

HISTORIC AND DESIGN REVIEW COMMISSION

February 02, 2022

HDRC CASE NO: 2022-058
ADDRESS: 1930 W MISTLETOE
LEGAL DESCRIPTION: NCB 1964 BLK 2 LOT E 48.7 FT OF 13 & W 1.3 FT OF 14
ZONING: R-6
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Dorothy Choice/Horizon View Realty Investments LLC
OWNER: Dorothy Choice/Horizon View Realty Investments LLC
TYPE OF WORK: Enclose carport, column replacement, exterior alterations
APPLICATION RECEIVED: January 14, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Katie Totman
REQUEST:

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

1. Enclose the existing carport to create a garage.
2. Restore a side door opening on the east elevation of the house.
3. Replace the metal porch columns with wood columns.

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.

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.

FINDINGS:

- a. The primary structure located at 1930 W Mistletoe is a 1-story single family home constructed ca. in the Minimal Traditional style. The home features non-wood tile siding, an inset front porch with wrought iron columns, a prominent rock chimney on the front of the house, and an asphalt shingle roof. The home is contributing to the Monticello Park Historic District.
- b. CARPORT/GARAGE – The applicant has proposed to enclose the existing carport structure located at the rear of the property to create an enclosed garage. Siding will be added to the east and west elevations and garage doors will be added to the north elevation. Based on Sanborn Maps, an accessory structure appears on the property in the 1930s, though it is unclear whether the existing carport structure is original to the property. The overall footprint and roof form will not be modified. Per the Guidelines, when new materials are needed on outbuildings, they should match existing materials in color, durability, and texture. Ensure that garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. Updates to rear structures should be based on the architectural style of the primary building and historic patterns in the district. Staff finds the proposal consistent with the Guidelines based on the modified nature of the carport, the compatibility of the enclosure design and materiality, and the double bay garage doors. Staff finds that the garage doors should be fully wood or feature a design that mimics wood construction and features a smooth finish without a faux wood grain texture.
- c. DOOR OPENING RESTORATION – The applicant has proposed to restore a door opening on the east elevation of the primary structure. There is evidence that a door may have existed in that location previously, including a small concrete stoop. That side of the house is partially obstructed by a side wall and the area where the door is proposed would not be easily visible from the right of way. Per the historic design guidelines for exterior alterations and maintenance 6.A.i., avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of way. Due to the secondary location of the proposed door and evidence provided, staff finds that installing a pedestrian door in this location will not detract from the historic character of the primary structure and is appropriate.
- d. PORCH COLUMN REPLACEMENT – The applicant has proposed to replace the existing wrought iron columns at the front porch with wood columns. As noted in finding a, the architectural style of the home is minimal traditional and wood columns are a common feature. Per the guidelines for exterior maintenance and alterations, 7.B.iii., 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. Staff finds that replacing the wrought iron columns with wood columns is consistent with the guidelines as the design is compatible with the architecture of the house. Additionally, the columns should be no wider than 6-inches square and feature simple top and bottom trim.

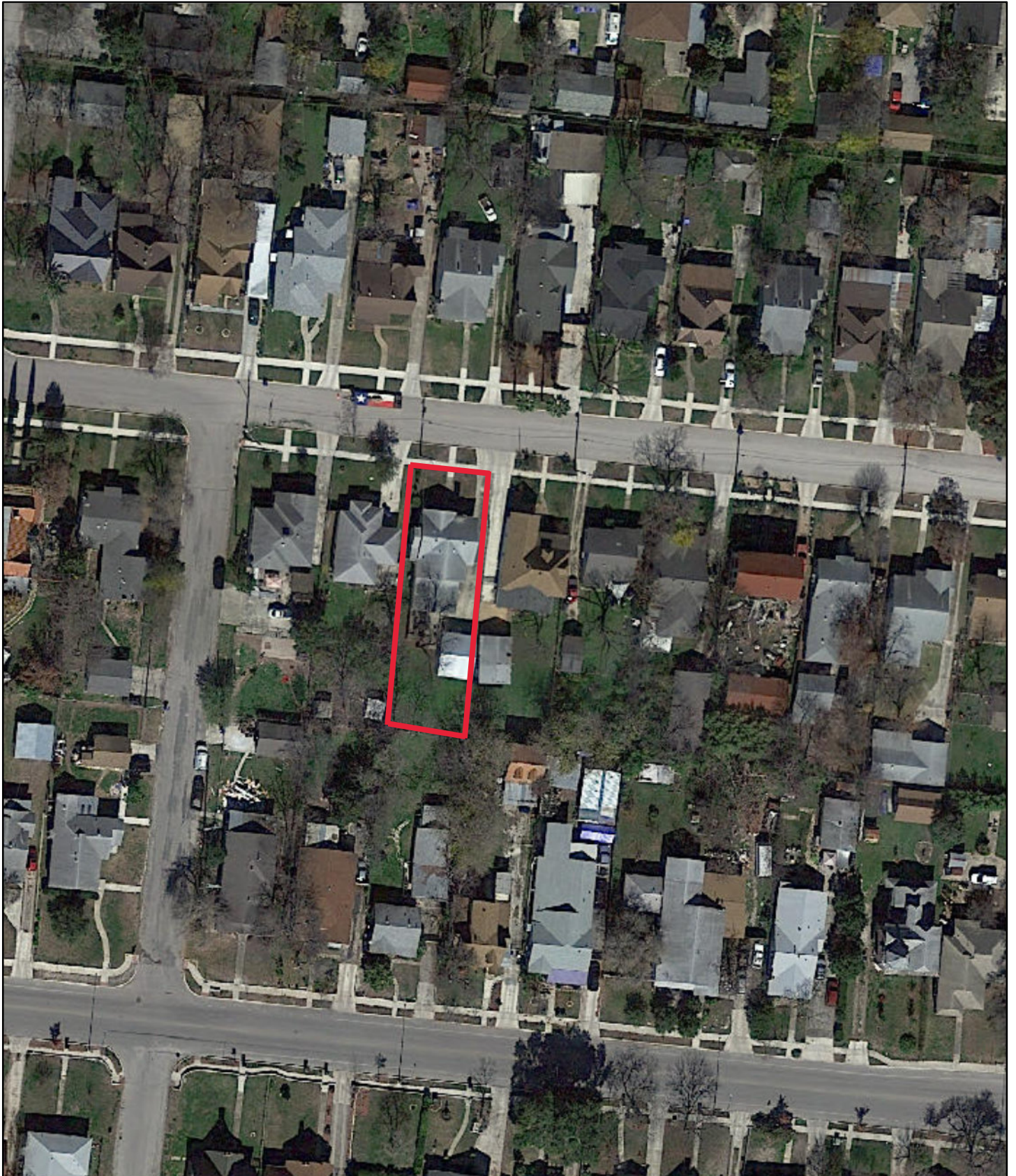
RECOMMENDATION:

Staff recommends approval of items 1-3 based on findings a through d with the following stipulations:

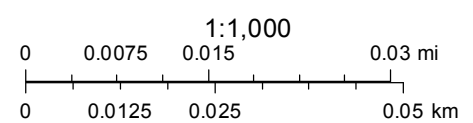
- i. That the applicant installs a fully wood garage door or a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That a column detail be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

- iii. That the siding installed on the garage be wood lap, wood board and baton to match the existing siding, or be smooth finish hardi-lap siding to be consistent with the design guidelines.

City of San Antonio One Stop



January 27, 2022







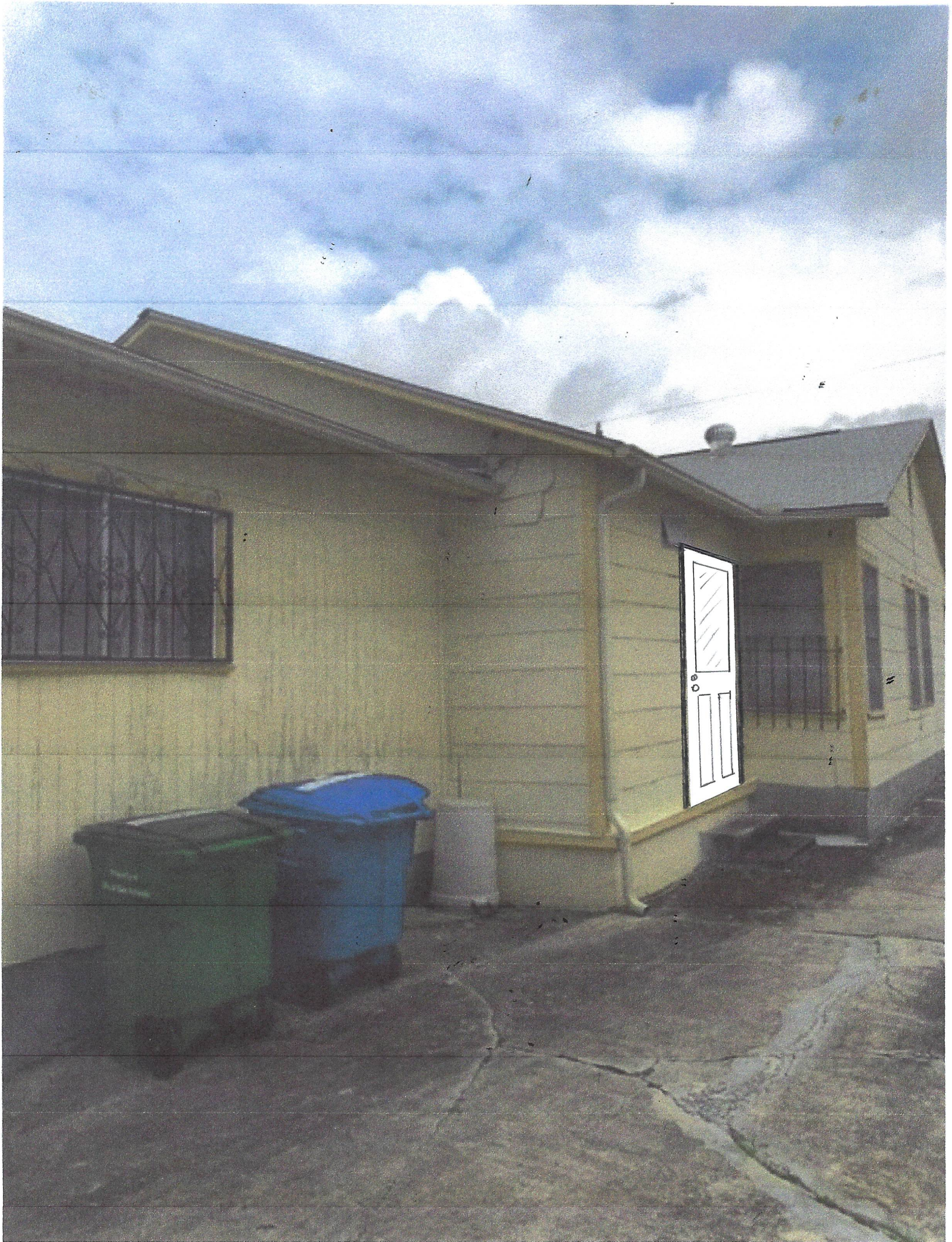
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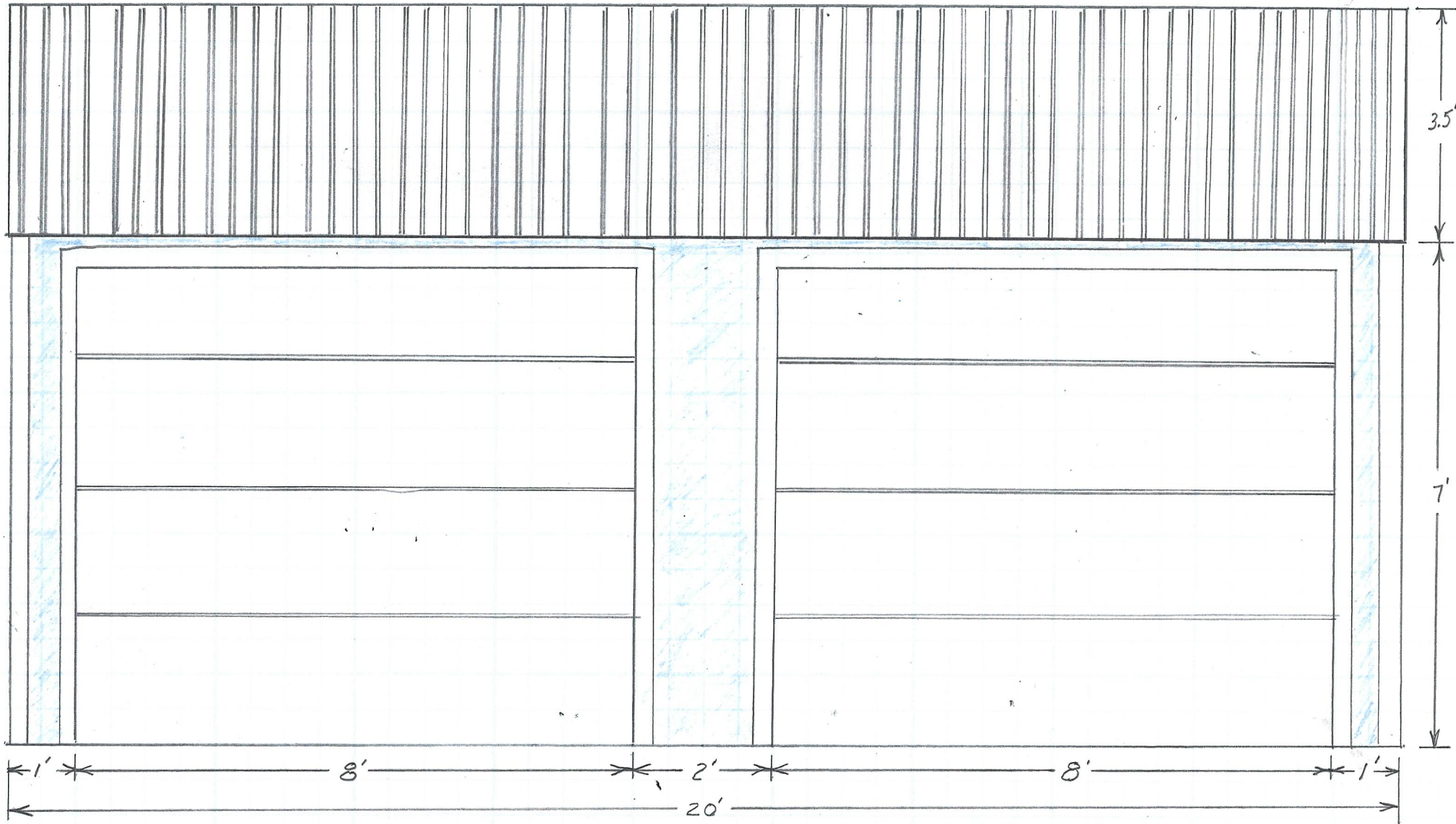






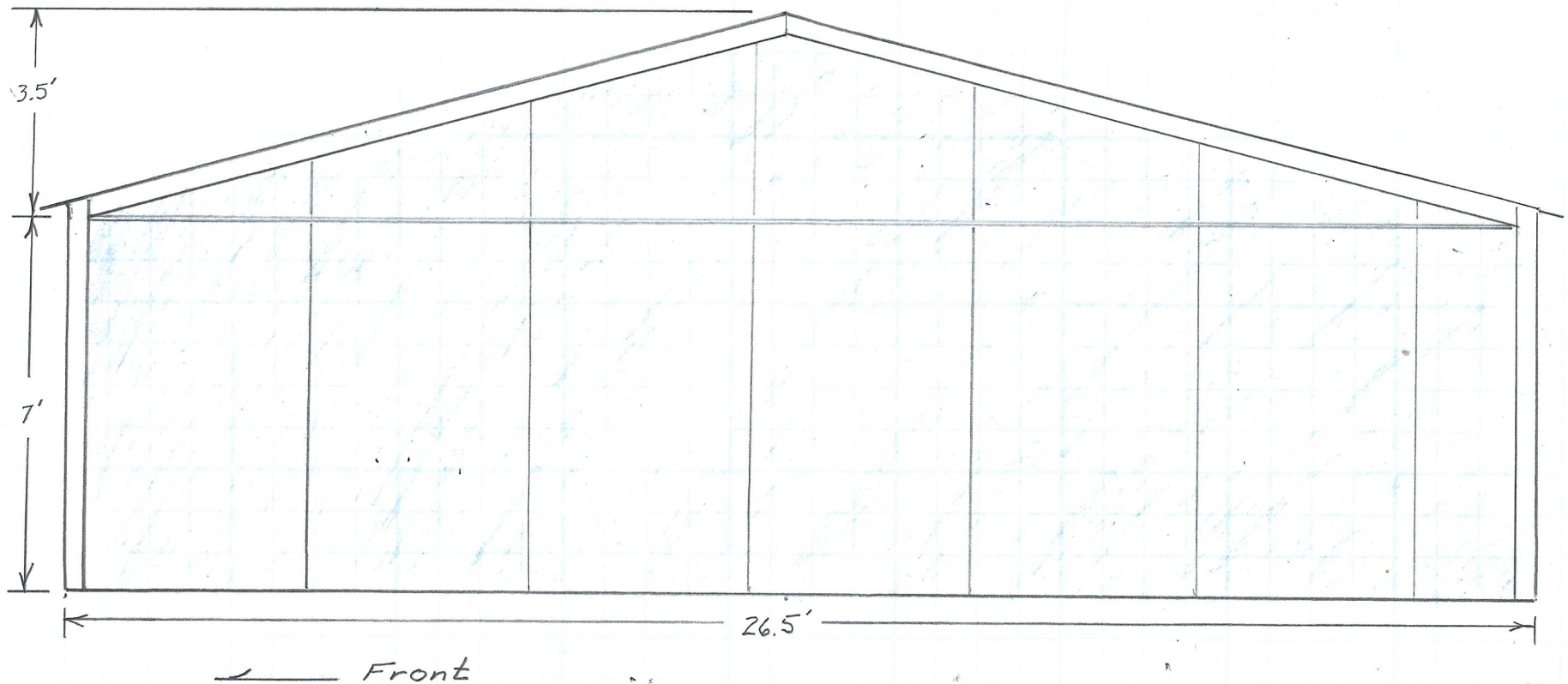
Proposed Garage - Front View

Material: Cement/Fiber Siding & Trim



Proposed Garage - Side View - West

Material: Cement/Fiber Siding & Trim.



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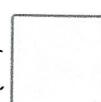
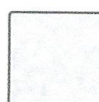
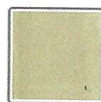
Gibraltar Building Products 10 ft. SM-Rib Galvalume Steel 29-Gauge Roof/Siding Panel in Slate



★★★★★ (14)



Color Family: Slate



Approximate Length (ft.): 10

10



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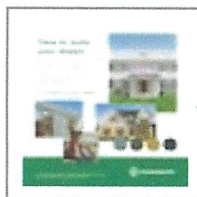


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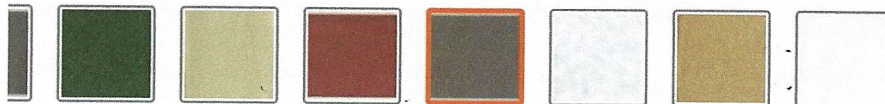
Gibraltar Building Products 10 ft.
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