

HISTORIC AND DESIGN REVIEW COMMISSION

August 2, 2023

HDRC CASE NO: 2023-282
ADDRESS: 2218 W GRAMERCY PLACE
LEGAL DESCRIPTION: NCB 6823 BLK LOT 4&5
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Cameron Smithdish | Smithdish Architecture
OWNER: Andrew & Kendall Cox
TYPE OF WORK: Column removal, front door replacement, shutter installation, and fenestration modifications
APPLICATION RECEIVED: July 10, 2023
60-DAY REVIEW: September 8, 2023
CASE MANAGER: Bryan Morales

REQUEST:

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

1. Remove two of the inner, front columns on the front porch.
2. Remove the existing front door and replace with a Craftsman style door.
3. Install faux shutters on the second-floor window on the front façade.
4. Raise the rear patio door.
5. Raise three windows on the south elevation and one window on the west elevation.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

FINDINGS:

- a. The primary structure located at 2218 W Gramercy Place is a two-story, single-family colonial revival home constructed c. 1938. The structure features a modified, cross-gable composition shingle roof, brick and wood siding, historic six-over-six wood windows throughout, and a prominent chimney on the east wing. This property contributes to the Monticello Park Historic District.
- b. **COLUMN REMOVAL** – The applicant is requesting to remove the two, inner front columns located on the front porch. The Historic Design Guidelines for Exterior Maintenance and Alterations 7.A.i. states to preserve porches, balconies, and porte-cocheres. The 1938 Sanborn map and modern satellite images confirm that the present location of the front porch is not original. Staff finds the removal of the two, inner columns at the front of the porch generally conforms to guidelines.
- c. **FRONT DOOR REPLACEMENT** – The applicant is requesting to remove the front door and replace it with a Craftsman style front door. Guidelines for Exterior Maintenance and Alterations 6.A.ii. states to preserve historic doors. In addition, Exterior Maintenance and Alterations 6.B.i. states to replace doors in-kind when possible and when in-kind replacement is not feasible, to ensure features match the size, material, and profile of the historic element. Staff finds the proposed Craftsman style door does not conform to the colonial revival style of the structure and does not conform to guidelines.
- d. **SHUTTER INSTALLATION** – The applicant is requesting to install shutters on the second-story window facing W Gramercy Place. Exterior Maintenance and Alterations 6.B.x. states to incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Additionally, shutters should match the height and width of the opening, be mounted to be operational or appear to be operational, and not be installed directly onto any historic wall material. Staff finds the installation of shutters that do not match the

height and width of the window opening and are not operational or appear to be operational does not conform to guidelines.

- e. FENESTRATION MODIFICATIONS (REAR DOOR) – The applicant is requesting to raise the two doors on the south elevation by three inches. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings. The applicant's proposed modifications maintain the general fenestration pattern of the rear façade. Staff finds the increase in height by approximately three inches is generally appropriate.
- f. FENESTRATION MODIFICATIONS (WINDOWS) – The applicant is requesting to raise three windows on the south elevation and one window on the west elevation by one foot. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings. The applicant's proposed modifications maintain the general fenestration pattern of the south and west façades. Staff finds the increase in height by approximately one foot is generally appropriate.

RECOMMENDATION:

Staff recommends approval of items 1 through 5, based on findings a through f, with the following stipulations:

- i. That the applicant install operational wood shutters on the second floor, front façade.
- ii. That the applicant install a wood, Classical Revival front door and submit the final product information to staff for review.
- iii. That the applicant reuse the historic wood windows for fenestration modifications.
- iv. That the applicant use brick to match existing brick in dimension, texture, and color.

City of San Antonio One Stop

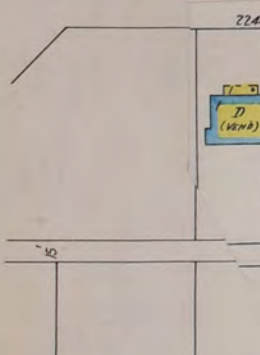
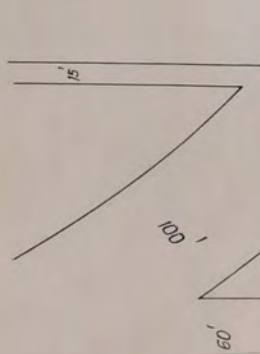
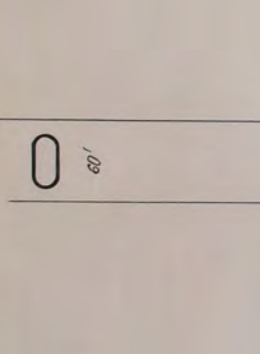
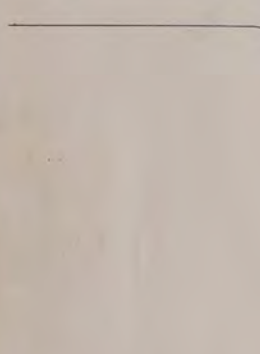


July 26, 2023



541
ADDL SHEET
DEC. 1934

THOMAS JEFFERSON HIGH SCHOOL GROUNDS



Scope of Work:

The applicants are requesting a Certificate of Appropriateness for exterior improvements to their existing two-story residence in Monticello Park. These improvements include: replacement of the existing front door with a refurbished antique cottage style door with glass lites, removal of two box columns at the front porch, new shutters applied to an upstairs street facing window (to match existing shutters), refurbishing and raising a rear patio door due to floor leveling on the interior, refurbishing and raising four (4) windows on the rear-facing portion of the house, and brick, opening and fascia repairs on all facades to allow for painting all surfaces.



Main House - North Facade (Street View)



Aerial View of Property



Main House - South Facade (Rear View)

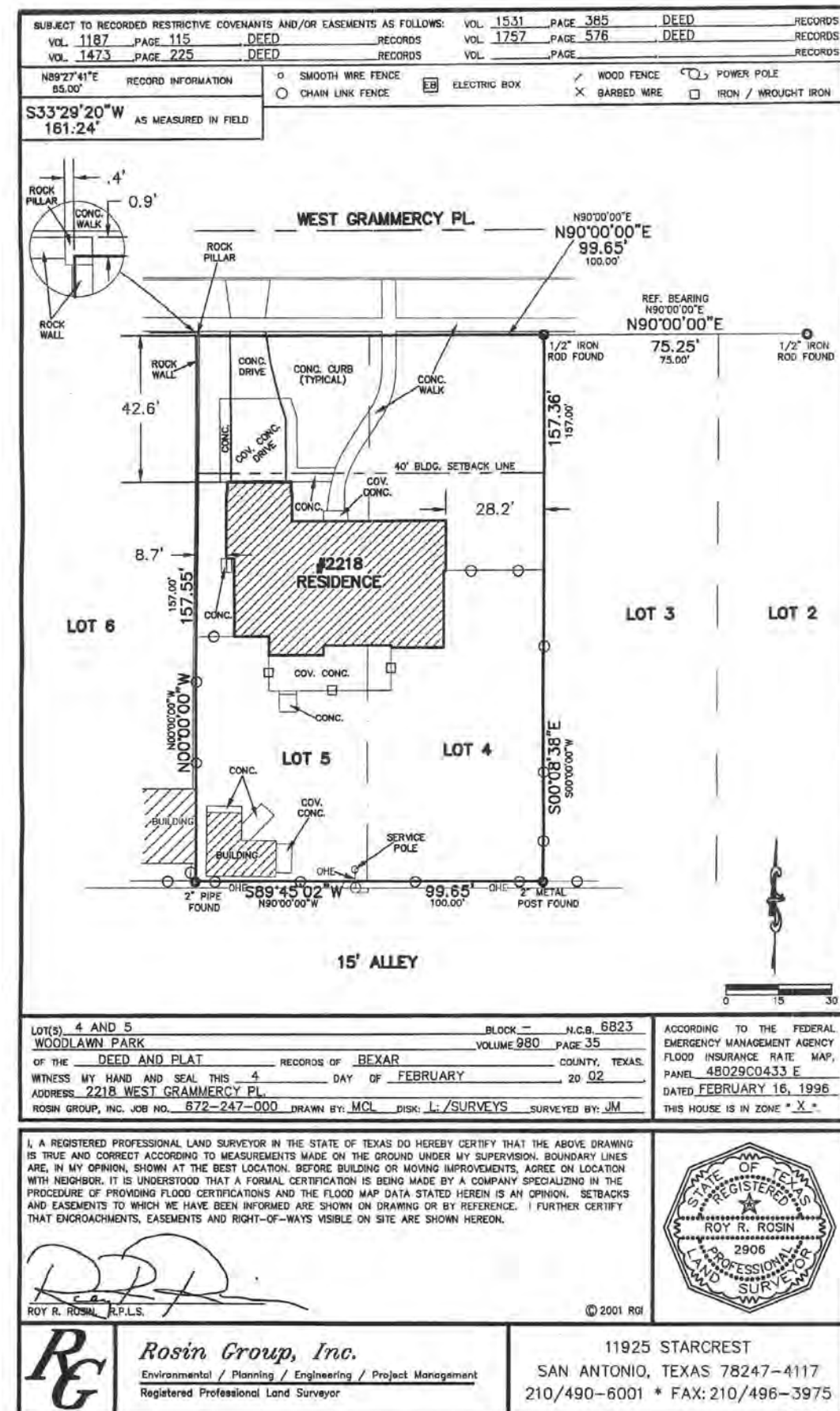
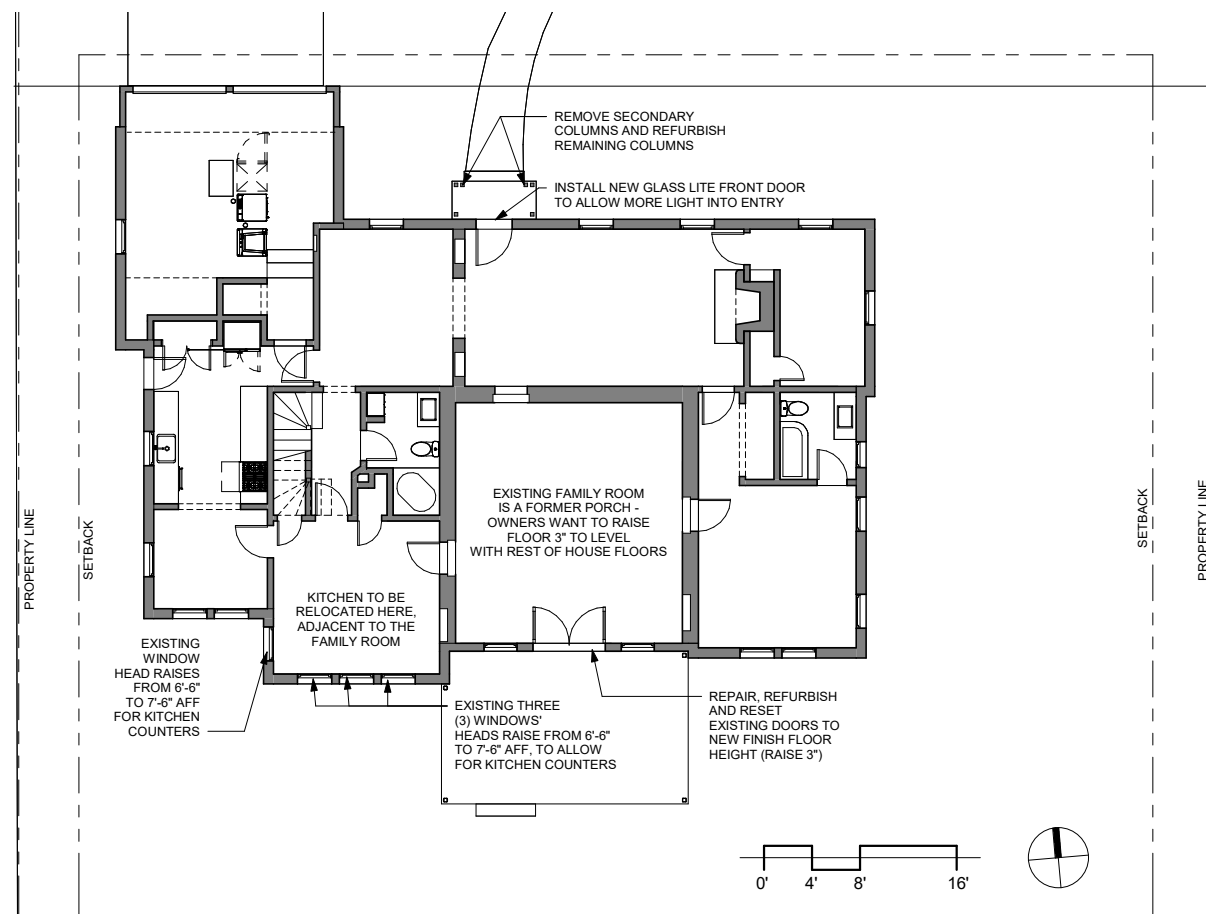


Main House - East Facade



Main House - West Facade



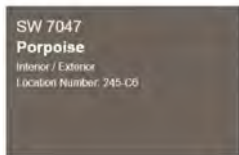




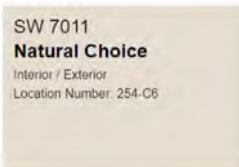
PROPOSED PAINT COLOR -
WINDOWS, TRIM, FASCIA,
METAL AWNINGS



PROPOSED PAINT COLOR -
FRONT DOORS



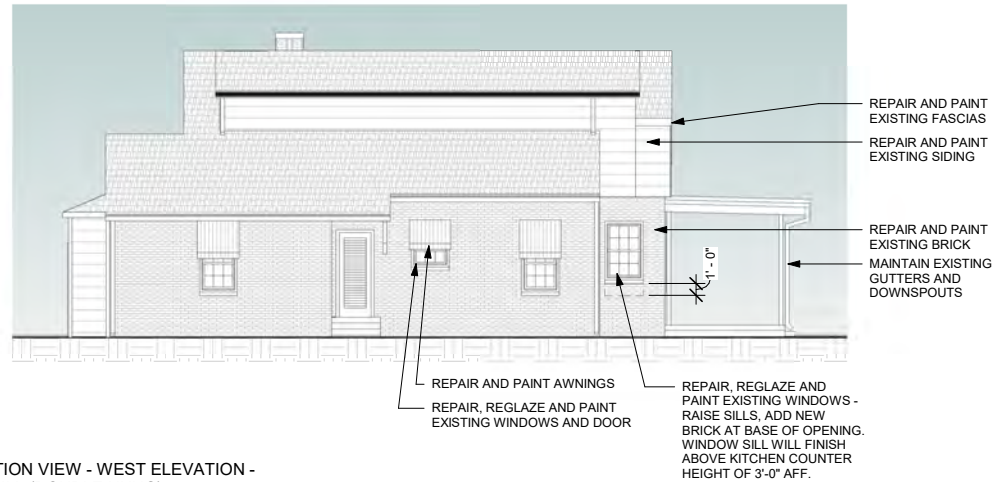
PROPOSED PAINT COLOR -
SHUTTERS



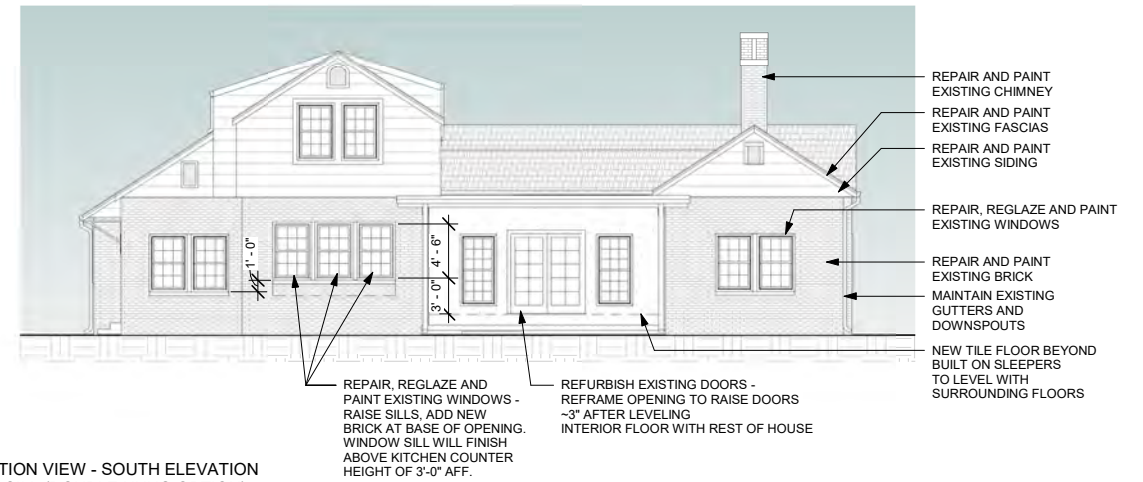
PROPOSED PAINT COLOR -
WALLS (BRICK OR SIDING)



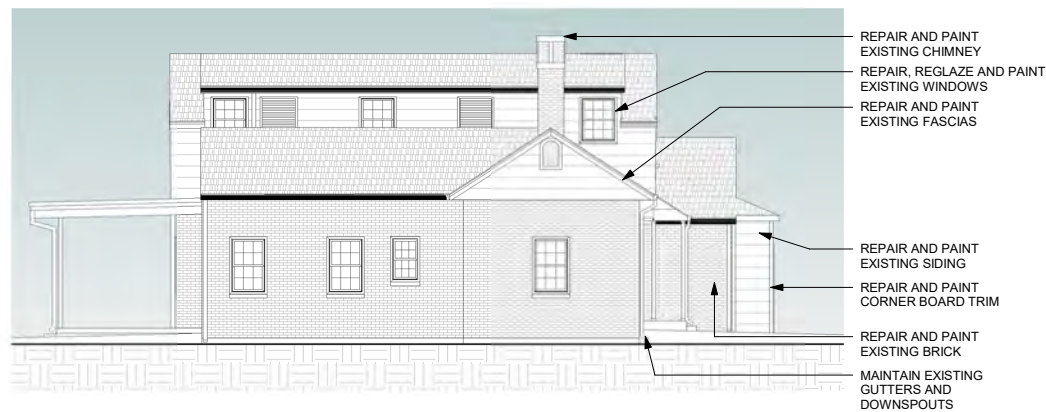
PROPOSED FRONT DOOR -
REFURBISH ANTIQUE
COTTAGE STYLE WITH
GLASS LITES.



RENOVATION VIEW - WEST ELEVATION -
RAISED SILL (DOUBLE HUNG)



RENOVATION VIEW - SOUTH ELEVATION
- RAISED SILL (DOUBLE HUNG OPTION)



RENOVATION VIEW - EAST ELEVATION



RENOVATION VIEW - NORTH (STREET)
ELEVATION



PROPOSED PAINT COLOR SCHEME
(APPLIED TO STREET VIEW)



EXISTING PAINT COLOR SCHEME
(APPLIED TO STREET VIEW)

