

# HISTORIC AND DESIGN REVIEW COMMISSION

July 07, 2021

**HDRC CASE NO:** 2021-236  
**ADDRESS:** 837 E GUENTHER ST  
**LEGAL DESCRIPTION:** NCB 2917 BLK 6 LOT E IRREG 86.37 FT OF 10 & N 7 FT OF E IRREG 71 FT OF 11  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Sergio Bravo/BAM Studios  
**OWNER:** Anna Maria Sanchez/SANCHEZ ANNA MARIA  
**TYPE OF WORK:** Roof modifications, exterior modifications, window replacement, construction of a rear addition  
**APPLICATION RECEIVED:** April 30, 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:

1. Replace the exterior asbestos shingle siding throughout with horizontal lap composite siding.
2. Enclose a portion of the existing side carport to create interior conditioned living space. The enclosure will include new composite siding and a new door and window.
3. Perform carport modifications, to include the replacement of wrought iron columns with simple wood columns and the removal of a screen on the north elevation featuring a low brick wall with wood slats.
4. Construct a rear addition.
5. Replace the flat roof with a new low-pitched shed roof. The roof profile on the front façade will be raised slightly and will retain the horizontality of the existing roof. The roofing material is requested to be white TPO, a thermoplastic polyolefin single-ply roofing membrane.
6. Replace all aluminum windows with new aluminum clad wood windows. No window opening locations or sizes are requested to be modified.

## 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 striping 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.

## 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.

## 3. Materials: Roofs

### A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

## 4. Materials: Metal

### A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

## 5. Architectural Features: Lighting

### A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

## 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.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

### 8. Architectural Features: Foundations

#### A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

### 12. Increasing Energy Efficiency

#### A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.



- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.

## **FINDINGS:**

- a. The primary structure located at 837 E Guenther is a 1-story residential structure constructed circa 1960 with Midcentury Modern influences. The structure features an asbestos shingle façade, a flat roof, a recessed entryway, aluminum windows, and an open side carport. The structure is contributing to the King William Historic District.
- b. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) on May 25, 2021, to review a prior proposal. The proposal included altering the flat roof to a side gabled roof and fully enclosing the front carport. The DRC provided feedback to retain the existing flat roofline and explore ways to retain the carport configuration. The applicant met again with the DRC on June 22, 2021, to review the currently requested proposal. The DRC was favorable of the modifications and found the partial carport enclosure, rear addition, and roof pitch modifications appropriate for the style of the structure.
- c. SIDING REPLACEMENT - The applicant has proposed to replace the existing asbestos shingle siding with new horizontal lap composite siding. The applicant has not specified if the request is for a smooth board or a board with faux grain, and has not indicated the proposed dimension of the reveal between boards. Staff generally finds the replacement of asbestos shingles to be appropriate with the stipulations in the recommendation.
- d. PARTIAL CARPORT ENCLOSURE - The applicant has proposed to enclose a portion of the existing side carport. The carport will still retain enough space for a car to park beneath the projecting structure, and will still visually read as a recessed carport from the street. A new door and window will be installed on this new elevation. Staff finds the request appropriate.
- e. CARPORT MODIFICATIONS – The applicant has proposed to perform additional carport modifications, to include the replacement of wrought iron columns with simple wood columns and the removal of a screen on the north elevation featuring a low brick wall with wood slats. Per the Guidelines, existing porte-cocheres and carports should be preserved, including historic balusters, columns, screens, or other character-defining elements of a structure. When replacement is necessary, replace elements in-kind in terms of materials, spacing, profile, dimension, finish, and height. Staff finds that the wrought iron columns are not original to the property, were likely a later modification, and are not character defining and can be replaced with simple square columns that are a maximum of 6x6” in width. However, staff finds that the screen on the north elevation is a character defining feature of the structure and of the midcentury style. Staff finds that the applicant should retain this screening element in the proposed design.
- f. ROOF FORM AND MATERIAL MODIFICATIONS - The applicant has proposed to replace the existing flat roof with a new low-pitched shed roof. The roof profile on the front façade will be raised slightly and will retain the horizontality of the existing roof. As requested, the roof material will be a white TPO, or thermoplastic polyolefin single-ply roofing membrane. The applicant has noted that this modification in pitch will improve drainage. According to the Guidelines, the original shape, line, pitch, and overhang of historic roofs when replacement is necessary should be retained. Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends. Staff finds the proposed roof pitch change and associated modifications consistent with the Guidelines due to the minimal alteration to the front façade, and the retention of the horizontality of the roof, which is a character defining feature of the style of the home. Staff does not find the use of TPO as a roofing material appropriate for this structure. TPO is most commonly used on industrial and commercial buildings with flat roofs and/or raised parapets, where visibility is low. Additionally, the Guidelines state that a white or cool roof, such as a TPO product or similar, should not be installed when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet. The pitch of this roof will be visible from the San Antonio River. Staff finds that the applicant should utilize an asphalt shingle roof to be consistent with the Guidelines and more consistent with the roofing materials used on residential single family structures of the era.

- g. ADDITION – The applicant has requested to construct a rear addition to the northwest portion of the structure. The addition will measure less than 200 square feet and will continue the proposed material and window palette, scale, massing, and detailing. Staff generally finds the request consistent with the Guidelines.
- h. WINDOW REPLACEMENT: MATERIAL – The existing windows in the structure are aluminum. In general, the use of aluminum windows in new construction became more prevalent during the post-war construction boom and grew in popularity into the mid-20th century. The quality, durability, and repairability of these windows is less than their wood predecessors which were constructed by hand using quality, old-growth lumber. Wood windows were designed to be integral to the structure in which they were installed and were intended to be repaired and maintained over time. In contrast, aluminum windows cannot be easily spot-repaired once they fail, were factory-produced, and were generally not integral to the overall intentional design of the structures in which they were installed. Aluminum windows are also more susceptible to condensation as a result of their materiality which can contribute to long-term damage of other elements. A proposed replacement window product that is in keeping with the architectural style or construction period of the house and maintains a similar visual appearance could be considered consistent with the Guidelines, even in circumstances where original aluminum windows are present.
- i. WINDOW REPLACEMENT – The applicant has proposed to replace all existing aluminum windows with new aluminum clad wood windows. No modifications to window locations or openings are requested at this time. Per the applicant, the new windows will match the existing configurations as closely as possible and will also feature similar stile and rail proportions. Staff finds the request appropriate with the stipulations listed in the recommendation.

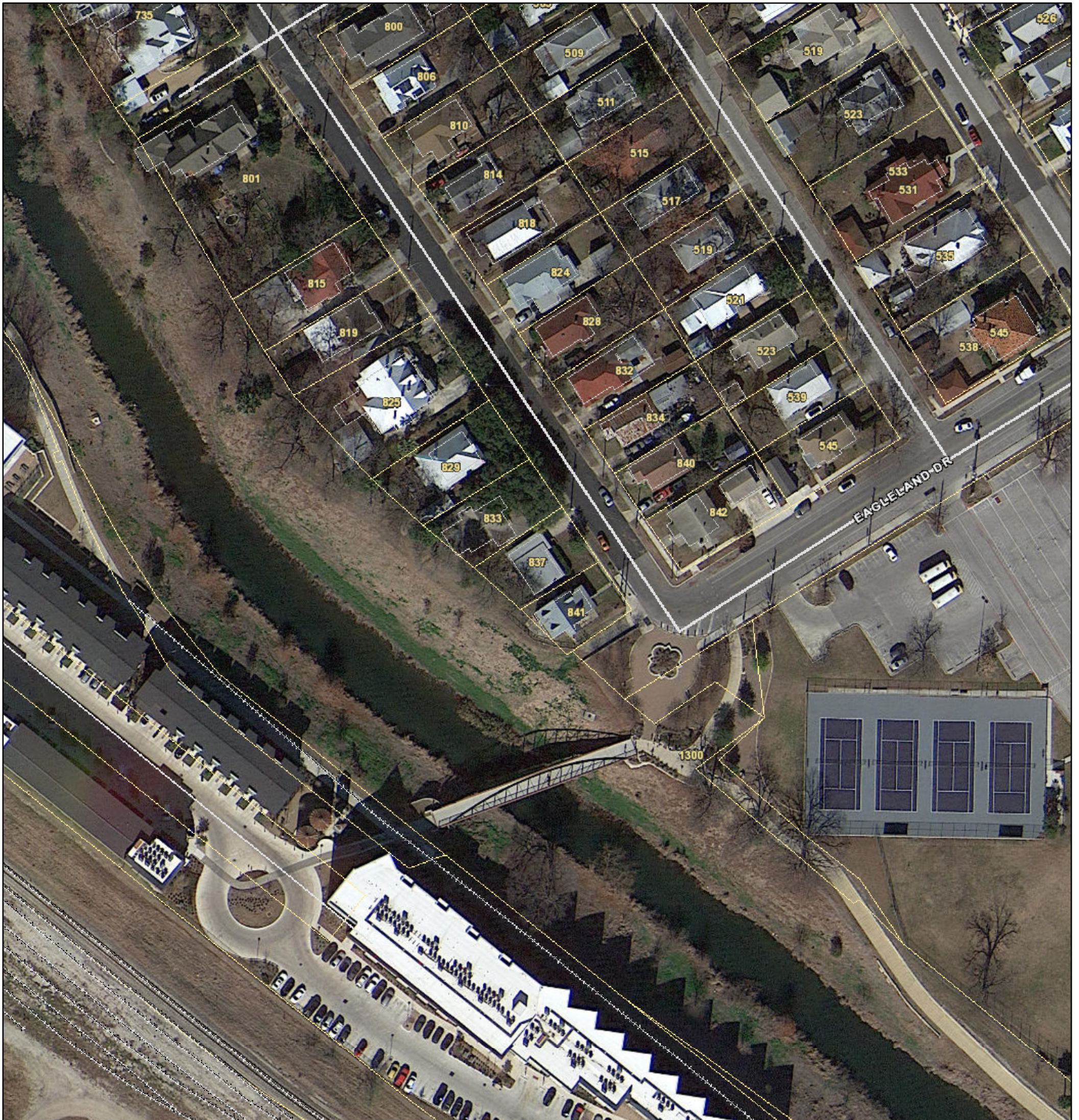
## **RECOMMENDATION:**

Staff recommends approval of the request items with the following stipulations:

- i. That the applicant retains the low brick wall and screening on the north side of the carport as noted in finding e. The applicant is required to submit an updated drawings set that reflects this to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant utilize asphalt shingles for the roofing material in lieu of the requested TPO as noted in finding f. An updated product specification is required to be submitted for staff review and approval.
- iii. That the siding feature a maximum reveal of 8 inches and a smooth finish. Faux grain is not permitted.
- iv. That the new carport columns be a maximum width of 6x6” and feature chamfered corners and a simple column and base.
- v. That the replacement window product matches the existing proportion, dimensions, proportion, configuration, and inset of the existing windows as closely as possible. Existing openings on the structure should not be enlarged or minimized to accommodate a replacement product. A window schedule and detailed product specifications shall be submitted to staff for review and approval that indicates all configurations to be installed in the structure prior to the issuance of a Certificate of Appropriateness.
- vi. That the applicant submit all new door specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.



# City of San Antonio One Stop



July 1, 2021



















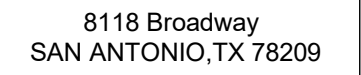












SITE PLAN  
1/16" = 1'-0"

Existing house is approximate 842 sqft - proposed enclosure of carport area is +280 sqft for a total of 1122 sqft conditioned space.

DESIGN DEVELOPMENT SET - FOR REVIEW ONLY

007 E. Guadalupe St.  
San Antonio, TX 78210

SAN ANTONIO, TEXAS 78213

★
★
★
★
★
★

DF: 1





NORHT / EAST - EXISTING



SOUTH / EAST - EXISTING



SOUTH / WEST - EXISTING



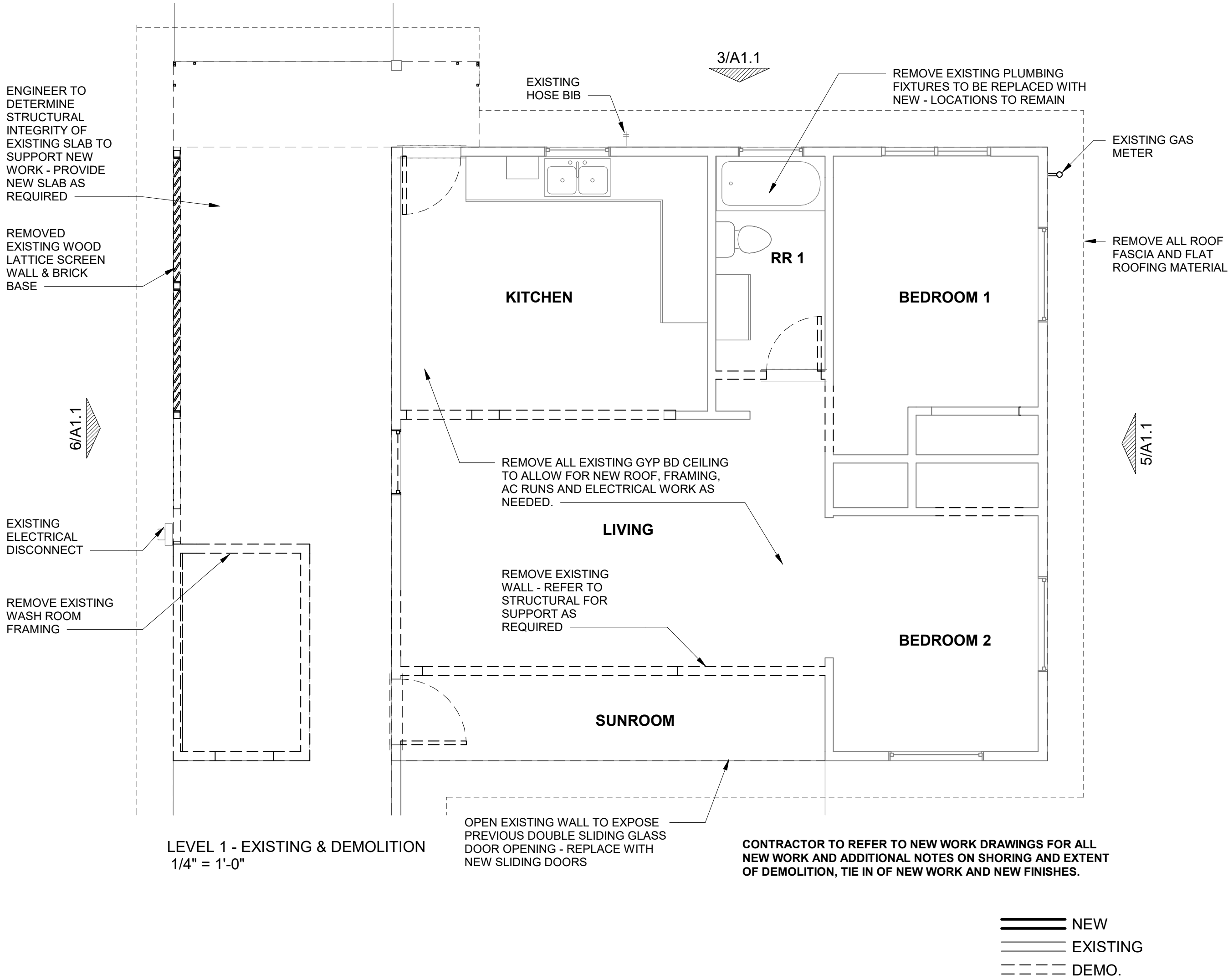
NORHT / WEST - EXISTING



NORHT / WEST - EXISTING



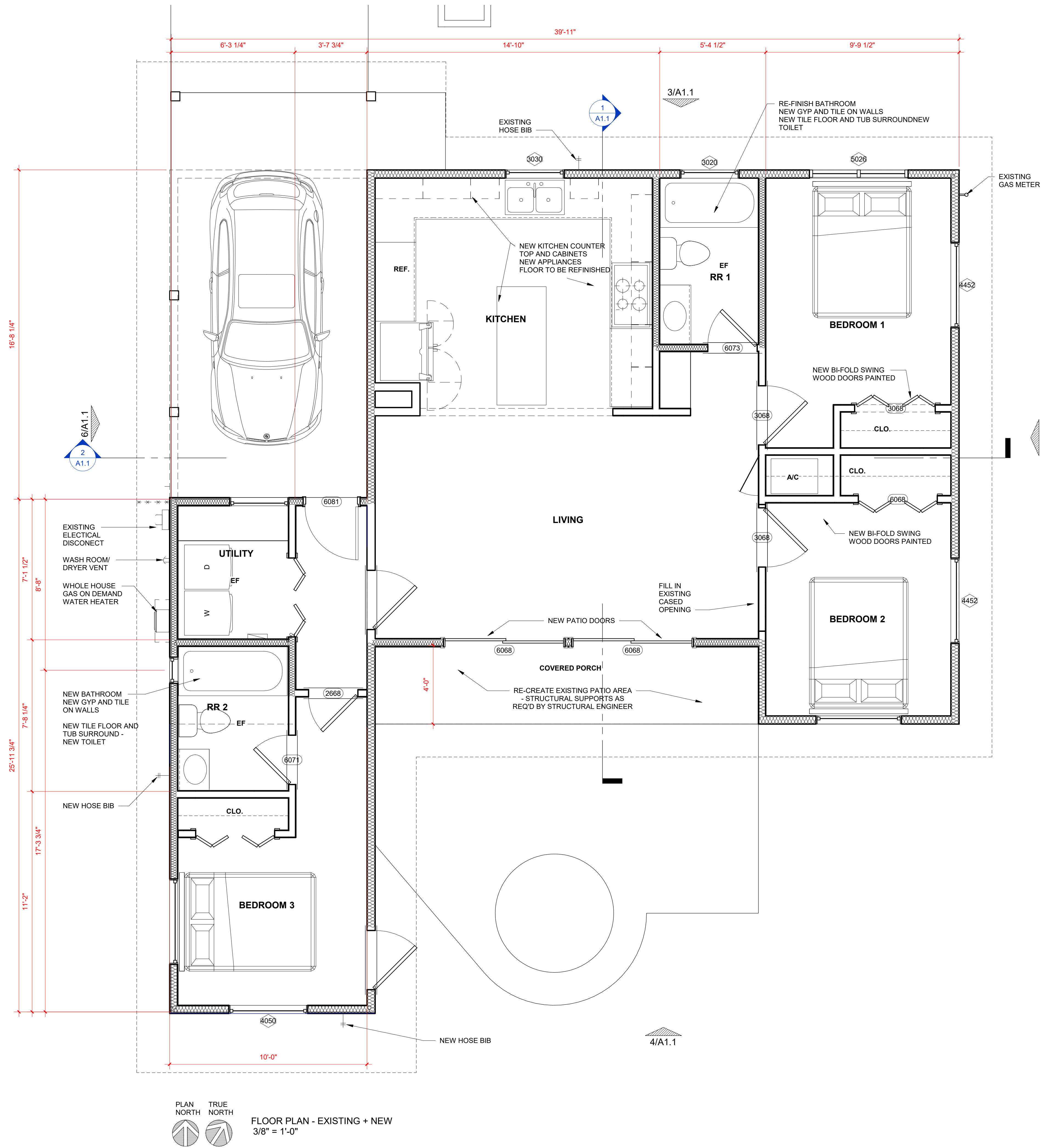
NORHT / WEST - EXISTING



DESIGN DEVELOPMENT SET - FOR REVIEW ONLY

REVISIONS:
•
•
•
•
•
•
•





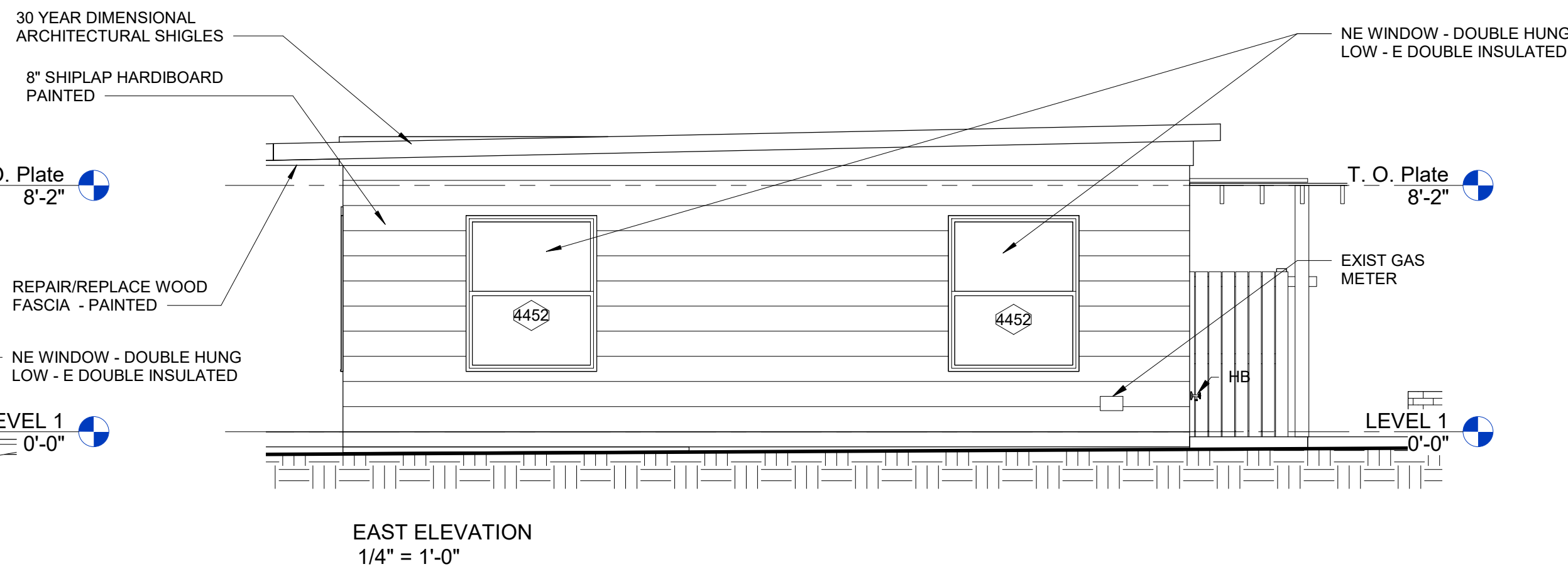
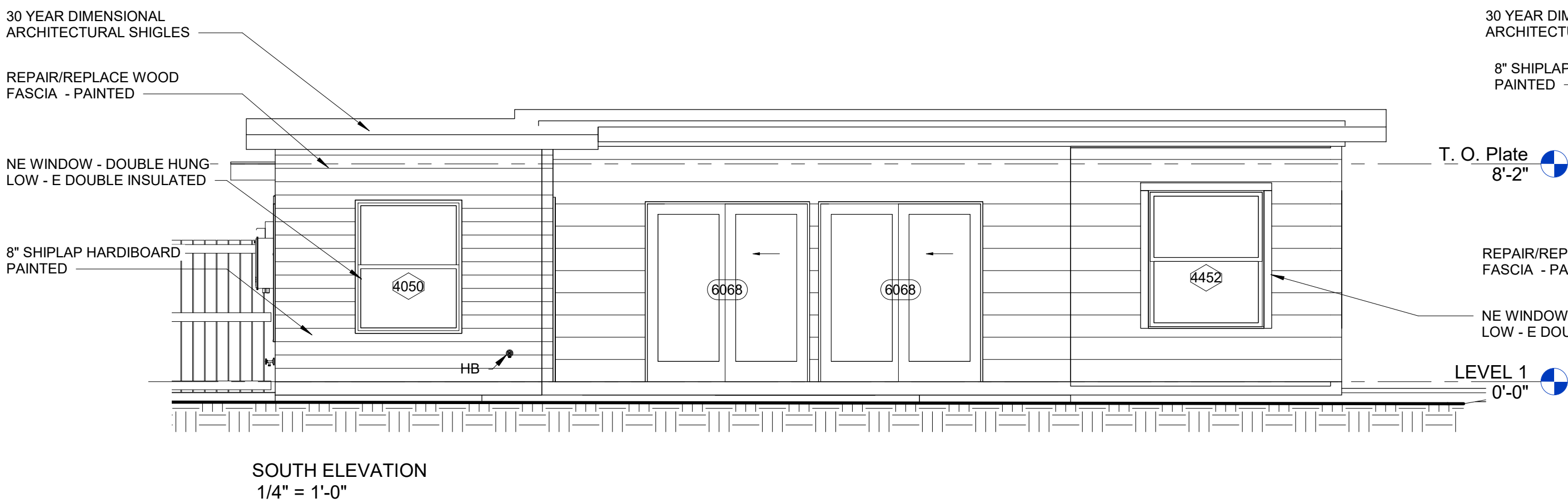
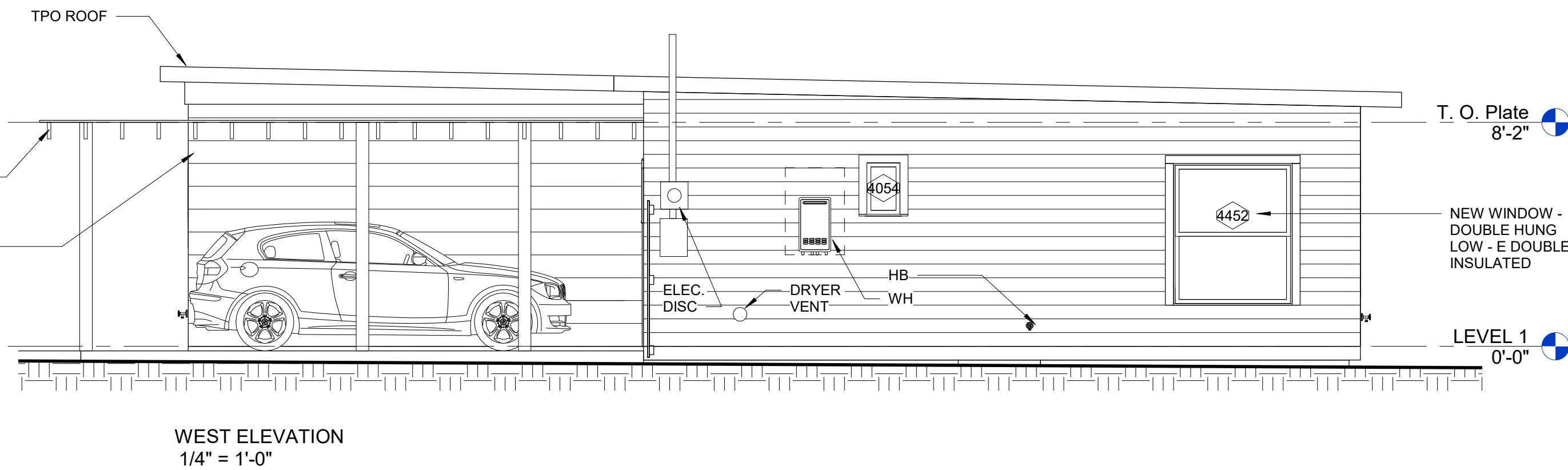
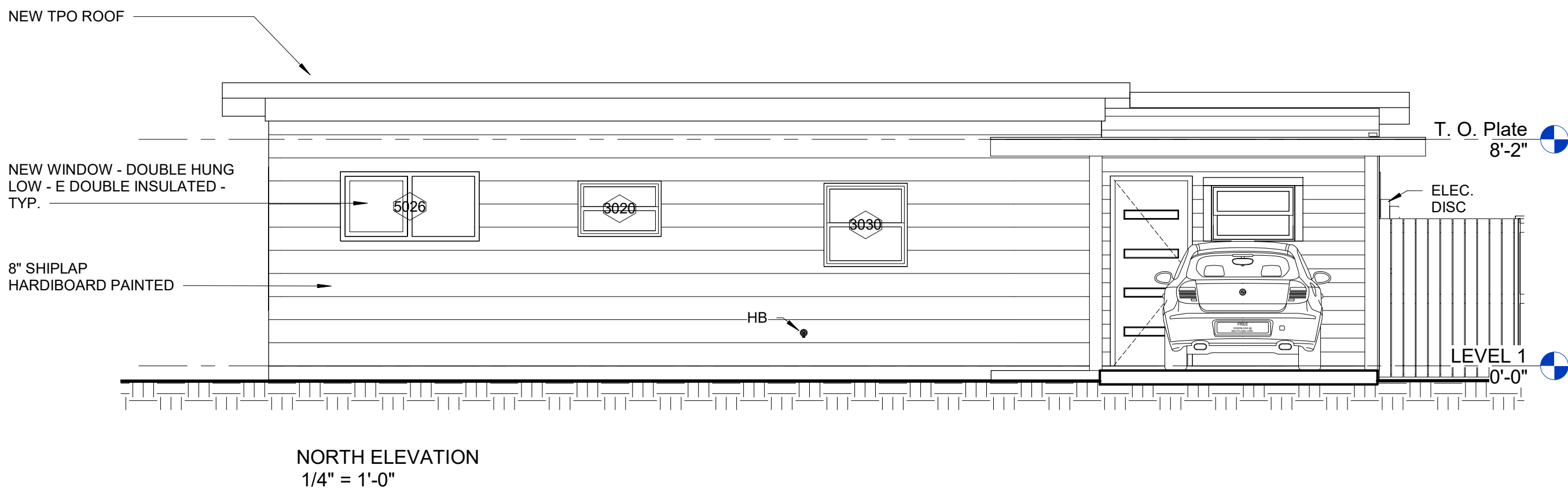
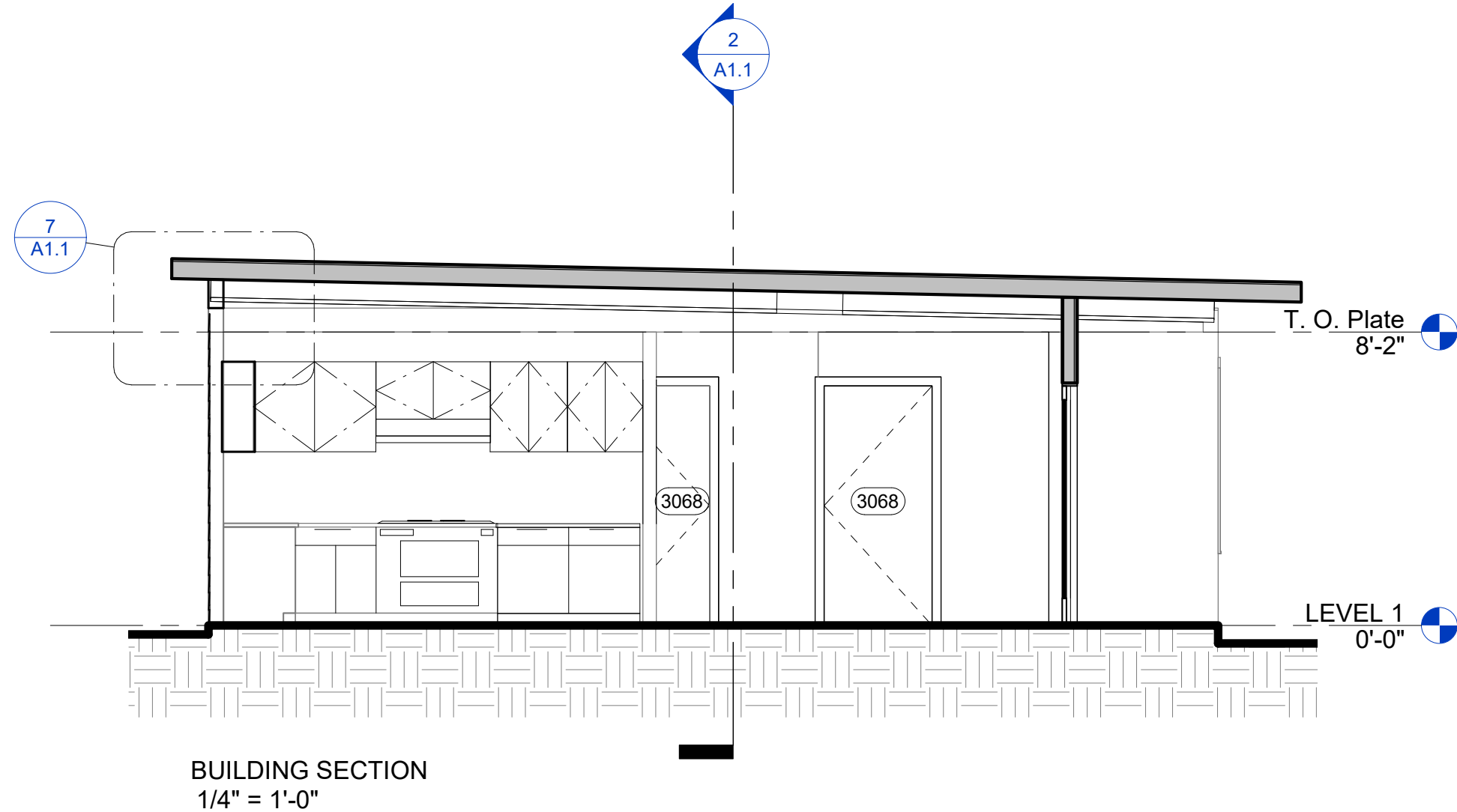
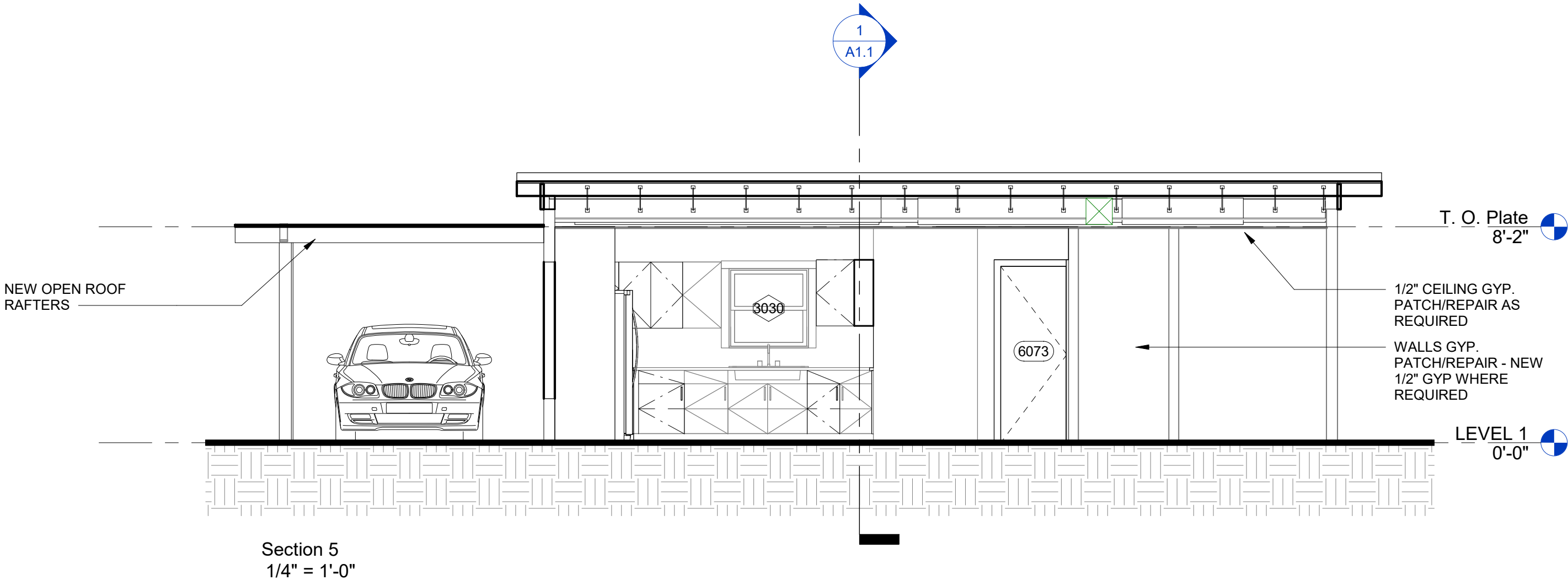
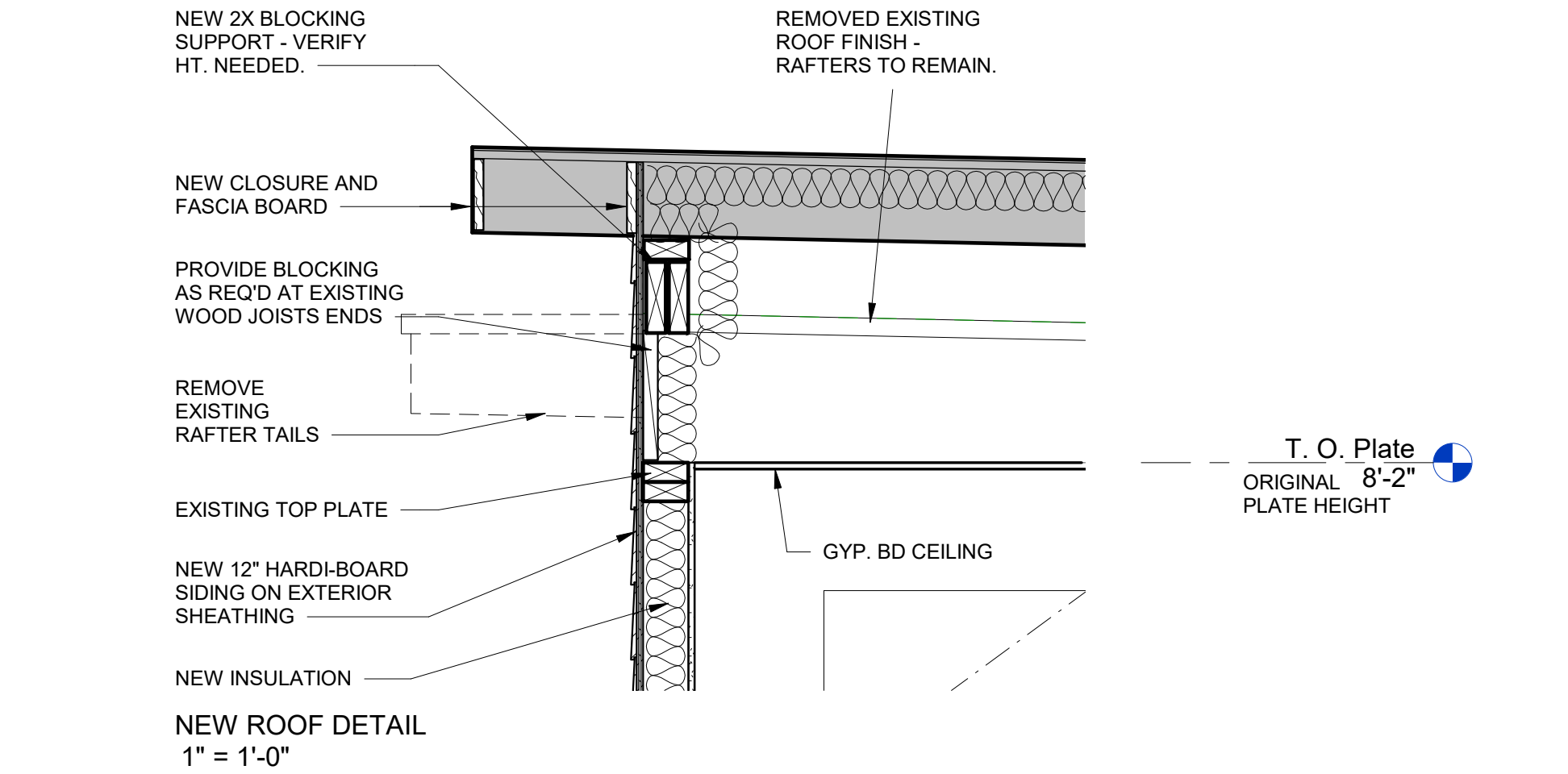
DESIGN DEVELOPMENT SET - FOR REVIEW ONLY

REVISIONS:	
•	
•	
•	
•	
•	
•	

DRAWN BY:	SB/KG
DATE:	06/16/21
CHECK BY:	SB
PROJ. NO./Project Number	
SCALE:	As indicated
SHEET NO.:	A1.0
OF:	1

EXTERIOR FINISH SCHEDULE:

- ROOF: TPO - WHITE
- HARDIE BOARD & TRIM: MEDIUM GREY
- ROOF FASCIAS: MEDIUM GREY
- EXPOSED WOOD RAFTERS & SOFFITS: LIGHT GREY
- WINDOW & DOOR FRAMES: BLACK
- RAILINGS: BLACK
- FRONT DOOR: SHERWIN WILLIAMS - COLOR T.B.D.
- EXTERIOR LIGHT FIXTURES: BLACK



DESIGN DEVELOPMENT SET - FOR REVIEW ONLY

EXTERIOR ELEVATIONS & SECTIONS

REMODEL RESIDENCE FOR:

**Sanchez Residence**  
837 E. Guenther St.  
San Antonio, TX 78210

SAN ANTONIO, TEXAS 78213

REVISIONS:	
•	
•	
•	
•	
•	
•	

DRAWN BY:	SB/AG
DATE:	06/16/21
CHECK BY:	Checker
PROJ. NO.	Project Number
SCALE:	As indicated
SHEET NO.:	A1.1
OF:	1