

HISTORIC AND DESIGN REVIEW COMMISSION

December 15, 2021

HDRC CASE NO: 2021-544
ADDRESS: 305 W KINGS HWY
LEGAL DESCRIPTION: NCB 3262 BLK 5 LOT 6 (W KINGS HWY SUBD)
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Nena Scott/Thomas Bradley
OWNER: VEXLER MARY JORDAN & SHANNON ALBERT FREY
TYPE OF WORK: Fenestration and privacy fencing modifications
APPLICATION RECEIVED: October 19, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

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

1. Extend the privacy wall along Belknap Pl to the front corner of the primary structure.
2. Replace six existing one over one wood windows with three pairs of custom wood French 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 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. *Façade 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

- a. The primary structure located at 305 W Kings Hwy is a 2-story residential structure constructed circa 1920 in the Neoclassical style with Craftsman influences. The structure features woodlap siding, a two-story front porch, a prominent front gable with decorative bracketing and vergeboarding, and a front door with multi-lite sidelites. The structure is contributing to the Monte Vista Historic District.
- b. FENCING – The applicant has proposed to extend the existing privacy fencing along Belknap to the front corner of the home. The design of the wall will be predominantly open wrought iron with solid support columns that will match the existing stucco and cap design. The fencing will measure 6 feet in height. Per the Guidelines, fencing should feature designs that are found historically in the district in terms of materiality, height, transparency, character, and detailing. Privacy fencing and walls should be located beyond the front plane of the house and should not terminate at the corner of the house or in front of the primary façade. The proposed extension will terminate just behind the front façade of the primary structure, which is consistent with privacy fencing in Monte Vista and other historic districts. Staff finds the extension consistent with the Guidelines due to its location, design, and materiality.
- c. FENESTRATION MODIFICATIONS – The applicant has proposed to modify the first floor windows on the east façade. As submitted, the six windows will be replaced with three pairs of French doors. The general locations and dimensions of the existing openings will be retained. The decorative framing detailing on the exterior will also be retained. Per the Guidelines, existing fenestration patterns and window openings should be retained. Staff finds that French doors may be appropriate on the east façade based on the historic fenestration pattern on the front façade, which features French doors. However, staff finds that the existing wood windows should be carefully removed and salvaged to be stored on site or donated for reuse. A salvage plan is required prior to the issuance of a Certificate of Appropriateness.

RECOMMENDATION:

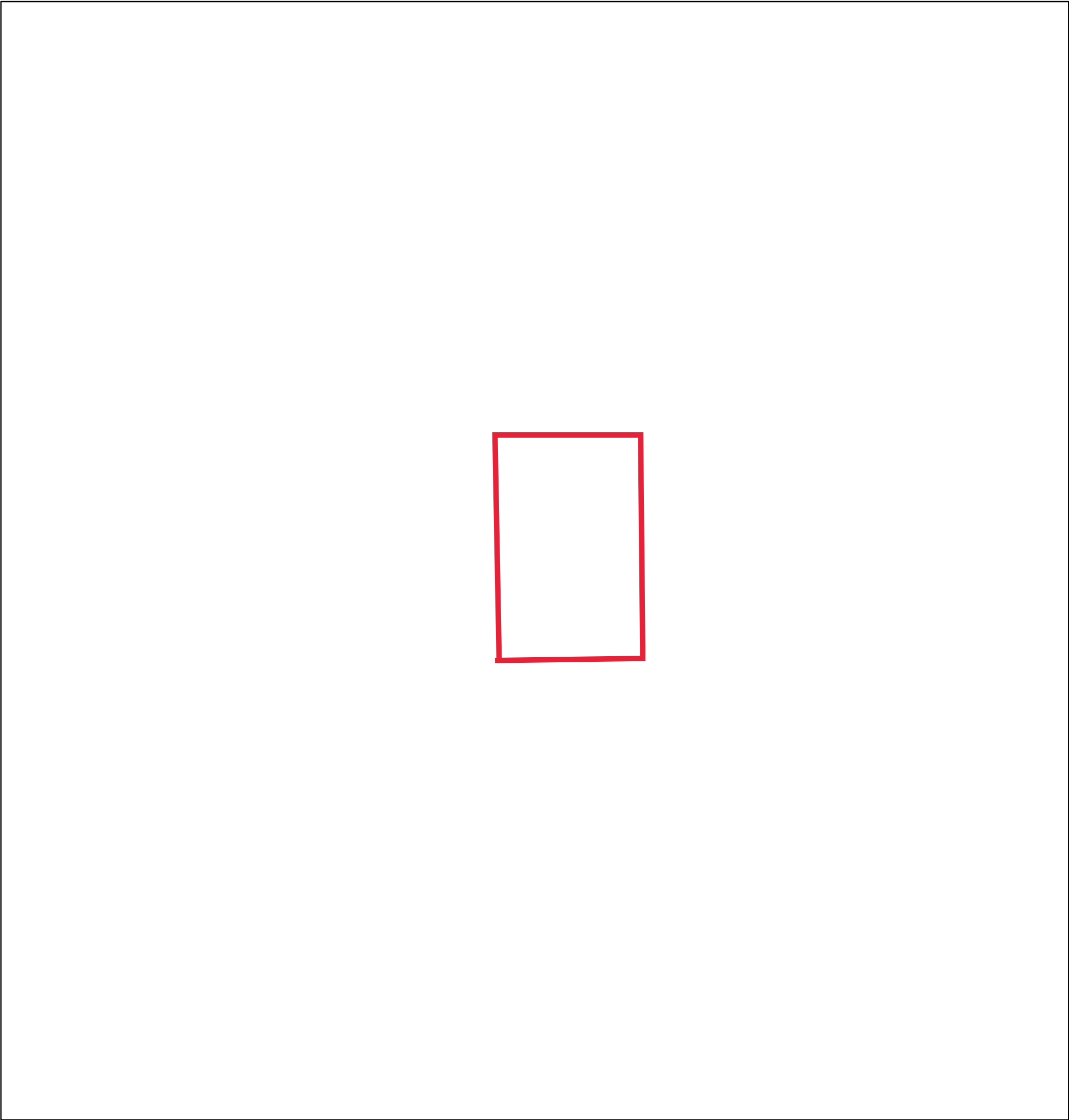
Item 1, Staff recommends approval of the privacy wall extension based on finding b with the following stipulations:

- i. That the final construction height of the approved fencing may not exceed the maximum height of 6 feet as approved by the HDRC at any portion of the fence. Additionally, the fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

Item 2, Staff recommends approval of the fenestration modifications based on finding c with the following stipulations:

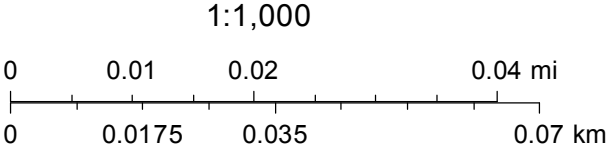
- i. That the applicant salvages the windows to be removed and retains them on site for future use or donates them for reuse elsewhere. A salvage plan is required prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits final material specifications for the French doors to staff for review and approval.

City of San Antonio One Stop



December 9, 2021

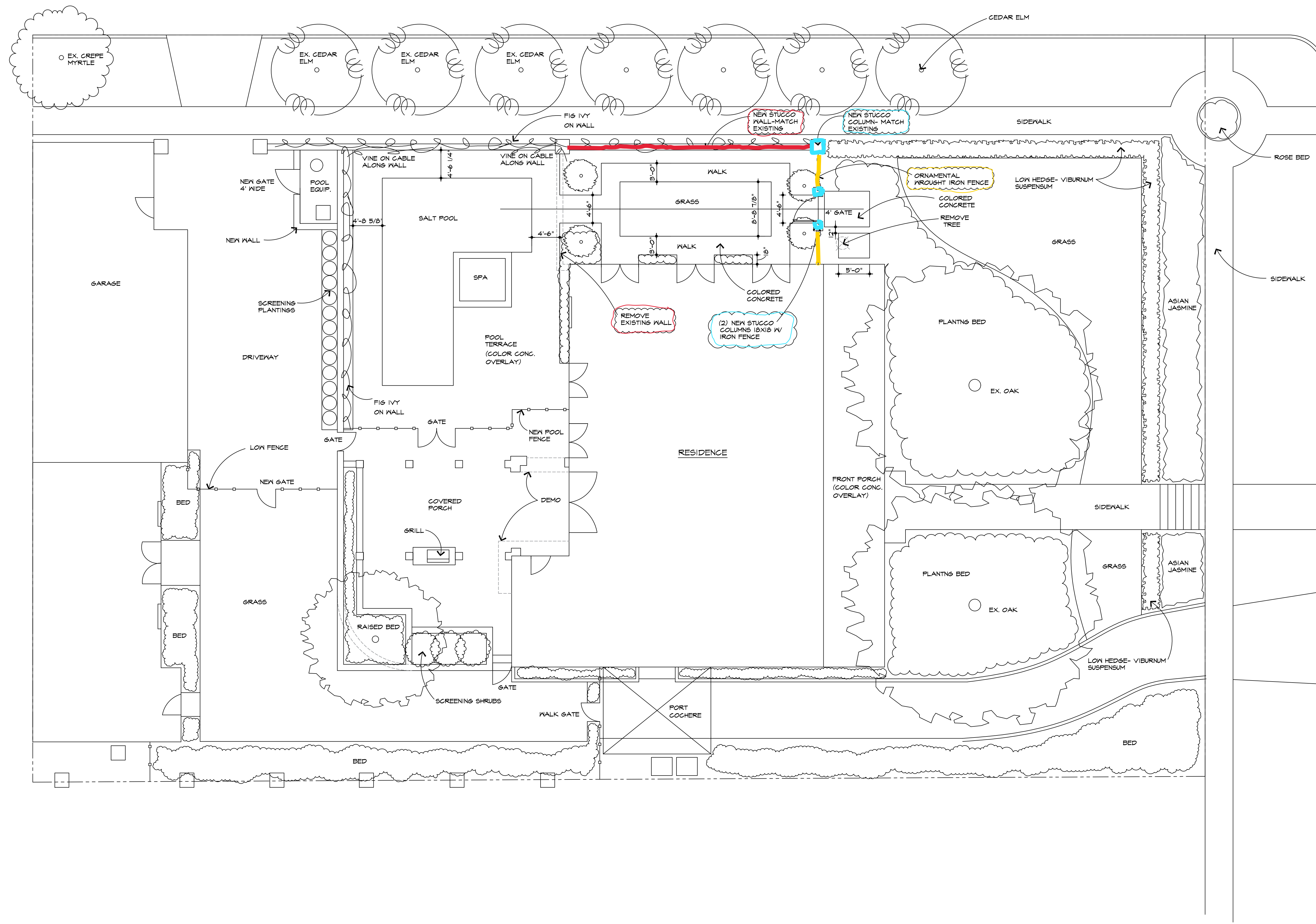
- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels











LANDSCAPE
DESIGN
FOR
VEXLER
RESIDENCE

305 W. KINGS HWY
SAN ANTONIO, TEXAS 78212

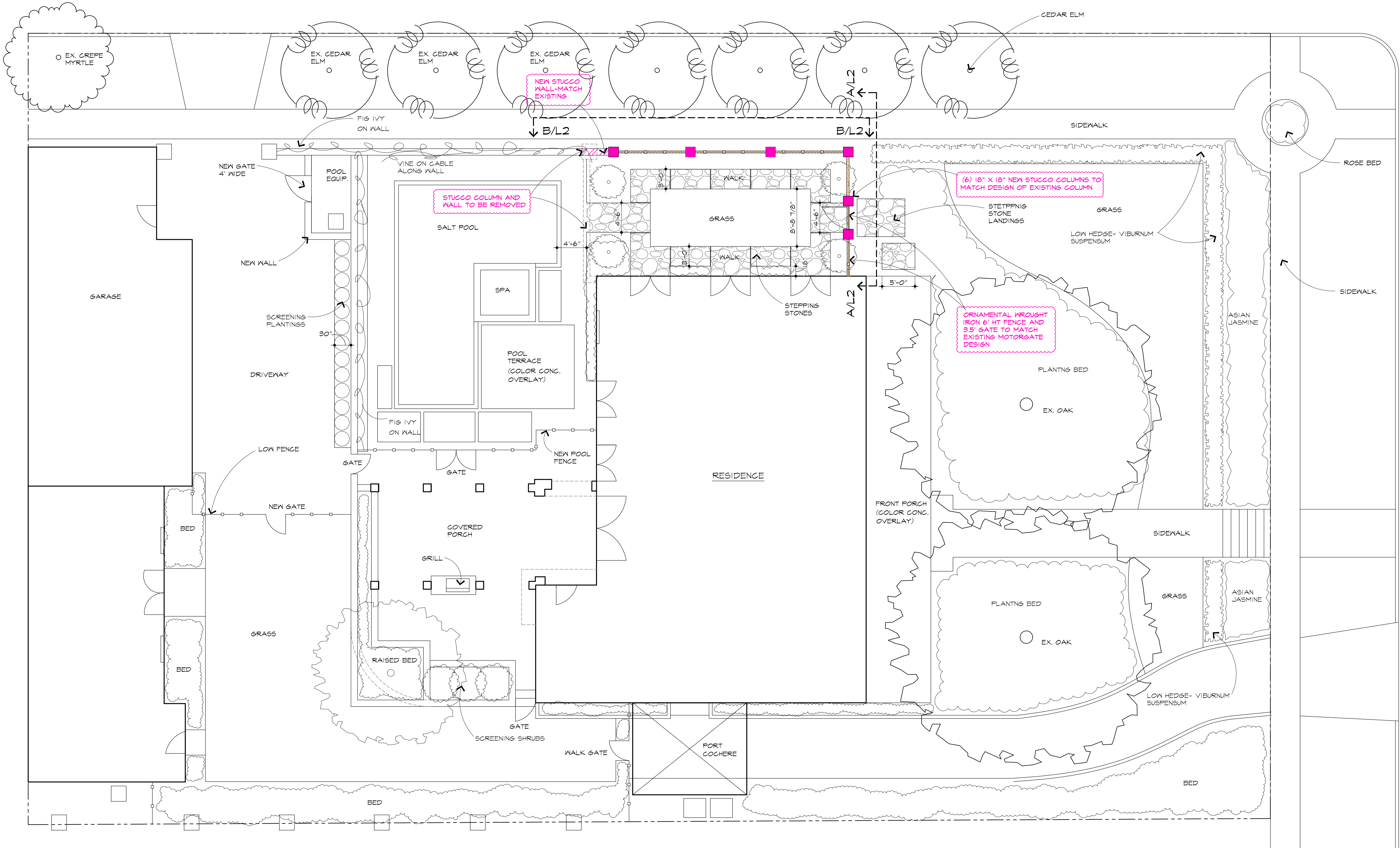
JULY 28, 2021
AUGUST 17, 2021
OCTOBER 1, 2021

THOMAS BRADLEY
& ASSOCIATES, INC.
132 JOY STREET
SAN ANTONIO, TEXAS 78212
210-821-5749

SITE PLAN - OPTION #1

SCALE: 1/8" = 1'-0"

BELKNAP PLACE



W. KINGS HWY.

SITE PLAN

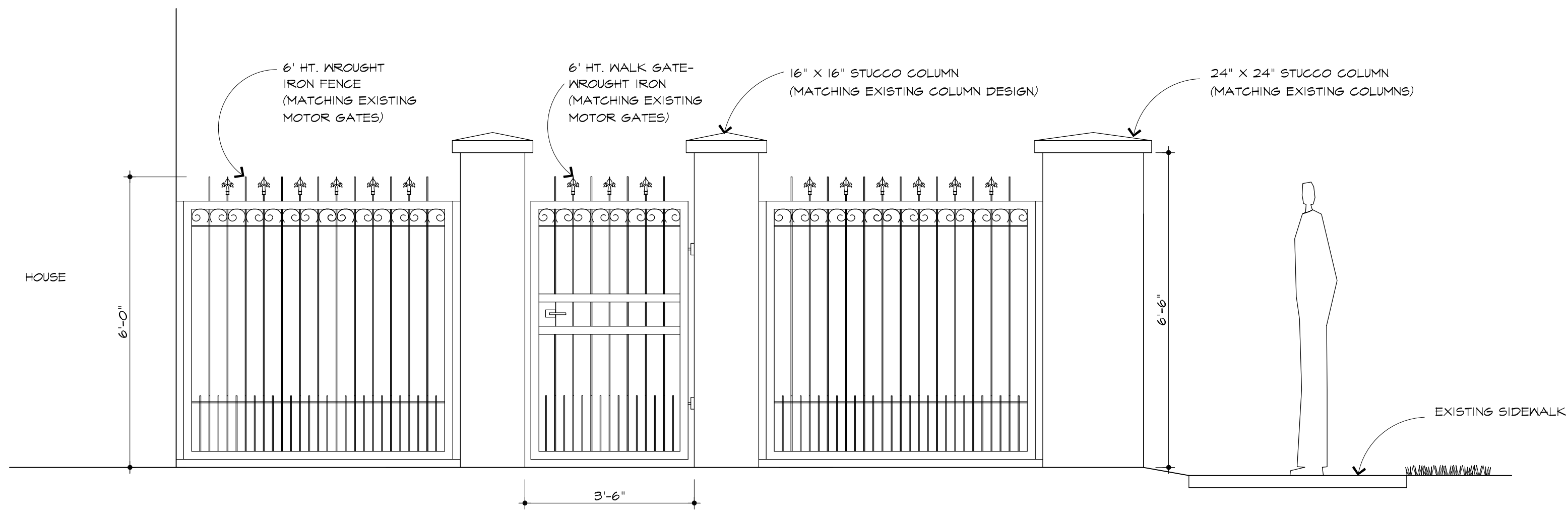
SCALE: 1/8" = 1'-0"

LANDSCAPE
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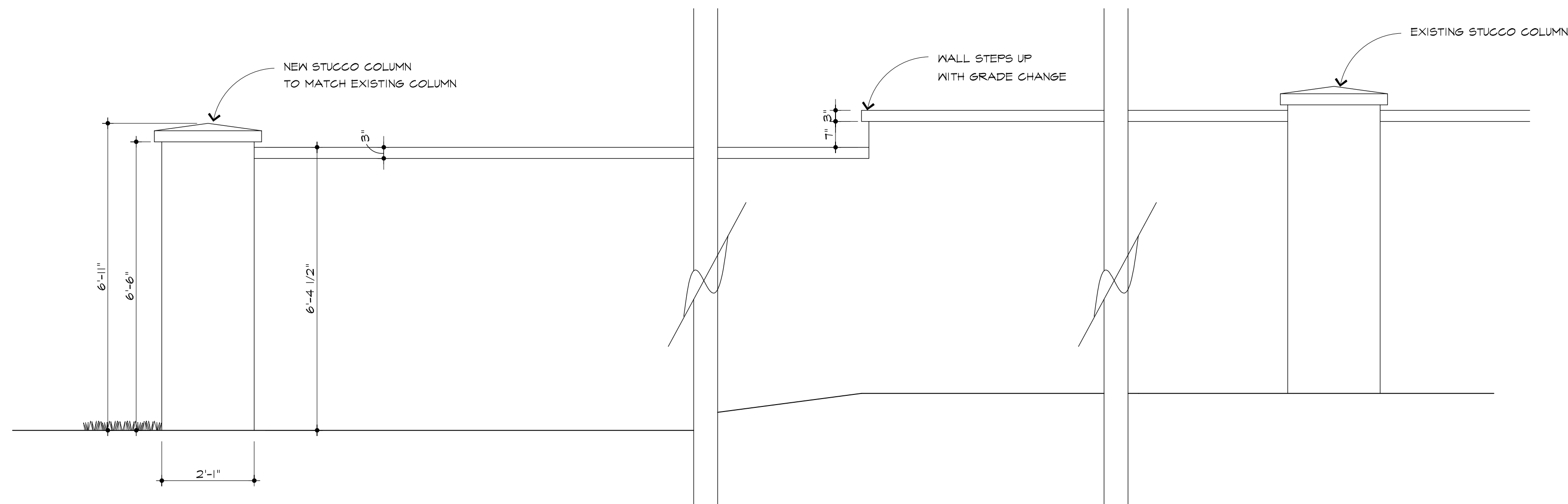
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A ELEVATION- WROUGHT IRON FENCE AND STUCCO COLUMNS
SCALE: 1/2" = 1'-0"



B ELEVATION- STUCCO COLUMN AND WALL
SCALE: 1/2" = 1'-0"



EXISTING MOTOR GATE- WROUGHT IRON



EXISTING STUCCO WALL ALONG BEKKNAP PL.



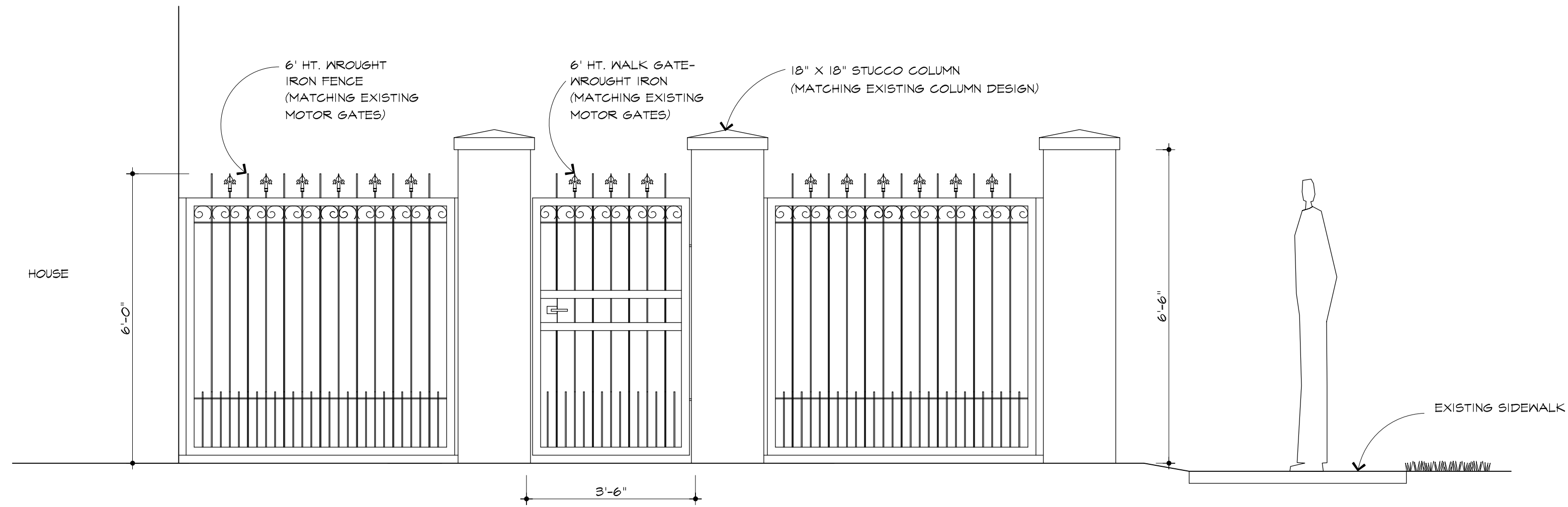
EXISTING STUCCO COLUMN CAP ALONG BEKKNAP PL.

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A ELEVATION- WROUGHT IRON FENCE AND STUCCO COLUMNS
SCALE: 1/2" = 1'-0"



EXISTING MOTOR GATE- WROUGHT IRON



EXISTING STUCCO WALL ALONG BEKLNAP PL.



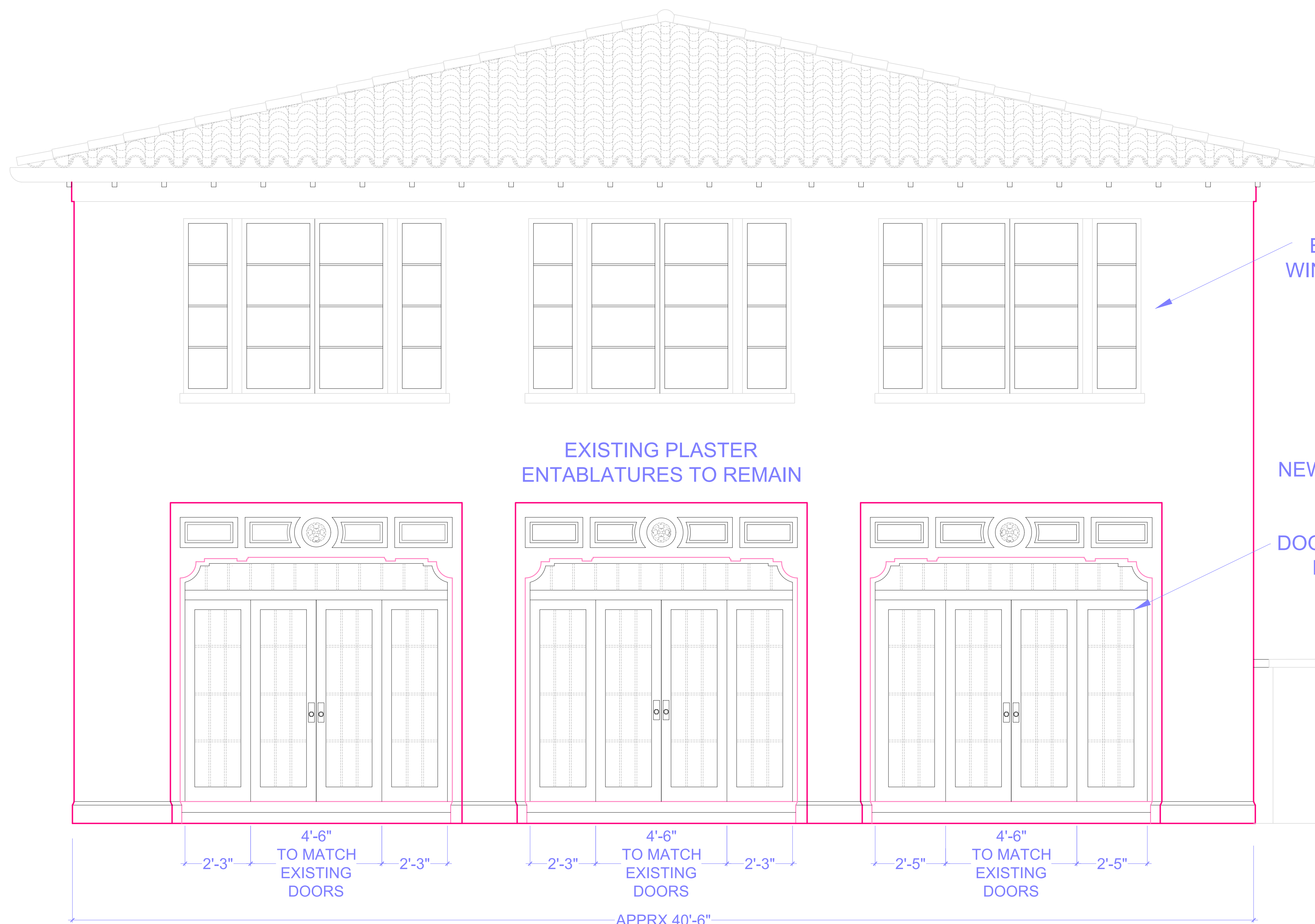
B ELEVATION- EAST 6' HT WROUGHT IRON FENCE AND STUCCO COLUMNS
SCALE: 1/2" = 1'-0"

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HOUSE EAST ELEVATION
SCALE: 1/2" = 1'-0"

LANDSCAPE
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