

**HISTORIC AND DESIGN REVIEW COMMISSION
COMPLIANCE AND TECHNICAL ADVISORY BOARD**

February 23, 2024

HDRC CASE NO: 2024-037
ADDRESS: 219 LAVACA ST
LEGAL DESCRIPTION: NCB 707 BLK 7 LOT 5 W 5.96 FT OF 6
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: CHISCA CO LLC
OWNER: CHISCA CO LLC
TYPE OF WORK: Wood window replacement, door replacement
APPLICATION RECEIVED: January 03, 2024
60-DAY REVIEW: March 4, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

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

1. Remove the existing six one-over-one sashed wood windows and replace them with one fixed window on the rear (north) elevation.
2. Replace two existing doors with Craftsman doors on the front (south) 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.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- 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: Original trim details and sills should be retained or repaired in kind. If approved, new 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: Replacement 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: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement 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 at 219 Lavaca is a single-family residence constructed in the Folk Victorian style circa 1890 and makes its first appearance on the 1896 Sanborn map. The home features stucco siding, wood windows screens, an asymmetrical porch, and a standing seam metal roof. The property is contributing to the Lavaca Historic District.
- b. VIOLATION – On January 2, 2024, Staff received a notice and a photo that the windows to the rear (north) elevation had been removed and replaced without a Certificate of Appropriateness (COA). Staff issued a Stop Work Order via email. The property owner applied for COA to address the window violation. Staff conducted and noticed the inappropriate installation of two Craftsman doors on the front and side entryways and one on the rear.
- c. WINDOW REPLACEMENT – The applicant requests approval to remove six one-over-one sashed wood windows with one fixed window on the rear (north) façade of the structure. The Guidelines for Exterior Maintenance and Alterations 6.A.i, note to 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. Staff finds this request inconsistent with the guidelines.

d. FRONT DOORS – The applicant requests to remove two wood front doors with Craftsman-style doors on the front (south) elevation. The property owner has a COA for a six-panel door from June 29, 2023. Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.ii says to 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 the request does not conform to guidelines. Staff recommends the applicant install doors that are architecturally appropriate for the structure.

e. ADMINISTRATIVE APPROVAL – The applicant has administrative approval to install a wrought iron fence, measuring four feet in height.

RECOMMENDATION:

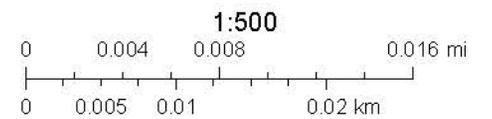
Item 1, staff does not recommend approval of the removal of the six wood windows and replacement with one fixed window, based on finding c.

Item 2, staff does not recommend approval of the installation of Craftsman doors, based on finding d. Staff recommends that a wood, architecturally appropriate door be installed instead, such as the previously-approved door noted in the findings.

City of San Antonio One Stop



November 6, 2023





219











City of San Antonio
ORGANIC MATERIAL



219













Introduction

On March 23, 2023, Gabe Hernandez called upon MAE PLLC to do evaluation at 219 Lavaca. San Antonio, TX 78209. This property's legal information was obtained from the Bexar County CAD System.

Scope of this Report

PROPERTY DESCRIPTION AND BACKGROUND INFORMATION

Scott Mortensen, Professional Engineer (PE), visited the property on March 23, 2023. After interviewing an owner for historical information on the building, Scott Mortensen PE proceeded to inspect the existing porch for structural integrity. The property is a single family home, with exterior plaster. The Residence has a pier and beam foundation. The front of the structure, for the purposes of this report referenced herein, faces southwest toward Lavaca St. This property was built in 1914 with an attached open porch. Photographs were obtained during the process, but are not part of this report.

Discussion of Information Analysis

Once an open porch is made into an enclosed room with walls, the enclosed room requires more structural integrity due to the increased wind pressures on the walls.

An open porch was part of the original construction. Porches without walls are not highly stressed by wind. When the walls were added to the porch the proper structural beams and the wind bracing were not installed to resist wind. There are no beams above the exterior walls to connect the wall to the main residence, as originally the porch was open there was no need for any wind bracing. When the walls were added there became a need for wind bracing in the walls of the porch, as required by good construction methods of that time. The enclosed porch roof has fallen about 2" because of the lack of structural support beams.

There are windows in these walls of the enclosed porch, but no structural beams to hold the windows securely in high winds. The walls of the enclosed porch lack structural integrity. The wind pressures on the walls caused the windows to vibrate and leak. The wind vibration broke the waterproofing bond around the windows allowing water into the framing which deteriorated the wood of the walls and floors.

The current windows were not part of the original construction and do not historically match the rest of the building.

Recently the owner had the contractor rebuild much of the porch area because of deterioration of the wood, but no wind bracing has been added because of the location of the windows.

Recommendations

Install structural beams (LVL's) and wind bracing to secure the walls of the enclosed roof and support the roof and protect the residence from high winds.

Repair the roof rafters and framing of the porch roof.

Remove the windows to install proper wind bracing.

Rebuild the framing of the exterior walls and the floor of the enclosed porch.

Mortensen Architectural Engineering thanks you for the opportunity to submit this report. Should there be any questions or concerns regarding this report, please contact us.

Mortensen Architectural Engineering, PLLC



Scott Mortensen, P.E.
Principal MAE
TPELS Firm # 16119



Disclaimers

- This investigation addressed specific conditions relevant to the reported damage at the subject property, and as such, its scope may not be adequate for other purposes. Use of this report or the findings, conclusions, or recommendations presented herein for any other purpose is at the sole risk of the user.
- MAE PLLC has no direct knowledge of concealed conditions. Comments regarding concealed conditions are professional opinions, derived in accordance with current standards of professional practice.
- Recommendations for repair of damage have been developed with the objective of restoring the safety, serviceability, and appearance to that which existed just prior to the garage fire. There may be other deficiencies present, and this report does not address those.
- Implementation of the repairs recommended herein may require additional architectural or engineering considerations, or both, development of design drawings and specifications, and compliance with local building codes.
- A detailed inventory of all cosmetic damage was beyond the scope of MAE PLLC's investigation. The cosmetic damage described in this report is not intended to be comprehensive, but rather representative of observed conditions.
- The findings herein are made to a reasonable degree of engineering certainty based on information available as of the date of this report. If additional information becomes available, MAE PLLC reserves the right to supplement or modify this report.
- This report is copyrighted by MAE, 2023



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

June 29, 2023

ADDRESS: 219 LAVACA ST
LEGAL DESCRIPTION: NCB 707 BLK 7 LOT 5 W 5.96 FT OF 6
HISTORIC DISTRICT: Lavaca
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Valentina Olaciregui/CHISCA CO LLC - 1149 MESA BLANCA
OWNER: Valentina Olaciregui/CHISCA CO LLC - 1149 MESA BLANCA
TYPE OF WORK: Porch/Patio

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing non-original front doors with either the middle or right option presented by the applicant.

The material must be wood and cannot feature fiberglass material. Glass should feature a clarity comparable to the existing (tinted glass should not be used).

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 6/29/2023 2:18:44 PM

ADMINISTRATIVE APPROVAL TO: Approval to replace the existing non-original front doors with either the middle or right option presented by the applicant.

The material must be wood and cannot feature fiberglass material. Glass should feature a clarity comparable to the existing (tinted glass should not be used).

APPROVED BY: Bryan Morales

**Shanon Shea Miller
Historic Preservation Officer**

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with

Unfinished Right Hand Douglas Fir Prehung Front Door

★★★★☆ (32) ✓









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