HISTORIC AND DESIGN REVIEW COMMISSION
May 18, 2016
Agenda Item No: 7

HDRC CASE NO:	**2016-135**
ADDRESS:	2028 W HUISACHE AVE
LEGAL DESCRIPTION:	NCB 1953 BLK LOT 21
ZONING:	R6 H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Kurt Walker/Renaissance 7 LLC
OWNER:	Kurt Walker/Renaissance 7 LLC
TYPE OF WORK:	Addition, window replacement, window openings

REQUEST:

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

1. Build an 848 square foot one-story addition with a standing seam metal roof and board and batten siding
2. Replace aluminum windows with one over one double hung wood windows
3. Replace existing roof vent with a 2' x 1' wood window, and install one, 1 over 1 wood window on the west facing side gable
4. Replace existing roof vent with a 2' x 1' wood window, and install another 2' x 1' wood window on the east facing side gables
5. Replace existing front door with a wooden grooved door with a small window

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alteration

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.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. Security bars—Install security bars only on the interior of windows and doors.

ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

Historic Design Guidelines, Chapter 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.

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.

FINDINGS:

a. The request was heard by the Design Review Committee on April 27, 2016, at which committee members expressed concerned regarding the window proportions, altering window sizes, changing the gable façade material, and the existing metal roof.
b. EXISTING - The existing residential structure is a one story Tudor style cottage with a stone chimney, large front stone gable, red brick front and side facades, and a standing seam metal roof, located in the Monticello Park Historic District. The home is currently 1,002 square feet on the first floor with 609 square feet in the unfinished attic.
c. ROOF - Staff was unable to find a permit or Certificate of Appropriateness for the installation of a standing seam metal roof. Typically, Tudor style homes have shingle roofs. The applicant purchased the home with standing seam metal roof in place.
d. HEIGHT/SCALE - In regards to height and scale, the Guidelines state that the additions should be subordinate to the principal façade. The applicant is proposing a one story addition that has a lower ridge height than the existing primary gable. This is consistent with the Guidelines.
e. MASS - In regards to mass, the Guidelines state that the addition should be designed to minimize views of the addition from the public right-of-way. Staff made a site visit on April 12, 2016, and found that the addition does not negatively impact the view from the public right-of-way. Staff finds the massing appropriate.
f. FOOTPRINT - In regards to footprint, the Guidelines state that the addition should not double the existing footprint, and should respond to the size of the lot. The lot is 50’ wide and 160’ long. The applicant is proposing to add 848 square feet to the 1,002 feet on the first floor, totaling 1,850 square feet on the first floor, leaving lot space in the rear. This is consistent with the Guidelines.
g. ROOF FORM - In regards to roof form, the Guidelines state that additions should utilize a similar roof pitch, form and orientation as the historic structure. The applicant is proposing a low hipped roof. This is consistent with the Guidelines.
h. MATERIALS - In regards to materials, the Guidelines state that materials on the addition should be compatible with the architectural style and materials of the original structure, but also be distinguishable from that of the historic structure. The applicant is proposing to install board and batten siding on all three sides of the addition and a metal roof to match the existing. This is consistent with the Guidelines.
i. OPENINGS – The applicant is proposing to install 12 windows on the new addition. Six are one over one, six are 18” x 24” wood windows. According to the Guidelines, new window openings should match the historic windows in terms of size, proportion, configuration, type, and material. This is consistent with the Guidelines.
j. WINDOW REPLACEMENT - According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii., non-historic windows should be replaced with windows that are typical of the architecture style of the building. The applicant is proposing to install wood double hung, one over one windows to match those replacing windows in the existing structure. This is consistent with the Guidelines.
k. NEW WINDOWS - The applicant is proposing to replace the existing roof vent on the west gable with a 2’ x 1’ wood window and install a one over 1one wood window where none exists. According to the Guidelines, new window openings should match the historic windows in terms of size, proportion, configuration, type, and material. This is consistent with the Guidelines.
l. NEW WINDOWS - The applicant is proposing to replace the existing roof vent on the east gable with a 2’ x 1’ wood window and install another 2’ x 1’ wood window where none exists. According to the Guidelines, new window openings should match the historic windows in terms of size, proportion, configuration, type, and material. This is consistent with the Guidelines.
m. DOOR REPLACEMENT - The applicant is proposing to replace the front non-historic door with a wooden grooved door with square clavos, and window with simple wrought iron bars. According to the Guidelines for Exterior Maintenance and Alterations 6.A., historic doors should be repaired, or replaced when necessary with a style of door that would historically be there. This is consistent with the Guidelines.
n. LANDSCAPING – No landscaping is being proposed at this time. The applicant is responsible for complying with the Guidelines for Site Elements 3, for Landscape Design.
o. MECHANICAL EQUIPMENT – No new equipment is being proposed at this time. The applicant is responsible for complying with the Guidelines for Additions 5, that states equipment should be screened and view from the public right-of-way minimized.

RECOMMENDATION:

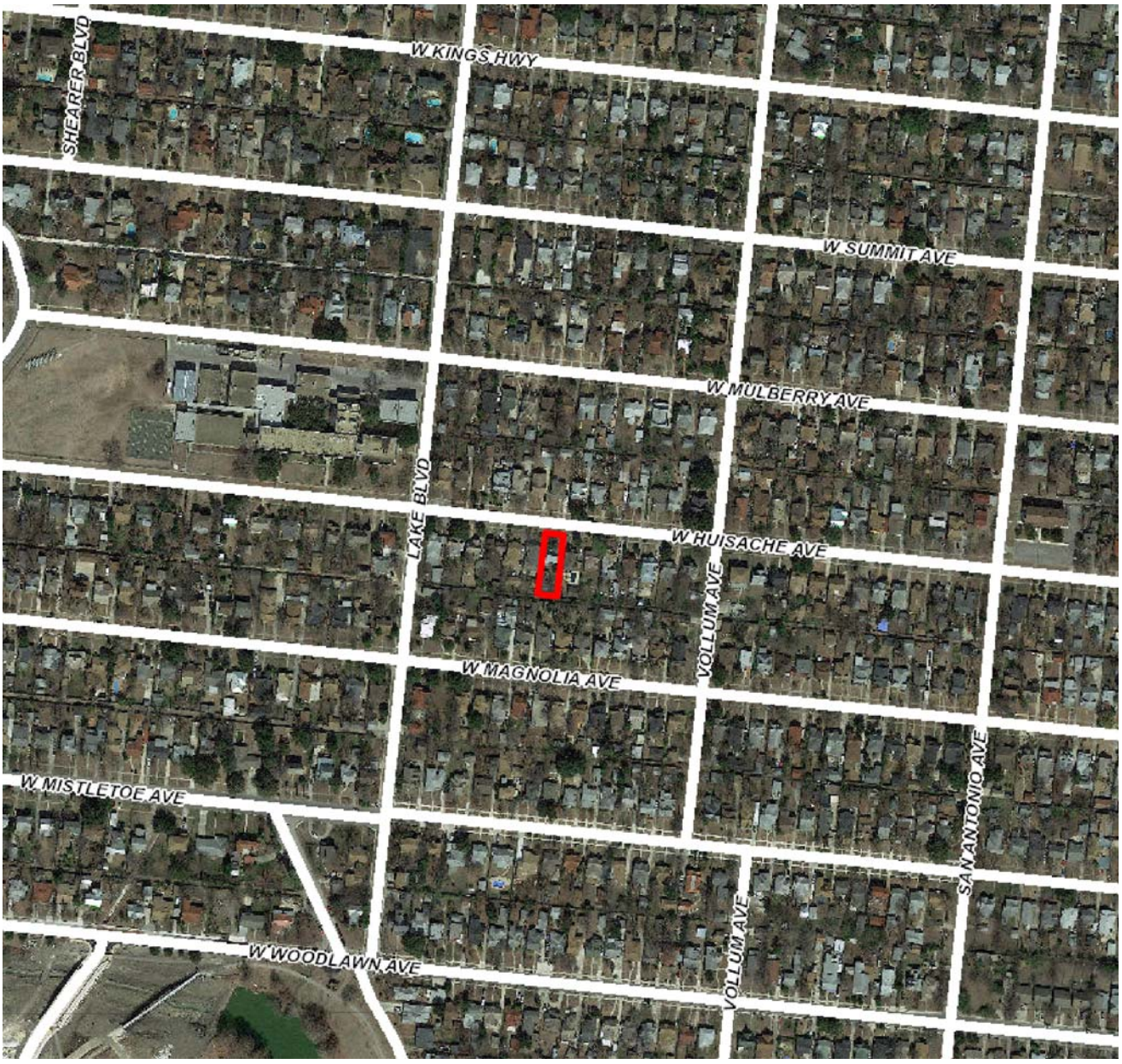
Staff recommends approval as submitted based on findings a through m.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

DRC 4/27/16



N

Flex Viewer

Powered by ArcGIS Server

Printed:Apr 13, 2016


2028


2028
NO TRESPASSING


2028
NO
TRESPASSING


HOMER'S
BUCKET

SIDE ELEVATION (EAST)

REAR ELEVATION (SOUTH)

RENAISSANCE 7, LLC
830-446-6699

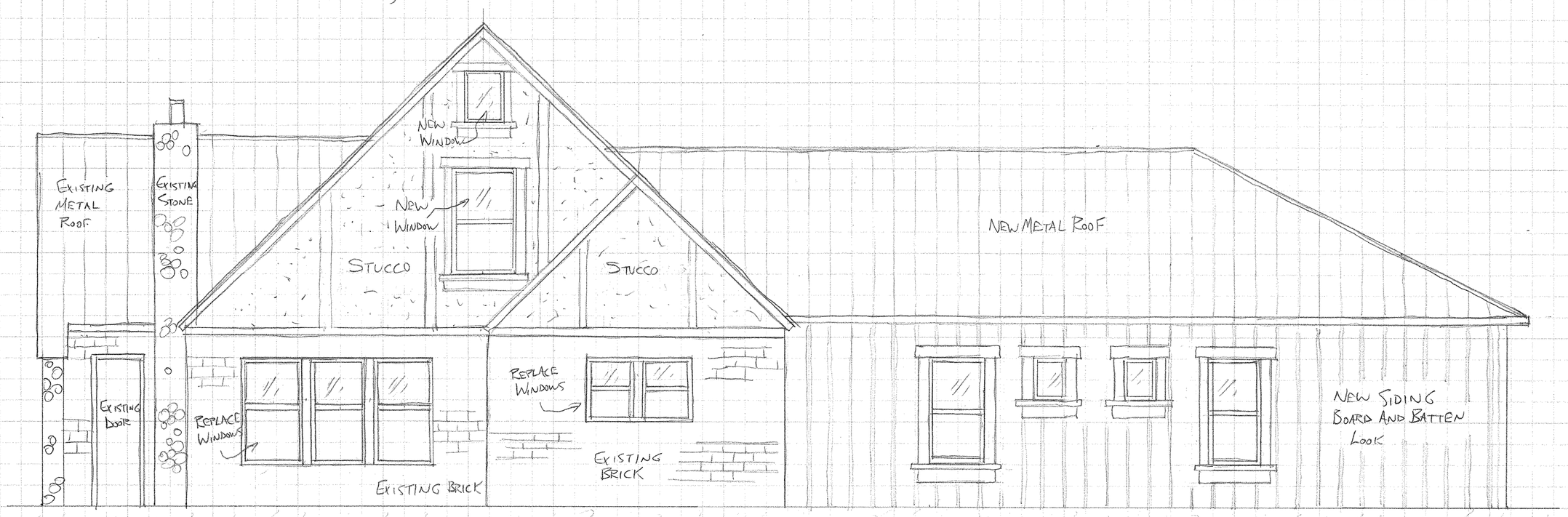
2028 W HUISACHE
ELEVATIONS

SCALE 1/4" = 1'

REVISED MAY 6, 2016

FRONT ELEVATION (NORTH)

SIDE ELEVATION (WEST)



RENAISSANCE 7, LLC
830-446-6699

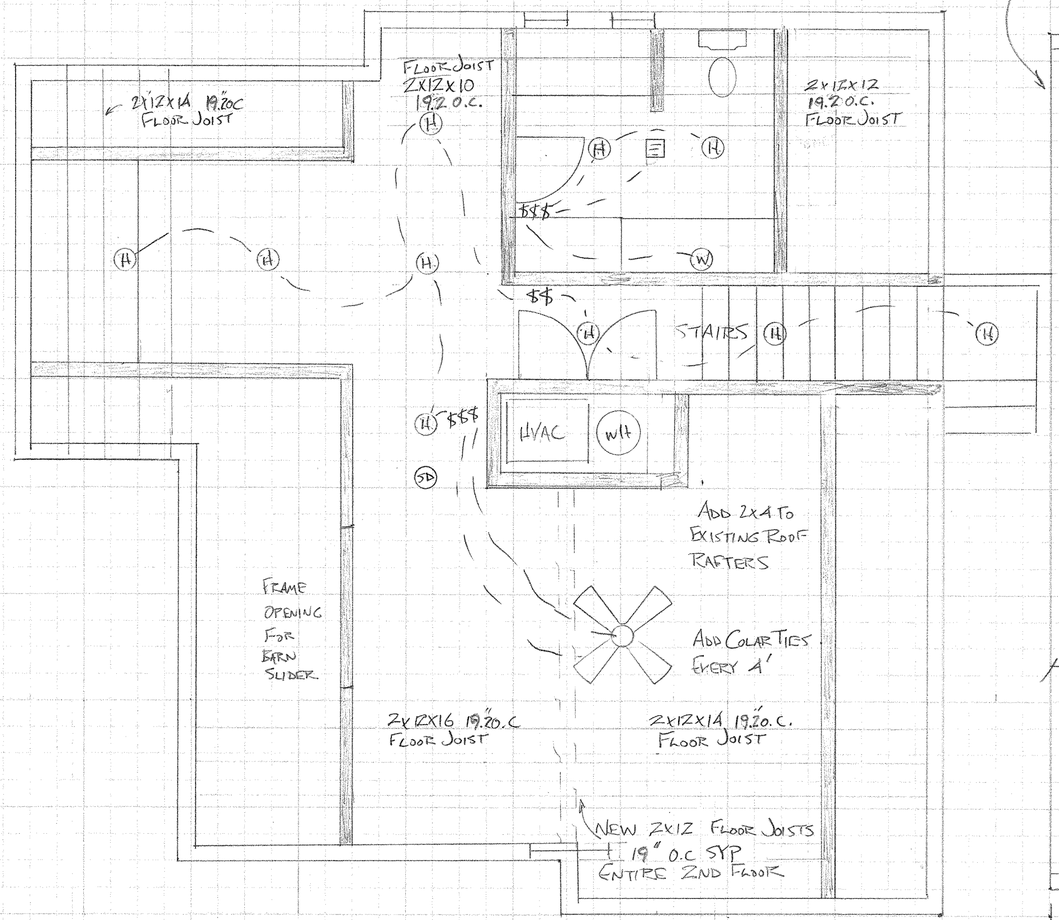
2028 W HUISACHE
ELEVATIONS

SCALE 1/4" = 1'

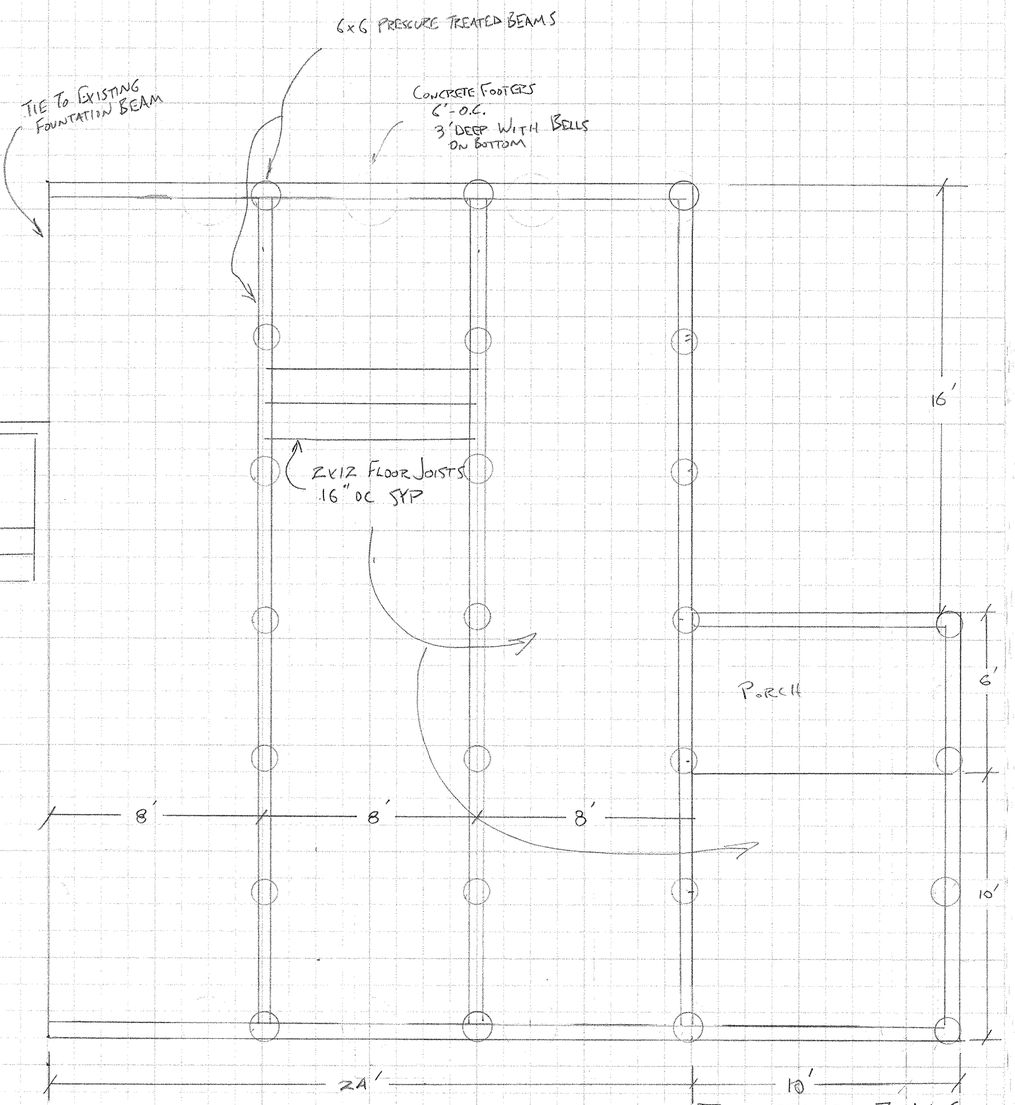
REVISED MAY 6, 2016

Second Floor Framing Plan

EXISTING WALL
NEW WALL



Foundation Plan For Addition



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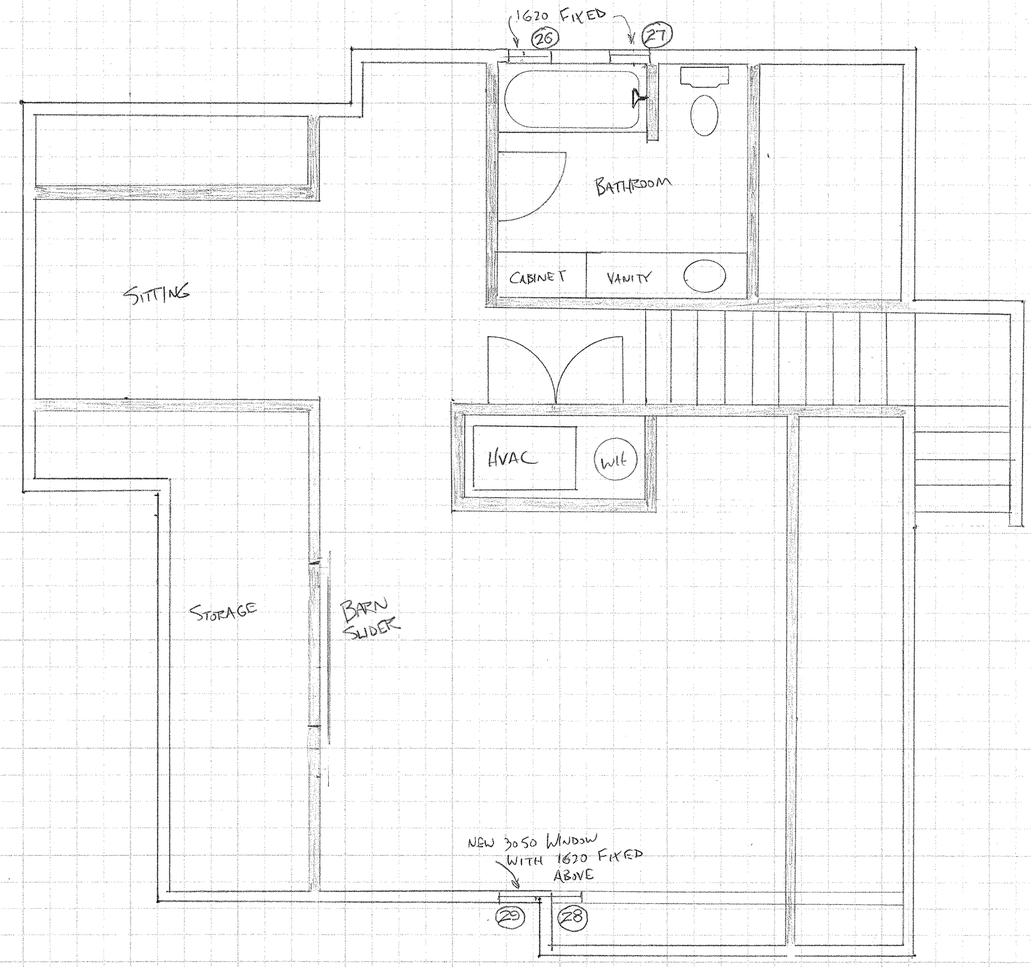
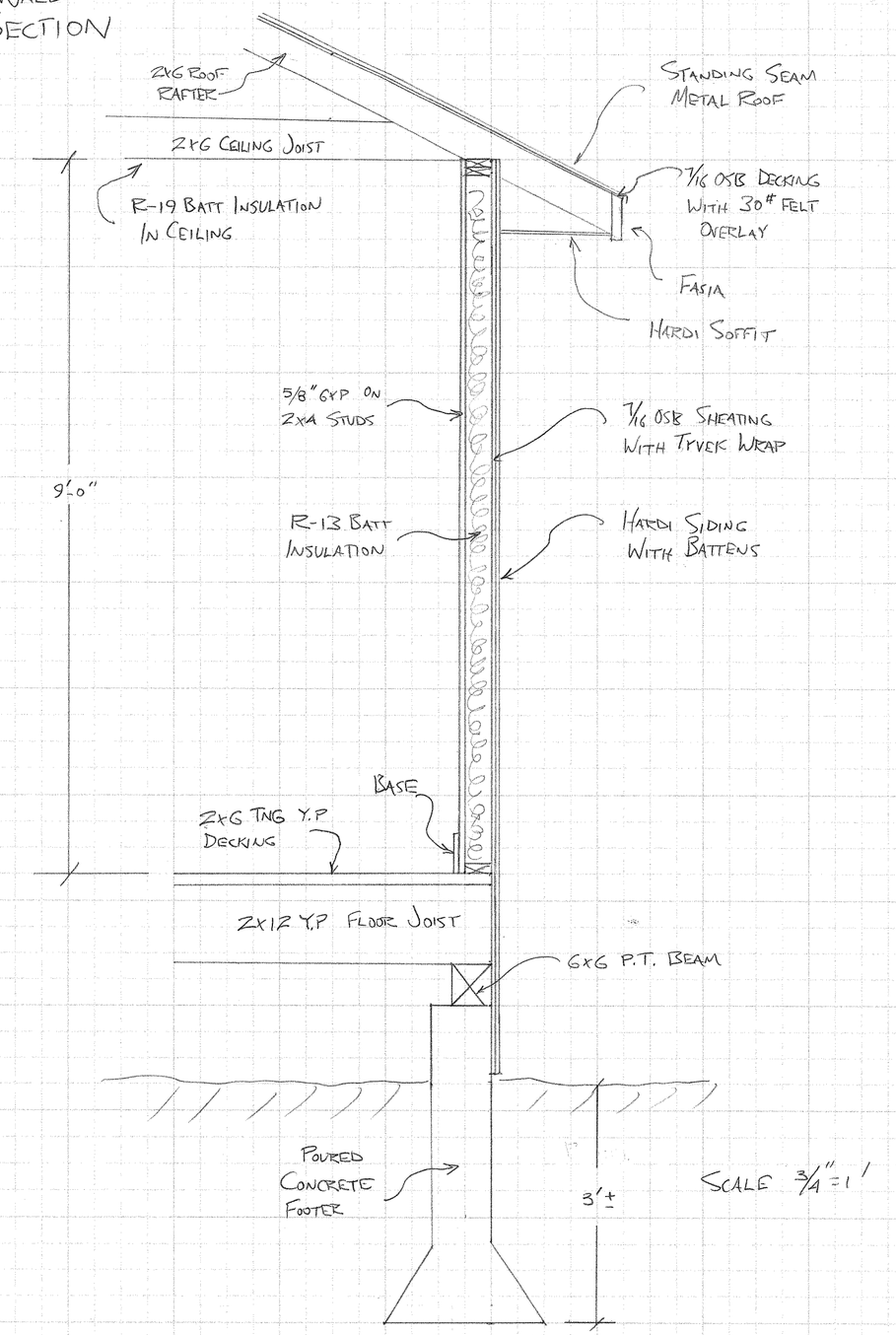
830-446-6699
2028 W Huisache
Foundation Plan

Scale 1/4" = 1'
Revised May 6, 2016

SECOND FLOOR



WALL SECTION



RENAISSANCE 7 LLC
830-446-6699

2028 W HUISACHE
PLAN VIEW

SCALE 1/4" = 1'

REVISED MAY 6, 2016

N

SCALE 1/8" = 1'

160'

5'

45'

EXISTING
SHED
TO REMAIN

14'-3"

PROPOSED
ADDITION

EXISTING
HOUSE
TO REMAIN

50'

35'

HUISACHE AVE

NCB 1953 BLK LOT 21

G

E

11'

EXISTING
DRIVEWAY
TO REMAIN

RENAISSANCE 7 LLC
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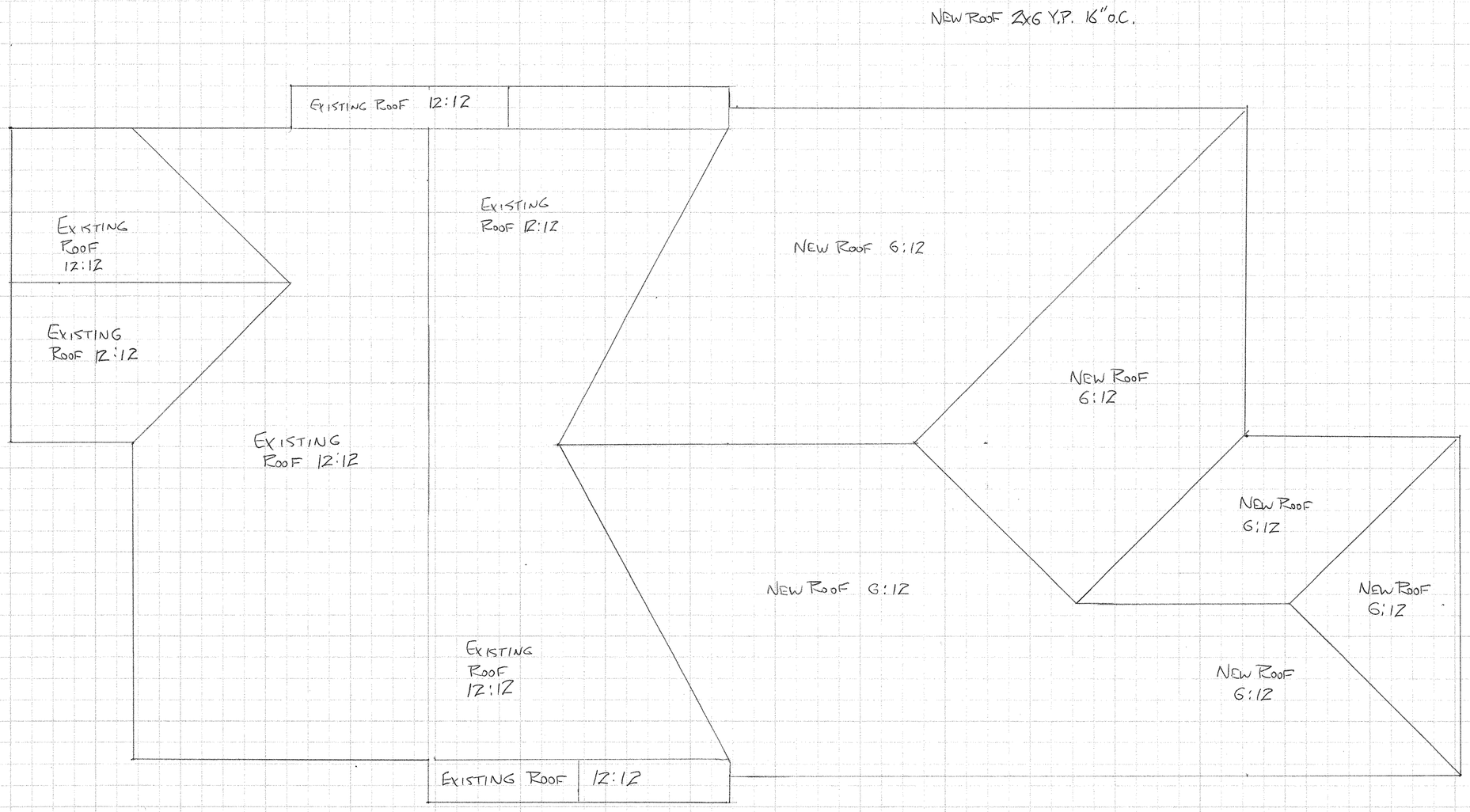
SITE PLAN

2028 W HUISACHE AVE
NCB 1953 BLK LOT 21
SAN ANTONIO TX 78201

REVISED MAY 6, 2016

ROOF PLAN



EXISTING STANDING SEAM ROOF
TO REMAIN

NEW ROOF TO BE STANDING SEAM

RENAISSANCE 7, LLC
830-446-6699

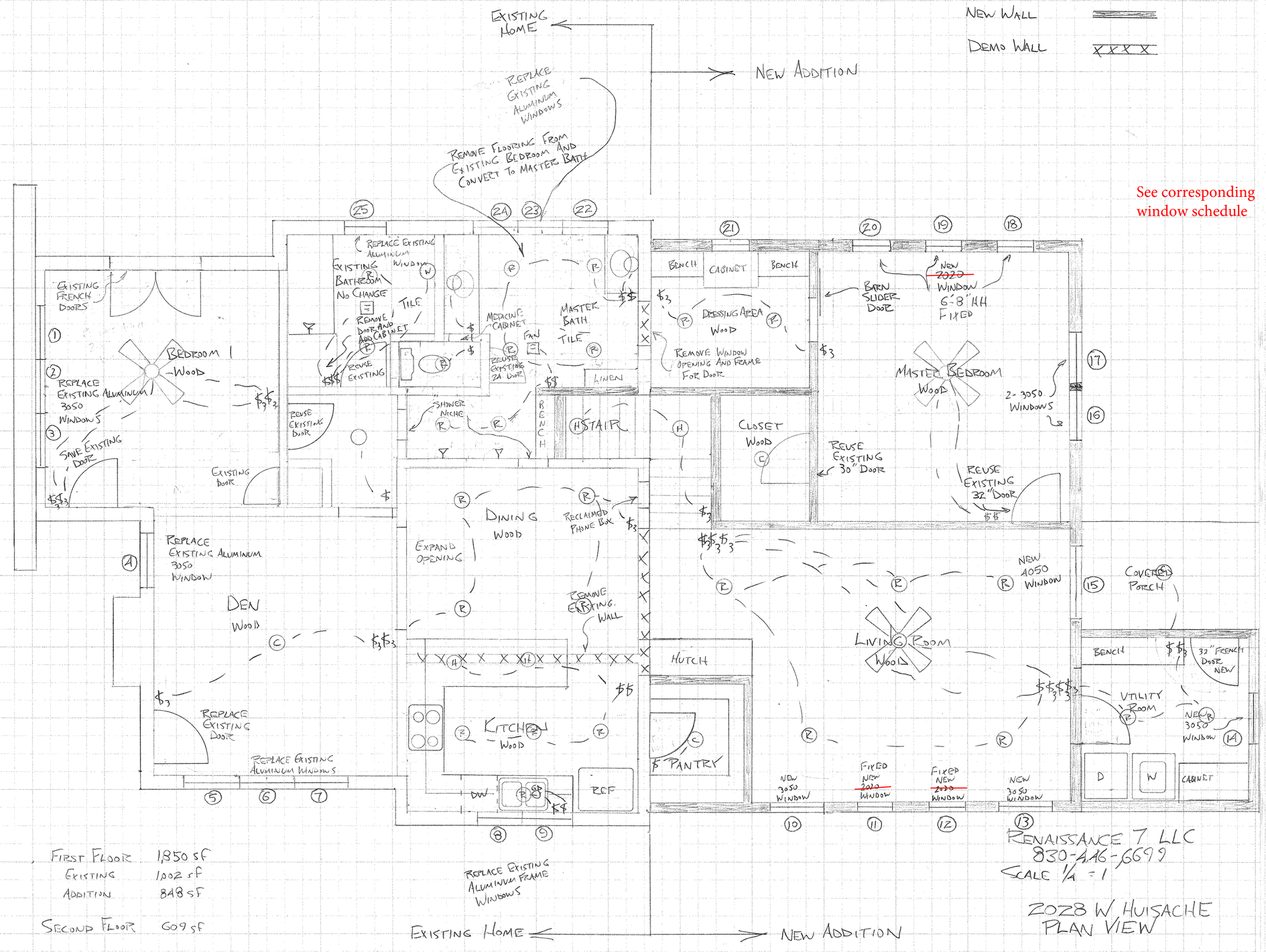
2028 W HUISACHE
ROOF PLAN

SCALE 1/4" = 1'

REVISED MAY 6, 2016

First Floor

Existing Wall
New Wall
Demo Wall



See corresponding window schedule

First Floor	1,850 sf
Existing	1,002 sf
Addition	848 sf
Second Floor	609 sf
Total	2,459 sf

Renaissance 7 LLC
830-446-6699
Scale 1/4" = 1'

2028 W Huisache
Plan View

Revised May 6, 2016

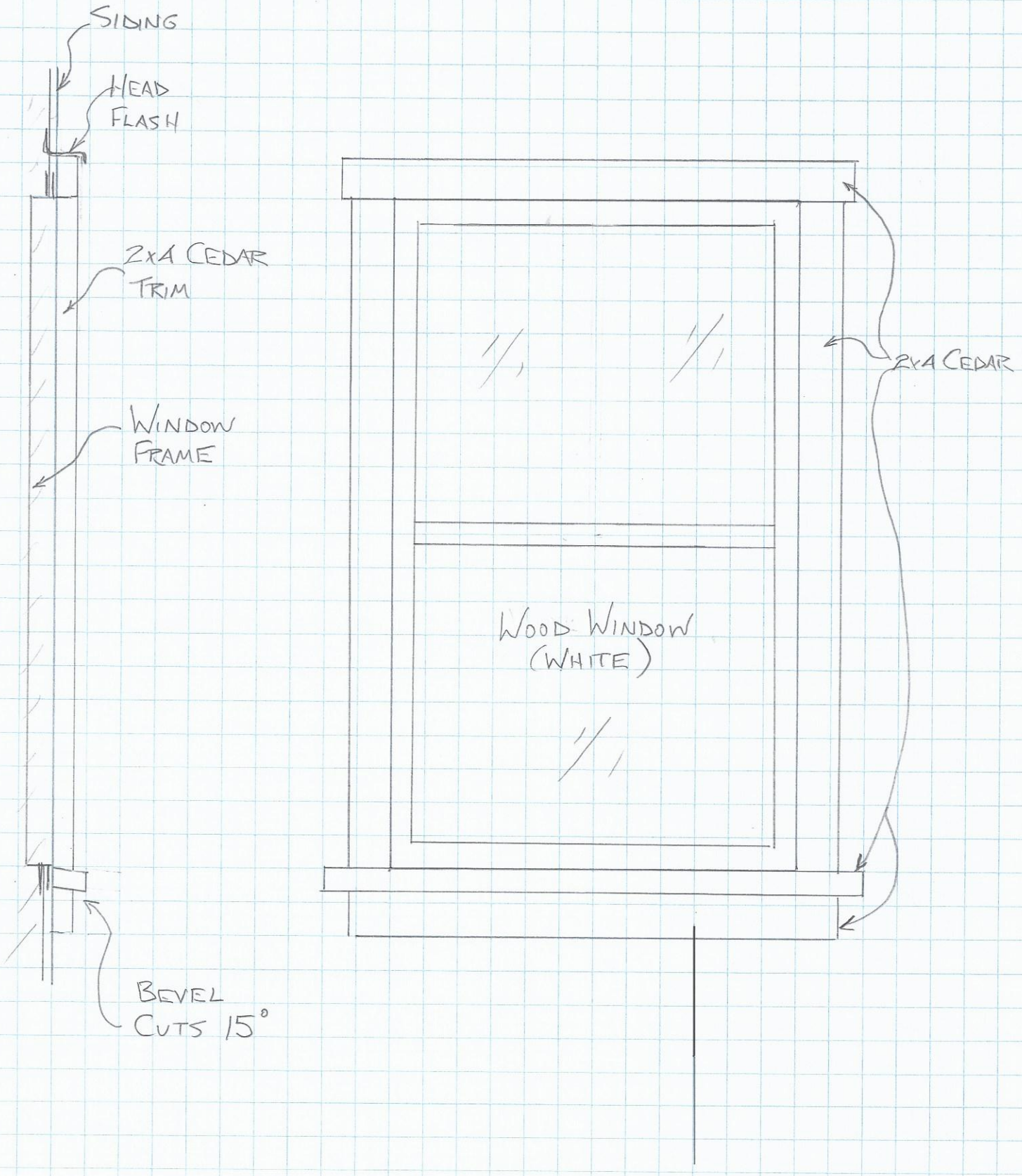
2028 Huisache
Window Schedule

Number	Room	Size	Description
1	Bedroom 1	2850	Double Hung
2	Bedroom 1	2850	Double Hung
3	Bedroom 1	2850	Double Hung
4	Den	3050	Double Hung
5	Den	2850	Double Hung
6	Den	2850	Double Hung
7	Den	2850	Double Hung
8	Kitchen	2836	Double Hung
9	Kitchen	2836	Double Hung
10	Living Room	2850	Double Hung
11	Living Room	1620	Fixed
12	Living Room	1620	Fixed
13	Living Room	2850	Double Hung
14	Utility	3050	Double Hung
14	Living Room	4050	Double Hung
16	Master Bedroom	3050	Double Hung
17	Master Bedroom	3050	Double Hung
18	Master Bedroom	1620	Fixed
19	Master Bedroom	1620	Fixed
20	Master Bedroom	1620	Fixed
21	Dressing Area	1620	Fixed
22	Master Bath	2850	Fixed
23	Master Bath	2850	Fixed
24	Master Bath	2850	Fixed
25	Bathroom	2836	Double Hung
26	Upstairs Bath	1620	Fixed
27	Upstairs Bath	1620	Fixed
28	Upstairs Room	1620	Fixed
29	Upstairs Room	3050	Double Hung

Submitted 5/11/16

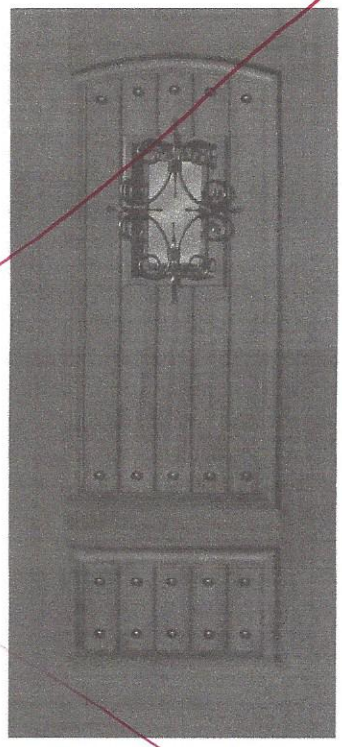
Window Detail

2028 W Huisache



2 Panel V-Grooved Speakeasy Door with Clavos • 6′ 8″ Tall

Estate Collection Wood Grains Available Pre-finished or Unfinished				
	with Round Clavos		*with Square Clavos*	
	36" width Door	*32" width door*	*36" width Door*	*32" width door*
Cherry	SBC30682PPRSERC	SBC28682PPRSERC	SBC30682PPRSESC	SBC28682PPRSESC
Artisan Collection Wood Grains Available Pre-finished Only				
Antique Cherry	S2BC30682PPRSERC	S2BC28682PPRSERC	S2BC30682PPRSESC	S2BC28682PPRSESC
Pacific Knotty Alder	S2BA30682PPRSERC	S2BA28682PPRSERC	S2BA30682PPRSESC	S2BA28682PPRSESC
American Black Walnut	S2BW30682PPRSERC	S2BW28682PPRSERC	S2BW30682PPRSESC	S2BW28682PPRSESC



2 Panel V-Grooved

Available Options:

Decorative Straps. See page 12
Multipoint Lock Sets. See page 13
10 Factory Pre-finished Options. See pages 7-11
4 Wood Grain Textures
Choose round or square clavos for this door
Door shown at right with 1 1/2" round clavos
Speakeasy Grille & Glass Options. See pages 16-17

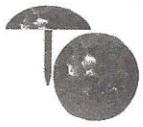
Pre-hung 2 Panel V-Grooved Entryway Configurations
The part numbers for these 2 Panel V-Grooved 6'-8" pre-hung entryway configurations are shown here. Available Impact products shown in RED.

DF2PV1
DF2PV1IMP

DF2PV2
DF2PV2IMP

Hurricane Rated

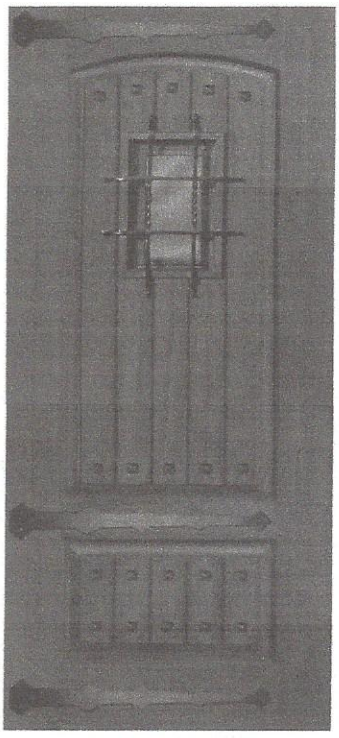
1 1/2″ Square
Antique Black



1 1/2″ Round
Antique Black

2 Panel V-Grooved Speakeasy Door with Straps • 6′ 8″ Tall

Estate Collection Wood Grains Available Pre-finished or Unfinished				
	with Round Clavos		*with Square Clavos*	
	36" width Door	*32" width door*	*36" width Door*	*32" width door*
Cherry	SBC30682PRSERC	SBC28682PRSERC	SBC30682PRSESC	SBC28682PRSESC
Artisan Collection Wood Grains Available Pre-finished Only				
Antique Cherry	S2BC30682PRSERC	S2BC28682PRSERC	S2BC30682PRSESC	S2BC28682PRSESC
Pacific Knotty Alder	S2BA30682PRSERC	S2BA28682PRSERC	S2BA30682PRSESC	S2BA28682PRSESC
American Black Walnut	S2BW30682PRSERC	S2BW28682PRSERC	S2BW30682PRSESC	S2BW28682PRSESC



2 Panel V-Grooved

Available Options:

Multipoint Lock Sets. See page 13
10 Factory Pre-finished Options. See pages 7-11
4 Wood Grain Textures
Choose round or square clavos for this door
Door shown at right with 1 1/2" square clavos
Speakeasy Grille & Glass Options. See pages 16-17

1 1/2″ Round Clavos With **Florentine** Straps

1 1/2″ Square Clavos With **Madrid** Straps

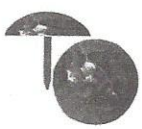
Pre-hung 2 Panel V-Grooved Entryway Configurations
The part numbers for these 2 Panel V-Grooved 6'-8" pre-hung entryway configurations are shown here. Available Impact products shown in RED.

DF2P1
DF2P1IMP

DF2P2
DF2P2IMP

Hurricane Rated

1 1/2″ Square
Antique Black



1 1/2″ Round
Antique Black

BOARD AND BATTEN LOOK

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 4.27.16 HDRC Case# 2016

ADDRESS: 2028 W Huisache Meeting Location: Southtown

APPLICANT: Kurt Walker

DRC Members present: Feldman

Staff present: Lauren Sage

Others present: —

REQUEST: Addition and rehabilitation

COMMENTS/CONCERNS: Vinyl clad windows, will they be recessed? Wall section.

DOOR: BF recommended looking for tudor style door, something less grand and minimal not craftsman.

Ventilation? Leave front vent. # Can you put a gutter above french door? No duct below French doors? Match bricks? Take off aluminum screens off.

STUCCO: Needs to remain. LITTLE WINDOWS: in bathroom, not a good reason. Square windows? Is there a better solution? It would be better to put 2 over 1s in addition. Take out little windows out on right elevation.

COMMITTEE RECOMMENDATION: **APPROVE [ ]** **DISAPPROVE [✓]**

APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

April 27 2016
Date

SELECTING AN APPROPRIATE **REPLACEMENT**

6.B.iv. 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.

Recommended stipulations for replacement:

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.

Details to avoid:

- Vinyl product changes the material
- Window is not recessed within frame
- Sash components do not feature traditional dimensions

- Track insert alters profile
- Meeting rails thicker than original
- Low-e coating alters hue and reflectivity

- Window trim and sill detail not consistent with original

SELECTING WINDOWS FOR **NEW BUILDINGS**

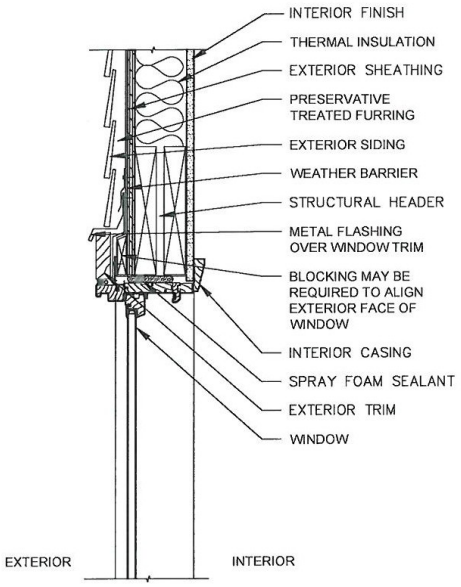
3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...

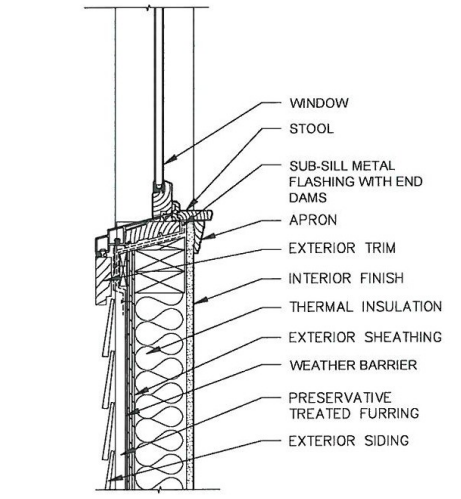
Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.

The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

Examples in New Construction:





Block Frame

(not recommended)

Flush Flange