

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

HDRC CASE NO: 2019-668
ADDRESS: 328 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3088 BLK 4 LOT 7 & E 25 FT OF 6 MF-33,H
ZONING: 1
CITY COUNCIL DIST.: Monte Vista Historic District
DISTRICT: Sue Ann Pemberton/Mainstreet Architects Inc.
APPLICANT: AMY SCHEINMAN/SCHEINMAN AMY L
OWNER: Exterior modifications, construction of a front porch
TYPE OF WORK:
APPLICATION RECEIVED: December 20, 2019
60-DAY REVIEW: February 18, 2020
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting final approval to:

1. Construct a new front porch.
2. Modify the existing front fenestration pattern.
3. Construct a new screened rear porch.

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. *Facade 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 328 E Huisache Ave is a 1-story single family structure constructed circa 1925 in the Craftsman style with Colonial influences. The house features a cross gable configuration, woodlap siding, and ganged one over one wood windows. The structure is contributing to the Monte Vista Historic District.
- b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on December 18, 2019. The approval carried the following stipulations:
 1. That the applicant submits all material specifications for the porch, including framing elements, screening, skirting, and railing for final approval; **this stipulation has been partially met.**
 2. That the applicant submits a material specification for any proposed new windows and doors. Staff finds salvaged wood windows to be most appropriate and new wood windows to be appropriate. 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening; **this stipulation has been partially met.**
 3. That the applicant submits detailed drawings for any proposed exterior window and door trim for final approval; **this stipulation has been met.**
- c. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) on December 11, 2019. The applicant provided interior and exterior photographs of the existing condition of the structure, including details that supported the idea that the existing front door on the projecting front gable was not original. The DRC was generally favorable of all request items, including the proposed fenestration modifications and porch. The DRC suggested pushing the porch back slightly from the front plane of the front gable and developing additional details for final approval regarding trim, new doors, and skirting.
- d. FRONT PORCH – The applicant has proposed to construct a new front porch to the existing historic structure. The applicant has proposed a porch that will span the width of the inset portion of the front façade adjacent to the front gable. The porch will feature a low-sloping shed roof with simple wooden posts and railings and stairs that lead to the public right-of-way. The original entrance configuration, based on Sanborn Maps and remaining evidence, features a side-access front door located on the west side of the front gable. Based on the same evidence, the structure did not originally feature a front porch. According to the Historic Design Guidelines, porches and related entry elements should be restored to their original configuration. New elements should not detract from the original design of the structure or convey a false historic appearance. Based on the existing condition and style of the structure and the evidence provided by the applicant, staff finds that the front porch proposal is generally appropriate.
- e. FENESTRATION MODIFICATIONS – Per the submitted proposed elevation, the applicant has proposed to modify the front fenestration pattern. Two existing ganged windows will be relocated and swap locations with an existing non-original front addition. A new front door with side lites will be installed in the location of the existing ganged windows. As noted in finding b, the historic configuration of the front façade is unknown. Staff finds the proposal generally appropriate and compatible with the architectural style of the house without detracting from its character defining features or significance.
- f. REAR PORCH – The applicant has proposed to construct a new rear screened porch. The porch will measure approximately 250 square feet and will feature simple wood framing, transparent screens, and a new stairway with simple wooden posts and rails. The foundation will be clad in woodlap siding to match the existing structure and a vertical trim piece will be installed at the intersection of the two masses. According to the Historic Design Guidelines, new porch elements should be designed to be simple as to not distract from the historic character of the building. The porch will be simple in design and will not visually compete with the structure. Staff finds the proposal appropriate.

RECOMMENDATION:

Staff recommends final approval based on findings a through f with the following stipulations:

- i. That the applicant submits a material specification for the proposed front door and new rear window for staff review and approval prior to the issuance of a Certificate of Appropriateness. Staff finds wood windows and

doors to be most appropriate. 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

- ii. That the applicant submits a detail elevation drawing of the proposed front porch railings and columns with dimensions for staff review and approval prior to the issuance of a Certificate of Appropriateness.









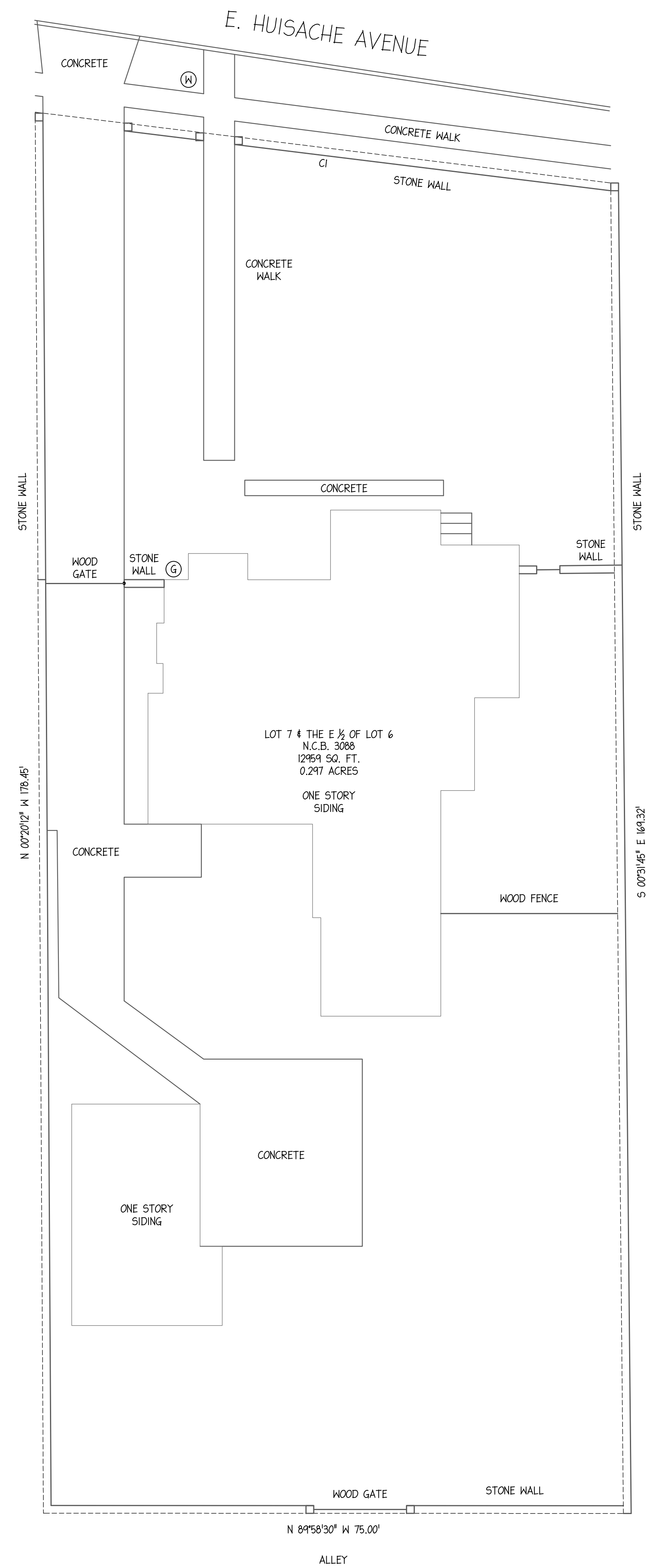












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REVISIONS	BY

328 E HUISACHE AVENUE

COVER SHEET AND SITE PLAN

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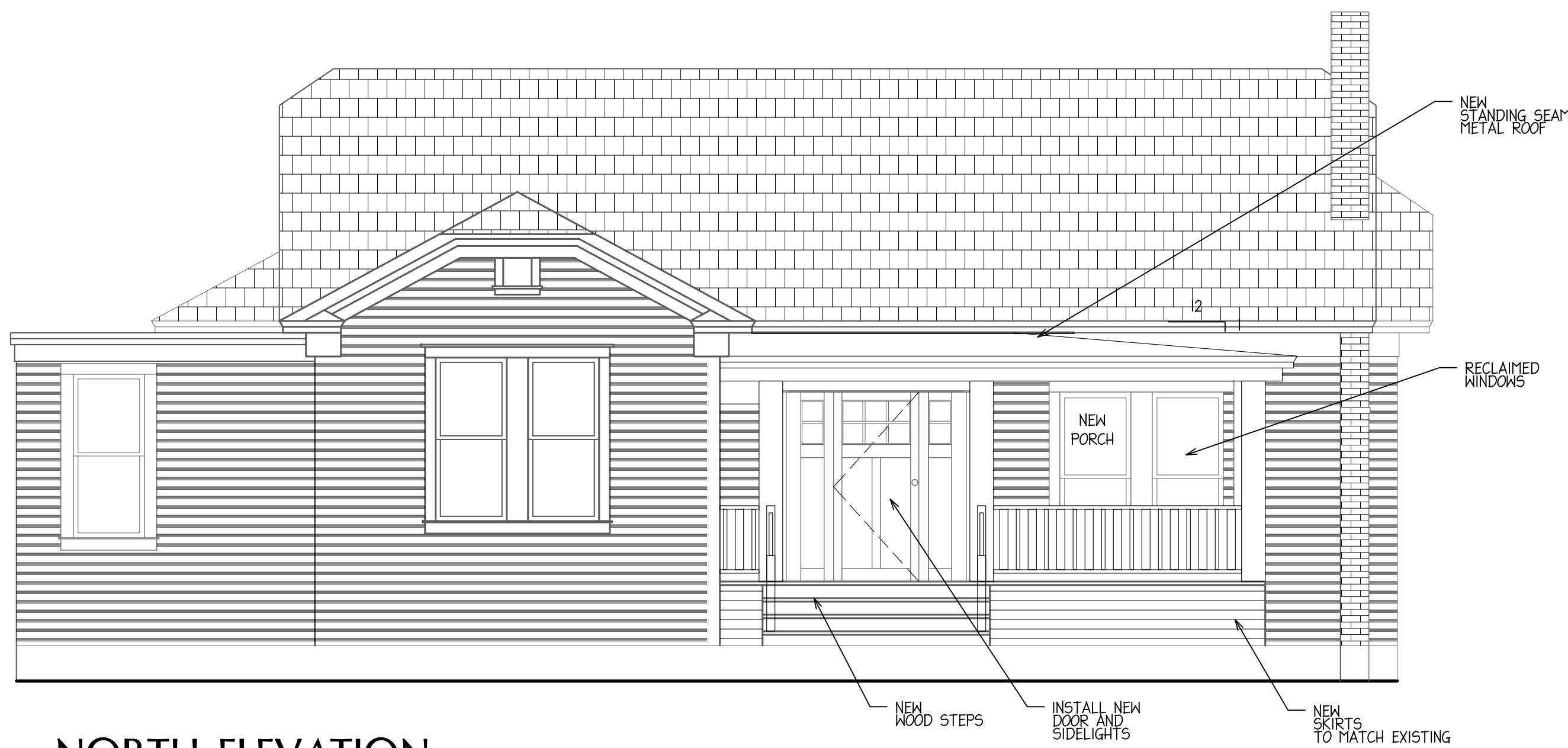
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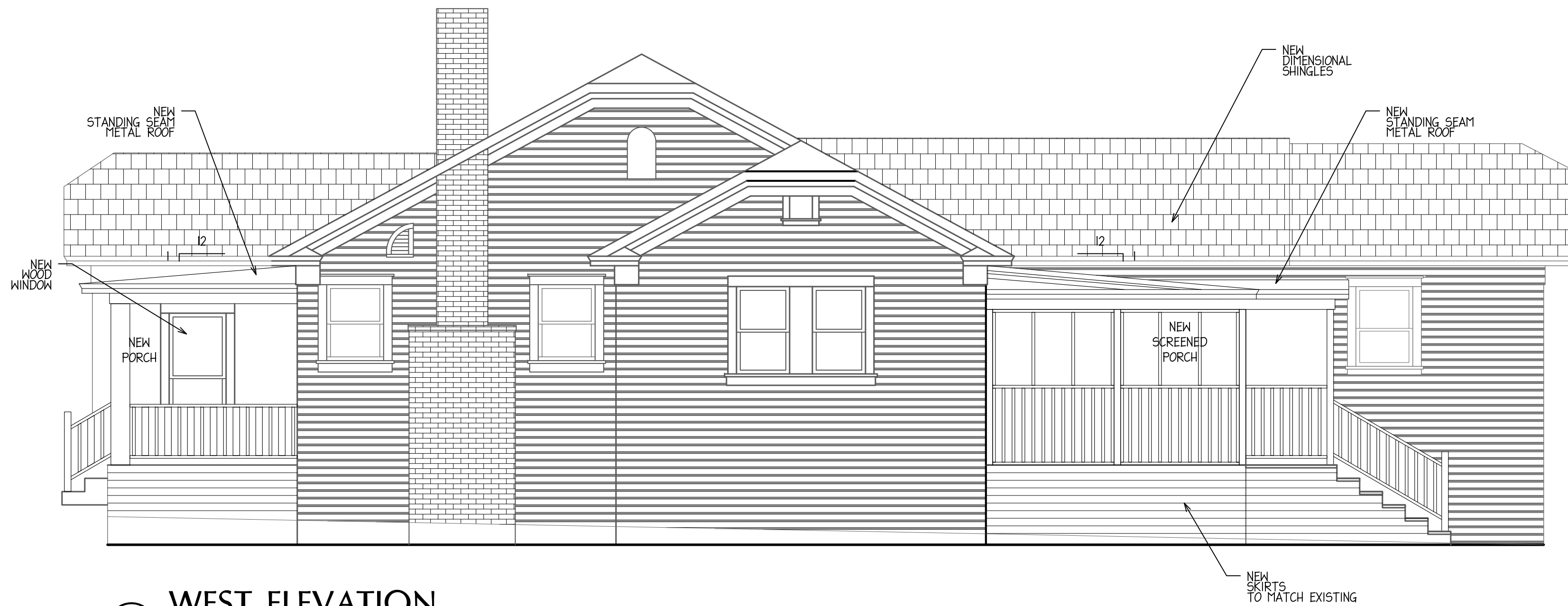


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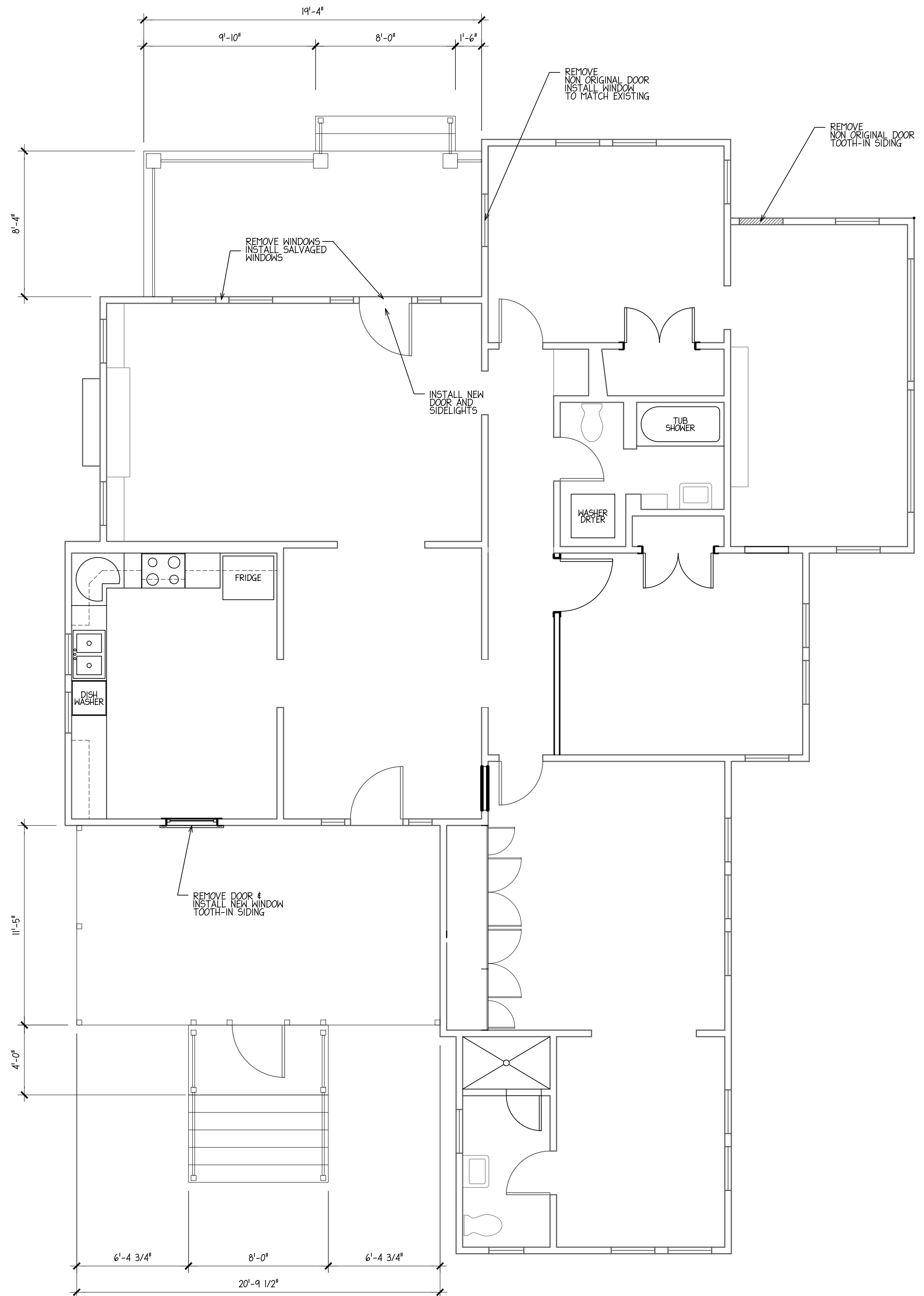
104 NORTH ELEVATION
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103 WEST ELEVATION
SCALE: 1/4" = 1'-0"



102 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



101 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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1545

Iron Gate
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1546

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