

HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

HDRC CASE NO: 2019-562
ADDRESS: 107 W CRAIG PLACE
LEGAL DESCRIPTION: NCB 1860 BLK 1 LOT 22 (LA FONDA MAIN)
ZONING: IDZ,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Timothy Cone
OWNER: Power of Preservation Foundation
TYPE OF WORK: Restoration of front porch, exterior modifications
APPLICATION RECEIVED: September 13, 2019
60-DAY REVIEW: November 12, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Modify an existing door opening on the west façade to a window opening to match the historic configuration.
2. Replace non-original aluminum windows in the attic dormer on the south façade with new multi-lite wood windows.
3. Add fenestration to the west, north, and east facades.
4. Replace six Doric-style wood columns on the first floor of the 2-story wraparound porch with new fiberglass column shafts to match in width and profile. The column capitals and bases will be replicated in wood to match the original design and dimensions.
5. Install a new second story wooden porch railing.

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 stripping 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.

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 107 W Craig Place is a 2.5-story single family structure constructed circa 1906 in the Neoclassical style with Craftsman influences. The home was designed by prolific local architect Atlee B. Ayers for Judge Winchester Kelso. The home features a double height front porch with Corinthian and Doric columns, multi-lite wood windows, and woodlap and wood shingle siding. The structure is contributing to the Monte Vista Historic District.
- b. SCOPE OF WORK – The proposed scope of work to be considered as part of this Historic and Design Review Commission (HDRC) application includes fenestration modifications to the east, north, and west elevations, window replacement on the south façade, porch column replacement, and the installation of a second story porch railing. All existing historic features will remain and will be repaired in-kind.
- c. FENESTRATION MODIFICATIONS: DOOR TO WINDOW – The applicant has proposed to modify an existing door opening to a window opening on the west façade. The door opening is located on the second story and currently does not allow access to any exterior staircase or other egress. The applicant has stated in their application that interior framing has provided evidence that the door opening was originally a window, which is consistent with existing tri-window configurations on the historic structure. Based on these considerations, staff finds the proposal appropriate with the stipulations in the recommendation.
- d. FENESTRATION MODIFICATIONS: ATTIC – The applicant has proposed to install new multi-lite wood windows in the attic dormer on the south elevation. The existing windows are non-original aluminum single lite windows. The applicant has proposed to match the muntin configuration and proportions of adjacent existing original window. Staff finds the proposal appropriate.
- e. FENESTRATION MODIFICATIONS: EAST, NORTH, AND WEST FAÇADE – The applicant has proposed to install new fenestration on the east, west, and north facades of the structure. The facades had been previously modified over time and a portion of the existing facades are blank due to the removal of a non-original addition. According to the Historic Design Guidelines, new windows should 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. Based on the submitted drawings, the fenestration pattern and window sizes, proportions, configurations, and detailing appears to be consistent with the remaining original design of the historic structure. Staff finds the proposal consistent.
- f. PORCH COLUMNS – The applicant has proposed to replace six Doric-style columns on the first floor of the 2-story wraparound porch. The existing columns have been deteriorated by fire and deferred maintenance. The proposal includes installing fiberglass column shafts to match the original in dimension, height, and profile, and replicating the capital column and bases out of wood. Per the Guidelines for Architectural Features 7.B.iii, porches, balconies, porte-cocheres, and 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, and dimensions, and finish. Staff finds that fiberglass column shafts that match the original in profile and dimensions is consistent with the Guidelines.
- g. PORCH RAILING – The applicant has proposed to install a wooden porch railing on the second story of the wraparound front porch. A 36” tall railing had previously been featured in this location but has since been removed. Based on the submitted plans, the railing will be a simple wooden post design measuring 42” in height. According to the Historic Design Guidelines, porches should be reconstructed 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. Staff finds that the design as proposed is not consistent due to the photographic evidence of the previous porch. Staff finds that the applicant should restore the porch to its original configuration, including all design details. The applicant may install a second guardrail structure, secondary in design and location, to achieve minimum code requirements.

RECOMMENDATION:

Item 1, Staff recommends approval of the proposal to modify an existing door opening to a window on the west façade based on finding c with the following stipulations:

- i. That the applicant submits a final window specification for the proposed fully wood window to staff for review and approval. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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.
- ii. That the transom window match the adjacent transom windows in lite pattern, proportion, detailing, material, and inset.
- iii. That all remaining existing historic features on the structure be retained and repaired in-kind.

Item 2, Staff recommends approval of the window replacement in the attic dormer based on finding d with the following stipulation:

- i. That the applicant submits a final window specification for the proposed fully wood window to staff for review and approval.
- ii. That the windows match the adjacent transom windows in lite pattern, proportion, detailing, material, and inset.

Item 3, Staff recommends approval of the fenestration changes on the west, north, and east facades based on finding e with the following stipulations:

- i. That the applicant submits a final window specification for the proposed fully wood windows to staff for review and approval. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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.

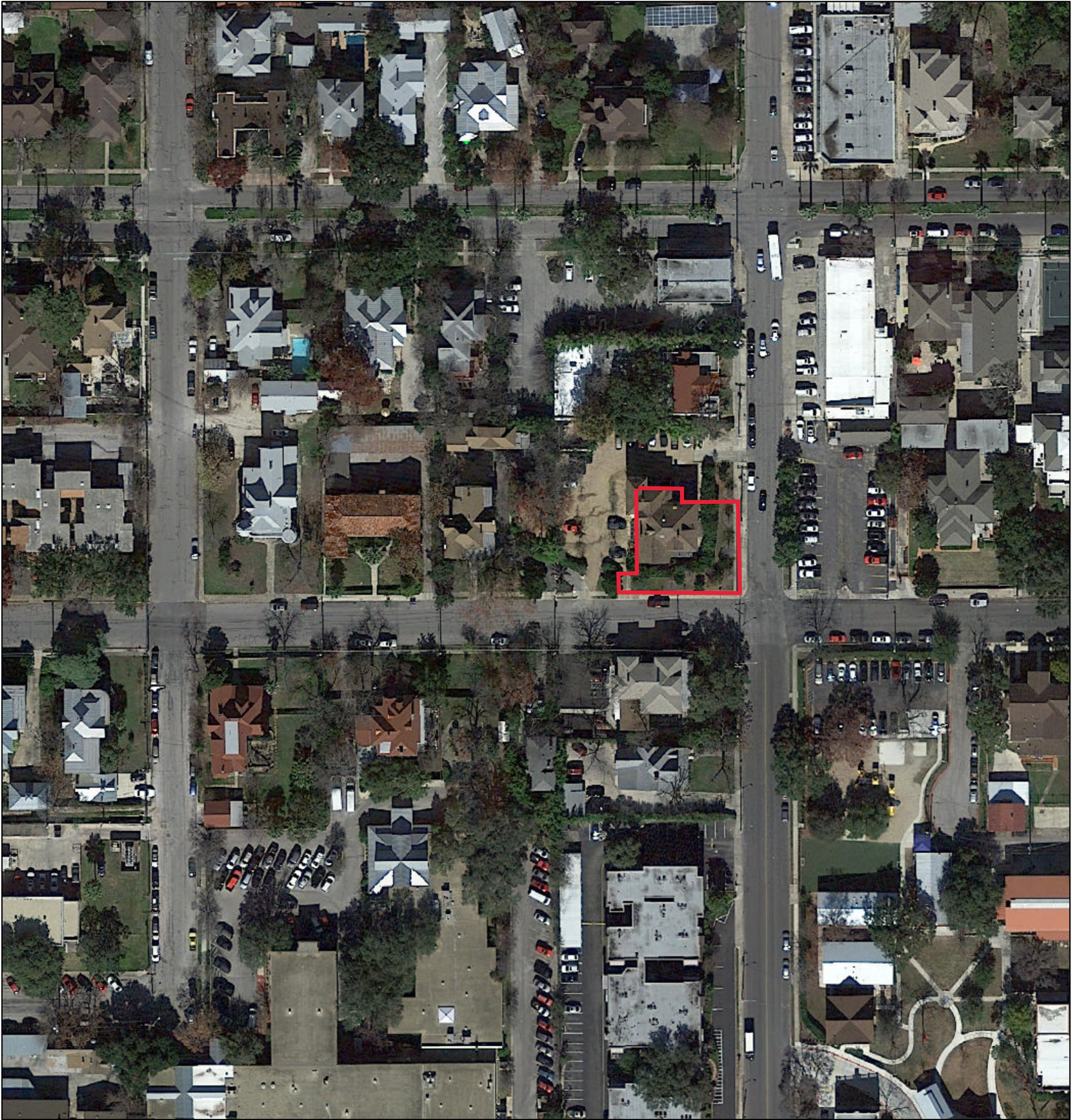
Item 4, Staff recommends approval of the column replacement based on finding f with the following stipulations:

- i. That the applicant submits a detail drawing of the wood column capital and bases to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 5, Staff recommends approval of the porch railing based on finding g with the following stipulations:

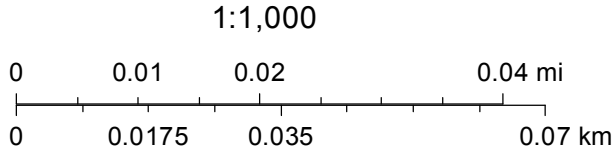
- i. That the height and design of the railing match the height and design of the original configuration as evidenced by archival photographs. The applicant may propose a secondary, subordinate design detail to meet existing code railing height requirements or the proposed 42” height as noted in finding g. Updated drawings are required to be submitted to staff for review and approval prior to receiving a Certificate of Appropriateness.

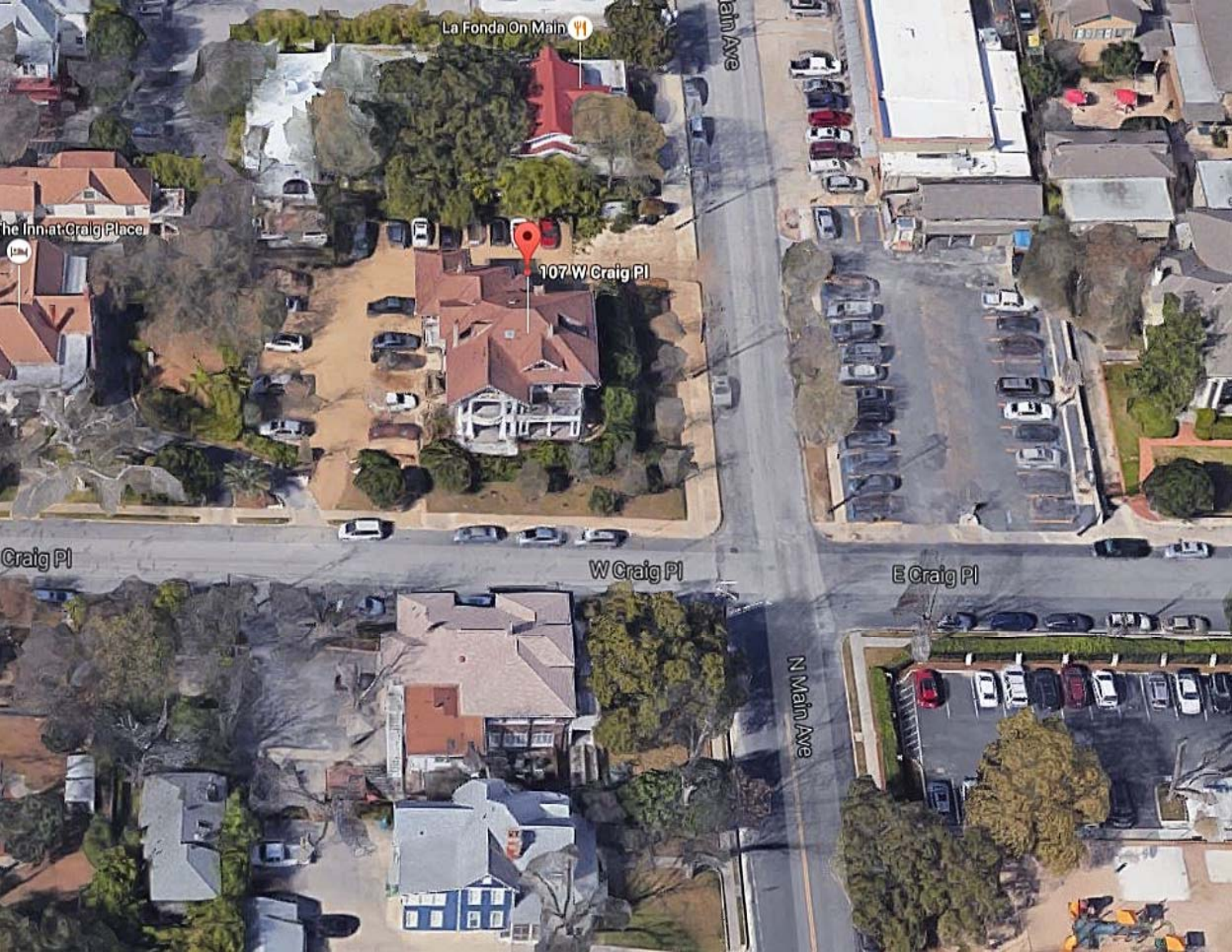
City of San Antonio One Stop



September 27, 2019

—— User drawn lines





La Fonda On Main



The Inn at Craig Place

107 W Craig Pl

Craig Pl

W Craig Pl

E Craig Pl

N Main Ave



NO
PASSING
Will Be Prosecuted

**NO
TRESPASSING**
Violators Will Be Prosecuted









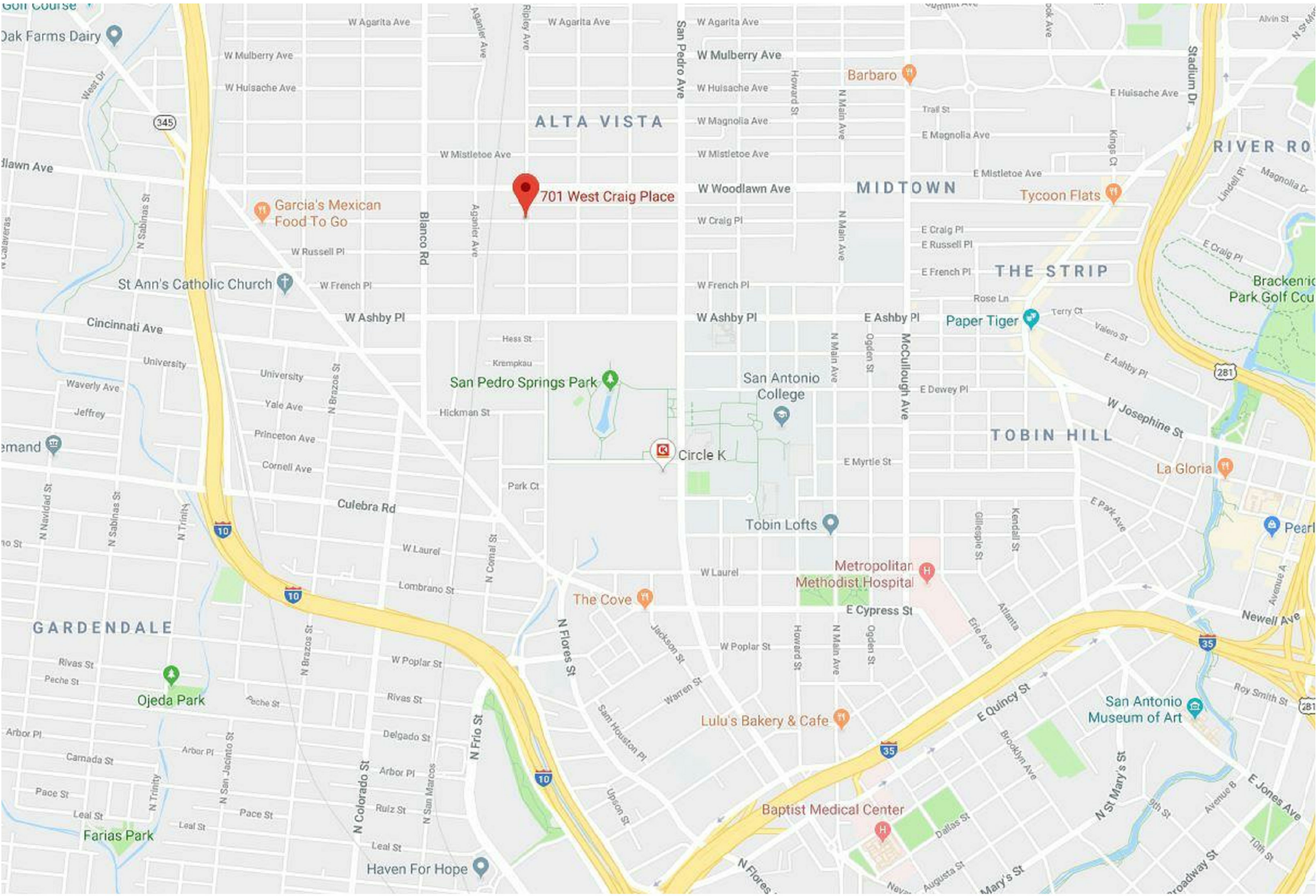




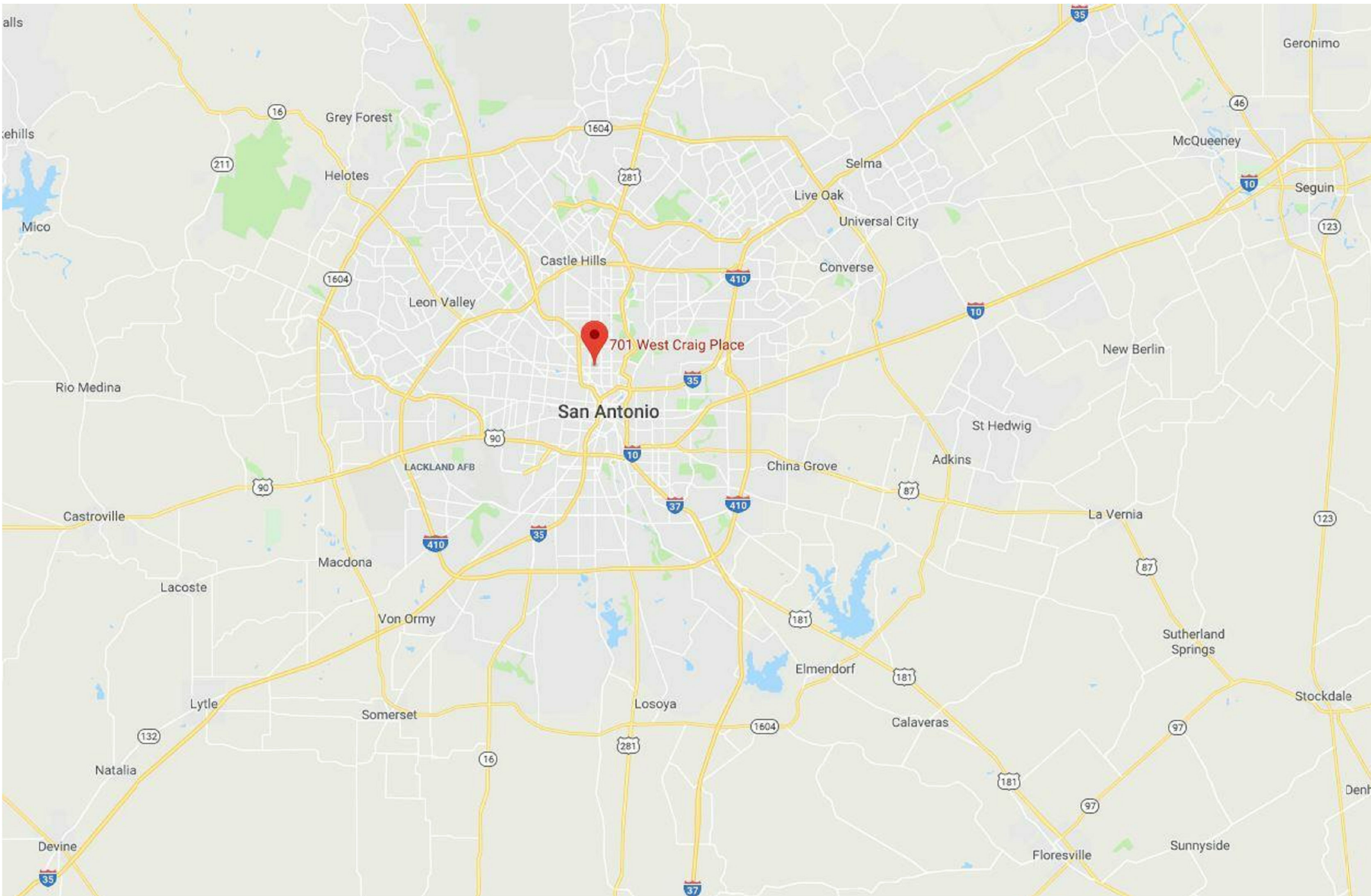
WINCHESTER KELSO HOUSE

107 W CRAIG PL.
SAN ANTONIO, TX 78212

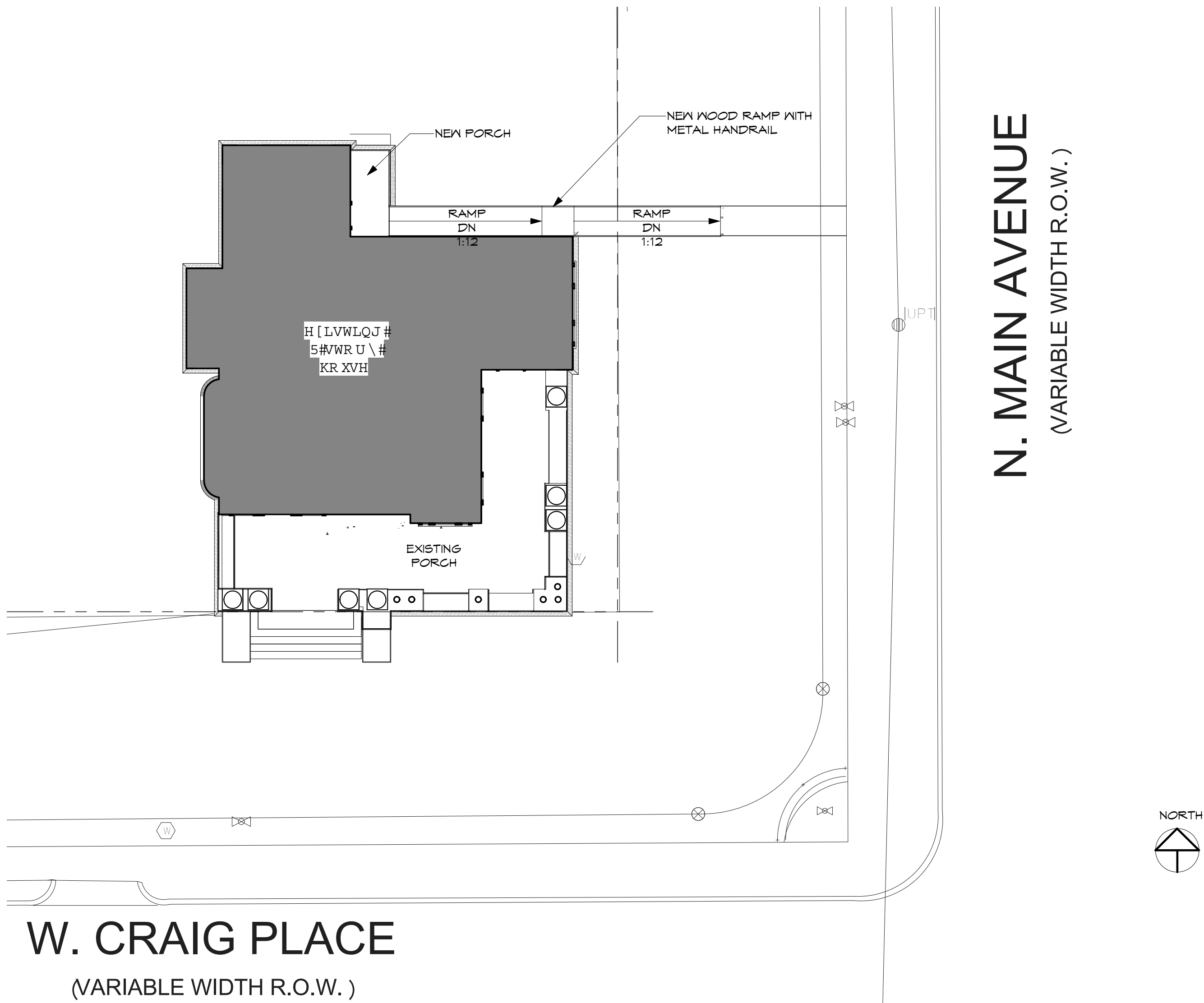
VICINITY MAP



LOCATION MAP



SITE PLAN



W. CRAIG PLACE
(VARIABLE WIDTH R.O.W.)

DRAWING LIST

Sheet Number	Sheet Name
A0	Cover Sheet
A2	South Elevation
A3	North Elevation
A4	West Elevation
A5	East Elevation

PERSPECTIVE



107 W. CRAIG PL
SAN ANTONIO TEXAS 78212

NOT FOR CONSTRUCTION

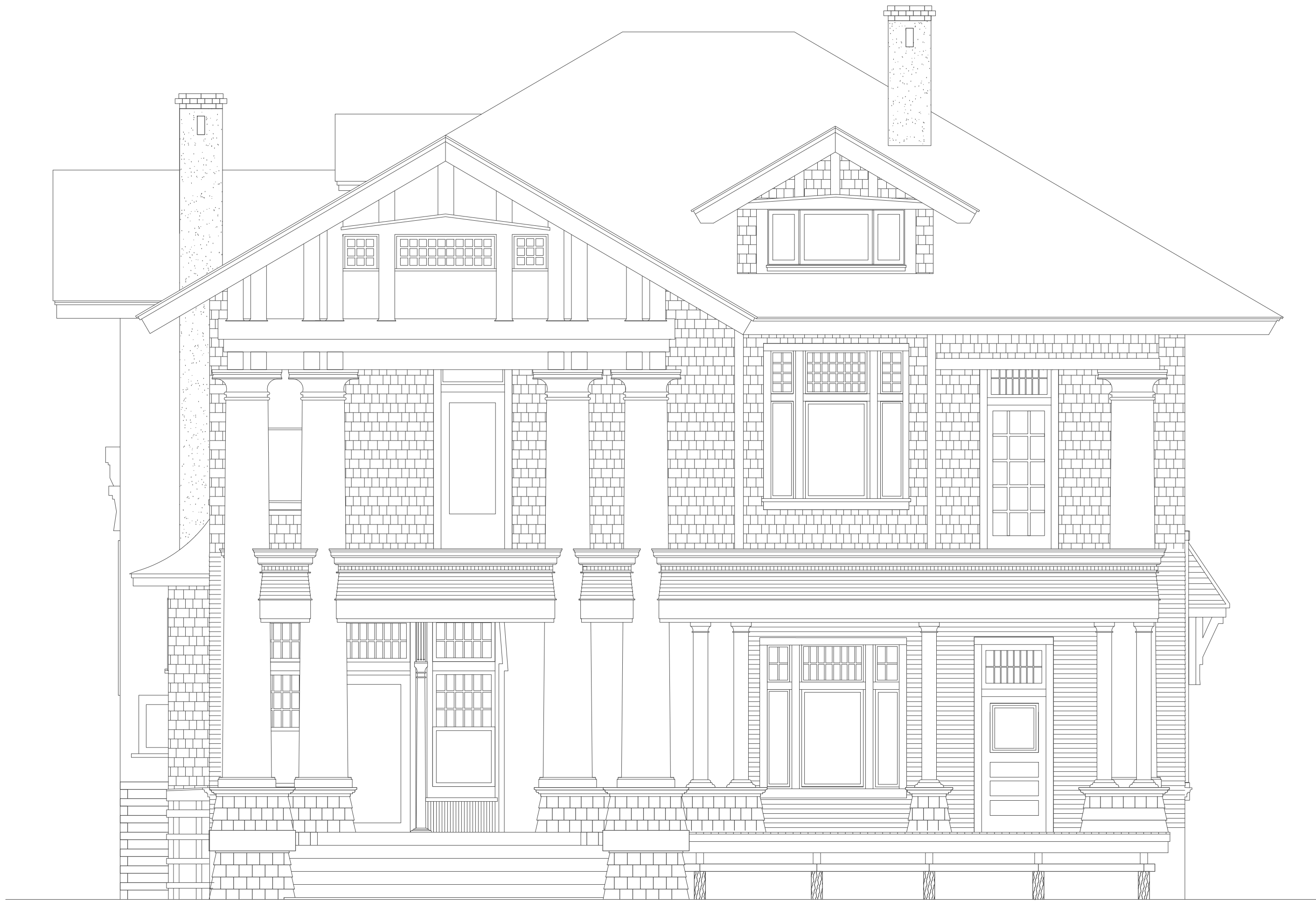
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ISSUE:
PRELIMINARY PLAN

Cover Sheet

PROJECT NO: 1910
DATE: 09.13.2019
DRAWN BY: JM

A0



② SOUTH ELEVATION - EXISTING
1/4" = 1'-0"



① SOUTH ELEVATION - RENOVATION
1/4" = 1'-0"

107 W. CRAIG PL
SAN ANTONIO TEXAS 78212

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ISSUE:
PRELIMINARY PLAN

South Elevation

PROJECT NO:	1910
DATE:	09.13.2019
DRAWN BY:	JM



① NORTH ELEVATION - EXISTING
1/4" = 1'-0"



② NORTH ELEVATION - RENOVATION
1/4" = 1'-0"

107 W. CRAIG PL
SAN ANTONIO TEXAS 78212

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ISSUE:
PRELIMINARY PLAN

North Elevation

PROJECT NO:	1910
DATE:	09.13.2019
DRAWN BY:	JM



① WEST ELEVATION - EXISTING
1/4" = 1'-0"



MATCH WALL FINISH WOOD
WINDOWS & DETAILS ADJACENT

REMOVE EXISTING DOOR &
REPLACE WITH NEW WINDOW &
TRIM TO MATCH ADJACENT
WINDOWS

② WEST ELEVATION - RENOVATION
1/4" = 1'-0"

107 W. CRAIG PL
SAN ANTONIO TEXAS 78212

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ISSUE:
PRELIMINARY PLAN

West Elevation

PROJECT NO:	1910
DATE:	09.13.2019
DRAWN BY:	JM

A4



② EAST ELEVATION - EXISTING
1/4" = 1'-0"



① EAST ELEVATION - RENOVATION
1/4" = 1'-0"

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SAN ANTONIO TEXAS 78212

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ISSUE:
PRELIMINARY PLAN

East Elevation

PROJECT NO:	1910
DATE:	09.13.2019
DRAWN BY:	JM

A5



8" Round, Tapered, Smooth PermaCast Column

★★★★★ — 1

US\$163.18

8" Round, Smooth *PermaCast Fiberglass Column, complete with Tuscan base and cap as shown in picture. Each Composite Column is manufactured from the most advanced building material in the construction market. Composite elements allow these columns to last a lifetime. These are weather proof columns and can be used indoors or outdoors.

Height

Please select an option

Split in Half to go around Support Post

Please select an option

Quantity:

Add to cart



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Find helpful tips, specifications and installation advice on how to install our columns. Read through the instructions to see if this is the right product for you.

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