HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

HDRC CASE NO:	**2019-755**
ADDRESS:	4101 SWANS LANDING
LEGAL DESCRIPTION:	NCB 12116 BLK LOT E 542.73 FT OF THE W 15FT OF LOT 35
ZONING:	C-2
CITY COUNCIL DIST.:	10
LANDMARK:	Perrin House
APPLICANT:	Joe Cannata /RVK, Inc
OWNER:	CITY OF SAN ANTONIO
TYPE OF WORK:	Rehabilitation, addition, site work
APPLICATION RECEIVED:	December 20, 2019
60-DAY REVIEW:	February 18, 2020
CASE MANAGER:	Rachel Rettaliata

REQUEST:

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

1. Remove existing addition,
2. Restore the exterior envelope,
3. Replace the roof,
4. Construct a detached addition,
5. Perform site element improvements.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco
A. MAINTENANCE (PRESERVATION)
i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

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.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.

iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.

ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.

iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.

ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.

iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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.

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

A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design

should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
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.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations
A. MAINTENANCE (PRESERVATION)
i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages
A. MAINTENANCE (PRESERVATION)
i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.

ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.

iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. *Preserve*—Retain historic fences and walls.

ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design
A. PLANTINGS
i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.
B. ROCKS OR HARDSCAPE
i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.
C. MULCH
Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.
D. TREES
i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes
A. PLANTING STRIPS
i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.
B. PARKWAYS AND PLANTED MEDIANS

i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.
C. STREET ELEMENTS
i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

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.
6. Non-Residential and Mixed Use Streetscapes
A. STREET FURNITURE
i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.
B. STREET TREES
i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.
C. PAVING
i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.
D. LIGHTING
i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).
ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.

iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).
iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.
v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

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.
iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.
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 property at 4101 Swans Landing is a historic site commonly known as the Perrin Homestead, located in Northeast San Antonio. It is a 1-story limestone farmhouse constructed in 1871 by Alphonse Perrin. The historic homestead is currently a public property owned by the City of San Antonio. The proposed project is funded by the 2017-2022 General Obligation Blind Program.
b. DEMOLITION OF EXISTING ADDITION – The applicant has proposed to demolish the existing addition that was constructed circa 1967 and replace the existing addition with a smaller detached addition that will not be visible from the right-of-way. As the addition is not historic and is not contributing to the character of the primary structure, staff finds the proposal consistent with the Guidelines.
c. RESTORATION – The applicant has proposed to perform restoration work on the exterior envelope including the restoration of the roofs, limestone walls, windows, and porch elements. The scope of work includes removing masonry stains on the limestone, restoring existing windows, replacing broken glass in windows, replacing water damaged decking on the porch in-kind, repainting wood columns and other painted features, repointing damaged masonry, removing existing electrical, replacing gutters and downspouts in kind, replacing box returns with rake trim on the east and west façades, moving mechanical equipment, and removing a satellite dish. Staff finds this proposal consistent with the Guidelines.
d. ROOF REPLACEMENT – The applicant has proposed to replace the existing composition roof with a standing seam metal roof. The Historic Design Guidelines for Exterior Maintenance and Alterations stipulates that metal roofs can be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds the proposal generally consistent with the Guidelines.
e. ADDITION: LOCATION – The applicant has proposed to construct a detached addition on the north facade that will be connected to the homestead by a canopy-covered breezeway. The addition will contain storage,

utilities, and a public restroom. The new addition will not be visible from the public right-of-way. Guideline 2.A.ii. for Additions stipulates that additions should be placed 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. Staff finds the proposal consistent with the Guidelines.

f. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a detached rear addition that is approximately 183 square feet. The existing attached residential addition is approximately 1055 square feet and is visible from the public right-of-way. The proposed addition is subordinate to the primary structure. Guideline 2.A.v. for Additions stipulates that applicants should distinguish additions as new without distracting from the original structure. Staff finds the proposal consistent with the Guidelines.
g. ADDITION: MATERIALS – The applicant has proposed to clad the addition in limestone veneer and reclaimed wood. The soffit of the canopy covering the breezeway will feature reclaimed wood and recessed can lights. Guideline 3.A.i. for Additions stipulates that complementary materials should be used in additions that match in type, color, and texture. Additionally, any new materials introduced to the site as the result of an addition must be compatible with the architectural style and materials of the original structure. The primary structure is limestone construction and features wood front porch decking. Staff finds the proposal consistent with the Guidelines.
h. SITE ELEMENTS – The applicant has proposed to install site improvements including sidewalks, drinking fountains, and a parking lot with 27 parking spaces with a driveway. Guideline 7.A.i. for Site Elements stipulates that placing parking areas to the side of the primary structure is acceptable when locating the parking area behind the structure is not feasible. Staff finds the proposal consistent with the Guidelines. Guideline 7.A.iii. for Site Elements states that off-street parking areas should be accessed from alleys or secondary streets rather than from principal streets whenever possible. The applicant has proposed parking access via a driveway extending from Swans Landing. As there is no viable option for access by Hasbrook Street or Perrin Beitel Road, staff finds the proposal consistent with the Guidelines. Guideline 8.C.i. for Site Elements stipulates that ramps and lifts should be designed to complement 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. As the rear addition is detached from the historic structure and the proposed ramps provide access to the primary structure through the connection to the proposed additions, staff finds the proposal consistent with the Guidelines.
i. LANDSCAPING – The applicant has proposed the removal of existing bushes along the porch on the south façade. Guideline 3.A.v. for Site Elements stipulates that landscape elements should not be introduced that will obscure the historic structure or are located as to retain moisture on the walls or foundations. As the existing bushes along the porch on the south façade obscure the historic front porch element and may retain moisture on the foundation, staff finds the proposal consistent with the Guidelines.
j. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Item 1, staff recommends approval to remove the existing 1967 addition based on finding b.

Item 2, staff recommends approval to restore the exterior envelope based on finding c.

Item 3, staff recommends approval to replace the roof based on finding d.

Item 4, staff recommends approval to construct a detached addition based on findings e through g.

Item 5, staff recommends approval to perform site element improvements based on findings h through i.

ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop

January 6, 2020

User drawn lines

1:2,000

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

City of San Antonio GIS
Copyright 1-6-2020

Google Maps 4101 Swans Landing

Imagery ©2020 Google, Imagery ©2020 CAPCOG, Maxar Technologies, Map data ©2020 100 ft

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Google Maps 4101 Swans Landing

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HISTORIC & DESIGN REVIEW COMMISSION APPLICATION FORM

CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION
1901 S. ALAMO, SAN ANTONIO, TEXAS 78204
P: 210.215.9274 E: OHP@SANANTONIO.GOV

Print Form

DATE RECEIVED

Date of Scheduled HDRC Meeting _____
60 Day Review _____
Staffs Initials _____

Property Address: 4101 Swans Landing

Historic District: | Landmark Name: Perrin Homestead

☐ River Improvement Overlay ☒ Public Property ☐ Other _____

Parcel ID: NCB 12116 | Block 0 | Lot 35 | Zoning C-2

Name of Property Owner: City of San Antonio

Mailing Address: P.O. Box 839966 | Zip Code 78283-3966

Phone Number: 210-207-4131 | Email Address: eric.reyna@sanantonio.gov

Name of Applicant/Authorized Representative: Joe Cannata - RVK, Inc.

Mailing Address: 745 E. Mulberry, Sixth Floor, San Antonio, TX | Zip Code 78212

Phone Number: 210-733-3535 | Email Address: joe.cannata@rvk-architects.com

BELOW PROVIDE A DETAILED DESCRIPTION OF THE PROJECT (USE AN ADDITIONAL PAGE IF NECESSARY)

☒ Conceptual Approval ☐ Final Approval Original HDRC Hearing Date: _____

Renovation, rehabilitation and stabilization of the Homestead. Improvements include removal of existing kitchen and 1967 addition, restoration of exterior envelope, including roofs, limestone walls, windows, porch elements. Other work will involve construction of an addition, separated from the homestead with a canopy-covered breezeway, containing storage, utilities, and a unisex toilet to support public use of the Homestead site. Other improvements include sidwalks, drinking fountains, parking lot with driveway.

SEE THE FOLLOWING PAGE FOR REQUIRED EXHIBITS. NO CASE WILL BE SCHEDULED FOR A HEARING UNTIL ALL SUPPORTING MATERIALS ARE RECEIVED.

This completed form and attachments are to be submitted in person to 1901 S. Alamo.

REQUIRED ATTACHMENTS: (No case will be scheduled for a hearing until all supporting materials are received.)

- [x] **ONE ORIGINAL PRINTED COPY OF ALL MATERIALS LISTED BELOW**
- [x] **COPY OF ALL EXHIBITS, DRAWINGS, AND PHOTOS ON A COMPACT DISC IN PDF OR JPEG FORMAT**
- [x] Completed HDRC Application
- [x] Photos of all sides of the structure and site (color photos no smaller than 4" X 6")
- [x] Written narrative explaining the proposed work
- [x] Site plan
- [x] Elevation drawings and floorplans of planned addition or alterations (8 1/2" X 11" reproducible sheets)
- [ ] Specifications of materials to be used
- [ ] Samples of all materials, finishes, and/or fabrics
- [ ] Signage mock-up
- [x] FEES: Commercial Projects: $100; Sign Applications: $100

TIP: Submit sufficient materials and information so that someone would be able to understand your project without speaking with you.

LETTER OF AUTHORIZATION

IF THE PROPERTY OWNER DOES NOT APPEAR PERSONALLY BEFORE THE COMMISSION, A LETTER OR SIGNATURE OF AUTHORIZATION MUST BE PRESENTED TO THE HISTORIC PRESERVATION OFFICER OR THE CASE WILL NOT BE HEARD.

I hearby authorize Joe Cannata (Name of Representative) of RVK, Inc. (company or agency)

745 E. Mulberry, Sixth Floor, San Antonio, TX 78212 (Address) to represent me in the matters pertaining to this case.

PLEASE BE ADVISED THAT THE COMMISSION HAS A POLICY OF ONLY HEARING A CASE WHEN THE OWNER OR THE OWNER'S REPRESENTATIVE IS PRESENT TO PRESENT THE CASE.

A STAFF MEMBER FROM THE OFFICE OF HISTORIC PRESERVATION MAY VIDEO TAPE OR PHOTOGRAPH YOUR PROPERTY FOR THE HISTORIC AND DESIGN REVIEW COMMISSION MEETING AND PLACE A NOTICE SIGN ON THE PROPERTY.

Applicant understands the following:

1. If the Commission fails to approve any portion of a request and recommends that changes be made in the plans and specifications, the applicant will have (5) days in which to inform the Historic Preservation Officer as to whether the applicant agrees to recommended changes.
2. Following each meeting, the City Manager or designee is notified of the Commission's action. Within ten (10) days from receipt of the recommendation, the City Manager or designee shall notify the applicant as to whether their request has been approved, conditionally approved, or denied.
3. If the applicant does not concur with the Commission's recommendation, appeal to the Zoning Board of Adjustment may be made within thirty (30) days after receipt of notification.

APPROVAL BY THE COMMISSION DOES NOT TAKE THE PLACE OF A BUILDING PERMIT. PERMITS MUST BE OBTAINED FROM THE CITY OF SAN ANTONIO, DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES, 1901 S. ALAMO, AFTER COMMISSION APPROVAL.

I HAVE READ AND UNDERSTAND THE ABOVE INFORMATION AND I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT ALL INFORMATION PROVIDED IN THIS APPLICATION AND ATTACHMENTS IS CORRECT.

SIGNATURE OF PROPERTY OWNER / OWNER'S REPRESENTATIVE

December 19, 2019

DATE

SOUTH FACADE

PORCH

NOTE: THE INTENTION OF REPAIRS IS TO RESTORE THE PROPERTY TO PERIOD CORRECTNESS AND CREATE A PUBLIC USE PAVILLION FOR FUTURE TRAIL HEAD

EAST FACADE

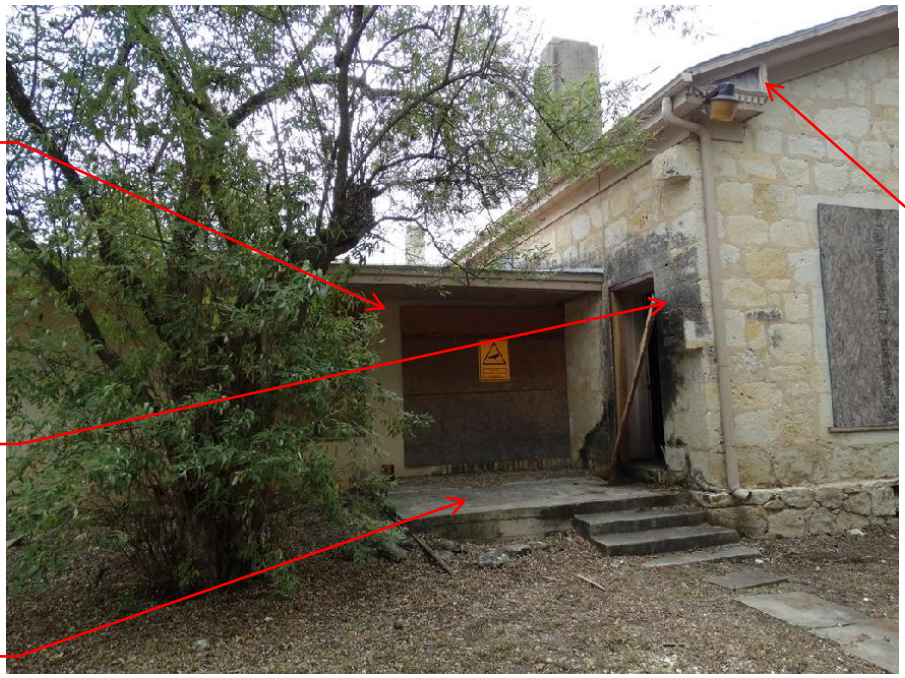
WEST FACADE

NOTE: THE INTENTION OF REPAIRS IS TO RESTORE THE PROPERTY TO PERIOD CORRECTNESS AND CREATE A PUBLIC USE PAVILLION FOR FUTURE TRAIL HEAD

1960'S ADDITION TO BE REMOVED. NEW ADDITION WILL NOT BE VISIBLE FROM STREET VIEW

MASONRY STAINING TO BE REMOVED

1960'S ADDITION TO BE REMOVED. NEW ADDITION WILL NOT BE VISIBLE FROM STREET VIEW



EXISTING BOX RETURNS TO BE REMOVED AND REPLACED BY RAKE TRIM

PARTIAL NORTH FACADE

CHIMNEY TO REMAIN

SATELLITE DISH TO BE REMOVED

1960'S ADDITION TO BE REMOVED. NEW ADDITION WILL NOT BE VISIBLE FROM STREET VIEW

MASONRY STAINING TO BE REMOVED

PARTIAL NORTH FACADE

NOTE: THE INTENTION OF REPAIRS IS TO RESTORE THE PROPERTY TO PERIOD CORRECTNESS AND CREATE A PUBLIC USE PAVILLION FOR FUTURE TRAIL HEAD

EXISTING HOMESTEAD ROOF

EXISTING HOMESTEAD PORCH ROOF

NOTE: THE INTENTION OF REPAIRS IS TO RESTORE THE PROPERTY TO PERIOD CORRECTNESS AND CREATE A PUBLIC USE PAVILLION FOR FUTURE TRAIL HEAD

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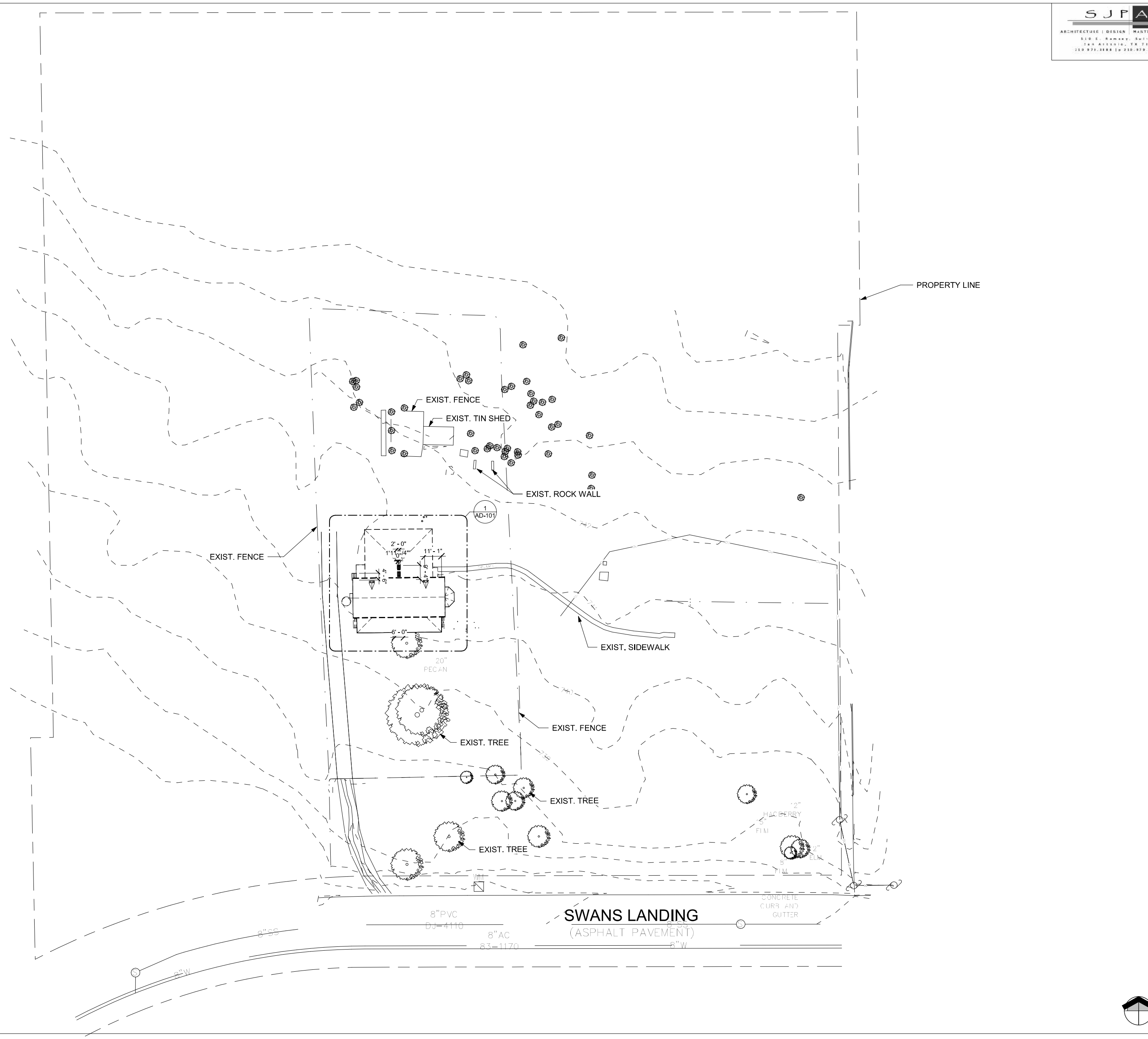

1 DEMO SITE PLAN
1" = 30'-0"

project no. 17098.B

DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
STEVE J. PATMON REGISTRATION NO. 16244
DATE: 11/12/2019

SJPA ARCHITECTURE | DESIGN | MASTER PLANNING

date 11/12/2019

schematic design

Perrin Homestead Historic Center
4101 Swans Landing
San Antonio, TX, 78217

revisions:

RVK
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DEMO

AD-100

EXISTING SITE PLAN

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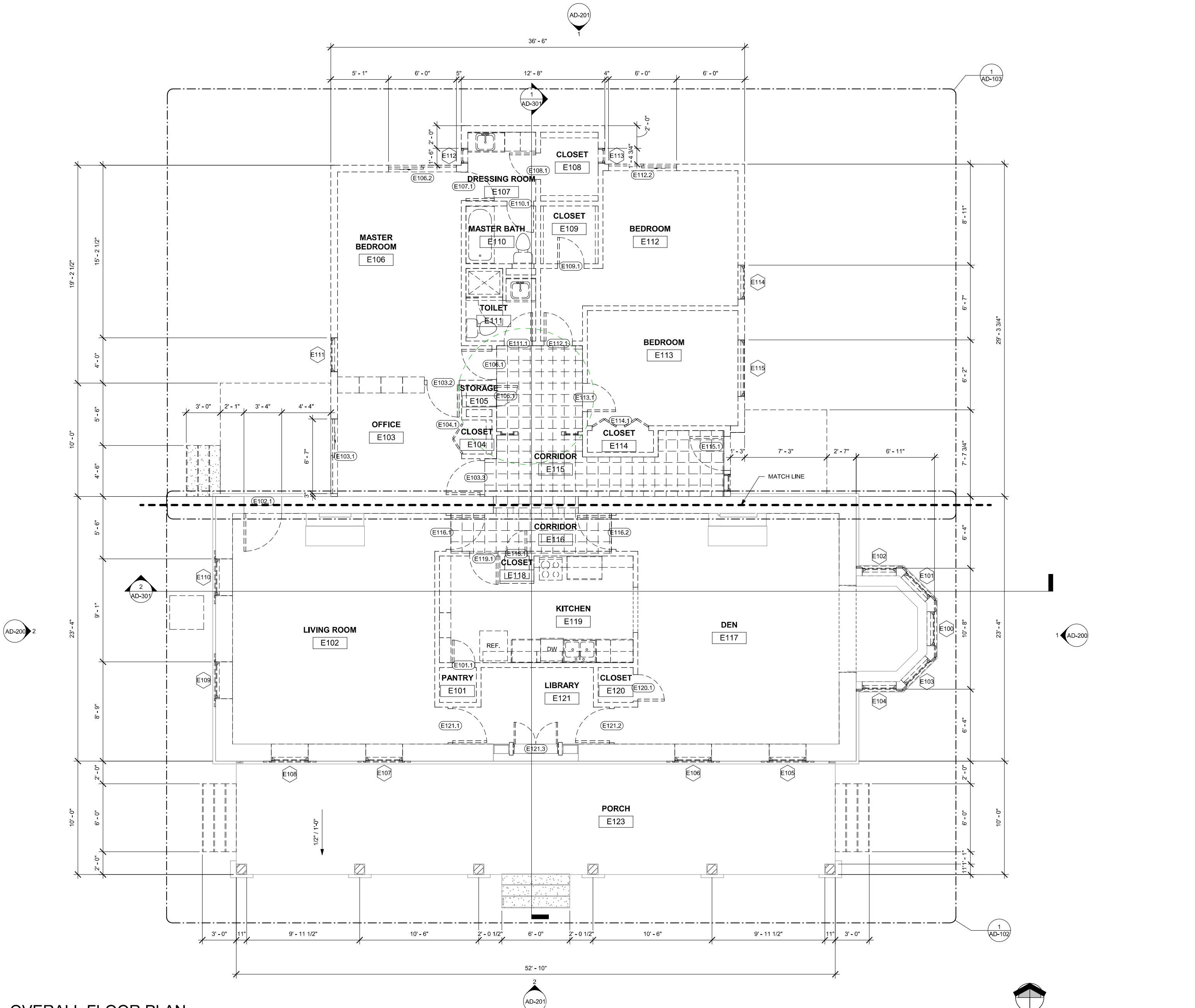

1 OVERALL FLOOR PLAN
1/4" = 1'-0"

project no. 17098.B

DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

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AD-101

OVERALL DEMO FLOOR PLAN

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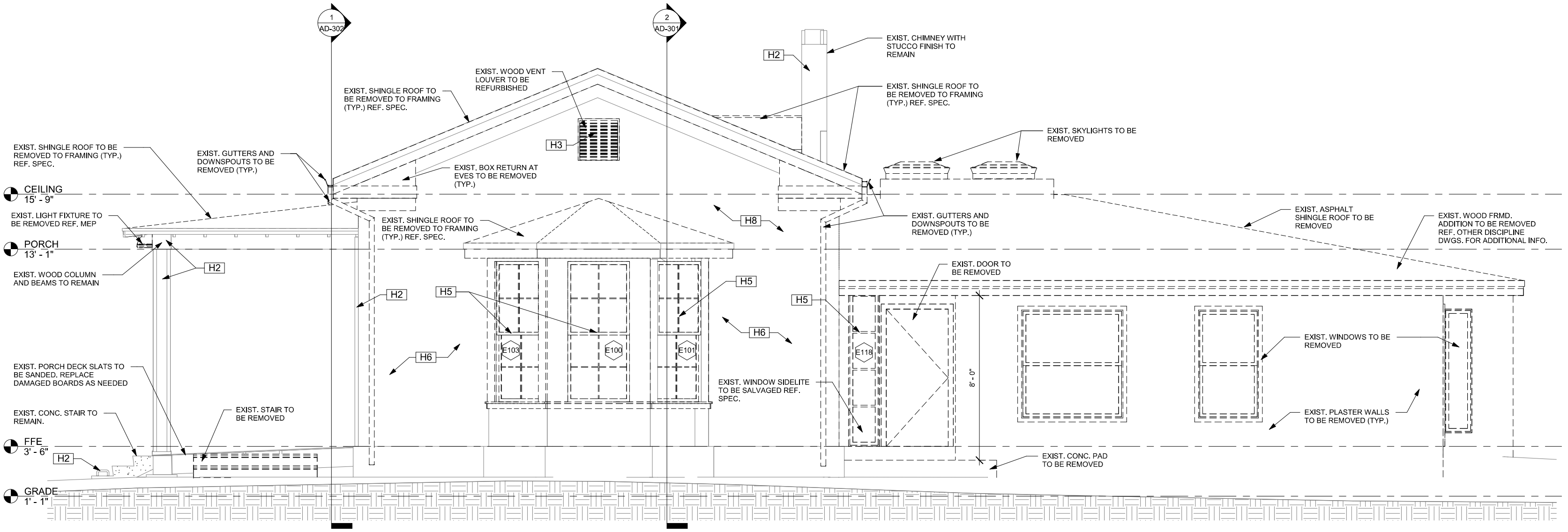
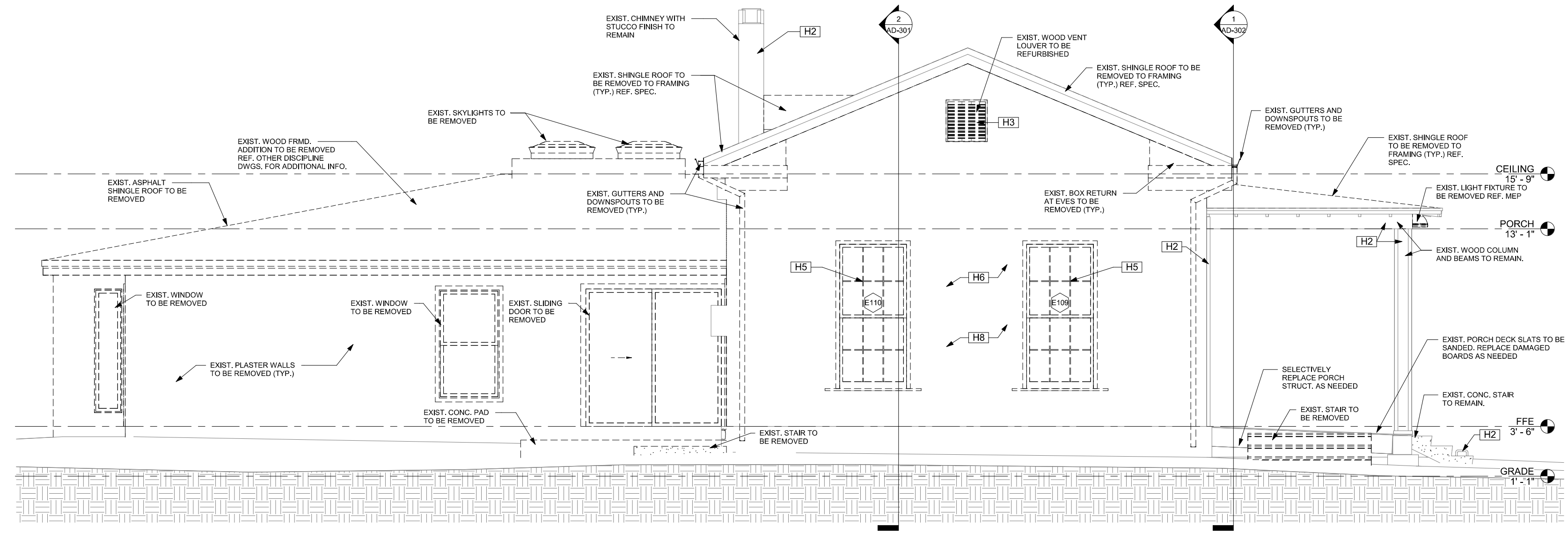


1 DEMOLITION EAST ELEVATION
3/8" = 1'-0"



9

2 DEMOLITION WEST ELEVATION
3/8" = 1'-0"

SJPA
ARCHITECTURE | DESIGN | MASTER PLANNING

SHEET KEYNOTES

PRESERVATION NOTES AD-200

Index	Description
H2	EXIST. HISTORIC STRUCTURE AND COMPONENETS SHALL BE PROTECTED DURING DEMOLITION AND NEW WORK
H3	WHERE NOTED EXISTING COMPONENTS SHALL BE REMOVED AND REFURBISHED OFF SITE IN A CONTROLLED ENVIRONMENT
H5	EXIST. WINDOW TO BE REMOVED AND SALVAGED REF. PRESERVATION NOTE 3
H6	EXIST. MASONRY TO BE REPOINTED. CONTRACTOR SHALL REMOVE 1/4" TO 1/2" OF EXISTING MORTAR AND REPLACE WITH SELECTED MORTAR AS NOTED WITHIN SPECS.
H8	EXIST. MASONRY STAINS TO BE REMOVED REF. SPEC. WHERE STAINS ARE NOT EASILY REMOVED CONTACT ARCHITECT FOR REVIEW

project no. 17098.B

DESIGN REVIEW
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STEVE J. PATMON REGISTRATION NO. 16244
DATE: 11/12/2019

date 11/12/2019

schematic design

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AD-200

ELEVATIONS

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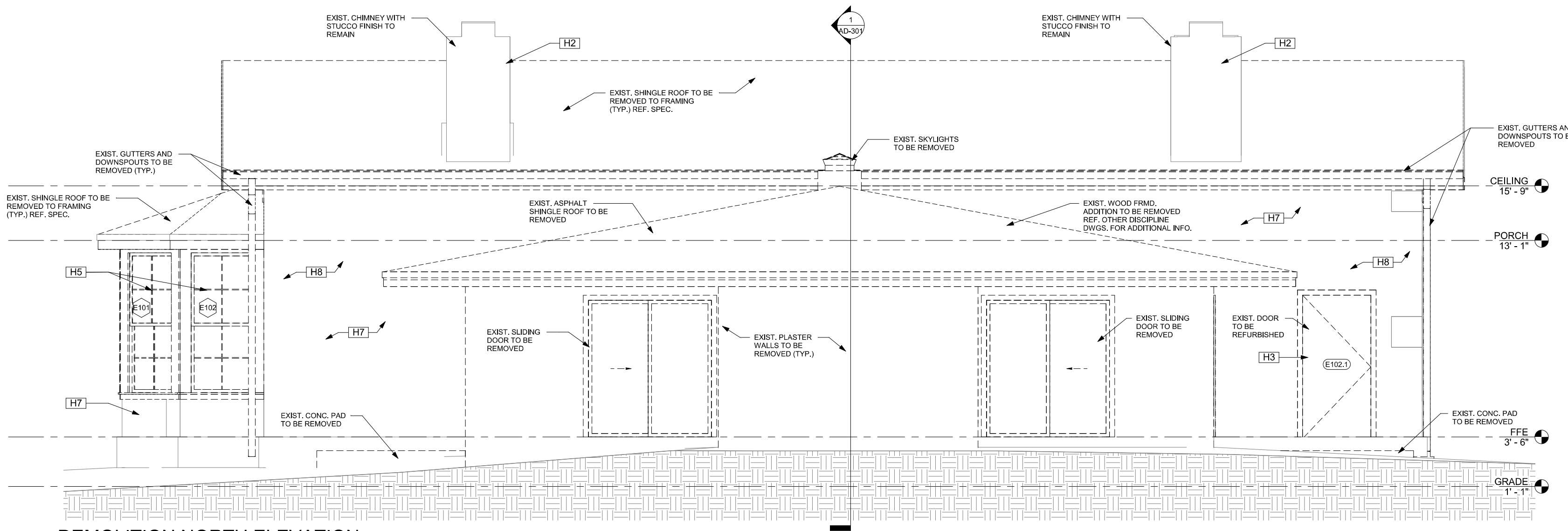
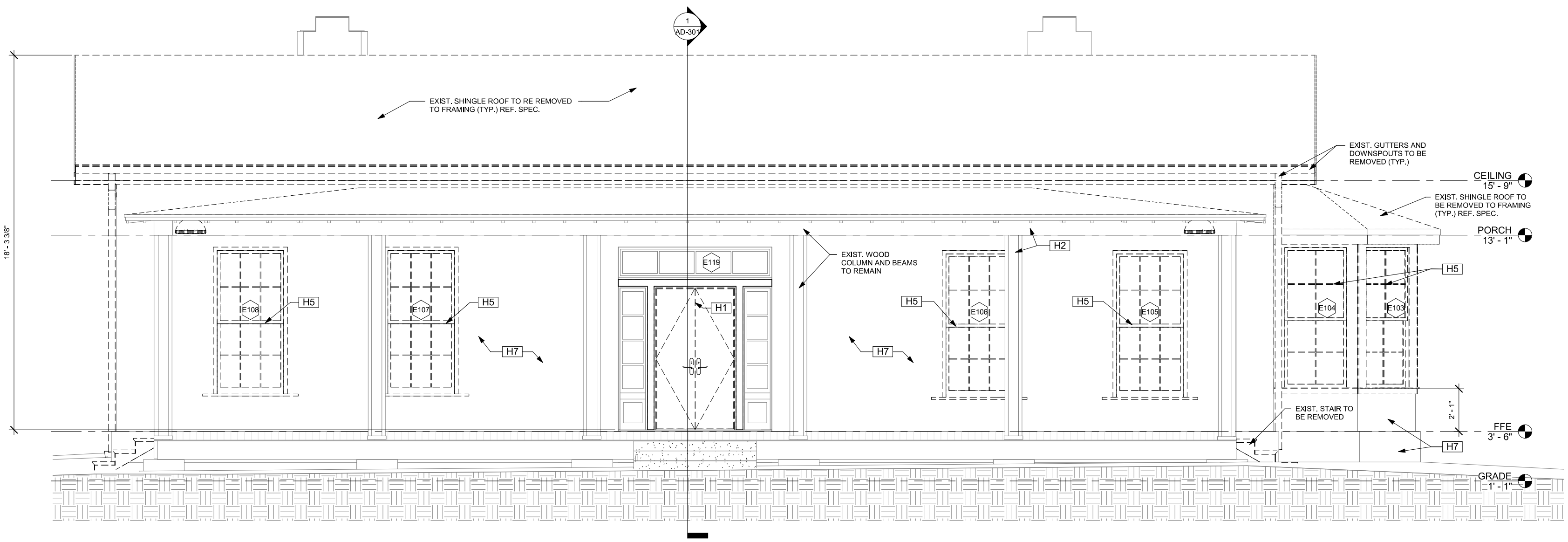


1 DEMOLITION NORTH ELEVATION
3/8" = 1'-0"



2 DEMOLITION SOUTH ELEVATION
3/8" = 1'-0"

10

SHEET KEYNOTES

PRESERVATION NOTES AD-201

Index	Description
H1	EXIST. HISTORIC STRUCTURE SHALL BE PROTECTED IN PLACE DURING DEMOLITION AND NEW CONSTRUCTION, (TYP.) WHERE POSSIBLE MINIMIZE ACCESS TO OR THROUGH EXISTING HISTORIC STRUCTURE TO LIMIT POTENTIAL DAMAGE
H2	EXIST. HISTORIC STRUCTURE AND COMPONENETS SHALL BE PROTECTED DURING DEMOLITION AND NEW WORK
H3	WHERE NOTED EXISTING COMPONENTS SHALL BE REMOVED AND REFURBISHED OFF SITE IN A CONTROLLED ENVIRONMENT
H5	EXIST. WINDOW TO BE REMOVED AND SALVAGED REF. PRESERVATION NOTE 3
H7	EXIST. MASONRY TO BE SELECTIVELY REPOINTED REF. PRESERVATION NOTE H6
H8	EXIST. MASONRY STAINS TO BE REMOVED REF. SPEC. WHERE STAINS ARE NOT EASILY REMOVED CONTACT ARCHITECT FOR REVIEW

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ARCHITECTURE | DESIGN | MASTER PLANNING

project no. 17098.B

DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

date 11/12/2019

schematic design
Perrin Homestead Historic Center
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AD-201

ELEVATIONS

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ARCHITECTURE : DESIGN | MASTER PLANNING

project no. 17098LB

Registered Professional
name
number

11

PRELIMINARY
This design document is incomplete and may not be used for regulatory approval, permitting, or construction.

date 11/12/2019

INTERIM REVIEW DOCUMENTS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF GEOFFREY E. LEAF, PE 131559 ON . IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. INTELLIGENT ENGINEERING SERVICES. TBPE FIRM REG. NO. F-432

schematic design

Perrin Homestead Historic Center

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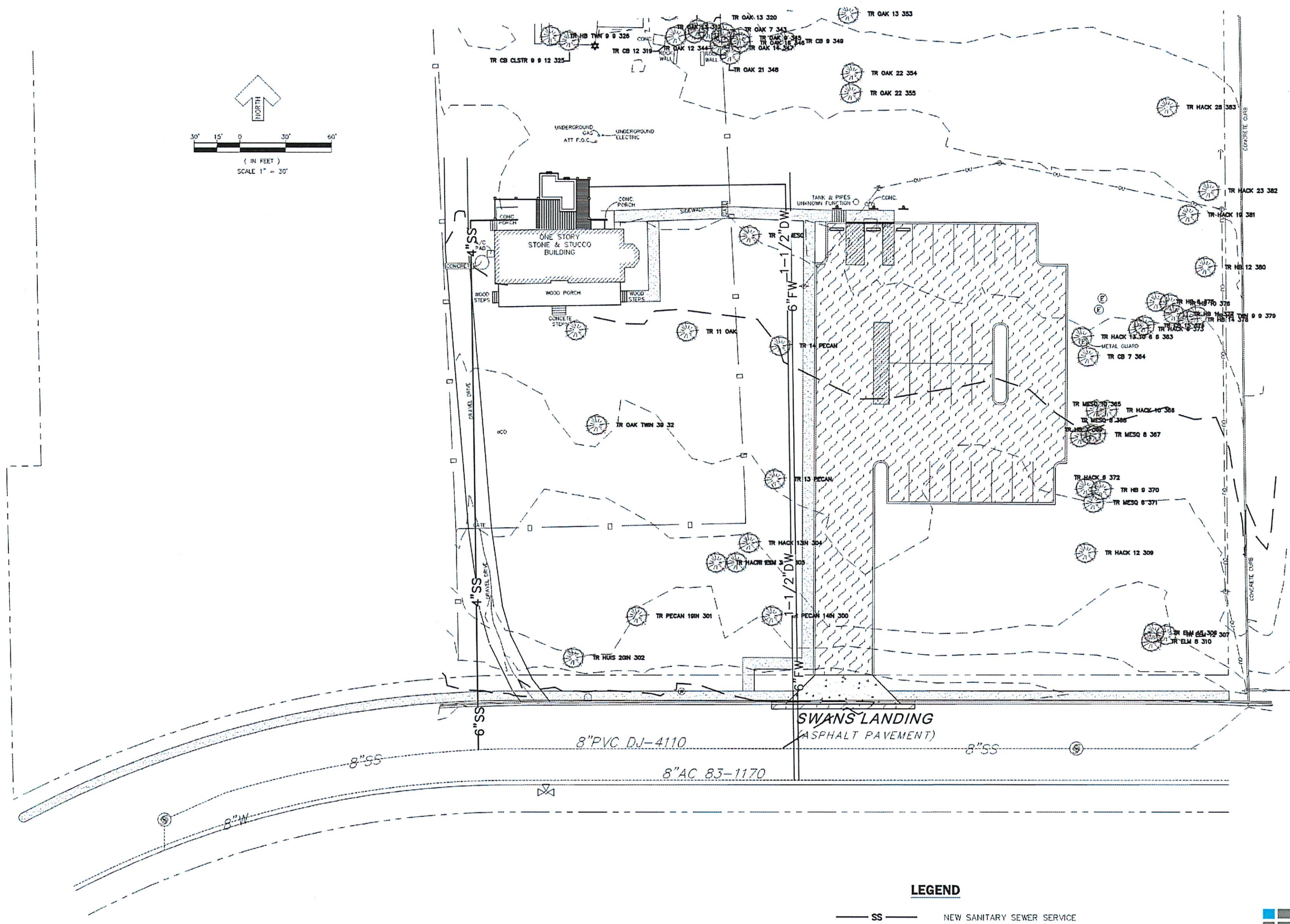
San Antonio, TX, 78217

revisions:



LEGEND

— SS —	NEW SANITARY SEWER SERVICE
— DW —	NEW DOMESTIC WATER SERVICE
— FW —	NEW FIRE WATER SERVICE

INTELLIGENT ENGINEERING SERVICES
ENGINEERING COMMUNITIES FROM THE GROUND UP

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C-150
UTILITY PLAN

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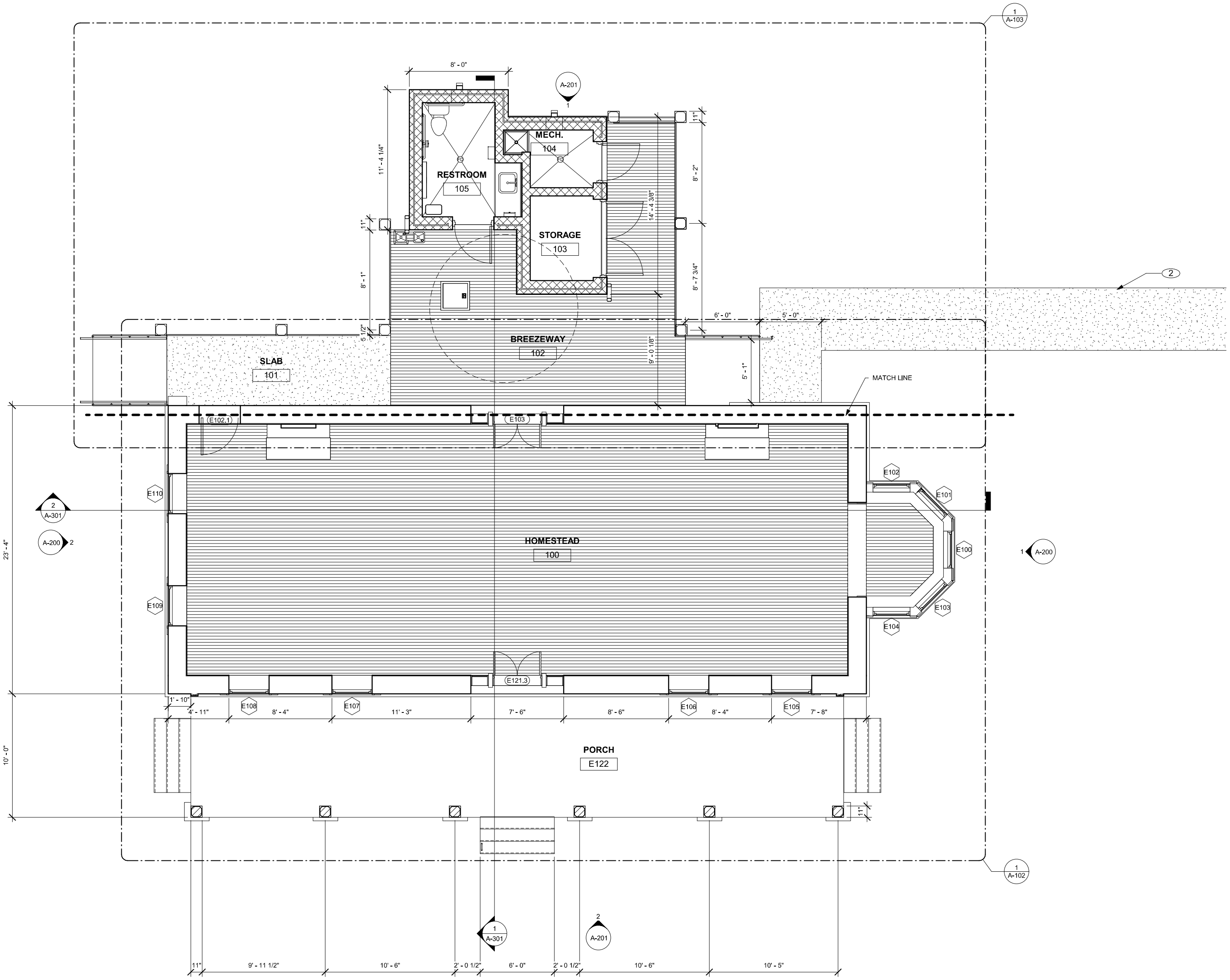

1 OVERALL FLOOR PLAN
1/4" = 1'-0"

SHEET KEYNOTES

Index	Description
2	PAVED SIDEWALKS REF. CIVIL (TYP.)

project no. 17098.B

DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
STEVE J. PATMON REGISTRATION NO. 16244
DATE: 11/12/2019

date 11/12/2019

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PROPOSED

A-101

OVERALL FLOOR PLAN

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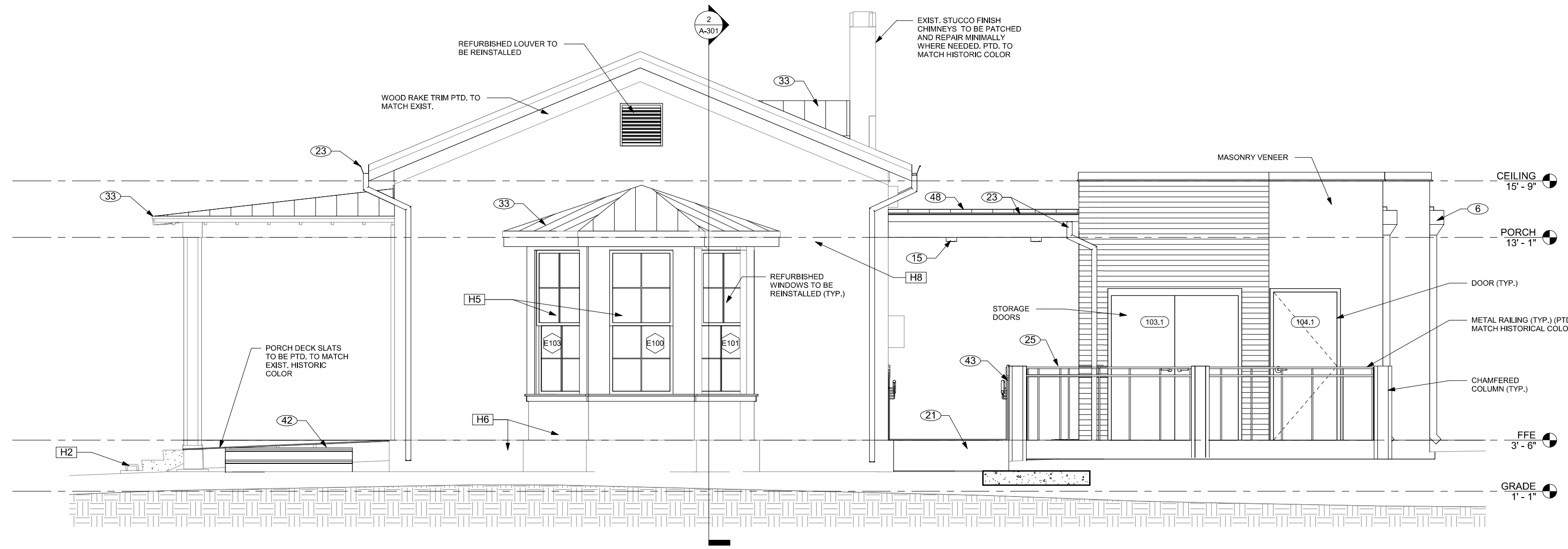
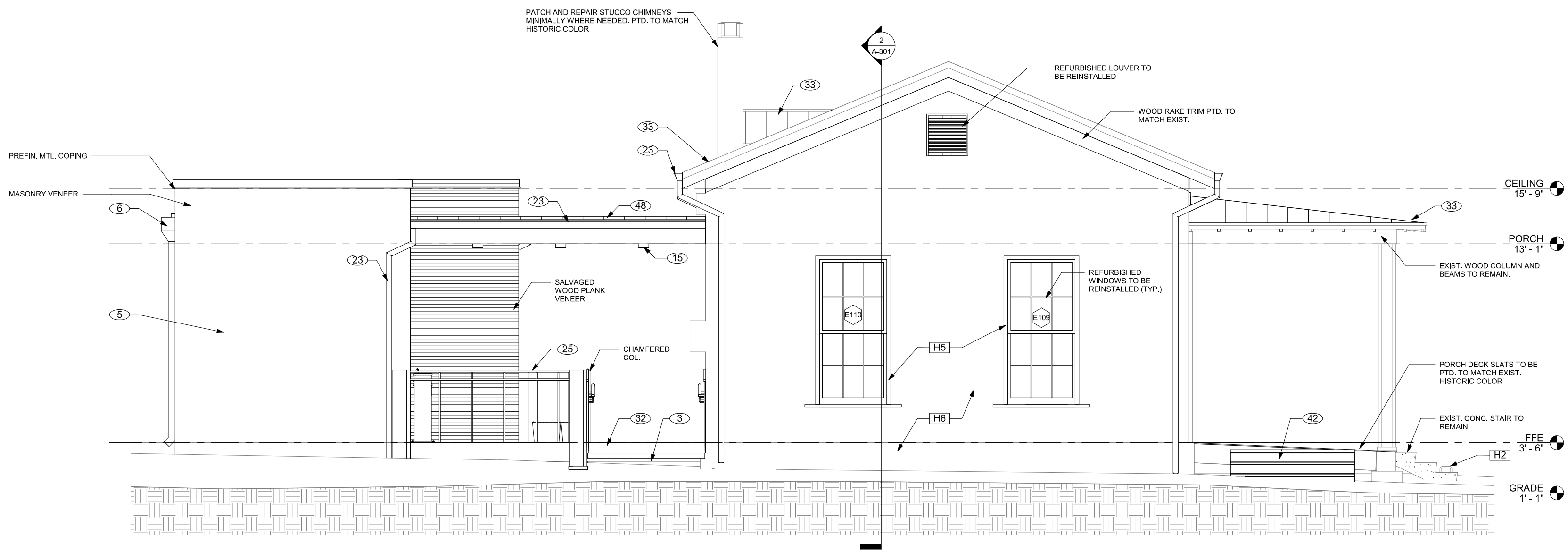


1 EAST ELEVATION
3/8" = 1'-0"



2 WEST ELEVATION
3/8" = 1'-0"

13

SHEET KEYNOTES

Index	Description
3	CONCRETE STAIR (TYP.) REF. STRUCT. DWGS.
5	4" MASONRY VENEER WITH GLAZED CMU BACKER WALL
6	PREFIN. MTL. SCUPPER & DOWNSPOUT (TYP.)
15	LIGHT FIXTURE (TYP.) REF. MEP
21	CONCRETE RAMP
23	PREFIN. HALF ROUND GUTTER AND DOWN SPOUT
25	GUARDRAIL (TYP.)
32	CONCRETE SLAB (TYP) REF. STRUCT. DWGS
33	PREFIN. MTL. ROOF PANEL (TYP.) REF. SCHED. AND SPEC.
42	WOOD STAIRS (PTD.)
43	GUARDRAIL W/ HANDRAIL (TYP.)
48	CANOPY REF. STRUCT. DWGS

PRESERVATION NOTES A-200

Index	Description
H2	EXIST. HISTORIC STRUCTURE AND COMPONENETS SHALL BE PROTECTED DURING DEMOLITION AND NEW WORK
H5	EXIST. WINDOW TO BE REMOVED AND SALVAGED REF. PRESERVATION NOTE 3
H6	EXIST. MASONRY TO BE REPOINTED. CONTRACTOR SHALL REMOVE 1/4" TO 1/2" OF EXISTING MORTAR AND REPLACE WITH SELECTED MORTAR AS NOTED WITHIN SPECS.
H8	EXIST. MASONRY STAINS TO BE REMOVED REF. SPEC. WHERE STAINS ARE NOT EASILY REMOVED CONTACT ARCHITECT FOR REVIEW

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project no. 17098.B

DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
DATE: 11/12/2019

date 11/12/2019

schematic design

Perrin Homestead Historic Center

4101 Swans Landing
San Antonio, TX, 78217

revisions:

RVK
architecture interior design landscape architecture

745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

PROPOSED

A-200

ELEVATIONS

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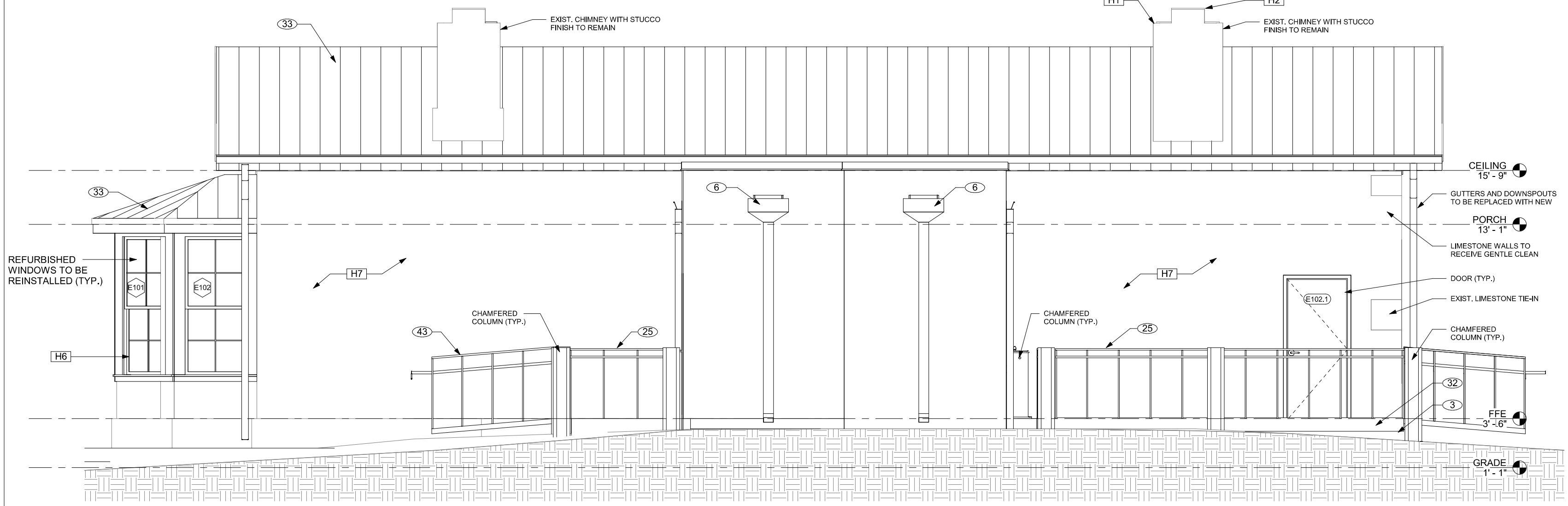
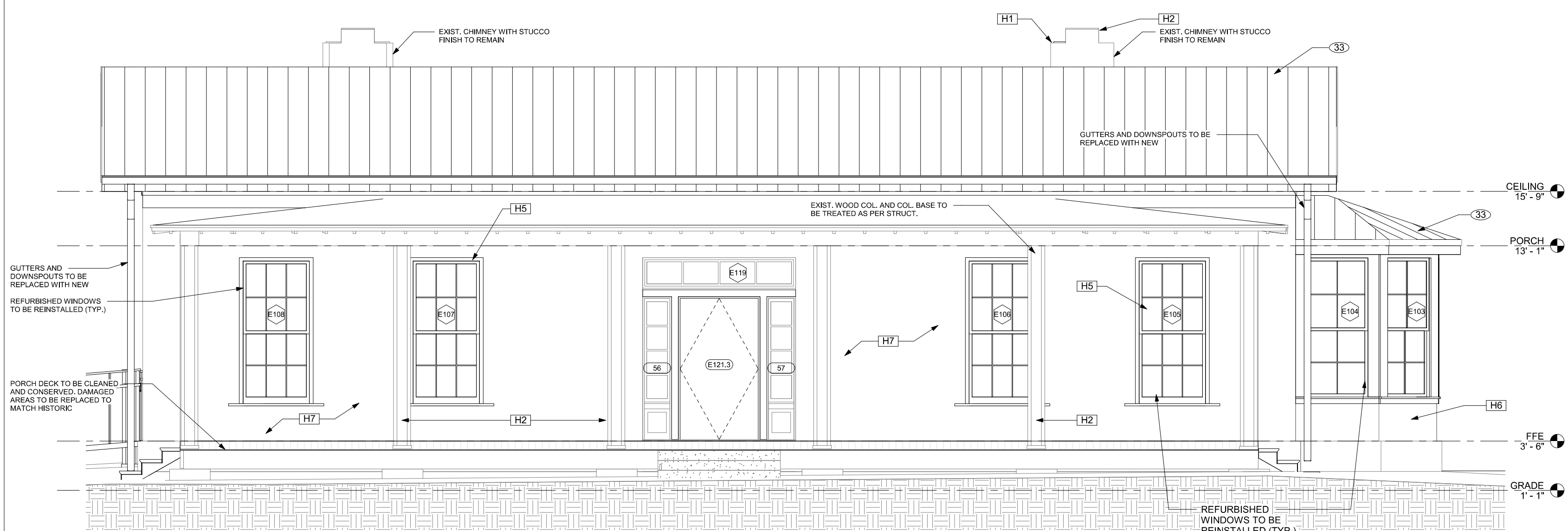


1 NORTH ELEVATION
3/8" = 1'-0"



14

2 SOUTH ELEVATION
3/8" = 1'-0"

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ARCHITECTURE | DESIGN | MASTER PLANNING
510 E. Ramsey, Suite 1A
San Antonio, TX 78216
210.979.3888 | p 210.979.3810 f

SHEET KEYNOTES

Index	Description
3	CONCRETE STAIR (TYP.) REF. STRUCT. DWGS.
6	PREFIN. MTL. SCUPPER & DOWNSPOUT (TYP.)
25	GUARDRAIL (TYP.)
32	CONCRETE SLAB (TYP) REF. STRUCT. DWGS
33	PREFIN. MTL. ROOF PANEL (TYP.) REF. SCHED. AND SPEC.
43	GUARDRAIL W/ HANDRAIL (TYP.)

PRESERVATION NOTES A-201

Index	Description
H1	EXIST. HISTORIC STRUCTURE SHALL BE PROTECTED IN PLACE DURING DEMOLITION AND NEW CONSTRUCTION, (TYP.) WHERE POSSIBLE MINIMIZE ACCESS TO OR THROUGH EXISTING HISTORIC STRUCTURE TO LIMIT POTENTIAL DAMAGE
H2	EXIST. HISTORIC STRUCTURE AND COMPONENETS SHALL BE PROTECTED DURING DEMOLITION AND NEW WORK
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H7	EXIST. MASONRY TO BE SELECTIVELY REPOINTED REF. PRESERVATION NOTE H6

project no. 17098.B

DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
STEVE J. PATMON REGISTRATION NO. 16244
DATE: 11/12/2019

date 11/12/2019

schematic design
Perrin Homestead Historic Center
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PROPOSED

A-201

ELEVATIONS

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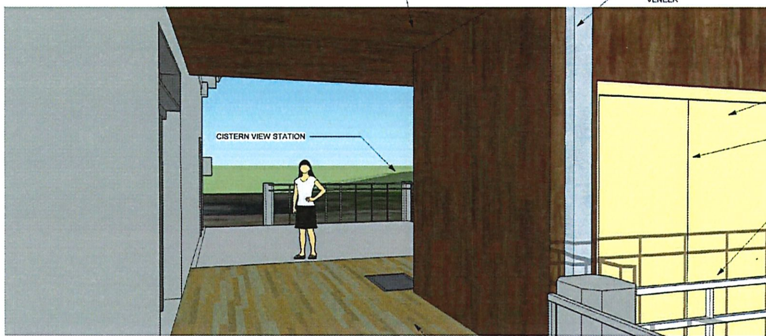

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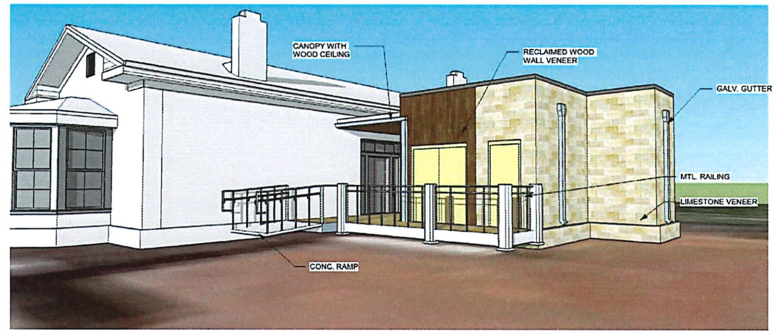
3/4" = 1'-0"



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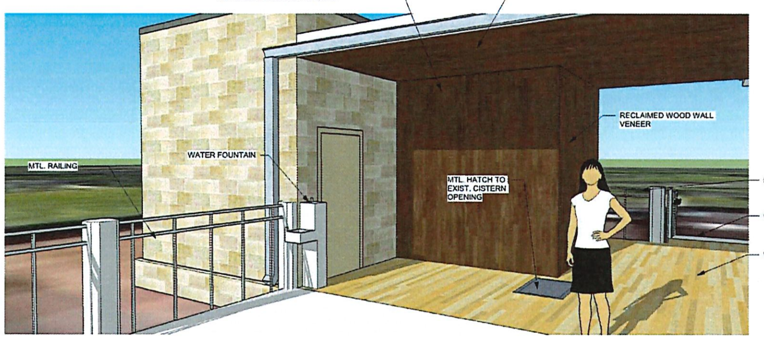

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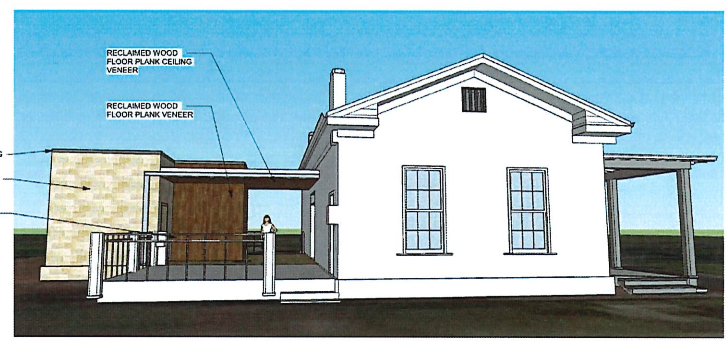

4 NORTH WEST PERSPECTIVE
3/4" = 1'-0"

schematic design

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PRELIMINARY

G-102

PERSPECTIVE VIEWS

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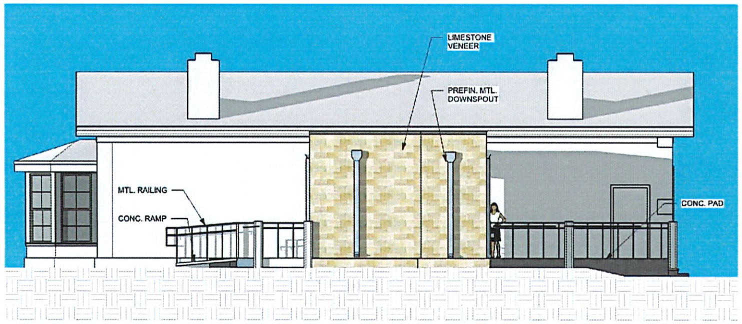
DATE: 11/12/2019

date 11/12/2019



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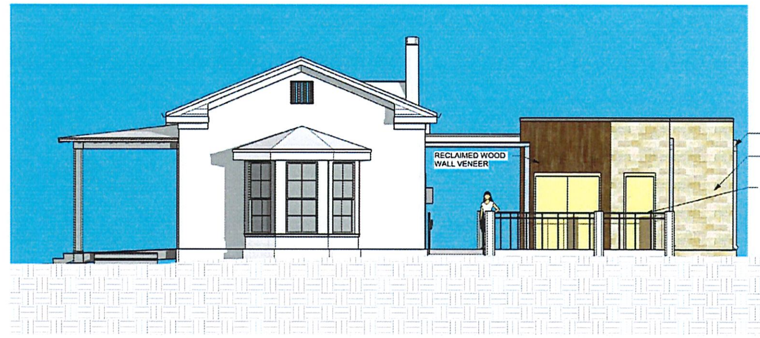

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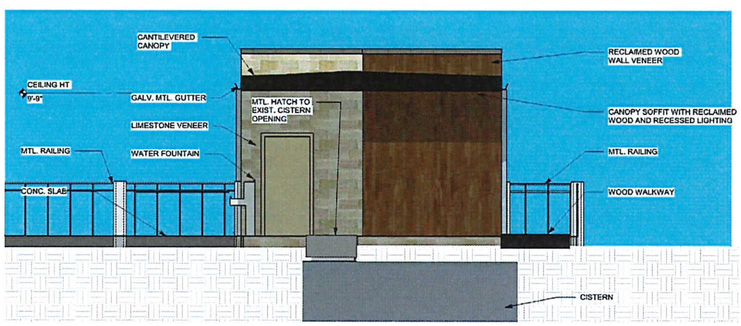

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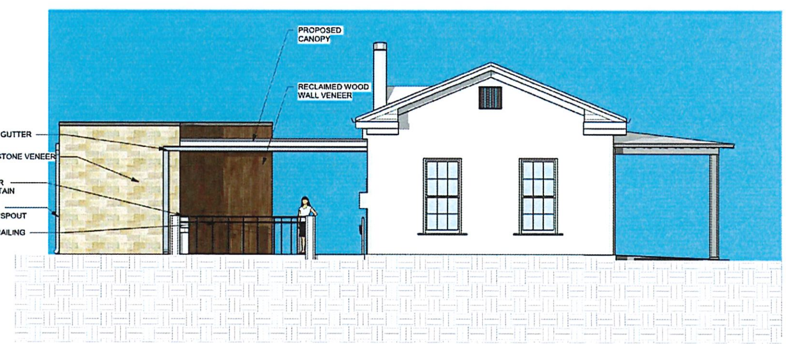

4 WEST ELEVATION
3/4" = 1'-0"

schematic design

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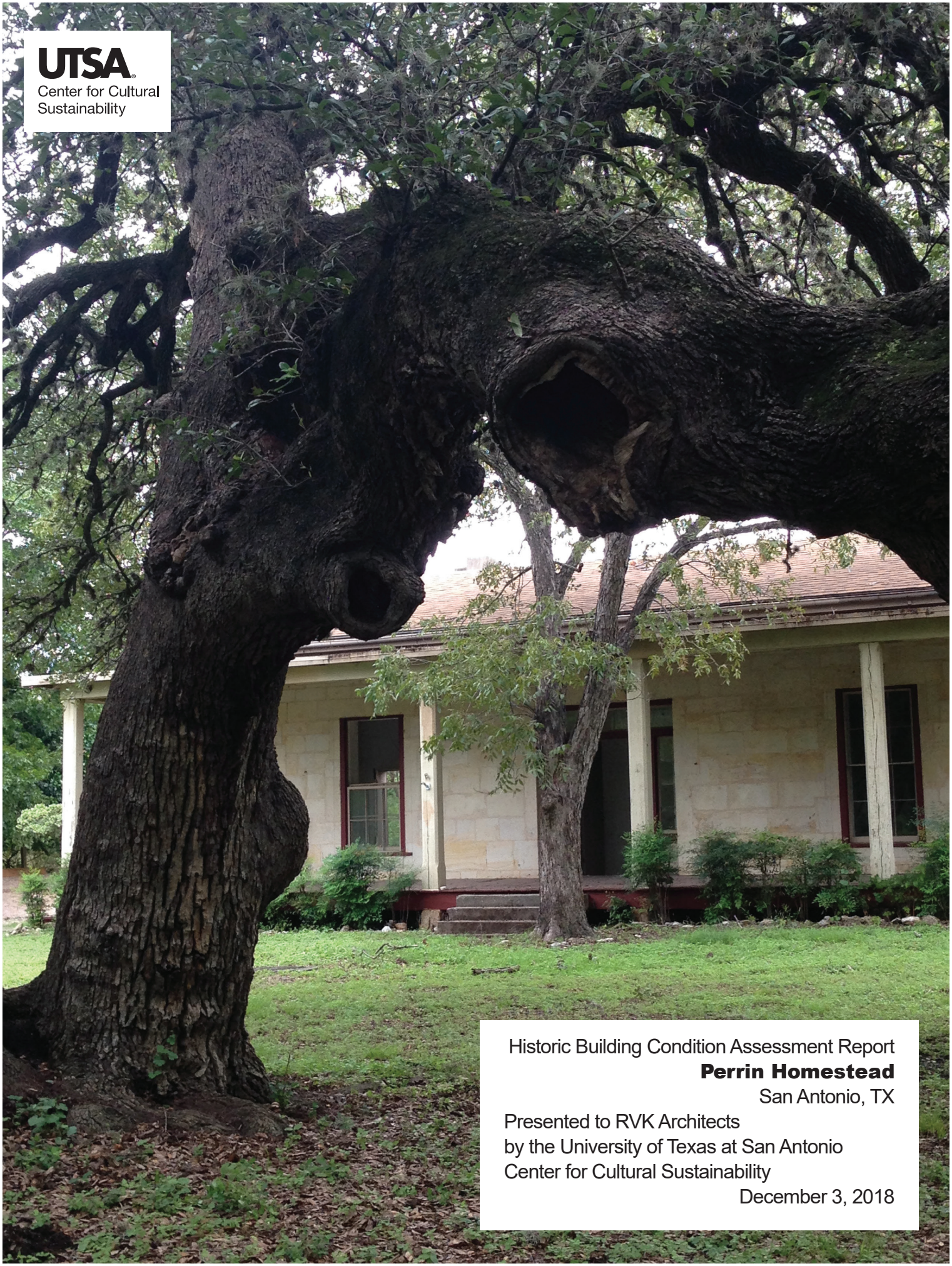
PRELIMINARY

G-103

ELEVATIONS



UTSA
Center for Cultural Sustainability

Historic Building Condition Assessment Report

Perrin Homestead

San Antonio, TX

Presented to RVK Architects
by the University of Texas at San Antonio
Center for Cultural Sustainability

December 3, 2018

UTSA
Center for Cultural
Sustainability

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Contents

Project Background

The Perrin Homestead, located at 1401 Swan's Landing Road in Northeast San Antonio, TX, is an 1871 limestone farmhouse built by Alphonse Perrin. An addition in 1967 almost doubled the structure's size, from 1179 sq. ft. to 2225 sq. ft. The property's current owner, City of San Antonio, intends to re-purpose the structure as office space for its Parks and Recreation staff.

Funding

The City of San Antonio Department of Transportation and Capital Improvements allocated funds from the 2017–2022 General Obligation Bond Program to San Antonio-based RVK Architects, who then subcontracted with the UTSA Center for Cultural Sustainability (CCS) to perform heritage documentation and condition assessment.

Scope of Work

This report includes four focus areas:

1. Heritage documentation
2. Archival research
3. Chronology of construction and development
4. Condition assessment of historic fabric.

Project Team

UTSA CENTER FOR CULTURAL SUSTAINABILITY
College of Architecture, Construction and Planning

- William A. Dupont
  San Antonio Conservation Society Endowed Professor
  Director, Center for Cultural Sustainability
- Sara Rodríguez Jimeno
  Preservation Design Partnership Architectural Fellow
- Tracie Quinn
  Support Staff

Methodology

In creating this report, the UTSA Center for Cultural Sustainability employed the following methods:

- **Archival Research**
  The UTSA team contacted archivists from the Texas Collection at Baylor University regarding photographs donated in the 1980s by the Swan family, who had purchased the property in 1964. Current Baylor University archivists discovered the donated negatives had, at some point, been stored improperly and were therefore unusable. Other archives consulted by UTSA include Southern Methodist

University library, UTSA Institute of Texan Cultures, and San Antonio Conservation Society library. These efforts yielded minimal results—three images and some text related to the property's designation as a Texas Historic Landmark.

- **Oral History**
  The research team consulted prior owners James Lifshutz, Tracy Hammer, Seymour Dreyfus, and Tim Swan regarding activity at the property in the late 20th century.

- **Field Survey**
  A total of four site visits—including an initial orientation visit—occurred between July 25, 2018, and November 8, 2018. Harder to reach portions of the structure (roof, cistern, etc.) were accessed and photographed by UTSA CCS staff. Heritage documentation, described below, was accomplished during these visits, as was a detailed visual survey.

- **Heritage Documentation**
  Photo elevations in this report were created using photogrammetry, a computerized process that produces spatially accurate and measurable images. The model produced by UTSA is scaled based on measurements taken by San Antonio-based architecture firm SJPA. In photogrammetry, the input is the photographs and the output is a map, drawing, or 3-D model. The process is divided into two main steps: capturing the photos and processing the photos. Equipment needed to capture the photos includes a digital camera, a tripod, and scale bars. However, depending on the lighting conditions it might be possible to obtain good results without the tripod, and scales can be added to the model in the software using known measures.
  To obtain high-quality results that could be used for the condition assessment of the walls of Perrin Homestead, the recommendations given by San Francisco, CA-based nonprofit organization Cultural Heritage Imaging (CHI) and by photogrammetry software developer Agisoft regarding the overlapping needed for the photos and the camera settings were followed, as was the camera position to acquire a reliable, measurable model. Pictures were processed with the photogrammetry software Agisoft PhotoScan. The program aligns the pictures by determining the camera position and the camera calibration, creating a sparse point cloud that is refined in subsequent steps creating a scaled 3-D model that can be exported to Revit, Rhinoceros, or AutoCAD softwares.

Photography equipment used for this HSR includes a DSLR camera, model Nikon D300, and two different lenses, a Nikon DX AF-S Nikkor 18–35 mm 1:3.5–5.6G ED and a Nikon AF Nikkor 35 mm 1:2 D.

Historical Significance

The Perrin Homestead is historically significant as a surviving 19th century residential building associated with farm and ranch activity of south-central Texas. The Texas Historical Commission (THC) designated the property a Recorded Texas Historical Landmark (RTHL) in 1968, and a marker was erected. The marker was reported missing in 2011 (cite: THC Atlas); a new one should be written and erected on site. The text of the 1968 marker reads:

> The Perrin Home. Built 1875 from original plans drawn by Alphonse W. Perrin, born in New York City, 1848, of French parents. Perrin and bride, Mina[1] Carr of Wisconsin, came to Texas seeking a better climate, first living at Leon Springs, then settling here near the banks of the Salado Creek. Recorded Texas Historic Landmark, 1968. (cite: THC)

Agricultural pursuits of the Perrin family were similar in nature to those of other families choosing to settle in the area northeast of San Antonio, such as the Beitel and Tobin families. The tangible remains of the Perrins' agricultural endeavors, which once encompassed over 500 acres and multiple structures, is now reduced to their 1875 residence situated on 6.9 acres (cite: site survey). There is a Perrin family cemetery on ½ an acre alongside Perrin-Beitel Road.

The Perrin Homestead is not listed on the National Register of Historic places, but research and evaluation completed for this report finds that it would be eligible. The building is associated with important historic contexts and retains historic integrity of features necessary to convey its significance. The property possesses significance in the historic contexts of agricultural history and architecture relevant to the south-central Texas geographic region. Thus, eligibility for listing would be found under criterion A of the National Register for association with events that have made significant contributions to the broad patterns of land settlement and agricultural history in Texas, as well as criterion C for the distinctive characteristics of 19th century Texas vernacular architecture displayed, in this case including very fine masonry craftsmanship. The home is a quintessential Texas limestone farmhouse of exemplary nature.

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1 Although the name appears "Mina" in this quote and multiple other places, the headstone in the Perrin family cemetery uses "Nina," which also appears in primary and secondary records. Nina is used in this report, except where it appears in quotations.

Of course, any future nomination of the property to the National Register should include the Perrin family cemetery, located nearby. The cemetery is outside the scope of this report, as is evaluation of the cultural landscape around the farmhouse, which also has historic significance.

The history of the Perrin Homestead is written in several sources. The most reliable and informative research to date was compiled by Pat Ezell for the Historic Farm and Ranch Complexes Committee of the San Antonio Conservation Society, December 2016. Also valuable is a 1973 term paper, “Hope Farm,” written by Baylor University student Tim Swan. The other source of information on the history of the site is the 1968 essay that was written for the RTHL historic marker application. All these documents are in general agreement, except Swan’s college term paper erroneously cites 1871 as the date of construction.

Research conducted for this report did not find any additional information on the Perrin period of occupancy not already cited by other researchers. However, there is a trove of information available at Baylor University Library, Texas Collection. A conversation with Tim Swan revealed that his mother donated boxes of Perrin family artifacts, including photographs, papers, clothing and other items. (cite: Swan 2018). These artifacts came into possession of the Swan family with the purchase of the house in 1964. Library staff at Baylor have confirmed the existence of the collection items, but the speed of this report’s preparation has not afforded an opportunity to learn the full nature of contents.

One of the items that came into ownership of the Swan family was an oil portrait of Alphonse Perrin, conveyed to them by Mrs. George Perrin and her daughter Mrs. Dorothy Wehe (cite: THC Marker application 1968). That portrait is now in the possession of Tracy Hammer, who purchased the property with other real estate business partners from the Swans. Of note to future use by the City of San Antonio, Mr. Hammer has pledged to donate the portrait to the City upon completion of the project to rehabilitate the building (cite: Hammer 2018).

Chronology of Construction Development

The stone house was built in 1875 on 540 acres of land near Salado Creek, 9.4 miles northeast of San Antonio. According to a letter from Nina Carr Perrin to a friend, ca. 1875, her husband Alphonse designed and built the house with the exception of the masonry (he sent to New York to bring French masons) and tinning the roof (cite: quoted in THC marker application 1968). The masons quarried the 3’ x 2’ x 1 ½’ blocks from the limestone banks of the nearby Salado Creeks. The doors and windows were brought from New York to Galveston by boat and afterwards from Galveston by wagon (cite: Swan 1973 p.3). The roof mate-

rial was standing-seam sheet metal as is visible in historic photos, likely galvanized, possibly painted and no doubt replaced every 30–40 years, or so.

Nina's letter includes a floor plan drawn by Alphonse and describes a central hall in which the family ate meals awaiting completion of kitchen/dining room (18' x 18') to be built later. The letter indicates the rooms east and west of the central hall were large bedrooms. The kitchen at the time of the letter was a 16' x 18' shed structure appended to the rear, north side of the building (cite: quoted in THC marker application 1968). This letter with floor plan is not known to be extant, but may exist in the Texas Collection at Baylor University. The plan was reproduced by Tim Swan in a drawing by his hand (Figure 1) made while looking at the letter. Swan's drawing is included in his 1973 term paper.

Tim Swan's 1973 drawing generated from the 1875 document indicates a "shed kitchen," 14' x 18', appended to the northwest corner of the house. Observations on site reveal Alphonse Perrin evidently had the masons include four keying stones projected out from the north wall to better attach the planned addition. Photographs in the Swan term paper indicate no stone structure was never built. Visual inspection corroborates the photo record, as there is no physical evidence of a stone addition that was ever attached to the four keying stones, two of which are extant and projecting out at the northwest corner. The roof for the future addition of the kitchen was built, as seen in the photographs from the 1960s, and would have served the 16' x 18' wood shed of 1875, presumably.

Thus, the 1875 house had four rooms, two bedrooms (east and west), a center hall, and a shed kitchen at the back.

Nina's letter reads, "The hall is a very pleasant, cool room and will be cooler when we have galleries front and back the house" (cite: quoted in THC marker application 1968). This is likely a reference to the front porch which was not built at the time of writing, and a rear porch which may never have been executed.

For whatever reason, the plans for construction changed. The Perrin family grew, and they abandoned the idea to build a stone addition. Extensions to the house were done efficiently in wood, attaching the new rooms to the north, back part of the house, using the back stone wall as one of the walls.

Also in this initial period of construction, Alphonse Perrin excavated a hole 15 ft wide and 30 ft deep (approximately under the shed kitchen) in the limestone, to use as a cistern. However, the porous stone did not hold the water and he had to build a water tank behind the house. (cite: Swan 1973, p.4).

In addition to the new rooms in the back part of the house, he added

two more rooms, one in the west end of the front porch and another in the east wall north of the bay window (Figures 6–8).

Alphonse Perrin died October 16, 1922. M.C. Judson, attorney of the family, divided the property among the descendants. As a result of this, the Hope Farm was subdivided and sold for the first time.

In 1964, Mrs. Margaret Swan, looking for a place to build a swimming pool for her synchronized swimming team, found the abandoned farmhouse. The Swans purchased the house and 8 acres surrounding the property. At this point, the house held original furniture and other Perrin family possessions. These conveyed to the Swans with the property (cite: Swan 2018)

Post-1964 Construction

The Swans remodeled the house after they purchased it in 1964. According to Tim Swan's term paper, they initially thought to finish the house in the 'L' shape that Alphonse had intended, but it was not convenient (cite: Swan 1973). Instead, they built a 1,045 sq. ft. addition to the back of the 1875 stone structure, demolishing all the prior additions that the Perrins had built over the years. Moreover, they restructured the interior to accommodate a new, central kitchen with lowered ceiling to hold HVAC equipment above. The 1960s kitchen is where the Perrin's central hall previously had been located.

The covered swimming pool built by the Swans for the synchronized swimming program, the San Antonio Cygnets (Swan, 1973, p.6), was not merely filled in but completed removed by subsequent owners (cite: Dreyfus 2018). Thus, there is no physical integrity remaining for this small bit of historical significance related to the property's past use as a swimming school.

The current roof is asphalt tab shingle, and the immediate prior roof material was wood shingle, visible at several locations underneath the asphalt shingles. Shingles from wood harvested in the mid-20th century might have lasted 40 years with a steeper pitch, but this roof has a shallow pitch. Most likely, the wood shingles date from 1964 when the Swan renovations occurred, and the asphalt tab shingles were installed over the top of the wood shingles when the post-Swan owners, Dreyfus, Lifshutz and Hammer, commenced to rent the property to tenants.

The front porch, originally open until at least 1900 (Swan 1973, p.4+), later had adjustable awnings installed and then was screened in at some time prior to purchase by the Swan family in 1964. The changes are clearly visible and labeled in Tim Swan's 1973 term paper. The Swan period renovations did not include awnings or screens, leaving the porch open as it now appears. Physical evidence indicates the front porch roof was rebuilt with a steeper pitch at some point in time. Bricks

have been inserted where the earlier roof joists had been let-in to the limestone wall.

Better quality versions of the photos included in Tim Swan's 1973 paper would tell us more about the construction sequence, but the original term paper has not been located and the original photos cannot be retrieved from the Texas Collection at Baylor. Apparently, all the photos donated by Margaret Swan have fused/melted together in such a way that the library's conservators cannot salvage them. There is no record of which photos were included in the donated material, either, so no way to tell what was lost and what may still exist elsewhere.

The entire chronological development of construction is shown in Figures 1–23 on pages 12–25.

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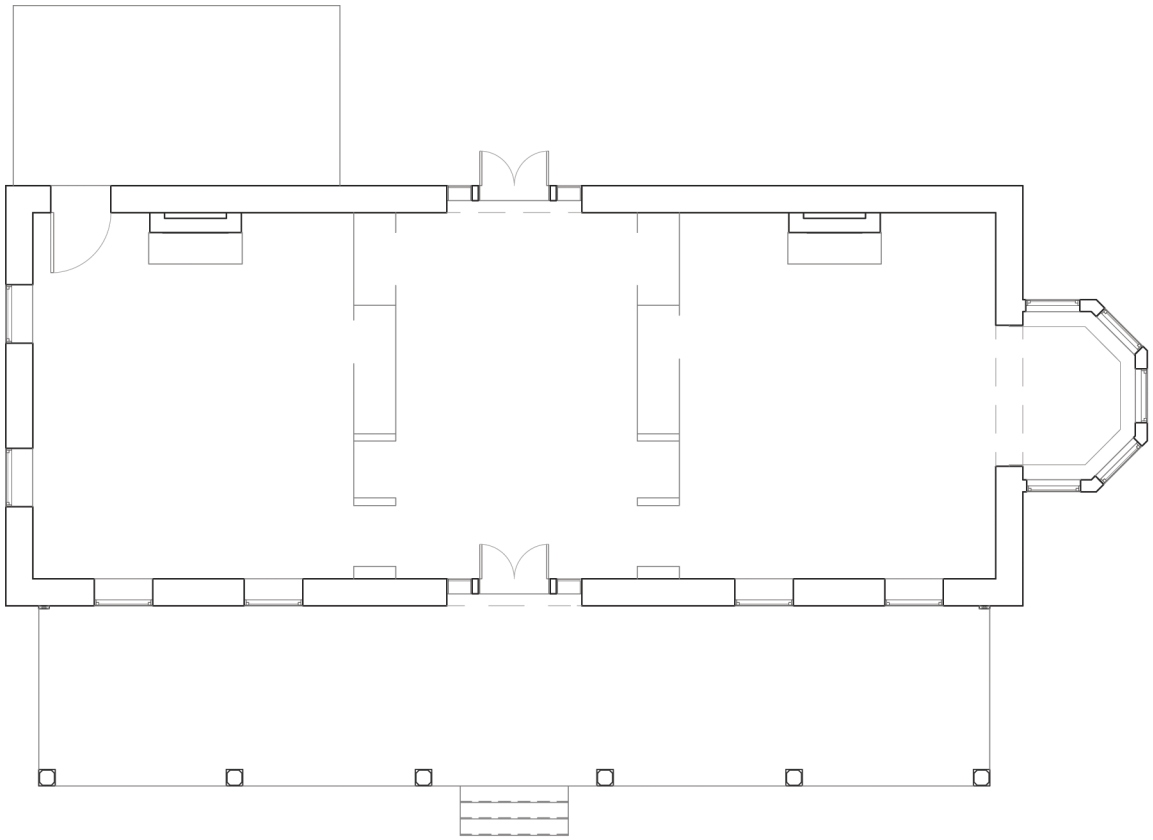
Ca. 1871

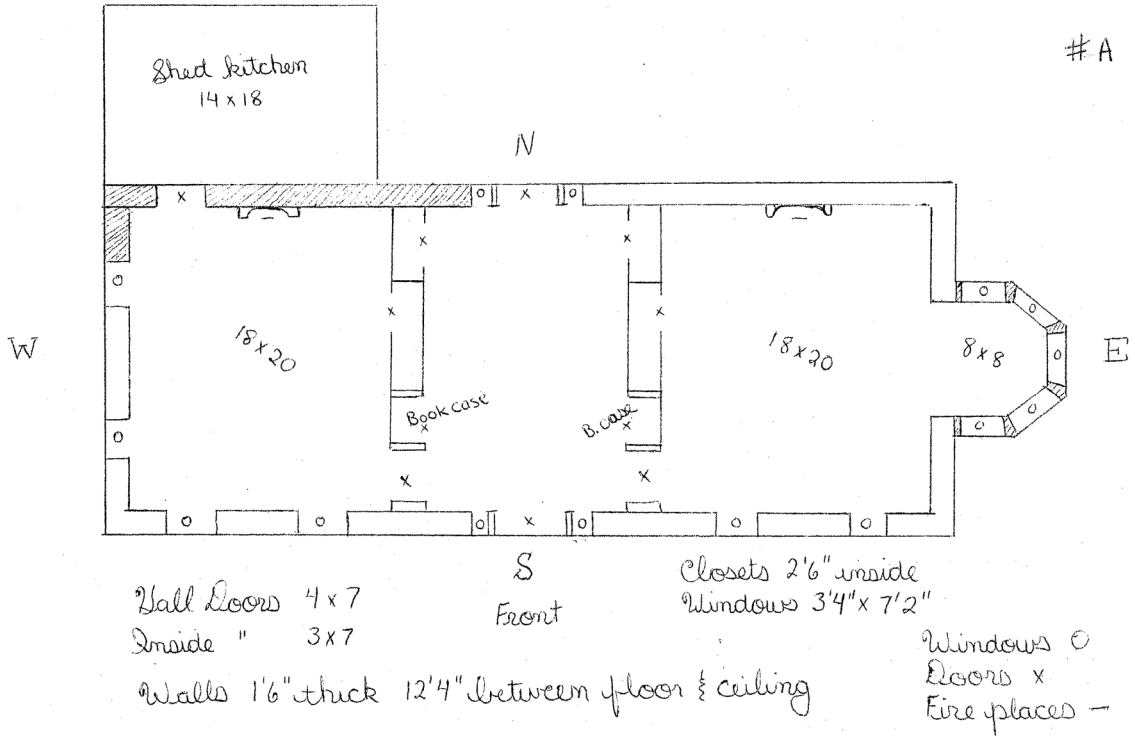


Ground floor

Roof

3/32 = 1'-0"

8' 0 8' 16' 24' 32'



Exact Copy of the plans for the Perrin's new home as copied from the back of Nina Perrin's letter to a friend, Fanny. (circa 1871)

Figure 1

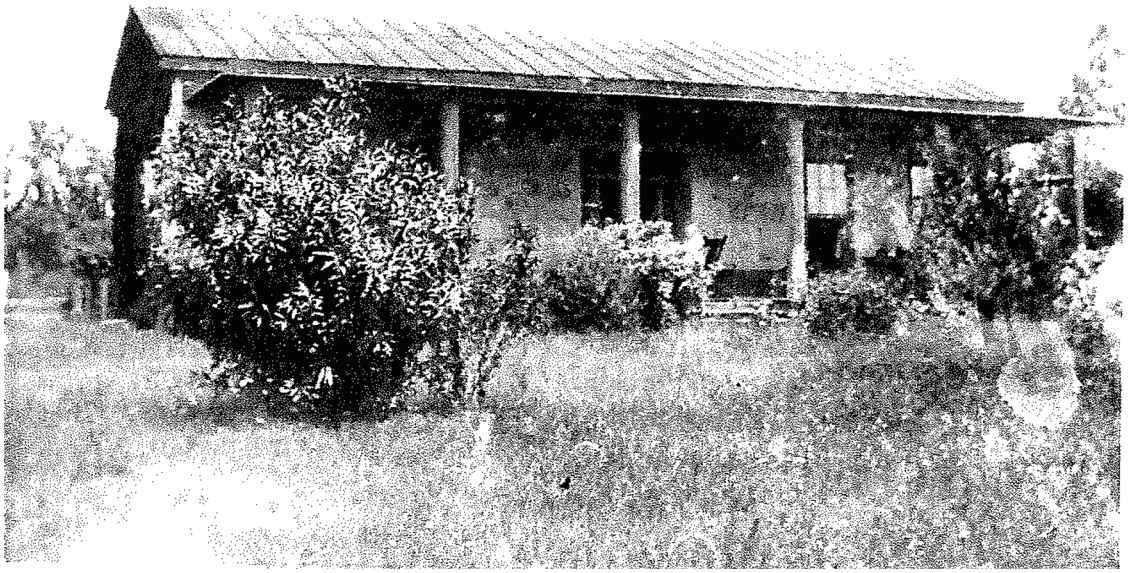
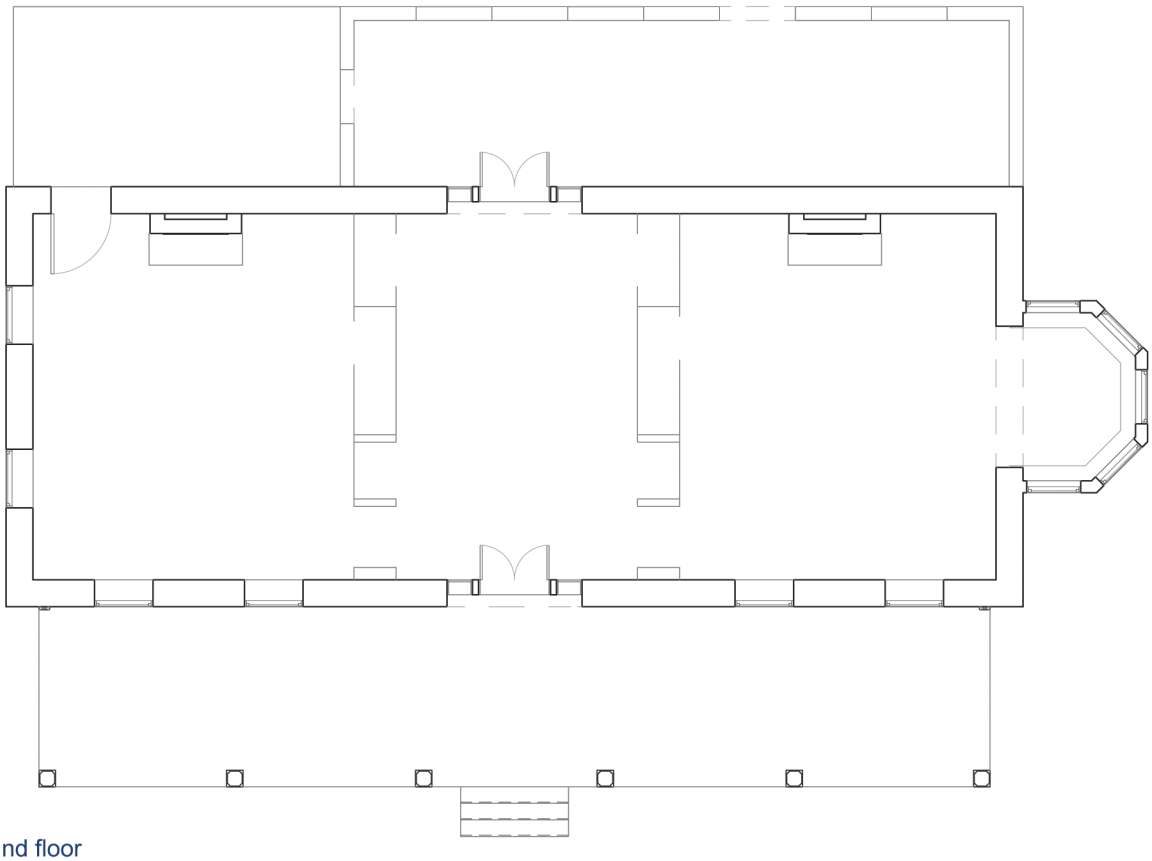


Figure 2

First additions



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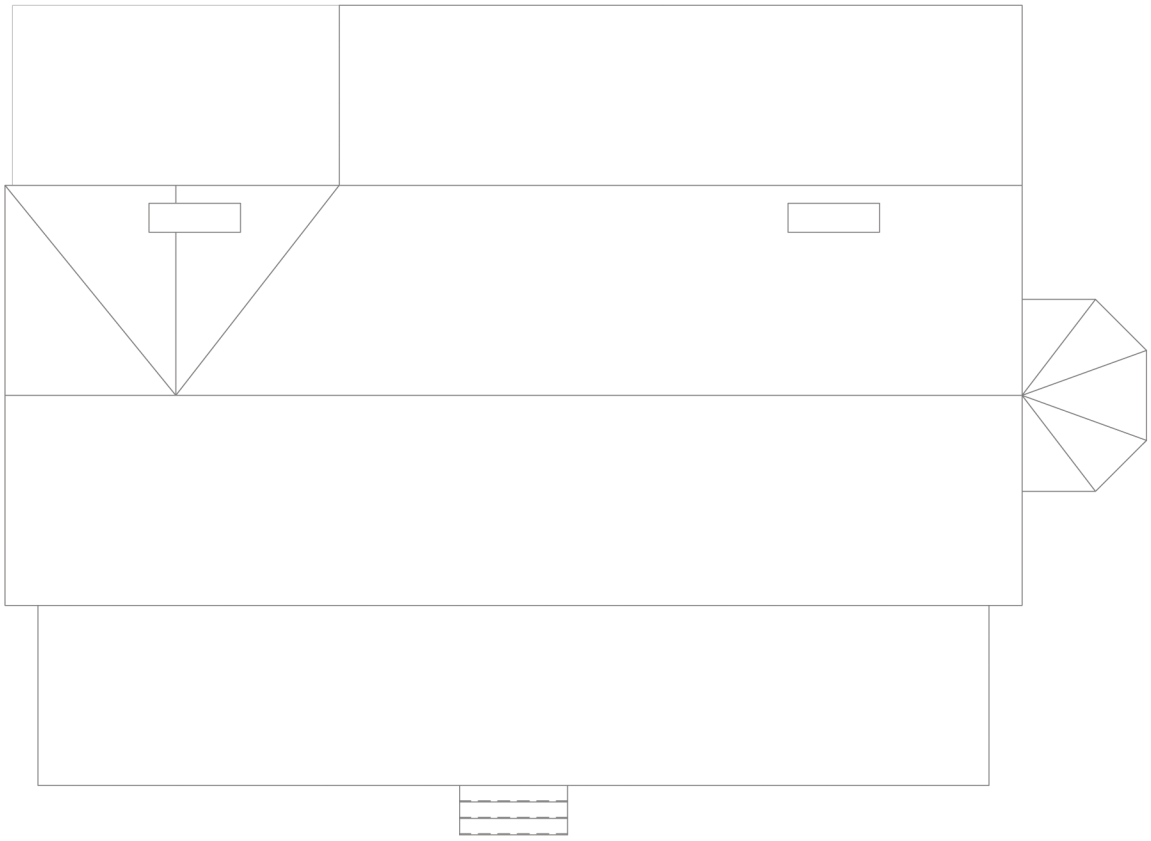


Roof

3/32 = 1'-0"

8' 0 8' 16' 24' 32'

Presented to RVK Architects by the UTSA Center for Cultural Sustainability

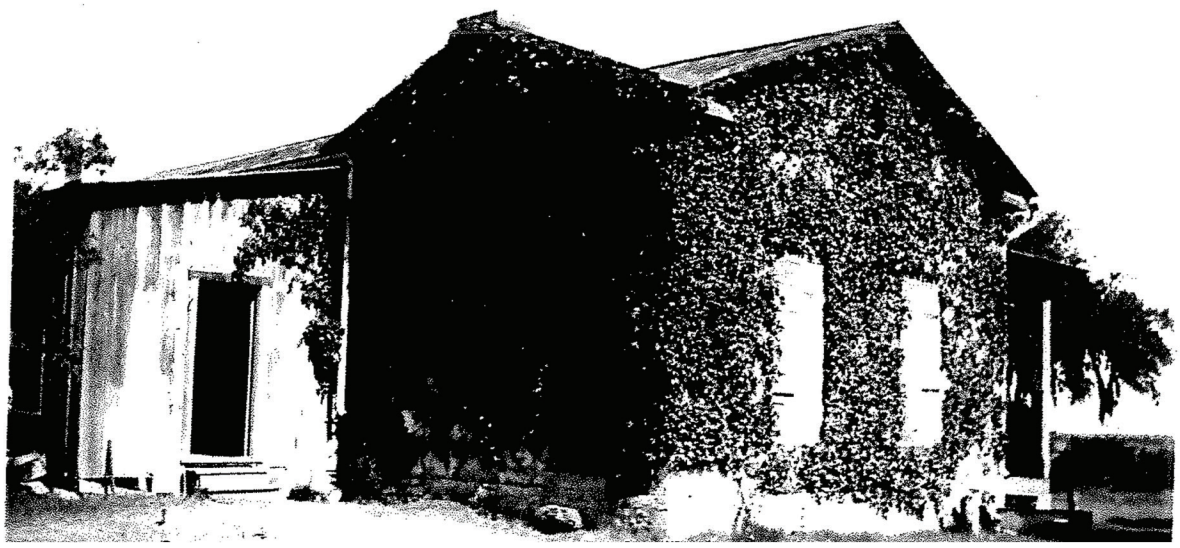
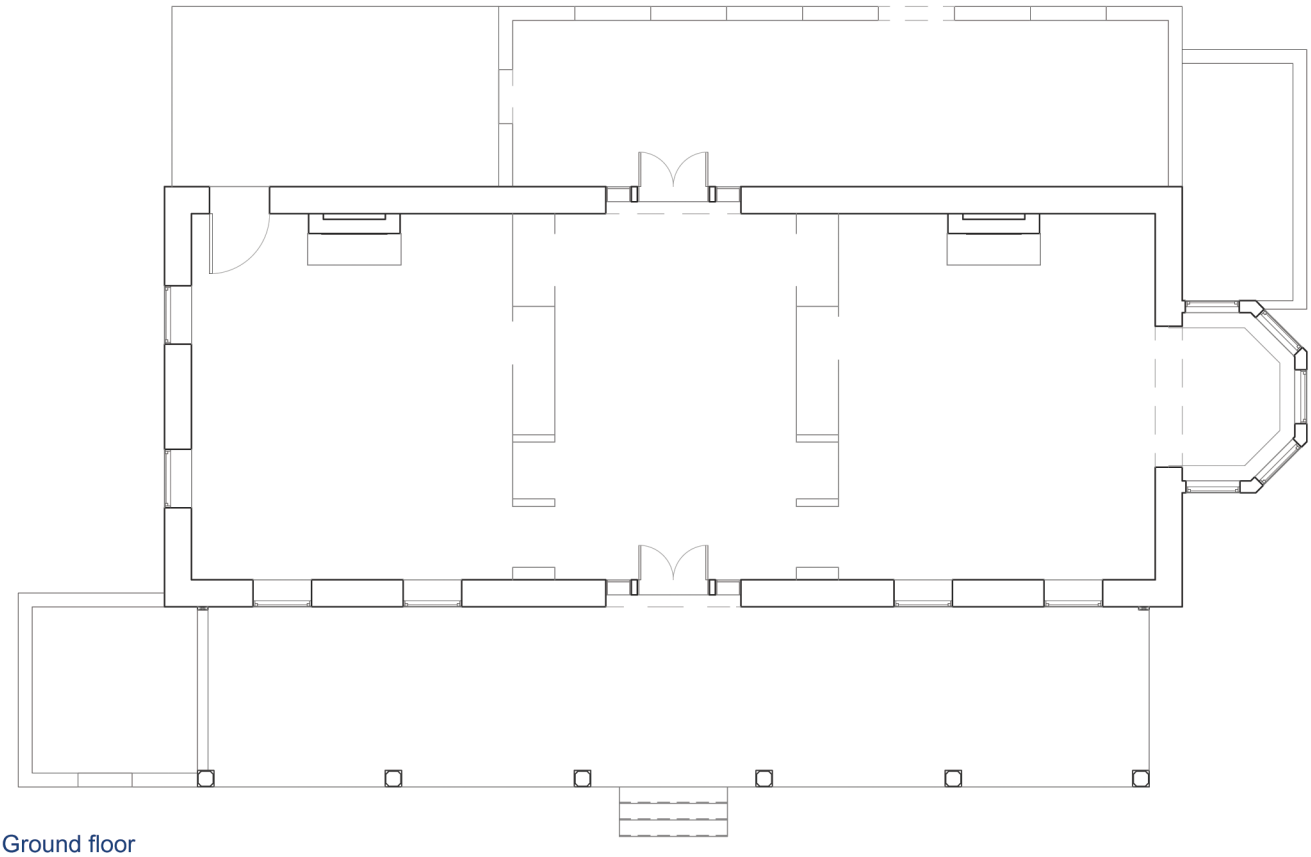


Figure 3: Early 1900s

Figure 4: Early 1900s

Figure 5: Perrin home showing the first extension of the house, a row of rooms attached to the back part of the house. Also visible is the roof for the intended shed kitchen, which was never constructed.

Ca. 1900



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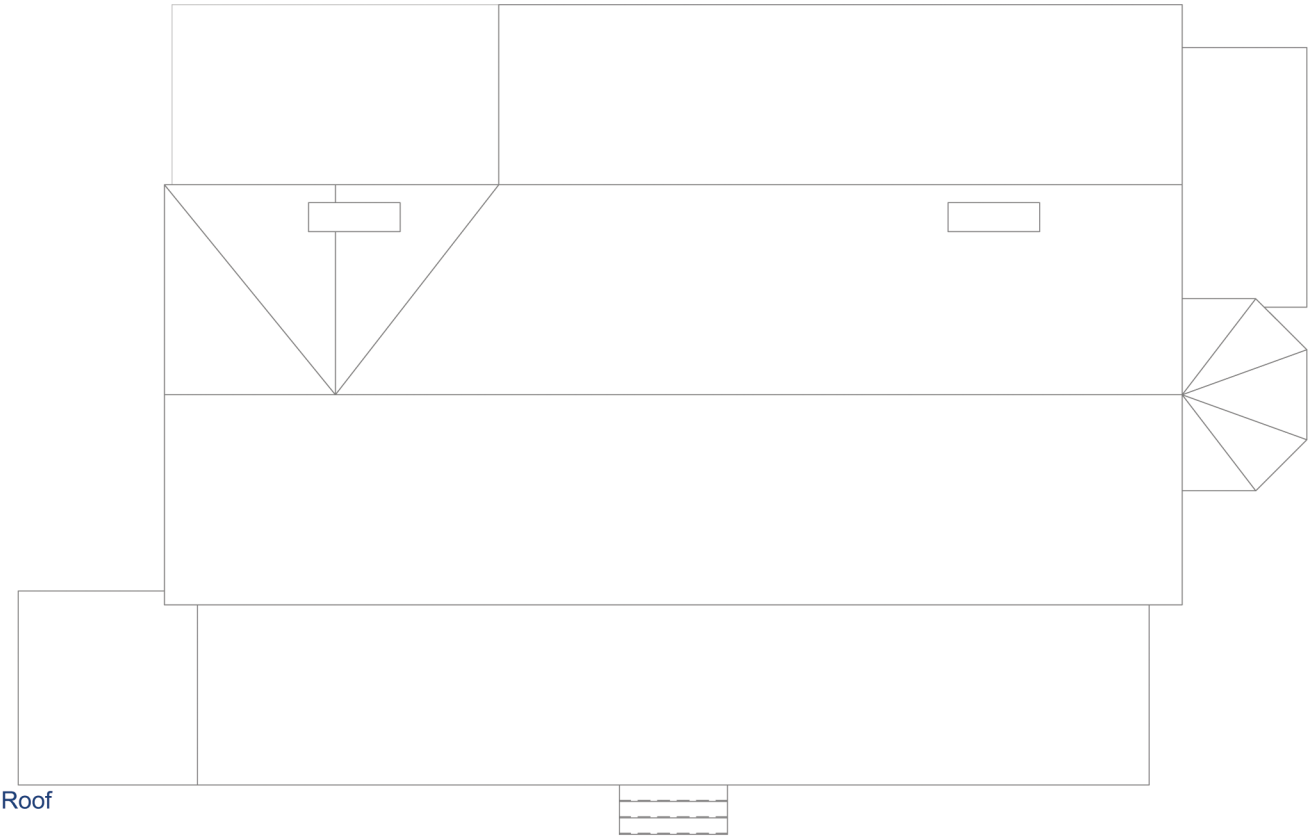

Roof

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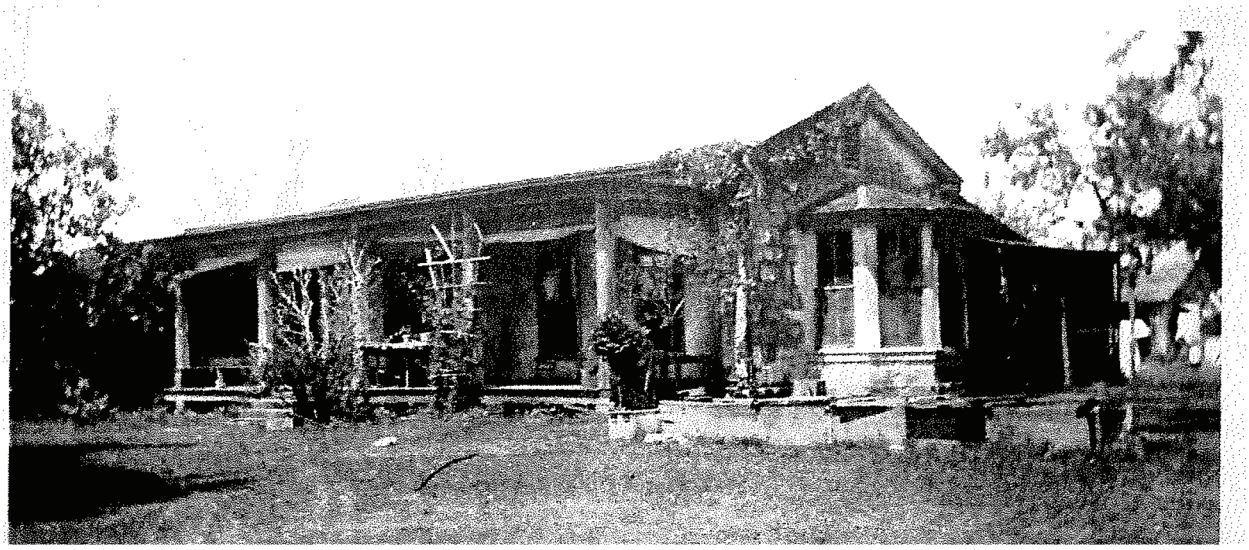
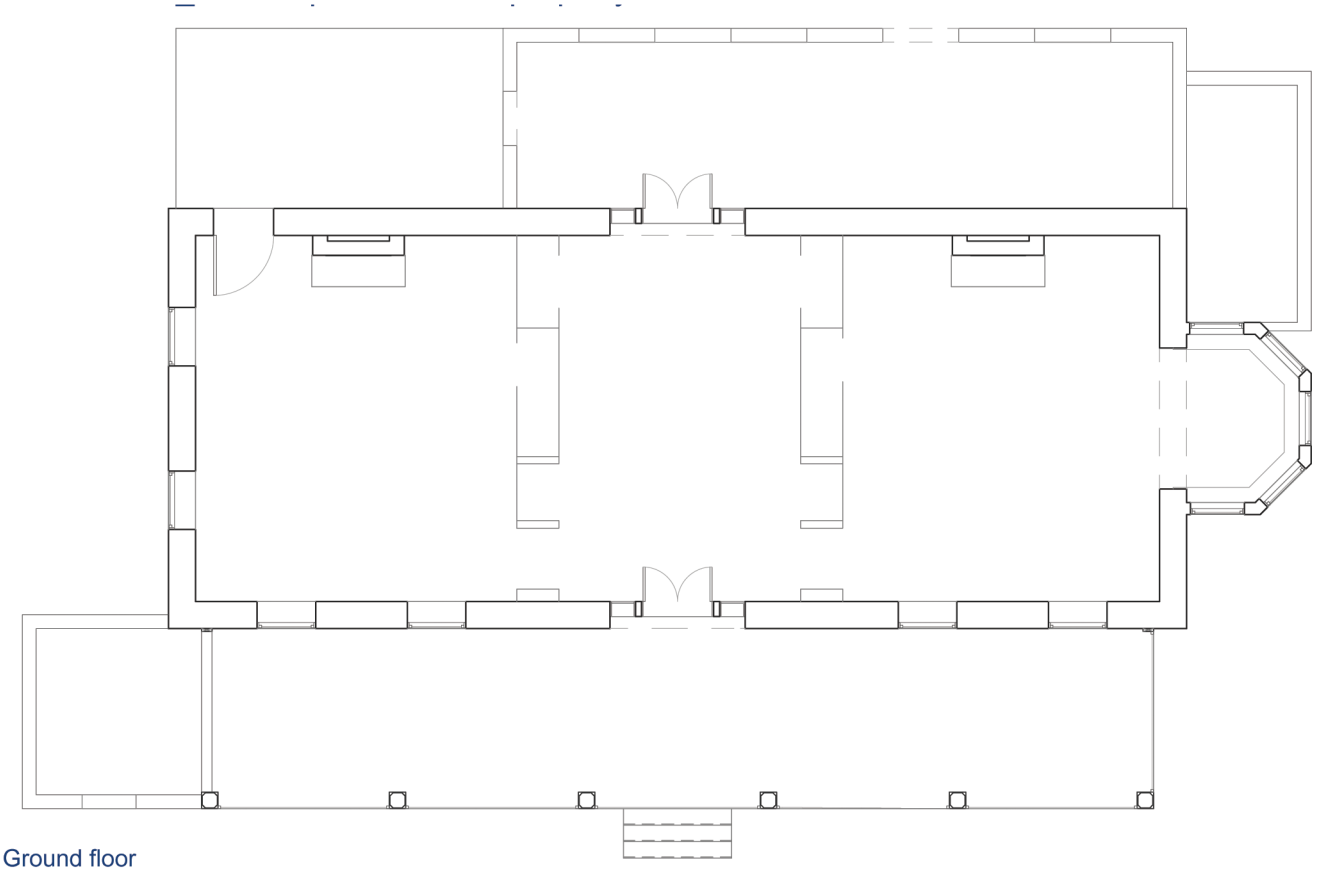
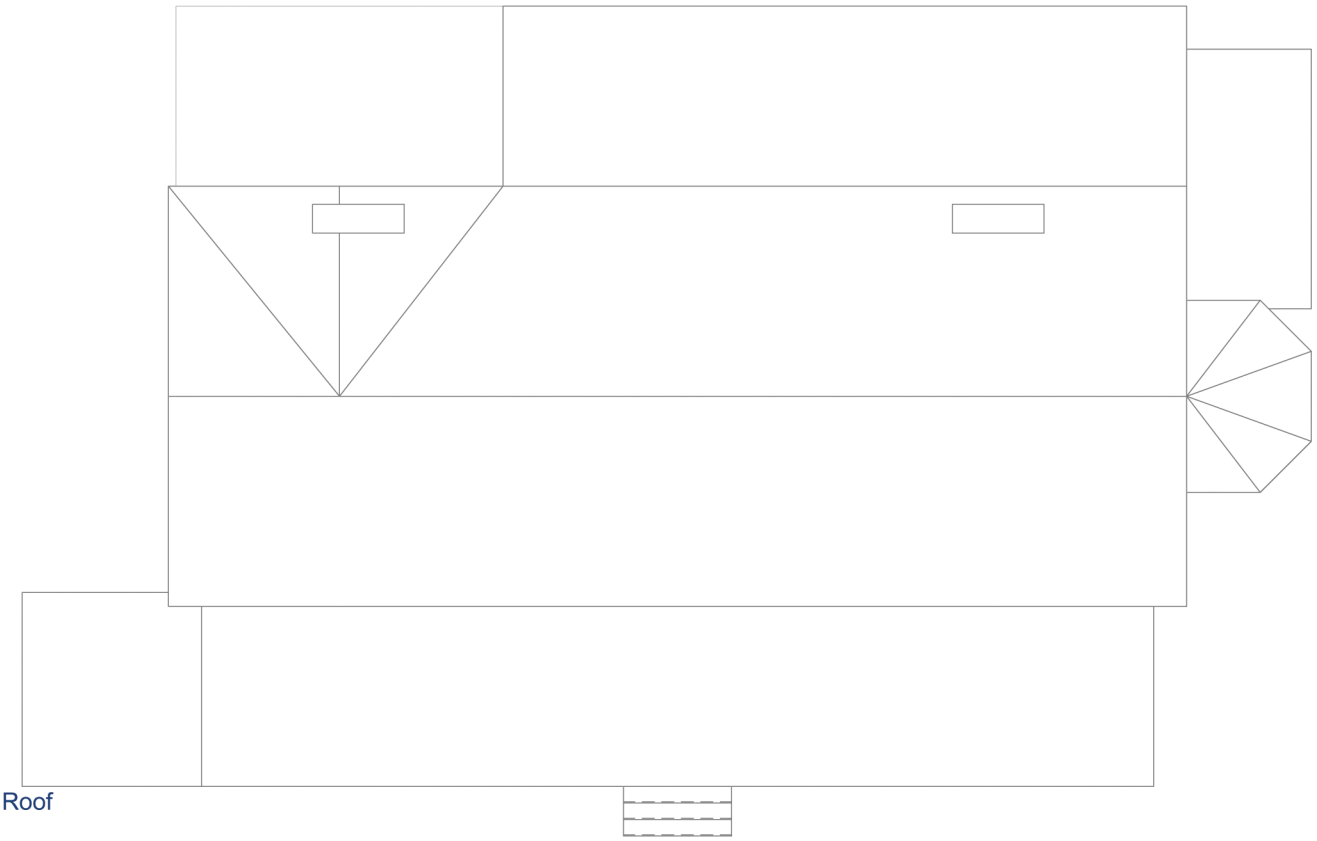


Figures 6–8: Pictures showing the last additions made by the Perrins—two more rooms added to the house, one in the west end of the porch and another in the east wall north of the bay window.

1965: The porch has been screened
Swan family purchase the house



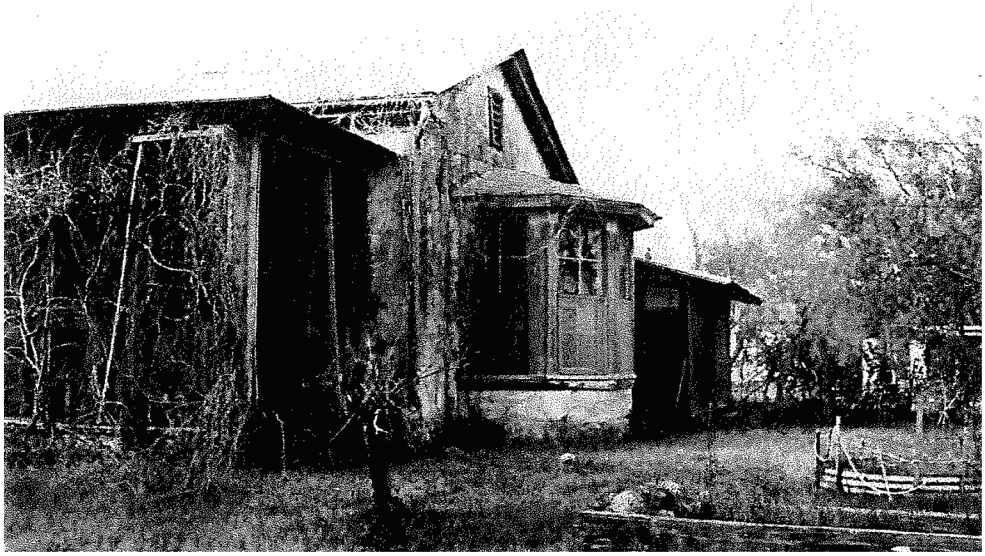
Ground floor

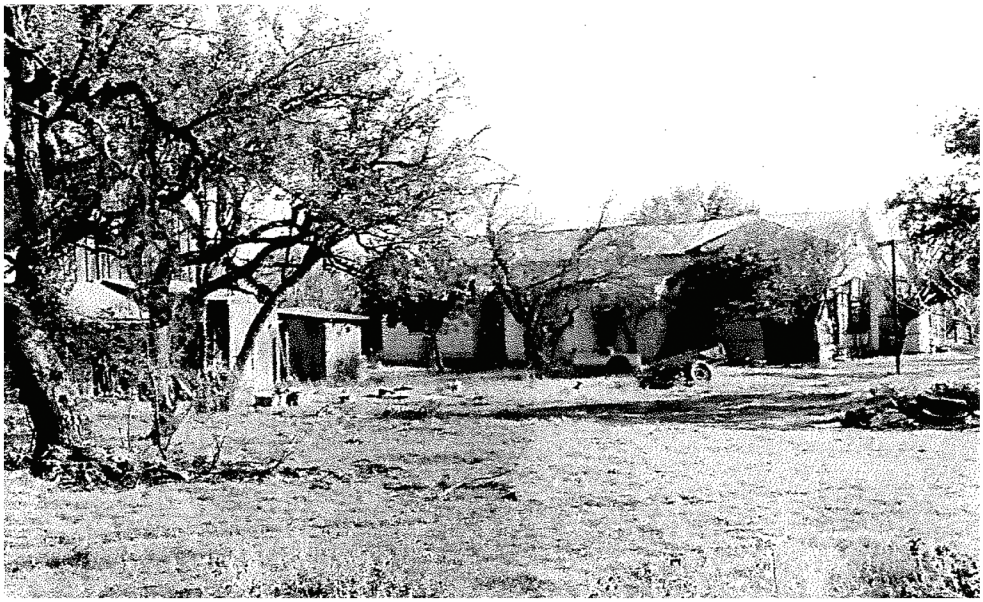


Roof

3/32 = 1'-0"

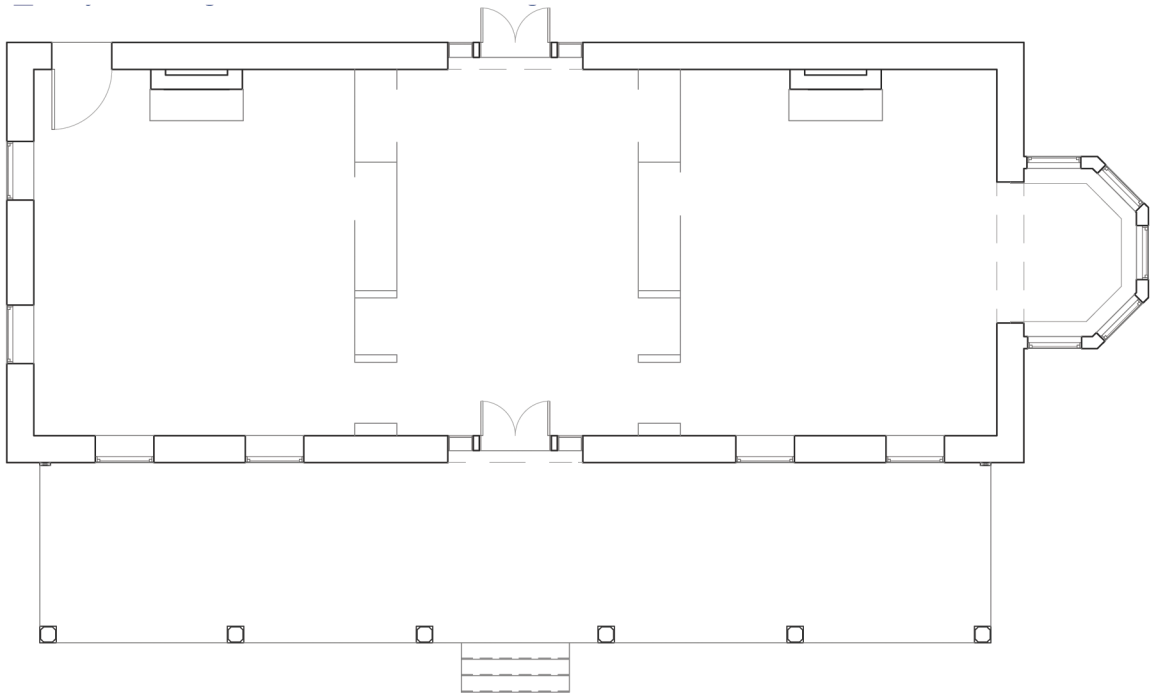
8' 0 8' 16' 24' 32'



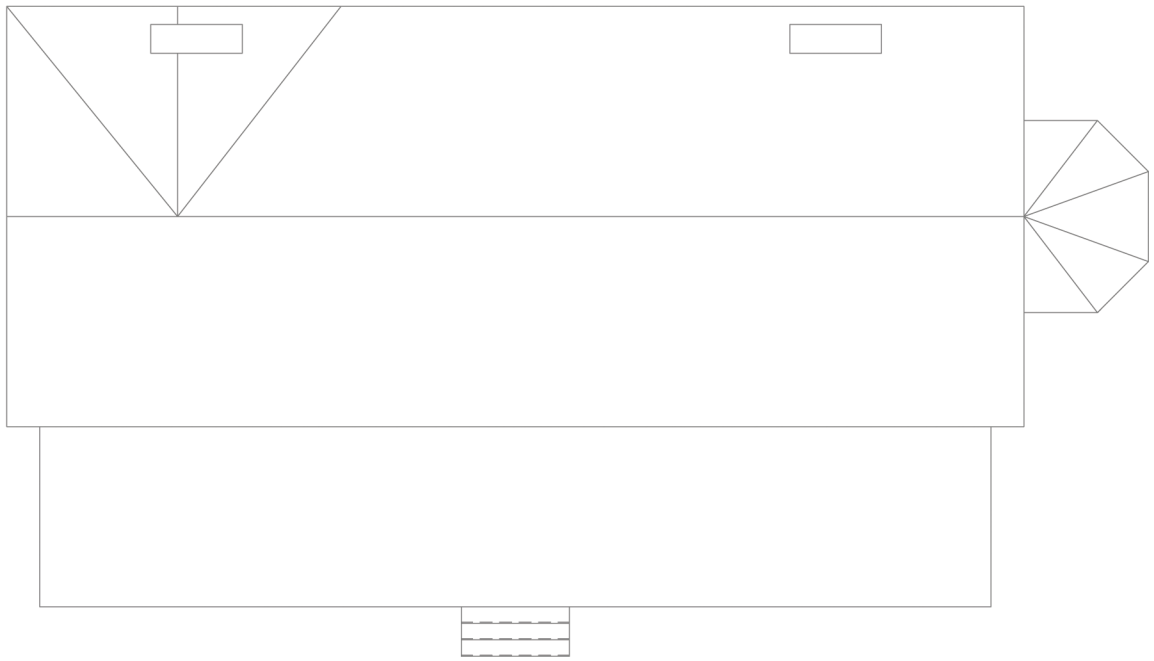


Figures 9–11: State of the house prior to the Swan family acquisition. The top photo indicates the Perrins had screened-in the front porch.

After 1965: Remodeling has begun
Only the original structure standing



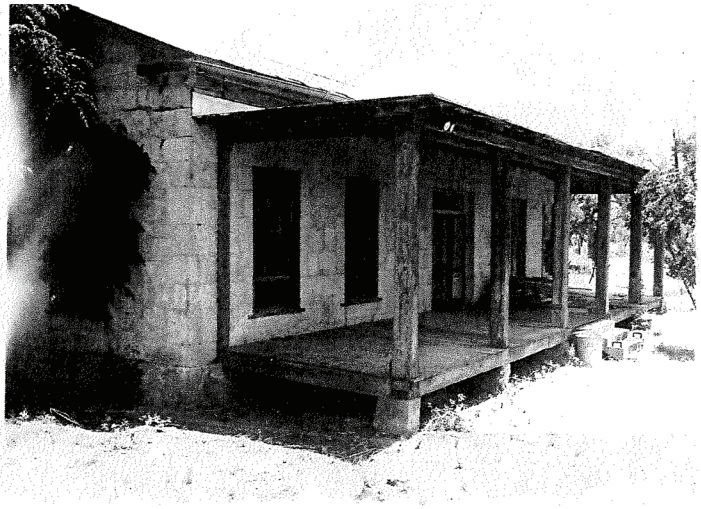
Ground floor

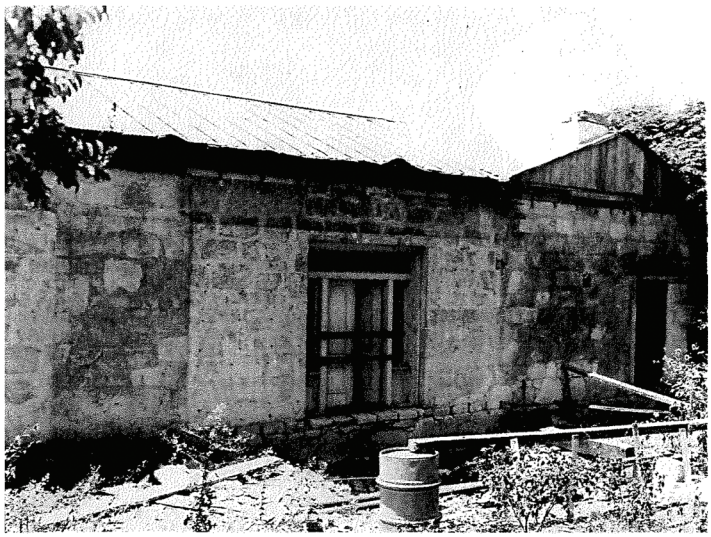


Roof

3/32 = 1'-0"

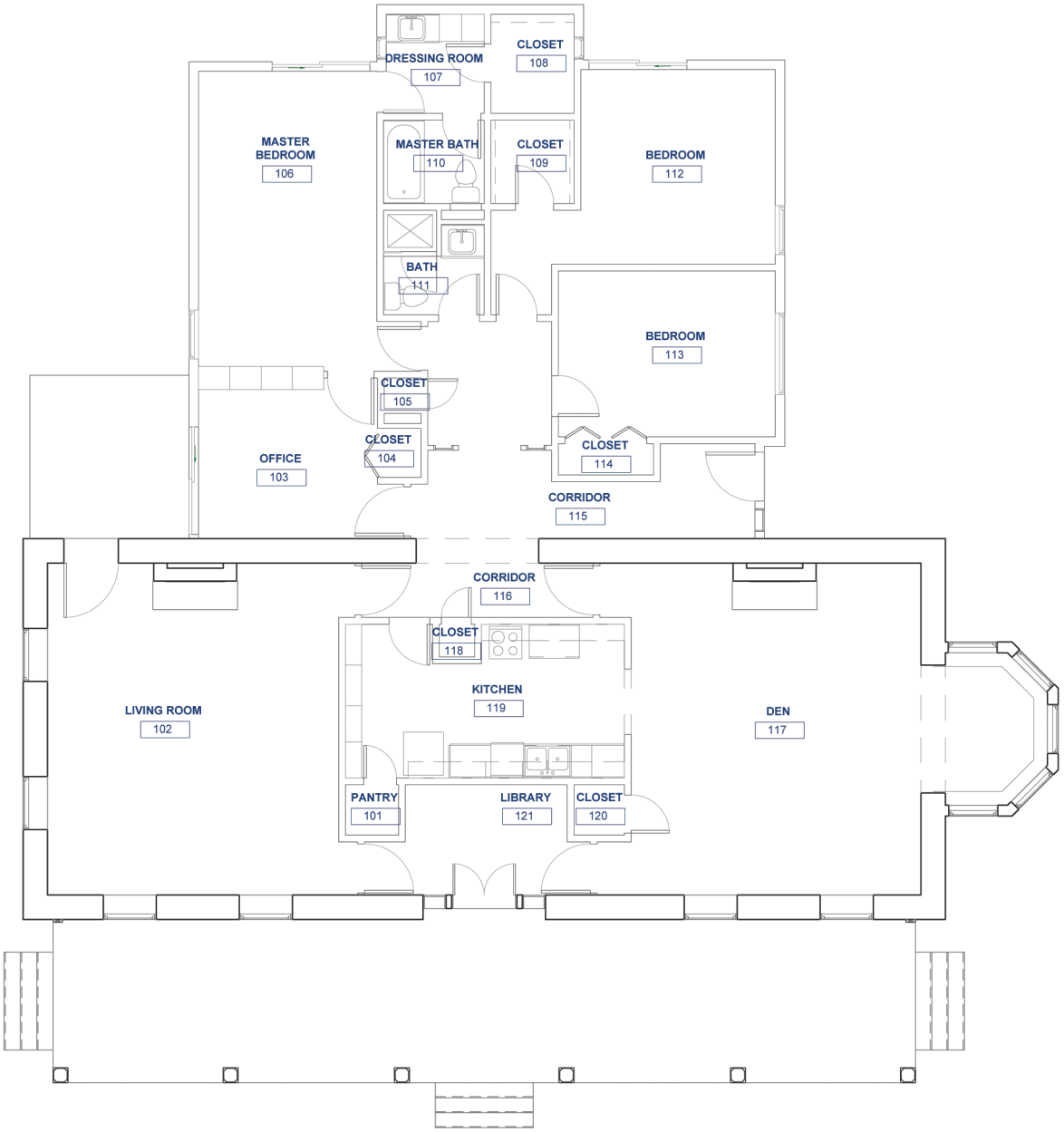
8' 0 8' 16' 24' 32'





Figures 12–15: Perrin home during the Swan family remodeling. The additions made by the Perrins have already been demolished and the Swans' additions have not been built yet.

2018

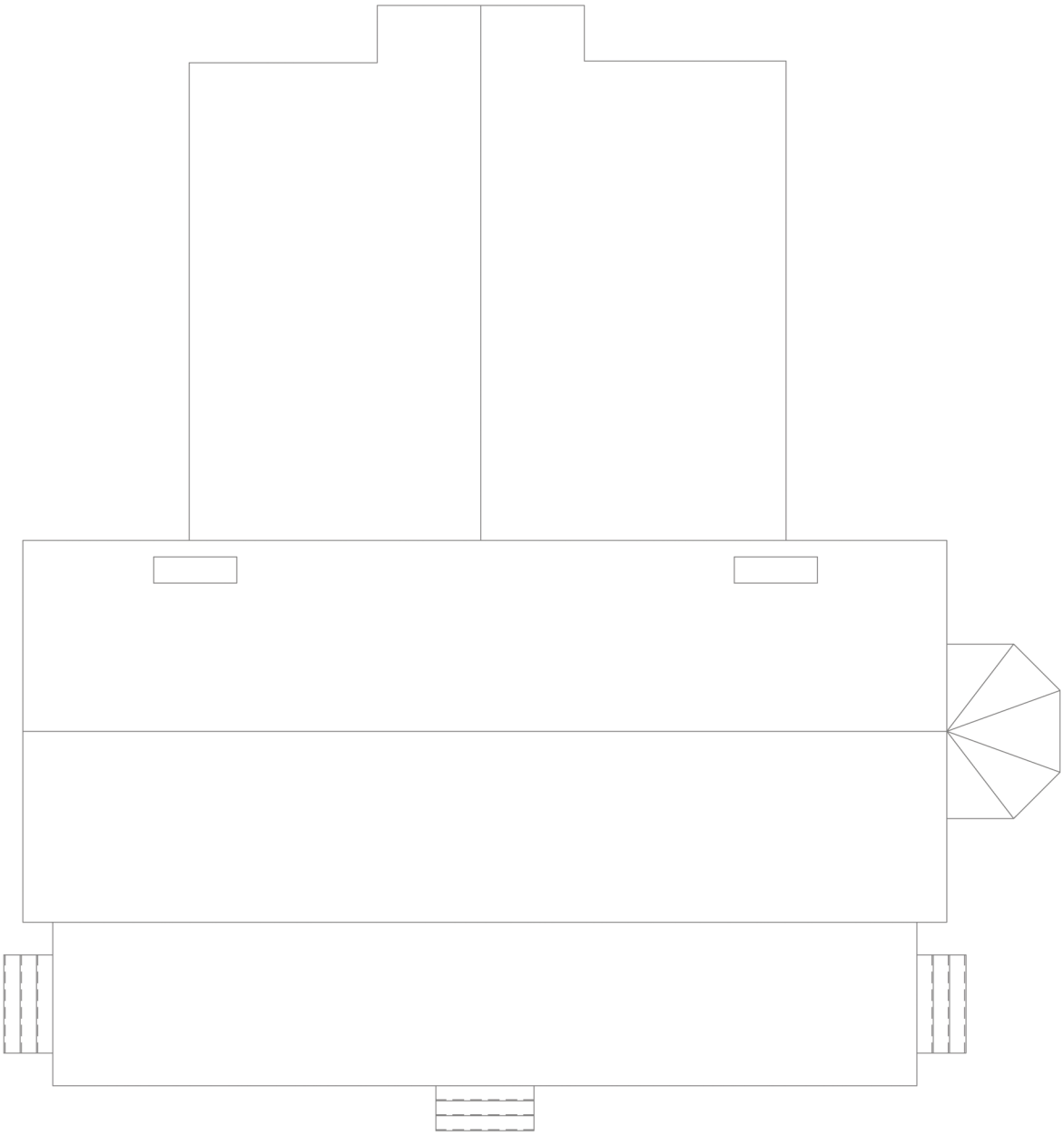


Ground floor

Figure 16

3/32 = 1'-0"

8' 0 8' 16' 24' 32'



Roof

Figure 17: House after Swan family additions in the back of the building. View from the northeast.

The Perrin House Today

Figure 18

Figure 19

Figure 20

Figure 21

Figures 22 and 23: Traces of plaster indicate the middle area of the house was lowered by the Swans in the 1960s.

Period of Significance

Regarding the extant, residential building at the Perrin Homestead, the period of significance should be considered to include the entire Perrin family period of occupancy, 1875–1964. Within this time frame, greater attention and value would naturally be placed on older construction surviving from the 19th century. A logical measure might be to include all changes completed within the lifetimes of Nina Carr Perrin (b.1843, d.1912) and Alphonse W. Perrin (b.1848, d.1922). Thus the period of significance should be the roughly five decades from 1875 to 1922. After the death of Alphonse the farm land was subdivided amongst heirs. The historical record doesn't indicate change during the four decades from the 1920s until the Swans purchased the property in 1964.

The Swan period of occupancy has some local historical significance for two reasons. First, Margaret Swan opened the swim ballet academy business—which must have been novel in the 1960s, both for the type of business it was, and perhaps also as a female-operated enterprise. More research on this could be pursued, but the primary artifact associated with that history, the covered swimming pool, is gone. The second area of historical interest is the affinity the Swan family developed as custodians of the Perrin family heritage. This aspect of historic significance is a relatively minor and local story of the historic preservation movement in its nascent years, during a time when the National Historic Preservation Act was passed in 1966. Given the long-term and multiple associations of San Antonio with historic preservation efforts, it is a good story to be remembered. However, the 1960s addition built for the Swans is not remarkable for association to broad patterns of history, historical events, or architectural merit. Thus, the 1960s addition building, plus the kitchen inserted into the central hall of the 1875 building, fall outside the period of significance.

Preservation Treatment Approach

The City of San Antonio intends to rehabilitate the building for new use by the Parks & Recreation Department. At the time of this writing, a precise future use has not been proposed. Nonetheless, a range of possible uses can be envisioned as appropriate. The historical significance of the building is architecture and the association with agricultural history of the region. Thus, surviving material 'fabric' from 1875–1922, the period of significance, should be respected and restored.

Concerning the primary, south façade facing the street, as well as the two end walls of the 1875 stone building, the appearance should match the period of significance to the greatest extent possible. Preservation of stone walls, plus surviving elements of doors and windows in sound condition, will be paramount. The preservation work will necessarily include some restoration and, where parts are missing,

reconstruction. The roofs should also match the period, meaning standing-seam metal would be appropriate.

The condition assessment herein and illustrated in attached drawings describe wearing (also known as 'sacrificial') surfaces of the historic Perrin home from the period of significance (i.e., roof surfaces, mortar, floorboards, wood trim, wood steps) which have been previously damaged, destroyed, replaced or otherwise reached the end of their useful life. Also assessed and illustrated in attached drawings are elements of fenestration, and some structural framing, which have been degraded, damaged or gone missing over time.

- This report recommends severely damaged, degraded, destroyed, or missing elements to be faithfully preserved, restored or reconstructed as part of the overall rehabilitation to appear as they did during the period of significance.
- The extant, historic material from the period of significance should be salvaged and reused where feasible. Feasibility will, in part, be based on the new use, as yet unknown.
- Exceptions to the approach described above are appropriate concerning access for persons with disabilities, life safety matters related to building codes, and structural elements hidden from public view.
- Allowances must be made for accessibility as well as necessary code improvements for life safety and basic functionality. This is typical for all rehabilitation projects. These allowances must not threaten or destroy the historical significance.
- Structural improvements necessary to replace damaged/missing parts, when hidden from view, do not need to be done exactly in kind, meaning wood species and dimensions may vary from the historical materials. This is in fact good because it will differentiate the early 21st century work for future investigators.

There is one item where salvage and reuse is technically feasible but may not be a good idea—the floor boards. The wood floors, once 5/4" thick, have reached the end of their useful life due to normal wear and prior refinishing work. This is typical for any wood floor in residential use. The boards cannot be sanded and refinished one more time. The extant floors can be either gently cleaned and preserved in situ, or else replaced in kind. If replaced, a good sample of the historic material should be saved on site as an artifact. If preservation is attempted, there will be loss of floorboards where the floor joists must be replaced beneath, thereby creating an incongruous appearance. Full replacement appears to be the better option in this instance, but a final decision should wait until the new use is determined.

Within the context of rehabilitation for new use, additional square

footage may be necessary to accommodate functions. An addition could be appropriate to the rear of the building, exactly as past users have done at this property to satisfy their needs. The rear, north side of the building is also out of the public view from the street, south side. A new addition, if one is needed, should not be looming over or around the historic Perrin home. The footprint of the Swans' 1960s addition is a good guide, dimensionally suppressed east and west such that it is not visible from the front of the building. The height of a new, rear addition should be kept below a line of visibility from anywhere in the front yard.
Three options for an addition might be appropriately considered by future designers:

1. Dimensionally similar to the 1960s addition.
2. Matching a configuration from the period of significance, which was initially an L-shape and changed as the Perrin family prospered.
3. Adopting the massing of prior, detached farm structures now missing, such as the barn located to the north, which is visible in historic photos found in the 1973 term paper by Tim Swan. This would necessitate some version of No. 2, as well, in order to finish the rear façade.

Space required to accommodate new functions, which may include an addition to the building, can be further studied in future design phases of the project.

Preliminary Condition Assessment of Historic Fabric and Treatment Recommendations

Roofs, wood trim and chimneys

The asphalt tab shingle roof has reached the end of its useful life (generally 20–25 years) and must be replaced. The wood shingle roof beneath the asphalt cannot be salvaged. Wood shingle was not the roof material during the period of significance, so it is not the correct choice, anyway. The roof material during the period of significance was standing-seam sheet metal. Though difficult to see in the fuzzy historic photos, the older roof surface appears to have been a light color, and somewhat reflective, so it was likely galvanized with zinc at the time of the photos, rather than coated with red-lead roofing paint.

The wood trim at eaves and gable ends of the stone building appears to be all mid-20th century replacement, likely from the 1960s work. The condition of most pieces is fair, some poor.

Two chimneys appear in all historic photos, exactly in present locations. The appearance is light and uniform. Though difficult to be certain, the chimneys were most likely always coated with a stucco product, as now. The stucco would have been a logical choice to better match the appearance of the limestone walls.

Recommendations: Full tear-off of asphalt and wood shingle roofs

is warranted. The historic, substrate boards should be salvaged and reused, if possible. A new standing-seam sheet metal roof, galvanized, should be installed on main house, front porch and bay window. Also, install new wood trim to match historic photos. Salvage and reuse any pre-1960s wood discovered in the course of the work. Patch stucco chimneys minimally where needed and paint to match historic color.

Gutters/downspouts

Current downspouts are round and gutters have ogee profile. They are made of aluminum and dysfunctional. Downspouts are visible at southeast and southwest corners in some historic photos, presumably attached to a gutter along the southern edge of the main roof. No gutters or downspouts are visible in historic photos along the northern edge. The profile of gutters in the period of significance would have been ½ round.

Recommendations: Install new ½ round gutters and round downspouts at the main roof, north and south. Because ground moisture at downspout terminations has been a past problem for the limestone walls, the downspouts must be designed to evacuate rainwater far away from the historic building. If possible, topography around the bay window should be reworked for a gentle slope to guide rainwater away from the limestone walls.

Masonry and mortar

Current conditions are illustrated and described on attached condition assessment drawings. The quantities of each condition can be extracted from the AutoCAD files provided. Overall, the limestone walls are in excellent condition for their age. With few and minor exceptions, the mortar has a lime content which gives it a softness appropriately matched to the stones. All cracks related to natural movement of the stone walls are running through the mortar, except in one or two places, which is very good.

Recommendations: Clean 100% of limestone walls using gentlest means possible. A gentle rinse with “D2” masonry cleaner and potable water will be sufficient for most areas. Additional cleaning by natural-fiber, soft-bristle brush will be necessary at areas soiled with biological growth and where repointing is pursued. No pressure washing of any sort should be allowed at any time.

Mortar repointing will be needed as indicated in condition assessment drawings. Much of the pointing mortar is in excellent condition and well-matched to the limestone. New mortar should match exactly in all qualities and properties.

Limited areas of limestone repair exist at the base of the bay win-

dow. There may be a few instances where replacement stones are warranted, but only if a proper match can be found. After cleaning and limited consolidation, a clear water-repellent (not waterproof) coating should be applied to keep stones dry from rain backsplash. This is not needed elsewhere, only at the bay window. The proper coating will be relatively weak and last no more than three years between applications. The few cracked stones should be left alone, unless a piece comes out easily during work, in which case it can be glued back into position with a suitable masonry glue product.

The few places with hard cement mortar can be left alone.

Fenestration

Current conditions of all windows and doors are illustrated and described on attached condition assessment drawings. The schedule provides additional information relevant to conditions. Overall, the windows appear to be survivors from the first build, 1875, with original hardware mostly extant. The window sash are largely intact and repairable. Most of the historic glass lites have been replaced over the years, so many that one suspects it was a purposeful campaign of some prior owner. The four windows in the south façade, protected under the porch, are in very good condition.

Historic door leafs are missing, but transoms, sidelights and wood trim survive for the main doors at either side of the central hall. Parts that were in the north wall opening were disassembled and reincorporated into the 1960s building, and remain in good condition.

Recommendations: Salvage and repair all extant, historic material. Restore the north door to its historic configuration.

Re-establish proper operation of double-hung wood windows. Reconstruct missing or severely damaged elements of windows. The windows do not have to look like new when the work is completed. Missing door leafs should match what was there in the period of significance. Lacking historic photos, if none can be found that show doors, then period-appropriate doors will need to be selected.

Front porch

Swan family pre-renovation photos show the porch was screened-in. As yet, there is nothing that tells us exactly what date this was done. Awnings are visible in historic photos, as well.

The porch roof is badly deteriorated and leaking. The substrate beneath is damaged, as well. Roof framing rafters appear sound by visual inspection, but given the extent of damage to the roof, some of the framing has likely suffered, as well. Columns holding the roof are stout and sound. Wood checks in the columns are numerous and some are

wide. The painted porch deck is warped and exhibits ultra-violet (UV) light degradation—there is damage to the cellular structure of the wood. Deck framing joists beneath the porch were not accessed for full inspection, but exposed ends of wood girts at the perimeter were soft from fungal attack. The southeast corner was the worst condition.

Recommendations: See section above for roof recommendations. The roof pitch should be left in its current configuration. Substrate and rafter framing should be retained to the extent possible.

The porch deck may need to be entirely replaced to accommodate modern use. The deck is an issue very similar to the consideration for replacement of the interior wood floor discussed elsewhere in this report. Both the porch deck and the wood floor should be handled similarly, either cleaned/conserved or else replaced. Full replacement of the deck appears warranted at this juncture.

Framing will need repair; full replacement does not appear to be necessary; see report from structural engineer for guidance on framing. All painted wood will need to be painted to match historic colors. Thoughtful consideration should be given to reconstruction of missing awnings and screens. These historic features would add great functionality to the porch, plus allow greater use of double-hung windows for ventilation on favorable weather days.

Interiors of the 1875 stone building

The plaster walls and ceiling are in remarkably fine condition. There are minor cracks at the northeast corner likely associated with soil movement caused by a faulty downspout. The two fireplaces are brick and possibly soapstone, now painted and appearing to be in very good condition. The wood baseboard trim exhibits characteristics of termite damage at the southeast corner. The floor framing joists near this area feel detached from the south wall. The ends of the framing joists are suspected to be rotted away or eaten by insects.

The central hall of the Perrin period is now a 1960s kitchen, no longer functional for modern use. Wood paneling typical of the era was used for interior finish of the walls. The lowered ceiling conceals the full height of the north, central door opening. There is heating-ventilation-air-conditioning (HVAC) equipment and ducts above, presumed dysfunctional.

Recommendations: The configuration of the building with central hall should be restored to the period of significance. Unfortunately, there is no record of what existed other than the hand-drawn sketch by Tim Swan based on an 1875 drawing by Alphonse Perrin which Swan had in his possession in 1973. Physical evidence in the attic indicates the ceiling height and placement of interior walls, and that the ceiling was lath

and plaster. More physical evidence should be sought by conducting a controlled, selective disassembly of 1960s material to carefully reveal historic information. The restoration effort should stop short of speculation, and thus might not include interior doors, for example.

The question regarding treatment of the floors is addressed elsewhere. The recommendation of this report is full replacement, but this matter may be revisited. Damaged wood trim needs to be repaired or replaced. Complete elimination of all insects must be achieved before any new wood is placed into the building. Biocide rods (usually borate sometimes with copper) should be installed into ends of all new framing joists, and historic joists, too, if accessible.

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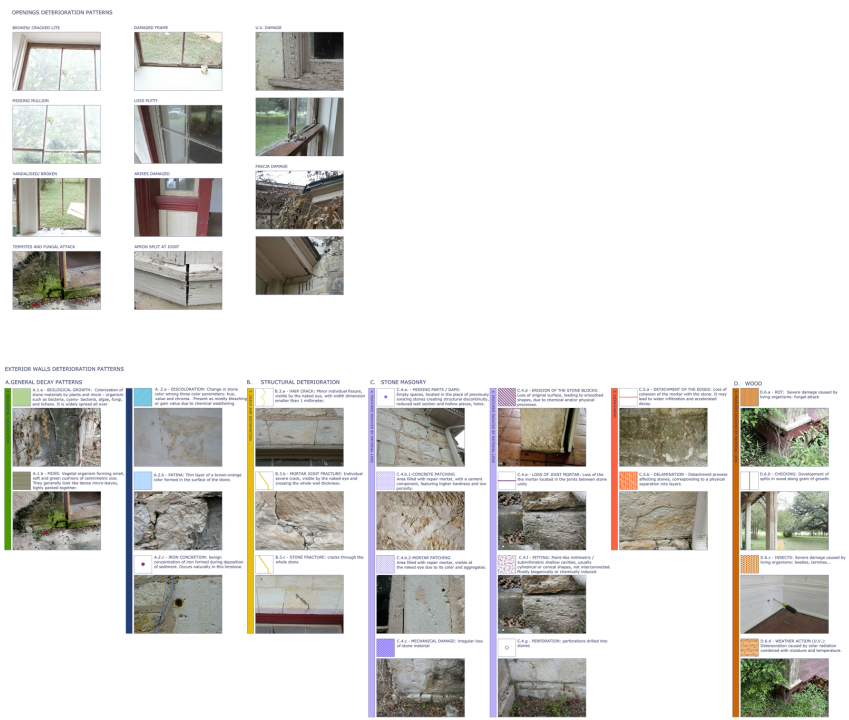
Condition Assessment Drawings

Perrin Homestead Deterioration Glossary



Historic Building Condition Assessment Report Drawings

Perrin Homestead Historic Center
4101 Swans Landing
San Antonio, Tx

Date:
12/03/2018

CONDITION ASSESSMENT

Client:

RVK Architects
745 E. Mulberry Avenue,
Suite 601
San Antonio, TX 78212

UTSA
Center for Cultural Sustainability

Team members:

William A. Dupont
Tracie Quinn
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Presented to RVK Architects by the UTSA Center for Cultural Sustainability

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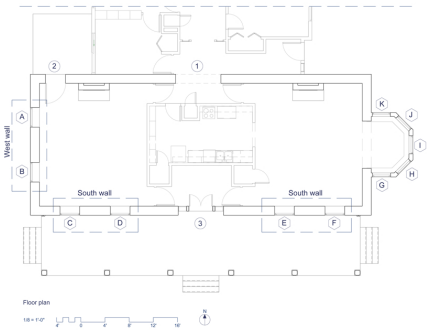

West wall

Window A _ West wall

Window A _ Exterior

Window A _ Interior

Window B _ West wall

Window B _ Exterior

Window B _ Interior

South wall

Window C _ South wall

Window C _ Exterior

Window C _ Interior

Window D _ South wall

Window D _ Exterior

Window D _ Interior

Window E _ South wall

Window E _ Exterior

Window E _ Interior

Window F _ South wall

Window F _ Exterior

Window F _ Interior

Openings

Window	Type	Hardware*	Interior Condition**	Exterior condition***
A	6/6 double-hung wood sash, mortise & tenon pegged at corners; single pane glass lites	Antique Latch	1 broken lite; 1 cracked lite; 1 missing muntin; muntin profile damage (slight); old staples and thumb tacks; U.V. film on lower 6 lites	Sill and Jambs exhibit severe U.V. damage; glazing putty cracked and missing; arrises of muntins are worn away
B	6/6 double-hung wood sash, mortise & tenon pegged at corners; single pane glass lites	Antique Latch	U.V. film on lower 3 lites; Minor mullion and muntin profile damage; All lites intact;	U.V. damage at sill, jambs and head (salvageable); Arrises damaged yet intact
C	6/6 double-hung wood sash, mortise & tenon pegged at corners; single pane glass lites	1/2 antique latch, 1/2 replacement	Top sash has dropped to sill and sash loosely fitted; all glass intact; very minor U.V damage at mullion and muntin profiles	Arrises of muntins are intact; glazing putty cracked/ missing; wood frame parts sound and good
D	6/6 double-hung wood sash, mortise & tenon pegged at corners; single pane glass lites	Antique Latch	Top sash has dropped to sill; 1 cracked glass lite	Arrises of muntins are intact; glazing putty cracked/ missing; wood frame parts sound and good
E	6/6 double-hung wood sash, mortise & tenon pegged at corners; single pane glass lites	1/2 antique latch extant, sash fixed by window stops L&R	1 cracked lite; sash loosely fitted in frame; muntin/mullion profiles good.	Arrises of muntins are intact; glazing putty cracked/ missing; wood frame parts sound and good
F	6/6 double-hung wood sash, mortise & tenon pegged at corners; single pane glass lites	Antique latch intact and operable; Window stops L&R	All glass lites intact; muntin/mullion profiles good	Arrises of muntins are intact; glazing putty cracked/ missing; wood frame parts sound and good
G	4/4 double-hung wood sash, mortise & tenon pegged at corners; single pane glass lites	Old Latch matches A-F All sash cords missing (typ.)	Very thick center muntin (atypical); Tightly fitted sash, screwed in place; all glass lites intact	Arris of muntin missing; both sash fixed in place with caulk and paint; U.V. damage at sill (salvageable); Wood apron split at joint with window 'H'; side jamb exhibits U.V. damage (needs caulk at joint with 'H')
H	4/4 double-hung wood sash, mortise & tenon pegged at corners; single pane glass lites	Antique Latch	Damaged and missing mullions. Damaged sash frames (upper and lower). Lower glass lites are double height.	Arrises of munins missing; All wood framing exhibits severe U.V. damage; two muntins missing
I	4/4 double-hung wood sash, mortise & tenon pegged at corners; single pane glass lites	Antique Latch	Vandalised/ broken lower sash; upper sash intact with minor joinery damage; minor U.V. damage	Only 3 glass lites intact; Sill exhibits U.V. damage (salvageable); Apron exhibits U.V. damage and profile loss; glazing putty poor/cracked
J	4/4 double-hung wood sash, mortise & tenon pegged at corners; single pane glass lites	Antique Latch	Minor U.V. damage ; slight dimensional variation seen vertical muntins as compared to other windows	Upper sash muntin arrises good; lower sash muntins poor; both sash caulked/painted tight closed; Sill exhibits U.V. damage (salvageable); apron/ jambs/ head parts good
K	4/4 double-hung wood sash, mortise & tenon pegged at corners; single pane glass lites	Antique Latch	Minor U.V. damage; some slight dimensional variation in vertical muntins	Sill exhibits wood rot (punky) at east end; apron/ jambs/ head ok; note fascia damage at roof above
L	wood attic vent in west gable end wall	n/a, fixed	vermin screen intact; no visible damge	inaccessible; no visible damage
M	wood attic vent in east gable end wall	n/a, fixed	vermin screen intact; no visible damge	inaccessible; no visible damage; minor paint loss

*roller pulleys extant but all sash cords absent at all windows

**interior wood finish at all windows apears to have been a clear stain, not painted

***except where noted, all glass lites are modern plate glass, not historic float glass

Door	Type	Hardware	Interior Condition	Exterior condition
1 Rear North	Historic door was disassembled and relocated to 1960s addition; door and side lites in place; transom turned sideways to be sidelight at another place.	Historic hardware missing	Transom slightly racked. Fixed sash, mortise & tenon frame pegged at corners; single pane glass lites. Condition very good; all wood sound; pink colored film was applied to glass lites	Arris of a muntin at transom is damaged at one area
2 NW Corner	Plywood replacement door	Modern hardware; Aluminum threshold.	Note: very tight/sharp plaster detail at jambs and head--no trim! ...atypical detail for 19th century.	Lower ends of jamb boards exhibit minro termite damage and fungal attack
3 Front south	Modern doors with all modern hardware; two leafs	All modern, post-1961 hardware	Profile damage at bottom mullions; Historic float glass extant in transom and top 3 lites of side panels (both sides);	All wood sound. Glazing putty condition poor; damge to arris of muntin at east side, lower

Perrin Homestead Historic Center
4101 Swans Landing
San Antonio, Tx

Date: 12/03/2018

UTSA Center for Cultural Sustainability
College of Architecture, Construction and Planning

CONDITION ASSESSMENT

Sheet: CA_03

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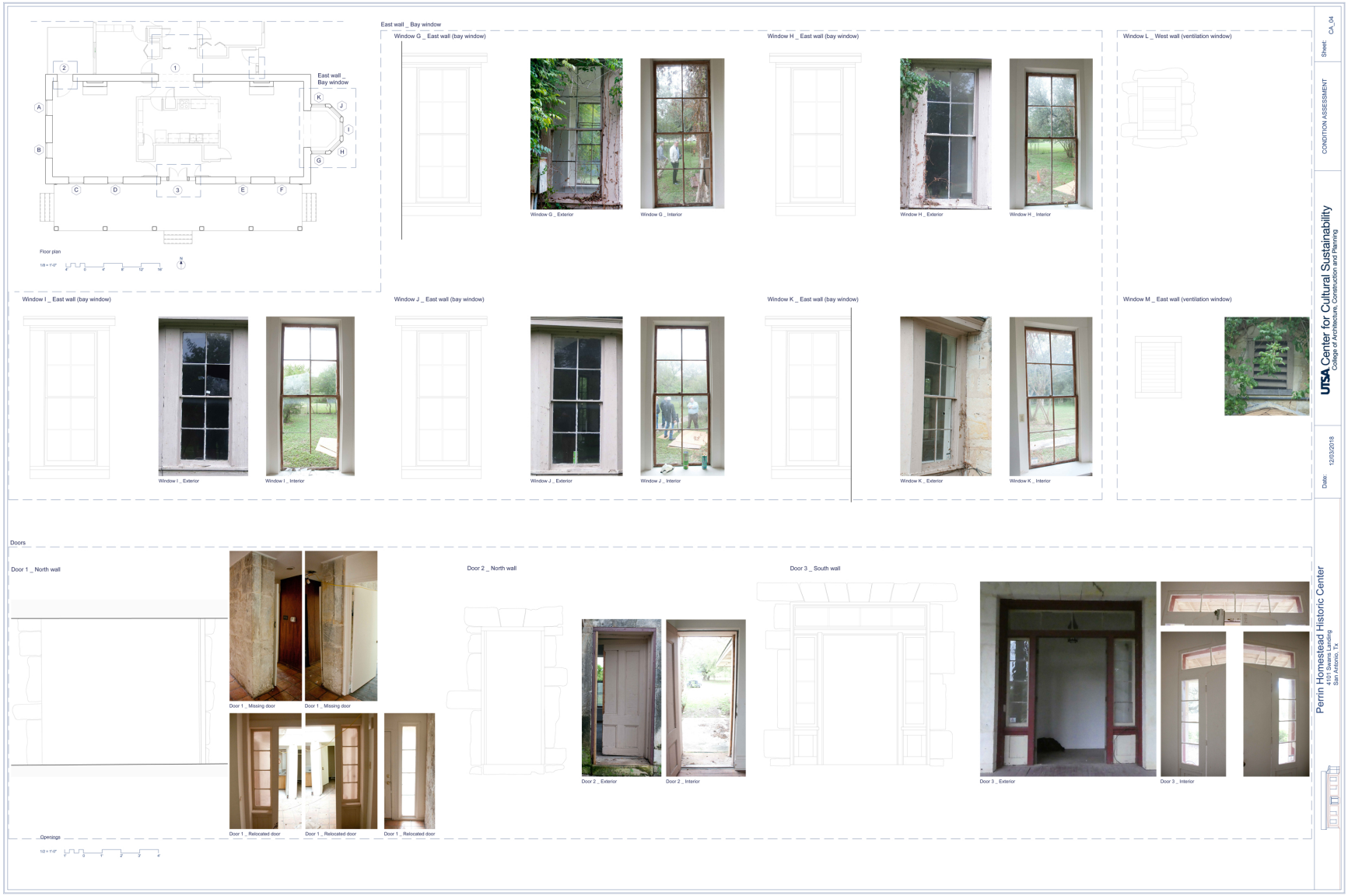

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UTSA CAR (cemetery report)

UTSA
Center for Cultural Sustainability

The Center for Cultural Sustainability (CCS) explores the continuity of the cultural systems of human existence. Cultural sustainability includes consideration, understanding and respect for heritage—identities and values that bind people to places.

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