

HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

HDRC CASE NO: 2017-085
ADDRESS: 325 W MISTLETOE
LEGAL DESCRIPTION: NCB 1834 BLK 9 LOT 16
ZONING: R-4
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Bob King/Alamo Construction
OWNER: Tyler Sibley
TYPE OF WORK: Chimney removal and window replacement

REQUEST:

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

1. Remove a chimney and flue vent.
2. Remove and replace an original 6 over 1 window on the primary façade with a new 1 over 1 window.
3. Reuse the original 6 over 1 window in a previously-approved addition to the rear of the property.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

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.

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

FINDINGS:

- a. The existing structure is designed in the Craftsman Bungalow style and is estimated to be constructed between 1930 and 1935. The property appears on a Sanborn map in 1935. The chimney, constructed of brick masonry, is located on center with the primary front-facing façade of the home and is a character defining feature. The flue vent is located in the rear of the structure and cannot be seen from the public right-of-way.
- b. The applicant notes that the fireplace and chimney have been decommissioned for some time. The intent of the interior remodel is to remove the fireplace completely.
- c. A letter dated January 27, 2017 from a certified professional engineer notes cracking and mortar deterioration in the chimney, along with faulty original construction of the flue vent. The engineer recommended that both be torn down and replaced due to these concerns.
- d. According to the Guidelines for Exterior Maintenance and Alterations, historic masonry should be preserved or replaced with in-kind material whenever possible. The proposed removal of the original chimney is not consistent with the Guidelines and is not appropriate.
- e. The original 6 over 1 window, located directly to the right of the property's main entrance, had also been removed and replaced without approval. The applicant noted in a call on February 20 that the original window had been reused in the addition to the rear of the property. Administrative approval was granted to repair the original window on August 12, 2016, so the current conditions are in violation with the approvals on record.
- f. According to the Guidelines for Exterior Maintenance and Alterations, historic windows should be preserved unless deteriorated beyond repair. The window was previously deemed repairable when approved for Historic Tax Credit Certification on December 7, 2016. The proposed removal and reuse of the 6 over 1 window is not appropriate.

RECOMMENDATION:

Staff does not recommend approval for request 1 based on findings a, c, and d.

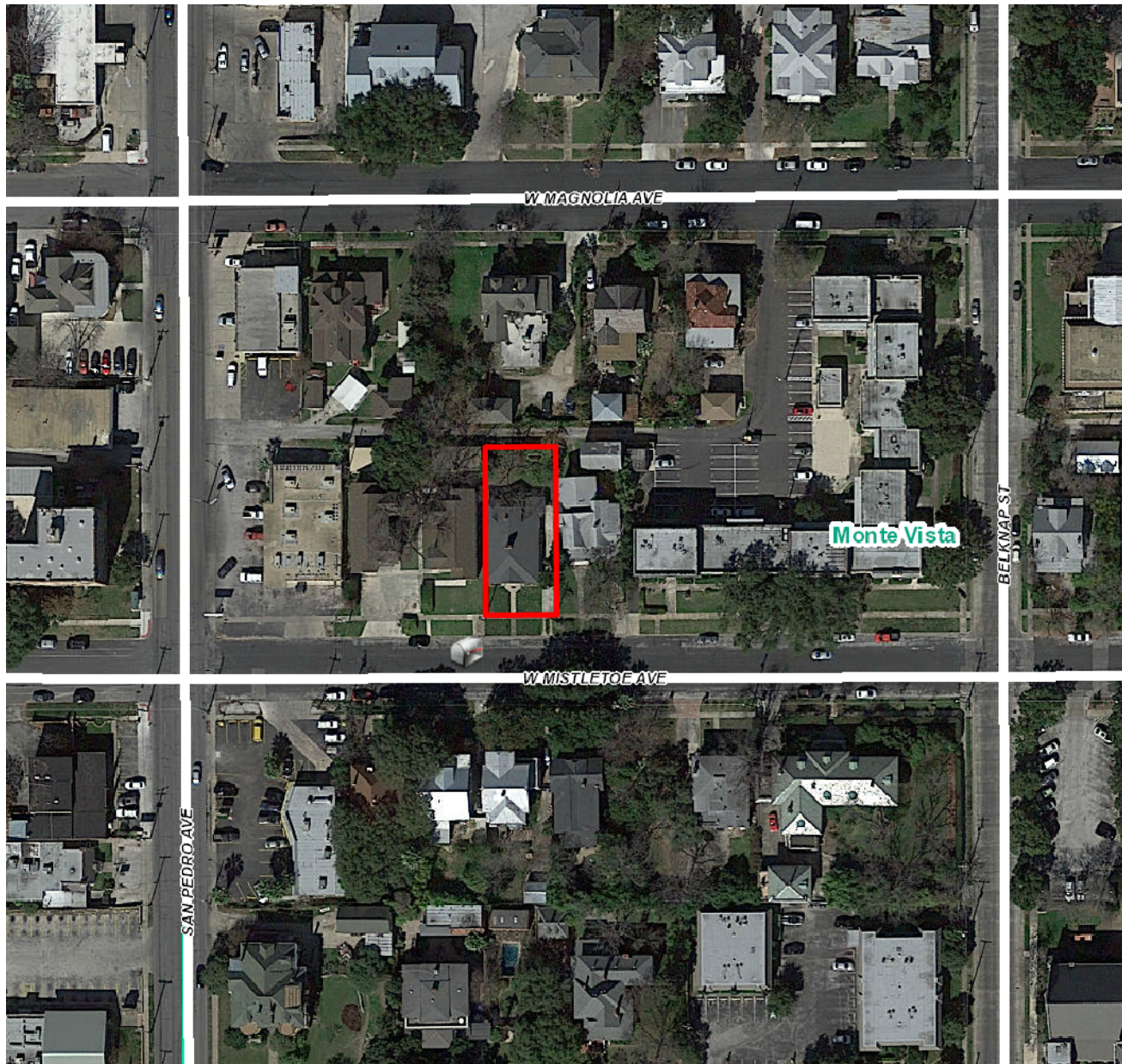
Staff does not recommend approval for requests 2 and 3 based on findings e and f.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

- Staff conducted a site visit on February 18, 2017, and noted that the chimney had already been removed without prior approval in the form of a Certificate of Appropriateness. The post work application fee has not yet been processed.
- The applicant requested Historic Tax Certification (case no. 2016-483) and was heard by the HDRC on December 7, 2017. The requirements for Historic Tax Certification outlined in UDC Section 35-618 were met and the application was approved as submitted. Approval of Historic Tax Verification is contingent on consistency with all approvals and permits. Currently, the property is in violation and is not eligible to receive the incentive.

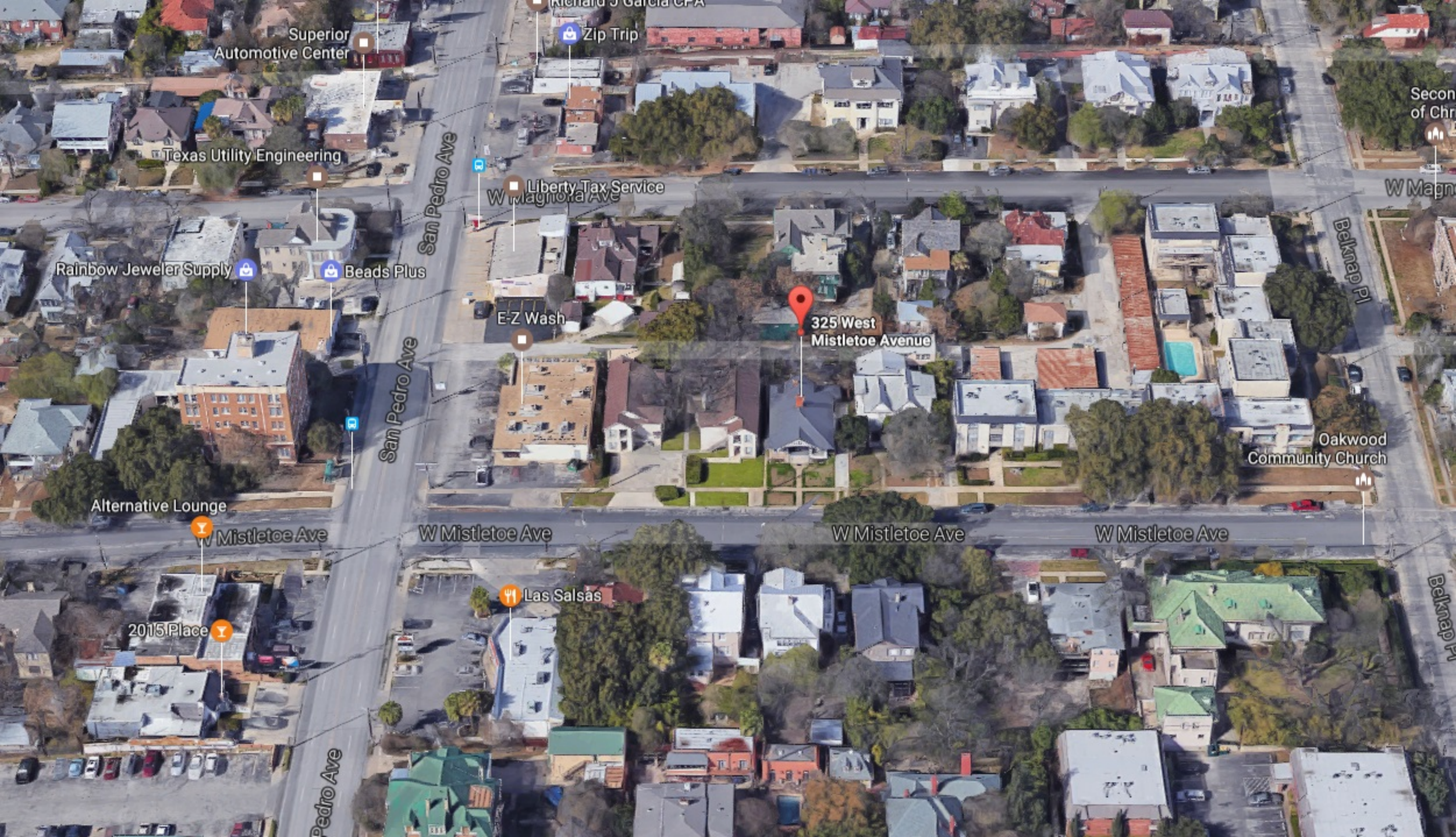


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Printed: Feb 24, 2017

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Superior
Automotive Center

Zip Trip

Second
of Chr

Texas Utility Engineering

Liberty Tax Service

W Magnolia Ave

Rainbow Jeweler Supply

Beads Plus

E-Z Wash

325 West
Mistletoe Avenue

Belknap Pl

Oakwood
Community Church

Alternative Lounge

W Mistletoe Ave

W Mistletoe Ave

W Mistletoe Ave

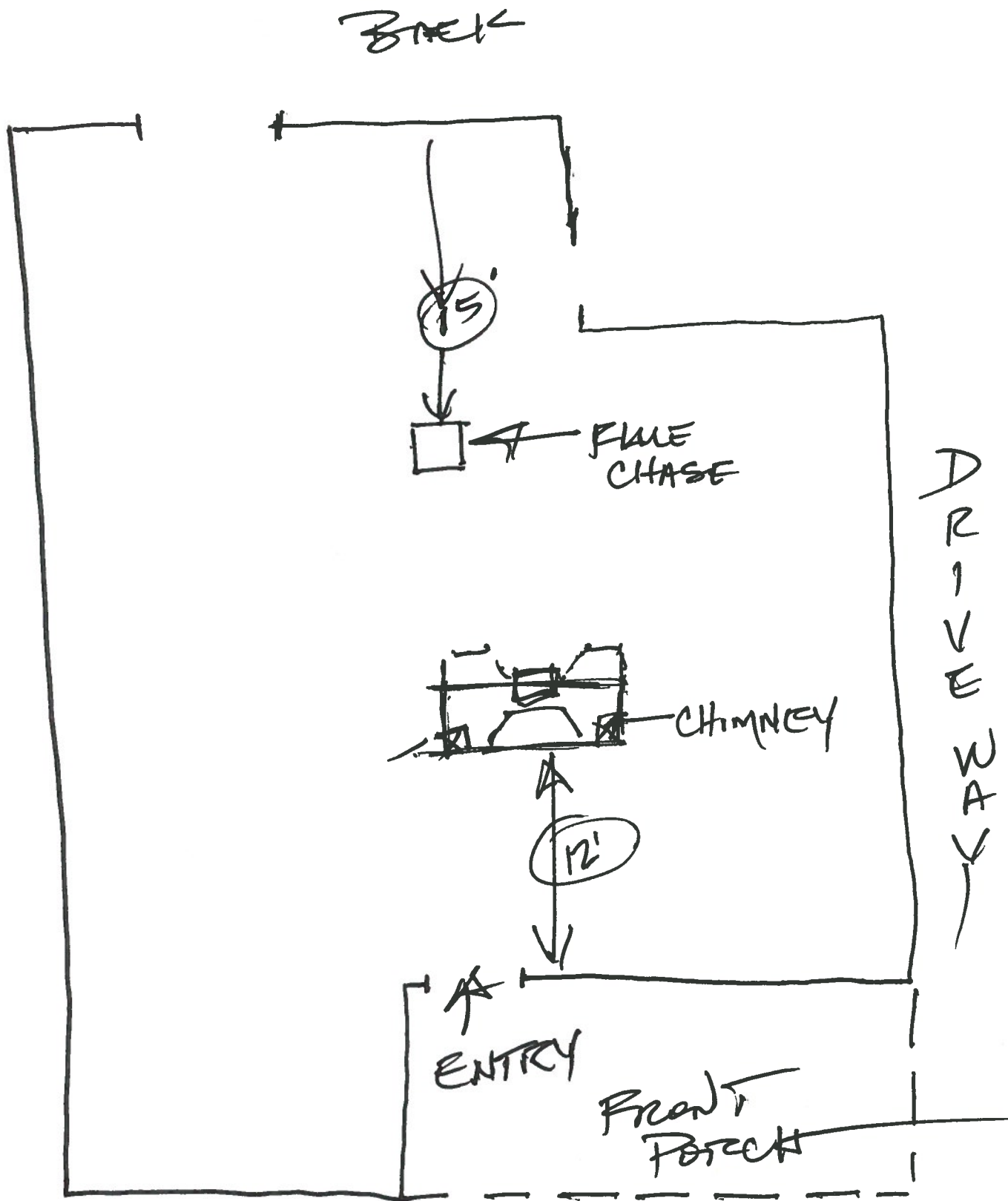
W Mistletoe Ave

Las Salsas

2015 Place

Pedro Ave

Belknap Pl



325 Mistletoe W

James V. Ryan, P.E.
Structural Engineering

January 27, 2017

Mr. Bob King

Re: 325 W. Mistletoe

Project No. 17-021

Dear Mr. King:

Pursuant to your request I have reviewed the chimney and mechanical vent at the above referenced address. The house appears to be constructed about 90 years ago. The chimney is a brick masonry chimney extending through the center of the house. There was evidence of cracking within the chimney and the mortar that is on the exterior is deteriorated.

It is my opinion that the chimney has deteriorated to the point where the only possible correction would be to tear down and replace.

The mechanical flue in the rear does not appear to be properly constructed and should be replaced.

if you have any question regarding this letter feel free to contact me

Sincerely,

1/27/17

James V. Ryan, P.E.

