

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2016

Agenda Item No: 28

HDRC CASE NO: 2016-271
ADDRESS: 342 W ELSMERE PLACE
LEGAL DESCRIPTION: NCB 3967 BLK 2 LOT 1 & W 25 FT OF 2
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Robert McGoldrick
OWNER: Texas Quest Funding Trust
TYPE OF WORK: Window and door opening modifications
REQUEST:

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

1. Install salvaged door at rear where a window exists
2. Fill in rear door and 5 windows on rear
3. Fill in 2 windows on west façade
4. Remove steps and enclose side stoop

APPLICABLE CITATIONS:

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

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.

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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

FINDINGS:

- a. The home at 342 W Elsmere was identified in the Monte Vista National Register Nomination in 1990. The home is a Spanish eclectic style, built in 1923.
- b. There is an existing 6 over 6 wood window in the rear, a rear wooden door with a window light and 5 wood one over one windows with burglar bars and metal screens. The applicant is proposing to remove the window, create a door opening and install the salvaged door. The applicant is also proposing to remove these 6 openings and in fill them in. According to the Guidelines for Exterior Maintenance and Alterations 6.B.i, window and door openings should be preserved. Staff found the property on the August 1935 Sanborn map. The footprint in 1935 indicates that the rear is an addition. Staff finds altering the window and door openings in the rear appropriate as these modifications are not altering the original structure.

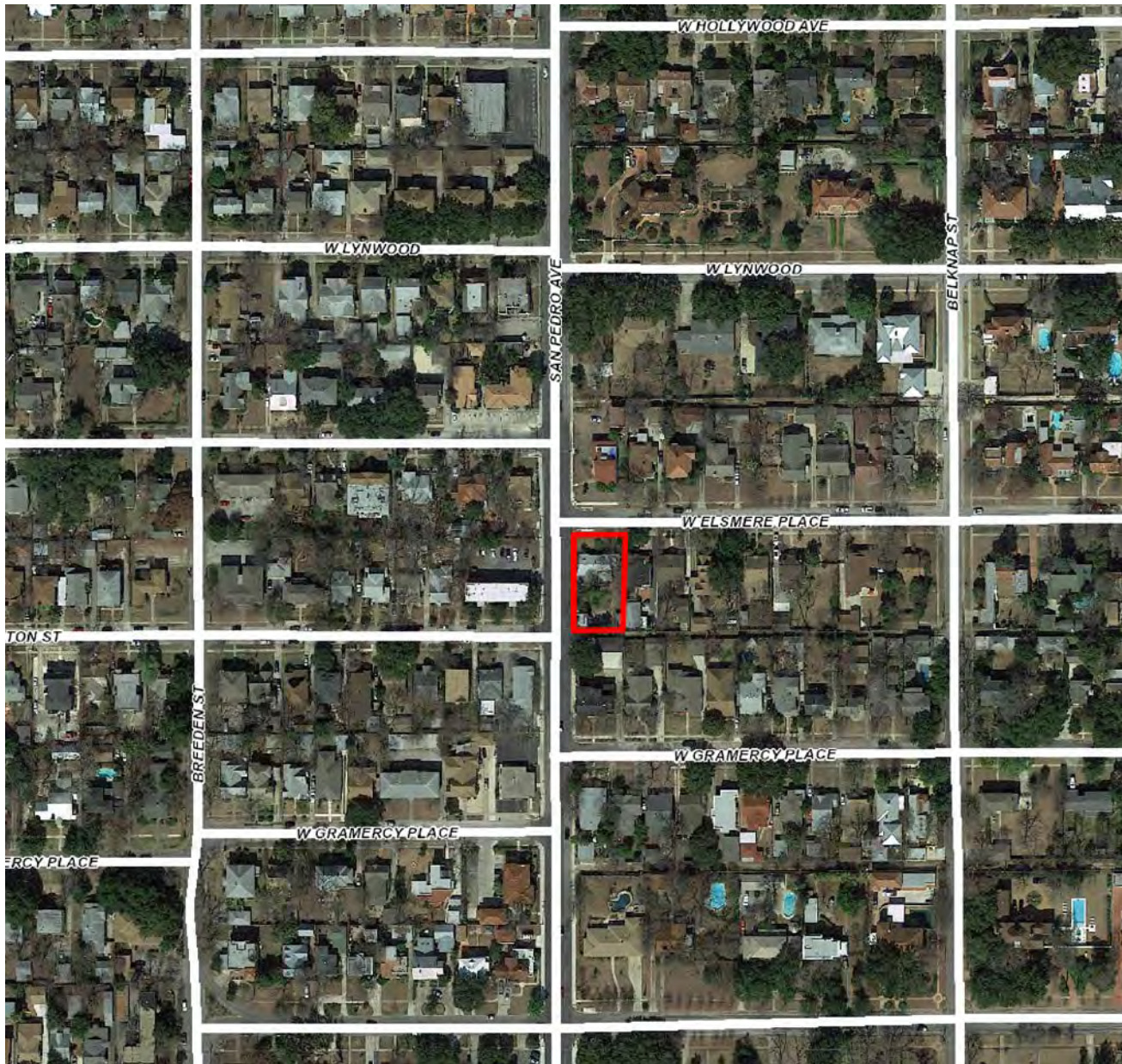
- c. There is an existing side door facing San Pedro, with a stoop and steps facing Elsmere Place. The landing and door is screened with wooden lattice and a metal awning. The steps also have a black metal hand railing. The applicant is proposing to remove the concrete steps, hand railing, lattice and awning and enclose the stoop on the Elsmere Place and San Pedro sides, and add an access door facing Elsmere Place, painted to match siding. According to the Guidelines for Exterior Maintenance and Alterations 7.B.ii., side porches should not be enclosed. Staff finds the proposal to alter the existing side porch not consistent with the Guidelines.
- d. Staff made a site visit July 13, 2016, and found that the modifications facing San Pedro would be visible from the public right-of-way.

RECOMMENDATION:

Staff recommends approval of items #1 and #2 as submitted based on findings a through b. Staff recommends denial of items #3 and #4 based on findings c through d. Staff recommends that the openings on the west façade be retained.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 14, 2016

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Proposed changes concerning 342 W. Elsmere Place.

1. New door at laundry/mud room. This door will give access to back yard. The door replaces one of six windows in the laundry/mud room. (Expanded View Laundry/Mud)
2. Cover up 5 windows at master bedroom closet. (Left View—Driveway Side & Back View)
3. Remove back door from master bathroom. Would like to rework bathroom floor plan to include dual vanities and custom shower stall. (Back View)
4. Cover up 2 windows at the #3 bedroom to make room for a bedroom closet, sound damping, and headboard wall. (San Pedro Ave View)
5. Enclose side door and build water heater closet. (San Pedro Ave View)



342 W. Elsmere Pl.



342 W. Elsmere Pl.



Remove a window and reuse door from master bath,
New door to the Mud RM / Laundry RM



Back of house view towards W. Elsmere

Remove 5 windows to make room for a master bathroom
and closet

1. New door at mud / laundry room. Mud Room / Laundry room will be the back yard access.
2. Cover up door and 5 windows at master closet. No need for 5 windows in new closet where shelves and rods are going to be installed.
3. Cover up door at master bathroom. (reuse door at mud room / Laundry room)



View from San Pedro Ave.

4. Remove 2 windows to make room for a bedroom closet.
5. Enclose side door and build water heater closet. With access door.

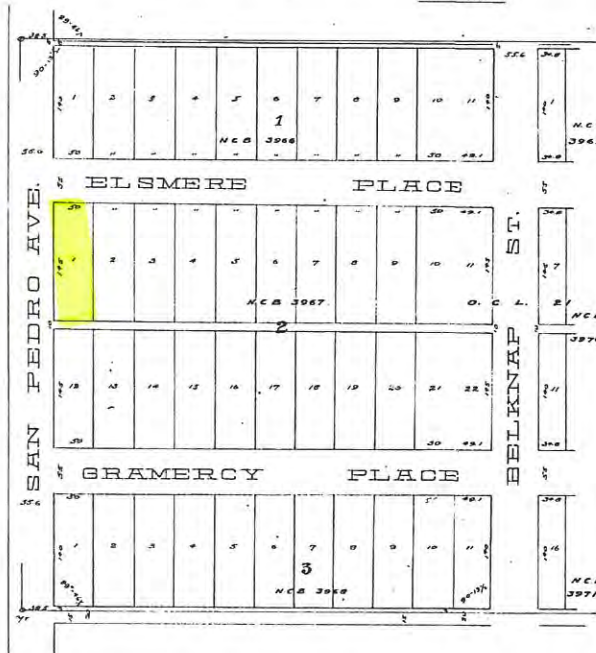


SUMMIT TERRACE

SUBDIVISION OF W PART OF O.C.L. 21 A. 3 D. 5.

SCALE 100 FT. PER INCH.

E.G. Graves.



STATE OF TEXAS } Know all Men by these
COUNTY OF BEXAR } presents; that I, E.D.
Henry of the County of Bexar, State of
Texas, do hereby dedicate, to the use and
behoof of the public for ever all the streets
and alleys as shown on the attached
plat and map of the "SUMMIT TERRACE
ADDITION", in the City of San Antonio,
County of Bexar, State of Texas. Witness
my hand this 23rd day of January A.D.
1911.

E.D. HENRY.

Filed for record Jan 23, 1911 at 11 o'clock A.M.
Frank R. Newton, County Clerk, Bexar Co., Texas

STATE OF TEXAS } Before me, the under
COUNTY OF BEXAR } signed authority, a
Notary Public in and for Bexar County,
Texas, on this day personally appeared
E.D. Henry known to me to be the person
whose name subscribed to the foregoing
instrument and acknowledged to me
that he executed the same for the pur-
poses and consideration therein ex-
pressed Given under my hand and seal of
office this 23 day of January, A.D. 1911.
(SEAL) L. CRAIG

Notary Public, Bexar County, Texas
Recorded on Jan 23, 1911 at 5 o'clock P.M.
By Aug E. Hopperly, Deputy.

Back View

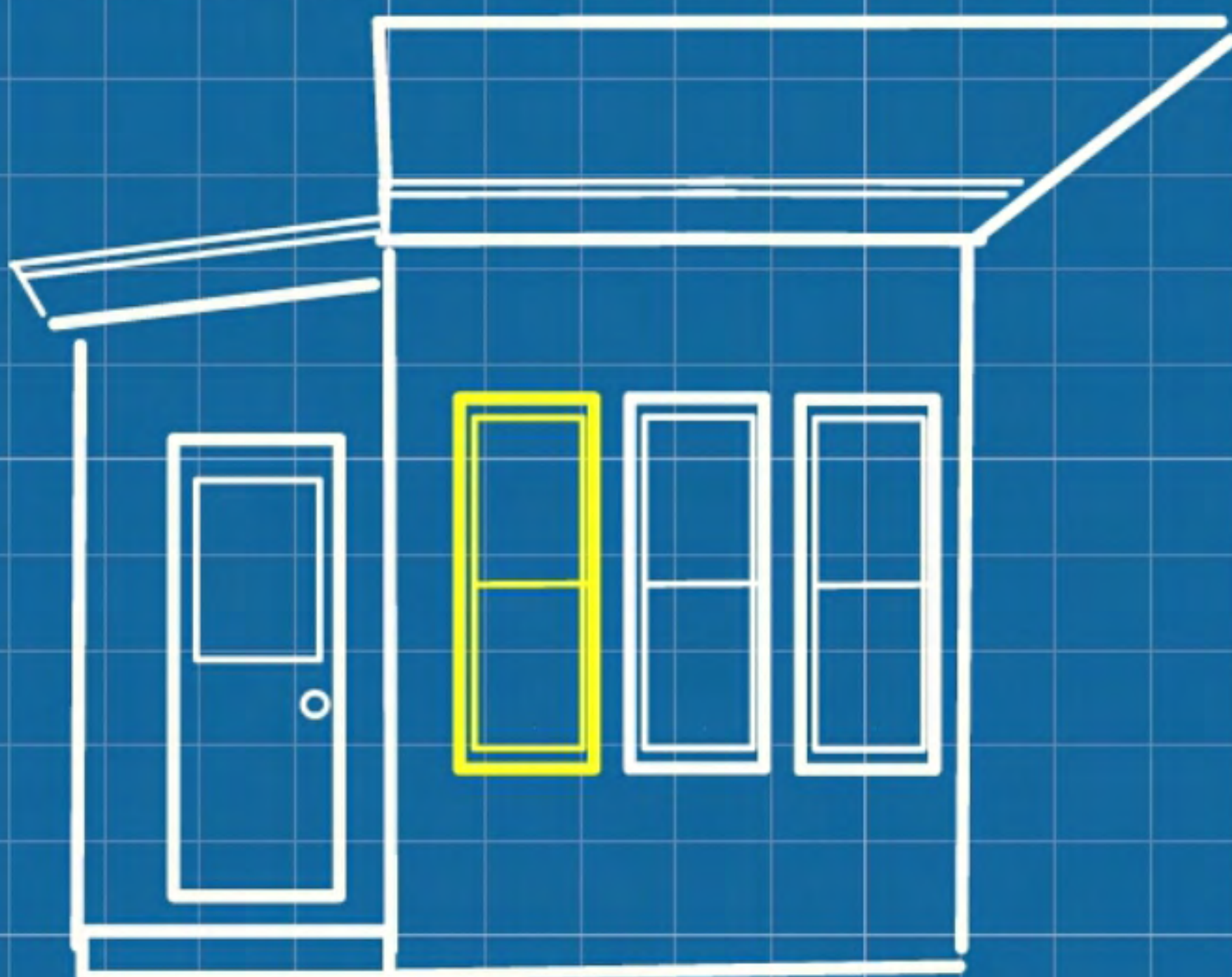


Before



After

Expanded View Laundry/Mud



Before



After

Left View - Driveway Side



Before



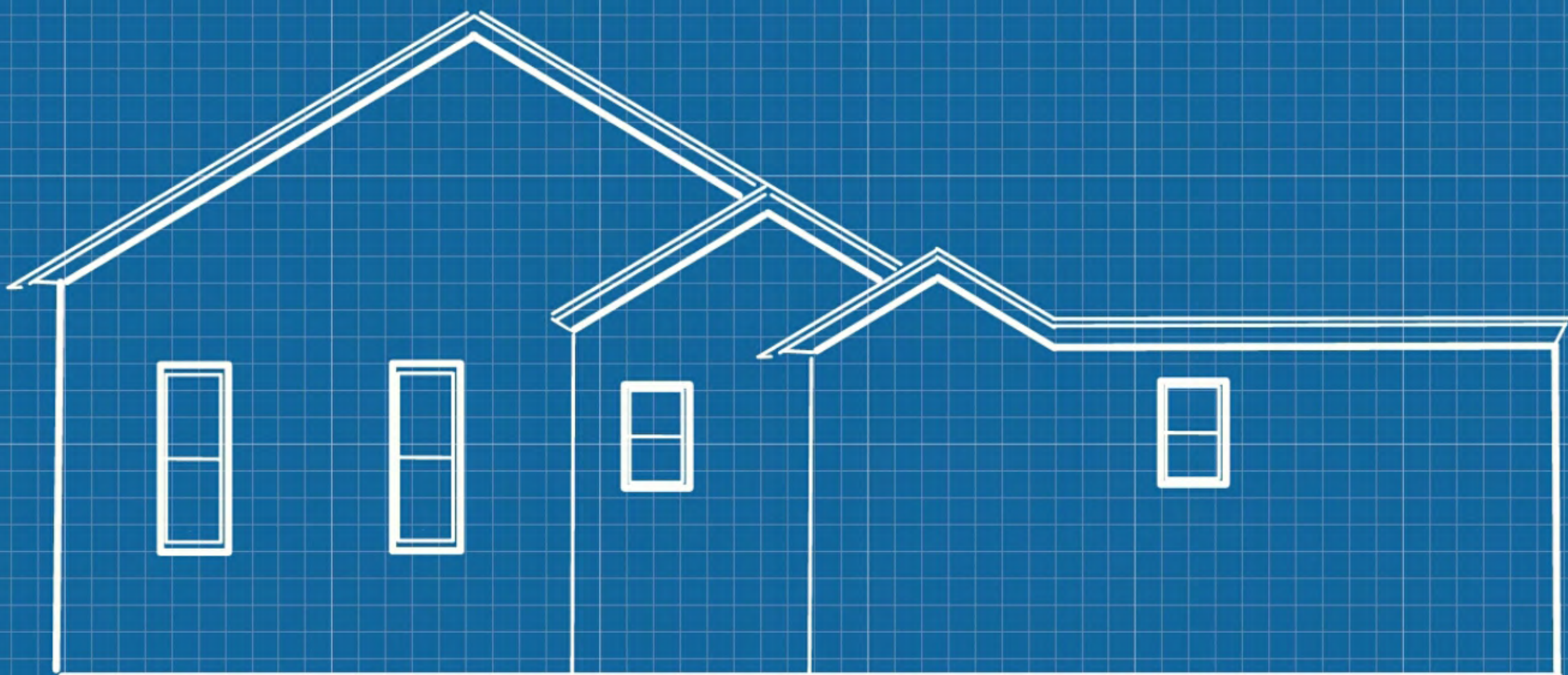
After

Right View From San Pedro



Before

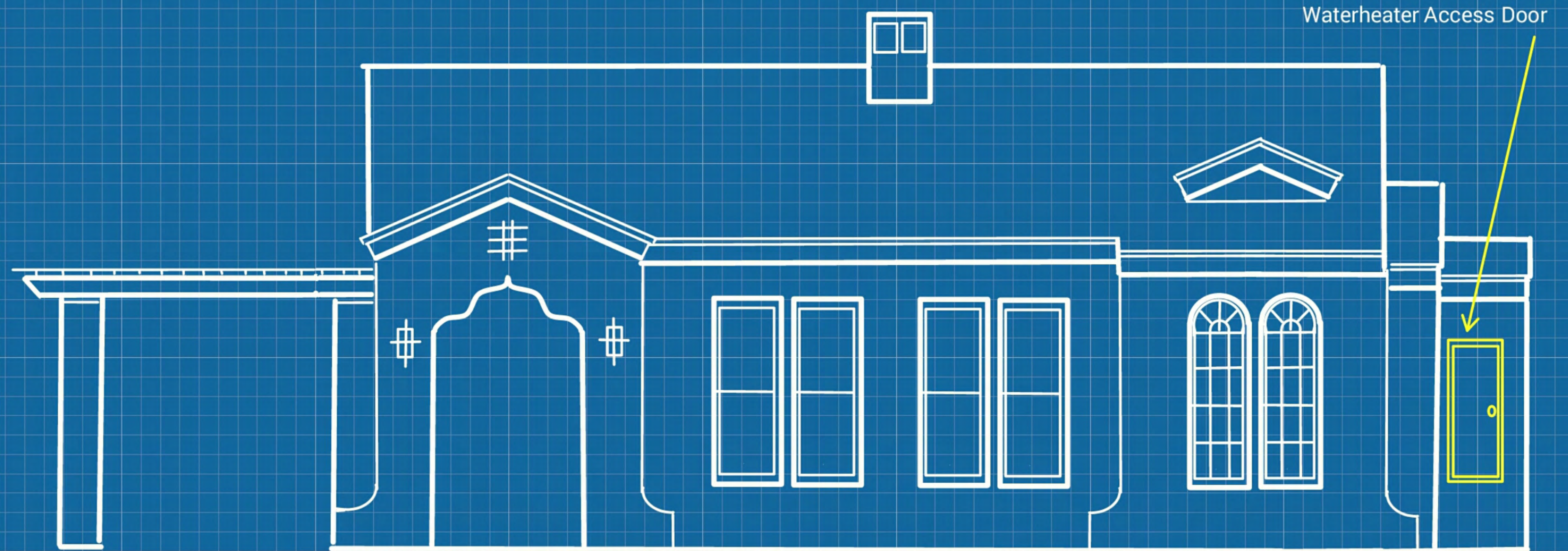
Before



After

After

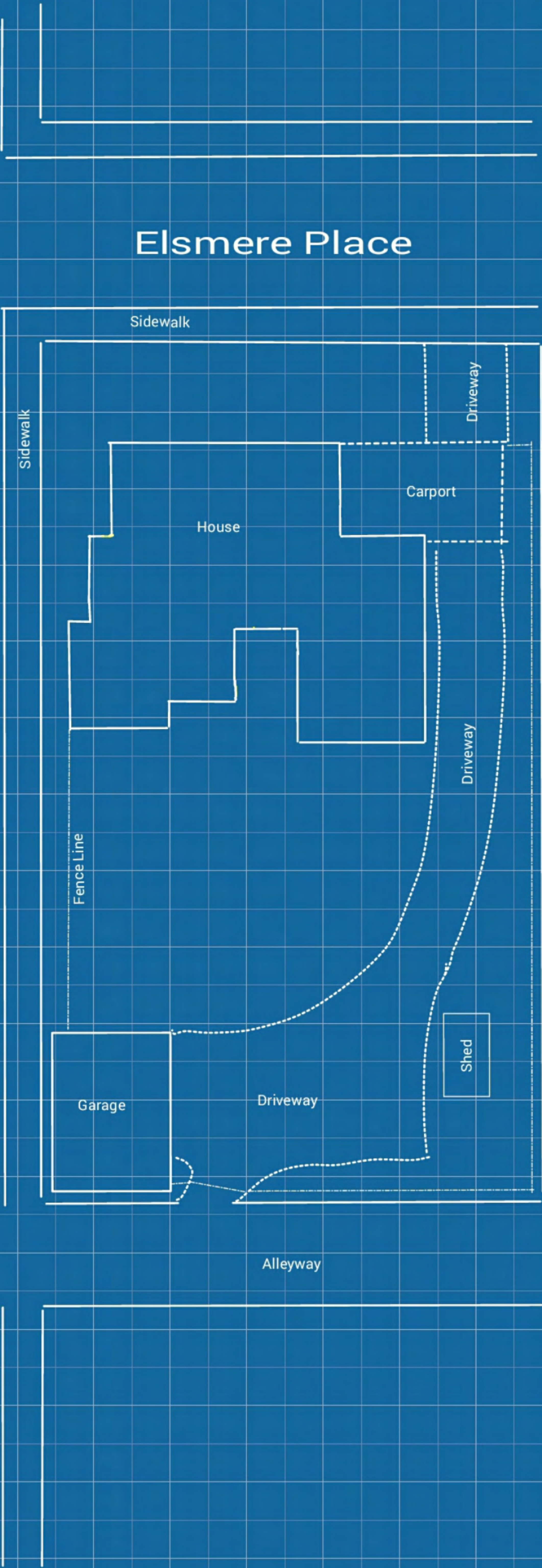
Front View From Elsmere Place



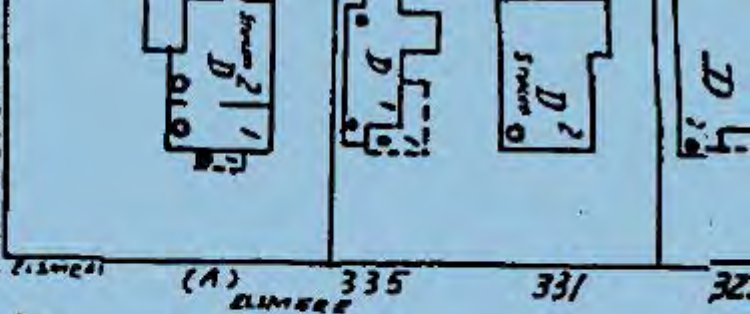
San Pedro Ave.

Elsmere Place

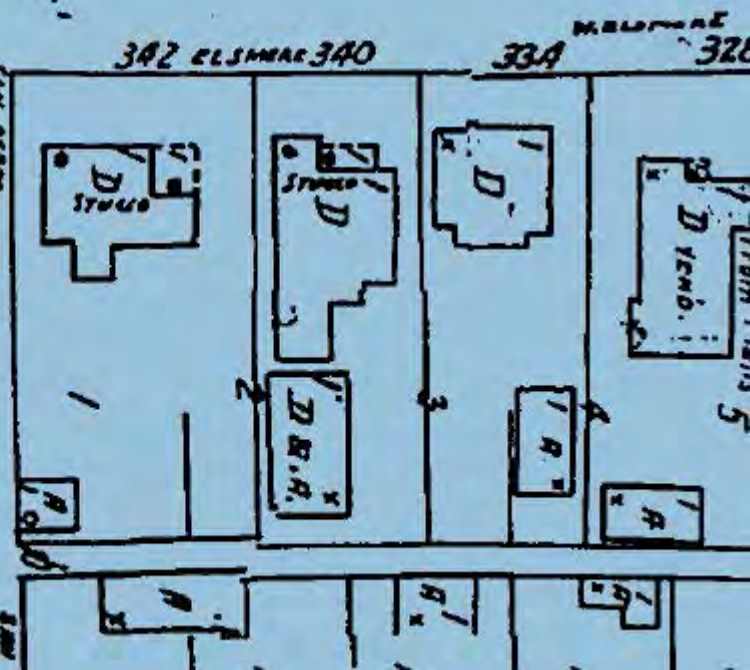
North



2900 SAN PIERRE



SAN PIERRE



AMERGENCY
PL.

