

HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2020

HDRC CASE NO: 2020-293
ADDRESS: 237 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 3002 BLK 4 LOT 12 13 AND 14
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Charles Robinson/ROBINSON CHARLES W III & AMY ABBEY
OWNER: Charles Robinson/ROBINSON CHARLES W III & AMY ABBEY
TYPE OF WORK: Rear accessory structure modifications
APPLICATION RECEIVED: June 23, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Convert two windows on the second floor of the 1920s addition of the carriage house to French doors.
2. Perform roof modifications on the 1920s addition of the carriage house.
3. Install a metal railing on the stucco parapet to meet the 36" railing code requirement.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.
- iii. *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.

- iv. *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 high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

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.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used 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.

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.

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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.
- **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.

- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property located at 237 W Huisache was constructed circa 1910 and first appears on the Sanborn Map in 1951. The primary structure is a 3-story, single-family residence featuring a hip green tile roof, stucco cladding, and an open 2-story front porch with arched openings. The property features a 2-story rear carriage house that is a contributing structure to the property. The carriage house features flat roofs, stucco cladding, and one-over-one wood windows. The property is contributing to the Monte Vista Historic District.
- b. FENESTRATION MODIFICATIONS – The applicant has proposed to replace two one-over-one wood windows on the second floor of the 1920s addition to the 1912 carriage house. The windows are located on the south elevation of the carriage house. The applicant has provided evidence that the 1920s addition is not original to the carriage house and that the existing windows are not original to the 1912 structure. The applicant has proposed to replace the existing windows with French doors to match the existing French door on the balcony of the primary structure. The proposed French doors will be painted to match the existing window trim and rear door of the primary structure. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. 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. As the existing windows are not original to the structure and the existing windows and proposed location of the French doors are not on the primary façade or visible from the public right-of-way, staff finds the proposal appropriate.
- c. ROOF MODIFICATION – The applicant has proposed to perform roof modifications to the first-floor roof of the carriage house that currently features a moderate slope that does not provide ideal drainage. The applicant has proposed to modify the roof to a flat roof to accommodate a porch for the second-story carriage house apartment. Guideline 3.A.ii for Exterior Maintenance and Alterations states that the original shape, line, pitch, and overhang of historic roofs should be preserved when replacement is necessary. Staff finds that the existing roof reads as a flat roof and that modifications to the current slope will require minimal alteration. Staff finds the proposal appropriate.
- d. RAILING INSTALLATION – The applicant has proposed to install a metal railing on the existing stucco parapet to meet the 36-inch railing code requirement as the first-floor roof is proposed to be converted into a porch for the second-floor carriage house apartment. Guideline 3.A.iii for Exterior Maintenance and Alterations states that 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 should be preserved and repaired. Guideline 7.A.i for Exterior Maintenance and Alterations stipulates that new porches, balconies, or porte-cocheres should not be added where not historically present. Additionally, Guideline 7.B.iv for Exterior Maintenance and Alterations states that replacement elements, such as stairs, should be designed 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. The proposal retains the distinctive roof parapets and does not alter the overall form or appearance of the existing roofline. Staff finds that the style of the proposed railing is simple and matches the architectural character of the carriage house. Staff finds the proposal appropriate.

RECOMMENDATION:

Item 1, staff recommends approval of the fenestration modifications based on finding b with the following stipulation:

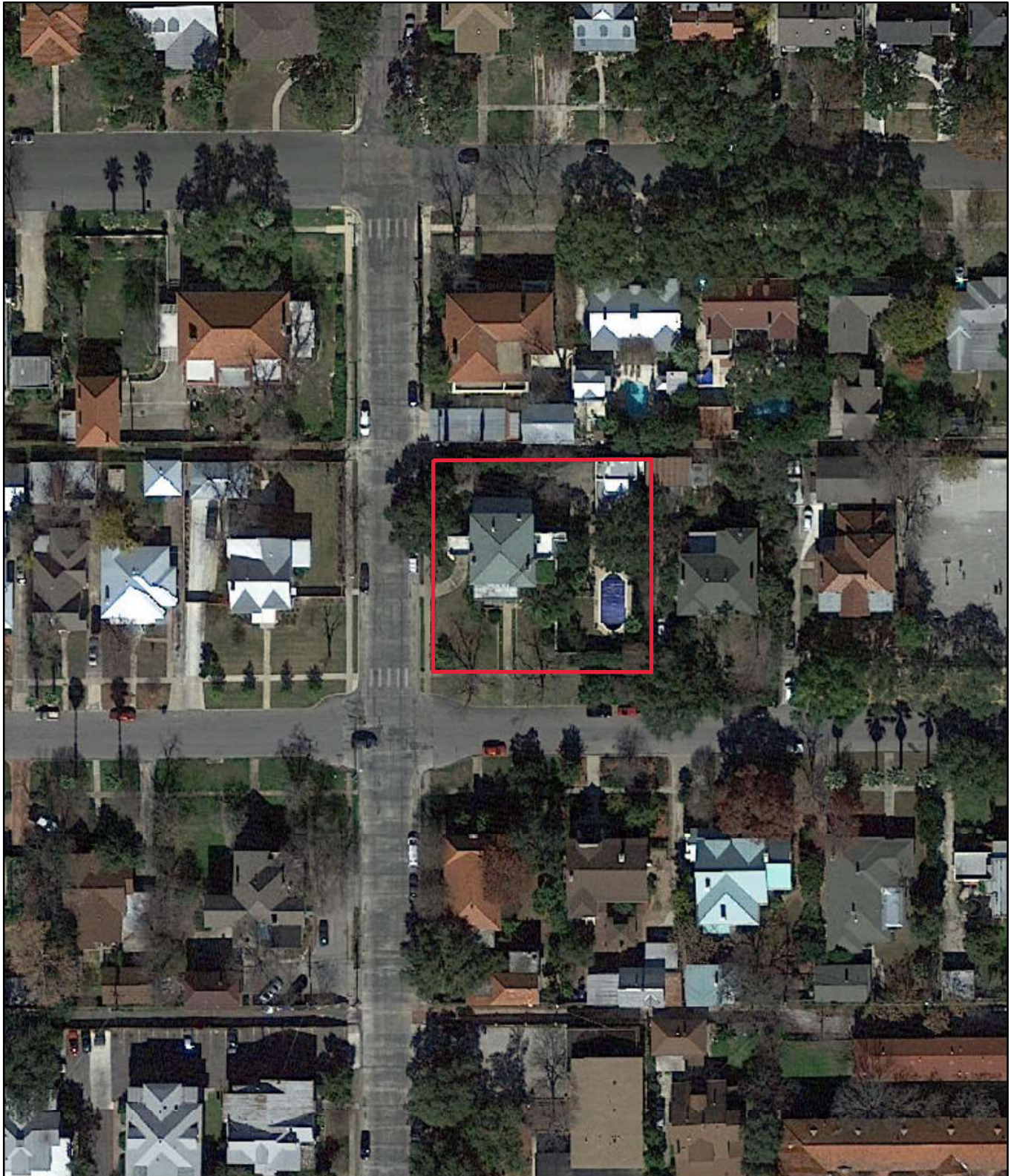
- i. That the applicant submits final material specifications for the French doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 2, staff recommends approval of the roof modification based on finding c with the following stipulation:

- ii. That the applicant submits final roofing material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 3, staff recommends approval of the railing installation based on finding d.

City of San Antonio One Stop

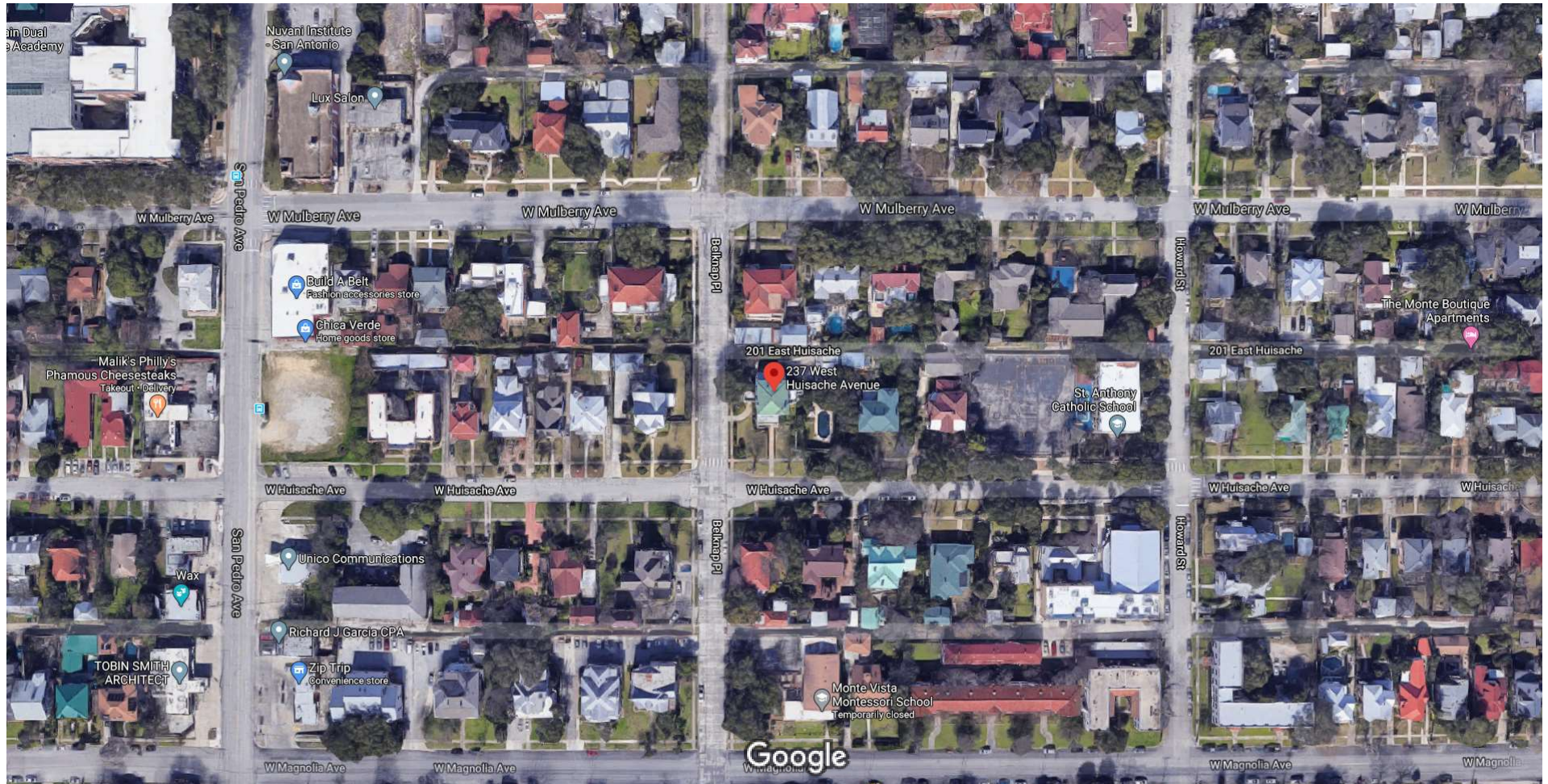


June 30, 2020

— User drawn lines

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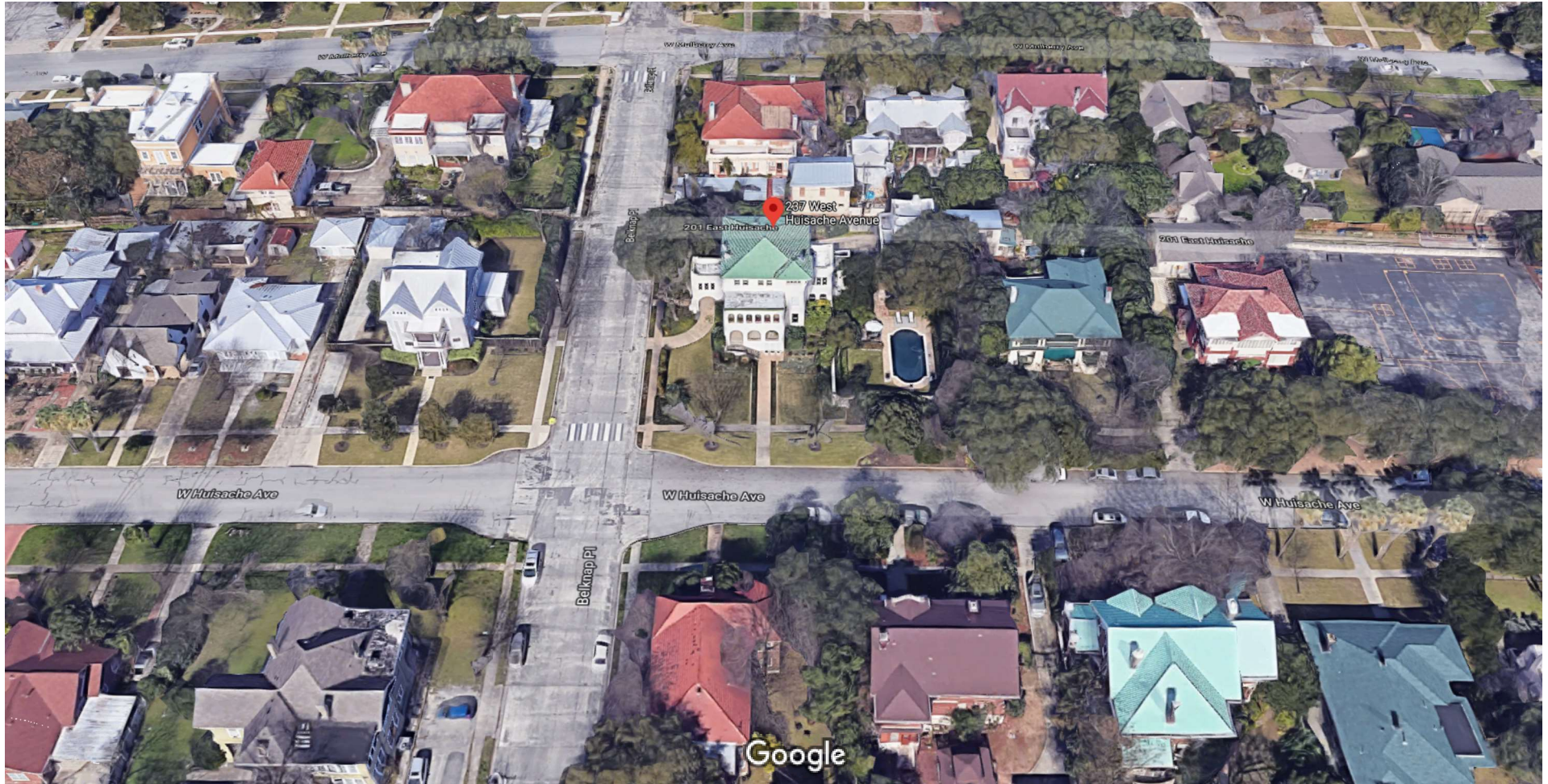
Google Maps 237 W Huisache Ave



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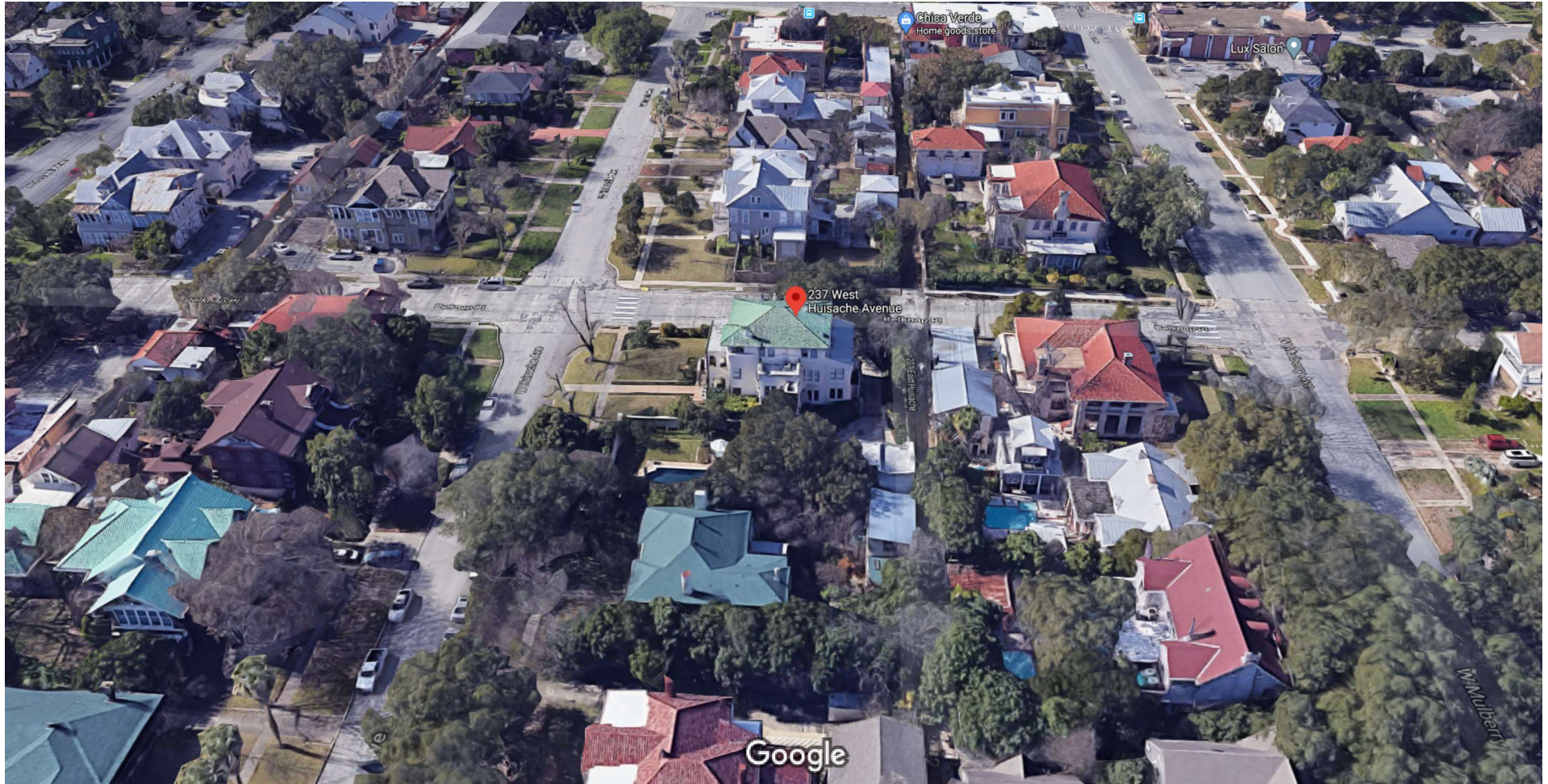
100 ft

Google Maps 237 W Huisache Ave



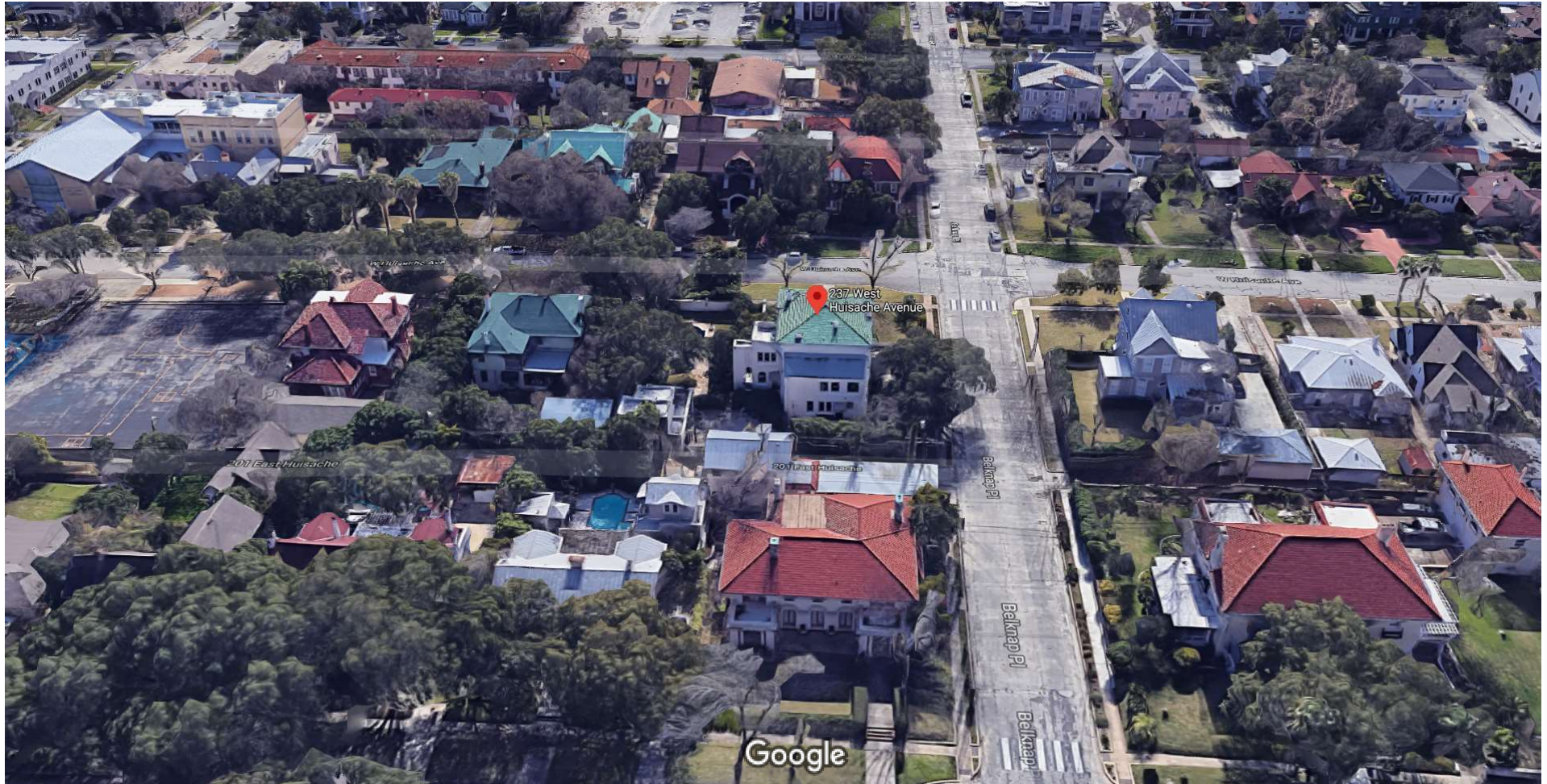
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Google Maps 237 W Huisache Ave



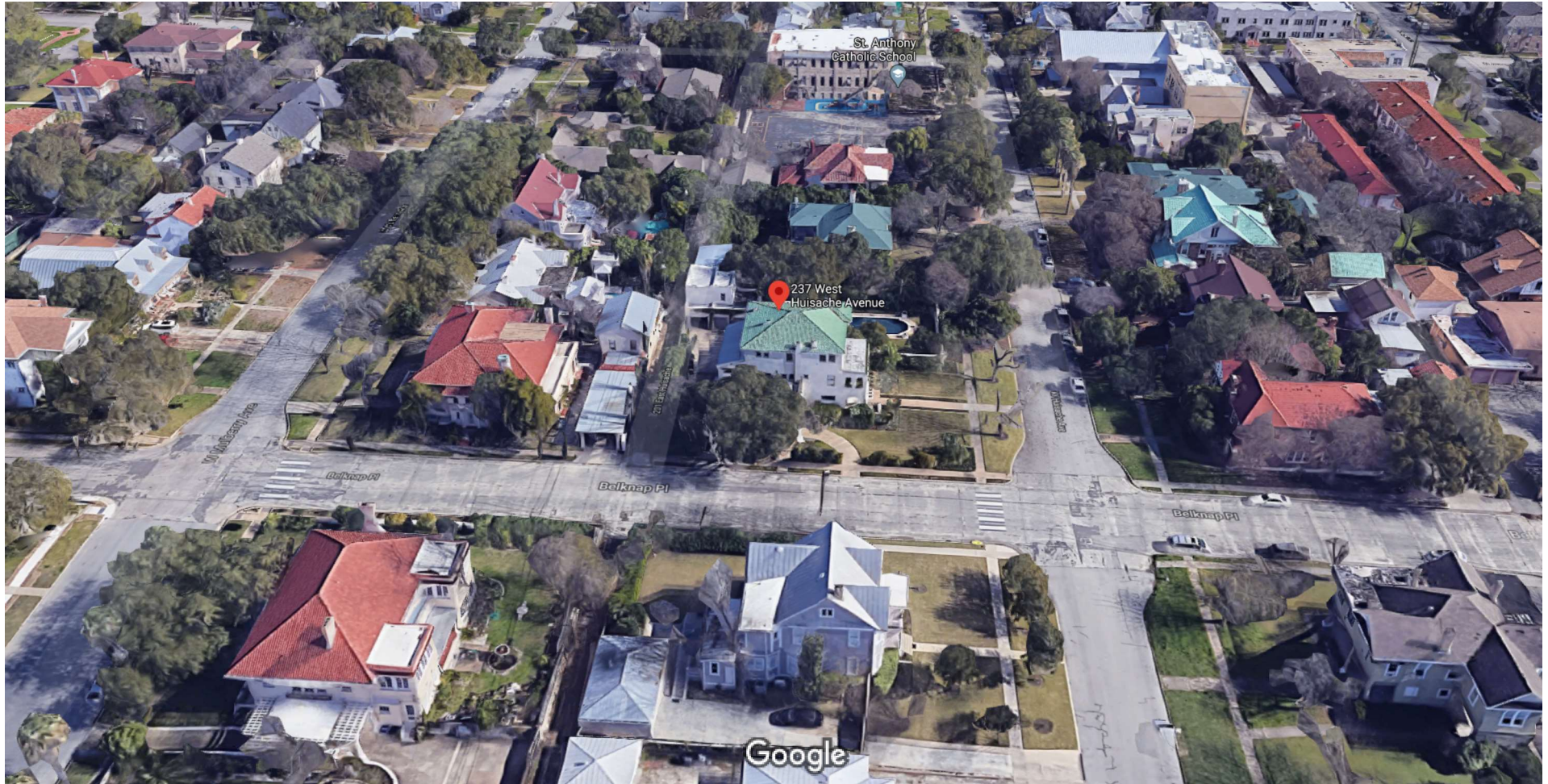
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Google Maps 237 W Huisache Ave

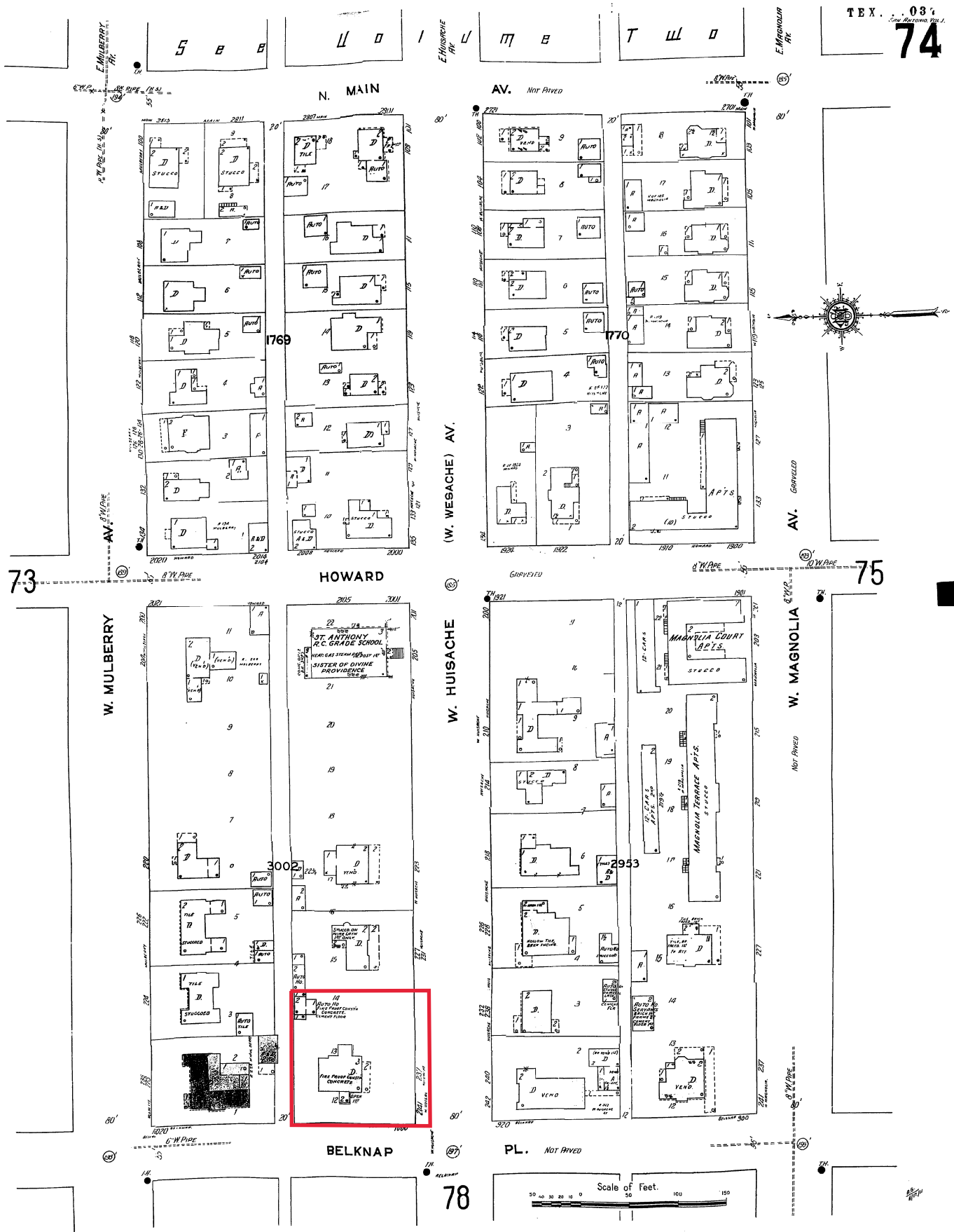


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Google Maps 237 W Huisache Ave



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Backhouse: Existing



View from Huisache Ave (South)



Backhouse



Catch a few glimpses of the backhouse through the bushes / over the wall, but not very high visibility from street



View from Belknap (West)



More Context

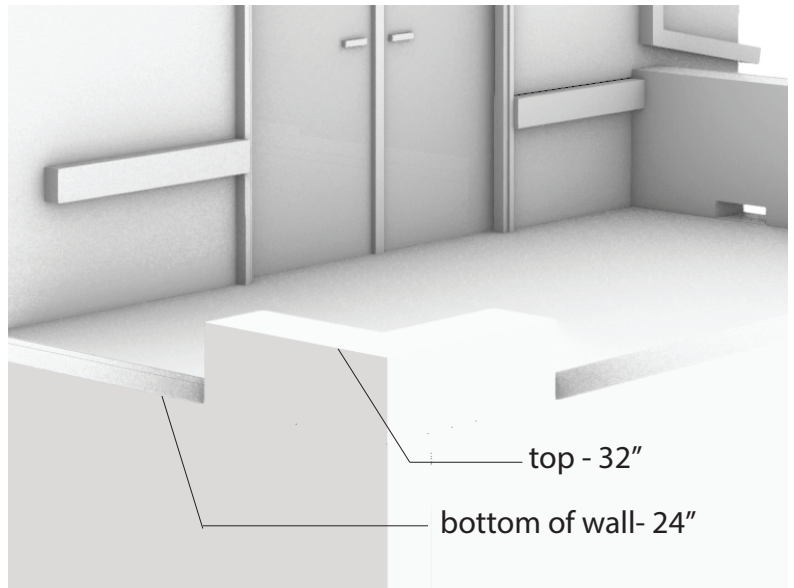


Proposal

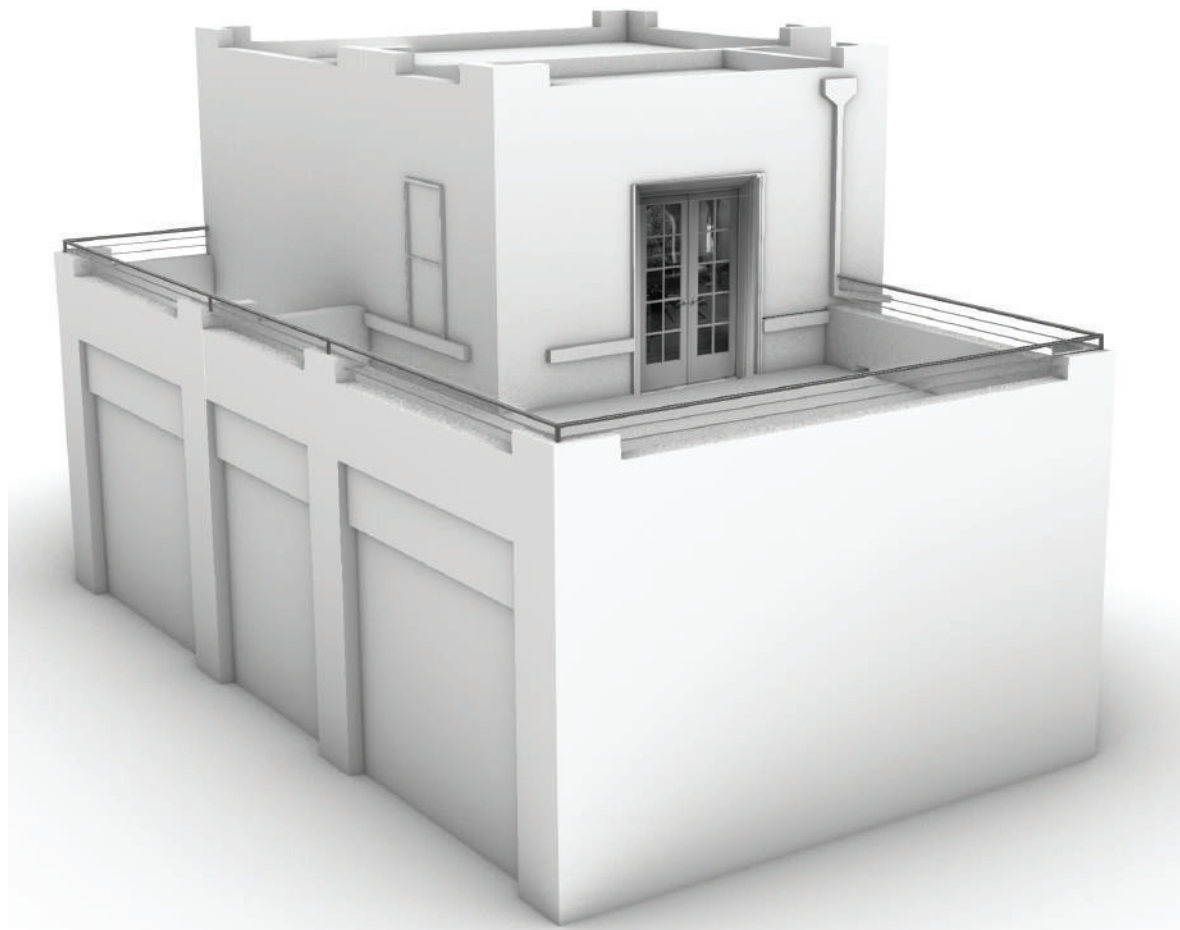
Currently, this roof on our garage is poorly sloped (resulting in pools of water which cause damage). We want to redo the sloping, and we hope to create a nice porch space overlooking the pool in the process.

1. Fix roof Slope / drainage
2. Change the two windows on south face into double doors opening onto porch.
3. Addition of a railing to meet code





Because the space is now occupiable, plan to add a minimally invasive, simple railing in order to meet 36" height Railing Code:
Minimally invasive, simple iron similar to the time period.



Note on Materials / Colors:



French Doors:
Style will match the existing french doors on the balcony on the front of the house shown below



We are thinking of tiling it to match the tiled grey adoquin which is everywhere else around our house (stairs outside, front porch, balcony, etc)

Plan is that color will match the color on windows of the house / also on the back door of the house shown here



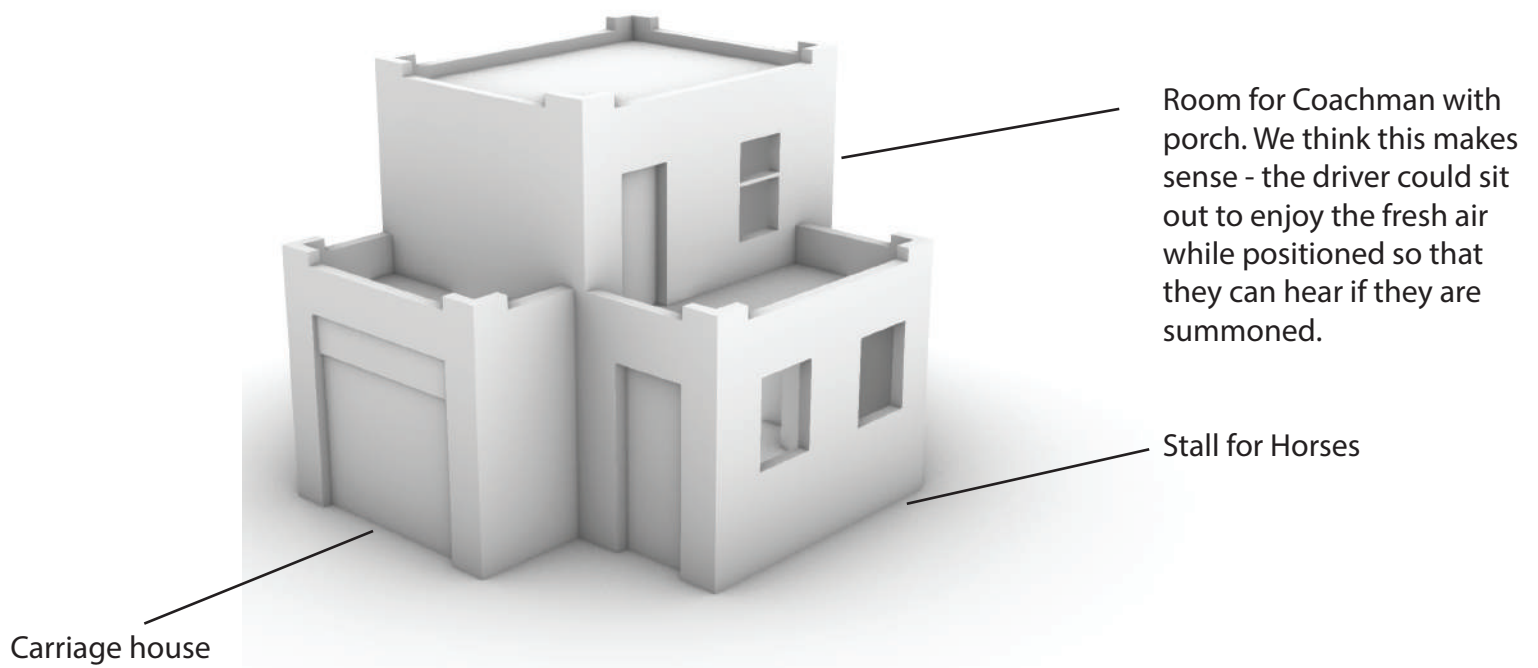
Historical Context:

Having studied the structure and history of the garage, we have formed the hypothesis that the original 1912 structure likely had a porch as well. The image below depicts the SouthWest exterior of the garage where, looking closely, the cracks from the position of the original walls are visible (traced in right image). The original house was built in 1912, but the horse stall was extended to be flush with the original front facade, and converted to another garage, and the third (to right) garage was added in the 1920s.



Given the apertures within the space (shown left and center) and the obvious difference in materiality internal to the second bay garage (shown right), we have concluded that the original structure likely looked something like the drawing on the next page





1912 Original

