

HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

HDRC CASE NO: 2018-507
ADDRESS: 614 BARBE ST
LEGAL DESCRIPTION: NCB 2912 MARIA C GUERRA SUBD, BLOCK 1 LOT 24
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Christine Jacques
OWNER: Christine Jacques
TYPE OF WORK: Exterior modifications to two, rear accessory structures
APPLICATION RECEIVED: September 4, 2018
60-DAY REVIEW: November 3, 2018
REQUEST:

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

- 1) Replace the existing garage door with two new vinyl windows on the southern rear accessory structure.
- 2) Replace both existing garage doors with two new vinyl windows and relocate the door on the northern rear accessory structure.
- 3) Remove a second-story window opening on the northern rear accessory structure.
- 4) Reapply stucco to the front porch enclosure.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

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

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.

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.

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.

4. Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

FINDINGS:

- a. The structure at 614 Barbe was constructed circa 1915 and first appears on the 1951 Sanborn map. The structure

matches its Craftsman style neighbor in footprint, roof form, and roof material; however, the structure is noted to feature “stucco on wire lath” on the 1951 Sanborn map, which is atypical of the Craftsman style. The property also features a uniquely shaped lot where two accessory structures are currently located in the rear.

- b. SOUTHERN REAR GARAGE – The structure is a single-story garage featuring vertical Hardi siding, a primary front-facing gabled roof featuring composition shingles, a side addition, a wood-paneled garage door, two doors and a window, each covered with burglar bars. The structure first appears on the 1951 Sanborn map. The structure that once featured a covered parking area has been in-filled to feature the side-facing wooden garage door. The applicant is requesting to replace the existing garage door with two new vinyl windows and infill with Hardi board siding on the side elevation of the rear right accessory structure. While the structure has been subject to non-conforming alterations, staff finds that the proposed modifications would further detract from the primary historic structure, the other historic accessory structure, and are inconsistent with the Guidelines for New Construction 5.A. Staff also finds that the submitted documents are insufficient for final approval.
- c. NORTHERN REAR GARAGE – The structure is primarily a single-story garage with partial second-story dwelling unit as first depicted on the 1951 Sanborn map. The structure features a stucco façade, two wood carriage doors flanking a centered traditional garage door, a door at the northern corner, a second-story front façade window, and a meta staircase providing access to the second-story dwelling unit. The structure also features a rear portion with asbestos siding covering wood lap siding. The applicant is requesting to replace two existing wood carriage doors with two new vinyl windows and infill with stucco matching the rest of the façade. Additionally, the applicant has requested to remove the existing north corner door and install a new steel door with full light in a central location. While the structure has been subject to non-conforming alterations, staff finds that the proposed modifications would further detract from the primary historic structure, the other historic accessory structure, and are inconsistent with the Guidelines for Exterior Maintenance and Alterations. Staff also finds that the submitted documents are insufficient for final approval.
- d. WINDOW REMOVAL – The applicant has proposed to remove an existing, front-facing window on the second-story dwelling unit and infill the opening with stucco to match the rest of the facade. Staff finds that the proposed window removal would create a second-story wall plane that lacks fenestration, which is atypical of the historic development pattern found in the district. The proposed modifications are inconsistent with the Guidelines for Exterior Maintenance and Alterations.
- e. NEW STUCCO – The applicant has proposed to reapply stucco to the covered front porch to match the color and texture of the primary historic structure. The original structure features a smooth white stucco finish whereas the porch infill features a rougher finish. Additionally, the form of the original arched porch opening is visible distinguishable from the historic smooth stucco and infill stucco. Staff finds that reapplying a matching stucco to further hide the original arched porch opening would further contribute to the loss of the character-defining feature of the symmetrically arched and open porch. While the infill stucco is non-original, staff finds that it helps distinguish new and old forms.

RECOMMENDATION:

- 1. Staff does not recommend approval of item #1, the modifications of the fenestration of the rear right accessory structure based on finding b.
- 2. Staff does not recommend approval of item #2, the modifications of the fenestration of the rear left accessory structure based on finding c.
- 3. Staff does not recommend approval of item #3, window removal on the rear left accessory structure based on finding d.
- 4. Staff does not recommend approval of item #4, applying new stucco to the covered porch based on finding e. The applicant is eligible for administrative approval to repair the existing stucco in place; however, the shape of the historic front porch arched opening must be retained.

CASE MANAGER:

Huy Pham



614 Barbe

Powered by ArcGIS Server

Printed: Oct 09, 2018

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Allied Amusement Shop

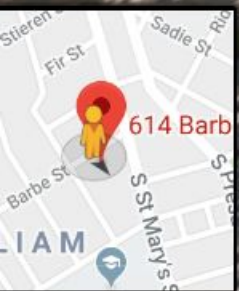
614 Barbe Street



Google



614 Barbe Street



363

TEX 40

S E E U O I U M E

Liberty St
N Carolina St

S. PRESA

PRESA

360

2992

2992

CEMBLER

W CAROLINA

COMMERCIAL AV.

364

S. ST. MARYS
(GARDEN)

WESTMINSTER PRESBYTERIAN CHURCH
EDUCATIONAL BLDG

2912

360

BARBE

359

Scale of Feet.

CEDAR

TEMPLE

(HENRIETTA)

MARNE AV. (DITTMAR)

MISSION

440

3573

3017

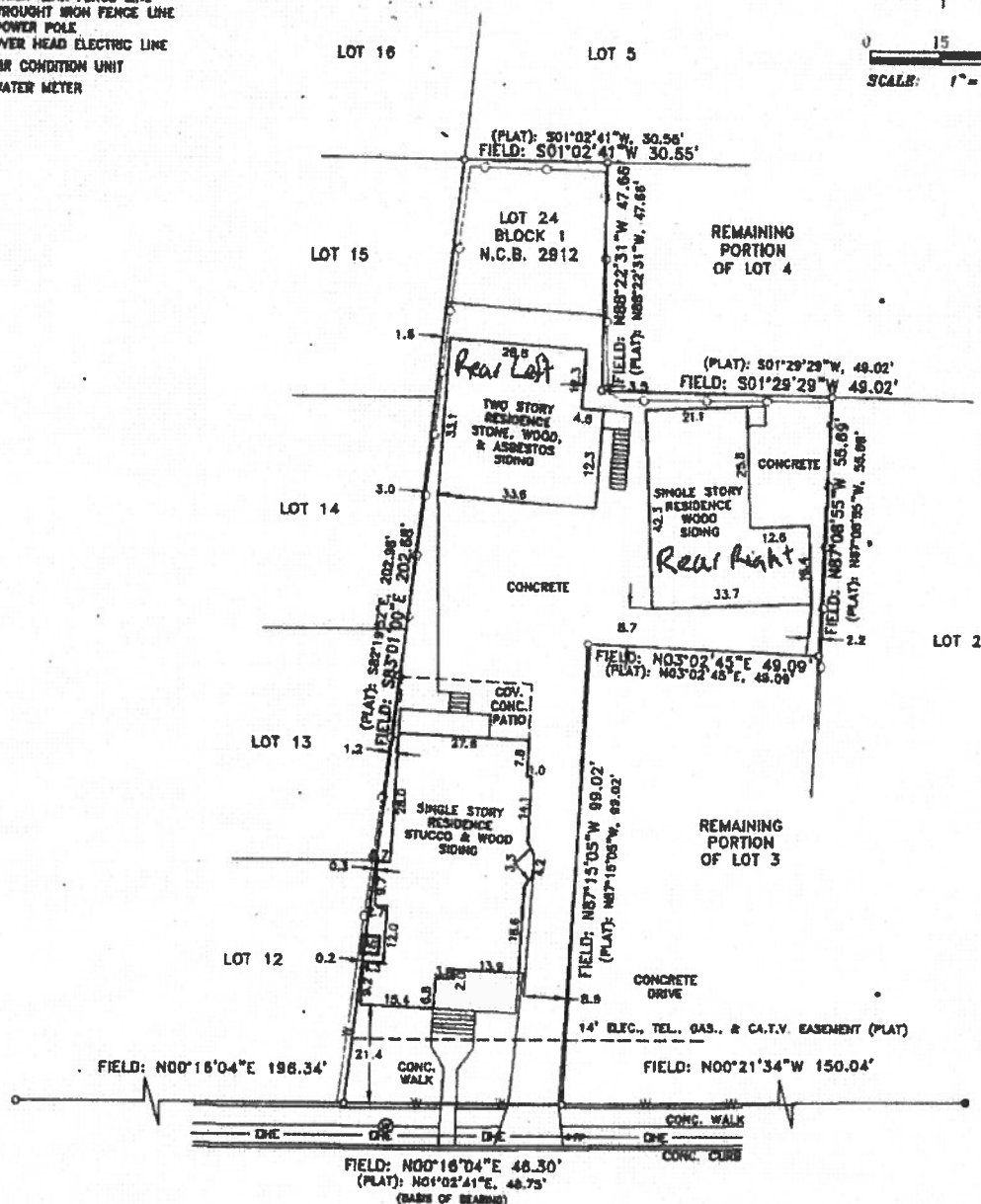
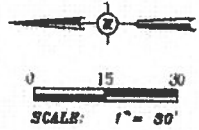
Not Paved.

Not Paved.

MARIA C. GUERRA SUBDIVISION

PLAY LEGEND

- 1/2" IRON ROD FOUND
- CALCULATED POINT
- CHAIN-LINK FENCE LINE
- WROUGHT IRON FENCE LINE
- POWER POLE
- OVER HEAD ELECTRIC LINE
- AIR CONDITION UNIT
- WATER METER



(ADDRESS: 814)
BARBE STREET
(60' RIGHT-OF-WAY)

CROSS BRANCH
SURVEYING

8375 S.E. LOOP 410, RD. 108
SAN ANTONIO, TEXAS 78217
(214) 589-1168
T.E.A.S.E. FIRM REG. NO. 101482700

CROSS BRANCH SURVEYING DOES NOT
MAKE OR WARRANT ANY FLOOD ZONE
DETERMINATION.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT AND
OTHER MATTERS OF RECORD WHICH MAY AFFECT
THIS TRACT MAY NOT BE SHOWN HEREON.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat is true and correct
according to an actual survey made in the ground under my
supervision and that there are no visible encroachments or
improvements of buildings on adjoining property, and that all
buildings are clearly located on this property except as shown
above and that all surveys have been located as indicated
above on the date on this plat. Survey is not for
architectural, landscaping, engineering, subdivision or
other purposes. Declaration is made in original
presence of and is not transmittable to additional witnesses
or subsequent owners. Mechanical records not recorded.
Surveyor has conducted for boundary lines only. Other
matters of record which may affect this tract have not been
reexamined.

This 18th day of JULY, 2016 A.D.

David Newton Deibel

DAVID NEWTON DEIBEL
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 6328



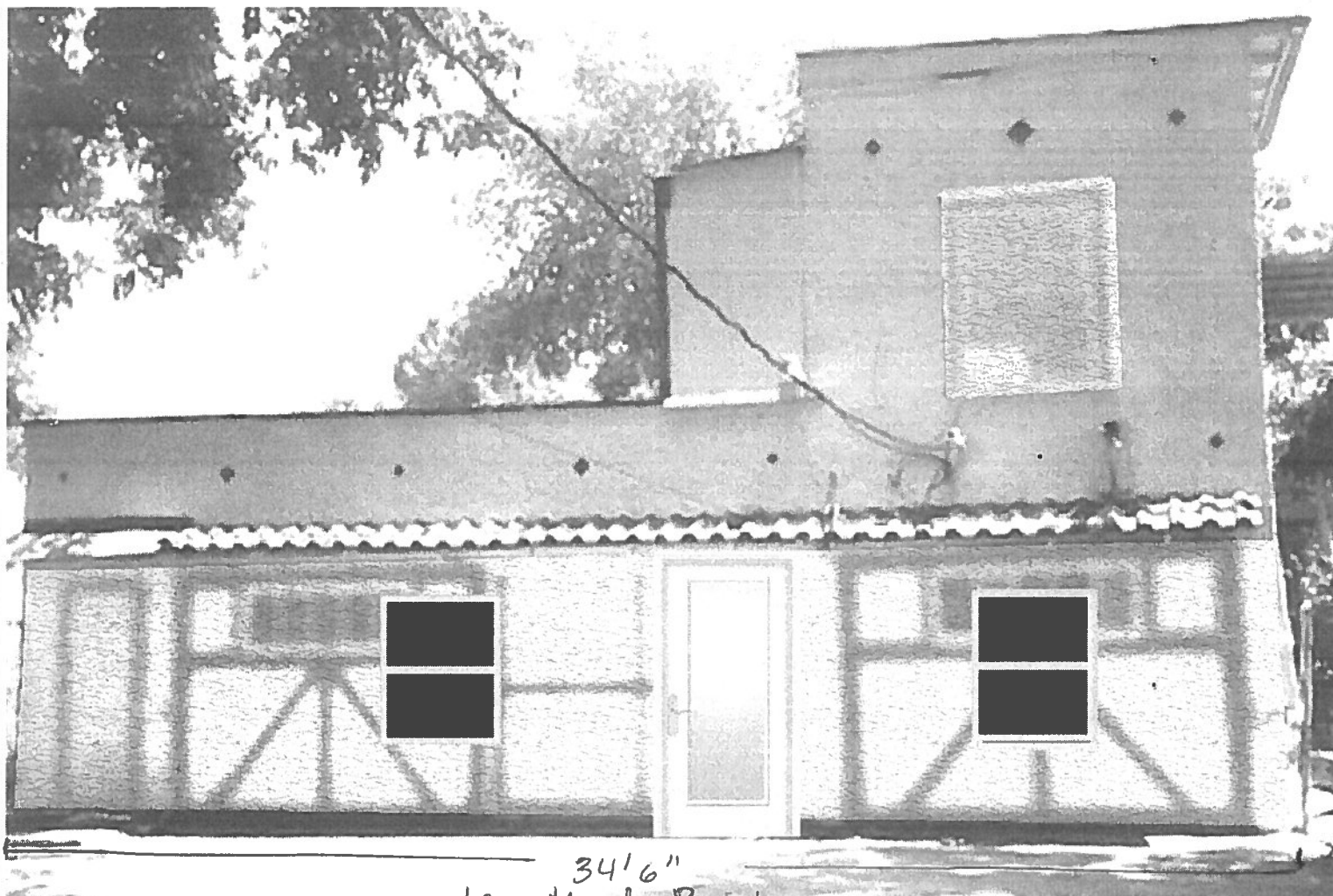
LOT 24 BLOCK 1 NEW CITY BLOCK 2912
SUBDIVISION MARIA C. GUERRA SUBDIVISION
VOLUME 9872 PAGE 184 DEED & PLAT RECORDS
ADDRESS: 814 BARBE STREET
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

D.B. D.M. S.B. A.O./D.M.

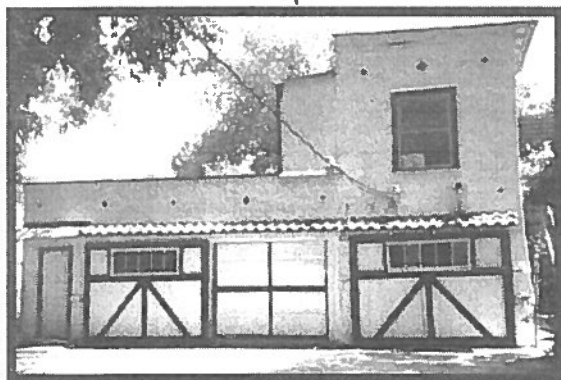
WORK ORDER NO. 18-6-80



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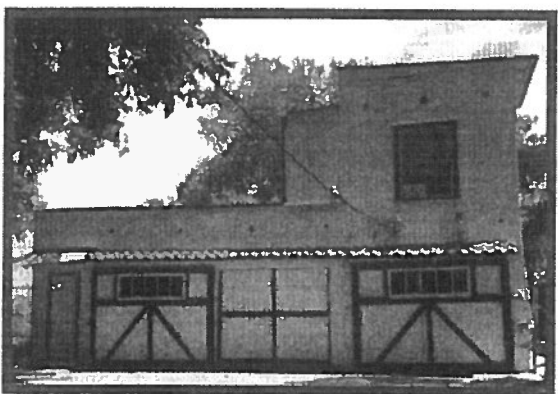
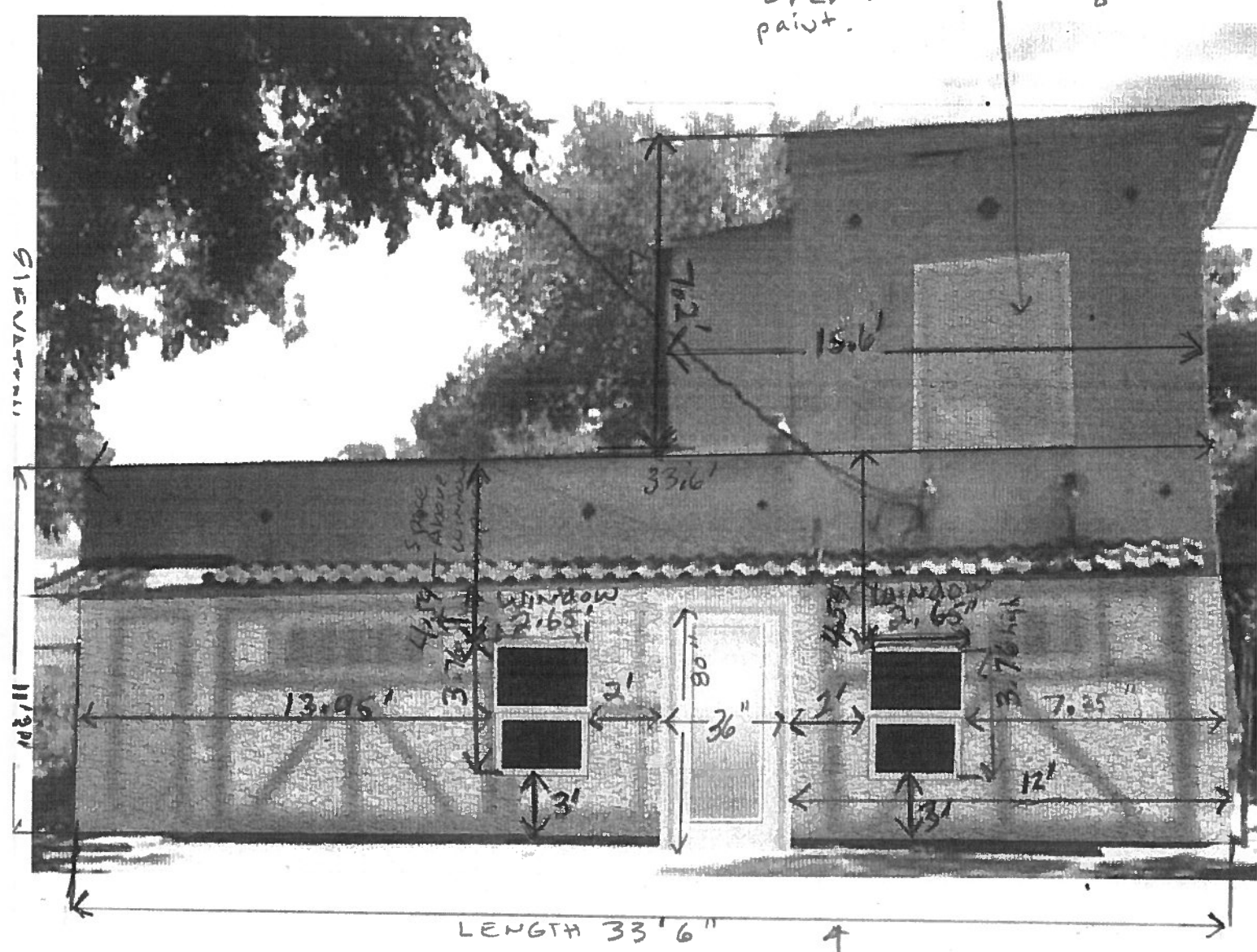


34'6" length of Building
 Windows 36"x48" aluminum frame.
 (view 1)
 Door 36"x80" Glass + steel prehung door
 Remove upper window + stucco



Disclaimer: The products and colors displayed in this printout are to be used for design purposes only. It is strongly recommended to view actual product samples and color swatches before making a final decision.

Existing Window to be stucco over with matching stucco paint.



THE GARAGE DOORS, entrance door + upper win will be gotten rid of. 2'x4 wood placed in 16" center for all openings then covered with treated wood. Finally, Stucco will be applied to match the original stucco painted white to match.

Disclaimer: The products and colors displayed in this printout are to be used for design purposes only. It is strongly recommended to view actual product samples and color swatches before making a final decision.



Windows vinyl 24" x 36"
Hardiebacker siding in white paint!

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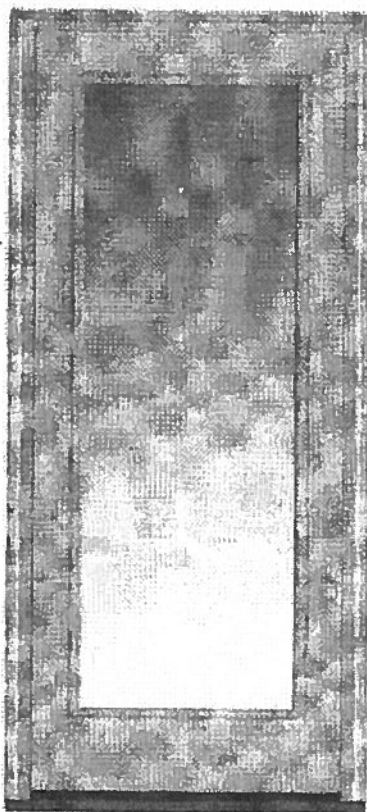


Remove Garage door + replace with hardie backer board that matches the remaining building. $2 \times 4 \times 8'$ boards placed at 16" centers to support hardie board. Paint white to match

Disclaimer: The products and colors displayed in this printout are to be used for design purposes only. It is strongly recommended to view actual product samples and color swatches before making a final decision.

Home / Doors & Windows / Exterior Doors / Front Doors / Steel Doors / Doors With Glass

Model # Z000783L Internet #206450100



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MMI Door

36 in. x 80 in. Left-Hand Inswing Full Lite Clear Classic Primed Steel Prehung Front Door

★★★★★ (33) [Write a Review](#)

\$477⁶⁹ /each

Choose Your Options

Primed



Door Size (WxH) in.

36 x 80

Door Handing

Product Overview

Features a large, clear glass pane for plenty of light

Paired with satin nickel hinges for an elegant touch

Arrives primed and ready to accept the paint of your choice

Model #: Z000783L

Internet #: 206450100

MMI Door Majestic Steel Front Door unit comes with our MSystem 2-warranty on both the Door Component and the Base Prehung System, as well as a 10-year warranty on the Glass Lite. All of our Majestic Step¹ doors are galvanized to resist rust and corrosion, are comprised of 24-Gauge, high quality steel with 22-Gauge steel stiles and rails for additional strength and security and come with a one-piece, high density polystyrene core delivering excellent insulation allowing it to meet or exceed current energy code standards. Door size is 36 in. x 80 in. Unit dimension is 37.5 in. x 81.75 in. The suggested rough opening is 38 in. x 82.25 in. This unit comes with a 4-9/16 in. wide primed finger jointed frame.

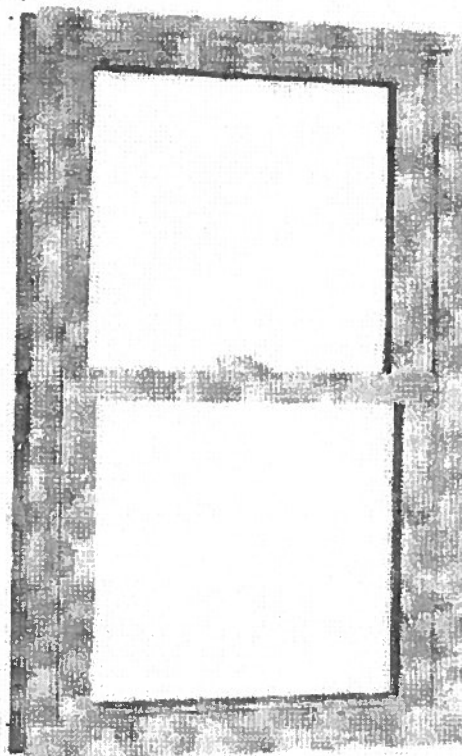
- 24-Gauge galvanized steel with 1-piece polystyrene core
- Common door size: 36 in. x 80 in.
- Overall unit dimension: 37.5 in. x 81.75 in.
- Suggested rough opening: 38 in. x 82.25 in.
- Prehung on a 4-9/16 in. primed finger-jointed frame with matching brickmould attached
- Prehung unit comes with 3 satin nickel hinges, compression weatherstrip and composite adjustable sill
- Glass description: classic clear glass is double paned, tempered and insulated, privacy rating = 0 out of 10
- Door comes primed, ready to paint
- Left-hand/inswing
- When viewed from the exterior of the home, a left-hand/inswing has the hinges on the left, the knob on the right and swings into the home
- Door and frame are prepped for both entry knob and deadbolt, 2-1/8 in. bore diameter with 2-3/4 in. backset (locks sold separately)
- Will meet or exceed federal guidelines for energy efficiency (where and if applicable)
- [Click here to check out our project guide on installing an entry door](#)
- [Click here to learn more about buying exterior doors](#)

Info & Guides

- [Energy Guide](#)
- [Installation Guide](#)

Home / Doors & Windows / Windows / Double Hung Windows

Model # 3246786 Internal #204814582 Store SKU #1000040286



Live Chat

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American Craftsman

31.75 in. x 45.25 in. 70 Series Pro Double Hung White Vinyl Window with Buck Frame

★★★★★ (19) Write a Review

\$149⁰⁰ /each

Quantity

Not in Your Store - We'll Ship It There

The American Craftsman 70 Series double hung PRO replacement window is designed for easy window replacement. It fits into your existing window frame with minimal disruption to your home, saving you time and money. This window has an energy efficient design to help you save on heating and cooling bills. This model also features fusion-welded corners for increased durability and weather tightness.

- Low-maintenance vinyl never needs painting
- Energy efficient low-E3 with argon helps saves on heating and cooling bills
- Dual weatherstripping creates a weather tight seal
- Designed for easy window replacement
- Both top and bottom sash operate
- Easy to clean tilt-in top and bottom sash
- Decorative exterior frame enhances curb appeal
- Custom sizes available
- Innovative hardware indicates if locked or unlocked
- Actual size: 31.75 in. x 45.25 in.
- Nominal size: 32 in. x 46 in.
- RO: 32 in. x 46 in.

 Live Chat

Info & Guides

- Instructions / Assembly
- Warranty

October 9, 2018 at 1:36 PM
610 Barbe St
San Antonio TX 78210
United States



October 9, 2018 at 1:31 PM
1411 S Saint Marys St
San Antonio TX 78210
United States



October 9, 2018 at 1:31 PM

1411 S Saint Marys St

San Antonio TX 78210

United States



October 9, 2018 at 1:31 PM
1407 S Saint Marys St
San Antonio TX 78210
United States



October 9, 2018 at 1:32 PM
1407 S. Saint Marys St
San Antonio TX 78210
United States



October 9, 2018 at 1:32 PM
1407 S Saint Marys St
San Antonio TX 78210
United States



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1407 S Saint Marys St
San Antonio TX 78210
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618 Cedar St
San Antonio TX 78210
United States



October 9, 2018 at 1:33 PM
614 Barbe St
San Antonio TX 78210
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