

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2017

HDRC CASE NO: 2017-130
ADDRESS: 2037 W SUMMIT
LEGAL DESCRIPTION: NCB 1942 BLK 30 LOT 10
ZONING: R-6
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Barbara Ancira
OWNER: Barbara Ancira/The Ancira Trust
TYPE OF WORK: Remove a side entry door and remove one window at the rear of the house
REQUEST:

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

- 1) Remove an existing side entry door and replace with siding to match existing.
- 2) Remove one window located at the rear of the house and replace with siding to match existing.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

FINDINGS:

- a. The structure at 2037 W Summit Ave was constructed in 1931 with Craftsman style elements. It is a contributing structure in the Monticello Park Historic District. The applicant has requested approval to remove an existing side entry door and existing rear window, both to be filled with siding to match original existing wood lap.
- b. **EXISTING DOOR** – According the Historic Design Guidelines, the filling of historic door and window openings should be avoided. The existing side entry door does not appear to be original to the house and both its material and dimensions are incompatible with nearby historic openings and trim details. Staff finds the proposal to remove the door and fill with wood lap siding to match existing acceptable.
- c. **EXISTING WINDOW** - According the Historic Design Guidelines, the filling of historic door and window

openings should be avoided. The existing rear window opening, including its dimensions and materials, appear to be original to the house. Staff does not find the proposal to remove the window and fill the opening with siding consistent with the guidelines.

RECOMMENDATION:

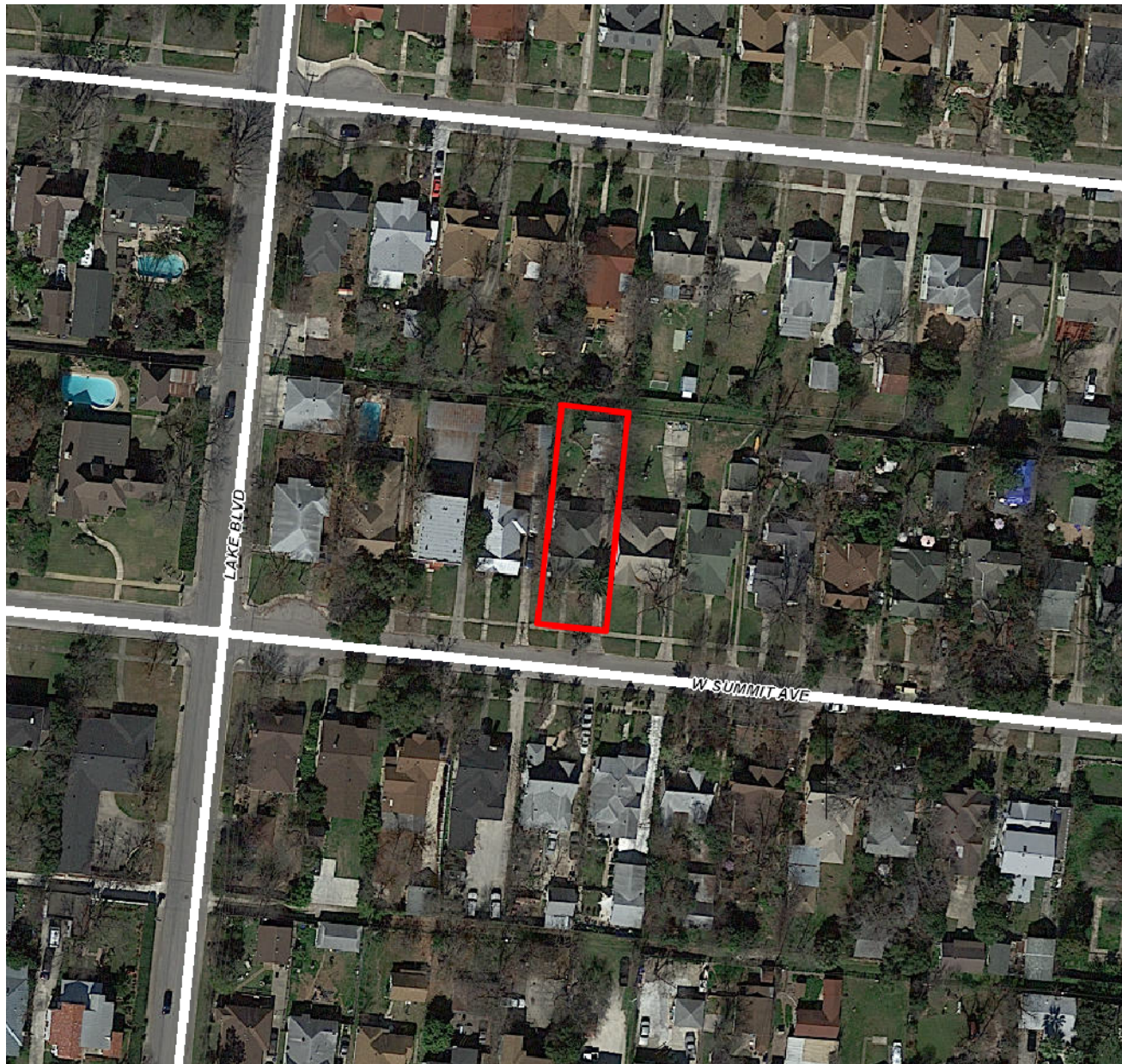
1. Staff recommends approval of the proposed door removal and siding installation based on finding b.
2. Staff does not recommend approval of the proposed window removal and siding installation based on finding c. Should the HDRC approve this request, staff recommends the applicant salvage original materials for donation.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

- An administrative Certificate of Appropriateness was issued on February 24, 2017 for the following work: 1) repair existing foundation, including missing skirting; 2) remove existing synthetic siding and repair original wood lap siding underneath, and replace any siding damaged beyond repair with in-kind material or new siding to match existing in dimension and profile; 3) construct a rear wooden deck; 4) remove invasive shrubs from front of house and add new grass in front lawn.



Flex Viewer

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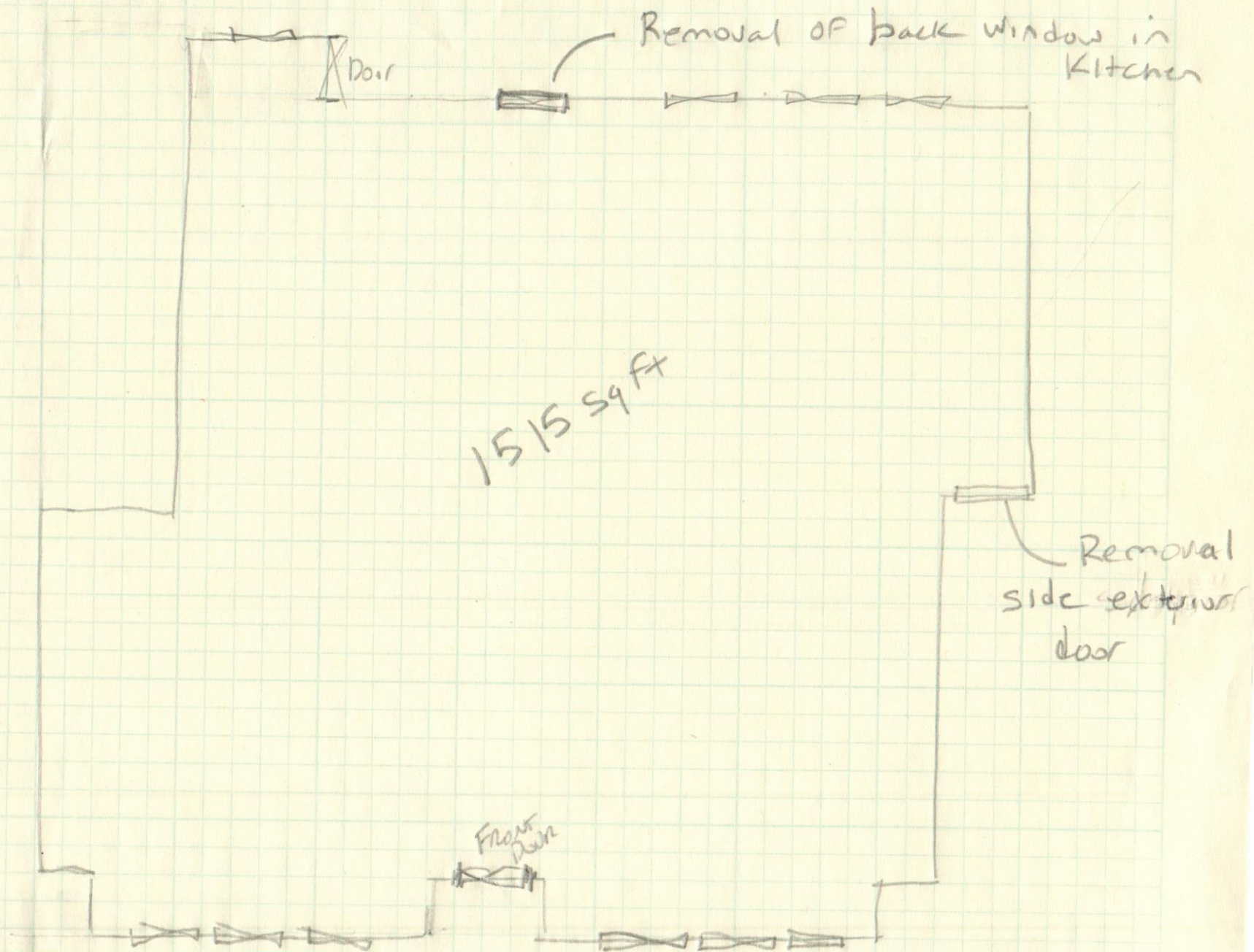
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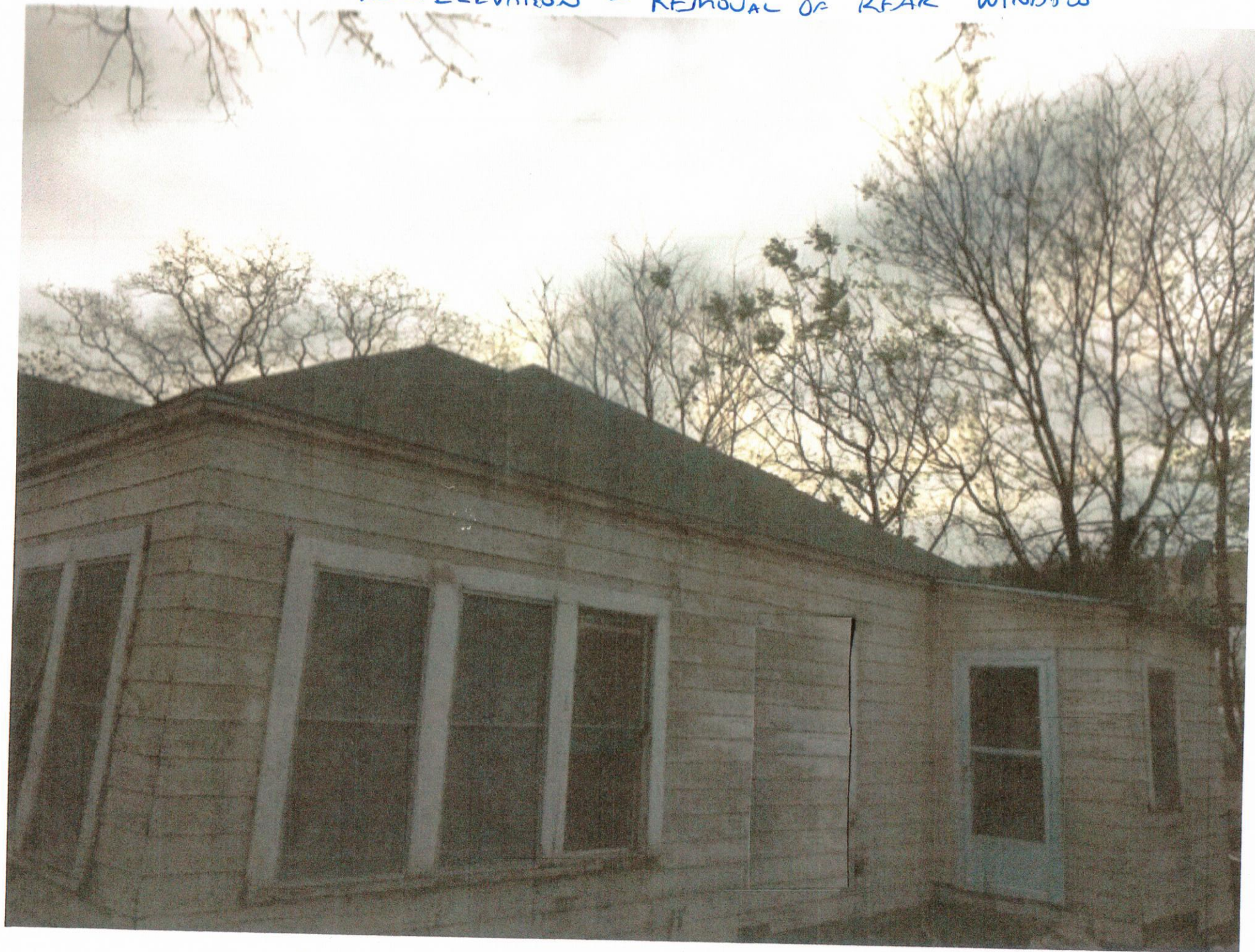




2037 W. Summit Avenue



REAR ELEVATION - REMOVAL OF REAR WINDOW



SIDE ELEVATION - REMOVAL OF SIDE DOOR

