

HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO: 2018-623
ADDRESS: 119 E KINGS HWY
LEGAL DESCRIPTION: NCB 3257 BLK 1 LOT 8&9
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Troy Jessee
OWNER: Scott and Cassandra Leune
TYPE OF WORK: Rear accessory structure modifications
APPLICATION RECEIVED: November 20, 2018
60-DAY REVIEW: January 19, 2018
REQUEST:

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

1. Remove the front canopy element from the rear accessory structure and install a shed canopy element.
2. Replace the rear accessory carriage doors in-kind.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

FINDINGS:

- a. The primary structure located at 119 E Kings Hwy is a 2 1/2-story single family home constructed in 1911 in the Neoclassical style. The home was designed by prolific San Antonio architect Atlee B. Ayres. The home features a symmetrical façade with a double height wraparound porch, Corinthian columns, two front dormers with gable detailing, two prominent brick chimneys, and a porte cochere. The structure is contributing to the Monte Vista Historic District. The property also features a contributing rear accessory structure, also constructed in 1911.
- b. CANOPY REMOVAL – The applicant is requesting to remove the existing canopy from the rear accessory structure. The canopy features three square columns with square brick bases that match the brick on the first floor of the structure and a flat roof. Based on Sanborn Maps from 1911 - 1951, the canopy element is original to the rear accessory structure. According to the Historic Design Guidelines, distinctive features of outbuildings and garages should be preserved. Staff does not find the removal of the canopy consistent with the Guidelines.
- c. GARAGE DOOR REPLACEMENT – The applicant has proposed to replace the existing wooden carriage doors with an in-kind operable door that features lites, detailing, and sizing that matches the existing. Staff finds the request consistent with the Guidelines and eligible for administrative approval.

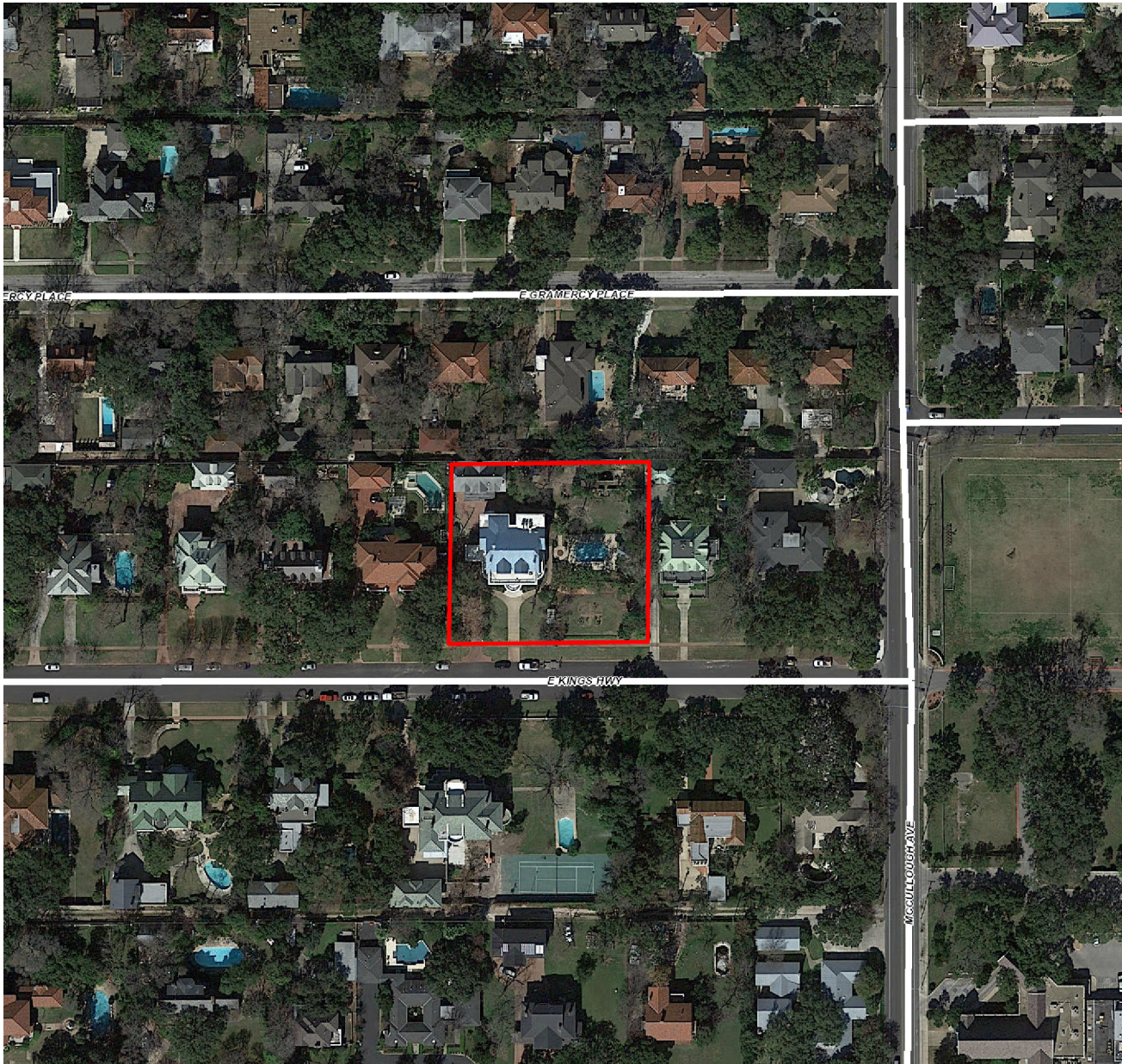
RECOMMENDATION:

Item 1, Staff does not recommend approval of the canopy removal based on finding b. Staff recommends that the canopy be retained and restored in place.

Item 2, Staff recommends approval of the garage door replacement based on finding b.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 05, 2018

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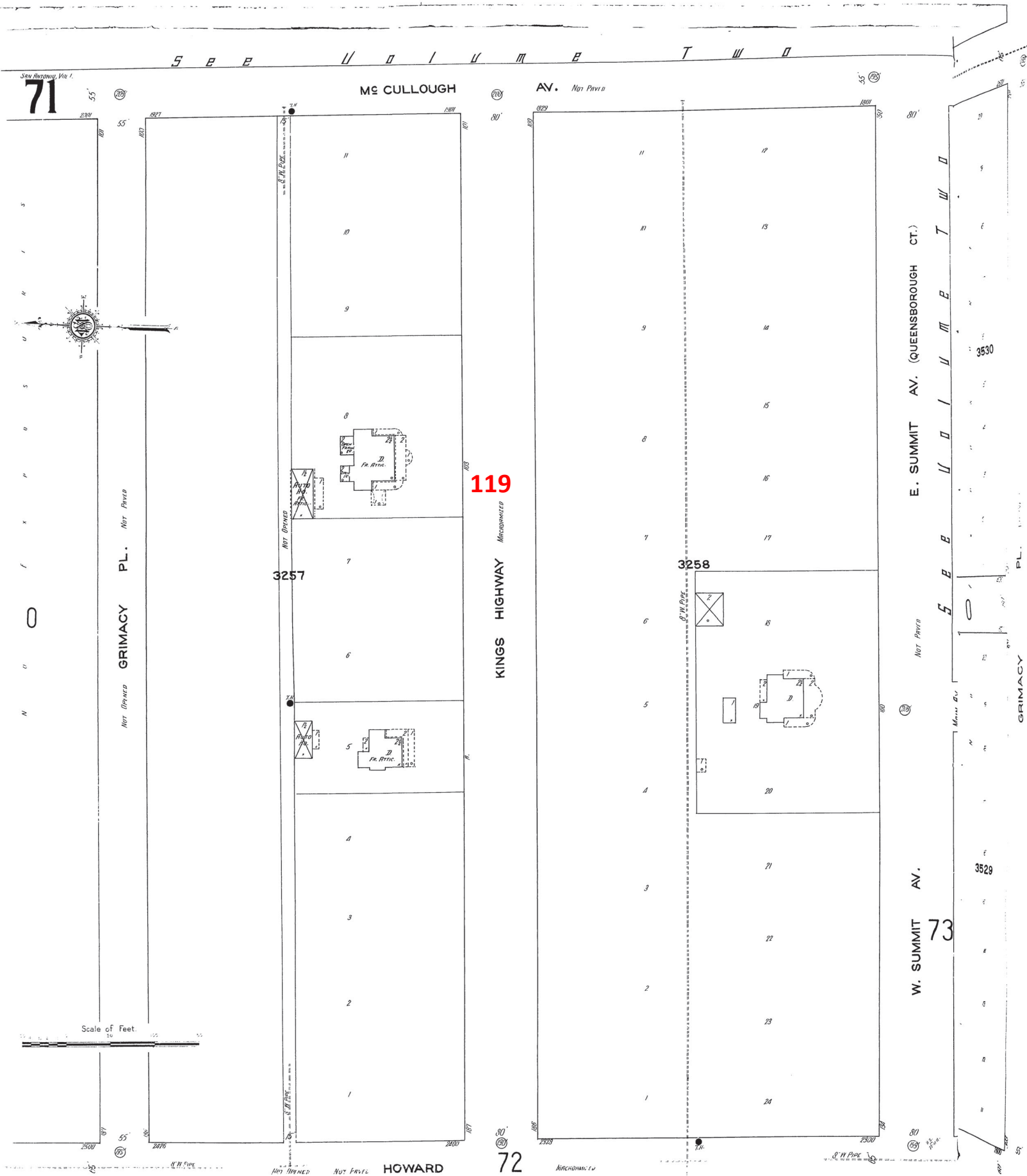








1911 - 1924 SANBORN MAP



SAN ANTONIO, Vol. I.
71



72



Troy M. Jessee Construction, LP.

312 W. Josephine Street
San Antonio, Texas 78212
o: (210) 737-3434
f: (210) 737-3444

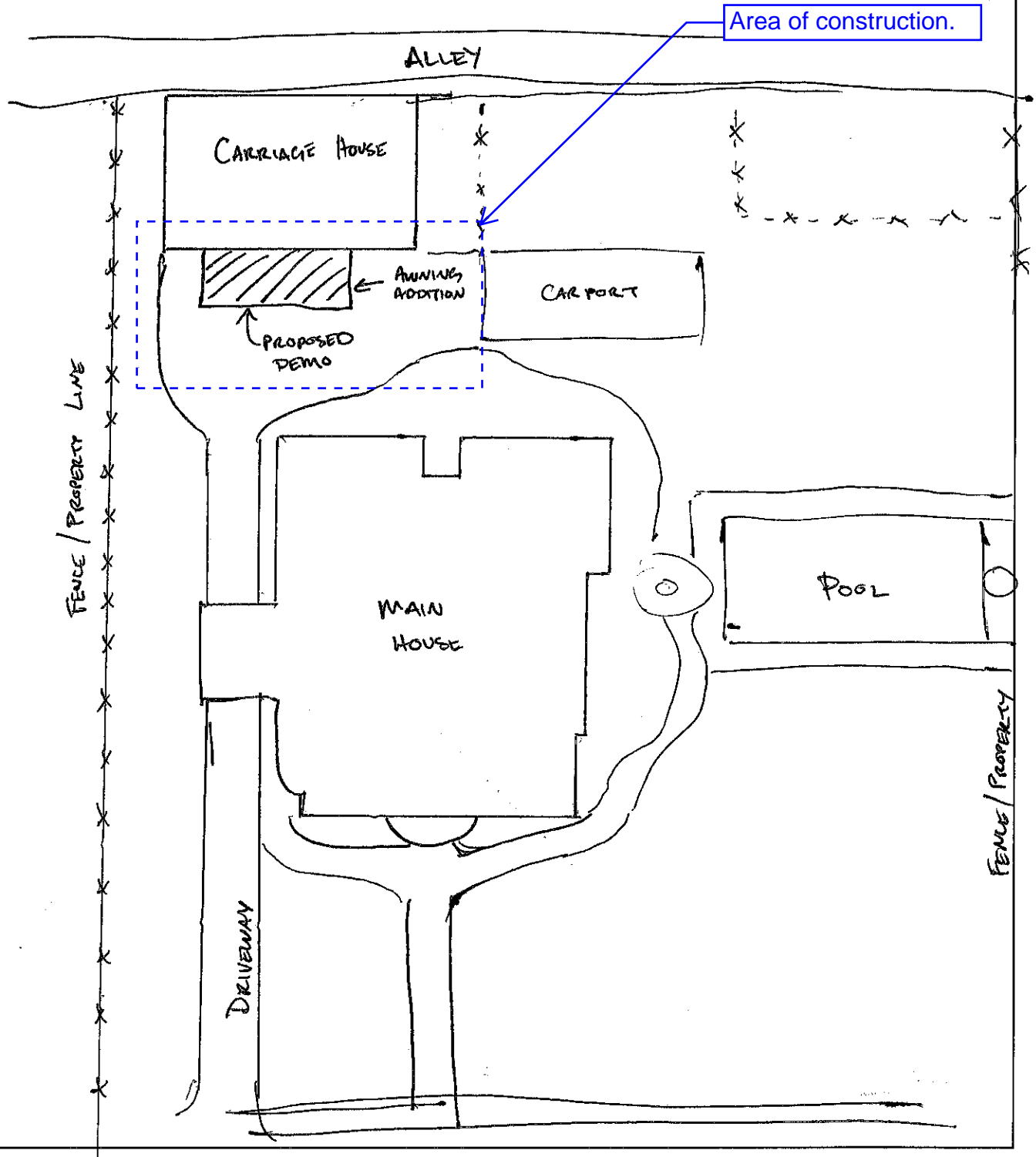
JOB 119 E Kings Hwy

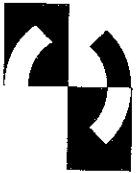
SHEET NO. SITE PLAN OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____





Troy M. Jesse Construction, LP.

312 W. Josephine Street
San Antonio, Texas 78212
o: (210) 737-3434
f: (210) 737-3444

JOB _____

SHEET NO. _____

OF _____

CALCULATED BY _____

DATE _____

CHECKED BY _____

DATE _____

SCALE _____



New 9'x16' wood
sectional garage door
w/ glass lites to match
existing

CARRIAGE HOUSE

FRONT ELEVATION