

HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2023

HDRC CASE NO: 2023-176
ADDRESS: 527 HAYS ST
LEGAL DESCRIPTION: NCB 529 BLK 2 LOT E 51.12 FT OF S 92.5 FT OF 14
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Megan and Patrick Suermann
OWNER: Megan and Patrick Suermann
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: May 09, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification and Verification for the property at 527 Hays.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

UDC Section 35-618 Tax Exemption Qualifications:

(e) *Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

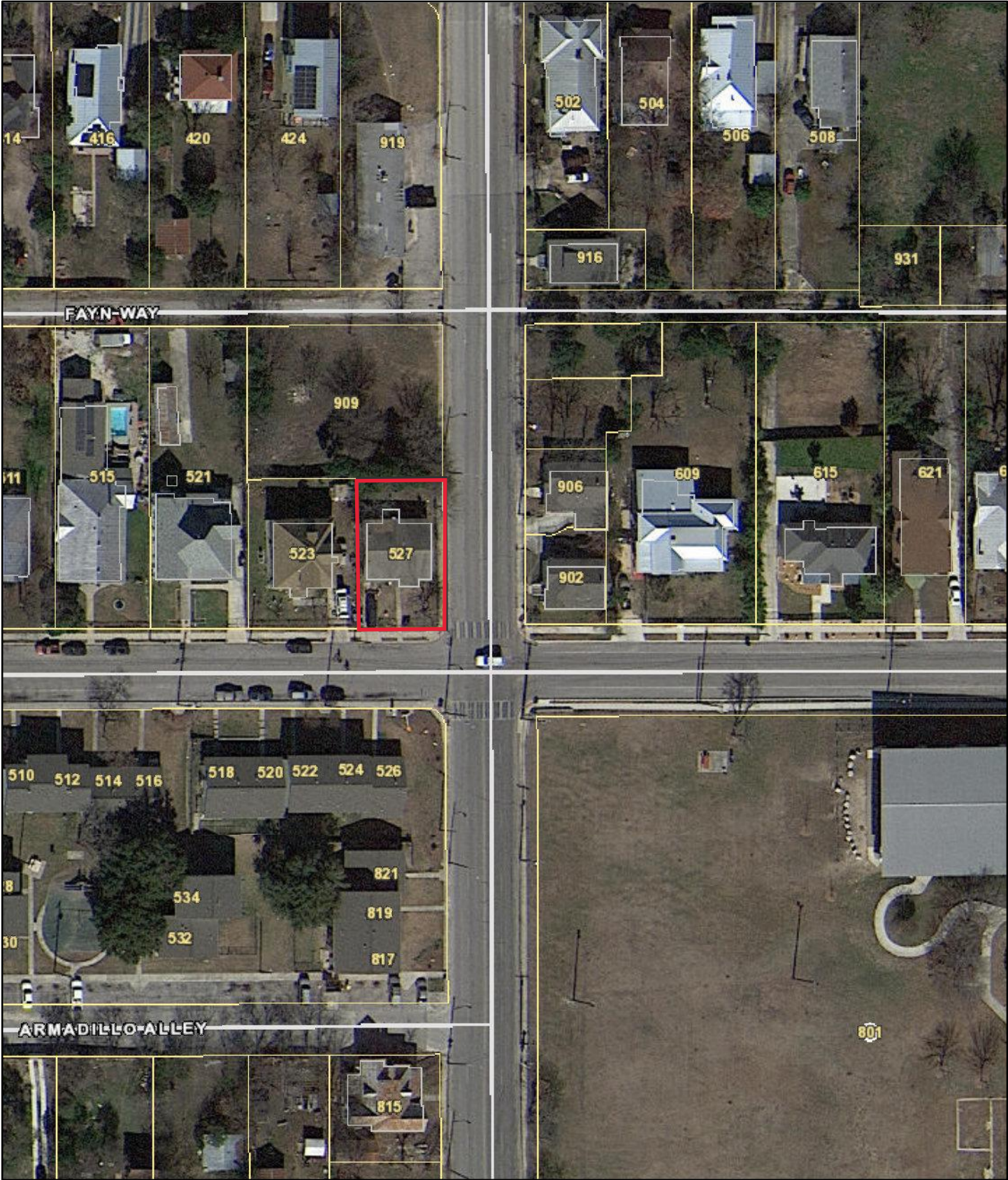
- a. The primary structure located at 527 Hays is a 1-story, single-family structure featuring a side gable composition shingle roof with overhanging eaves, front gable porch roof with wood column supports, brick masonry construction, aluminum sash windows, and a front-facing garage door. The property is located within the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, plumbing, electrical, and mechanical upgrades, foundation repair, roof replacement, garage door installation, and window replacement.
- c. 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.

- d. Staff conducted a site visit on May 11, 2023, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- e. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. Approval of Tax Verification by the HDRC in 2022 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

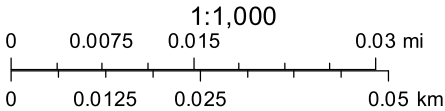
Staff recommends approval based on findings a through f.

City of San Antonio One Stop



May 11, 2023

— User drawn lines



Proposed Work Narrative

Proposed work includes a facelift for the exterior of the house. Right now, the front columns are mismatched, the original shutters are missing, the garage was converted to a bedroom, and the fence is chainlink. There is also some roof damage that needs to be repaired or roof replaced. I'd like to replace the front columns with matching cedar columns. I'd like to replace the shutters in the front windows of the house. I'd like to remove the front fence and place privacy fence in the backyard. I'd also like to replace the roof.

The interior needs a leveled foundation, new flooring, new windows, new plumbing, new doors, new baseboards, new light fixtures/fans, new paint, and kitchen/bathroom makeovers. I'd like to replace all of flooring, windows, plumbing, doors, baseboards, cabinets, plumbing fixtures, and countertops. I'd also like to give everything a new coat of paint.

Expected Work List, Timeline, and Estimated Costs

Month	Work	Costs
March 2022	Foundation	
April 2022	Foundation Work Continued	
	Interior Demo- cabinets, countertops, tub, sinks, plumbing, doors, trim, lighting	
	Permits	
	Historic district approval for exterior changes	
May 2022	Roof Replacement	
	Plumbing repair underneath house	
June 2022	Plumbing Work Continued	
July 2022	Garage door materials and install	
	Window materials and Install	
	Window treatments (blinds)	
August 2022	Cabinet materials	
	Cabinet install	
	Flooring materials	
	Flooring install	
September 2022	Countertop Materials and install	
October 2022	Interior Door and baseboard materials	
	Door and baseboard install	
	Plumbing Fixtures	
	Plumbing Finish/ Install fixtures	
November 2022	Electrical fixtures materials	
	Electrical fixture install	
December 2022	HVAC replacement	
	Remove front fence, replace backyard fence	
	New paint	
	New appliances and install	
Total		

Color Photos (Street Front)



Color Photos (Exterior)





Color Photos (Interior)



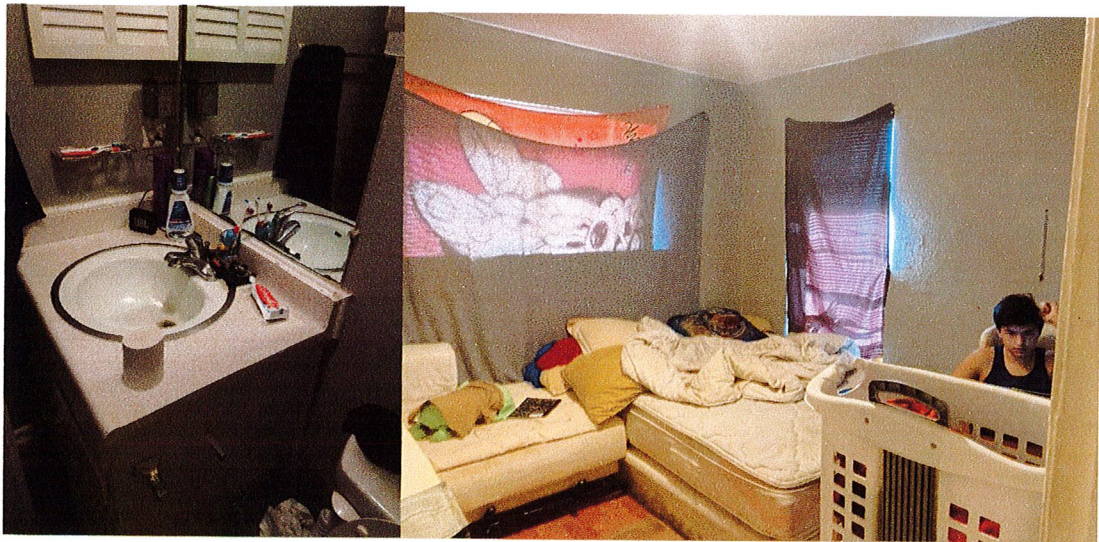
Flooring destroyed during foundation work, windows inoperable, glass broken



No doors on closets, bedroom doors damaged

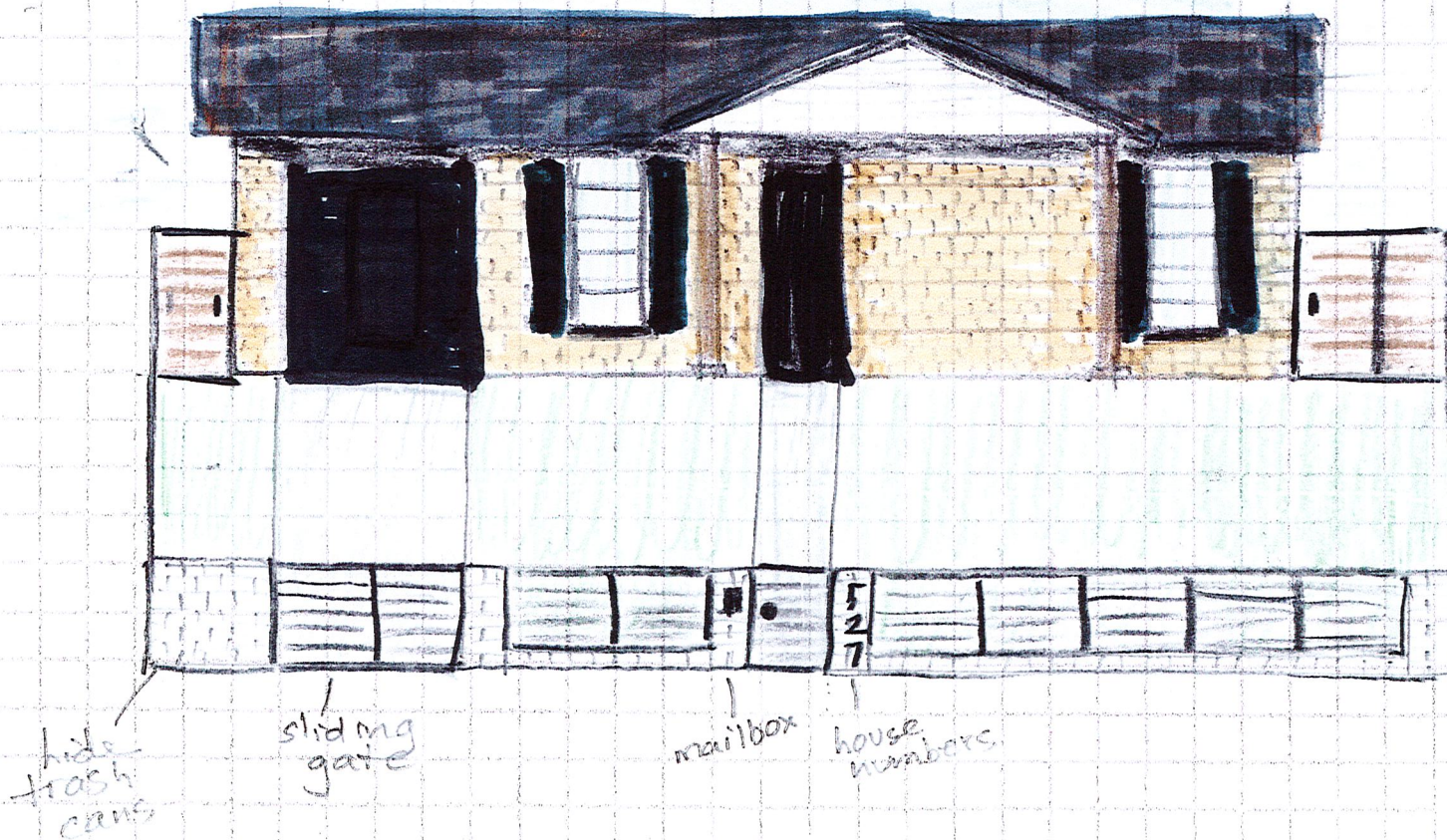
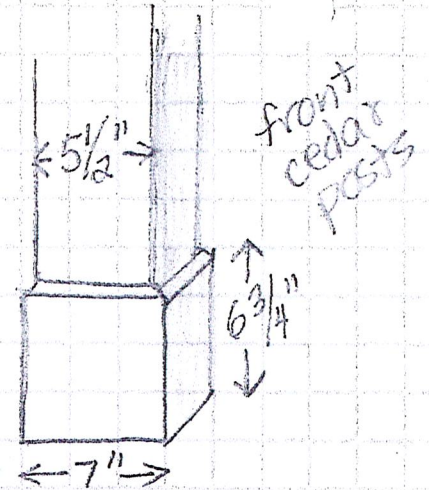


Kitchen with dark paneling and dark cabinets



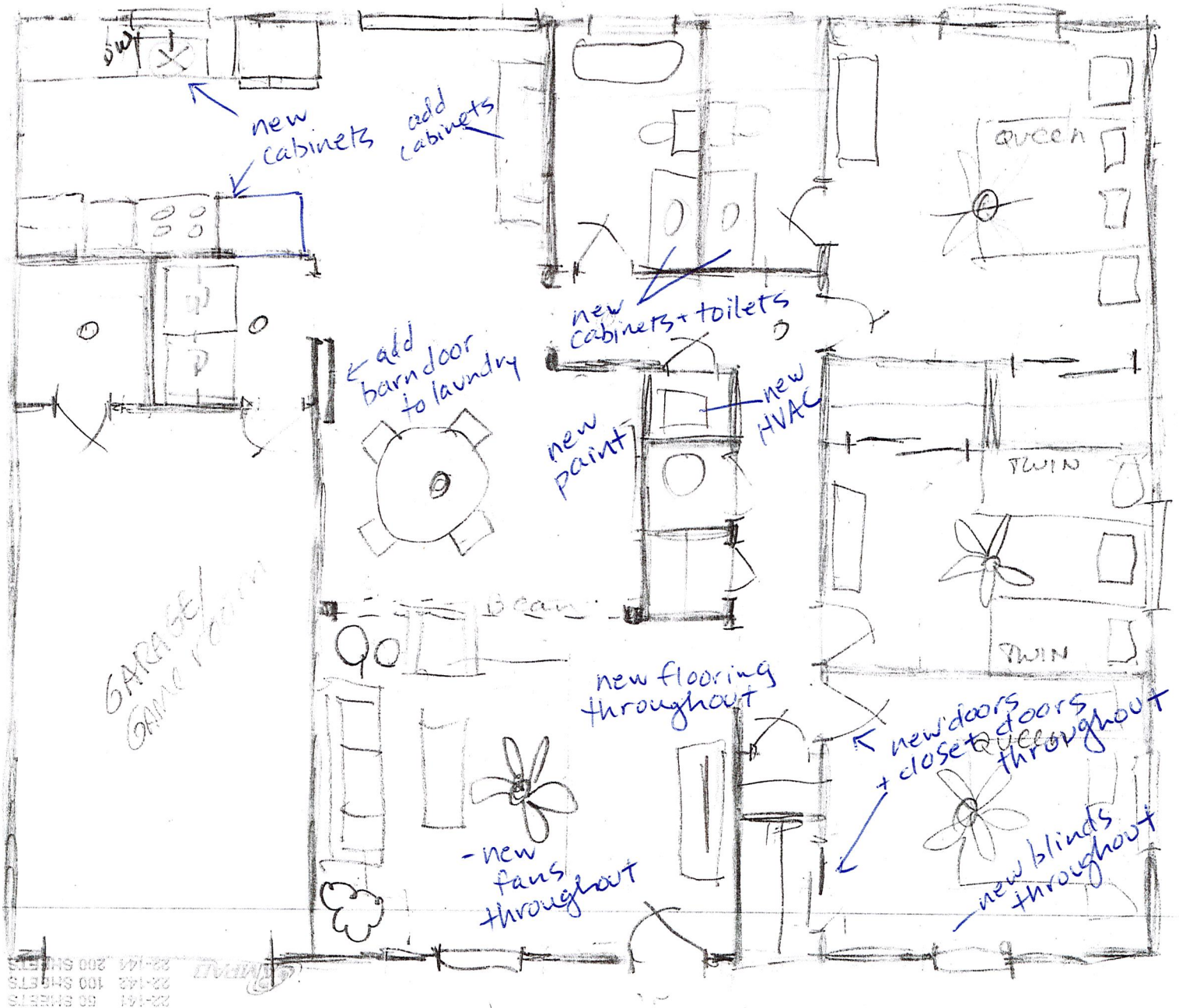
H=2 ft EXTERIOR IMPROVEMENTS

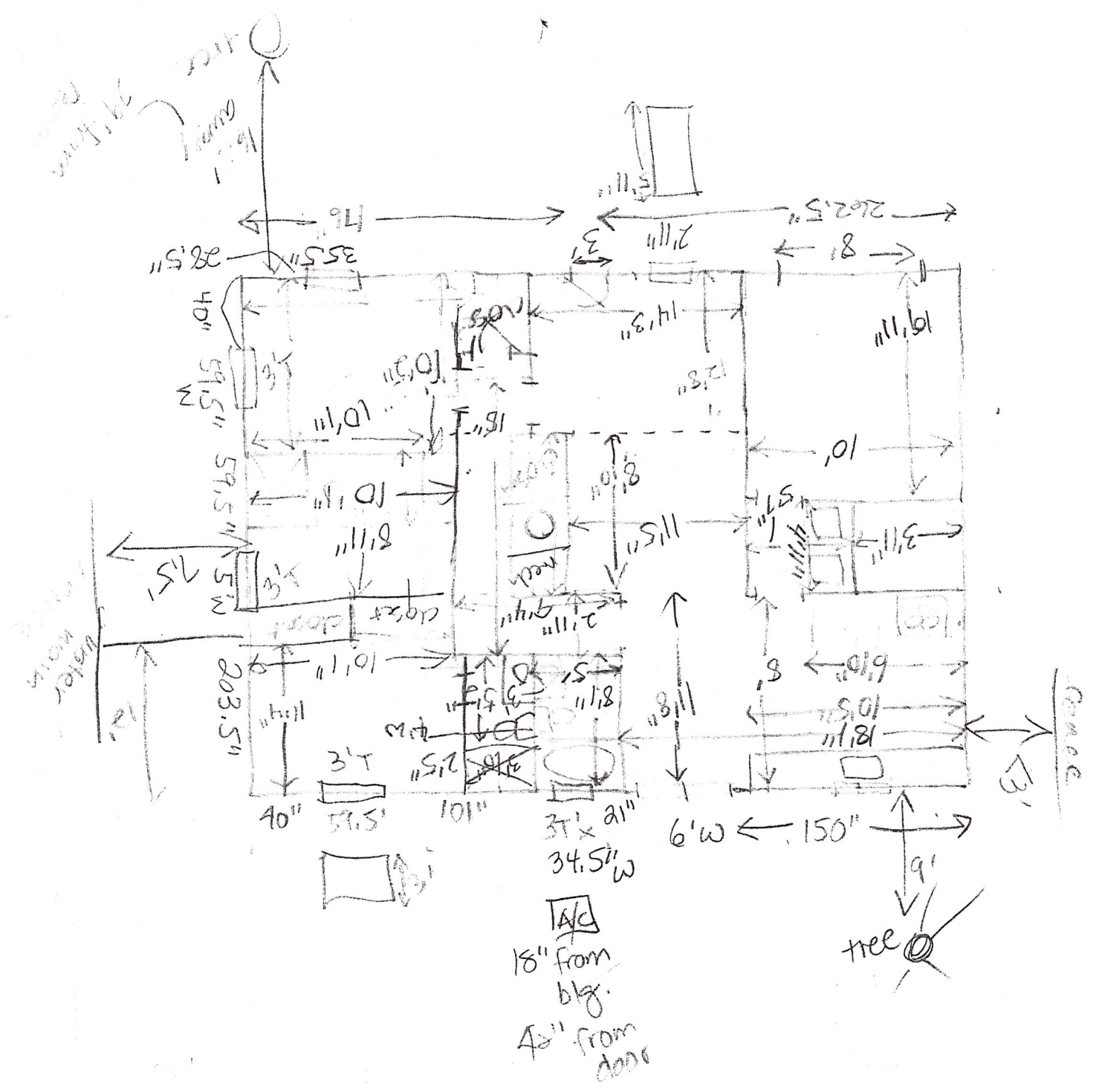
- New Roof
- New windows
- Garage Door - reconvert
- shutters
- New posts →

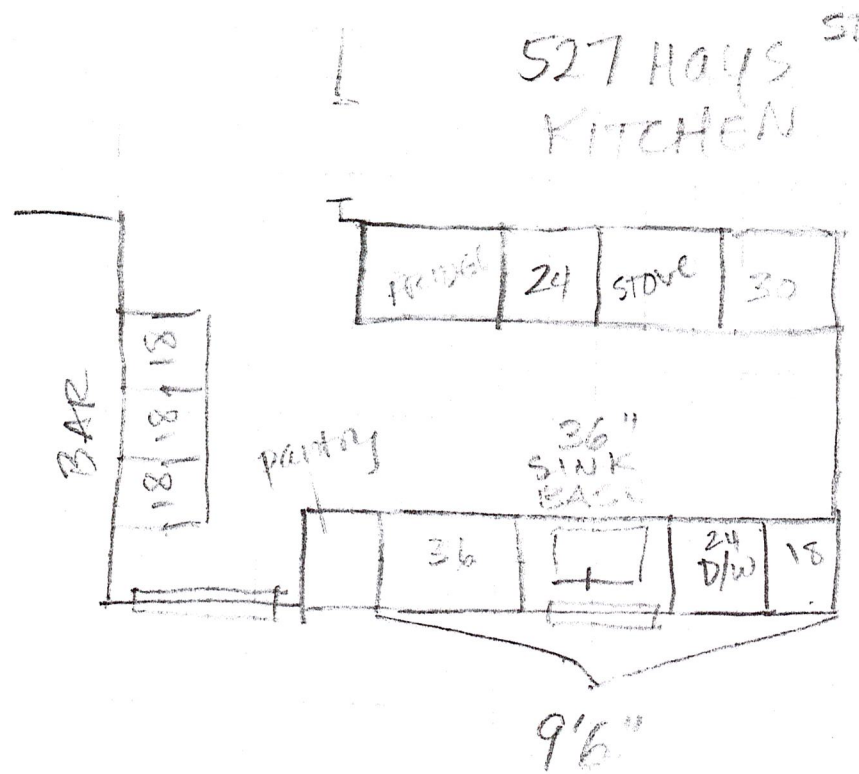


Same layout

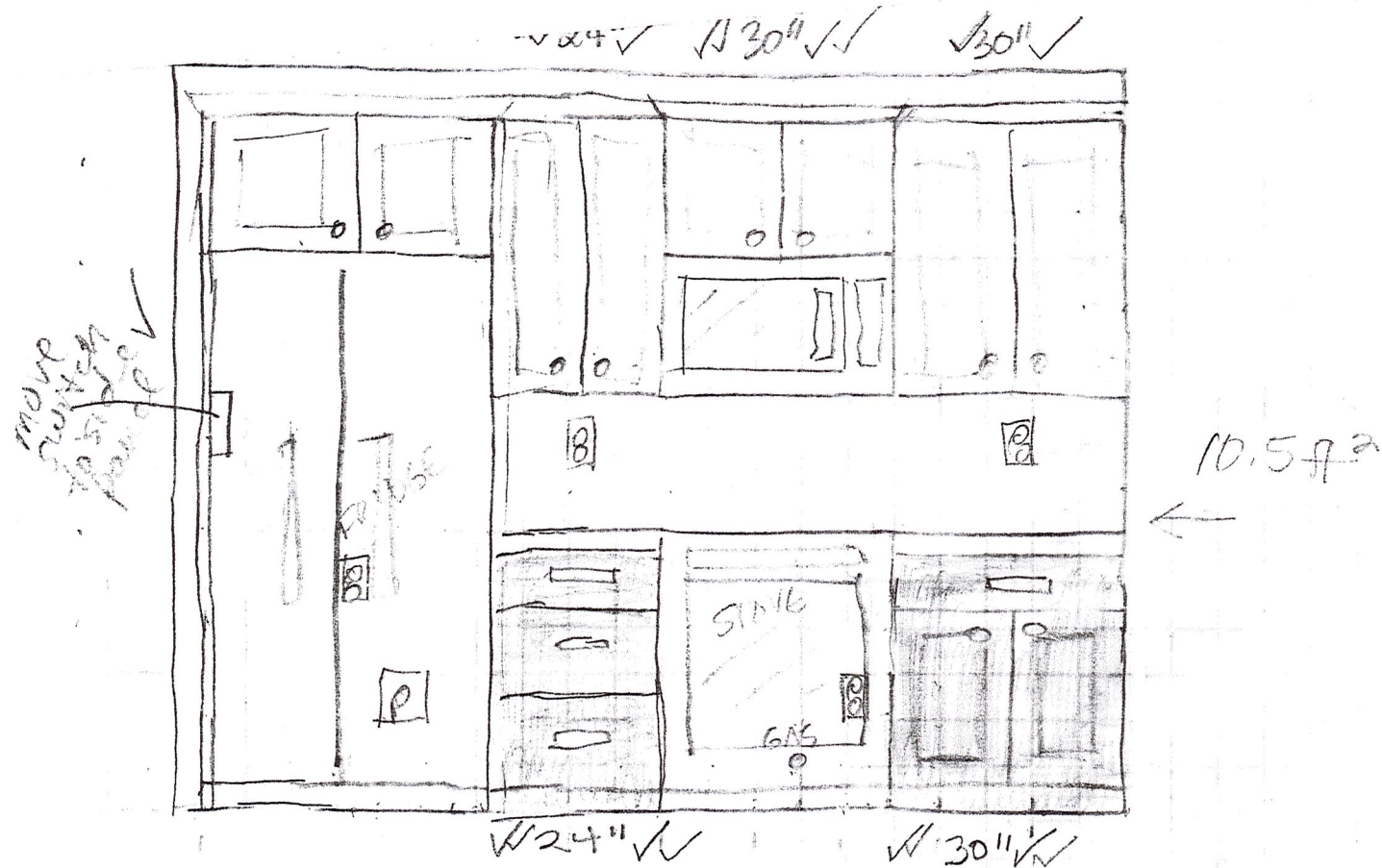
sleeps 6
- sleeps



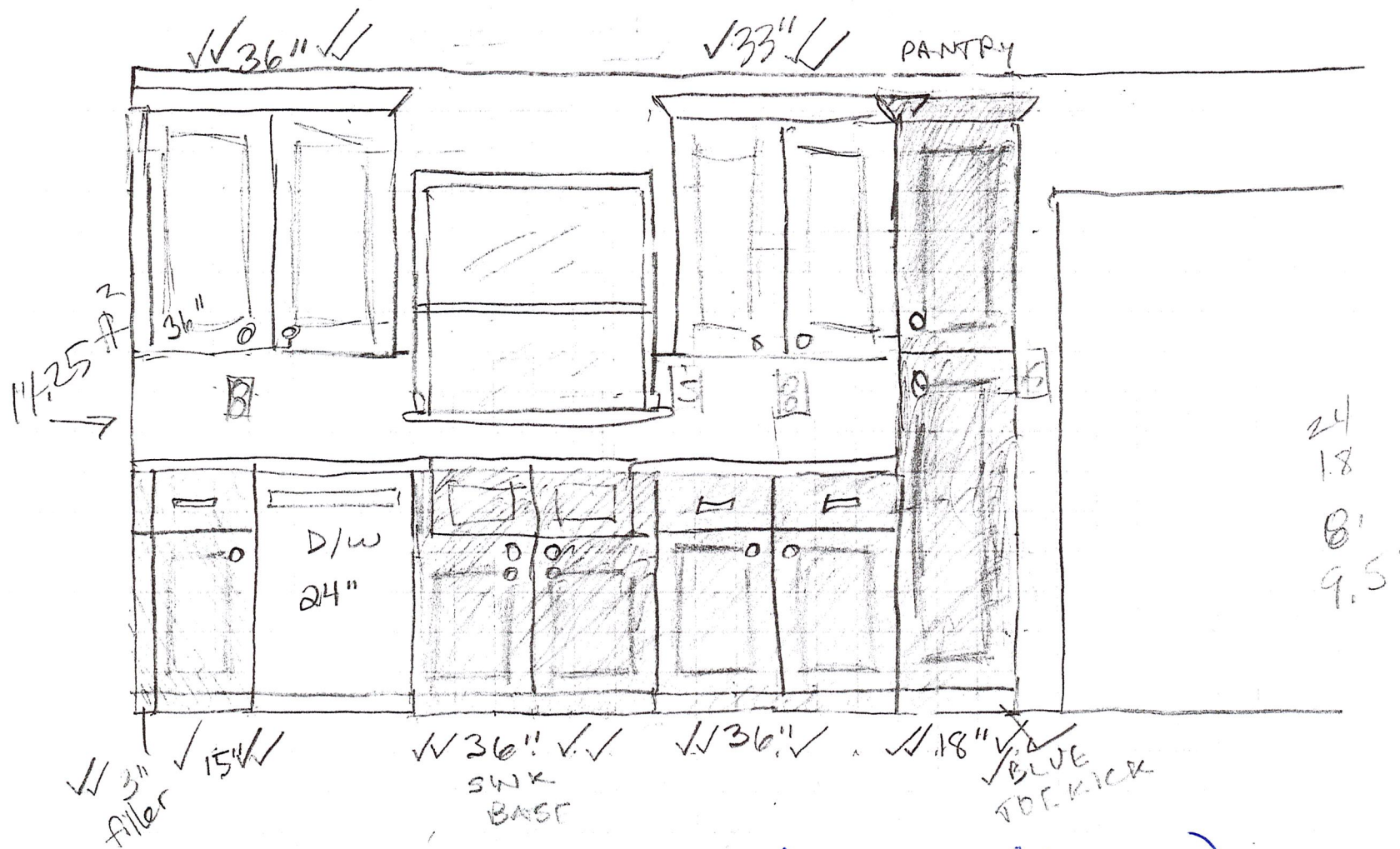




new cabinet
layout



new cabinet layout (left)



New cabinet layout (RIGHT)



New cabinets
by door

Date	Vendor	Description	consumables, books, materials, i
11/12/2022	Floor and Décor	Backsplash and tub surround tile	
11/14/2022	Floor and Décor) Return	
8/19/2022	Home Depot	Kitchen and Laundry room cabinets	
9/6/2022	Home Depot	4 fans	
10/8/2022	Home Depot	Blinds, door hardware, paint	
11/16/2022	Home Depot	Range	
10/12/2021	Lowe's	dishwasher	
10/20/2022	Lowe's	Vanity	
11/10/2022	Lowe's	door, moulding	
11/10/2022	Lowe's	door, moulding	
11/10/2022	Lowe's	door, moulding	
11/11/2022	Lowe's	doors	
11/13/2022	Lowe's	molding	
11/13/2022	Lowe's	Shower door	
11/14/2022	Lowe's	Mini fridge, , faucet, bathroom hardware	
9/10/2022	Home Depot	upper cabinet	
11/1/2022	Home Depot	barn door, thermostat, kitchen faucet, drawer hardware	
11/3/2022	Build.com	Toilets, bathroom hardware	
11/8/2022	Home Depot	Cabinet panel	
8/16/2022	Home Depot	Refrigerator	
7/2/2022	Home Depot	Attic insulation	
12/6/2022	Lowe's	Shower heads	
11/17/2022	Lowe's	Mirror and Gas stove installation kit	
11/2/2022	Lowe's	disposal, closet doors, front door, microhood	
Total			

Completed Work (Narrative)

Tenants moved out over spring break 2022 and foundation work began on 3/21/2022. The foundation work needed was extensive totaling 14 exterior steel piers and 10 interior steel piers. The work included jack hammering through the concrete slab foundation and tunneling on exterior in order to place piers correctly. After the foundation work was completed, a plumbing inspection was completed to indicate several breaks in the line. Plumbing work started on 6/7/2022 while the tunnels were still present from foundation repair. Another inspection was done, which indicated 11 more piers were needed for the foundation. This work was completed and passed inspection on 7/13/2022. Towards the end of the foundation and plumbing work, the roof was replaced after permit acquired. Also acquired historic district approval for exterior changes to include replacing posts at front entry, replacing inoperable windows and back slider, as well as converted bedroom back into a garage. After plumbing work was completed, interior demo commenced to include removal of doors, trim, flooring, cabinets, counters, sinks, and lighting. Garage door installed in August. Windows installed in September. Construction slowed down a bit in the Fall. During September, October, and November, painting occurred, cabinets, counters, and flooring were installed. In November, finish work began to include door/ trim installation, plumbing fixture installation, continued painting. It was apparent, we would not be finished by the end of the month and so a permit extension was requested and granted. IN December, the Project finished to include lighting fixtures and fan installation, new appliance installation, and HVAC replacement. My brother-in-law moved in on January 3rd, 2023. Permits closed and copies requested over spring break 2023.

Completed Work List, Timeline, and Final Cost

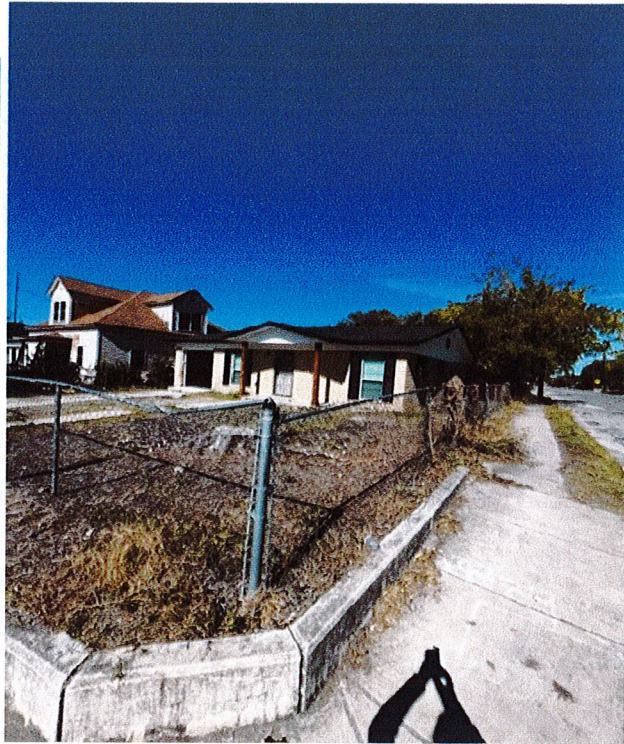
Date Started	Date Complete	Work Done
3/21/2022	6/7/2022	Foundation (Rhinoworks Construction)
5/10/2022	5/10/2022	Independent Foundation Inspection
5/24/2022	11/24/2022	Permits
5/27/2022	8/10/2022	Interior Demo-cabinets, countertops, tub, sinks, plumbing, doors, trim, and lighting
5/15/2022	N/A	Historic district approval for exterior changes
5/25/2022	5/27/2022	Roof Replacement (VR Construction)
6/7/2022	7/13/2022	Plumbing repair underneath house
7/1/2022	7/13/2022	Additional Foundation Work (11 more piers)
8/10/2022	8/10/2022	Garage door materials and install
5/18/2022	9/21/2022	Window materials and Install
10/8/2022	N/A	Window treatments (blinds)
8/19/2022	N/A	Cabinet materials
11/15/2022	11/21/2022	Cabinet install
6/30/2022	12/29/2022	Flooring materials (Floor and Décor) and install
11/14/2022	11/14/2022	Countertop Materials and install
11/24/2022	5/24/2023	Permit Extension
11/14/2022	N/A	Interior Door and baseboard materials
11/21/2022	11/22/2022	Door and baseboard install
11/3/2022	N/A	Plumbing Fixtures
11/15/2022	12/1/2022	Plumbing Finish/ Install fixtures
12/5/22022	N/A	Electrical fixtures materials
10/18/2022	12/29/2022	Electrical fixture install
12/1/2022	12/15/2022	HVAC replacement
10/12/2022	11/16/2022	New appliances and install
Total		

Home from the street

Completed Exterior (could not afford new fence)



New windows, shutters, garage door, roof, columns, and paint



Interior Photos



New kitchen cabinets, counters, backsplash, appliances, plumbing, flooring, hardware



Permit Issuance Information

Report Date: 5/24/2022

Application No REP-MBR-APP22-35005818

Permit No REP-ROF-PMT22-35201835

Site Address 527 HAYS ST, CITY OF SAN ANTONIO, TX 78202

Type of Record Building/Permits/Re-Roof Permit/Permit

Date Issued 05/24/2022

Record Status Active

Primary Applicant Megan Suermann

Scope of Work Re-Roof: No change to pitch/ Removing existing shingles and replacing w same type/ No other work to be done/ All work must comply with the UDC

Approval Comments Materials and Methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of IRC Chapter 9 Roof Assemblies to include Drip Edge (905.2.8.5) and Metal Flashing as required by Code.
All permits EXPIRE after 180 days with no activity. Reference IRC Sec. R105.5

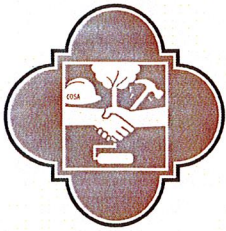
Completeness Review	Comments Closed via script
Completeness Review Zoning	Comments Closed via script
Technical Review - OHP	Comments COA attached

Required Inspections

Inspection Status

Related Records

(This is other Permits Created from the Applications, Amendments etc)



City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	REP-FND-PMT22-35100671
PERMIT NAME	527 HAYS ST
PERMIT ISSUANCE DATE	03/24/2022
LOC ISSUANCE DATE	05/13/2022
ADDRESS	527 HAYS ST City of San Antonio TX 78202
DESCRIPTION OF WORK	3/23/22 Foundation Repair Details- Partial 24 Steel Piers Yes Slab on Grade No Pier and Footings No Wood Sill No Beam No Joist

Must comply with UDC and IRC. Must comply with IB 172.
No Skirting and NO other remodeling work being performed.

-Engineers letter required to clear Foundation Inspection.

-Copy of application must be available at job site with permit in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating an online account, contact the call center).-Slab on Grade- The letter should specifically indicate that drainage meets the minimum requirements for the City's current building codes. If drainage is not addressed by the engineer, an inspection for drainage will be required.

All permits EXPIRE after 180 days with no activity. Reference IRC Sec. R105.5

***Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating an online account, contact the call center).

Please note any property located in a NCD (Neighborhood Conservation District) will require an inspection. ***AVALADEZ



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

June 2, 2021

HDRC CASE NO: 2021-227
ADDRESS: 527 HAYS ST
LEGAL DESCRIPTION: NCB 529 BLK 2 LOT E 51.12 FT OF S 92.5 FT OF 14
HISTORIC DISTRICT: Dignowity Hill
PUBLIC PROPERTY: No
APPLICANT: Megan Suermann/Howdy Haus, LLC - 1098 Provence Pl
OWNER: Megan Suermann/Howdy Haus, LLC - 1098 Provence Pl
TYPE OF WORK: Fencing, Porch/Patio, Painting

REQUEST:

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

1. Replace the turned columns with square cedar columns
2. Replace the chain link front yard fence with new brick masonry and horizontal metal slat fencing
3. Paint the exterior of the structure, including brick

FINDINGS:

- a. The structure at 527 Hays was constructed circa 1970 and is located within the Dignowity Hill Historic District. The one-story single-family structure features brick masonry construction, a low slope turned gable with a front facing gable covered porch, aluminum sash windows, and an infilled wall with a window where the garage door was originally.
- b. COLUMNS – The applicant has proposed to replace the turned columns with new 6-inch square wood columns with base and capital trim. Per the Guidelines for Exterior Maintenance and Alterations 7.B.iv., applicants should design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building and avoid adding new elements and details that create a false historic appearance. Staff finds that the turned columns are not a character-defining feature of the minimal tradition brick masonry house and that the simple square columns are appropriate without create a false historic appearance.
- c. FENCE DESIGN – Per the Guidelines for Site Elements 2.B.i., new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character; applicants should design of fence should respond to the design and materials of the house or main structure. The applicant has proposed to install front yard fencing with brick masonry base and columns and horizontal metal slats. Staff finds that the brick masonry base and columns relate to the primary structure, but the horizontal metal slats do not relate to existing fence designs in the district. Staff finds that a simple wrought iron fence, with or without brick masonry base – or cattle panel is more appropriate for this structure within the Dignowity Hill Historic District.
- d. FENCE LOCATION – Per the Guidelines for Site Elements 2.B.ii., applicants should avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The applicant has propose front yard fencing along Hays and N Hackberry of the corner property. Staff finds that front yard fences are found on the 500 block of Hays and within the Dignowity Hill Historic District.
- e. FENCE HEIGHT – Per the Guidelines for Site Elements 2.B.iii., applicants should limit the height of new fences

and walls within the front yard to a maximum of four feet. The applicant has proposed a maximum height of 4-feet including the brick masonry base. Staff finds the proposed total height appropriate.

f. DRIVEWAY GATE – Staff typically recommends driveway gates turn at the front yard corners and be set behind the front façade plane rather than at the front of the driveway. Staff finds that the driveway at this property terminates into a front window bay and would not be appropriate to bisect the front facade with a turned fence line.

g. PAINT – The applicant has proposed to paint the structure with body paint and black trim. Per the Guidelines for Exterior Maintenance and Alterations 2.A.i, applicants should avoid painting historically unpainted surfaces; exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. Staff finds that the masonry is unpainted and that new paint should be limited to wood elements.

RECOMMENDATION:

Staff recommends approval of item 1. Wood column replacement based on finding b.

Staff recommends approval of item 2. Fencing based on finding c through f with the following stipulations:

i. That the fence design feature a simple wrought iron fence with or without matching brick masonry base – or freestanding cattle panel fence instead of the proposed horizontal metal slat design.

ii. That the fence height is limited to a total of 4-feet in the front yard, with or without a masonry base.

Staff recommends approval of item 3. Paint with the stipulation that the new paint is limited to wood elements based

on finding g. Painting on unpainted masonry requires explicit approval by the commission.

COMMISSION ACTION:

Approved with staff's stipulations above.

Painting on masonry was not approved.



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

February 16, 2022

ADDRESS: 527 HAYS ST
LEGAL DESCRIPTION: NCB 529 BLK 2 LOT E 51.12 FT OF S 92.5 FT OF 14
HISTORIC DISTRICT: Dignowity Hill
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Megan Suermann/SUERMANN PATRICK & SUERMANN MEGAN -
OWNER: Megan Suermann/SUERMANN PATRICK & SUERMANN MEGAN -
TYPE OF WORK: Exterior alterations, Roofing

REQUEST:

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

1. Replace the asphalt shingle roof with new shingles.
2. Restore the attached garage into a garage.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 2/16/2022 3:35:38 PM

ADMINISTRATIVE APPROVAL TO: ROOF MATERIAL REPLACEMENT - Replace the asphalt shingles on the main house roof with new shingles. No changes to the roof form or pitch are requested or approved.

GARAGE DOOR INSTALLATION - Remove an existing window and AC unit on the front exterior of the attached garage and install an overhead door. Staff finds that this is appropriate in this instance as there is evidence that this area was used as a garage historically and the primary structure was built ca 1980s per historic aerials.

REPAIRS - Repair the masonry exterior using in kind materials.

APPROVED BY: Katie Totman

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

March 24, 2022

ADDRESS: 527 HAYS ST
LEGAL DESCRIPTION: NCB 529 BLK 2 LOT E 51.12 FT OF S 92.5 FT OF 14
HISTORIC DISTRICT: Dignowity Hill
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Megan Suermann/Howdy Haus, LLC - 1098 Provence PL
OWNER: Megan Suermann/Howdy Haus, LLC - 1098 Provence PL
TYPE OF WORK: Foundation/skirting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to repair the foundation of the main house.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 3/24/2022 4:22:29 PM

ADMINISTRATIVE APPROVAL TO: repair the foundation of the main house; no exterior work is taking place or approved.

APPROVED BY: Rachel Rettaliata

RE-ISSUE REASON:

COA expired. No changes have been made to the previously approved scope of work.

RE-ISSUE DATE: 3/24/2022 4:22:29 PM

RE-ISSUED BY: Rachel Rettaliata

**Shanon Shea Miller
Historic Preservation Officer**

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

May 18, 2022

HDRC CASE NO: 2022-117
ADDRESS: 527 HAYS ST
LEGAL DESCRIPTION: NCB 529 BLK 2 LOT E 51.12 FT OF S 92.5 FT OF 14
HISTORIC DISTRICT: Dignowity Hill
PUBLIC PROPERTY: No
APPLICANT: Megan Suermann/SUERMANN PATRICK & SUERMANN MEGAN -
OWNER: Megan Suermann/SUERMANN PATRICK & SUERMANN MEGAN -
TYPE OF WORK: Exterior alterations, Window replacement/fenestration changes

REQUEST:

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

1. Cover the existing, tan brick with a white lime wash.
2. Replace the existing, aluminum windows with new vinyl windows.
3. Add black louvered shutters to the front windows.

FINDINGS:

- a. The structure at 527 Hays was constructed circa 1970 and is located within the Dignowity Hill Historic District. The one-story single-family structure features brick masonry construction, a low slope turned gable with a front facing gable covered porch, aluminum sash windows, and an infilled wall with a window where the garage door was originally.
- b. BRICK PAINTING – The applicant has proposed to apply a white lime wash to cover the existing, tan brick. Per the Guidelines for Exterior Maintenance and Alterations 2.A.i., historically unpainted brick surfaces should remain unpainted. The proposed painting/application of limewash is inconsistent with the Guidelines.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, aluminum windows with new vinyl windows. The windows that have been proposed by the applicant are white, vinyl windows that feature a nailing fin. Staff finds the proposed replacement windows to be inconsistent with the Guidelines and staff's standards for replacement windows. The replacement of the existing, aluminum windows may be appropriate provided the replacement product meets staff's standards, noted in the applicable citations.
- d. SHUTTER INSTALLATION – The applicant has proposed to install black shutters at the front windows. The Guidelines for Exterior Maintenance and Alterations 6.B.x. notes that shutters should not be installed where they did not historically exist. Staff finds the proposed installation of shutters to be inconsistent with the Guidelines.

RECOMMENDATION:

1. Staff does not recommend approval of item #1, the painting/limewashing of brick, based on finding b. Staff recommends the brick remain unpainted.
2. Staff does not recommend approval of item #2, the replacement of the existing, aluminum windows with white vinyl windows, as noted in finding c. Staff recommends that the applicant install windows that are consistent with staff's standards for replacement windows, as noted in the applicable citations.
3. Staff does not recommend approval of item #3, the installation of window shutters based on finding d.

COMMISSION ACTION:

Approved with stipulations:

- a. Refrain from limewashing the foundation.
- b. Add shutters to only the front two windows where the front door is.
- c. Replace windows with an aluminum window with mill finish with anodized or clear finish with two of over two millions.



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with