# HISTORIC AND DESIGN REVIEW COMMISSION

**July 15, 2020**

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| **HDRC CASE NO:** | **2020-298** |
| **ADDRESS:** | 250 MARY LOUISE |
| **LEGAL DESCRIPTION:** | NCB 6699 BLK 8 LOT 14& 15 |
| **ZONING:** | R-6, H |
| **CITY COUNCIL DIST.:** | 7 |
| **DISTRICT:** | Monticello Park Historic District |
| **APPLICANT:** | Gary Hudman/HUDMAN GARY S |
| **OWNER:** | Gary Hudman/HUDMAN GARY S |
| **TYPE OF WORK:** | Retaining wall installation, fenestration modifications, gate replacement |
| **APPLICATION RECEIVED:** | June 18, 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. Install a retaining wall along the north elevation.
2. Install 3 steel casement windows on the rear north elevation.
3. Amend the windows previously approved by HDRC on the west elevation with steel casement windows to match existing.
4. Amend a previous HDRC approval to install a wood carriage-style door in place of steel gates originally proposed.

## 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.

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.

1. Topography
A. TOPOGRAPHIC FEATURES
i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

## FINDINGS:

a. The property at 250 Mary Louise was constructed circa 1928 in the Spanish Revival style. The property first appears on the Sanborn Maps in 1951. The primary structure is a 2-story, single-family residence featuring a prominent front tower entry, a front gable red tile roof, stucco cladding, and steel casement windows. The property is contributing to the Monticello Park Historic District.

b. CASE HISTORY – The applicant received HDRC approval on November 7, 2012 to install a double steel casement window to replace a window removed in 1953, to restore the existing steel casement windows, to repurpose the existing attached garage, and to install steel gates at the proposed arched garage openings.
c. DESIGN REVIEW COMMITTEE – The applicant attended a Design Review Committee meeting on June 23, 2020. The DRC discussed the proposal for retaining wall installation as a solution for mitigating moisture retention, the proposed window installation, and the proposed amendment to the garage door installation.
d. RETAINING WALL INSTALLATION – The applicant has proposed to install a retaining wall along the front portion of the north elevation in order to mitigate foundation damage from water infiltration. The proposed retaining wall will be 30 inches from the façade and will be 12 inches below the current crown at its highest point. The proposed retaining wall will be constructed with a concrete footing, a concrete retaining wall and will be filled with gravel. The retaining wall will not alter the topography of the property and will not extend beyond the lawn elevation. Staff finds the proposal appropriate.
e. FENESTRATION MODIFICATIONS: NORTH ELEVATION – The applicant has proposed to install 3 new steel casement windows at the rear of the north elevation. The applicant has proposed to install a double steel casement window to replace a window removed in 1953, this request was previously approved by the HDRC in 2012. Additionally, the applicant has proposed to install 2 single steel casement windows to replace existing wall vents. The proposed windows will match the existing steel casement windows on the north elevation. The applicant has additionally proposed to remove the existing A/C unit along this portion of the north elevation. Staff finds the proposal appropriate.
f. FENESTRATION MODIFICATIONS: WEST ELEVATION – The applicant has proposed to amend the previous 2012 HDRC approval for small sidelight windows to accommodate the request for 2 single steel casement windows to be installed on each side of the archway on the west elevation. The proposed steel casement windows will match the existing steel casement windows on the west elevation. Staff finds the proposal appropriate.
g. DOOR AMENDMENT – The applicant has proposed to amend the previous 2012 HDRC approval for steel gates in the archway on the west elevation to accommodate the request for wooden carriage-style doors. The applicant has proposed to install a custom door that will be installed behind the stucco arch and will appear as a pair of rounded doors. Staff finds the proposal appropriate.

**RECOMMENDATION:**

Staff recommends approval of items 1, 2, 3, and 4 based on findings a through g.

# City of San Antonio One Stop

June 30, 2020

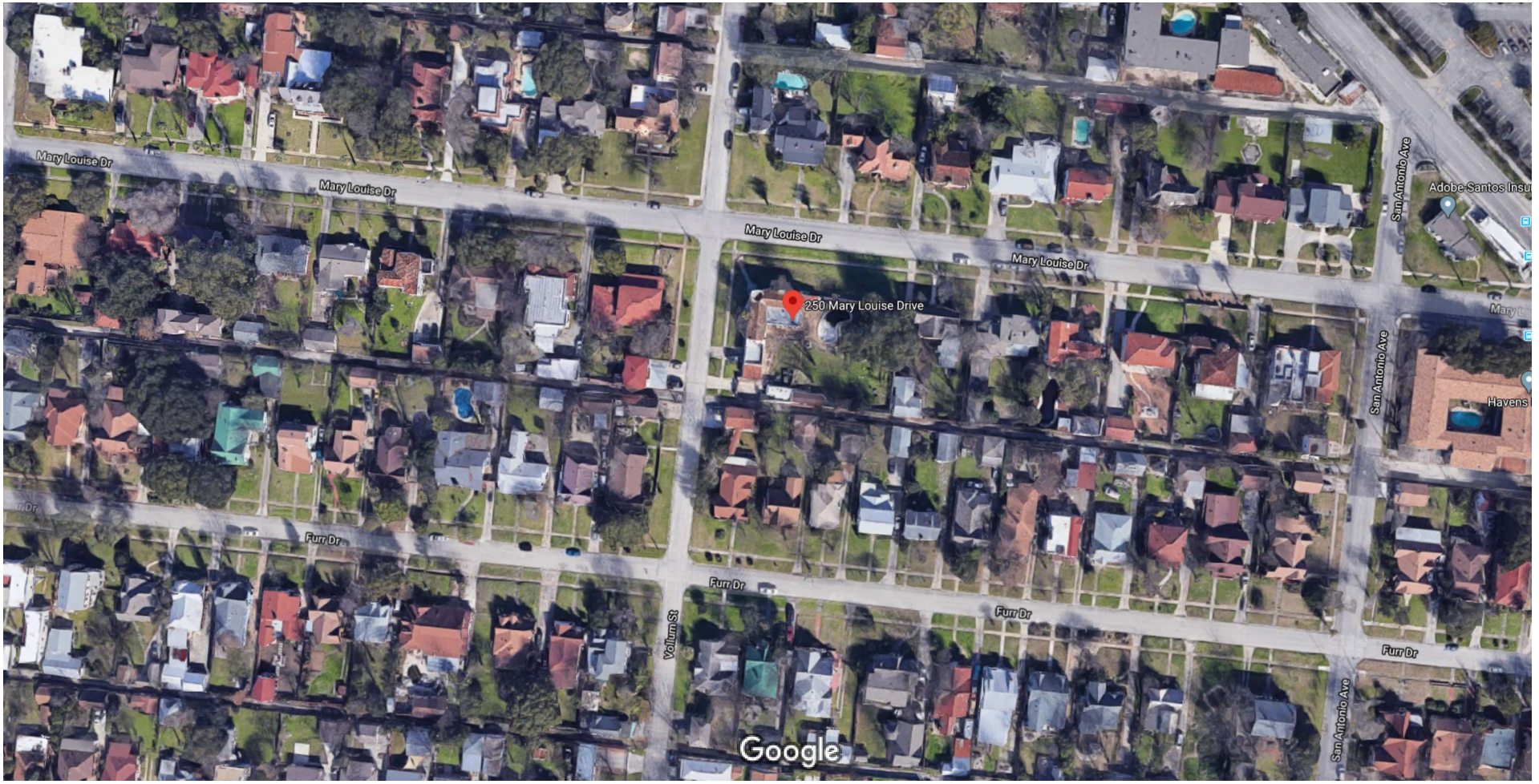
User drawn lines

1:1,000

0 0.0075 0.015 0.03 mi

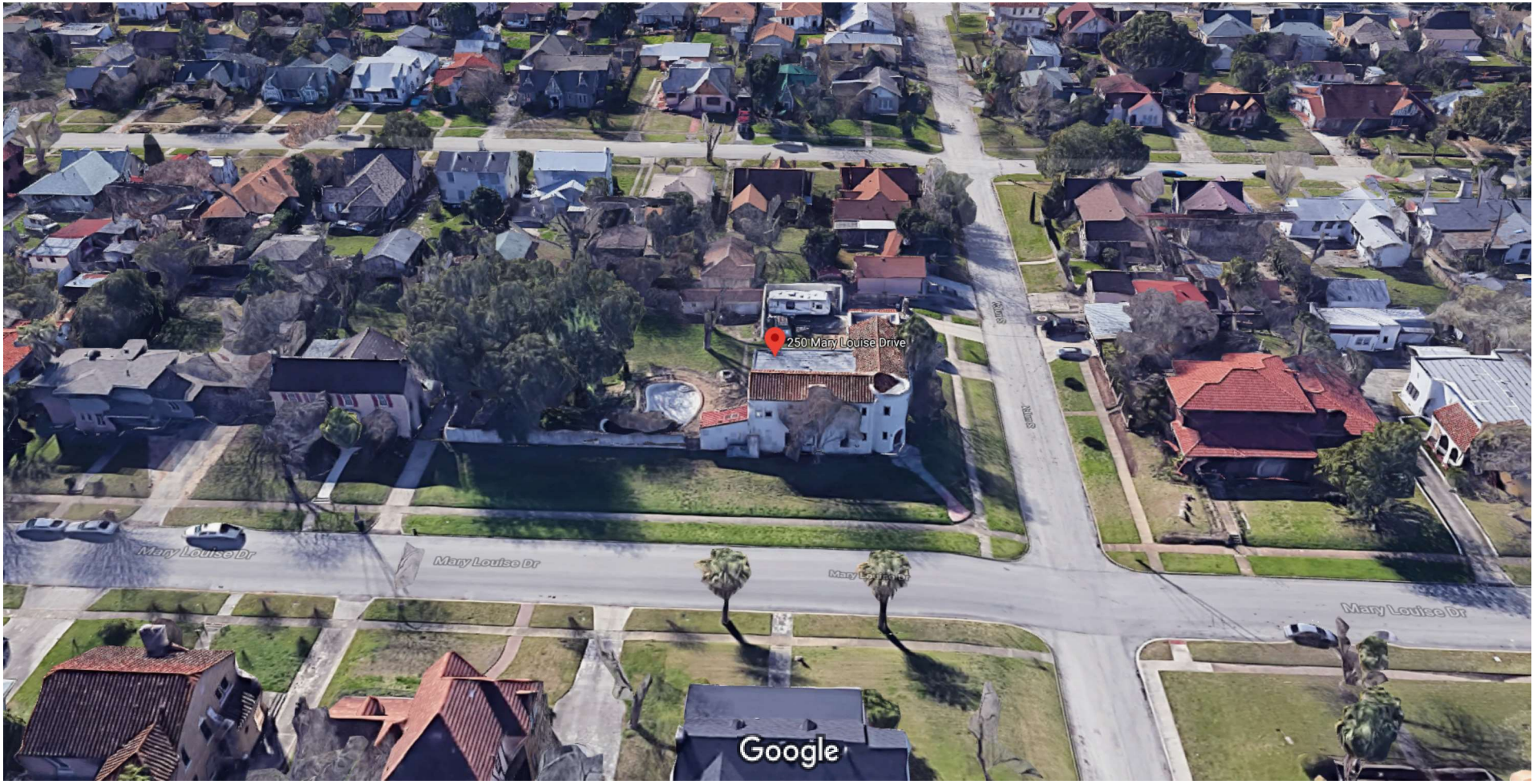
0 0.0125 0.025 0.05 km

Google Maps 250 Mary Louise Dr



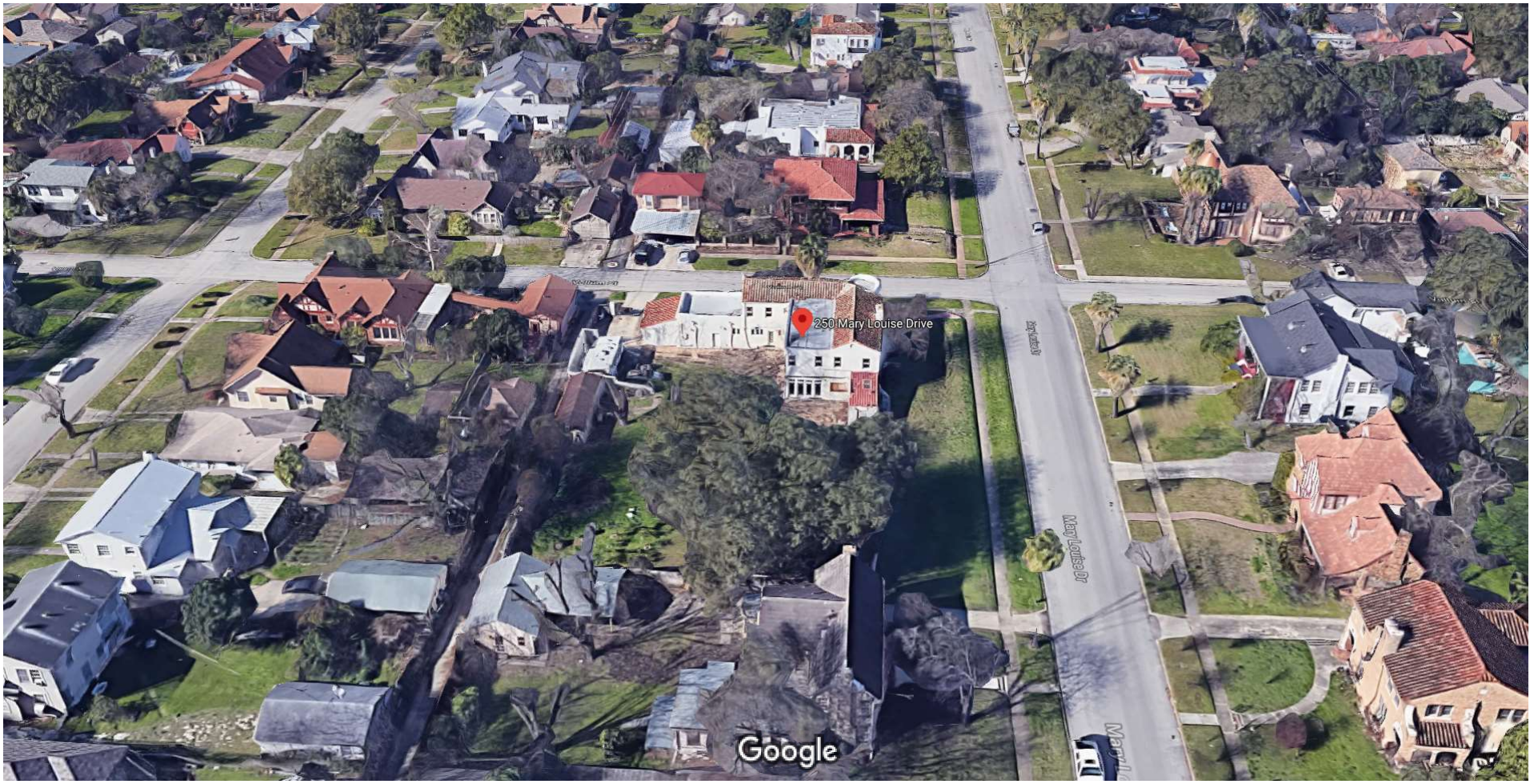

Imagery ©2020 Google, Imagery ©2020 CAPCOG, Maxar Technologies, Map data ©2020 50 ft

Google Maps 250 Mary Louise Dr




Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 250 Mary Louise Dr

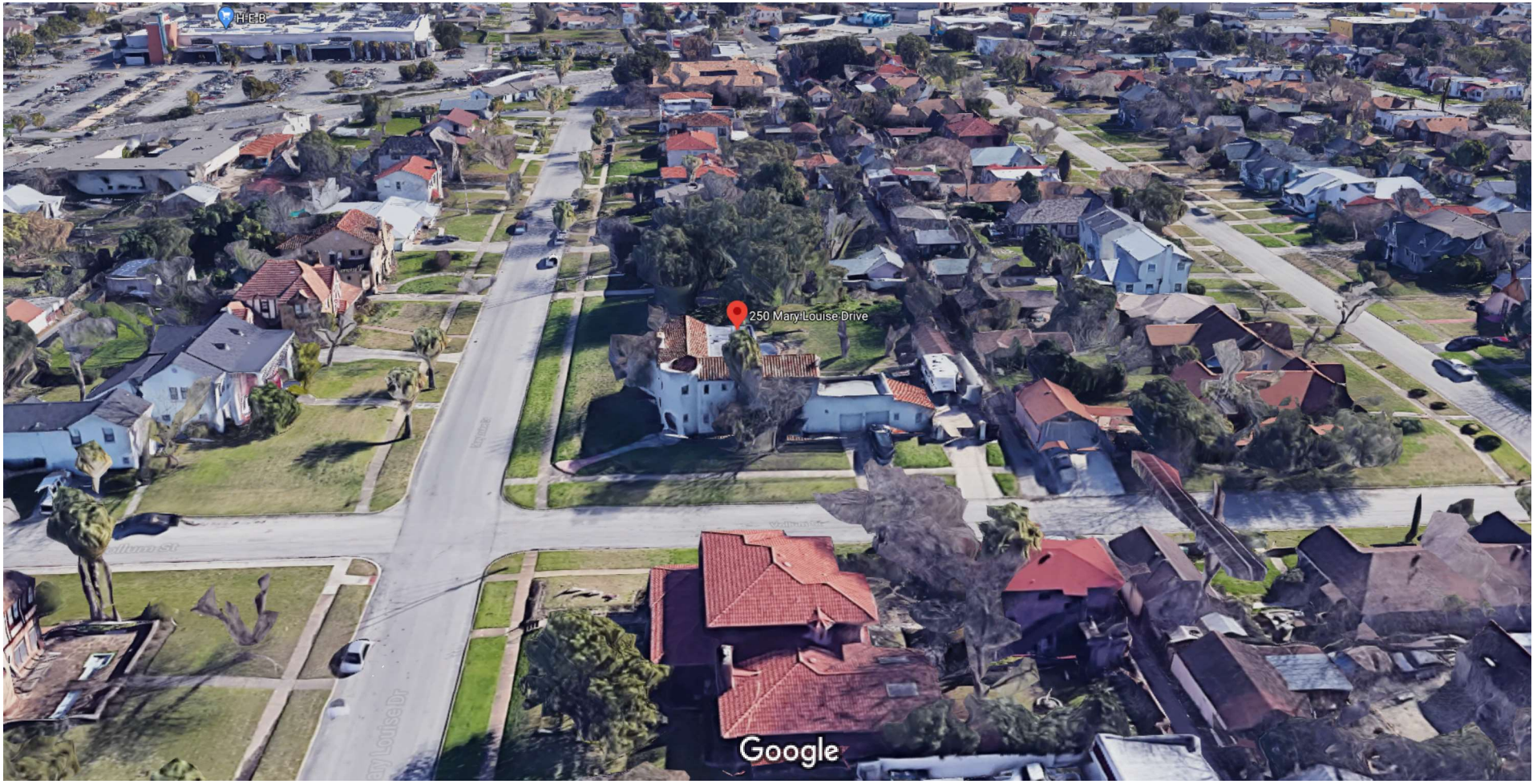



Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 250 Mary Louise Dr


Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 250 Mary Louise Dr

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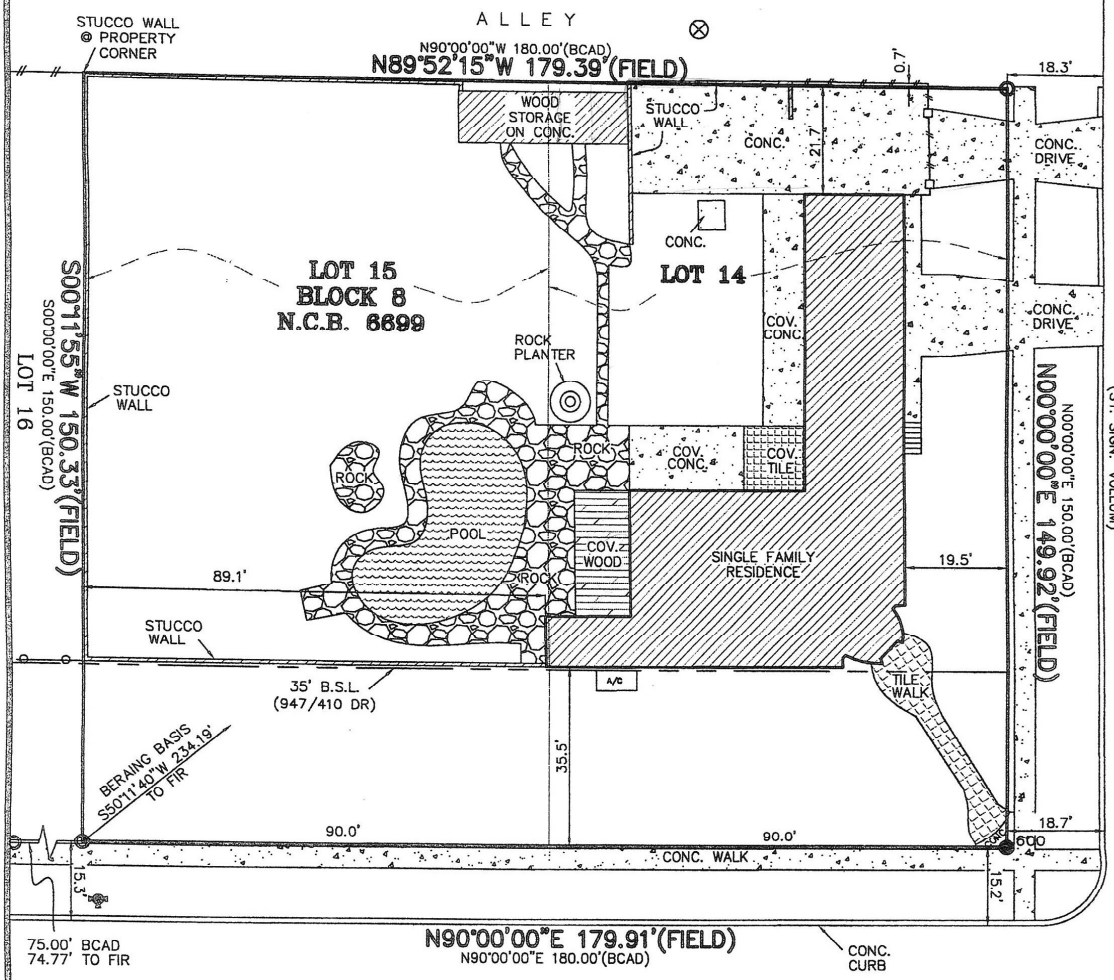
TEX . . 041
SAN ANTONIO, TEX. VOL. 5
(X 8382-430)
522
ADDL. SHEET
AUG. 1925
525
MARY LOUISE DRIVE (CLEVELAND)
524
FREDERICKSBURG RD.
FURR DRIVE (CONSTANTIA)
6698
6700
6694
6693
6695
DONALDSON AV.
BLVD (AV.)
1932
1931
1930
535
541
W. GRAMERCY PL. (JOHNS AV.)
MONTROSE BLVD
SAN ANTONIO
ELMENDORF
1933
1934
1935
W. KINGS HIGHWAY
1942
1941
1940
533
W SUMMIT AV.
1943
1944
1953
W. MULBERRY AV.
546
503
Scale 100 Ft. to One Inch.
Copyright 1925 by the Sanborn Map Co




## MARY LOUISE DR

(50.0' R.O.W. ASPHALT PAVEMENT)
(PLATTED AS: MARY LOUISE DRIVE)
(ST. SIGN: MARY LOUISE)

NOTE: BEARINGS PROTRACTED PER BEXAR COUNTY APPRAISAL DISTRICT RECORDS.

LEGEND:

| | |
|---|---|
| -//- = WOOD FENCE | ⊗ = POWER POLE |
| -o- = CHAIN LINK FENCE | = FIRE HYDRANT |
| -x- = BARBED WIRE FENCE | = FND ½" IRON ROD |
| -o- = WROUGHT IRON FENCE | = ½" IR TO BE SET |
| = FND FENCE POST | = SET "X" ON CONC. |

1" = 30'
GRAPHIC SCALE
0 15 30

| | | |
|---|---|---|
| BUYER: GARY S. HUDMAN | | ADDRESS: 250 MARY LOUISE DR |
| TITLE COMPANY: ALAMO TITLE | | G.F. NO.: 09-10012927 |
| LOT: 14 AND 15 | BLOCK: 8 | N.C.B: 6699 |
| SUBDIVISION: NORTH WOODLAWN TERRACE | | |
| CITY: SAN ANTONIO | COUNTY: BEXAR | STATE: TEXAS |

PLAT RECORDED IN: VOLUME 642 PAGE 216 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOL. 871 PG. 49 DEED RECORDS OF BEXAR COUNTY, TEXAS
VOL. 947 PG. 410 DEED RECORDS OF BEXAR COUNTY, TEXAS

SOUTHCENTRAL SURVEYORS OF TEXAS
P.O. BOX 100442
SAN ANTONIO, TEXAS 78201
PHONE: 210-534-6700
FAX: 210-534-9673

1) UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS AND\OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
2) THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND\OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
4) CALL OFFICE FOR SET PINS AFTER FINAL PAYMENT IS SENT.

STATE OF TEXAS REGISTERED PETER AGUIRRE 5464 PROFESSIONAL LAND SURVEYOR

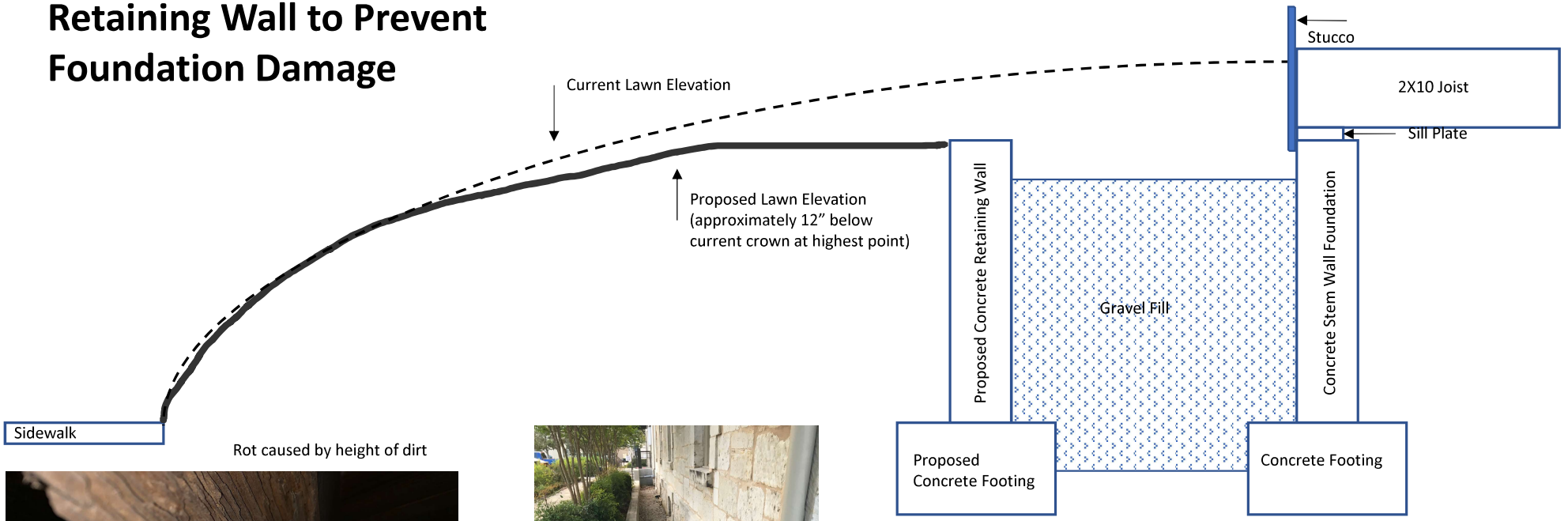
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY OF THE PROPERTY DONE UNDER MY SUPERVISION ON THIS, THE 29TH DAY OF SEPTEMBER 2009 ,A.D.

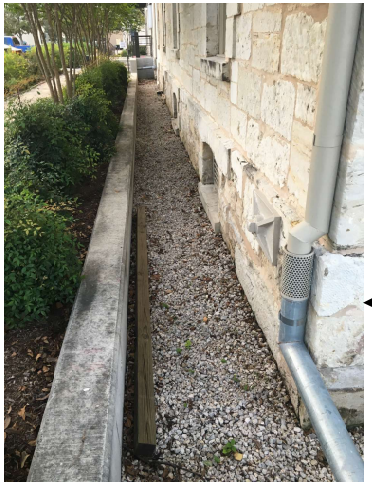
PETER A. AGUIRRE, R.P.L.S. 5464

| | | |
|---|---|---|
| DRAWN BY: J.F. | JOB NO: 9-3500-009 | FIELD WORK COMP.: 9/29/09 |

# Retaining Wall to Prevent Foundation Damage



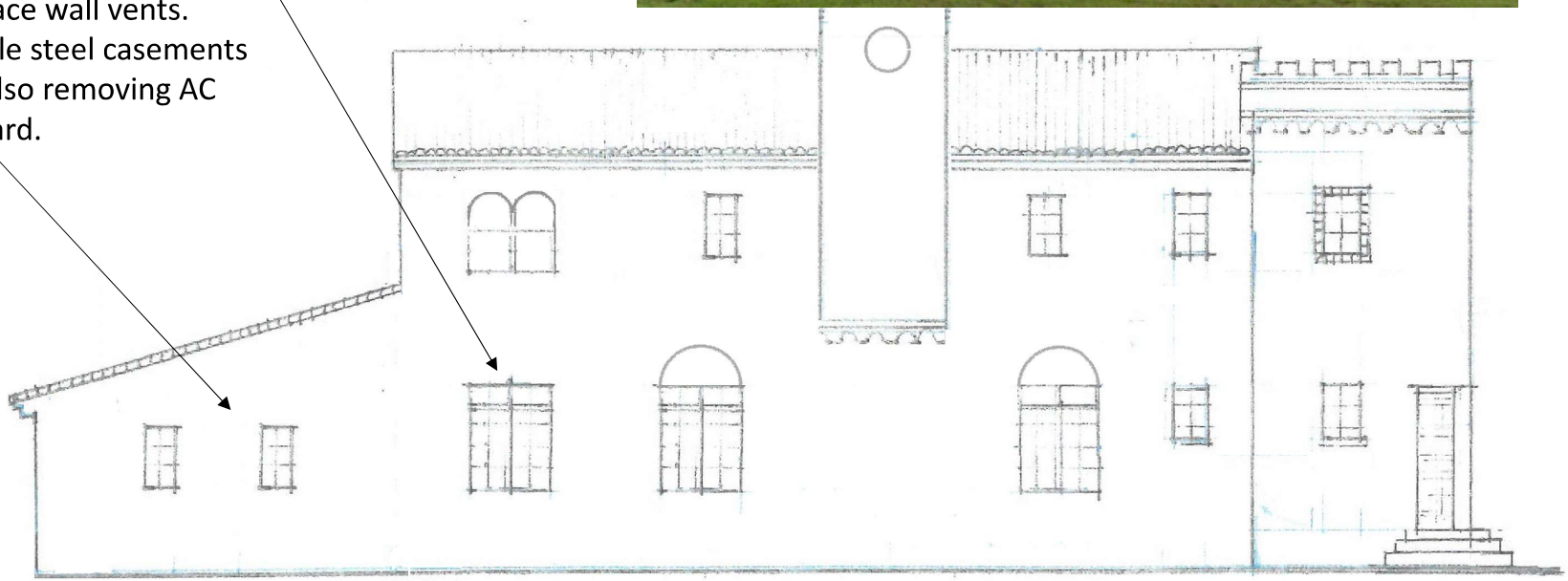

Rot caused by height of dirt



Similar Solution at H-E-B Arsenal

# Proposed Steel Casement Window Additions

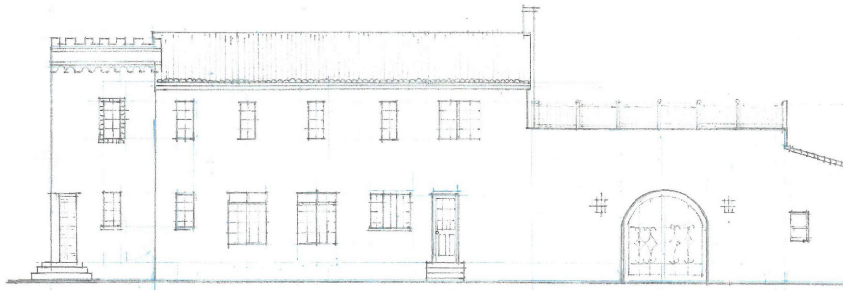
1) Double Steel Casement to replace the one removed in 1953 (already approved by HDRC on 11/7/12)
2) Single Steel Casements (2) proposed to replace wall vents. These match single steel casements on this façade. Also removing AC unit from front yard.



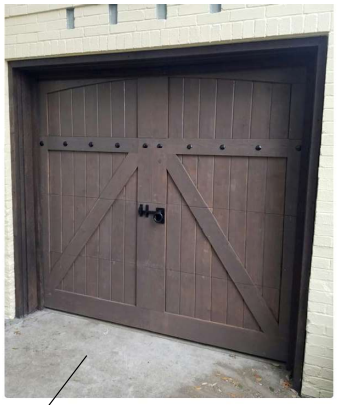
NORTH ELEVATION

# West Façade Proposal

1) Small sidelight windows in original proposal to be replaced with Single Steel Casements (2). These match single steel casements on this façade.
2) Originally proposed steel gates to be replaced with custom wooden “carriage-style” doors.

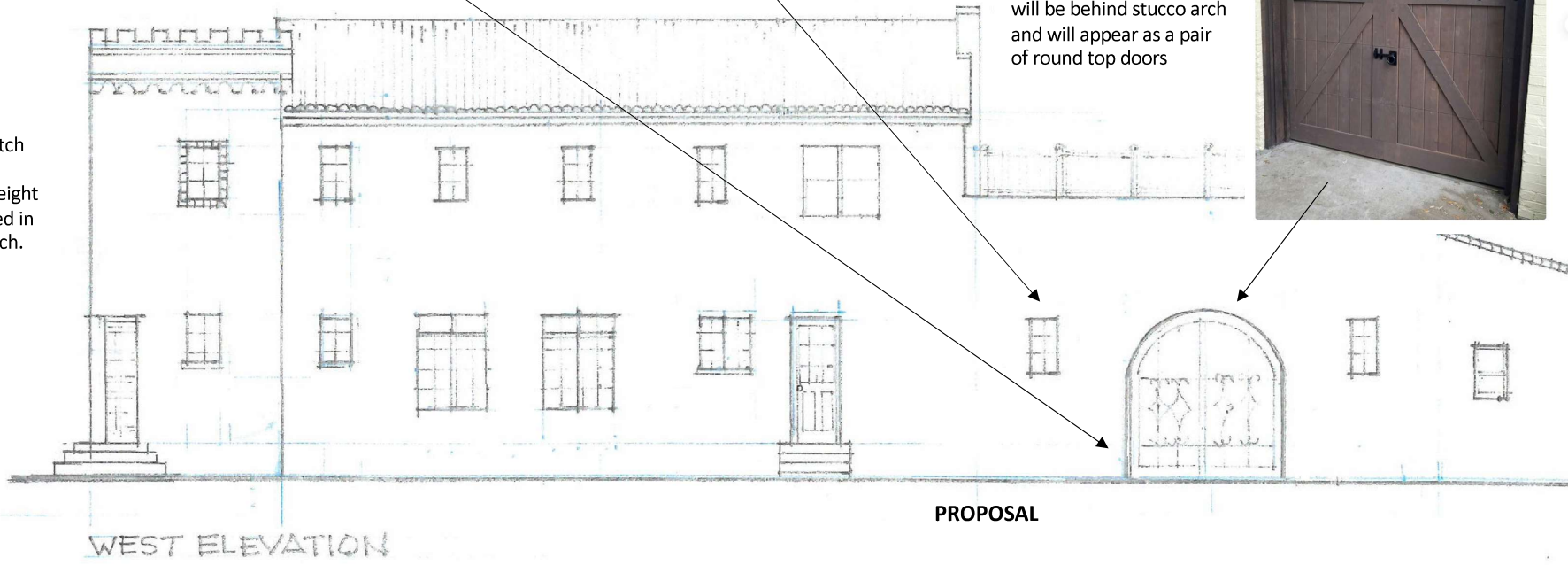



**ORIGINALLY APPROVED BY HDRC**

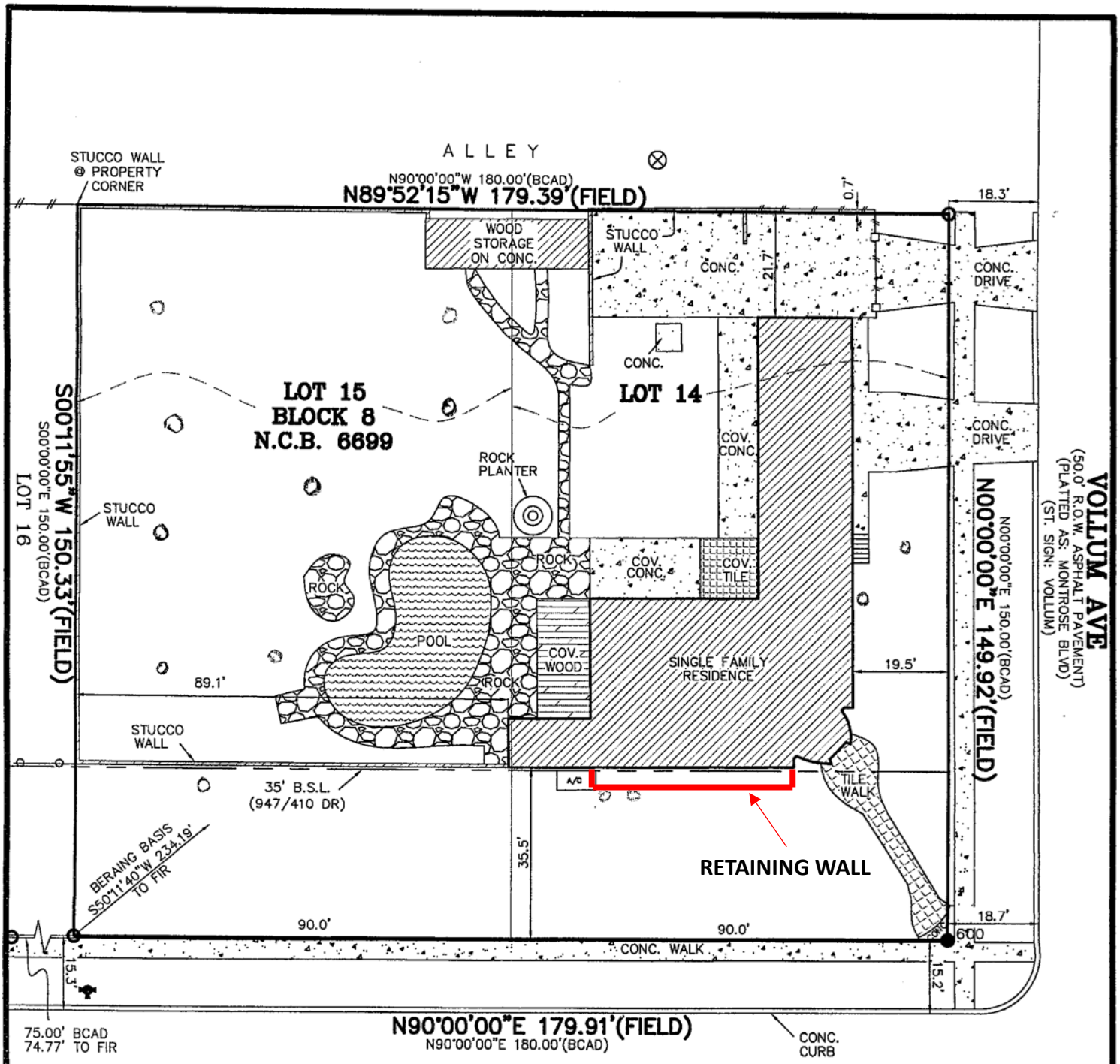


Note: Proposed door style. Actual custom door will be behind stucco arch and will appear as a pair of round top doors

Note: original façade sketch depicted some slight inaccuracies in window height which have been corrected in the proposed façade sketch.




**PROPOSAL**

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