

# HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

**HDRC CASE NO:** 2019-431  
**ADDRESS:** 2026 W GRAMERCY PLACE  
**LEGAL DESCRIPTION:** NCB 1933 BLK 31 LOT 22  
**ZONING:** R-6,H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**TYPE OF WORK:** Window replacement, fenestration modifications, exterior modifications  
**APPLICATION RECEIVED:** July 22, 2019  
**60-DAY REVIEW:** September 20, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to:

1. Replace all existing aluminum windows with new aluminum windows with a one over one configuration.
2. Remove two rear window openings and enclose with siding.
3. Remove one of two front doors and enclose with siding.
4. Replace the existing non-original wrought iron columns and install new 6x6" wood post columns.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 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.

## 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 2026 W Gramercy Place is a 1-story single family structure constructed circa 1950 in the Minimal Traditional style with Craftsman influences. The structure features a recessed front door, non-original aluminum windows, and a primary gable configuration. The structure is contributing to the Monticello Park Historic District.
- b. **PROPERTY HISTORY** – Staff conducted an investigation on July 2, 2019. Work had begun without approval on the removal of asbestos siding, installation of hardie plank siding with faux wood grain, and window replacement with vinyl windows with faux divided lites. The applicant has been working in good faith with staff and has stated their intent to replace the faux grain siding with smooth hardie siding, which is eligible for administrative approval. A different window product is being considered as part of this application.
- c. **WINDOW REPLACEMENT** – The applicant has proposed to replace the existing aluminum windows with new one over one aluminum windows. The existing windows are non-original and feature four horizontal mullions. According to the Historic Design Guidelines, new windows should be installed 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 or missing. Staff generally finds the replacement product to be appropriate, but finds that a block frame should be used in lieu of the proposed nailing strip. The windows should comply with the stipulations listed in the recommendation.
- d. **WINDOW ENCLOSURE** – The applicant has requested to enclose two windows on the property. Both are located on the rear elevation and are screened from the public right-of-way. Based on the modifications that have occurred on this property, staff finds that the enclosure of these windows is acceptable.
- e. **DOOR ENCLOSURE** – The applicant has requested to enclose one of two front doors. The door to be enclosed is facing W Gramercy Pl and is directly viewable from the public right-of-way. According to the Guidelines,

existing doors should be preserved. Staff finds that this door location is likely original due to the porch design and configuration and finds its removal inconsistent with the Guidelines.

- f. **PORCH MODIFICATIONS** – The applicant has proposed to replace two non-original wrought iron front porch columns with two new simple wood post columns measuring 6x6” square. According to the Historic Design Guidelines, porches and their related elements, such as ceilings, floors, and columns, should be replaced in-kind 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. The proposed porch columns are generally proportionate with the size of the porch footprint and are common on Minimal Traditional structures.

## **RECOMMENDATION:**

Item 1, Staff recommends approval of the window replacement based on finding c with the following stipulations;

- i. That the window openings match the existing in size. Openings should not be enlarged or diminished to fit stock size windows.
- ii. That the windows feature a block frame in lieu of the submitted product that requires a nailing fin and that the configuration be one over one with no faux divided lites. The applicant is required to submit updated specifications to staff prior to receiving a Certificate of Appropriateness.
- iii. That the following requirements are met: meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 2, Staff recommends approval of the window opening enclosure based on finding d.

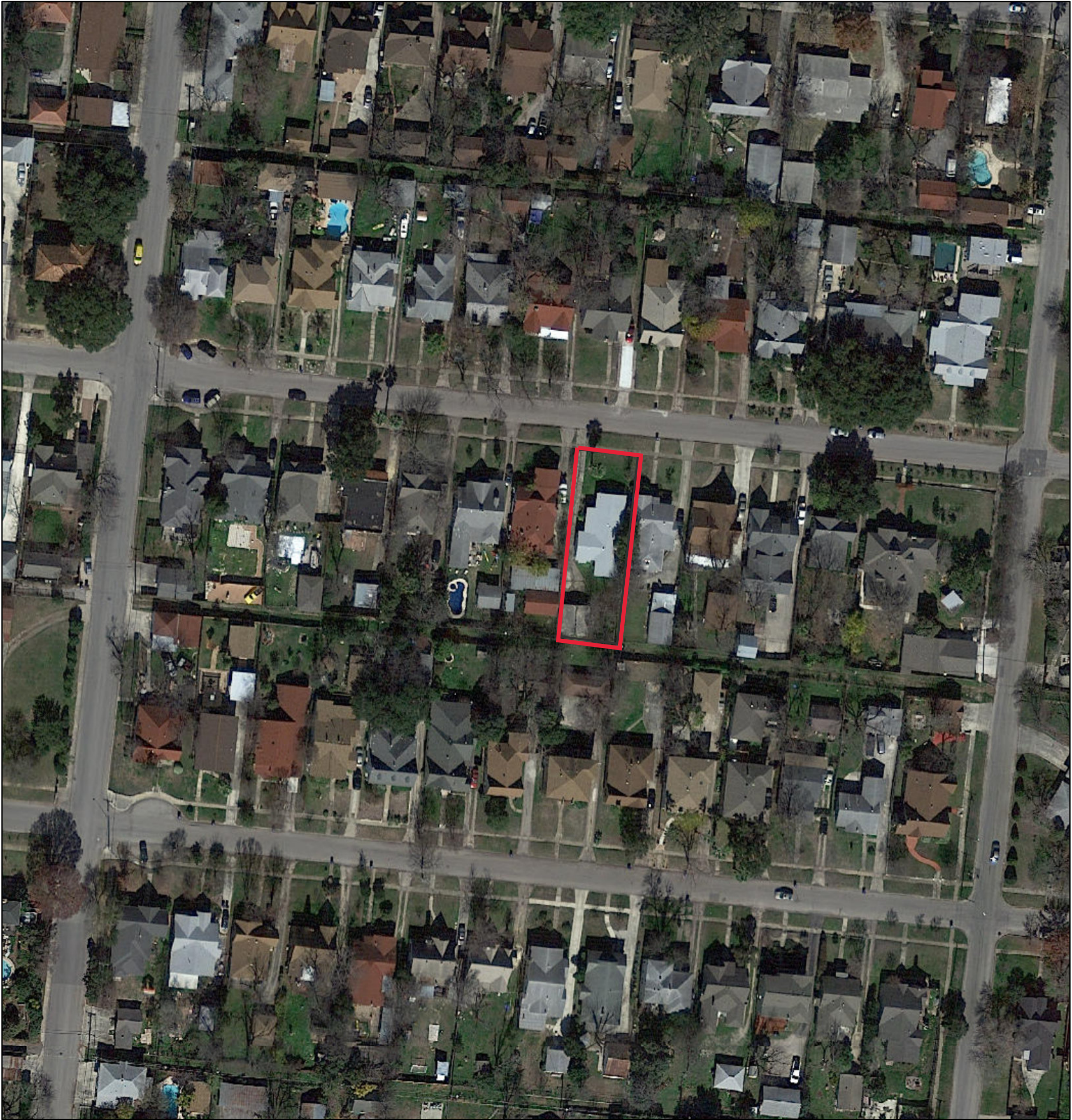
Item 3, Staff does not recommend approval of the front door enclosure based on finding e.

Item 4, Staff recommends approval of the front porch column replacement based on finding f with the following stipulation:

- i. That the wood columns be six inch (6”) square with capital and base trim, and feature chamfered corners.

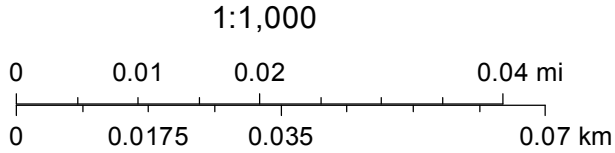


City of San Antonio One Stop



August 1, 2019

—— User drawn lines















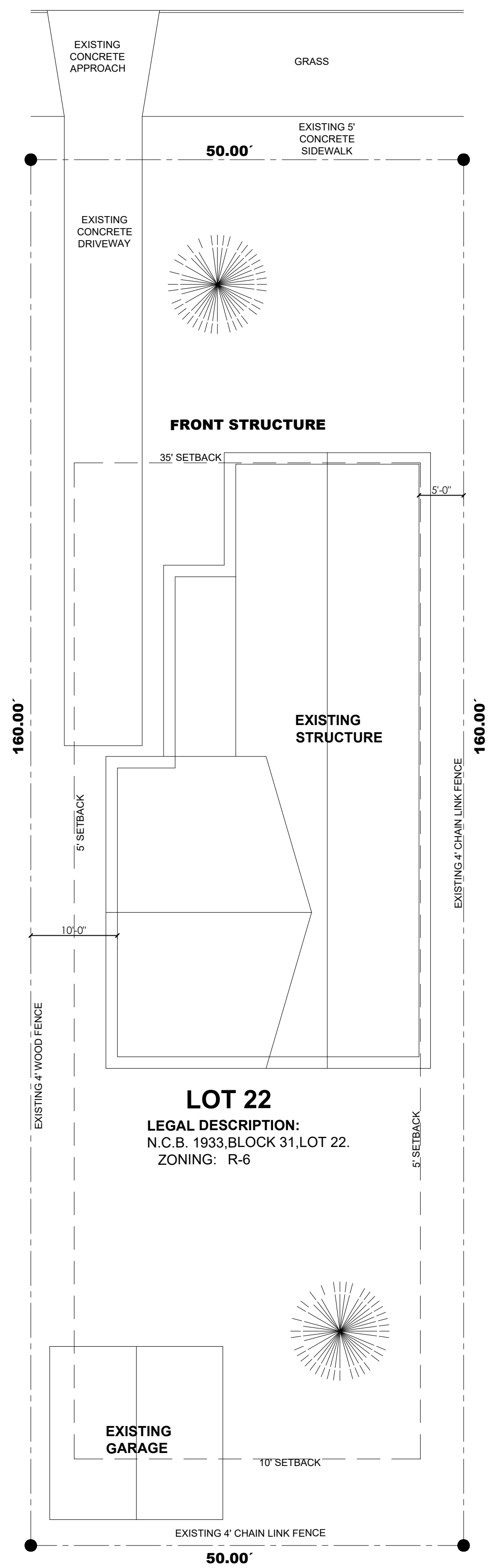




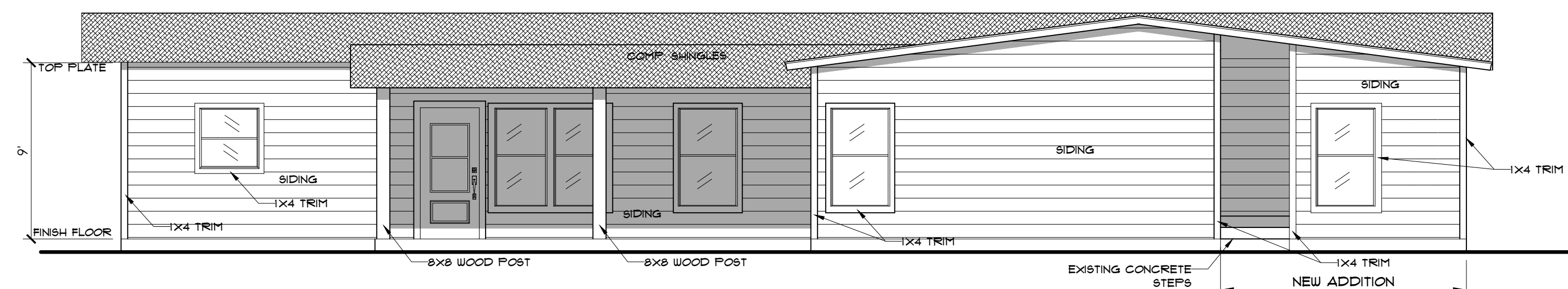
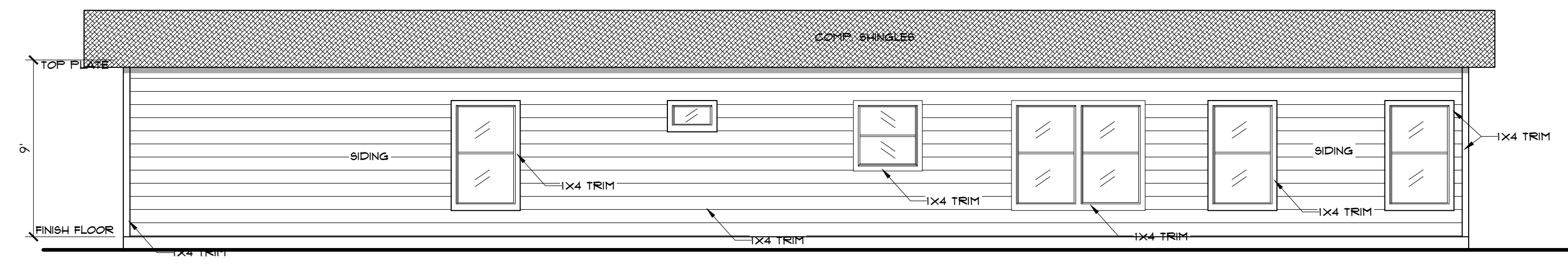
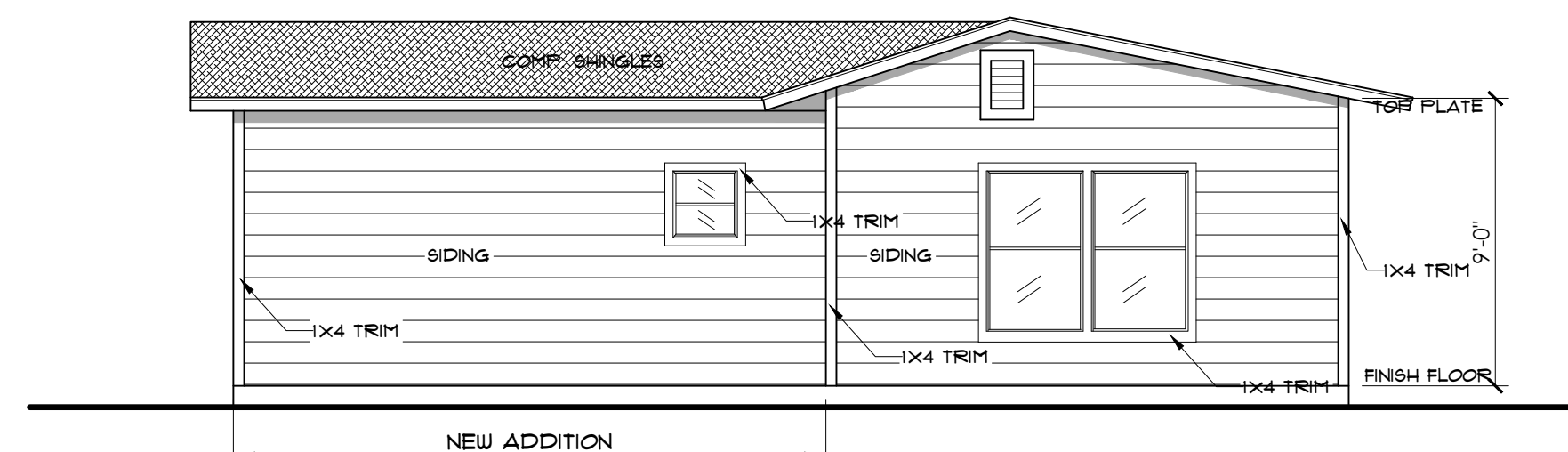
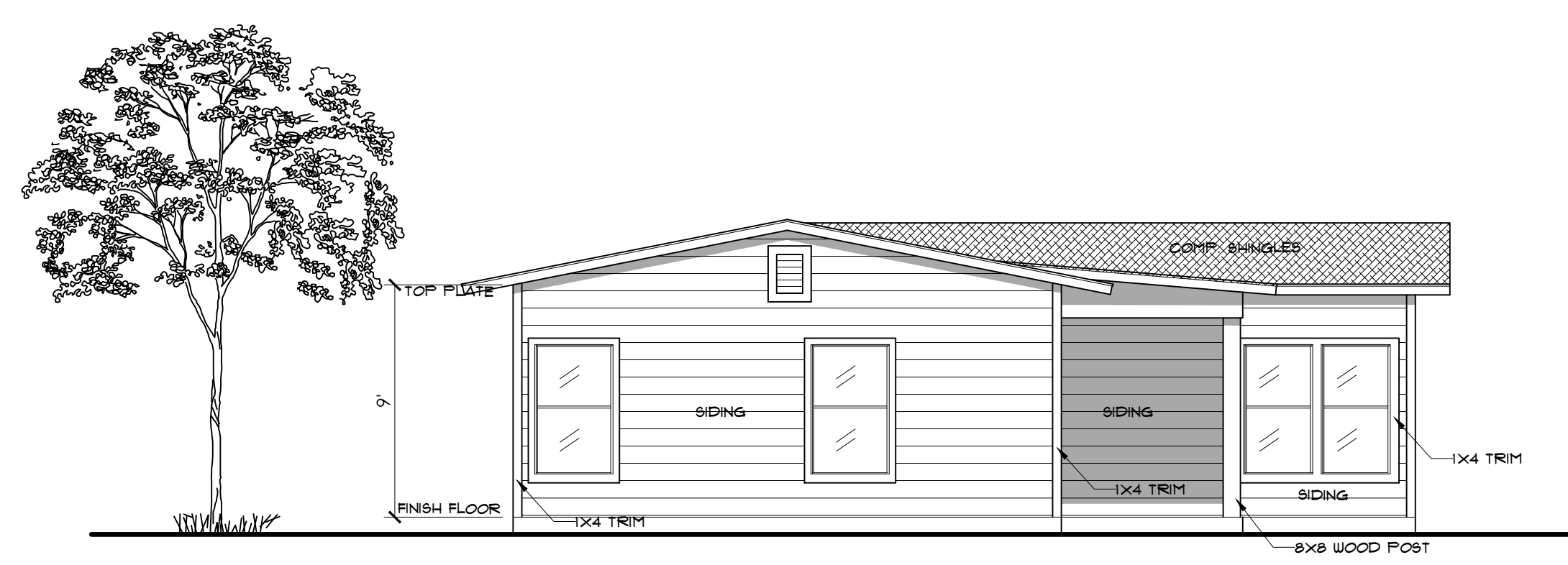
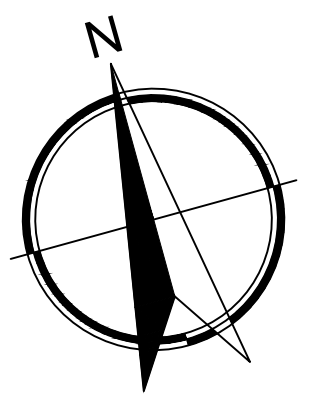




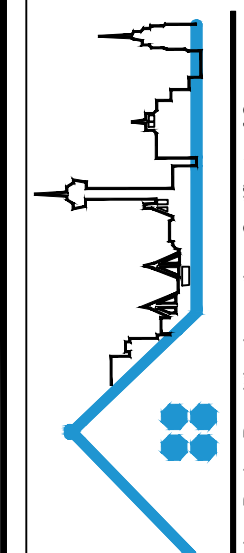
W GRAMERCY PLACE



1 SITE PLAN  
SCALE: 1/8"=1'-0"



DESIGNER :



Zone, Design, Permitting, Inspections, Certificate of Occupancy  
**ONE STOP CODE CONSULTING, LLC**  
255 SHADYVIEW DR. SAN ANTONIO, TEXAS 78201  
Phone: (210) 775-8219 Email: info@onestopcode.net

NEW ADDITION FOR  
**RESIDENCE**  
SAN ANTONIO, TEXAS, 78201

DRAWN BY: L.R.

CHECKED BY:

DATE: 7/24/2019

JOB NUMBER:

ADDRESS:  
2026 W GRAMERCY PL  
SAN ANTONIO, TEXAS  
78201.

REVISIONS:

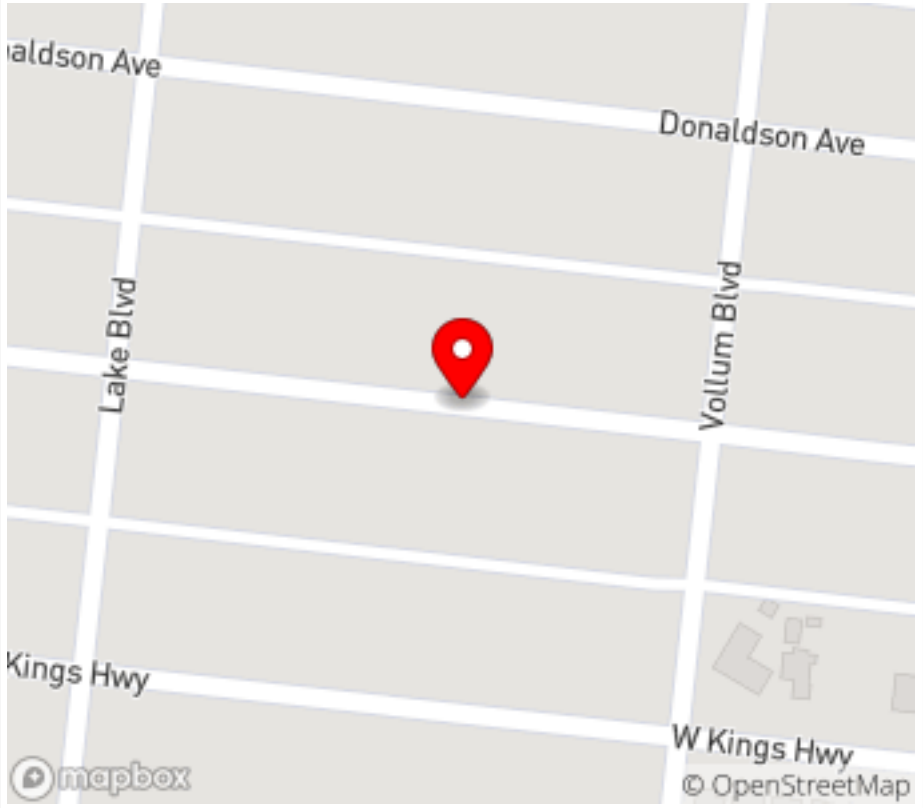
SHEET:  
**A-101**





## Investigation Report

### Property

Address	2026 W Gramercy
District/Overlay	Monticello Park
Owner Information	Mary Gaye Smith (May be new owner)
Location Map	
	Lat: 29.4620110657114 Long: -98.530596990822

### Site Visit

Date	07/02/2019
Time	02:18 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	Contractor(s)
Contractor/Realtor Companies	Kino
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	50%
Description of work	Window replacement, siding replacement. Rear accessory prepared for siding replacement and reroofing.
Description of interaction	Lead contractor Kino was cooperative to the stop work order and will submit applications for administration or HDRC approval. He said the owner closed on the property two days ago.



## Investigation Report

### Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s), Posted "Notice of Investigation"
Will post-work application fee apply?	To be determined

### Documentation

#### Photographs







## Investigation Report



July 2, 2019 at 2:12 PM  
2026 W Gramercy Pl  
San Antonio TX 78201  
United States





## Investigation Report







## Investigation Report







## Investigation Report







## Investigation Report





**Investigation Report**







## Investigation Report



07/02/2019 02:23 PM