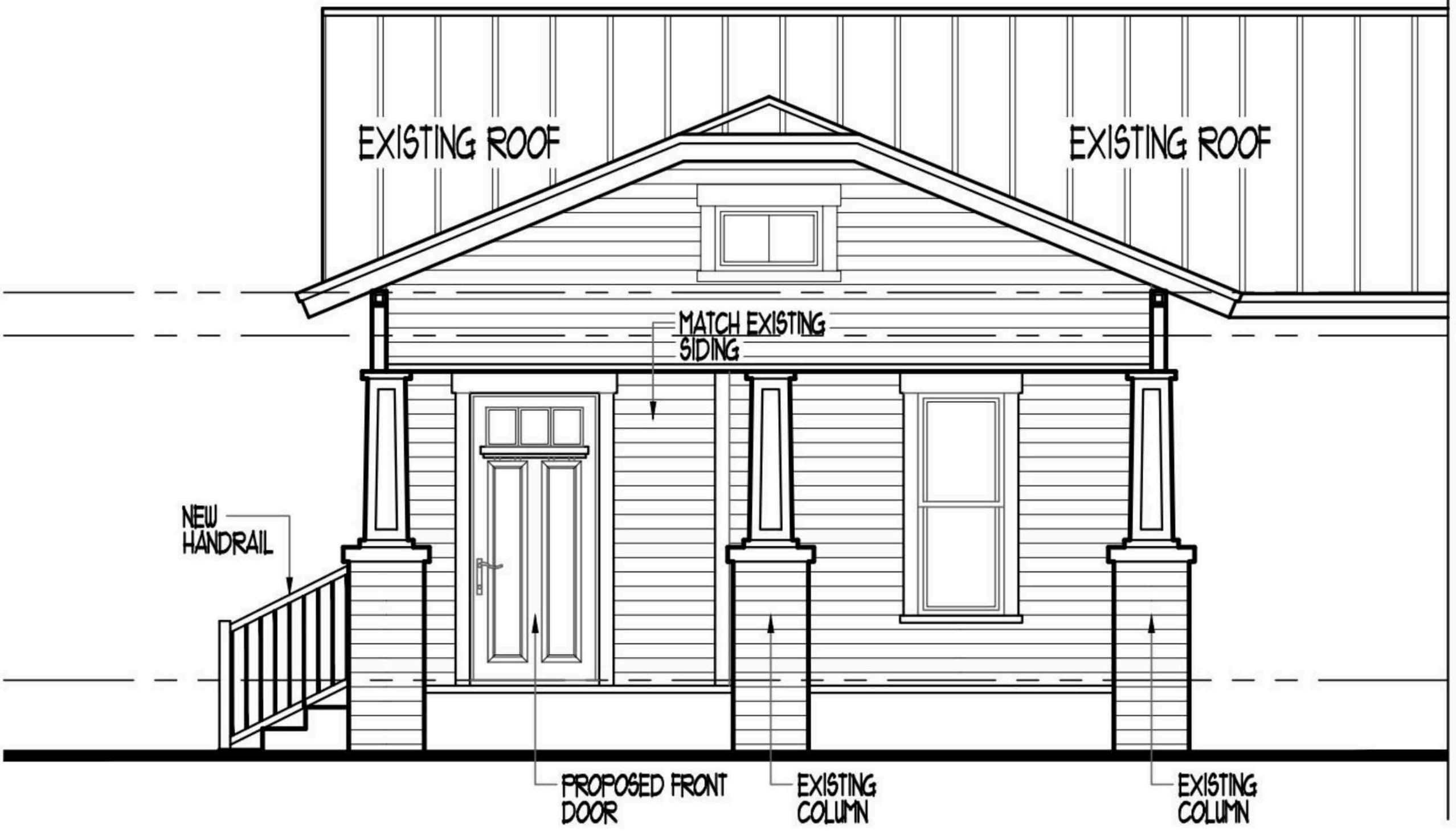
701 EVERGREEN CT.

NORTH



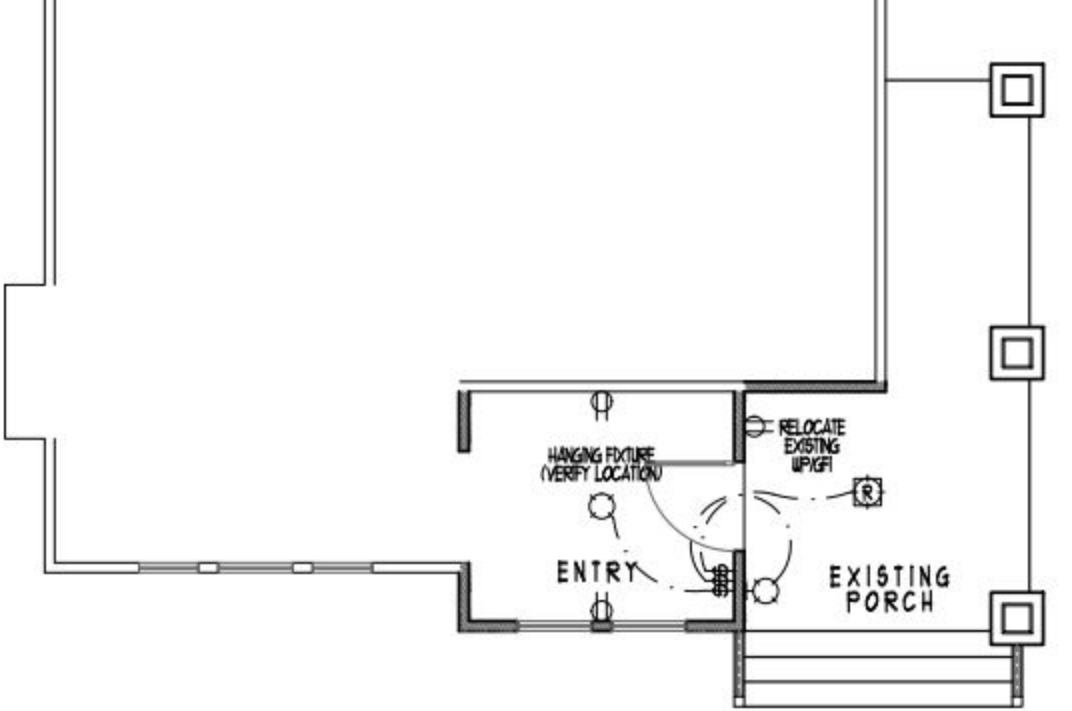
FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



ELECTRICAL FLOOR PLAN

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