

HISTORIC AND DESIGN REVIEW COMMISSION

November 07, 2018

HDRC CASE NO: 2018-549
ADDRESS: 311 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 3001 BLK 3 LOT 20
ZONING: R-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Kevin Morris
OWNER: Dewitt Van Wisse
TYPE OF WORK: Exterior modifications, porch modifications
APPLICATION RECEIVED: October 13, 2018
60-DAY REVIEW: December 12, 2018
REQUEST:

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

1. Enclose a street-facing door on a side addition with siding to match existing.
2. Modify the front porch railing and columns.
3. Install a metal shed roof on the front porch to replace a non-original metal awning structure.

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.

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 facade 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.

FINDINGS:

- a. The primary structure located at 311 W Huisache is a 1-story single family home constructed in approximately 1920 in the Craftsman style. The structure features a primary hipped roof, a stucco chimney, and a two pairs of French doors on the front façade. The structure has been modified over the years, including the enclosure of an original side porch, modification of the front door configuration, and the addition of non-original siding. The structure is contributing to the Monte Vista Historic District.
- b. DOOR REMOVAL – The applicant has proposed to enclose an existing non-original, front-facing door with siding to match the material and profile of existing. The door is located on a side addition, which was originally an open porch per Sanborn Maps. According to Guideline 6.A.i for Exterior Maintenance and Alterations, historic openings should be preserved. While the door opening is not original to the structure, the enclosure and adding of continuous siding would create an uninterrupted expanse of siding that is uncommon for street-facing facades in the district. Staff finds that the installation of a window would be more appropriate and would retain a more familiar façade elevation.
- c. PORCH COLUMNS AND RAILING – The applicant has proposed to install a simple wooden railing on the existing front porch with 6x6” wood columns. Per the submitted drawing, the railing will feature simple balustrades measuring 36” tall with a flat top rail. The columns will feature an 8” tall footing and an 8x8” top plate. According to the Historic Design Guidelines, new porch elements should complement, but not visually compete with, the existing structure. Staff finds the proposed concept appropriate, but requires a full porch elevation and plan prior to issuing a Certificate of Appropriateness.
- d. PORCH ROOF – The applicant has proposed to install a new low-sloping metal roof on the front porch. The roof will replace an on-original metal awning structure and will be supported by the proposed new columns. The footprint of the roof will generally match that of the existing awning structure. According to the Historic Design Guidelines, new porch elements should complement, but not visually compete with, the existing structure. While Sanborn Maps do not indicate a formal front porch structure, staff finds that the proposal is reversible and is compatible with the existing architecture.

RECOMMENDATION:

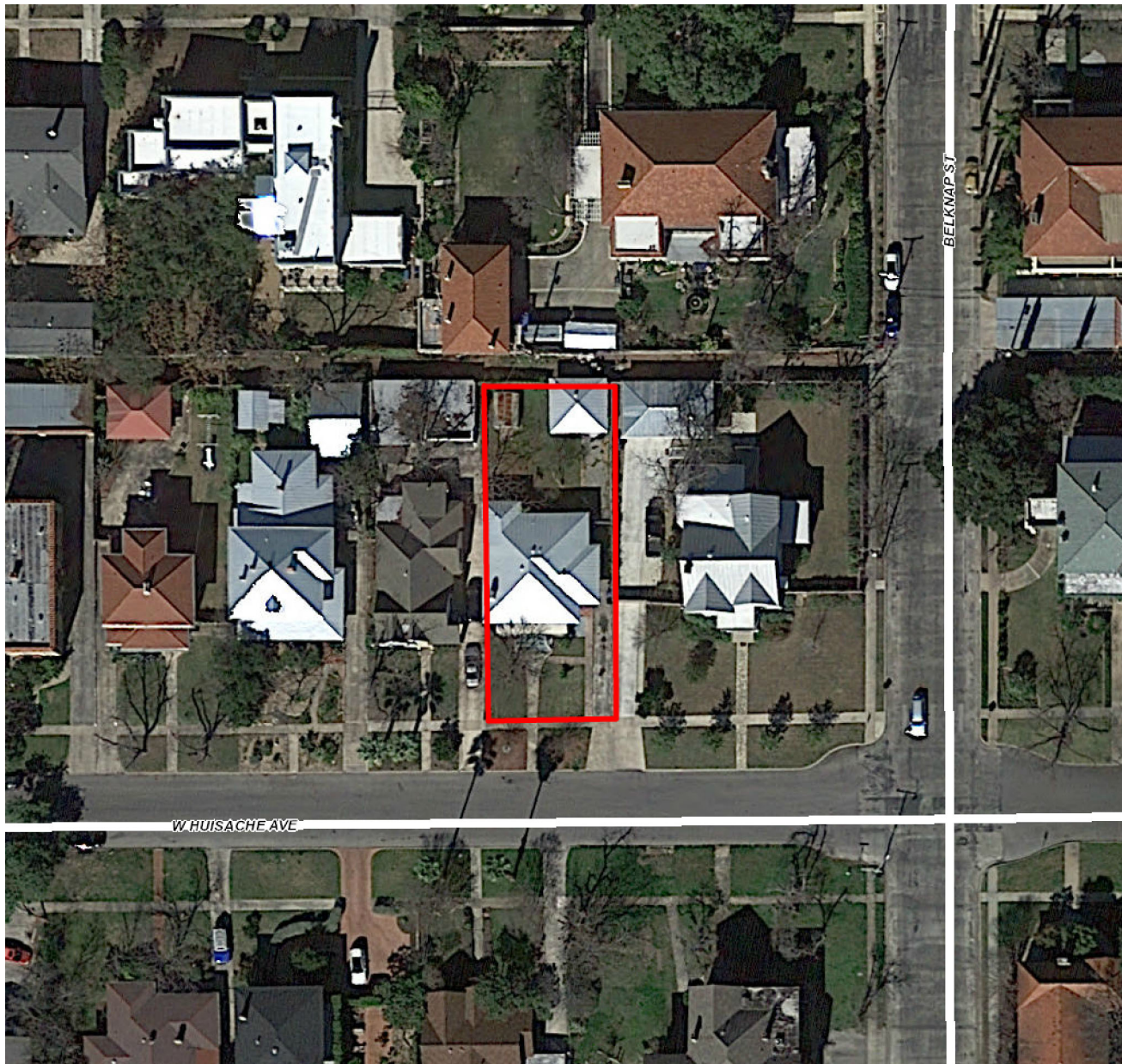
Item 1, Staff does not recommend approval of the door enclosure based on finding b. Staff recommends that the applicant installs a window that is consistent with the size, proportions, configuration, inset, and detailing as those on the original structure or similar to those in the district. The applicant is required to submit a window specification and updated elevation to staff for review and approval prior to receiving a Certificate of Appropriateness.

Item 2, Staff recommends approval of the front porch railing installation based on finding c with the stipulation that the applicant submits final dimensioned drawings to staff for review and approval prior to receiving a Certificate of Appropriateness.

Item 3, Staff recommends approval of the new front porch roof based on finding d with the stipulation that the applicant submits final dimensioned drawings to staff for review and approval prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 31, 2018

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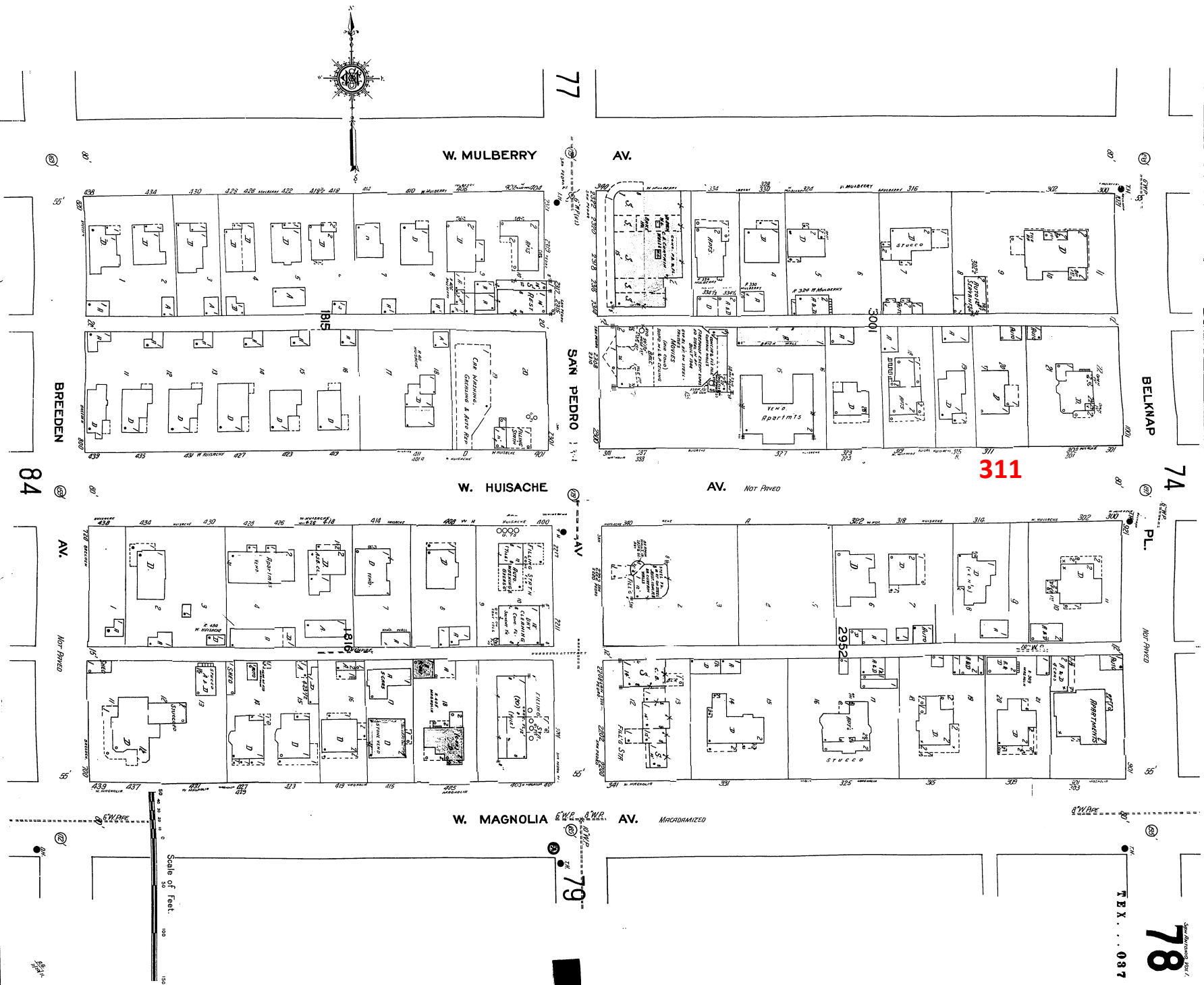








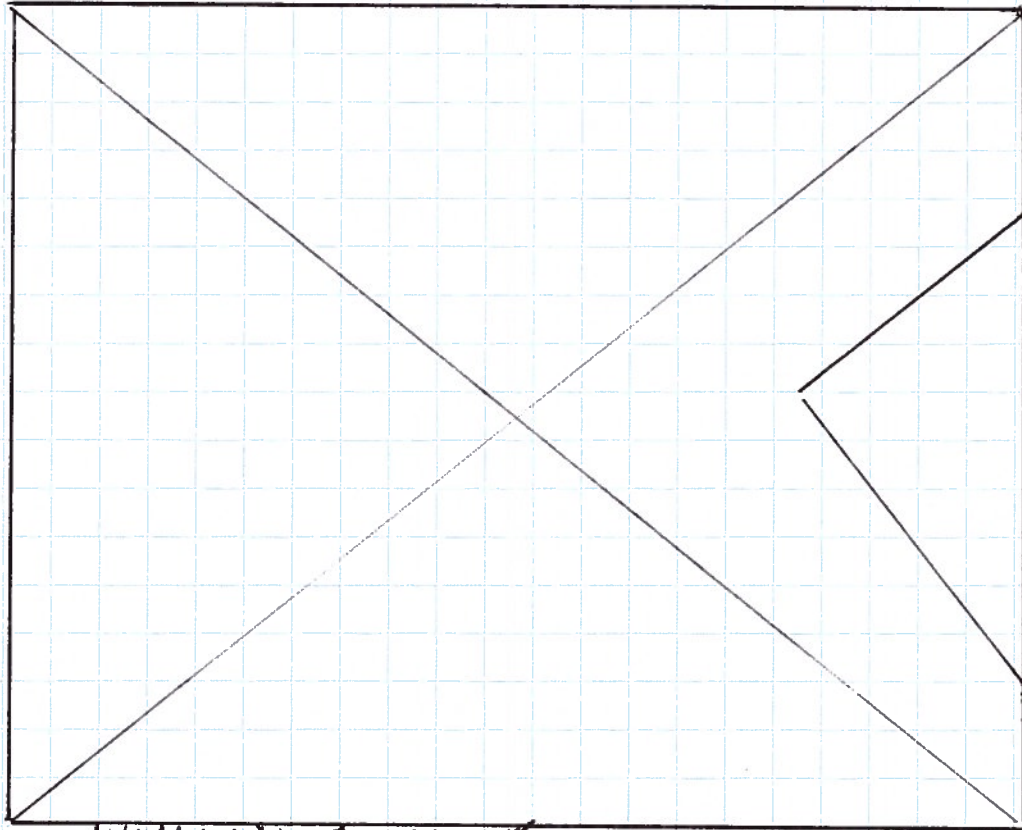
1911-1951 SANBORN MAP



511 W. Huisache Site Map

2018 OCT 12 PM 4:00

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Addition
originally Porch

Remove Door
Cover w/ Siding

Remove
Awning
Replace w/ Metal Roof

PROPOSED

Huisache Ave



311 W Huisache
Front elevation

EXISTING

2018 OCT 12 PM 12:08

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Remove
A w/ m/j
Replace
w/ Metal
Roof

Remove
Railings
Replace
w/ 2x wood
over, 4"
(see
photo
sample)

Remove
Cover
w/ siding

Remove
Railings

Ramp



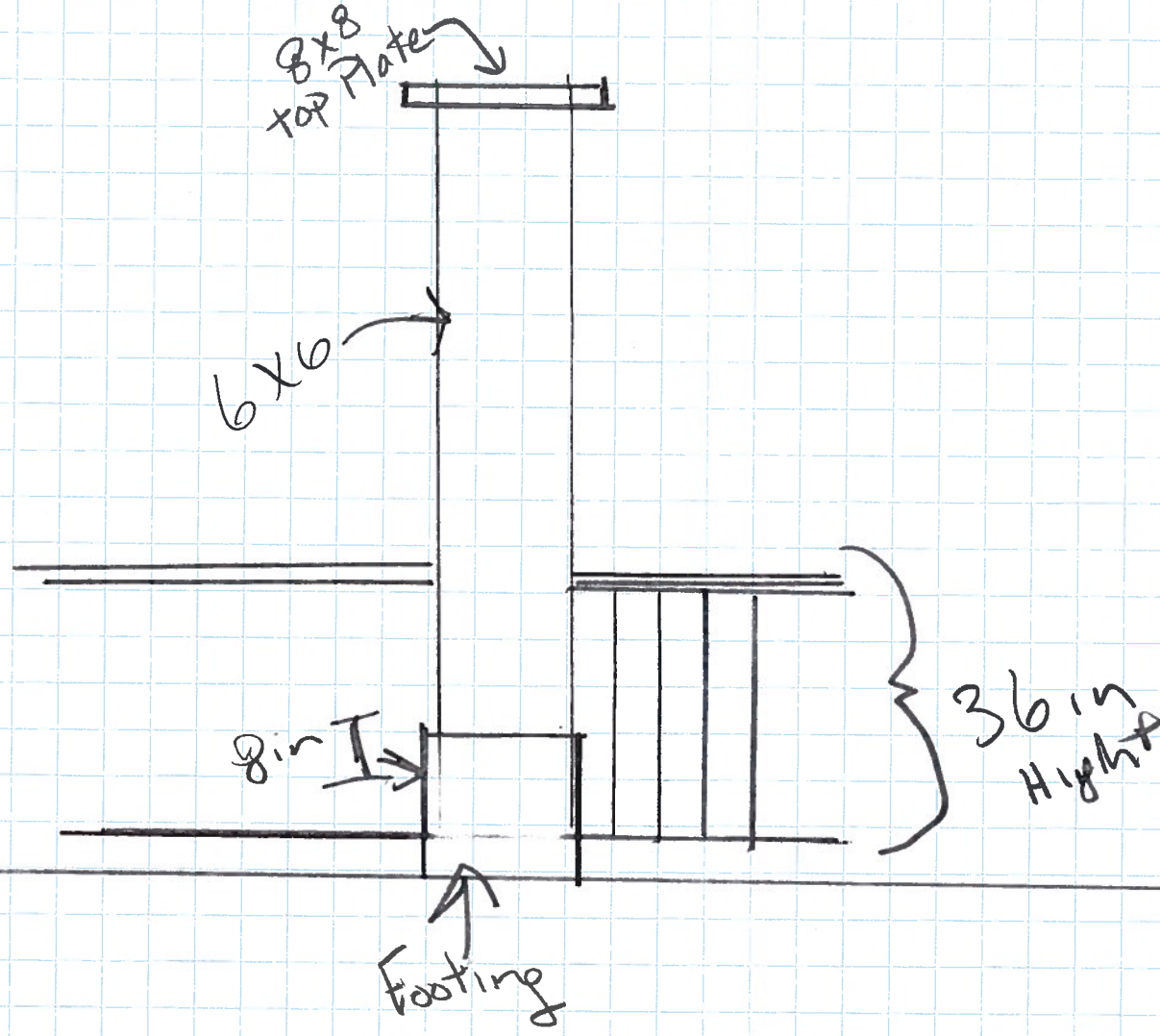
311 w. Hursache
Side Elevation
EXISTING

Remove
Awning
Replace with
metal roof

NEW
SHED ROOF W
MATCHING METAL
ROOFING

Remove Metal
Rail and Replace
w/ wood 2x2 every 4"

2018 OCT 12 PM 12:00
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



2x2 porch railing



U.S. Building Codes for
homeguides.sfgate.com

