

## HISTORIC AND DESIGN REVIEW COMMISSION

February 16, 2022

**HDRC CASE NO:** 2022-075  
**ADDRESS:** 2127 W SUMMIT AVE  
**LEGAL DESCRIPTION:** NCB 6825 BLK LOT 30 & E 35 FT OF 29  
**ZONING:** R-6  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Tommi Hurme  
**OWNER:** Tommi Hurme  
**TYPE OF WORK:** Screened side porch  
**APPLICATION RECEIVED:** January 26, 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 screen in the existing side porch.

### 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.

#### 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.

#### **FINDINGS:**

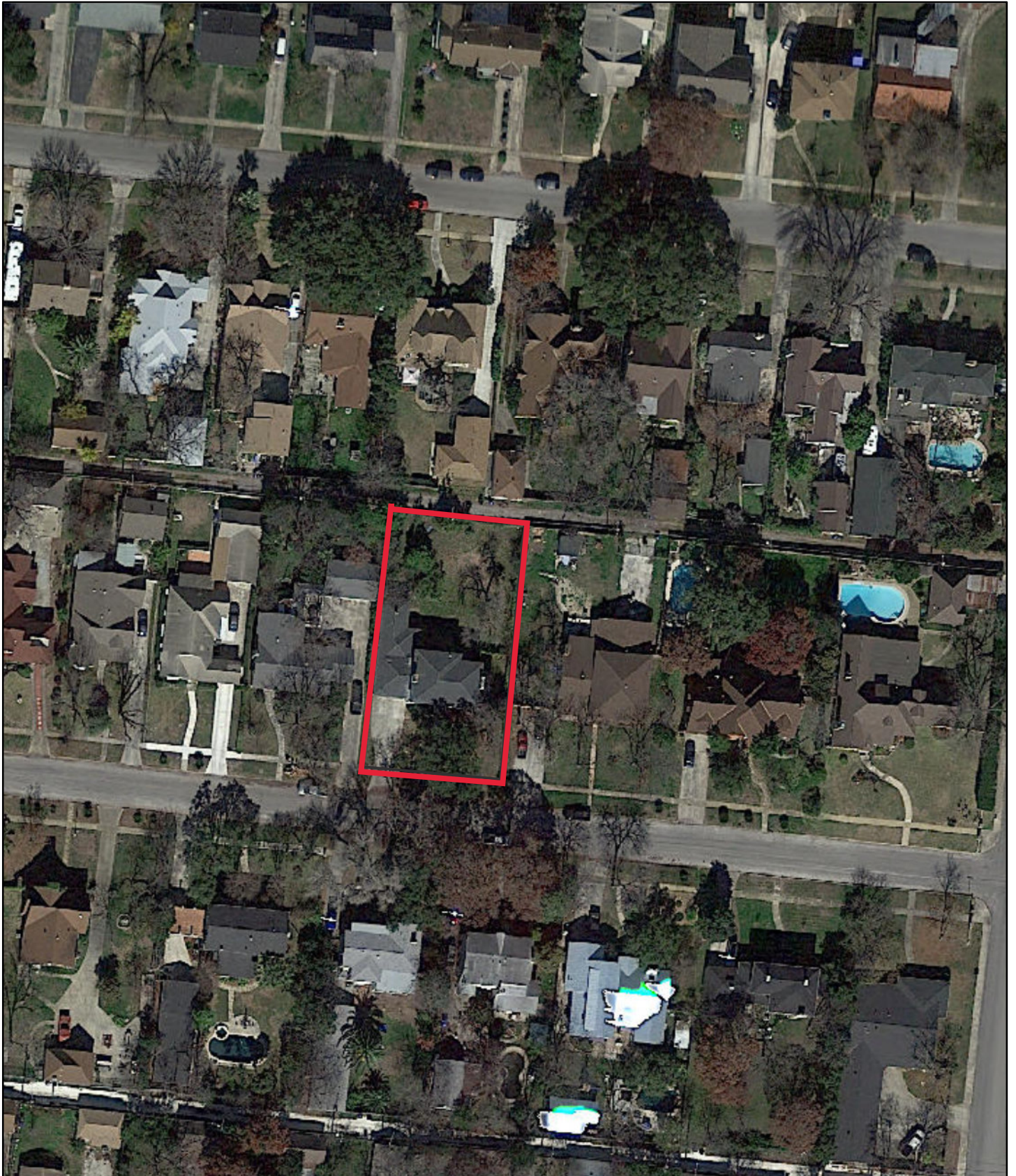
- a. The primary structure located at 2127 W Summit is a two-story residential structure built in the Colonial Revival style with two symmetrical chimneys on either side of the house, symmetrical wood windows on the front façade, a hipped roof, and brick quoins.
- b. VIOLATION – The screening of the side porch area began prior to the issuance of a Certificate of appropriateness (COA). Staff was made aware of the violation by an anonymous report.
- c. PORCH SCREENING – The applicant has proposed to screen an existing side porch. According the historic design guidelines for exterior alterations and maintenance 7.B.ii., alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. Staff finds that the proposed screening does not obstruct any original architectural features and allows the porch to still function and is visually interpreted as a porch. The screening is also reversible and does not appear that its installation will negatively impact the historic elements of the porch.

#### **RECOMMENDATION:**

Staff recommends approval based on finding c.

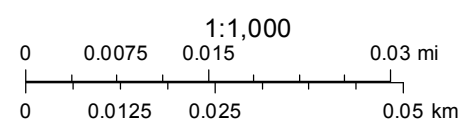


# City of San Antonio One Stop



February 10, 2022

—— User drawn lines





541

TEX...041

ADDL SHEET  
DEC. 1934

THOMAS JEFFERSON HIGH SCHOOL GROUNDS

548

525

MARY LOUISE DR.

FURR DR.

DONALDSON AV.

W. GRAMERCY PL.

W. KINGS HWY

W. SUMMIT AV.

W. MULBERRY AV.

KAMPMANN BLVD.

KAMPMANN BLVD.

KAMPMANN BLVD.

560

546



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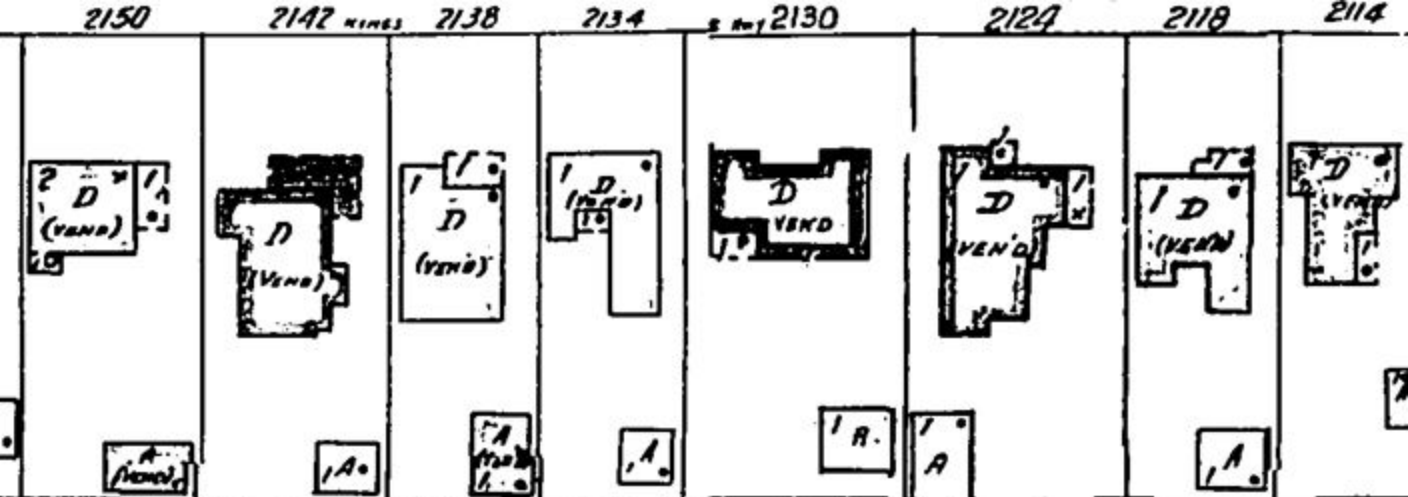
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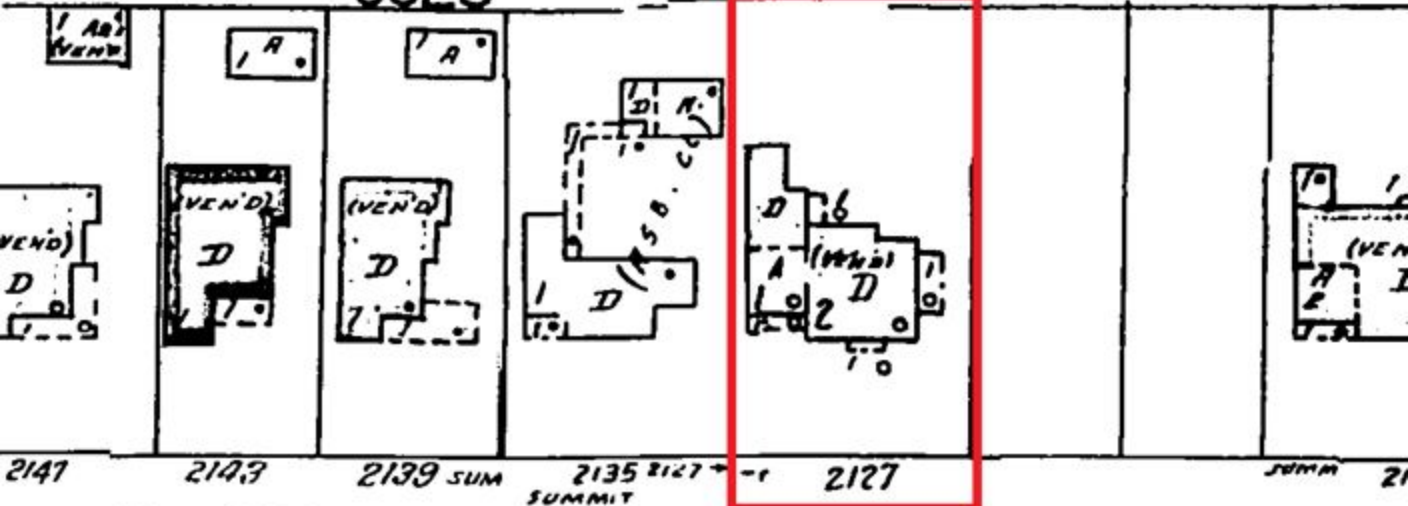
60'

SCALE 100 FT TO ONE INCH





6825



W. SUMMIT

AV.

