

HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

HDRC CASE NO: 2018-314
ADDRESS: 205 W SUMMIT
LEGAL DESCRIPTION: NCB 3260 BLK 4 LOT 7& E 20 FT OF 8
ZONING: R-5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Sajneet Khangura
OWNER: Sajneet Khangura
TYPE OF WORK: Exterior modifications, installation of a side and rear wall
APPLICATION RECEIVED: June 21, 2018
60-DAY REVIEW: August 20, 2018
REQUEST:

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

1. Replace an existing rear wooden window with a new wooden door and relocate the window to the side of the home to replace a non-original window.
2. Cover the existing concrete front porch decking with cement tiles.
3. Construct a rear deck.
4. Perform exterior modifications on the existing accessory structure to include widening an existing opening and reopening an enclosed door.
5. Install an inground pool in the rear of the side yard to measure 20 feet by 50 feet.
6. Construct a side yard wall to be located in line with the front façade of the house.

Several trees will be removed as a result of the proposed modifications, to include two crepe myrtles, a sycamore, and an oak.

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 stripping 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. *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.

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.

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.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural

style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter

character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.

- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

FINDINGS:

- a. The primary structure located at 205 W Summit is a 2-story single family structure constructed in 1913 in the Neoclassical style with Greek Revival influences. The structure was designed by architect August H. Herff. The home features a primary hipped roof with front and side dormers, a full-height 2-story porch with round Tuscan columns, and a lower 1-story porch with fluted Doric columns and square posts. The structure is contributing to the Monte Vista Historic District. The property also contains a 1-story rear accessory structure, which is

contributing to the Monte Vista Historic District.

- b. **REAR WINDOW MODIFICATION** – The applicant has proposed to modify an existing rear window. The window opening will be replaced with a new wooden door to provide access to a proposed rear deck. The window will be salvaged for reuse on the property to replace existing non-original windows. Based on the location of the opening and the proposed salvage and reuse strategy, staff finds the proposal acceptable with the stipulations listed in the recommendation.
- c. **FRONT PORCH MODIFICATIONS** – The applicant has proposed to repair the existing concrete porch and cover the porch floor with cement tile. The exact cement tile specification has not yet been provided. Staff finds that the installation will be minimally visible from the public right-of-way and will not adversely affect the front porch configuration. Staff finds the proposal appropriate.
- d. **REAR DECK** – The applicant has proposed to construct a rear deck. The deck will be level with the first story and included stairs to down to the rear backyard area, which is approximately 8 feet below grade due to the significant interior slope of the property. The deck will be constructed of wood. Based on the size, location, and the materiality of the deck, staff finds its installation appropriate and eligible for administrative approval.
- e. **ACCESSORY STRUCTURE: EXTERIOR MODIFICATIONS** – The applicant has proposed to modify the existing fenestration of the first story of the 2-story rear accessory structure. The proposal includes widening an existing garage door opening and reopening an enclosed side doorway. According to the Historic Design Guidelines, existing openings should be preserved. The Guidelines encourage reopening enclosed historic openings. Staff finds the modifications generally appropriate due to their previous alterations and the minimal scale of the interventions. Staff also finds that the modifications will not be visible from the public right-of-way due to their location.
- f. **INGROUND POOL** – The applicant has proposed to install an inground pool towards the rear side of the property. The pool will measure 20 feet in width and 50 feet in height. Based on the size of the lot and its location behind a proposed privacy wall, staff finds the installation appropriate and eligible for administrative approval.
- g. **NEW WALL: LOCATION** - The applicant has proposed to install a privacy wall constructed of masonry clad with stucco painted white to match both the primary structure and an existing rear wall on the property. The wall will feature the same finish and cap detail as the existing wall. Based on the provided site plan, the wall will begin at the front west façade and turn north adjacent to the Howard St street curb. The new wall will adjoin the existing one along the rear alley. The applicant has stated that the placement of the fence close to the street is to preserve existing trees on the property. According to the Historic Design Guidelines for Site Elements, new fences and walls should appear similar to those used historically within the district in terms of their scale and location. Privacy fences and walls should be set back from the front façade of the primary structure. While staff finds the design consistent with the historic development pattern of the district, staff finds that the wall should be set back from the front façade of the primary structure by at least a full bay to more closely match the placement of existing historic privacy walls in the district. The height of historic privacy fences in the district are also commonly less than six feet in height, especially those close to the street or sidewalk, as noted in the exhibits. Staff finds that the height should be reduced to 4.5 or 5 feet to be more consistent with the historic development pattern of walls. Additionally, the portion of the wall facing Howard St should match the location of the privacy wall located at 202 W Kings Hwy, directly behind 205 W Summit, in the event that sidewalks are installed in the future in this location. The applicant is responsible for coordinating with Transportation and Capital Improvements (TCI) staff and obtaining a variance from the Board of Adjustment if applicable.
- h. **NEW WALL: HEIGHT** – The applicant has proposed to construct a privacy wall measuring 6 feet in height. As noted in finding b, according to the Historic Design Guidelines for Site Elements, new fences and walls should appear similar to those used historically within the district in terms of their scale and height. The heights of solid historic privacy walls in the district are commonly less than six feet in height, especially those close to the street or sidewalk or located on corner lots, as noted in the exhibits. Staff finds that the height should be reduced to 4.5 or 5 feet to be more consistent with the historic development pattern of walls in Monte Vista.
- i. **NEW WALL: MATERIALS** – The applicant has proposed to construct the new fence out of brick masonry that matches the approximate size and color as the brick on the primary structure as closely as possible. Stone, masonry, and stucco perimeter walls are common in the Monte Vista Historic District. The material choices are compatible with the primary structure. Staff finds the materiality acceptable and consistent with the Guidelines.
- j. **TREE REMOVAL** – The construction of the rear deck, inground pool, and side wall will require the removal of several trees, including two crepe myrtles, one sycamore, and one oak. Ample existing canopy will remain due to additional existing heritage trees on the lot. Staff finds the removal acceptable due to the overall appropriateness of the proposed work relative to the Historic Design Guidelines; however, staff finds that the applicant should coordinate with the City Arborist to determine the viability of the trees' removal and determine if additional trees

will be required to be planted to adhere to canopy coverage requirements.

RECOMMENDATION:

Item 1, Staff recommends approval of the window replacement based on finding b.

Item 2, Staff recommends approval of the cement tile installation over the concrete front porch as noted in finding c with the stipulation that the applicant submits a final material specification to staff prior to receiving a Certificate of Appropriateness.

Item 3, Staff recommends approval of the rear deck installation based on finding d.

Item 4, Staff recommends approval of the rear accessory structure modifications based on finding e.

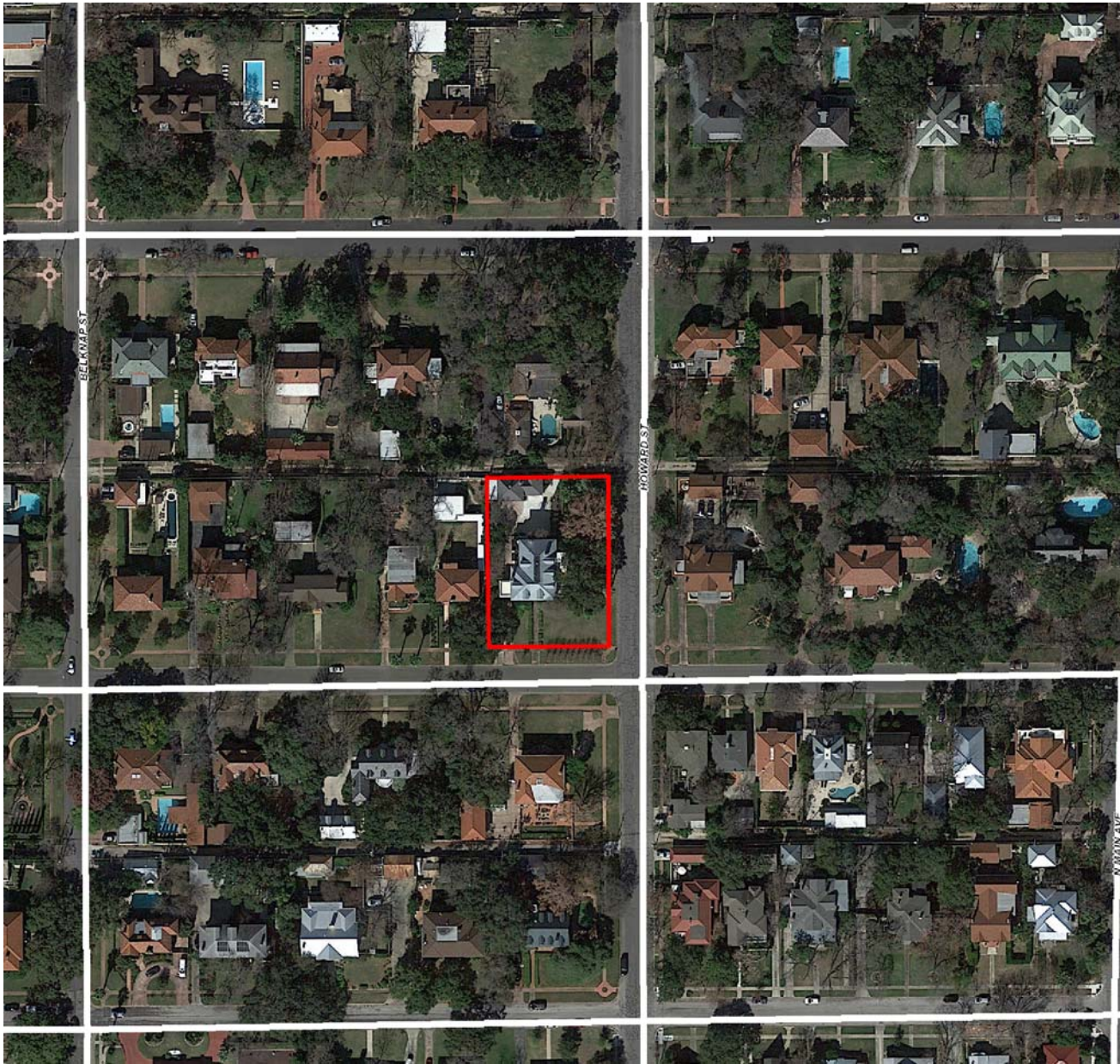
Item 5, Staff recommends approval of the inground pool installation based on finding f.

Item 6, Staff recommends approval based on findings a through c with the following stipulations:

- i. That the wall be set back from the primary structure by a full bay or more as noted in finding b.
- ii. That the portion of the wall facing Howard St matches the setback of the privacy wall directly behind the lot as noted in finding b.
- iii. That the height be reduced to 4 ½ - 5 feet as noted in finding c. The applicant must submit a final site plan and elevation of the proposed privacy wall that indicate all dimensions, including dimensions from lot lines.
- iv. That the applicant coordinate with Transportation and Capital Improvements (TCI) staff and obtain a variance from the Board of Adjustment for the location of the wall, if applicable.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 25, 2018

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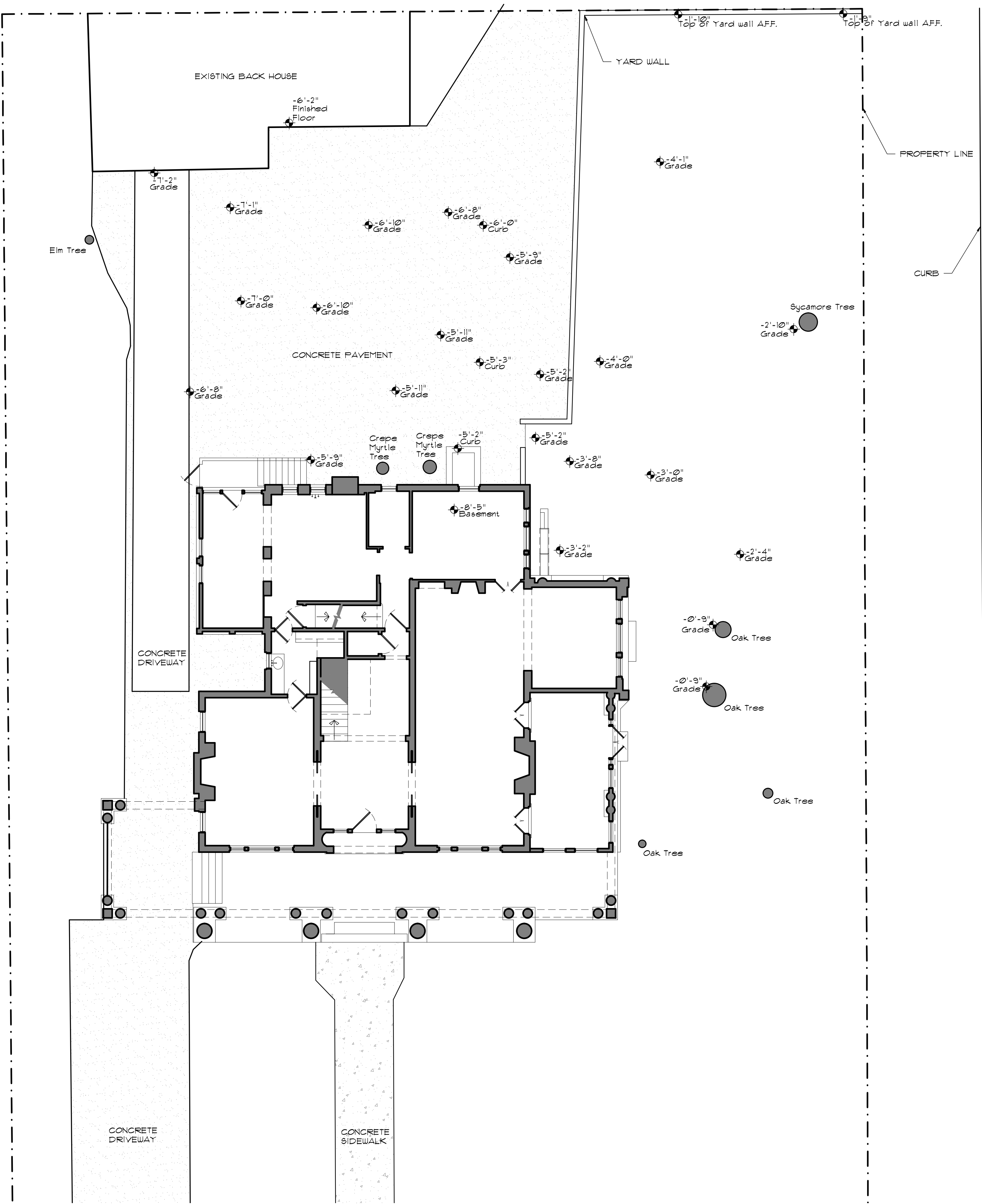
NORTH

1

C-01

1/8" = 1'-0"

EXISTING SITE PLAN



Documenting The

ALAMIO

AS-BUILTS

Build Environment

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205 W SUMMIT AVE
SAN ANTONIO, TX

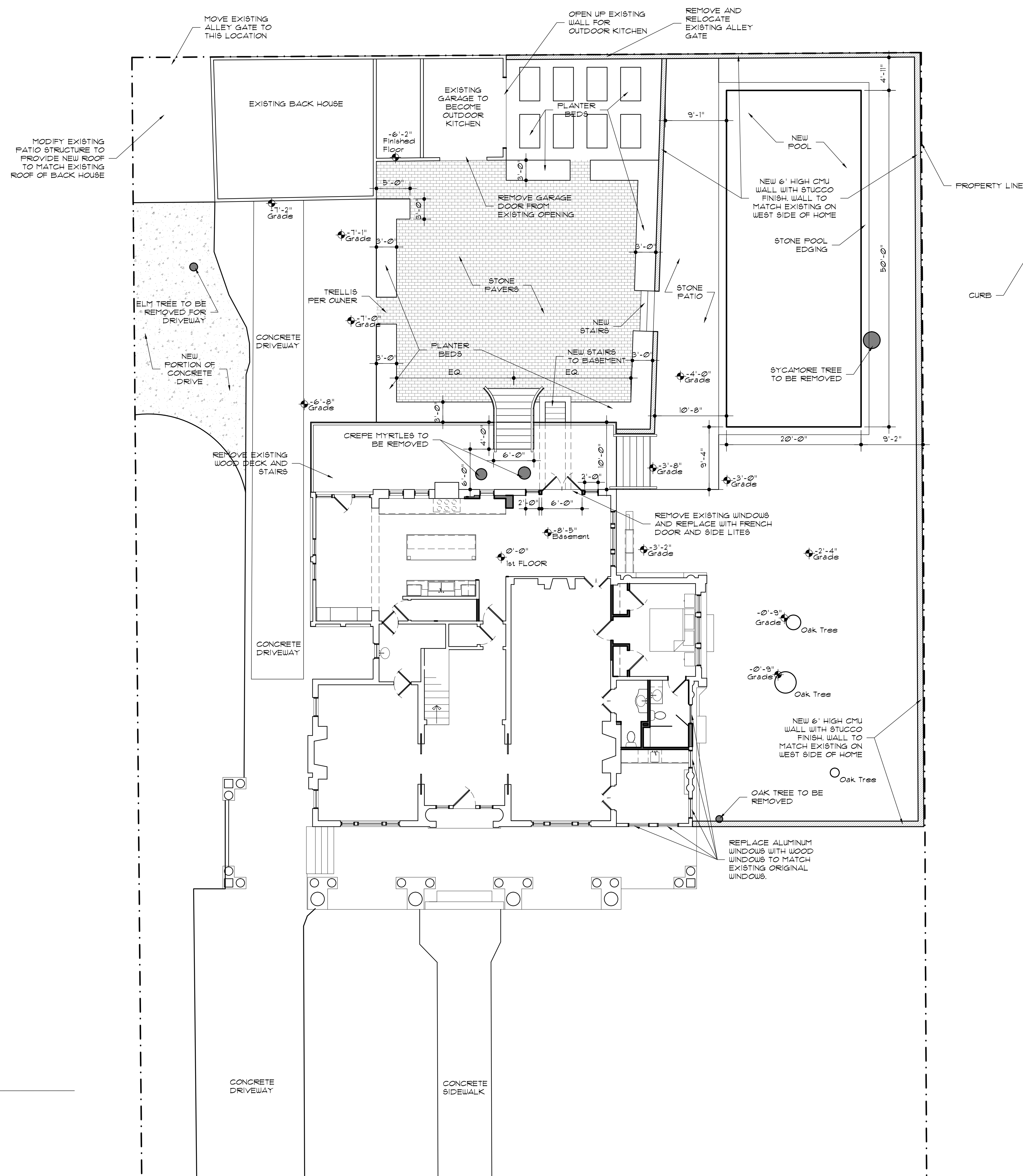
EXISTING SITE PLAN

DATE: 06.21.18

AS-BUILTS

Sheet Number
C-01

205 W SUMMIT AVE - AS BUILTS



1 SITE PLAN
C-10 1/8" = 1'-0"



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205 W. SUMMIT -
RENOVATIONS

SITE PLAN

[illegible]

Sheet Number

C-10

FOR HDRC
REVIEW



1 BACK ELEVATION
A-20 1/4"=1'-0"

Only





202 W KINGS HWY - PROPERTY DIRECTLY BEHIND 205 W SUMMIT



PROPERTY ACROSS THE STREET FROM 205 W SUMMIT



PROPERTY ON HOWARD



PROPERTY ON HOWARD