

# HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2020

**HDRC CASE NO:** 2020-400  
**ADDRESS:** 422 E GUENTHER ST  
**LEGAL DESCRIPTION:** NCB 937 BLK 2 LOT 10  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Kurt Lehr/Lehrco  
**OWNER:** STEWART PATTI S  
**TYPE OF WORK:** Exterior alterations  
**APPLICATION RECEIVED:** August 26, 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:

1. Install a gas fireplace on the side of the structure, to include a small bump-out measuring approximately 30" wide, 38" tall, with a projection (depth) of about 10-12". The bump-out will be clad in siding to match the existing and will be covered with a small metal roof.
2. Add an exterior balcony door.
3. Replace the existing front door.

## 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 stripping 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 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.

## FINDINGS:

- a. The primary structure located at 422 E Guenther is a 2.5-story residential structure constructed circa 1920 in the Neoclassical style. The home features a full-width double-height porch, primary front gable with dentils and fish scale siding, and large two over two wood windows with screens. The structure is contributing to the King William Historic District.
- b. GAS FIREPLACE – The applicant has proposed to install a gas fireplace on the southeastern corner of the home, adjacent to the driveway. The fireplace will require the construction of a bump-out along this façade, measuring approximately 30" wide, 38" tall, with a projection (depth) of about 10-12". The bump-out will be clad in siding to match the existing and will be covered with a small metal roof. The fireplace will be located near the corner of the front and side facades, near existing equipment, and will be partially visible from the public right-of-way. Based on the minimal size and compatible cladding proposed, staff finds the request acceptable.
- c. BALCONY DOOR – The applicant has proposed to reconfigure an existing second story window into a door. Currently, there is no door providing egress to the second story balcony on the front façade. The existing height and width will be retained. Staff finds the request appropriate.
- d. FRONT DOOR MODIFICATIONS – The applicant has proposed to modify the existing front door, to include changing the swing, hardware, and altering the design. The existing door features a half-lite configuration,

which matches the adjacent side lites. While the door does not appear to be original, the door is stylistically compatible with the historic structure. While staff finds the swing and hardware change acceptable, staff finds that the existing Neoclassical detailing should remain, in lieu of the new Craftsman-style detailing, which is inconsistent with the style of the home.

## **RECOMMENDATION:**

Item 1, Staff recommends approval of the exterior gas fireplace enclosure based on finding b with the stipulation that the siding match the existing on the historic structure in dimension, profile, and finish.

Item 2, Staff recommends approval of the balcony door installation based on finding c with the following stipulations:

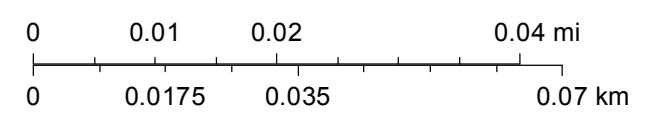
- i. That the existing width and height be retained.
- ii. That the window be salvaged and stored on site for future use.

Item 3, Staff recommends approval of the front door modifications based on finding d with the stipulation that the existing Neoclassical-style detailing remain, or that the applicant proposes alternative design modifications that are Neoclassical in style.



This aerial map displays a residential neighborhood in San Antonio, Texas. The San Antonio River flows through the lower-left portion of the image. A network of streets is visible, including E Guenther St running diagonally from the top-left to the bottom-right, and Crofton St running vertically along the right edge. A red rectangle highlights a specific property located at the intersection of these two streets. The map is overlaid with yellow lines indicating individual lots, many of which are labeled with their respective lot numbers. The highlighted property is situated on a lot that is part of a larger block bounded by E Guenther St to the north and Crofton St to the east. The surrounding area includes various residential structures, trees, and parking areas.

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