

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-420
ADDRESS: 2136 W SUMMIT
LEGAL DESCRIPTION: NCB 6826 BLK 0 LOT 9&10
ZONING: R-6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Gary Perkins
OWNER: Gary Perkins
TYPE OF WORK: Reconstruct porte-cochere
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to reconstruct a porte-cochere on the east side of the property. The reconstruction will involve rebuilding an exterior wall of a non-original side addition that has suffered extensive water damage.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade 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.

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.

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 located at 2136 W Summit Ave is a 2-story single family home constructed in 1933 in the Colonial Revival style. The home features several elements of the architectural style, including an accentuated front door with pediment, double-hung window sashes with multiple divided lites, and a side-gabled roof configuration. The home is a contributing structure in the Monticello Park Historic District. The applicant is requesting approval to reconstruct a non-original porte-cochere on the east side of the home. The request includes rebuilding one exterior wall on a side addition that has experienced severe water damage.
- b. **PORTE-COCHERE** – The existing porte-cochere is constructed of wood structural members and clad in stucco. The second story terrace features stucco-clad square pillars, a low wrought iron fence, and a tiled deck. The porte-cochere is supported by simple square wooden posts. The structure, along with the 1-story portion of the home to which it is structurally affixed, is not original to the historic structure. According to a 1950 Sanborn Map, the footprint of the original home is confined to the 2-story structure. The side addition and porte-cochere were added

sometime after 1951. The structural elements of this addition are currently failing. The wooden beams supporting the porte-cochere decking are rotting and bowing from water infiltration, which is causing the exterior stucco to shed from the siding and expose additional interior structural elements, like wall studs. The interior wall of the 1-story side addition is also experiencing water infiltration from the shifting beams, which has resulted in interior damage and flooding. Based on these urgent considerations, the applicant received administrative approval to begin demolishing the structure.

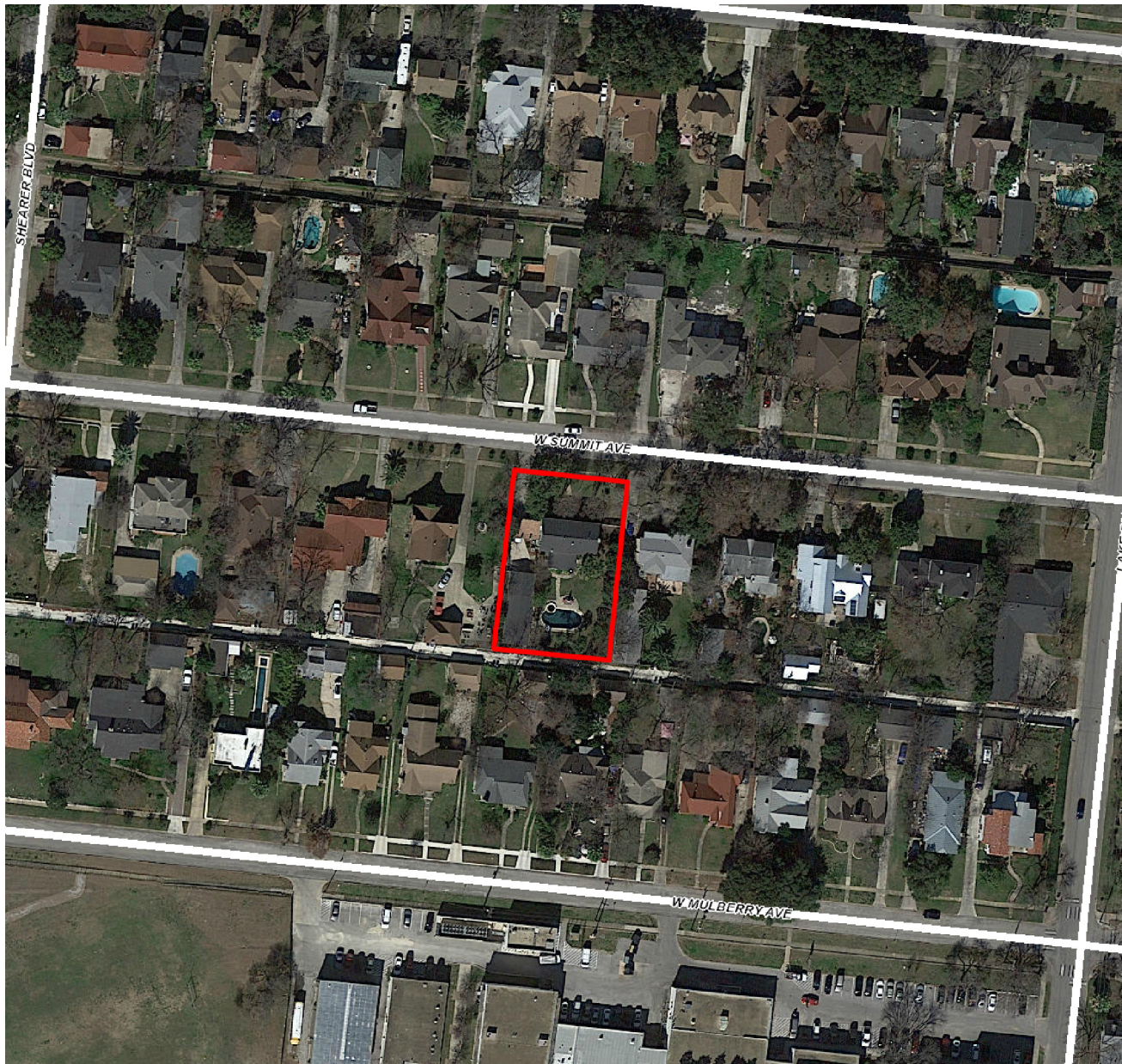
- c. RECONSTRUCTION – The applicant has proposed to reconstruct the porte-cochere mostly in-kind. The wrought iron fencing will be retained and the stucco columns will be reconstructed to match the existing. The tile decking will be replaced with treated cedar beams. The new structure will incorporate a drainage system under the deck and a gutter to direct rain away from the structure. The brick masonry detail above the 1-story addition will be replaced with an LVL supporting beam to be painted white. Based on the fact that the porte-cochere and 1-story element of the home are non-original to the historic structure, staff finds the proposed modifications and reconstruction strategy appropriate for the style of the home.

RECOMMENDATION:

Staff recommends approval based on findings a through c with the stipulation that the applicant submits final drawings to staff for approval.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

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541

TX... 041

ADDL SHEET

DEC. 1934

THOMAS JEFFERSON HIGH SCHOOL GROUNDS

548

525



550

KAMPMANN

BLVD.

MARY LOUISE DR.

FURR DR.

DONALDSON AV.

W. GRAMERCY PL.

W. KINGS HWY

W. SUMMIT AV.

W. MULBERRY AV.

560

546

522

LAKE

SCALE 100 FT. TO ONE INCH

HDRC Application for 2136 W Summit Av, 78201

Purchased this home in Feb 2015 and previous owners had replaced the supporting beams for the porte cochere along driveway.

Cross beams are supported on laundry room that was added to the house and on concrete foundation. Flooring on above terrace is clay tile.

After 6 months, we discovered that water is leaking through the cracks of the tile and damaging the cross beams. Every 6 months we have sealed the tile. The terrace gets 8-9 hours of full sun every day and the sealer doesn't hold on to the clay tile.

It has come to a point where the cross beam has suffered rot and is now bending and cracks in the tile are becoming bigger.

Scope of project: Complete rebuild of porte cochere:

Maintain supporting beams along driveway.

Replace cross beam above laundry room with LVL (going from original house to supporting beams - XX ft). Paint white.

Replace all cross beams with 16-inch separation.

Install under deck drainage system (RainEscape from Trex) and gutter to make sure water is not reaching the cross beams.

Replace underdeck and reinstall lighting with recessed light fixture – paint white.

Replace upper floor decking with pressure treated cedar

Rebuild pillars as is.

Reuse the wrought iron fencing as is.

Rebuild wall inside and outside of laundry room that has suffered severe water damage.



View from top



View from the South Side:



Laundry Wall – Replace framing and wall inside



View from the North Side:





Cracks in tiles and water rot:



Pillars sinking (view from top)



New Cross Beam from supporting beams to house:



Under deck drainage system:





Water Damage inside Laundry Room

