

HISTORIC AND DESIGN REVIEW COMMISSION

July 21, 2021

HDRC CASE NO: 2021-326
ADDRESS: 338 ARMY
LEGAL DESCRIPTION: NCB 3855 BLK 1 LOT 6 & W 25 FT OF 5
ZONING: RM-4 CD,H
CITY COUNCIL DIST.: 2
DISTRICT: Westfort Historic District
APPLICANT: Read Ebersole
OWNER: Read Ebersole
TYPE OF WORK: Fenestration modifications
APPLICATION RECEIVED: June 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 enclose an existing one over one wood window with new stone siding to match the façade. The enclosure is requested to accommodate the updating of electrical panels and adding a fifth electrical meter.

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.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.

FINDINGS:

- a. The primary structure located at 338 Army is a 2-story multifamily residential structure constructed circa 1940 in the Minimal Traditional style. The structure features a symmetrical front façade with an inset central bay, one over one ganged wood windows, and a cut limestone façade. The structure is contributing to the Westfort Historic District.
- b. WINDOW ENCLOSURE – The applicant is requesting to remove an existing one over one wood window and enclose with new stone siding to match the existing. The location of the window is on the first floor of a tertiary façade, the rear elevation of the structure, at the southeast corner. Though the location is on the rear elevation, the structure is located on a corner lot at the intersection of Army and N Pine and is visible from the public right-of-way. The applicant has proposed to hire an experienced local mason to match the existing stone, as well as fix a cut that was made above the existing electrical meters in the past and perform several other stone repairs. Per the applicant, the enclosure of this specific window is necessary to upgrade electrical panels and add a fifth electrical meter to the series that are located immediately adjacent to the window. The applicant’s electrician has been rejected twice by CPS Energy after submitting proposals that would keep the back of the structure as is. The applicant has stated that this is the least invasive option for upgrading electrical to current code for the property. Per the Historic Design Guidelines, original window openings should be retained. However, the window is located on a tertiary façade and its enclosure will prevent more invasive work to the building envelope. Staff finds the request acceptable due to the site and building-specific conditions, but finds that a control joint should be left around the window opening to retain its original opening location in the event that the enclosure is reversed in the future.

RECOMMENDATION:

Staff recommends approval based on finding b with the following stipulation:

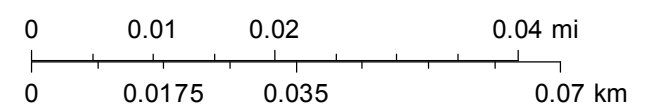
- i. That a control joint is implemented to show the original outline of the window as noted in finding b.

City of San Antonio One Stop



July 16, 2021

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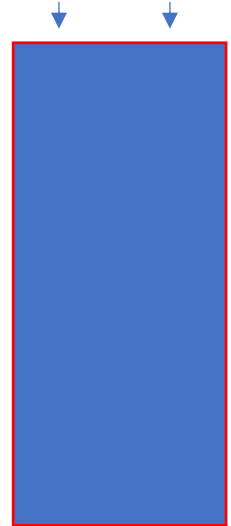






MIGUEL NAVARRO
ELECTRICAL CONTRACTOR
210-723-8874

3 in two set emt conduit
With 350 kcmil cu
18 ft high
SINGLE PASHE SYSTEM



48 in

12 in high cps wp nema gutter
12 in deep cps app
60 in long lock type
INTERCONNEC POLARIS 6 PORT
GROUND WIRE BOND

2 IN
SHORT
NIPPLE
4/0
ALUM.
WIRE
200A 1P
N3
PANEL

5/8 GROUND ROD
#6 CU WIRE
2 ROD TYPICAL