

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO: 2019-343
ADDRESS: 414 DONALDSON AVE
LEGAL DESCRIPTION: NCB 1932 BLK 39 LOT 26 AND 27
ZONING: R-6,H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: KKW Donaldson
OWNER: San Antonio San Antonio/KKW Donaldson
TYPE OF WORK: Window replacement, painting brick, replace siding
APPLICATION RECEIVED: May 22, 2019
60-DAY REVIEW: July 21, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

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

1. Replace 20 feet of wood siding with matching Hardie siding.
2. Replace exposed rafter tail detailing at roof eaves with a ventilated soffit.
3. Replace one single-lite rectangular window on the front façade with a new single-lite square vinyl window.
4. Add a new single-lite vinyl rectangular window opening on the front façade.
5. Add new decorative shaker-style shutters on the front façade.
6. Paint the exterior brick. The brick is currently unpainted.

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. *Façade 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 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.
- 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.

FINDINGS:

- a. The primary structure located at 414 Donaldson is a 1-story single family structure constructed circa 1952 in the Minimal Traditional style with Midcentury influences. The home features a primary low-sloping side gable configuration, an attached garage with flat roof, a red brick façade, and aluminum windows. The structure is contributing to the Monticello Park Historic District.
- b. **SIDING REPLACEMENT** – The applicant has proposed to replace approximately 20 feet of wooden board and batten siding with new Hardie siding to match the same configuration. The siding is located on a side façade and is not visible from the public right-of-way. The siding also appears to be an infill condition of a former garage. Based on the location and the minimal impact from the public right-of-way, staff finds the replacement appropriate.
- c. **EAVE AND SOFFIT MODIFICATIONS** – The applicant has proposed to modify the existing eave and soffit details. The existing eaves are wood with an exposed rafter tail detail. The applicant has proposed to remove these details and install a cement board vented soffit. According to the Guidelines, existing details, including roof elements, should be retained. Staff does not find the proposal consistent with the Guidelines.
- d. **WINDOW REPLACEMENT** – The applicant has proposed to replace an existing rectangular aluminum picture window on the front façade with a new vinyl window. The new window will feature a modified size and be square in proportion. According to the Guidelines, when windows are deteriorated beyond repair and necessitate replacement, new windows should match the size, configuration, proportion, and detailing of the original. Staff generally finds that replacement is appropriate, but finds the proposed size modification to be inconsistent with the Guidelines. Staff finds that the existing opening size should be retained.

- e. WINDOW INSTALLATION – The applicant has proposed to install a new window on the front façade. The window is to match the size, material, and configuration of the proposed replacement window noted in finding d. The new window will be visible from the public right-of-way. Staff generally finds the location appropriate, but does not find a square window to be appropriate. Staff finds that a rectangular window that matches the existing size of the adjacent window in finding d be installed to add balance and maintain the original proportionality of the windows.
- f. SHUTTERS – The applicant has proposed to install shaker-style shutters on the existing front windows on the home. The applicant has not provided detailed specifications, but has provided a photo example of the shutter style and has indicated proposed locations. According to the Historic Design Guidelines, shutters should only be incorporated 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. Traditionally in San Antonio, Minimal Traditional homes of this era did not feature shutters. The configuration of the front façade windows does not allow for the space for proportionately appropriate shutters. The installation of shutters is not stylistically, functionally, or historically appropriate.
- g. BRICK PAINTING – The applicant is requesting approval to paint the brick façade of the structure. The original brick, a rusty red color, is exposed. According to the Secretary of the Interior’s Standards for Rehabilitation, historically unpainted brick should not be painted. Brick structures built prior to the 1870s were largely constructed of handmade bricks, which were generally softer, more porous, and weaker than bricks made at the turn of the 20th century. These handmade bricks were frequently painted or coated because the strength of the brick was insufficient without a coating for stabilization. However, as machine-made bricks became the norm during the latter half of the 19th century, bricks became inherently stronger and did not require paint or coatings for protection and strength. These bricks commonly featured harder “dress” surfaces, which were meant to face the exterior of the structure and remain unpainted. 414 Donaldson was constructed in the early 1950s and was historically unpainted. Painting historically unpainted brick on structures of this era can lead to trapped water in the porous material, eventually destroying the brick due to the damaging effects of water infiltration and freeze-thaw cycles. Unpainted brick of this era is inherently high strength and low-maintenance on its own. Once these structures are painted, consistent repainting is required to maintain the aesthetics of the brick. Per the Guidelines for Exterior Maintenance and Alterations, 2.B., surfaces that were historically unpainted should not be painted. Staff does not find the painting of the façade to be appropriate.

RECOMMENDATION:

Item 1, Staff recommends approval of the siding replacement based on finding b.

Item 2, Staff does not recommend approval of the eave and soffit modifications based on finding c.

Item 3, Staff recommends approval of the window replacement based on finding d with the following stipulation:

- i. That the window size matches the existing opening and configuration. The applicant is required to submit an updated window specification to staff with dimensions for review and approval.

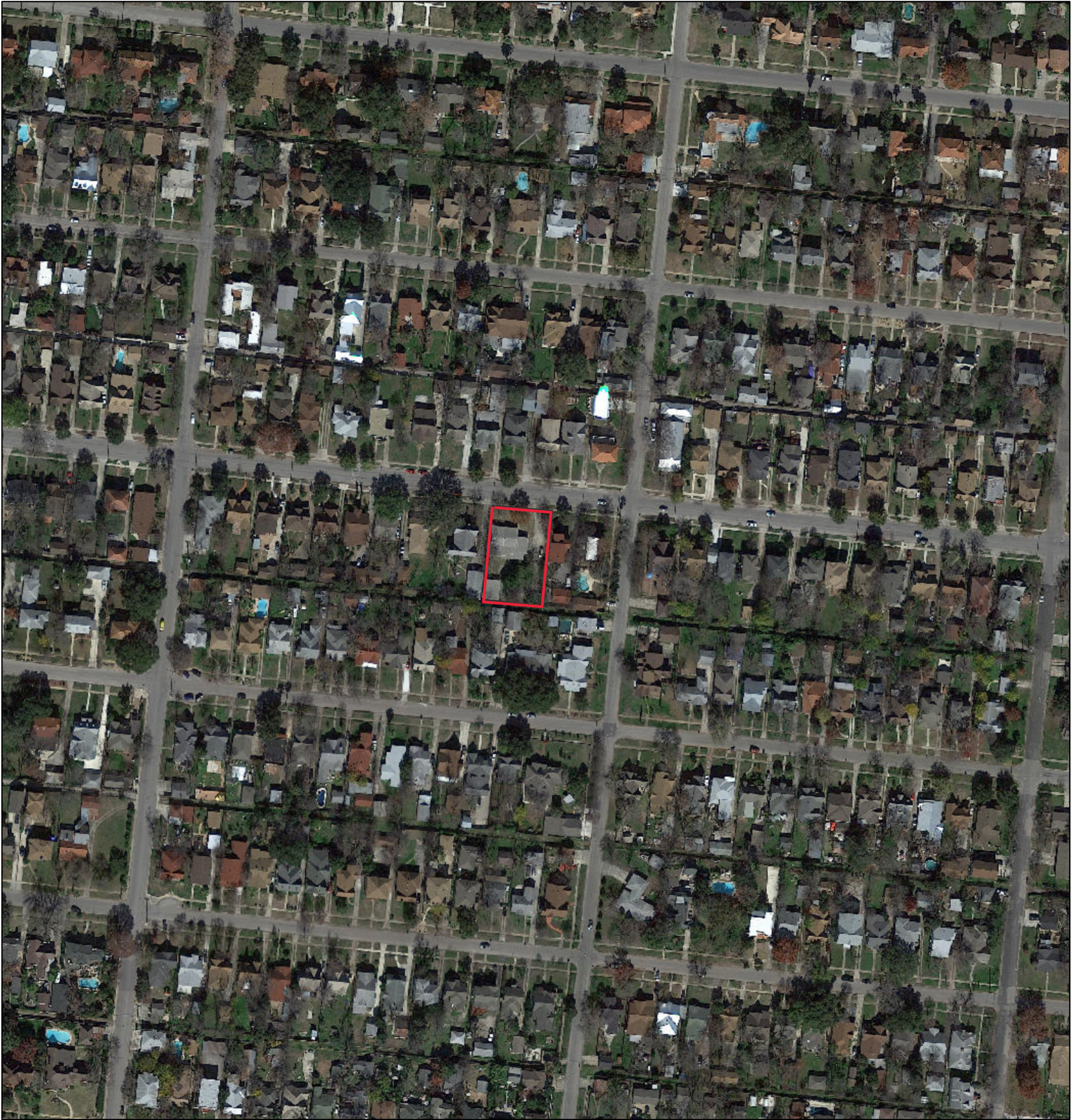
Item 4, Staff recommends approval of the installation of a new window opening on the front façade based on finding e with the following stipulation:

- i. That the window size matches the existing opening on the front façade as noted in finding d. The applicant is required to submit an updated window specification to staff with dimensions for review and approval.

Item 5, Staff does not recommend approval of the shutter installation based on finding f.

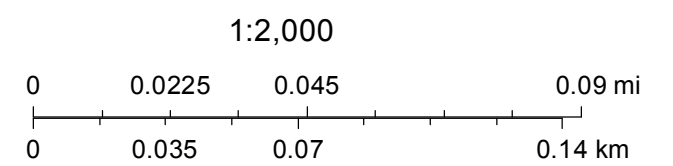
Item 6, Staff does not recommend approval of painting the exterior brick based on finding g.

City of San Antonio One Stop



June 14, 2019

—— User drawn lines









Replacement of 20 feet of siding (General Repair)



At (1) exterior wall, existing siding is bowed, due to decay. Wall does not face street.



Proposed product: HardiePanel Vertical Fiber Cement Siding, to match profile of existing siding.

Installation of board at perimeter eave soffits (General Maintenance)



Roof line/trusses are exposed, not protected from moisture or pest.



Proposed product: Hardie vented cement board, to allow for ventilation.

Replacement of (1) window (General Repair)



- ① Removal of (1) non-historic window to replace with windows that match the original windows as closely as possible in material and design. The existing window appears to have been installed in the early 1980s during a garage conversion, is a metal aluminium frame and heavily corroded, and does not match the appearance of the other 1950s era windows. No structural modifications required.

Replacing (1) window (General Repair, Continued)

Andersen
Installed 100 Series Picture Windows



- Andersen 100-Series windows offer superior strength and performance because they're made with
- Andersen's patented Fibrex material that's 2X stronger and more durable than vinyl. Factory-finished interiors and exteriors never need painting and won't fade, flake, blister or peel.
- Andersen stands behind its products with superior warranties, like 20-years limited warranty on glass and 10-years limited warranty on non-glass parts r.

Proposed product: Anderson 100 - Series window, to match size of original window opening.

Adding (1) window (Minor Alteration)



- ② Add (1) window to balance out the exterior elevation. Currently, the existing window is asymmetrical. See next page of view of entire facade

Adding (1) window (Minor Alteration, Continued)



View of entire elevation

Adding (1) window (Minor Alteration)

Andersen
Installed 100 Series Picture Windows



- Andersen 100-Series windows offer superior strength and performance because they're made with
- Andersen's patented Fibrex material that's 2X stronger and more durable than vinyl. Factory-finished interiors and exteriors never need painting and won't fade, flake, blister or peel.
- Andersen stands behind its products with superior warranties, like 20-years limited warranty on glass and 10-years limited warranty on non-glass parts r.

Proposed product: Anderson 100 - Series window, to match size of adjacent window.

Adding decorative shutters (Minor Alteration)



Decorative shutters are consistent with the district characteristics



③ Proposed Product:
Custom Shaker style
shutter

Paint exterior (Minor Alteration)



Proposed Colors



Proposed treatment

Exterior treatment was selected in order to coordinate home appearance to be consistent with the district characteristics, see next slide for methodology.

Paint exterior (Minor Alteration, Continued), Methodology



339 Donaldson



2000 Block of Gramercy Ave

District characteristics were surveyed, see photos of homes with similar use of exterior treatment

Paint exterior (Minor Alteration, Continued), Methodology



200 Block of Donaldson



400 Block of Gramercy Ave

District characteristics were surveyed, see photos of homes with similar use of exterior treatment

Paint exterior (Minor Alteration, Continued), Methodology

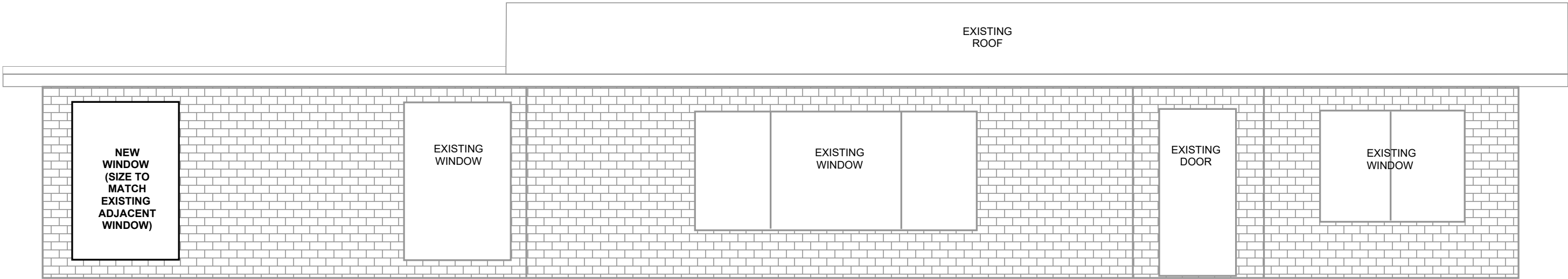


300 Block of Donaldson Ave



400 Block of Gramercy Ave

Monticello Park district characteristics were surveyed, see photos of homes with similar use of exterior treatment



414 DONALDSON - ADDITION OF (1) WINDOW - ELEVATION