

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2022

HDRC CASE NO: 2022-399
ADDRESS: 363 NORTH DR
LEGAL DESCRIPTION: NCB 7026 BLK 5 LOT 16, E11 FT OF 18
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Thomas Gandy/GANDY THOMAS R
OWNER: Thomas Gandy/GANDY THOMAS R
TYPE OF WORK: Exterior modifications, fenestration modifications
APPLICATION RECEIVED: July 24, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Remove the existing asbestos tile siding and brick wainscoting and install new lap siding.
2. Perform modifications to the front façade to include the installation two one over one windows.
3. Perform modifications to the side (west) façade to include the removal of an existing door opening, and the removal of an existing concrete stoop and steps.
4. Install new, rounded porch steps to the front façade.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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.

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 historic structure at 363 North was constructed circa 1940 and is contributing to the Monticello Park Historic District. The historic structure features 1-story in height, traditional architectural elements, and an enclosed front porch.
- b. VIOLATION – Work to both the front and side (west) facades began prior to the issuance of a Certificate of Appropriateness. OHP staff most recently left a notice of violation and stop work order on site on July 30, 2021. A post work application fee of \$500.00 is applicable.
- c. SIDING INSTALLATION – The applicant has proposed to remove the existing façade tiles and brick wainscoting and install horizontal lap siding on each façade. Per the 1941 Sanborn Map, the structure originally features asbestos tiles. Staff finds the removal of asbestos tiles to be appropriate; however, a replacement tile should be installed that preserved the existing profile and appearance of the tiles siding. Many structures of similar form and style found on this block feature masonry (brick or stone) wainscoting. Staff finds the brick wainscoting to be original and finds that it should be preserved.
- d. EXTERIOR MODIFICATIONS (Front Façade) – The applicant has proposed to perform modifications to the front façade to include the installation of two, one over one windows on the front façade. This wall plane is not original and is the front of a previously enclosed front porch. The Guidelines for Exterior Maintenance and Alterations 7.A and B. note that front porches should not be enclosed. When porches are enclosed, the Guidelines note that they should function and visible read as a porch. Per photos, the front porch has been enclosed with screening elements since 2007, at least. Staff finds that either windows should be added across the entirety of the enclosed porch to read as an open element with visible porch columns, or that the structure should be returned to its previous condition.
- e. EXTERIOR MODIFICATIONS (Side Façade) – The applicant has proposed to perform modifications to the side (west) façade to include the removal of an existing door opening, and the removal of an existing concrete stoop and steps. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., exiting window and door openings are to be preserved. The proposal to remove the existing, side door is inconsistent with the Guidelines. Staff finds this door opening should be preserved in its original location. Additionally, staff finds that the side stoop and porch steps are an original element and should be preserved.

- f. FRONT PORCH STEPS – The applicant has proposed to install new, rounded concrete porch steps as well as a concrete apron to the proposed porch steps. The existing steps are clad in brick, but feature a minimal design and a width that is slightly wider than that of a pedestrian door opening. There is no historic precedent of an alternative porch design on site or within the district. Staff finds that the existing porch steps form should be maintained. In-kind replacement, with concrete would be appropriate, with no change to profile.

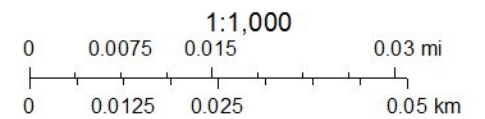
RECOMMENDATION:

1. Staff does not recommend approval of item #1, the removal of the existing façade tiles and brick wainscoting for the installation of lap siding as noted in finding c. Staff recommends that the existing siding tile profile be maintained. Replacement with a fiber cement tile with matching profile would be appropriate and eligible for administrative approval.
2. Staff does not recommend approval of item #2, modifications to the front façade, as noted in finding d. Staff recommends that either windows be added across the entirety of the enclosed porch to read as an open element with visible porch columns or that the structure be returned to its previous condition.
3. Staff does not recommend approval of item #3, modifications to the side (west) façade to include the removal of an existing door opening, and the removal of an existing concrete stoop and steps, as noted in finding e. Staff recommends that the door opening, concrete stoop and stairs be preserved.
4. Staff does not recommend approval of item #4, the installation of new, rounded concrete porch steps and a concrete apron as noted in finding f. In-kind replacement, with concrete would be appropriate, with no change to profile.

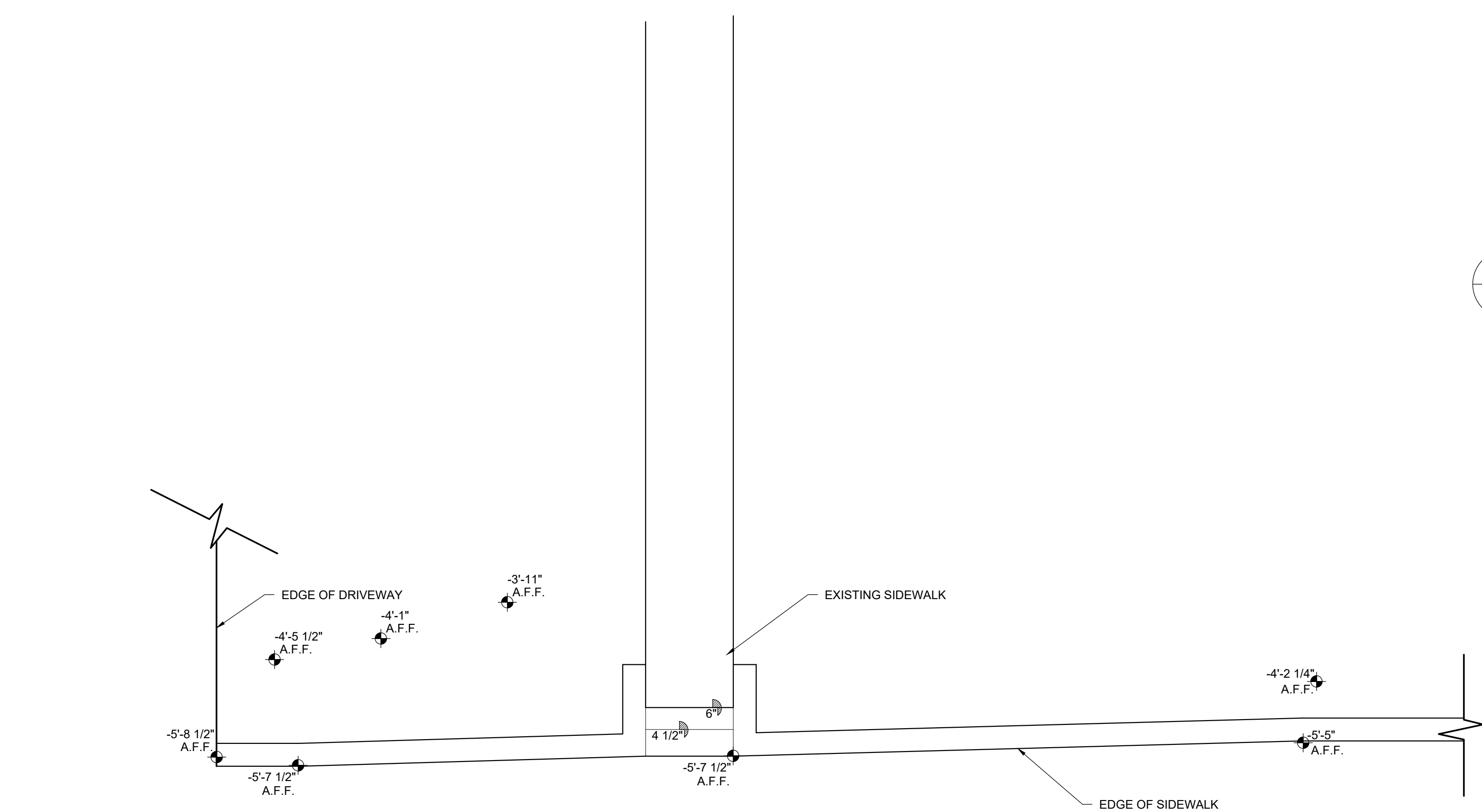
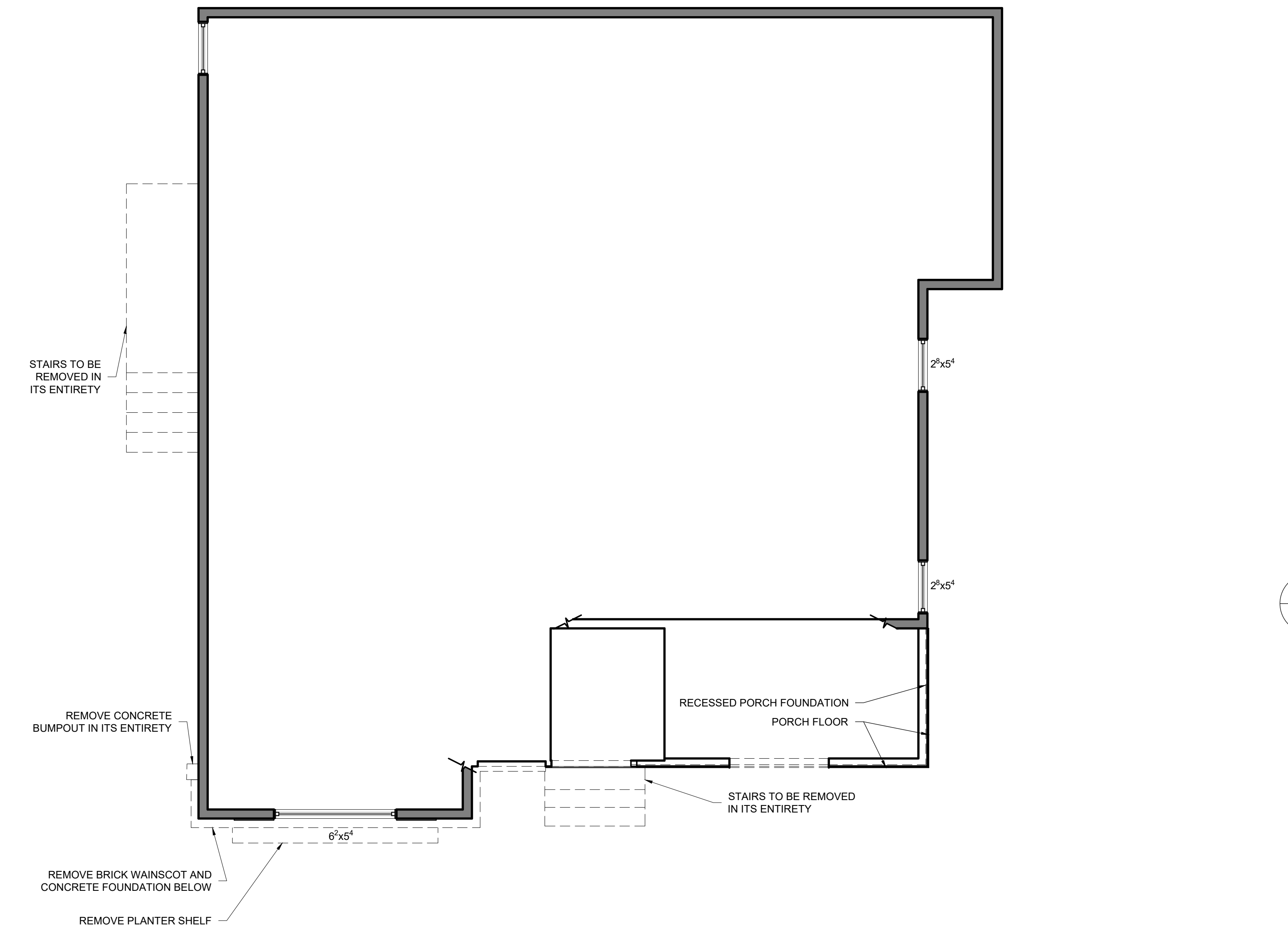
City of San Antonio One Stop



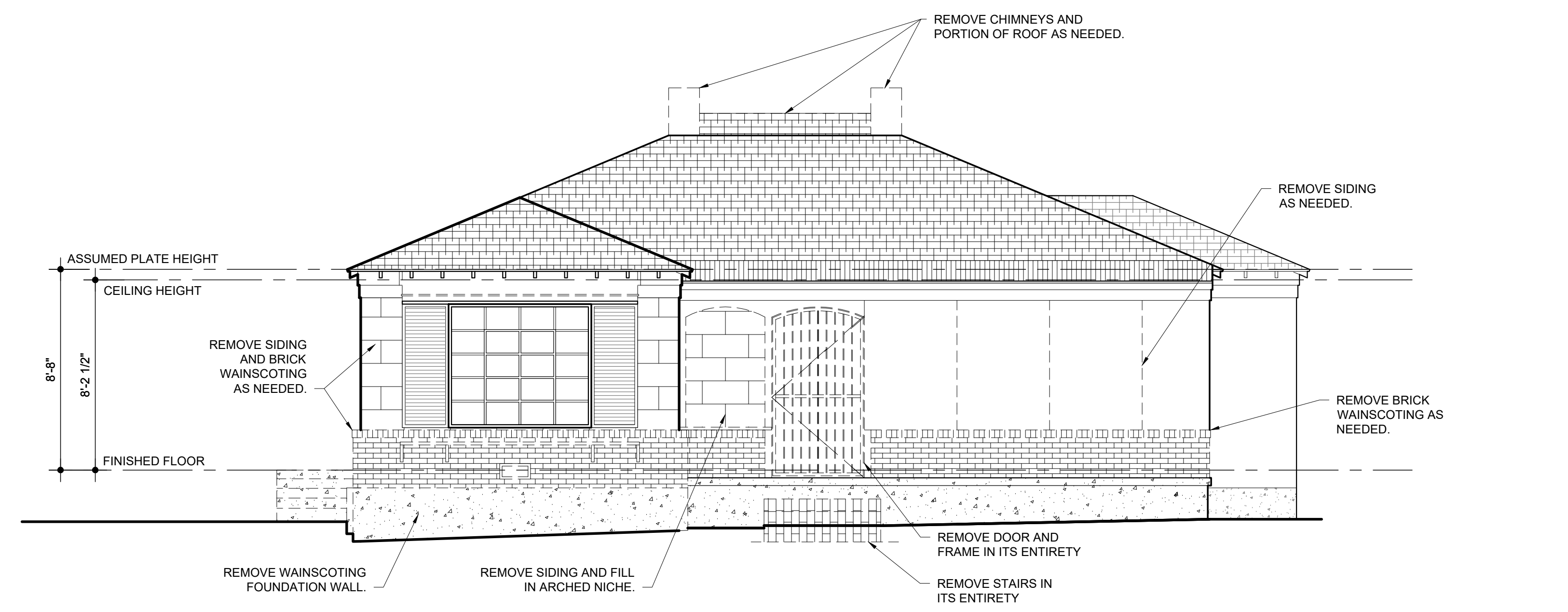
August 9, 2022



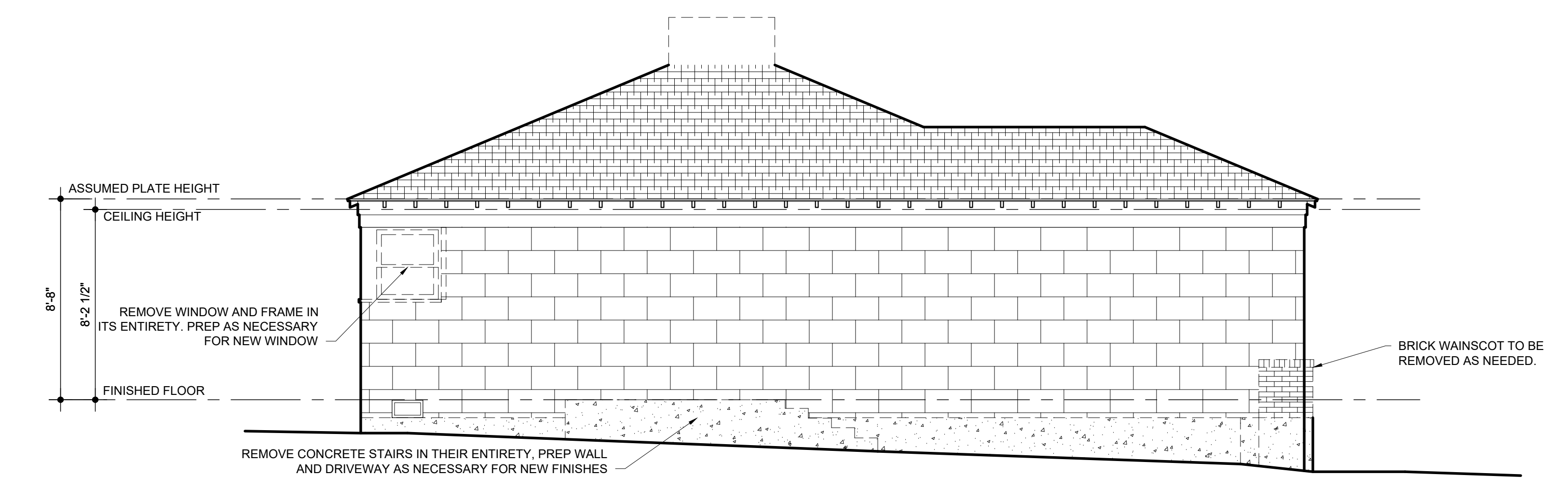




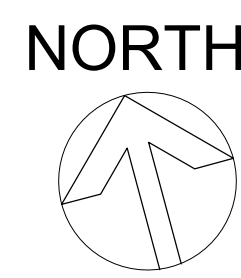
1 FLOOR PLAN WITH SITE INFORMATION
AD-10 1/4"=1'-0"



2 FRONT ELEVATION
AD-10 1/4"=1'-0"



3 LEFT ELEVATION
AD-10 1/4"=1'-0"



JODY BAKER 210.705.4101
jody@alamoasbuilt.com AlamoAsBuilt.com

363 NORTH DRIVE,
SAN ANTONIO, TX

DEMOLITION FLOOR
PLAN AND ELEVATIONS

PRELIMINARY
DRAWINGS-
FOR REVIEW
ONLY

Sheet Number

AD-10

DATE: 03.23.2022

363 NORTH DRIVE - AS-BUILT DRAWINGS

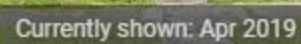






 Google

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A horizontal timeline starting at 2007 and ending at 2021. There are eight small grey circles representing years, with a significantly larger grey circle positioned at the year 2019.



362 North Dr
San Antonio, Texas



Street View - Nov 2007



Currently shown: Nov 2007

2007 2021





Investigation Report

Property

Address	363 North Drive
Owner Information	GANDY THOMAS R

Site Visit

Date	07/30/2021
Time	02:01 PM (-5 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	Homeowner
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	50%
Description of work	Removal of side facade materials and one side door. Installation of new sheathing on side facade.
Description of interaction	OHP staff issued a Stop Work Order and spoke with the property owner. OHP advised that no further work was to occur with the exception of placing building wrap on exposed framing and building materials to prevent water damage and water infiltration into the historic structure.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with property owner, Posted additional "Stop Work Notice"
Will post-work application fee apply?	Yes

Documentation

Photographs	
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Investigation Report





Investigation Report





Investigation Report





Investigation Report





July 30, 2021 at 12:58 PM
363 North Dr
San Antonio TX 78201
United States

CITY OF SAN ANTONIO
OFFICE of HISTORIC PRESERVATION
1901 S. Alamo St. San Antonio, Texas 78204
7:45am - 4:30pm Monday - Friday
(210) 207 - 0035

ADDRESS:

363 NORTH

[BCAD] OWNER: GANNY, THOMAS R

An investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:

☒

Code 35-451(a): Work without Certificate of Appropriateness (COA).

EXTERIOR MODIFICATIONS ON SIDE FRONTS (REMOVAL OF FRONT MATERIALS)

☐

Code 35-451(h): Work beyond Section

Approval:

☐

Code 35-615: Demolition by Neglect:

STOP WORK: [Yes]

| Not Applicable

Please contact the Office of Historic Preservation within 48 hours of the inspection date:

JULY 30, 2021

A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.

Continued failure to comply with the laws of the City of San Antonio and the State of Texas will subject you to criminal and civil prosecutions, to the full extent permitted by law. Violations of City ordinances are also subject to civil prosecution in state district court by the City of San Antonio. Penalties for continued violations of the laws include but are not limited to: (i) fines up to \$5,000 per day; (ii) criminal fines; (iii) court costs; (iv) civil penalties in the range of \$1,000.00 per day; (v) attorney fees; (vi) repayment to the City of the costs incurred by the City in enforcing its laws; (vii) a judicial finding that you have maintained a nuisance and are responsible to the community for the same; (ix) demolition of your property; and (x) prosecution by the City.

Violations of State law are also subject to civil prosecution in state district court by the City of San Antonio. Penalties for continued violations of the laws include but are not limited to: (i) criminal fines; (ii) court costs; (iv) civil penalties in the range of \$1,000.00 per day; (v) attorney fees; (vi) repayment to the City of the costs incurred by the City in enforcing its laws; (vii) a judicial finding that you have maintained a nuisance and are responsible to the community for the same; (ix) demolition of your property; and (x) prosecution by the City.

07/30/2021 02:04 PM

No

Additional photos were taken on another device.