

# HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

**HDRC CASE NO:** 2021-056  
**ADDRESS:** 134 W MISTLETOE  
**LEGAL DESCRIPTION:** NCB 1837 BLK 15 LOT 1 & W 14.28 FT OF 2  
**ZONING:** R-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Lyndsay Thorn  
**OWNER:** John Archer/ARCHER JOHN CHRISTIAN  
**TYPE OF WORK:** Exterior modifications  
**APPLICATION RECEIVED:** January 20, 2021  
**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 perform the following modifications to the west elevation of the primary structure:

1. Relocate the existing side access door to the south.
2. Remove an existing side staircase and rebuild a portion of it at the new location of the door to the south.
3. Enclose two existing square windows with siding.
4. Install a new transom window in the current location of the existing door.

The submitted drawings may include additional items that are not requested by the applicant for consideration by the HDRC at this time or are eligible for administrative approval.

## APPLICABLE CITATIONS:

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

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.

ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.

iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.

iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.

v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

## 6. Architectural Features: Doors, Windows, and Screens

### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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

## 8. Americans with Disabilities Act (ADA) Compliance

### A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

### B. ENTRANCES

- i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

### C. DESIGN

- i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

## **FINDINGS:**

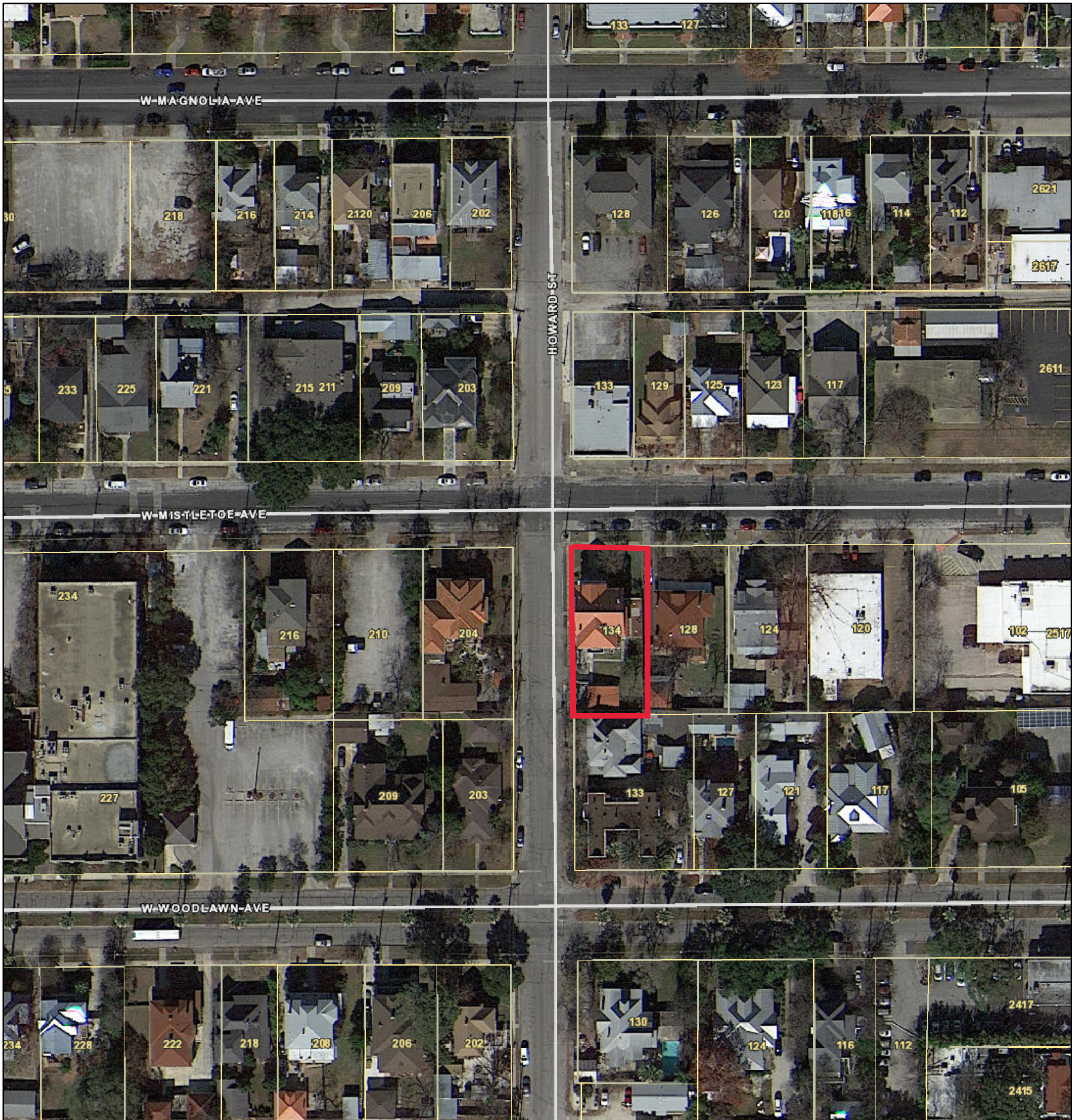
- a. The primary structure located at 134 W Mistletoe is a 2 ½ residential structure constructed circa 1920 in the Craftsman style. The home features woodlap and wood shake siding, a hipped roof, and prominent front porch. The structure is contributing to the Monte Vista Historic District.
- b. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) on March 9, 2021, after the case was referred from the March 3, 2021, Historic and Design Review Commission (HDRC) hearing. At the time, a side ADA ramp was proposed. Representatives from the Monte Vista Historical Association were present at the meeting, in addition to representatives from OHP, HDRC, and the applicant. The DRC was generally in favor of the door relocation to an existing window opening, but suggested that rebuilding a new staircase at the new door location was more appropriate than the originally proposed ADA ramp to minimize size and impact to the elevation. The DRC suggested installing a transom window at the existing door location to maintain the header height and the visual rhythm of the side façade. The DRC was generally supportive of the removal of the two square windows due to the evidence provided by the applicant.
- c. DOOR RELOCATION AND FENESTRATION MODIFICATIONS – The applicant has proposed to relocate the existing side access door approximately 8’-8 ½” to the south to replace an existing window. The applicant has also proposed to remove two small square windows abutting the existing doorway. A new transom window will be installed at the header of the existing door to maintain the visual continuity of that façade element. The transom will be multi-lite to match existing windows on the structure. The applicant has cited interior framing evidence as justification for non-original condition of the two square windows. While altering existing openings is generally discouraged, staff finds that the discreet location of this modification on a side façade, as well as its minimal impact to the overall historic character and fenestration pattern of the building, is appropriate.
- d. STAIR REMOVAL AND PARTIAL RECONSTRUCTION – The applicant has proposed to remove an existing double-sided stairway on the west elevation of the home and rebuild a portion of it at the location of the new side door. A similar railing to the existing will be installed, and the same colors as existing will be maintained on all exterior modifications. As noted in finding b, altering existing doors is generally discouraged, but staff finds that the discreet location of this modification on a side façade, as well as its minimal impact to the overall historic character of the building, is consistent with the Guidelines.

## **RECOMMENDATION:**

Staff recommends approval of the request items based on findings a through d with the following stipulations:

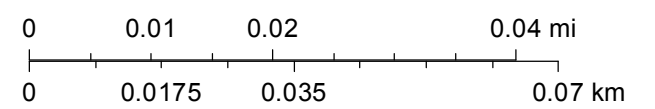
- i. That the window be salvaged and stored on site to be used for repairs or in future construction projects.
- ii. That the applicant provide a detail drawing and specifications for the new wood transom window to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

# City of San Antonio One Stop



February 11, 2021

1:1,000







Howard

1700











Howard

1700











PROJECT INFORMATION DESIGN TEAM WRITTEN DESCRIPTION OF WORK ADD ALTERNATES

Archer
134 W. Mistletoe, San Antonio 78212

GENERAL NOTES

GENERAL
WHILE THE ARCHITECT SHALL ENDEAVOR TO MAKE REASONABLE AND PRUDENT ASSUMPTIONS DURING THE COURSE OF THE DESIGN PROCESS...

DEMOLITION NOTES
CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING AND VERIFY THE PLANS. SOME WALLS NOTED TO BE REMOVED MAY HAVE ALREADY BEEN REMOVED UNDER THE ASBESTOS REMOVAL PHASE OF THE BUILDING.

SHEET INDEX

Table with 2 columns: Sheet Number, Sheet Name. Includes A0.0 COVER SHEET, A0.1 SITE PLAN & DETAILS, A1.D DEMO PLANS, A2.1 FLOOR PLANS.

REQ'D SPECIAL INSPECTIONS

- ORDINANCE NO. 1572 (EXTRACT) SEC. 5-305 REQUIRED INSPECTIONS.
(A) REQUIRED INSPECTIONS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING, BUT THE ABSENCE OF A PARTICULAR INSPECTION IN NO WAY RELIEVES THE CONTRACTOR FROM SECURING FOR OR PROVIDING SUCH INSPECTIONS OR APPROPRIATE SUPERVISION.

ELECTRONIC TRANSMISSION DISCLAIMER

THE INFORMATION CONTAINED IN THE SIGNED AND SEALED DOCUMENTS IS DEEMED TO BE SUPERIOR TO ANY AND ALL ELECTRONIC INFORMATION. THE ELECTRONIC INFORMATION ORIGINATED IN THE OFFICES OF THORN-GRAVES PLLC IS CURRENT AS OF THE DATE OF ITS RELEASE...

TRANSFER OF ELECTRONIC INFORMATION DOES NOT TRANSFER ANY LICENSE TO USE THE UNDERLYING SOFTWARE OR EXTINGUISH THE RIGHTS OF THE SENDER TO REUSE THE INFORMATION IN THE GENERAL COURSE OF A PROFESSIONAL PRACTICE.

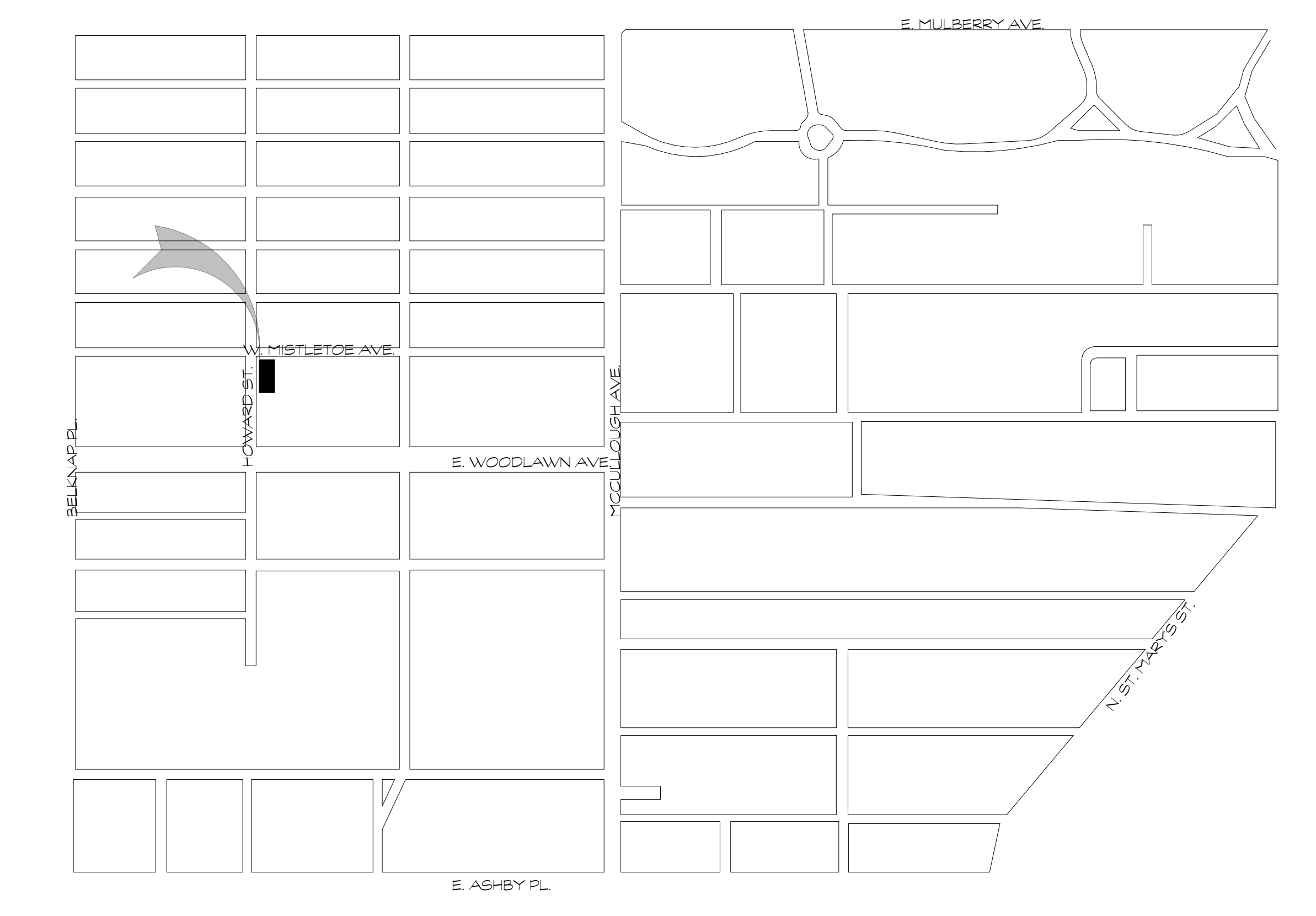
ABBREVIATIONS table listing various construction terms and their abbreviations, such as A/C AIR CONDITIONER, A.C. ALTERNATING, ADDN ADDITION, etc.

INTERIOR FINISHING INCLUDING NEW LIGHT FIXTURES. INSTALL NEW POWDER ROOM AND RELOCATE SIDE ENTRANCE TO KITCHEN.

ALLOWANCES

ALLOW \$ \_\_\_\_\_ FOR \_\_\_\_\_

SITE INFORMATION



PROCESS MEETINGS, SUBMITTALS, AND DOCUMENTS
ALTERNATES AND SUBSTITUTIONS ARE TO BE CLEARLY IDENTIFIED AS SUCH, WHEN PROPOSED BY THE GENERAL CONTRACTOR AND WILL BE REVIEWED, ACCEPTED OR REJECTED AT THE CLIENT'S OPTION.

ELECTRICAL NOTES
REMOVE ALL FLUORESCENT LIGHTS THROUGHOUT ENTIRE BUILDING AS PER ELECTRICAL ENGINEER RECOMMENDATIONS. PATCH AND REPAIR CEILING.

ROUGH OPENINGS
COORDINATE ROUGH OPENING DIMENSIONS FOR DOOR AND WINDOW OPENINGS WITH REQUIREMENTS FOR OPENINGS BY DOOR AND WINDOW MANUFACTURERS.

CONCRETE FLATWORK
REMOVE LIGHT BROOM FINISH ON EXTERIOR CONCRETE PADS & WALKWAYS. ALL WALKWAYS SHALL HAVE CONTROL JOINTS EVERY 6' MAX.

WORKING IN SAN ANTONIO
ALLOWABLE WORKING HOURS: MONDAY THRU FRIDAY 7AM - 6PM
ALL BUILDING PERMITS MUST BE POSTED ON THE JOB IN ORDER TO GET REQUIRED INSPECTIONS.

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134 W. Mistletoe, San Antonio 78212



Table with 2 columns: NO., REVISIONS / DATE. Includes a section for DRAWING TITLE: COVER SHEET.

DRAWN: PROJECT
Author: 2037
CHECKED: DATE:
Checker: 11/25/19
SCALE: 1" = 1'-0"
DRAWING TITLE: COVER SHEET
SHEET NO.: A0.0

No.	Revisions/Date

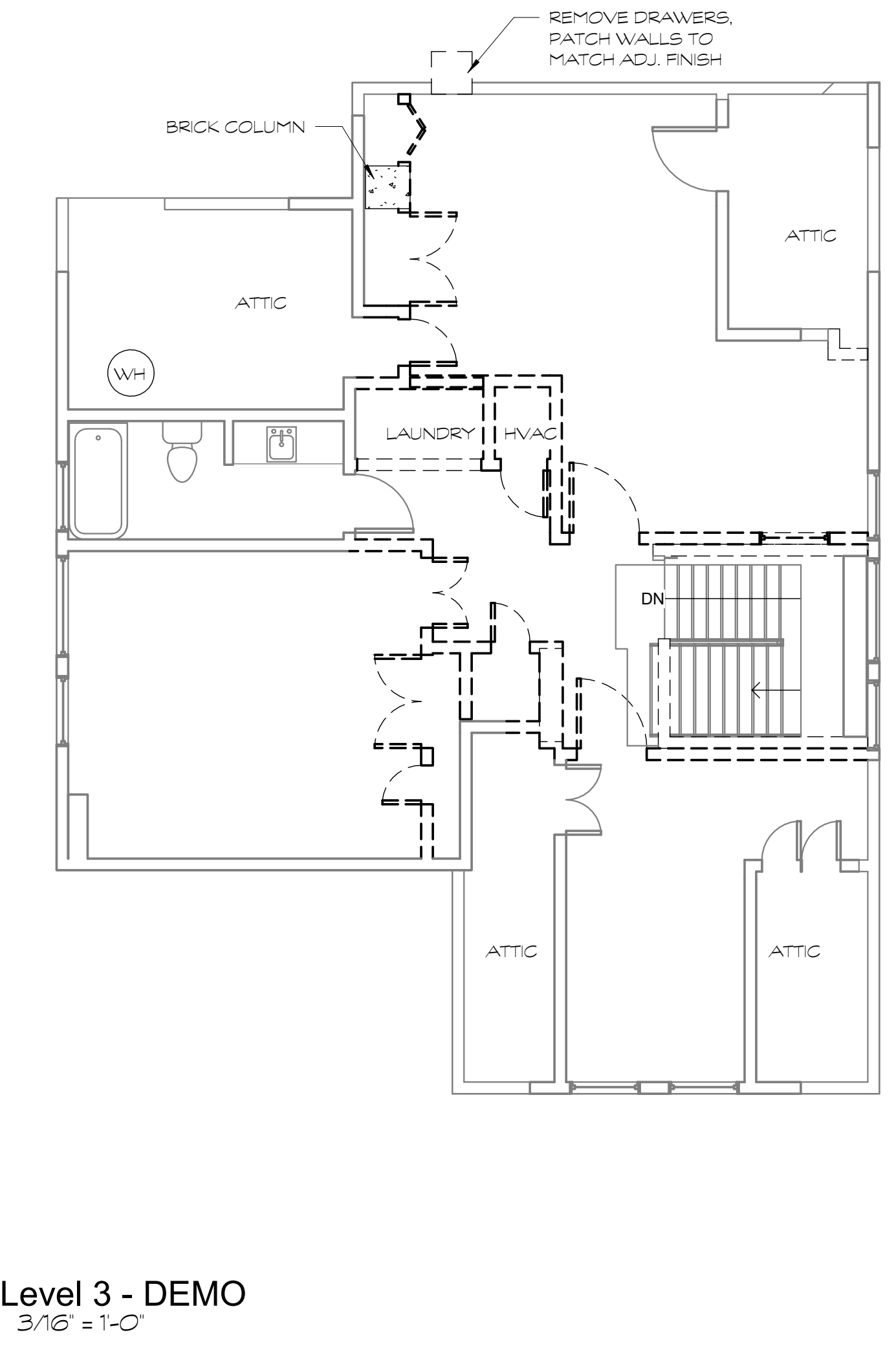
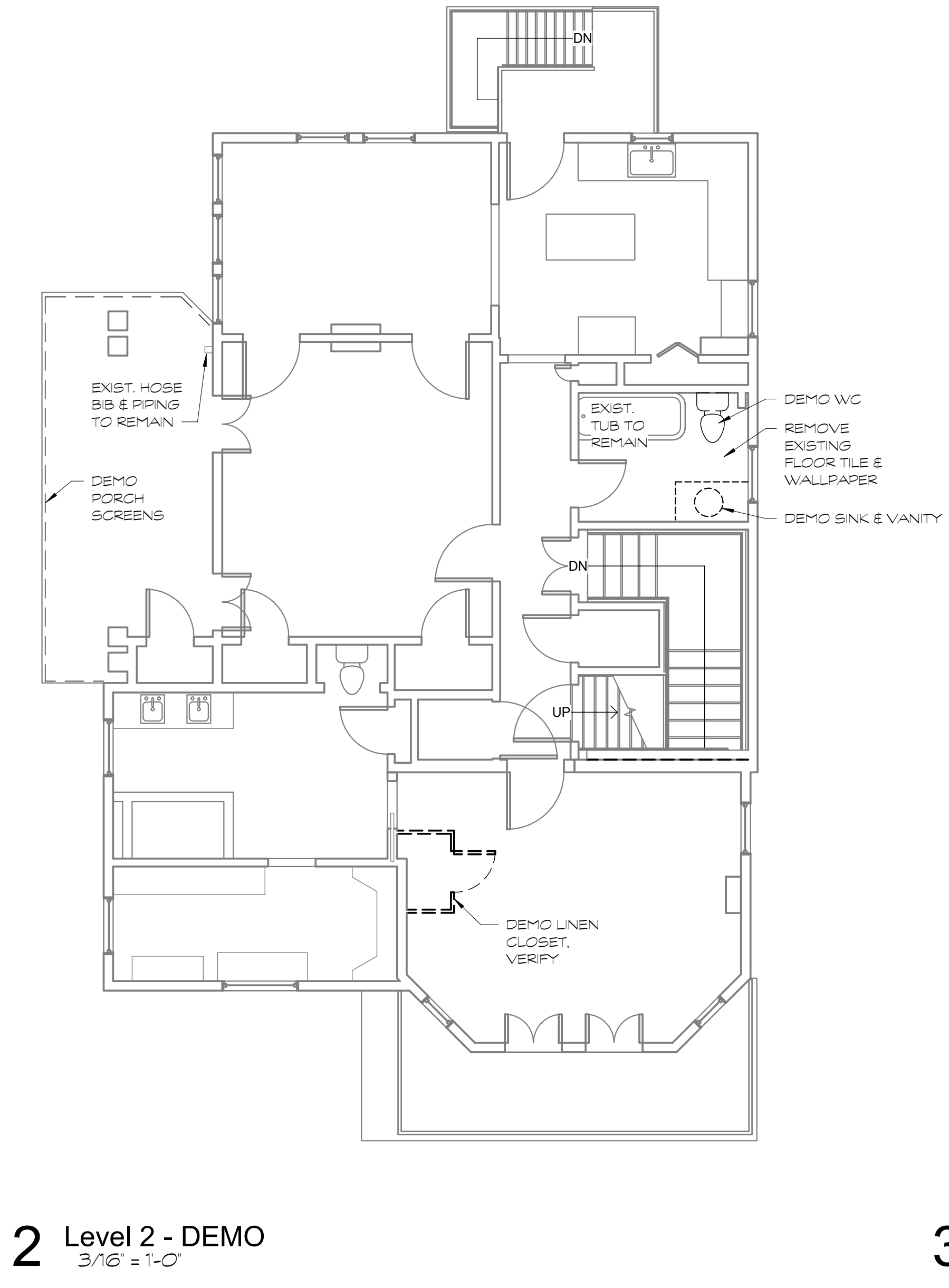
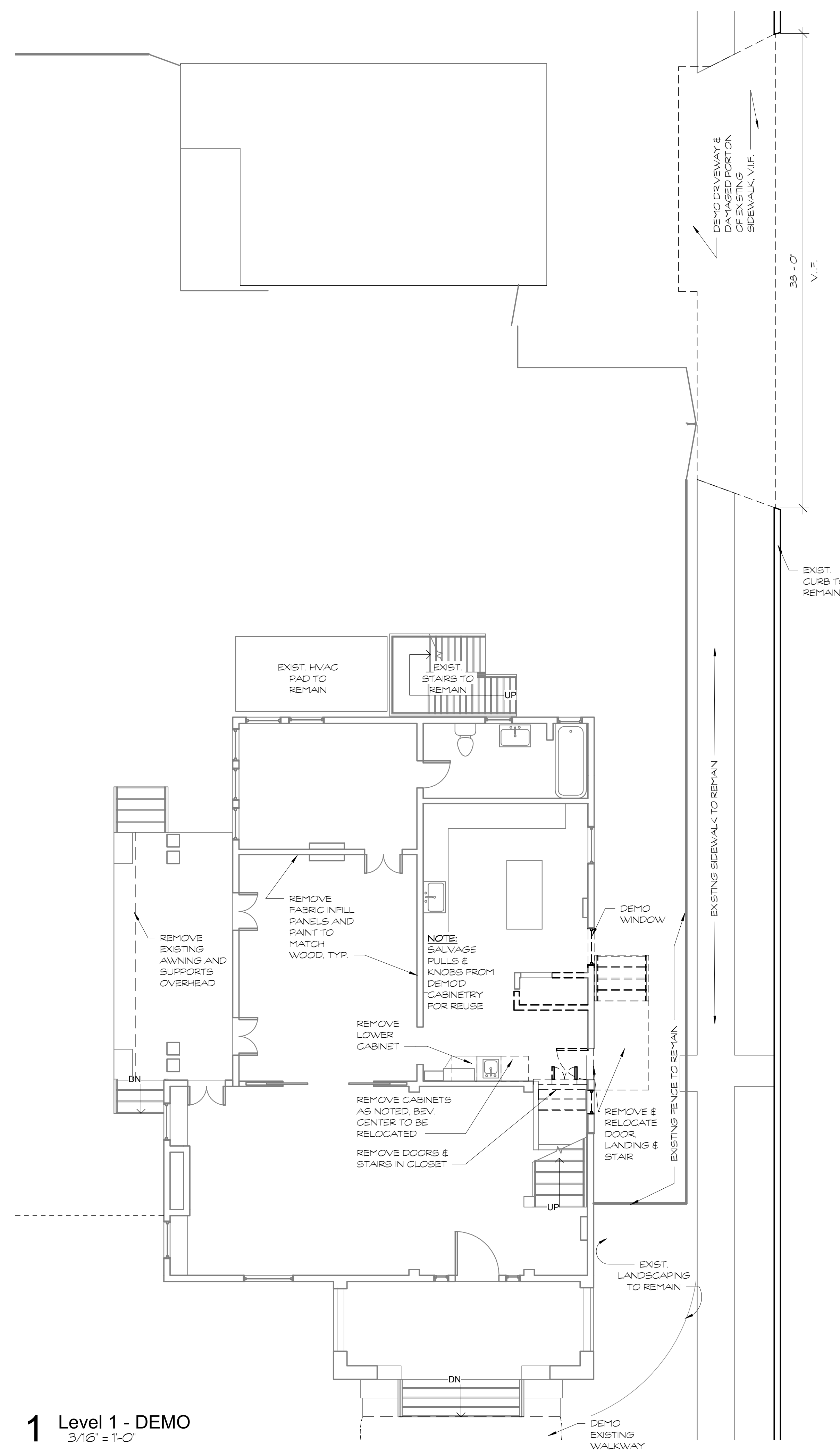
Drawn: Author	Project No. 2037
Checked: Checker	Date: 09/16/20

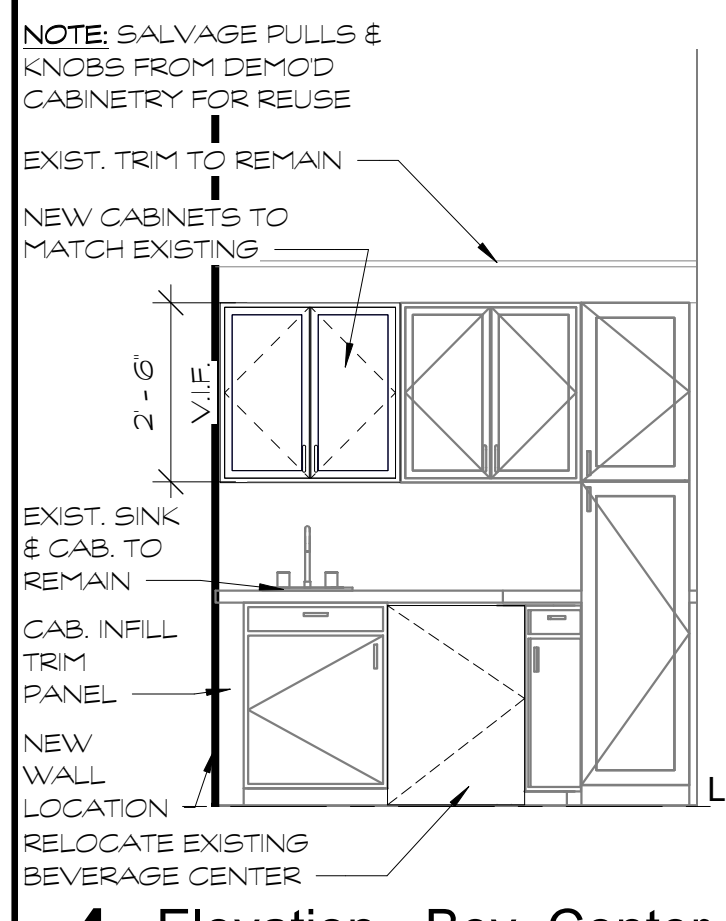
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Drawing Title:  
DEMO PLANS

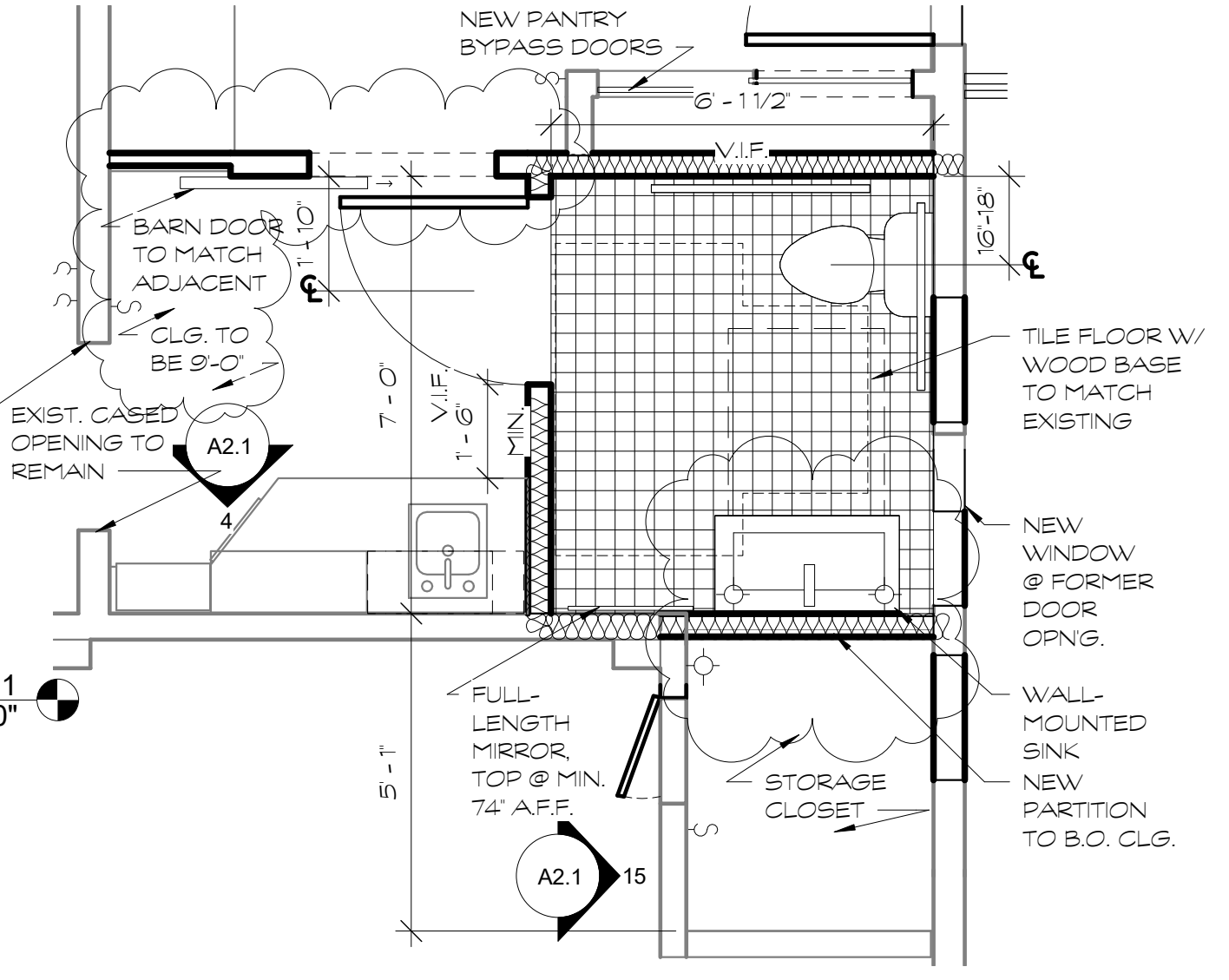
Sheet No.

**A1.D**

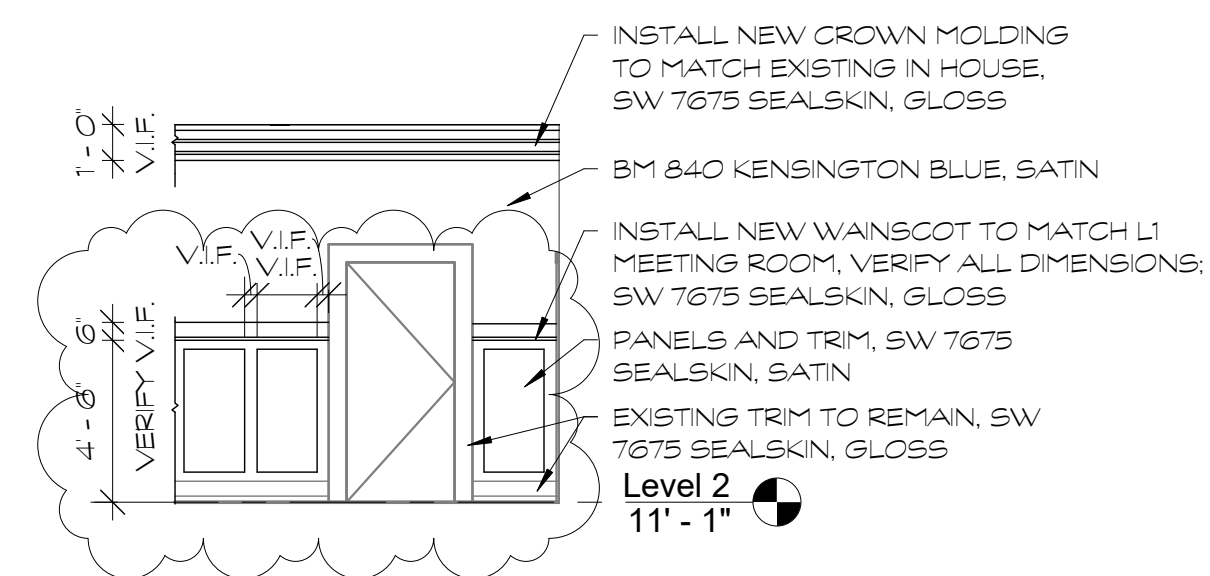




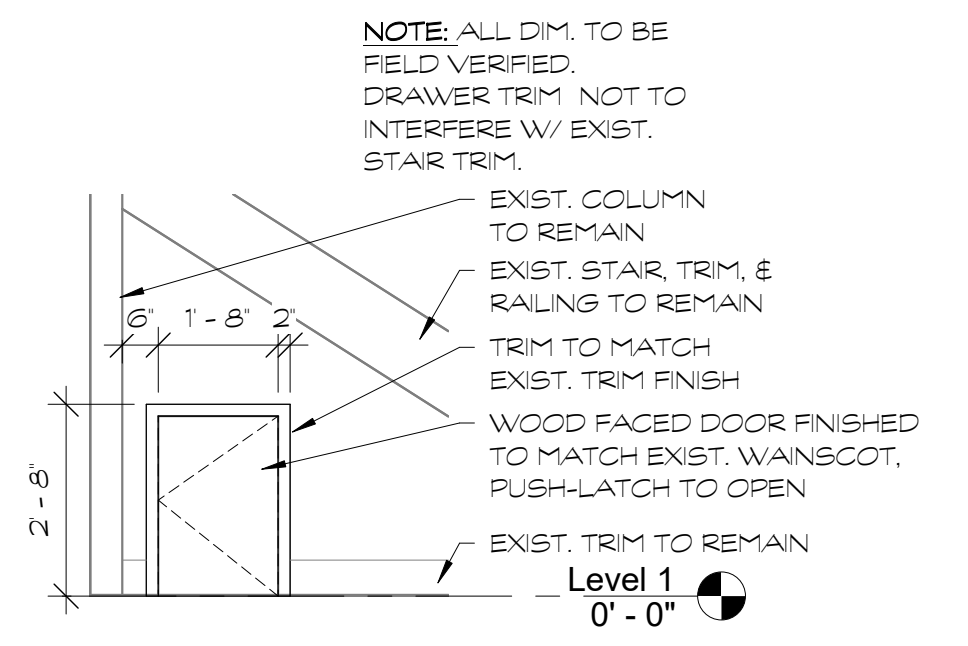
**4 Elevation - Bev. Center**  
3/8" = 1'-0"



**5 ENL. POWDER ROOM PLAN**  
3/8" = 1'-0"



**9 Archer - Typ. Wall Treatment**  
3/16" = 1'-0"



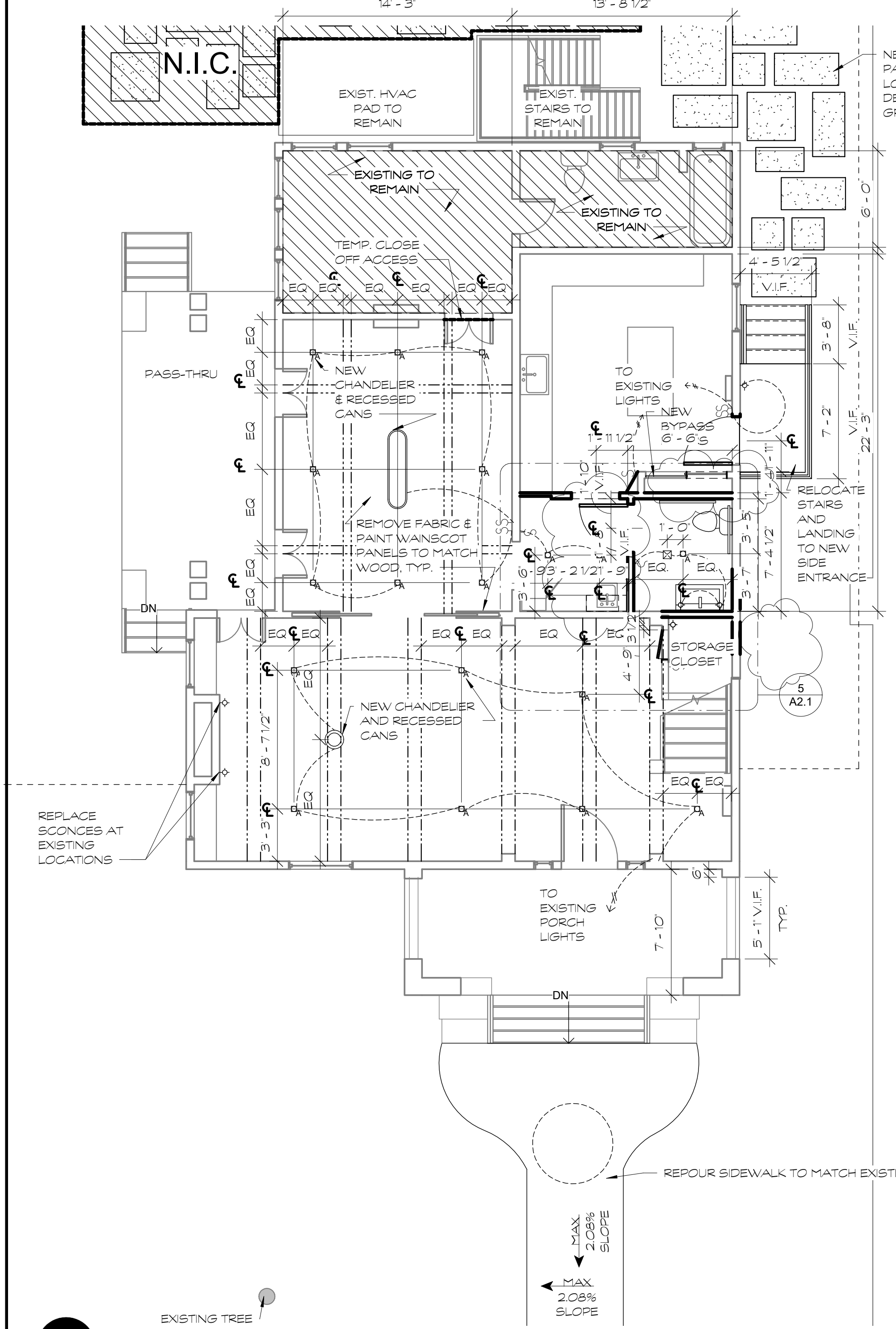
**15 Elevation - Under-Stair Files**  
3/8" = 1'-0"

**FINISH NOTES:**

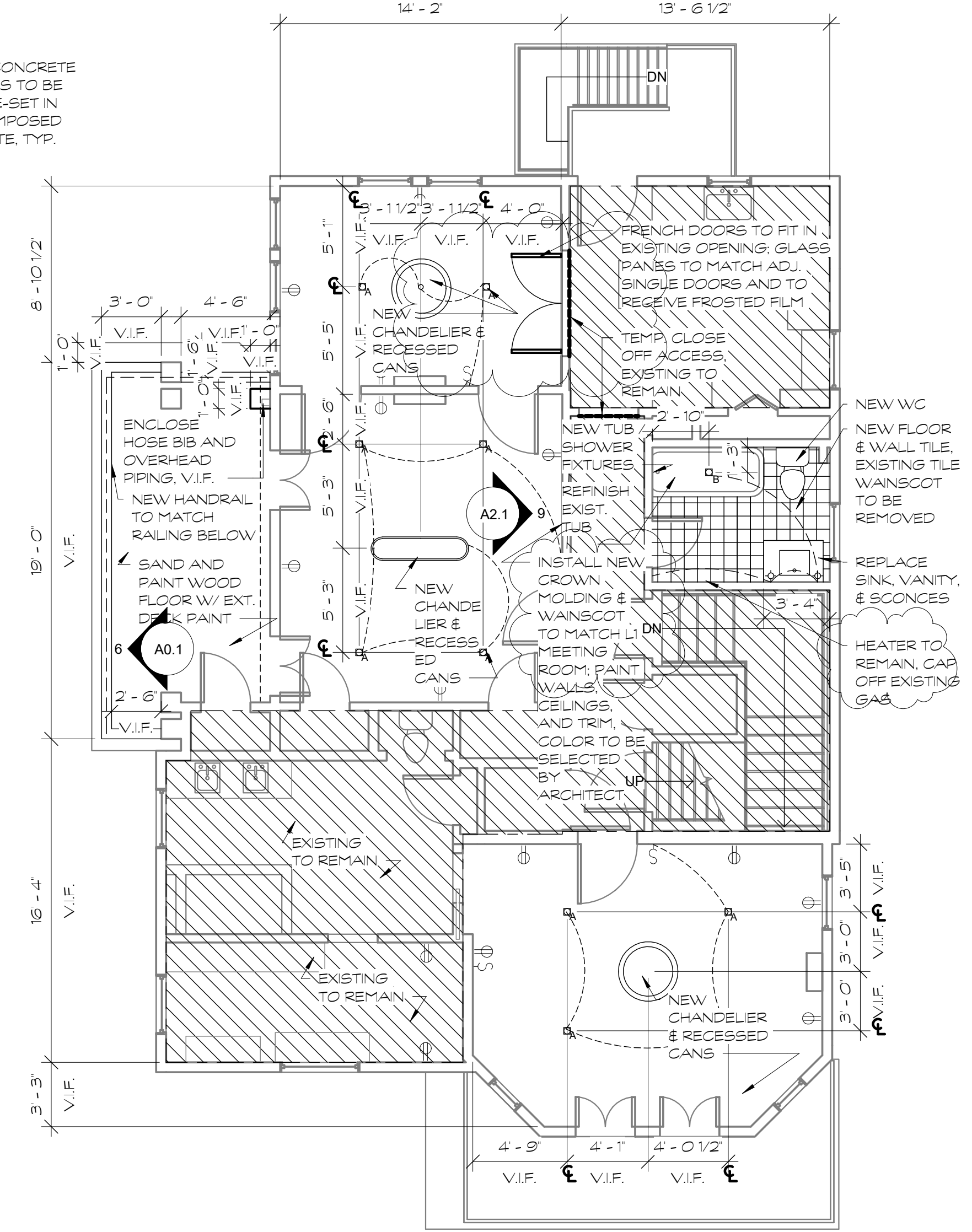
UNLESS NOTED OTHERWISE, INTERIOR FINISHES LISTED BELOW ARE TO BE USED THROUGHOUT.

WALLS: BM 879 - WHITE OPULENCE, SATIN  
CEILING: BM 879 - WHITE OPULENCE, FLAT  
CROWN MOLDING: BM 1465 - NIMBUS, GLOSS  
INT. TRIM: BM 1462 - GRAY MOUNTAIN, GLOSS

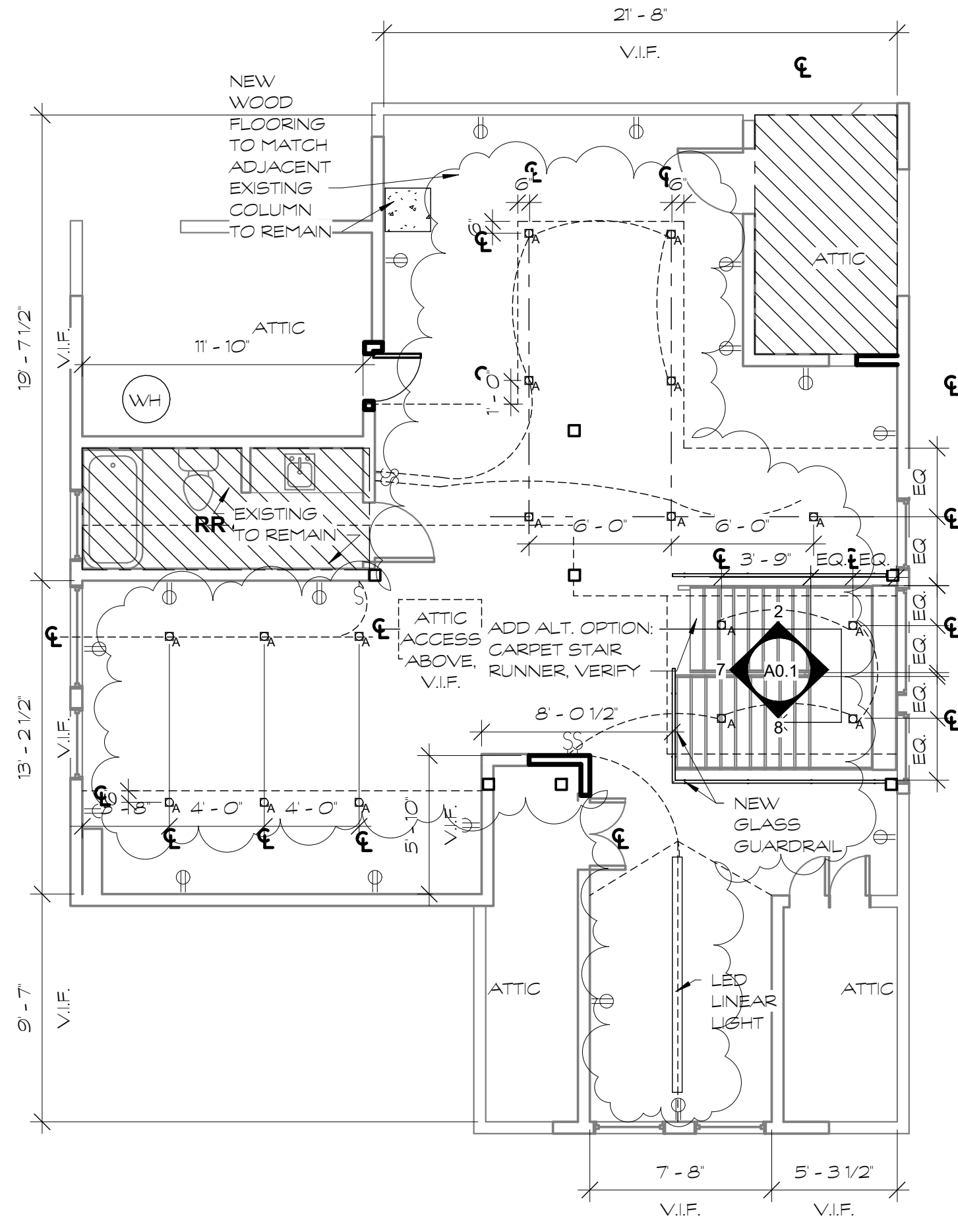
WOOD WANSCOT L1 TO REMAIN, DO NOT PAINT.



**1 Level 1**  
3/16" = 1'-0"



**2 Level 2**  
3/16" = 1'-0"



**3 Level 3**  
3/16" = 1'-0"

ELECTRICAL LEGEND	
MARK	TYPE
ⓐ	REC LED DOWNLIGHT - CLEAR OPAQUE LENS WHITE TRIM KIT
ⓑ	REC LED WET LOCATION DOWNLIGHT - CLEAR OPAQUE LENS WHITE TRIM KIT
ⓒ	3" PINSPOT WIDE FLOOD REC. LED DOWNLIGHT - CLEAR OPAQUE LENS WHITE TRIM KIT
ⓓ	JUNCTION BOX - ALL DEC. LIGHT FIXTURES BY OWNER BUT INSTAL. BY ELECTRICIAN
ⓔ	WALL SCONSE - "A" EXTERIOR - ALLOW \$200 PER FIX.
ⓕ	TELEPHONE OUTLET
ⓖ	DUPLEX RECEPTACLE OUTLET - 110V - 240V WHERE INDICATED USB - WHEN INDICATED A/C - ABOVE COUNTER
ⓗ	DUPLEX RECEPTACLE OUTLET - 110V FLOOR OUTLET
Ⓢ	DUPLEX RECEPTACLE OUTLET W/GROUND FAULT INTERRUPT A/C - ABOVE COUNTER
Ⓣ	WATERPROOF EXTERIOR DUPLEX RECEPTACLE OUTLET W/GROUND FAULT INTERRUPT
Ⓤ	UNDER CABINET SEQUENCE STRIP POWER OUTLET W/ USB OUTLETS
Ⓥ	"PANASONIC QUIET" EXTRACTOR FAN
Ⓦ	GAS OUTLET
Ⓧ	SMOKE DETECTOR
Ⓨ	KICHLER UNDERCABINET LIGHTING
Ⓩ	SWITCH - DIM. W/ DIMMER 3-THREE WAY WP - WATERPROOF
ⓓ	12"x4" LITHONIA 2 - BULB VELEGANT W/LAMP FLOUR. CLOUD LENS, 11860 RE WFS32 T8 - OR EQUAL
ⓔ	HOSE BIB
ⓕ	TV/ CABLE OUTLET
ⓖ	CEILING A - WITH LIGHT KIT - ALLOW \$300 FAN B - EXT. WITHOUT LIGHT KIT - ALLOW \$350

UNLESS NOTED OTHERWISE:

- ALL OUTLETS ARE TO BE MOUNTED FROM 16" A.F.F. REFER TO PLAN FOR HEIGHT OF OUTLETS ABOVE COUNTER TOP
- ALL SWITCHES TO BE 42" ON CENTER FROM FIN FLR
- PROVIDE "SKYLARK" DIMMERS, FAN SPEED CONTROLS, SWITCH AND OUTLET PLATES
- ALL DOWN LIGHTS & TRIM PACKS TO BE FLUSH MOUNTED.
- VERIFY ALL TRANSFORMERS ARE COMPATIBLE W/ DIMMERS
- SITE VERIFY LOCATION OF ELECTRICAL PANEL AND ELECT. LOAD, PRIOR TO INSTALL
- ALL LIGHTING TO BE "WARM" COLOR LED

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No.	Revisions/Date

Drawn: Project No.  
Author: 2037

Checked: Date:

Checker: 11/25/19

Scale: As indicated

Drawing Title: FLOOR PLANS

Sheet No. A2.1





**2** West Elevation  
1/8" = 1'-0"



**1** East Elevation  
1/8" = 1'-0"

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No.	Revisions/Date

Drawn:	Project No.
Author:	2037
Checked:	Date:
Checker:	11/25/19
Scale:	1/8" = 1'-0"

Drawing Title:  
ELEVATIONS

Sheet No.  
**A4.1**