

# HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

**HDRC CASE NO:** 2021-472  
**ADDRESS:** 114 PARKVIEW DR  
**LEGAL DESCRIPTION:** NCB 6919 BLK LOT E 20 FT OF 12 & W 15 FT OF 13  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** HMI Homes, LLC  
**OWNER:** HMI Homes, LLC  
**TYPE OF WORK:** Fenestration modifications, siding modifications  
**APPLICATION RECEIVED:** September 09, 2021  
**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:

1. Cover the existing wood siding with 4" Dutch lap siding.
2. Replace the existing aluminum window at the front of the house with a wood window.
3. Enclose three (3) existing windows on an existing rear addition
4. Enlarge the existing front door opening and replace the existing front door.
5. Remove the existing metal awning above the front porch and construct a new wooden front porch.

## 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.

## **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 114 Parkview Drive is a 1-story residential structure with Craftsman architectural influences including exposed rafter tails and a covered front porch. The structure also features wood siding, a combination of vinyl, aluminum and wood windows. The structure is contributing to the Mission Historic District.
- b. **COVERING EXISTING SIDING** – The primary structure currently features three (3) different styles of wood siding including 4” Dutch lap siding on the original part of the house, 6” Dutch lap siding on the middle section of the house, and 1”x6” wood boards at the rear addition. The applicant is requesting to cover all of the existing wood siding with 4” Dutch lap siding to create a uniform appearance. Staff performed a site visit on September 27, 2021 and observed the existing siding to be in various states of deterioration and missing in several parts of the home. Per the Historic Design Guidelines for Exterior Maintenance and Alterations B.i, existing siding that is in good condition should be retained and repaired in place. Staff finds that removing the existing historic siding on sections A and B as noted in the exhibits and installing new wood 4” Dutch lap siding as proposed in these areas is an appropriate treatment in this instance. The existing wood siding on section C as noted in the exhibits may be covered by 4” Dutch lap siding as proposed.
- c. **WINDOW REPLACEMENT** – The applicant is requesting to replace one (1) existing aluminum window located on the front of the primary structure with a wood window to match the existing wood window located to the right side of the front door. Per the Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.vii, replace non-historic incompatible windows with windows that are typical of the architectural style of the building. Staff finds that replacing the existing aluminum window with a wood window to be consistent with the guidelines.
- d. **FENESTRATION MODIFICATIONS** – The applicant is requesting to remove three (3) existing aluminum windows on the rear addition and cover the openings with 4” Dutch lap siding. Guidelines 6.A.i for Exterior Maintenance and Alterations states that filling in historic door or window openings should be avoided. However, the existing windows are non-historic aluminum frame windows, and are located on a later addition. Staff does not find that the removal of these windows will negatively impact the integrity of the primary structure. Staff finds the request appropriate.
- e. **FRONT DOOR REPLACEMENT** – The applicant is requesting to replace the existing front door with a 36” x 80” fiberglass Craftsman door. The existing door is likely not original to the structure as it is a contemporary material and appearance. Per the Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.i, 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. Staff finds that the proposed style of the door to be consistent with the Craftsman features of the primary structure and finds that the door should be solid wood or a salvaged wood door where possible.
- f. **FRONT PORCH MODIFICATIONS** – The applicant is requesting to remove the existing metal awning and construct an offset front gable porch cover with wood posts. Per the Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.v., 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. Many of the adjacent homes with similar architectural

features exhibit an offset front gable porch cover. Staff finds that the introduction of this element is an appropriate treatment.

- g. ADMINISTRATIVE ITEMS – The applicant has included wood window repair and painting in their application. These items are eligible for administrative approval.

## **RECOMMENDATION:**

Staff recommends approval of items 1-5 with the following stipulations:

- i. That the existing historic wood siding be removed and replaced with 4” Dutch lap wood siding versus being covered by new siding.
- ii. That the applicant provide staff with product specifications of the proposed wood window prior to the issuance of the COA.
- iii. That the proposed front door be wood to be consistent with the design guidelines.
- iv. That the front porch columns be no thicker than 6” square, feature chamfered corners and top and bottom trim.

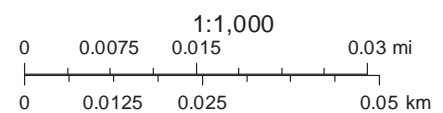


# City of San Antonio One Stop



September 30, 2021

— User drawn lines







114 Parkview Dr





114 Parkview Dr





114 Parkview Dr



## Windows

Over the years, the windows of the home have been replaced at different periods. There are four different styles of windows installed around the home. I am requesting permission to update one window and remove/frame out three windows.

In the front of the home, there are two windows facing the street. One of the windows is 28" x 48" and of wood material. It is an original window of the home (window A). This window will stay as-is. The second window is a recent replacement, measures 72" x 48" and is of aluminum material (window B). This window is not original to the home as is evident in the re-framing of the window and the replacement siding installed around it. I request to replace this window with one that will match window A. The replacement window will have a painted wood exterior finish, clear glass, and exhibit trim details that align with the OHP's recommended specifications. By replacing window B with one that matches window A, the front of the home will be transformed to its original historical appearance.



Pic 17



September 27, 2021 at 10:11 AM  
112 Parkview Dr  
San Antonio, TX 78210  
United States





## Porch Cover

The existing porch cover is a recent addition to the home. It has a flat aluminum roof with metal posts. I request to remove this cover and replace it with one constructed of wood posts, wood covering and a gable style roof. The proposed porch cover is consistent with the other homes in the neighborhood.



Pic 27



Pic 28

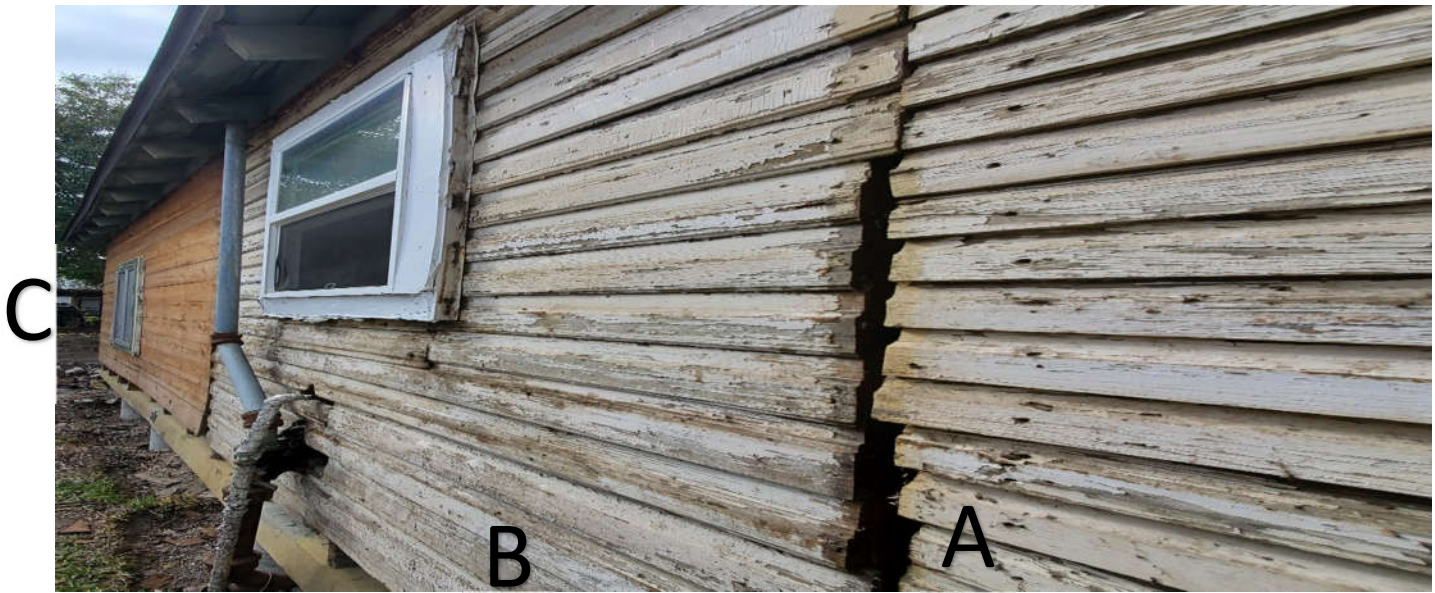
An example of the proposed new porch cover.



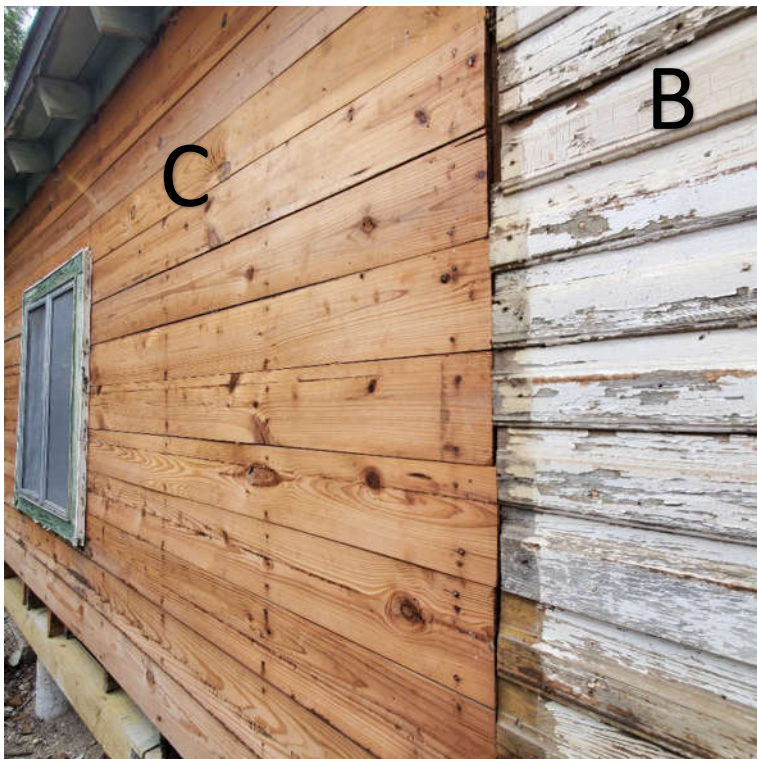
Scope of Work

**Siding**

The exterior siding on the home is a hardboard/cardboard material that has not held up well over the years and is no longer manufactured. The siding is very damaged or missing on all sides of the home. On 9/22/2021, the OHP provided administrative approval to remove the existing composition siding from the exterior of the house to reveal the siding underneath. The removal process has been completed and revealed three different sidings on the structure. The three inconsistent sidings (siding A, siding B, siding C) each have a different profile and are in different stages of rotting.



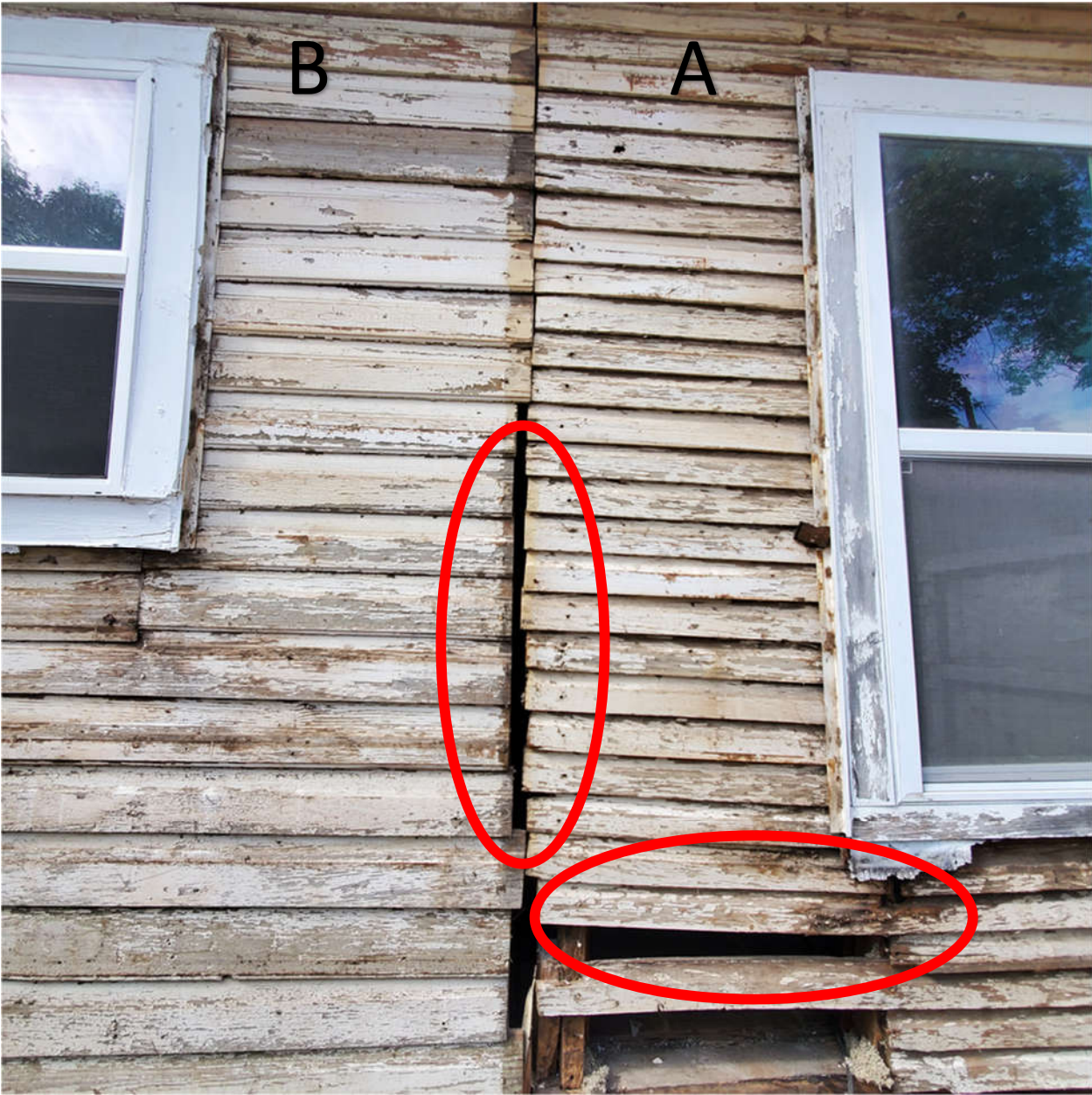
Pic 1



Pic 2

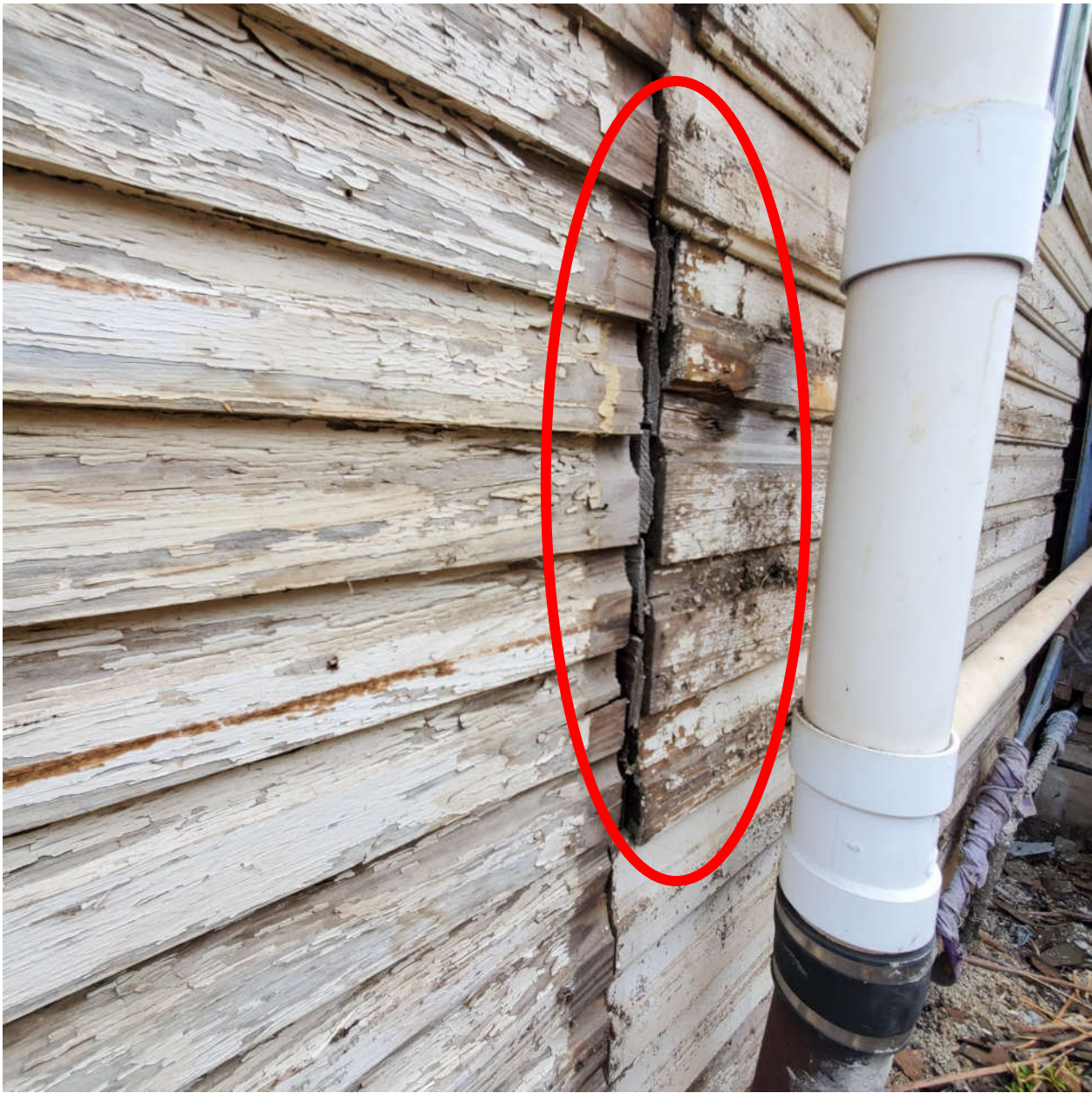


The front half of the home is covered in a 4" dutch lap siding (siding A) and is in the most damaged condition. The siding covers approximately 50% of the home. A majority of the boards are damaged and show signs of extreme rotting. There are large gaping holes throughout the siding that the previous homeowners have covered with plywood. To only spot repair/replace damaged boards in this section would require replacing approximately 60% of these boards.



Pic 3





Pic 4



Pic 5



Pic 6





Pic 7



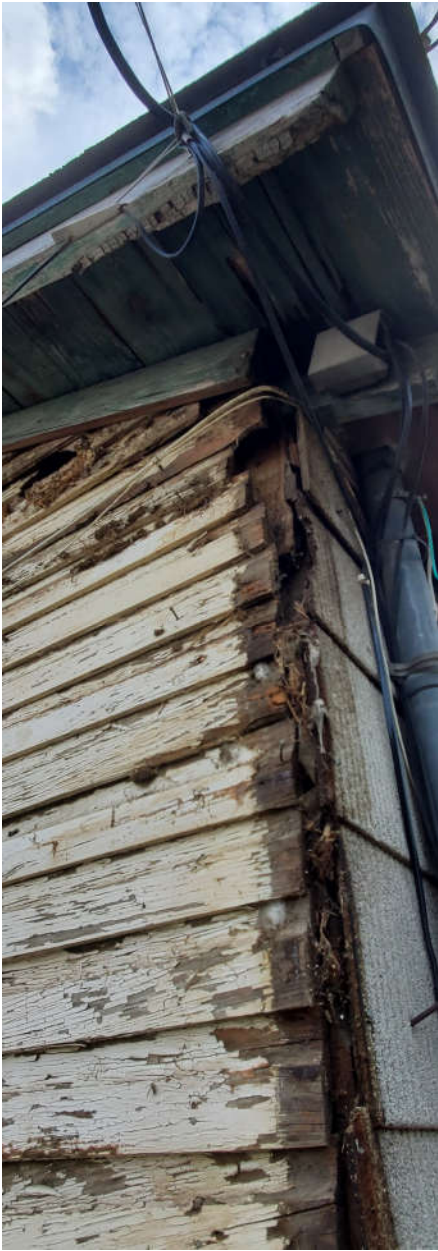
Pic 8





Pic 9





Pic 10



Pic 11



The middle part of the home is covered in a 6" dutch lap siding (siding B). Approximately 15% of the home is covered with this siding. This section of boards is also heavily damaged and show signs of rotting.



Pic 12



The third style are 1" x 6" boards (siding C) and covers the remaining 35% of the home. This siding is in the best condition of all three siding profiles yet does not provide contributing status to the home. This siding was added the most recently of the three. This siding was also used to frame around the street facing windows in the front of the home, see picture below.



Pic 13



Pic 14



September 27, 2021 at 9:47 AM  
114 Parkview Dr  
San Antonio TX 78210  
United States





September 27, 2021 at 9:46 AM  
114 Parkview Dr  
San Antonio TX 78210  
United States





Pic 15

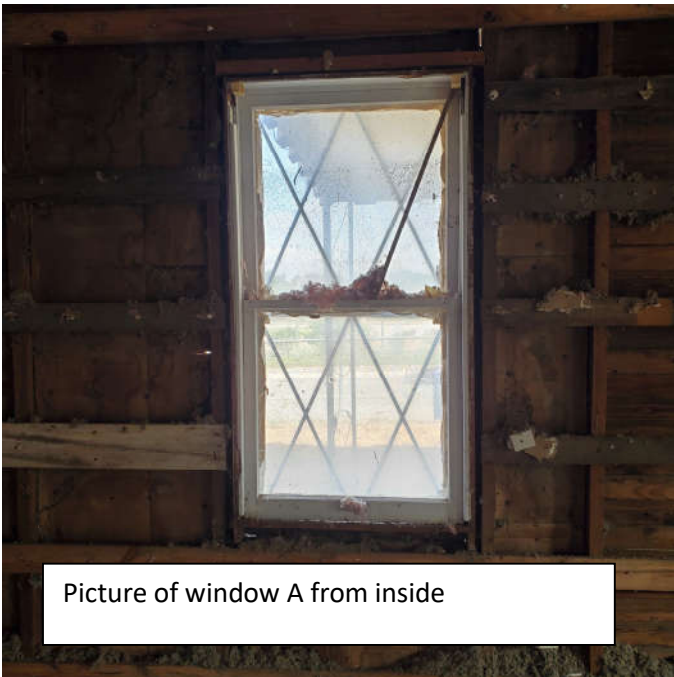


Pic 16



I understand that the Office of Historic Preservation would prefer to repair and spot replace the existing wood siding, yet I respectfully request an alternative method that will stay in line with the OHP's vision of maintaining the historical appearance of the home. I request to install 4" dutch lap style wood siding over all three profiles. This will give a consistent look to the property, as well as provide strong and durable protection to the structure.





Pic 18

Picture of window A from inside



Pic 19

Picture of window B from inside





Pic 20

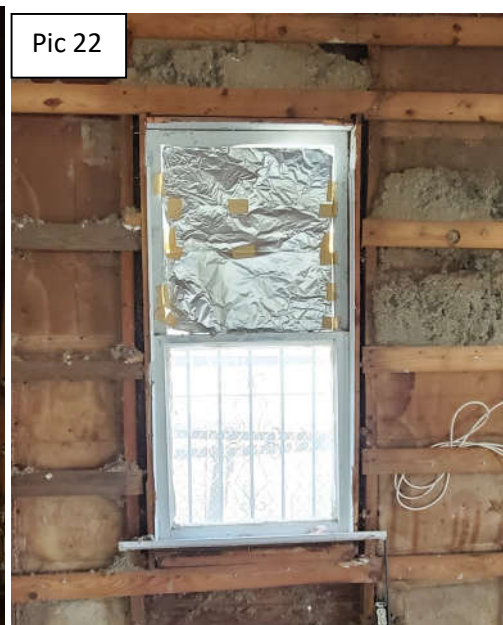
Picture of windows A and B from inside. We request to change window B to match window A.

There are four windows of differing sizes along the left side of the home that are recent replacements. There are no requests to make any changes to these windows.

There are three wood windows along the right side of the home that are likely from the original construction of the home. These three windows and window A (front of the house) are missing the counterweights and sash cords. The windows will be renovated with no changes to material or sizes.



Pic 21



Pic 22



There are three aluminum windows in the rear of the home that are recent additions to the home and not of contributing status. I request to remove the three windows and frame them out in order to build a primary bedroom with a private bathroom.



Pic 23



Pic 24



## Front Door

The front door is a late addition to the home and is not a standard size exterior door. It is a 27" x 80" door. There is also no header in the framing. I would like to update the framing, add a header and replace the front door and remove the metal screen door as it is non-operational and needs to be held closed with a 2"x4" piece of wood. The door is too narrow and appliances cannot fit through it. The replacement will be a 36" x 80" fiberglass door with a historical style and will create an inviting look to the front exterior of the home.





## 114 Parkview Drive - Front



The proposed repairs: replace the left window to match the existing right wooden window; replace the front door, install 4" dutch lap siding, replace the porch cover with a wooden patio cover with a gable style roof.



## 114 Parkview Drive - Rear

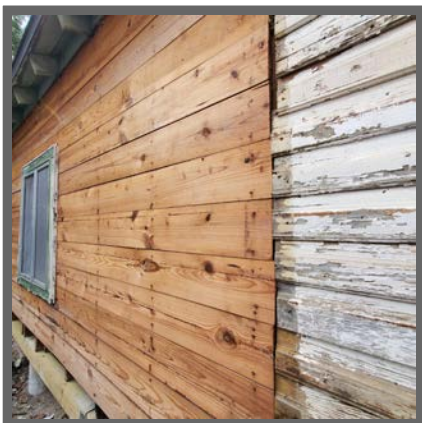


Proposed changes to rear of home: close out left aluminum window to make room for a new bathroom for the primary bedroom, install 4" dutch lap siding all around the home.





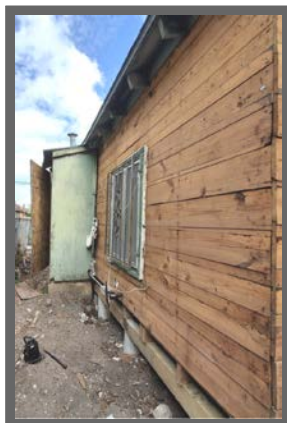
## 114 Parkview Drive - left side rear



Proposed repairs: install 4" dutch lap siding all around the house, omit the rear aluminum window on the left side of the home to make room for a full bath.

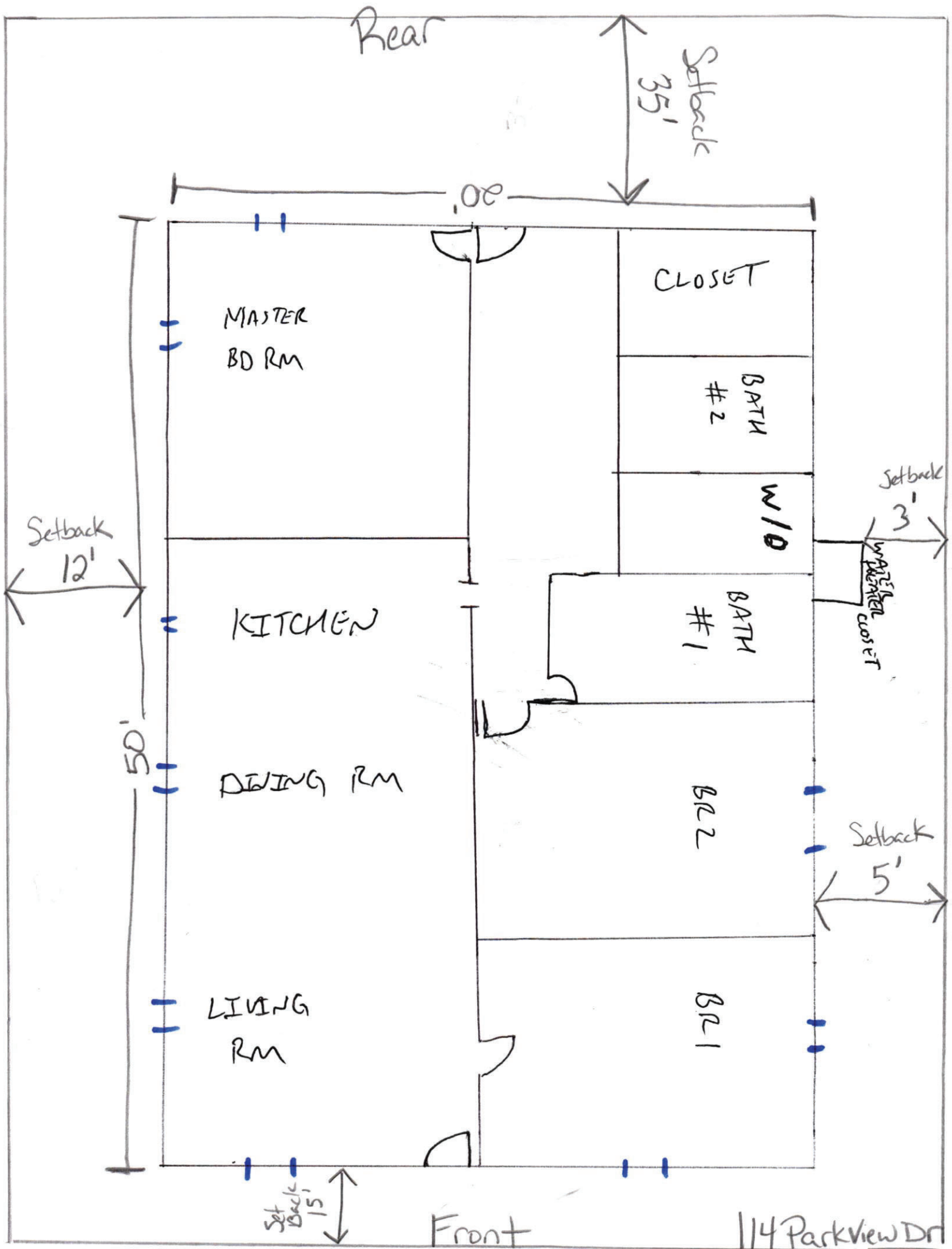


## 114 Parkview Drive - right side rear

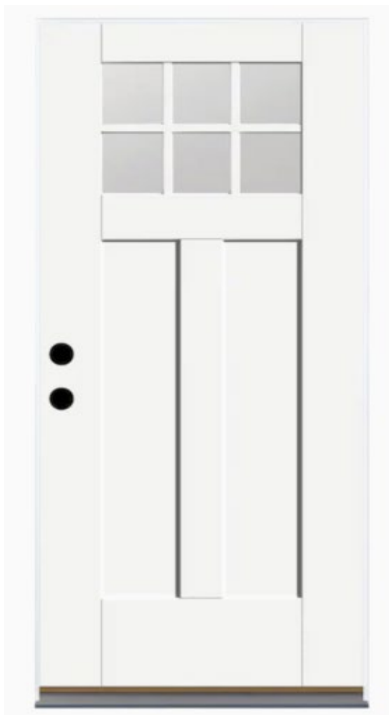


Proposed changes: install 4" dutch lap siding all around the home, omit the rear aluminum window on the right side of the home to make room for a new primary bedroom.





**Image of replacement front door**



**Image of replacement rear door**

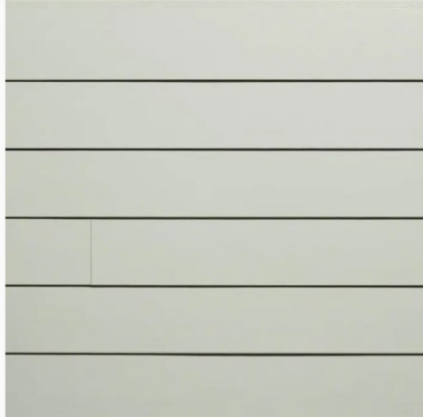




**Image of replacement siding (willing to go with either choice)**

HardiePlank Smooth Fiber Cement Lap Siding (Either 8.25 in x 144 in or 12 in x 144 in)

HardiePlank Woodgrain Fiber Cement Lap Siding (Either 8.25 in x 144 in or 12 in x 144 in)



Smooth 12 in



Wood grain 8.25 in