

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2020

HDRC CASE NO: 2020-205
ADDRESS: 125 W GRAMERCY PLACE
LEGAL DESCRIPTION: NCB 6382 BLK 2 LOT 6,7 & 8
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: HICKS DALE & THERESA ERIN
OWNER: San Antonio San Antonio/HICKS DALE & THERESA ERIN
TYPE OF WORK: Exterior modifications to rear accessory structure
APPLICATION RECEIVED: May 03, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing front fenestration of the rear garage to include three single bay garage doors.

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 striping 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 facade 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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

FINDINGS:

- a. The primary structure located at 125 W Gramercy is a 2-story residential structure constructed circa 1925 in the Colonial style. The home features a stucco façade, ganged wood windows on the second floor and wood windows with divided lites on the first floor, and a prominent front entry with pilasters. The structure is

contributing to the Monte Vista Historic District. The property also contains a 1-story rear accessory structure, also contributing to the district.

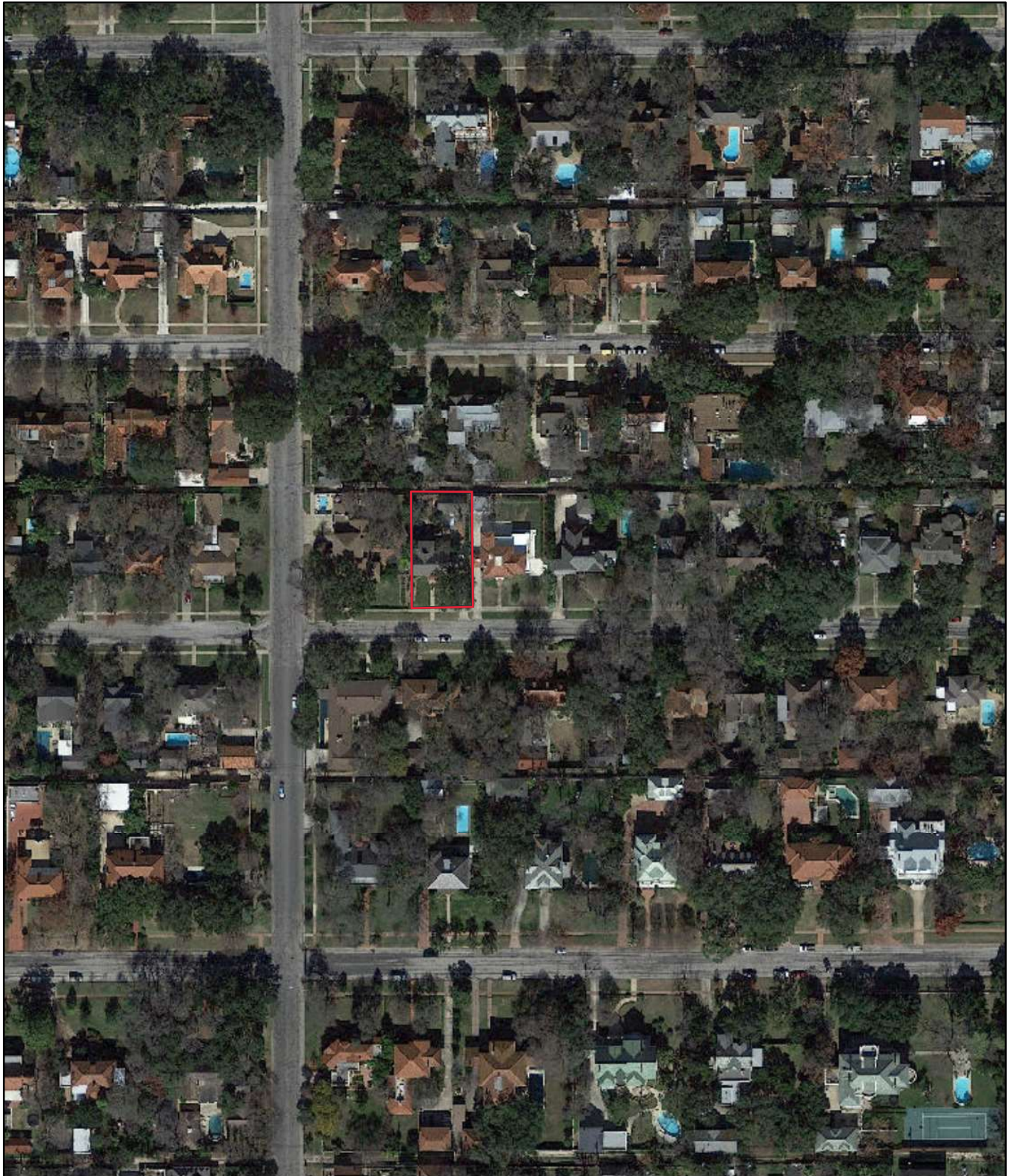
- b. **GARAGE MODIFICATIONS** – The applicant has proposed to modify the fenestration of the rear accessory structure. The structure currently contains a single bay garage door, pedestrain door with stairs, and windows. The window assemblies are not original and are not consistent with the Historic Design Guidelines. The applicant has proposed to modify the elevation to feature three single bay garage doors. The applicant provided original blueprints that indicate the original configuration of the garage featured two bays and a maids quarters. Based on these elevations, the easternmost third of the structure maintains its original configuration, including a window and a door with steps. According to the Historic Design Guidelines, existing openings should be preserved. Previous openings should be restored with sufficient documentation. Replacement garage doors should be compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. Staff finds that restoring the original second garage door bay is appropriate, but finds that installing a third bay where the maids quarter originally existed inappropriate.

RECOMMENDATION:

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

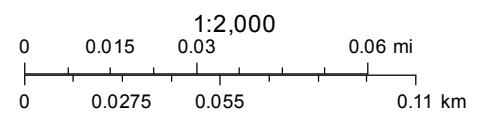
- i. That the applicant retains the door, stairs, and window on the easternmost portion of the front elevation as noted in finding b. The applicant is required to submit updated drawings that reflect this change.
- ii. That the applicant submits accurate, measured, permit-level elevation and plan drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant submits final material specifications for review and approval.

City of San Antonio One Stop



May 28, 2020

— User drawn lines





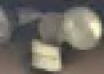














FRAMING LUMBER TO BE 18" OC,



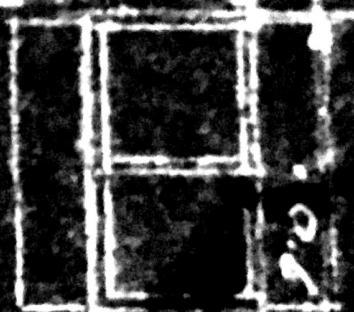
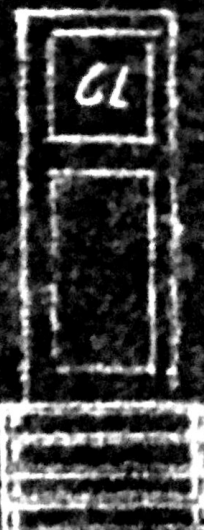
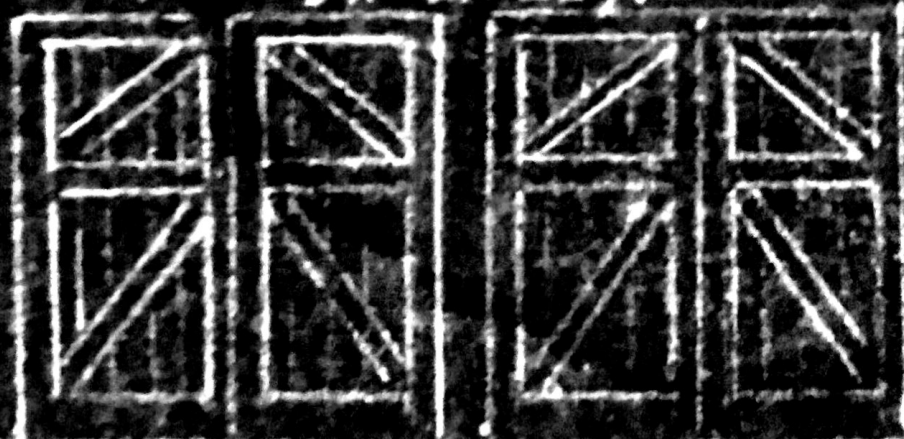
SIDE ELEV.

FLASH UNDER RIDGE

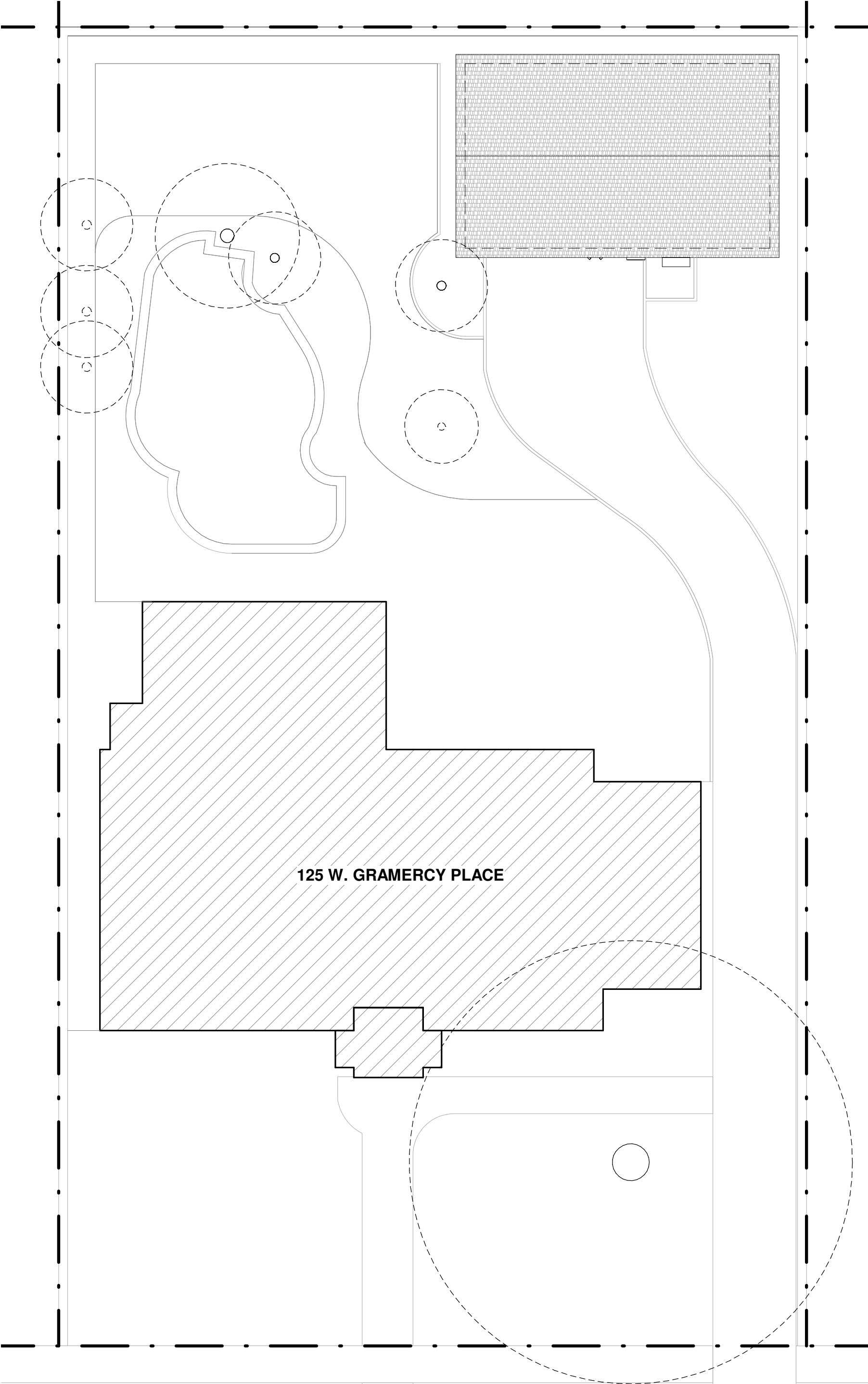
SHINGLES AS IN HOUSE

L-6

LIGHT
STUCCO WALLS
ON M-447N

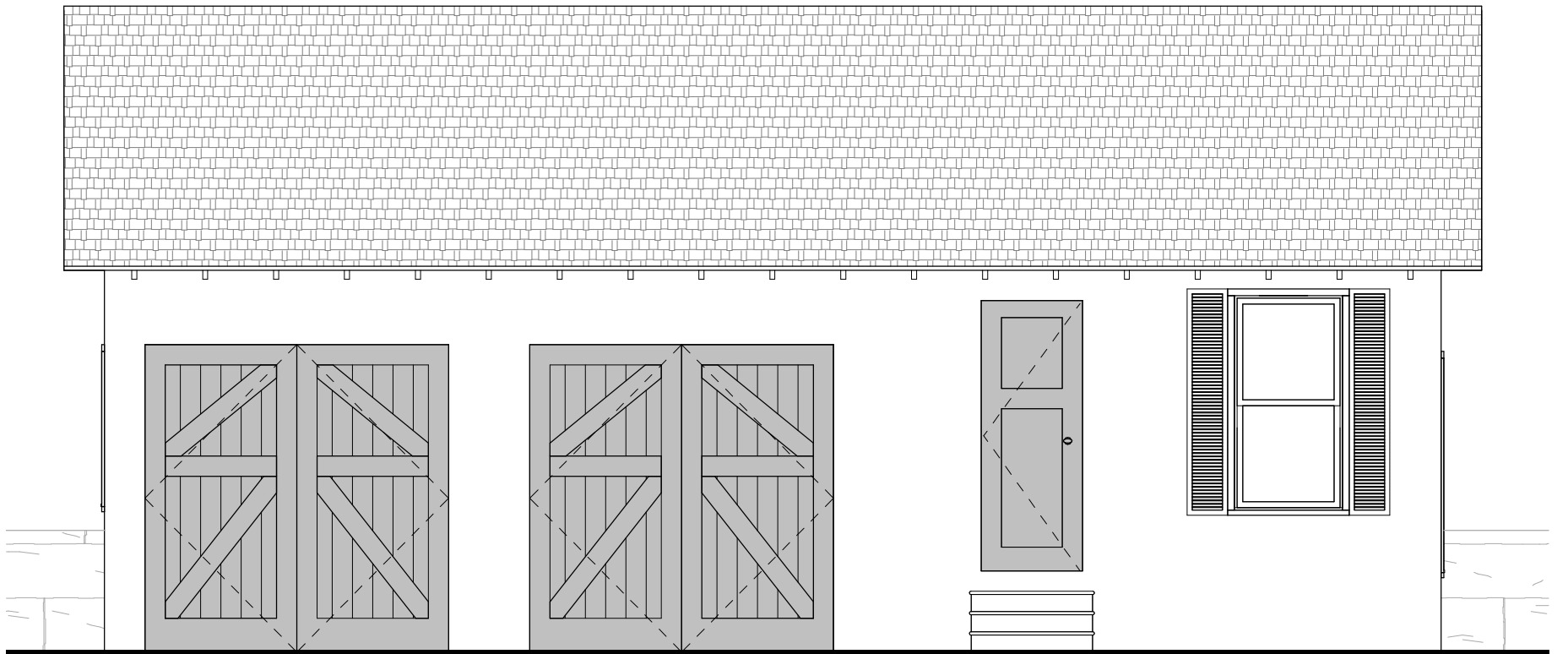


FRONT ELEV

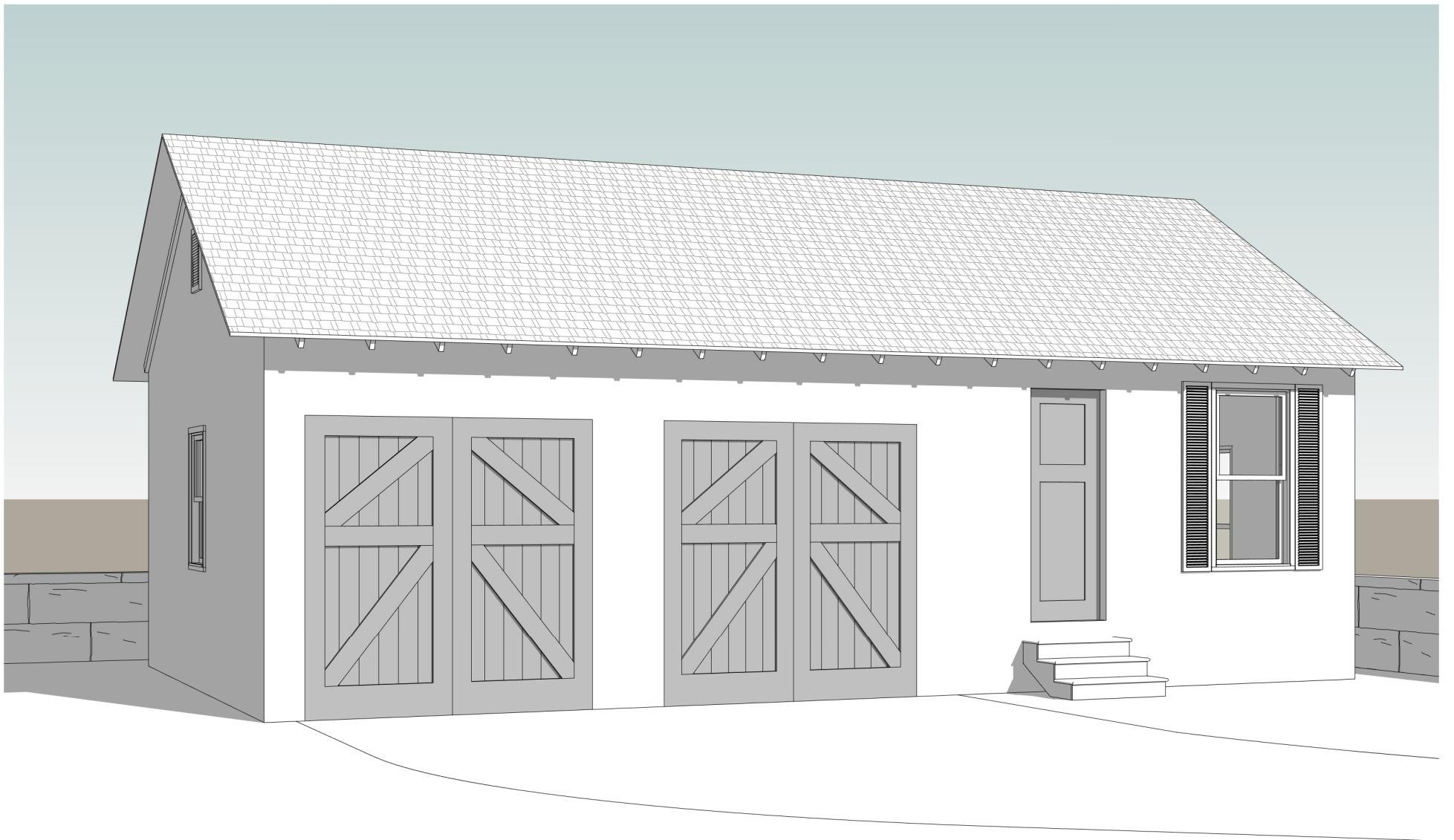


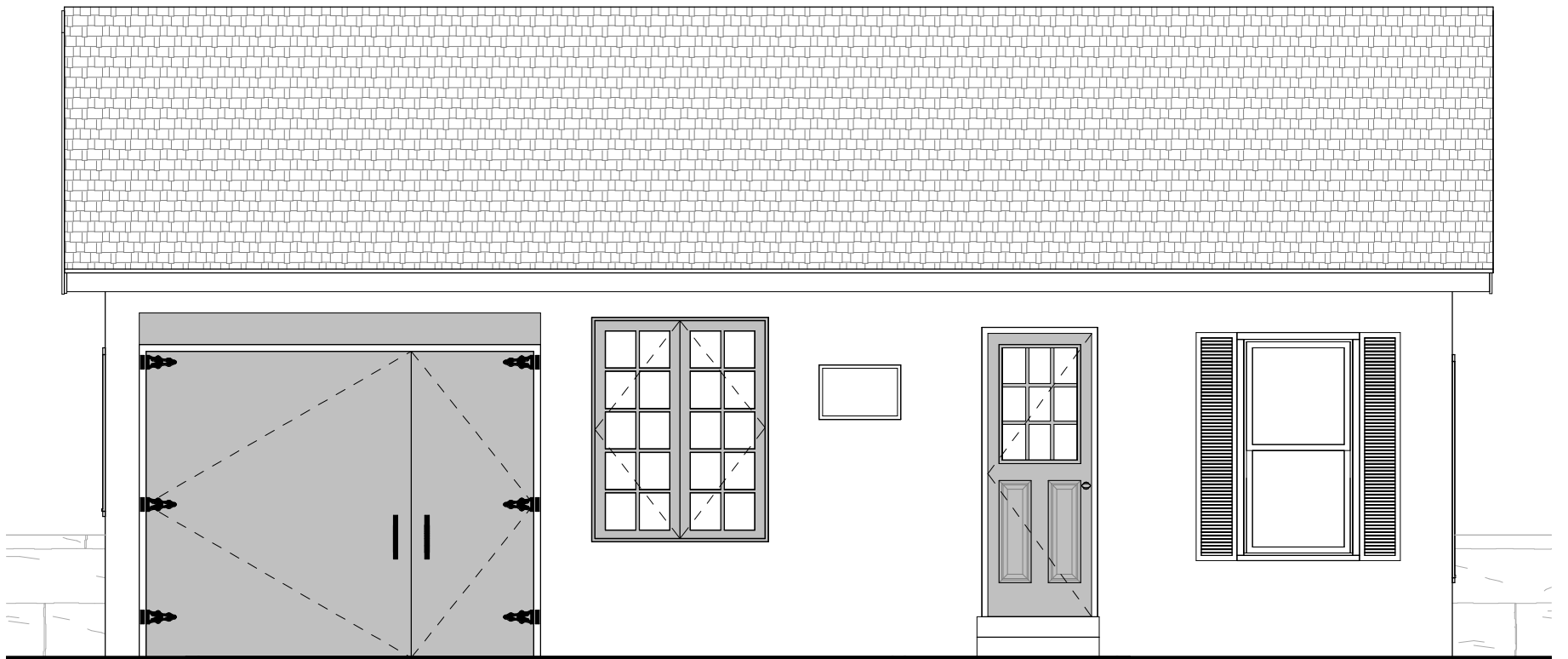
TRUE
NORTH

**1** **SITE PLAN**
SCALE: 1" = 10'-0"

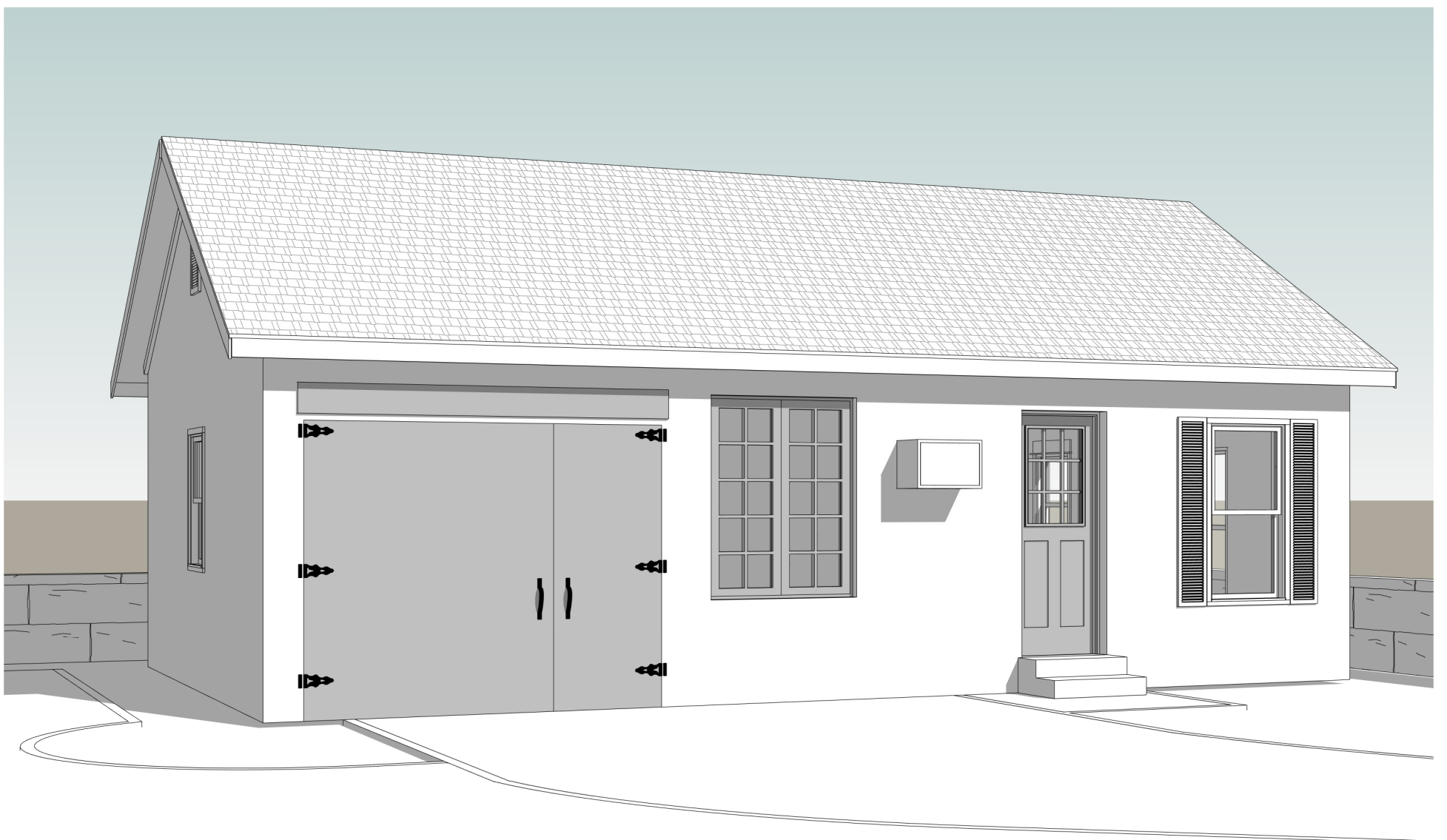


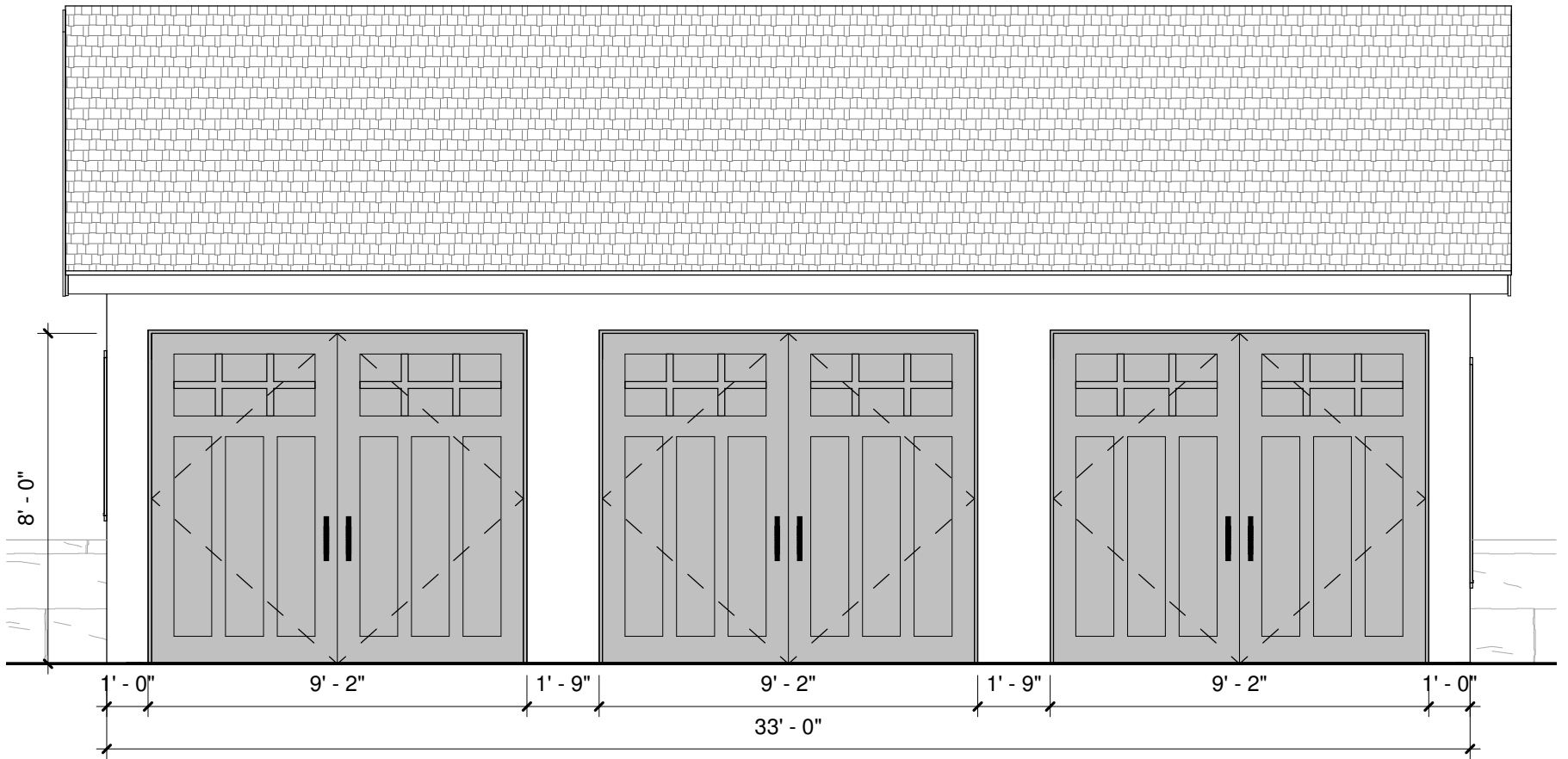
1 SOUTH ELEVATION - HISTORIC
 SCALE: 1/4" = 1'-0"





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





1 SOUTH ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"

