

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2024

HDRC CASE NO: 2024-257
ADDRESS: 800 W RUSSELL PLACE
LEGAL DESCRIPTION: NCB 1877 BLK 5 LOTE 18.59 FT OF N 105.73 FT OF 7 & N 105.73 FT OF 8
ZONING: RM-4, HL
CITY COUNCIL DIST.: 1
APPLICANT: Eduardo Quintana/BCR BEST CONCEPT RENOVATIONS LLC
OWNER: Eduardo Quintana/BCR BEST CONCEPT RENOVATIONS LLC
TYPE OF WORK: Fenestration modifications, window replacement, siding replacement, and skirting modifications
APPLICATION RECEIVED: June 25, 2024
60-DAY REVIEW: August 24, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Replace the wood siding with composite siding with a wood grain finish.
2. Replace the battered skirting with a non-battered skirting.
3. Complete fenestration modifications.
4. Replace the existing wood windows and replacement windows with a vinyl window product.
5. Replace the stone front porch columns with wood columns.
6. Enclose the rear side porch.
7. Install a fascia board to enclose the open eaves, obscuring the exposed rafter tails.

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 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.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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.

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.

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.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

- i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.

- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
- x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted dewood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure located at 800 W Russell is a 1 ½ -story, residential structure constructed in 1920 in the Craftsman style. The structure features a composition shingle hip roof, two large gable dormers on the east and west elevations, exposed rafter tails, a brick chimney on the west elevation, an asymmetrical front porch on square stone columns, and one-over-one wood windows. The property is designated as an individual landmark.
- b. CASE HISTORY – The previous property owner requested demolition of the structure due to fire damage. The previous demolition request was reviewed by the HDRC on June 21, 2023. Prior to the hearing, the Design Review Committee (DRC) visited the site on June 13, 2023. At that time, the DRC participants observed damage to the interior and exterior of the structure that was generally isolated at the rear of the structure and the upper level of the structure, including the two gable dormers. The DRC noted that the structure contained salvageable material and the potential for rehabilitation of portions of the structure. The HDRC referred the request to a second subcommittee meeting following HDRC review. Subsequently, the previous property owner

sold the property to the current property owner and applicant. The current property owner completed exterior modifications prior to submitting Certificate of Appropriateness applications and receiving approval. The applicant submitted an application for the exterior scopes of work on June 11, 2024. The property is currently not in compliance.

- c. DESIGN REVIEW COMMITTEE – The Design Review Committee (DRC) conducted a site visit to the property on Wednesday, July 24, 2024. The DRC participants observed the exterior modifications to the structure, discussed appropriate substitute materials, and observed the interior conditions and framing.
- d. SIDING REPLACEMENT – The applicant has proposed to replace the fully wood 117 (waterfall) siding with composition siding with a faux wood grain finish. Guideline 1.B.v for Exterior Maintenance and Alterations states that applicants should avoid removing materials that are in good condition or that can be repaired in place. Additionally, the Guidelines for Exterior Maintenance and Alterations state that in-kind materials or materials similar in size, scale, and character should be used when possible when exterior 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. In-kind wood elements should be used as a replacement for existing wood siding, matching in profile, dimensions, material, and finish when beyond repair. Staff finds the replacement of the existing repairable wood siding and the fire-damaged wood siding with composition siding to be inappropriate. Staff finds that the applicant should install fully wood siding to match the previous profile, dimensions, material, and finish.
- e. SKIRTING MODIFICATIONS – The applicant has proposed to replace the battered skirting with non-battered skirting in Hardiboard siding with a faux wood grain finish. The applicant has proposed to retain the water table but install Hardiboard skirting without the inward slope of the previously battered skirting. Guideline 1.B.ii for Exterior Maintenance and Alterations states that in-kind materials should be used 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. Additionally, Guideline 8.A.i for Exterior Maintenance and Alterations states that foundation height proportion, exposure, form, and details such as decorative vents, grilles, and lattice work, should be preserved. Staff finds that the battered skirting is a character-defining element of this structure and of Craftsman-style architecture in general. Staff finds that the proposed skirting modifications are inconsistent with the Guidelines and that the battered skirting should be retained and fully wood siding to match the previous profile, dimensions, material, and finish should be installed.
- f. FENESTRATION MODIFICATIONS (EAST ELEVATION) – The applicant has proposed to modify the fenestration pattern on the east elevation, facing N Flores Street, with the removal and infill of eight (8) window openings on the east elevation and the installation of one (1) fixed transom-style window in the dormer. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. 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. Additionally, Guideline 6.B.iv states that new windows should be installed 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. Staff finds the proposed fenestration modifications inconsistent with the Guidelines and finds that the original window opening locations and proportions should be retained.
- g. FENESTRATION MODIFICATIONS (SOUTH ELEVATION) – The applicant has proposed to remove and infill two (2) windows on the south (rear) elevation and relocate two (2) windows on the south (rear) elevation. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. 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. Additionally, Guideline 6.B.iv states that new windows should be installed 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. Staff finds the proposed fenestration modifications inconsistent with the Guidelines and finds that the original window opening locations and proportions should be retained.
- h. FENESTRATION MODIFICATIONS (WEST ELEVATION) – The applicant has proposed to infill five (5) windows on the west elevation and modify the set of three (3) ganged windows to two (2) windows, modify the two (2) ganged windows in the dormer to a single one-over-one window, and install one fixed window at the

rear portion of the west elevation. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. 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. Additionally, Guideline 6.B.iv states that new windows should be installed 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. Staff finds the proposed fenestration modifications inconsistent with the Guidelines and finds that the original window opening locations and proportions should be retained.

- i. WINDOW REPLACEMENT – The applicant has proposed to replace the damaged wood windows and existing wood windows with Jeld-Wen double hung vinyl windows. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed 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. Staff finds the proposal inappropriate. Staff finds that the applicant should install salvaged or new fully wood windows that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. 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. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- j. FRONT PORCH COLUMN REPLACEMENT – The applicant has proposed to replace the existing stacked stone columns with wood columns featuring capital trim and chamfered corners. Guideline 7.B.iii states that porch 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. Additionally, Guideline 7.B.v states that porch reconstruction should be 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. Staff finds that the stacked stone columns are likely not original to the structure and that fully wood 6”x6” porch columns featuring a traditional cap and base and chamfered corners are an appropriate replacement material.
- k. SIDE PORCH INFILL – The applicant has proposed to infill the existing side porch on the east elevation facing N Flores Street with composition siding and trim. The proposed infilled porch will not feature window openings and will read as an addition. Guideline 7.B.ii for Exterior Maintenance and Alterations states that applicants should refrain from enclosing side and rear porches. 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. The existing side porch was not original to the primary structure, but first appears on the 1934 Sanborn Map. Staff finds the proposal inconsistent with the Guidelines and finds that the appearance of the side porch, including the Craftsman-style columns and window and door openings, should be retained.
- l. FASCIA BOARD INSTALLATION – The applicant has proposed to install fascia board to enclose the open eaves, which will obscure the exposed rafter tails. Guideline 3.B.iii for Exterior Maintenance and Alterations states that 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 should be preserved and repaired. Staff finds the installation of fascia board, which obscures the exposed rafter tails, to be inappropriate.
- m. ADMINISTRATIVE APPROVAL – The case file includes a number of scopes of work that are eligible for administrative approval, such as in-kind roof replacement and foundation repair. These scopes of work are eligible for administrative approval and do not require review by the Historic and Design Review Commission (HDRC).

RECOMMENDATION:

Item 1, staff does not recommend the approval of the installation of composite siding with a faux wood grain finish based on finding d. Staff recommends that the applicant installs fully wood siding to match the previous profile, dimensions, material, and finish. The applicant must submit material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 2, staff does not recommend approval of the proposed skirting modifications based on finding e. Staff finds that the battered skirting should be retained and that the applicant should install fully wood siding at the skirt to match the previous profile, dimensions, material, and finish. The applicant must submit material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 3, staff does not recommend approval of the proposed fenestration modifications based on findings f through h. Staff recommends that the original window opening locations and proportions are retained on the east, south, and west elevations. The applicant is required to submit updated elevations drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 4, staff recommends approval of window replacement based on finding i with the following stipulation:

- i. That the applicant installs a fully wood window product that meet staff's standard window stipulations and submits updated specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. 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. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

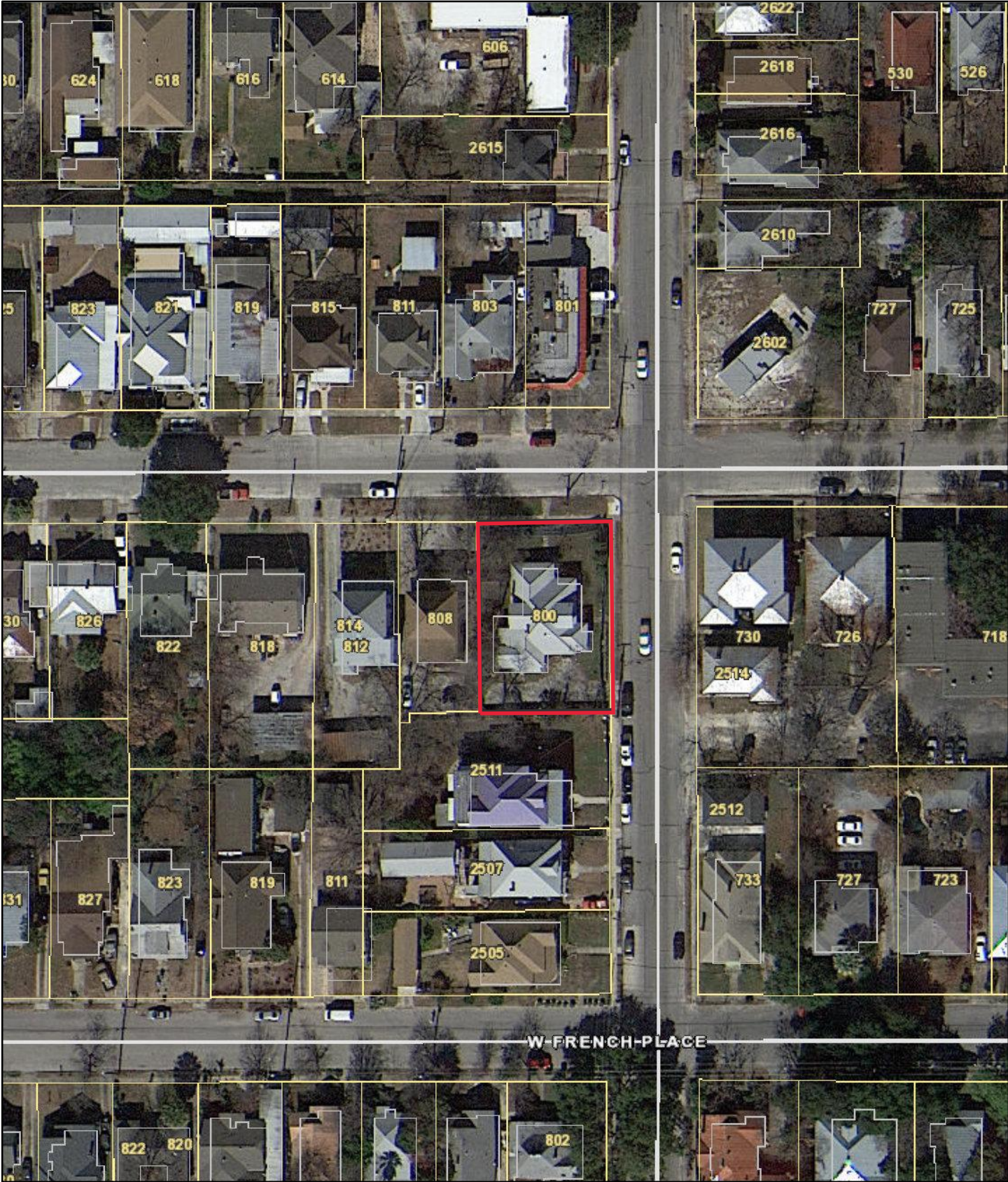
Item 5, staff recommends approval of the porch column replacement based on finding j with the following stipulation:

- i. That new wood columns be a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners. The applicant must submit updated drawings and column specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 6, staff does not recommend approval of the side porch infill based on finding k. Staff recommends that the side porch and all related architectural details are retained so that the space functions and is visually interpreted as a porch. The applicant is required to submit updated elevation drawings with architectural details and material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

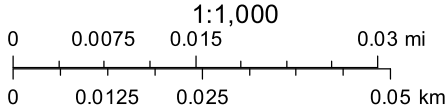
Item 7, staff does not recommend approval of the fascia board installation based on finding l. Staff recommends that the fascia board is removed, and the open eaves and exposed rafter tails are retained and preserved. The applicant is required to submit photos of the corrected work to bring the property into compliance.

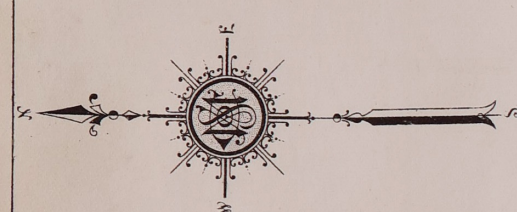
City of San Antonio One Stop



June 16, 2023

— User drawn lines

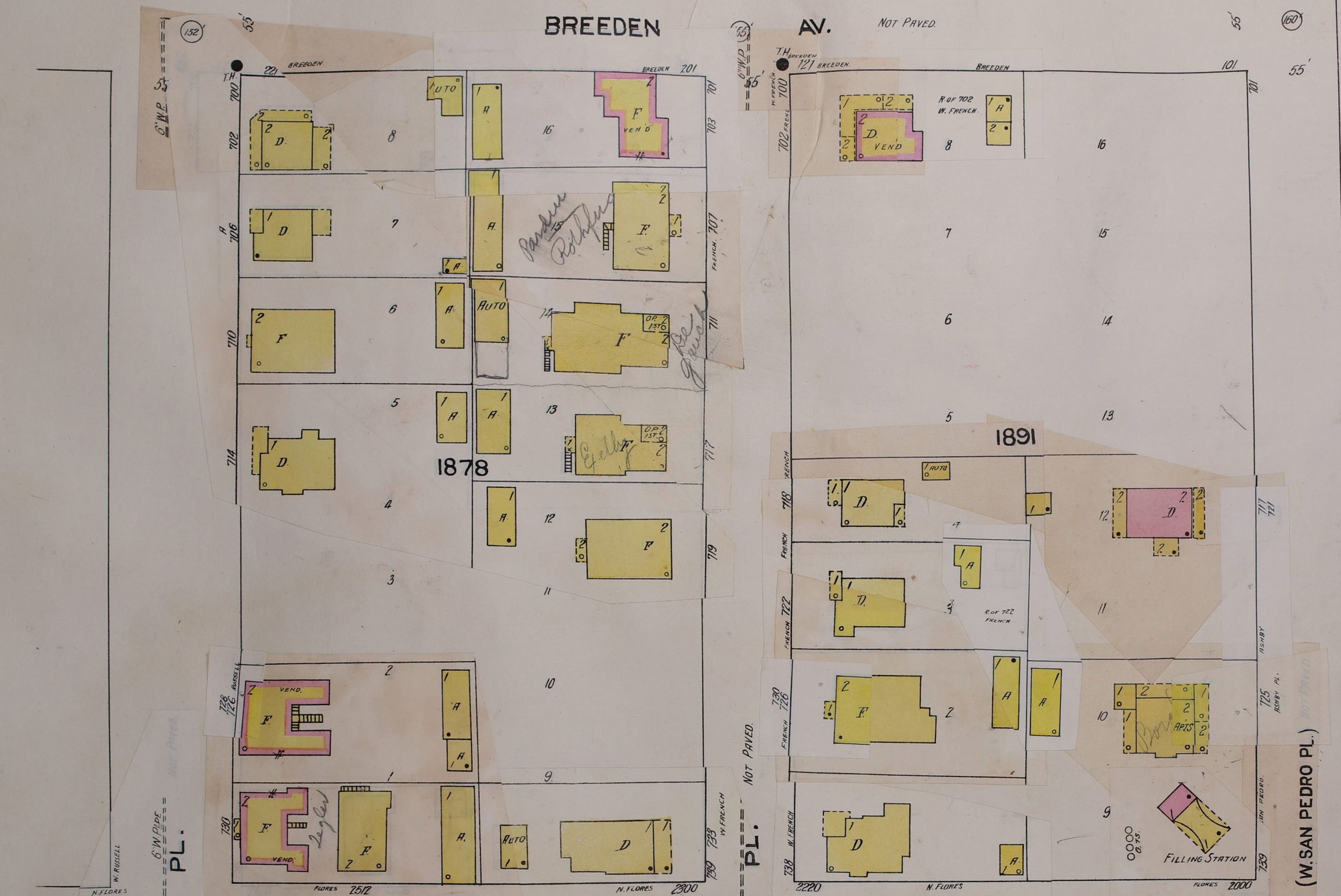




SAN PEDRO SPRINGS

68

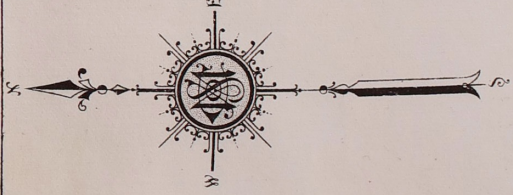
HESS





S A N P E D R O S P R I N G S P A R K.

NO 0 F X P 0 S 0 0



BREEDEN

AV. NOT PAVED.

N. FLORES

W. FRENCH

W.SAN PEDRO P.)

W. RUSSELL

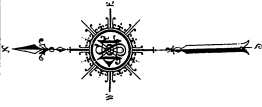
W. ASHBY

N. FLORES

RIPLEY AV.

(HILL AV.) NOT PAVED.

Scale of Feet.





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03/21/2024

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e-mail:

CIVIL Consultant:
Name:
Address:
Phone:
e-mail:

OWNER

REPAIRS & RENOVATION

800 W Russell Pl
San Antonio, TX 78212

SITE PLAN

A101

1 SITE PLAN
3/16" = 1'-0"

Project number 01
Date JUL 2023
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Checked by Checker

N FLORES

106.00'

W RUSSELL

80.00'

EXISTING WALK WAY

TOTAL ROOF REPLACEMENT
ASPHALT SHINGLE FINISH.

FRONT
YARD

SIDE
YARD

EXISTING DRIVE WAY

BACK
YARD

EXISTING STAIRS

EXISTING PAD

NOTE:
NO ADDITION OF ANY KIND.
JUST REPLACEMENT OR REPAIRS.

SIDE
YARD

106.00'

80.00'



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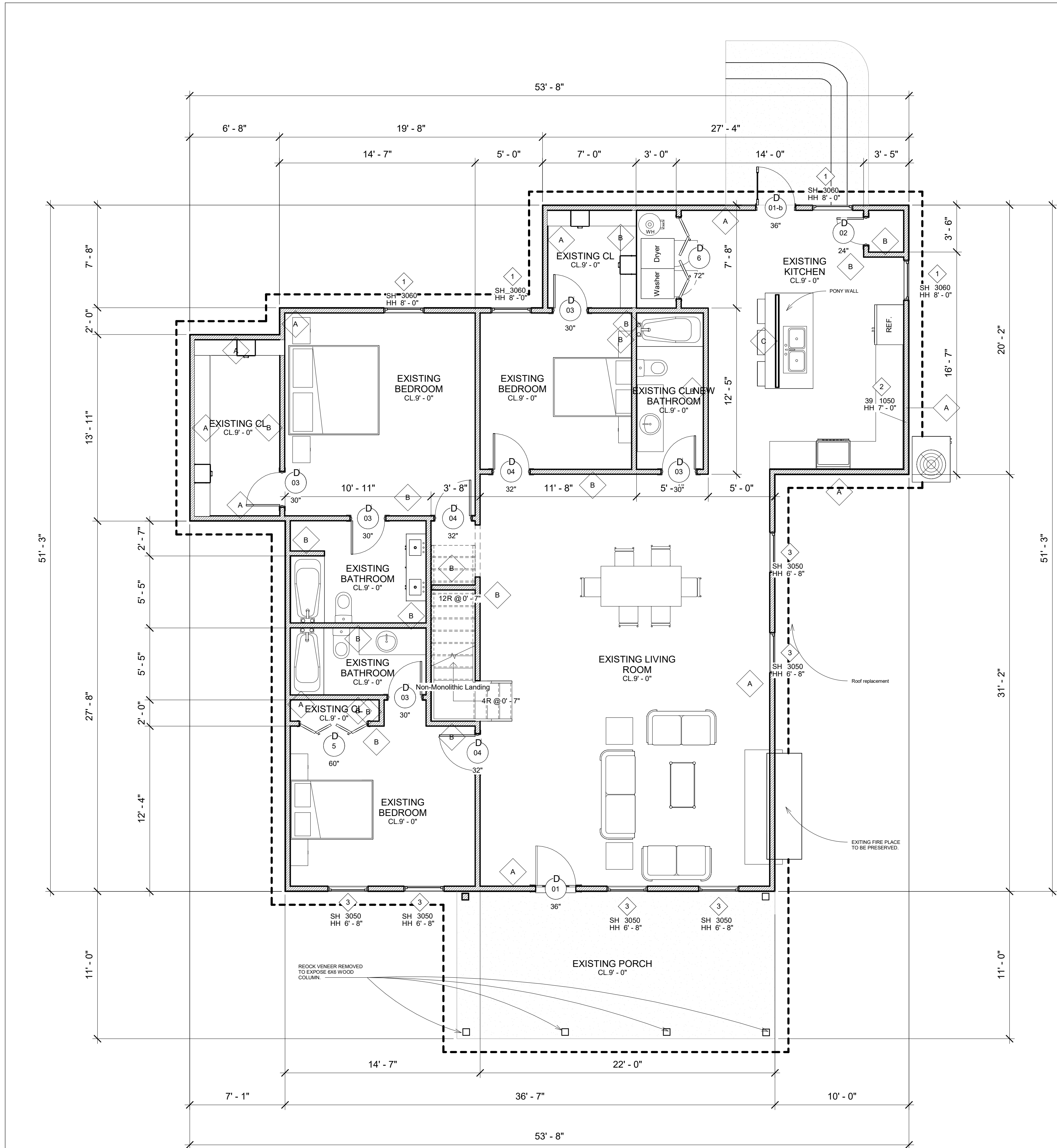
REPAIRS &
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800 W Russell Pl
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ARCHITECTURAL
FLOOR PLAN

A102

Project number 01
Date JUL 2023
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WALL DESCRIPTION	
TYPE	DESCRIPTION
A	EXISTING 4" WOOD FRAMED EXTERIOR WALL COMPOSED OF: NEW 8.25 IN. PRIMED CEDAR/MILL FIBER CEMENT LAP SIDING VAPOR BARRIER WRAPPING, EXISTING OSB SHEETING EXISTING 4" WOOD STUDS (FIRE DAMAGED STUDS OR PLATES REPLACED OR REPAIRED). R-13 BATT INSULATION AND NEW 1/2 GYPSUM INTERIOR WALL.
B	EXISTING 4" WOOD FRAMED EXTERIOR WALL COMPOSED OF: NEW 8.25 IN. PRIMED CEDAR/MILL FIBER CEMENT LAP SIDING VAPOR BARRIER WRAPPING, EXISTING OSB SHEETING EXISTING 4" WOOD STUDS (FIRE DAMAGED STUDS OR PLATES REPLACED OR REPAIRED). R-13 BATT INSULATION AND NEW 1/2 GYPSUM INTERIOR WALL.

1 1ST LEVEL
1/4" = 1'-0"



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07/02/2024

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CIVIL Consultant:
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OWNER

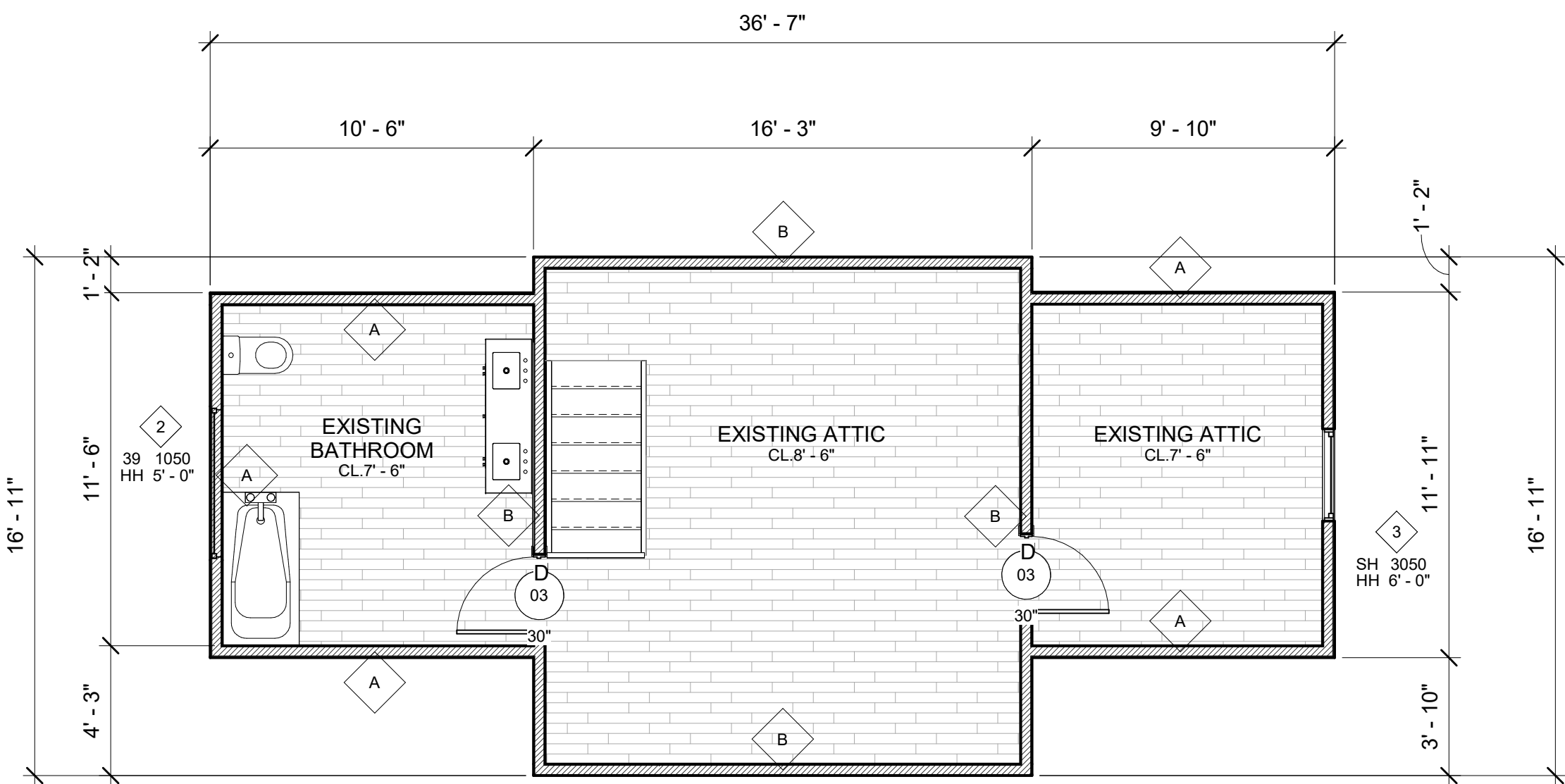
REPAIRS &
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800 W Russell Pl
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ARCHITECTURAL
FLOOR PLAN
CONT.

A102.2

Project number 01
Date JUL 2023
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WALL DESCRIPTION	
TYPE	DESCRIPTION
A	EXISTING 4" WOOD FRAMED EXTERIOR WALL COMPOSED OF : NEW 8.25 IN. PRIMED CEDAR/MILL FIBER CEMENT LAP SIDING VAPOR BARRIER WRAPING, EXISTING OSB SHEETING EXISTING 4" WOOD STUDS (FRE DAMAGED STUDS OR PLATES REPLACED OR REPAIRED). R-13 BATT INSULATION AND NEW 1/2 GYPSUM INTERIOR WALL.
B	EXISTING 4" WOOD FRAMED EXTERIOR WALL COMPOSED OF : NEW 8.25 IN. PRIMED CEDAR/MILL FIBER CEMENT LAP SIDING VAPOR BARRIER WRAPING, EXISTING OSB SHEETING EXISTING 4" WOOD STUDS (FRE DAMAGED STUDS OR PLATES REPLACED OR REPAIRED). R-13 BATT INSULATION AND NEW 1/2 GYPSUM INTERIOR WALL.

1 2ND LEVEL
1/4" = 1'-0"



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CIVIL Consultant:
Name:
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REPAIRS & RENOVATION

800 W Russell Pl
San Antonio, TX 78212

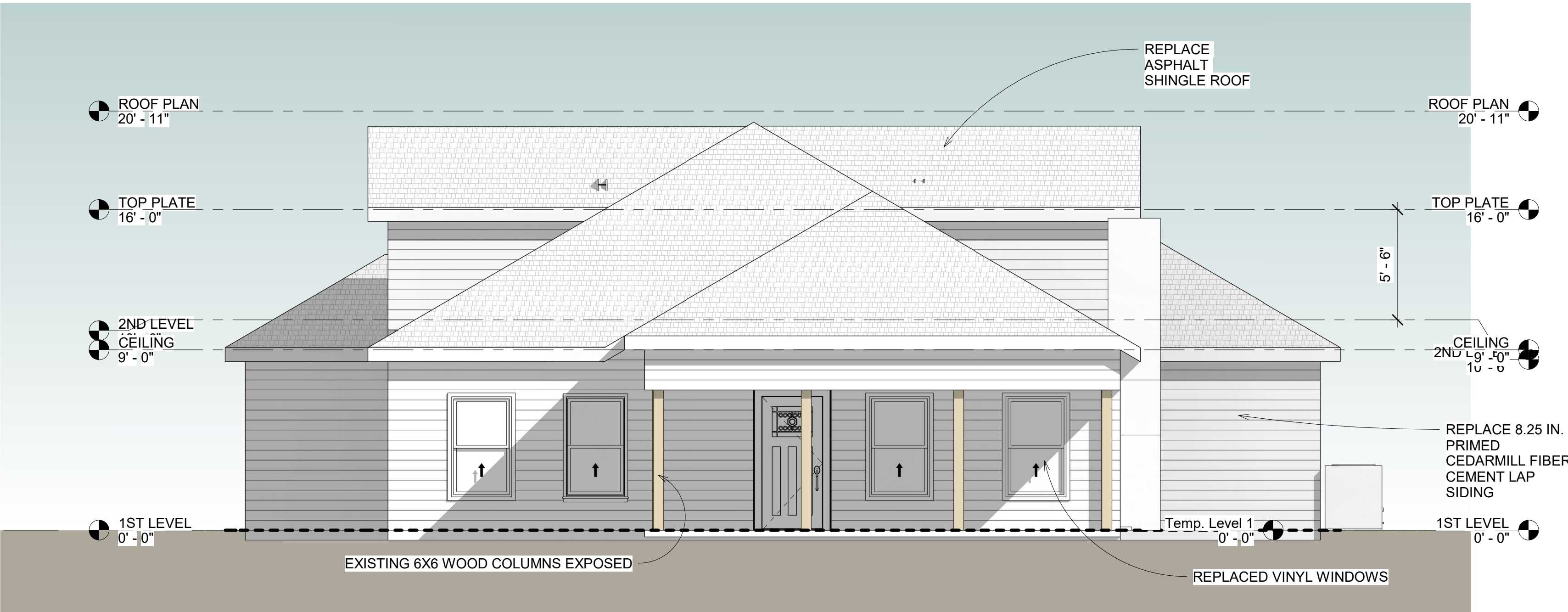
ELEVATIONS EAST & WEST

A103

Project number 01
Date JUL 2023
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① West
1/4" = 1'-0"



② East
1/4" = 1'-0"



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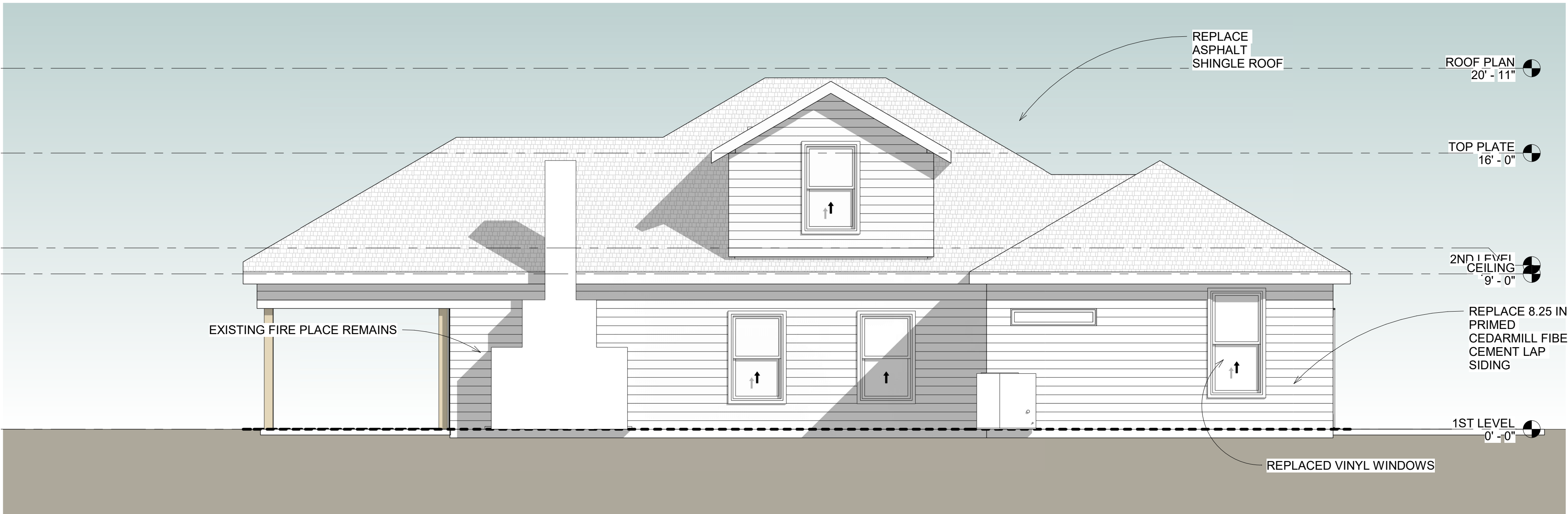
REPAIRS & RENOVATION

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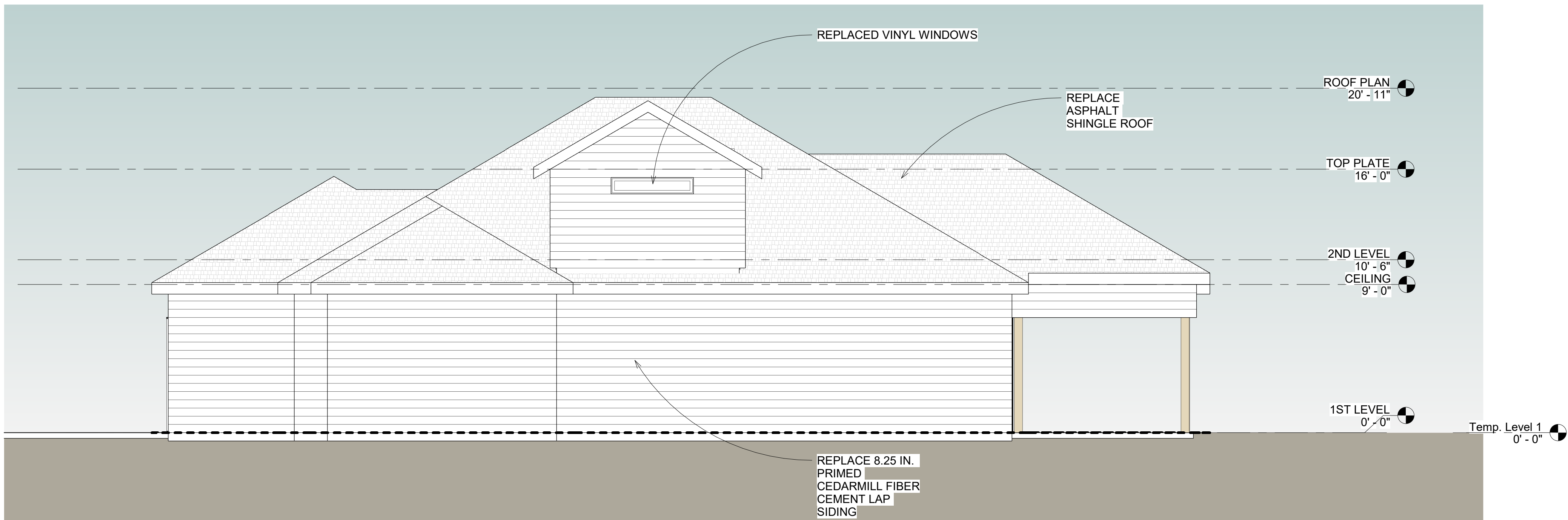
ELEVATIONS NORTH & SOUTH

A103.1

Project number 01
Date JUL 2023
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① North
1/4" = 1'-0"



② South
1/4" = 1'-0"



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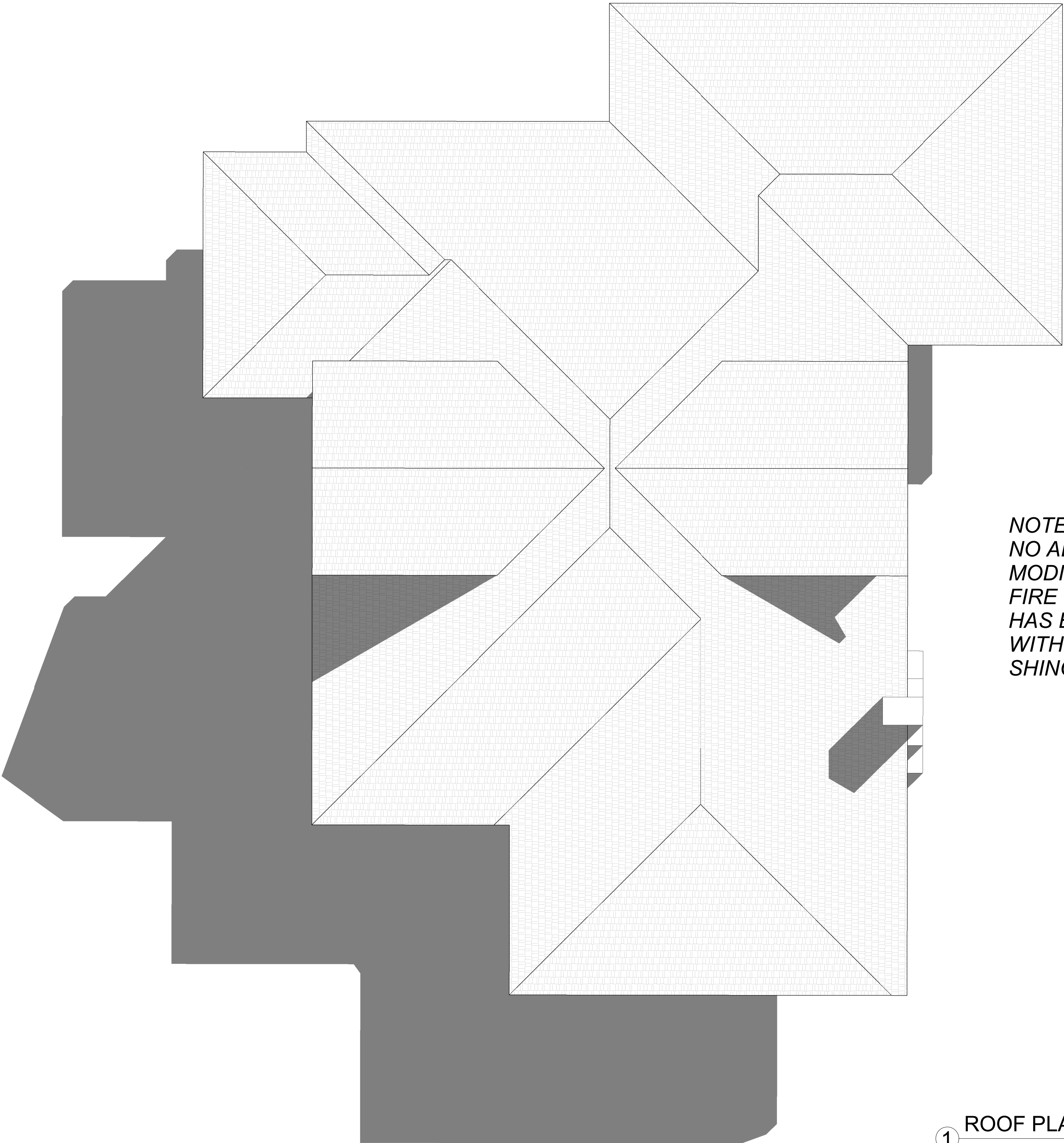
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San Antonio, TX 78212

ROOF PLAN

A102.3

Project number	01
Date	JUL 2023
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Checked by	Checker



NOTE:
NO ADDITIONS OR
MODIFICATIONS.
FIRE DAMAGED ROOF
HAS BEEN REPLACED
WITH ASPHALT
SHINGLES.

1 ROOF PLAN
1/4" = 1'-0"



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CIVIL Consultant:

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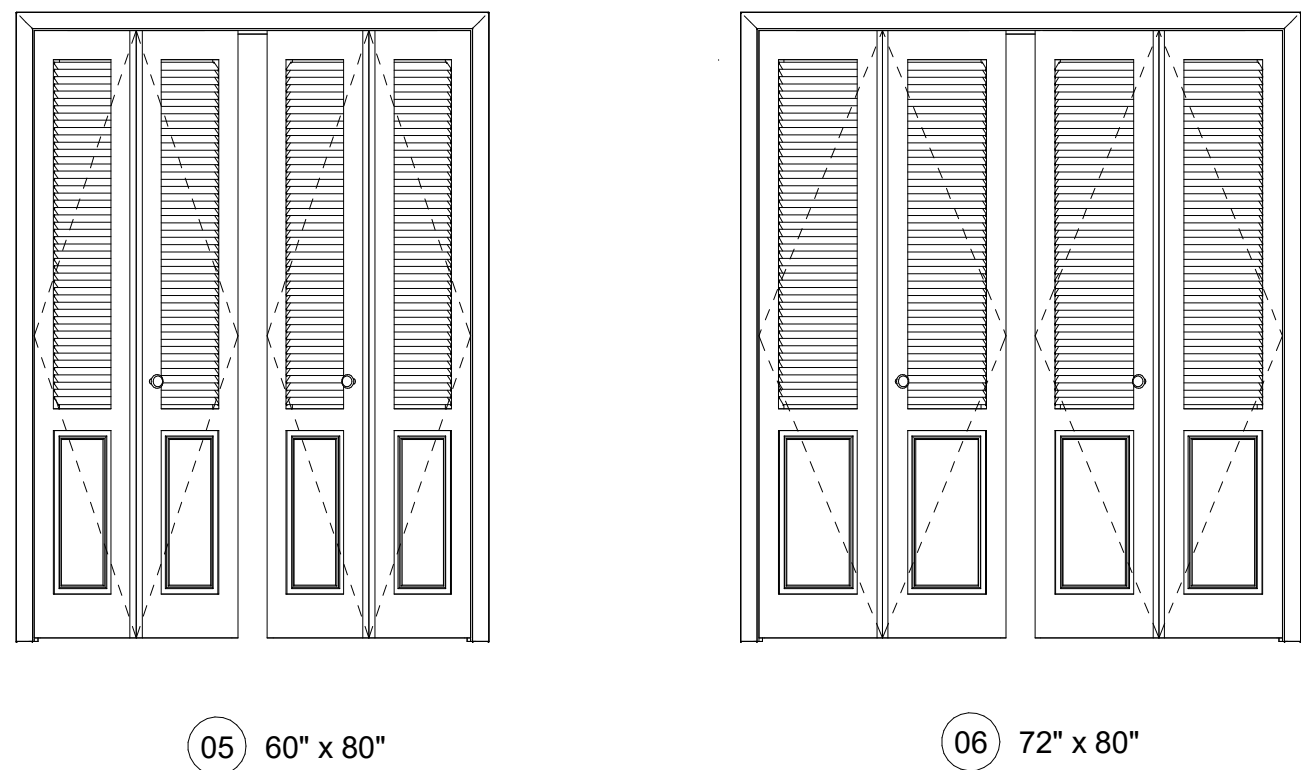
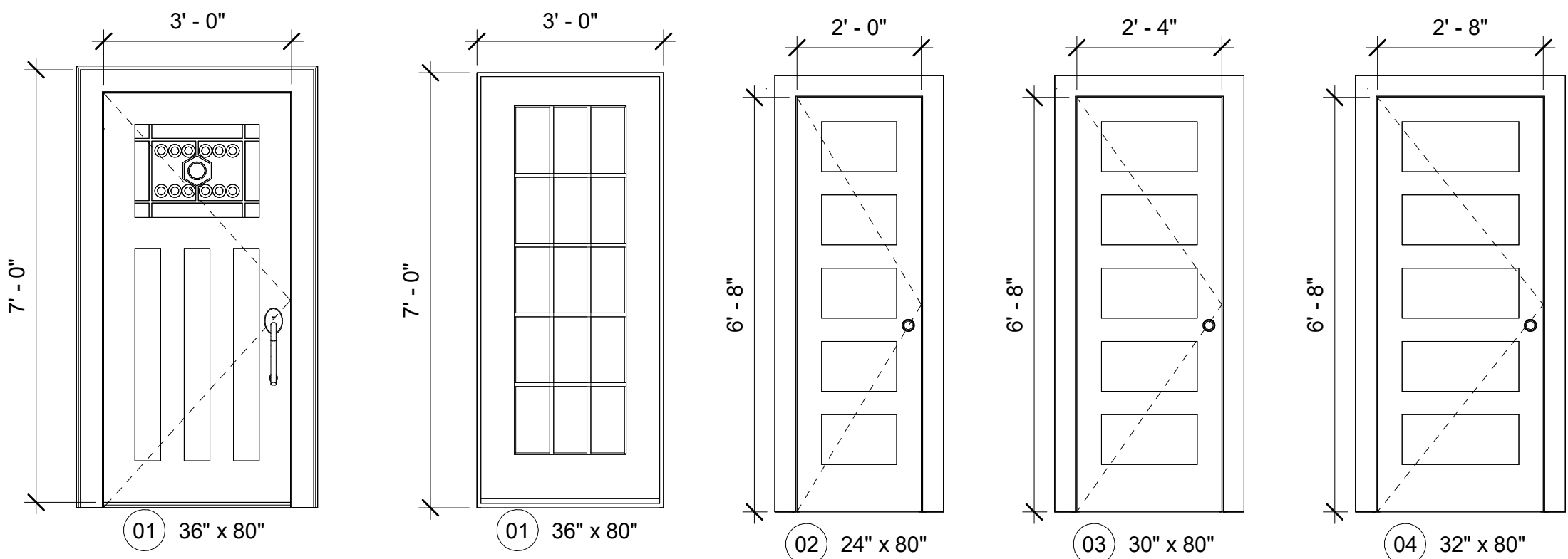
REPAIRS &
RENOVATION

800 W Russell Pl
San Antonio, TX 78212

SCHEDULES &
QUANTITIES

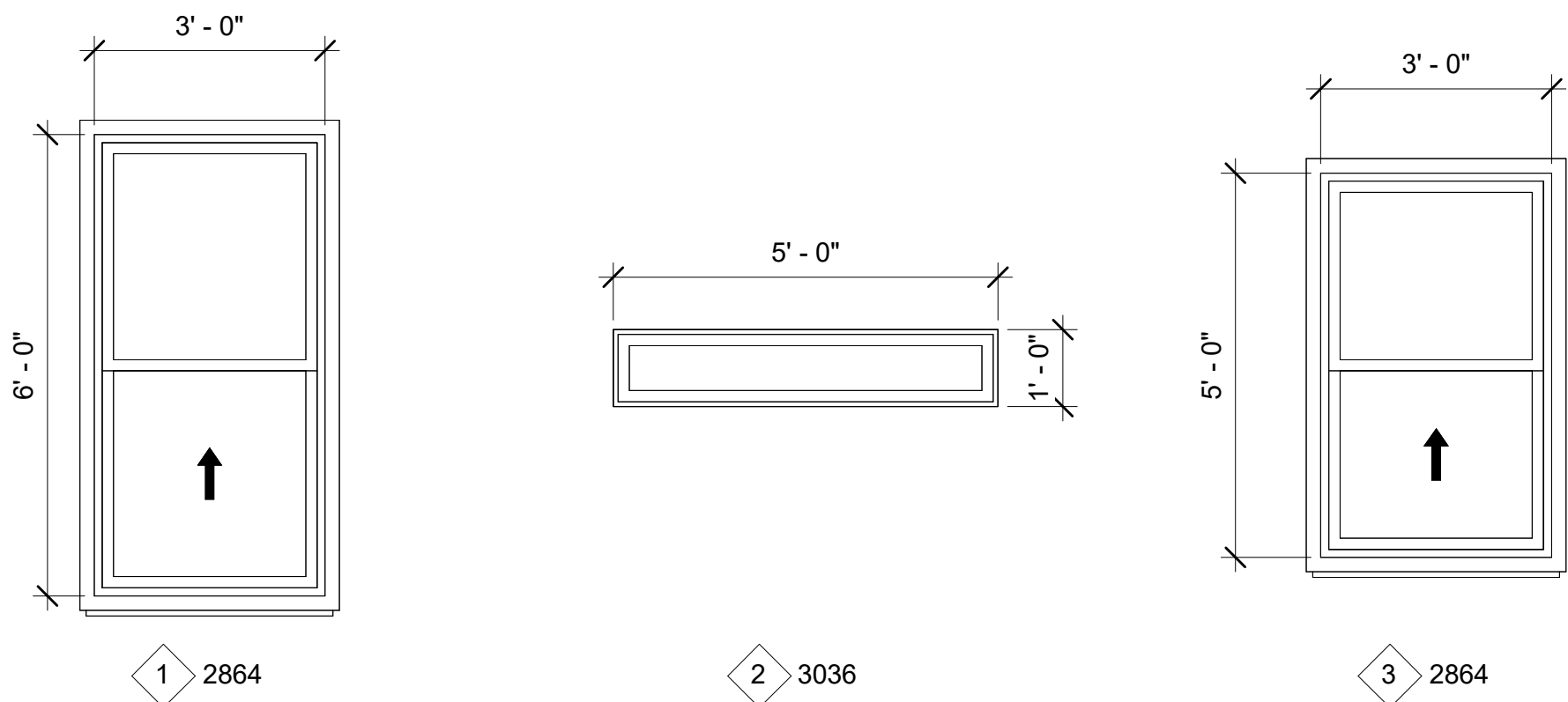
A104

Project number 01
Date JUL 2023
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Doors details

1/2" = 1'-0"



Windows details

1/2" = 1'-0"

Door Schedule					
Model	Count	Type	Width	Height	Description

01	1	Exterior_Door	3' - 0"	6' - 8"	Plygem front door
01-b	1	Door-Hinged-Ply-Gem-Mira-Single-Outswing	3' - 0"	7' - 0"	Plygem-Mira Hinged Single Outswing
02	1	24" x 80"	2' - 0"	6' - 8"	5 Panels Wood Door
03	7	30"X 80"	2' - 6"	6' - 8"	5 Panels Wood Door
04	3	32" x 80"	2' - 8"	6' - 8"	5 Panels Wood Door
5	1	60" x 84"	5' - 0"	7' - 0"	Bifold door
6	1	72" x 84"	6' - 0"	7' - 0"	Bifold door

Total 15

Window Schedule					
Model	Count	Type	Width	Height	Description

1	4	3060	3' - 0"	6' - 0"	White Vynil Single-Hung
2	2	1050	5' - 0"	1' - 0"	White Vynil Fixed
3	7	3050	3' - 0"	5' - 0"	White Vynil Single-Hung

Total 13



































Mar 1, 2021 at 11:43:53 AM
800 W Russell Pl
San Antonio TX 78212
United States



Mar 1, 2021 at 11:44:16 AM
800 W Russell Pl
San Antonio TX 78212
United States



Mar 1, 2021 at 11:44:31 AM
800 W Russell Pl
San Antonio TX 78212
United States



Mar 1, 2021 at 11:44:21 AM
800 W Russell Pl
San Antonio TX 78212
United States



Mar 1, 2021 at 11:42:03 AM
800 W Russell Pl
San Antonio TX 78212
United States



Mar 1, 2021 at 11:42:15 AM
800 W Russell Pl
San Antonio TX 78212
United States



Mar 1, 2021 at 11:42:17 AM
800 W Russell Pl
San Antonio TX 78212
United States



Mar 1, 2021 at 11:42:35 AM
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Mar 1, 2021 at 11:42:57 AM
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Mar 1, 2021 at 11:43:20 AM
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San Antonio TX 78212
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Mar 1, 2021 at 11:43:16 AM
800 W Russell Pl
San Antonio TX 78212
United States



Mar 1, 2021 at 11:43:24 AM
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San Antonio TX 78212
United States



Mar 1, 2024 at 11:43:39 AM
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San Antonio, TX 78212
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Mar 1, 2021 at 11:43:53 AM
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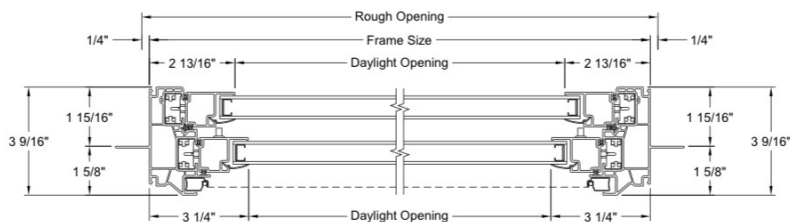
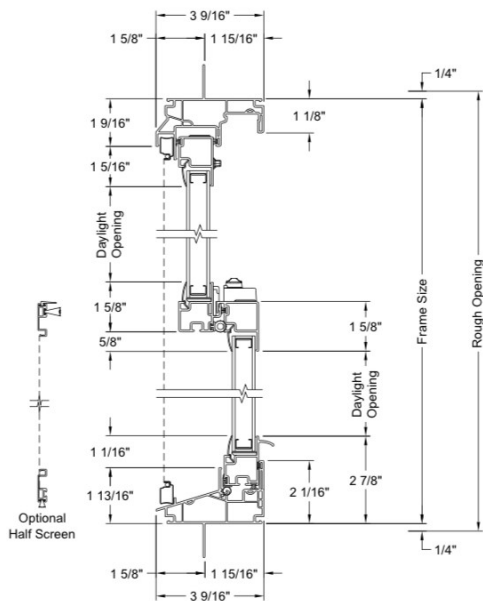
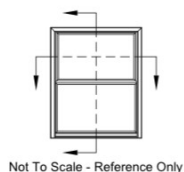


Mar 1, 2021 at 11:43:24 AM
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United States





OPERATOR PG20/PG50 SECTIONS



Note: Internal reinforcements vary by performance grade