

# HISTORIC AND DESIGN REVIEW COMMISSION

February 17, 2021

**HDRC CASE NO:** 2021-050  
**ADDRESS:** 131 LOVERA BLVD  
**LEGAL DESCRIPTION:** NCB 9003 BLK 15 LOT 48 49 & W 10 FT OF 47 & E 10 FT OF 50  
**ZONING:** R-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Olmos Park Terrace Historic District  
**APPLICANT:** Robert and Janet Morrow  
**OWNER:** Robert and Janet Morrow  
**TYPE OF WORK:** Installation of exterior retractable window sun shades  
**APPLICATION RECEIVED:** January 25, 2021  
**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 install retractable exterior sun shades on three windows facing the driveway.

## 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.

### 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.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- 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:

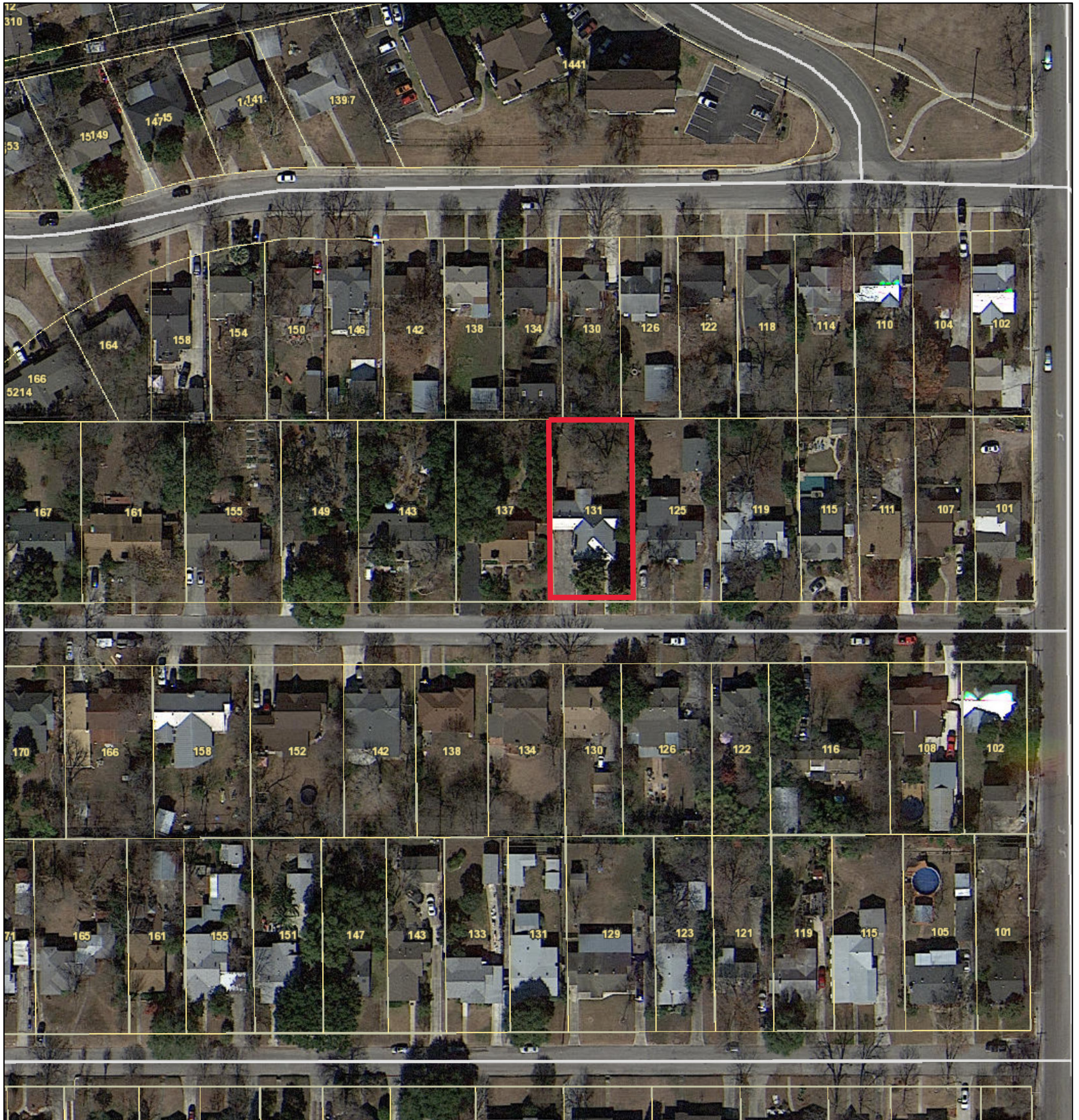
- a. The primary structure located at 131 Lovera Blvd is a 1-story residential structure constructed circa 1940 in the Minimal Traditional style. The home features a limestone veneer façade, a side porch, original wood windows, and a metal roof. The structure is contributing to the Olmos Park Terrace Historic District.
- b. **EXTERIOR SUN SHADE INSTALLATION** – The applicant has proposed to install three exterior retractable sun shades on the west elevation. The shades will provide intermittent screening, similar to an exterior shutter, for three non-original vinyl windows during the afternoon when heat gain is the most intense on the west façade. Per the applicant, the shade mechanism will be installed on the exterior frame and will not touch the windows. Per the submitted mock-up, the shade will also be flush with the stone façade and will not protrude beyond the primary exterior wall plane. The location of the proposed shades is on a side elevation that is set back from the public right-of-way. According to the Historic Design Guidelines, utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Incorporate shutters where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and should not be mounted directly onto any historic wall material. While the proposed product is a modern hybrid between wood window screens, storms, and operational shutters, staff finds that in this particular instance, the request is appropriate due to its installation on a non-historic material, its flush installation that will not protrude beyond the historic wall plane, its limited visibility from the public right-of-way, and its overall reversibility.

## RECOMMENDATION:

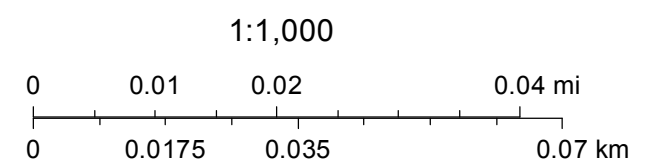
Staff recommends approval based on findings a and b with the following stipulation:

- i. That the applicant submits detailed documentation or drawings indicating how the exterior shades will be installed and affixed to the window frame to staff prior to the issuance of a Certificate of Appropriateness.

# City of San Antonio One Stop



February 11, 2021



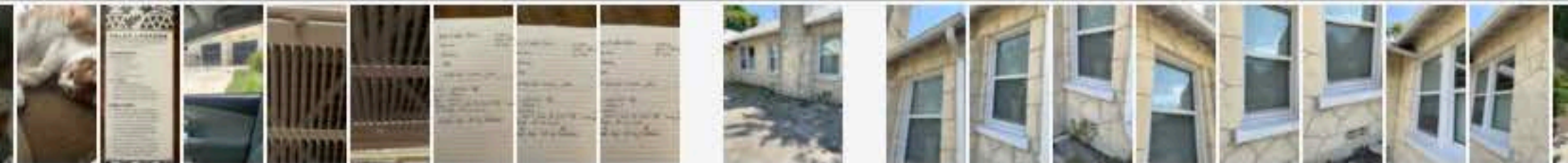




San Antonio - Olmos Park Terrace

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July 15, 2018

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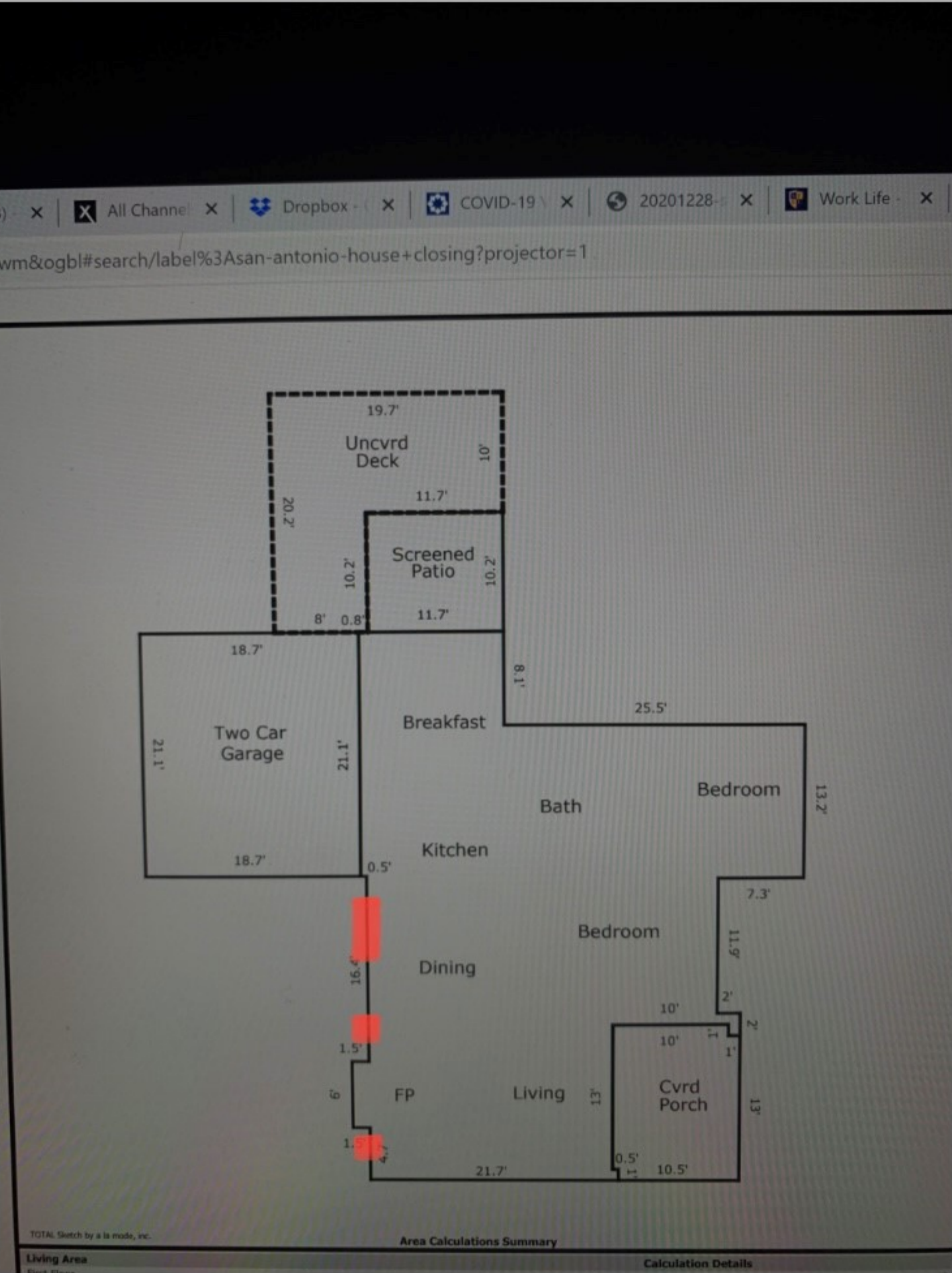
Edit







# 131 Lovera to show window placement -drawing of house



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