

## HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2022

<b>HDRC CASE NO:</b>	<b>2022-276</b>
<b>COMMON NAME:</b>	Fencing, skirting modifications, installation of one window, historic tax certification
<b>ADDRESS:</b>	510 E LOCUST
<b>LEGAL DESCRIPTION:</b>	NCB 1741 BLK 11 LOT 3
<b>ZONING:</b>	RM-4, H
<b>CITY COUNCIL DIST.:</b>	1
<b>DISTRICT:</b>	Tobin Hill Historic District
<b>APPLICANT:</b>	Kandice Lauderdale/WHOLEHEARTED REAL ESTATE LLC
<b>OWNER:</b>	Kandice Lauderdale/WHOLEHEARTED REAL ESTATE LLC
<b>TYPE OF WORK:</b>	Window replacement, paint, fencing, skirting
<b>APPLICATION RECEIVED:</b>	March 19, 2022
<b>60-DAY REVIEW:</b>	Not applicable due to City Council Emergency Orders
<b>CASE MANAGER:</b>	Hannah Leighner

### REQUEST:

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

1. Install one new window in the west attic gable
2. Replace the existing chain-link fence at the rear of the property with a wood privacy fence and vehicle gate.
3. Perform repairs and maintenance
4. Receive Historic Tax Certification.

### 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 *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 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.

## 2. Fences and Walls

### A. HISTORIC FENCES AND WALLS

- i. Preserve—Retain historic fences and walls.
- ii. Repair and replacement—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. Application of paint and cementitious coatings—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

### 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.

### C. PRIVACY FENCES AND WALLS

- i. Relationship to front facade—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. Location – Do not use privacy fences in front yards.

#### *OHP Window Policy Document*

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

#### *OHP Fence Policy Document:*

- SPECIFICATIONS & DOCUMENTATION REAR FENCE - Rear yard privacy fences should be no taller than 6 feet in height and feature wood construction. Historic evidence may support installing stone, masonry, or stucco walls.
- FRONT FENCE - Front yard fences should match the height of neighboring fences or limited to 4 feet in height and be compatible with the heights of adjacent historic fences. Historic evidence may support installing stone, masonry, or stucco walls and fence bases.
- FENCE STYLES - While maintaining respect to individual architecture styles and historic districts, the most common appropriate fence type includes (a) black wrought iron, (b) painted wood picket, and (c) wood-framed cattle-panel/hog-wire.
- NONCONFORMING FENCES - Chain-link, barbed wire, corrugated metal, and make-shift fences should be avoided. Grandfathered items may be replaced with appropriate fencing but should not be reconstructed or expanded upon.

**-PEDESTRIAN GATES** - Pedestrian gates should be located at the intersection the property's walkway and the public sidewalk. Pedestrian gates should relate to the design of the fence while maintaining the 4-feet height limit.

**-VEHICLE GATES** - Vehicle gates should be set behind the front facade plane of the house and not span across the front of the driveway. A front vehicle gate may be considered if the site features an atypical condition including: (a) a wraparound porch, (b) a narrow driveway less than 10 feet wide, and/or (c) front driveways abutting rear yards or commercial properties. Electrical, mechanical, or solar collector equipment should be concealed and minimally visible if used. When new fences are appropriate to the site-specific conditions of the property, applicants must also ensure that the style, height, and configuration of the fence line is also appropriate per the Historic Design Guidelines for Site Elements and the Unified Development Code 35-514. (To include sample drawings for application materials.)

## FINDINGS:

- a. The property located at 510 E Locust is a single-story duplex structure constructed in the craftsman style. The structure contributes to the Tobin Hill Historic District.
- b. **WINDOW INSTALLATION** – The applicant is proposing to install one new window in the west-facing gable to affect an existing gable vent. The Guidelines for Exterior Maintenance and Alterations note that original openings should be reserved and that new openings on primary facades or where visible from the right of way should be avoided. Staff finds the installation of a window in the side-facing gable to be appropriate. The window should meet the following standard specifications for new window installation:
  - **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
  - **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
  - **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:** 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:** 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:** Wood 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:** Wood 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.
- c. **FENCING** - The applicant is requesting to replace the existing chain link fence at the rear of the property with a wood privacy fence with an automatic vehicle gate. Guideline 2.B.i for Site Elements notes that new fences should appear similar to those used historically within the district in terms of their scale, transparency, and character. Guidelines 2.B.i and 2.B.ii state that fences should be installed where historically located, and should be limited in height to 4 feet and 6 feet in the front yard and rear yards, respectively. Staff finds the proposed location and dimensions of the new fencing and gate to be appropriate.
- d. **REPAIR AND MAINTENANCE** – The applicant is requesting approval to repair and repaint the historic trimwork, and to replace the foundation skirting with cementitious skirting in a smooth texture. Staff finds the

proposed scopes of work to be appropriate provided that all wood work is done in-kind with like materials. Replacement of wood elements should only be performed where deteriorated beyond repair, and should match the existing material in material, profile, and color. The Guidelines for Exterior Alterations and Maintenance note that replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact. The cement board skirting material should not alter the existing profile of the skirting area and should only be installed at the foundation. The cement board is to be painted to match the exterior of the house.

- e. HISTORIC TAX INCENTIVE – The scope of work includes a comprehensive interior remodel, electrical, plumbing, and mechanical upgrades, roof replacement, siding and trimwork repair, soffit and fascia repair, fenestration modifications, and rear fencing modifications. Certificates of Appropriateness are required for all exterior scopes of work. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete.

#### **RECOMMENDATION:**

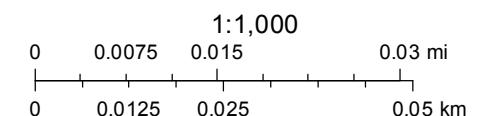
1. Staff recommends approval of item 1 based on finding b, with staff's standard specifications for new window installation as noted in the finding.
2. Staff recommends approval of item 2, replacement of the chain link fence with a wood privacy fence and vehicle gate, based on finding c with the following stipulations:
  - i. That the final construction height of the approved privacy fencing and vehicle gate may not exceed the maximum height of 6 feet in the rear yard, and 4 feet in the side yard where the fence is located in front of the front facade. No new fencing or front yard fencing is approved at this time. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.
  - ii. That the fencing and gate are of wood construction
3. Staff recommends approval of item 3, repair and maintenance, based on finding d with the stipulation that the cement board skirting material should not alter the existing profile of the skirting area and should only be installed at the foundation. The cement board is to be painted to match the exterior of the house.
4. Staff recommends approval of item 4, Historic Tax Certification, based on finding e.

# City of San Antonio One Stop

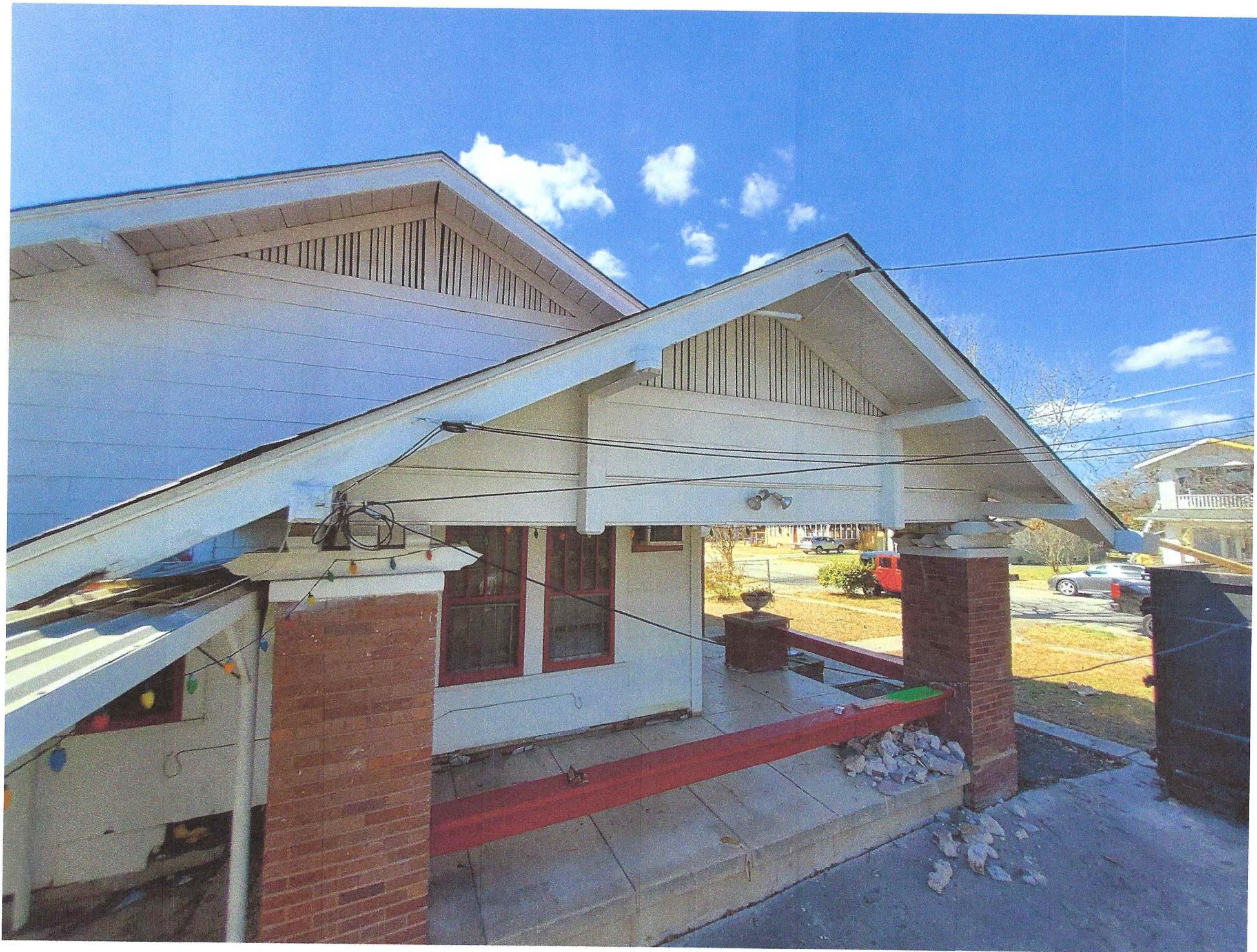


May 11, 2022

User drawn lines































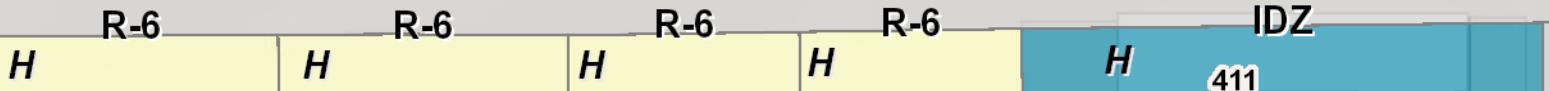
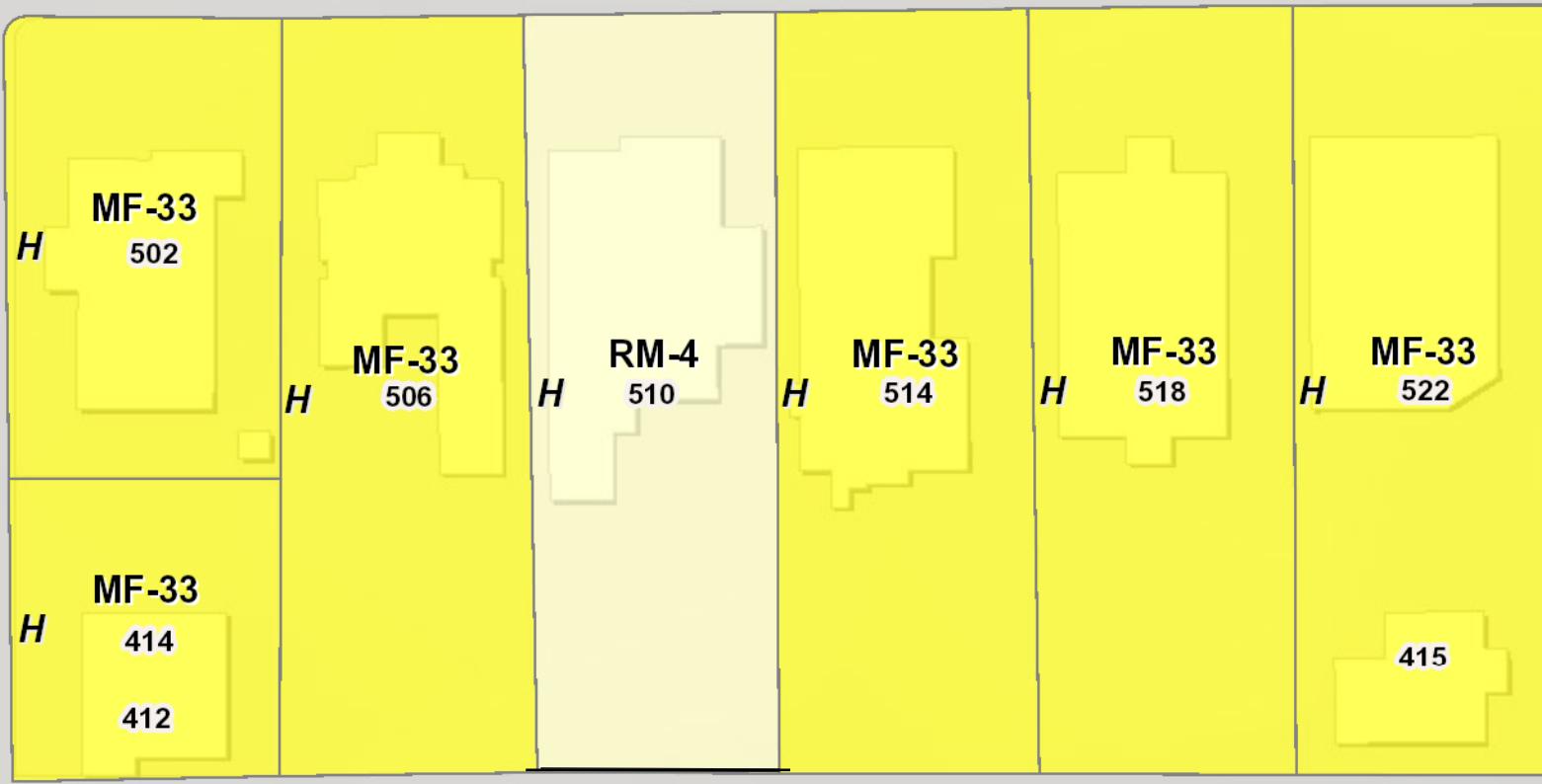






# City of San Antonio One Stop

Locust



March 25, 2022

1:500

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0 0.005 0.01 0.02 km

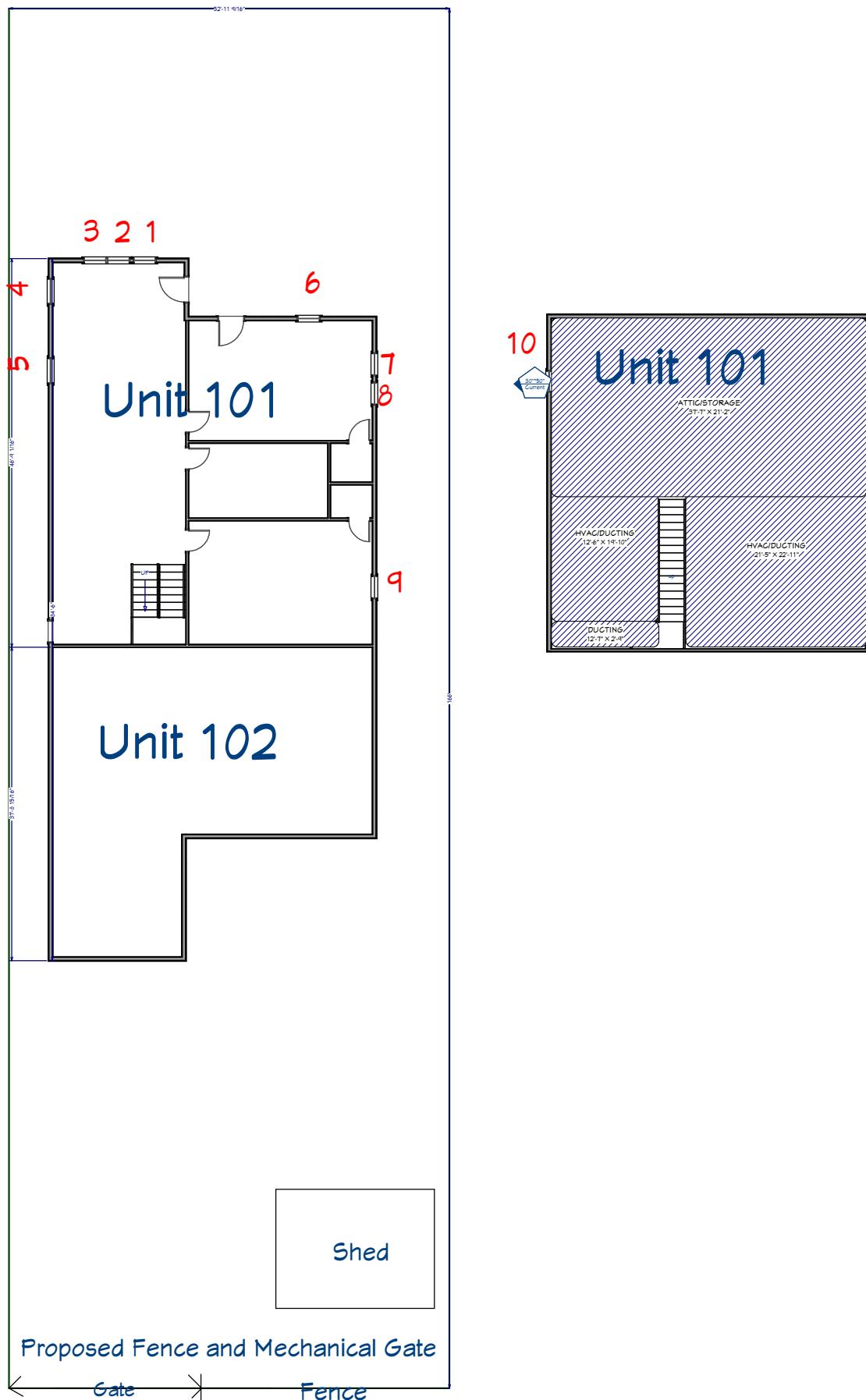
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CoSA Addresses

Community Service Centers

Pre-K Sites

# LUCUS I



Alleyway



SKU: 6643

Description: **Fiber Cement Soffit Allura 4X8 1/4" Smooth**

Price: \$32.99/ea

Quantity:

**Add to Cart**

**Print**

Quantity Available: 467

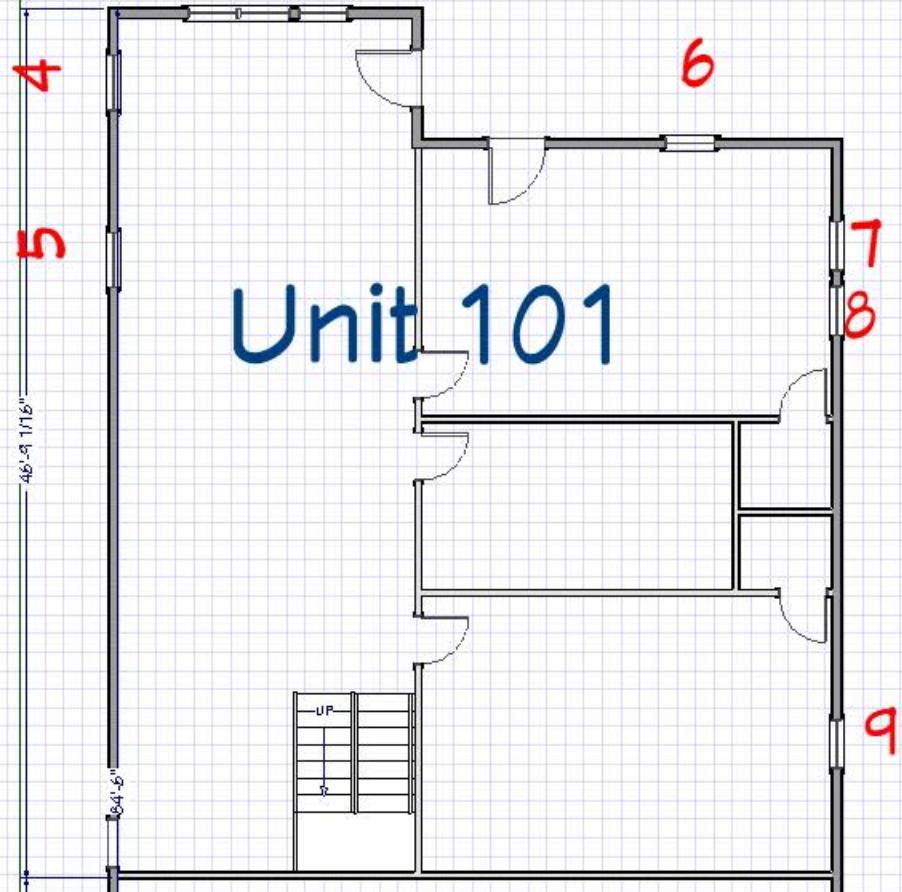
## **Fiber Cement Soffit (4x8 1/4-in) Smooth**

- Resists damage from moisture
- Resists cracking, splitting, rotting and swelling
- Resists termites and insects
- Superior performance in high wind and hurricane areas
- Resists flame spread
- Paint lasts longer than on wood

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3 2 1



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80'x50'  
Current

Unit 101

ATTIC/STORAGE  
31'-1" X 21'-2"

HVAC/DUCTING  
12'-6" X 19'-10"

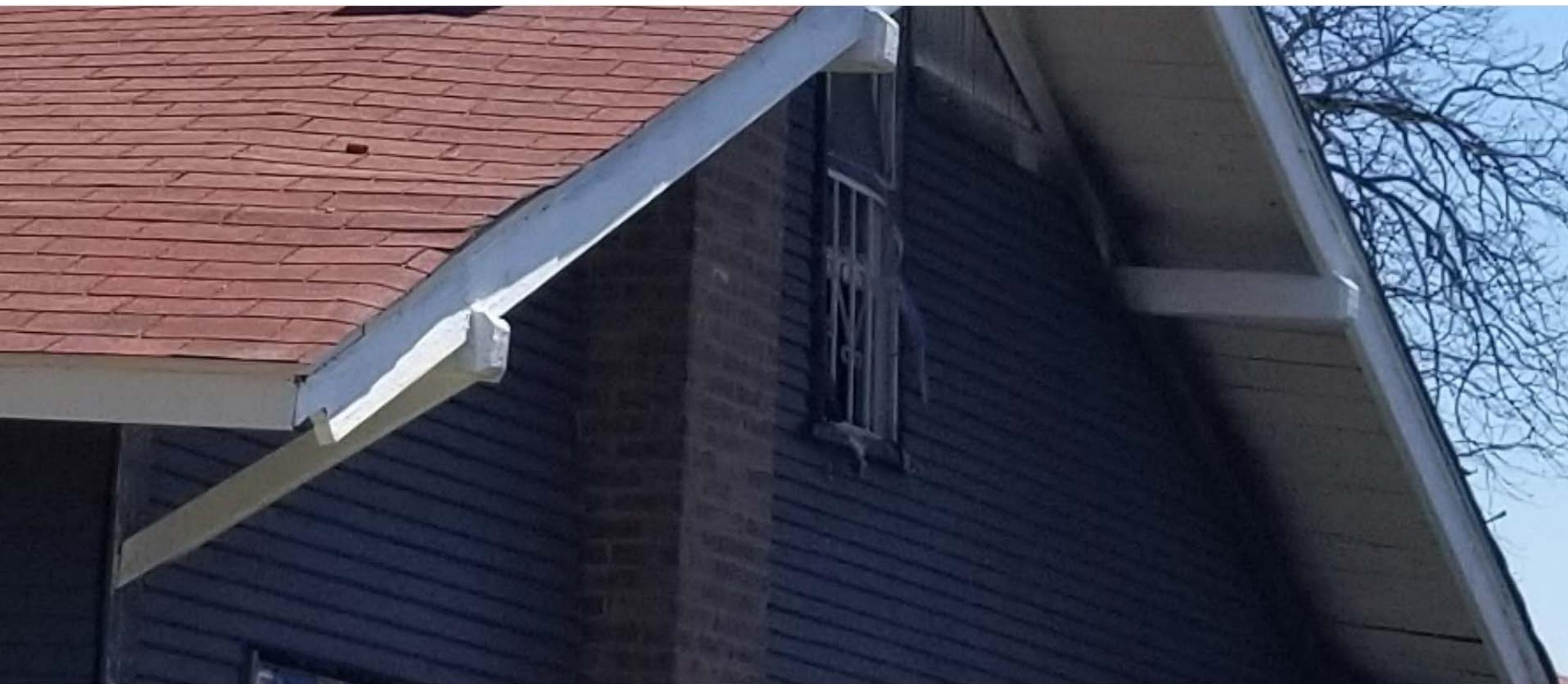
HVAC/DUCTING  
21'-9" X 22'-11"

DUCTING  
12'-1" X 2'-9"

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