

HISTORIC AND DESIGN REVIEW COMMISSION

February 20, 2019

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: January 28, 2019
60-DAY REVIEW: March 29, 2019
REQUEST:

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

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

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

- i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

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 wholesale 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.

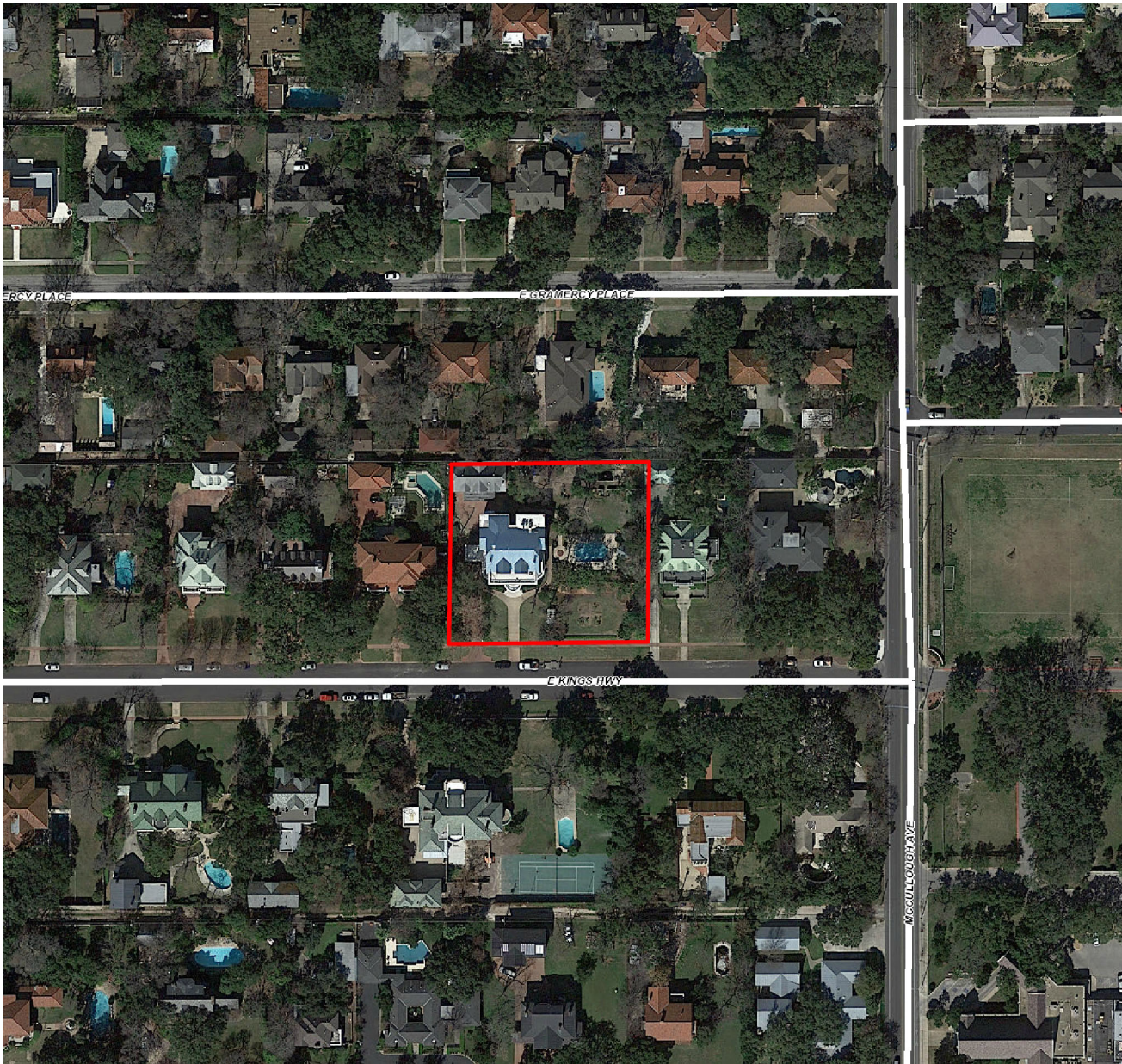
RECOMMENDATION:

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 as submitted based on findings a and c.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 05, 2018

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January 28, 2019

RE: 119 Kings Hwy Carriage House Alterations

To Whom It May Concern:

Troy M Jessee Construction, L.P. is proposing to demolish the existing awning canopy and associated columns on the behalf of Cassandra and Scott Leune on the carriage house at 119 E Kings Hwy. We are planning on restoring and continuing the existing cedar shake and trim façade that is existing around the entire perimeter of the Carriage House. Although there was a structure of the same size and shape originally built at this location, what is currently in state, has been modified so many times, it has lost all historic integrity.

In addition, after meeting with the Monte Vista Architectural Review Board, the board recommended we remove the current awning and not add any new reduced awning. We are in keeping with their recommendation. In addition, they recommended and that we leave a limestone cap in the pavement to indicate the old locations of the columns, which we will abide.

Furthermore, the existing canopy is preventing the residents from fully utilizing the off-street parking of this property. The house and carriage house combine for a total of 12 bedrooms and the residents have a family of 9 members. Without removal of this canopy, the residents will be forced to park on the street, which is not reasonable for a house of this size.

Finally, the alterations being proposed will have very little visual impact on the view from the sidewalk. Very little can currently be seen from the street and the perception of the proposed awning will not be noticeably different than the existing awning when standing so far away.

In conclusion, we believe we are improving the carriage house façade, we are providing more off-street parking and the proposed changes will be insignificant from the street view. Foremost, we are in keeping with the Monte Vista Architectural review board's recommendations. These facts should help with deciding for approval as this is not just a straightforward issue.

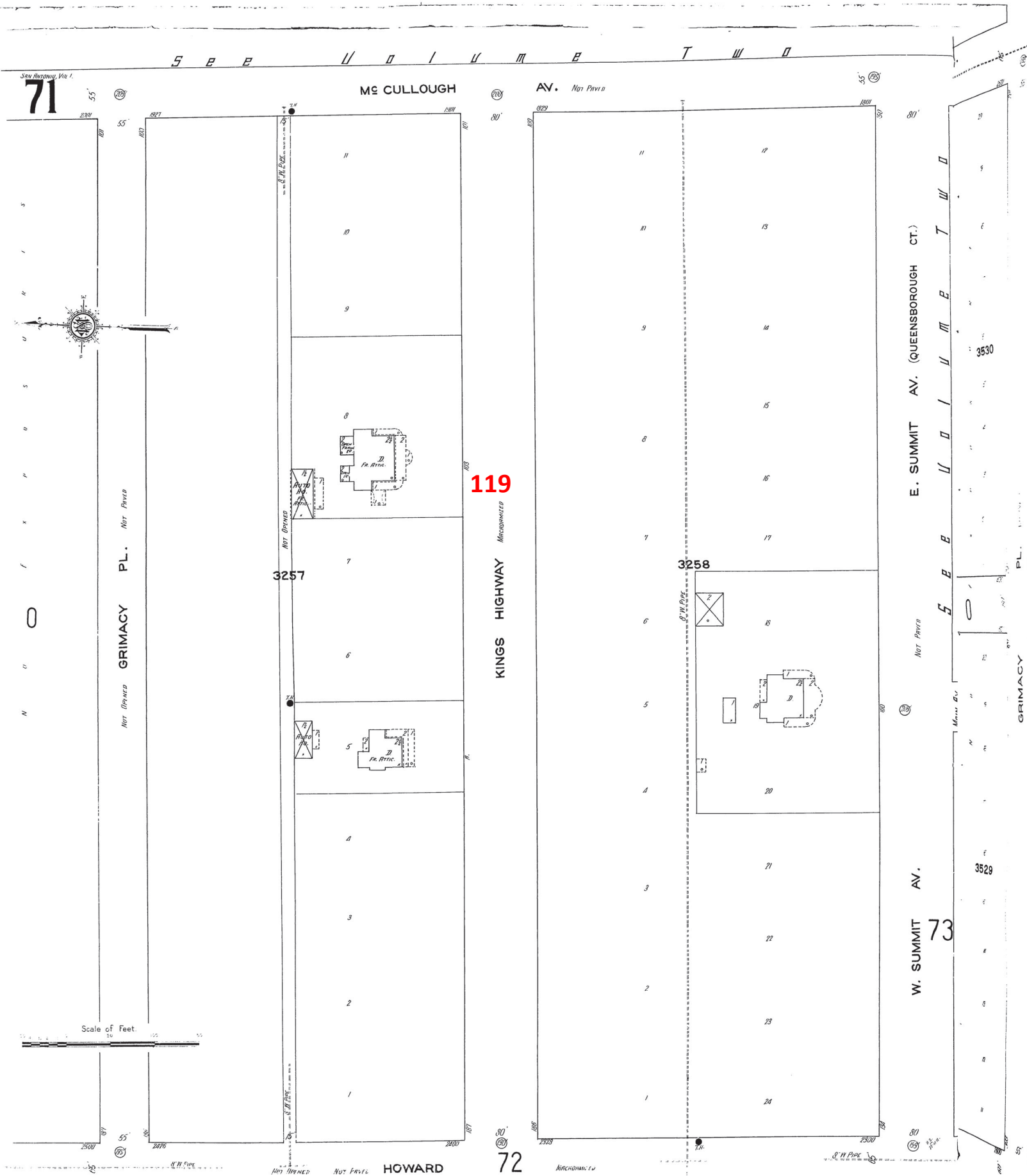
Sincerely,

A handwritten signature in black ink, appearing to read 'Lawson Jessee', written in a cursive style.

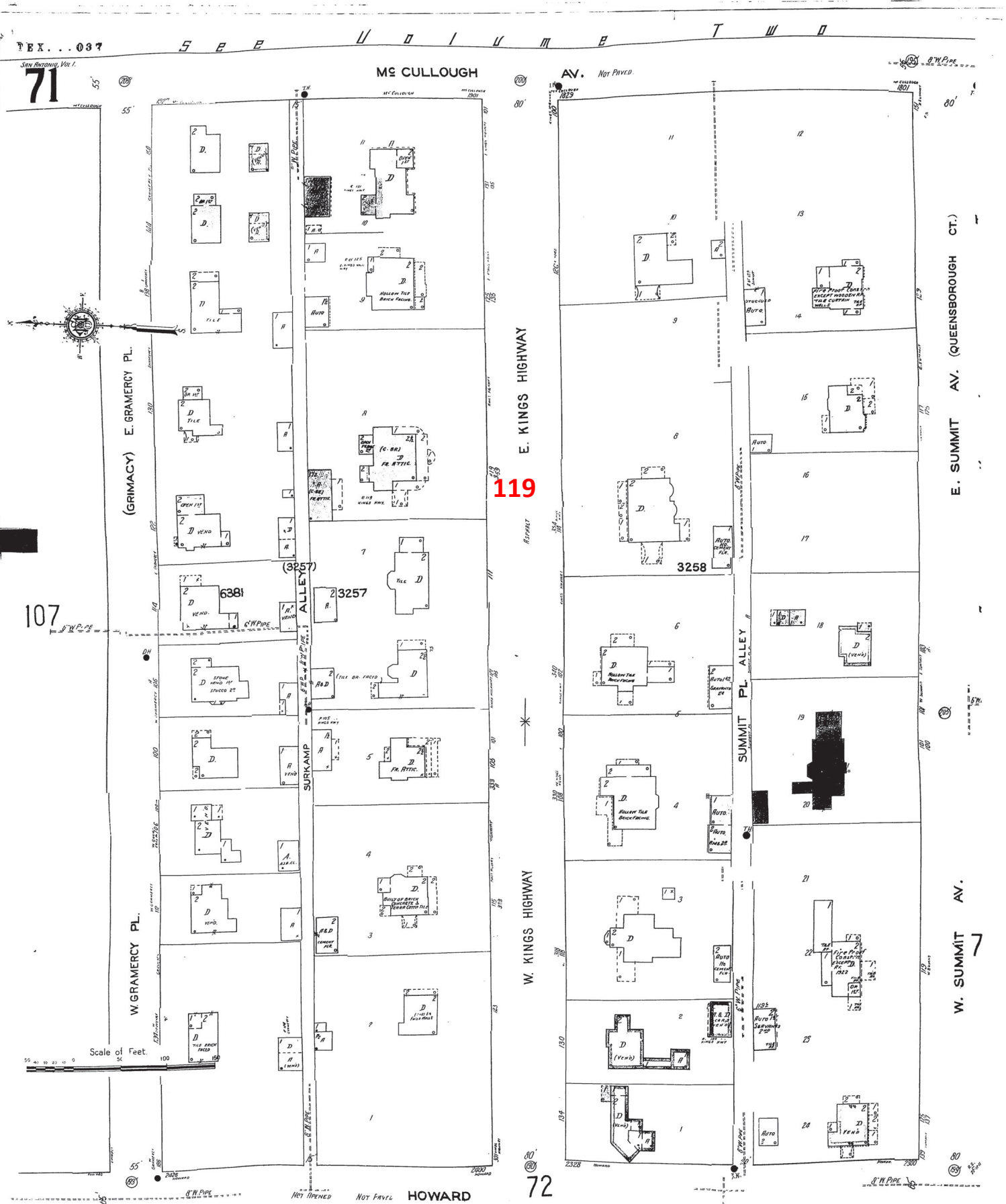
Lawson Jessee
Project Manager

312 W Josephine St
San Antonio, TX 78212

1911 - 1924 SANBORN MAP



1911 - 1951 SANBORN MAP





Existing awning view
from sidewalk. Two
columns are visible
and 2D profile of
fascia.



Columns do not match
fluted profile of any
other column on home.
Column bases are
plastered and painted



Soffit is rotting



This roof line is most likely not original to existing carriage house. It obstructs the original profile of the house that could be visible from the street. We will extend the existing cedar shake siding and trim profile continuously.



Columns block turning radius of vehicles from garage and limits access and turning radius to carport beyond. Will set limestone caps into pavers to indicate locations of columns.



Awning has
frankensteiner gutter /
downspout system that
is NOT original. This
will be cleaned up with
continuous profile.



Awning has frankenstein gutter / downspout system that is NOT original. This will be cleaned up with new proposed awning.



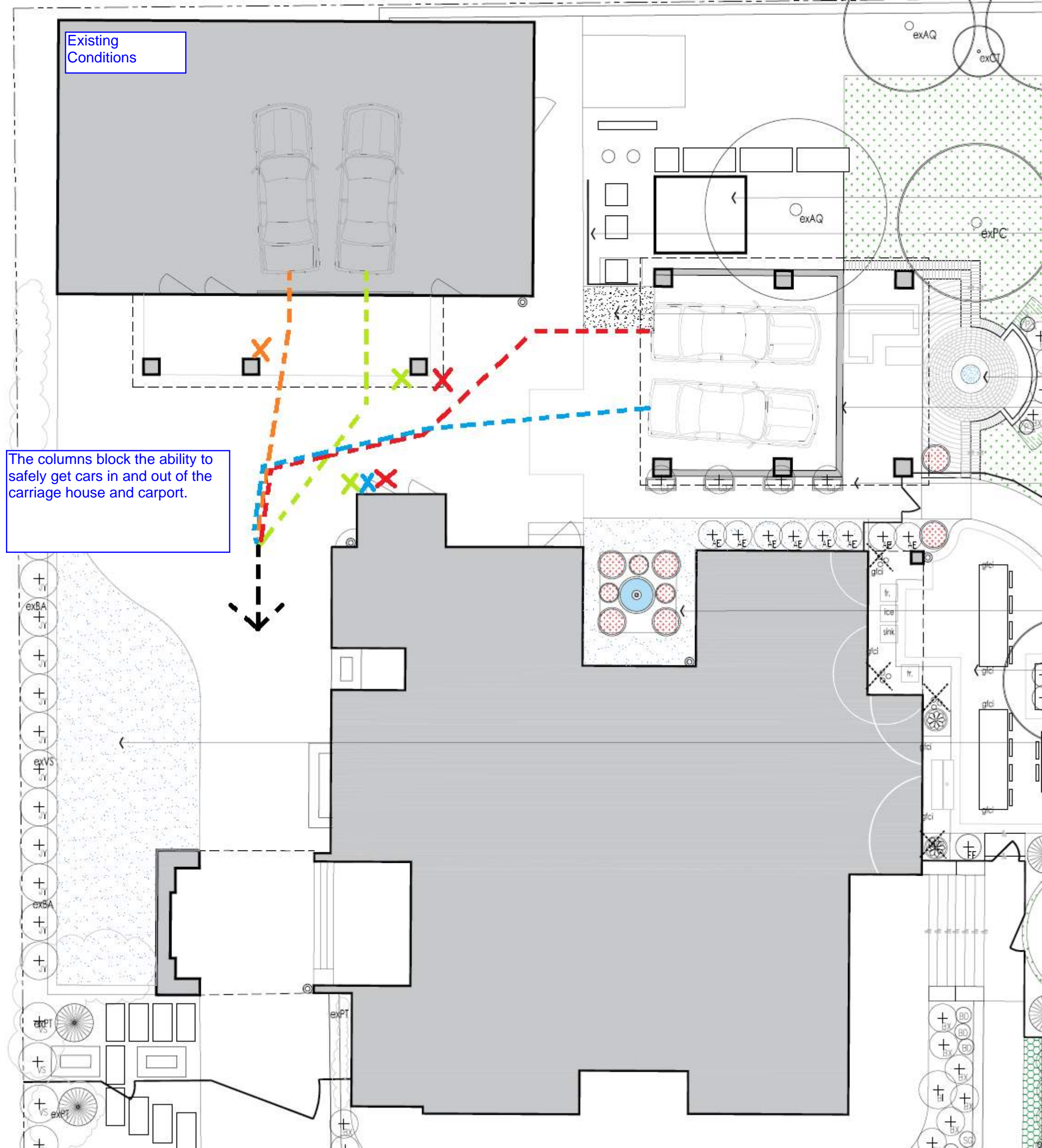
Column bases are beat up and plastered.

Existing
Conditions

The distance between the column and the existing main house make the turning radius extremely difficult to turn without clipping the column.

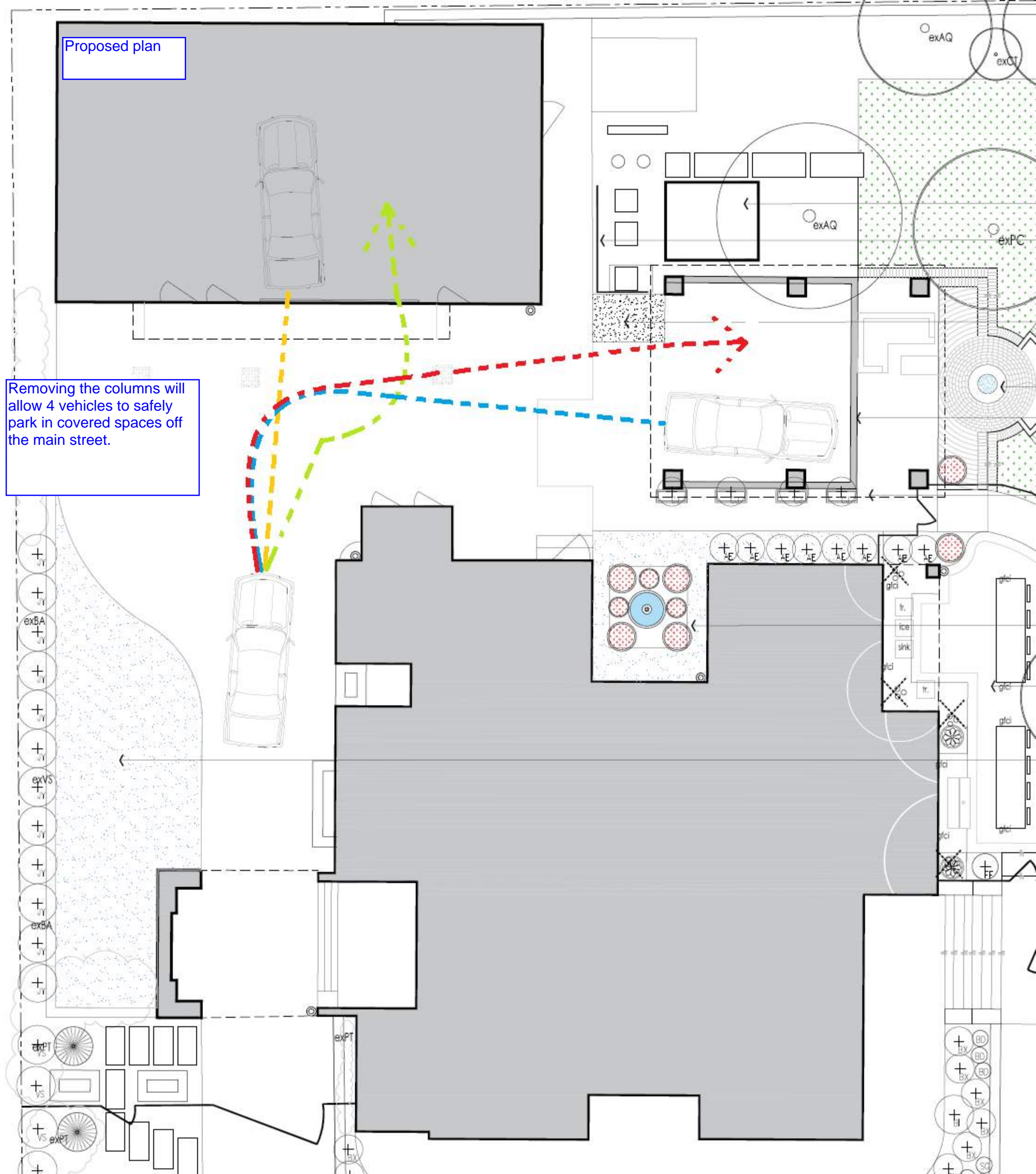
Existing Conditions

The columns block the ability to safely get cars in and out of the carriage house and carport.



Proposed plan

Removing the columns will allow 4 vehicles to safely park in covered spaces off the main street.



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