

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

HDRC CASE NO: 2019-437
ADDRESS: 905 N MESQUITE ST
LEGAL DESCRIPTION: NCB 519 BLK 24 N 44.10 FT OF S 88.2 FT OF 17 & 18 ARB A18
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Shawn Collard/Shawn Collard Construction
OWNER: SNYDER JEFFREY W
TYPE OF WORK: Window replacement; exterior modifications
APPLICATION RECEIVED: July 24, 2019
60-DAY REVIEW: September 23, 2019
CASE MANAGER: Huy Pham
REQUEST:

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

- 1) Relocate and resize two (2) window openings on the north elevation.
- 2) Replacement of the front door with a mid-century style door.
- 3) Enclose a 50 square foot rear inset porch.

APPLICABLE CITATIONS:

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

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

FINDINGS:

- a. The primary structure at 905 N Mesquite was constructed circa 1910 and first appears on the 1912 Sanborn map. The structure features a primary, side-facing gable with a shed roof to the rear, a full width front porch, standing seam metal roof, and wood sash windows. The structure contributes to the Dignowity Hill Historic District.
- b. **COMPLIANCE** – On a site visit conducted on July 22, 2019, staff found that a number of work items had been performed prior to approval including the relocation and re-sizing of window openings, the enclosure of a rear inset porch, and door replacement. The original wood sash windows were found on site and staff advised the present contractor against discarding them until the conclusion of a commission action. At this time, the property has only received administrative approval for foundation repair, sidewalk repairs, in-kind wood repairs, and re-installation of an existing gravel driveway. The applicant submitted an application on July 24, 2019; the post-work application fee has not been paid at this time.
- c. **WINDOWS** – The north side of the property previously feature three wood sash windows of the same size under the side gable followed by a half-height window under the shed portion. Beginning from the front plane of the house, the applicant has proposed to remove the third and fourth window to install to picture windows under the shed portion. Per the Guidelines for Exterior Modifications and Alterations 6.A.i and iii. existing window openings should be preserved and historic windows should be preserved. Staff finds that the proposed fenestration modifications are inconsistent with the Guidelines and should be reversed.
- d. **DOOR** – The applicant has proposed to replace the front door with a new door featuring a mid-century style with a flat façade panel and three staggered rectangular lights. Per the Guidelines for Exterior Maintenance and Alterations 6.B.i 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. Staff finds that the proposed door replacement is inconsistent with the Guidelines and door that relates to the architecture style of the historic structure should be installed instead.
- e. **REAR PORCH** – The applicant has proposed to enclose the rear inset porch by installing two new walls and installing a new door opening to the rear. Per the Guidelines for Exterior Maintenance and Alterations 7.B.ii., the enclosure of side and rear porches should be avoided, 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. Staff finds that the rear porch enclosure is appropriate. However, as with additions, a vertical trim piece should be used to distinguish and old and new forms and that the existing rear wood screen door should be reinstalled to the new rear door opening.

RECOMMENDATION:

Staff does not recommend approval of items 1 and 2 based on findings b through d. Staff recommends that all unapproved work be reversed. A new front door may be approved administratively if it is of an appropriate architectural style. If the commission denies any item, the applicant must reverse or correct the violation(s) within 90 days unless stipulated otherwise.

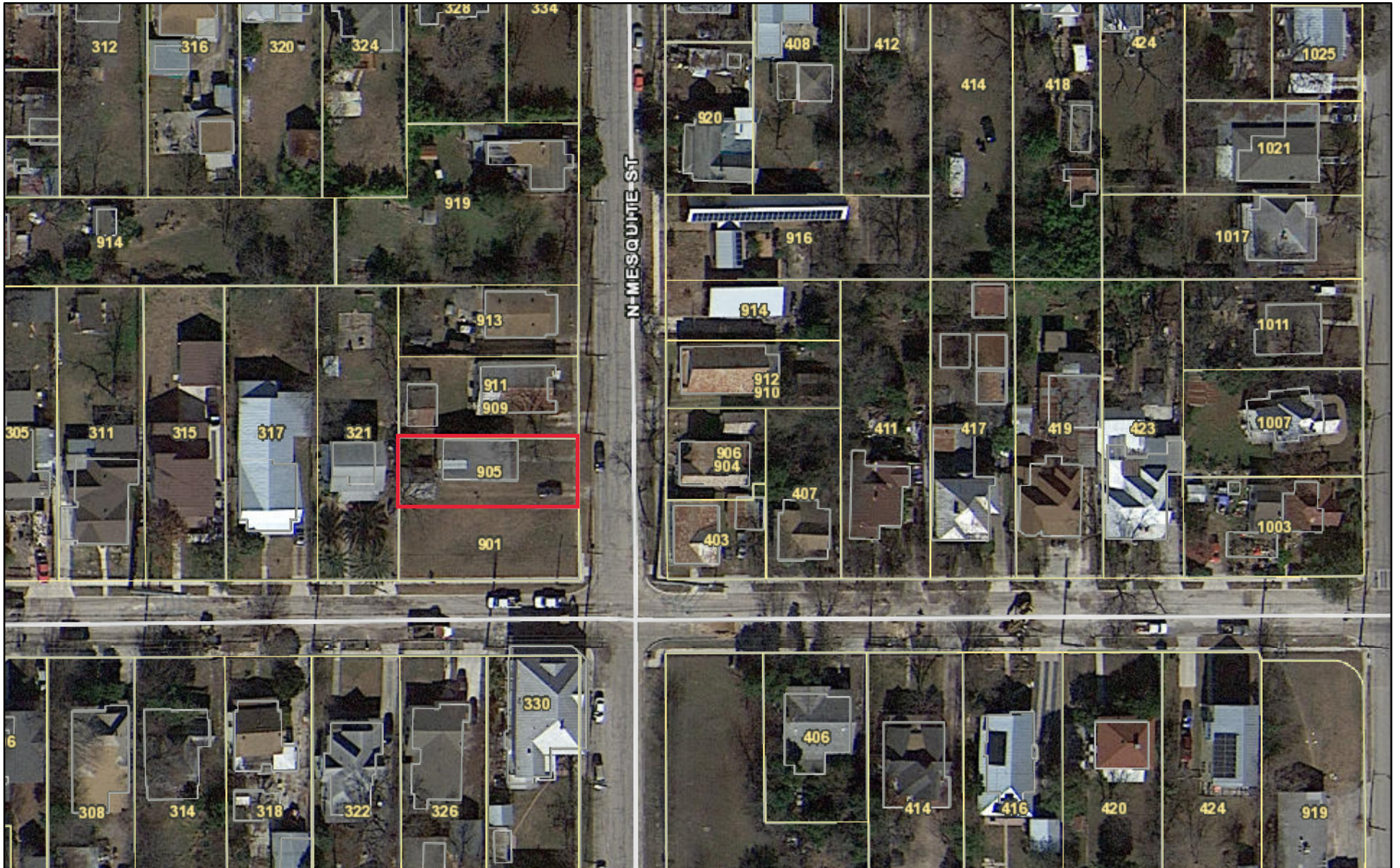
Staff recommends approval of item 3 based on finding e with the stipulation that the design incorporates a vertical trim piece to distinguish between old and new forms and that the rear wood screen door is reinstalled to the new rear door opening.

CASE COMMENT:



COMPLIANCE – On a site visit conducted on July 22, 2019, staff found that a number of work items had been performed prior to approval including the relocation and re-sizing of window openings, enclosure of a rear inset porch, and door replacement. The original wood sash windows were found and site and staff advised the present contractor against discarding them until the conclusion of a commission action. At this time, the property has only received administrative

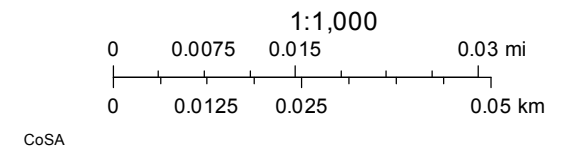
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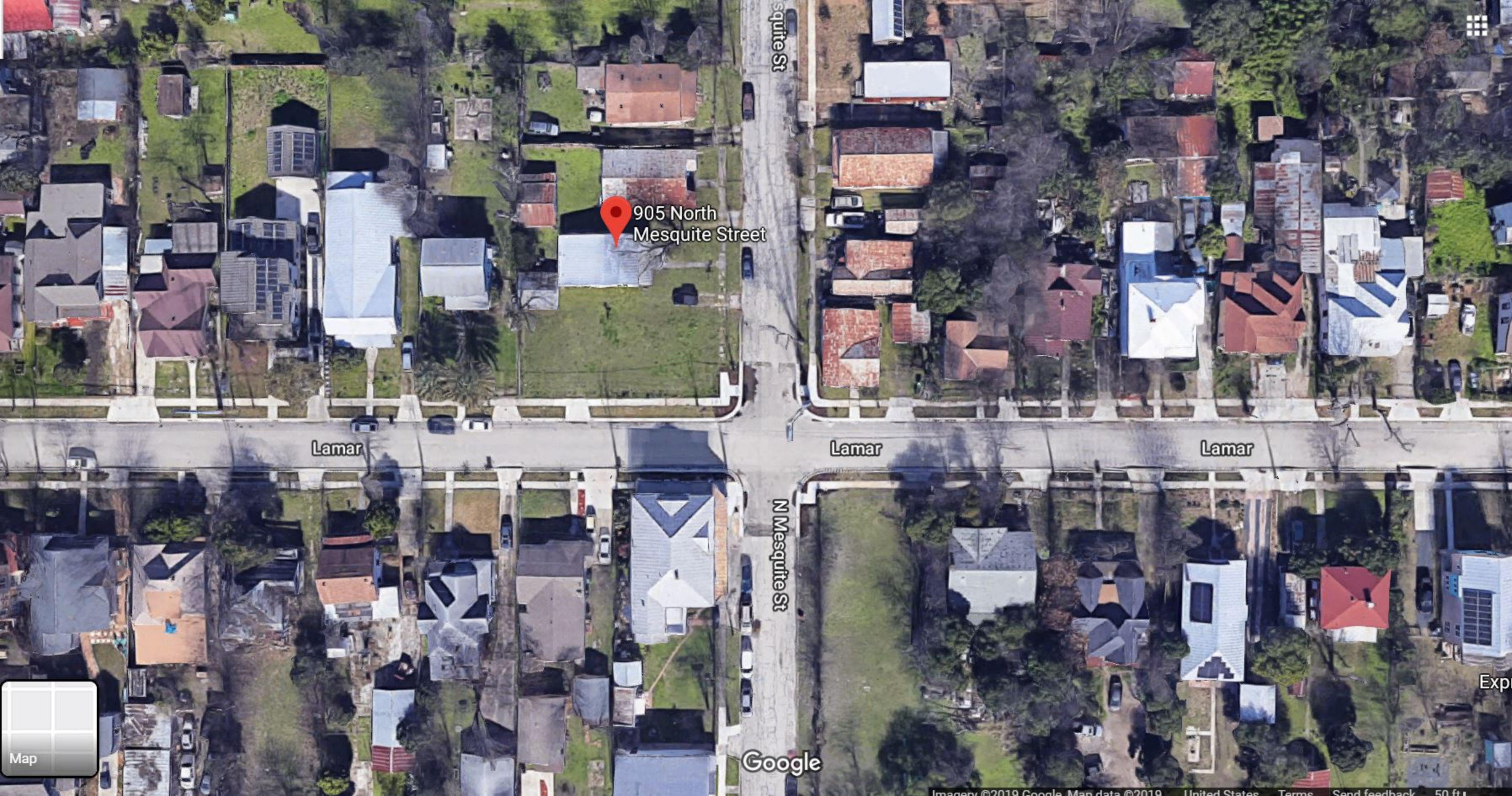
905 N Mesquite



August 12, 2019

-  Recorded Plats
-  Preliminary Plats





905 North
Mesquite Street

Lamar

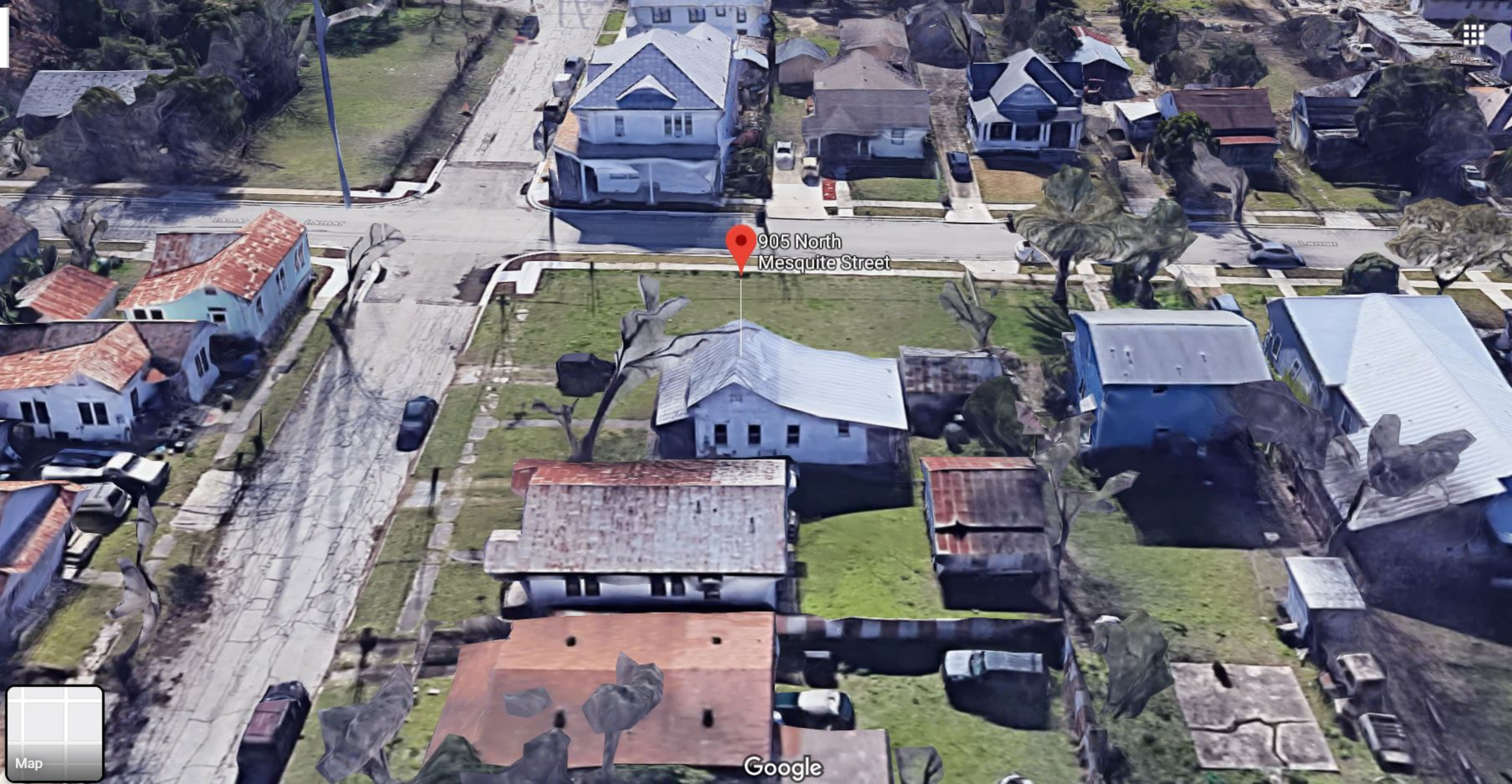
Lamar

Lamar

N Mesquite St

Google





905 North
Mesquite Street



Google

904 N Mesquite St

San Antonio, Texas



Street View - Mar 2019



Google

904 N Mesquite St

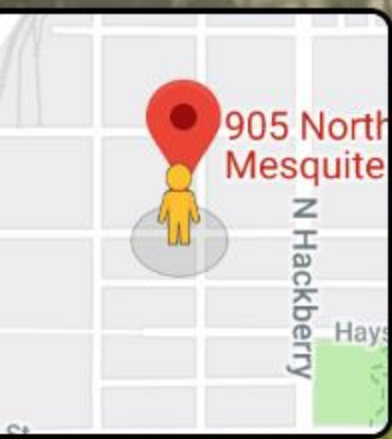
San Antonio, Texas




Street View - Dec 2017




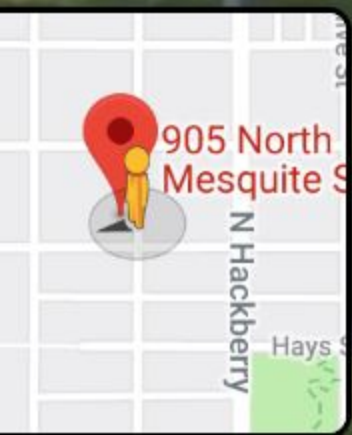
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909 N Mesquite St
San Antonio, Texas


 Google

 Street View - May 2013



909 N Mesquite St
San Antonio, Texas

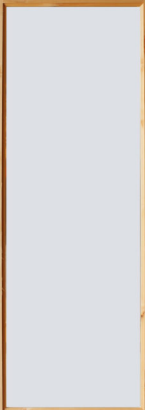
 Google

 Street View - Mar 2019



















Investigation Report

Property

Address	905 N Mesquite
District/Overlay	Dignowity Hill
Owner Information	JEFFREY W SNYDER

Site Visit

Date	07/22/2019
Time	02:46 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	Contractor(s)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Removal of one side window to install two smaller windows (original wood window), construction of a rear addition to square off the rear elevation.
Description of interaction	Spoke with contractor Ray who was cooperative to stop work and forward the notice of investigation to lead contractor (Sean?) and/or owners.

Action Taken

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

Documentation



Investigation Report

Photographs





Investigation Report





Investigation Report





Investigation Report





Investigation Report



July 22, 2019 at 2:41 PM
909 N Mesquite St
San Antonio TX 78202
United States



Investigation Report





Investigation Report





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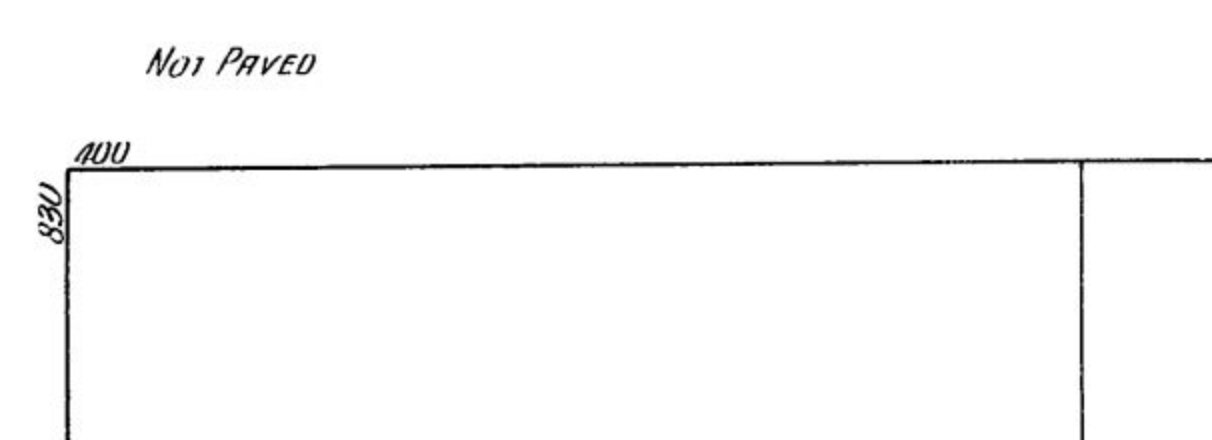
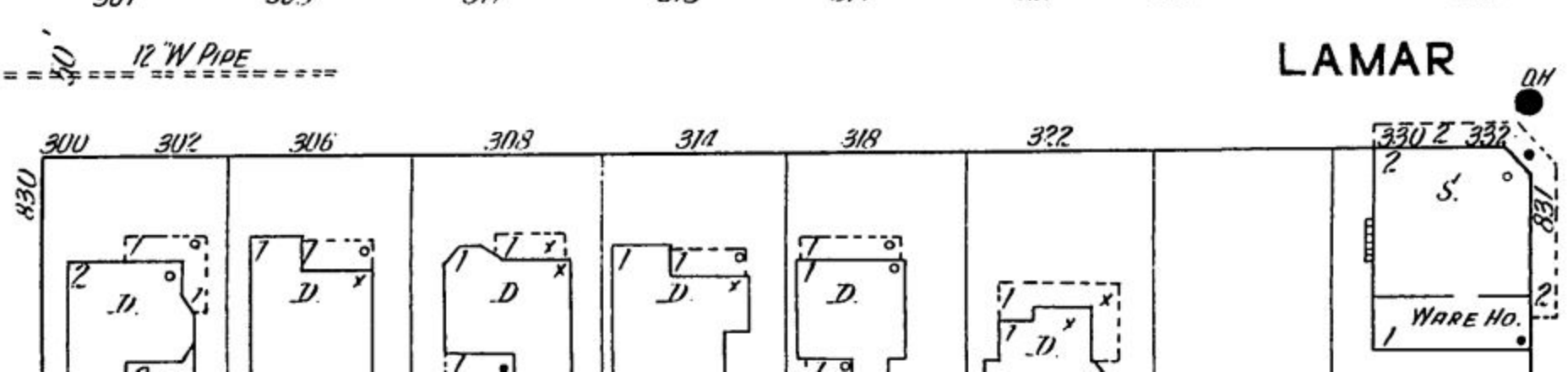
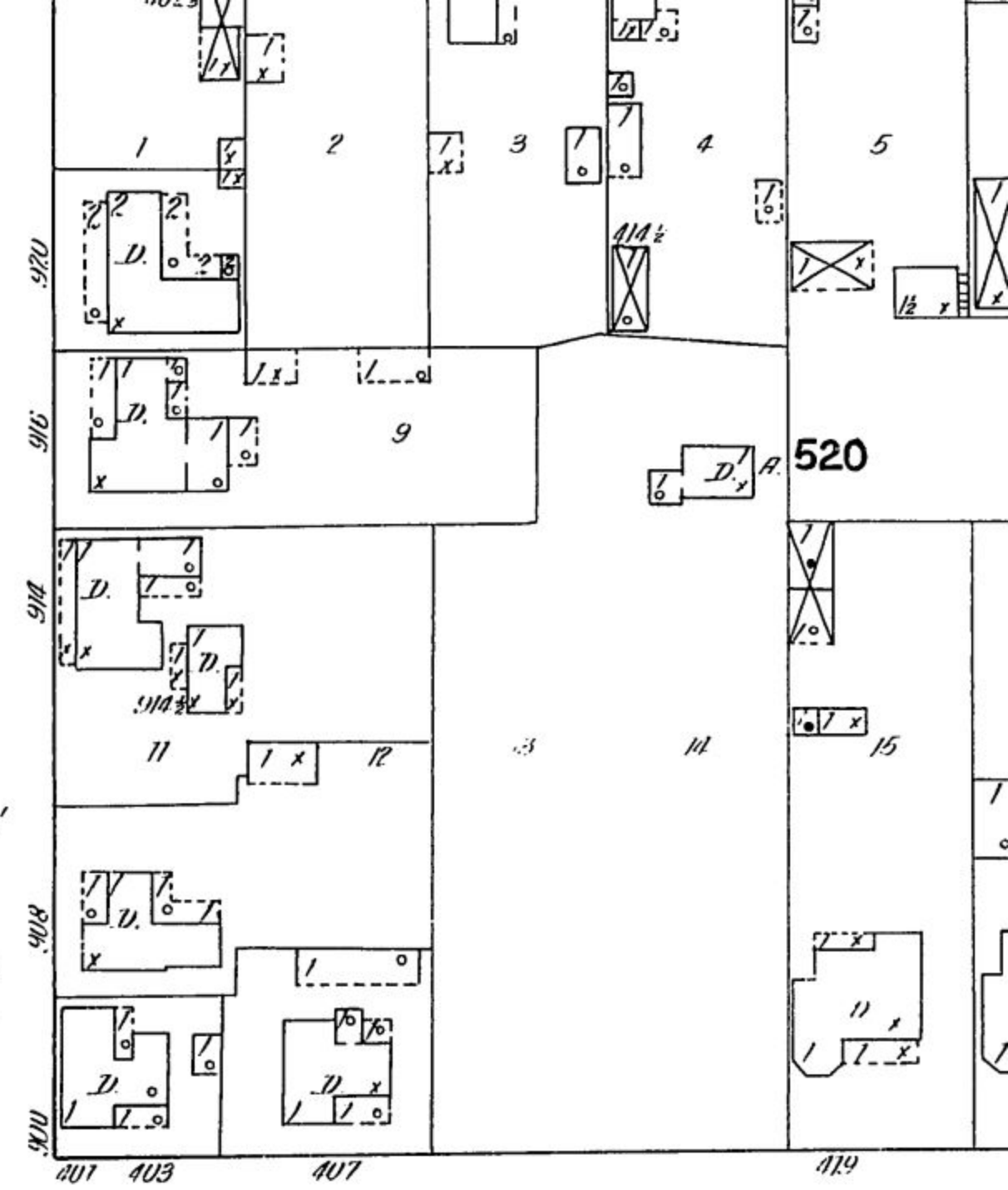
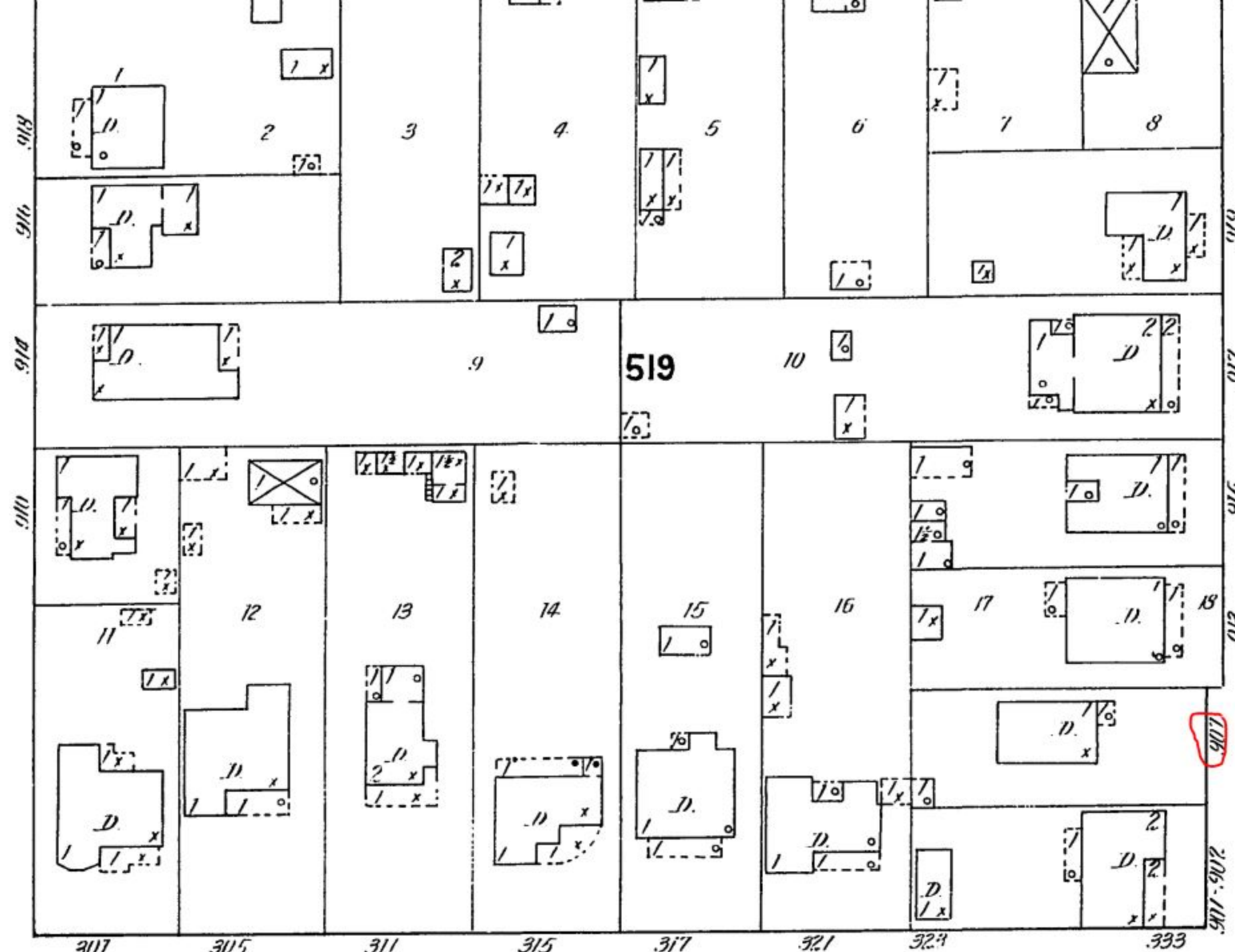


Investigation Report



July 22, 2019 at 2:41 PM
909 N Masquita St
San Antonio TX 78202
United States

07/22/2019 02:51 PM



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CHERRY

LAMAR

SQUITE