HISTORIC AND DESIGN REVIEW COMMISSION
December 06, 2023

HDRC CASE NO:	**2023-441**
ADDRESS:	2310 W KINGS HWY
LEGAL DESCRIPTION:	NCB 9076 BLK LOT 25
ZONING:	R-6, H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Lisbeth Salander
OWNER:	Lisbeth Salander
TYPE OF WORK:	Painting exterior masonry, bay window removal, and exterior modifications
APPLICATION RECEIVED:	October 24, 2023
60-DAY REVIEW:	December 23, 2023
CASE MANAGER:	Bryan Morales

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Paint the previously unpainted brick.
2. Replace the bay window on the primary elevation with a fixed metal frame window.
3. Replace the wood column on the front porch with a breezeblock wall.

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. Hardiboard 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.
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.
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.

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.

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.
ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

Standard Specifications for Windows in New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often

meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.

- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- 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: 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: 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: Wood 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.

FINDINGS:

a. The property at 2310 W Kings Hwy includes a one-story Classical Ranch style residence built c. 1954. The house was clad in yellow brick and features a low-sloped, cross-gabled composition shingle roof. It has a small inset porch and featured a decorative classical column. One-over-one wood windows appear as single and paired or triple ganged. This property contributes to the Monticello Park Historic District.

b. VIOLATION – On October 10, 2023, staff received word that work occurred on the property without a Certificate of Appropriateness. Staff issued a Stop Work Order on October 11, 2023, to the property owner regarding the painting of exterior brick, removal of the front bay window system, installation of a fixed aluminum window, and replacement of the front porch column with breezeblock.

c. BRICK PAINTING – The applicant is requesting to paint the exterior brick. The Historic Design Guidelines for Exterior Maintenance and Alterations 2.A.i. state to avoid painting historically unpainted surfaces, that exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate, and, when painting is acceptable, to utilize a water permeable paint to avoid trapping water within the masonry. Staff finds the painting of the historically unpainted brick on the structure does not conform to guidelines.

d. MORTAR CONDITION – The applicant has presented evidence of mortar damage in their submitted documents. Exterior Maintenance and Alterations 2.B.ii. states that the removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry unites are not damaged in the process of removal and that the mortar match the original in color, profile, and composition. Staff finds the mortar damage, as shown in the submitted documents, should be repaired in-kind.

e. BAY WINDOW REMOVAL & WINDOW REPLACEMENT – The applicant is requesting to replace the existing front façade bay window system with a fixed aluminum window. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window openings, to avoid enlarging or diminishing to fit stock sizes, and to avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Exterior Maintenance and Alterations 6.B.iv. states to 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 beyond repair. Exterior Maintenance and Alterations 6.B.vii. states to replace non-historic windows with windows that are typical of the architectural style of the building. Staff finds the replacement of the bay window system with a fixed aluminum window does not conform to guidelines.

f. BAY WINDOW CONDITION – The applicant has presented evidence of wood damage surrounding the bay window. Exterior Maintenance and Alterations 1.A.v. states to repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue. Exterior Maintenance and Alterations 1.B.ii. states to use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Staff finds that the damage of the bay window system should be repaired in-kind.

g. WOOD COLUMN REMOVAL – The applicant is requesting to remove the existing front porch column. Exterior Maintenance and Alterations 1.A.v. states to repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue. Exterior Maintenance and Alterations 1.B.ii. states to use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Exterior Maintenance and Alterations 7.B.iii. states to replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings,

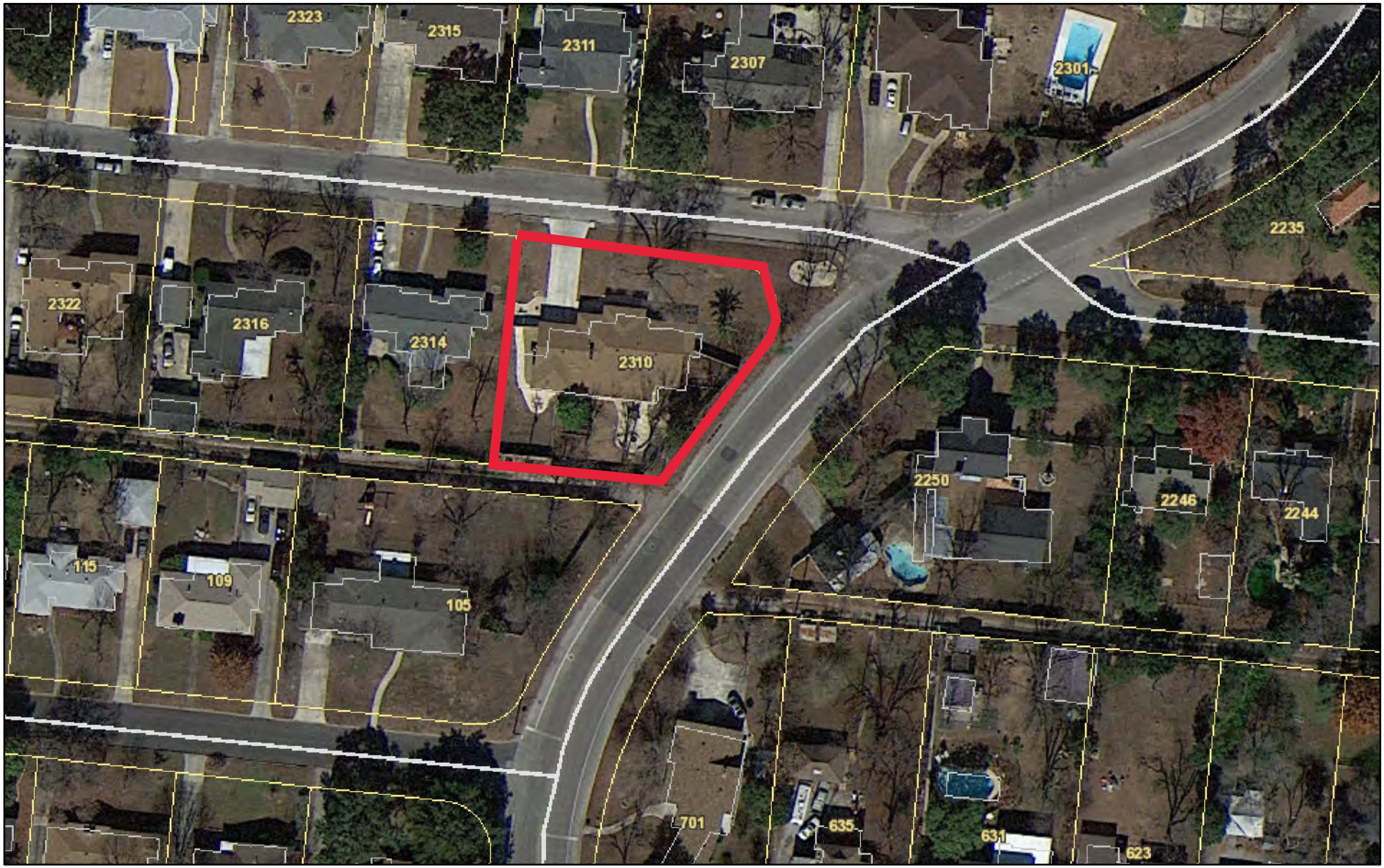
floors, and columns, when such features are deteriorated beyond repair. The citation also notes that when in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish. Staff finds the removal of the wood column generally appropriate; however, the applicant should replace the wood column in-kind if repair is not feasible.

h. BREEZEBLOCK INSTALLATION – The applicant is requesting to install breezeblock in the front porch area. Exterior Maintenance and Alterations 7.B.iii. states to replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. The citation also notes that 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. Exterior Maintenance and Alterations 7.B.iv. states to design replacement elements to be simple so as to not distract from the historic character of the building and to not add new elements and details that create a false historic appearance. Staff finds the installation of the breezeblock does not conform to guidelines.

RECOMMENDATION:

Staff does not recommend approval of items 1 through 3 based on findings a through h.

City of San Antonio One Stop



June 1, 2023

1:1,000

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0 0.0125 0.025 0.05 km

City of San Antonio GIS
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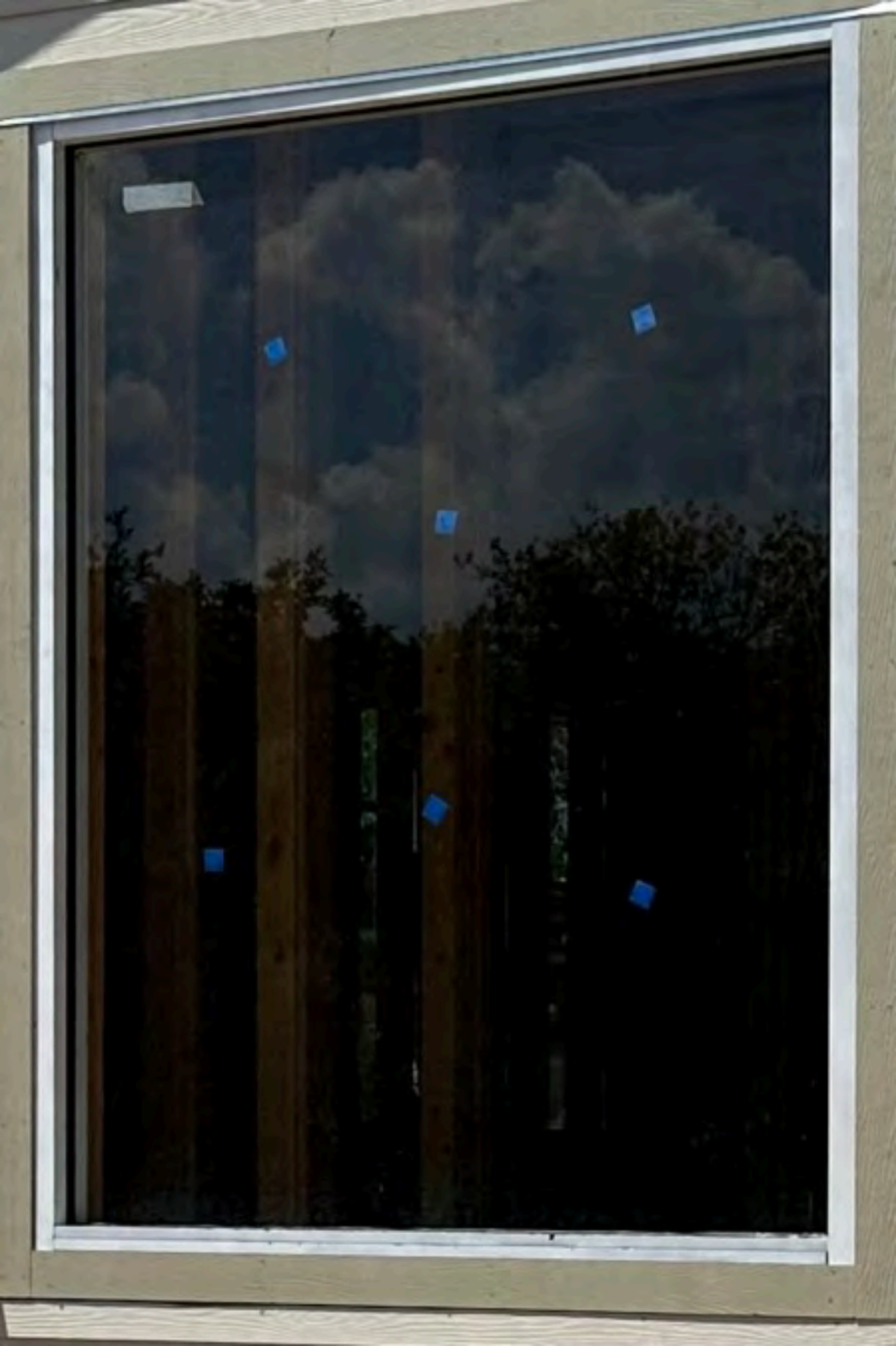
Galaxy S20 FE 5G



Galaxy S20 FE 5G

Galaxy S20 FE 5G

Galaxy S20 FE 5G

GUARDIAN
Galaxy S20 FE 5G

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ULEFONE
SHOT ON ARMOR 9

UEFONE
JHFT ONTARIO

ULEFONE
SHOT ON ARMOR 9

ULEFONE
SHOT ON ARMOR 9

Oyster White SW 7637

INVOICE

LONE STAR GLASS
14790 STUART RD.
SAN ANTONIO, TX 78223
210-303-6690

INVOICE No. 0952

DATE 10-12-23

SOLD TO
2310 W. KINGS HWY
Katherine Smith
(210) 585-8210

SHIP TO

YOUR ORDER NO.	YOUR REQ NO.	SHIPPED VIA:	F.O.B.	TERMS:

QUANTITY ORDERED	QUANTITY SHIPPED	MODEL OR NO.	DESCRIPTION	UNIT PRICE	AMOUNT
1			87 X 66 1" OA Temperde LOWE - Over Clear With Aluminum Frame		

Thank You

Examples from Monticello Park

BROADVIEW

TRUST IN THE LORD

311
311
UTSA

420

229

2030

2102

2115
2115

2218

2131

2135
ADT

HELLO

2155

2171

2227

2231