

HISTORIC AND DESIGN REVIEW COMMISSION

February 02, 2022

HDRC CASE NO: 2022-052
ADDRESS: 119 E HOLLYWOOD AVE
LEGAL DESCRIPTION: NCB 6458 BLK 9 LOT 28 29 & E 12.5 FT OF 27
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Michael Fernandez
OWNER: Michael Fernandez
TYPE OF WORK: Exterior modifications, installation of porch awning
APPLICATION RECEIVED: January 09, 2022
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 add an awning and supports above the east facing terrace.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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 primary structure located at 119 E Hollywood is a 2-story residential structure constructed circa 1925 in the Neoclassical style with Spanish Eclectic influences. The structure features a brick façade, wood windows with

multi-lite screens, and 1-story porches on both the front and side facades. The structure is contributing to the Monte Vista Historic District.

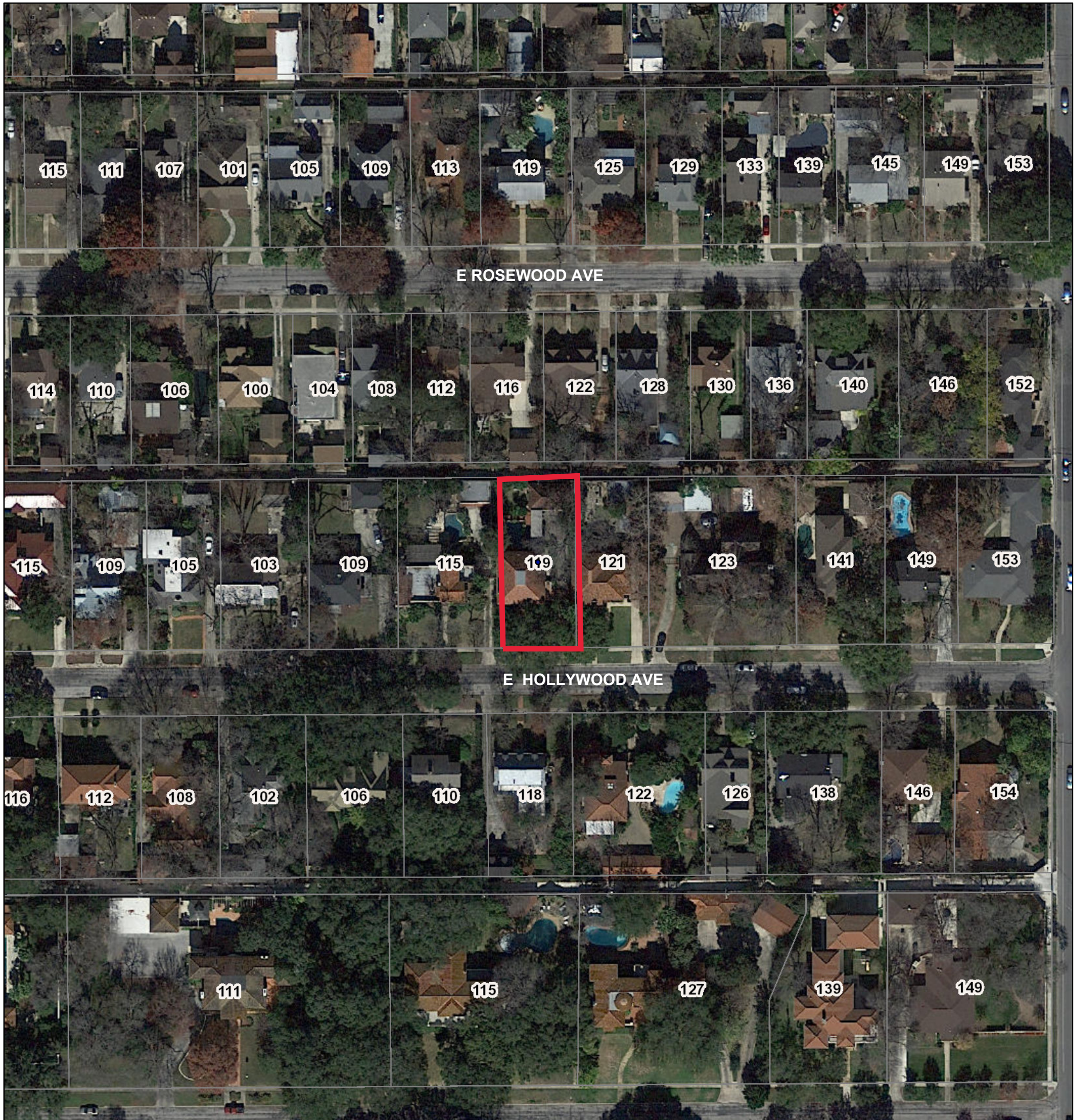
- b. **AWNINGS** – The applicant is requesting approval to install an awning over the second-floor deck of the side porch. The awning material will be a striped fabric. The structural supports will be decorative wrought iron metal to echo the wrought iron railing detailing on the porch. As proposed, the awning will affix to the existing eave of the primary ridgeline. Per the Guidelines, canopies and awnings should be added based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. When new porch elements are added, original architectural details should not be obscured by any screening or materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. The submitted awnings are minimally visible due to their location and are fully reversible. Staff finds the request appropriate based on the site and design-specific conditions but finds that the awning should terminate below the existing roof eaves to minimize the impact on the historic structure.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the following stipulations:

- i. That the awnings be installed in a manner that is fully reversible. The awning should be installed under eaves of the existing roof. The applicant is required to submit updated drawings that reflect this change to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That any structural elements that are attached to the brick façade be affixed via supports in mortar joints versus masonry.

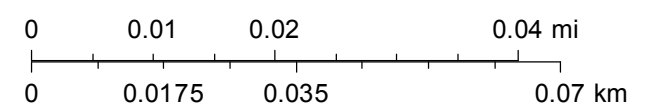
City of San Antonio One Stop



January 22, 2022

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels



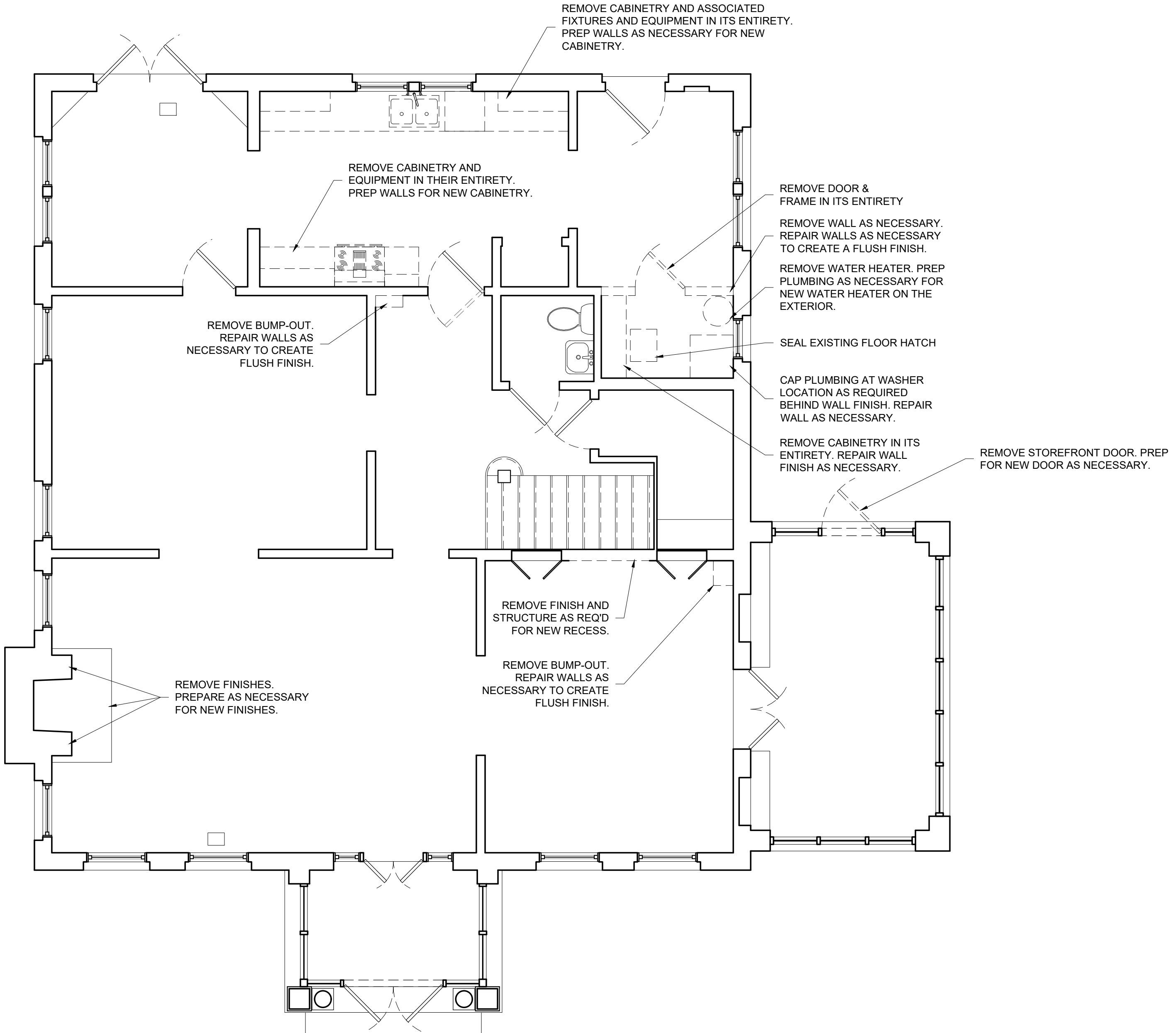












DEMO WALL LEGEND

EXISTING WALL

DEMOLISHED WALL

Drawing No.

A-1

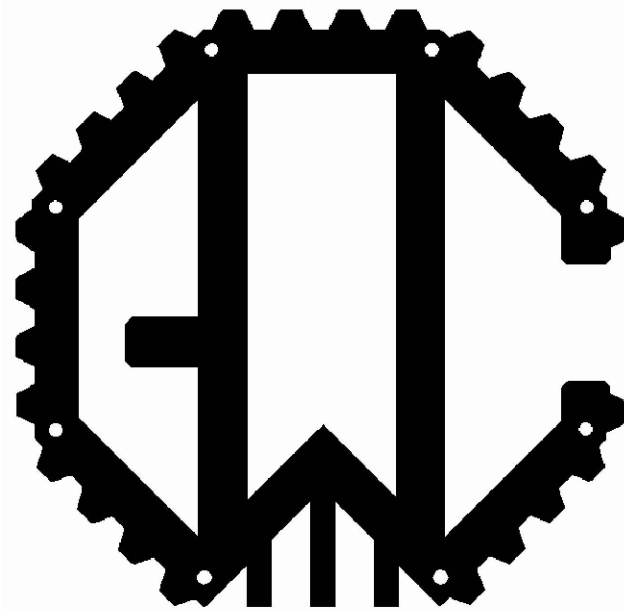
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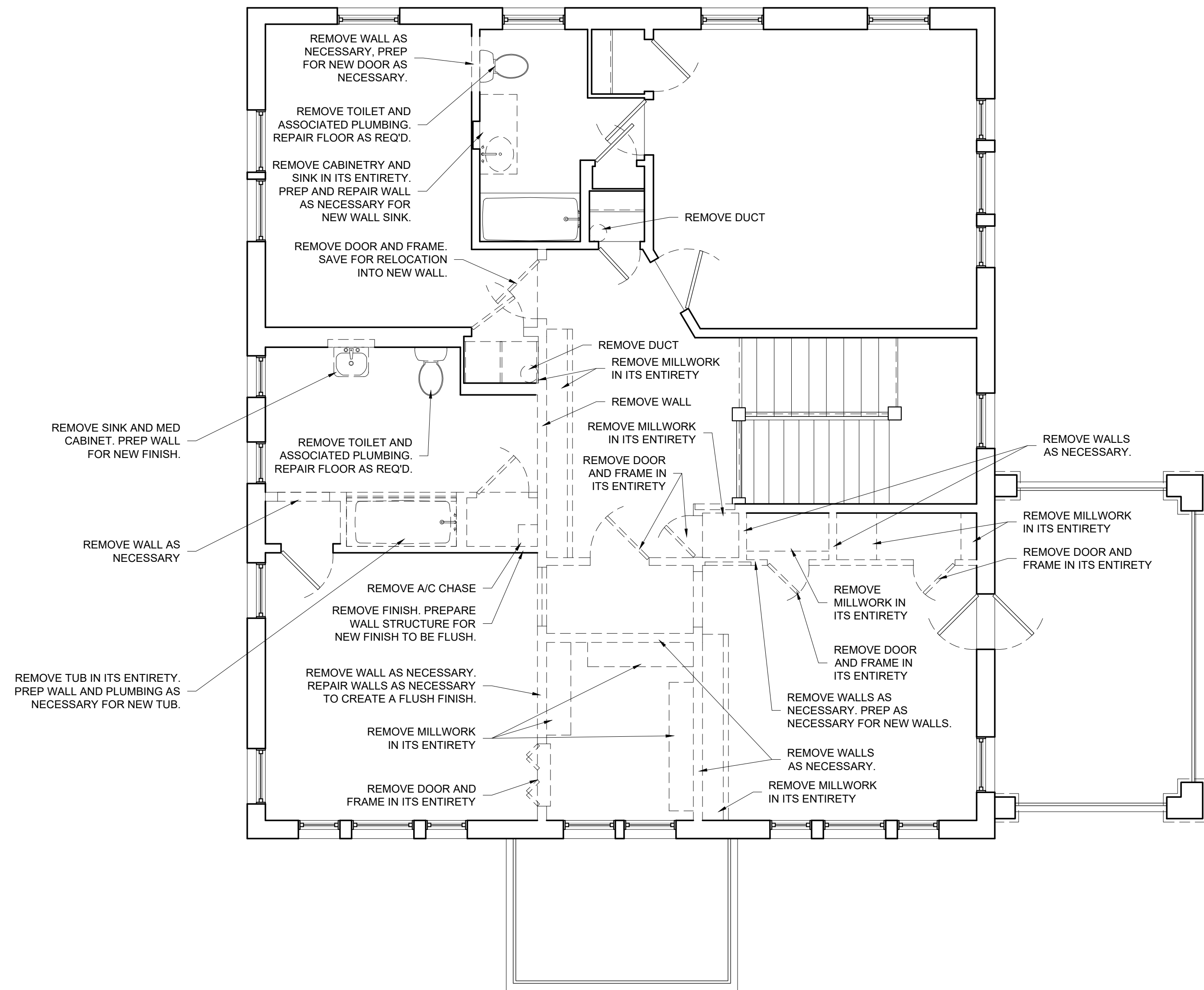
Project No.:
Project Name:

Project Location: 119 E Hollywood, SA, TX

/Drawing of: First Floor Plan - Demolition
Design Phase Plan
NOT ISSUED FOR CONSTRUCTION
Scale: 1/4" = 1'-0"

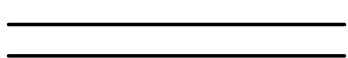
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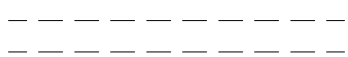


DEMO WALL LEGEND

EXISTING WALL



DEMOLISHED WALL



Drawing No.

A-2

Date: April 13, 2021

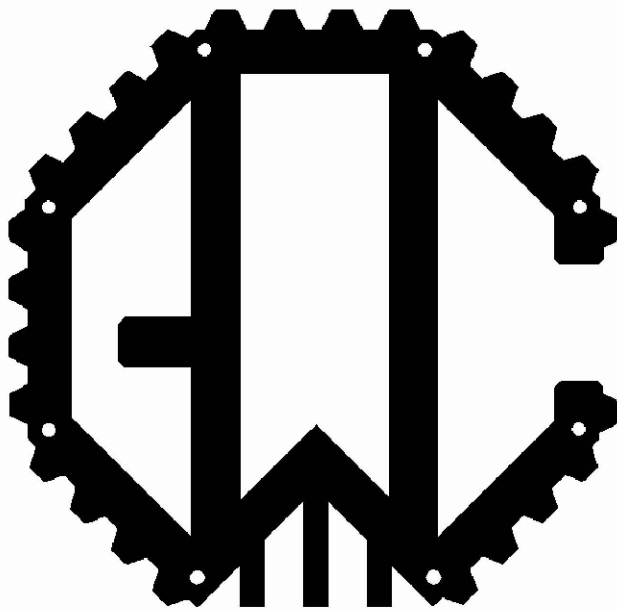
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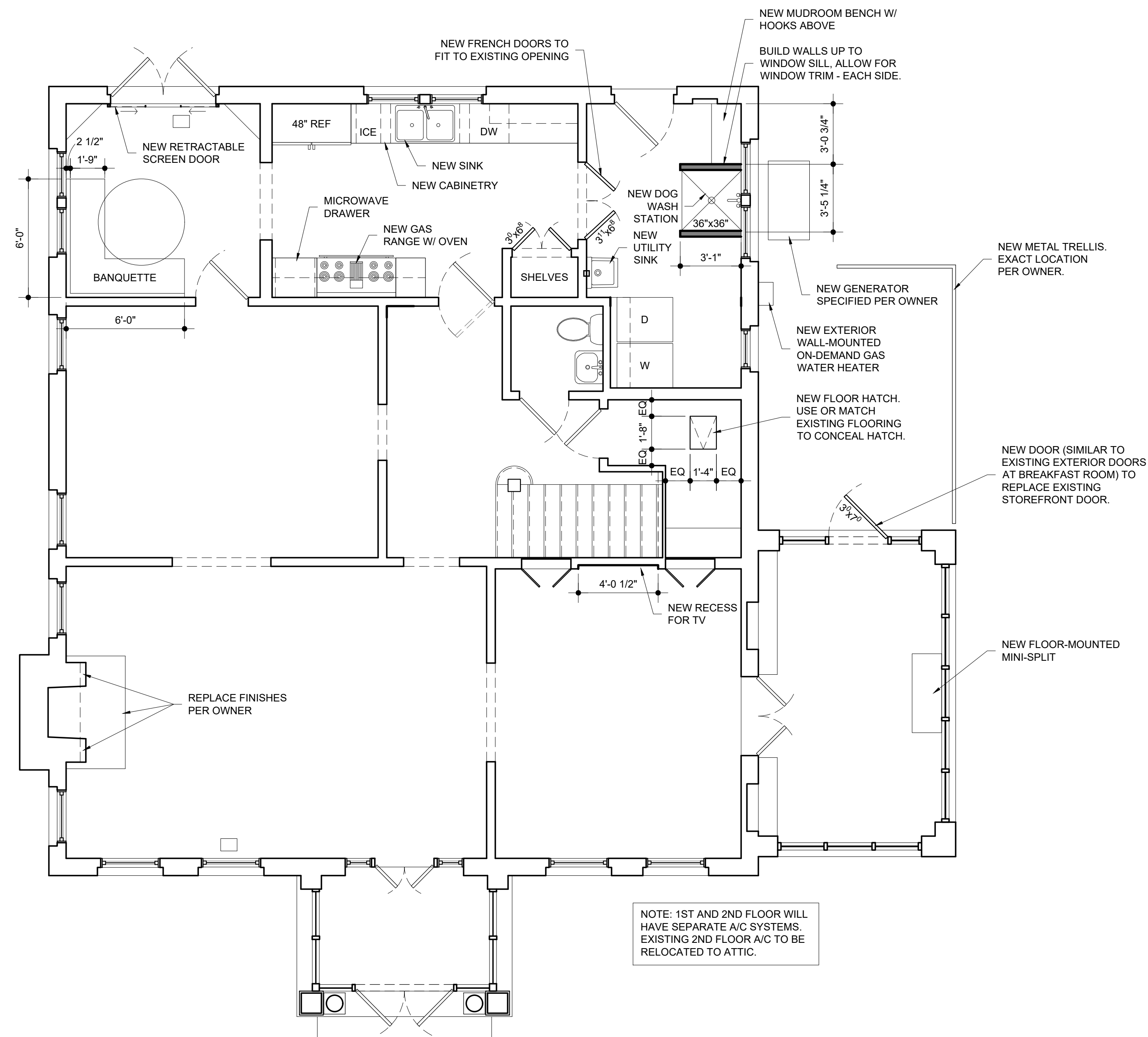
Project Name:

Project Location: 119 E Hollywood, SA, TX

/Drawing of: Second Floor Plan - Demolition
Design Phase Plan
NOT ISSUED FOR CONSTRUCTION
Scale: 1/4" = 1'-0"

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RENO WALL LEGEND

EXISTING WALL

NEW WALL

NEW WALL
(ALIGNED W/ EXTG.)

SQUARE FOOTAGE	
1st Floor	
Conditioned	1660 sq ft
Front Porch	80 sq ft
2nd Floor	
Conditioned	1340 sq ft
Side Porch	156 sq ft
Total	3236 sq ft

Drawing No.

A-3

Date: April 13, 2021

Project No.:

Project Name:

Project Location: 119 E Hollywood, SA, TX

/Drawing of: First Floor Plan - Renovation

Design Phase Plan

NOT ISSUED FOR CONSTRUCTION

Scale: 1/4" = 1'-0"

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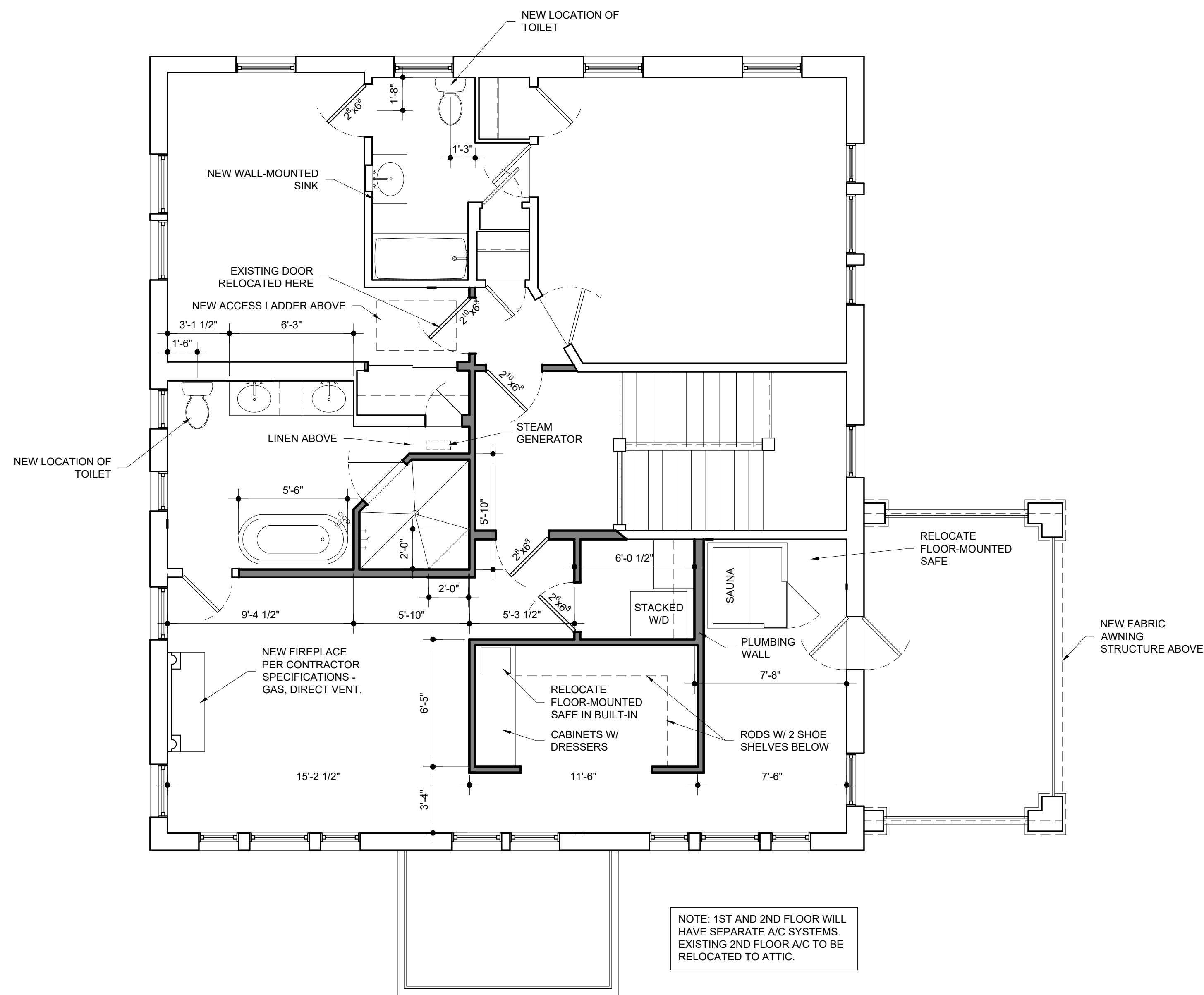
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RENO WALL LEGEND

EXISTING WALL

NEW WALL

NEW WALL
(ALIGNED W/ EXTG.)

SQUARE FOOTAGE	
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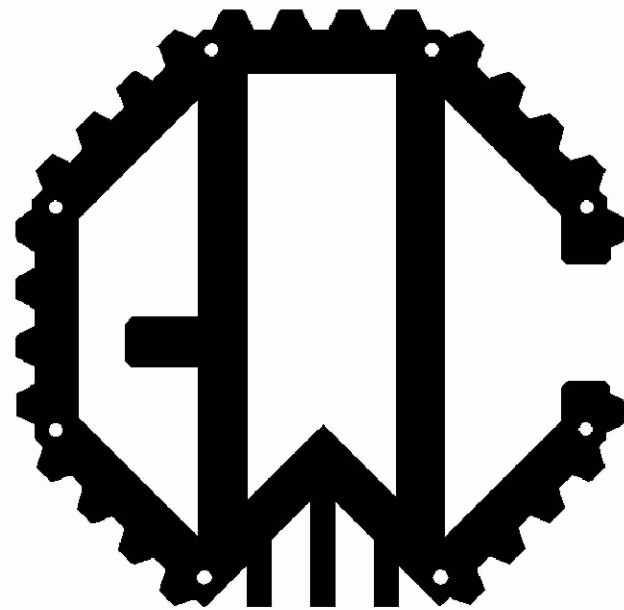
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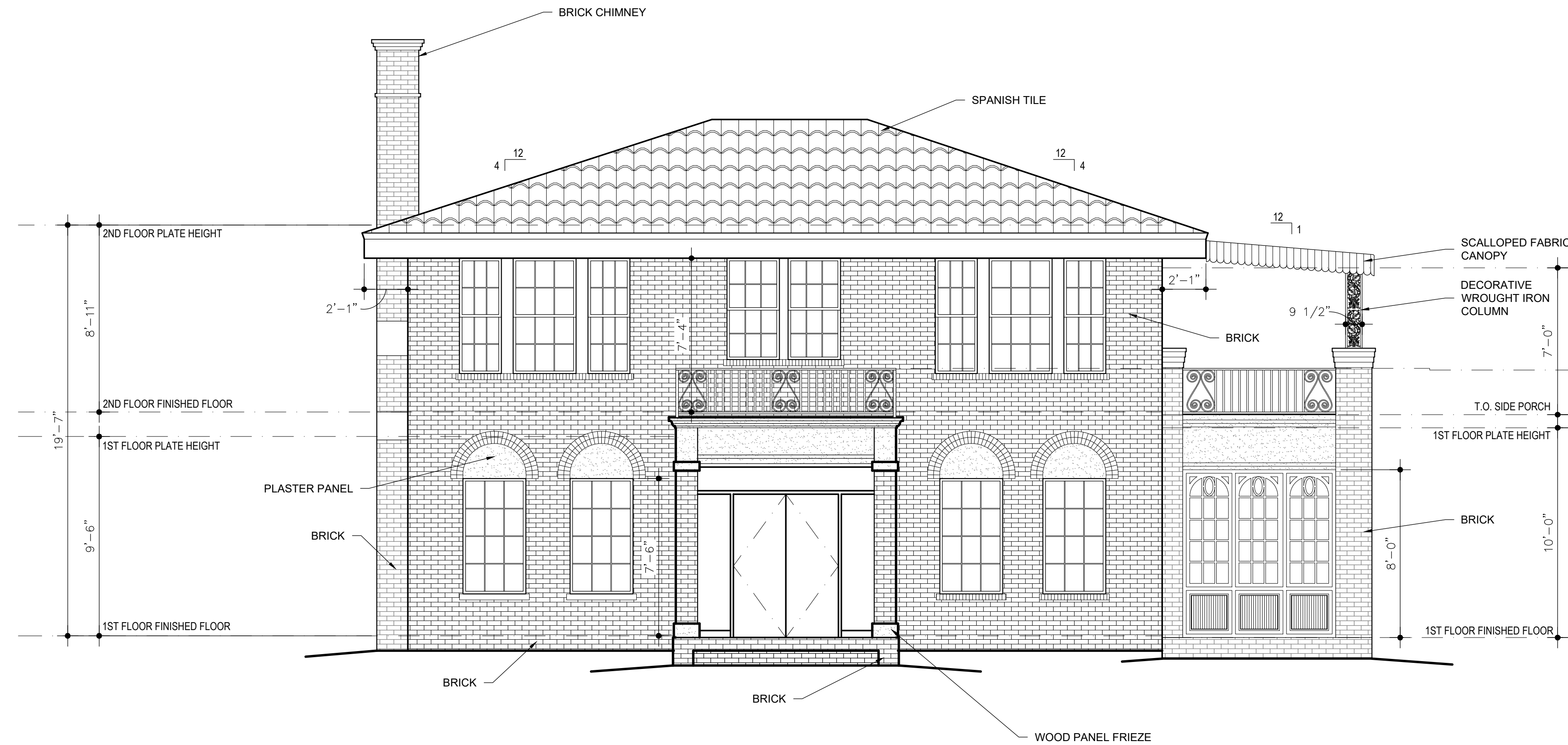
Project Location: 119 E Hollywood, SA, TX

/Drawing of: Second Floor Plan - Renovation
Design Phase Plan
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Scale: 1/4" = 1'-0"

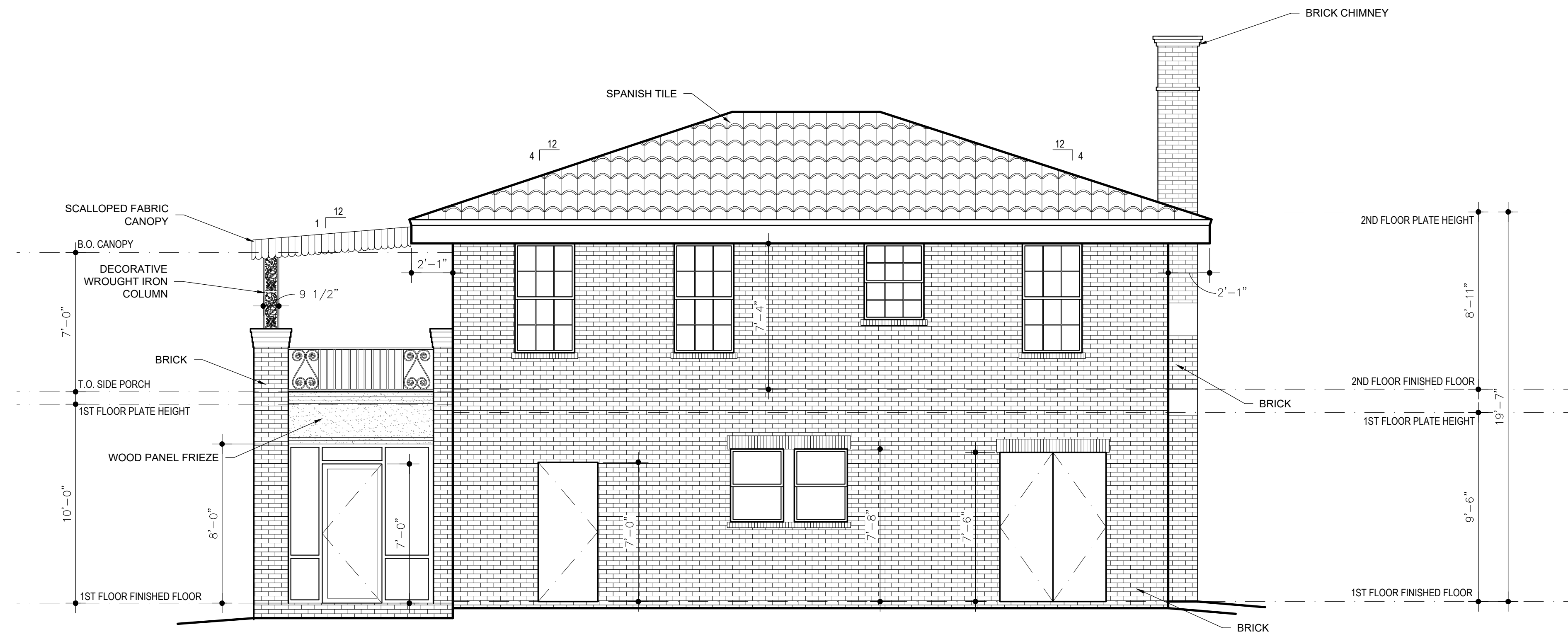
A-4

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1 FRONT ELEVATION
A-5 1/4"=1'-0"



2 REAR ELEVATION
A-5 1/4"=1'-0"

Drawing No.

Date: April 13, 2021

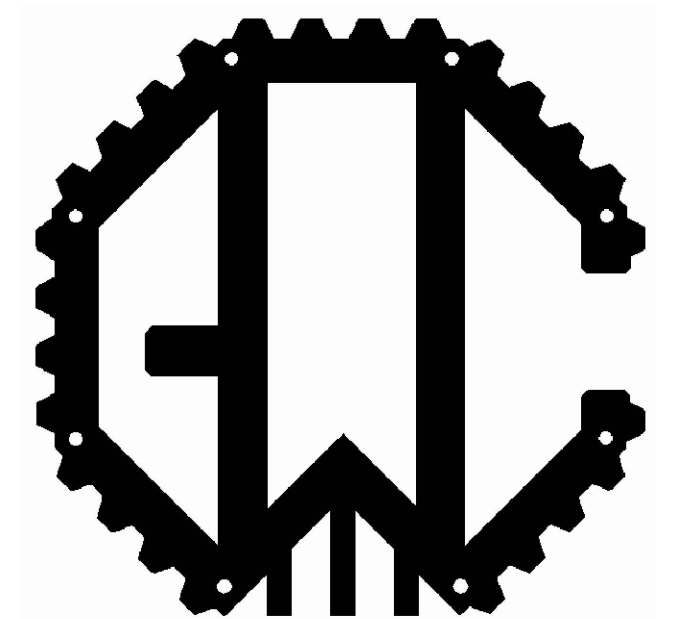
Project No.:

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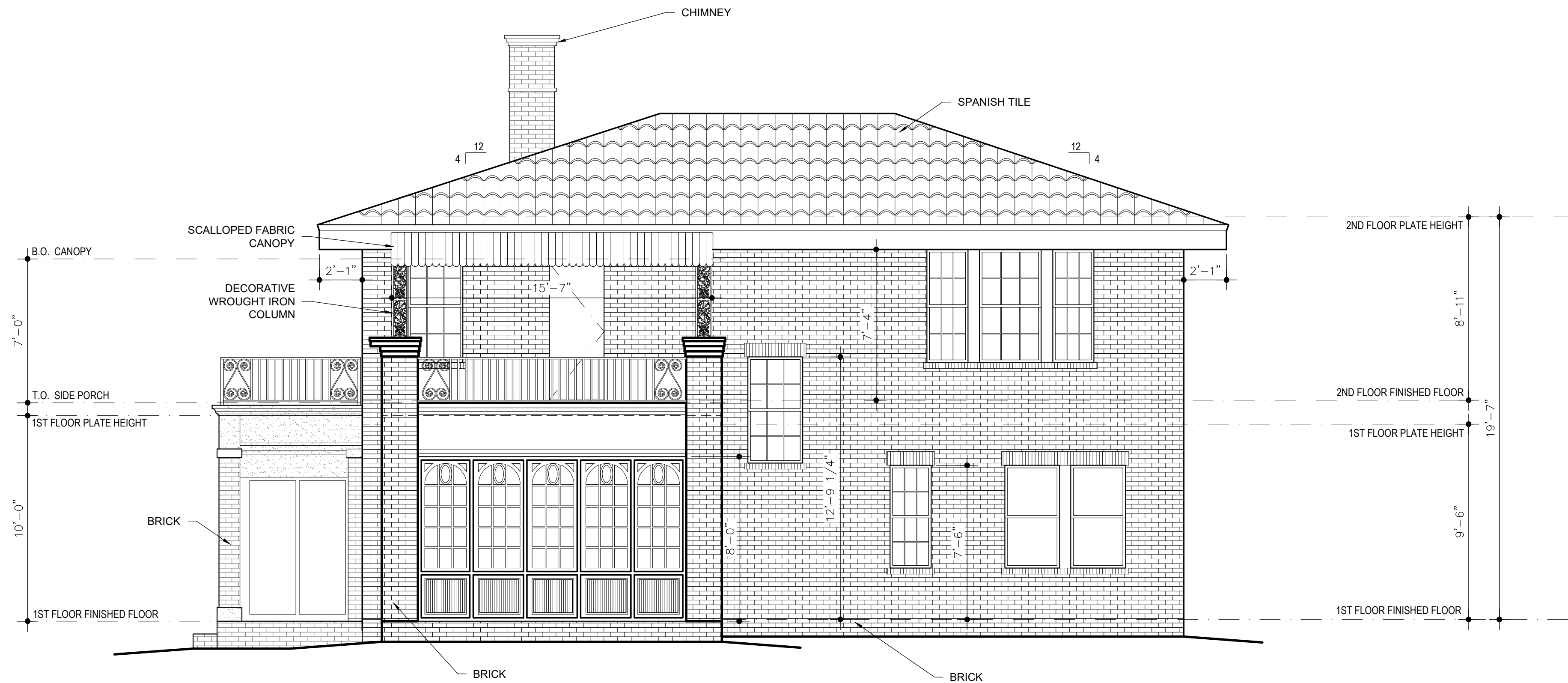
Project Location: 119 E Hollywood, SA, TX

/Drawing of: Elevations - Renovation
Design Phase Plan
NOT ISSUED FOR CONSTRUCTION
Scale: 1/4" = 1'-0"

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A-5



1 RIGHT ELEVATION
A-6 1/4"=1'-0"

Drawing No.

Date: April 13, 2021

A-6

Project No.:

Project Name:

Project Location: 119 E Hollywood, SA, TX

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Design Phase Plan
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