HISTORIC AND DESIGN REVIEW COMMISSION

August 19, 2020

HDRC CASE NO:	**2020-333**
ADDRESS:	430 E MULBERRY AVE
LEGAL DESCRIPTION:	NCB 3089 BLK 5 LOT NE TRI 50 FT OF 7 & SE IRR 50 FT OF 8
ZONING:	R-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Peter DeWitt/Adapt Architecture and Construction
OWNER:	Troy Sanders
TYPE OF WORK:	Removal and construction of an addition, site modifications, window replacement, demolition of a rear garage, construction of a rear garage
APPLICATION RECEIVED:	July 17, 2020
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Replace all of the original one over one wood windows with new Sierra Pacific brand wood windows to match in configuration, dimensions, and inset.
2. Reconstruct modified or missing wood window screens.
3. Remove a non-original rear addition.
4. Construct a new rear addition.
5. Demolish the contributing 1-story rear accessory structure.
6. Construct a new 1-story rear accessory structure closer to the east and rear lot lines.
7. Reconfigure the driveway to include paving towards the rear of the lot.
8. Install a rear inground pool.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3,Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 4,Guidelines for New Construction

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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.

Unified Development Code Sec. 35-614. - Demolition.
Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.
(1) Historic Landmark. No certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided is subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.
(2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.
(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant provides sufficient evidence to support a finding by the commission unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided is subsection (c) in order to receive a certificate for demolition of the property.

(b) Unreasonable Economic Hardship.
(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).
(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e., the current economic climate). When a claim of unreasonable economic hardship is made, the owner must provide sufficient evidence to support a finding by the commission that:
A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered,

historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;
B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.
(3) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.
As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:
i. The past and current use of the structures and property;
ii. The name and legal status (e.g., partnership, corporation) of the owners;
iii. The original purchase price of the structures and property;
iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
v. The amount of real estate taxes on the structures and property for the previous two (2) years;
vi. The date of purchase or other acquisition of the structures and property;
vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
ix. Any listing of the structures and property for sale or rent, price asked and offers received;
x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
xi. Any replacement construction plans for proposed improvements on the site;
xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and
xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
xiv. Any property tax exemptions claimed in the past five (5) years.
B. For income producing structures and property:
i. Annual gross income from the structure and property for the previous two (2) years;
ii. Itemized operating and maintenance expenses for the previous two (2) years; and
iii. Annual cash flow, if any, for the previous two (2) years.
C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.
D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.
When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(c) Loss of Significance.
When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition.

If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

(d) Documentation and Strategy.
(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.
(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.
(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.
(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.
(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:
0—2,500 square feet = $2,000.00

2,501—10,000 square feet = $5,000.00

10,001—25,000 square feet = $10,000.00

25,001—50,000 square feet = $20,000.00

Over 50,000 square feet = $30,000.00

NOTE: Refer to City Code Chapter 10, Subsection 10-119(o) regarding issuance of a permit.

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the

historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.
(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

FINDINGS:

a. The primary structure at 430 E Mulberry is a 1-story residence constructed circa 1925 in the Craftsman style. The structure features woodlap siding, original wood windows and screens, and an eyebrow dormer. The structure is contributing to the Monte Vista Historic District. The structure also features an original rear accessory structure, also contributing to the district.
b. WINDOW REPLACEMENT: CONDITION AND SITE VISIT – Staff performed a site visit with the applicant on July 29, 2020, to assess the condition of the windows. Most windows have been protected from the exterior by the original wood window screens. Most of the glass in the sashes featured metal stripping consistent with an older security system. While the windows exhibited some signs of deterioration, including chipping paint and moving sash joints, staff found the windows to be in very good condition and fully repairable.
c. WINDOW REPLACEMENT: ENERGY EFFICIENCY – The applicant has expressed concern to staff regarding the need to improve the energy efficiency of the house. However, in most cases, windows only account for a fraction of heat gain/loss in a house. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around
10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing, manufacture, transportation, and installation. Finally, window repair and restoration utilizes the local labor of craftspeople. Staff generally encourages the repair and restoration of windows whenever possible.
d. WINDOW REPLACEMENT – According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. As noted in finding b, staff does not find the original windows to be beyond repair. Replacement of any kind is not consistent with the Guidelines.
e. WINDOW SCREEN RECONSTRUCTION – The applicant has proposed to reconstruct original wood windows screens to match the existing, including one on the front façade that has been modified to accommodate a window AC unit. Staff finds the request eligible for administrative approval.
f. REAR ADDITION REMOVAL – The applicant has proposed to remove a non-original rear addition. Based on staff's observation during a site visit conducted on July 29, 2020, the rear addition is not contributing to the structure and does not feature any material or cultural significance. Staff finds the proposal appropriate.
g. NEW REAR ADDITION – The applicant has proposed to construct a new rear addition in the general footprint of the existing. The addition will feature a side wall plane that closely matches the wall plane of an original side gable on the east façade. The addition will feature materials to match the existing structure, including new one over one wood windows that meet staff's specifications, and will tie into the existing roofline. Staff finds the request consistent with the Guidelines.
h. DEMOLITION OF REAR ACCESSORY STRUCTURE – The applicant is requesting approval for the demolition of the rear accessory structure only. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
i. CONTRIBUTING STATUS – The existing 1-story rear accessory structure as a one story, single bay garage structure constructed in 1925 featuring a hipped roof, non-original garage door, and wood windows. The structure appears on the 1951 Sanborn Map. On July 29, 2020, staff conducted a site visit to evaluate the condition of the property. While several original materials exist and the original footprint appears to be intact, the structure has undergone several ill-executed modifications over the years, including opening adjustments

that are causing the structure to separate or collapse in various places. Large portions of the walls have also been replaced or fully reframed due to water damage. The rear roofline is bowed and the existing sharp grade of the site results in rainwater runoff collecting in and around the structure. While staff finds that the structure is rapidly deteriorating, the structure is still contributing to the district.

j. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. In the submitted application, the applicant has indicated that the structure no longer serves a purpose and poses a safety and health hazard due to water damage and deterioration. The applicant indicated that they attempted to collect reasonable costs for repair and restoration. The location of the structure, which makes it prone to water damage, presents an issue for the long-term viability of restoration and investment in a condition that creates inherent vice. Staff finds that evidence for UDC Section 35-614(b) has been met based on the documentation provided.

k. LOSS OF SIGNIFICANCE – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. Staff finds that a loss of significance may have occurred due to the modifications and substantial deterioration of original materials.

l. NEW REAR ACCESSORY STRUCTURE – The applicant has proposed to construct a new 1-story rear accessory structure. While the new structure will feature a footprint comparable to the existing structure to be removed, the new structure will be located behind on the structure towards the east and closer to the rear property line to more closely match the development pattern of rear structures on this block of E Mulberry. The siting will also allow for more interior lot space and will eliminate water runoff issues caused by the slope of the driveway and grade of the property from E Mulberry. The new structure will feature woodlap siding, a garage door, and a hipped roof. Staff finds the request appropriate and consistent with the Guidelines.

m. HARDSCAPING – The applicant has proposed to extend the driveway towards the rear of the lot to meet the new garage door, which will face west. The driveway will accommodate a turning radius for cars. The portion of the driveway visible from the street will not be modified in configuration, and the new hardscaping will not be visible from the public right-of-way due to the grade of the site. While staff finds the modifications generally appropriate, staff finds that the impervious cover on the site will be significantly increased based on the full scope of the project. Staff finds that the applicant should reduce the amount of hardscaping as much as possible in favor of pervious cover, such as decomposed granite, gravel, pavers with pervious joints, or native groundcover where appropriate.

n. INGROUND POOL – The applicant has proposed to install an inground pool in the rear of the lot. Staff finds the request generally eligible for administrative approval, but finds that any decking or continuous surface should be pervious where feasible as noted in finding m.

RECOMMENDATION:

Item 1, Staff does not recommend approval of the window replacement based on findings b through d.

If the HDRC recommends approval of the replacement, staff recommends that the following stipulation apply:

i. That the windows meet the following stipulations: windows must be fully wood windows and feature a true one-over-one configuration. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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 2, Staff recommends approval of the wood window screen reconstruction based on finding e.

Item 3, Staff recommends approval of the removal of the non-original rear addition based on finding f.

Item 4, Staff recommends approval of the rear addition based on finding g with the following stipulations:

ii. That the windows meet the following stipulations: windows must be fully wood or aluminum-clad wood windows and feature a true one-over-one configuration. 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 demolition based on findings h through k with the following stipulation:

i. That materials from the historic accessory structure including salvageable wood siding, structural elements, interior shiplap, wood doors, and wood windows be salvaged and stored for use on site in future construction or donated.

Item 6, Staff recommends approval of the construction of a new 1-story rear accessory structure based on finding l with the following stipulations:

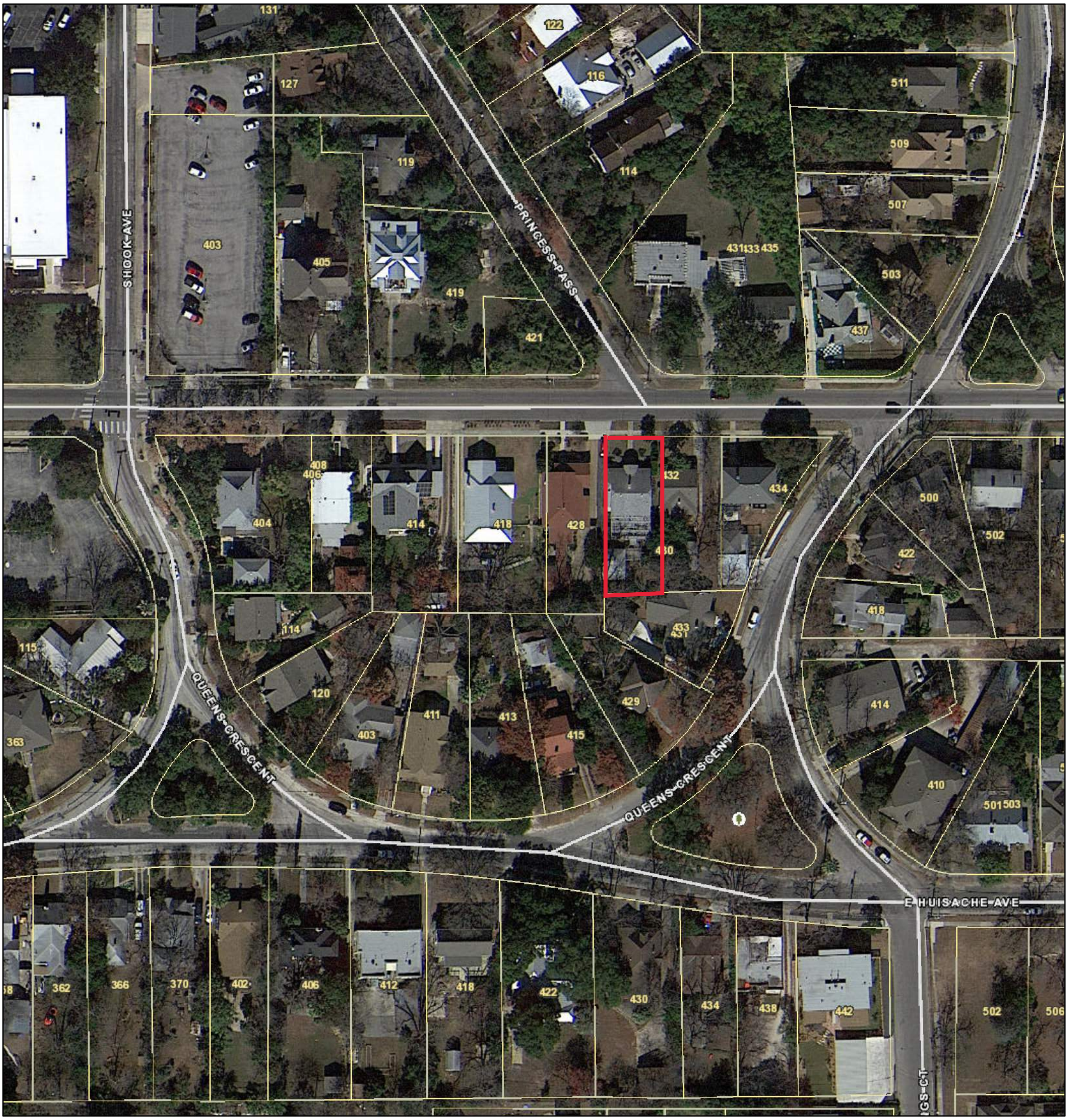
i. That the applicant complies with all development and setback requirements as required by the Development Services Department and obtains a variance from the Board of Adjustment if applicable.

ii. That the windows meet the following stipulations: windows must be fully wood or aluminum-clad wood windows and feature a true one-over-one configuration. 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.

Items 7 and 8, Staff recommends approval of the hardscaping modifications and inground pool based on findings m and n with the following stipulations:

i. That the applicant reduces the amount of impervious hardscaping as much as possible in favor of pervious cover, such as decomposed granite, gravel, pavers with pervious joints, or native groundcover where appropriate. The applicant is required to submit an updated site plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



August 14, 2020

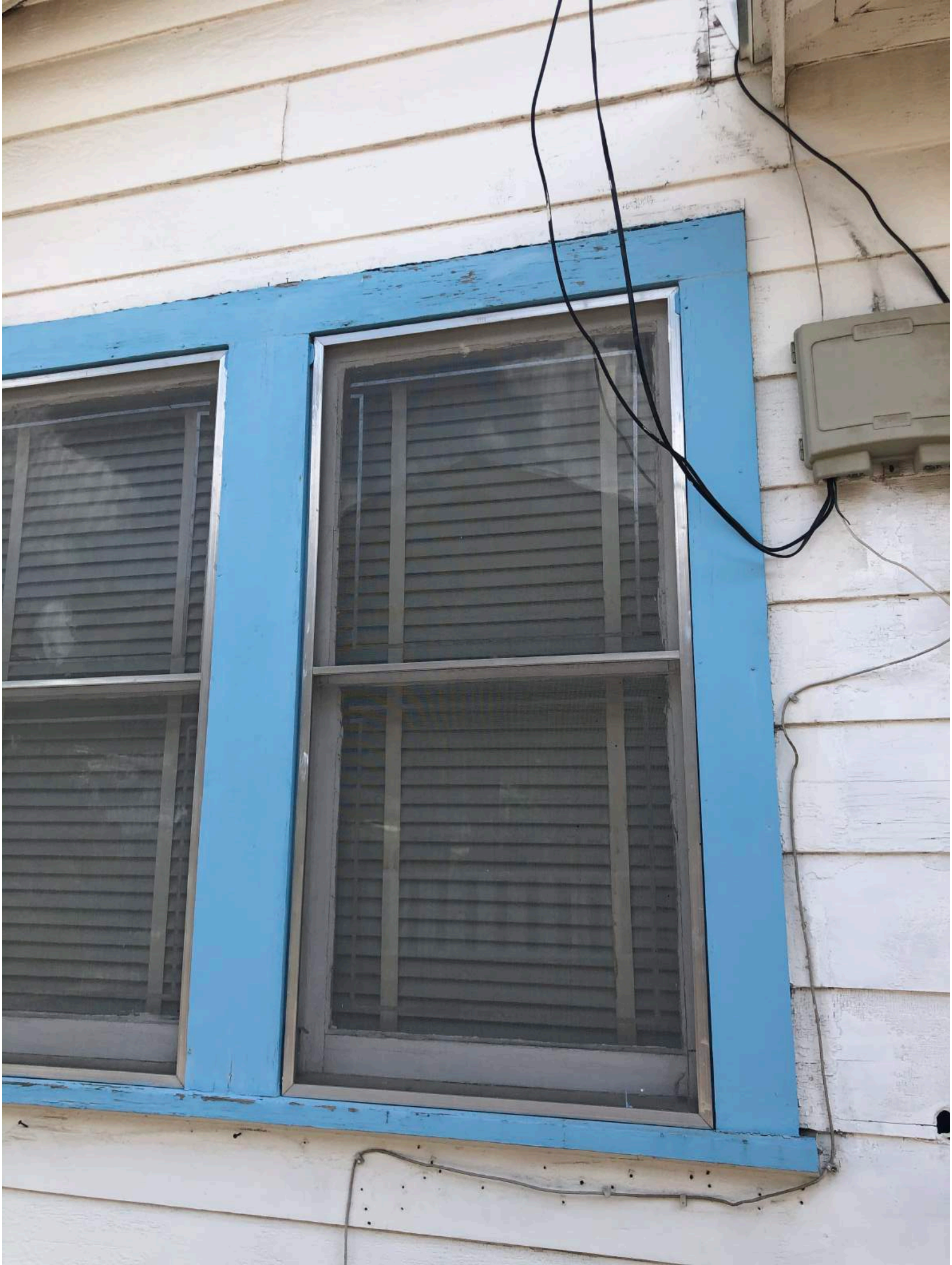
1:1,000

0 0.01 0.02 0.04 mi

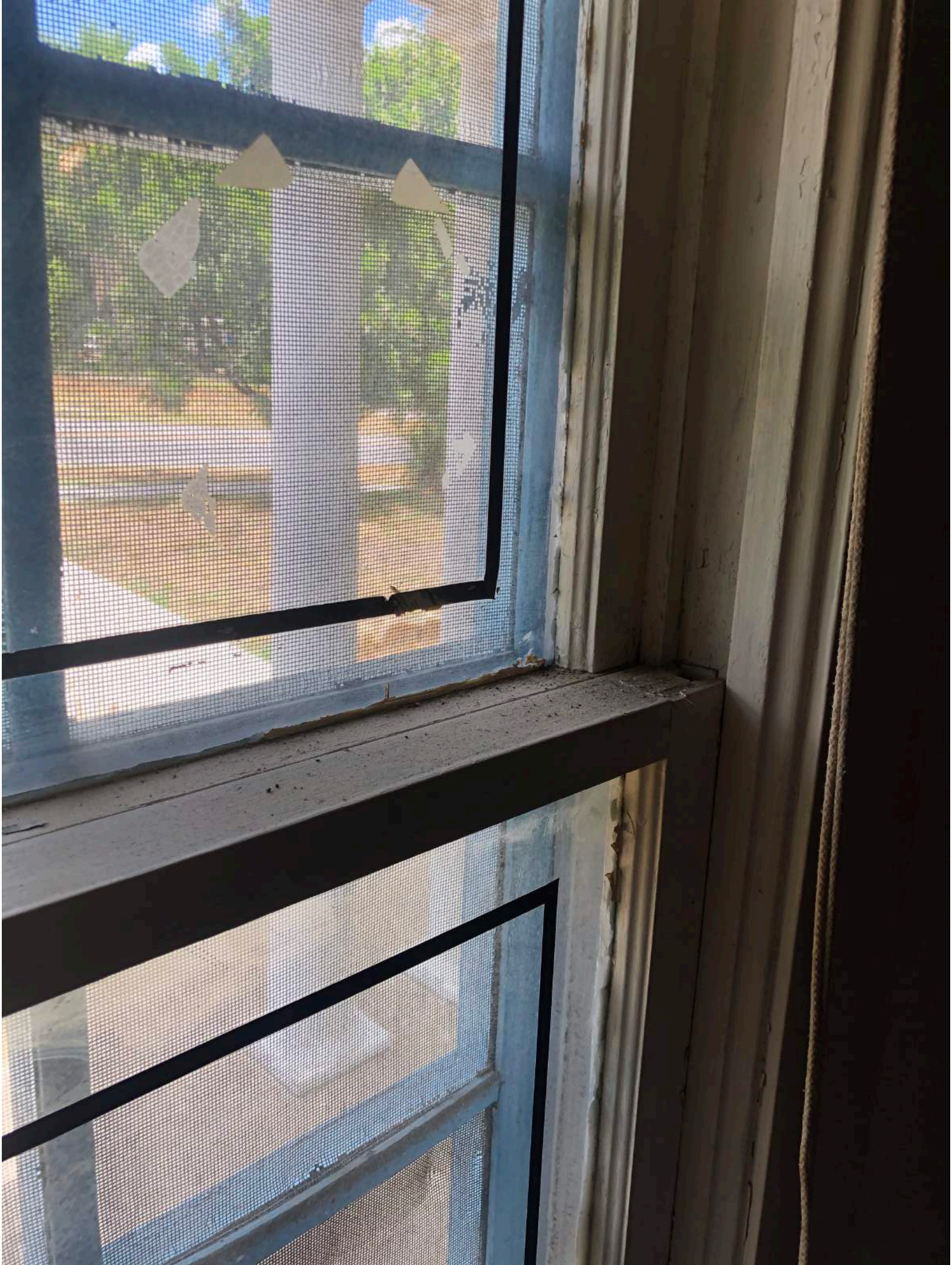
0 0.0175 0.035 0.07 km


E Mulberry Ave
30
630

STAFF PHOTOS DATED 7/29/2020




TEXAS CERTIFICATE OF TITLE

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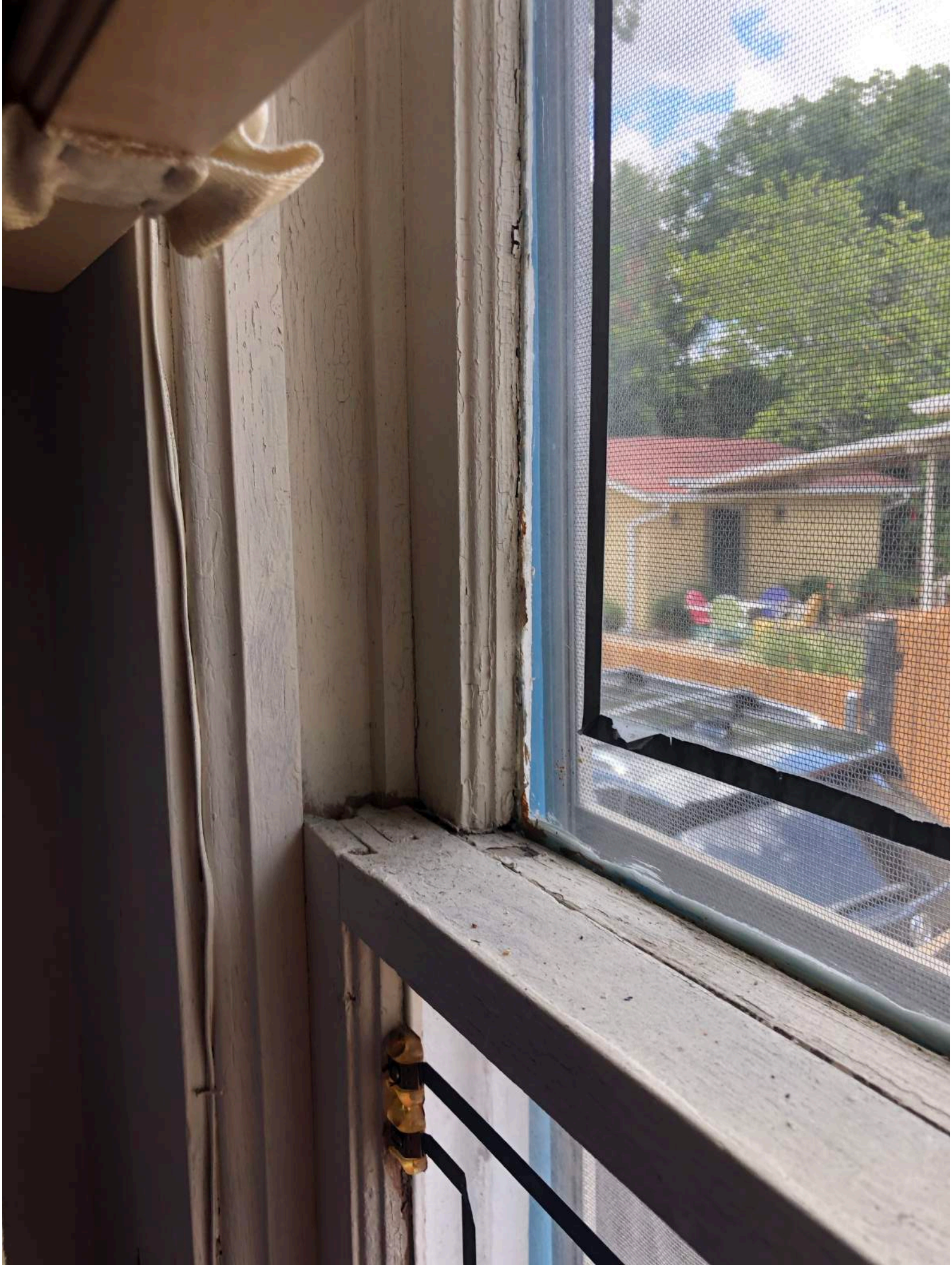


WARNING

ADAPT Architecture & Construction
1826 McCullough Ave.
San Antonio, Texas 78212
210.844.1687 or 210.267.7787

HDRC APPLICATION FORM
CoSA Office of Historic Preservation
1901 S. Alamo, San Antonio, TX 78204

July 17, 2020

PROJECT LOCATION:
420 Mulberry
San Antonio, TX 78212
Monte Vista Historic District

IMAGES SHOWING LOSS OF SIGNIFICANCE FOR GARAGE:

FRONT (NORTH) ELEVATION
The siding, garage door, and entrance door are not original or historic. This wall was reframed inside. The roof is not supported properly and is sagging.

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San Antonio, Texas 78212
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EAST ELEVATION
The wood trellis is not original and is rotting and falling down.

1826 McCullough Ave.
San Antonio, Texas 78212
210.844.1687 /210.267.7787

EAST ELEVATION
The wood roof and siding are rotted.

1826 McCullough Ave.
San Antonio, Texas 78212
210.844.1687 /210.267.7787

WEST SIDE ELEVATION
The wood roof is sagging.

1826 McCullough Ave.
San Antonio, Texas 78212
210.844.1687 /210.267.7787

SOUTH (REAR) ELEVATION
The wood roof and siding are rotted.

1826 McCullough Ave.
San Antonio, Texas 78212
210.844.1687 /210.267.7787

INTERIOR NORTH WALL:
Framing, doors, and garage door are not historic, slab is not structural and not original.

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San Antonio, Texas 78212
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INTERIOR WEST WALL:
Framing is sagging and not supporting the roof. The exterior walls are siding only with mid horizontal stud.

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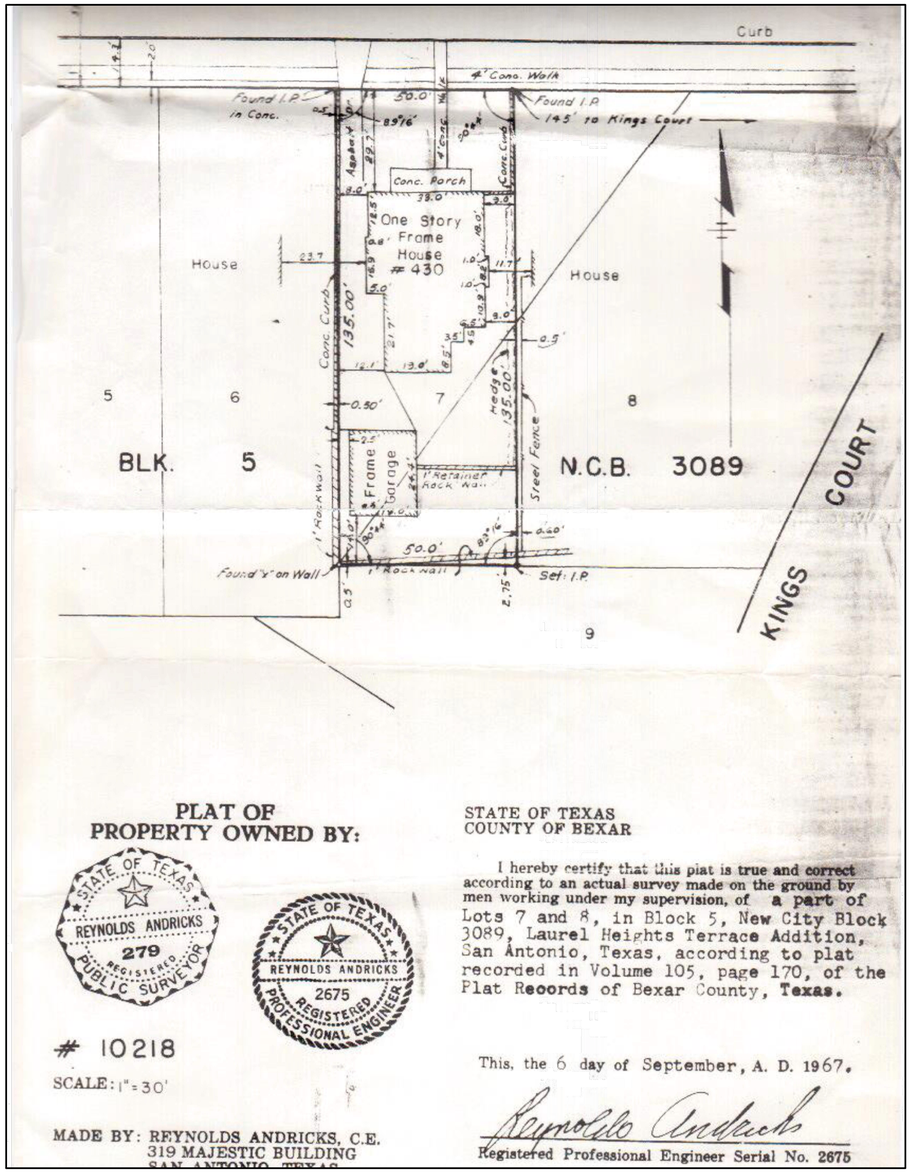
San Antonio, Texas 78212
210.844.1687 /210.267.7787

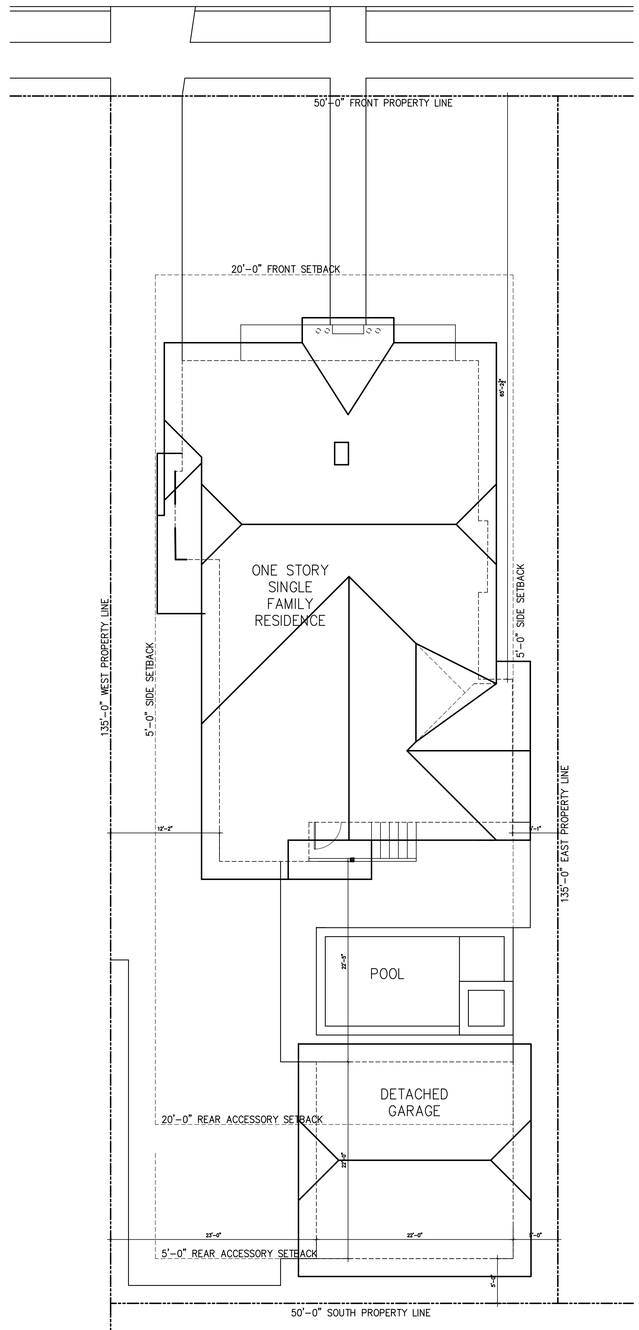
INTERIOR SOUTH WALL STORAGE:
Framing is sagging and not supporting the roof. The exterior walls are siding only with mid horizontal stud.



2 SURVEY
SCALE: 1"=20'-0"

PLAN NORTH

TRUE NORTH



1 SITE AND ROOF PLAN
SCALE: 1"=10'-0"

PLAN NORTH

TRUE NORTH

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210.267.7787
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SANDERS RESIDENCE

430 Mulberry Ave.
San Antonio, TX 78212

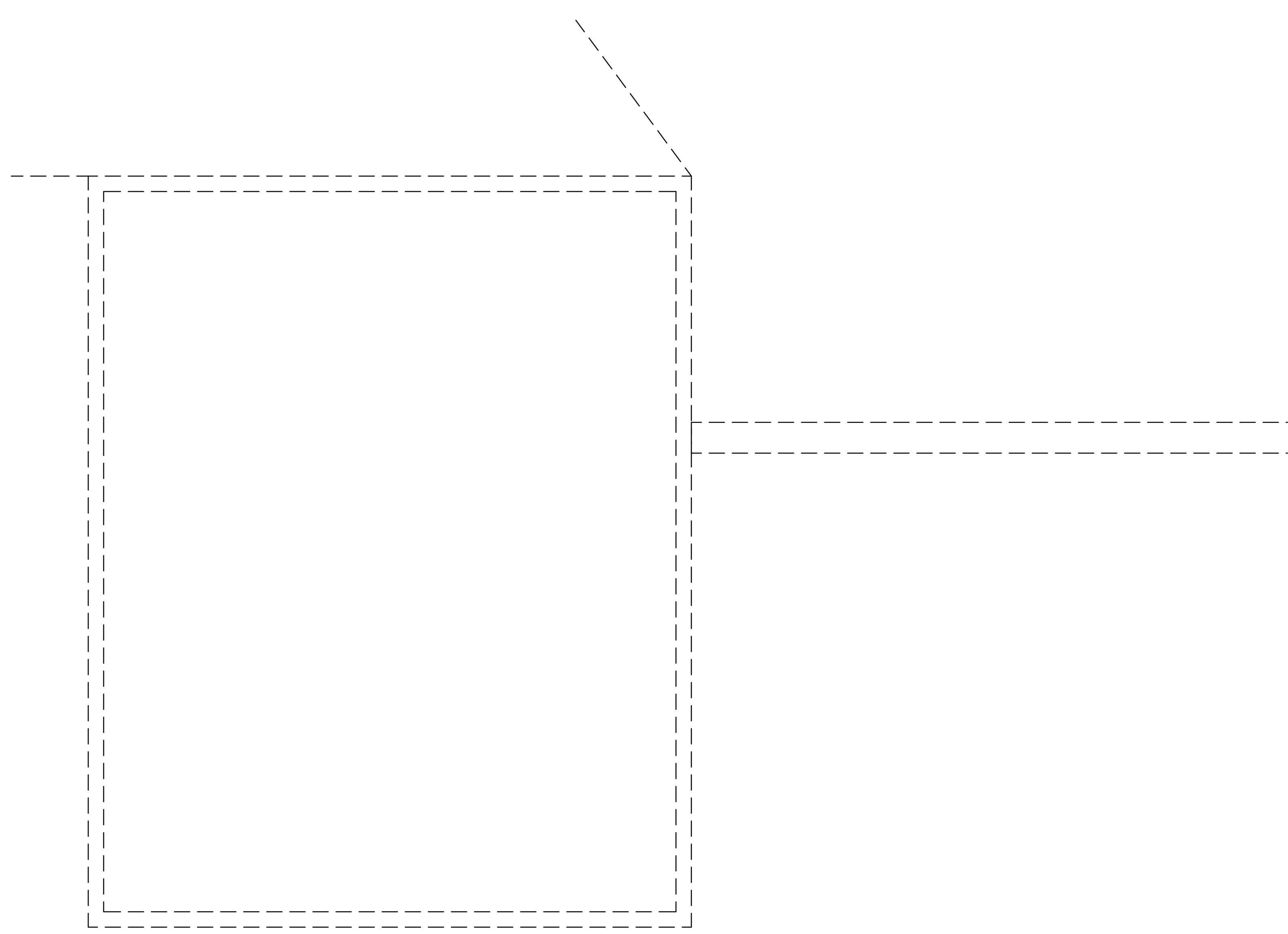
REGISTERED ARCHITECT
17008
STATE OF TEXAS
DATE 7/17/2020
EXP. 2/28/21

NO.	DATE	ISSUED FOR:
1	7/17/2020	HDRC

SURVEY, SITE, & ROOF PLAN

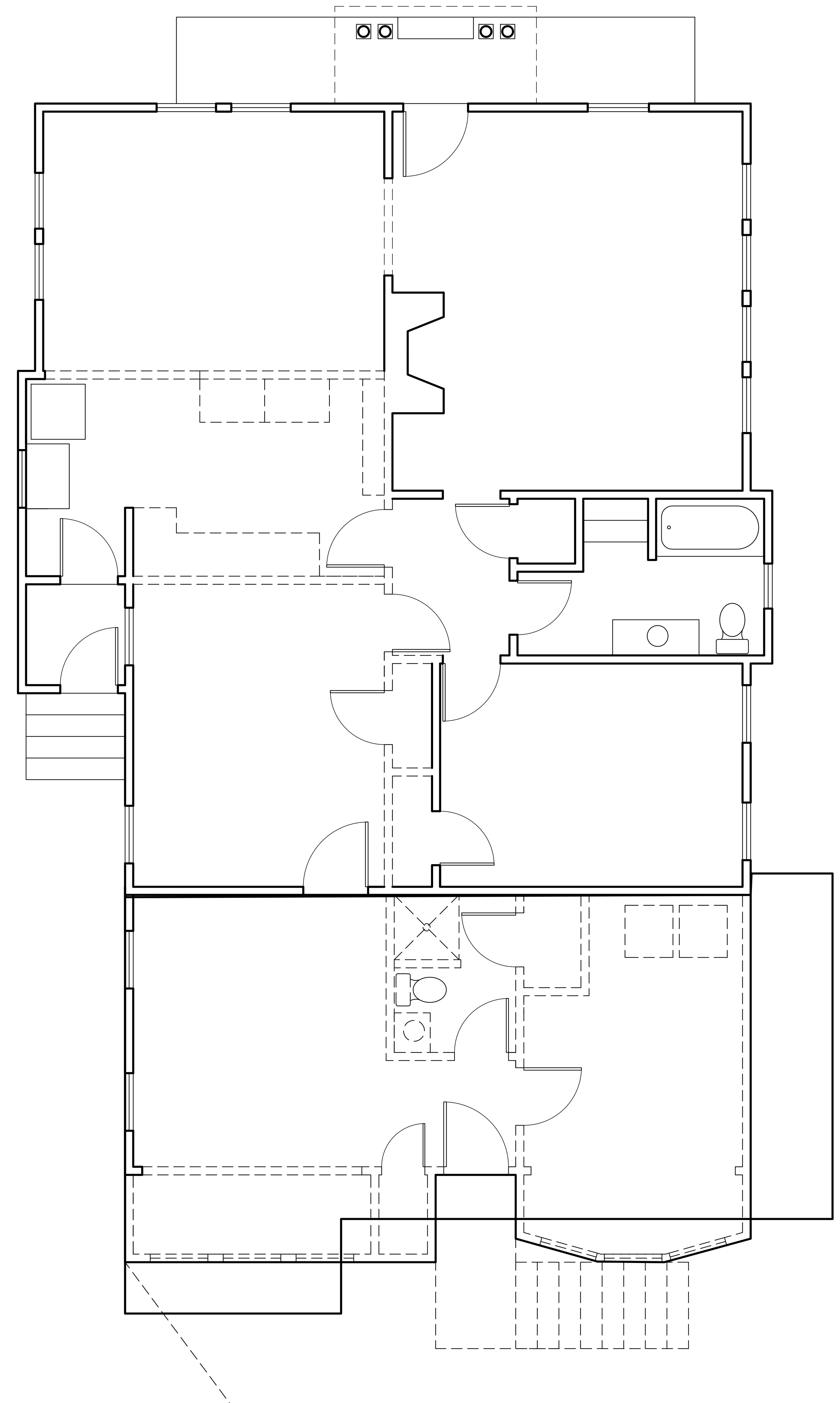
A1.00
OF --

SHUT OFF ELEC, WATER AND GAS BEFORE COMMENCING ANY WORK



2 EXISTING GARAGE DEMO
SCALE: 1/4"=1'-0"

WALLS TO BE DEMOLISHED



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

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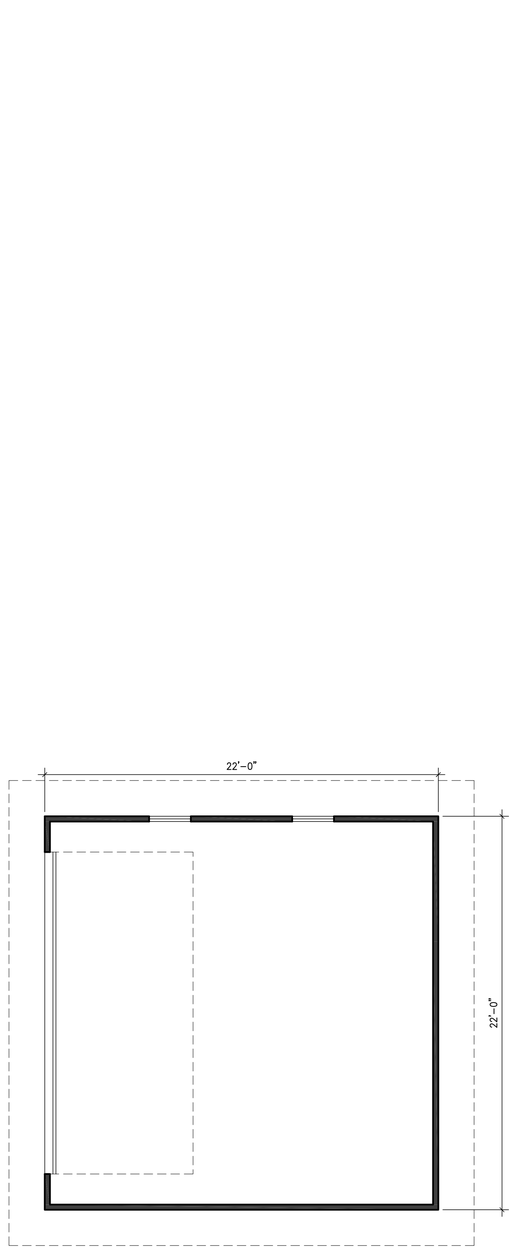
REGISTERED ARCHITECT
PETER J DE WITT
17008
STATE OF TEXAS
DATE 7/17/2020
EXP. 2/28/21

NO.	DATE	ISSUED FOR:
1	7/17/2020	HDRC

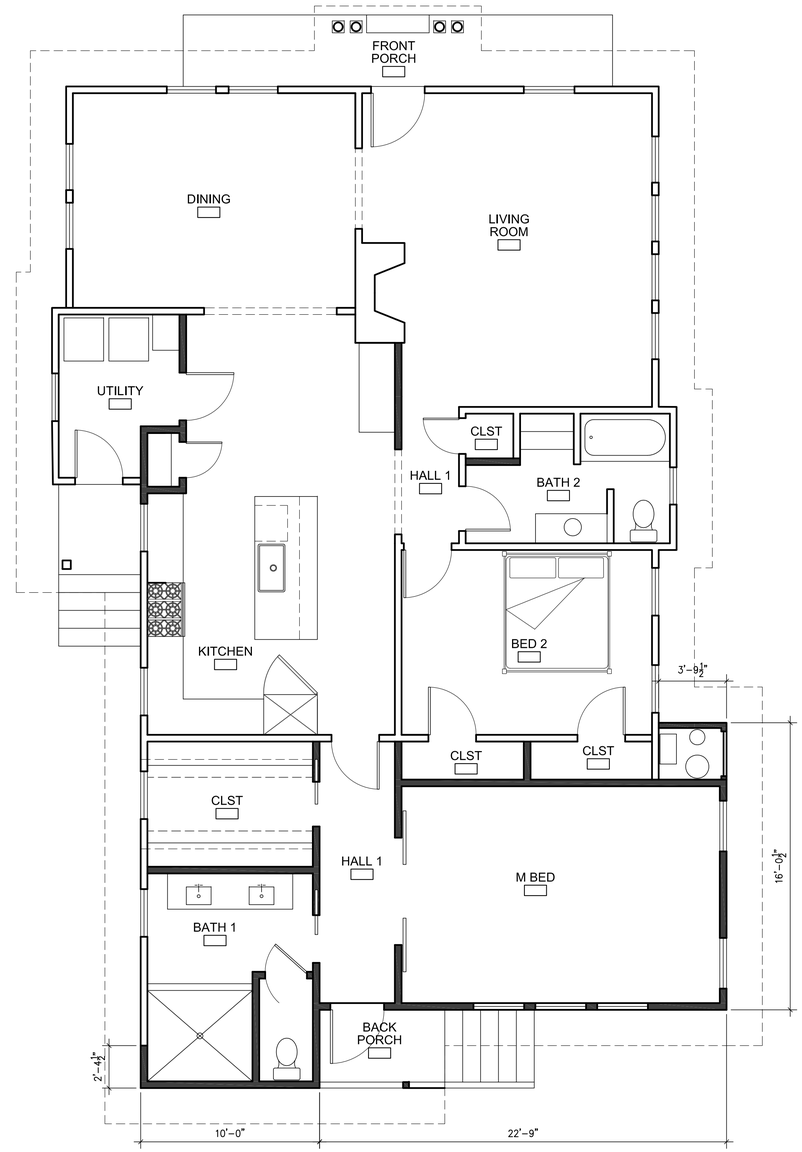
DEMO PLANS

A1.10

OF --



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



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL KEY

EXISTING TO REMAIN

NEW WALLS

PLAN NORTH

TRUE NORTH

S.F. AC SPACE

EXISTING	– 1618 S.F.
NEW	– 90 S.F.
TOTAL	– 1708 S.F.
GARAGE	– 484 S.F.

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SANDERS RESIDENCE

430 Mulberry Ave.
San Antonio, TX 78212

REGISTERED ARCHITECT 17005 STATE OF TEXAS

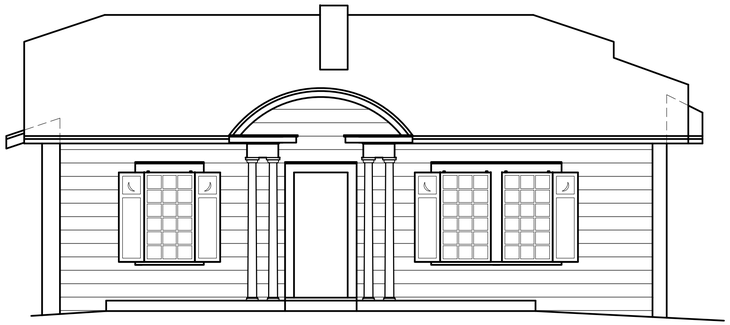
DATE 7/17/2020 EXP. 2/28/21

NO.	DATE	ISSUED FOR:
1	7/17/2020	HDRC

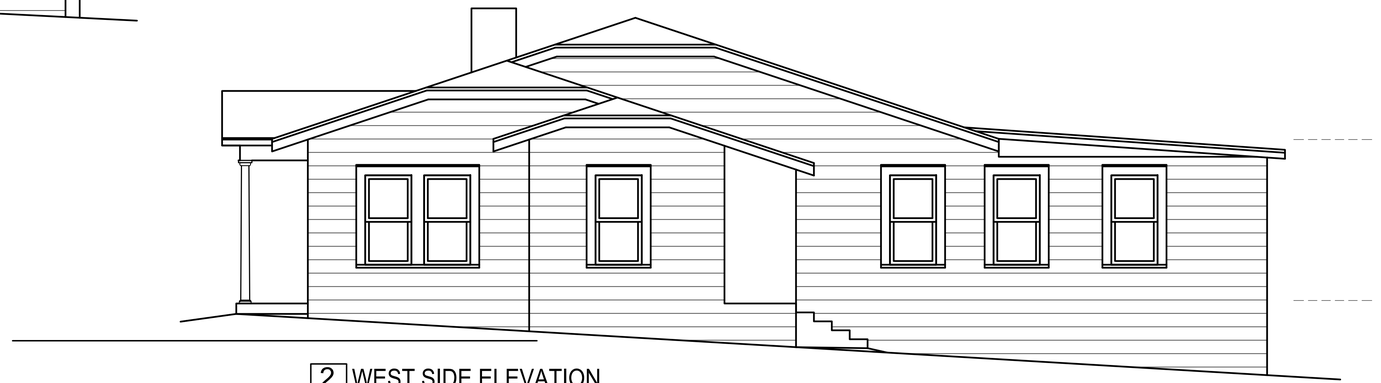
1ST FLOOR PLAN

A2.00

OF --



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



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

3 SOUTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"

4 EAST SIDE ELEVATION
SCALE: 1/4"=1'-0"

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STATE OF TEXAS
17008

DATE 7/17/2020
EXP. 2/28/21

NO.	DATE	ISSUED FOR:
1	7/17/2020	HDRC

EXISTING ELEVATIONS

A3.00
OF --

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

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

3 SOUTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"

4 EAST SIDE ELEVATION
SCALE: 1/4"=1'-0"

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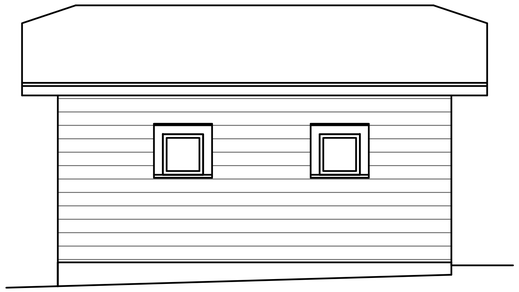
DATE 7/17/2020 EXP. 2/28/21

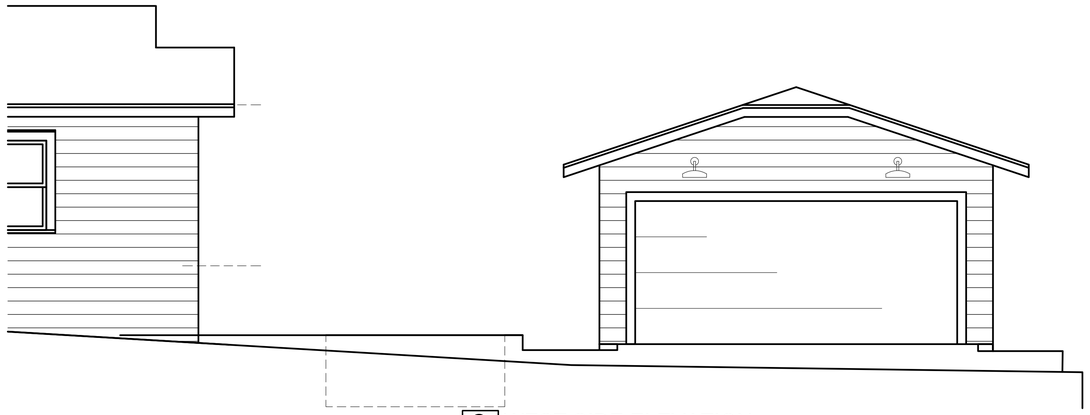
NO.	DATE	ISSUED FOR:
1	7/17/2020	HDRC

NEW EXTERIOR ELEVATIONS

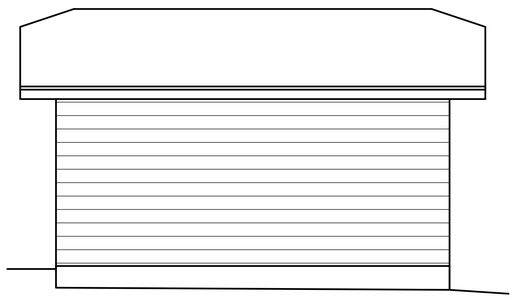
A3.10
OF --



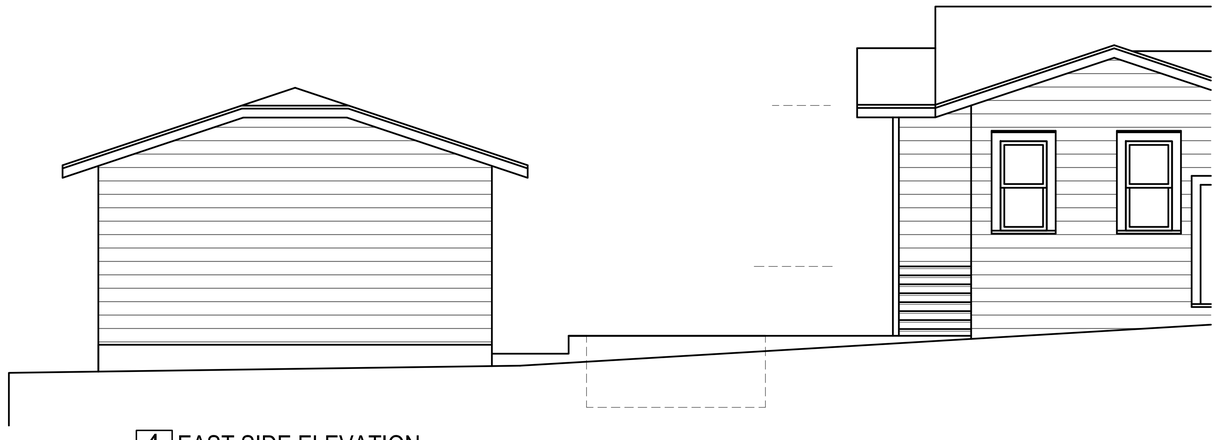
1 NORTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



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



3 SOUTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"



4 EAST SIDE ELEVATION
SCALE: 1/4"=1'-0"

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NO.	DATE	ISSUED FOR:
1	7/17/2020	HDRC

GARAGE ELEVATIONS

A3.20
OF --

SIERRA PACIFIC WINDOWS

All-Wood Tilt Double Hung Windows

Head & Sill Details
Page 1 of 8
Drawn to Full Scale
Printed Scale 4" = 1'

#8 x 1 1/2" PH FH SM

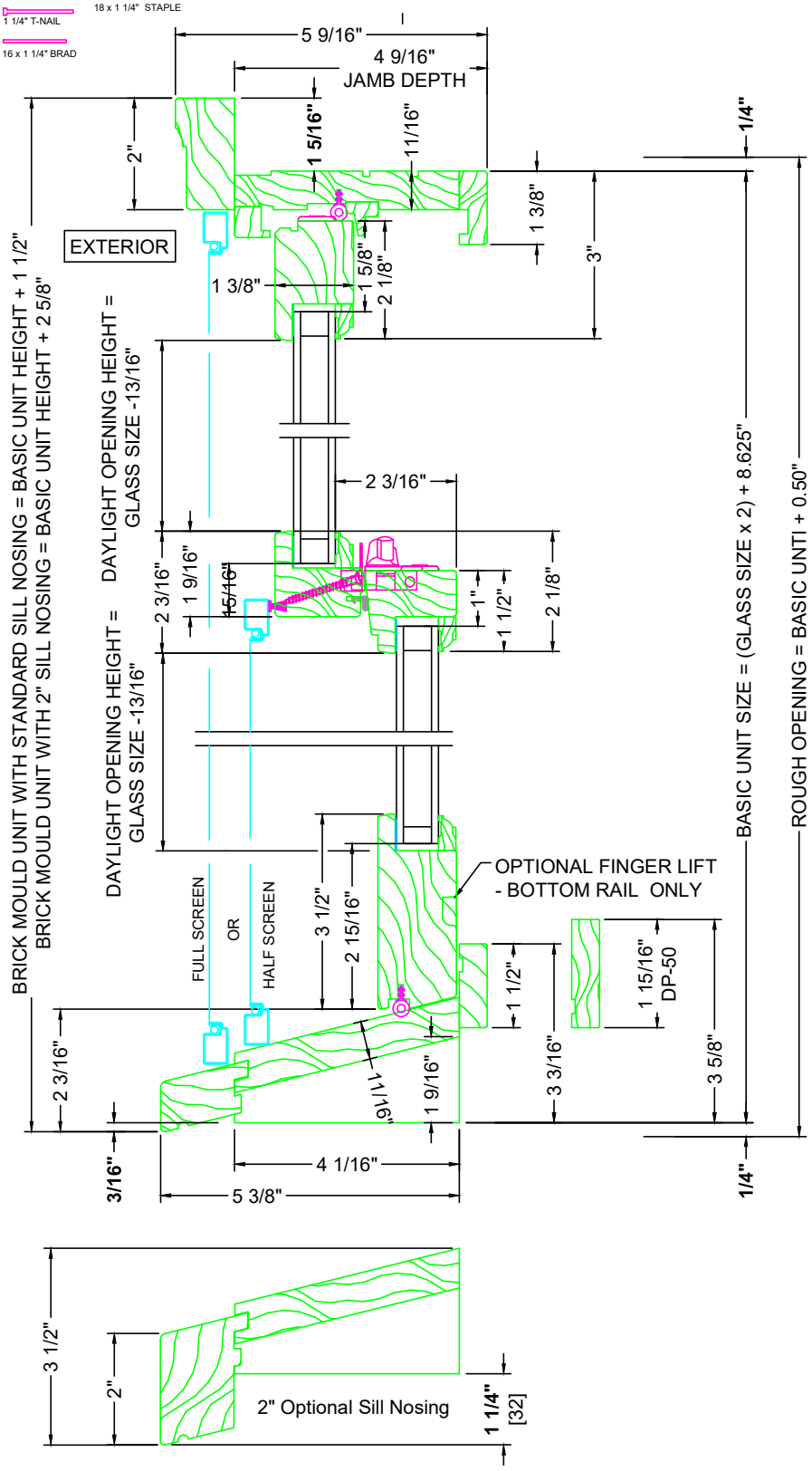
*JAMB EXTENSION MAY BE APPLIED WITH STAINLESS STEEL 18 (1/4) x 1-1/4" STAPLE.
BRAD NAILS, 1" or 1 ¼" T-NAILS OR SCREWS (PRE-DRILL AND COUNTERSINKING REQUIRED WHEN USING SCREWS).

18 x 1" T-NAIL

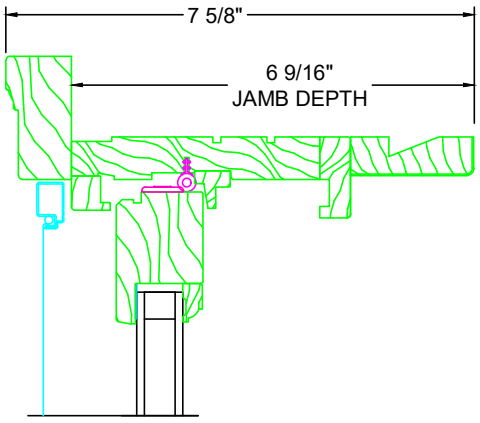
18 x 1 1/4" STAPLE

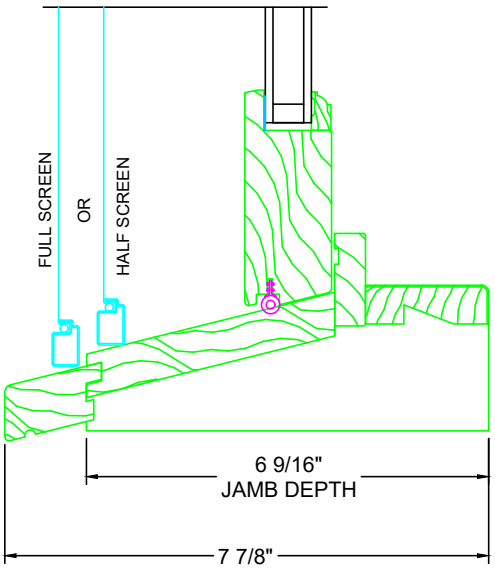
1 1/4" T-NAIL

16 x 1 1/4" BRAD



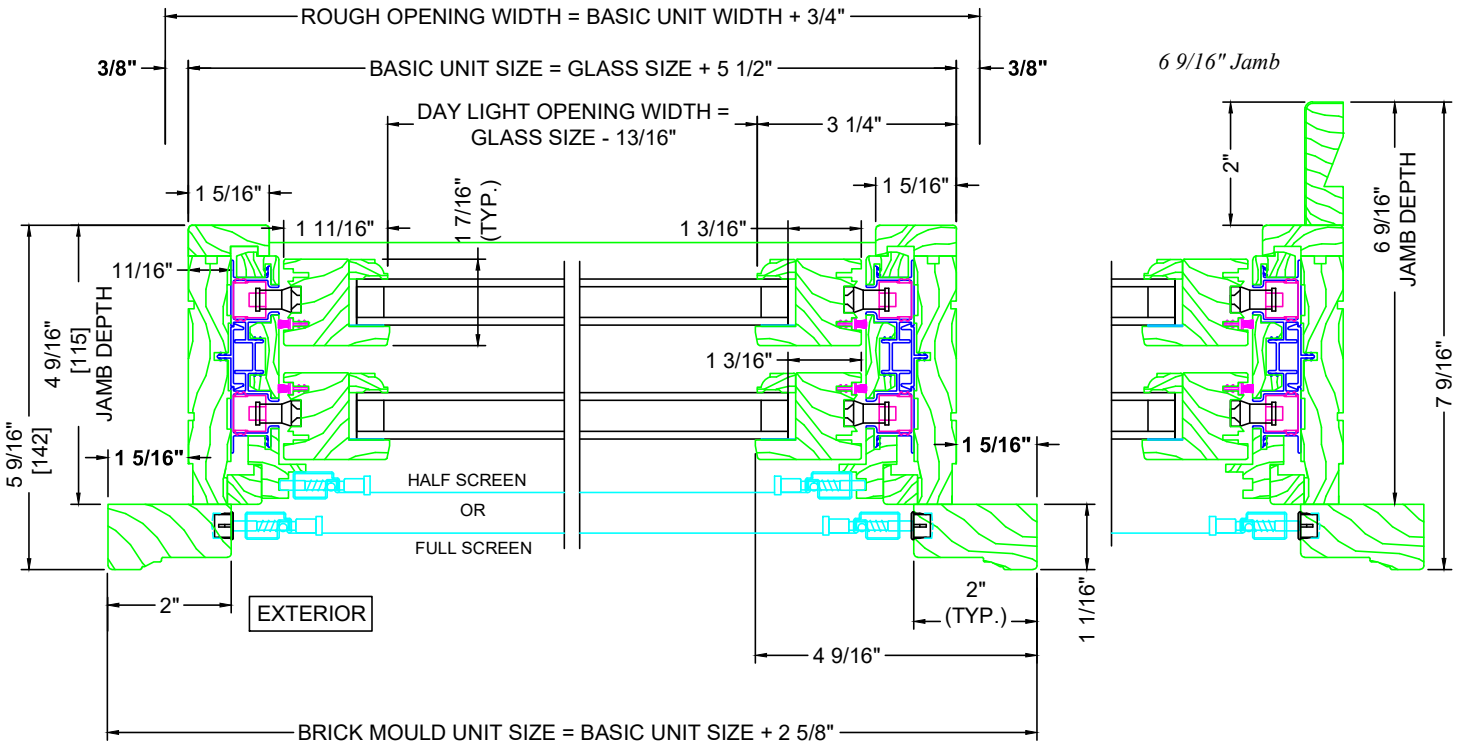
6 9/16" Jamb





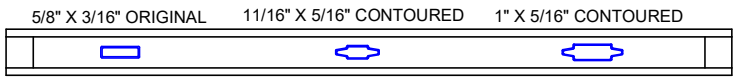
SIERRA PACIFIC WINDOWS

All-Wood Tilt Double Hung Windows

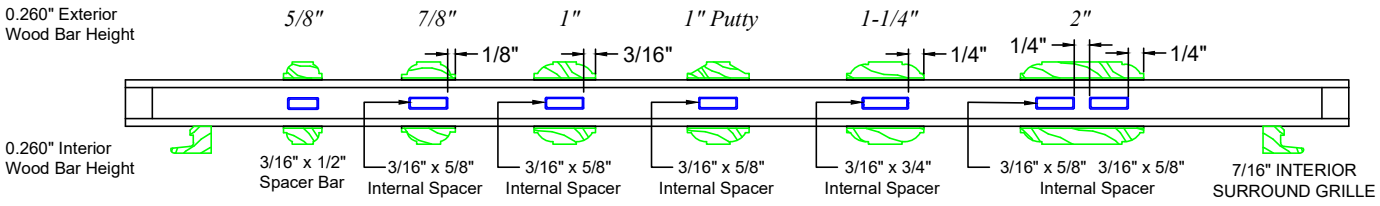


GLAZING OPTIONS

Single & Dual Insulated Glass available in operating and fixed units.
Grille in Airspace



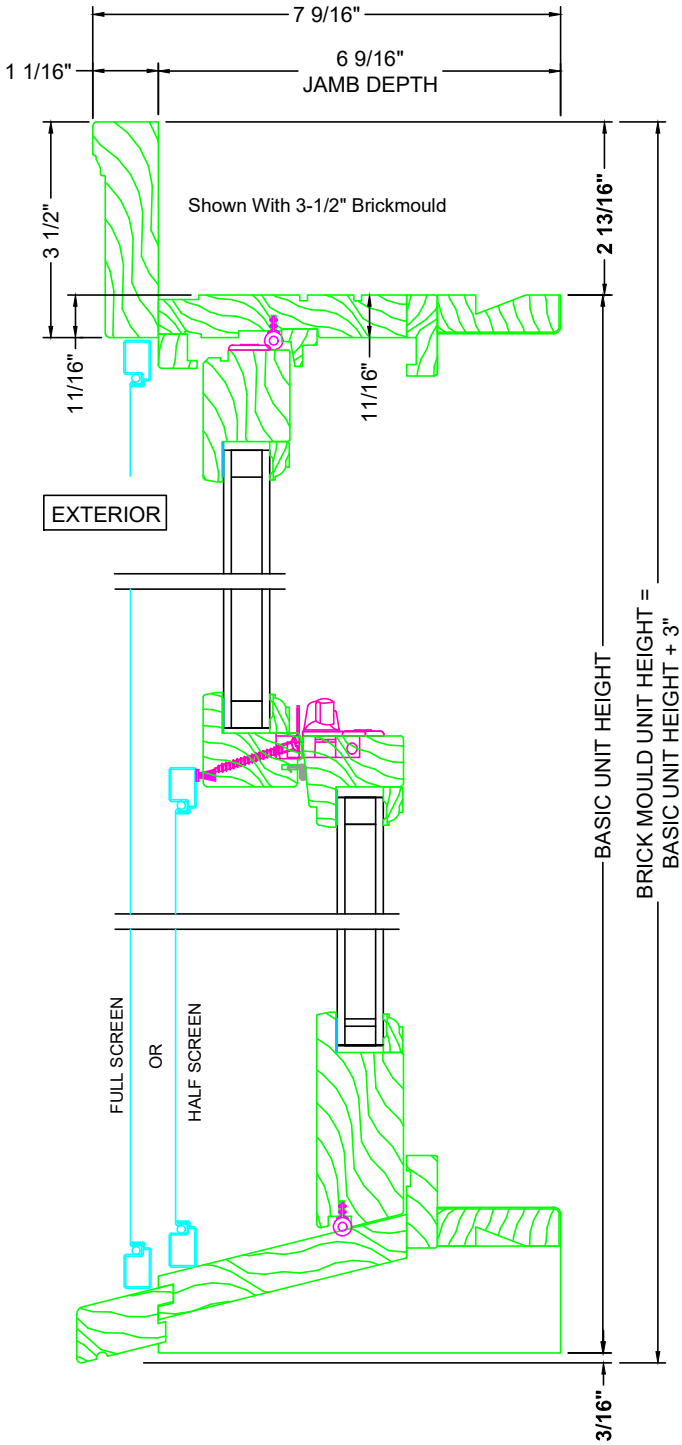
HDL, Surrond and KD Grille Bar Chart



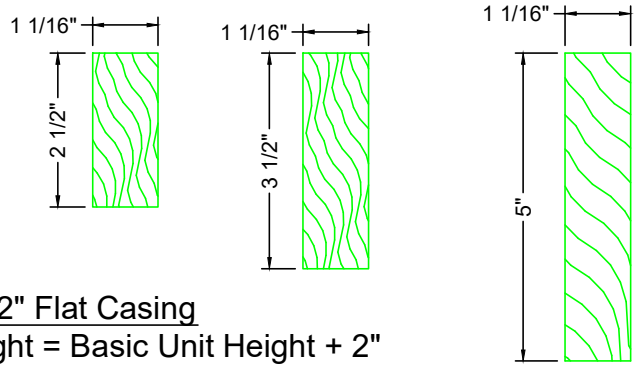
PLEASE NOTE: STANDARD INTERNAL SPACER COLOR IS MILL FINISH

SIERRA PACIFIC WINDOWS

All-Wood Tilt Double Hung Windows



2 1/2", 3 1/2" & 5" Flat Casing also Available

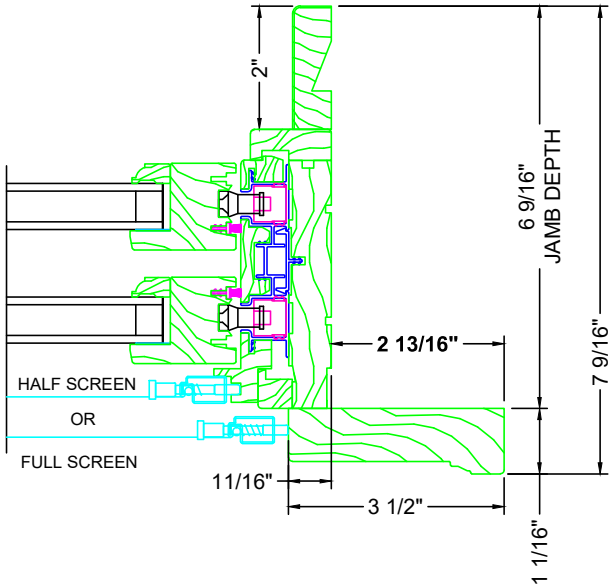


2 1/2" Flat Casing
Height = Basic Unit Height + 2"
Width = Basic Unit Width + 3.625"

3 1/2" Flat Casing & 3 1/2" Brick Mould Width
Height = Basic Unit Height + 3"
Width = Basic Unit Width + 5.625"

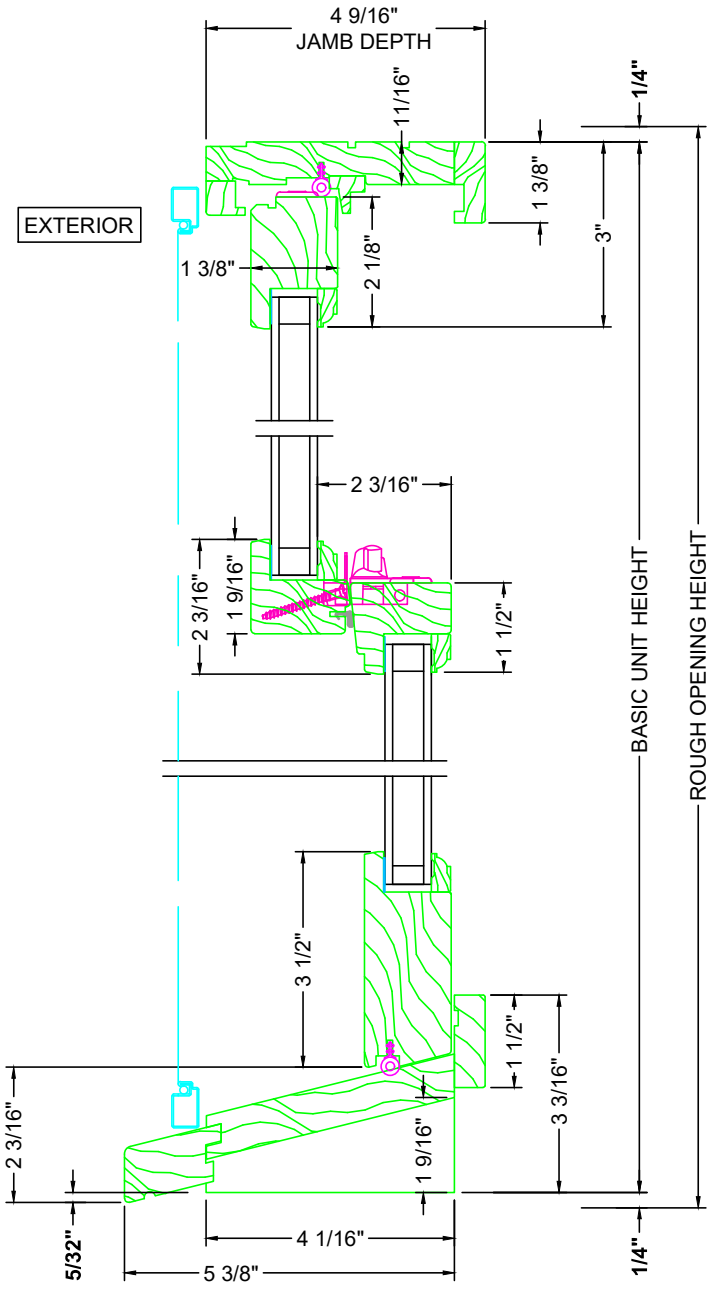
5" Flat Casing
Height = Basic Unit Height + 4.500"
Width = Basic Unit Width + 8.625"

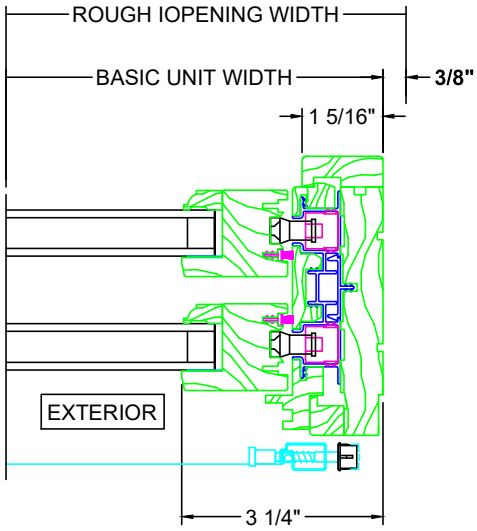
For Heights the Sill nosing adds 3/16" to the overall Brick Mould / Flat Casing Height



SIERRA PACIFIC WINDOWS

All-Wood
Tilt Double Hung Windows with Sill Nosing & No Brickmould

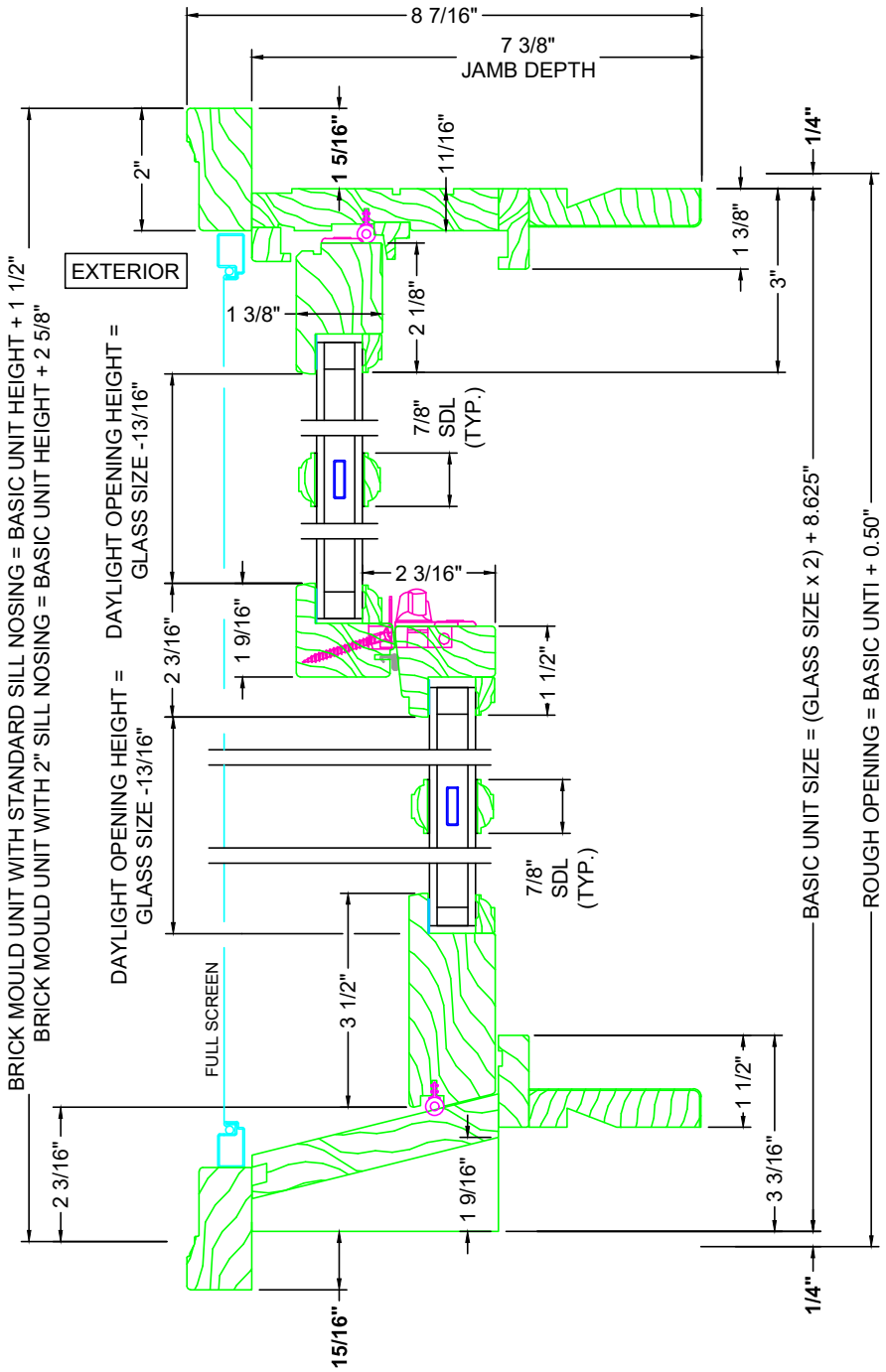




SIERRA PACIFIC WINDOWS

All-Wood
Tilt Double Hung Windows w/ Brickmould all Sides

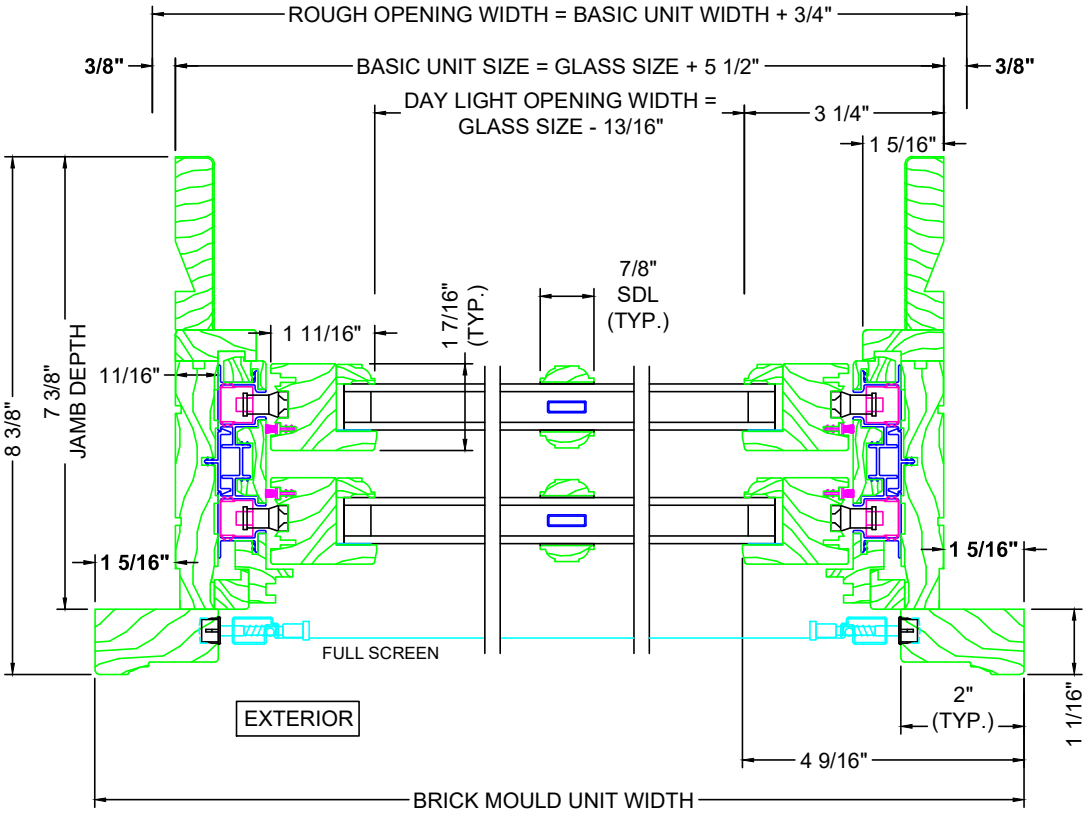
Head & Sill Details
Drawn to Full Scale
Printed Scale 4" = 1'



SIERRA PACIFIC WINDOWS

All-Wood
Tilt Double Hung Windows w/ Brickmould all Sides

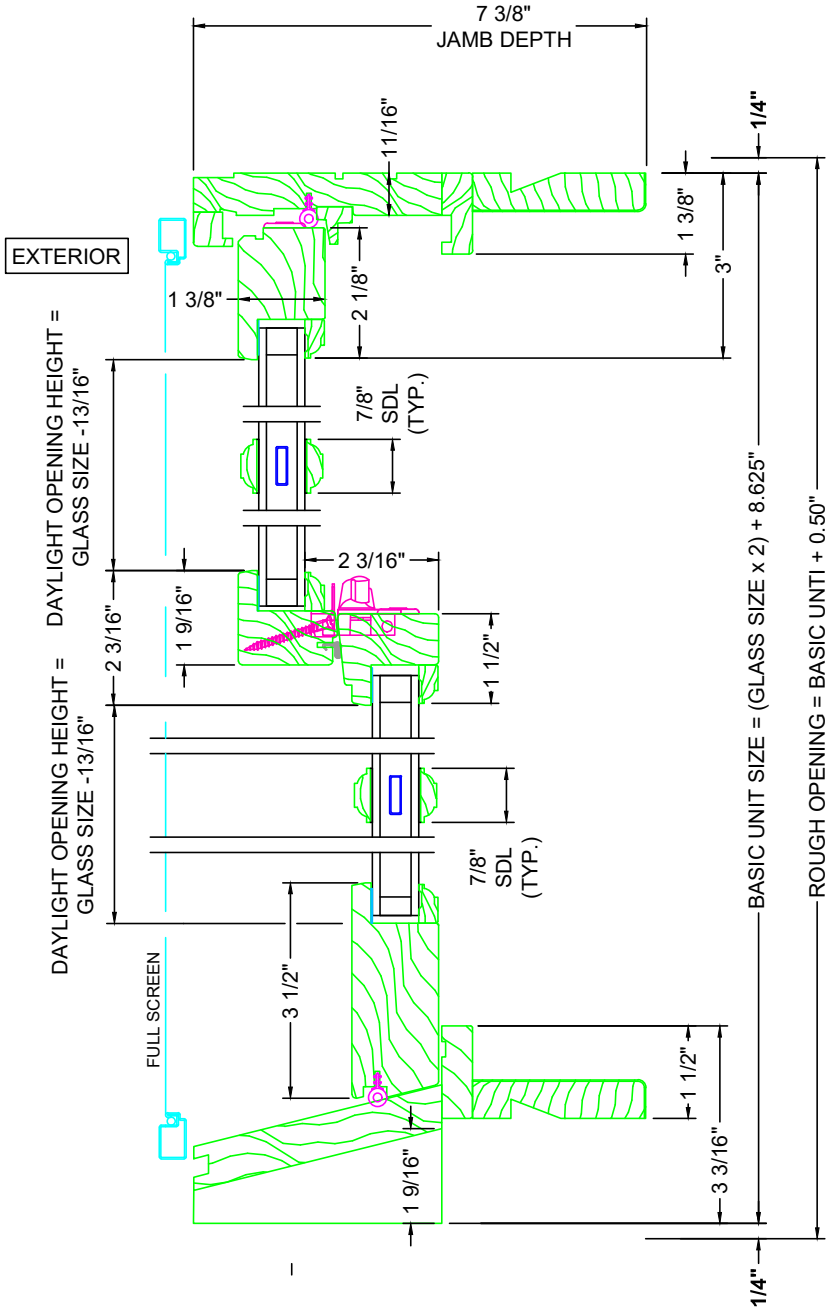
Jamb Details
Drawn to Full Scale
Printed Scale 4" = 1'



SIERRA PACIFIC WINDOWS

All-Wood
Tilt Double Hung Windows w/ NO Brickmould

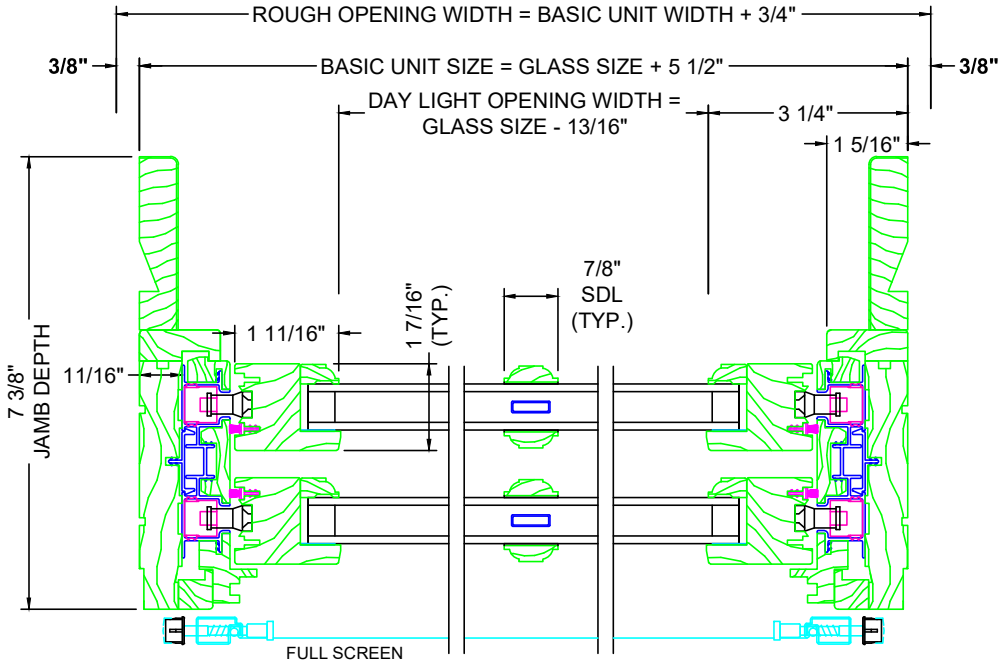
Head & Sill Details
Drawn to Full Scale
Printed Scale 4" = 1'



SIERRA PACIFIC WINDOWS

All-Wood
Tilt Double Hung Windows w/ NO Brickmould

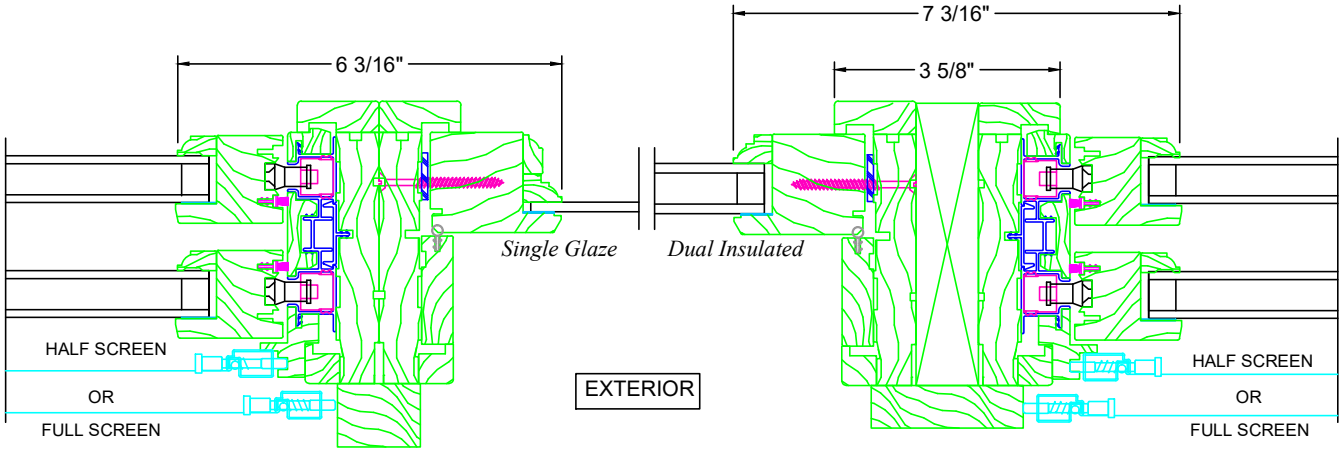
Jamb Details
Drawn to Full Scale
Printed Scale 4" = 1'



EXTERIOR

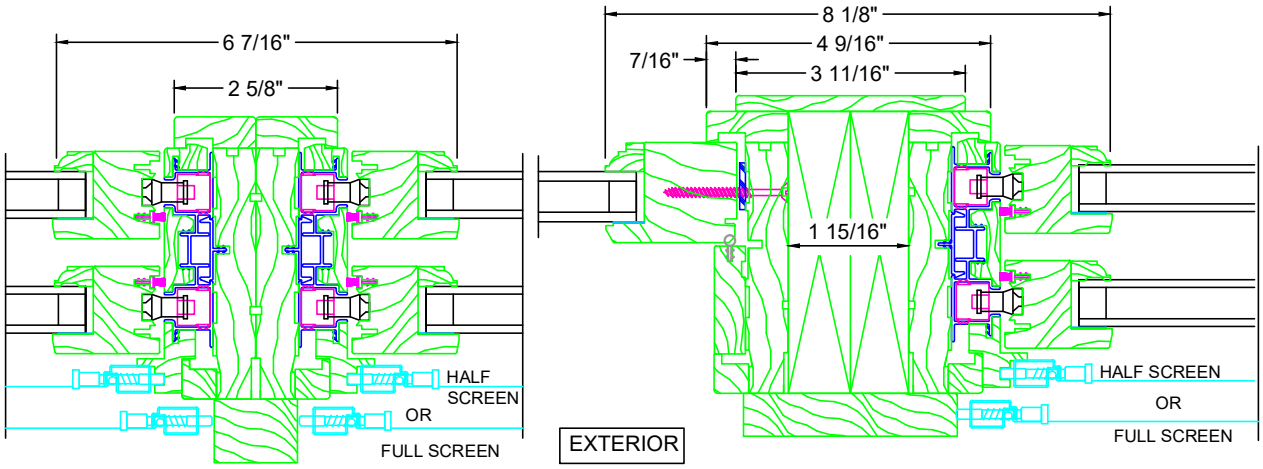
SIERRA PACIFIC WINDOWS

All-Wood Tilt Double Hung Mull Options



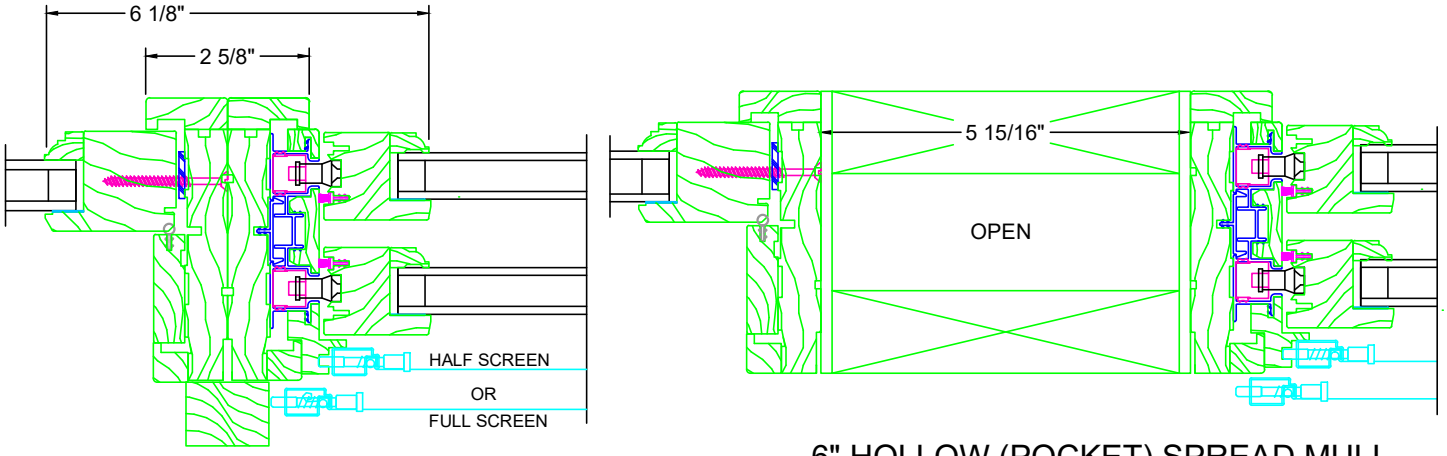
TIGHT MULL DETAIL

1" SPREAD MULL DETAIL



TIGHT MULL DETAIL

2" SPREAD MULL DETAIL



TIGHT MULL DETAIL

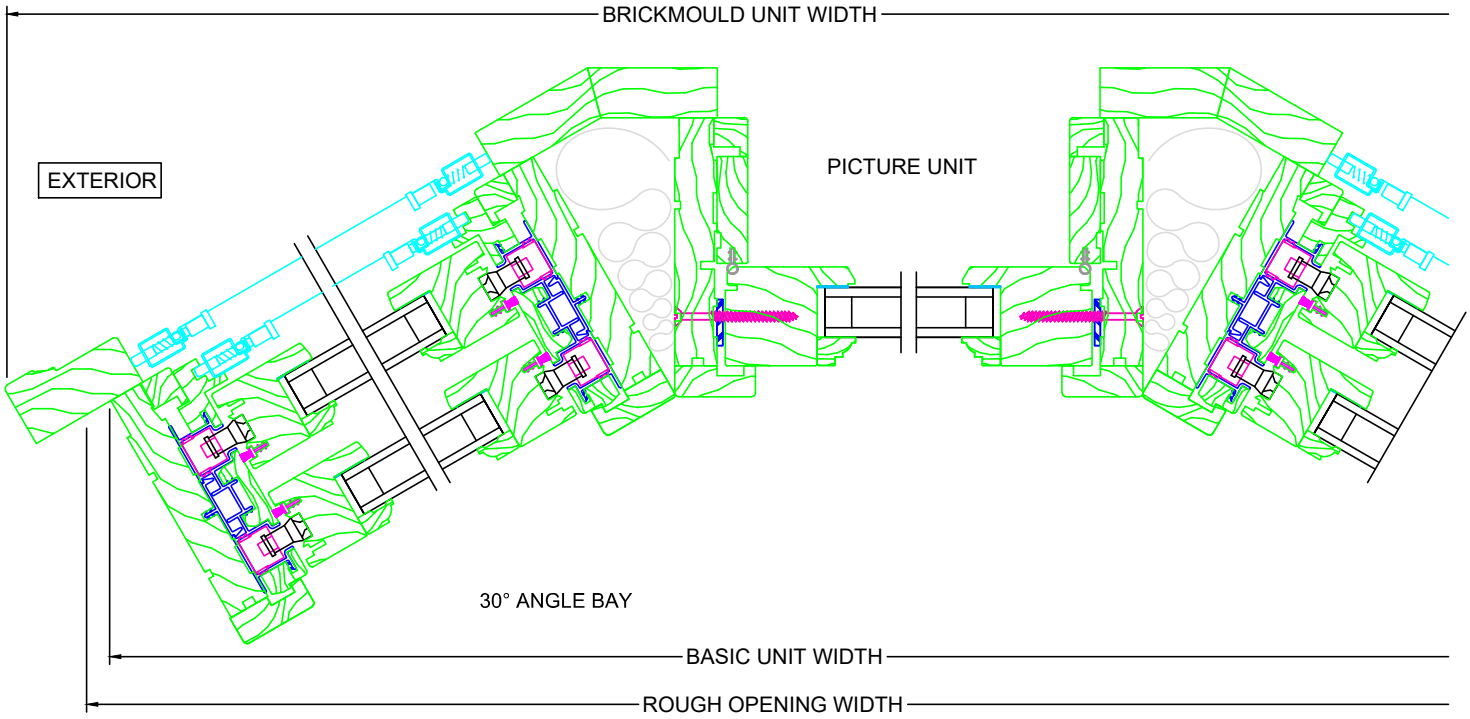
6" HOLLOW (POCKET) SPREAD MULL

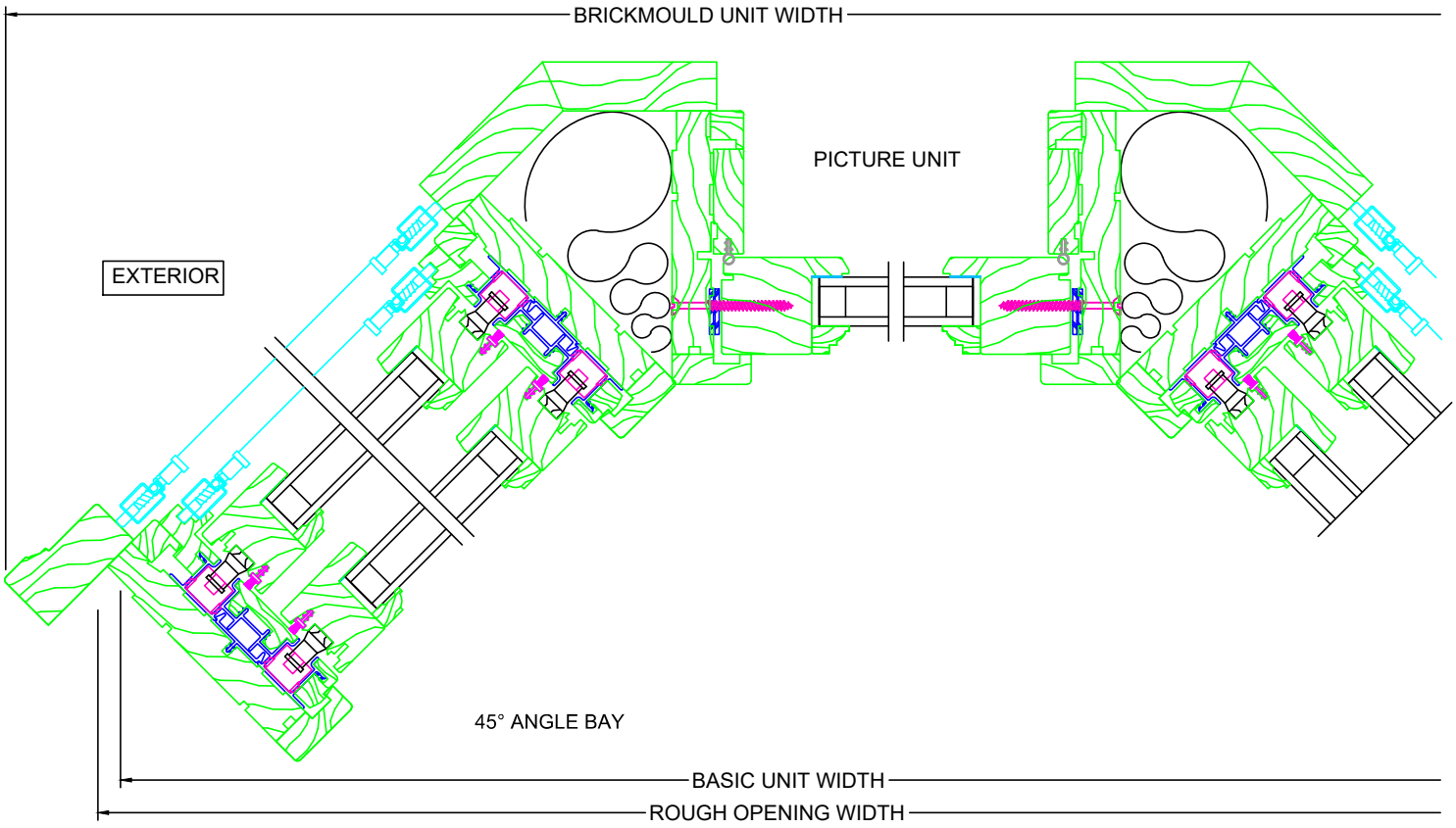
SIERRA PACIFIC WINDOWS

All-Wood Tilt Double Hung A-Bay Windows

Jamb Details
Half & Full Screen Shown

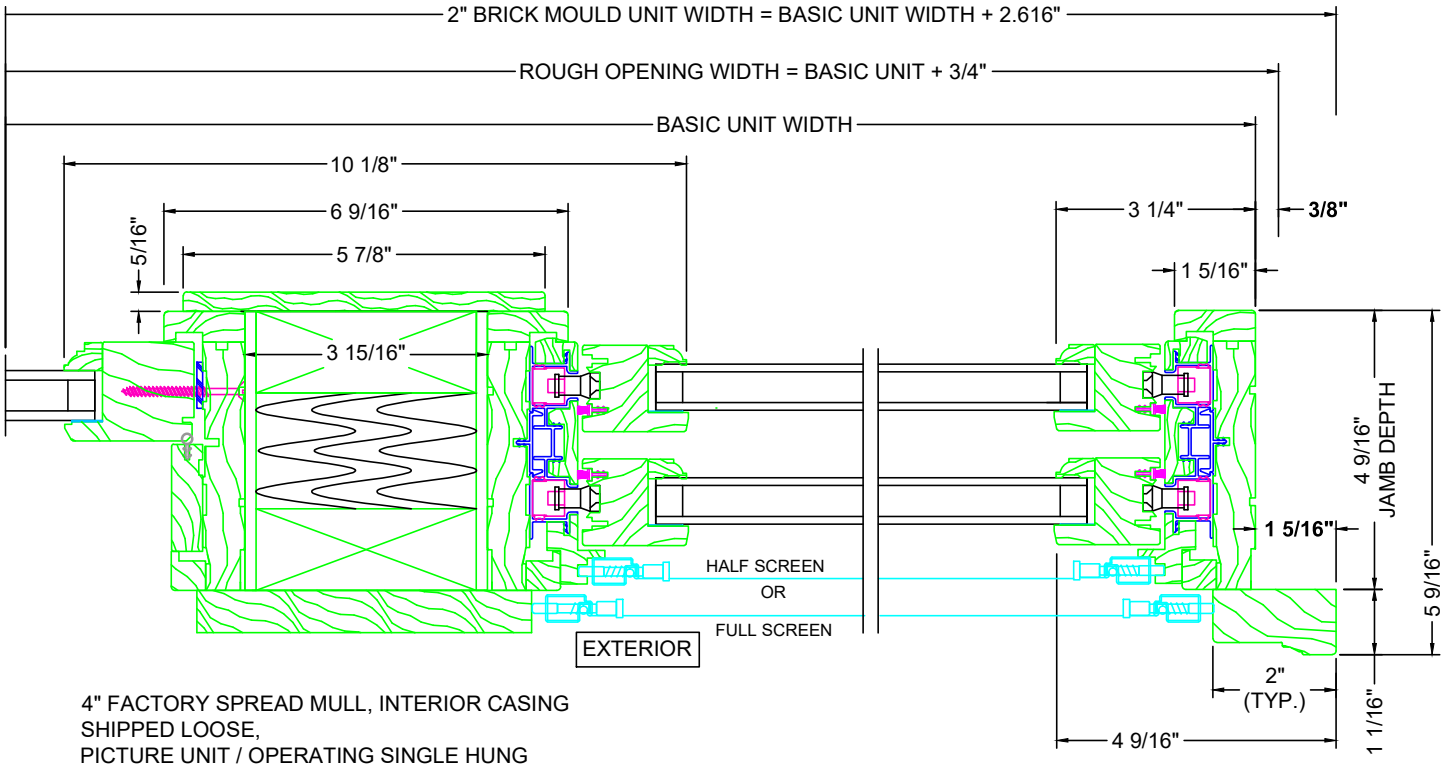
Angle Bay
Drawn to Full Scale
Printed Scale 4" = 1'





SIERRA PACIFIC WINDOWS

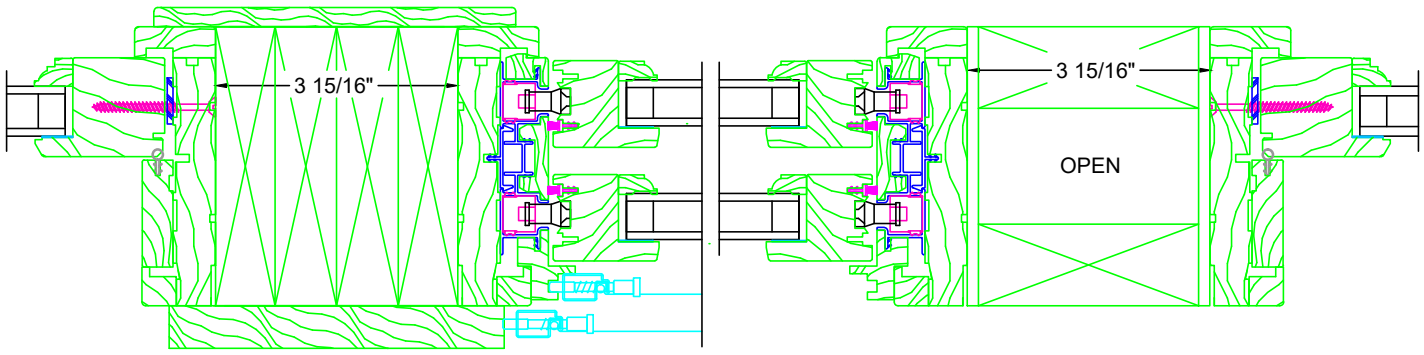
All-Wood
Tilt Double Hung 4" Spread Mull Option



4" FACTORY SPREAD MULL, INTERIOR CASING
SHIPPED LOOSE,
PICTURE UNIT / OPERATING SINGLE HUNG

4" INSULATED BOX SPREAD MULL DETAIL

JAMB DETAIL

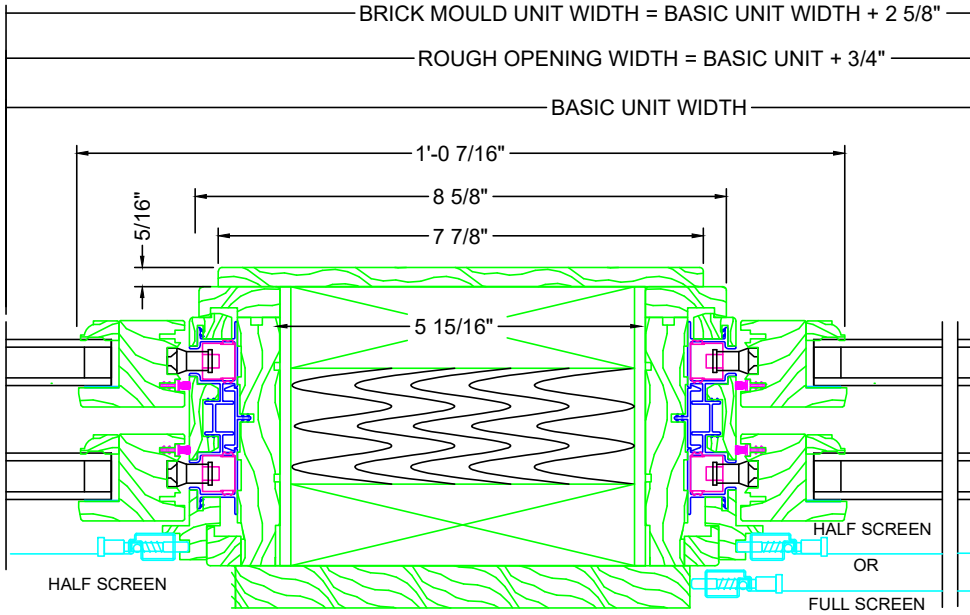


4" SOLID SPREAD MULL DETAIL

4" HOLLOW (POCKET) SPREAD MULL

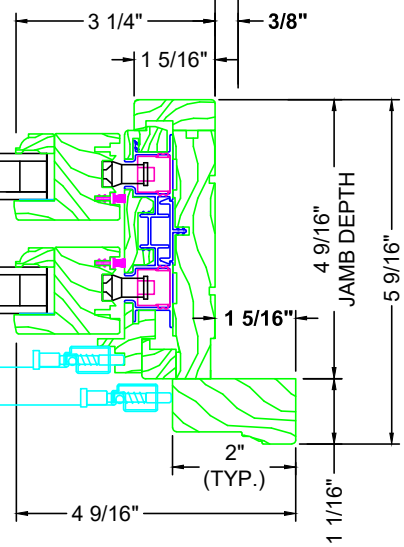
SIERRA PACIFIC WINDOWS

All-Wood
Tilt Double Hung 6" Spread Mull Option

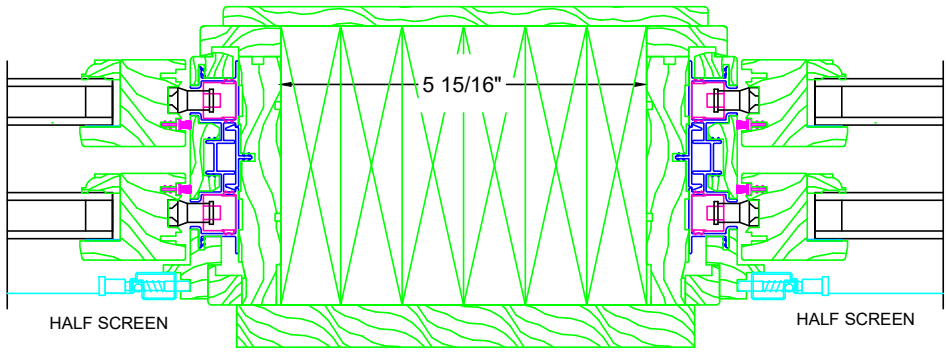


6" FACTORY SPREAD MULL, INTERIOR CASING
SHIPPED LOOSE,
OPERATING SINGLE HUNG / SINGLE HUNG

6" INSULATED BOX SPREAD MULL DETAIL



JAMB DETAIL



6" FACTORY SPREAD MULL, INTERIOR CASING
SHIPPED LOOSE,
OPERATING SINGLE HUNG / SINGLE HUNG

EXTERIOR

6" SOLID SPREAD MULL DETAIL

MULL DEFINITIONS

- **INSULATED BOX MULLS** AVAILABLE FOR 4" & 6" MULLS ONLY THESE RUN FULL UNIT HEIGHT & ARE PERMANENTLY ATTACHED

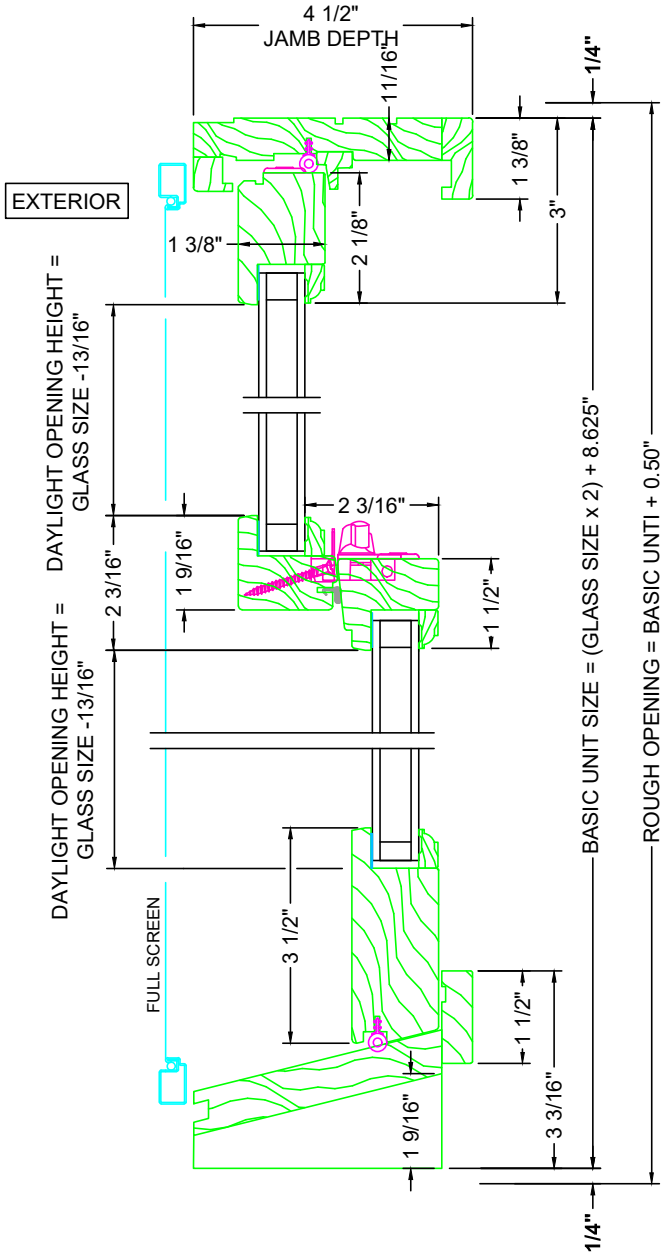
- **SOLID MULLS** CONSIST OF SINGLE OR MULTIPLE PIECES OF FINGER JOINT WOOD PERMANENTLY ATTACHED TOGETHER AT THE SIZES SHOWN - THESE RUN FULL UNIT HEIGHT & ARE PERMANENTLY ATTACHED

- **HOLLOW MULLS** ARE CONSTRUCTED WITH 6" WOOD STRIPS, AS SHOWN, TEMPORARILY ATTACHED TO THE UNITS NEAR THE TOP & BOTTOM UP TO 60" UNIT HEIGHTS -
  - UNITS THAT EXCEED A 60" HEIGHT MAY HAVE 4 OR MORE WOOD PIECES APPLIED
  - THESE TEMPORARY PIECES ARE FOR FIELD REMOVAL PRIOR TO UNIT INSTALLATION

SIERRA PACIFIC WINDOWS

All-Wood
Tilt Double Hung Windows w/ NO Brickmould

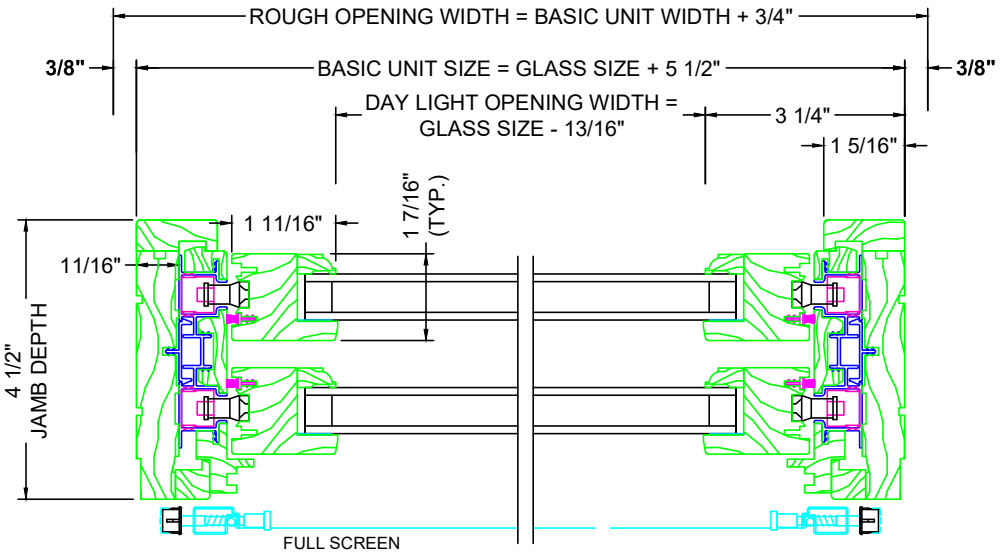
Head & Sill Details
Drawn to Full Scale
Printed Scale 4" = 1'



SIERRA PACIFIC WINDOWS

All-Wood
Tilt Double Hung Windows w/ NO Brickmould

Jamb Details
Drawn to Full Scale
Printed Scale 4" = 1'



EXTERIOR