

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2022

HDRC CASE NO: 2022-499
ADDRESS: 2004 MONTEREY ST
LEGAL DESCRIPTION: NCB 2353 BLK 3 LOT N 112 FT OF 10 AND 11 AND 12 R-4, HS
ZONING: 5
CITY COUNCIL DIST.: Individual Landmark
LANDMARK: Natalia Quesada
APPLICANT: Abdel Quesada,
OWNER: Abdel Quesada/ Deluyana Ventures, LLC
TYPE OF WORK: Site work, porch replacement, parking lot installation, exterior and fenestration modifications
APPLICATION RECEIVED: September 23, 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. Cover the existing, concrete porch deck with a new wood porch deck.
2. Modify the original front door opening to be a window opening.
3. Replace existing windows with aluminum windows.
4. Replace existing doors with new doors.
5. Install a gravel walkway from a side door to proposed side yard parking
6. Install on site parking behind the structure and within the side yard.

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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

- a. The historic structure at 2004 Monterey was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure features Folk Victorian architectural elements and is an individually designated landmark. This landmark was approved by City Council Ordinance 101214 on August 25, 2002.
- b. **EXISTING CONDITION** – The structure has been modified in numerous forms since its construction. Some windows have been replaced and many of the structure's original forms have been modified, including the front porch. Existing rear additions are also present.
- c. **VIOLATION** – Office of Historic Preservation staff performed a site visit on August 29, 2022, and issued a Stop Work Order for unapproved foundation replacement, roof replacement, window and door removal and exterior modifications.
- d. **PREVIOUS APPROVAL** – An administrative Certificate of Appropriateness has been issued for approval to repair the structure's foundation and install porch skirting, siding repair, roof replacement, and window repair.
- e. **PORCH DECKING** – The existing porch no longer features a porch roof. The existing, concrete porch deck features significant deterioration and has been proposed to be replaced. The applicant has proposed to cover the existing, concrete deck with a new, wood deck. Generally, staff finds the porch should be replaced. Staff finds that complete construction documents should be submitted that note decking heights and specific materials. Staff finds that 1x3 tongue and groove decking should be installed, perpendicular to the front façade. Additionally, staff finds that the proposed porch skirting should match the siding of the house.
- f. **FRONT DOOR OPENING** – The applicant has proposed to modify the original, street facing front door opening to be a window opening. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved. Staff finds that the existing, front door opening should

be preserved. Additionally, staff finds that all existing door elements, including transom and side lite windows should be preserved.

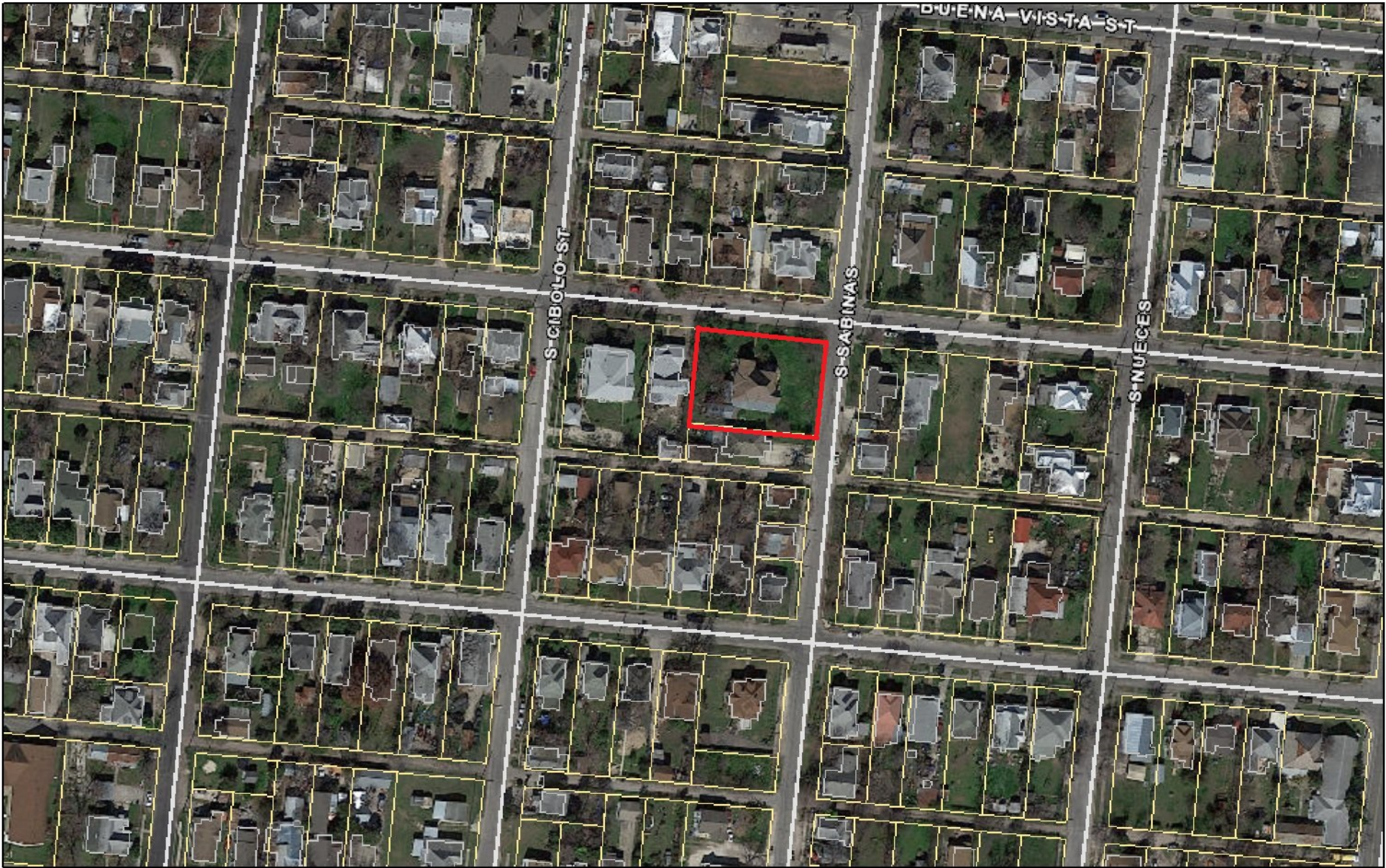
- g. WINDOW REPLACEMENT – The structure currently features a mixture of window profiles and materials. Original, one over one wood windows currently exist, as well as various aluminum and vinyl windows. Staff finds that all wood windows should be retained and repaired. The replacement of non-original, aluminum and vinyl windows are appropriate provided a window is installed that is consistent with staff's standards for replacement windows. Staff urges the applicant to consider restoring all window openings to their original profile.
- h. DOOR REPLACEMENT – The applicant has proposed to replace the existing doors with new, Craftsman style doors. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that historic doors should be preserved. Where original doors are no longer in place, replacement doors should match the original in size, material and profile. Staff finds that doors complementary to the Folk Victorian style should be installed. The doors should be wood.
- i. GRAVEL WALKWAY – The applicant has proposed to install a gravel walkway leading from the side entrance to the side property line. Generally, staff finds this gravel sidewalk to be appropriate; however, the proposed sidewalk should not exceed four (4) feet in width.
- j. PARKING – The applicant has proposed to install gravel parking on site behind the structure and within the side yard. The Guidelines for Site Elements 7.A.ii., off-street parking areas should not be added within the front yard setbacks as to not disrupt the continuity of the streetscape. Staff finds that parking should be located at the rear of the historic structure. Staff does not find the proposed side yard parking to be appropriate.

RECOMMENDATION:

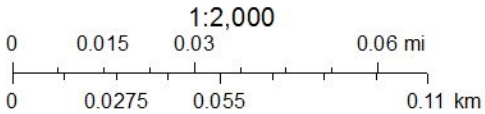
1. Staff recommends approval of item #1, the construction of a wood porch deck with the following stipulations:
 - i. That complete construction documents be submitted that note decking heights and specific materials. These documents should include dimensioned floor plans and elevations.
 - ii. That 1x3 tongue and groove decking should be installed, perpendicular to the front façade.
 - iii. That porch skirting match the siding of the house.
 - iv. That the applicant consider removing the non-original concrete porch rather than simply constructing a wood porch on top.
 - v. That the applicant submit specifications for porch steps to include materials and dimensions.
2. Staff does not recommend approval of item #2, the modification to the original, street facing front door, as noted in finding f. Staff recommends that this opening be preserved and that all elements including the transom and side lites be preserved.
3. Staff recommends approval of item #3, window replacement, with the following stipulations:
 - i. That all wood windows are repaired.
 - ii. That all replacement windows be consistent with staff's standards for replacement windows, as noted in finding g and the applicable citations.Staff urges the applicant to consider restoring all window openings to their original profile.
4. Staff recommends approval of item #4, door replacement, with the stipulation that all replacement doors be wood and feature Folk Victorian profiles and detailing. Any existing, wood doors should be retained and repaired.
5. Staff recommends approval of item #5, the installation of a side yard walkway, based on finding i, with the stipulation that the walkway not exceed four (4) feet in width.
6. Staff recommends approval of item #6, the installation of site parking, based on finding j with the following stipulations:
 - i. That all parking be located at or behind the side facing gabled roof (that faces S Sabinas).

- ii. That all parking feature pervious paving.
- iii. That all parking be screened from view from the right of way. Parking should be screened by fencing or landscaping elements. These elements are to be submitted to OHP staff for review and approval.

City of San Antonio One Stop



October 12, 2022



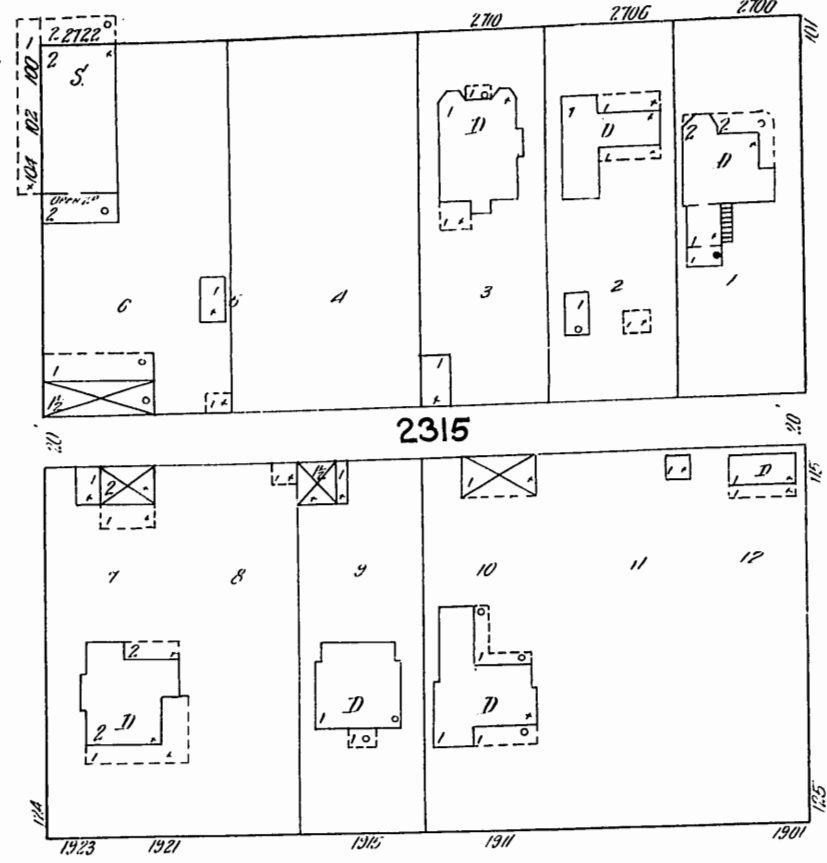
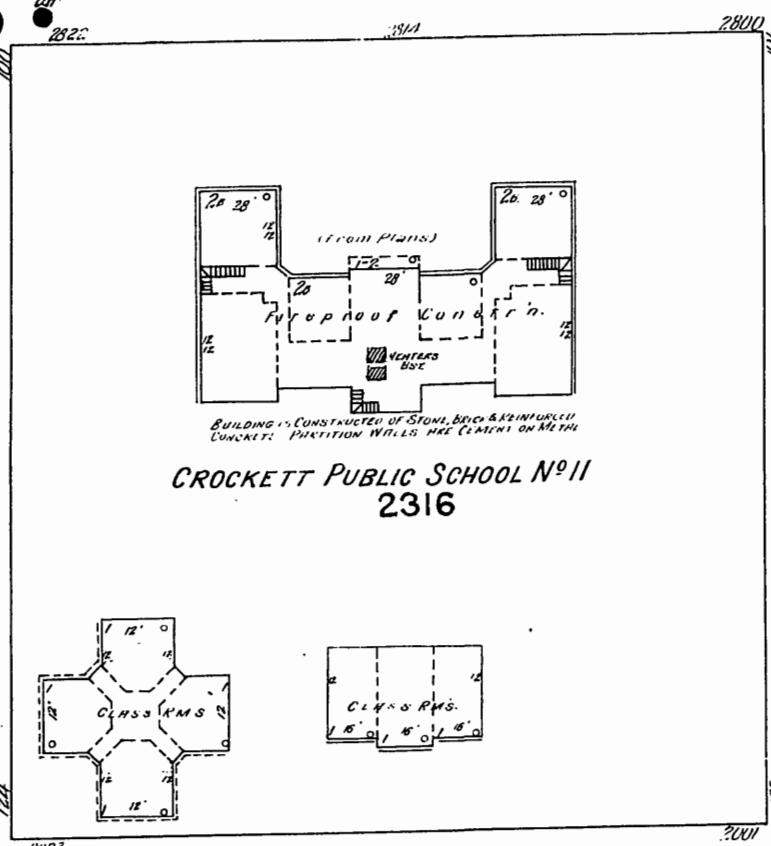
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1912 SANBORN MAP



S E E U D I U M E D I E

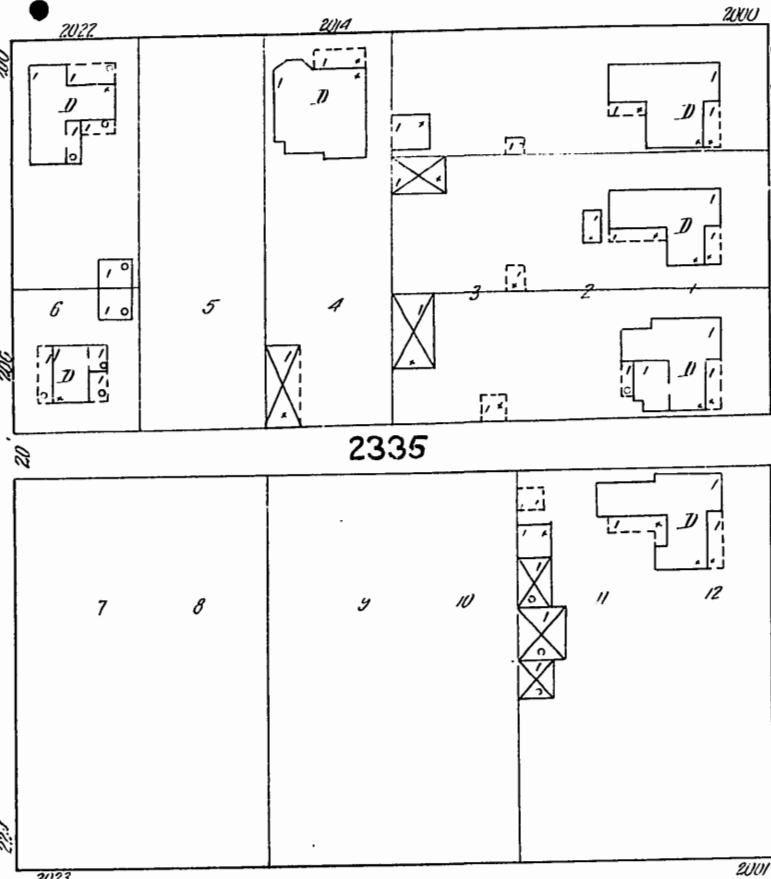
W. COMMERCE



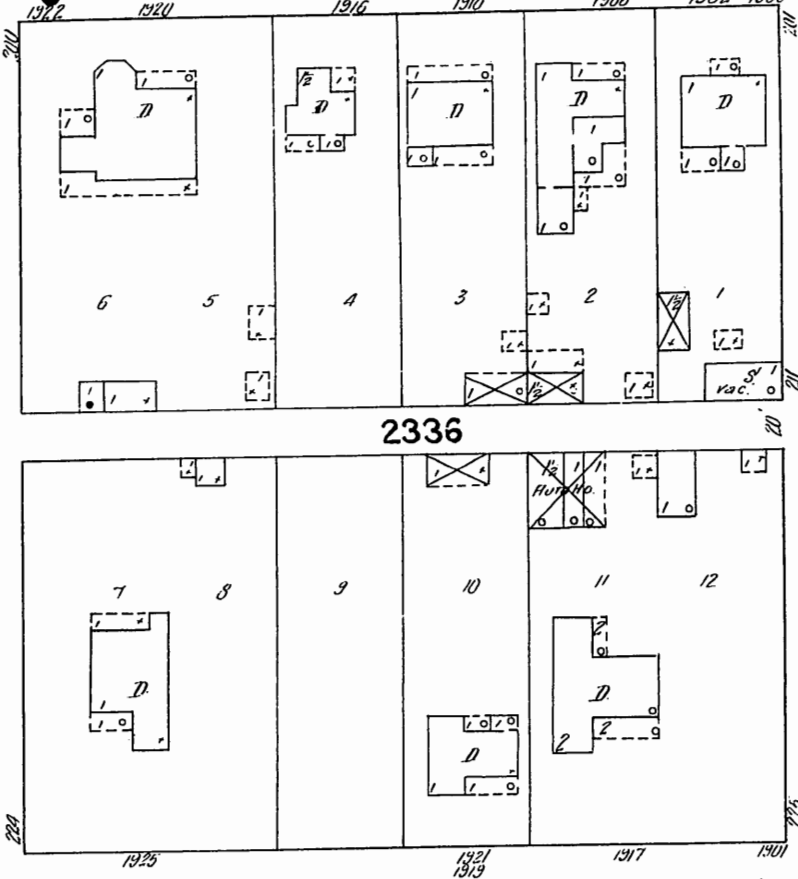
BUENA VISTA

396

S. CIBOLO



S. SABINAS

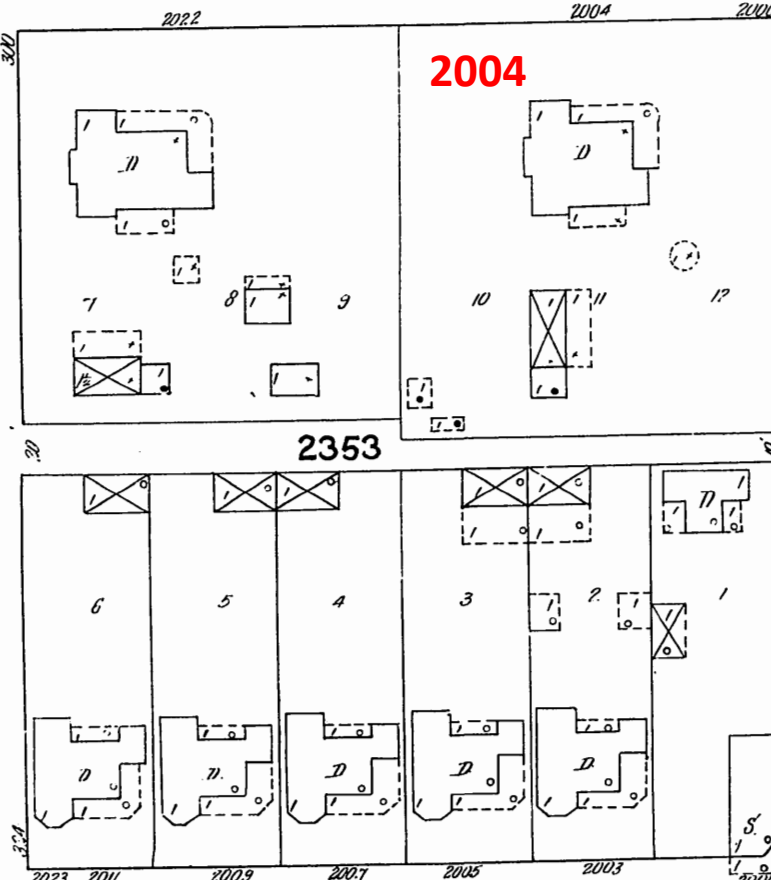


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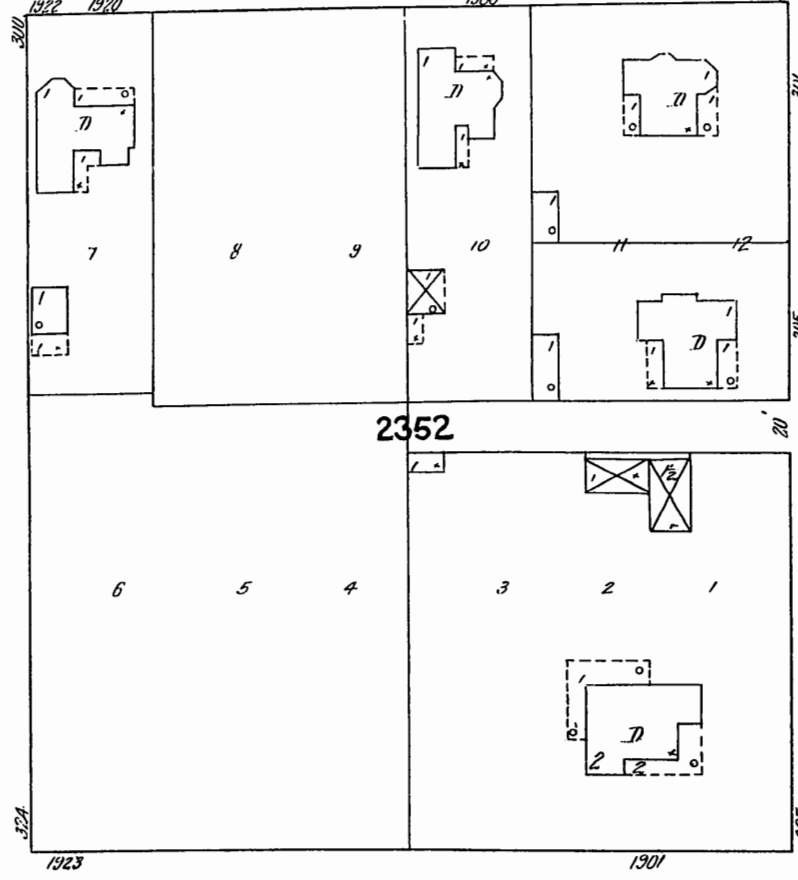
S. NUECES

MONTEREY

2004



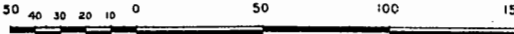
NOT PRYED



MATAMORAS

NOT PRYED

Scale of Feet.



August 29, 2022 at 3:17 PM
2004 Monterey St
San Antonio TX 78207
United States



August 29, 2022 at 3:17 PM
2004 Monterey St
San Antonio TX 78207
United States



August 29, 2022 at 3:17 PM
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August 29, 2022 at 3:18 PM
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August 29, 2022 at 3:19 PM
2004 Monterey St
San Antonio TX 78207
United States





Investigation Report

Property

Address	2004 Monterey
District/Overlay	Other (public, landmark, etc.)
Owner Information	TAVARES-ALVARADO JACQUELINE

Site Visit

Date	08/29/2022
Time	03:23 PM (-5 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	50%
Description of work	Exterior and fenestration modifications, window and door removal, skirting removal, foundation repair. Debris and construction materials are currently on site and spilling into the right of way.
Description of interaction	No on site interaction.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation", Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

Documentation

Photographs	 <p>August 29, 2022 at 3:17 PM 2004 Monterey St San Antonio TX 78207 United States</p>
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Investigation Report





Investigation Report





Investigation Report





Investigation Report



August 29, 2022 at 3:19 PM
2004 Monterey St
San Antonio TX 78207
United States




Investigation Report





Investigation Report

	<p>August 29, 2022 at 3:20 PM 2004 Monterey St San Antonio TX 78207 United States</p> 
	<p>August 29, 2022 at 3:16 PM 300-350 S Sabinas St San Antonio TX 78207 United States</p> 
	<p>08/29/2022 03:26 PM</p>
<p>Additional photos were taken on another device.</p>	<p>No</p>

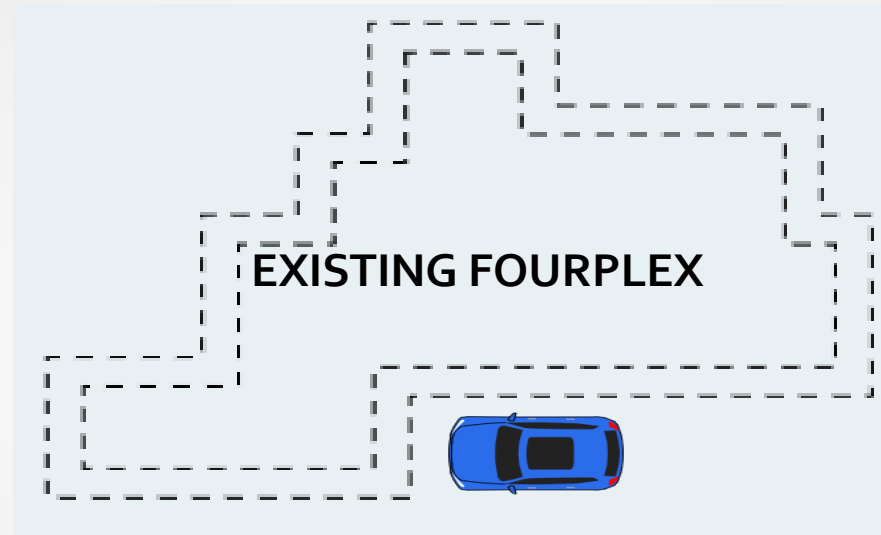


2004 Monterey St, San Antonio TX, 78207

Additional project description or scope of work

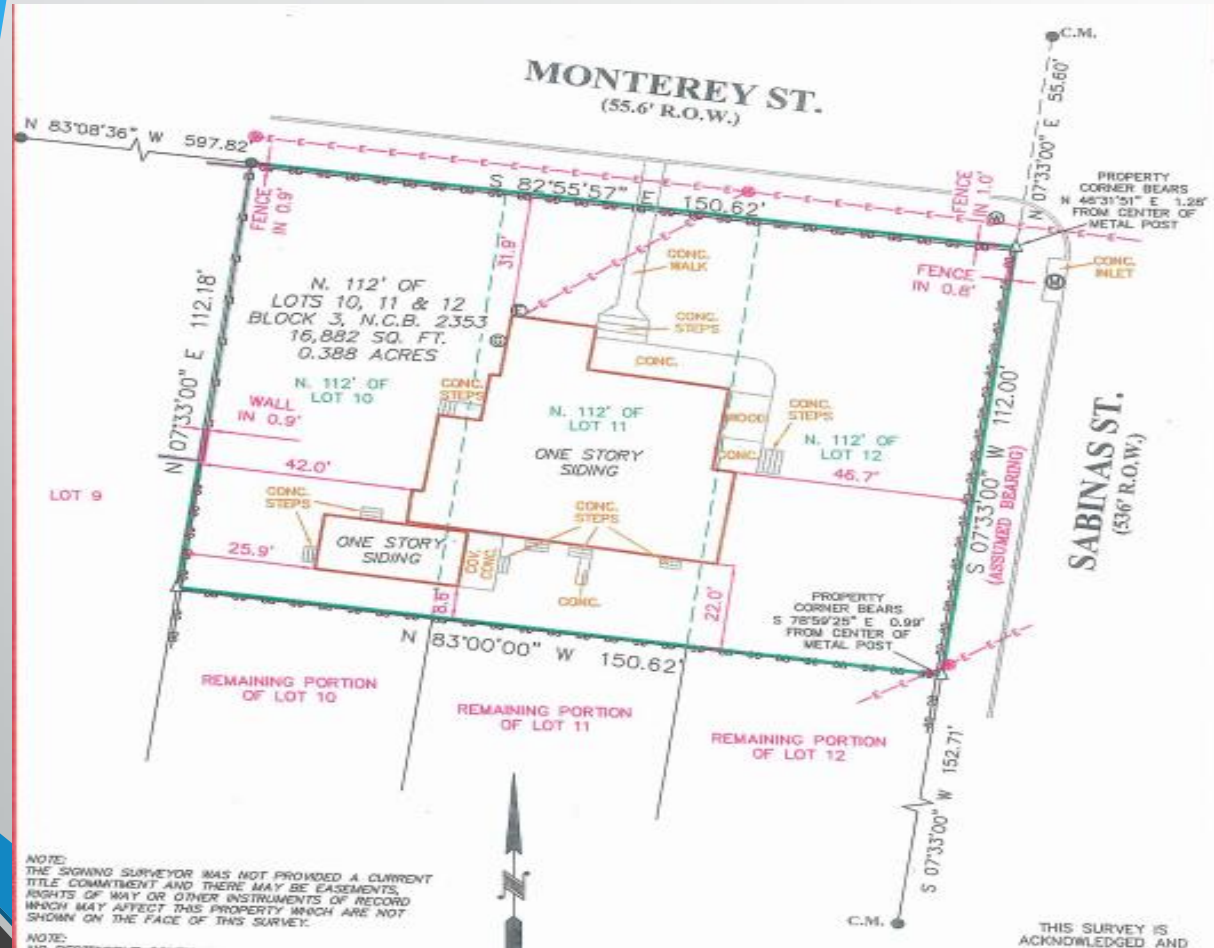
MONTEREY ST

- **Repair existing siding** keeping the combination of siding = Shiplap siding /
- Keep all **windows** that do not need repair if we need to change any aluminum windows we will replace it with an aluminum one identical to the one removed but functional
- New **foundation** the **skirt foundation** will be shiplap siding
- **Deck:** the existing concrete deck is in very bad condition, and when leveling the house, it will be impossible to leave the deck at the required height, therefore we are going to cover the structure with wood but preserving the shape
- **Door:** we are going to try to conceive all the original entries
- **parking** lot will be **grabilla**



SABINAS ST

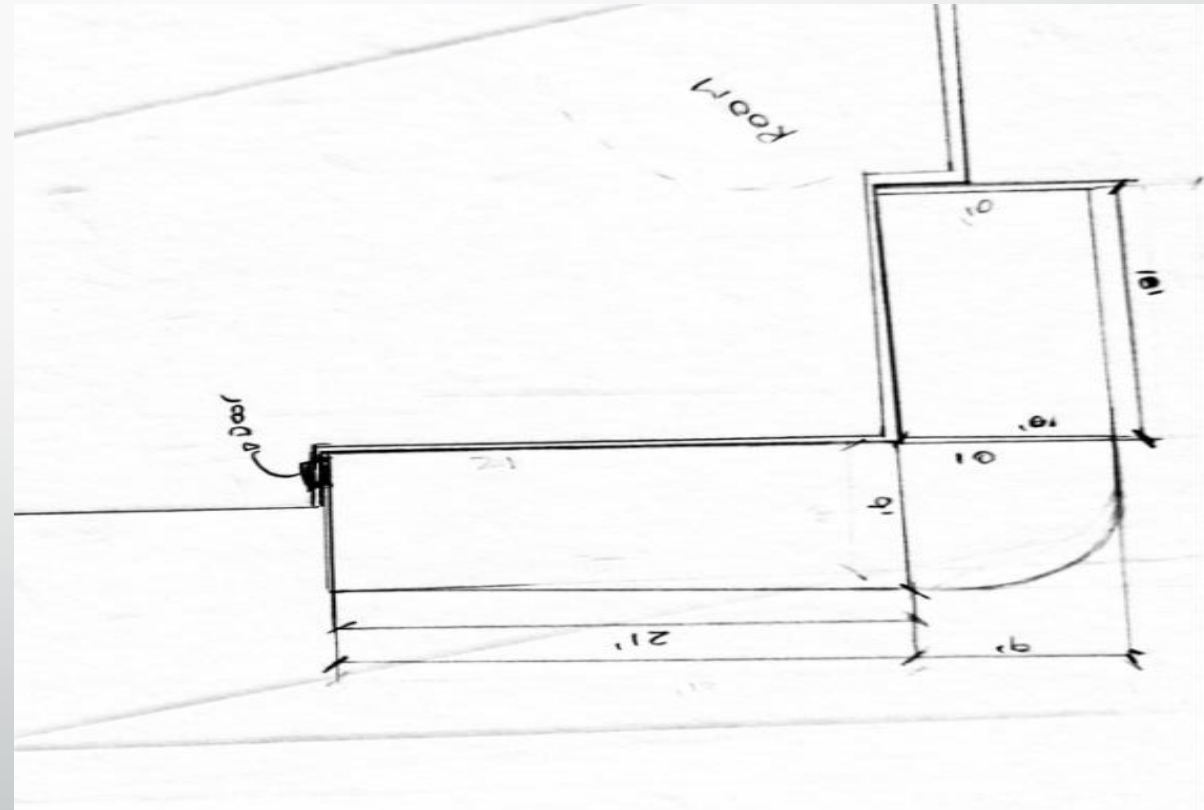
1. Tabulation of the number of acres in the proposed development, showing the total number of lots and are of open space for the site including the following



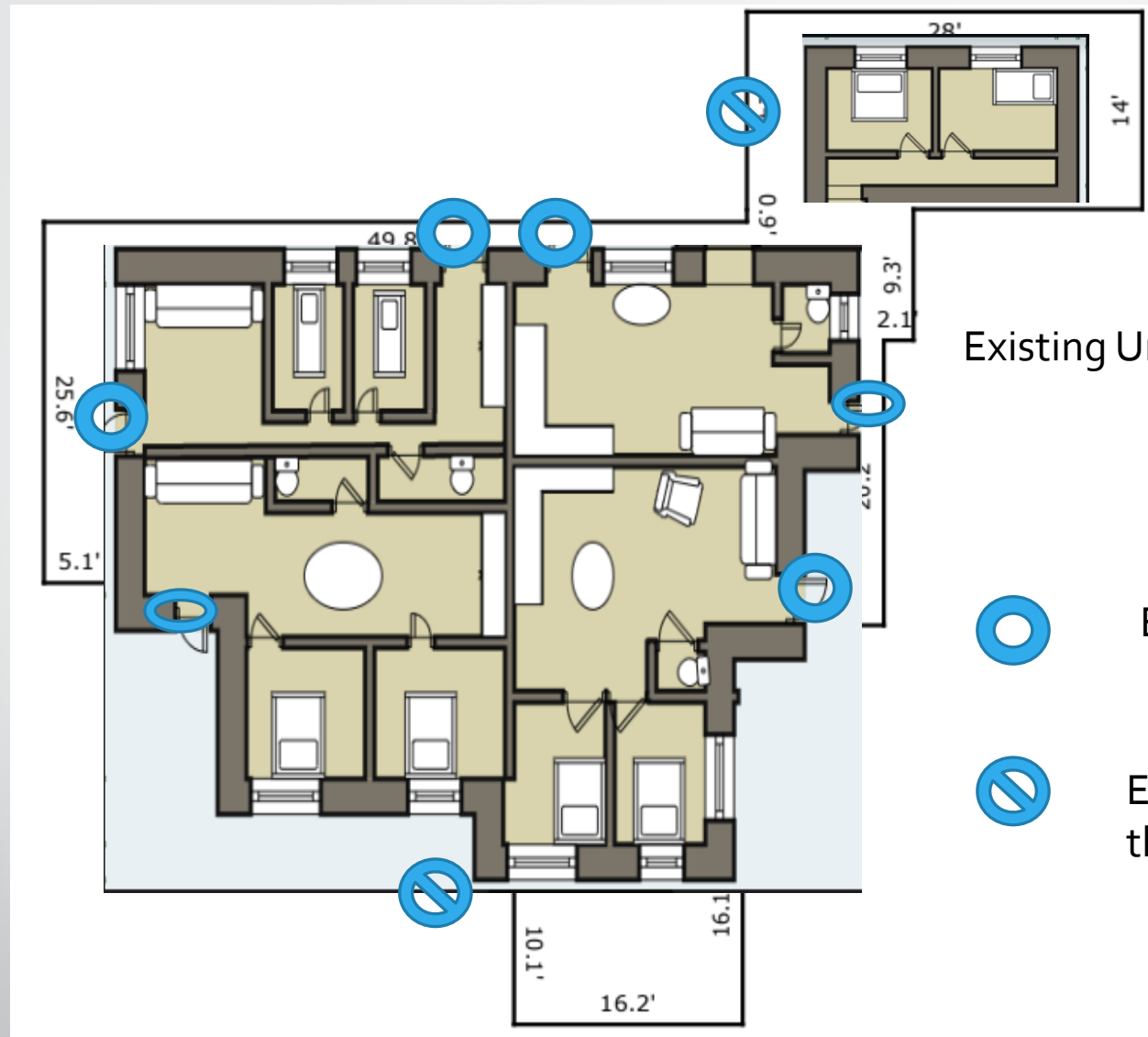
Square footage of existing building:
3103.98 Sq Ft

§Reconstruction of the front porch. Please provide construction documents that are to-scale, as shown in the example below. Do you plan to construct a porch roof, or only install a new wood deck? Will the existing shape be maintained?

- Do you plan to construct a porch roof, or only install a new wood deck?
No porch roof, only install a new wood deck
- Will the existing shape be maintained?
Yes, it will be the same shape




Existing building dimensions and existing doors conservation



Existing Units 1 to 4: **775 Sq FT each**

 Existing entries

 Existing entries
that will be eliminated

§Door/entry removal. All original door openings should remain. Please submit examples of your replacement doors, if doors are damaged beyond repair or missing.



This is the style of door we are looking at

Window replacement. Please provide product specifications of the proposed replacement windows. Please also provide photos of each window you believe you may need to replace.

Details

Exterior Color/ Finish	White	Exterior Color/Finish Family	White
Features	Venting	Frame Material	Aluminum
Frame Type	Standard Frame	Glass Type	Energy Efficient Glass, Low-EGlass
Glazing Type	Single-Pane	Grid Pattern	No Grid
Grille Type	No Grille	Hardware Color/Finish Family	White
Included	Screen	Interior Color/Finish Family	White
Lock Type	Self-Latching Lock	Number of Grids	No Grid
Number of Locks	2	Product Weight (lb.)	24 lb
Returnable	90-Day	Solar Heat Gain Coefficient	.42
U-Factor	.26	Window Type	Other
Window Use Type	New Construction, Replacement		



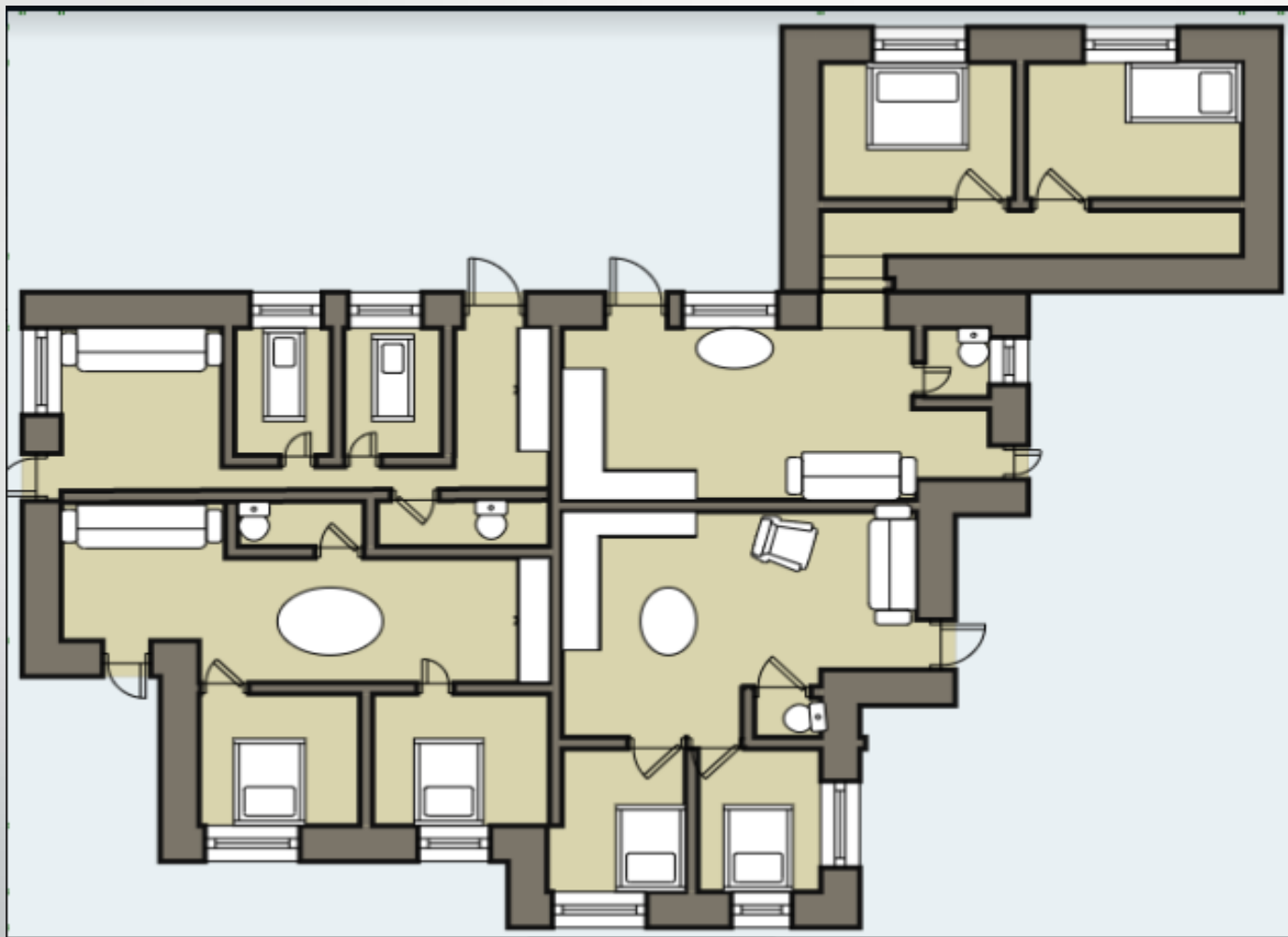
Windows we
planning to replace





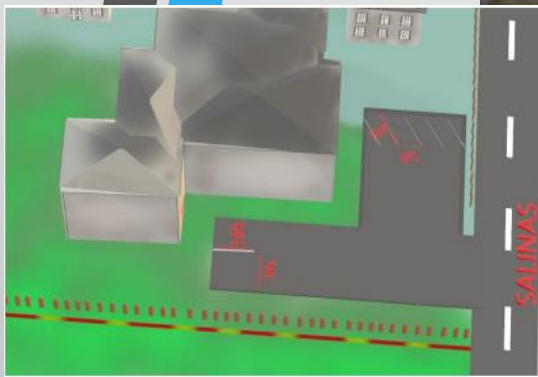


Existing building Layout



6 offstreet parking spots
9' by 18' each spot

Proposed parking spaces



2 spots 9ft x 18ft

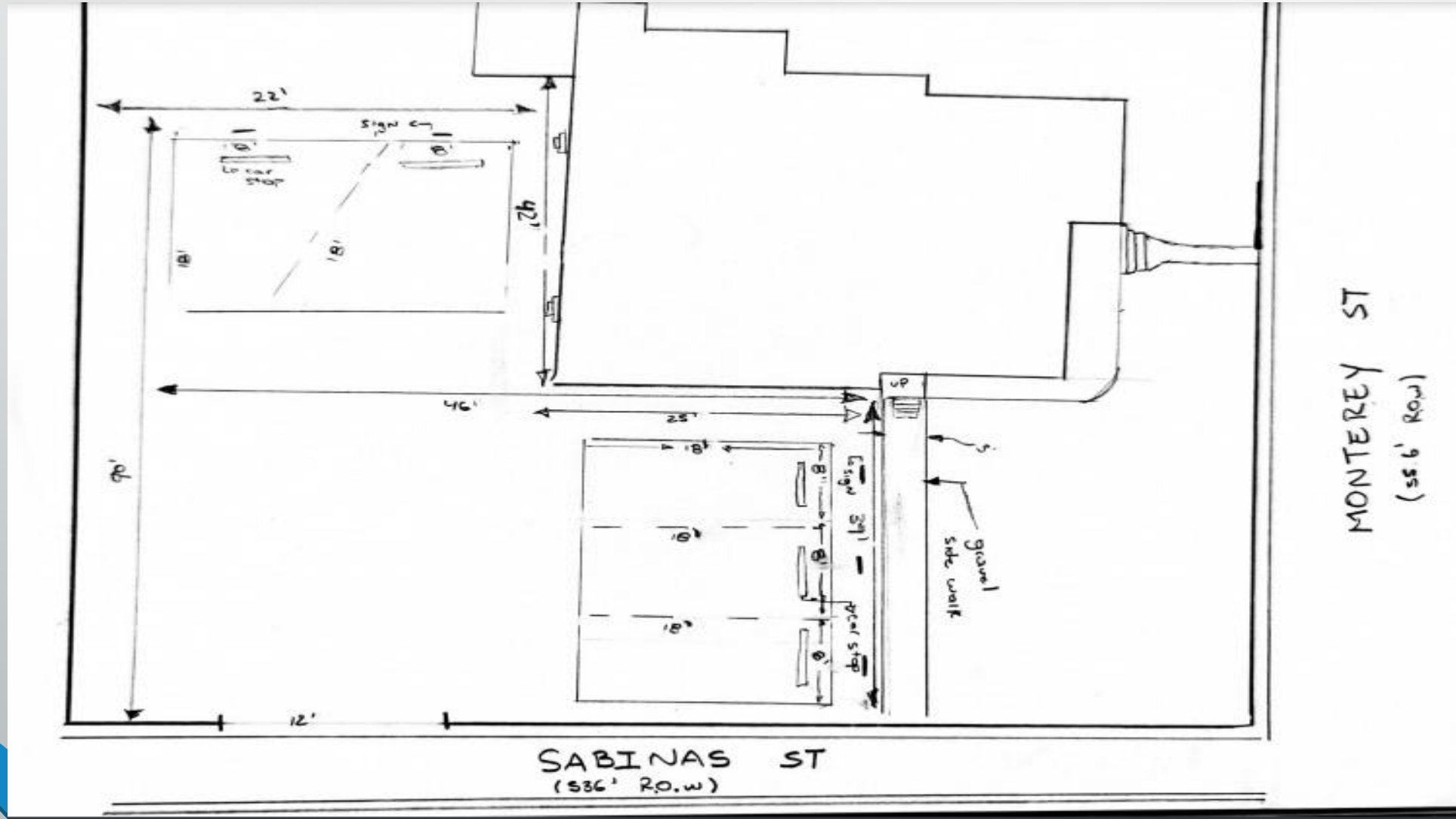


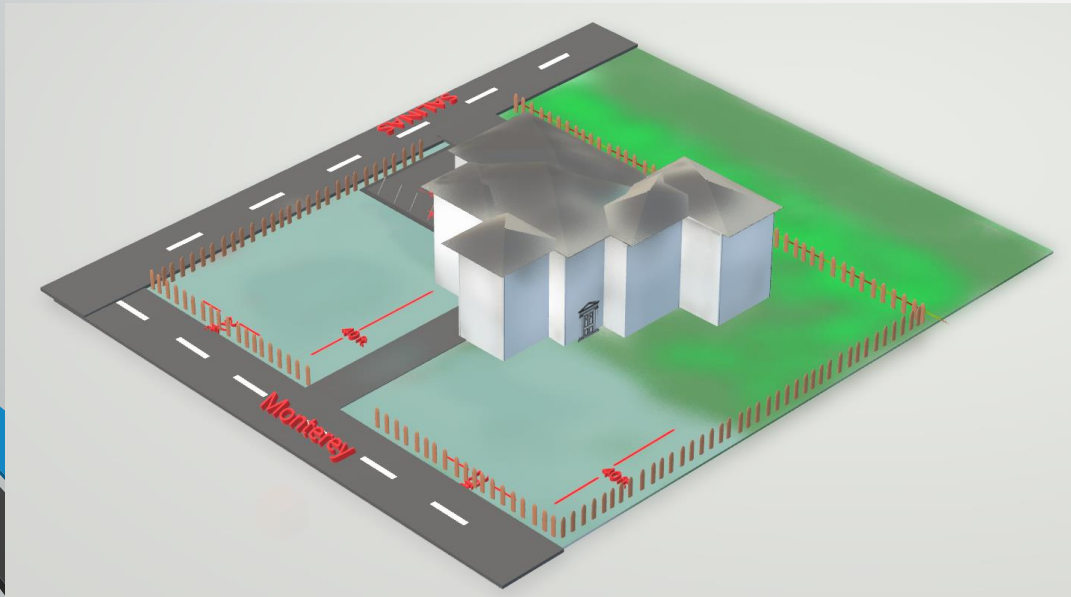
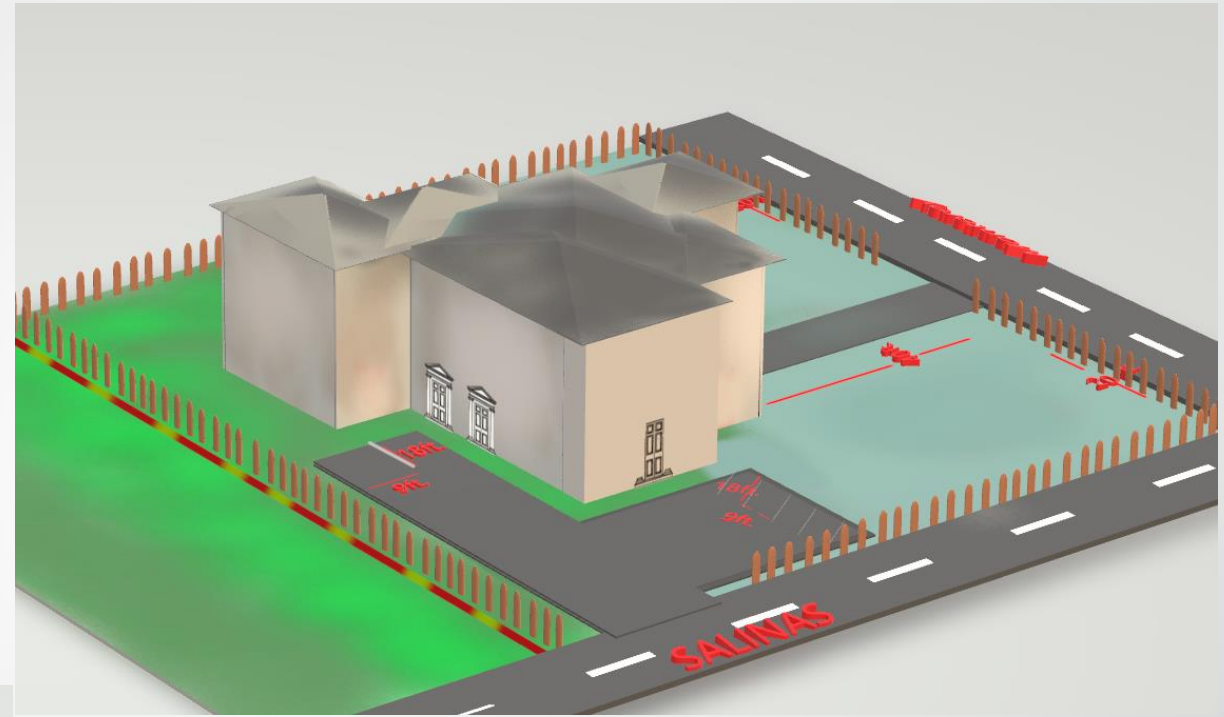
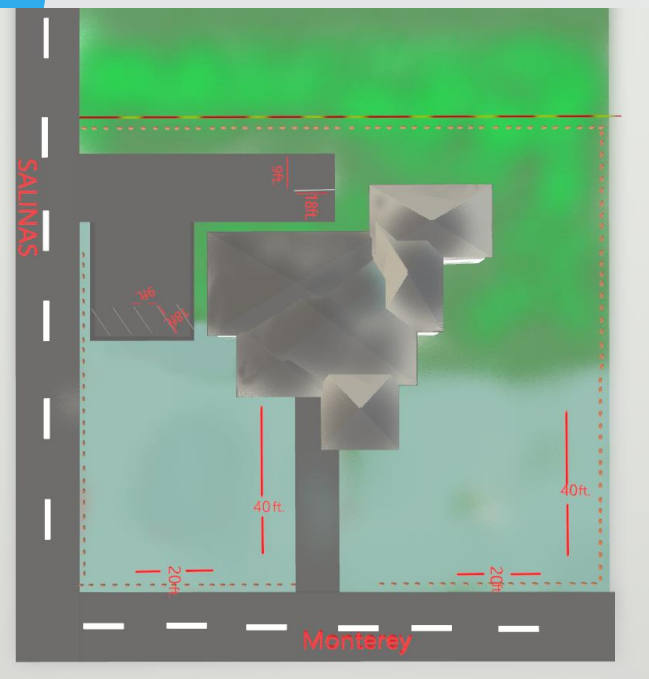
Landscaping

Landscaping

4 spots 9ft x 18ft

to-scale site plan noting the location of all on site-parking, as well as examples of parking materials. This should also include the driveway width, curb cuts, etc. We recommend pervious site paving, such as gravel or decomposed granite. we are going to use gravel





MONTEREY ST
(55.6' ROW)

