

HISTORIC AND DESIGN REVIEW COMMISSION

July 1, 2020

HDRC CASE NO: 2020-251
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 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:

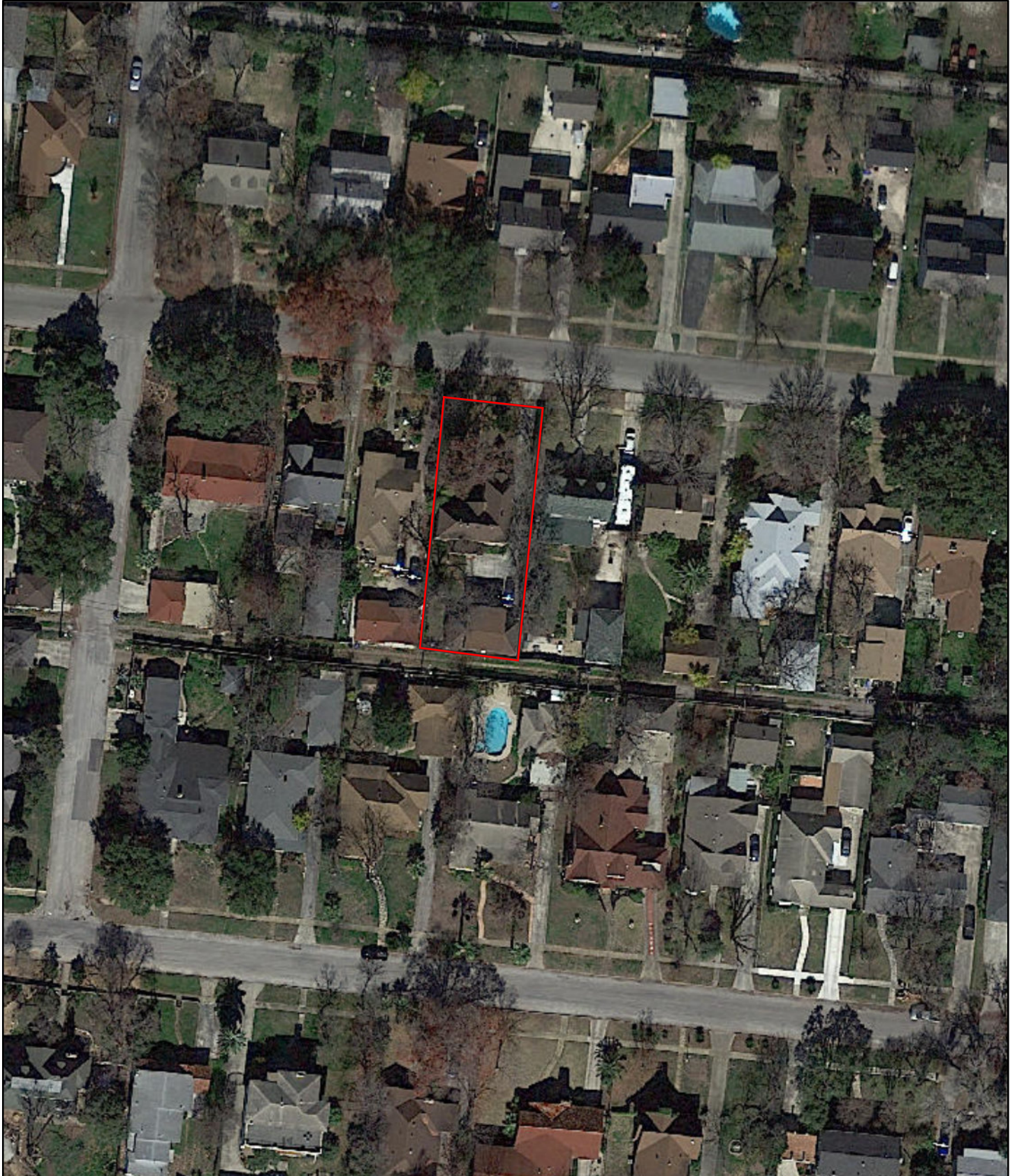
- a. The primary structure at 2158 W Kings Hwy was constructed circa 1930 in the Tudor Revival style, first appears on the 1934 Sanborn map, and contributes to the Monticello Park Historic District. The one-and-a-half story, single-family structure features brick masonry, stucco, and half-timbering façade 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 infeasible and submitted an update that includes references to the primary historic structure's stucco and Tudor fenestration elements. The request was reset at the June 17, 2020 hearing for the applicant to revise and resubmit. The applicant submitted a proposal that now features front facing doors in an attempt to reintroduce the height and depth of the original arches.

- 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:

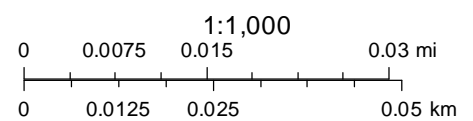
Staff does not recommend approval based on finding c. The applicant should perform in-kind reconstruction as approved.

2158 W Kings Hwy



October 24, 2019

— User drawn lines



(UNCL)
SAN ANTONIO, TEX. VOL. 5

541

TEX...041

ADD'L SHEET

DEC. 1934

THOMAS JEFFERSON HIGH SCHOOL GROUNDS

548

525

MARY LOUISE DR.

FURR DR.

DONALDSON AV.

W. GRAMERCY PL.

W. KINGS HWY

W. SUMMIT AV.

W. MULBERRY AV.

KAMPMANN BLVD.

KAMPMANN BLVD.

KAMPMANN BLVD.



550

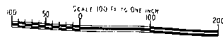
560

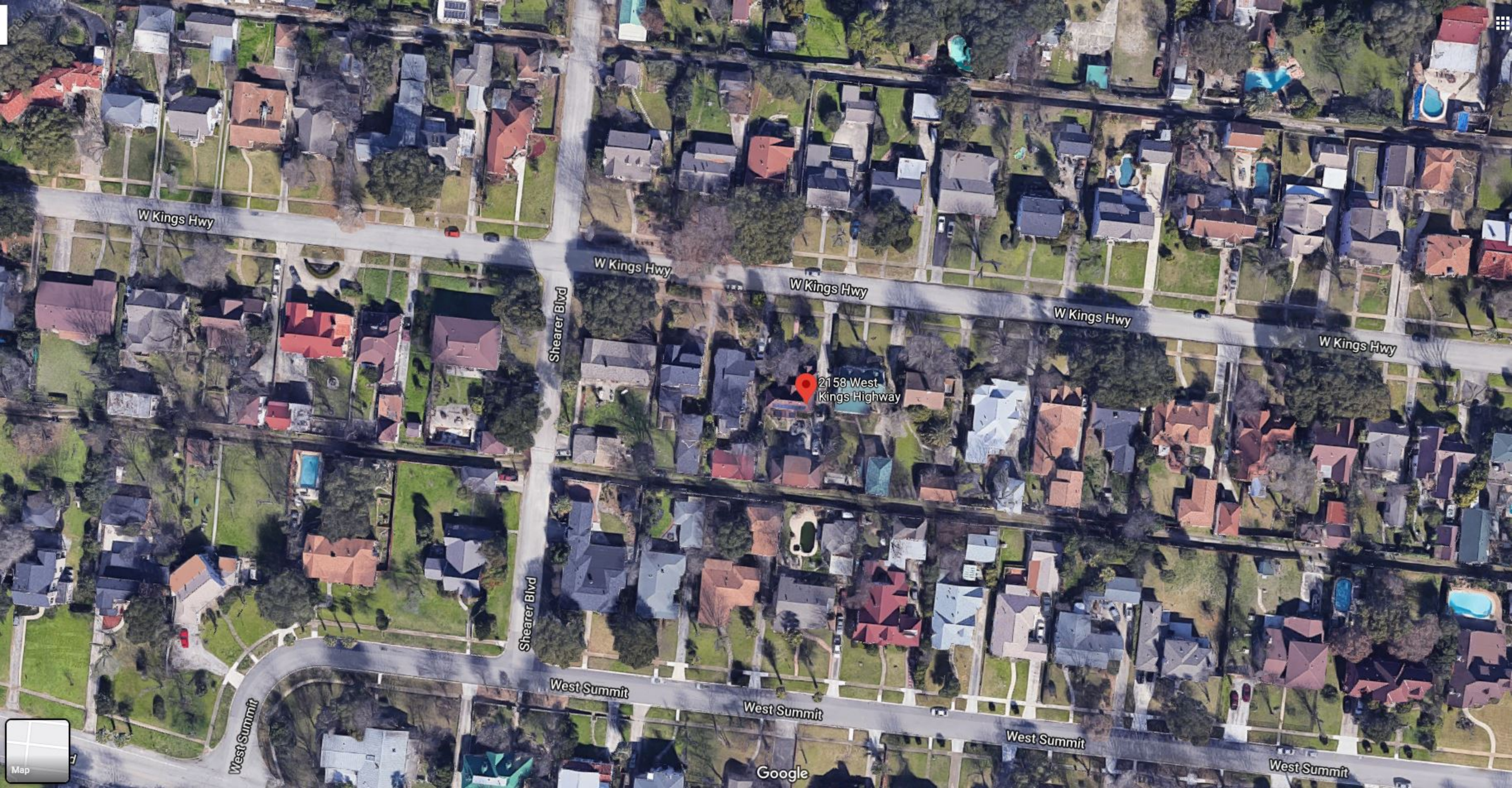
546

522

542

523





W Kings Hwy

W Kings Hwy

W Kings Hwy

W Kings Hwy

W Kings Hwy

2158 West
Kings Highway

Shearer Blvd

Shearer Blvd

West Summit

West Summit

West Summit

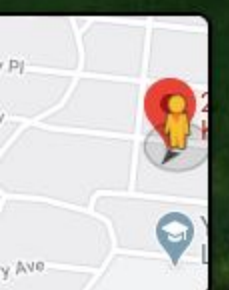
West Summit

Google





2158 West
Kings Highway

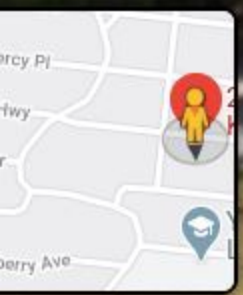




2161 W Kings Hwy
San Antonio, Texas

Google

Street View



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 re-install 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.

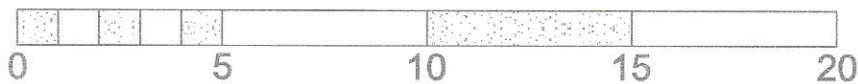
Although the arches may have given the house a certain look or style, it is now lost due to the storm damage, the client’s desire to enclose the porch, and the various building code improvements. We have composed a very nice architectural acceptable and appropriate design that complements and doesn’t 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.



RIGHT SIDE
ELEVATION
(LEFT SIDE SIM.)

HAZELWOOD HOME
2158 WEST KINGS HIGHWAY SATX



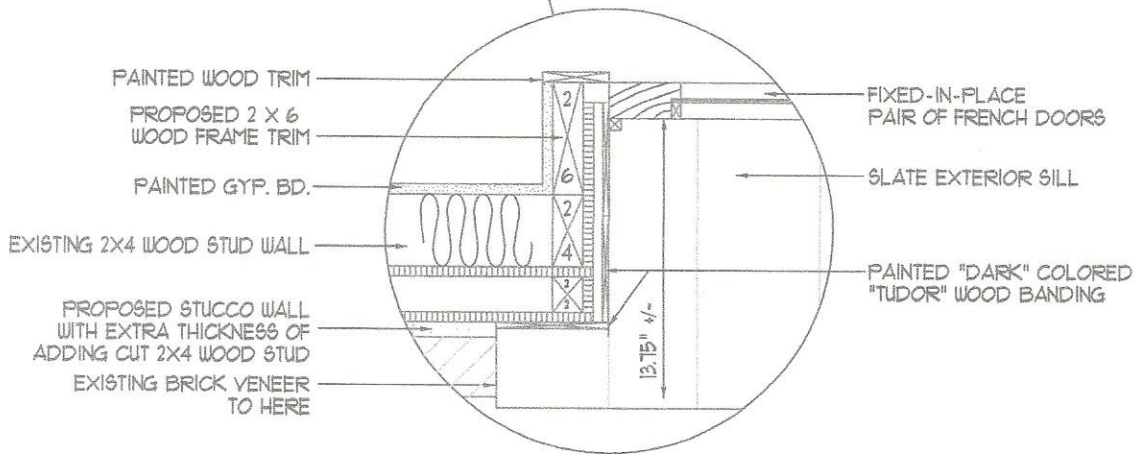
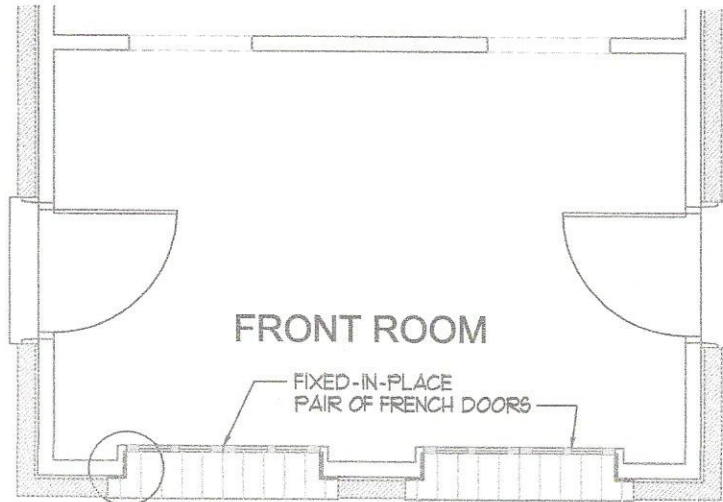
6/22/2020

JOHN J. SPEEGLE, ARCHITECT, TX #7751

SPEEGLE & KIM-DAVIS ARCHITECTURE

339 EAST HILDEBRAND AVENUE SATX 78212

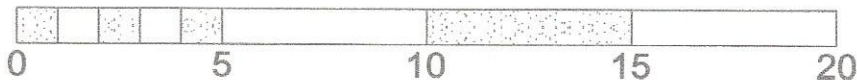
210 219-0445



ENLARGED
WINDOW JAMB
DETAIL

HAZELWOOD HOME

2158 WEST KINGS HIGHWAY SATX



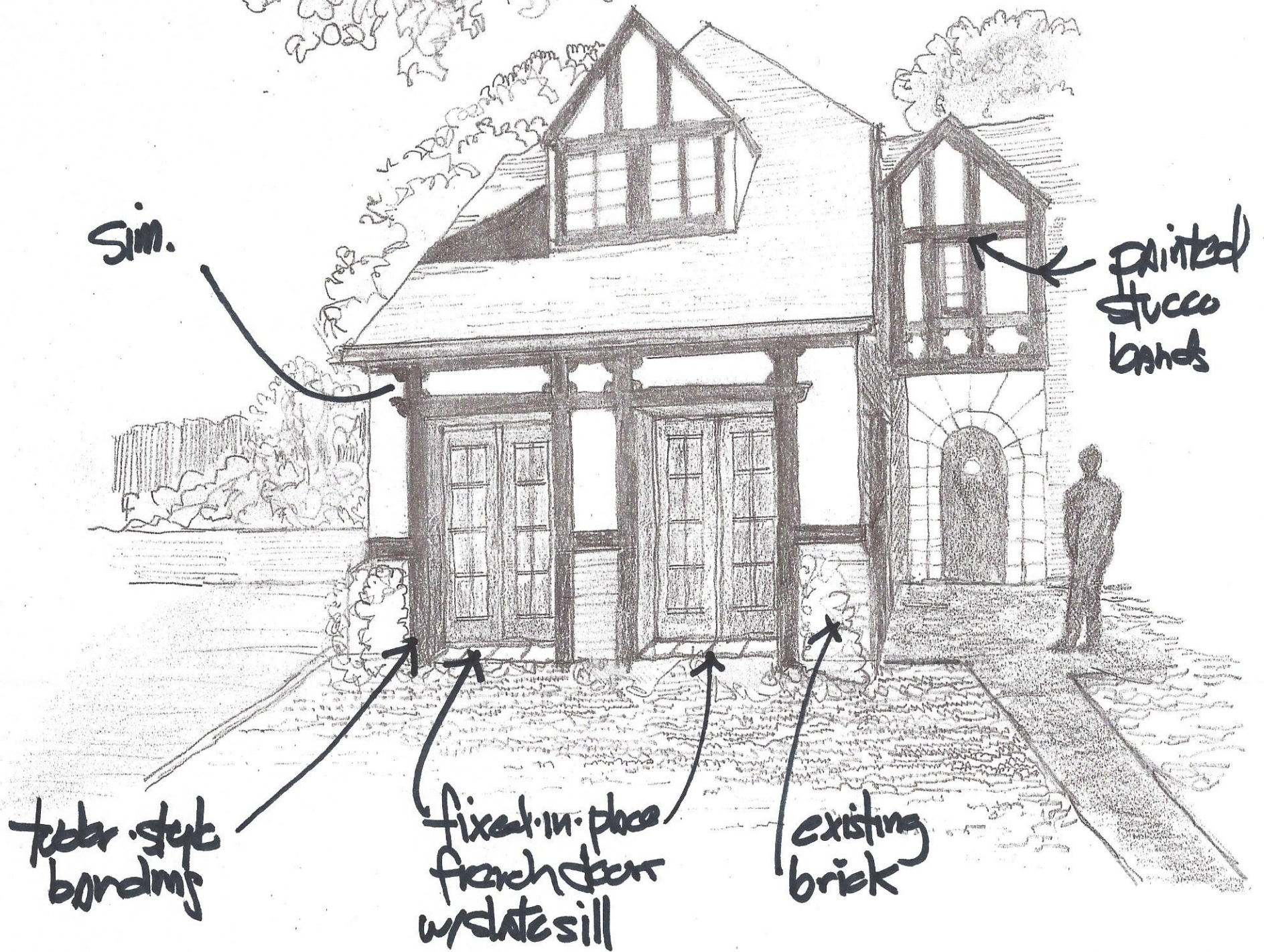
6/22/2020

JOHN J. SPEEGLE, ARCHITECT, TX #7751

SPEEGLE & KIM-DAVIS ARCHITECTURE

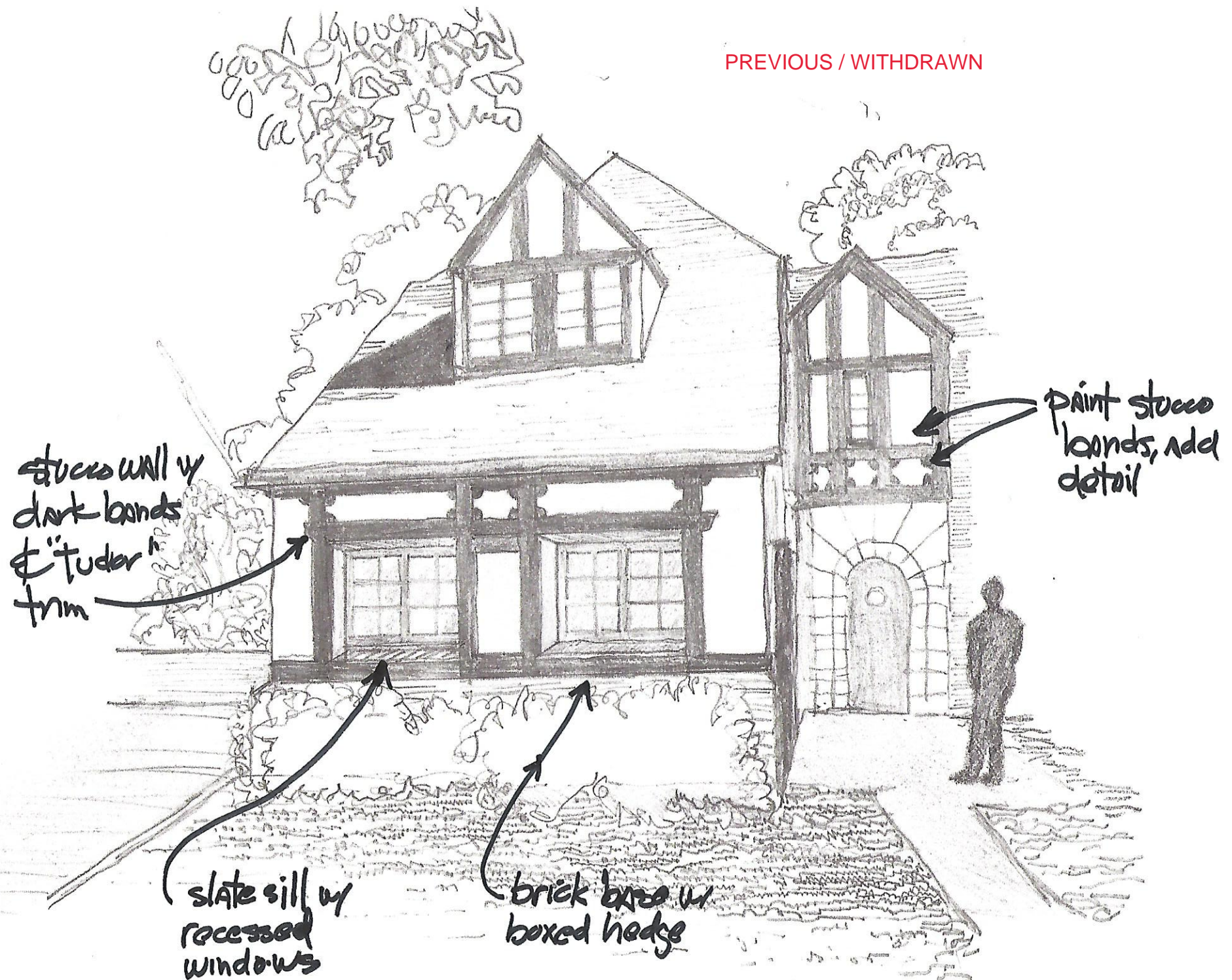
339 EAST HILDEBRAND AVENUE SATX 78212

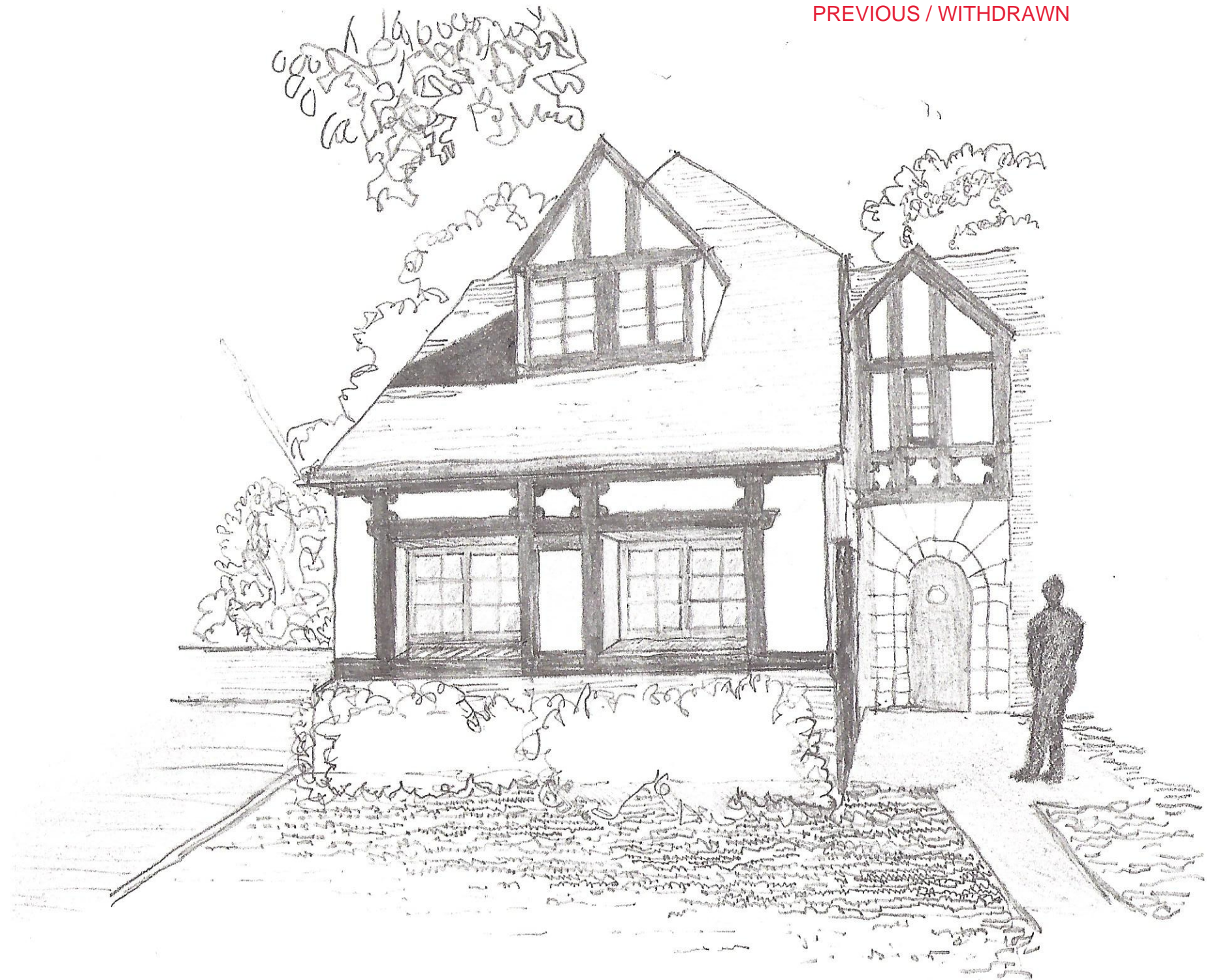
210 219-0445

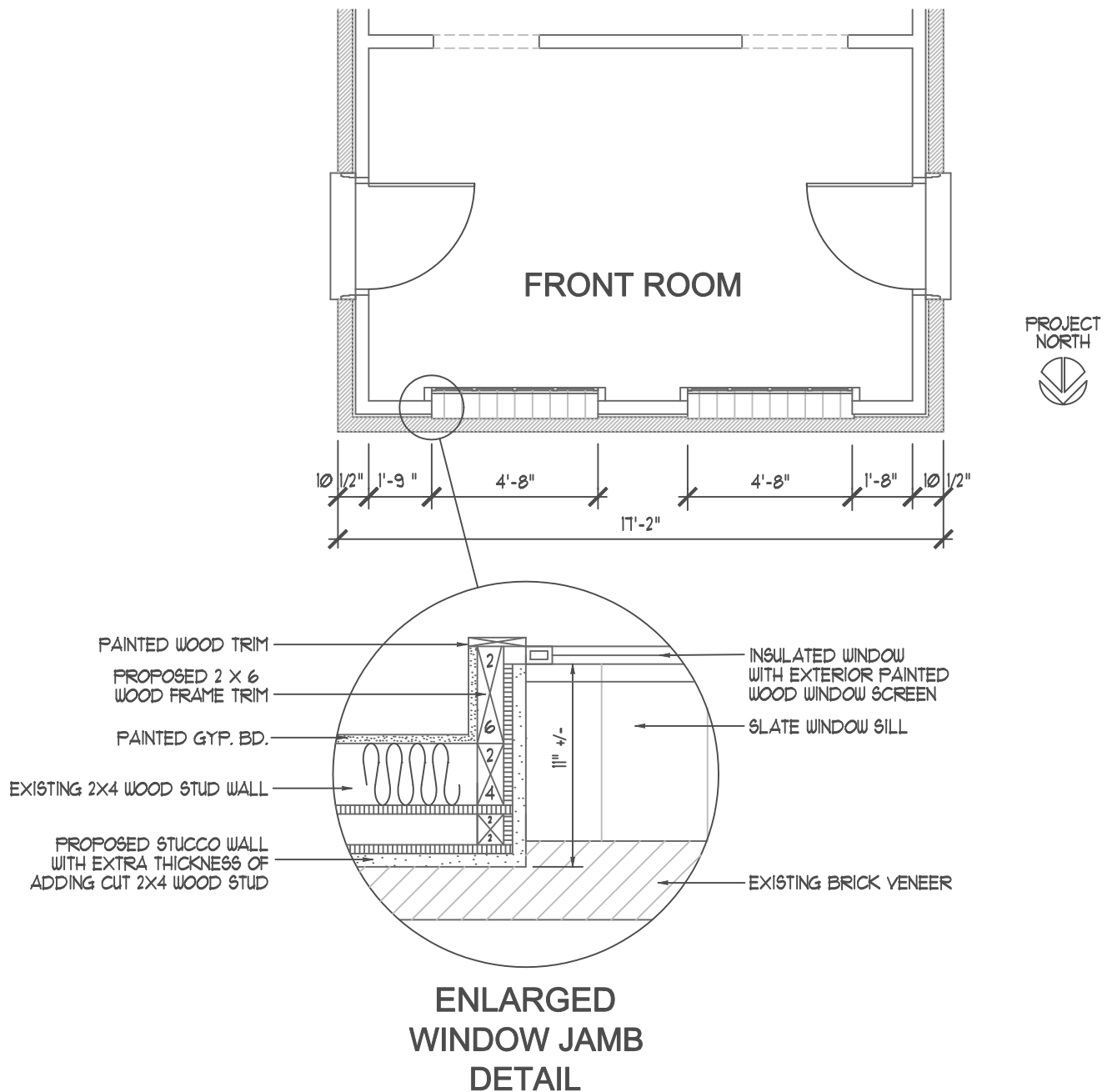




PREVIOUS / WITHDRAWN







HAZELWOOD HOME

2158 WEST KINGS HIGHWAY SATX

JOHN J. SPEEGLE, ARCHITECT, TX #7751

SPEEGLE & KIM-DAVIS ARCHITECTURE

339 EAST HILDEBRAND AVENUE SACT 78212

210 219-0445









EVERBIT

EVERBIT

EVERBIT

EVERBIT

EVERBIT

EVERBIT

EVERBIT

EVERBIT

EVERBIT

EVERBIT

drive way side - undamaged
2018

Sent from my T-Mobile 4G LTE Device



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

Sent from my T-Mobile 4G LTE Device



Sent from my T-Mobile 4G LTE Device



Sent from my T-Mobile 4G LTE Device



Sent from my T-Mobile 4G LTE Device





TW

drive way side of house

Sent from my T-Mobile 4G LTE Device





TW

porch

Sent from my T-Mobile 4G LTE Device





TW

broken stucco porch

Sent from my T-Mobile 4G LTE Device



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

TW

broken stucco & brick on arch
on sidewalk side -

Sent from my T-Mobile 4G LTE Device





TW

water damage

Sent from my T-Mobile 4G LTE Device



water damage & cracked arches
in porch.

Sent from my T-Mobile 4G LTE Device





TW

porch arches

Sent from my T-Mobile 4G LTE Device





TW

Cracks porch ceiling

Sent from my T-Mobile 4G LTE Device



sunken roof under dormer window
due to porch ceiling joist broken when
dormer was hit.

Sent from my T-Mobile 4G LTE Device



add curved picture windows in arched opening. Follow the distinct characteristics in the window framings - keep iron rails -

Sent from my T-Mobile 4G LTE Device

damage seen
on dormer





TW

Drive way Side.
Door & side lites added

Sent from my T-Mobile 4G LTE Device



Side walk / front door side
similar to drive way side
w/ "dummy" door.

Sent from my T-Mobile 4G LTE Device



Keep the distinct characteristic side
of the front door in the driveway door + wall
+ the sidewalk 'darning' door + side wall

Sent from my T-Mobile 4G LTE Device



















Investigation Report

Property

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

Site 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

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 the design of the front entrance.

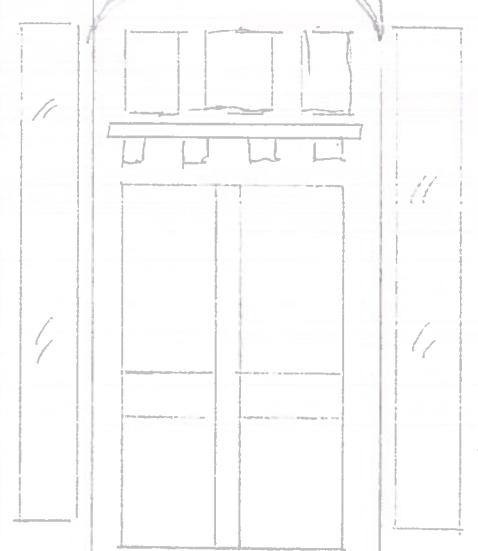
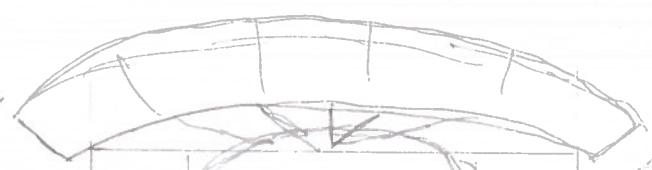
Basically we are rebuilding the damaged parts of the front of the house, and to the porch we are adding 2 picture windows,1 functional door and a "dummy"door all in keeping with the existing design and building material.

Joe Hazlewood

EXIST'G
Brick
Siding

Brick

stucco



Entry Niche's

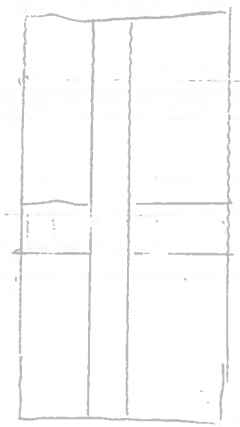
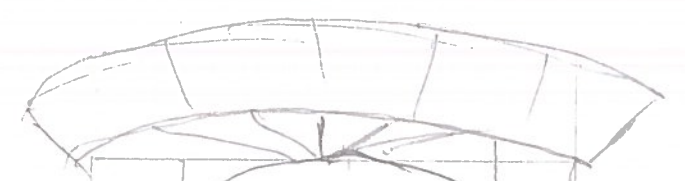
New
craftsman
style
Entry
Door w/ side
Niche's

Gutter

Stucco

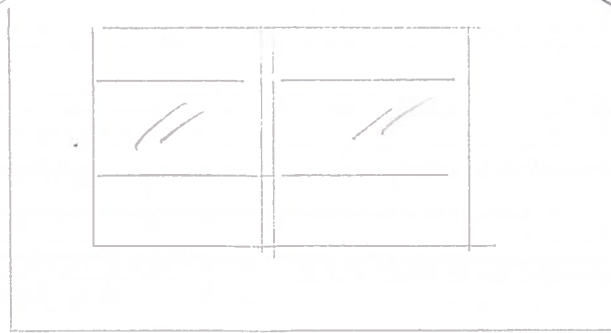
New
cove
trim
match
EXIST'G
trim

EXIS
Door
stucco



Falsedoor
New Brick
Wainscott
using salvaged
Brick

Tail
Sini
di
110



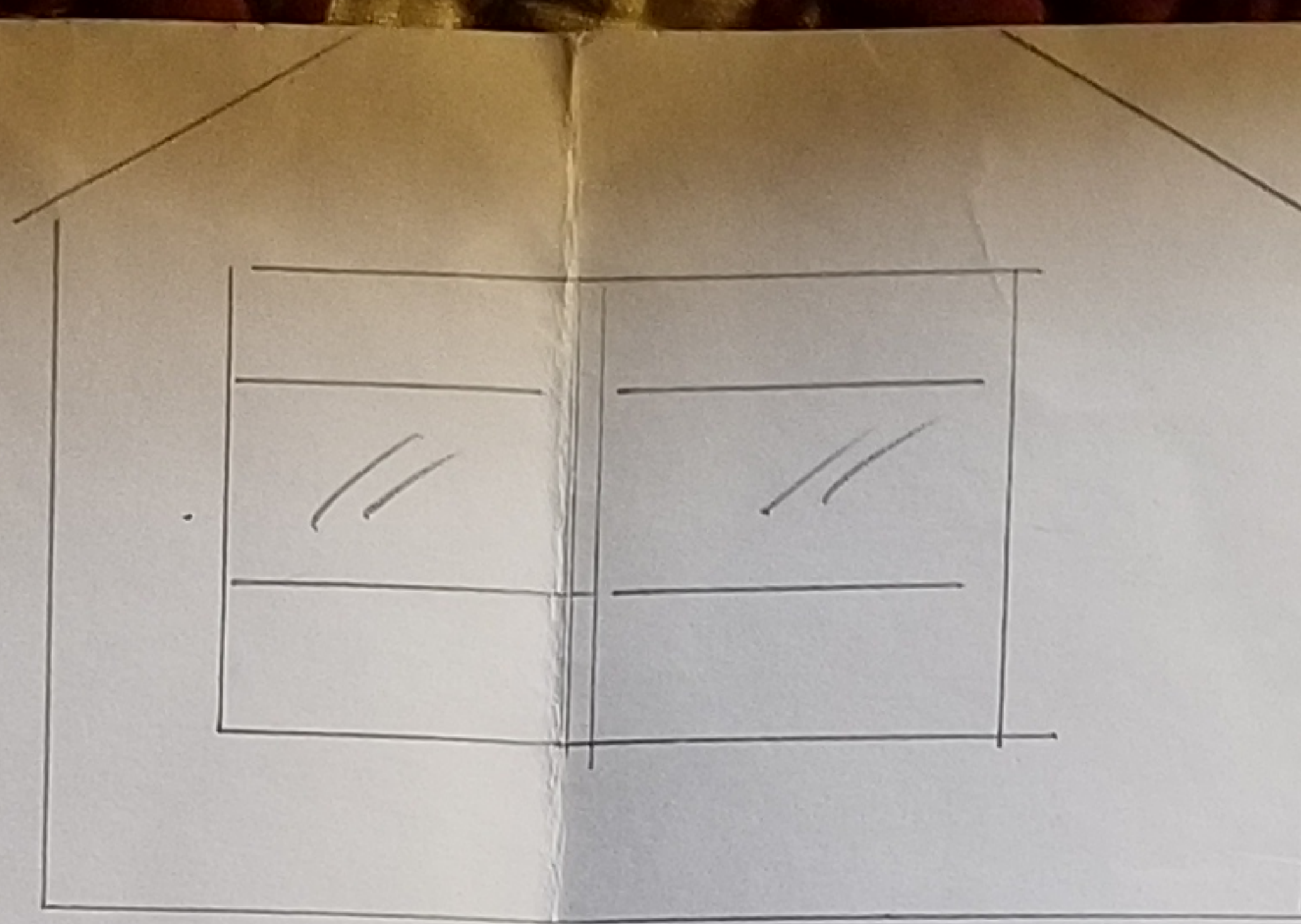
3 tab
shingle to
Match #X51

New gutter

Down
spout

Keep iron re
under window

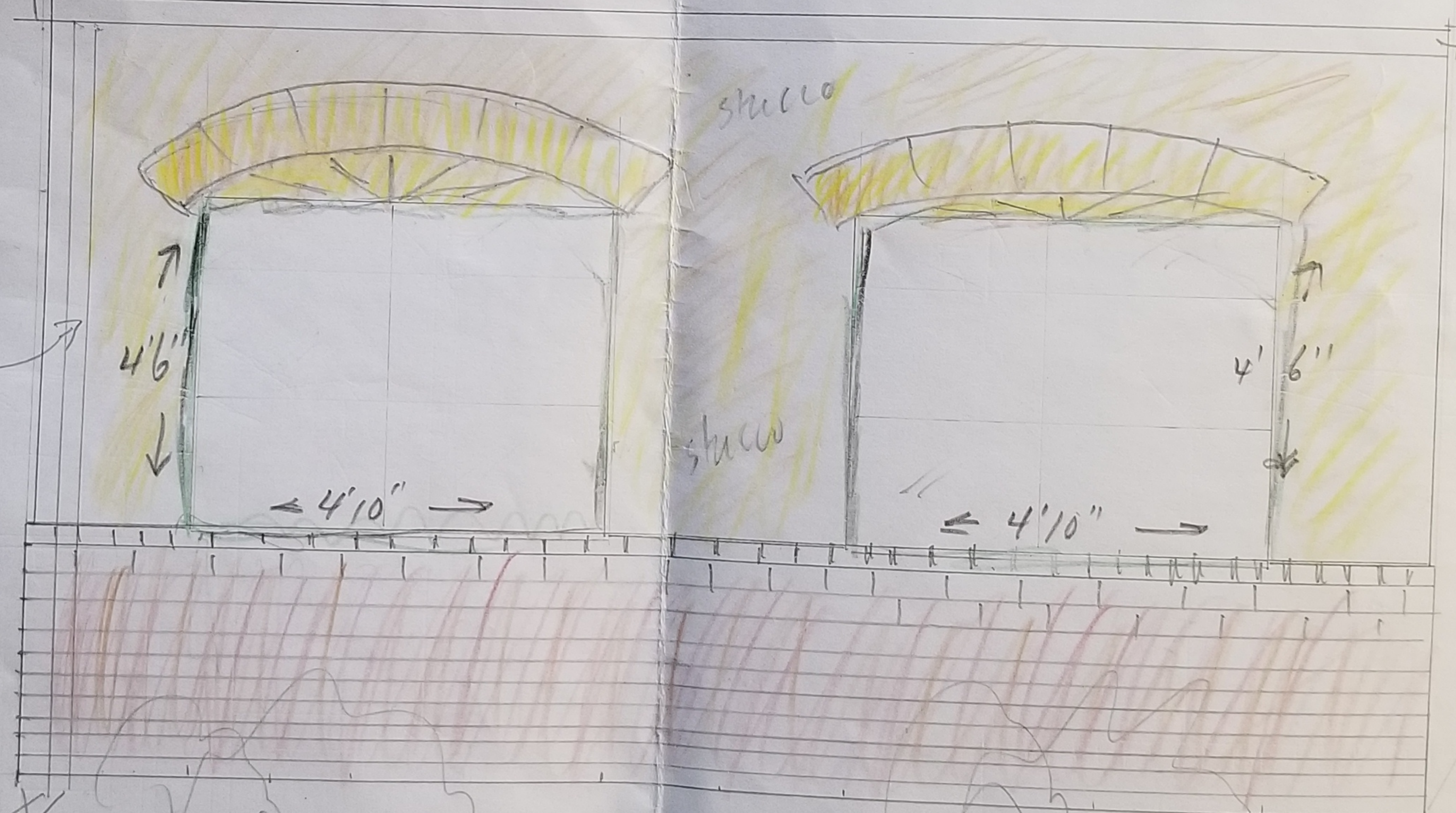
Foundation
plants TBD



3 tab
Shingle to
Match existing

New gutter

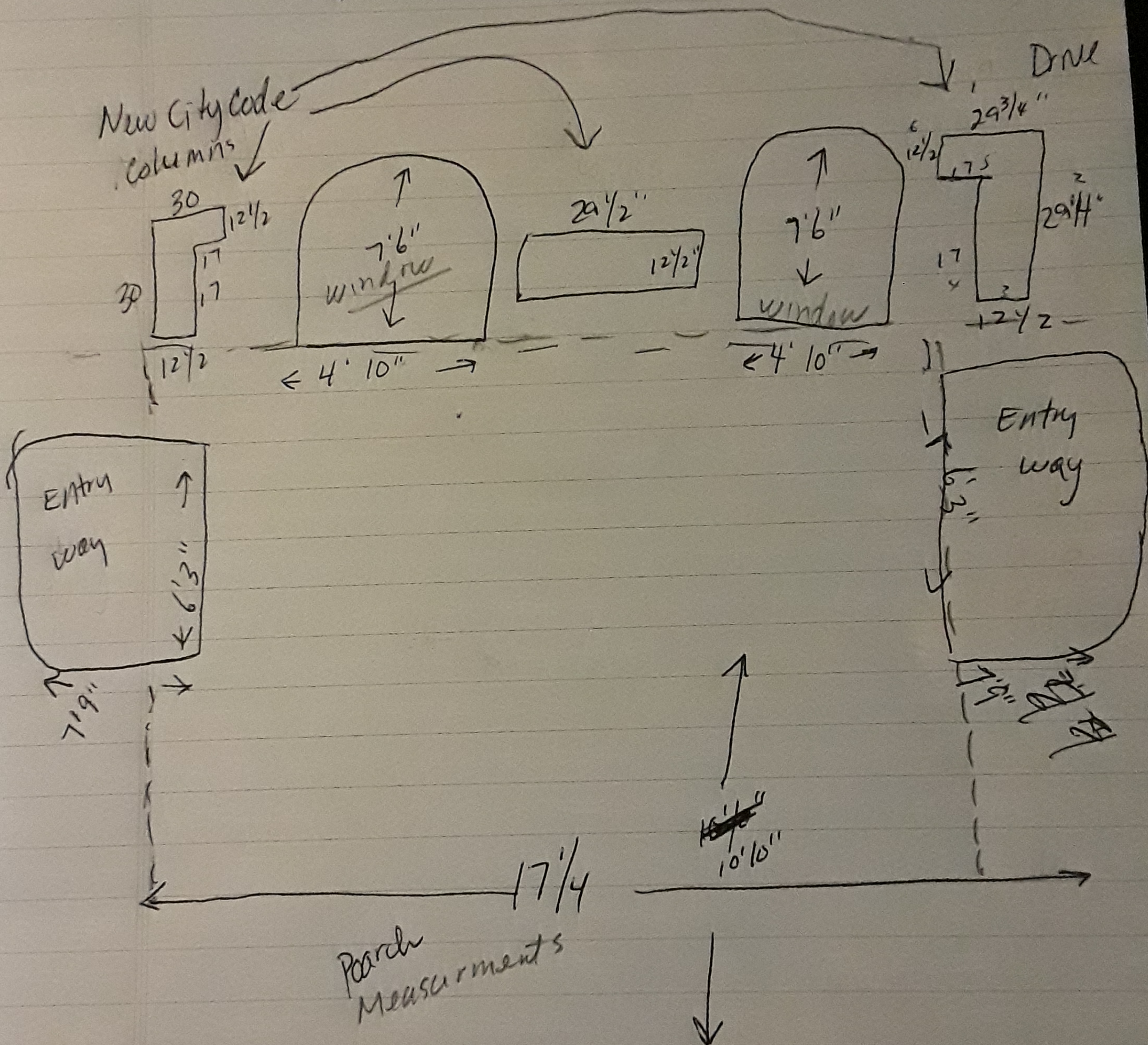
Down
spout
3'6"
4'9"



Keep iron railing
under windows

Soundation
plants TBD

not in part of same permit





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

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



Shanon Shea Miller
Historic Preservation Officer

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.

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: www.sapreservation.com 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 www.sapreservation.com 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 drawings you submitted are a good start though they should have measurements and dimensions.

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.

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



How are we doing? Please take our short customer service [survey](#).



****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.
Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or
confidential information.****