

# HISTORIC AND DESIGN REVIEW COMMISSION

August 19, 2015

Agenda Item No: 12

**HDRC CASE NO:** 2015-324  
**ADDRESS:** 434 FURR DR  
**LEGAL DESCRIPTION:** NCB: 6696 BLK: 5 LOT: 28  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Nicole McLeod  
**OWNER:** Nicole McLeod  
**TYPE OF WORK:** Garage Modifications  
**REQUEST:**

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

1. Repair the existing roof with shingles to match.
2. Restore existing windows.
3. Remove and store existing sliding wood garage doors and hardware for future use. Frame and replace opening with French doors. A new wood deck and steps are proposed for the new entrance.
4. Remove the existing entrance on the north side of the building. Relocate one existing wood window on the west façade to the north façade (current location of existing entry).
5. Replace the wood siding with Hardie siding.

## APPLICABLE CITATIONS:

*Historic Design Guidelines*

2. Guidelines for Exterior Maintenance and Alterations

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

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

Materials: Roofs

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

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

## 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.

## 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

## 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.

## 2. Guidelines for Exterior Maintenance and Alterations

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

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

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

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

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

### **FINDINGS:**

- a. The applicant has proposed to repair the existing roof using shingles to match. This is consistent with the Guidelines for Exterior Maintenance and Alterations 2.B.i-ii.
- b. The applicant has proposed to repair the existing wood windows. This is consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.iii.
- c. The applicant has proposed to adaptively reuse the garage as a detached guesthouse/mother-in-law suite. To achieve this, the applicant has proposed to remove the existing garage doors, reframe and install wooden French doors. An existing window from the west side will be relocated and installed where the current doorway exists. A new wood window will be replaced in its location to match the existing condition. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i., filling in historic doors or windows should be avoided. The modification will negatively impact the architectural integrity of the structure. Existing windows should be restored in place. The garage doors should remain in place. In order to accommodate the new use, the applicant could make them stationary and add interior wall behind them if desired. If the applicant does not wish to use the existing pedestrian entrance, a pedestrian door may be able to be installed into one of the garage doors.
- d. The applicant has proposed to remove the existing wood siding and replace with Hardie board. According to the Guidelines for Exterior Maintenance and Alterations 7.B.ii-iii., Hardiboard and other cementitious materials are not recommended; wood elements should be replaced in-kind. The proposed siding is not appropriate.

### **RECOMMENDATION:**

Staff recommends approval items #1 and #2 based on findings a and b.

Staff does not recommend approval of items #3-5 based on findings c and d.

### **CASE MANAGER:**

Alyson Smith





## 434 Furr

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# FURR DR. RESIDENCE

434 FURR DR.  
SAN ANTONIO, TX 78201

LEGAL DESCRIPTION:  
NCB 6696 BLK 5 LOT 28

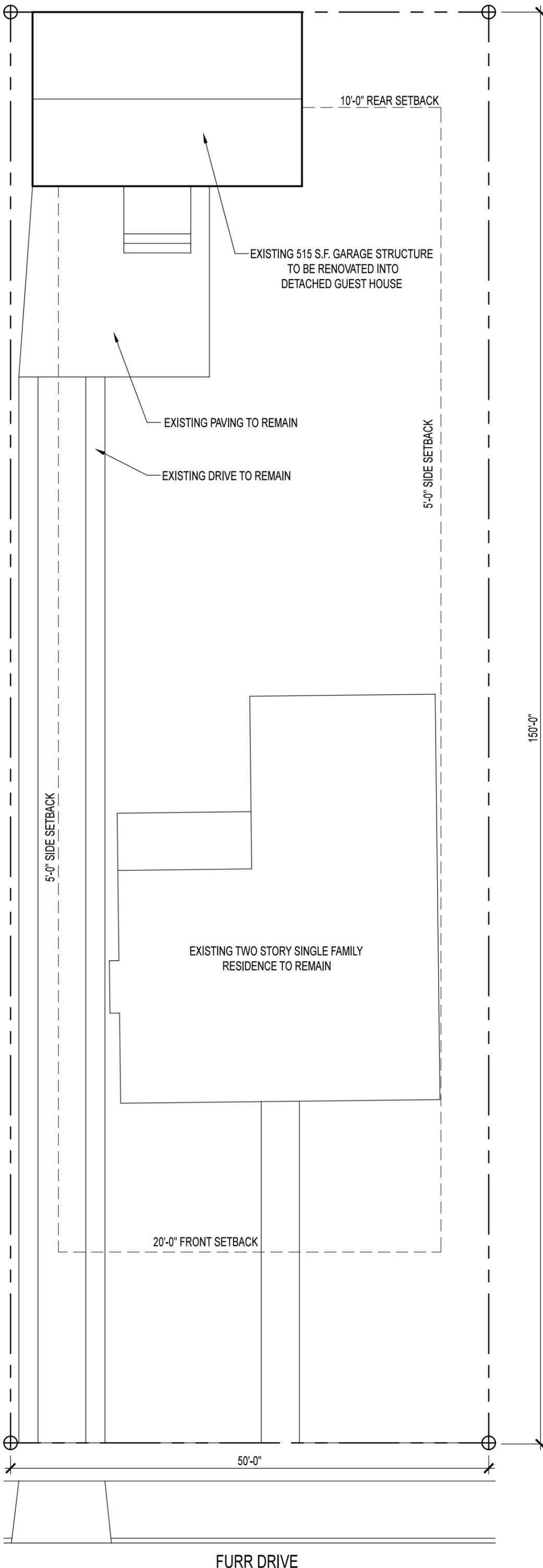
ZONING: R6 H

WORK AREA: 515 gsf

CONST. TYPE: 5B

DETAILS:  
RENOVATE EXISTING SINGLE  
STORY GARAGE STRUCTURE TO  
CREATE A GUEST HOUSE

APPLICABLE CODES:  
2015 INTERNATIONAL RESIDENTIAL CODE  
2015 INTERNATIONAL MECHANICAL CODE  
2015 INTERNATIONAL PLUMBING CODE  
2015 INTERNATIONAL FIRE CODE  
2014 NATIONAL ELECTRIC CODE  
2015 I.E.C.C.

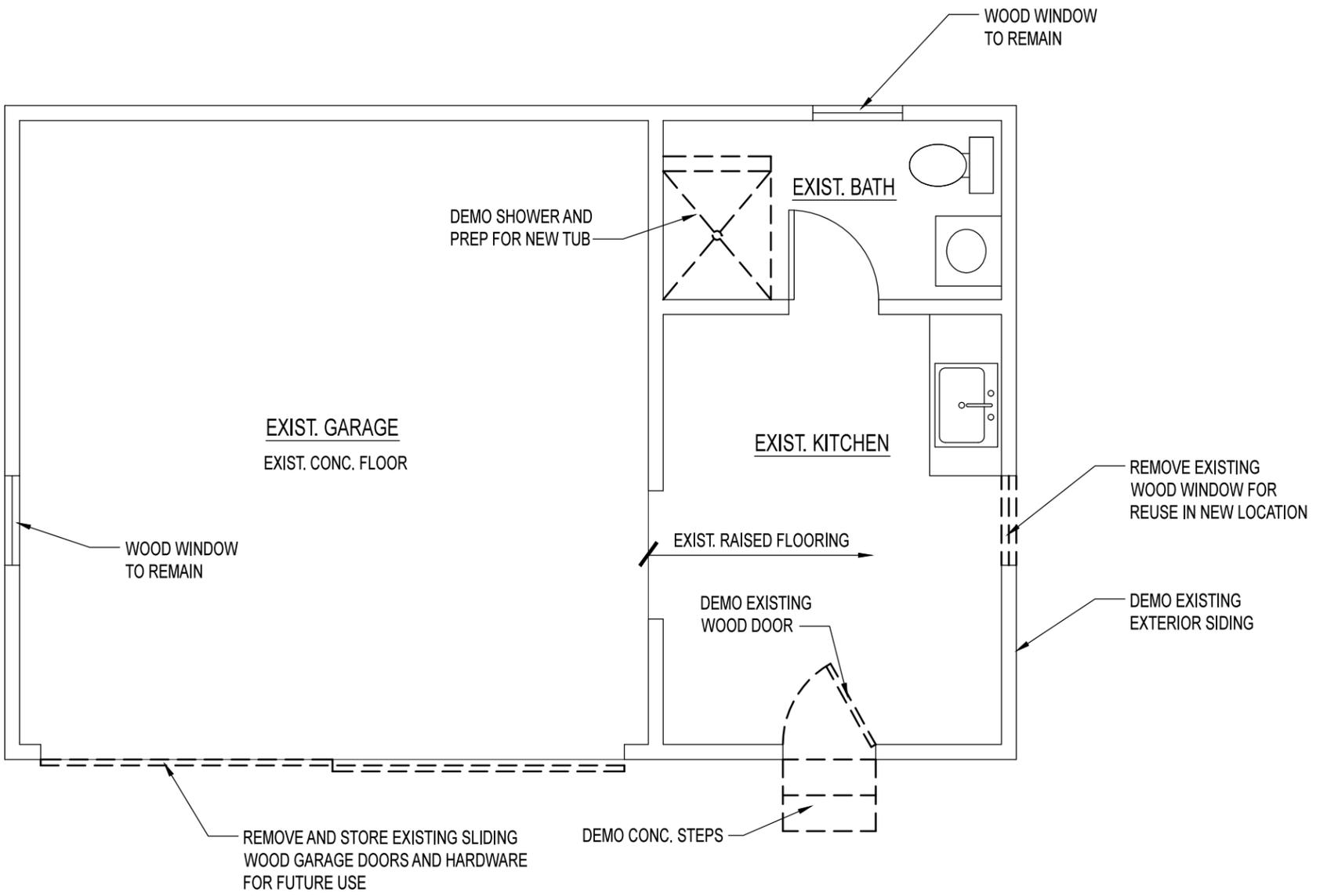


1 SITE PLAN  
SCALE : 1" = 10'-0"

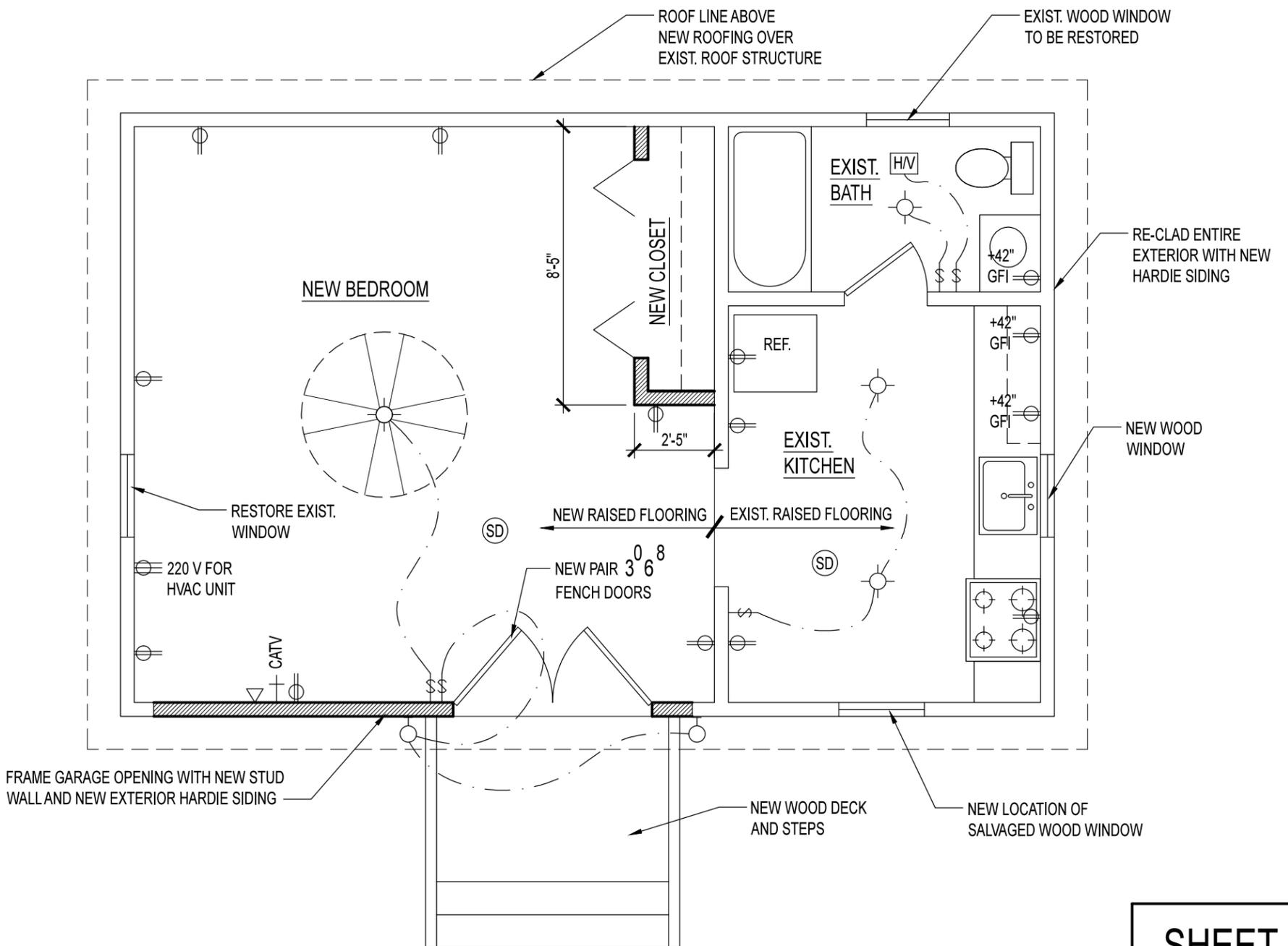


SHEET
<b>A1</b>
7-2015

FURR DRIVE

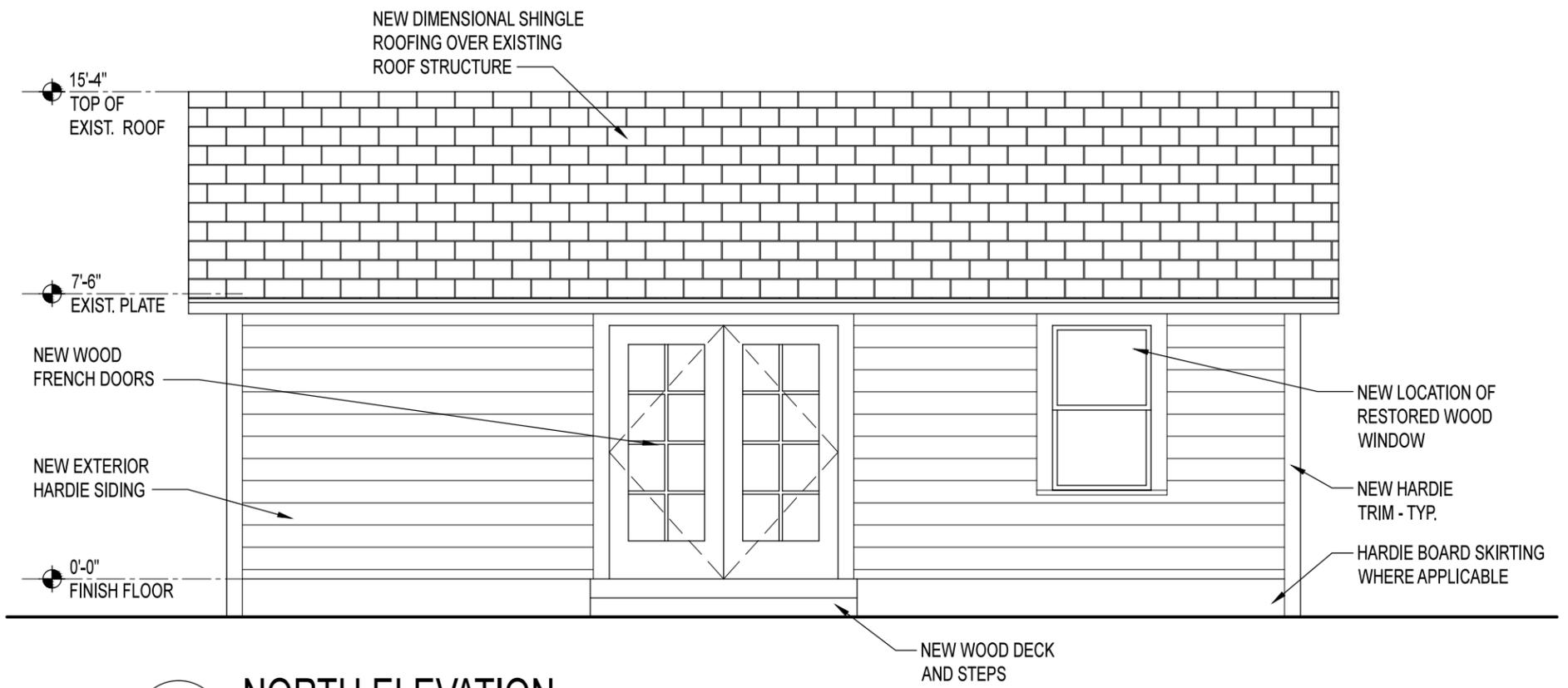


**1** DEMOLITION PLAN  
SCALE : 1/4" = 1'-0"



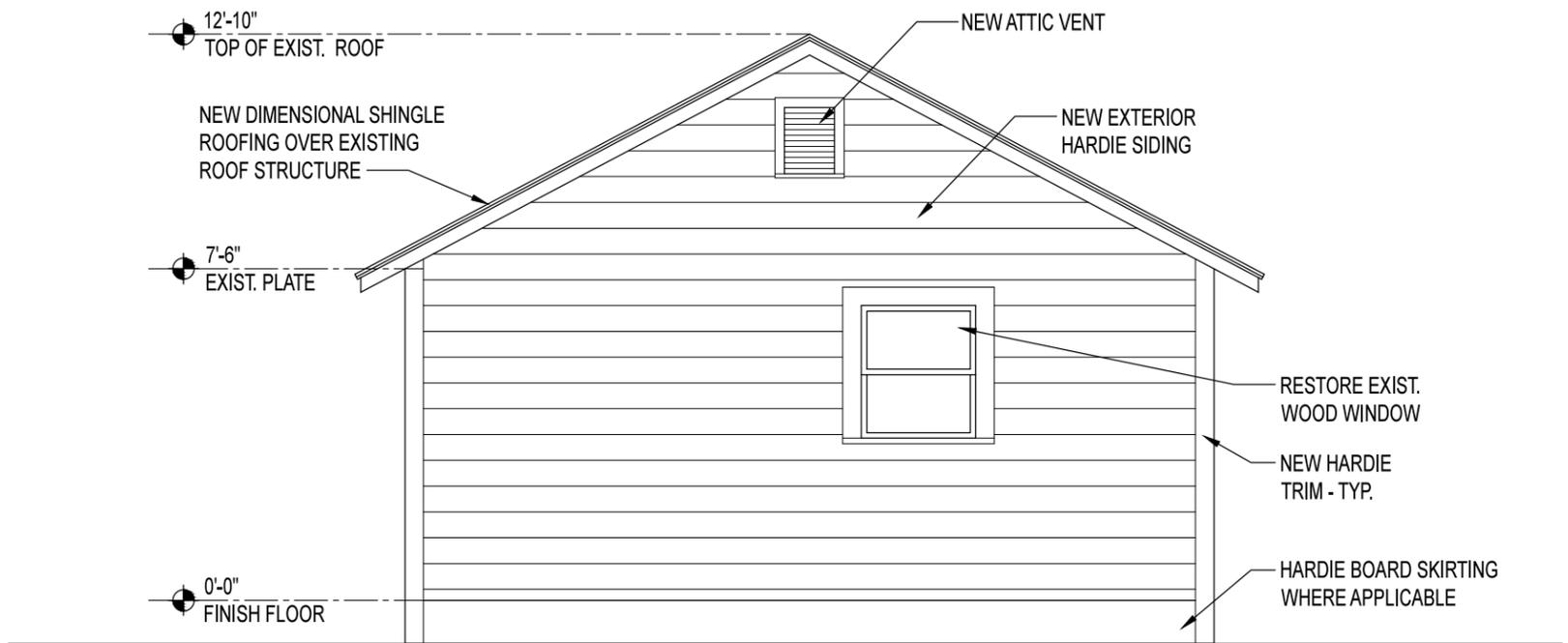
**2** RENOVATION PLAN  
SCALE : 1/4" = 1'-0"





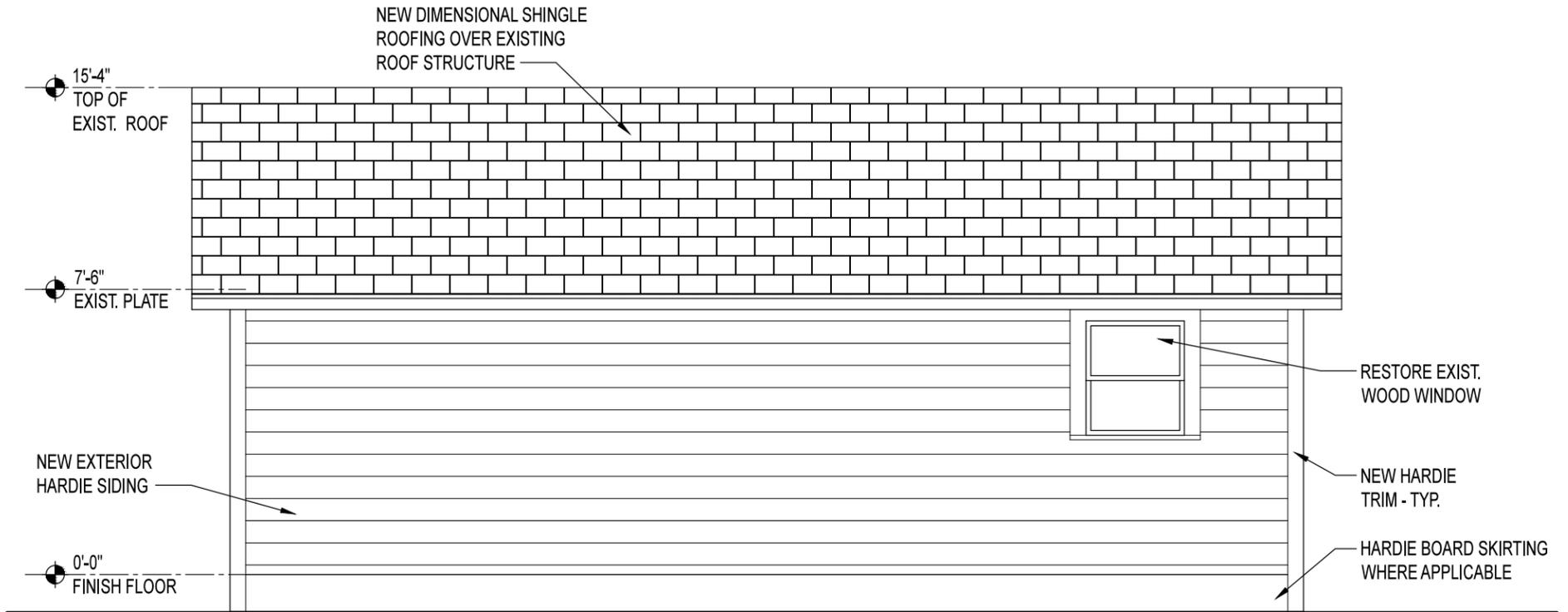
**1 NORTH ELEVATION**

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



**2 EAST ELEVATION**

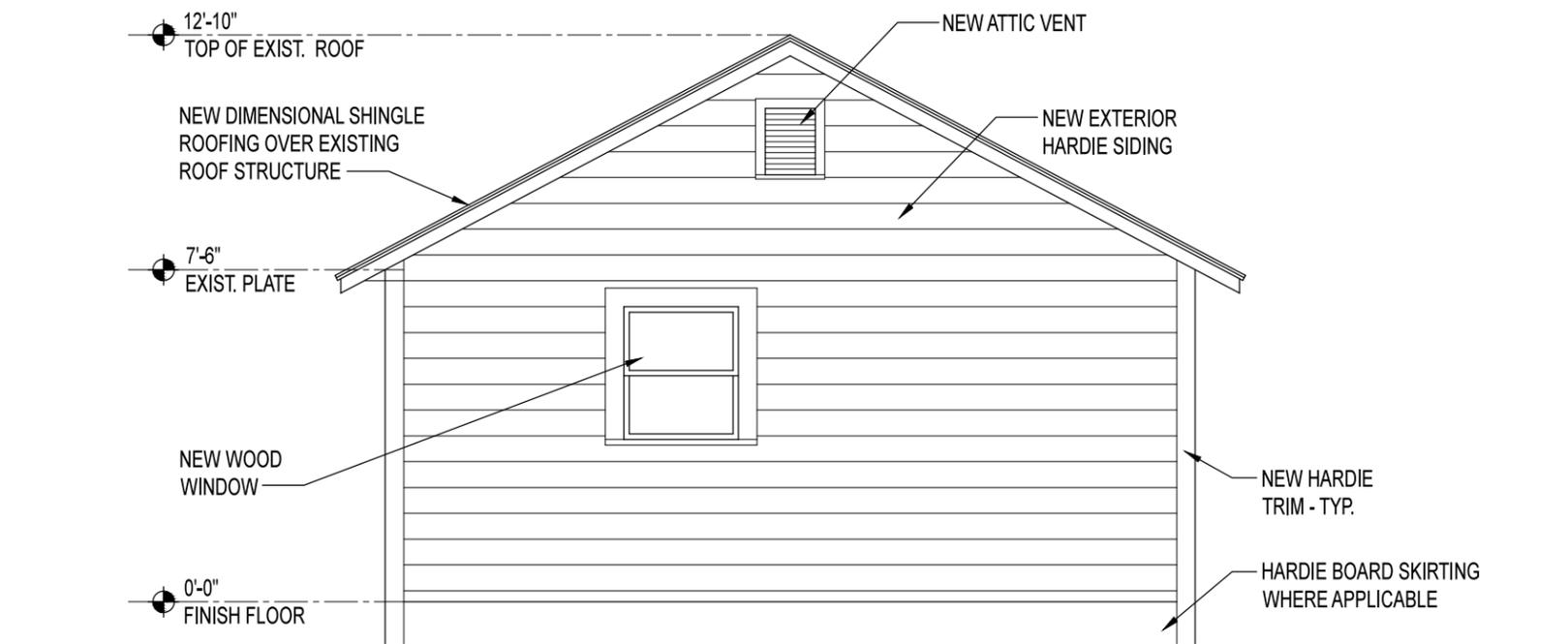
SCALE : 1/4" = 1'-0"



1

## SOUTH ELEVATION

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



2

## WEST ELEVATION

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







434

434





43























