

HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2023

HDRC CASE NO: 2023-066
ADDRESS: 218 WASHINGTON ST
LEGAL DESCRIPTION: NCB 739 BLK 2 LOT 4 5 & 6
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Anne Toxey
OWNER: Anne Toxey
TYPE OF WORK: Amendment to previously approved COA regarding roof design and garage door replacement
APPLICATION RECEIVED: January 26, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a cupola on the roof of the rear accessory structure featuring clerestory windows.
2. Install a dormer on the central volume of the west elevation of the rear accessory structure.
3. Install a white standing seam metal roof.
4. Replace the existing metal rolling garage doors with insulated glass garage doors.

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. *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. Hardboard 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.

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.
- 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.

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.

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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Standard Specifications for Windows in Additions and 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 finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

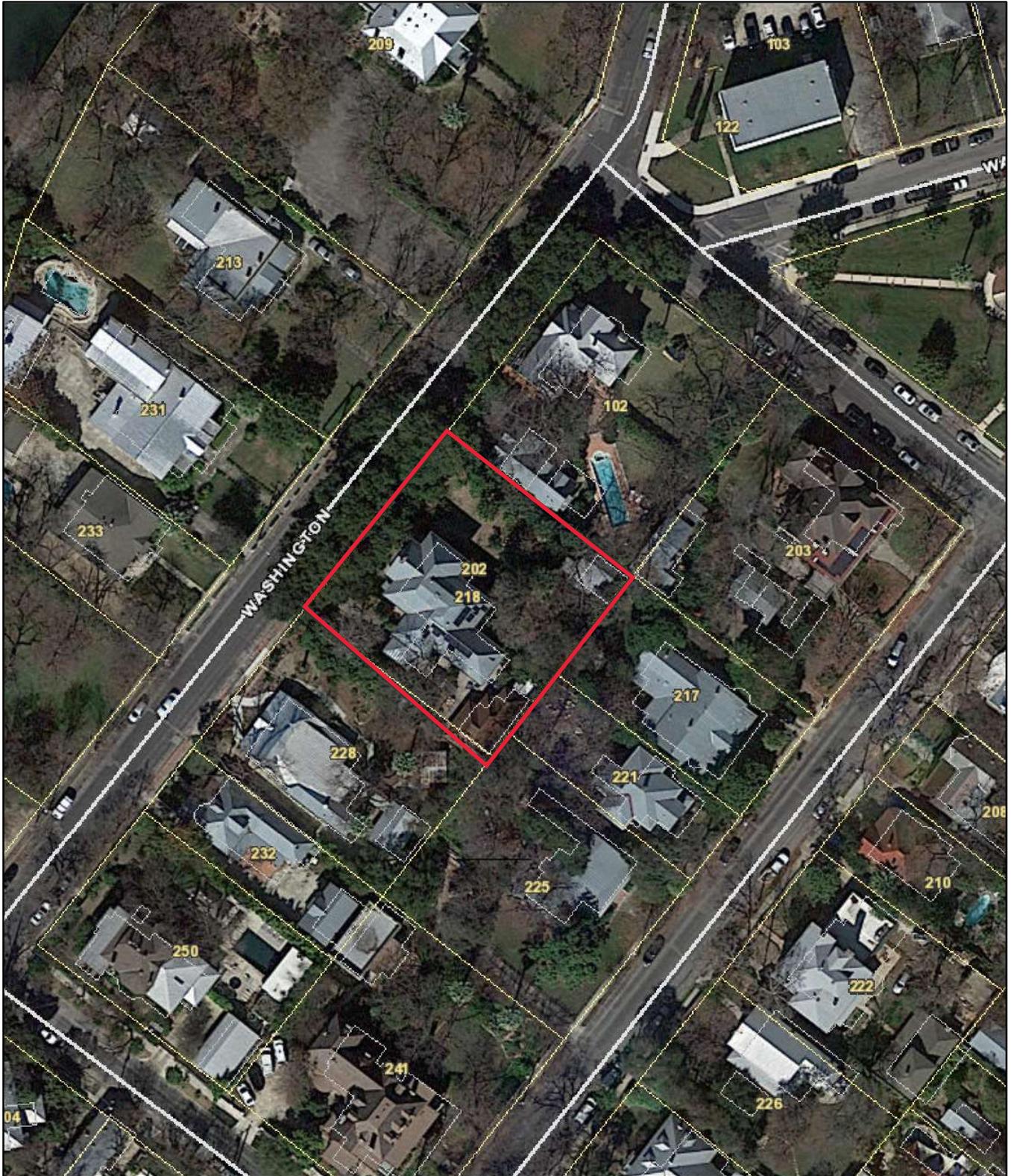
- a. The primary structure located at 218 Washington is a 2-story, single-family house constructed circa 1915 in the Craftsman style. The house is commonly known as the Gustav Giesecke House. The structure features a standing seam metal hip roof with a prominent central gable and chimney, overhanging eaves and exposed rafter tails, brick cladding, one-over-one and casement windows, an asymmetrical recessed front entry, a covered porch on the north elevation, and a porte-cochere on the south elevation. The property features a rear garage that was constructed around the same time as the primary structure and features a barrel tile metal hip roof, brick cladding, and one-over-one wood windows. The rear garage has suffered fire damage. The property is contributing to the King William Historic District.
- b. **CASE HISTORY** – The applicant previously attended the HDRC hearing scheduled on November 16, 2022, to request the replacement of the previously existing barrel tile metal roof with a standing seam metal roof. The HDRC approved the request with the stipulation that the standing seam metal roof comply with the standard specifications in the Historic Design Guidelines. The applicant has returned to request to install a white standing seam metal roof, a cupola, and a dormer on the roof of the rear accessory structure and to replace the existing metal rolling garage doors with insulated glass garage doors.
- c. **CUPOLA INSTALLATION** – The applicant has proposed to install a cupola on the flat portion of the standing seam metal roof on the southwest portion of the rear accessory structure. The proposed cupola will feature a hip roof and operable clerestory windows at the base. Guideline 3.B.ii states that the original shape, line, pitch, and overhang of the historic roof should be preserved when replacement is necessary. Additionally, Guideline 4.A.ii for Addition states that applicants should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. The applicant has provided photos of other properties in the King William Historic District featuring cupolas. Staff finds that the installation of the cupola will not alter the roof framing, will not alter the original roof form, and is a reversible condition. Staff finds the proposal generally appropriate and finds that the applicant should submit final material specifications for the operable clerestory windows and the cupola cladding to staff for review.
- d. **DORMER INSTALLATION** – The applicant has proposed to install a new dormer on the central volume of the west elevation of the rear accessory structure, above the northernmost garage bay. The applicant has proposed a dormer with a standing seam metal shed roof, eave detailing to match the existing dormers on the primary structure, and operable divided lite windows. According to Guideline 1.B.iii for Additions, the addition of a dormer should be compatible in size, scale, proportion, placement, and detail with the style of the house. Staff finds the proposed dormer is typical of structures of this style within the historic district and that the applicant should submit final material specifications for the proposed divided lite window, dormer cladding, and detailing to staff for review.
- e. **ROOF MATERIAL MODIFICATION** – The applicant has proposed to install a standing seam metal roof in a white finish on the rear accessory structure, including the proposed cupola and dormer. The Historic Design Guidelines state that new metal roofs should match the existing roof color or use the standard galvalume. The King William Historic District includes properties featuring white roofs and white roofing material is generally appropriate.
- f. **GARAGE DOOR REPLACEMENT** – The applicant has proposed to replace the existing rolling metal garage doors with 9-lite insulated glass garage doors. The applicant has not provided final material specifications or product information from a manufacturer at this time. Guideline 9.B.i for Exterior Maintenance and Alterations states that replacement garage doors should be compatible with those found on historic garages in the district as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable. Staff finds that the garage doors are minimally visible from the public right-of-way due to the Porte cochere on the primary structure and that the profile of the proposed replacement garage doors are more consistent with the architectural style of the structure than the existing rolling metal garage doors. Staff finds the proposal generally appropriate but finds that the applicant should submit final product specifications to staff for review and approval, showing that the garage door material is consistent with the Guidelines.

RECOMMENDATION:

Items 1-4, staff recommends approval based on findings a through f with the following stipulations:

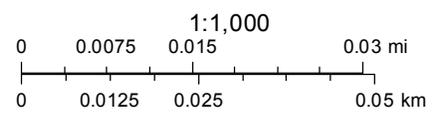
- i. That the applicant installs fully wood windows based on findings c and d, or windows that closely mimic the appearance of wood windows. The applicant is required to submit final material specifications to staff prior to the issuance of a Certificate of Appropriateness showing that the windows feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. If operable, meeting rails must be no taller than 1.25" (when applicable) and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Faux divided lites are not permitted.
- ii. That the applicant submits final material specifications for the cupola and dormer cladding to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on findings c and d.
- iii. That the applicant installs a standing seam metal hip roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a white finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed based on finding e. All chimney, flue, and related existing roof details must be preserved. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- iv. That the applicant submits final material specifications for the replacement garage doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding f.

City of San Antonio One Stop



November 10, 2022

 User drawn lines





Washington St

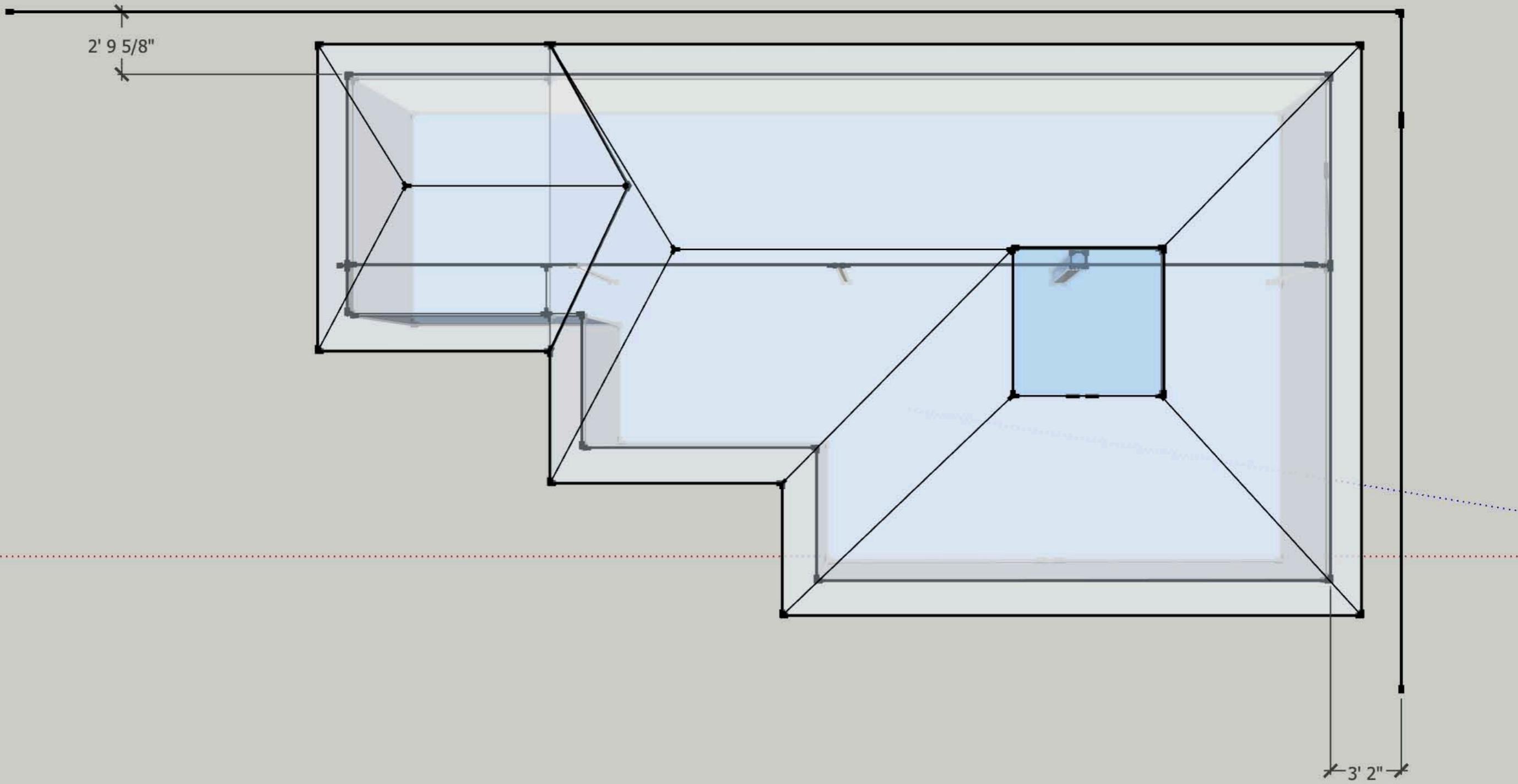
Washington St

216

202

228













**218 WASHINGTON GARAGE: DESIGN IMPROVEMENTS
REQUEST FOR CERTIFICATION OF APPROPRIATENESS
2/23/2023**

HISTORY:

Following a catastrophic fire in my detached garage on 9/9/22, I acquired an OHP Certificate of Appropriateness and a City of Antonio building permit for carrying repairs and rebuilding where necessary to bring the building back to its pre-fire condition. In addition, I received approval from the HDRC to change the roof material of the garage from the original historic curved metal tiles to galvalume metal standing seam.

PROBLEM:

Because the roof was completely destroyed and is having to be completely reconstructed and at least two of the three garage doors were severely damaged and may need to be replaced (with no exact replacements available), I realize that this is an opportunity to make improvements in design. The improvements I would like would enhance natural lighting, natural ventilation, and overall energy efficiency—all of which would make this building more usable, more comfortable, and far less of a contributor to greenhouse gas emissions.

PROPOSED SOLUTIONS:

1. Cupola for Clerestory Lighting and Ventilation

Since I use the garage as an art studio, the introduction of natural light in the roof would greatly improve the lighting in this otherwise dark space and facilitate my ability to work, especially when hot and cold weather forces us to work behind closed garage doors. Not only would windows in the roof provide passive natural light, but since I would also make them operable, they would also provide passive ventilation, dramatically improving the comfort of the space without impact to the environment.

The historic roof design, which I am currently reproducing, culminates in a 6'x6' flat area that truncates the top of the structure's hipped roof. I would like to introduce a clerestory over this flat area. I propose to cover the clerestory with a hipped roof that visually terminates the hip of the main roof. The effect would be that of a cupola, such as one sees in a number of houses in my neighborhood (please see attached map and images). Beautifully designed, it would also be an enhancement to the building's appearance. In addition, the design pays tribute to and references the two dormer windows in the roof of the main house.

2. Dormer Window for Natural Light and Ventilation

The roof on the main house contains two dormers in proximity to the garage that allow for natural lighting and ventilation of the attic, making the entire house cooler during hot weather. Following this example and complementing the clerestory cupola in design and effect, I would like to add an operable dormer window to the garage roof. In addition to aligning the garage roof more closely to the roof design of the main house, introducing dormers to the garage roof would have the same positive effects of improving light (and north light at that, which is very desirable for art projects) and ventilation to the garage space, making it more useful as an art studio.

The garage dormer would be located in approximately the center of the structure on the northwest side, facing the main house. To that end, the dormer as designed follows the design, proportions, materials, and Arts-and Crafts look of the dormers on the main house in order to integrate this feature seamlessly within the site and surroundings.

Also of note, there are countless examples of dormer windows throughout the King William neighborhood, making this feature eminently appropriate and underlining its utility as a source of natural light in otherwise dark spaces.

3. Glass Doors for Natural Light and Thermal Efficiency

The third element of natural light and passive ventilation that I would like to introduce is the replacement of the rollup metal garage doors with insulated glass doors. While the original metal doors survived the fire, only one of them appears to be reusable, with some work. The other two would need a large investment of money in an attempt to repair them, but I have been warned that the repairs would probably not be successful and that I would have to purchase new rolling doors, the design of which would not match the historic door design. I would prefer to put that investment into a more useful (in terms of natural light) and elegant door design.

Not only would a glass solution let in a considerable amount of natural light—thereby diminishing my need to light the space artificially and use energy to do so—but the new doors would also use insulated glass and be snugly fit to bolster the building envelop. When closed, they would immensely improve the thermal performance of the building—as well as eliminate the need for artificial lighting during daytime. When opened, they would perform similarly to the current metal doors, allowing for passive ventilation and natural light. They would be custom-built and reference the building's historic window design in order to be visually fully integrated with the structure. The result will be far more attractive and

infinitely more energy efficient than the historic metal rollup doors (which block light yet allow the entry of rain water, leaves, and dirt).

In addition, the glass alternative to solid metal that I am proposing is much closer in appearance to the large screens surrounding the house, which enclose four screened porches (two upstairs and two downstairs). These screen walls add transparency to the main house the way that the glass garage doors will do for the garage, making the garage look like less of a fortress or industrial site and be more in keeping with residential demeanor of the main house and surroundings.

4. White Roof Color for Thermal Efficiency

I propose to modify my previous previously HDRC-approved roof alteration—for changing the roofing material from curved metal tiles to metal standing seam with galvalume finish—to allow for the color of the metal standing seam to be metallic white (see, for example, Mangold Roofing company’s “Natural White” metallic color). The City of San Antonio has been a champion of white roofs (aka “cool roofs”) for the past decade, even developing the “Under 1 Roof” white-roof program to cover the cost of white roofs for homeowners who cannot afford them, and the HDRC has allowed other homes in the King William neighborhood to reroof in white metal standing seam (for example, 215 Mission Street). Making this change will not significantly alter the appearance of the structure but will dramatically improve the thermal performance of the building and its energy efficiency, while dramatically reducing its impact on the environment and its contribution to greenhouse gas emissions.

PRESERVATION ETHOS:

All four of the design elements that I propose involve parts of the building that were lost or severely damaged in the fire and are having to be completely reconstructed or custom re-built. I am not proposing to alter any of the original building fabric that survived the fire. This, instead, is being carefully conserved in the repaired structure. I have even salvaged for posterity every metal roof tile and window weight from the original structure and plan to exhibit samples of these and other relics in the building when finished.

The four design elements proposed here work in tandem to enhance this structure’s utility, increase its aesthetic refinement, strengthen its design continuity with the main house, and diminish its environmental impact. Because the building was badly damaged by fire and is being reconstructed, it is an ideal opportunity to reconstruct with these design efficiencies and embellishments. They turn the tragic loss of this historic building into an environmental bonus by bringing it back to life in a smarter way that capitalizes on energy efficient

technologies while maintaining its historic character.

Being a preservation architect and founder of a hands-on historic preservation program that conserves monuments in France and Italy, having focussed my doctoral architectural history studies at UC Berkley on a historic preservation topic and contributed many academic publications to this field of study, and holding a research faculty position at the Center for Cultural Sustainability at UTSA's School of Architecture, I am intimately aware of the necessity for and importance of historic preservation. I am also extremely familiar with (and I teach at the college level) historic preservation history, philosophies, and methods. In fact, I moved to San Antonio for the sole purpose of carrying forward the torch of keeping, conserving, and maintaining my house—218 Washington—which has been in my family for three generations.

I want to emphasize that I would do nothing insensitive or inappropriate to any part of my house. I do not request changes without very careful consideration. If my garage had not burned, I would not have made any alterations to it, and I am not proposing to alter any of the existing and usable historic fabric. What I propose is entirely congruous with the architecture of the building itself, the main house, and neighboring houses, and I believe that these minor changes have a positive impact on the appearance of the structure. They also significantly improve the utility of the building for its current use as an art studio. Perhaps most importantly, these minor modifications transform this building into a "greener" structure, which is imperative for all structure built or rebuilt today.



















































Black vs White Roofs



Contributes to Global Warming
Raises city's outside temperature

Contributes to Global Cooling
Lowers city's outside temperature



Sunlight Reflected
20%

Roof Surface Temperature
180°

Roof Surface Temperature
100°

Inside Temperature
115°

Inside Temperature
80°



Sunlight Reflected
85%



Sources

<http://coolcolors.lbl.gov>

<http://www.ioe.org/images/content/090213/White%20Roofs%20Cool%20the%20World.pdf>

http://www.nytimes.com/2009/07/30/science/earth/30degrees.html?_r=1

<http://newscenter.lbl.gov/feature-stories/2011/07/26/efficacy-of-cool-roofs-varies-from-city-to-city>













ENTRANCE

OPEN FLOOR PLAN
New floor plan









Washington St

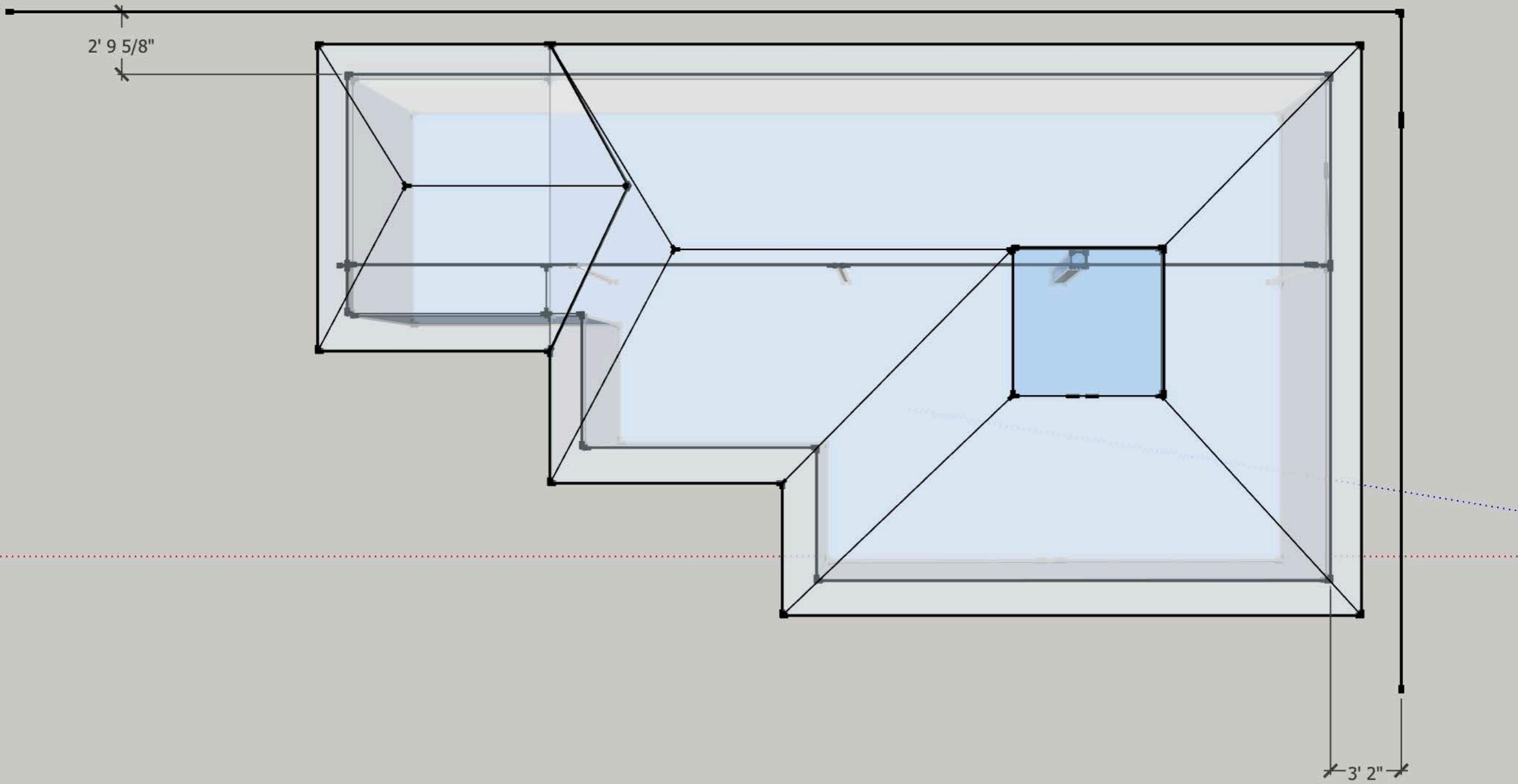
Washington St

216

202

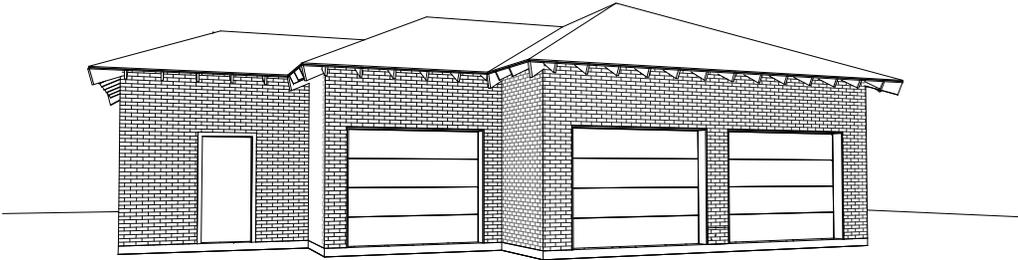
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② 3D View 2



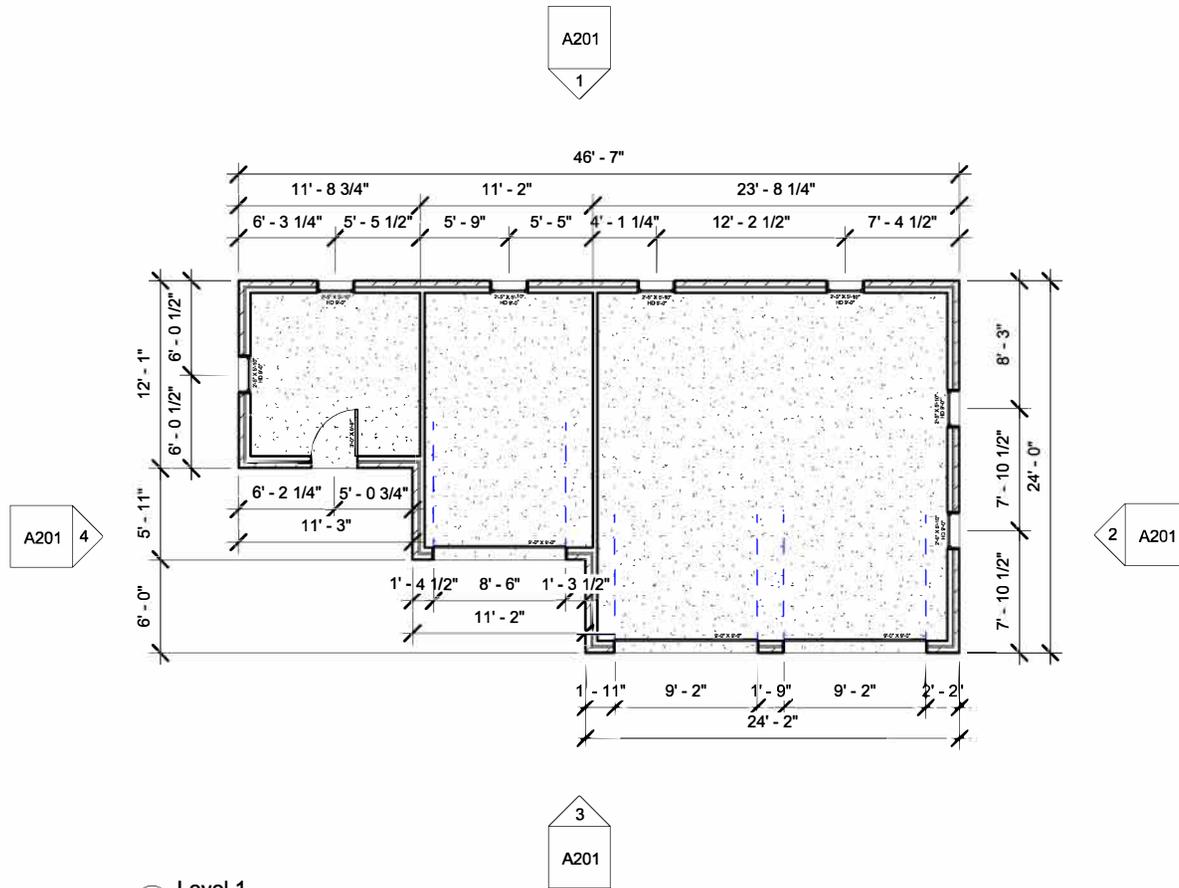
① 3D View 1

TMDA
TMDA Workshop

No.	Description	Date

Cover Page

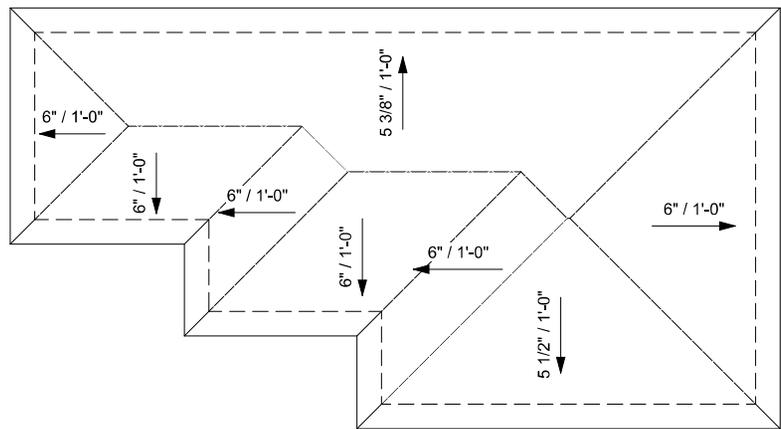
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Checked by	Checker	
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TMDA
TMDA Workshop

No.	Description	Date

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Date	Issue Date	
Drawn by	Author	
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Scale 1/8" = 1'-0"		

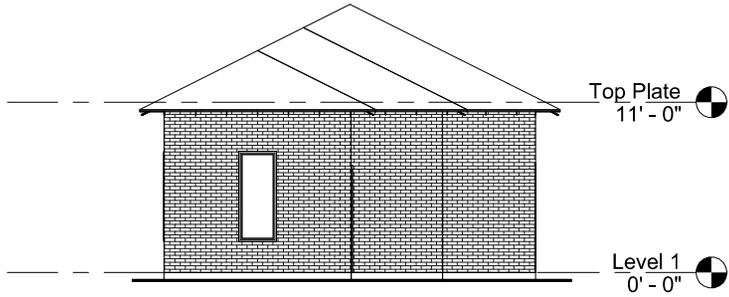


① Roof Framing Plan
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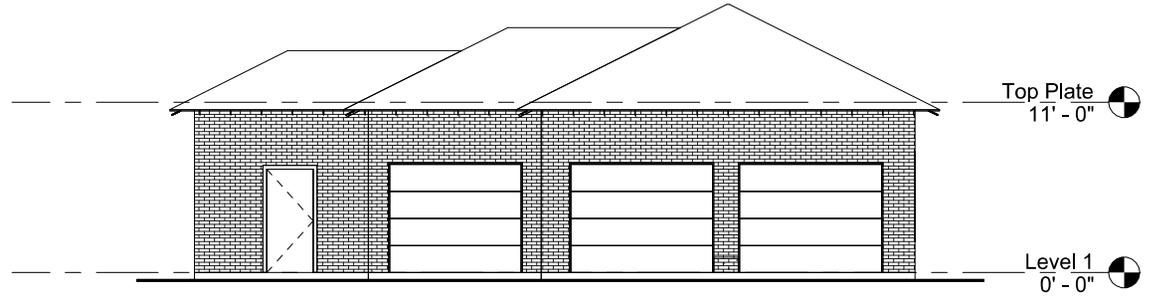
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TMDA Workshop

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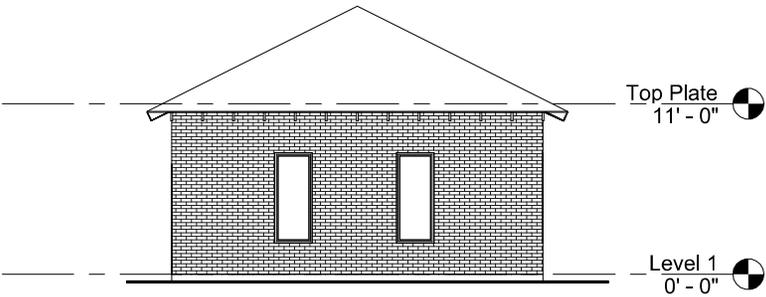
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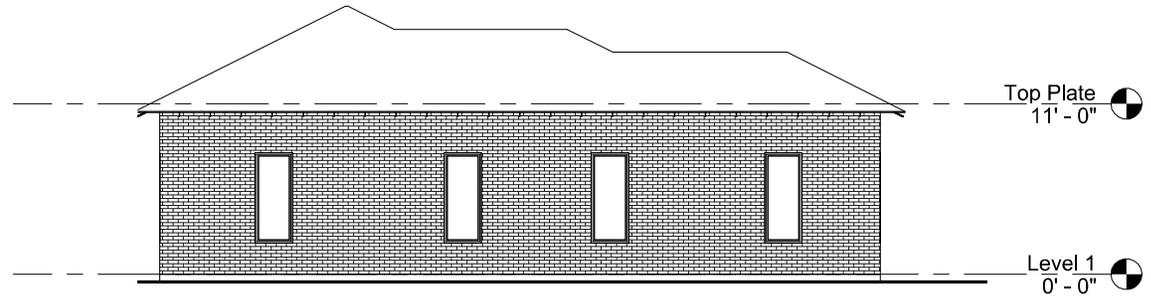
④ West
1/8" = 1'-0"



③ South
1/8" = 1'-0"



② East
1/8" = 1'-0"



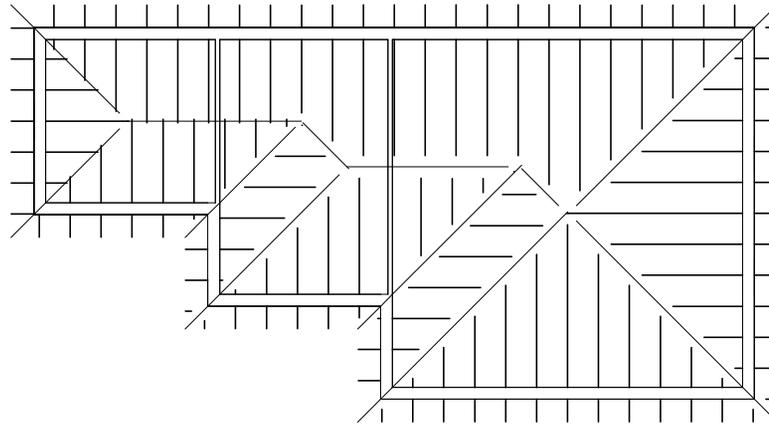
① North
1/8" = 1'-0"

TMDA
TMDA Workshop

No.	Description	Date

Exterior Elevations

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Checked by	Checker	
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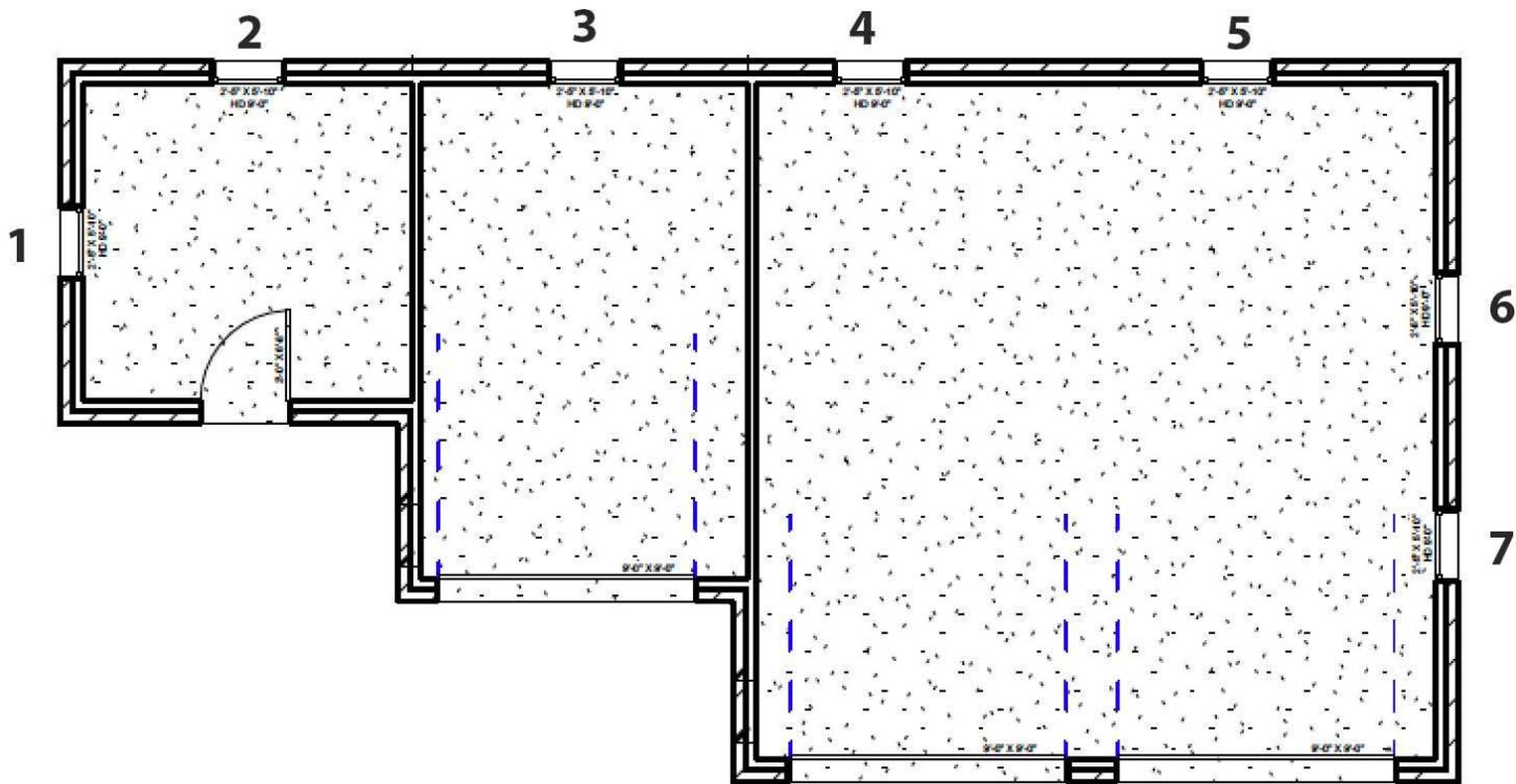
① Roof Framing Plan
1/8" = 1'-0"

TMDA
TMDA Workshop

No.	Description	Date

Roof Framing Plan

Project number	Project Number	S101
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		1/8" = 1'-0"



Front of Garage