

## HISTORIC AND DESIGN REVIEW COMMISSION

December 2, 2020

**HDRC CASE NO:** 2020-417  
**ADDRESS:** 253 LOTUS ST  
**LEGAL DESCRIPTION:** NCB 2956 LOT S 68 FT OF E NCB 3036 LOT E TRI 46 FT OF 24  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Adams Joseph/MATHEW ANGELINE & ADAMS J JOSEPH  
**OWNER:** Adams Joseph/MATHEW ANGELINE & ADAMS J JOSEPH  
**TYPE OF WORK:** Stucco over wood siding, window replacement  
**APPLICATION RECEIVED:** September 21, 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

1. Replace 10 wood windows with new vinyl windows and screens
2. Replace 3 non-original doors a variety of new doors
3. Install stucco over the wood siding

### APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

#### 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

#### 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.

#### *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 primary historic structure at 253 Lotus was constructed circa 1920 in the Craftsman style, first appears on the 1951 Sanborn map, and contributes to the Lavaca Historic District. The structure featured a primary hipped roof with standing seam metal, 177-profile wood lap siding, and wood windows and screens.
- b. COMPLIANCE – The applicant disclosed in their application submitted on September 21, 2020, that the property 253 Lotus was subject to stucco application over the wood lap siding, wood window and door replacement prior to approval and permits. Staff had followed up with a site visit and the applicant has complied with Stop Work Order.
- c. WINDOWS – The applicant has proposed to replace all wood windows and screens with new vinyl windows. Per the Guidelines for Exterior Alterations and Maintenance 6.B.iv., applicants should 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. Staff finds the proposed replacement to be a total disregard of the Historic Design Guidelines and should be reversed by installing matching salvaged or reconstructed wood windows. The new windows should adhere to the *Standard Specifications for Wood Window Replacement* and should be submitted to staff for verification prior to purchase and installation. Staff does not find the proposed screening to be adequate mitigation for the loss of historic wood windows and that wood window screens should be restored regardless of the approval to replace the windows.

- d. DOORS – The applicant has proposed to replace the front, side, and rear doors with a variety of new doors. Per the Guidelines for Exterior Maintenance and Alterations 6.B.i., applicants should 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. Staff finds that the doors were not original to the structure and are eligible for replacement. However, staff finds that the proposed front door should match the proposed side door which features design compatible with the Craftsman style. Proper elevations and materials specifications should be submitted to staff prior to purchase and approval.
- e. SIDING – The applicant has proposed to apply stucco over the wood lap siding throughout the entire structure. Per the Guidelines for Exterior Maintenance and Alterations 2.B.ii., Do not introduce modern materials that can accelerate and hide deterioration of historic materials; hardiboard and other cementitious materials are not recommended. Staff finds the proposed stucco application to be a total disregard of the Historic Design Guidelines and should be reversed by removing the stucco and potentially replacing any permanently damaged wood siding in-kind.
- f. SITE VISIT – On site visit on October 19, 2020, staff met with the applicant to investigate the method of stucco application and the condition of the siding beneath it. Staff found that building wrap and metal lath was nailed to the wood siding then stucco was applied over the lath instead of directly onto the siding. Staff then advised the applicant that the siding appears salvageable and that the applicant may investigate further by removing portions of the stucco to document more of the siding condition underneath. One full wood window and screen was also found on site.

**RECOMMENDATION:**

Staff does not recommend approval of items 1, 2, 3. Staff recommends the following:

- i. If the original wood windows have been discarded, the new windows should adhere to the *Standard Specifications for Wood Window Replacement* and should be submitted to staff for verification prior to purchase and installation. Wood window screens should be restored regardless of the approval to replace the windows.
- ii. The proposed front door should match the proposed side door which features design compatible with the Craftsman style. Proper elevations and materials specifications should be submitted to staff prior to purchase and approval.
- iii. The proposed stucco should be reversed by removing the stucco and potentially replacing any permanently damaged wood siding in-kind. Per finding f, the siding appears salvageable and that the applicant may investigate further by removing portions of the stucco to document more of the siding condition underneath. No further siding replacement or alteration may be done until the remove of stucco is documented and submitted to staff.

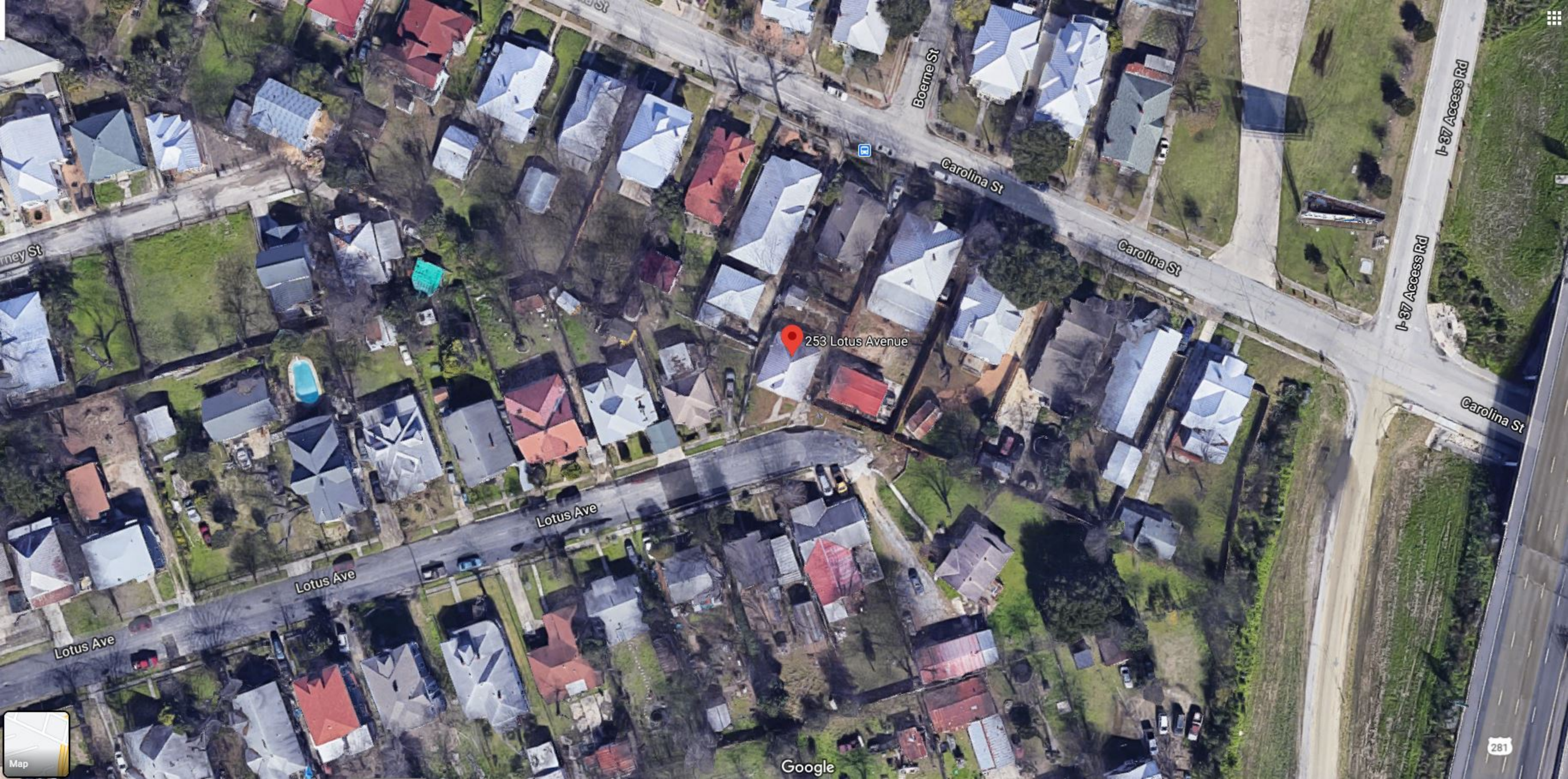


1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km









253 Lotus Avenue

Lotus Ave

Caroline St

Google



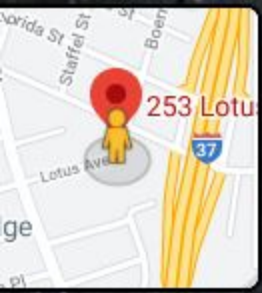




299 Lotus Ave  
San Antonio, Texas

Google

Street View



Google











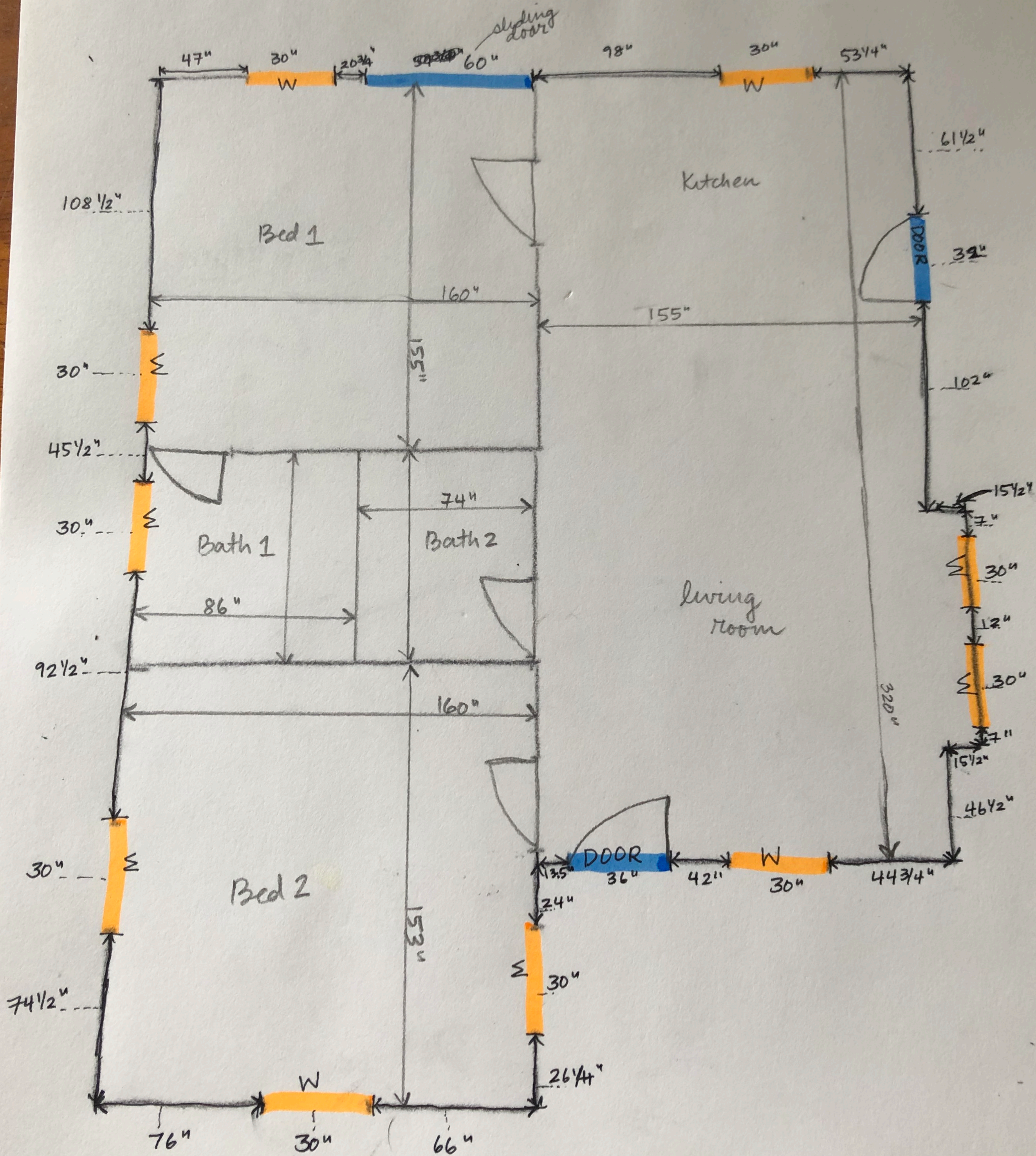






exterior doors

sliding  
door



Front





## Investigation Report

### Property

Address	253 Lotus
District/Overlay	Lavaca
Owner Information	Joseph J Adams, Angeline Mathew

### Site Visit

Date	09/21/2020
Time	10:11 AM (-5 GMT)
Context	internal report
Present Staff	Huy Pham, Edward Hall
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Installation of stucco over wood siding, replacement of wood windows with vinyl windows, exterior modifications, fenestration modifications.

### Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted additional "Stop Work Notice"
Will post-work application fee apply?	Yes

### Documentation

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## Investigation Report

### Photographs





## Investigation Report







## Investigation Report

September 21, 2020 at 10:08 AM  
253 Lotus Ave  
San Antonio TX 78210  
United States

**CITY OF SAN ANTONIO**  
OFFICE OF HISTORIC PRESERVATION  
1901 S. Alamo St. San Antonio, Texas 78204  
7:45am - 4:30pm Monday - Friday  
(210) 207 - 0035

**NOTICE OF INVESTIGATION**

ADDRESS: **253 LOTUS** [BCAD] OWNER: **JOSEPH J. ALM, ANGELINE, MATTHEW**

An investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:

☒ Code 35-451(a): Work without Certificate of Appropriateness (COA): **INSTALLATION OF STUCCO OVER WOOD SIDING, WINDOW REPLACEMENT, EXTERIOR + PENETRATION MODIFICATIONS**

☐ Code 35-451(b): Work beyond Scope of Approval: \_\_\_\_\_

☐ Code 35-615: Demolition by Neglect: \_\_\_\_\_

STOP WORK: ☒ Yes ☐ Not Applicable

Please contact the Office of Historic Preservation within 48 hours of the inspection date: **9/21/2020**

*A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.*

Continued failure to comply with the laws of the City of San Antonio and the State of Texas will subject you to criminal and civil prosecution, to the full extent permitted by law. Violations of City ordinances are considered class C violations and will be prosecuted accordingly. Violations of these laws are also subject to civil prosecution in state district court by the City of San Antonio. Penalties for continued violations of the law include but are not limited to: (i) a criminal conviction on your record; (ii) criminal fines; (iii) civil penalties in the range of \$1,000 to \$5,000; (iv) suspension of your (v) employment by the City of San Antonio; (vi) prosecution; (vii) liens on your property and filed with the county deed records; (viii) a judicial finding that you have maintained a nuisance and are responsible to the community for the same; (ix) demolition of your property; (x) if you are found to be a nuisance, the City shall shut you further and future permits for this project and others on.





## Investigation Report



September 21, 2020 at 10:10 AM  
253 Lotus Ave  
San Antonio TX 78210  
United States





## Investigation Report







## Investigation Report





## Investigation Report







## Investigation Report



September 21, 2020 at 10:09 AM  
253 Lotus Ave  
San Antonio TX 78210  
United States



## Investigation Report





76"

30"

66"

Full length 172"



13.5"

36"

41"

30"

45.5"



26"

30"

24"

Full length 80"





16"

86"

62"

32"





53"

30"

99"

60"

21"

30"

48"





30"

12.5"

30"

7"

7"

















































































October 19, 2020 at 9:37 AM  
304 Carolina St  
San Antonio TX 78210  
United States





October 19, 2020 at 9:39 AM  
306 Carolina St  
San Antonio TX 78210  
United States





October 19, 2020 at 9:38 AM  
306 Carolina St  
San Antonio TX 78210  
United States





October 19, 2020 at 9:42 AM  
253 Lotus Ave  
San Antonio TX 78210  
United States





October 19, 2020 at 9:40 AM  
304 Carolina St  
San Antonio TX 78210  
United States





October 19, 2020 at 9:40 AM  
253 Lotus Ave  
San Antonio TX 78210  
United States





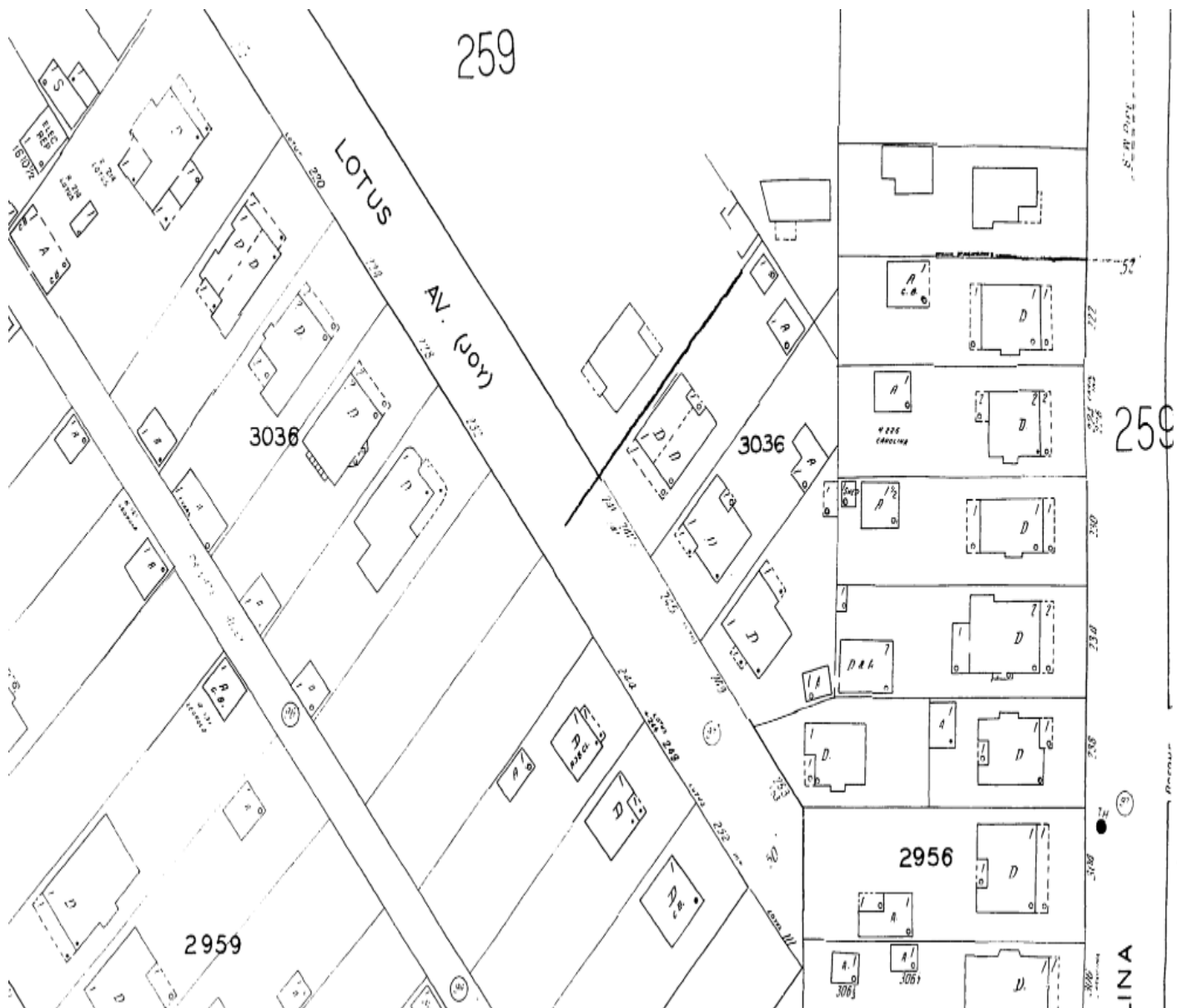
October 19, 2020 at 9:40 AM  
304 Carolina St  
San Antonio TX 78210  
United States





## ProQuest® Digital Sanborn Maps, 1867-1970

San Antonio 1911-Mar. 1951 vol. 3, 1912-Feb. 1951, Sheet 327



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Grey would be  
color matched

Aside from the screens  
the windows look the same  
from the street.

Area inside of red box has been  
digitally colored

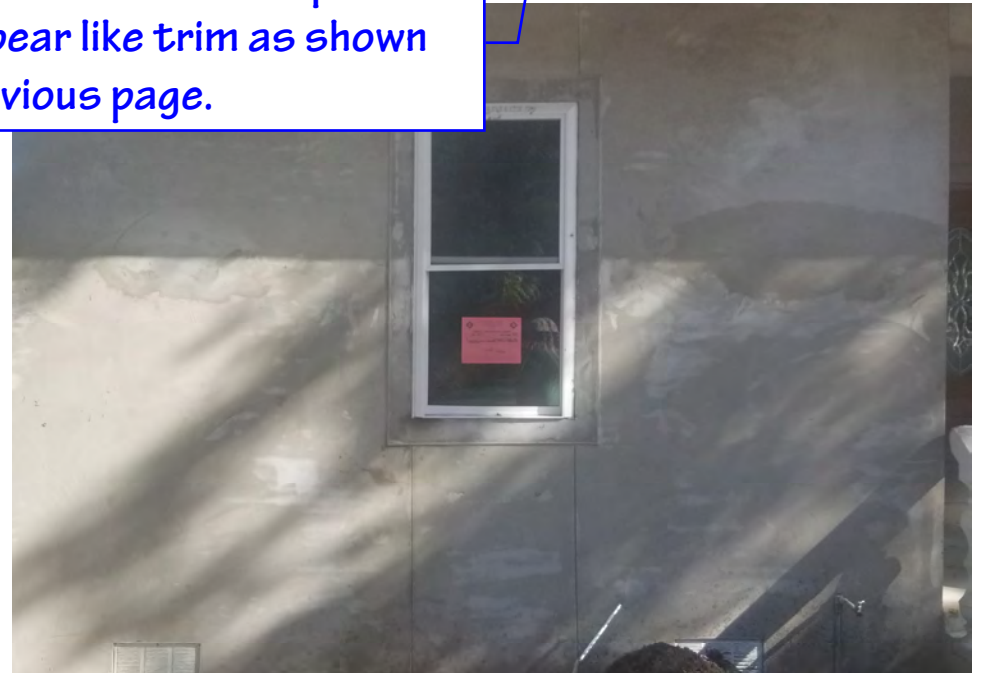




As home looks today.



Raised stucco around doors and windows would be painted to appear like trim as shown on previous page.





131 Kearney St. is similarly situated to the district and has black metal windows







3 stucco homes on Carolina St.  
All 3 with differing doors and  
1 with vinyl or metal windows.  
2 with modern fencing.

