

## HISTORIC AND DESIGN REVIEW COMMISSION

May 05, 2021

**HDRC CASE NO:** 2021-193  
**ADDRESS:** 426 PIERCE  
**LEGAL DESCRIPTION:** NCB 1266 BLK 2 LOT N 120 FT OF 1  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** John Cunningham  
**OWNER:** John Cunningham  
**TYPE OF WORK:** Roof modifications  
**APPLICATION RECEIVED:** April 15, 2021  
**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 the existing rear shed roof addition with extruded gable addition and reclad with new smooth Hardie lap siding.
2. Perform a variety of fenestration replacement and relocation with new wood windows (Pella Lifestyle Series) and wood doors.

### APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations
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.

#### 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.

## *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.

### 3. Guidelines for Additions

#### 1. Massing and Form of Residential Additions

##### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms

### 4. Architectural Details

##### A. GENERAL

- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

## **FINDINGS:**

- a. The primary historic structure at 426 Pierce, formerly addressed at 802 E Carson, was constructed circa 1910 in the Folk Victorian style, first appears on the 1911 Sanborn map, and contributes to the Government Hill Historic District. The one-story residential structure features a traditional L-plan with a variety of rear additions, wood lap siding, fish scale shingles under the original gables, and a variety of window sizes, materials, and configuration.
- b. ADDITION – The applicant has proposed to modify the shed roof of the rear addition to instead feature an extruded gable from historic roof form. The applicant has also proposed to reclad the new rear addition with 4” exposure, smooth Hardie lap siding and a vertical trim piece to distinguish between new and original forms. Per the Guidelines for Additions 1.A.iii., applicants should utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions; and 1.A.iv., applicants should utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Staff finds the proposed modifications are consistent with the Guidelines.
- c. FENESTRATION MODIFICATIONS – The applicant has proposed to perform a variety of fenestration replacement and relocation, primarily by restoring wood windows and placing them in more predominately visible window openings while installing new wood windows (Pella Lifestyle) and wood doors where they have been previously replaced or modified. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., applicants should 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, and avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Staff finds that the proposed scopes of work and the submitted elevation drawings of restored fenestration sizes, location, and configuration are consistent with the Guidelines and that the proposed window opening restoration is supported by the visible cut lines in the infill siding and typical historic fenestration patterns.
- d. WINDOW REPLACEMENT – For previously replaced windows identified by their aluminum material or diminished sizes, the applicant proposed to relocate repaired wood windows to predominantly visible areas and install new wood windows (Pella Lifestyle). Per the Guidelines for Exterior Maintenance and Alterations 6.B.vii., applicants should replace non-historic incompatible windows with windows that are typical of the architectural style of the building. Staff finds that the proposed product Pella Lifestyle are consistent with the *Standard Specifications for Wood Window Replacement* with the emphasized stipulation that if divided lites are used, they should be true exterior wood muntins rather than faux grids between panes.

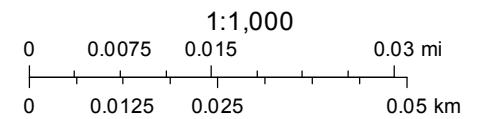
## **RECOMMENDATION:**

Staff recommends approved of items 1 and 2 as proposed based on the findings. The applicant may continue to work with staff to verify the final window products fully adhere to the *Standard Specifications for Wood Window Replacement* prior to purchase and installation.

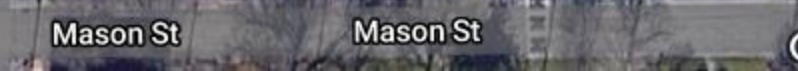
# 426 Pierce



April 27, 2021









514

809

801

816

421

802

808

420

426 Pierce Ave, San Antonio, TX 78208

E Carson

Pierce Ave

Pierce Ave

Pierce Ave


Colita St


Google



800 E Carson

San Antonio, Texas

 Google

 Street View

clores Coffee House

 426 Pierce  
San Antonio, TX

Sonic Drive-In



420 Pierce Ave  
San Antonio, Texas

Google

Street View

ores Coffee House

426 Pierc  
Antonio,

Sonic Drive-In





802

FOR SALE

NO TRESPASSING







# 426 Pierce

**Problem:** Over time the original house has been modified, added on to and damaged. Resulting in a historic structure that lacks visual continuity.

**Proposal:** Within my financial limitations, and through the utilization of restorative techniques and some modern materials, I am looking to create visual continuity and restore the historic aesthetic.

## Extending Rear Gable

- Remove shed roof
- Extend existing gable
- Vertical trim piece between shed roof area and original house will be maintained, distinguishing the original structure
- Siding will be replaced with 4" non wood grain hardieplank cement siding

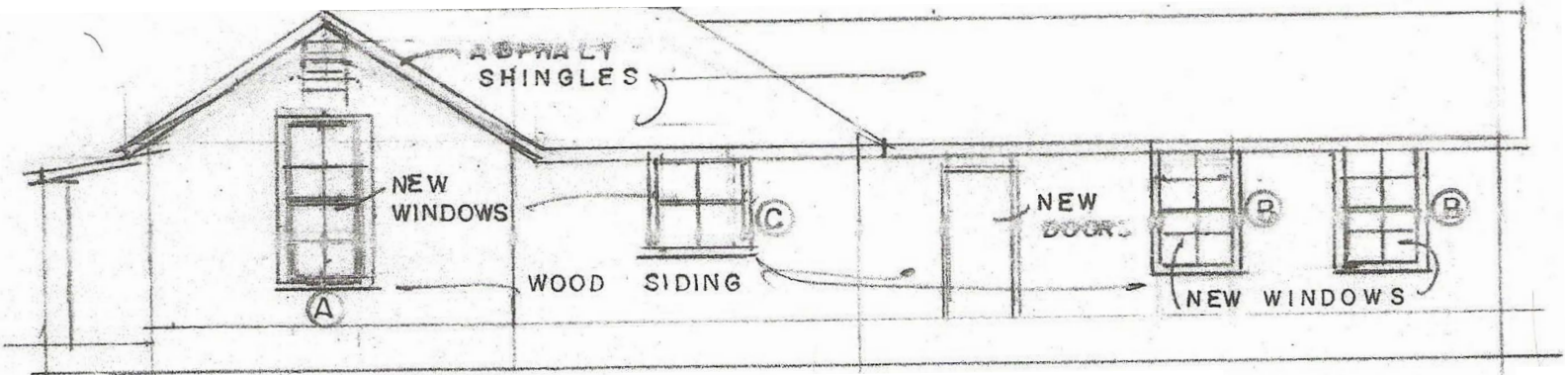


## Original Wood Siding Repair

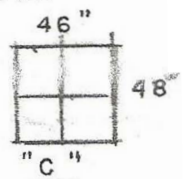
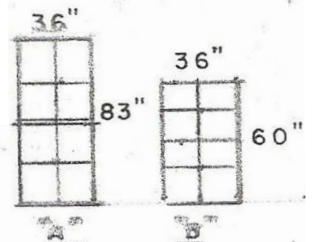
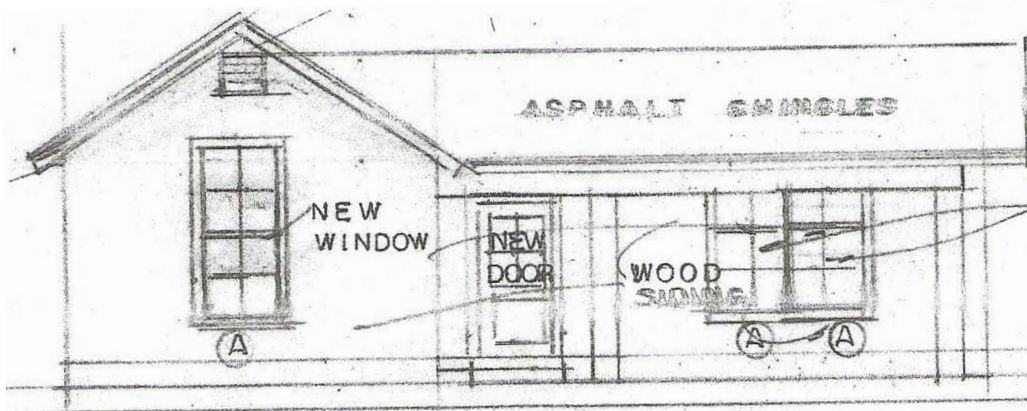
- Only existing wood siding will be repaired. No new siding will be used with the exception of the hardieplank siding specified on the extension of the rear gable

**SALVADOR CARDENAS**  
**ARCHITECT**  
 15214 ROCK RIVER PH. 496-2443  
 SAN ANTONIO, TEXAS 78247

REAR ELEV. SCALE: 1/8" = 1'-0"

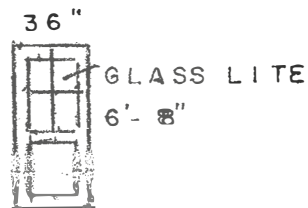


RIGHT SIDE ELEV. SCALE: 1/8" = 1'-0"



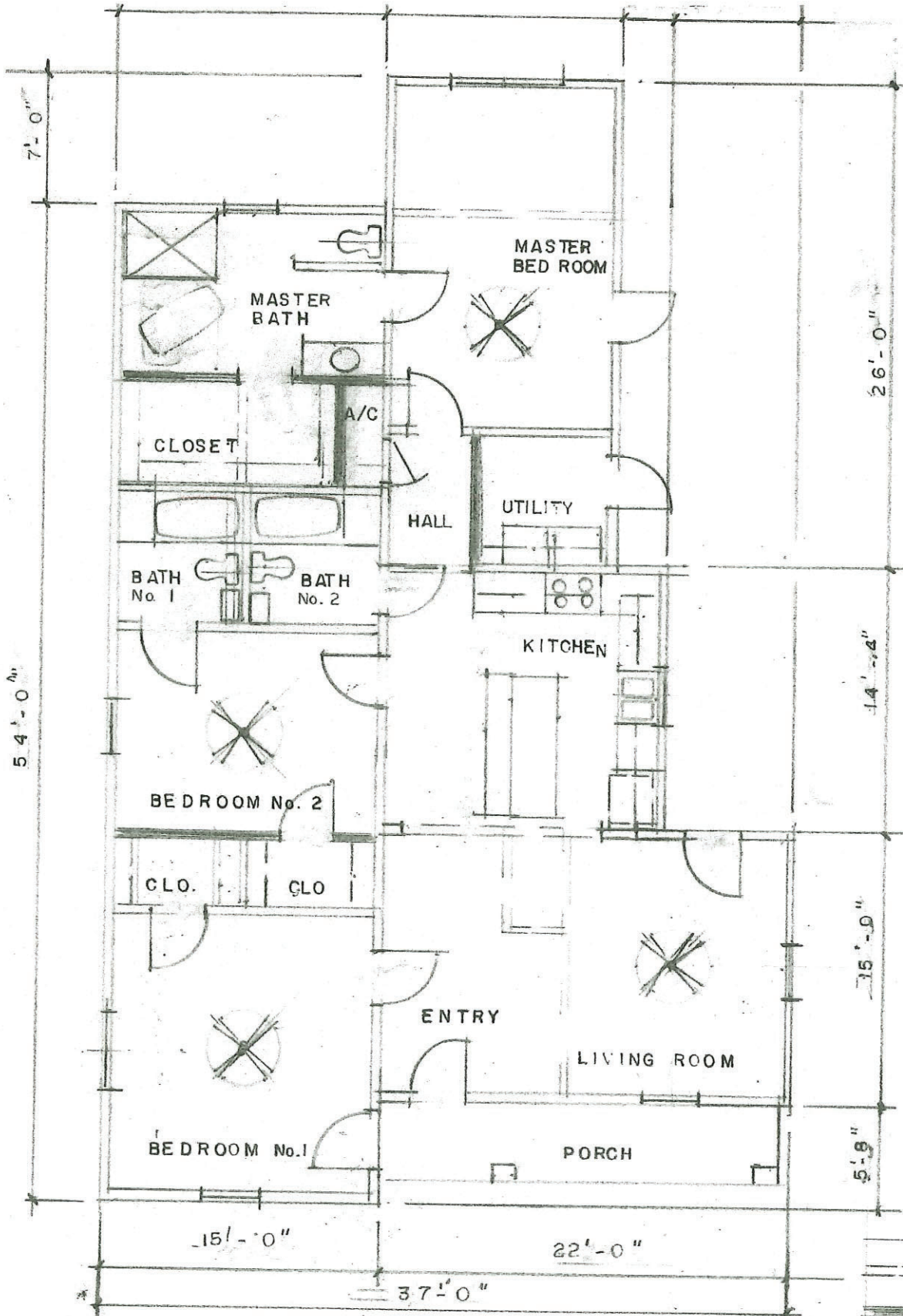
FRONT ELEV. SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE



ENTRY  
DOOR

REMODELING TO EXIST. RESIDENCE FOR  
 MR. & MRS. M. CUNNINGHAM  
 426 PIERCE SAN ANTONIO, TEXAS



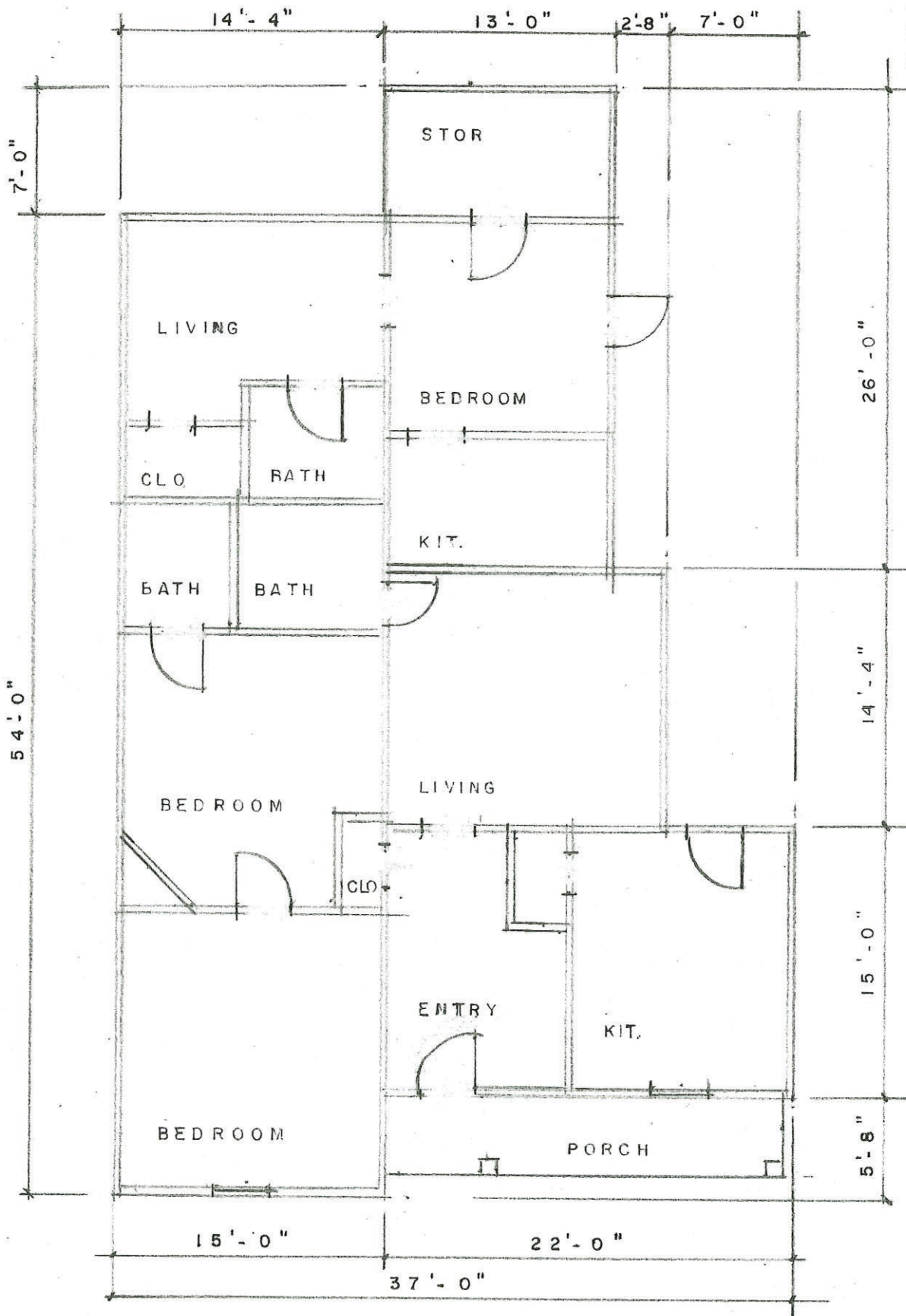
**LEGEND:**

EXIST. PARTITION  
 TO BE REMOVED  
 NEW PARTITIONS  
 2x4 WOOD STUDS,  
 16" o.c., GYP. BD.,  
 T&F, TEXTURE &  
 PAINT.

**REVISED FLOOR PLAN SCALE: 1/8"=1'-0"**

REMODELING TO EXIST. RESIDENCE FOR:  
 MR. & MRS. M. CUNNINGHAM  
 426 PIERCE SAN ANTONIO, TEXAS

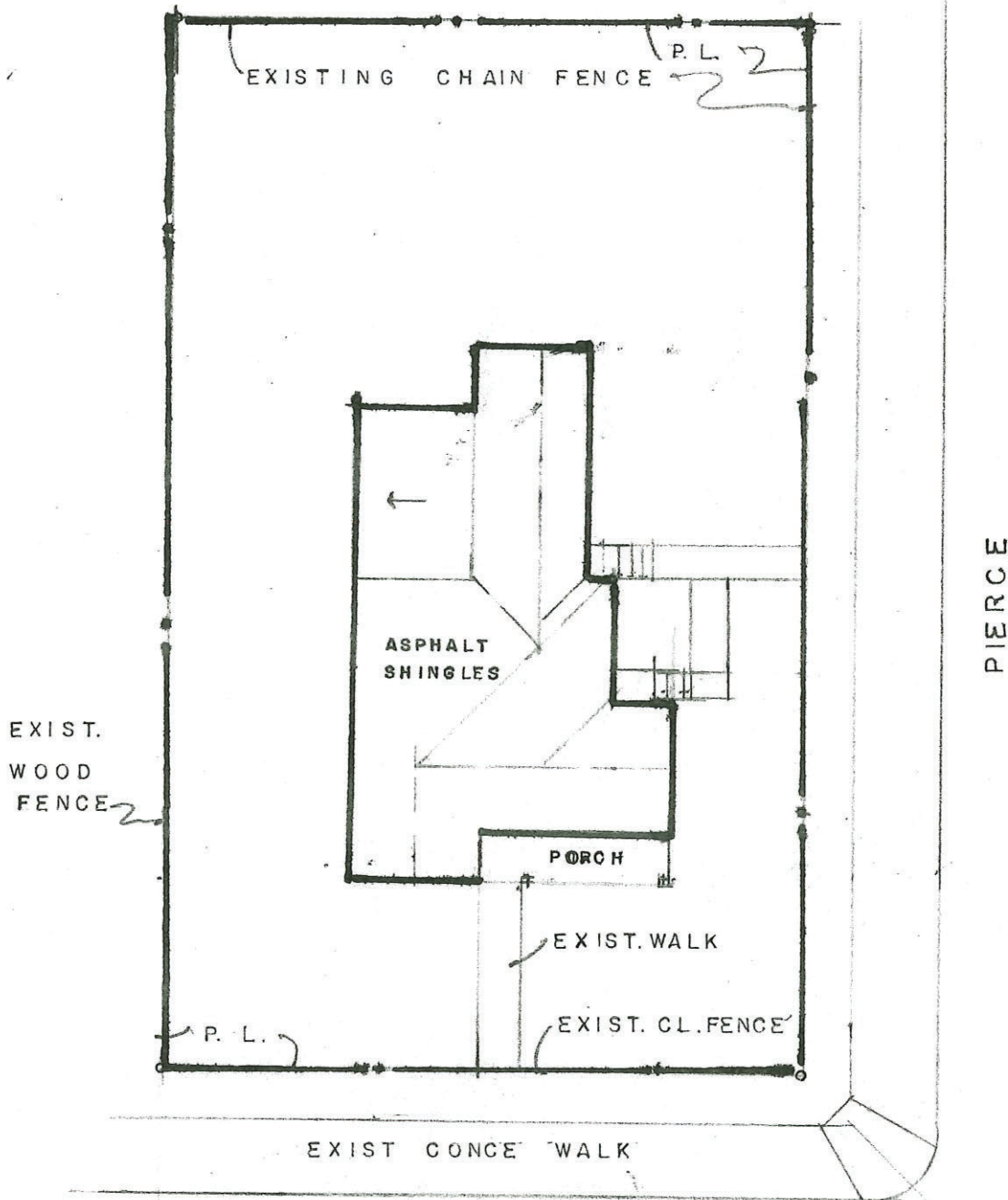
SALVADOR CARDENAS  
ARCHITECT  
15214 ROCK RIVER ST 496-2443  
SAN ANTONIO, TEXAS 78247



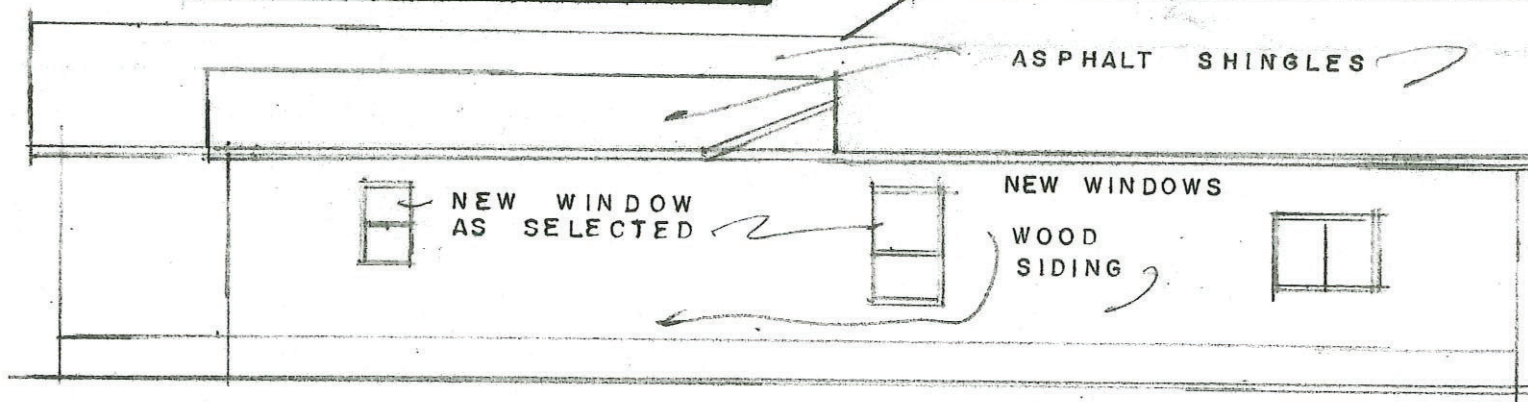
# FLOOR PLAN - EXIST. CONDITIONS

SCALE: 1/8" = 1'-0"

REMODELING TO EXIST. RESIDENCE FOR  
MR. & MRS. M. CUNNINGHAM  
426 PIERCE SAN ANTONIO, TEXAS

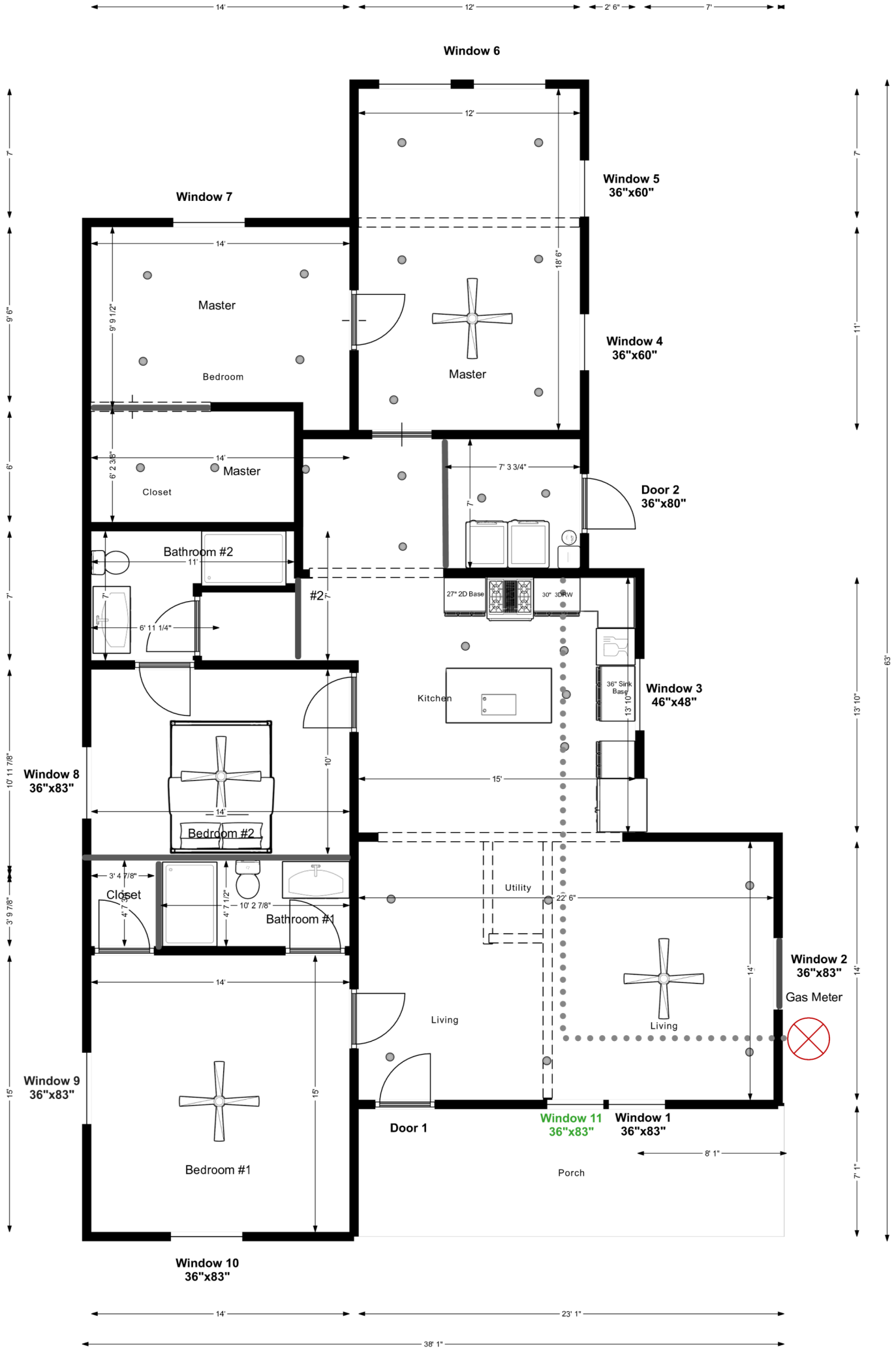


CARSON  
SITE PLAN S.C. 1" = 20'



LEFT SIDE ELEV. SCALE: 1/8" = 1'-0"

REMODELING TO EXIST. RESIDENCE  
MR. & MRS. M. CUNNINGHAM  
426 PIERCE SAN ANTONIO, TEX.



# Windows

## Window 1

Condition: Rough/Non operational, evidence of wood rot

Proposal:

- Attempt to restore the window and relocate it to the position of window 2.
- Replace window with Window A, which is the same size (36"x83") and design



## Window 2

Condition: Rough/Non Operational

Proposal: Based on the interior framing and exterior siding, this window originally was the same size as the front facing windows. We propose to replace this window with the restored "Window 1"



### Window 3

Condition: Rough, Aluminum window

Proposal: Replace with a similiary sized window 46"x48" , that is more consistent with the original architecture/grid design



### Window 4 and 5

Condition: Door grill and No window

Proposal: replace door with window B, which will be 36"x60" and will feature the same mullion/grill design as the other windows.

*Reference attached Architectural Elevations for proposed placement of "window 5"*



Window 6

Condition: Damaged

Proposal: Repair



Window 7

Condition: Damaged

Proposal: Repair



### Window 8

Condition: Damaged

Proposal: Replace window 8 with a repaired and restored "window 9"



### Window 9

Condition: Fire Damaged/Non Operational

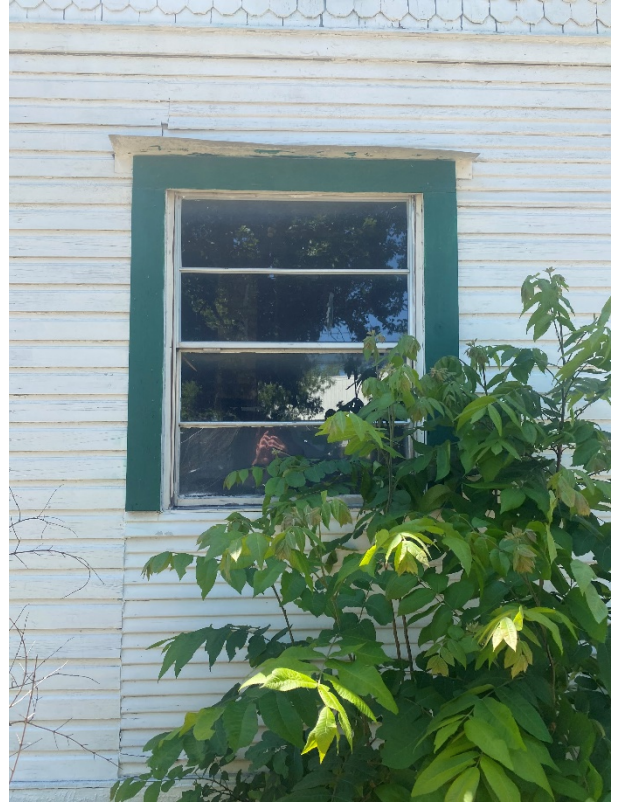
Proposal: Attempt to restore window, relocate to the position of "Window 8" replace with a new window that is the same size and design – Window A 36"x83"



#### Window 10

Condition: Damaged

Proposal: Based on the interior framing and exterior siding, it appears this window use to be 36"x83", we propose replacing this window with the original sized window and design 36"x83".



#### Window 11

Proposal: Based on the interior framing, it appears there use to be a window next to Window 1. We propose to add window next to window 1 with a window that is the same size and design – 36"x83".

## Doors

### Door 1

Proposal: replace with wood door with glass that matches the grille pattern of windows (transom will remain)

New Door – Disregard side panels



Old Door



Door 2

Proposal: replace door with like replacement



# Pella® Lifestyle Series

Clad/Wood



#1 performing wood window and patio door for the combination of energy, sound and value.<sup>1</sup>

Triple-pane casement



Dual-pane casement



- **Performance redefined**

You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>1</sup>

- **Energy Star® certified<sup>2</sup>**

Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2021.

- **Enhanced sound control**

Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.<sup>3</sup>

- **Popular features and options**

Low-maintenance aluminum-clad exteriors. Factory prefinish with a choice of seven stain colors, three paint colors, primed or unfinished. Several grille types and patterns and high-transparency screens are also available.

- **Intentional design for improved durability**

Intentional jamb/sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.

- **Durable 3-way corner joint**

Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.

- **Low-maintenance exteriors**

Aluminum-clad exteriors with EnduraClad® finish resists fading and chalking. It is applied in an overlapping fashion for exceptional protection.

- **Exclusive wood protection**

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

- **Best limited lifetime warranty<sup>4</sup>**

Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>4</sup>

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Available in these window and patio door styles:<sup>5</sup>



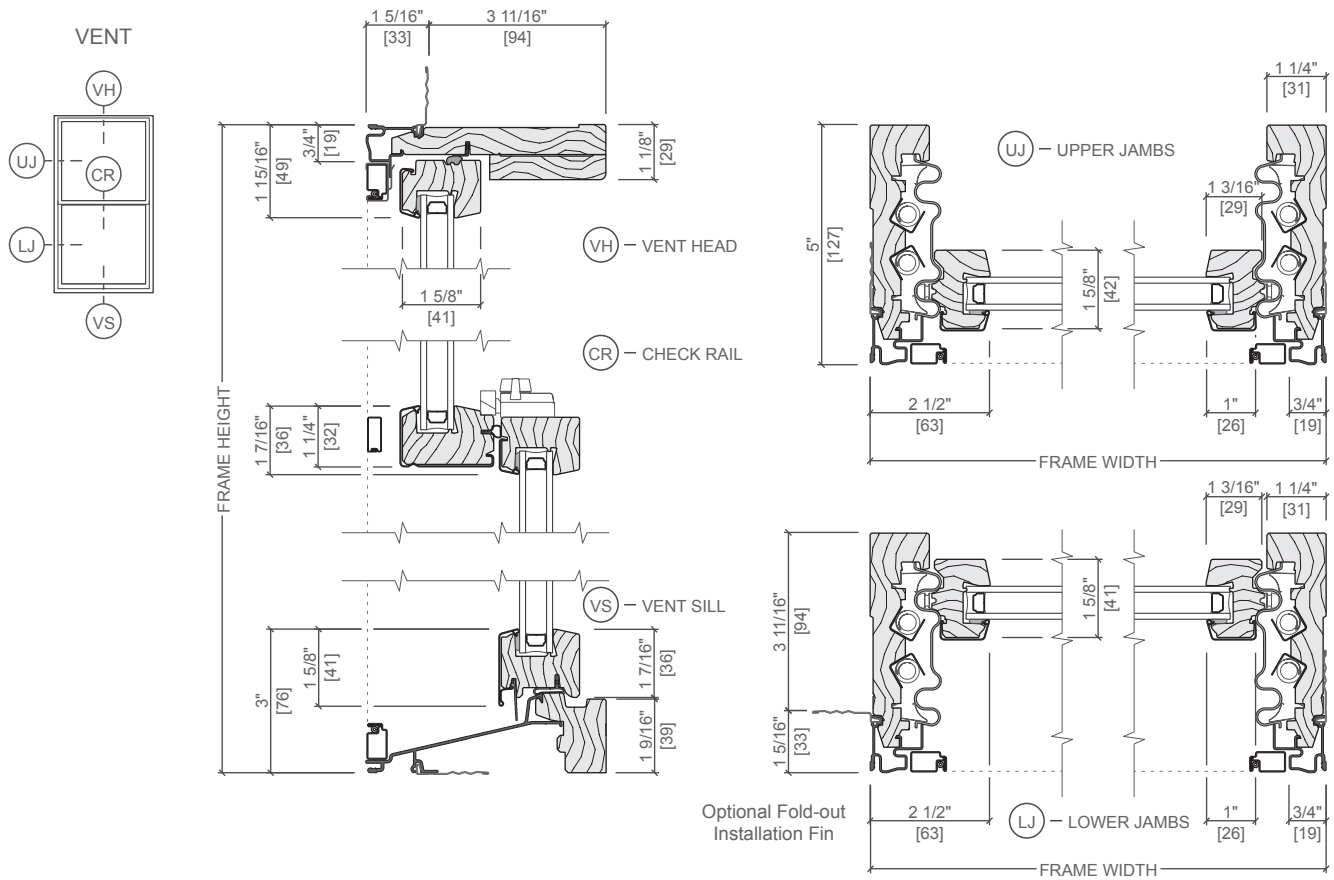
Special shape windows also available.

<sup>1,2,3,4,5</sup> See back cover for disclosures.



## Lifestyle Series Double-Hung

### Unit Sections



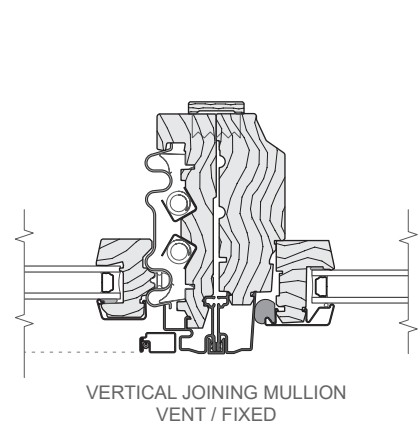
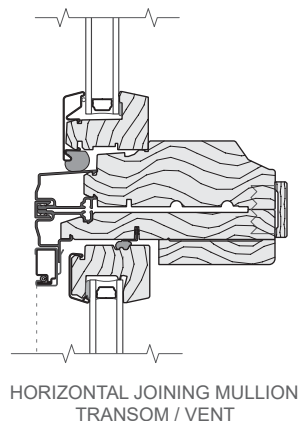
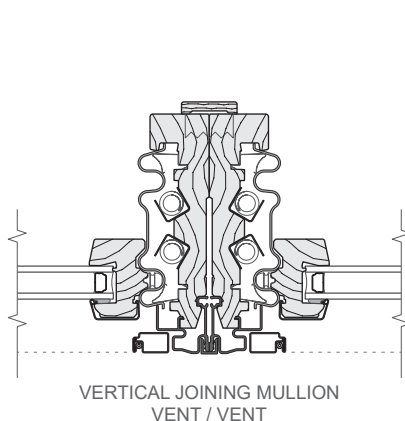
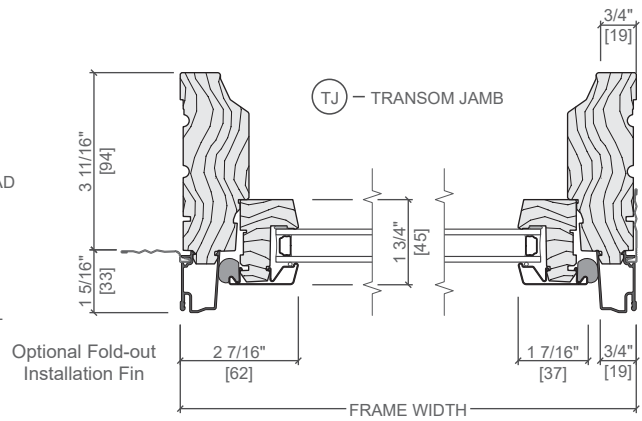
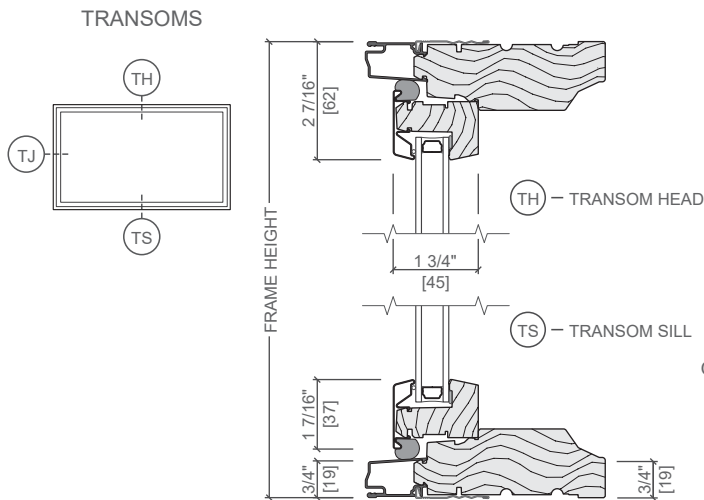
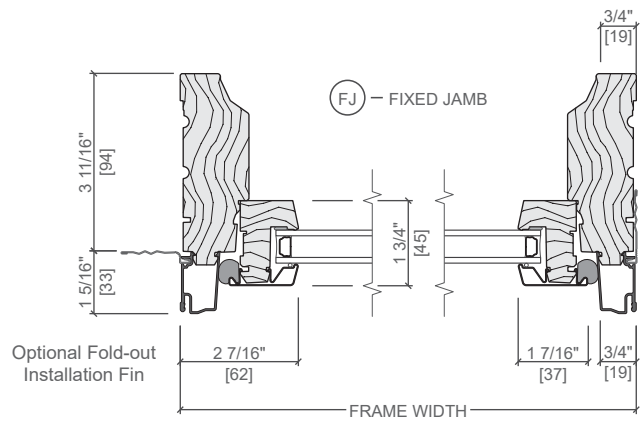
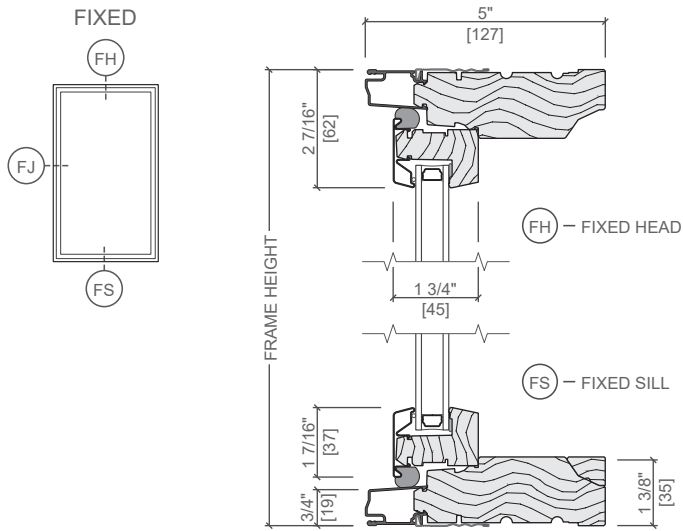
Scale 3" = 1' 0"

All dimensions are approximate.



# Lifestyle Series Double-Hung

## Unit Sections



Scale 3" = 1' 0"

All dimensions are approximate.

See [www.Pella.com](http://www.Pella.com) for mullion limitations and reinforcing requirements.