

# HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

**HDRC CASE NO:** 2019-648  
**ADDRESS:** 115 QUEENS CRESCENT  
**LEGAL DESCRIPTION:** NCB 3087 BLK 3 LOT S IRR 99.22 FT OF 17 0.235 AC  
**ZONING:** MF-33, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Angela Blake/BLAKE ANGELA LUTHI & TIMOTHY LEE  
**OWNER:** Angela Blake/BLAKE ANGELA LUTHI & TIMOTHY LEE  
**TYPE OF WORK:** Addition, window replacement, exterior repairs  
**APPLICATION RECEIVED:** October 24, 2019  
**60-DAY REVIEW:** December 23, 2019  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

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

1. Modify the side addition by removing two doors, installing two horizontal fixed windows, and raising the concrete slab floor.
2. Construct an addition by enclosing the rear inset garage to feature two doors and four fixed windows
3. Replace a non-original wood sash window on the side elevation with a fixed vinyl window
4. Removal and replacement of asbestos siding with new wood siding on the side addition.

## APPLICABLE CITATIONS:

2. *Guidelines for 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.

## 3. Guidelines for Additions

### 1. Massing and Form of Residential Additions

#### A. GENERAL

i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.

ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### 4. Architectural Details

#### A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

## FINDINGS:

- a. The primary historic structure at 115 Queens Crescent was constructed in 1948 in the Midcentury Modern style and first appears on the 1951 Sanborn map. The one-story single-family structure features a primary low-sloping, turned-gabled roof, a raised concrete slab foundation with an inset porch, asbestos siding, and metal casement windows. A rear carport or garage structure appears attached to the rear in the 1951 Sanborn map.
- b. COMPLIANCE – On a site visit conducted on October 18, 2019, staff found that window replacement, fenestration modifications including carport enclosure, and siding removal was performed prior to approval at 115 Queens Crescent. The applicant/owner submitted an application on October 24, 2019, to be heard at the next available Historic and Design Review Commission hearing.
- c. MODIFY SIDE ADDITION – The applicant has proposed to modify the side addition by removing two doors, installing two horizontal fixed vinyl windows, and raising the concrete slab floor. The addition does not appear on the 1951 Sanborn map and photos of the interior wall further support its non-original condition. Per the Guidelines for Additions 4.A.ii., applicants should incorporate architectural details that are in keeping with the architectural style of the original structure; details should be simple in design and compliment the character of the original structure. Staff finds that a window size and configuration that better relates to the metal casement windows with divided lights of the historic structure should be used instead of the fixed horizontal vinyl windows.
- d. MODIFY REAR GARAGE – The applicant has proposed to construct an addition by enclosing the inset garage to feature two doors and four fixed windows. The carport appears on the 1951 Sanborn map and contributes to the historic significance of the Midcentury Modern house. Per the Guidelines for Additions 4.A.ii., applicants should

incorporate architectural details that are in keeping with the architectural style of the original structure; details should be simple in design and compliment the character of the original structure. Per the Guidelines for Additions 1.A.i.v, applicants should utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Staff finds that the proposed addition and enclosure is minimally visible from the right-of-way and maintains the original footprint and roof form. However, staff finds that a vertical trim piece should be used to distinguish the between the original inset wall and the new addition in accordance with the Guidelines for Additions 1.A.iv.

- e. WINDOW REPLACEMENT – The applicant has proposed to replace a non-original wood sash window on the side elevation with a fixed vinyl window. While non-original windows are eligible for replacement of a higher quality window product, staff finds that the new window should relate to the original metal casement windows with divided lights of the historic structure or be an improvement from the wood sash window; the proposed fixed vinyl window is inconsistent with the Guidelines for Exterior Maintenance and Alterations.
- f. SIDING REPLACEMENT – The applicant has proposed to replace the asbestos siding on the side addition with new wood siding after fenestration modifications. Per the Guidelines for Additions 4.A.ii., applicants should incorporate architectural details that are in keeping with the architectural style of the original structure; details should be simple in design and compliment the character of the original structure. Staff finds the siding on the non-original addition may be replaced if the new siding relates to, but does not have to match, the asbestos siding on the rest of the historic structure in exposure height and lap configuration.

**RECOMMENDATION:**

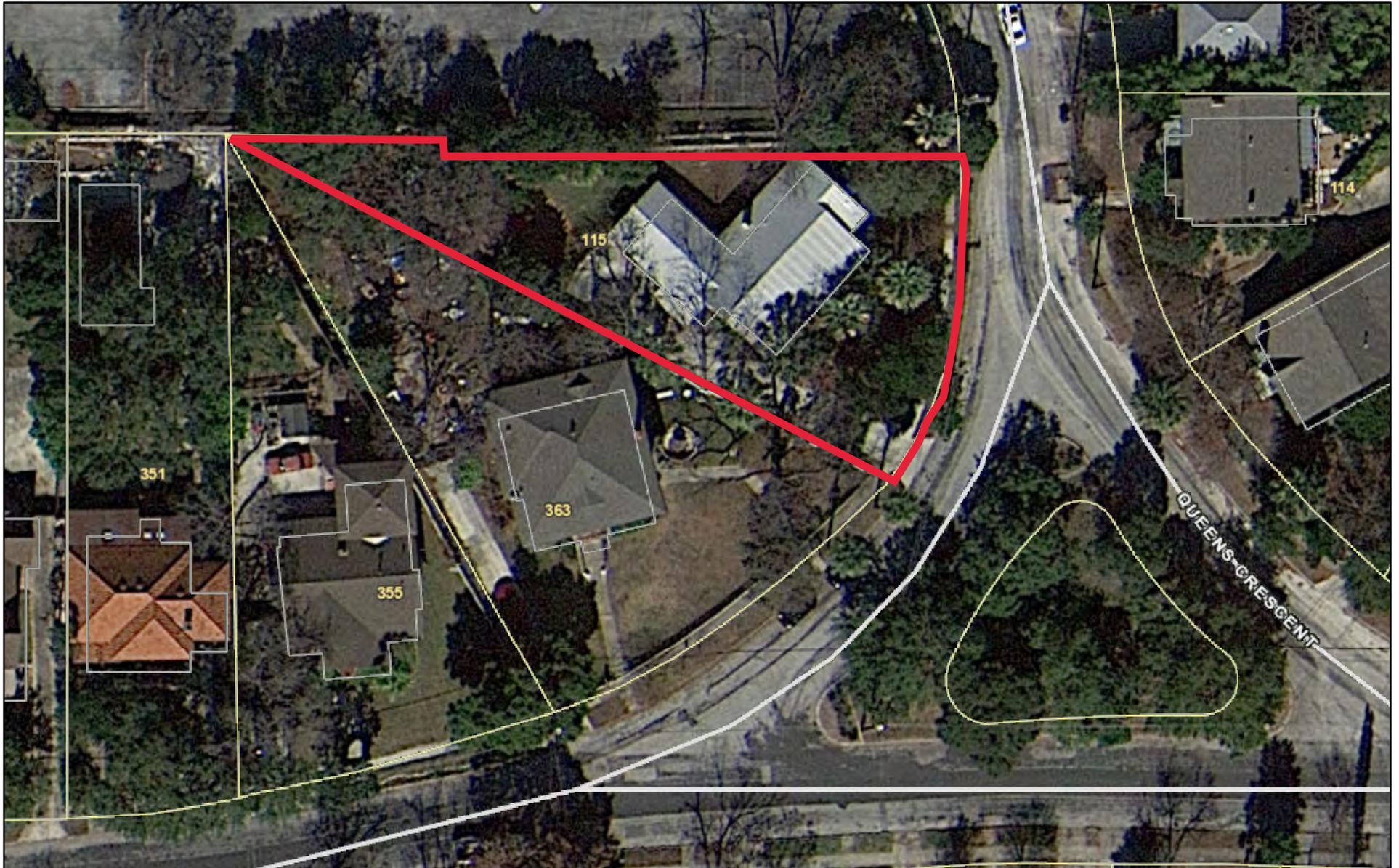
Staff recommends approval of items 1 through 4 based on findings c through f with the following stipulations:

- j. SIDE ADDITION - That a window size and configuration that better relates to the metal casement windows of the historic structure be used instead of the fixed horizontal vinyl windows.
- k. REAR CAPORT ENCLOSURE - That a vertical trim piece is used to distinguish the between the original inset wall and the new addition
- l. WINDOW REPLACEMENT - That the new window should relate to the original metal casement windows with divided lights of the historic structure or be an improvement from the wood sash window; the fixed vinyl window is inconsistent with the Guidelines for Exterior Maintenance and Alterations.
- m. SIDING REPLACEMENT - That the siding on the non-original addition may be replaced if the new siding relates to, but does not have to match, the asbestos siding on the rest of the historic structure in exposure height and lap configuration. Siding specifications shall be submitted to staff prior to approval.

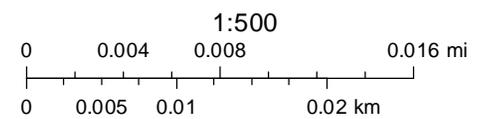
**CASE COMMENT:**

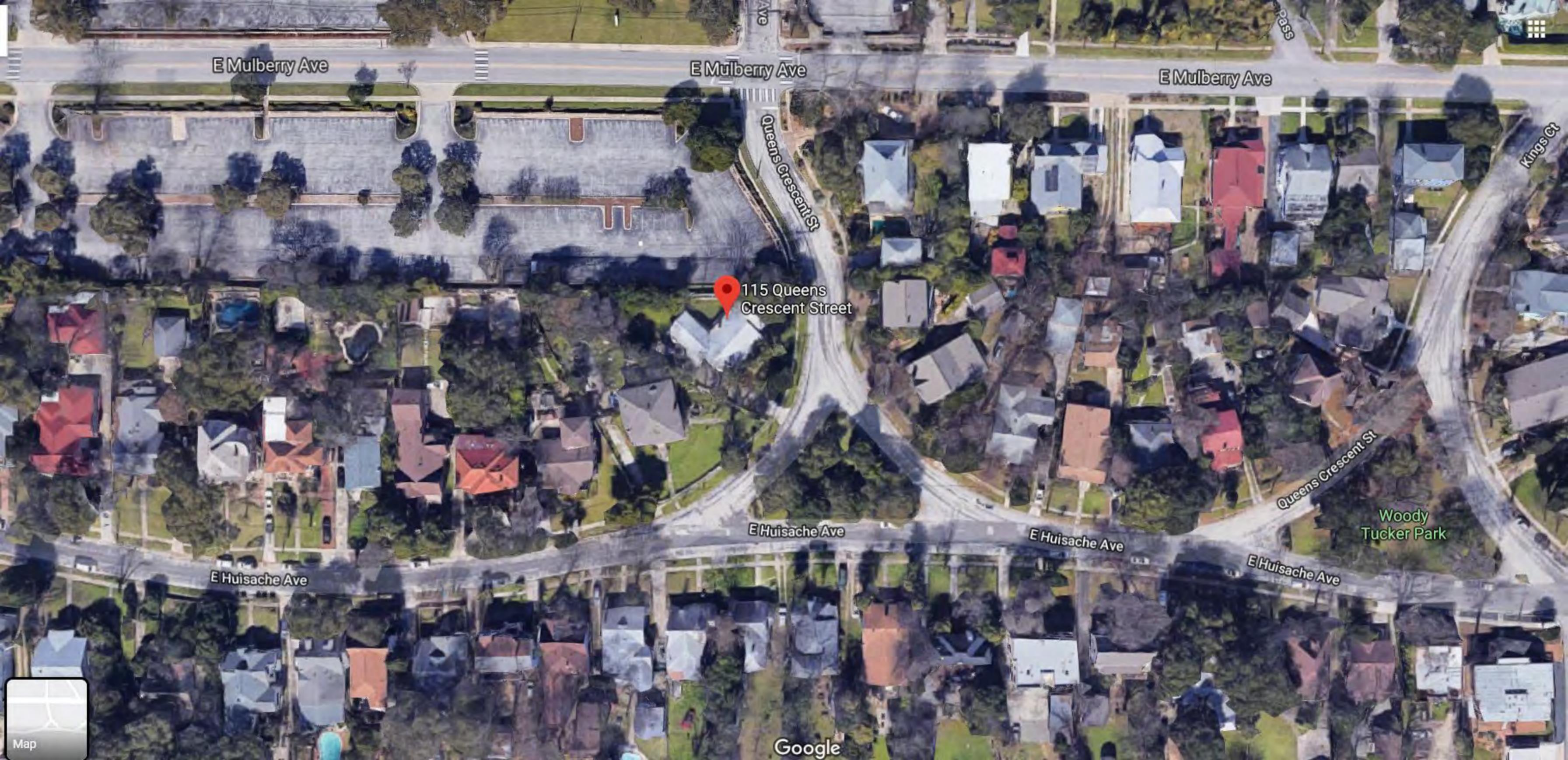
COMPLIANCE – On a site visit conducted on October 18, 2019, staff found that window replacement, fenestration modifications including carport enclosure, and siding removal was performed prior to approval at 115 Queens Crescent. The applicant/owner submitted an application on October 24, 2019, to be heard at the next available Historic and Design Review Commission hearing.

# 115 Queens Crescent



October 28, 2019





E Mulberry Ave

E Mulberry Ave

E Mulberry Ave

Queens Crescent St

115 Queens  
Crescent Street

E Huisache Ave

E Huisache Ave

Queens Crescent St

Woody  
Tucker Park

E Huisache Ave

E Huisache Ave

Google

Map



115 Queens  
Crescent Street



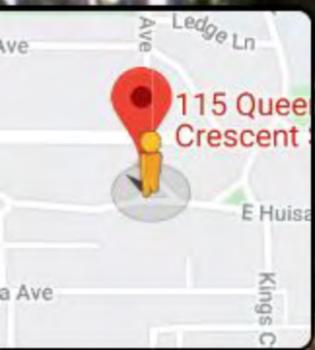
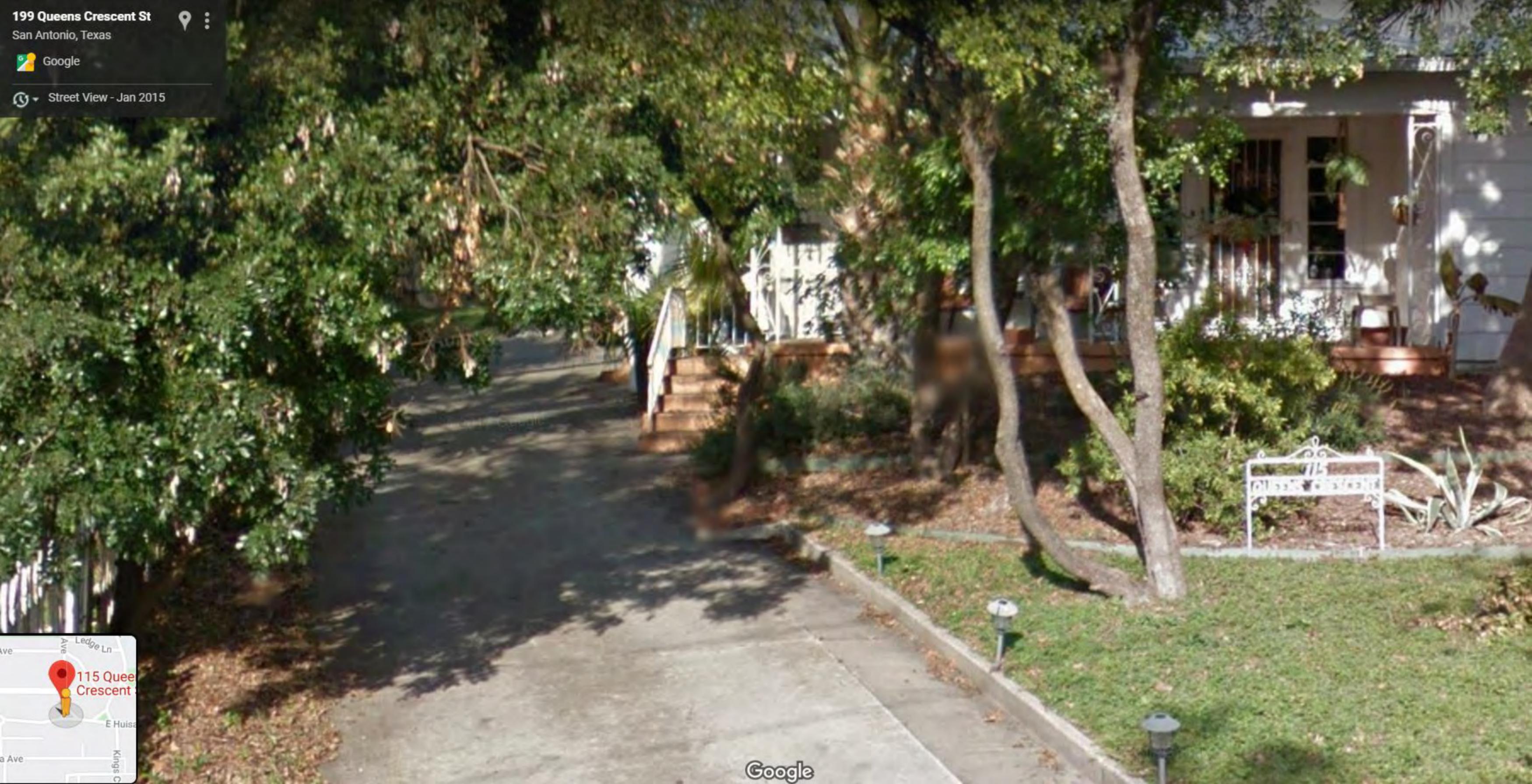
Google



115 Queens  
Crescent Street



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NOTICE OF INVESTIGATION

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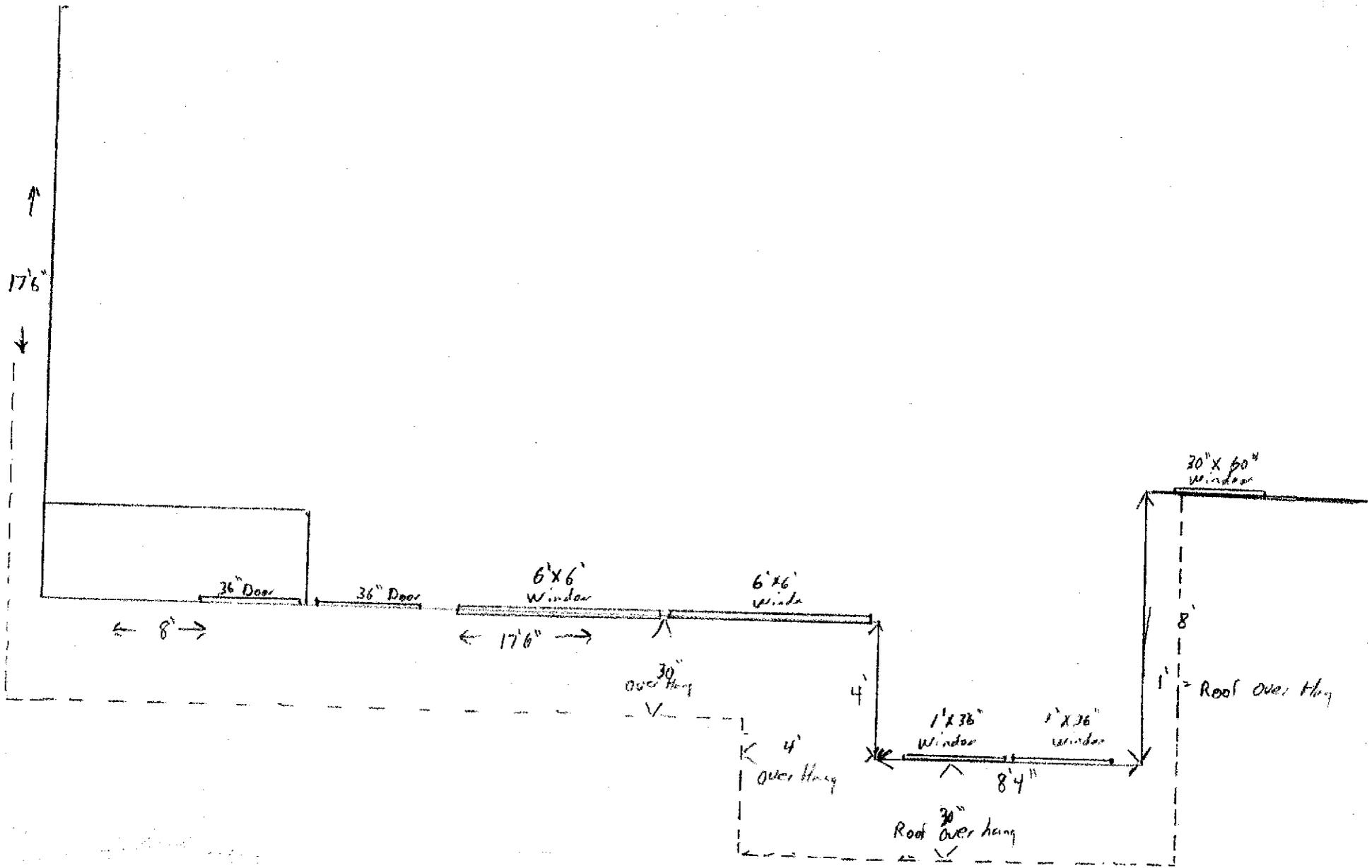
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DRYline BUILDING WRAP SYSTEMS

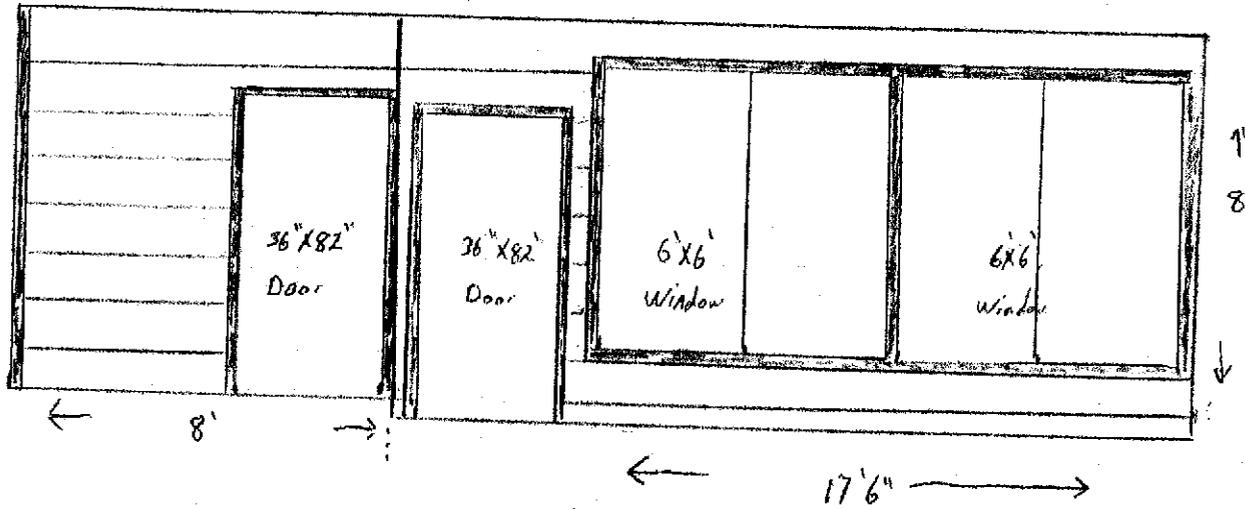
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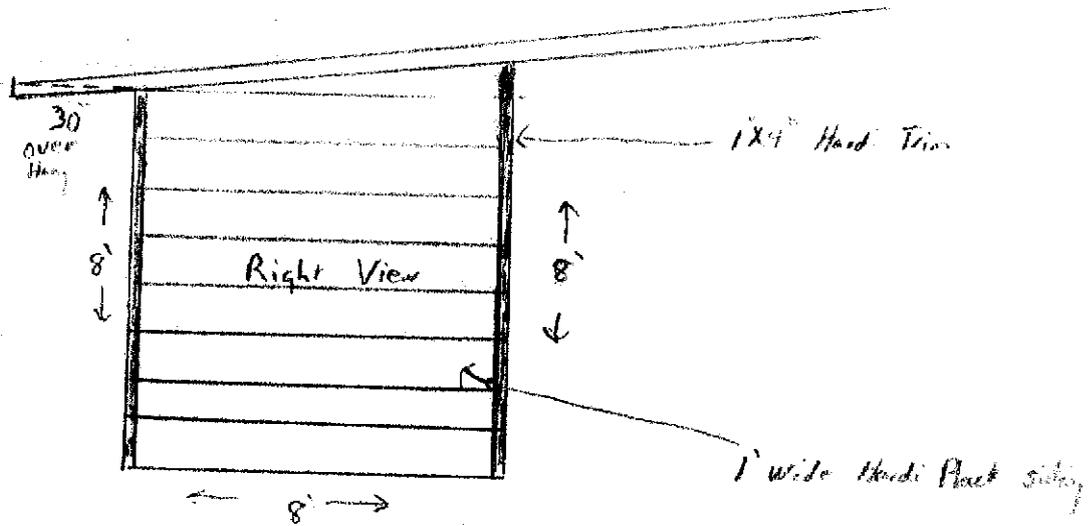
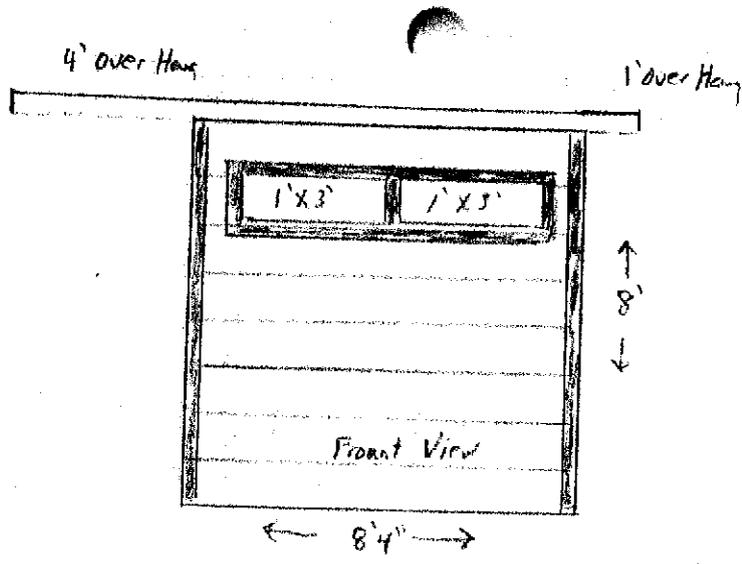
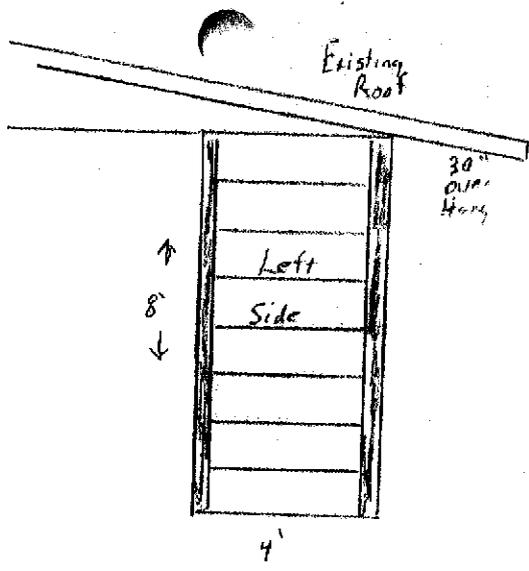
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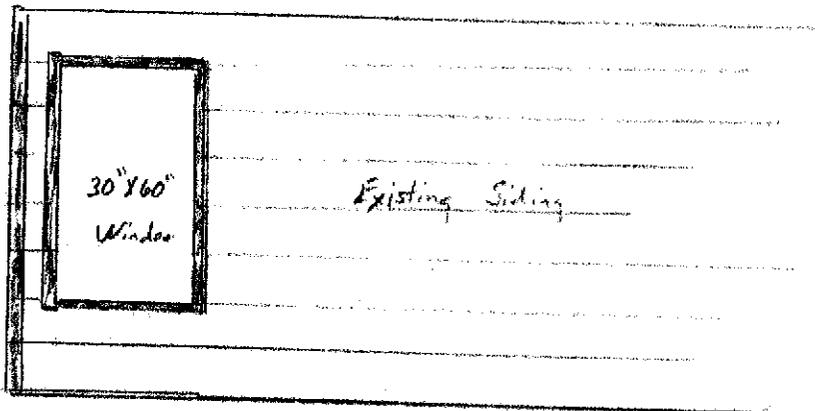
Front of  
Carport

Siding and Paint Colors  
to match existing





Right Side  
of Existing Room





## Investigation Report

### Property

Address	115 Queens Crescent
Owner Information	BLAKE ANGELA LUTHI & TIMOTHY LEE
Location Map	<p>mapbox © OpenStreetMap</p> <p>Lat: 29.4559492940742 Long: -98.4869443483127</p>

### Site Visit

Date	10/18/2019
Time	03:08 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations, Additions
Amount of Work Completed	75%
Description of work	Construction of a side addition and window replacement

### Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation"
Will post-work application fee apply?	Yes



## Investigation Report

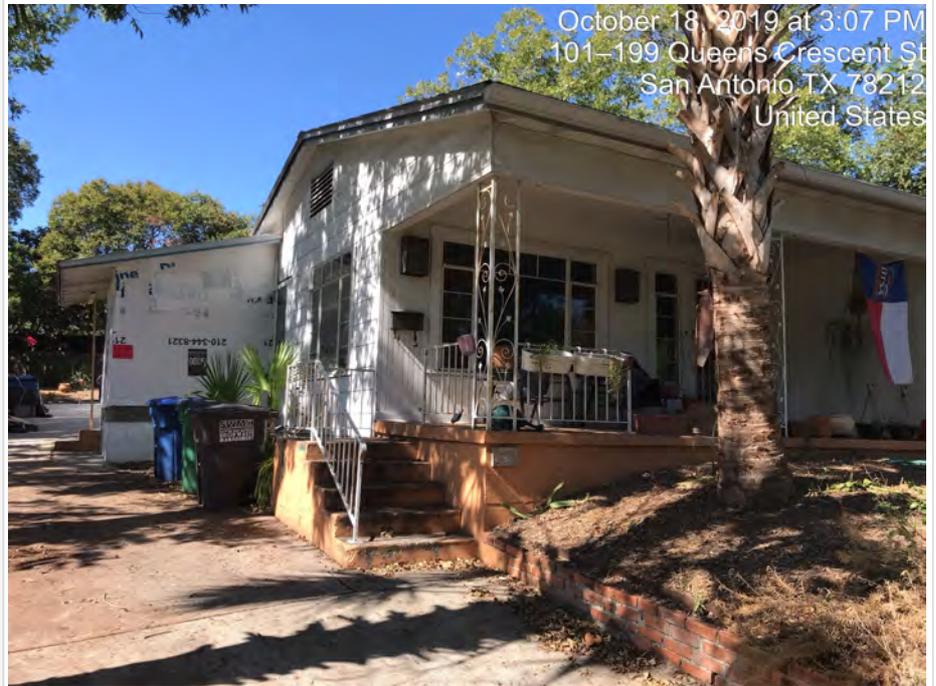
### Documentation

#### Photographs





# Investigation Report





# Investigation Report



10/18/2019 03:10 PM

## Huy Pham (OHP)

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**From:** Angela Luthi Blake  
**Sent:** Tuesday, October 22, 2019 12:30 PM  
**To:** Huy Pham (OHP)  
**Subject:** [EXTERNAL] 115 Queens Crescent  
**Attachments:** Drawings of work to be done.pdf; 2009 pics of home.pdf

Please see attached.

As an explanation: the drawings are what the work intends to do.

As for the pictures: the porch enclosure was done in the 1970s, according to my contractor, just like the wood-framed window to the right of the patio enclosure.

You can see the metal pieces in the wood-framed pic you took, that's not from the original structure of the house built in 1948.

My contractor did point out the metal-framed windows that are all throughout the front of the house. If we were told to put the wood-framed window back, we would do it, of course, but it would be the only wood-framed window in the entire house. It doesn't look like it's original/historic to me, but that's what we'll wait for a decision from the commission for, it sounds like.

The first pic is the rear entrance, unseen from the road, and into what my husband and I called the vestibule. The door is a steel door, definitely not 1948 materials.

The second pic – where the fridge was. You can see the very cheaply done glass part there to the left of the fridge. To the left of that is what looks to me like the outside of the original structure, built in 1948.

The third pic – you can see the window unit which is the wood-framed window. I think that was probably put in to house the window unit. It doesn't match the metal-framed picture window beside it.

The fourth pic – more of the same, outside part of the house.

The fifth pic – the original entrance to the house, into the kitchen.

The sixth pic – from inside the kitchen, looking at the door that was installed into the vestibule.

The seventh pic – you can see where a door used to be, with the green steps, and what it looks like down the drive to the street, along with the siding.

The eighth pic – you can see what the entire back part of the house looked like. My contractor thinks the carport is an add-on too, not part of the original structure. You can see that there's a window in the kitchen into the carport.

Hope this helps.

Let me know if you need more info.

Thanks,

















SHO  
AV

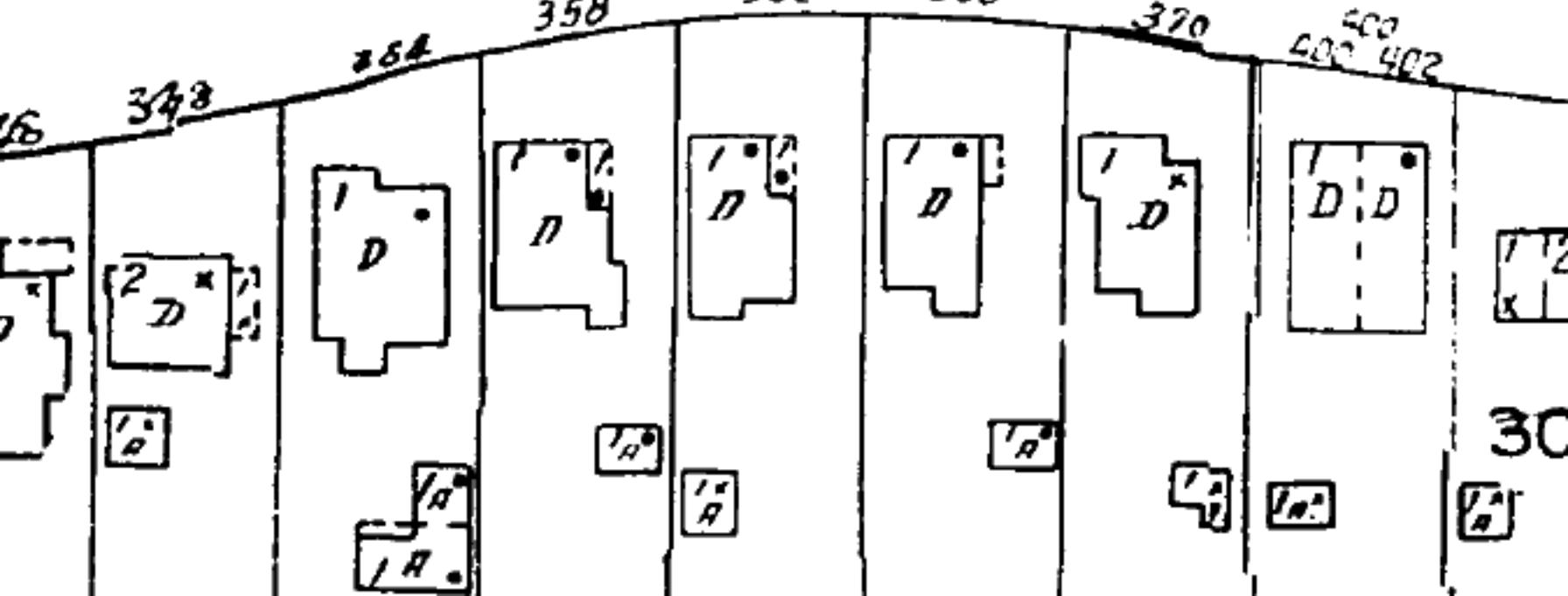
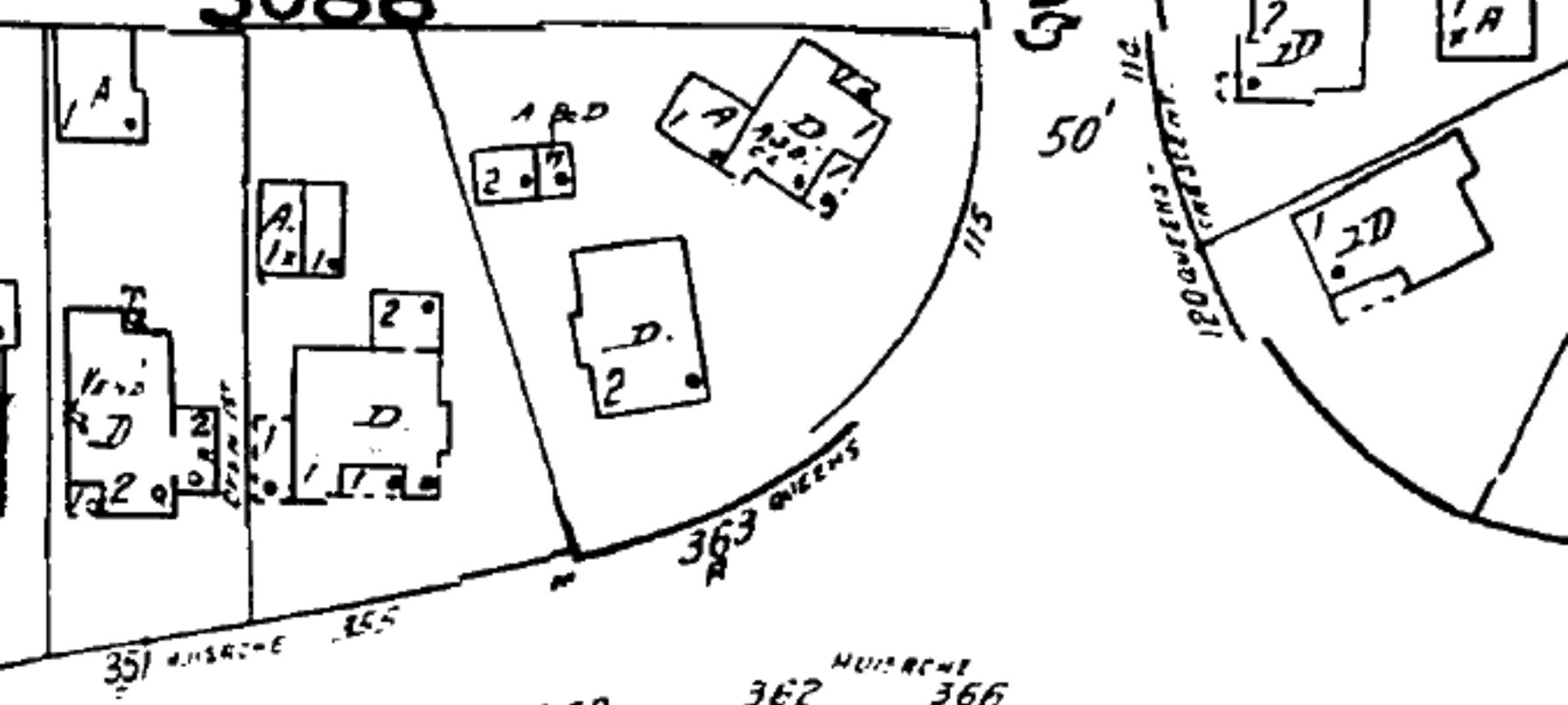
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