

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

HDRC CASE NO: 2023-277
ADDRESS: 502 SHERMAN ST
LEGAL DESCRIPTION: NCB 515 BLK 17 LOT N 104 FT OF 13
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Rogelio Dipp Fuentes /Arangon Builders
OWNER: ARAGON CANAVAN LP
TYPE OF WORK: Window replacement, porch construction, porch modifications
APPLICATION RECEIVED: July 06, 2023
60-DAY REVIEW: September 4, 2023
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Replace the existing posts on the front porch with new Corinthian columns.
2. Construct an approx. 12'x6' wood porch with stairs and an approx. 4.5'x3' wood porch with stairs on the east and south elevations, respectively.
3. Install new one-over-one wood windows.

APPLICABLE CITATIONS:

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.

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 wood 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:

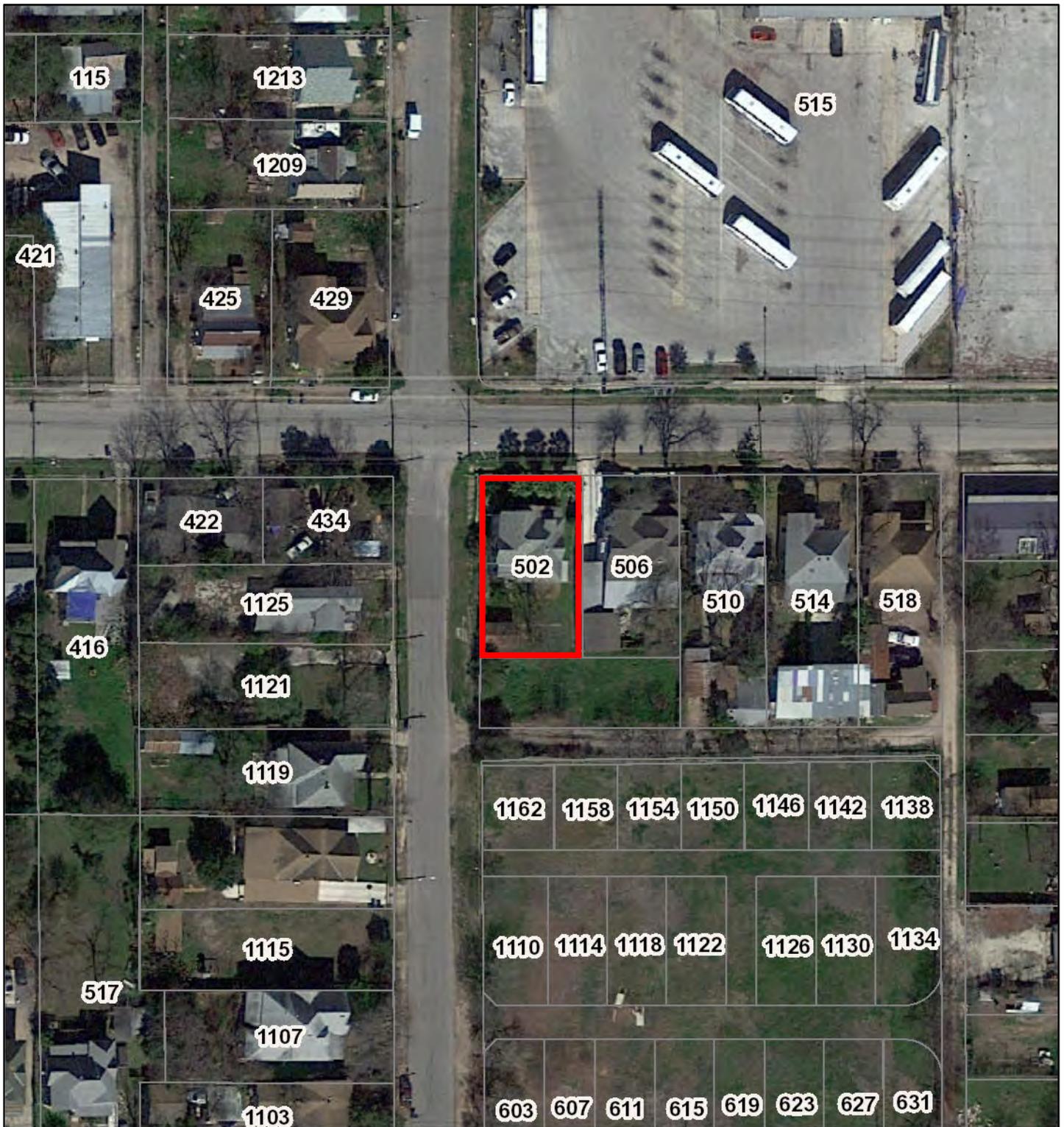
- a. The property at 502 Sherman is a one-story Queen Anne residence built c. 1909. The property first appears in the city directory in 1909, and on Sanborn Fire Insurance maps in 1912. The property is located on the northwest corner of a block bound to the north by Sherman, the west by N Olive St, the south by Burleson St, and the east by N Pine St. The house is clad in wood siding with decorative shake in the gables of the gable-on-hip roof. The roof is clad in composition shingle. Windows are largely removed and fenestration board, with what appear to be metal-sash windows on the primary elevation. There is a small garage at the southwest corner of the parcel, clad in wood board and batten with a front-gabled standing-seam metal roof. The property contributes to the Dignowity Hill Historic District.
- b. **CASE HISTORY:** On June 8, 2022, OHP staff posted a notice of investigation of Demolition by Neglect on the property at 502 Sherman. Rehabilitative scopes of work have recently been completed to address violations with the UDC Section 35-614, Prevention of Demolition by Neglect.
- c. **FRONT PORCH (COLUMNS):** The applicant requests to replace the posts on the front porch with Corinthian columns to match a file photo of the house from 1994-5. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.v says to reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. The file photo shows three columns and one pilaster. Staff finds returning the front porch to this previous condition conforms to guidelines, and that the applicant should install three full columns and one pilaster as seen in the file photo.
- d. **PORCHES (NEW):** The applicant requests to construct an approx. 12'x6' wood porch and an approx. 4.5'x3' wood porch on the east and south elevations, respectively. Railings on both porches match railing guidelines provided to the applicant. Staff finds the new porches appropriate.
- e. **WINDOWS:** The applicant requests to install new one-over-one wood windows across all elevations of the house. Any wood windows previously found on the home have been removed and boarded or replaced with metal-sash windows. A file photo of the house from 1994-5 shows a ganged set of three windows on the front of the house, with a central decorative-lite window above a single-lite window flanked by two windows, the left of which features a two-over-two configuration. Standard specifications for wood window replacement state that whole window systems should match the size of historic windows on property unless otherwise approved. The applicant proposes to install one-over-one wood windows across all elevations, and to replace the three ganged windows on the primary elevation with a 4'x2' fixed window above a 4'x'4' fixed window, flanked by one-over-one 3'x6' windows. Staff finds the applicant should propose a window product that conforms to standard specifications, namely a two-over-two product across all elevations and windows that match the historic configuration for the three ganged front windows, as seen in the 1994-5 file photo.

RECOMMENDATION:

Staff recommends approval of items 1 through 3, based in findings a through e, with the following stipulations:

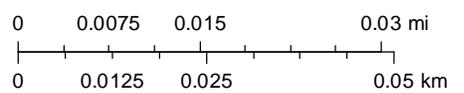
- i. That the applicant installs three full columns and one pilaster as seen in the 1994-5 file photo, and noted in finding c.
- ii. That the applicant proposes a window product that conforms to standard specifications, namely a two-over-two product across all elevations and windows that match the historic configuration for the three ganged front windows, as seen in the 1994-5 file photo, as noted in finding e.

City of San Antonio One Stop



July 13, 2023

1:1,000



CoSA Addresses

CoSA Parcels

BCAD Parcels

NEW RAILINGS

Porch railings are found commonly on historic houses in San Antonio; however, not every house featured railings originally. Railings may be **added** or **modified** if designed appropriately.

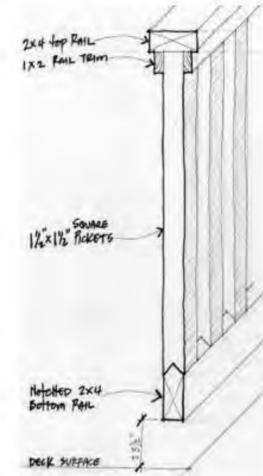
When proposing new porch railings, ensure that an appropriate design is used for the style of your historic house. For example, turned balusters would not be appropriate for a Craftsman house.

New Porch railings should:

- Feature both top and bottom rails.
- Feature simple designs that do not detract from that of the historic structure.
- Be raised off the deck surface.

New Porch railings should not:

- Feature historically-inaccurate or overly ornate designs unless based on photographic evidence of the original.
- Feature inappropriate materials, out-of-scale members, or non-traditional profiles.
- Remove or alter original railing designs.



Above: Illustration of appropriate porch railing design

2 RAILING GUIDELINES

A2 SCALE: 1 1/2" = 1'-0"

Columns for Use in Porch Reconstruction

Porch columns have often been previously-replaced with inappropriate materials such as metal posts or columns that are incompatible with the architectural style of the house. In these cases, homeowners may wish to restore or reconstruct their porches to an appearance that is more in keeping with the style of their home.

Where the original appearance of porch columns is unknown, homeowners are encouraged to look at local examples on similar homes or reference the **architectural style** of their home:



Victorian



Craftsman



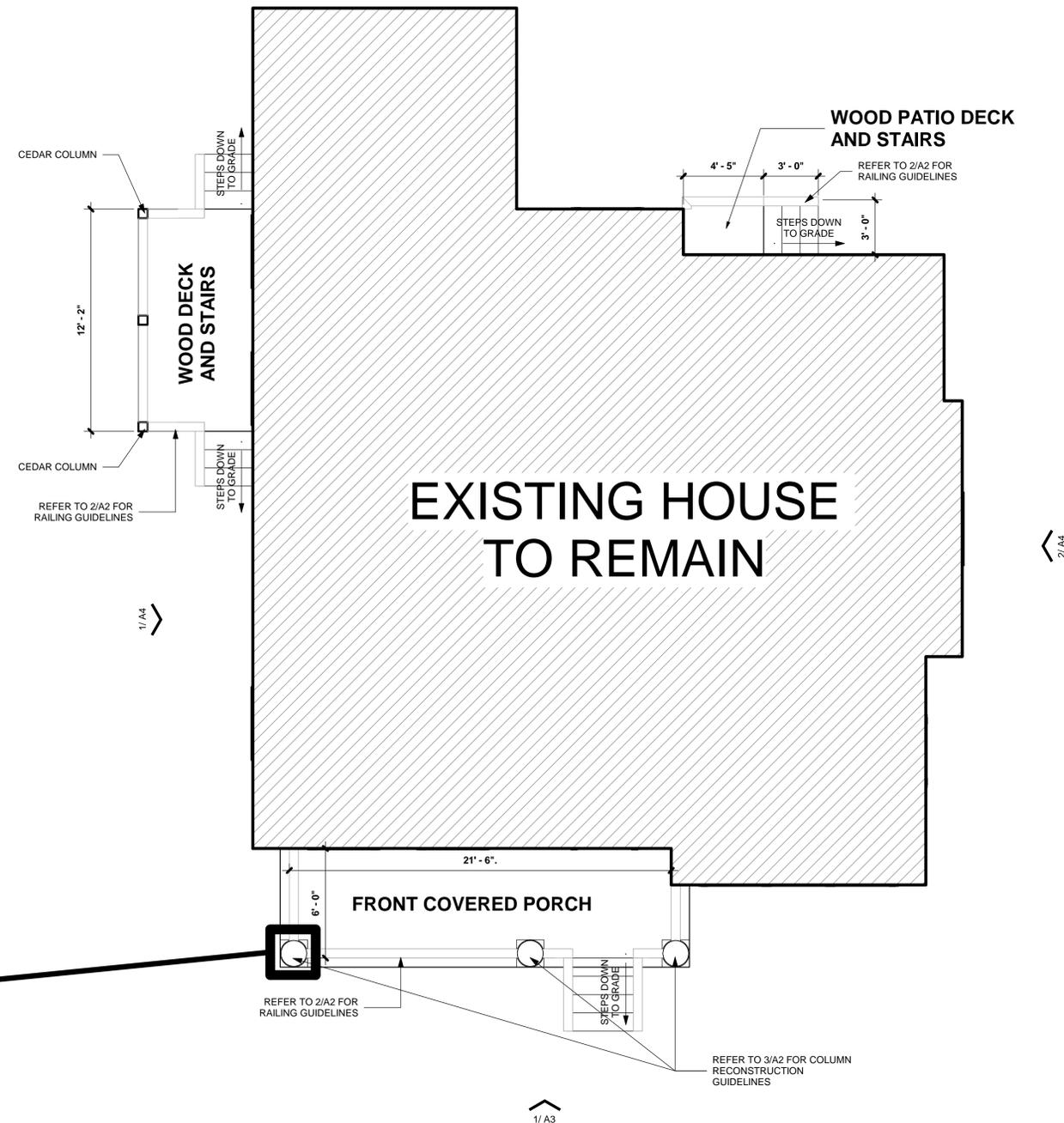
Classical Revival



Colonial Revival

3 FRONT COLUMN RECONSTRUCTION

A2 SCALE: 1 1/2" = 1'-0"



1 FLOOR PLAN

A2 SCALE: 1/4" = 1'-0"

date 07/05/23

The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. Neither the printed document nor the digital media may be altered or amended without the express written permission of the named professional.

NO.	DESCRIPTION	DATE
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SHERMAN RESIDENCE

502 SHERMAN
SAN ANTONIO, TX 78202

RAUL ACOSTA
DESIGN / ARCHITECTURE
SAN ANTONIO, TX
RAUL.DESIGN30@GMAIL.COM

date: 07/05/23

drawn by: --

drawing title:

FLOOR PLANS & DETAILS

drawn number:

A2

date 07/05/23

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NO. DESCRIPTION DATE



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



2 BACK ELEVATION
SCALE: 1/4" = 1'-0"

SHERMAN RESIDENCE

502 SHERMAN
SAN ANTONIO, TX 78202

RAUL ACOSTA
DESIGN / ARCHITECTURE
SAN ANTONIO, TX
RAUL.DESIGN30@GMAIL.COM

date: 07/05/23

drawn by: --

drawing title: EXTERIOR ELEVATIONS

drawn number:

A3



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



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

date 07/05/23

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NO.	DESCRIPTION	DATE
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SHERMAN RESIDENCE

502 SHERMAN
SAN ANTONIO, TX 78202

RAUL ACOSTA
DESIGN / ARCHITECTURE
SAN ANTONIO, TX
RAUL.DESIGN30@GMAIL.COM

date: 07/05/23

drawn by: Author

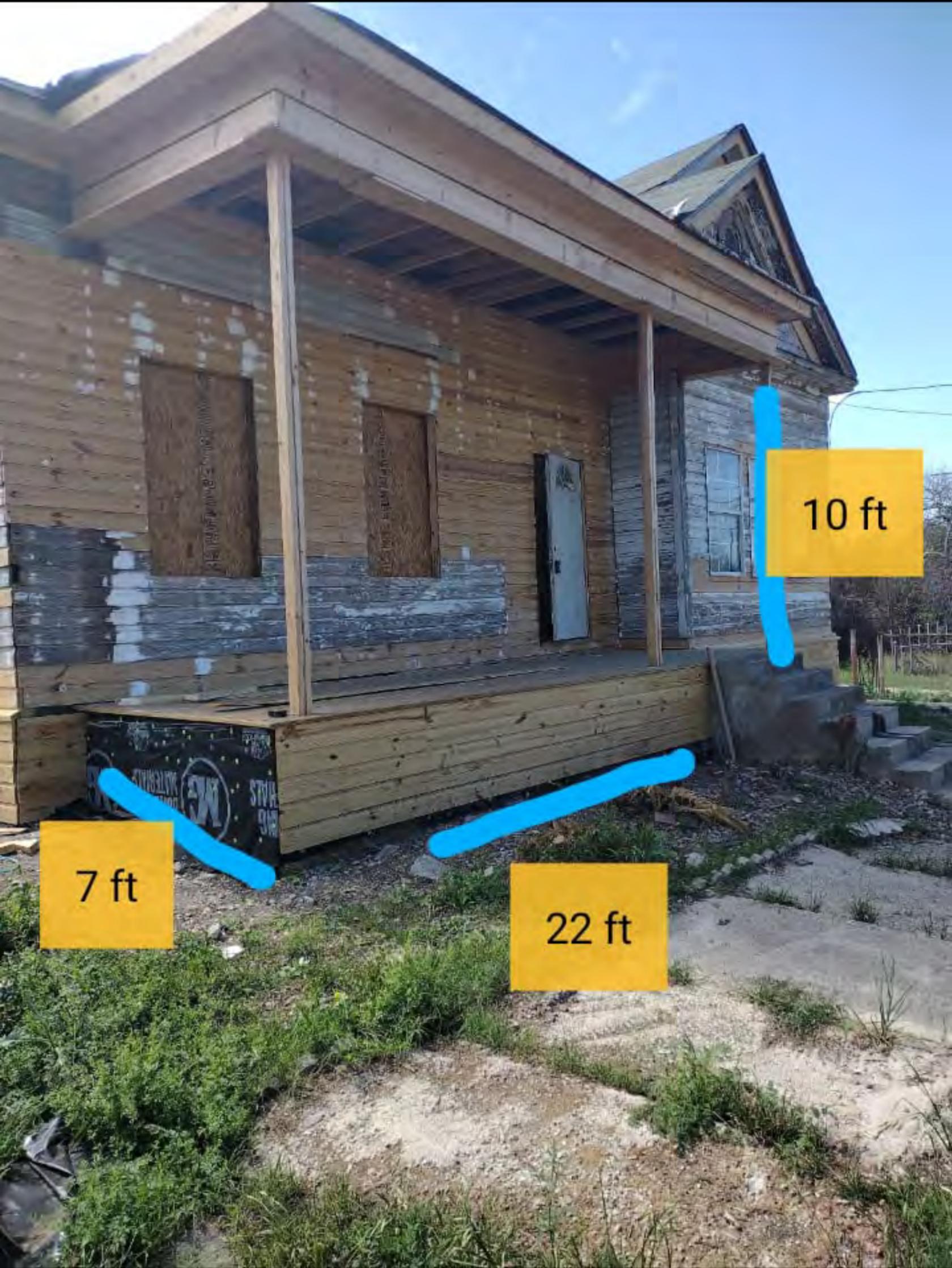
drawing title:

EXTERIOR ELEVATIONS

drawn number:

A4





10 ft

7 ft

22 ft



Share



Edit



Lens



Delete



Share



Edit

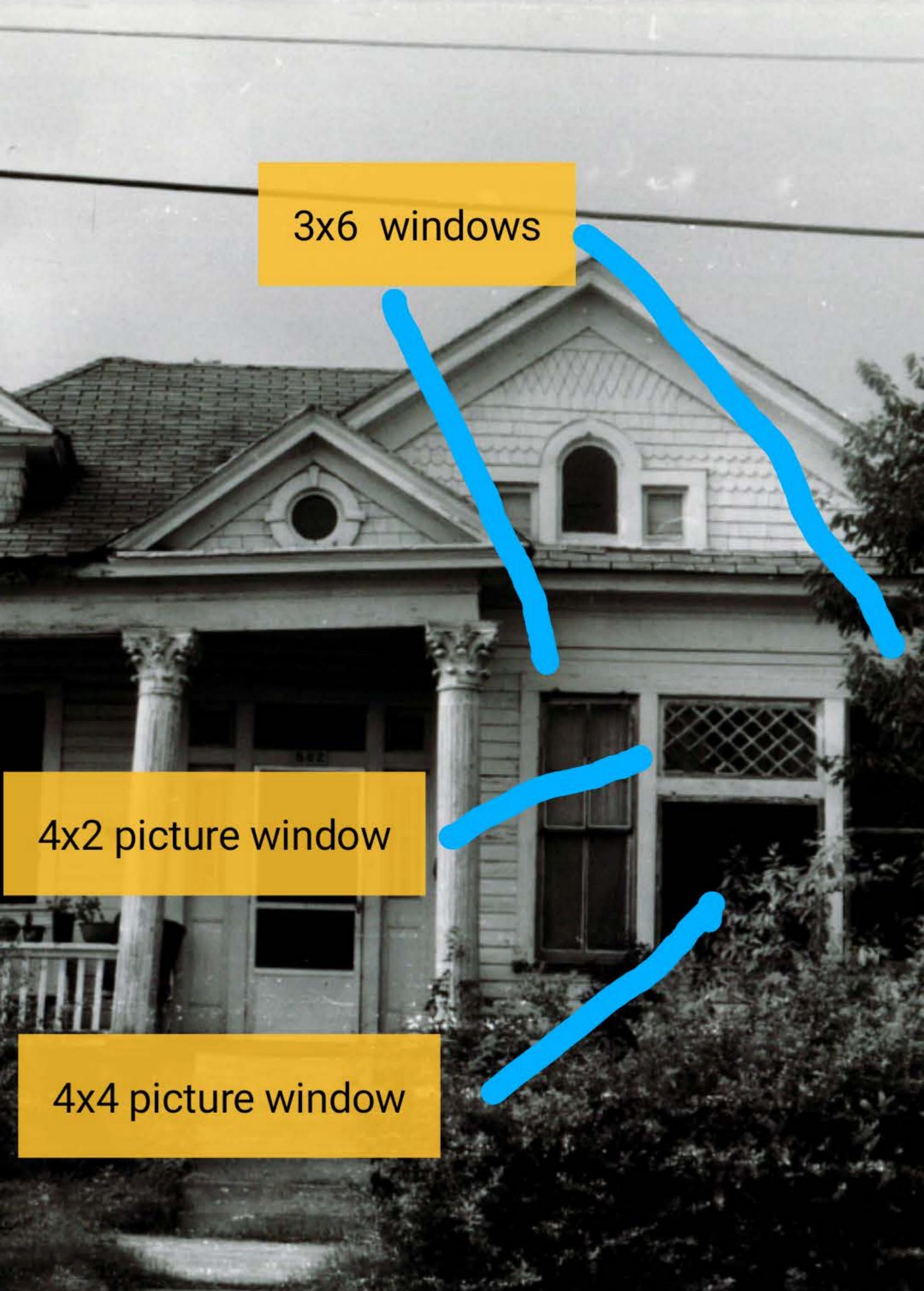


Lens



Delete

← 502 Sherman 1993-4.png



3x6 windows

4x2 picture window

4x4 picture window

From Jessica L. Anderson (OHP) 3/24/23
502 Sherman: Certificate of Appropriateness an...



Star



Forward



Download



Delete



Share



Lowe's Custom Order Quote

Quote # 771936883

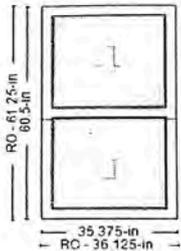
Quote Name: Sherman windows 2

Date Printed: 3/13/2023

Customer: ROGER VIPP.
Email:
Address: 7901 CALLAGHAN RD
 SAN ANTONIO, TX 78229
Phone: (210) 815-0212

Store: (1155) LOWE'S OF NWC SAN ANTONIO, TX
Associate: PATRICK CARREJO (2358555)
Address: 7901 CALLAGHAN ROAD
 SAN ANTONIO, TX 78229-2324
Phone: (210) 979-7990

Total Items
11

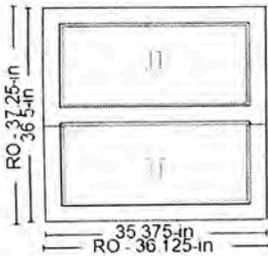


JELD-WEN 35.375-in x 60.5-in Wood W-2500
 Double Hung
 Room Location: Not Specified

Product Warranty



Line #	Item Summary	Production Time	Quantity
100-1	JELD-WEN 35.375-in x 60.5-in Wood W-2500 Double Hung	28 days	9



JELD-WEN 35.375-in x 36.5-in Wood W-2500
 Double Hung
 Room Location: Not Specified

Product Warranty



Line #	Item Summary	Production Time	Quantity
200-1	JELD-WEN 35.375-in x 36.5-in Wood W-2500 Double Hung	28 days	2

Accepted by: _____

Date: 3/13/2023

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

**** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ****

Begin Line 100 Description

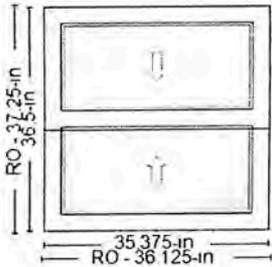
---- Line 100-1 ----

JELD-WEN Wood W-2500 Double Hung
 Assembly = Full Unit
 Energy Efficiency = Energy Star South
 Exterior Trim Type = Brickmould
 Exterior Trim Options = No
 Regional Compliance = US National-
 WDMA/ASTM
 Vent Division = Even Divide
 Order By = Frame Size
 Frame Width = 35 3/8
 Frame Height = 60 1/2
 Exterior Trim Width = 38
 Exterior Trim Height = 62.28125

Species = Auralast Pine
 Interior Finish Type = Primed
 Finish - Interior = Primed
 Finish - Exterior = Primed
 Sash to Match Exterior Finish = Yes
 Finish - Sash (Exterior) = Primed
 STC / OITC Rating = Standard
 Glazing = Insulated
 Glass Energy Options = SunResist
 Glass Color = SunResist
 Glass Type = Annealed
 Neat Glass = No
 Glass Thickness = Standard Default Thickness
 Protective Film = Protective Film
 Spacer Color = Black Spacer
 Glass Options = Argon
 Type of Grille = None
 Grid Type = No Grids
 Sash Limiter = No Sash Limiter
 Rating = PG 25
 Sill Nosing = Standard Sill Nosing
 Sill Horns = No Sill Horn
 Prep for Stool = No
 Hardware Finish - Interior = White
 Number of Locks = 2
 Screen Options = BetterVue Mesh
 Screen Finish = Black
 Jamb Width = 4 9/16
 Certification = None
 Jambliner = Tan Jambliner
 Jamb Liner Options = Compression Jambliner
 Sill Stop = Sill Stop Applied
 Finger Plows = No Finger Plows

Is This a Remake = No
 Clear Opening Dimensions = 32 -in w
 26 3/16 -in h
 5.82sf
 U-Factor = 0.29
 Energy Star Qualified = North-Central; South-
 Central; Southern
 Solar Heat Gain Coefficient = 0.2
 Visible Light Transmittance = 0.47
 Condensation Resistance = 59
 CPD# = JEL-N-578-01933-00004
 SOS = 937074
 SOS Description = WTS JW W2500 Window
 Delivery Method = In-Store Pick-Up
 Production Time (Does not include transit
 time) = 28 Days
 Customer Service Number = 1-800-825-0706
 Option 2
 Unit Of Measure = EA
 Manufacturer = JELD-WEN
 Rantoul(IL)
 Catalog Version Date = 02/20/2023
 Catalog Version = 23.1.6.3

End Line 100 Description



JELD-WEN 35.375-in x 36.5-in Wood W-2500
 Double Hung
 Room Location: Not Specified

Product Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-1	JELD-WEN 35.375-in x 36.5-in Wood W-2500 Double Hung	28 days	\$587.35	\$499.25	2	(\$176.20)	\$998.50

Valid thru: 03/15/2023

Begin Line 200 Description

---- Line 200-1 ----

JELD-WEN Wood W-2500 Double Hung
 Assembly = Full Unit
 Energy Efficiency = Energy Star South
 Exterior Trim Type = Brickmould
 Exterior Trim Options = No
 Regional Compliance = US National-
 WDMA/ASTM
 Vent Division = Even Divide
 Order By = Frame Size
 Frame Width = 35 3/8
 Frame Height = 36 1/2
 Exterior Trim Width = 38
 Exterior Trim Height = 38.28125

Species = Auralast Pine
 Interior Finish Type = Primed
 Finish - Interior = Primed
 Finish - Exterior = Primed
 Sash to Match Exterior Finish = Yes
 Finish - Sash (Exterior) = Primed
 STC / OITC Rating = Standard
 Glazing = Insulated
 Glass Energy Options = SunResist
 Glass Color = SunResist
 Glass Type = Annealed
 Neat Glass = No
 Glass Thickness = Standard Default Thickness
 Protective Film = Protective Film
 Spacer Color = Black Spacer
 Glass Options = Argon
 Type of Grille = None
 Grid Type = No Grids
 Sash Limiter = No Sash Limiter
 Rating = PG 25
 Sill Nosing = Standard Sill Nosing
 Sill Horns = No Sill Horn
 Prep for Stool = No
 Hardware Finish - Interior = White
 Number of Locks = 2
 Screen Options = BetterVue Mesh
 Screen Finish = Black
 Jamb Width = 4 9/16
 Certification = None
 Jambliner = Tan Jambliner
 Jamb Liner Options = Compression Jambliner
 Sill Stop = Sill Stop Applied
 Finger Plows = No Finger Plows

Is This a Remake = No
 Clear Opening Dimensions = 32 -in w
 14 3/16 -in h
 3.15sf
 U-Factor = 0.29
 Energy Star Qualified = North-Central; South-
 Central; Southern
 Solar Heat Gain Coefficient = 0.2
 Visible Light Transmittance = 0.47
 Condensation Resistance = 59
 CPD# = JEL-N-578-01933-00004
 SOS = 937074
 SOS Description = WTS JW W2500 Window
 Delivery Method = In-Store Pick-Up
 Production Time (Does not include transit
 time) = 28 Days
 Customer Service Number = 1-800-825-0706
 Option 2
 Unit Of Measure = EA
 Manufacturer = JELD-WEN
 Rantoul(IL)
 Catalog Version Date = 02/20/2023
 Catalog Version = 23.1.6.3

End Line 200 Description

Accepted by: _____

Date: 3/13/2023

Pre-Tax Total	\$6,695.77
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This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above.
 This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above
 quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

**** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ****