

## HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2020

**HDRC CASE NO:** 2020-064  
**ADDRESS:** 3801 BROADWAY  
**LEGAL DESCRIPTION:**  
**ZONING:** R-6, RIO-1, H  
**CITY COUNCIL DIST.:** 2  
**LANDMARK:** Brackenridge Park/Witte Museum  
**TYPE OF WORK:** Restoration of Twohig house  
**APPLICANT:** John Speegle  
**APPLICATION RECEIVED:** January 31, 2020  
**60-DAY REVIEW:** March 31, 2020  
**CASE MANAGER:** Edward Hall

### REQUEST:

The applicant is requesting conceptual approval to perform rehabilitation scopes of work at the Twohig House, located at the Witte Museum. Within this request, the applicant has proposed the following:

1. Install a new wood shingle roof.
2. Paint the exterior and perform masonry repair as needed.
3. Repair the existing windows.
4. Replace eleven doors and door frames.
5. Construct an exterior stair.

### APPLICABLE CITATIONS:

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

#### 2. Materials: Masonry and Stucco

##### A. MAINTENANCE (PRESERVATION)

- i. Paint—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. Clear area—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation. ii. Vegetation—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iii. Cleaning—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or highpressure cleaning method.

#### 3. Materials: Roofs

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

## 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.

## FINDINGS:

- a. The applicant is requesting conceptual approval to perform rehabilitative scopes of work to the Twohig House, located at the Witte Museum.
- b. **CONCEPTUAL APPROVAL** — Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **ROOF REPLACEMENT** – The applicant has proposed to replace the existing, deteriorated roof with a new wood shingle roof, to match the existing. Staff finds this to be appropriate and consistent with the Guidelines.
- d. **MASONRY REPAIR** – The applicant has proposed to repair various masonry elements as needed. Staff finds this to be appropriate and consistent with the Guidelines. The applicant should ensure that any mortar or grout matches that which exists on site.
- e. **WINDOW REPAIR** – The applicant has proposed to repair the existing windows. Staff finds this to be appropriate and consistent with the Guidelines.
- f. **DOOR REPLACEMENT** – The applicant has proposed to replace eleven (11) doors and door frames with new doors and door frames to match the existing. Staff finds that the proposed replacement is appropriate only at locations where doors are not original, or are deteriorated beyond repair. A detailed study of each door and its condition should be conducted by the applicant prior to submitting an application for final approval.
- g. **EXTERIOR STAIR** – The applicant has proposed to reconstruct a non-original exterior egress stair on the structures west (rear) elevation. Staff finds the proposed location and profile to be appropriate.

## RECOMMENDATION:

Staff recommends approval of items #1 through #5 based on findings a through g with the following stipulations:

- i. That all repair work be done in-kind, with like materials.
- ii. That only doors that are not original, or beyond repair be replaced. A detailed study of each door and its condition should be submitted to OHP staff for review and approval prior to submitting an application for final approval.

# speegle & **KIM**-davis: Architecture

31 January 2020

## **COSA Historic, Design & Review Commission**

### **Applicant's Project:**

### **Conceptual Approval for the Renovation of the Twohig House**

### **The Witte (museum), 3801 Broadway, San Antonio, Texas 78209**

### **Applicant's Name: The Witte**

Our architectural firm was contracted by the Witte to design the improvements to the Twohig House at their museum complex at 3801 Broadway. The Twohig House is located in the west portion of the grounds, situated along the San Antonio River. Our firm has provided the Witte with miscellaneous design services in the past, e.g., Renovation of the Onderdonk, relocation of the Log Cabin, and HABS work for the Canal and Bridge Project (just north of their new meeting facility), the Alligator Gardens, and the recently completed HABS project for the Twohig House.

Currently, the Witte has received a grant from the City of San Antonio's Parks & Recreation Department to renovate the Twohig House, in a first phase of a two phase construction process. The construction process has to also go before the Texas Historical Commission for their review and approval. That is our next step after receiving "Conceptual Approval" from COSA HD&RC approval.

### **Scope of Work:**

The historic home was located in downtown San Antonio and in 1941 was moved to the banks of the San Antonio River on the grounds of the Witte Museum. It was moved stone-by-stone and restored at its eastern border similar to its previous location downtown and adjacent to the river. Over time the building has fallen into disrepair from flooding and old age. Except for maintenance work, the building hasn't been remodeled since the 1970's. SKDA, which has provided the museum with HABS studies, was contracted to provide this study and then to use the study's drawings and photographs to prepare a renovation of the house. The first phase is a renovation of the exterior of the house to stabilize it against weather conditions: a new wood shingle roof; new doors and windows and stabilization thereof; exterior painting of wood trim; and re-glazing the glass panes. The second phase will be a wood rear stairway entrance to the second floor and renovation of the interiors. The interior renovation will consist of the following work: mold abatement (from the flooding); plaster restoration; wood baseboard

restorations; installation of new HVAC units and start-up operations; electrical repair; masonry re-pointing of the tile and stone floors; and installation of interior paint finishes.

#### Probable Costs of Construction

##### Phase 1

|   |                  |
|---|------------------|
| 1. Proposed Shingle Roof:                       | \$40,446         |
| 2. Provide 11 new pair of doors @ \$4,500 each: | \$49,500         |
| 3. Provide 11 new door frames @750 each:        | \$8,250          |
| 4. Carpenter work installing doors:             | \$4,500          |
| 5. Carpenter work repairing windows:            | \$4,500          |
| 6. Masonry floor repair/cleaning                | \$3,000          |
| 7. Exterior paint:                              | \$8,000          |
| 8. General Labor:                               | \$9,000          |
| 9. Architect's Fee                              | \$13,000         |
| 10. Completion of HABS                          | <u>\$9,000</u>   |
| Total first phase:                              | <u>\$149,196</u> |

##### Phase 2

First and Second Floor Square Feet x Cost of Construction =

|  |                 |
|--|-----------------|
| 951 net sq.ft. x 2 floors=1,902 sq. feet x \$150/sq. ft. = | \$285,300       |
| Exterior stair construction                                | \$40,000        |
| A&E fee  | <u>\$45,500</u> |

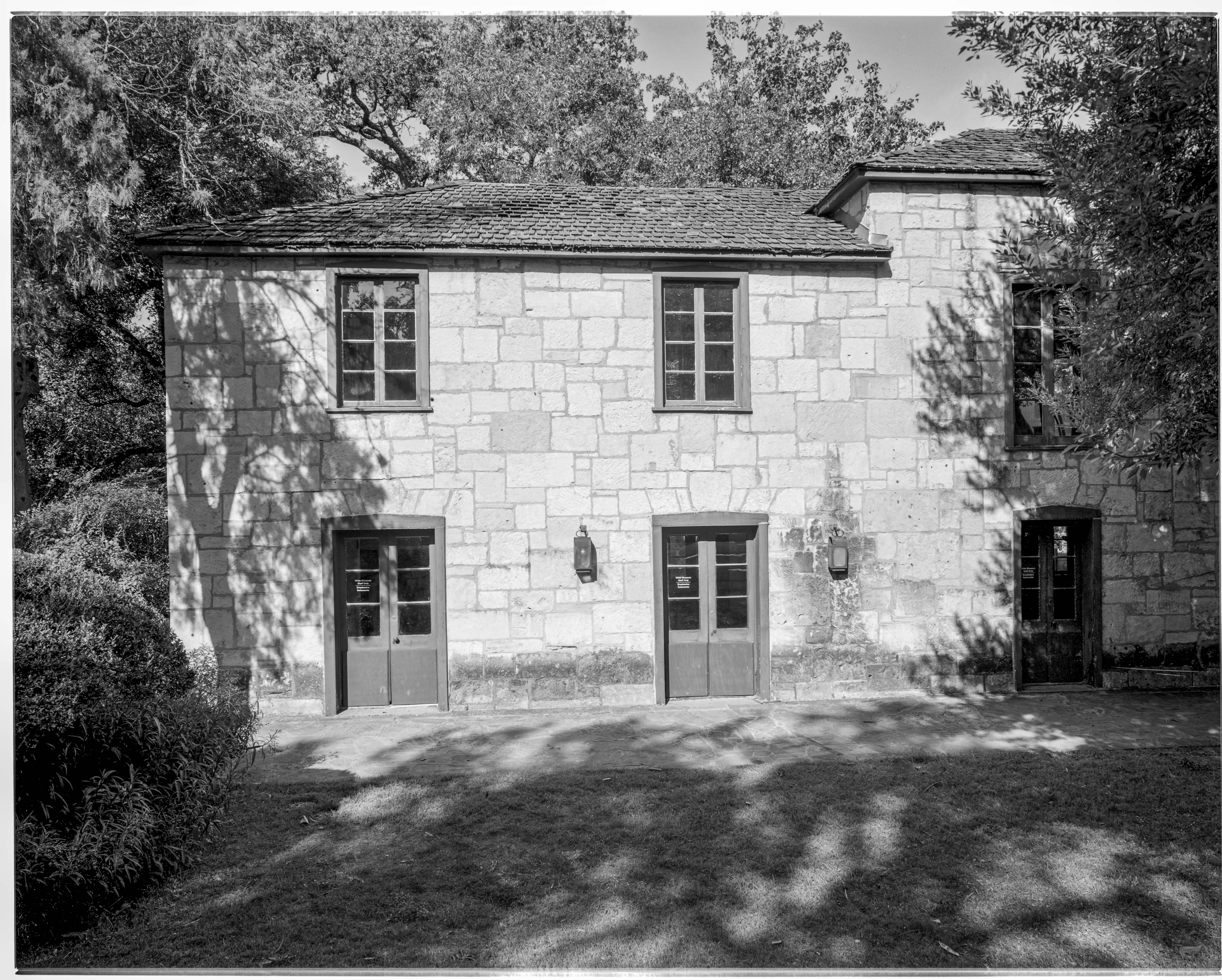
Total second phase: \$370,800

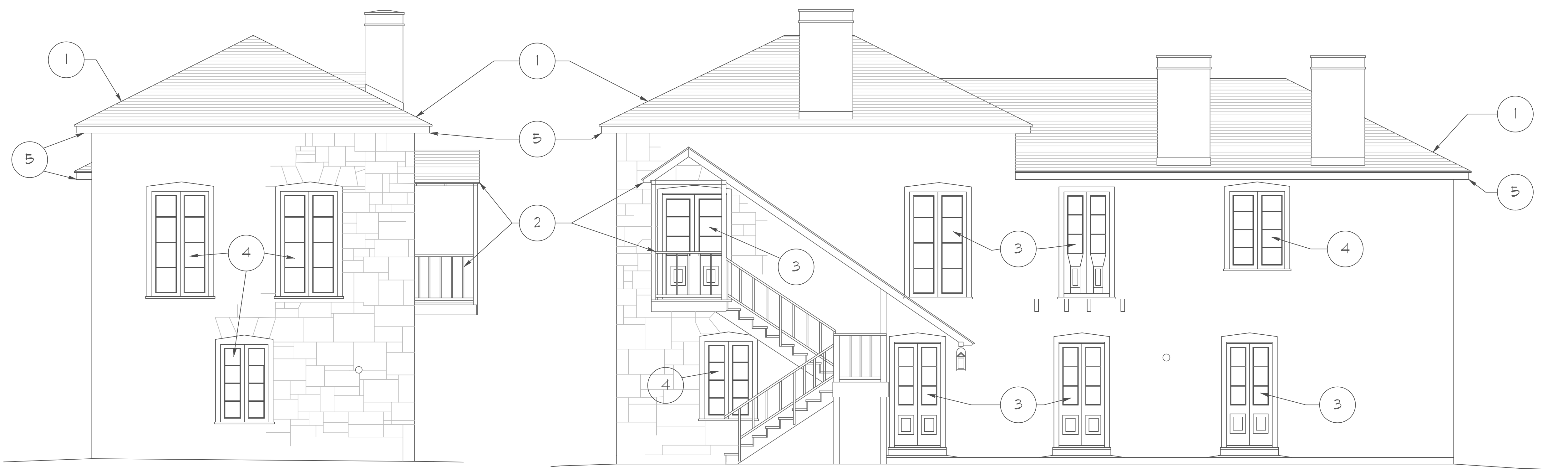
TOTAL PROBABLE COST: \$519,996











A-3.04 NORTH ELEVATION  
SCALE: 1/4" = 1' - 0"

A-3.01 WEST ELEVATION  
SCALE: 1/4" = 1' - 0"



A-3.03 SOUTH ELEVATION  
SCALE: 1/4" = 1' - 0"

A-3.02 EAST ELEVATION  
SCALE: 1/4" = 1' - 0"

## SCOPE OF WORK

1. DEMOLISH SHINGLE ROOF.  
INSTALL PROPOSED SHAKE CEDAR SHINGLE ROOF.
2. DEMOLISH WOOD LANDINGS AND STAIRS.  
INSTALL WOOD FRAMED LANDINGS AND STAIRS.
3. REMOVE WOOD DOORS, FRAME, AND SILL.  
REBUILD MATCHING HISTORIC-DETAILED DOORS,  
FRAMES, AND SILLS.
4. REPAIR DAMAGED WOOD WINDOW SASHES AND SILLS.
5. REPLACED DAMAGED WOOD FASCIA.  
PRIME AND PAINT ALL ROOF FASCIAS AND TRIM  
AS SPECIFIED.

## OUTLINE SPECIFICATIONS

### SHINGLE ROOF

- REFER TO ATTACHED APPLICATION FOR SPECIFICATIONS ON CEDAR SHAKE ROOF INSTALLATION.

### MILLWORK

- ALL DAMAGED DOORS AND WINDOWS SHALL BE REPLACED WITH CLEAR SPANISH RED CEDAR AND MILLED BY HALLMARK MILLWORK. FUTURE DETAILS TO FOLLOW. WOOD SHALL BE PRIMED PAINTED AS SPECIFIED.

### PAINTING

- PROVIDE PRIME COAT OF SHERWIN-WILLIAMS OIL-BASED PRIMER.
- PROVIDE TWO COATS OF SHERWIN-WILLIAMS "DURATION" LATEX.

### FRAMING

- PROVIDE #2 DOUGLAS-FIR WOOD FOR FRAMING MEMBERS AND ALL DECKING.

CONCEPTUAL REVIEW DRAWINGS  
S.A. H.D.R.C. APPLICATION  
TWOHIG HOUSE RENOVATION

THE WITTE  
3801 BROADWAY  
SAN ANTONIO, TEXAS 78209

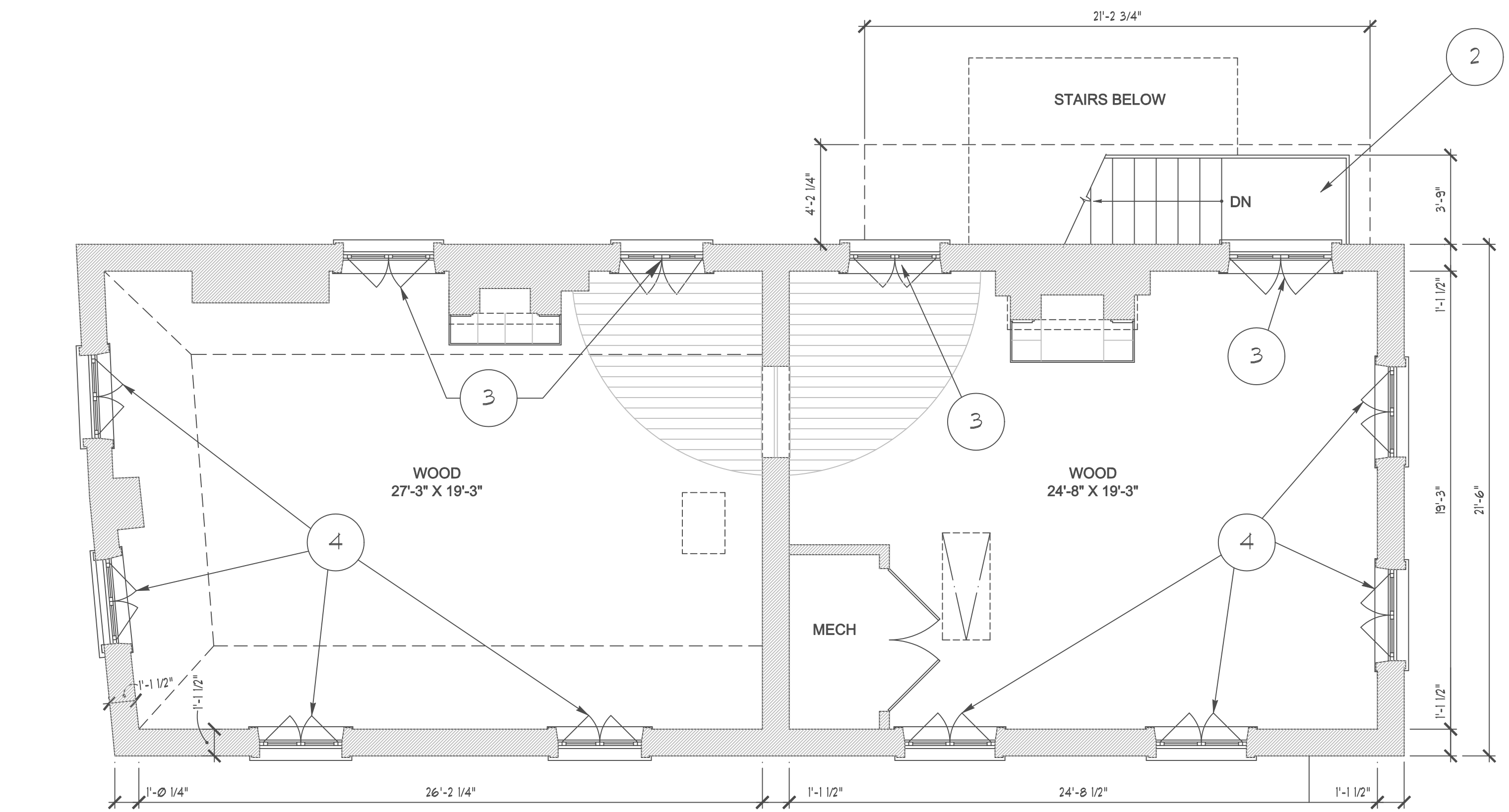
**speegle & KIM-davis: Architecture**  
626 Avenue E  
San Antonio, Texas 78215-1814 210 228-9921

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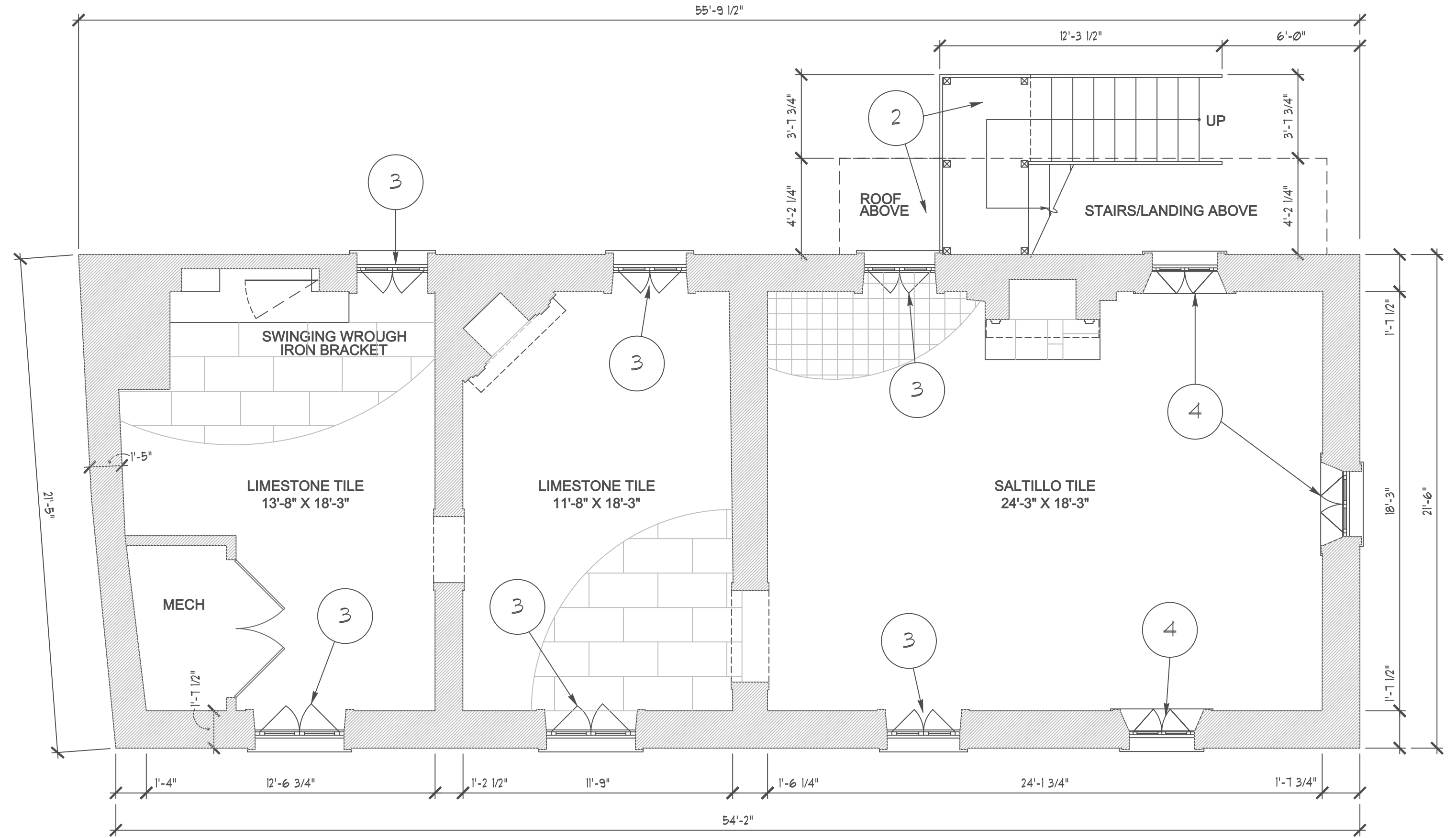
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**SKDA: 20002 A-3.0**



A-2.01 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



A-2.02 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

PROJECT NORTH

- ### SCOPE OF WORK
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**SKDA: 20002 A-2.0**



A-4.01 BUILDING SECTION - WEST TO EAST  
SCALE: 1/4" = 1' - 0"

A-4.02 BUILDING SECTION - SOUTH TO NORTH  
SCALE: 1/4" = 1' - 0"

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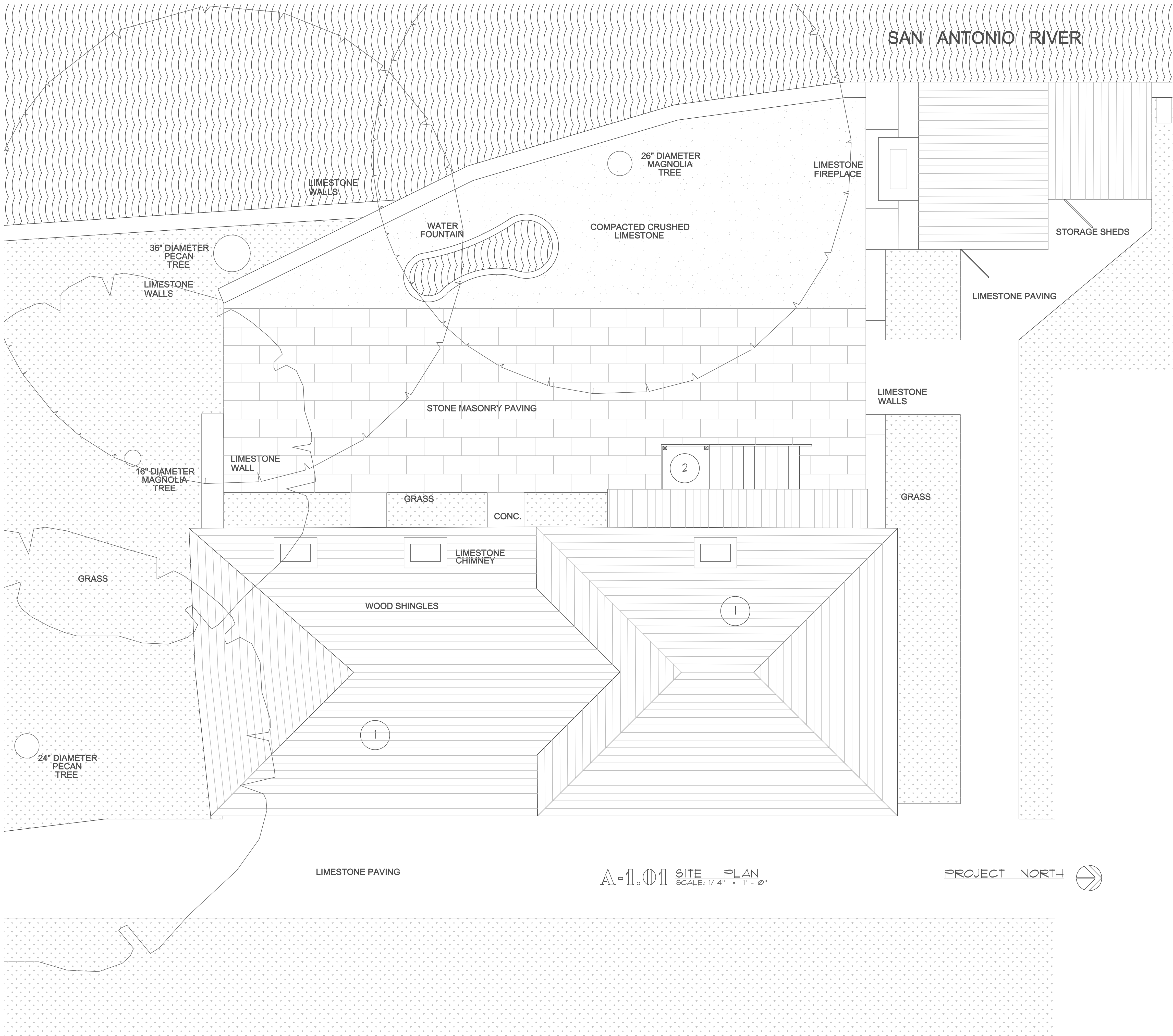
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