

HISTORIC AND DESIGN REVIEW COMMISSION

February 17, 2021

HDRC CASE NO: 2021-056
ADDRESS: 134 W MISTLETOE
LEGAL DESCRIPTION: NCB 1837 BLK 15 LOT 1 & W 14.28 FT OF 2
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Lyndsay Thorn
OWNER: John Archer/ARCHER JOHN CHRISTIAN
TYPE OF WORK: Construction of an ADA ramp, exterior modifications
APPLICATION RECEIVED: January 20, 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 to perform the following modifications to the west elevation of the primary structure:

1. Relocate the existing side access door.
2. Install an ADA accessible wheelchair ramp on the side façade.

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. *Façade 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. Hardi board 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

- i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
- iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

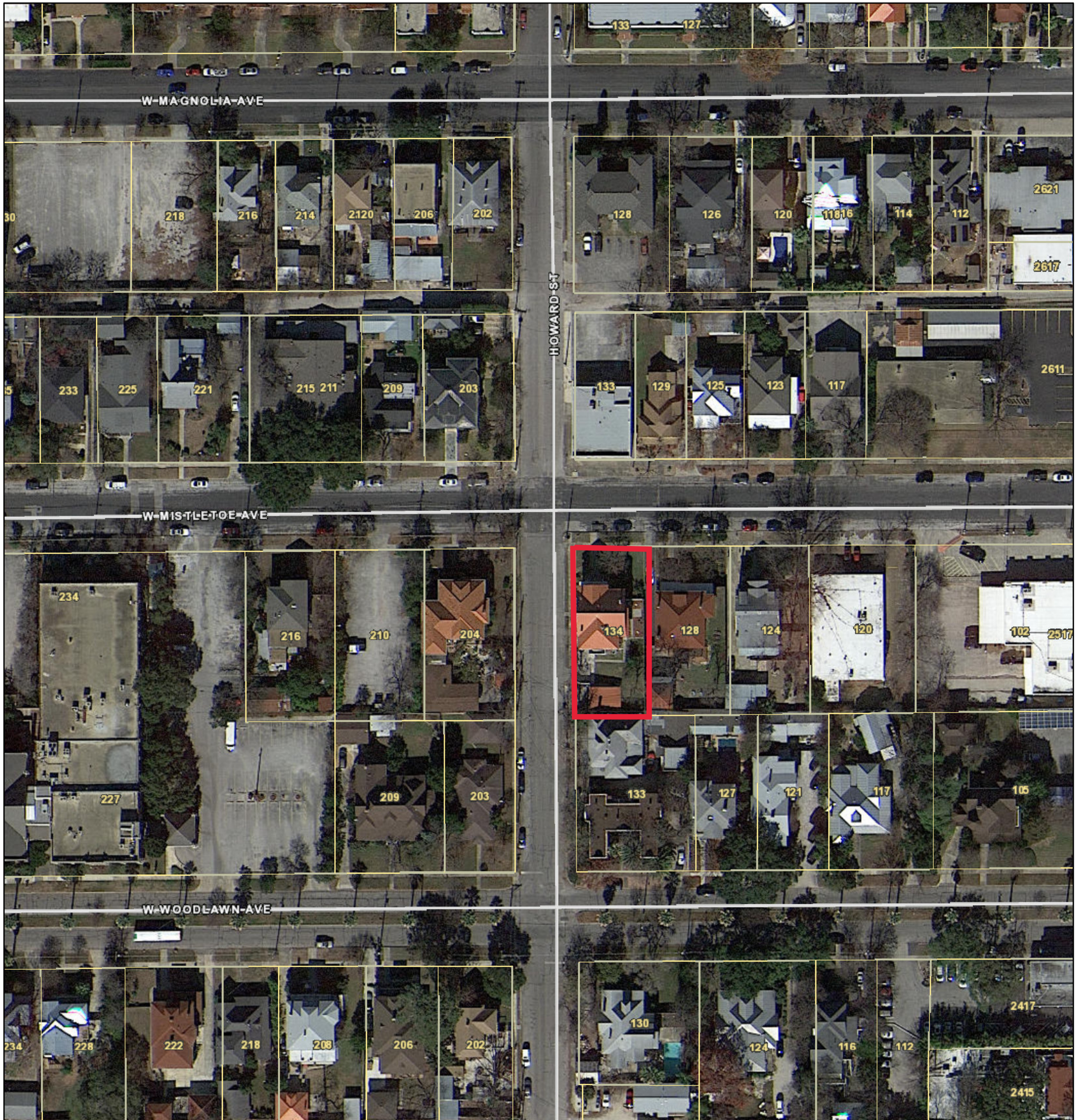
- a. The primary structure located at 134 W Mistletoe is a 2 ½ residential structure constructed circa 1920 in the Craftsman style. The home features woodlap and wood shake siding, a hipped roof, and prominent front porch. The structure is contributing to the Monte Vista Historic District.
- b. **DOOR RELOCATION AND FENESTRATION MODIFICATIONS** – The applicant has proposed to relocate the existing side access door approximately 8’-8 ½” to the south to replace an existing window. A smaller window will also be removed that is currently adjacent to the existing door. The door is to be relocated to accommodate a new ADA ramp. While altering existing openings is generally discouraged, staff finds that the discreet location of this modification on a side façade, as well as its minimal impact to the overall historic character and fenestration pattern of the building, is appropriate.
- c. **ADA RAMP** – The applicant has proposed to construct a wooden ADA ramp on the west elevation of the home. According to the applicant, these modifications are to allow the owners more accessible entry to the house, while preserving the historic front entrance and providing an opportunity for an accessible restroom off the kitchen at the previous location of the existing door and stairs. A similar railing to the existing will be installed, and the same colors as existing will be maintained on all exterior modifications. According to the Historic Design Guidelines for Site Elements, the preferred location of new ramps is at the side or rear of the building when convenient for the user. Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements. As noted in finding b, altering existing doors is generally discouraged, staff finds that the discreet location of this modification on a side façade, as well as its minimal impact to the overall historic character of the building, is consistent with the Guidelines.

RECOMMENDATION:

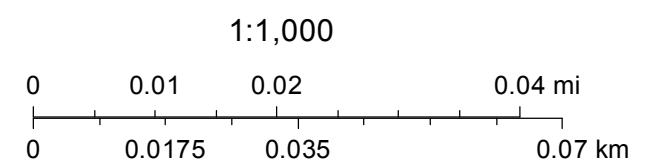
Staff recommends approval of the request items based on findings a through c with the following stipulations:

- i. That the windows be salvaged and stored on site to be used for repairs or in future construction projects.

City of San Antonio One Stop



February 11, 2021







Howard

1200 N. Howard St. Chicago, Ill. 60610









Howard

1200 N. Howard St. N. 1800











No.	Revisions/Date

Drawn:	Project No.
Author	2037
Checked:	Date:
Checker	11/25/19
Scale:	1/8" = 1'-0"

Drawing Title:
ELEVATIONS

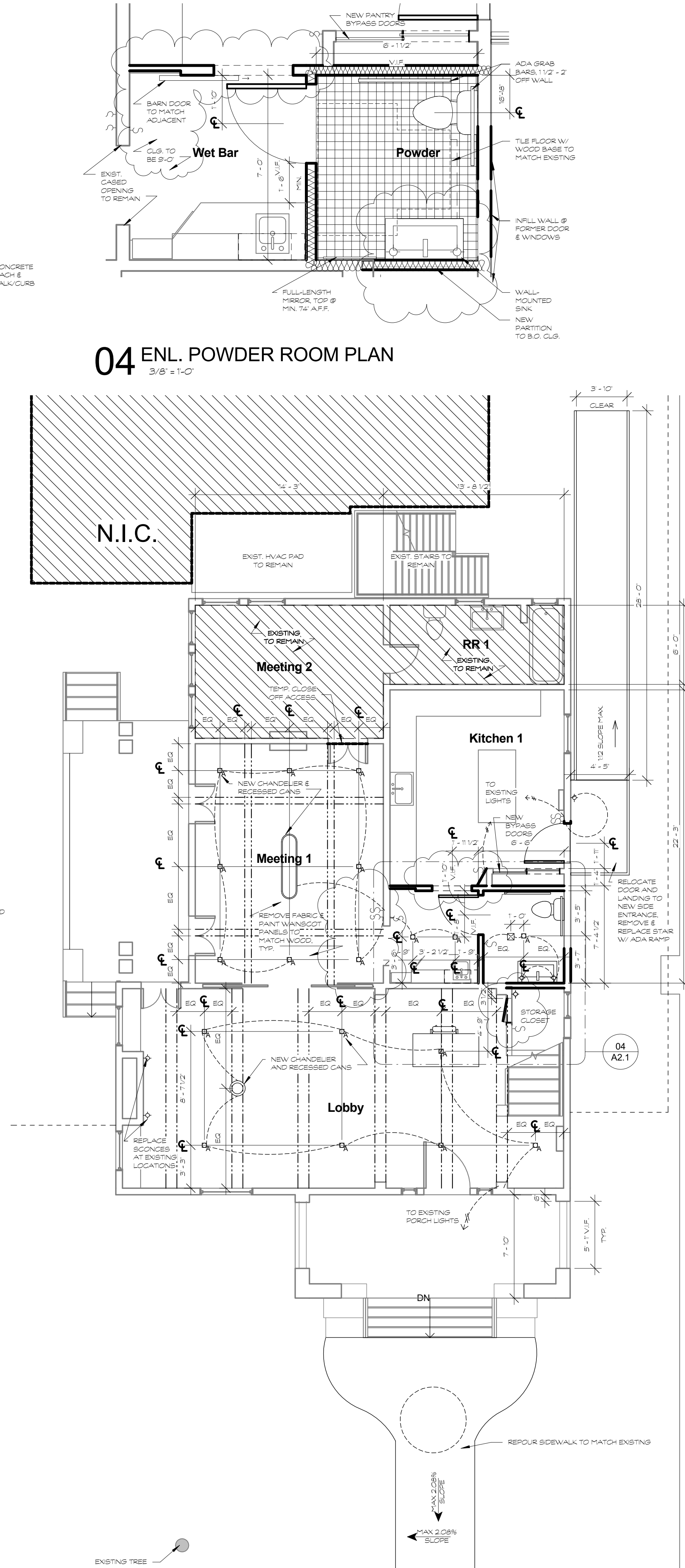
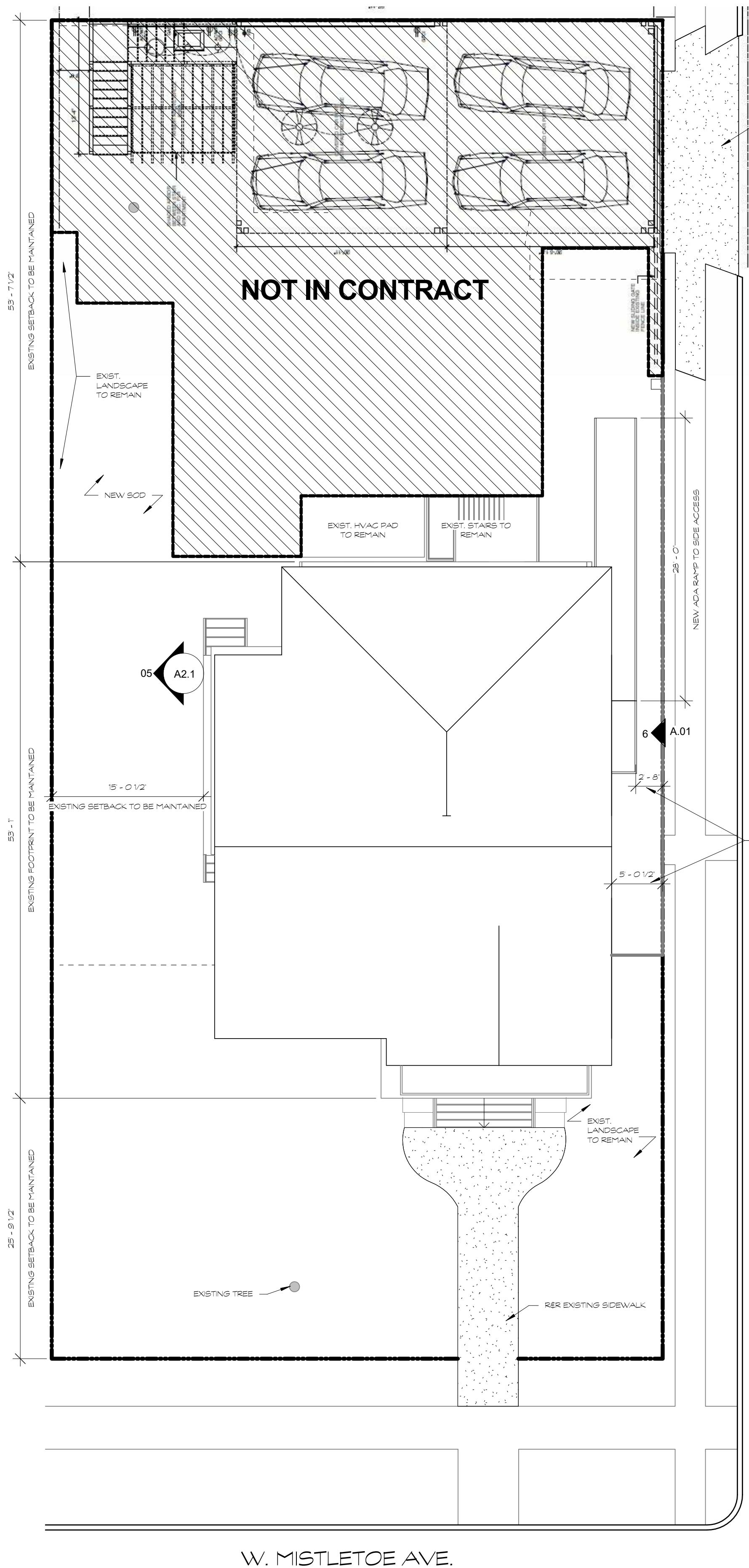
Sheet No.
A4.1



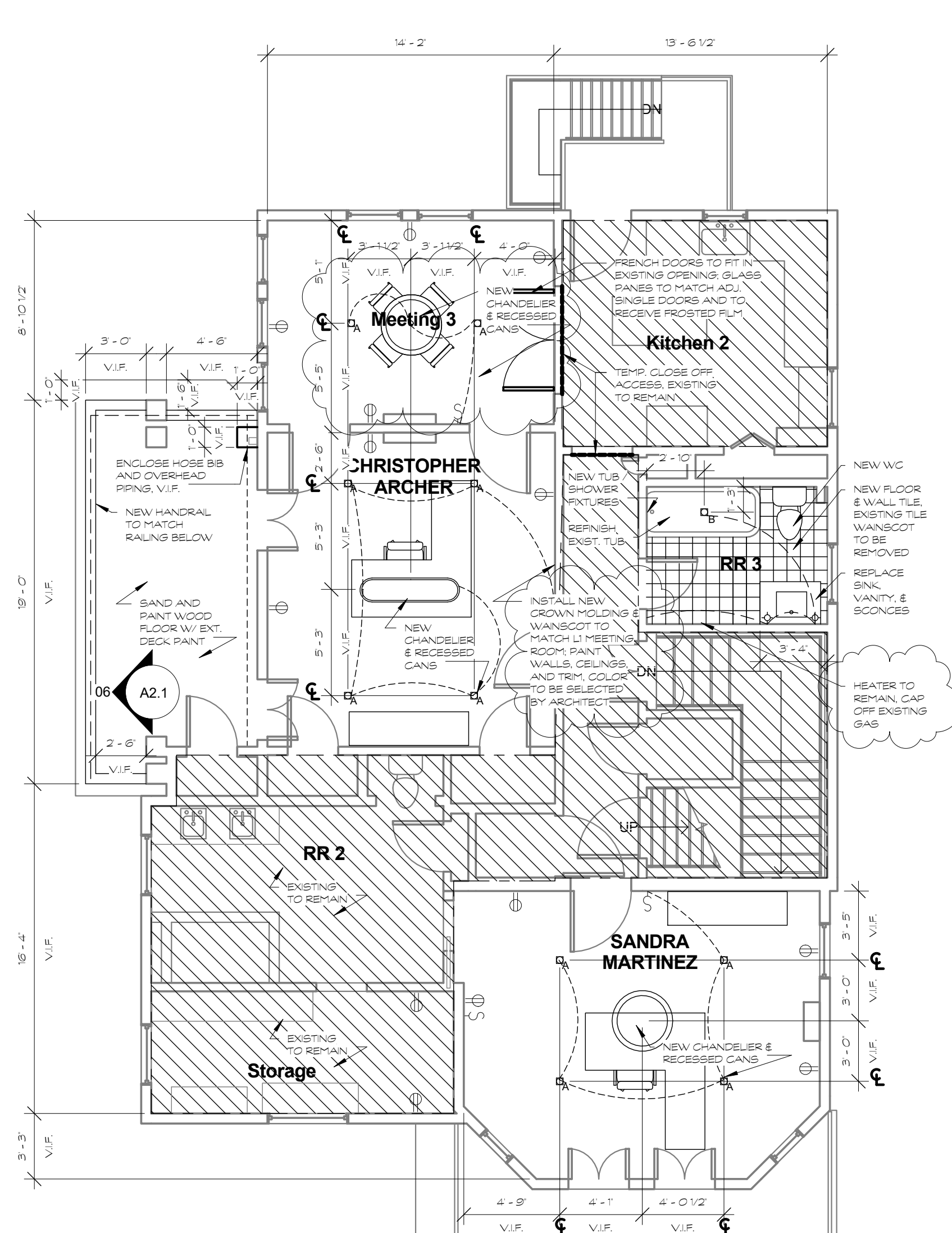
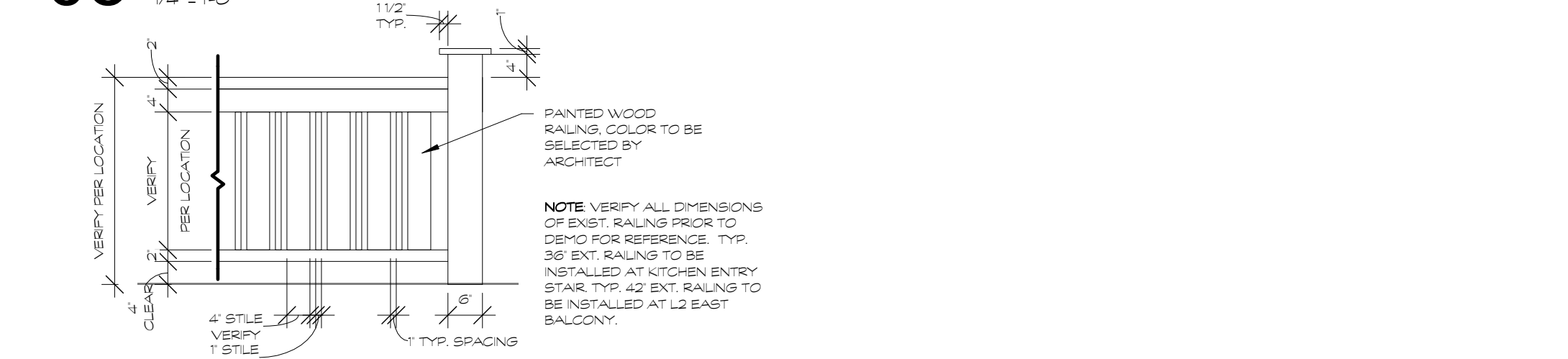
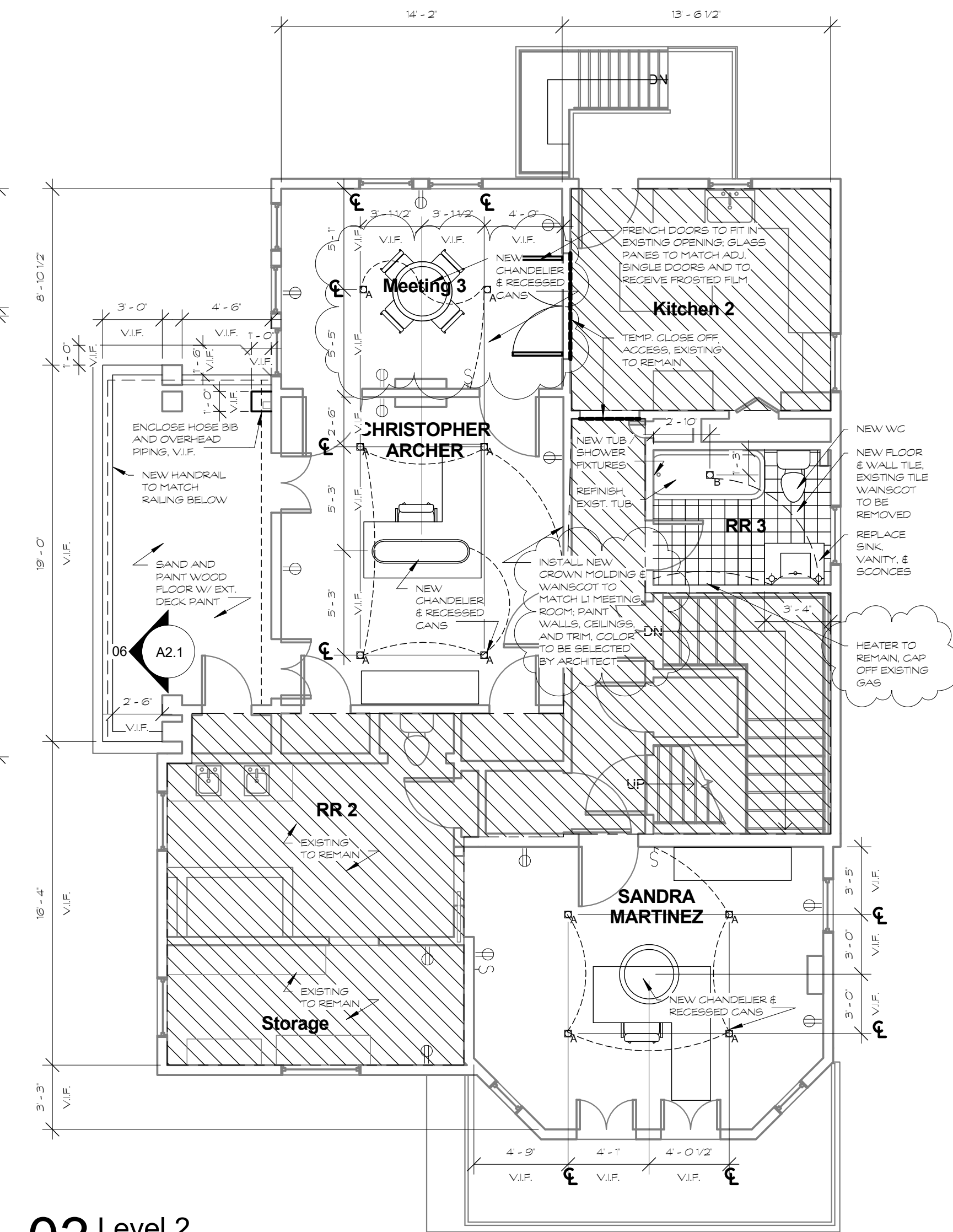
2 West Elevation
1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"



04 ENL. POWDER ROOM PLAN
3/8" = 1'-0"



No.	Revisions/Date

Drawn:	Project No.
Author:	2037
Checked:	Date:
Checker:	11/25/19
Scale:	As indicated
Drawing Title:	FLOOR PLANS