

HISTORIC AND DESIGN REVIEW COMMISSION

February 16, 2022

HDRC CASE NO: 2022-088
ADDRESS: 269 NORTH DR
LEGAL DESCRIPTION: NCB 6708 BLK 18 LOT 16- E 25 FEET OF 17
ZONING: R-6
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Leonard C. McClure
OWNER: Leonard C. McClure
TYPE OF WORK: Modifications to the rear accessory structure
APPLICATION RECEIVED: January 20, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Katie Totman

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform the following scope of work on the rear garage structure:

1. Modify the existing garage doors.
2. Install wood and aluminum windows.
3. Widen an existing pedestrian doorway.
4. Perform in kind repairs.

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. *Facade 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.

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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

OHP Window Policy Document

Windows used should:

- Maintain traditional dimensions and profiles.
- Be recessed within the window frame. Windows with a nailing strip are not recommended.
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis.
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.

FINDINGS:

- a. The property located at 269 North is in the Monticello Park Historic District and features a primary historic structure with Tudor Revival influences including faux-cross timbers in the front gable and a cross gable roof. The garage structure features a front gable roof with shingles, double wide sliding doors, and wood siding.
- b. **MODIFY THE GARAGE DOORS (SOUTH ELEVATION)** – The accessory structure currently features a double wide garage door with wood sliding doors. The applicant has proposed to remove the doors and enclose the area with siding and add two ganged wood windows (the windows will be covered by traditional wood screens). Although the Historic Design Guidelines for Exterior Maintenance and Alterations 9.A.i., notes to preserve existing outbuildings where they remain, staff finds that the use of trim around the area where the doors exist will visually preserve the historic appearance.
- c. **WINDOW INSTALLATION (EAST/WEST ELEVATION)** – The accessory structure does not feature windows on the east or west elevation and the applicant is proposing to install wood windows and aluminum sliding windows. The wood windows will be located on the west elevation and the aluminum sliding windows will be located on the east elevation, specifically toward the top of the façade to allow for ventilation and light. Staff finds that the proposed wood windows are consistent with the guidelines. The aluminum windows could be consistent with the guidelines, though no details have been submitted to staff at this time.
- d. **PEDESTRIAN DOOR** – The applicant has proposed to enlarge the existing pedestrian door on the garage from 30x79 to 32x80 to meet city building code requirements. The location of this door is on the west elevation and set back from the front of the garage. Given that the location of this door is not easily visible from the right of way and is located on a secondary façade, staff finds that the proposed modification appropriate. A solid wood paneled door will be installed in the opening and painted white, and a wooden screen door will be installed.
- e. **SIDING REPAIRS/PAINTING** – The applicant has proposed to install new wood siding in areas that are missing or damaged beyond repair that matches the existing in dimension and profile. The entire garage will be painted white. This is consistent with the guidelines.

RECOMMENDATION:

Staff recommends approval of items 1-4 based on findings b through e with the following stipulations:

- i. That the windows on the east elevation be consistent with the standard stipulations as noted in the above references.

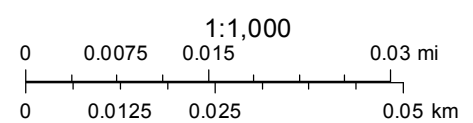
- ii. That final window product specifications be submitted to staff to review prior to the issuance of a COA.

City of San Antonio One Stop



February 11, 2022

—— User drawn lines













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Leonard C. McClure
269 North Drive
San Antonio, Texas 78201

SCOPE OF PROJECT: To restore my 1940 detached garage and convert it into a living space.

The structure has never had a concrete foundation. To this day it still has a dirt floor. It was built on a 4X6 wood perimeter footing, which has mostly rotted. I've removed the rotten footing, replaced and/or doubled up some of the rotten studs, and removed some of the damaged .5" X 8" siding while keeping as much of the original wood as possible

There are many things that need to be done to make this garage into a living space, and one of them is to build a fourth wall facing the south. This will require removing the door, which is beyond repair (nearly every piece of wood is vertical, and the bottom ends are rotted). A single window in this south-facing wall will bring natural light into an otherwise dark living space.

I'm attaching in my email to you some photos and drawings which should help you in your assessment. Please let me know if you need any more information or materials.

Len McClure

ADDENDUM TO APPLICATION FOR COA, GARAGE APARTMENT AT 269 NORTH DRIVE
REQUEST NO. 2022 23733

Windows:

The only window in the existing structure is a small (24X36) double hung aluminum-frame window that faces the alley. In my original submission I left it out, but decided to keep it, along with its 3.5" exterior wood trim (see updated drawing of north elevation).

The only window in the proposed renovation that can be seen from the street is actually two 28X48 double hung windows with a 3.5" vertical trim in between, and the same trim continues on all sides. Made completely of wood, the design will conform to OHP's specific guidelines. (See updated drawing of south elevation.)

The set of windows on the west side, although not visible from the street, will be the same as the ones facing the street.

All four windows will have wood screens, to match the style of the house.

The two high windows on the east side are meant only for ventilation, and to let in some light in an otherwise dark interior. They are set high for security, as this is a hidden space near the alley, facing the neighbor's high wooden fence. They will be aluminum horizontal sliders with built-in screens. They are not visible from the street.

All windows will be white, with white trim.

Front door:

The existing door is 30X79. The new door will be enlarged to 32X80 to meet UDC requirements. It will be a white solid wood panel door. A screen door will be added, the same screen door that used to be on the house (see attached photo).

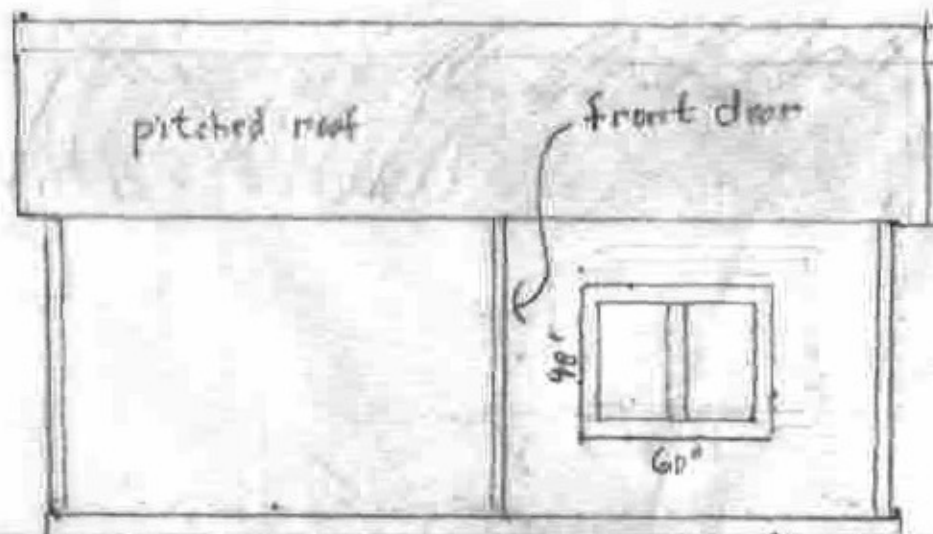
Siding:

All siding and trim will be the same as in the original structure (horizontal planks 7.5" wide). As per Stephanie's recommendation, the frame of the garage door opening will remain in place (see updated drawing of south elevation). The entire exterior will be white, in keeping with the original garage.

269 North Drive
Garage Apartment
(updated Jan. 13, 2022)

□ = 1sq.-ft.



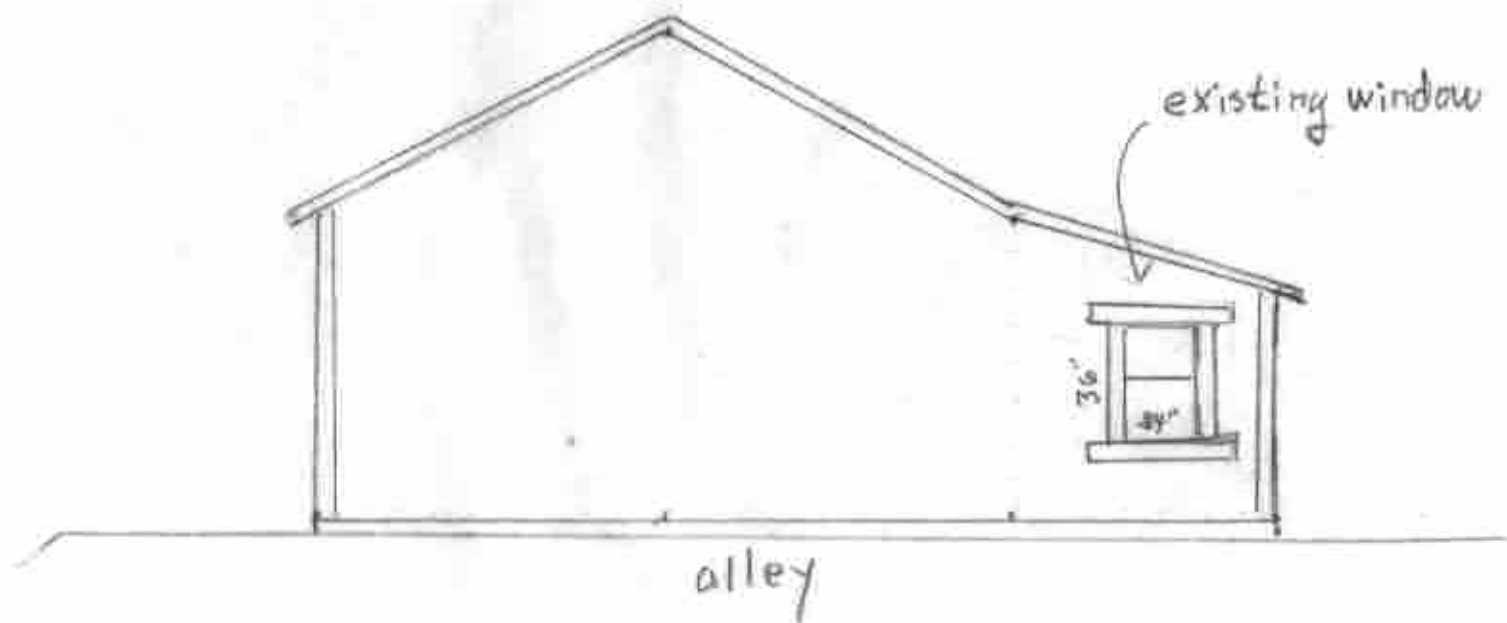


alley

front
to street →

(not visible from the street)

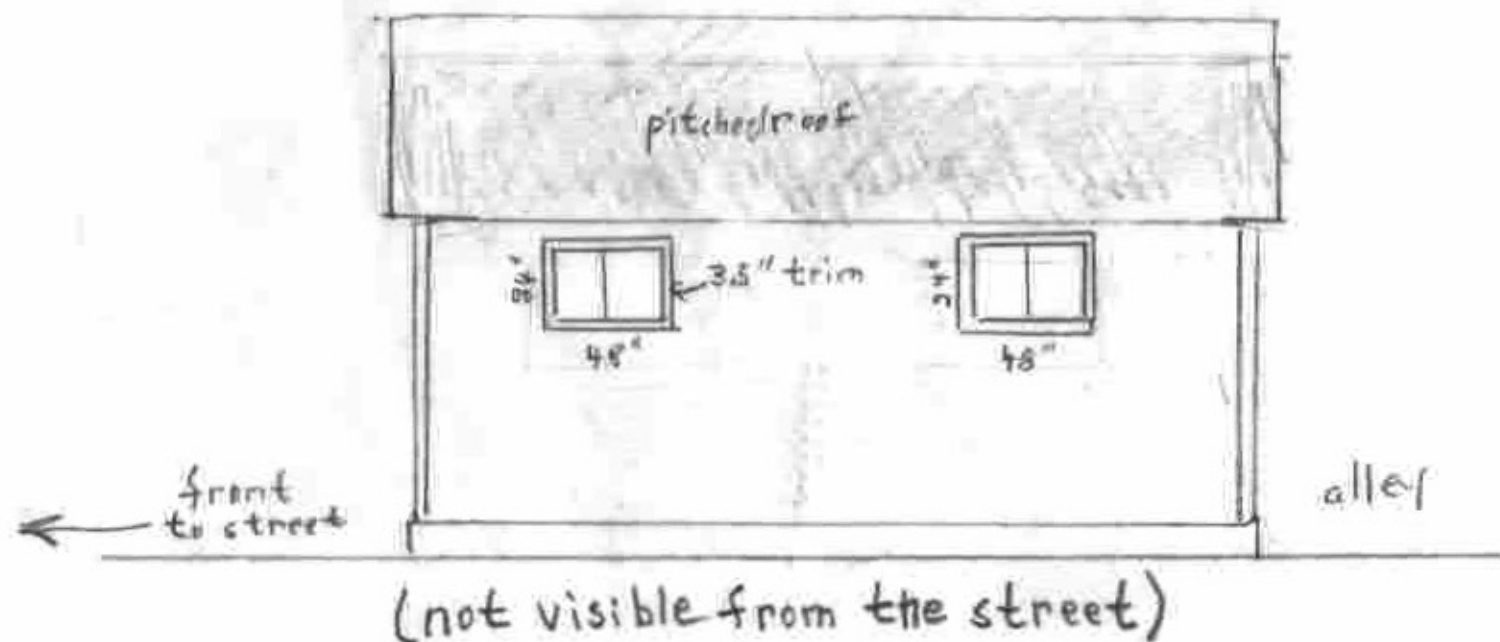
269 North Drive Garage Apartment (back, facing north)
(siding the same as original garage)
(updated Jan 13, 2004)



269 North Drive Garage Apartment (east ext. wall)

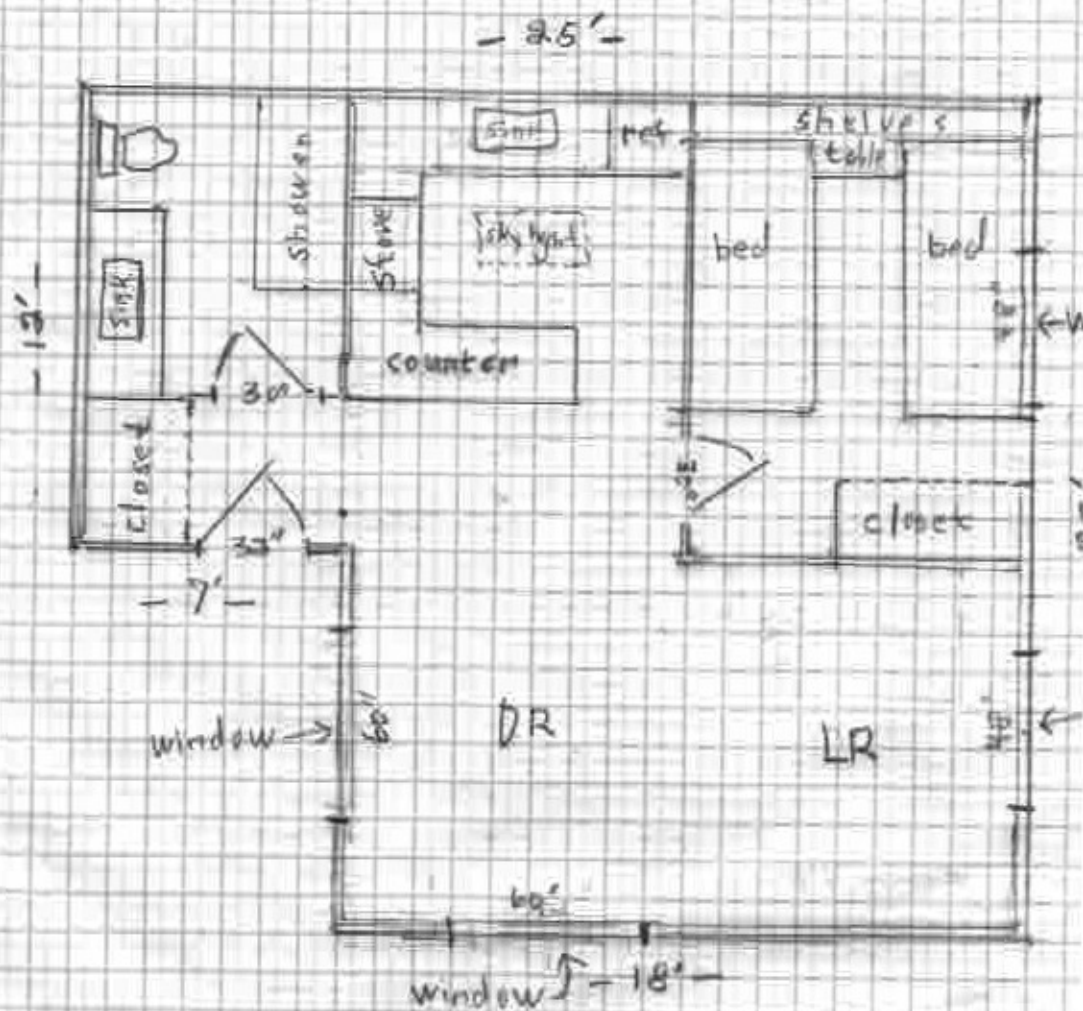
(siding the same as original garage)

(updated Jan 13, 2022)



269 North Drive Garage Apartment Floor Plan

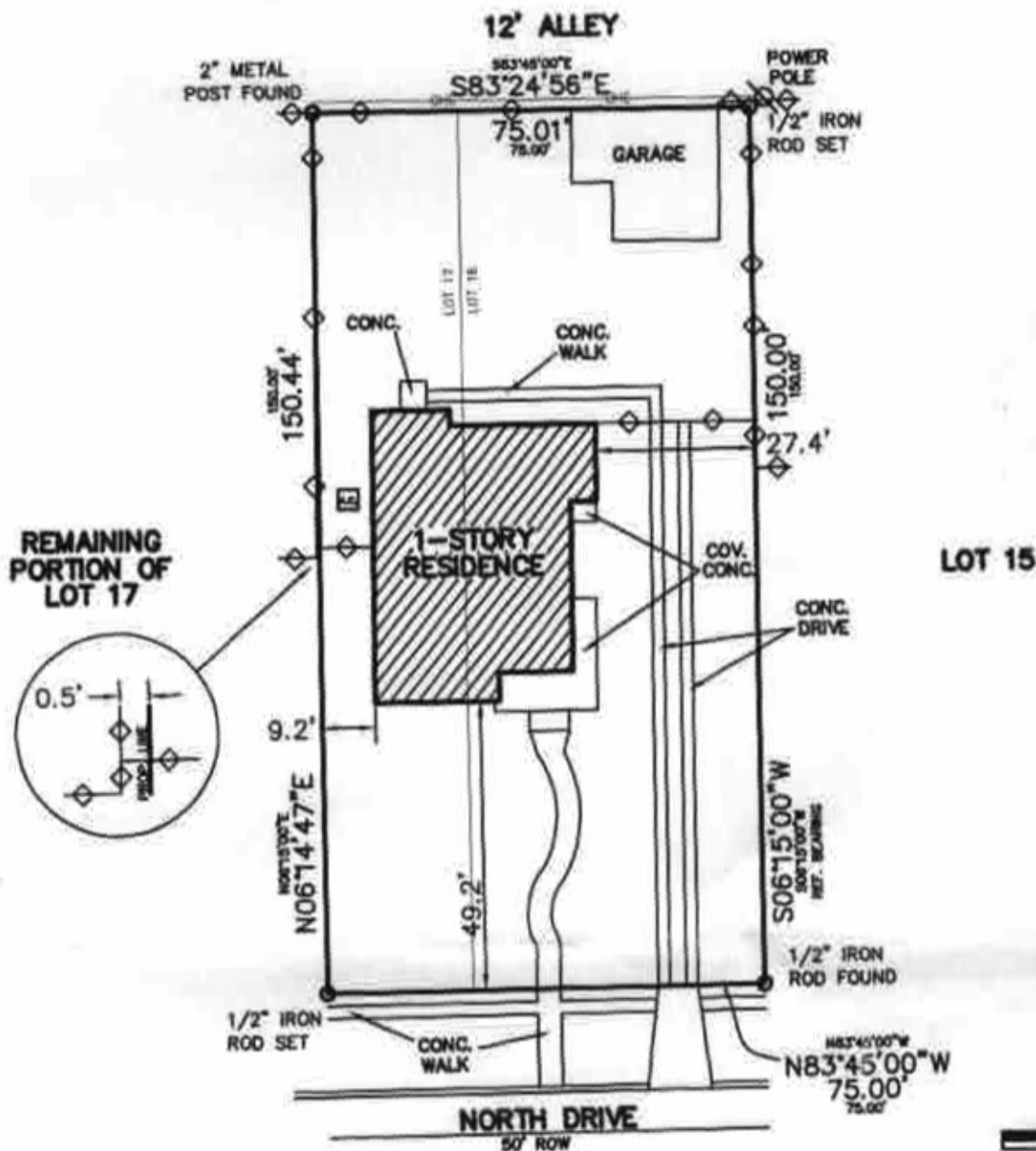
□ = 1 sq. ft.



N



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*LOT 16 AND THE EAST 25 FEET OF LOT 17

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASEMENTS SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN. COPYRIGHT © 2001 STEPHEN G. COOK ENGINEERING, INC. ALL RIGHTS RESERVED

Stephen G. Cook
 STEPHEN G. COOK, R.P.L.S.



LOT(S) _____ BLOCK 18 N.C.B. 6708
 NORTH WOODLAWN TERRACE VOLUME 642 PAGE 189
 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
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