### HISTORIC AND DESIGN REVIEW COMMISSION June 17, 2020

HDRC CASE NO: 2020-152

**ADDRESS:** 2158 W KINGS HWY

**LEGAL DESCRIPTION:** NCB 6825 BLK LOT 15 & W 12.5 FT OF 14

**ZONING:** R-6, H CITY COUNCIL DIST.: 7

**DISTRICT:** Monticello Park Historic District

**APPLICANT:** John J. Speegle, speegle & KIM-davis Architecture

**OWNER:** William Hazlewood

**TYPE OF WORK:** Enclosure of front porch with windows and door

**APPLICATION RECEIVED:** April 03, 2020

**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders

**CASE MANAGER:** Huy Pham

#### **REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to enclose the front porch to feature aluminum windows in the two front arches and doors in the side-facing arches.

#### **APPLICABLE CITATIONS:**

- 2. Guidelines for Exterior Maintenance and Alterations
- 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:**

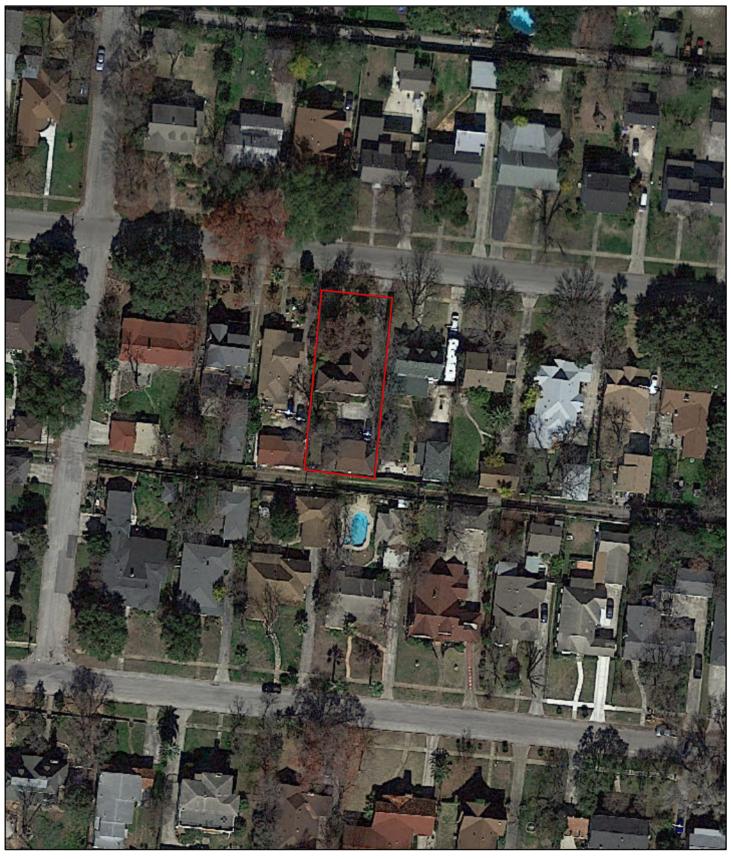
- a. The primary structure at 2158 W Kings Hwy was constructed circa 1930 in the Tudor Revival style, first appears on the 1934 Sanborn map, and contributes to the Monticello Park Historic District. The one-and-a-half story, single-family structure features brick masonry, stucco, and half-timbering façade elements, steep roof pitches with a front facing dormer centered above the front-extending arcade porch.
- b. COMPLIANCE Staff conducted a site visit on April 2, 2020, and found that the property at 2158 W Kings Hwy was subject to front porch enclosure prior to approval. The property previously received administrative approval to reconstruct the porch in-kind after damage from a fallen tree. A subsequent Historic and Design Review Commission application was submitted, which was determined incomplete. The applicant proceeded with the enclosure, and a Stop Work Order was issued.
- c. DESIGN REVIEW COMMITTEE The request was referred to a Design Review Committee (DRC) meeting at the Historic and Design Commission (HDRC) at the May 20, 2020, hearing. The applicant met with DRC on May 28, and June 9, 2020. The committee members emphasized the need to reintroduce the arch forms, full height brick siding, recessing of the windows and doors to reference the depth of original porch columns in order to garner support for enclosure. The applicant explained that restoring the arch forms is in infeasible and submitted an update that includes references to the primary historic structure's stucco and Tudor fenestration elements.
- d. PORCH ENCLOSURE The applicant has proposed to demolish the arched porch and reconstruct as an enclosed room with a salvaged brick masonry base recessed steel windows, and stucco siding with Tudor-influenced trim. Per the Guidelines for Exterior Maintenance and Alterations 2.B.i., applicants should refrain from enclosing front

porches. Staff finds that the proposed enclosure is inconsistent with the Guidelines and departs from a major character-defining feature of the Tudor Revival structure. Staff also remains concerned about the quality of the submitted drawings and the inconsistency between the drawings and the initiated work without approval, including door and window details.

### **RECOMMENDATION:**

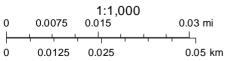
Staff does not recommend approval based on finding c. The applicant should perform in-kind reconstruction as approved.

### 2158 W Kings Hwy

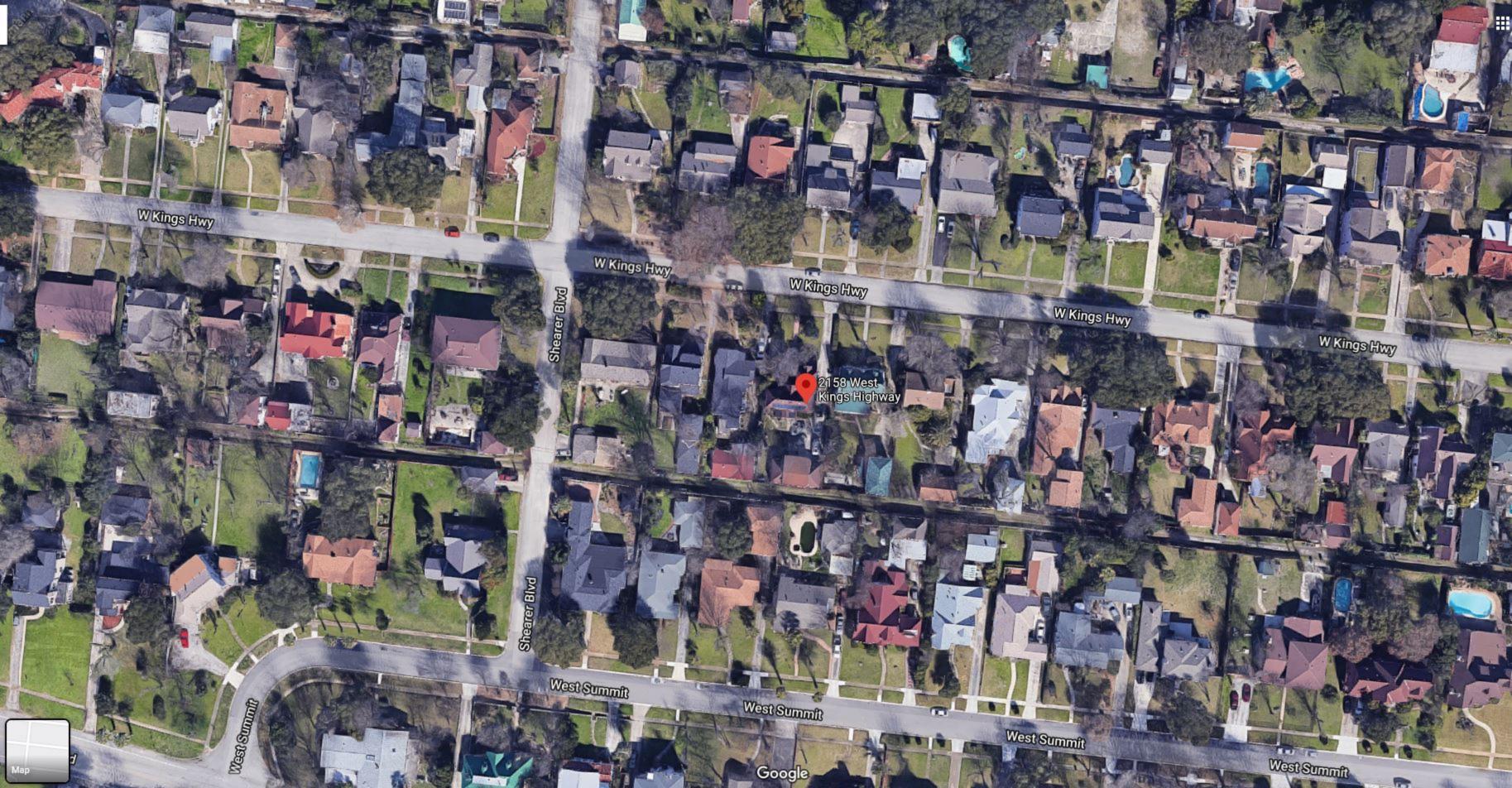


October 24, 2019

— User drawn lines













### speegle & KIM-davis: Architecture

5 June 2020

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

**Applicant's Project:** 

Front Porch Renovation of 2158 West Kings Highway

**Monticello Historic District** 

Applicant's Name: Terri & Joe Hazelwood

Our architectural firm was contracted by the Hazelwood's to design the improvements to 2158 West Kings Highway.

### **Detailed Description of the Scope of Work:**

The client is proposing to re-build their front porch that was damaged after a thunderstorm. A large tree, approximately 48" in diameter, was blown over in a storm and damaged their front porch. The large tree hit the west corner of the porch, damaging the brick walls, the stucco arch, and the interior plaster ceiling. The felled tree created a large diagonal impact force the house could not resist. Basically, it was a "huge wack" to the house.

Two engineering reports were undertaken because of the insurance report. The initial forensic analysis determined the exterior foundation of the house was not to current building codes and would require a proposed exterior foundation beam. The double-width of the load bearing brick exterior wall was also not to the building code and also had to be re-built. As they began their work, the contractor determined that the exterior side walls of the brick veneer were also damaged and needed to be removed since it had dislodged and damaged the mortar coursing after the tree had hit the house. No exterior beam was present at the plate line and a wood beam had to be installed along the north (street) elevation. When the beam was being installed, it was discovered that the stucco arches did not have any structural form to them and had rubble fill behind the exterior finish of the exterior stucco.

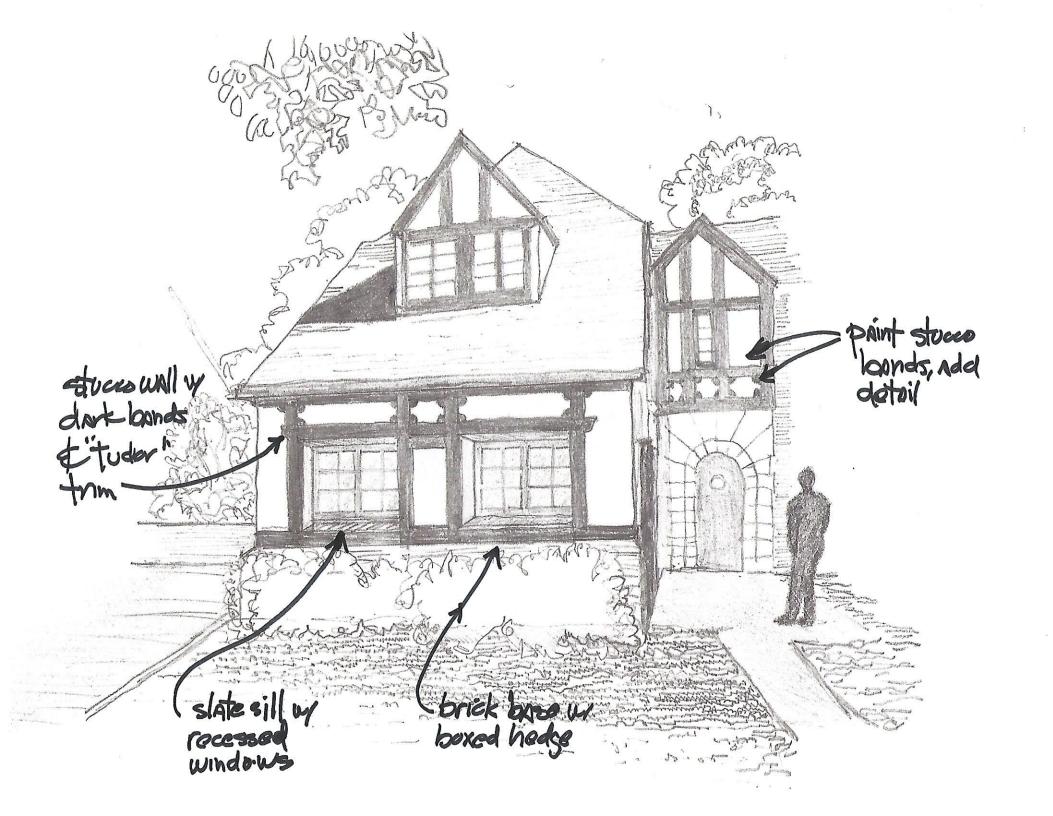
The client desired to enclose the front porch since there is a security problem with pedestrians coming upon the porch since it can't be seen from the front door or the interior of the house.

We are proposing to install two rectangular windows the same width of the previous openings, with a brick base across the front. Above the brick base, we are proposing to install a matching stucco color and smooth finish with dark wood banding and "Tudor" style quarter round corner detailing, as shown on the attached perspective sketch. We are also going to reinstall a "boxed hedge" shrub across the front elevation that previously existed.

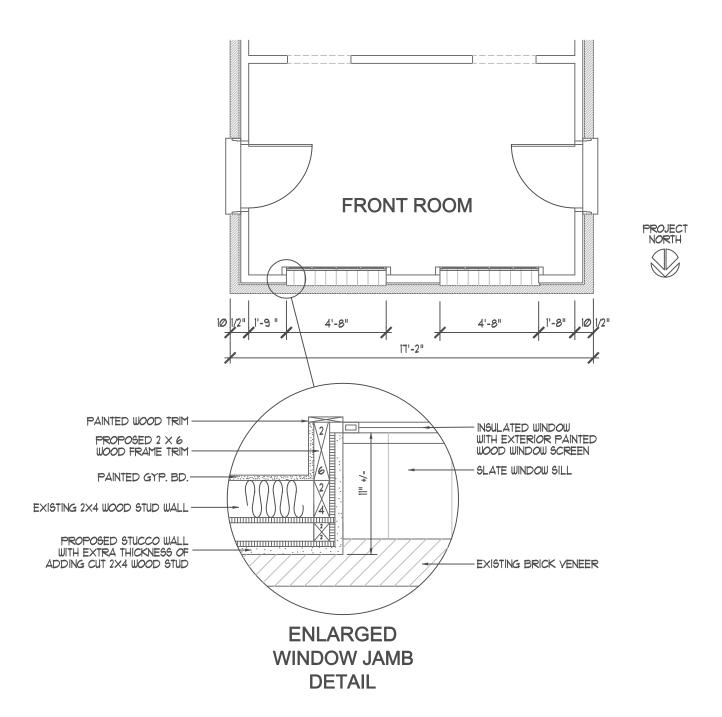
The window will be recessed in the walls by the extra thick stucco wall and have a thin, slate sill, and be covered with a matching dark color wood frame with a 3" perimeter dimension and interior 1" mullions. We don't want to reintroduce the stucco arches above the windows since it would be a false interpretation of the arches above the windows and would be architecturally inappropriate.

Although the arches may have given the house a certain look or style, it is now lost due to the storm damage, the client's desire to enclose the porch, and the various building code improvements. We have composed a very nice architectural acceptable and appropriate design that complements and doesn't take away from architecturally historic contributing home to the Monticello Historic District. So far, the contractor's work is of the highest craftsmanship and quality.

The client is also proposing to repaint the front wood trim of the house in the similar dark color. We are recommending they also paint the stucco bands above the front doors the same dark color as the dark bands, seen on the gable roof on the front elevation.







## HAZELWOOD HOME

2158 WEST KINGS HIGHWAY SATX

# JOHN J. SPEEGLE, ARCHITECT, TX #7751 SPEEGLE & KIM-DAVIS ARCHITECTURE 339 EAST HILDEBRAND AVENUE SAXT 78212 210 219-0445

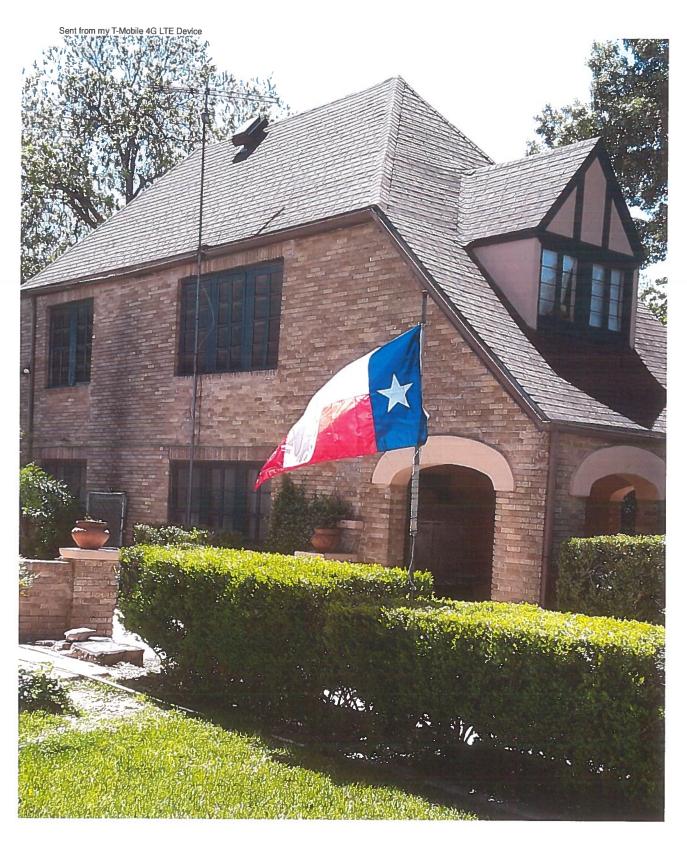








## drive way side - un clamagel 2018



damage of dormer which pushed the dormer of roof down-leading to joist domage.









# drive way side ut house





# broken stucco porch



From: terri terri@mwfamilylaw.com @

Subject: Date: October 17, 2019 at 1:00 PM To: terri@mwfamilylaw.com

Broken stucio d bricio on arch

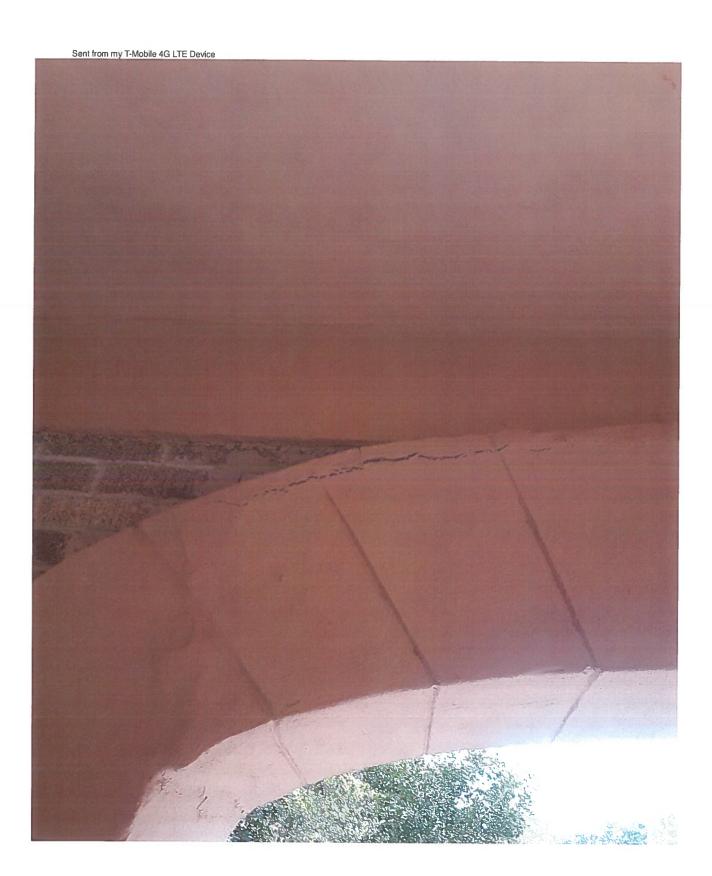


# water domage



# water domage of cracked arches

## porch anhes



# Cracks porch ceiling

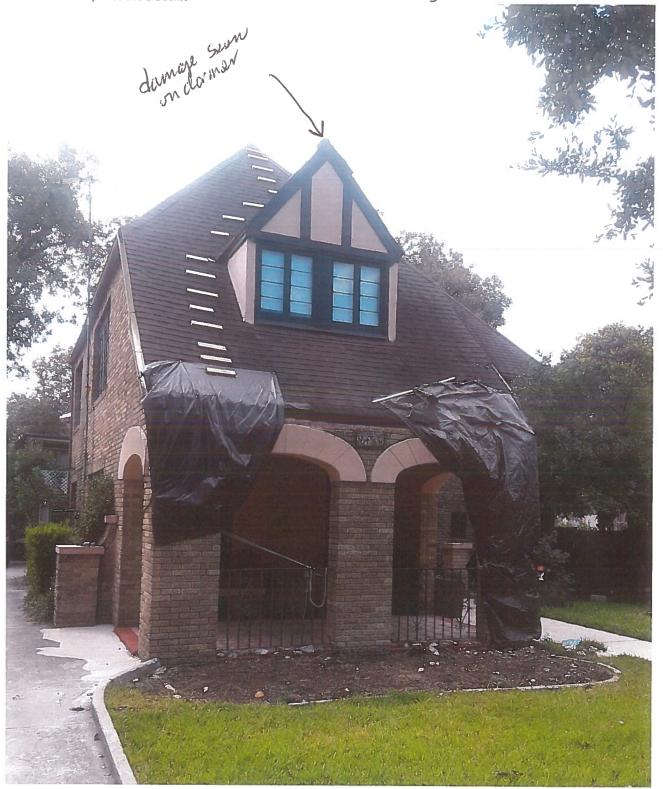


Jue to porch ceiling joist broken when dormar was hit.

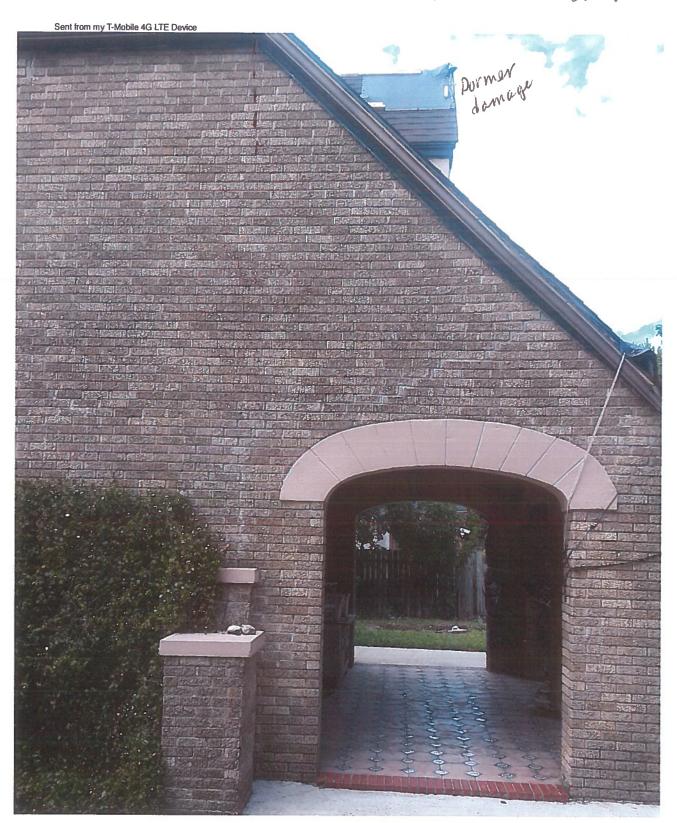


TW

add cirved picture windows in arched opening. Follow the distinct characteristics or in the window framings - Keep Frontails -



## Drive way Side. Door & Side lites added



Side Walk/ Front door side Similar to drive way side Widummy" door



Keep the distinct characteristic- side of the front door in the driveway door i waij



















# **Investigation Report**

**Property** 

Address	2158 W Kings Hwy
District/Overlay	Monticello Park
Owner Information	HAZLEWOOD WILLIAM JOSEPH, TERRILYNN

### **Site Visit**

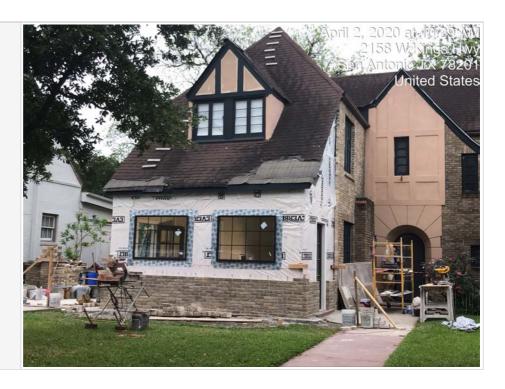
Oite visit	
Date	04/02/2020
Time	10:23 AM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	Homeowner, Contractor(s)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	50%
Description of work	Porch reconstruction and enclosure
Description of interaction	Homeowners were cooperative to stop work order and will work with staff to submit missing application materials.

### **Action Taken**

Violation Type	Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Spoke with property owner, Spoke with contractor(s)
Will post-work application fee apply?	No

### **Documentation**

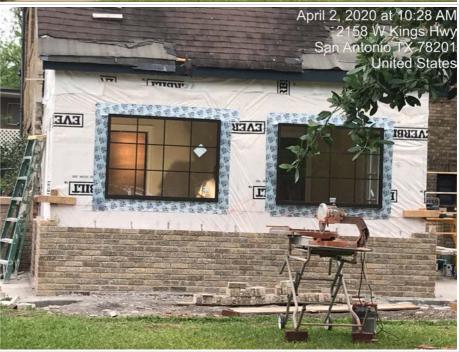
Photographs





### **Investigation Report**







## **Investigation Report**





04/02/2020 10:58 AM

10/16/2019 Yahoo Mail - H&D

A large red oak was uprooted during a sever wind storm in early May. The tree fell on our front porch damaging the roof,3 porch columns and the 2nd floor dormer. The damage was extensive enough that the porch has to be taken down and rebuilt. The roof in front of the dormer is sagging due to the instability of the damaged interior beams that runs above the porch ceiling, from the 3 brick columns to the actual framing of the house.

In conjunction to the rebuild we would like to enclose the porch. The foot print of the porch/house will not be changed. Building material will be stucco and brick, as is the house.

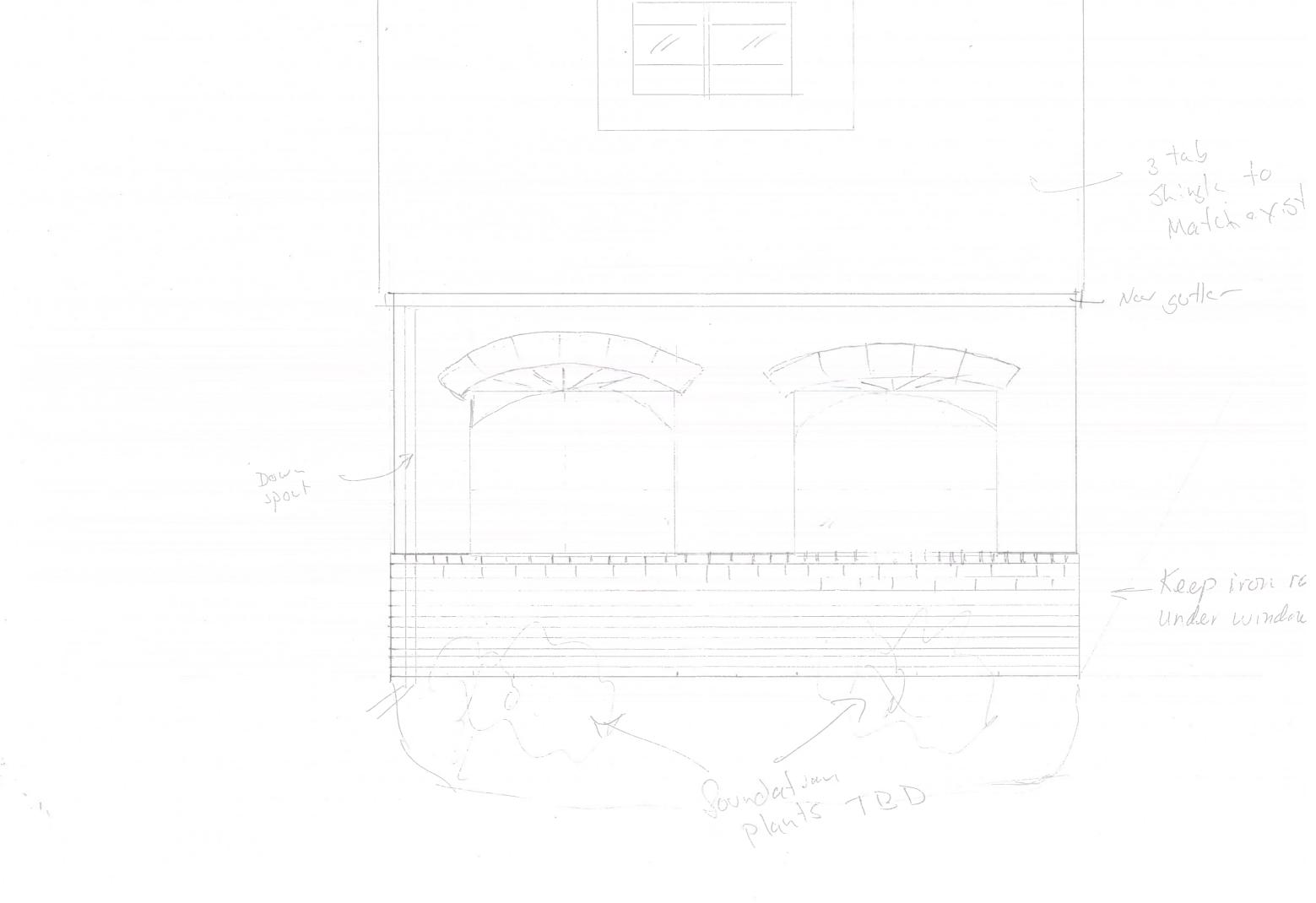
We will add curved picture windows in the front 2 arches, finishing the area with designed stucco complementing the existing designed stucco. We will keep the original iron railings. On the drive way side of the house a curved door with side lites will be added, keeping the existing designed stucco. On the sidewalk/front door side we will duplicate the drive way side, except with a dummy door rather than a functional door.

Due to the age of the brick and mortar {built in 1937} it will be cost prohibitive to clean and reuse the brick that was taken down during the repair. Instead we will incorporate stucco with usable salvaged brick accents on the sides of the house, similar to the design of the front entrance.

Basically we are rebuilding the damaged parts of the front of the house, and to the porch we are adding 2 picture windows,1 functional door and a "dummy"door all in keeping with the existing design and building material.

Joe Hazlewood





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H Now Gottle shello 46 4911 Leep iron railing Under windows

non a fart y some permit New City code 10"

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#### ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

April 6, 2020

**ADDRESS:** 2158 W KINGS HWY

**LEGAL DESCRIPTION:** NCB 6825 BLK LOT 15 & W 12.5 FT OF 14

**HISTORIC DISTRICT:** Monticello Park

PUBLIC PROPERTY: No

**RIVER IMPROVEMENT OVERLAY:** No

**APPLICANT:** William Hazlewood - 2158 W Kings

**OWNER:** William Hazlewood - 2158 W Kings

**TYPE OF WORK:** Porch/Patio, Repair and Maintenance

**REQUEST:** 

The applicant is requesting a Certificate of Appropriateness for approval to repair the front porch.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**DATE:** 4/6/2020 9:15:19 AM

**ADMINISTRATIVE APPROVAL TO:** make repairs to the front porch. The roof and masonry were damaged by a

fallen tree. The front porch at this time will be returned to previous appearance. No changes to the existing roof form are taking place; the porch roof has a steep roof slope with composition shingles and the porch is made up of arches. Any missing brick may be replaced with comparable brick and mortar joints.

Non-brick elements that were previously painted may be re-painted to match

existing colors.

APPROVED BY: Katie Totman

**RE-ISSUE REASON:** 

COA expired - REPAIRS may be made to the dormer window and areas that are leaking. No changes to the existing

form is taking place.

**RE-ISSUE DATE:** 4/6/2020 9:15:19 AM

**RE-ISSUED BY:** Katie Totman



A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.

HDRC: N/A

### **Huy Pham (OHP)**

From: Office Of Historic Preservation

Sent: Thursday, April 02, 2020 10:46 AM

**To:** [REDACTED]

**Cc:** Edward Hall (OHP); Huy Pham (OHP)

Subject: FW: [EXTERNAL] Re: 2158 W Kings Hwy - Incomplete Application Notice

Good morning Mr. Hazlewood,

Below is the original incomplete notice that was sent to you on October 22, 2019, regarding the additional information we need to review for the screening in/enclosing of the front porch.

At this time, we would need a new application for a Certificate of Appropriateness (COA) and you may submit this on our website: <a href="www.sapreservation.com">www.sapreservation.com</a> and clicking on Applications Portal. Documents may be uploaded on the online form and sent electronically for review.

Please let us know if there is anything additional we may provide or assist with.

Best, Katie ☺

Best Regards, Katie Totman, M.A.

Historic Preservation Specialist

Our team is practicing social distancing with limited availability at our physical office. During this time, we encourage you to utilize our many online resources including the online application portal and explorer map. Visit <a href="https://www.sapreservation.com">www.sapreservation.com</a> or contact us at 210-207-0035.

#### City of San Antonio • Office of Historic Preservation

1901 South Alamo • San Antonio, TX 78204

direct: 210.207.0066 • main: 210.207.0035 • 210.207.0199 katie@sapreservation.com • www.sapreservation.com



How are we doing? Please take our short customer service survey.



From: joe hazlewood [mailto:REDACTED] Sent:

Wednesday, October 23, 2019 3:30 PM

To: Office Of Historic Preservation
Subject: [EXTERNAL] Re: 2158 W Kings Hwy - Incomplete Application Notice

May I reapply once I add the measurements for the openings to be enclosed, to the drawings I submitted?

Joe Hazlewood

On Tuesday, October 22, 2019, 01:42:31 PM CDT, Office Of Historic Preservation
<OfficeOfHistoric.Preservation@sanantonio.gov> wrote:

Good afternoon Mr. Hazlewood,

Thank you for submitting a Certificate of Appropriateness Application for screening in your front porch. Following review by Office of Historic Preservation senior staff, the application has been determined to be incomplete due to a lack of sufficient information as outlined in the UDC, Section 35-402(C)(3)(D). Staff has identified the following items that are currently required in order to complete your application:

Measured, dimensioned drawings that illustrate how a screened porch will look as installed on your home. The

No further action regarding your request, including placement on an HDRC agenda nor issuing a Certificate of Appropriateness, will be taken until the requested materials have been received.

drawings you submitted are a good start though they should have measurements and dimensions.

An OHP specialist is on duty between 7:45 AM and 4:30 PM at our counter on the first floor of 1901 S Alamo. This specialist can assist you in submitting additional documents, or you can e-mail them directly to me.

Please let me know if you have any questions or need further assistance at this time.

Best Regards,

Katie Totman, M.A.

Historic Preservation Specialist

City of San Antonio · Office of Historic Preservation

1901 South Alamo · San Antonio, TX 78204

direct: 210.207.0066 · main: 210.207.0035 · 210.207.0199

katie@sapreservation.com · www.sapreservation.com



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#### \*\*THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.

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