

# HISTORIC AND DESIGN REVIEW COMMISSION

September 05, 2018

**HDRC CASE NO:** 2018-423  
**ADDRESS:** 2042 W KINGS HWY  
**LEGAL DESCRIPTION:** NCB 1942 BLK 30 LOT 18  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Arnold & Pamela Flather  
**OWNER:** Arnold & Pamela Flather  
**TYPE OF WORK:** Fenestration modifications, driveway modifications  
**APPLICATION RECEIVED:** August 21, 2018  
**60-DAY REVIEW:** October 22, 2018  
**REQUEST:**

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

1. Replace an existing non-original one over one aluminum window on the side of the primary structure with glass block.
2. Replace an existing dirt and grass ribbon driveway with decomposed granite.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 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.

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

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

**FINDINGS:**

- a. The primary structure located at 2042 W Kings Hwy is a 1-story single family structure constructed in approximately 1924 in the Tudor Revival style. The home features a brick façade, dominant front tapered brick chimney, and wood casement windows. The home is contributing to the Monticello Park Historic District.
- b. WINDOW REPLACEMENT – The applicant has proposed to replace a non-original aluminum one over one window on the west façade of the structure with glass block. The window is partially visible from the public right-of-way. According to the Historic Design Guidelines, non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. While staff finds that the window is eligible for replacement, staff finds that the installation of glass block is incompatible for the style of the home.
- c. DRIVEWAY REPLACEMENT – The applicant has proposed to replace a dirt and grass driveway with decomposed granite. The driveway currently features two dirt ribbons in a traditional ribbon-style driveway configuration due to regular driveway use, but the ribbons are undefined. The property has a concrete apron. Based on the application, the new driveway material will be decomposed granite in a reddish hue. According to the Historic Design Guidelines, a similar driveway configuration to that historically found on site should be used in terms of materials, width, and design. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. Staff finds the proposal appropriate due to the pervious condition of the existing driveway with the stipulations listed in the recommendation.

**RECOMMENDATION:**

Item 1, Staff recommends approval of the non-original window replacement based on finding b with the following

stipulation:

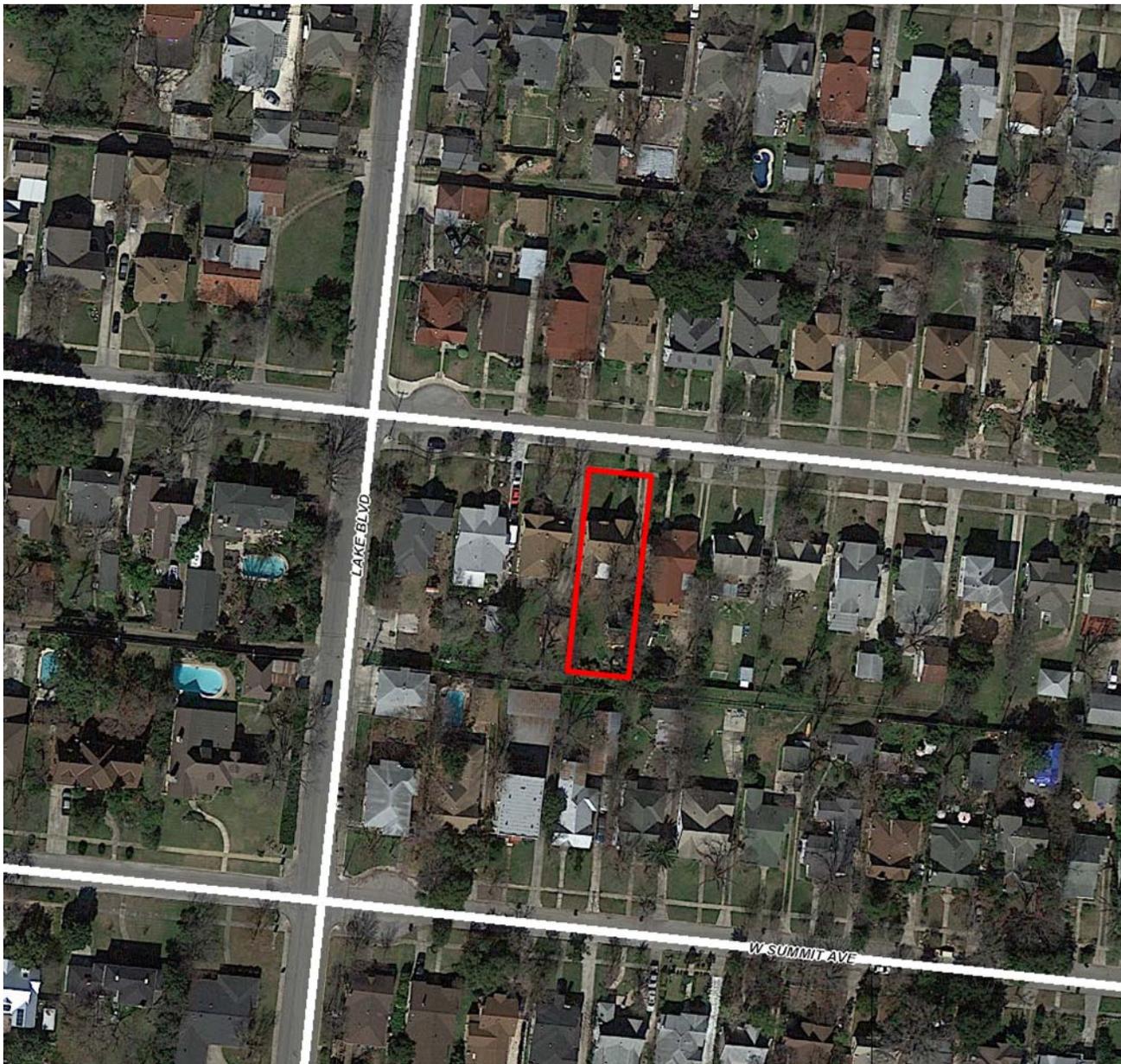
- i. That the replacement windows be made of wood and a final window manufacturer specification be submitted to staff for review and approval and meet the following stipulations: that meeting rails be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth 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. 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 driveway modifications based on finding c with the following stipulations:

- i. That a final decomposed granite specification and color be submitted to staff for review.
- ii. That the driveway be no wider than 10 feet.

**CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

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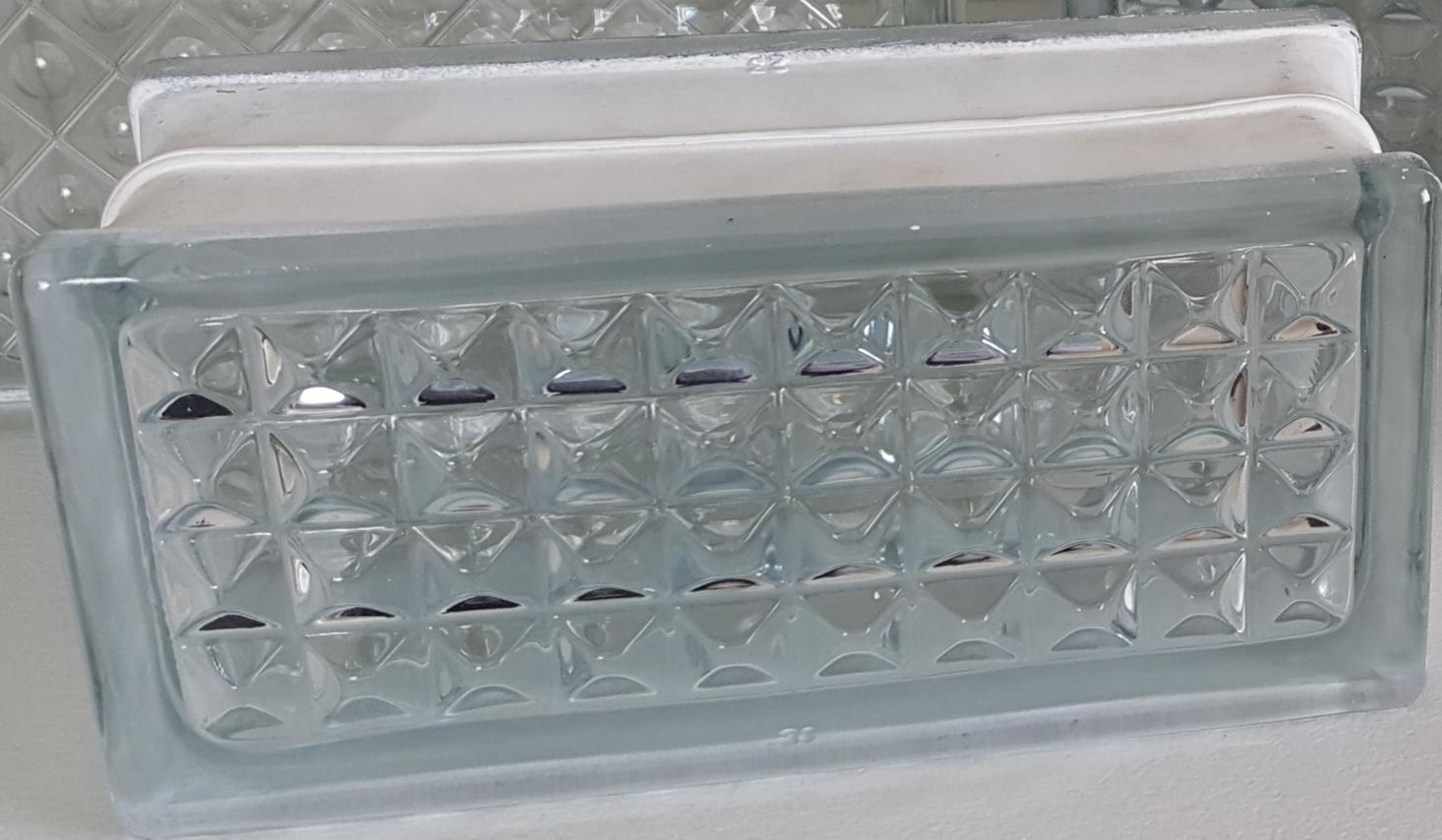






City of San Antonio  
ORGANIC MATERIAL





32" x 46" Window Conversion (8x8, 6x8 Iceberg)






2' 8"



**DRIVEWAY EXAMPLE**