

HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO: 2018-462
ADDRESS: 201 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3085 BLK 1 LOT 23
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Patrick Christensen
OWNER: SA Huisache Investors LLC
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: January 16, 2019
60-DAY REVIEW: March 15, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of a window master plan in response to the commission action at the HDRC hearing on August 19, 2018.

APPLICABLE CITATIONS:

6. Architectural Features: Doors, Windows, and Screens

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.

FINDINGS:

- a. The primary structure at 201 E Huisache was constructed circa 1924 in the Spanish Eclectic style and is contributing to the Monte Vista Historic District. The two-story multi-family structure features many intact architectural elements typical of its style: clay barrel tile roof, stucco walls, buttressed entryway into interior courtyard, and one-over-one wood window with decorative trim. The structure feature appears on the 1924 Sanborn Map as the “Le Tressa Apartments.”
- b. On a site visit conducted on August 20, 2018, staff found that approximately twenty-five windows had been replaced prior to the issuance of a Certificate of Appropriateness. The applicant submitted a request to be heard at an HDRC hearing on August 31, 2018; the request was referred to the Design Review Committee.

- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on October 24, 2018. The applicant presented that only 21% of the total number of windows have been replaced prior to the issuance of a Certificate of Appropriateness and that the replacements match the configuration of the original wood windows including the middle spindle trim. Staff and the committee member present conferred that 1) no additional wood windows should be removed or replaced from the cited 25, and 2) the replacement windows may be relocated to the hidden east façade, while exposed facades on E Huisache and McCullough should be especially prioritized to feature original wood windows. Staff finds that the present window plan is inconsistent with the DRC comments.
- d. **EXISTING WINDOWS** – Prior to replacement without approval, the structure featured one-over-one wood windows with a decorative spindle trim as a center piece between each set of windows. The property features approximately 120 windows.
- e. **WINDOW REPLACEMENT** – The applicant has proposed to replace a number of wood windows and doors with new vinyl windows. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that window replacement should only be considered when the original windows are deteriorated beyond repair. While the applicant does provide some supporting evidence regarding wood element failure or broken glazing, staff finds that many of the windows are in a condition to be repaired. The proposed replacement is not consistent with the Guidelines.
- f. **NEW WINDOWS** – The applicant has proposed to install black, one-over-one vinyl windows. The Guidelines for Architectural Features 6.B.iv. notes that new windows are to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and details. Staff finds that the proposed windows are not compatible in style or materials with the original windows.

RECOMMENDATION:

Staff does not recommend approval based on finding b through f. Staff recommends in-kind wood window replacement where they are deteriorated beyond repair or to comply with the comments presented at the Design Review Committee meeting.

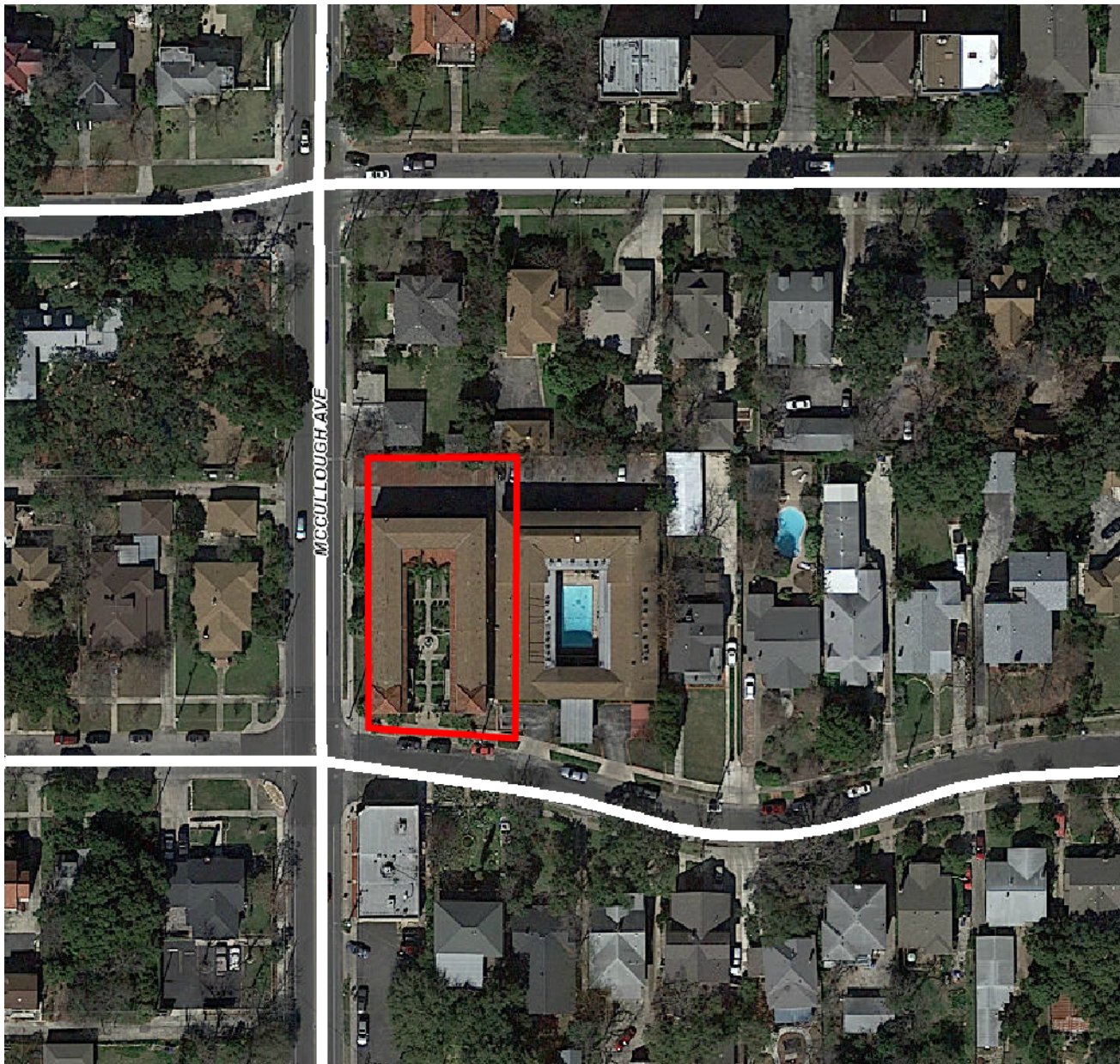
CASE COMMENT:

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CASE MANAGER:

Huy Pham

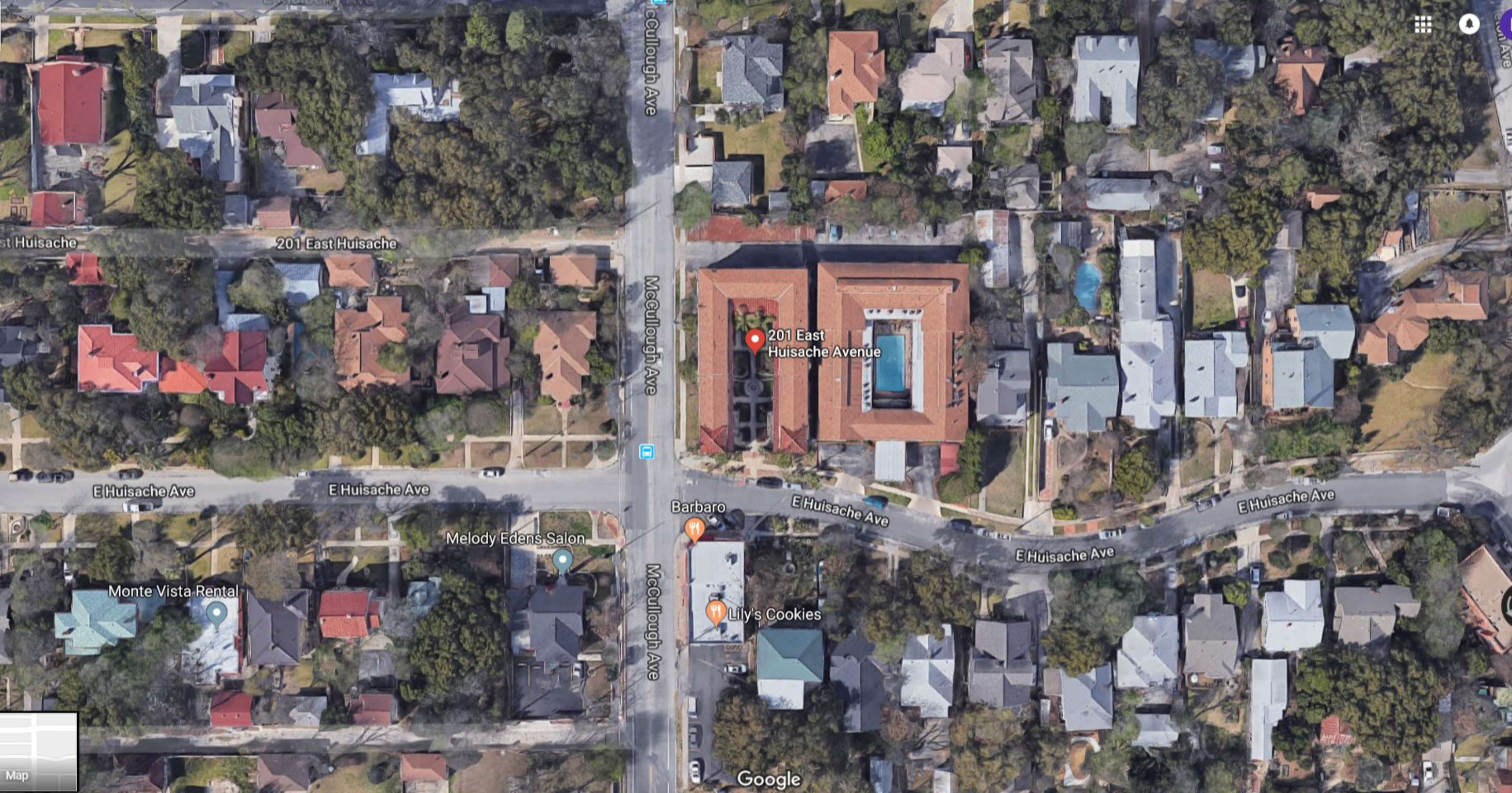


201 E Huisache

Powered by ArcGIS Server

Printed: Sep 12, 2018

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st Huisache

201 East Huisache

McCullough Ave

201 East
Huisache Avenue

E Huisache Ave

E Huisache Ave

Melody Edens Salon

Monte Vista Rental

Barbaro

E Huisache Ave

E Huisache Ave

E Huisache Ave

McCullough Ave

Lily's Cookies

Google



201 East
Huisache Avenue

McCullough Ave

McCullough Ave

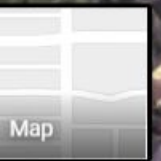
McCullough Ave

E Huisache Ave

Pizza Bar

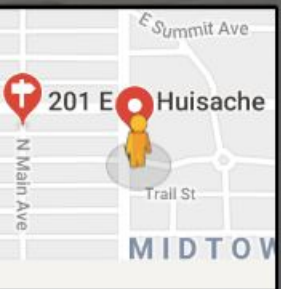
Barbaro

Lily's Co



Google







CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 2018-462 ↔ HDRC Case# Oct 24, 2018
ADDRESS: 201 E HUISACHE Meeting Location: 1901 S ALAMO, Southtown room
APPLICANT: Pat Biernacki
DRC Members present: Scott Carpenter
Staff present: Huy Pham
Others present: _____
REQUEST: window replacement on 201 E Huisache
(wood to vinyl)

COMMENTS/CONCERNS:

- purchased Nov. 2017
- replacing only leaking windows
↳ beginning middle 2018
- 25% goal but 21% currently replaced.
- interior windows repaired.
- 2 pinhole & trim, replaced in-kind, no further issue
- windows that are replaced must be placed only on east elevation.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

10-24-2018

Date

August 28, 2018

Ms. Shannon Shea Miller, Historic Preservation Officer
Office of Historic Preservation
City of San Antonio
1901 S. Flores
San Antonio, TX 78204

Via Hand Delivery

RE: Certificate of Appropriateness Application for 201 E. Huisache, San Antonio, Bexar County, Texas; Our file No. 9535.005

Dear Ms. Miller:

Attached please find a Certificate of Appropriateness application for the property located at 201 E. Huisache. The owner developer was conducting some rehabilitation work without realizing he needed permission from the Office of Historic Preservation. He apologizes for that and hopes that a reasonable solution can be achieved.

The property is listed as being constructed in 1940. It was recently purchased and an immediate rehabilitation has begun. The structure, both internally and externally is in bad repair from decades of neglect. The owner is ready to begin the process restoration. He has already installed 36 "Atrium" brand Insulated Glass 1/1 White Single Hung Windows. These windows were installed with a Certificate of Appropriateness which is the reason for this application.

Please find attached site plan showing the 25 replaced windows. I only intended to replace two more units (total 27) as the replacement was in response to significant water infiltration issues and damage to frames and sills from neglect of previous ownership. We repaired and replaced significant areas of the roof and kept the tile roof as well to solve this and keep with the character of the building. We have replaced second floor balcony doors, but with wood (not vinyl).

The prior ownership was out of town owner and absent. For more than a decade the property was not maintained properly and leased without credit, criminal or rental history background checks. Since the time of our purchase we have invested nearly half a million dollars into improvements to correct the years of deficient work. We respect the pride our neighbor's take in their homes and believe we are doing the same with 201 E Huisache. In addition to the physical components of our redevelopment we have terminated the leases of nearly half the former tenant base for failure to meet our leasing criteria.

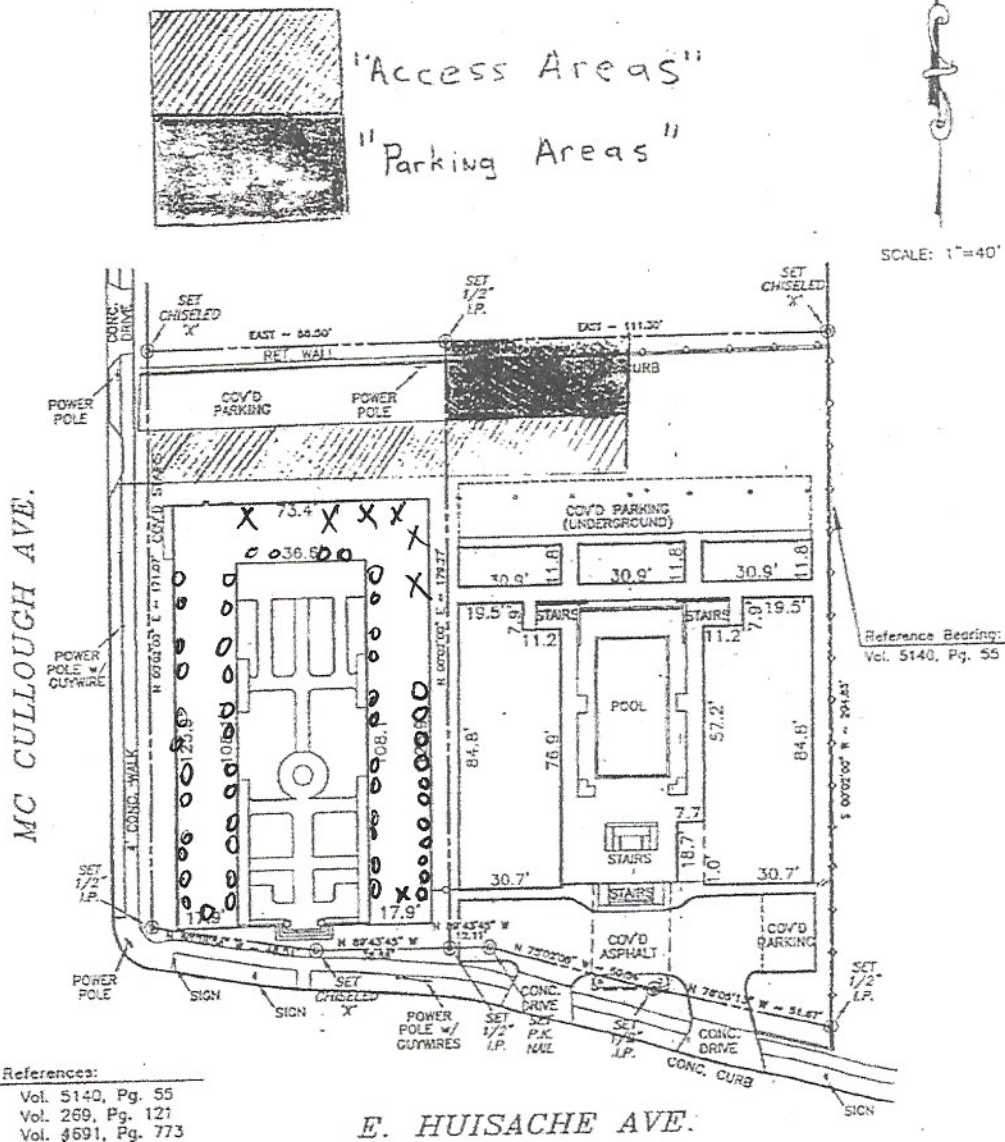
Finally, I have retained well-known local preservationist Anne McGlone Benson to advise on creative solutions for our property at 201 E Huisache. I welcome HDRC to walk the property with me prior to rendering a decision that has such aggressive economic consequences to our Ownership when our intentions are good.

Thank you,

Patrick Biernacki

Exhibit "A"

First floor
O = old wood
X = new vinyl



- References:
- Vol. 5140, Pg. 55
 - Vol. 269, Pg. 121
 - Vol. 4691, Pg. 773
 - Vol. 4691, Pg. 777
 - Vol. 4997, Pg. 185
 - Vol. 5065, Pg. 1489
 - Vol. 4691, Pg. 777

LEGAL DESCRIPTION Lots 23 and 24, Block 1, New City Block 3085, LAUREL HEIGHTS TERRACE situated in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 5140, Page 55, Deed and Plat Records of Bexar County, Texas.

I hereby certify that the above plat has been prepared according to an actual survey made on the ground under my supervision.
(Texas Registration No. 5451)

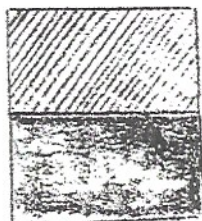


SCALE 1"=40'
J.O. 03858
TITLE CO. SERVICE TITLE CO.
G.F. # 0304059
DATE OF COMMITMENT 04/28/03

DATE	BY
FIELD WORK	06/16/03 RA/RE
DRAFTING	06/17/03 R.A.
FINAL CHECK	06/24/03 S.S.
UP DATE	
REVISED	

SIA ENGINEERING, INC.
438 N. MAPLEWOOD
SAN ANTONIO, TEXAS 78216-6203
(210) 341-5500

Exhibit "A"

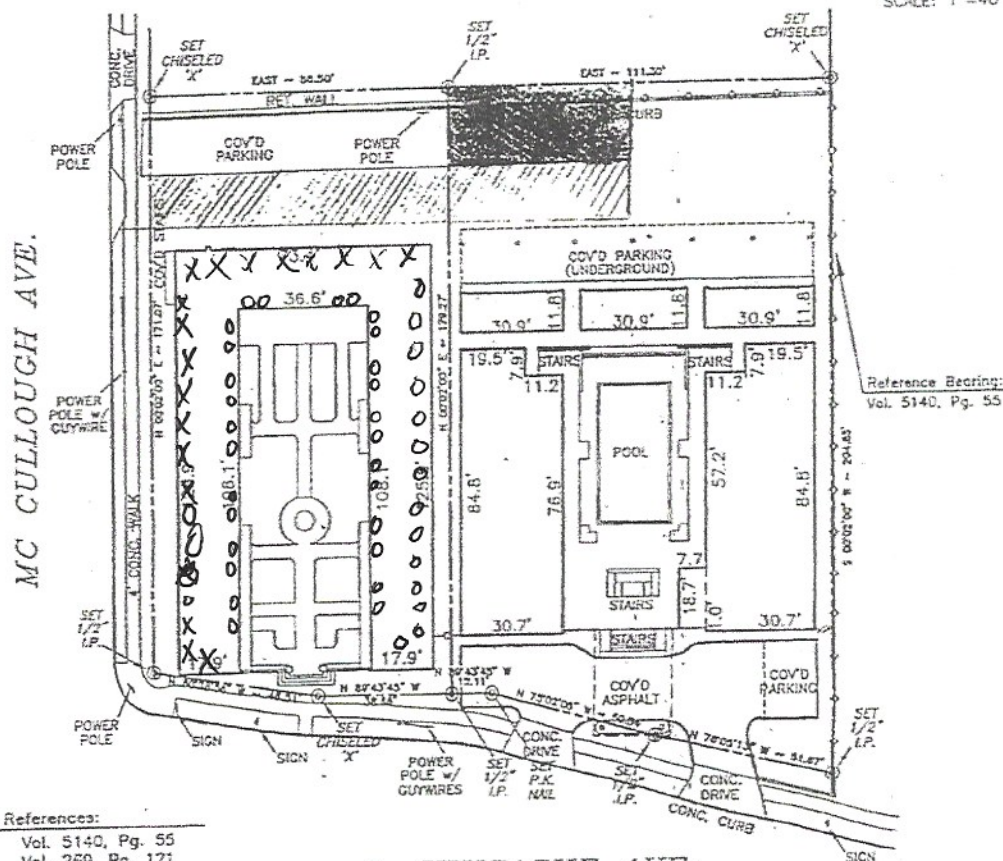


'Access Areas'

'Parking Areas'

SCALE: 1"=40'

Second floor
O = old wood
X = new vinyl



References:

- Vol. 5140, Pg. 55
- Vol. 269, Pg. 121
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1.

2.

3.

4.

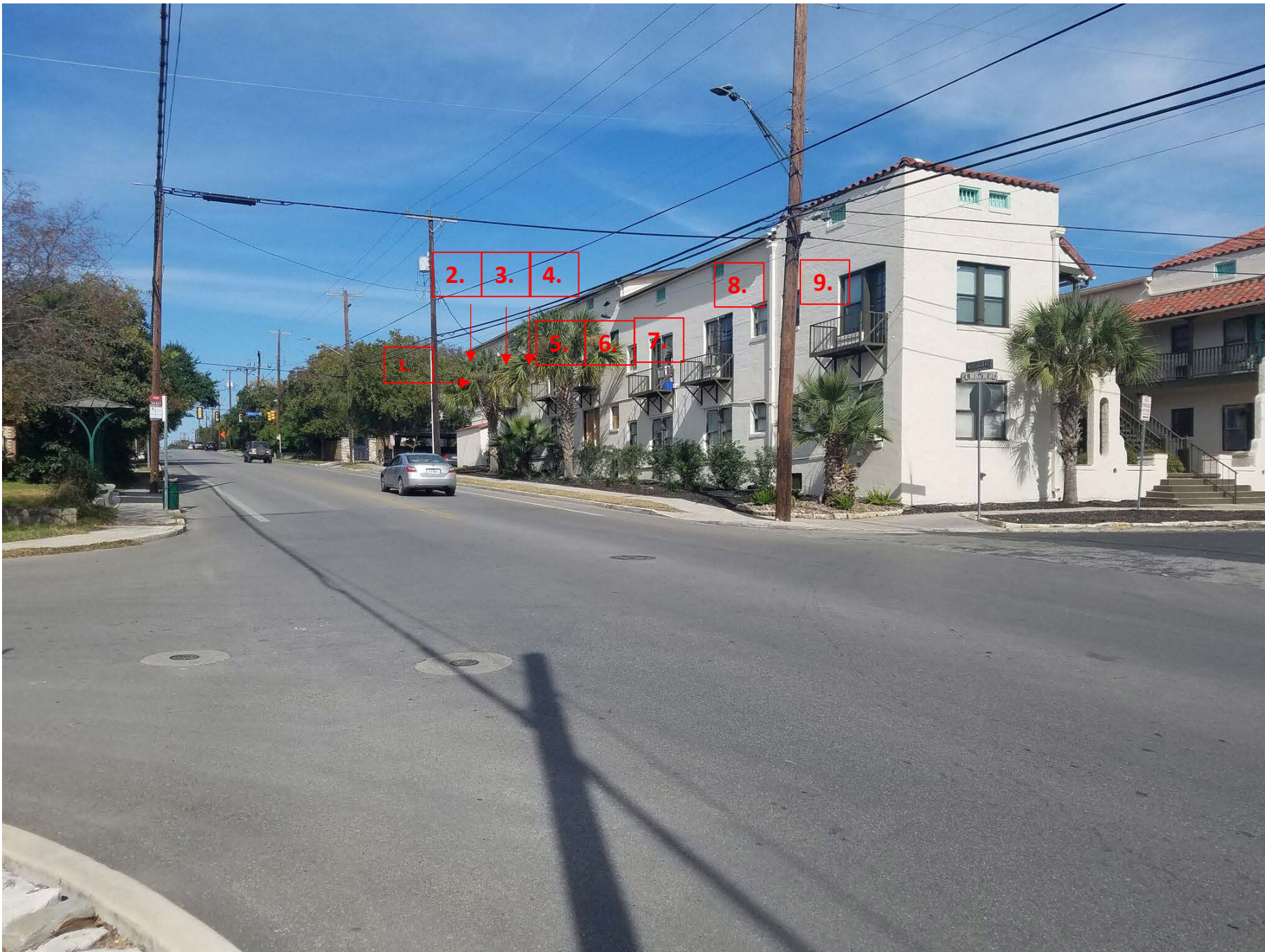
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9.



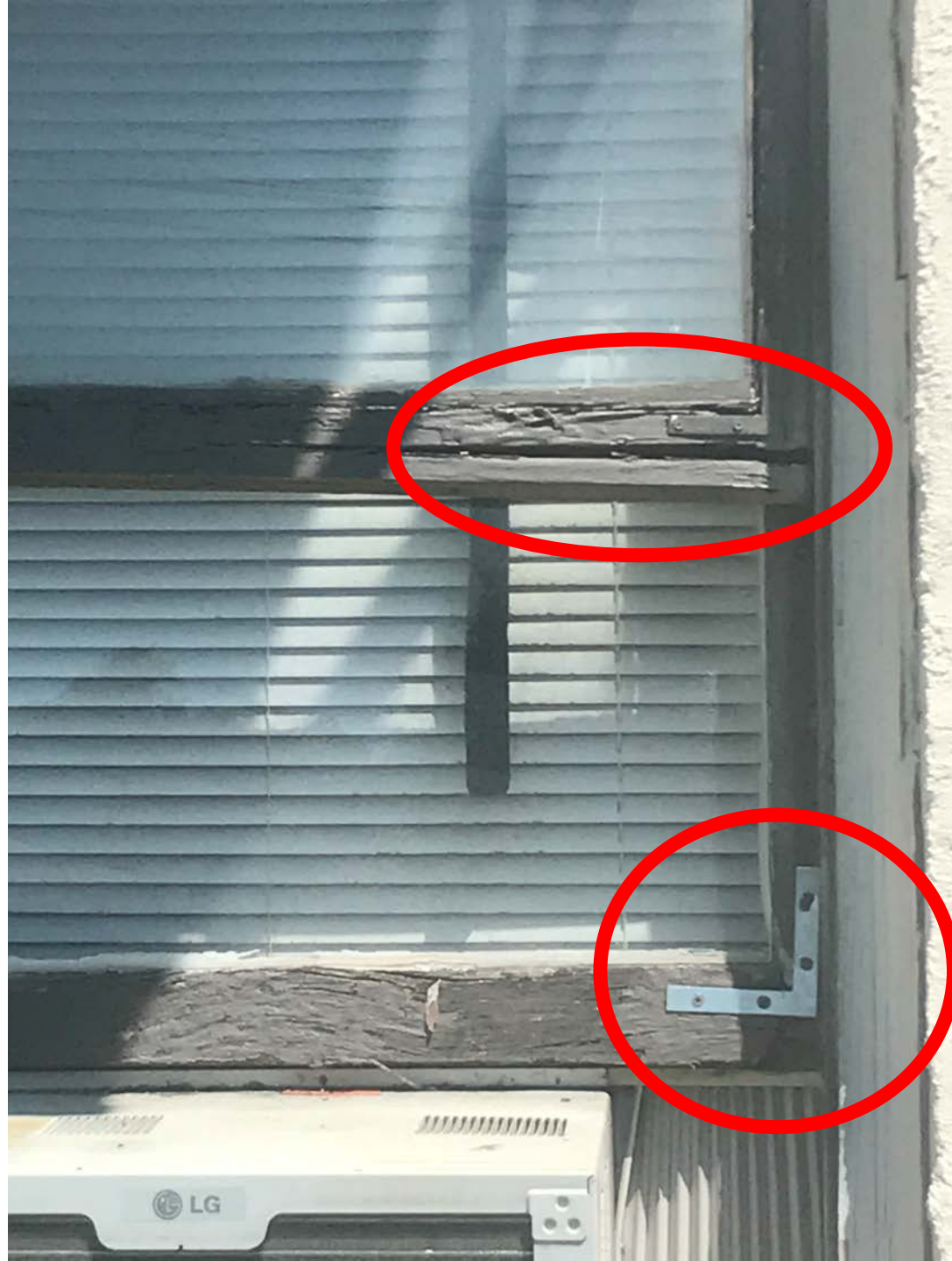


201 E. Huisache

The following photos are existing window conditions:













The following slides are the new windows:







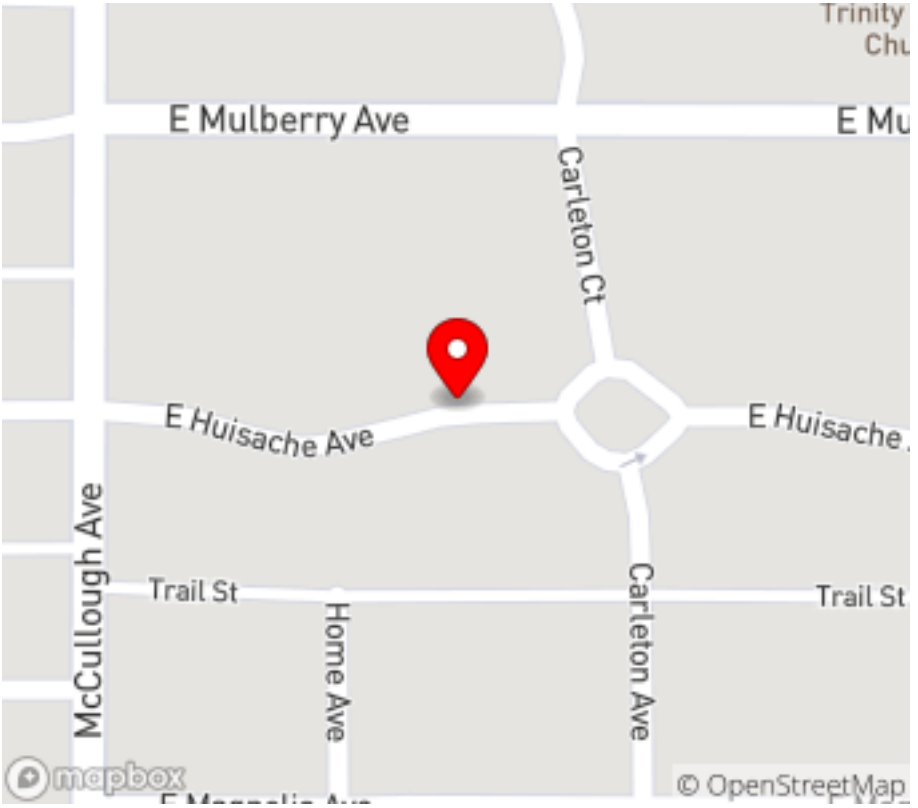






Investigation Report

Property

Address	201 E Huisache
District/Overlay	Monte Vista
Owner Information	SA E Huisache Investors
Location Map	
	Lat: 29.4558434416675 Long: -98.490347846062

Site Visit

Date	08/20/2018
Time	03:41 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Removal of over 20 wood windows and doors and installation of aluminum windows.

Action Taken









Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	posted "Notice of Investigation", posted "Stop Work Notice"
Deadline to contact office	08/20/2018



Investigation Report

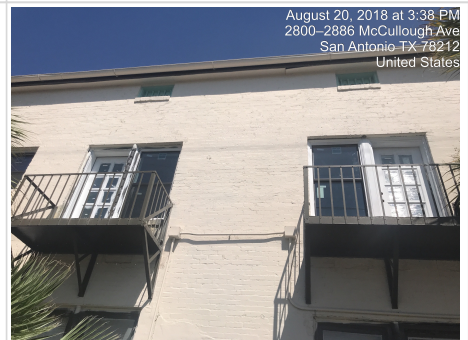
Will post-work application fee apply?	Yes
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Documentation

Photographs	 <p>August 20, 2018 at 3:37 PM 201 E Huisache Ave San Antonio TX 78212 United States</p>	 <p>August 20, 2018 at 3:36 PM 201 E Huisache Ave San Antonio TX 78212 United States</p>
	 <p>August 20, 2018 at 3:37 PM 201 E Huisache Ave San Antonio TX 78212 United States</p>	 <p>August 20, 2018 at 3:37 PM 201 E Huisache Ave San Antonio TX 78212 United States</p>
	 <p>August 20, 2018 at 3:38 PM 201 E Huisache Ave San Antonio TX 78212 United States</p>	 <p>August 20, 2018 at 3:36 PM 2800-2886 McCullough Ave San Antonio TX 78212 United States</p>
	 <p>August 20, 2018 at 3:36 PM 201 E Huisache Ave San Antonio TX 78212 United States</p>	 <p>August 20, 2018 at 3:37 PM 201 E Huisache Ave San Antonio TX 78212 United States</p>



Investigation Report



SCALE 100 FT. TO AN INCH

See Vol. 1 of Elm

See Vol. 1 of Elm

