

# HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

**HDRC CASE NO:** 2021-461  
**ADDRESS:** 214 W ROSEWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6459 BLK 10 LOT 29 & 30  
**ZONING:** R-5,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Robert Murray/Robert C Murray Architect  
**OWNER:** Sean Strater  
**TYPE OF WORK:** Exterior modifications to rear accessory structure, roof replacement  
**APPLICATION RECEIVED:** September 08, 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 make the following modifications to the existing rear accessory structure:

1. Replace the existing single bay garage door with new French doors with sidelites. The opening size will be retained.
2. Install new concrete steps at the location of the existing garage door.
3. Install new fiber cement board skirting.

## 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.

## 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 214 W Rosewood is a 1-story residential structure constructed circa 1920 in the Tudor Revival style. The structure features a textured stucco façade with a stone porch, multi-lite and one over one wood windows, and a cross gable configuration with steeply pitched gables. The structure is contributing to the Monte Vista Historic District. The property also features a 1-story rear accessory structure, also contributing to the district. The applicant has requested various modifications to the rear accessory structure. No work on the primary structure is requested as part of this application.
- b. **OPENING MODIFICATIONS** – The applicant has proposed to replace the existing single-bay garage door with French doors and sidelites. The existing opening dimensions, including the existing wood trim, will be retained. According to the Guidelines, existing door openings, including garage door openings, should be preserved. Enlarging, filling in, or enclosing existing openings should be avoided. While the existing garage door will be removed, the opening will be retained, rendering the intervention reversible. Staff finds the proposal consistent with the Guidelines with the stipulation that the garage door be salvaged.
- c. **STEPS** – The applicant has proposed to install concrete steps leading up to the new door configuration at the existing location of the garage door, as well as to the pedestrian door on the west side of the structure. Per the Guidelines, new elements, such as stairs, should be simple as to not distract from the historic structure and as to not convey a false sense of history. Staff finds the proposal consistent with the Guidelines.
- d. **SKIRTING** – The applicant has proposed to perform foundation repair on the structure, which is eligible for administrative approval. The current foundation is slab on grade, and the foundation repair will slightly raise the structure to install a more soil-stable pier and beam foundation. The request also includes the installation of fiber cement board skirting to cover the new piers at grade. The skirting area will measure approximately 1'-8" from finish grade. Due to the location of the structure at the rear of the site, the skirting will be minimally visible from the public right-of-way. Staff finds the request appropriate. The cement board siding must feature a smooth finish; no faux grain is permitted.

- e. ADMINISTRATIVE APPROVAL – The applicant has proposed several items that are eligible for administrative approval, including wood window and door repair and restoration, in-kind stucco repair, in-kind asphalt shingle roof replacement, and painting.

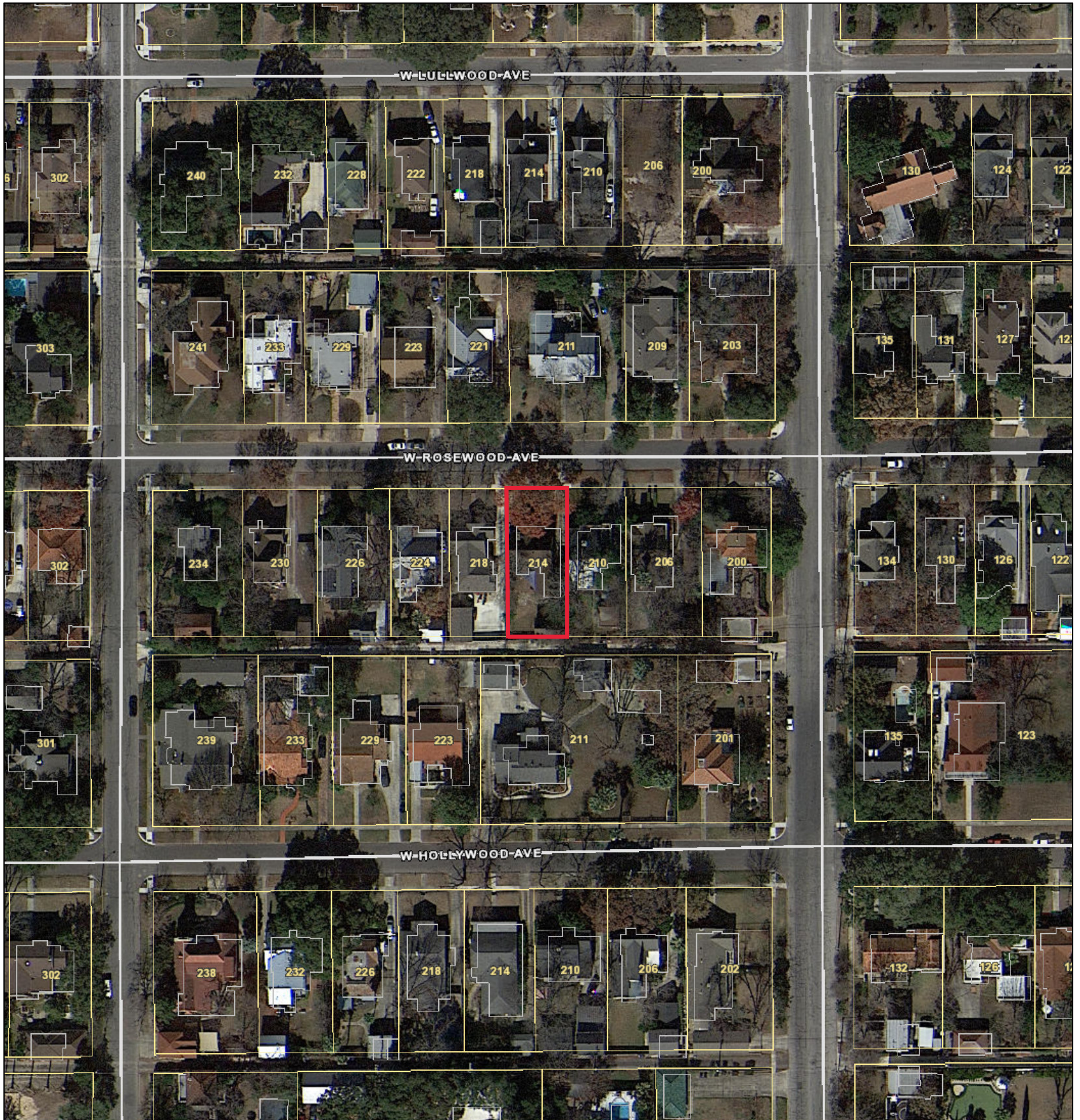
**RECOMMENDATION:**

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

- i. That the garage door be salvaged and stored on site for future use or donated.
- ii. That the fiber cement board skirting feature a smooth finish. No faux grain is permitted.

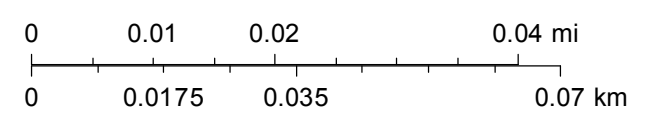


# City of San Antonio One Stop



September 29, 2021

1:1,000





## PROJECT DESCRIPTION

September 7, 2021

Strater Residence  
Garage/Quarters Renovation  
214 W. Rosewood Ave.  
San Antonio, TX 78212

The project consists of the renovation of an existing wood frame garage/quarters structure to include the replacement of deteriorated concrete slab and wood frame pier and beam type floor structure with a new treated wood pier and beam type floor structure and a new reinforced concrete perimeter beam.

Exterior finish work to include the repair of three existing wood frame windows, the repair or replacement (to match existing) of a damaged wood frame window (east side), the repair of an existing wood entry door, the replacement of an existing wood overhead garage door with a pair of wood frame French type doors and wood frame sidelights, the repair of the existing stucco wall finish, the addition of a new fiber cement panel skirting, repair of exterior wood trim and replacement of the existing composition shingle roof with a new composition shingle roof to match the roof of the existing residence. All painting to match the colors at the existing residence.

Interior finish out to include the complete renovation of the existing quarters and bathroom, and the creation of a new office space at the present garage area.







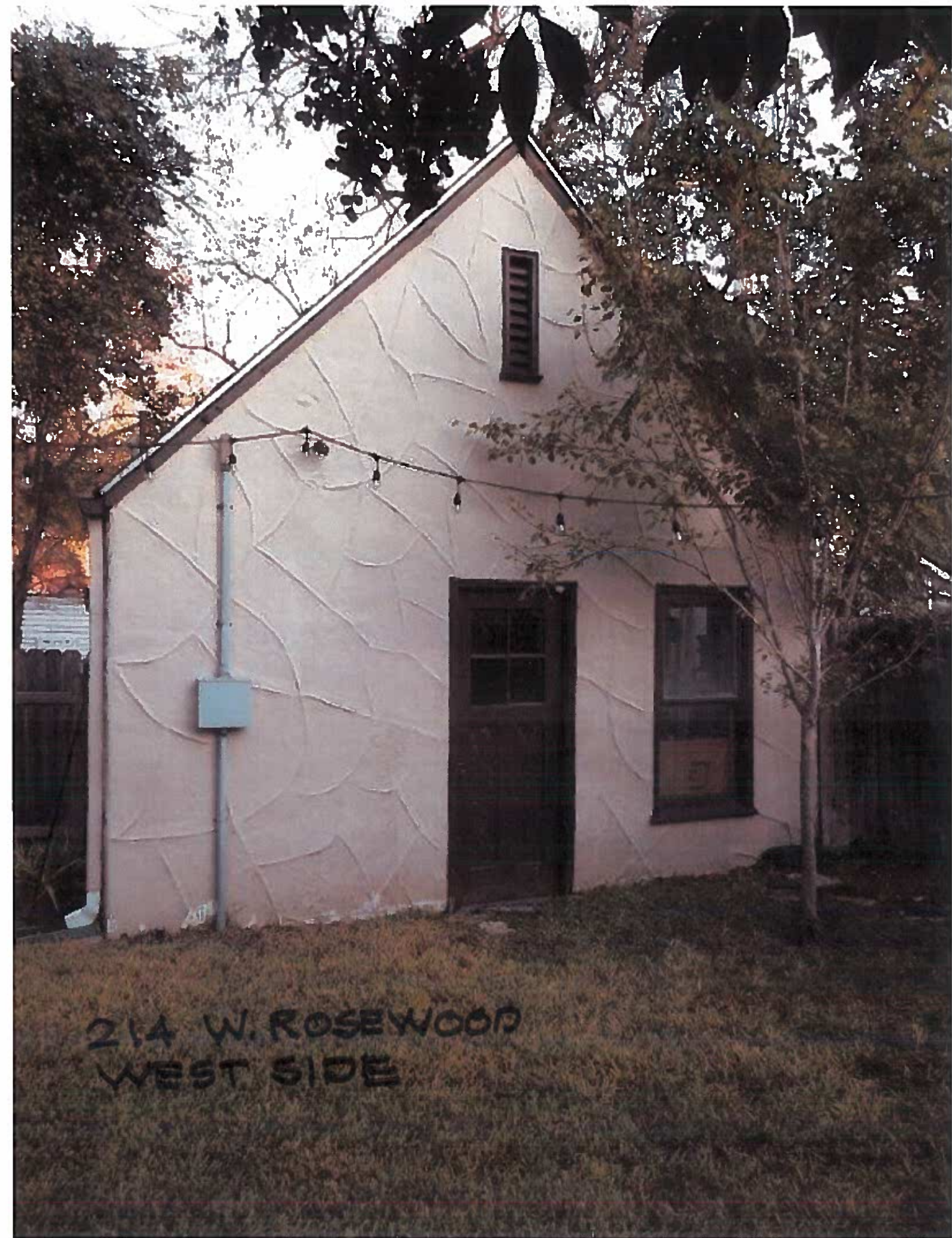














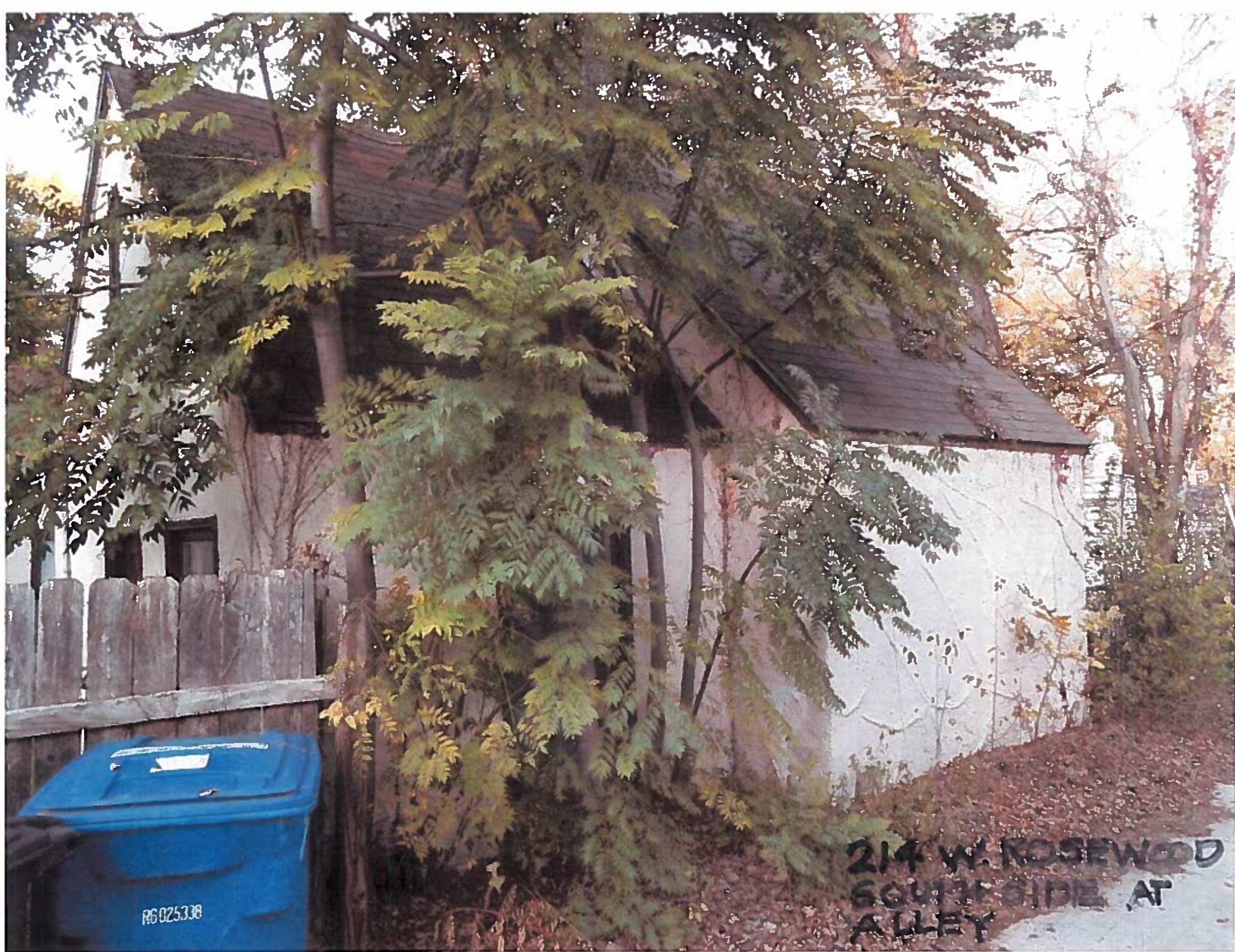






214 W. ROSEWOOD  
SOUTH SIDE  
AT ALBY





214 W. ROSEWOOD  
SOUTH SIDE AT  
ALLEY

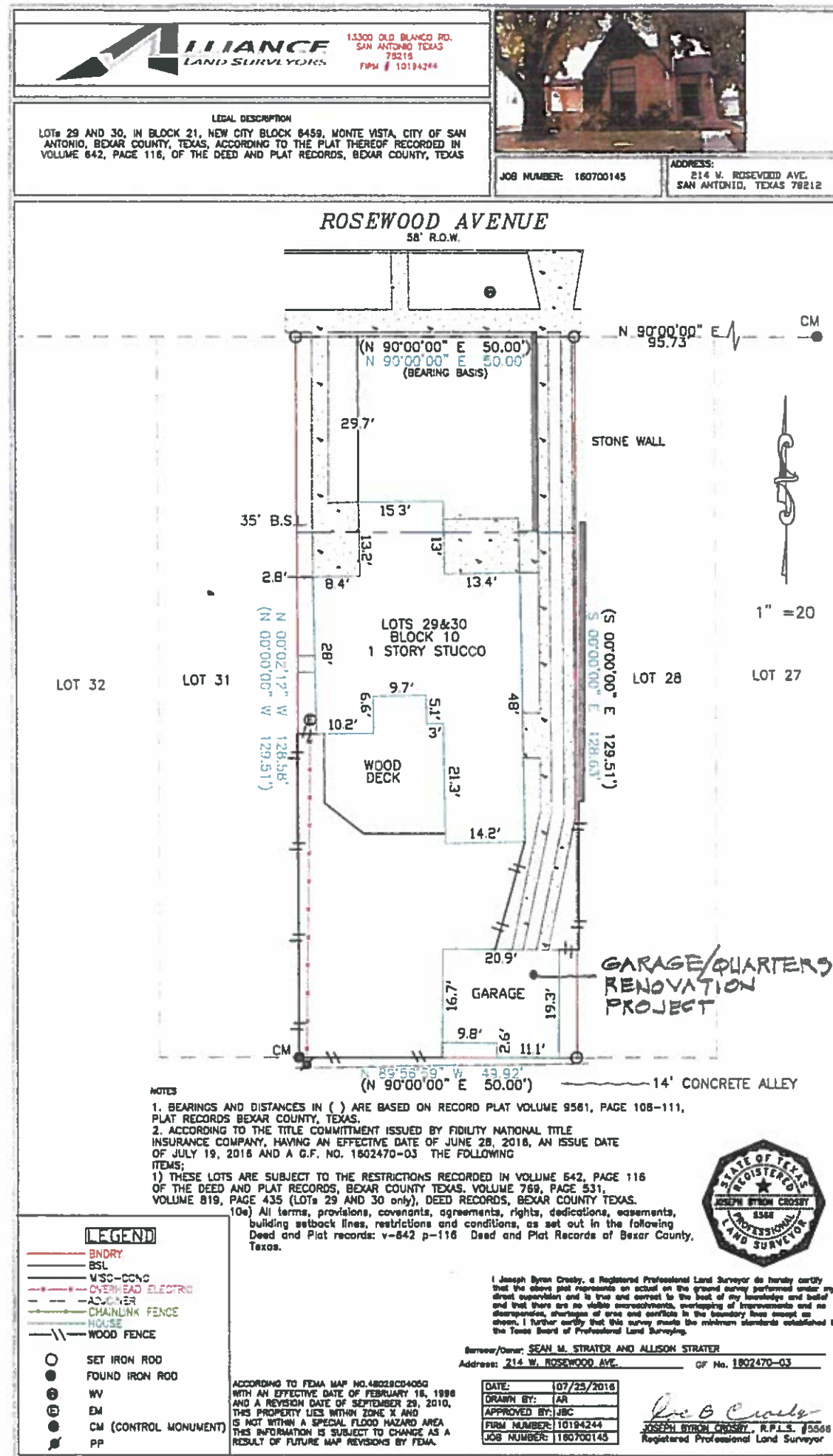
R6 025338





214 W. ROSEWOOD  
EXIST. GARAGE SLAB





FOR INTERVIEW ONLY  
NOT FOR REGULATORY APPROVAL,  
PERMIT OR CONSTRUCTION PURPOSES

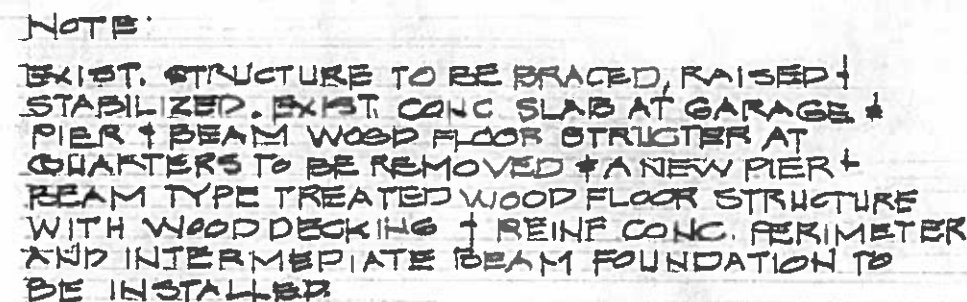
ARCHITECT: ROBERT G. MURRAY  
TX REGISTRATION NO.: 9398  
DATE: 09/07/2021

STRATER RESIDENCE  
GARAGE / QUARTERS RENOVATION  
214 W. ROSEWOOD AVE.  
SAN ANTONIO, TX 78212

SURVEY  
214 W. ROSEWOOD AVE.

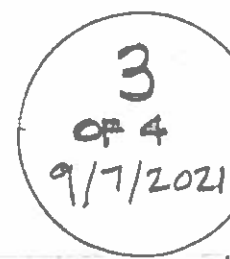
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STRATER RESIDENCE  
GARAGE / QUARTER'S RENOVATION  
214 W. ROSEWOOD AVE  
SEASIDE, CALIFORNIA 92132

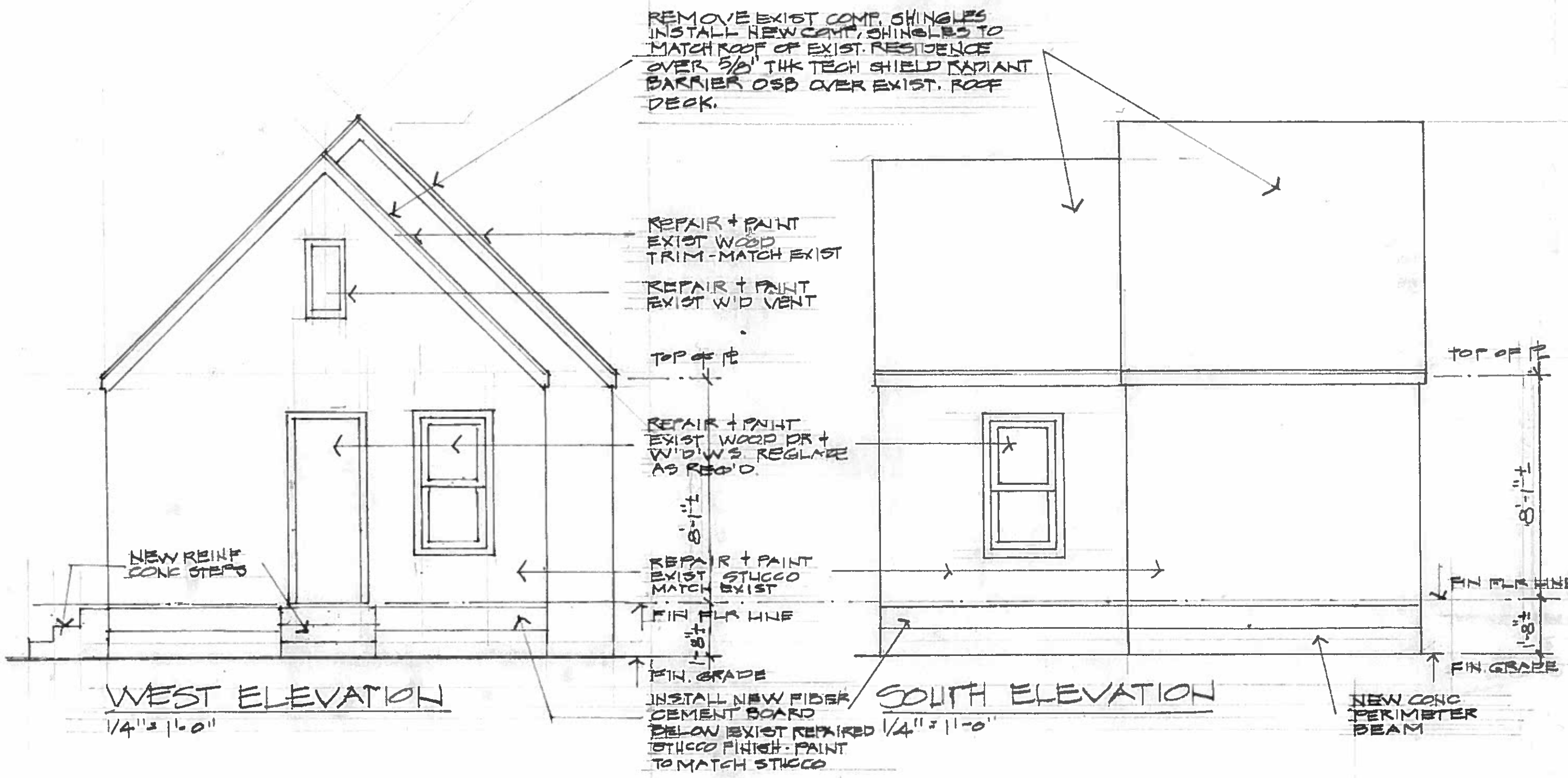




STRATER RESIDENCE  
GARAGE / QUARTERS RENOVATION  
214 W. ROSEWOOD AVE.

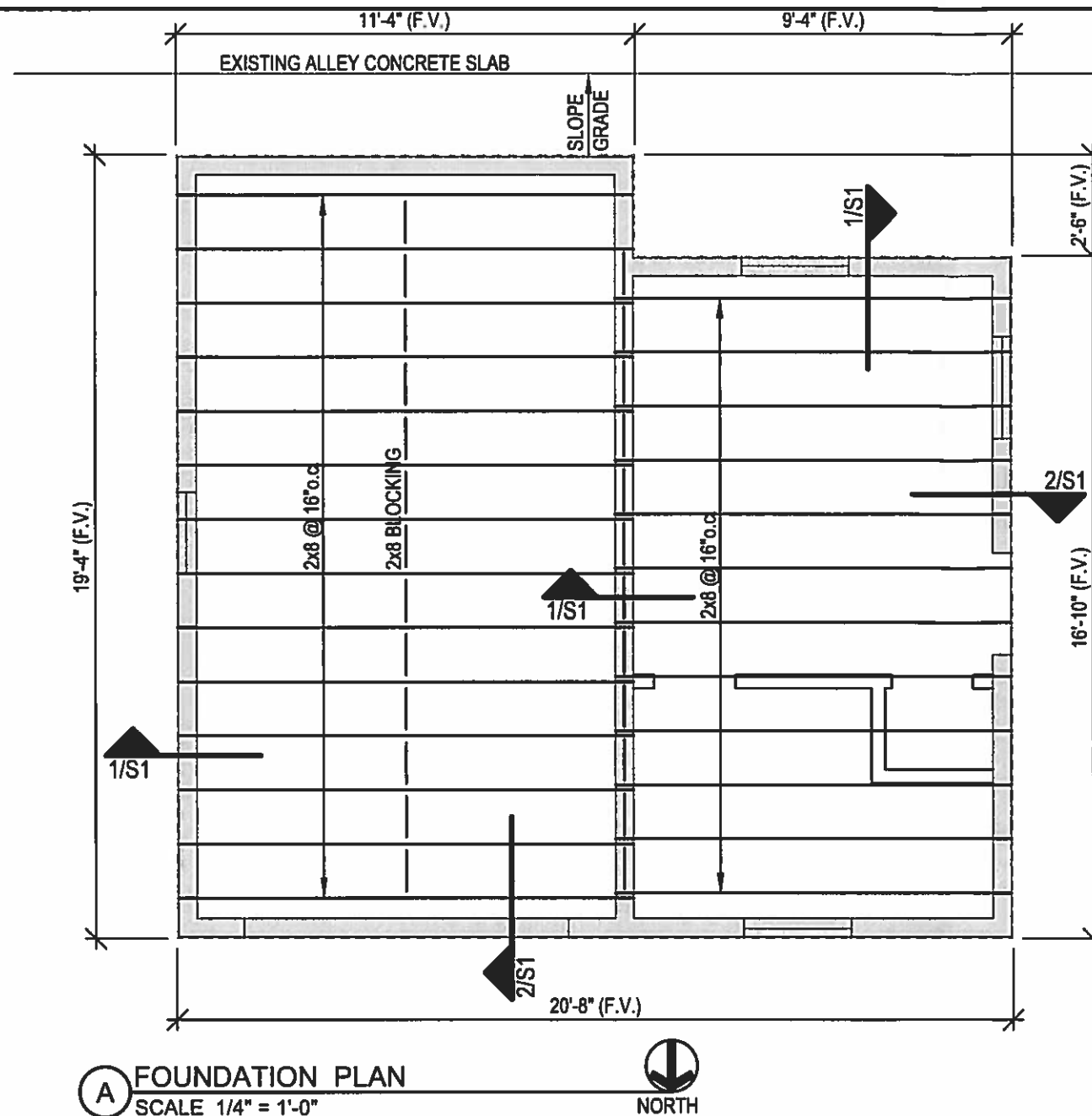




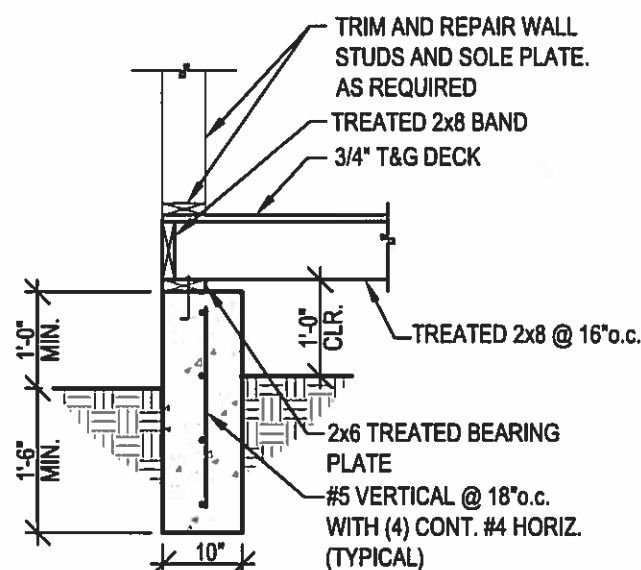


STRATER RESIDENCE  
 GARAGE/QUARTERS RENOVATION  
 214 W. ROSEWOOD AVE.  
 SAN ANTONIO, TX 78212

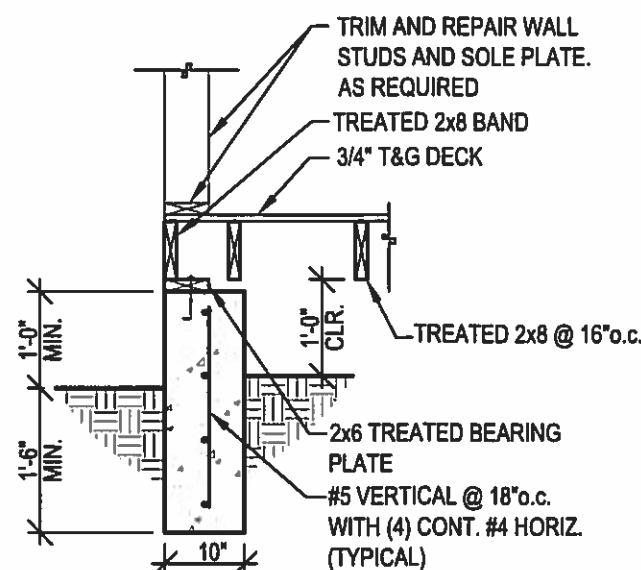




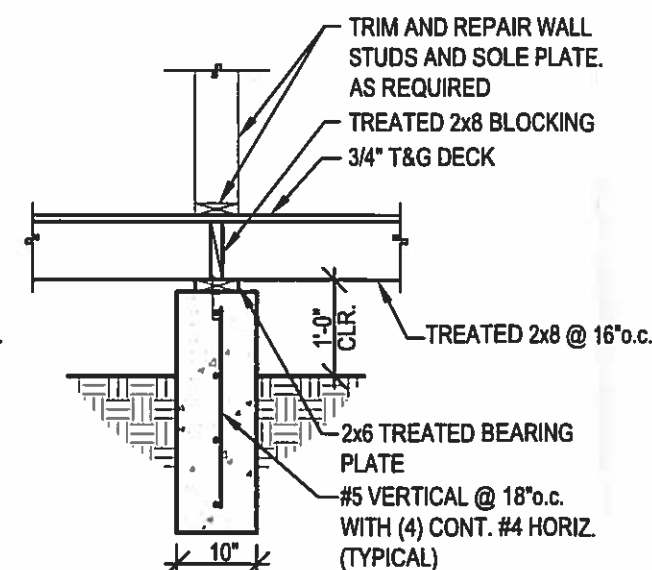
**(A) FOUNDATION PLAN**  
SCALE 1/4" = 1'-0"



**(1) TYPICAL EXT. SECTION**  
SCALE 1/4" = 1'-0"



**(2) TYPICAL EXT. SECTION**  
SCALE 1/4" = 1'-0"



**(3) TYPICAL INT. SECTION**  
SCALE 1/4" = 1'-0"

## LEGEND + NOTES

- = EXISTING STUD WALL
- = NEW WALL - REF. ARCH'L

TOP OF CONCRETE FOOTING TO BE A MINIMUM OF 12" ABOVE CONCRETE SLAB OF ALLEY OR 12" ABOVE FINISH GRADE AROUND PERIMETER, WHICHEVER IS GREATER.

**REVIEW ONLY**

NOT FOR  
REGULATORY APPROVAL,  
PERMITTING

OR  
CONSTRUCTION

LAWRENCE CALVETTI, P.E.  
TEXAS NO. 36938

F-16036  
**CALVETTI**  
ASSOCIATES  
PROFESSIONAL ENGINEERS  
ARCHITECTS

**STRATER RESIDENCE  
GARAGE / QUARTERS RENOVATION**  
214 W. ROSEWOOD AVE

DATE: AUG. 03, 2011  
DRAWN BY: SCV  
CHECKED BY: LC  
REVISIONS:

SHEET  
**S1**  
OF ONE