HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2016 Agenda Item No: 19

HDRC CASE NO:	2016-273
ADDRESS:	442 E HUISACHE AVE
LEGAL DESCRIPTION:	NCB 3088 BLK 4 LOT 28 & W 1/2 OF 29
ZONING:	MF33 H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Ryan Reed/French & Michigan
OWNER:	Brad Parman, Tim Seeliger
TYPE OF WORK:	Screen in porch

REQUEST:

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

- 1. Remove existing porch enclosure
- 2. Construct a two-story porch screening enclosure on existing concrete slab
- 3. Retain existing open stairs behind screening enclosure

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

FINDINGS:

- a. The structure at 442 E Huisache Avenue is a significantly modified Mid Century Modern two story complex with four units, built after 1951, and located in the Monte Vista Historic District. The structure is non-contributing to the period of significance of Monte Vista Historic District, and is indicated as a non-contributing property in the National Register survey.
- b. The existing courtyard has been enclosed with a wood siding, with a metal double one over one window and a front door with two side lights on the first floor, and 6 one over metal windows on the second. Also, there is a

corrugated metal awning over the first floor. Behind the enclosure, the units on either side have been extended and there is a central stairwell and landing to access the units from the interior.

- c. According to a historic photograph, the courtyard previously included an open area with a stone wall, wrought iron fence, and a one-story trellis over the courtyard. The front façade behind the courtyard had 4 windows and one set of double doors on the first floor and 6 windows on the second floor.
- d. The applicant is proposing to remove the enclosure, windows, door and awning and create a two-story screened in courtyard. According the Guidelines for Exterior Maintenance and Alterations 7.B., porches should not be enclosed and porches and balconies should be reconstructed based on accurate evidence of the original. The applicant provided a historic photograph that shows the original façade with the front porch courtyard. Staff finds the proposal to remove the front enclosure consistent with the Guidelines.
- e. The applicant is proposing to install a cedar framed screening, with brass or aluminum mesh, that would be the same height and roof line as the existing roof. The screening would extend 4'-5" from the façade and buil on existing concrete slab perimeter. The proposed frame has one over one panels on the sides, and 6 over 6 panels on each side mimicking the original 6 windows across. Staff finds the screening less impactful due to its transparent nature than what is existing. Staff finds the proposed screening panels appropriate proportions for the structure.
- f. The applicant is proposing to retain the existing interior stairs and open them up to the court yard. These elements would be screened by the proposed two story screening.
- g. Staff made a site visit on July 13, 2016, and found that the structure has low integrity.

RECOMMENDATION:

Staff recommends approval of items #1 through #3 as submitted based on findings a through g.

CASE MANAGER:

Lauren Sage





Flex Viewer

Powered by ArcGIS Server

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Design Brief Huisache Apartments

July 14, 2016

Client Brad Parman 210.867.9091 bparman@parmangroup.com

Tim Seeliger 210.913.5312 tim@timseeliger.com

Project Location

422 Huisache Ave San Antonio, TX 78212

Project Scope

Provide drawings, recommended materials list, and estimated budget for exterior building modifications. Building was constructed in 1954, but is within the Monte Vista Historic District.

Suggestions

- Remove metal "cage" currently around concrete perimeter in front of building.
- Remove wood panel infill on front of building, to create open "courtyard" like area, as was in the original building configuration.
- Build screen enclosure around courtyard, using the existing concrete slab perimeter currently enclosed by "cage"

Materials

- Cedar wood post construction for screen enclosure, anchored to concrete perimeter.
- Wire mesh screen, brass or aluminum.
- Roof addition in front over enclosure, to follow 3' overhang around building
- Open staircase.
- Carry over patio tiles used elsewhere in building.



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Subcontractors

Ed Hernandez H2 Interiors, LLC h2interiorsllc@gmail.com 210.269.8541

Joel McLeod Metalwerks joel@metal-werks.com 210.412.1817

Suppliers

Keller Materials (Decomposed Granite) 9388 Corporate Dr, Selma, TX 78154 210-967-1300

Stone + Soil (Decomposed Granite) 26923 IH-10 West, Boerne, TX 210-687-1005

Fanick's (Ivy, Horsetail Reed) 1025 Holmgreen Rd 210.648.1303

