

HISTORIC AND DESIGN REVIEW COMMISSION

August 18, 2021

HDRC CASE NO: 2021-362
ADDRESS: 412 MUNCEY
LEGAL DESCRIPTION: NCB 1655 BLK C LOT N 50.19 FT OF 19 & N 58.63 FT OF 20
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Angela Weber/AAV Handyman Services
OWNER: KANSAP ENTERPRISES LLC
TYPE OF WORK: Construction of a rear addition, door replacement, exterior modifications
APPLICATION RECEIVED: July 19, 2021
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. Construct a rear addition to feature approximately 550 square feet.
2. Remove an existing, side window opening on the north elevation.
3. Install new exterior doors.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the

Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.

- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** 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 true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The historic structure located at 412 Muncey was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure features a front and side gabled roofs, exposed rafter rails and a standing seam metal roof. The structure features an existing, rear addition that is in the location of a rear porch that is found on both the 1912 and 1951 Sanborn Maps.
- b. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 550 square feet. The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure.
- c. REAR ADDITION (Architectural Details) – The applicant has proposed facades that are generally consistent with the Guidelines for Additions; however, staff finds that the small picture windows proposed on the left elevation are inconsistent with the Guidelines. Staff finds that windows that are sized consistently with those found historically within the district should be incorporated into the design. Additionally, staff finds that an additional window opening should be added between the door and grouped windows on the north façade.
- d. REAR ADDITION (Materials) – The applicant has proposed materials to include wood siding to match the existing, wood windows, and a standing seam metal roof. Generally, staff finds the proposed materials to be appropriate; however, staff finds that the proposed wood windows should be consistent with staff's standard specifications for windows in additions. Additionally, the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be installed. Staff finds that materials, including windows from the existing, rear addition and previously enclosed porch area should be salvaged for reuse, either on site or off.
- e. WINDOW REMOVAL – The applicant has proposed to remove an existing, side window on the north elevation. The window is located in the north elevation of the existing, rear addition. The window features an overall size of approximately half of the full height, one over one windows found in the historic structure. The removal of this window would coincide with the construction of the proposed rear addition. Generally, staff

finds the removal of this window to be appropriate as it does not appear to be original to the historic structure; however, staff finds that the removed window should be salvaged for reuse, either on site or off.

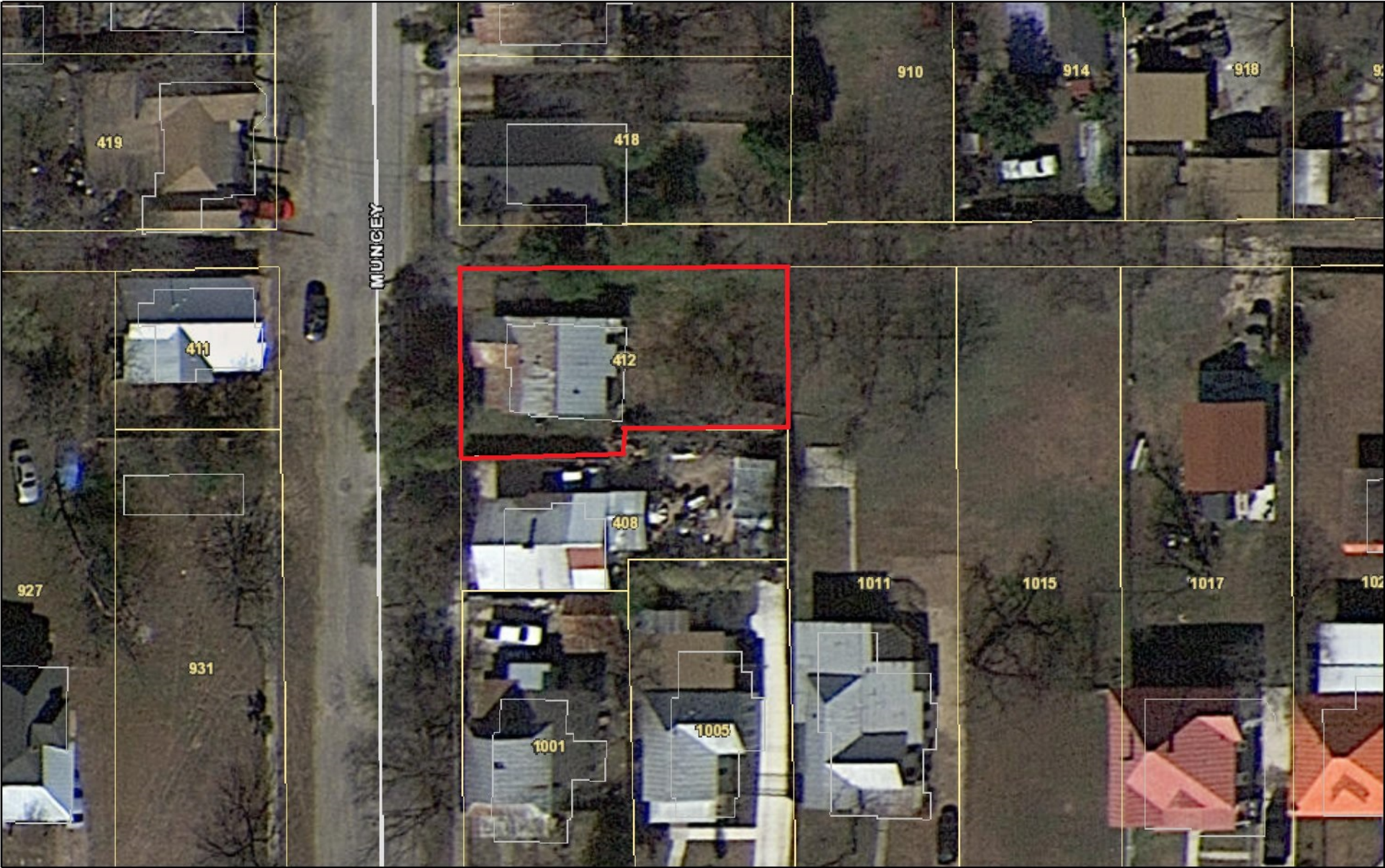
- f. DOOR REPLACEMENT – The applicant has proposed to replace the existing, exterior doors that are not original to the historic structure. Staff finds that non-original doors and door that are beyond repair should be replaced with doors that feature appropriate architectural details and profiles for the historic structure.

RECOMMENDATION:

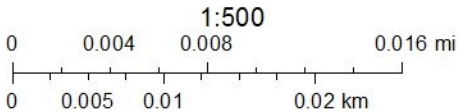
1. Staff recommends approval of item #1, the construction of a rear addition based on findings a through d with the following stipulation:
 - i. That the two square windows on the north elevation be eliminated and that windows that are sized consistently with those found historically within the district should be incorporated into the design.
 - ii. That an additional window opening be added between the door and grouped windows on the north façade.
 - iii. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be installed.
 - iv. That materials from the existing addition and porch area, including windows and siding be salvaged for reuse, either on site or off.
2. Staff recommends approval of item #2, the removal of a non-original side window with the stipulation that it is salvaged for reuse, either on site or off.
3. Staff recommends approval of item #3, door replacement with the stipulation that a wood Craftsman style door be installed. The door should be submitted to OHP staff for review and approval prior to installation.

A standing seam metal roof inspection is to be scheduled with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used. The inspection is to take place prior to the installation of standing seam metal roofing materials.

City of San Antonio One Stop



August 12, 2021





162

BURLESON

NOT PAVED

6" W. PIPE

N. PALMETTO AV. NOT PAVED

163

1369

LAMAR

NOT PAVED

10" W. PIPE

N. PALMETTO AV. NOT PAVED

164

HAYS

GRAVELLED

135

158

MUNCEY

412

NOT PAVED

0

SHERMAN

SOUTHERN PACIFIC RAILROAD RESERVE BEYOND

N. PALMETTO AV. NOT PAVED

AV. NOT PAVED

1302

MUNCEY

NOT PAVED

1301

WILLOW

NOT PAVED

161

ADLER ST.

162

SAN ANTONIO VOL. 2

163

GRANT ST.

162

BURLESON

158

162

BURLESON

NOT PAVED

N. PALMETTO AV.

163

BUFORD

1369

LAMAR

NOT PAVED

HAYS

135

Scale of Feet.

100 150

163

GRANT ST.

N. PALMETTO AV.

NOT PAVED

162

MUNCEY

BURLESON

158

WILLOW

161

ADLER ST.



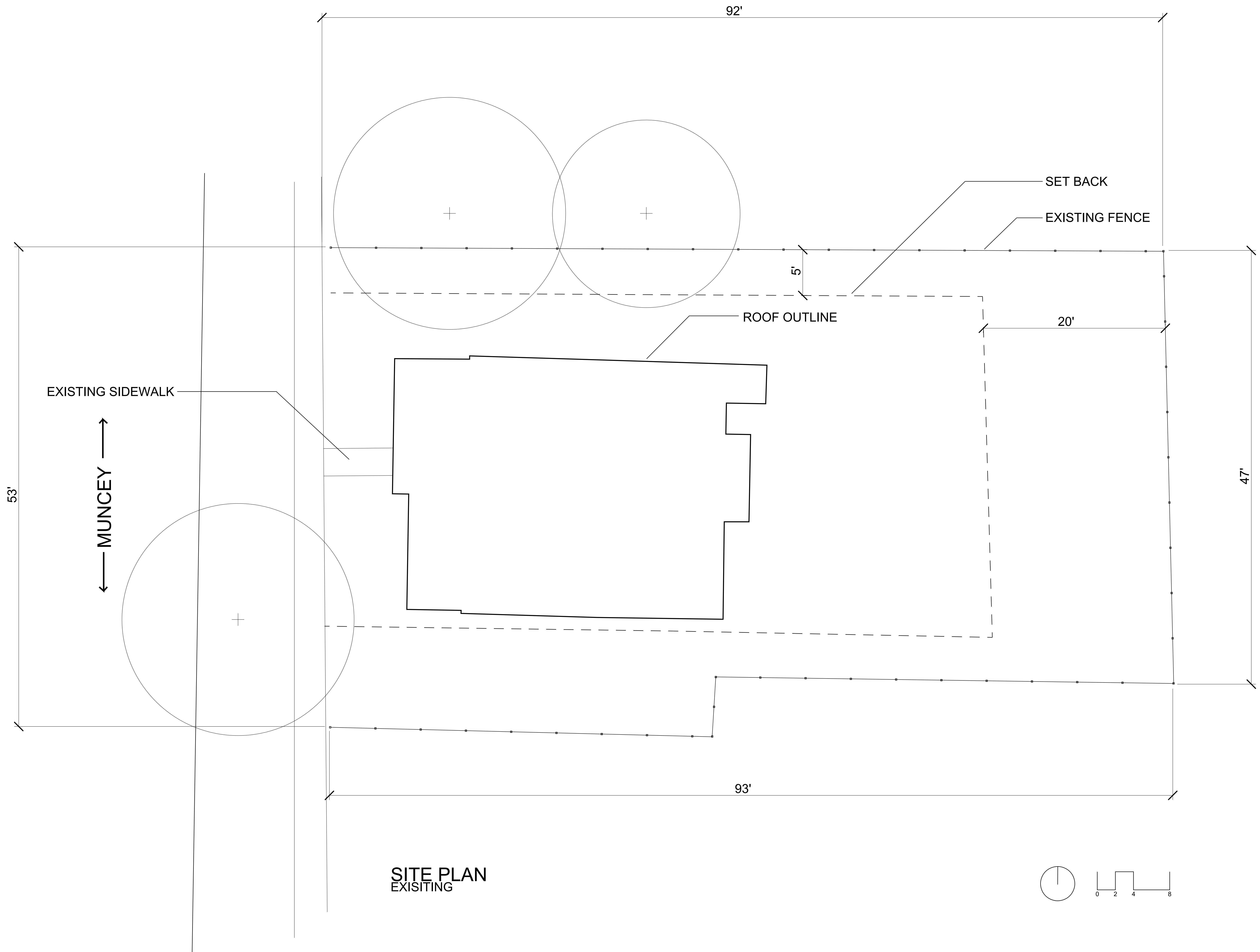




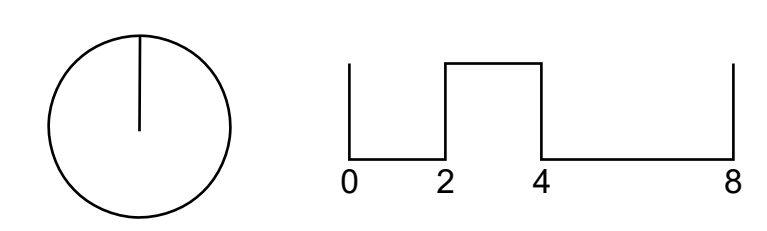


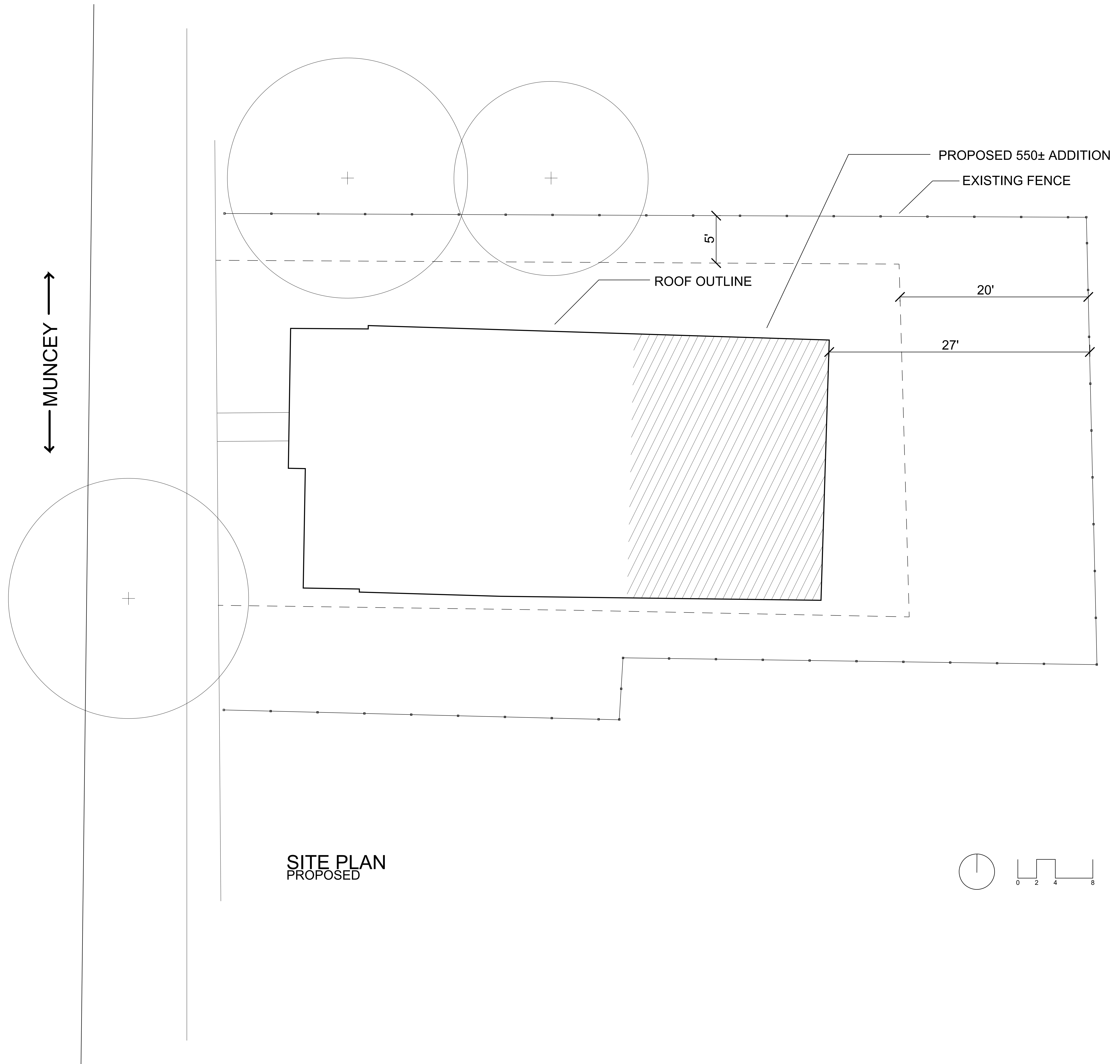


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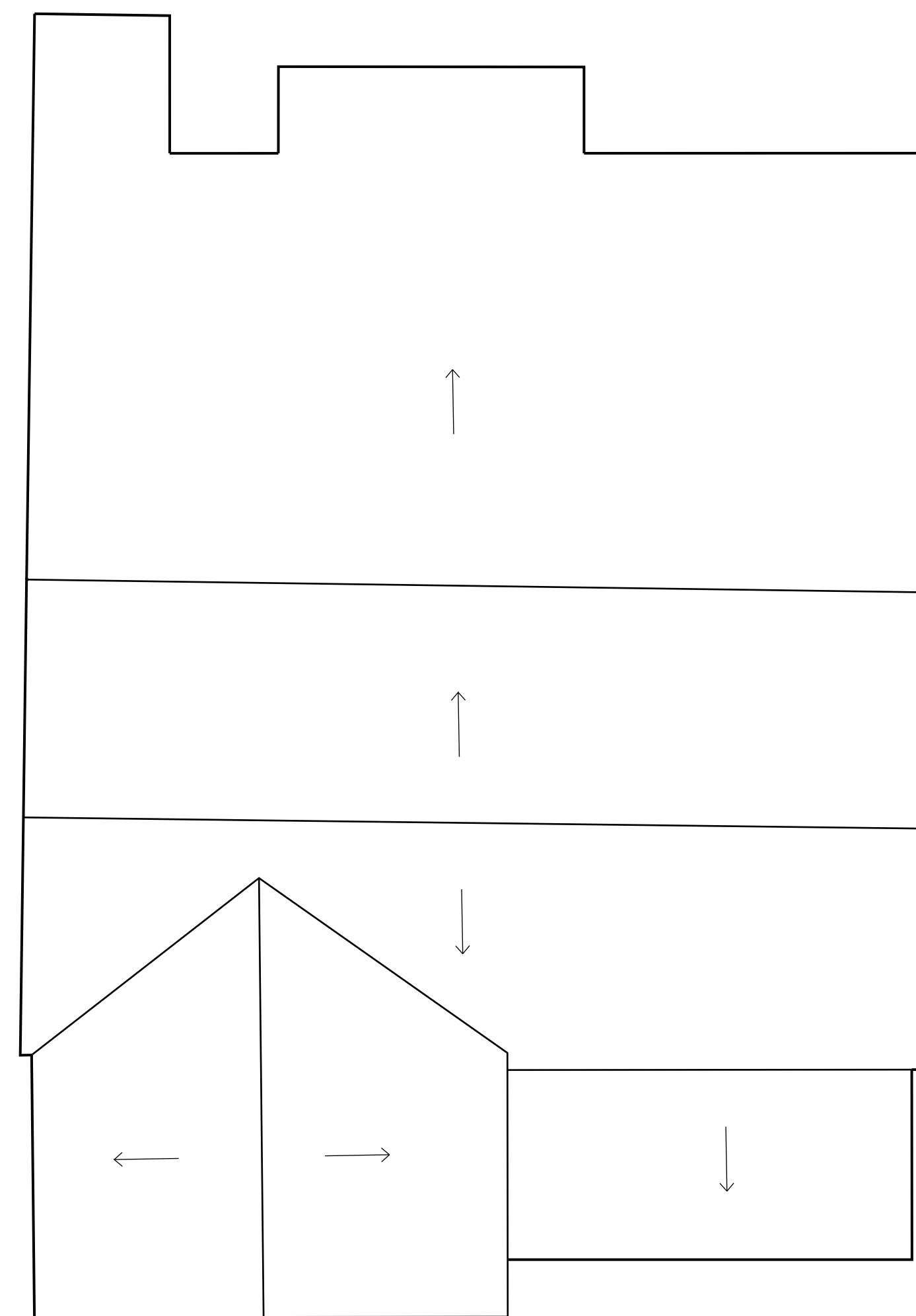


SITE PLAN
EXISTING

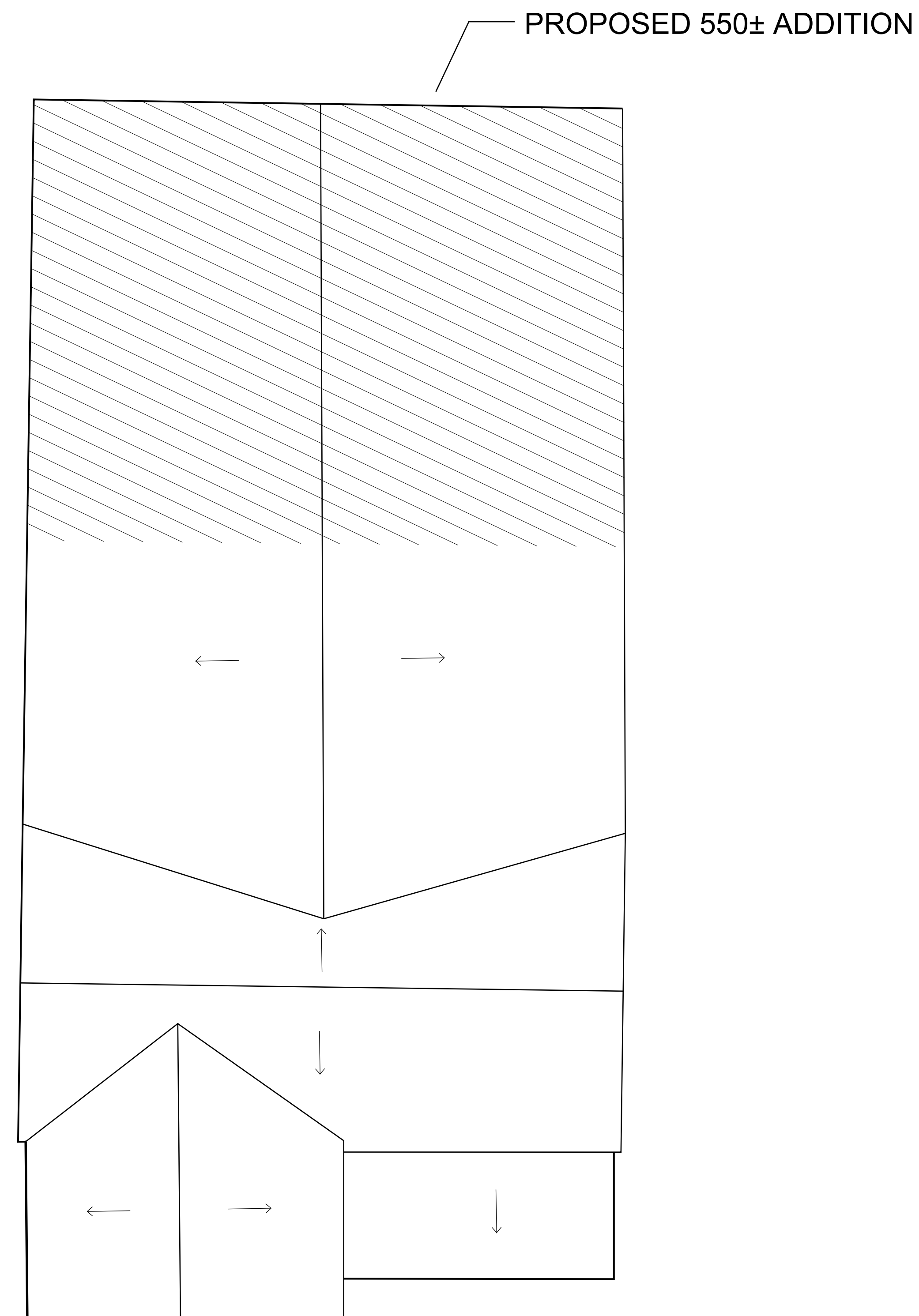




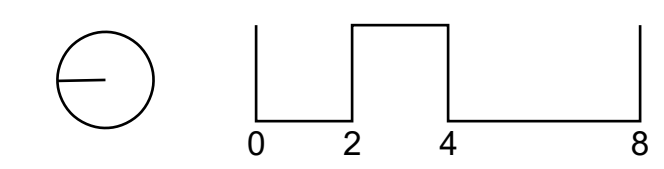
SITE PLAN
PROPOSED

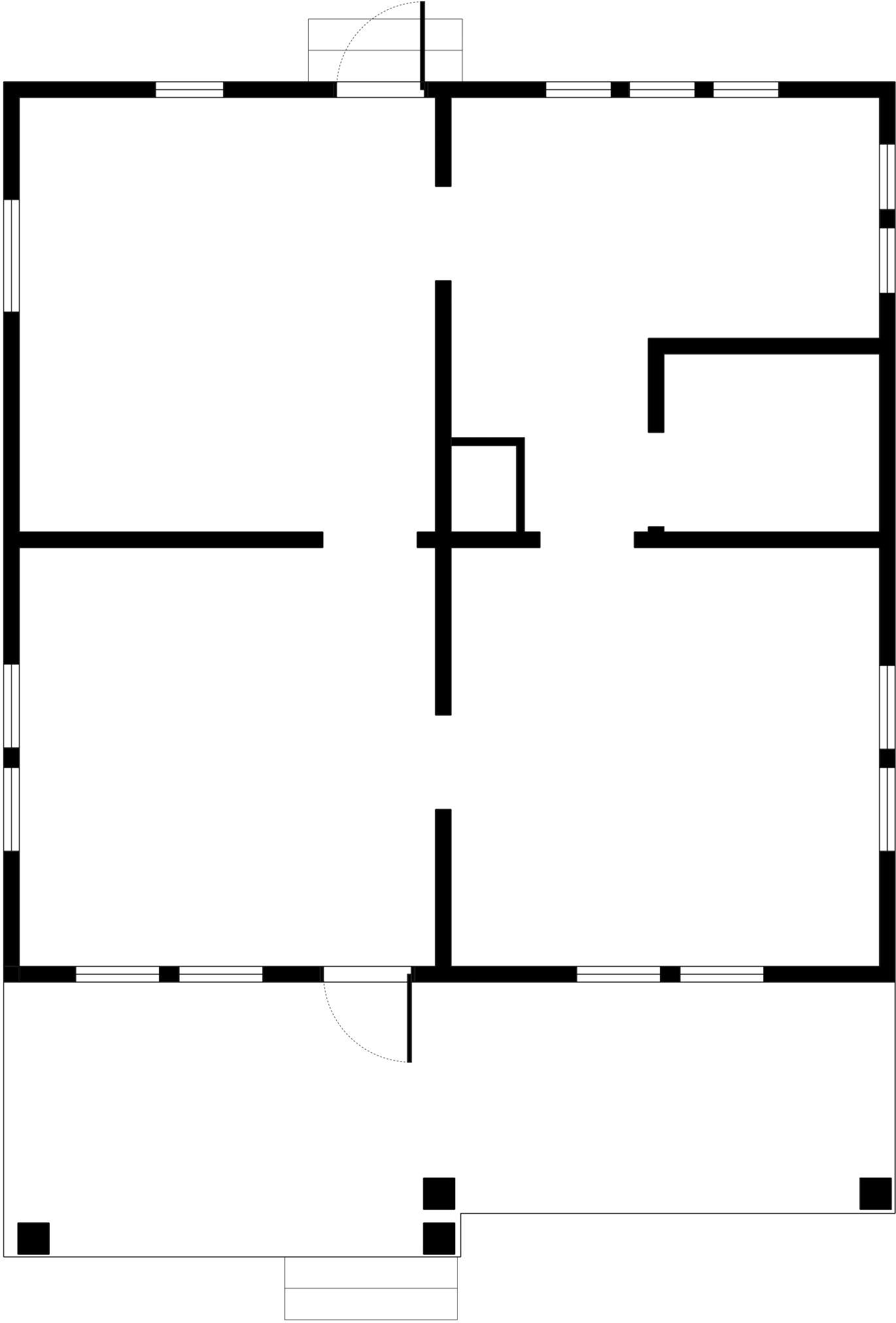


ROOF PLAN
EXISTING

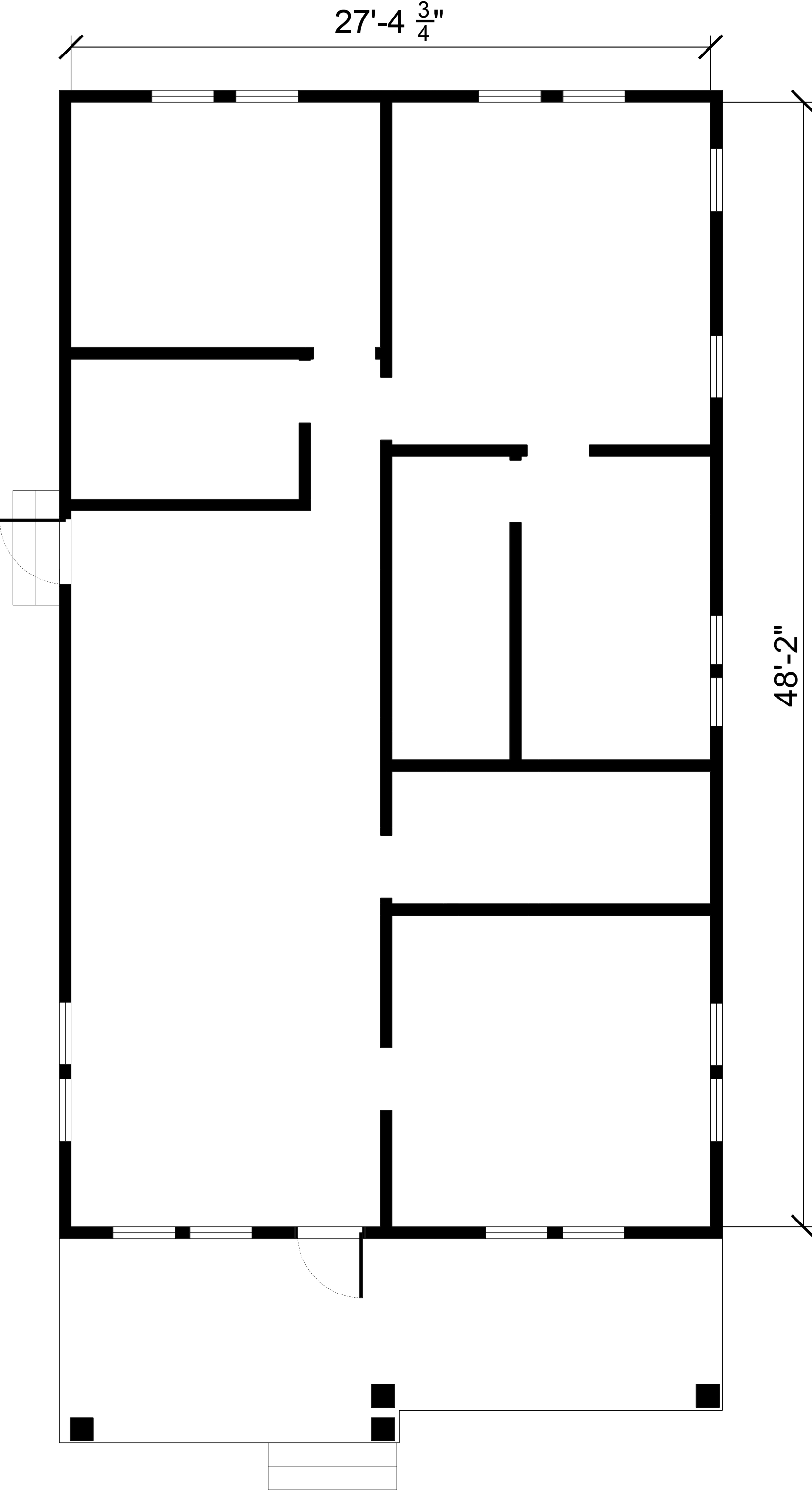


ROOF PLAN
PROPOSED

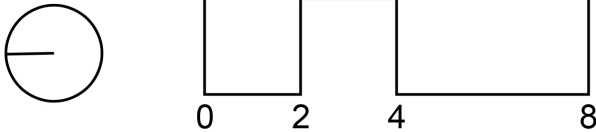




FLOOR PLAN
EXISTING



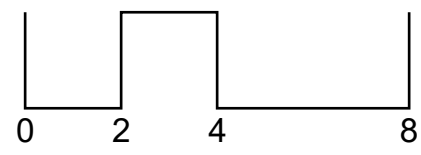
FLOOR PLAN
PROPOSED





STREET ELEVATION

EXISTING



REAR ELEVATION

EXISTING



REAR ELEVATION

PROPOSED



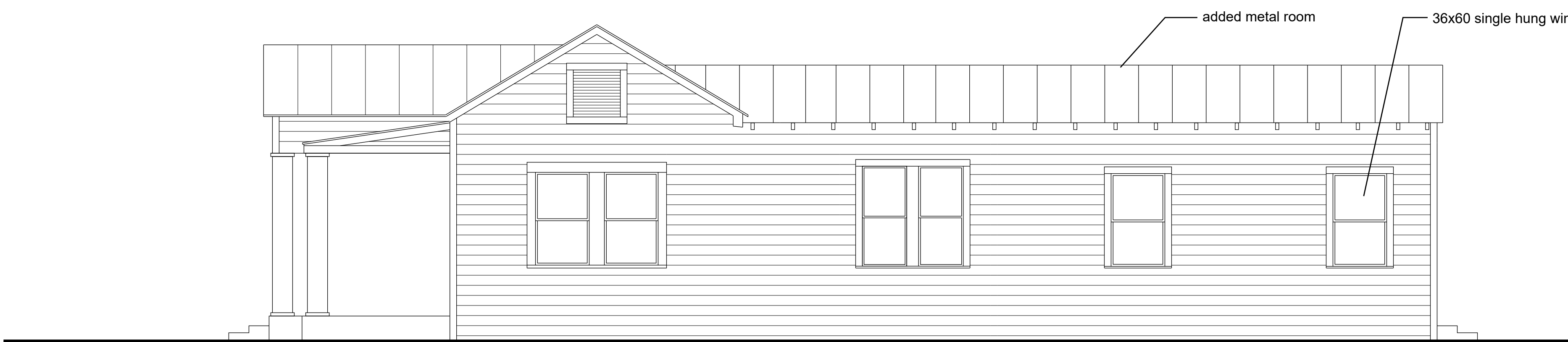
SOUTH ELEVATION

EXISTING



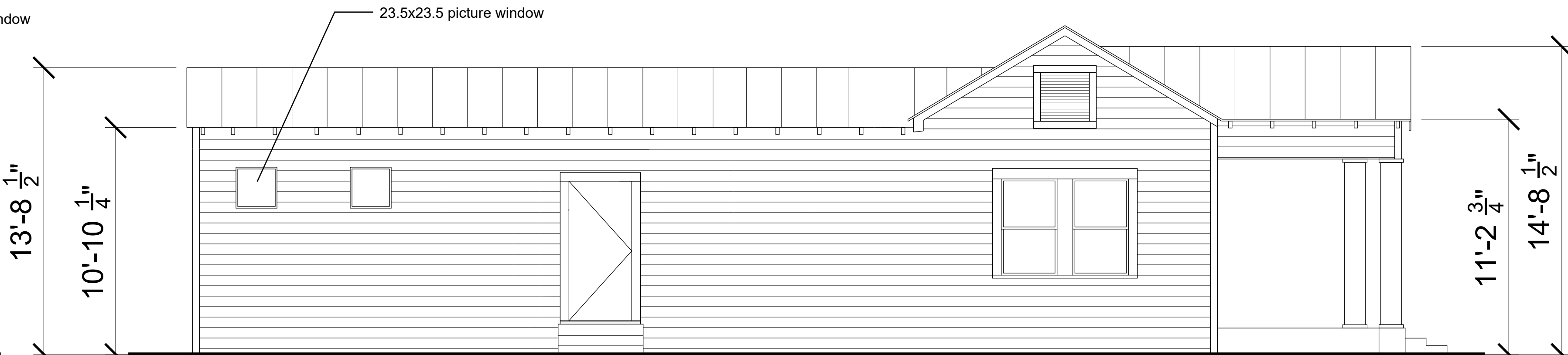
NORTH ELEVATION

EXISTING



SOUTH ELEVATION

PROPOSED



NORTH ELEVATION

PROPOSED

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9 of 1,477



[Done](#)

10 of 1,477



[Done](#)

12 of 1,477



[Done](#)

13 of 1,477



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14 of 1,477



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93 of 1,477



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5 of 5

