# HISTORIC AND DESIGN REVIEW COMMISSION

**August 17, 2022**

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| **HDRC CASE NO:** | **2022-379** |
| **ADDRESS:** | 326 W HOLLYWOOD AVE |
| **LEGAL DESCRIPTION:** | NCB 6386 BLK 6 LOT 35, 36, E 10 FT OF 37 & W 15 FT OF 34 |
| **ZONING:** | R-5, H |
| **CITY COUNCIL DIST.:** | 1 |
| **DISTRICT:** | Monte Vista Historic District |
| **APPLICANT:** | Virginia Wilkinson |
| **OWNER:** | Virginia Wilkinson |
| **TYPE OF WORK:** | Exterior modifications, garage modifications, fencing, landscape, roof maintenance |
| **APPLICATION RECEIVED:** | July 11, 2022 |
| **60-DAY REVIEW:** | Not applicable due to City Council Emergency Orders |
| **CASE MANAGER:** | Claudia Espinosa |

## REQUEST:

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

1. Construct a 2-story addition to the rear of the historic structure.
2. Construct a second story addition to the existing, rear accessory structure.
3. Replace the existing chain link fence with wood
4. Perform front yard landscaping.
5. Replace the existing roof with a slate tile roof.

## APPLICABLE CITATIONS:

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

3. Materials: Roofs
A. MAINTENANCE (PRESERVATION)
i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.

iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.

iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.

iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.

iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

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.

*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 façade 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.

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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 Alternations 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.

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*
2. Fences and Walls
A. HISTORIC FENCES AND WALLS
i. *Preserve*—Retain historic fences and walls.
ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

*Organic mulch* – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES
i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes
A. PLANTING STRIPS
i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.
*Standard Specifications for Windows in Additions and New Construction*

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- 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.
- TRIM: 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: 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: Wood 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: Wood 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.

**FINDINGS:**

a. The primary historic structure at 326 W Hollywood was constructed circa 1925, first appears on the 1931 Sanborn map, and contributes to the Monte Vista Historic District. The primary structure is a 2-story residential structure constructed circa 1925 in the Colonial Revival style. The structure features brick, an asymmetrical entrance with a prominent pediment, slender columns, side gable, and one-over-one wood sash windows. The garage to the rear of the property also appears on the 1931 Sanborn map. The garage features wood lap siding, a side gabled roof, one-over-one windows, two door openings, and non-operable garage doors. The 1931 Sanborn Map notes that this structure originally featured non-combustible roofing materials (which could have included metal, slate, tile, or asbestos shingles).

b. SCOPE OF WORK – The applicant is requesting to build a rear addition on the back of the house, perform repair and maintenance to the rear accessory structure, construct a second story addition, replace the existing chain link fence with a wooden fence, replace the asbestos roof with a concrete tile roof, and perform front yard landscape.
c. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee on Tuesday, August 9, 2022. The committee offered feedback for the fenestration patterns, setback orientation, and subordinate qualities that are lacking from the primary structure's addition and rear accessory structure's addition.
d. ROOF REPLACEMENT – The 1931 Sanborn Map notes that this structure originally featured non-combustible roofing materials (which could have included metal, slate, tile, or asbestos shingles). The applicant has proposed to replace the existing roofing material with concrete roof tiles. The Guidelines for Exterior Maintenance and Alterations 3.B.i. notes that roofs should be replaced in kind, when possible. Additionally, the Guidelines note that new roofs should match the original in terms of their scale, color, texture, profile, and style. The Guidelines note that new roof materials should be consistent with the building style when in-kind replacement is not possible.
e. ADDITION – 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. Generally, staff finds the proposed addition to be consistent with the Guidelines regarding massing and form.
f. REAR ADDITION (FENESTRATION) – The applicant has proposed to reuse eleven, existing vinyl windows, install one set of french doors with additional cased windows, and one exterior door on the new addition. Generally, staff finds the proposed fenestration on the rear façade to be appropriate; however, staff finds that fenestration should be added to both the east and west elevations. While white, vinyl windows are inconsistent with staff's standards for windows in new construction and additions, staff finds the reuse of existing vinyl windows to be appropriate. The applicant has noted that if any new windows need to be purchased, they will be aluminum-clad wood windows. Staff finds that all windows should be recessed within the façade at least two inches, to be consistent with staff's standards for windows in new construction and additions.
g. REAR ADDITION (MATERIALS) – The applicant has proposed materials that include the installation of a concrete tile roof and composite siding. Staff finds the proposed materials for the addition to be appropriate; however, staff finds that the proposed siding should feature a smooth finish and a four (4) inch exposure. Generally, staff finds the installation of tile shingles to be appropriate, as they originally existed on the structure. The applicant has noted that all brick removed from the existing, rear stoop entrance and rear façade will be salvaged.
h. GARAGE FOUNDATION REPAIR – The applicant has proposed to repair the foundation with in-kind materials. Staff finds that repairing the foundation is consistent with the Guidelines 8.B.iv.
i. GARAGE ADDITION – The applicant has proposed to construct a second story addition on top of the existing, one story, rear accessory structure. The proposed rear accessory structure will feature a side gabled roof. The Guidelines for Additions notes that additions should be located to minimize view from the public right of way, should be designed to be in keeping with the historic context of the block, should feature a similar roof form, should feature a transition between the old and new, and where rooftop additions are proposed, their view should be minimized from view from the right of way. Generally, staff finds the proposed addition to the rear accessory structure to be appropriate; however, staff finds that a trim piece should be installed at the height of the original structure's plate height.
j. GARAGE ADDITION (MATERIALS) – The applicant has proposed materials that include the installation of a concrete tile roof to match that proposed on the primary historic structure, and composite siding. Staff finds the proposed materials for the addition to be appropriate; however, staff finds that the proposed siding should feature an exposure of four (4) inches and a smooth finish.
k. GARAGE ADDITION (STAIRS) – The applicant has proposed to install stairs to the exterior addition of the garage away from the right of way. Staff finds the location of the proposed to be appropriate; however, staff finds they should be constructed of wood.
l. GARAGE DOORS – The applicant has proposed the removal and replacement of the existing, non-operable garage doors. Staff finds this to be appropriate and finds the new garage doors to feature an appropriate profile. Staff finds that the proposed doors should feature wood construction and true divided window lites.
m. GARAGE ADDITION (FENESTRATION) – The applicant has proposed to remove one, existing entrance door on the east façade of the rear garage. One existing entrance door will remain on this façade. Generally, staff finds this proposal to be appropriate. In addition to the modifications to the first level, the applicant has proposed for the north, east and west façade of the garage to feature fenestration that is consistent with those found on the historic

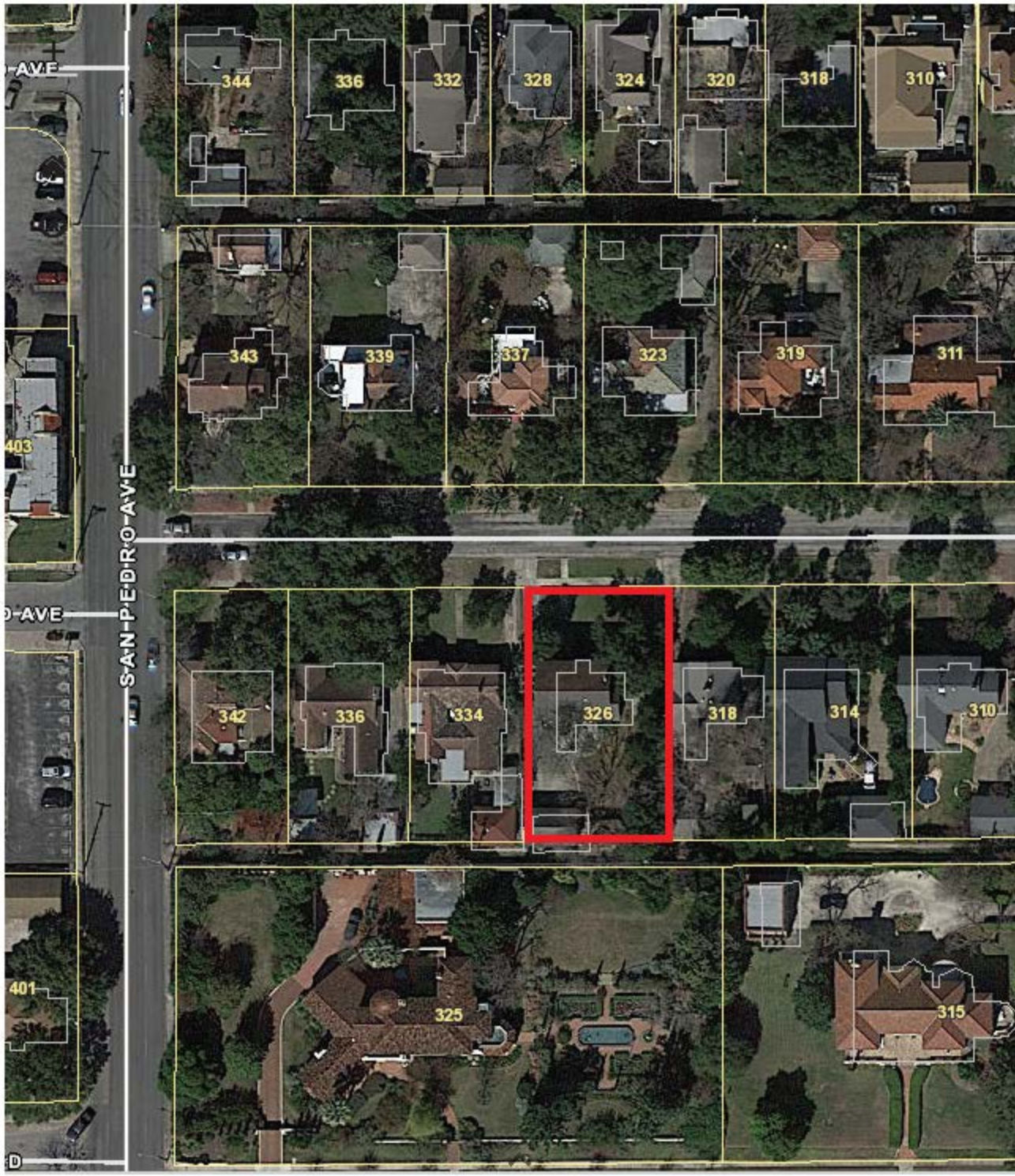
structure. The rear façade has been proposed to be void of fenestration. Staff finds that the addition of fenestration to this façade would be appropriate.

n. FENCE REPLACEMENT – The applicant is requesting to remove the existing, chain link fence and replace with a six-foot privacy fence to the rear of the front façade. The Guidelines for Site Elements note that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. The Guidelines note that fences within front yards should not exceed four feet in height and that privacy fences should be set back from the front façade. Staff finds that the proposed height of six feet consistent with the Guidelines.

o. FRONT YARD LANDSCAPING – The applicant has proposed to plant boxwoods in the front yard and to perform modifications to the existing planting beds, including the planting of new landscaping materials. Staff finds this to be appropriate.

**RECOMMENDATION:**

1. Staff recommends approval of item #1, the construction of a rear addition based on findings e through h with the following stipulations:
    i. That one over one windows be added to both the east and west facades to prevent facades that are void of fenestration. Particular interest should be paid to the west façade, as it is most visible from the right of way.
    ii. That the proposed composite siding feature a four (4) inch exposure and a smooth finish.
    iii. That the applicant document the proposed offset of a minimum of one foot on the west façade between the existing structure and the proposed addition.
    iv. That any new windows be wood or aluminum clad wood and be consistent with staff's standards for windows in new construction and additions. Additionally, staff recommends that all salvaged vinyl windows be installed two (2) inches within walls to be consistent with staff's standards for windows in new construction and additions.
2. Staff recommends approval of item #2, the construction of a second story addition to the accessory structure based on findings i through n with the following stipulations:
    i. That all windows be recessed within wall openings at least two inches, consistent with staff's standards for windows in new construction and additions.
    ii. That wood or aluminum clad wood windows be installed, consistent with staff's standards for windows in new construction and additions. Additionally, staff recommends that fenestration be added to the rear façade.
    iii. That the proposed composite siding feature a four (4) inch exposure and a smooth finish and that the proposed stairs be constructed of wood. Additionally, staff recommends that the proposed garage doors feature wood construction and true divided window lites.
    iv. That a trim detail be added to differentiate from the original height from the second-story.
3. Staff recommends approval of item #3, fence replacement, based on finding o, as submitted.
4. Staff recommends approval of item #4, front yard landscaping, based on finding p, as submitted.
5. Staff recommends approval of item #5, the installation of a concrete tile roof with the following stipulations:
    i. That the applicant provide final product specifications, including color, to OHP staff for review and approval.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NEW SHEET
MAR. 1924

E. HILDEBRAND AV.
E. LULLWOOD AV. (BLVD)
E. ROSEWOOD AV. (BLVD)
E. HOLLYWOOD AV. (BLVD)
E. LYNWOOD AV. (BLVD.)
E. ELSMERE PL.
HOWARD
W. HILDEBRAND AV.
W. LULLWOOD AV.
W. ROSEWOOD
W. HOLLYWOOD
W. LINWOOD
W. ELSMERE
BELKNAP PL.
SAN PEDRO AV.
LETITIA AV.
BERCON AV.
W. ELMSMERE PL.
GRAMERCY PL.
McCULLOUGH
6" W. PIPE
5" W. PIPE
8" W. PIPE
6388
6458
6383
6382
6387
6459
6384
3969
3970
6386
6460
6385
3966
3967
1A
2A
3A
4A
5A
6A
104
110

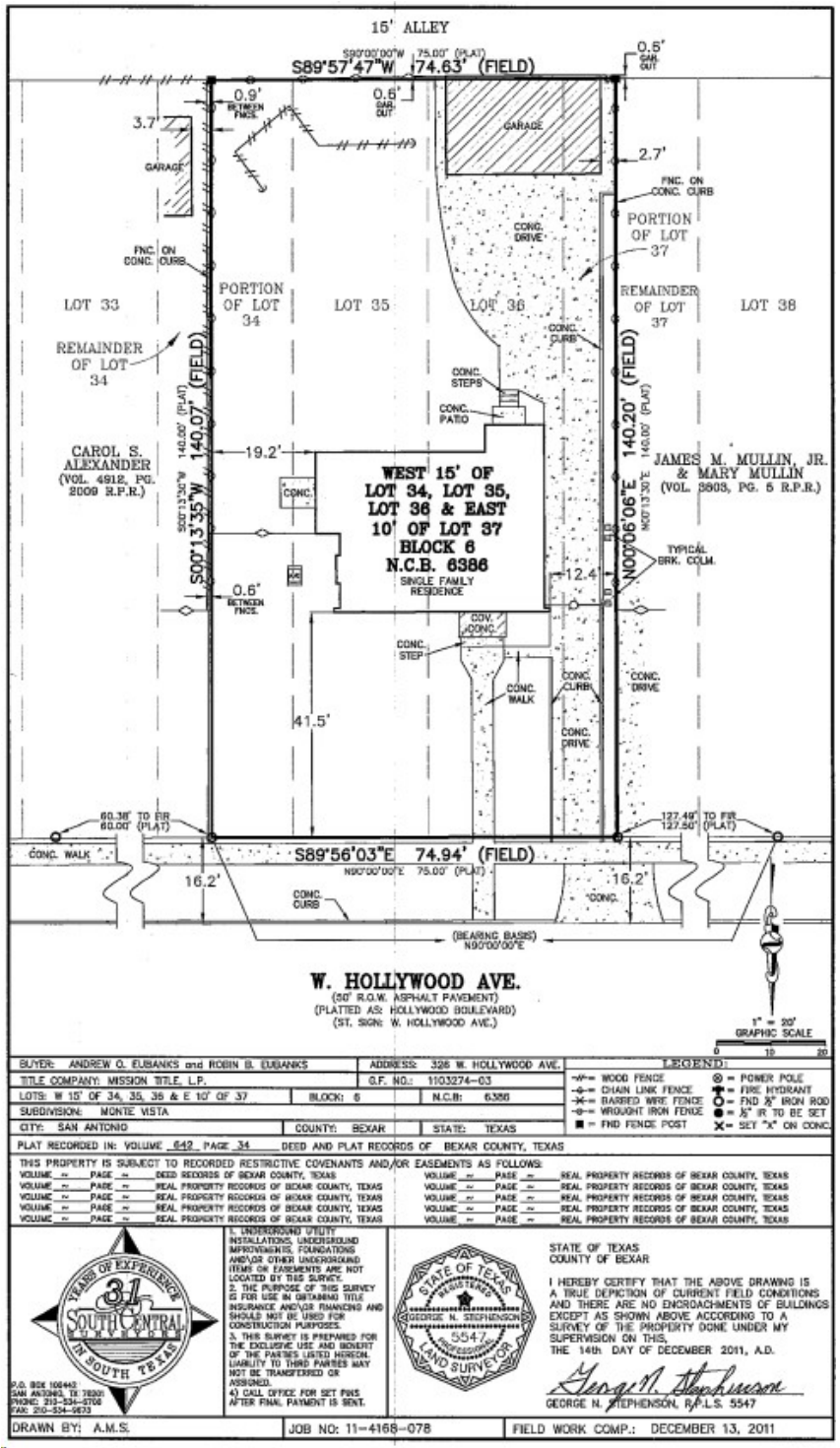
Scale 100 Ft to One Inch.

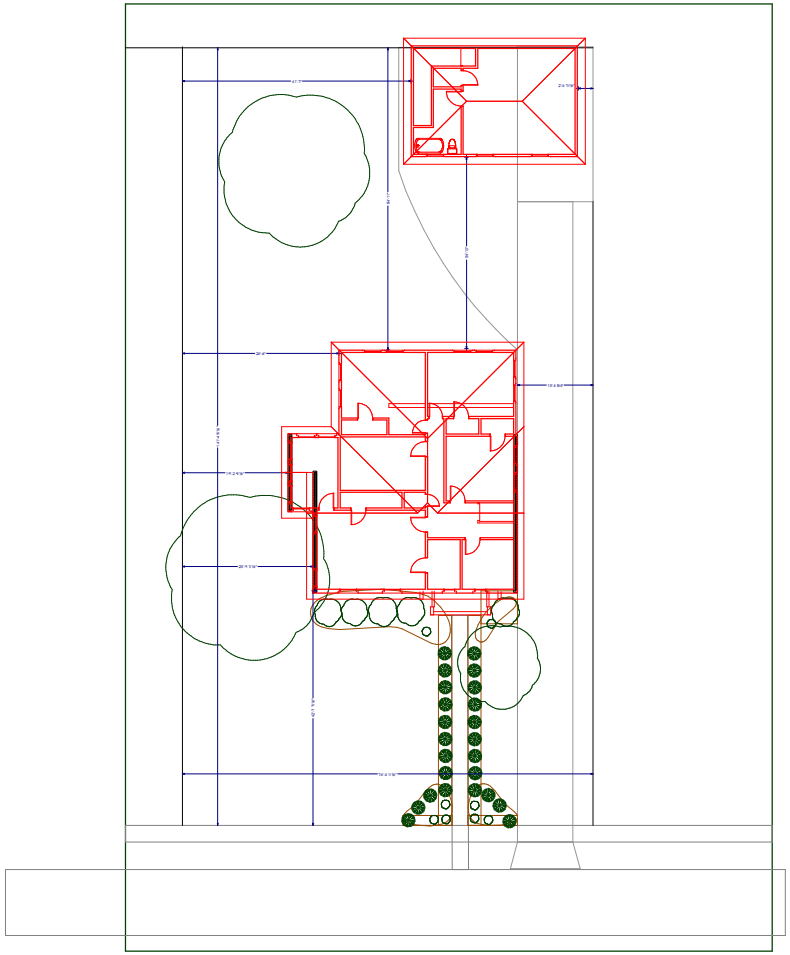
**Garage Exterior**

**Garage Exterior**

# Written Narrative - 326 W Hollywood

We would like to build an addition on the back of the house, increasing functional space in the kitchen and creating a laundry room, pantry, and family room. We will also be adding two bedrooms on the second story. We'll replace the existing chain link fence with more aesthetically pleasing material such as wood as well as replace the asbestos tile roof, as recommended by professionals, with a similar slate-look concrete tile. Finally, we want to invest in front yard landscape utilizing structural evergreens such as boxwoods.



Attic

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | | | |

SHEET TITLE: Site Plan & Survey

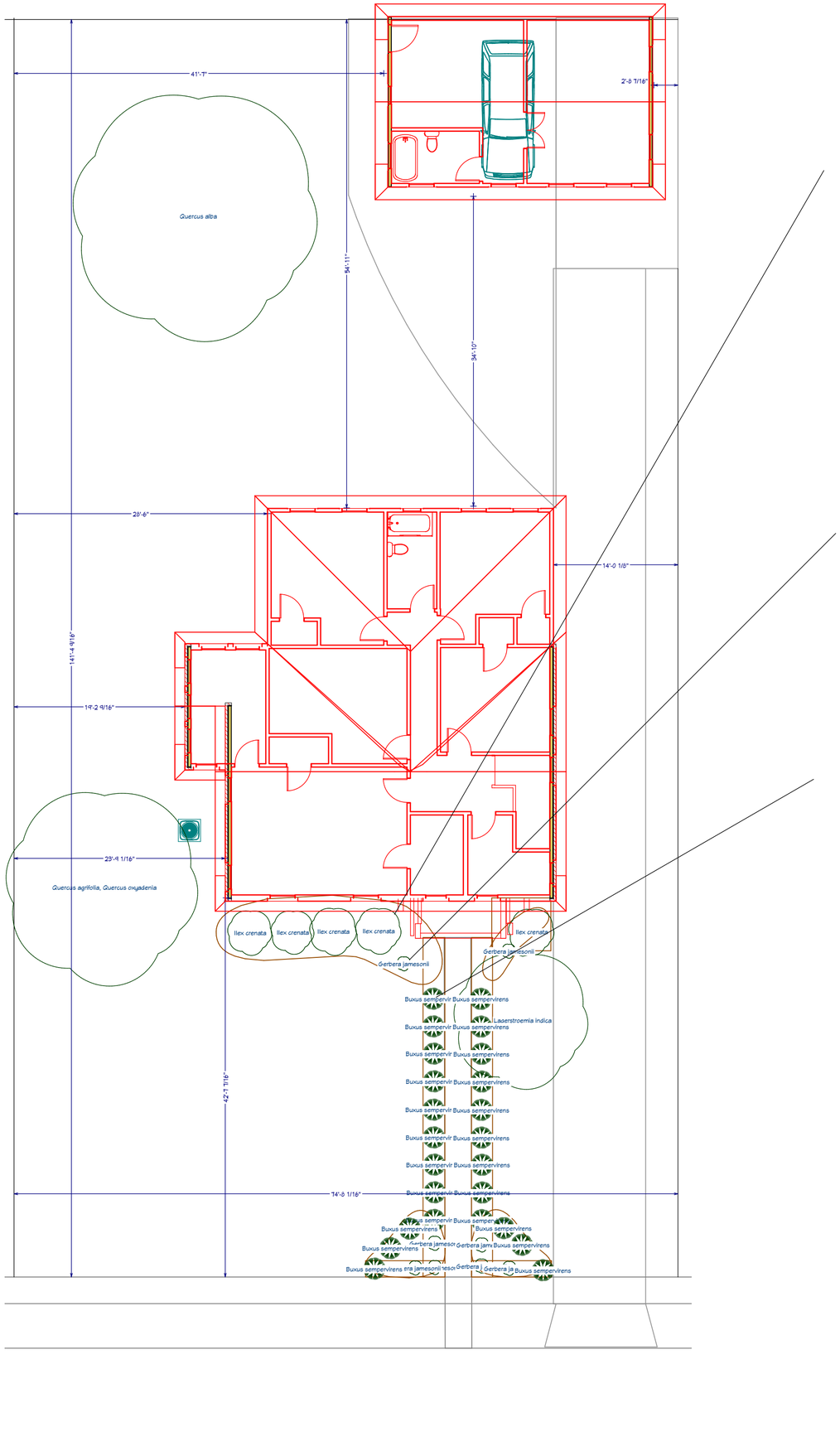
PROJECT DESCRIPTION: 326 W Hollywood Ave

DRAWINGS PROVIDED BY: Brice Wilkinson

DATE: 7/11/22

SCALE: 1/16

SHEET: A-1




**Japanese holly has slender, yellow-green stalks with an elliptical evergreen leaf. The black berries ripen in early fall and last until Spring. Small shrub, rarely over 3 feet high.**

**Gerbera daisies have long-lasting 3- to 4-inch flowers that come in numerous shades of yellow, white, pink, red, orange, lavender, salmon, and bicolored. The center floral disk can range from a yellowish to light-bronze to black in color**

**The Boxwood is an evergreen shrub growing to more than 3' tall. Very popular as an ornamental plant or pruned into a hedge.**

Attic

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | | | |

SHEET TITLE: Landscaping Plan

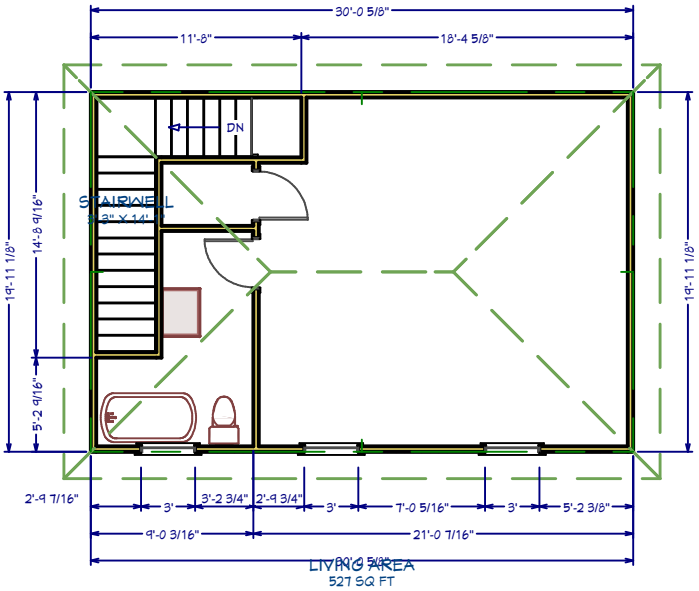
PROJECT DESCRIPTION: Wilkinson Renovation - 326 Hollywood Ave

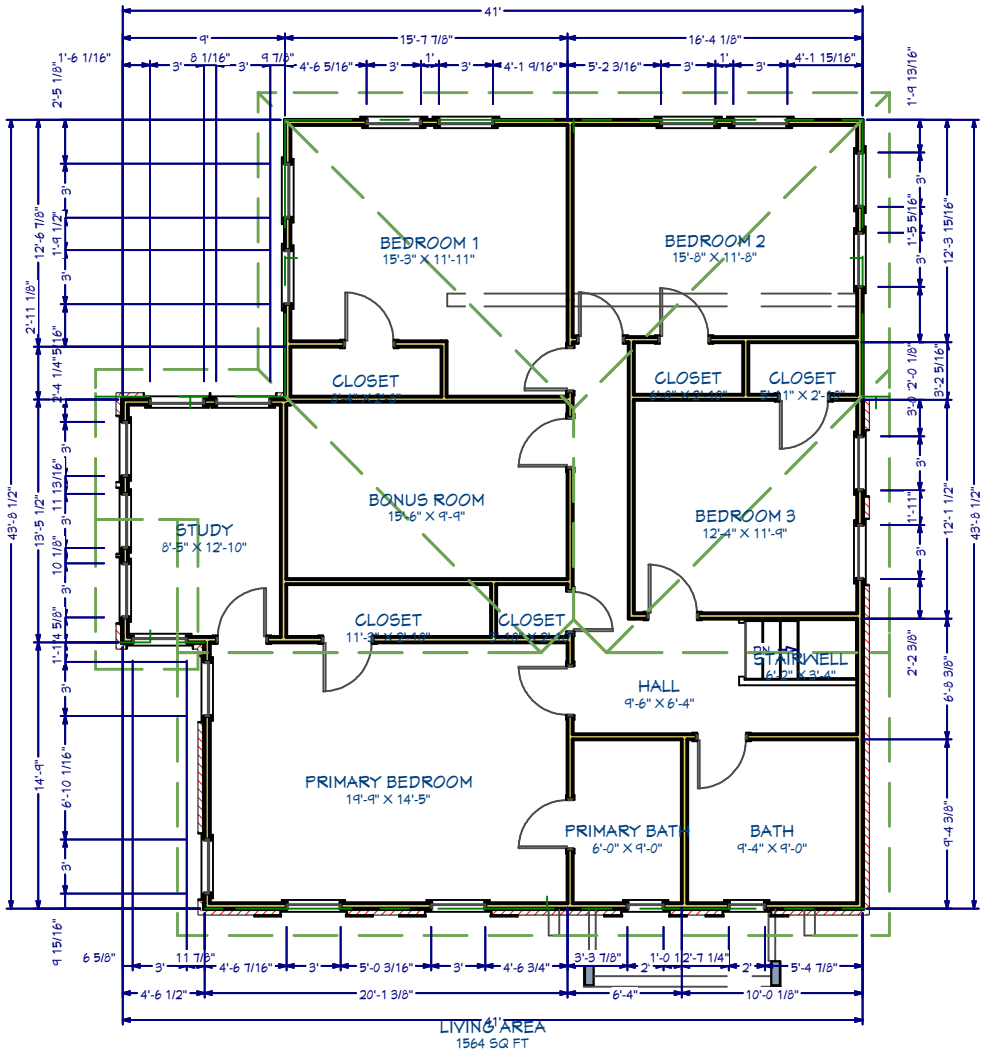
DRAWINGS PROVIDED BY:

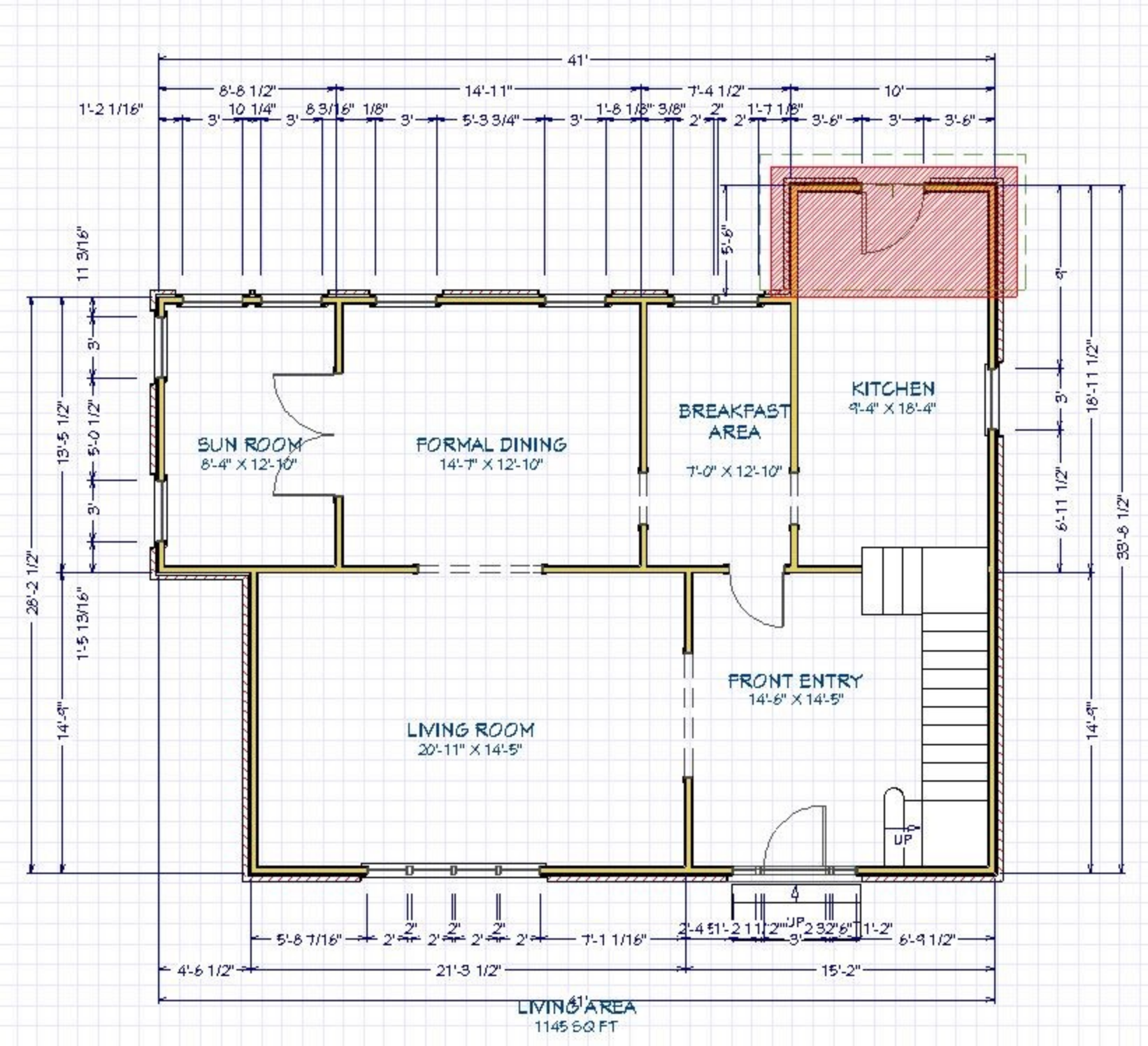
DATE: 08/08/2022

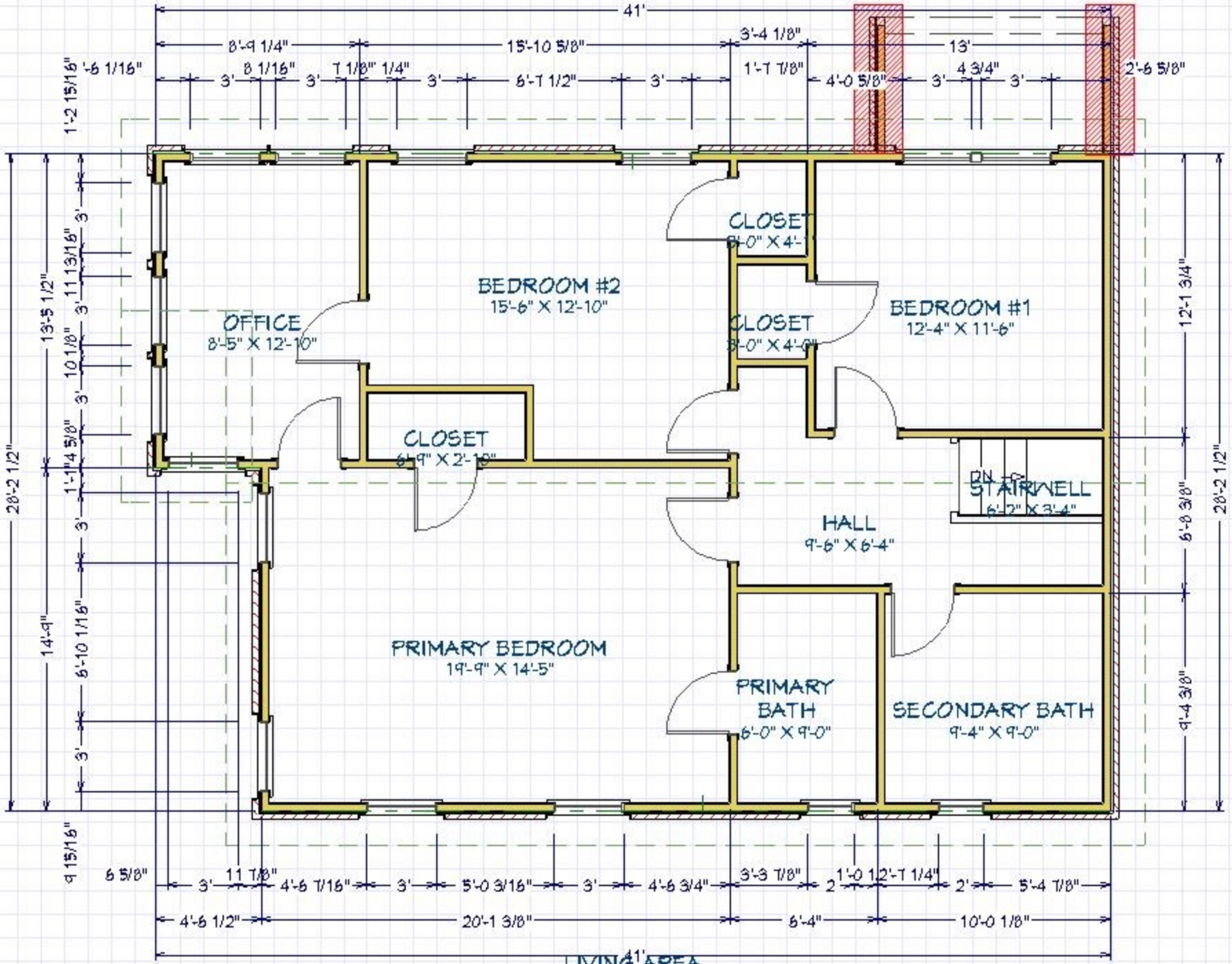
SCALE: 2/5" = 4'

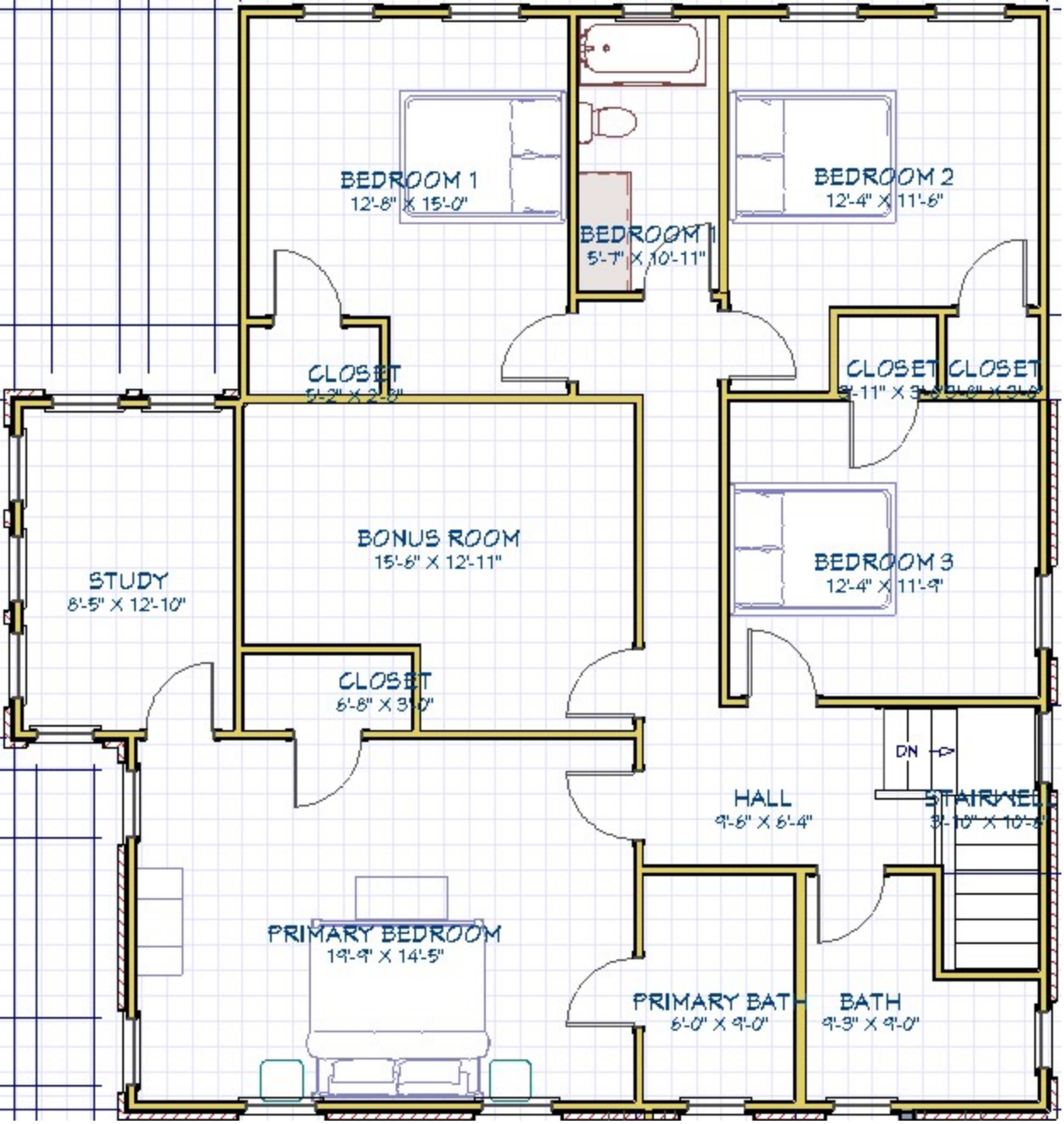
SHEET: **A-1**

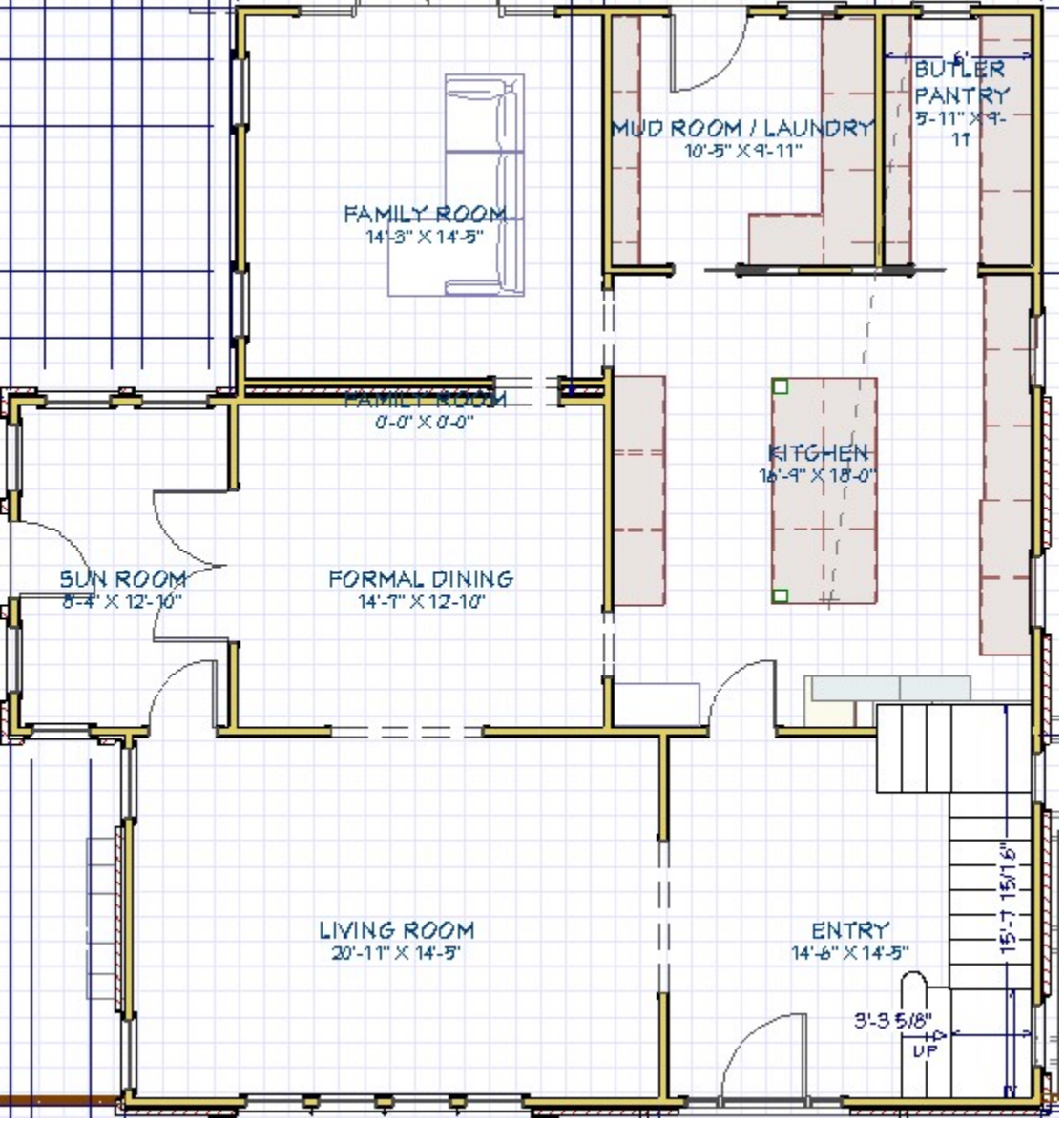

30'-0 5/8"
11'-8"
18'-4 5/8"
DN
STAIRWELL
19'-11 1/8"
14'-8 9/16"
5'-2 9/16"
2'-9 7/16"
3'
3'-2 3/4"
2'-9 3/4"
7'-0 5/16"
5'-2 3/8"
9'-0 3/16"
21'-0 7/16"
LIVING AREA
527 SQ FT


41'
15'-7 7/8"
16'-4 1/8"
BEDROOM 1
15'-3" X 11'-11"
BEDROOM 2
15'-8" X 11'-8"
CLOSET
CLOSET
CLOSET
BONUS ROOM
15'-6" X 9'-9"
STUDY
8'-5" X 12'-10"
BEDROOM 3
12'-4" X 11'-9"
CLOSET
CLOSET
DN
STAIRWELL
HALL
9'-6" X 6'-4"
PRIMARY BEDROOM
19'-9" X 14'-5"
PRIMARY BATH
6'-0" X 9'-0"
BATH
9'-4" X 9'-0"
43'-8 1/2"
20'-1 3/8"
6'-4"
10'-0 1/8"
LIVING AREA
1564 SQ FT


41'
8'-8 1/2"
14'-11"
7'-4 1/2"
10'
1'-2 1/16"
3'
10 1/4"
3'
8 3/16"
1/8"
3'
5'-3 3/4"
3'
1'-8 1/8"
3/8"
2'
2'
1'-7 1/8"
3'-6"
3'
3'-6"
5'-6"
11 3/16"
3'
5'-0 1/2"
3'
13'-5 1/2"
28'-2 1/2"
1'-5 13/16"
14'-9"
SUN ROOM
8'-4" X 12'-10"
FORMAL DINING
14'-7" X 12'-10"
BREAKFAST AREA
7'-0" X 12'-10"
KITCHEN
9'-4" X 18'-4"
LIVING ROOM
20'-11" X 14'-5"
FRONT ENTRY
14'-6" X 14'-5"
UP
9"
3'
6'-11 1/2"
18'-11 1/2"
39'-8 1/2"
14'-9"
5'-8 7/16"
2'
2"
2'
2"
2'
2"
2'
7'-1 1/16"
2'-4
5'-2 11/2"
UP
3'
2'
6"
1'-2"
6'-9 1/2"
4'-6 1/2"
21'-3 1/2"
15'-2"
41'
LIVING AREA
1145 SQ FT

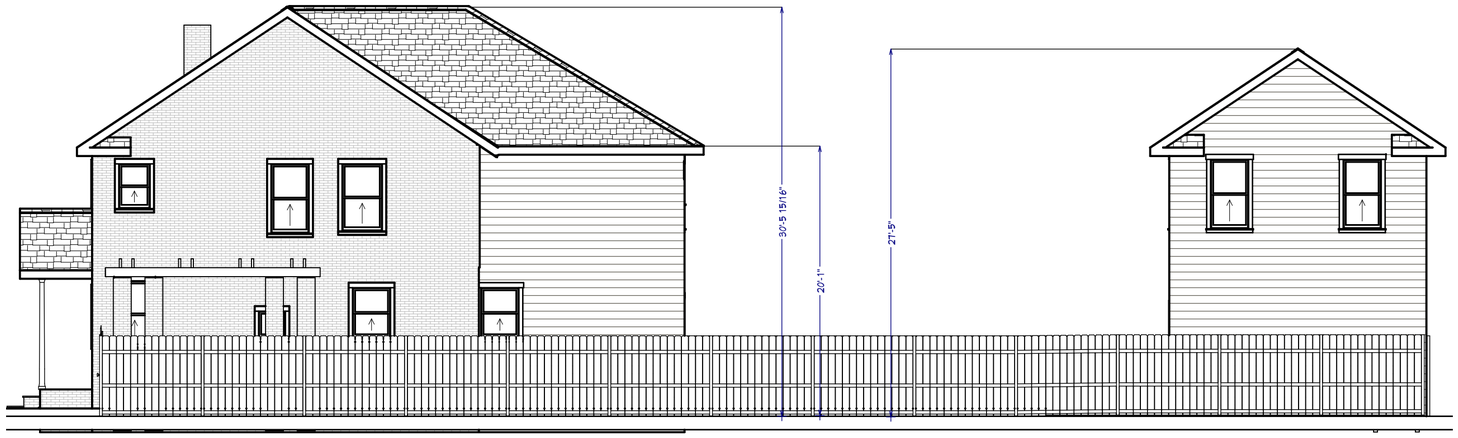

41'
8'-9 1/4"
15'-10 5/8"
3'-4 1/8"
13'
3'
8 1/16"
3'
T 1/8" 1/4"
3'
6'-T 1/2"
3'
1'-T T/8"
4'-0 5/8"
3'
4 3/4"
3'
2'-6 5/8"
1'-2 15/16"
'-6 1/16"
BEDROOM #2
15'-6" X 12'-10"
CLOSET
6'-0" X 4'-
BEDROOM #1
12'-4" X 11'-6"
OFFICE
8'-5" X 12'-10"
CLOSET
3'-0" X 4'-0"
CLOSET
6'-9" X 2'-10"
DN
STAIRWELL
6'-2" X 3'-4"
HALL
9'-6" X 6'-4"
PRIMARY BEDROOM
19'-9" X 14'-5"
PRIMARY
BATH
6'-0" X 9'-0"
SECONDARY BATH
9'-4" X 9'-0"
13'-5 1/2"
11 13/16"
10 1/8"
1'-1"
4 5/8"
14'-9"
6'-10 1/16"
20'-2 1/2"
12'-1 3/4"
6'-8 3/8"
9'-4 3/8"
9 15/16"
6 5/8"
11 T/8"
3'
4'-6 T/16"
3'
5'-0 3/16"
3'
4'-6 3/4"
3'-3 T/8"
2
1'-0 1/2"
T 1/4"
2'
5'-4 T/8"
4'-6 1/2"
20'-1 3/8"
6'-4"
10'-0 1/8"
41'
LIVING AREA
1068 SQ FT


BEDROOM 1
12'-8" X 15'-0"
BEDROOM 1
5'-7" X 10'-11"
BEDROOM 2
12'-4" X 11'-6"
CLOSET
5'-2" X 2'-9"
CLOSET
3'-11" X 3'-0"
CLOSET
3'-6" X 2'-6"
BONUS ROOM
15'-6" X 12'-11"
STUDY
8'-5" X 12'-10"
BEDROOM 3
12'-4" X 11'-9"
CLOSET
6'-8" X 3'-0"
DN
HALL
9'-6" X 6'-4"
STAIRWELL
3'-10" X 10'-4"
PRIMARY BEDROOM
19'-9" X 14'-5"
PRIMARY BATH
6'-0" X 9'-0"
BATH
9'-3" X 9'-0"


FAMILY ROOM
14'-3" X 14'-5"
MUD ROOM / LAUNDRY
10'-5" X 9'-11"
BUTLER PANTRY
5'-11" X 9'-11"
FAMILY ROOM
0'-0" X 0'-0"
KITCHEN
16'-9" X 18'-0"
SUN ROOM
8'-4" X 12'-10"
FORMAL DINING
14'-7" X 12'-10"
LIVING ROOM
20'-11" X 14'-5"
ENTRY
14'-6" X 14'-5"
15'-7 15/16"
3'-3 5/8"
UP

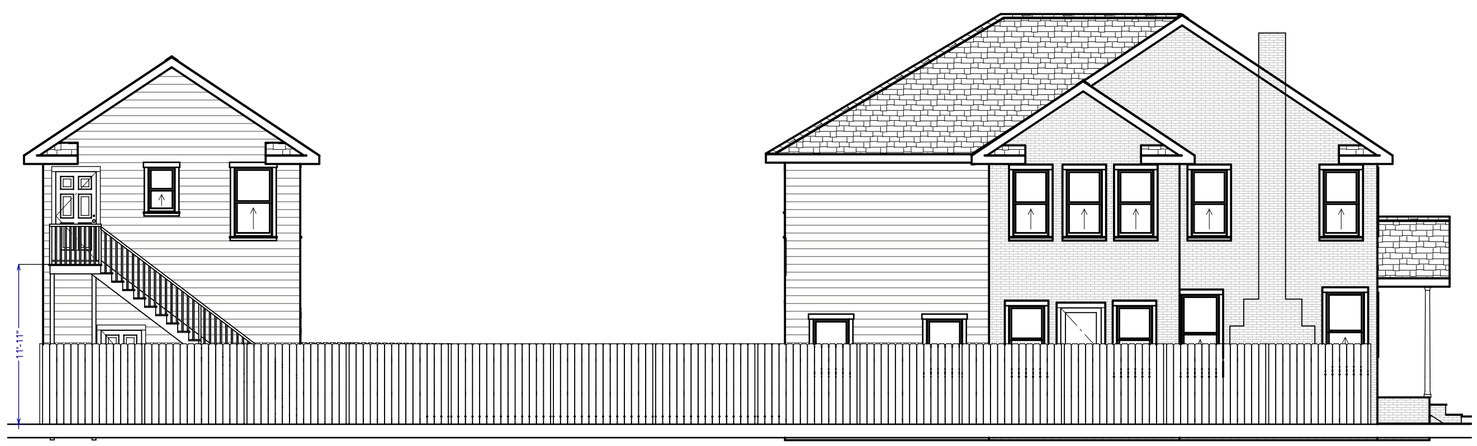

Front (North Facing)

Rear (South Facing)




Side (West Facing)

Rear Addition (South Facing)




Side (East Facing)

Front Garage (North Facing)

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | | | |

SHEET TITLE: Elevations

PROJECT DESCRIPTION: Wilkinson Renovation - 326 W Hollywood Ave

DRAWINGS PROVIDED BY:

DATE: 8/8/2022

SCALE: 1/2" = 4'

SHEET: **A-1**

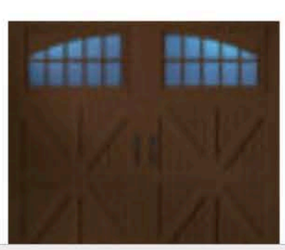
## Materials List

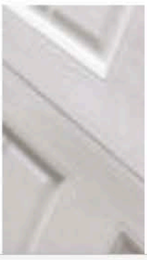
| Attribute | Description | Product | Color | Link |
|---|---|---|---|---|
| **Roof** | Concrete tile to replace existing asbestos roof | Boral Saxony Slate Tile | Dark Charcoal Blend | https://www.boralroof.com/wp-content/uploads/boral-resource/Florida-Brochure-0418.pdf |
| **Siding** | Lap siding - wood or cement board product | Hardiebacker Lap Siding | Colormatch to garage (Greenish grey) | https://www.jameshardie.com/products/hardieplank-lap-siding?loc=refresh |
| **Windows** | To match existing vinyl - if the budget allows, wood is preferred | JELD-WEN Auralast windows | White/Natural | https://www.homedepot.com/p/JELD-WEN-25-375-in-x-36-in-W-2500-Series-White-Painted-Clad-Wood-Double-Hung-Window-w-Natural-Interior-and-Screen-W49675/202985788#overlay |
| **Paint** | Color to match existing garage | Sherwin Williams Emerald Exterior | Colormatch to garage (Greenish grey) | https://www.sherwin-williams.com/homeowners/products/emerald-exterior-acrylic-latex-paint |

# Classica

4.7

(413 Reviews) Write a Review





HARDIE® PLANK LAP SIDING

## SMOOTH

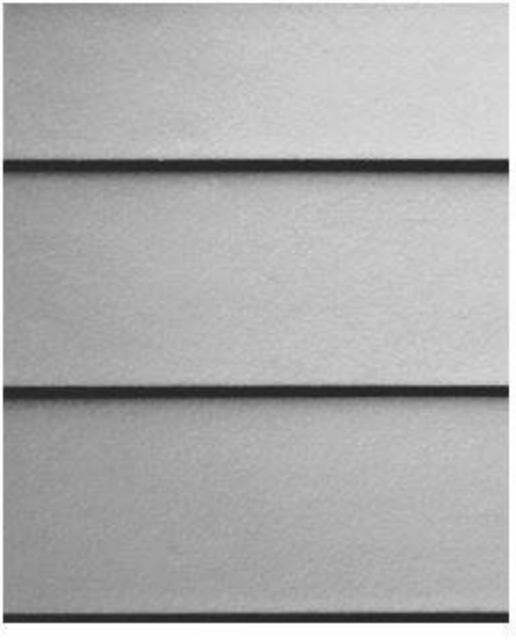
You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.

Not finding the color you're looking for?

+ *See More Color Options*

## PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



### AVAILABLE SIZES

| | | |
|---|---|---|
| **THICKNESS:** | 0.312" | |
| **LENGTH:** | 144" boards | |
| **WIDTHS:** | 6.25" | 8.25" |
| **EXPOSURES:** | 5" | 7" |
| | 12" | 5.25" |
| | 10.75" | 4" |
| | 7.25" | 9.25" |
| | 6" | 8" |

*Warranty Information* ›

*Request a Quote* ›

*Request a Sample* ›

**Salvage Plan**
326 W Hollywood Ave, San Antonio Texas, 78212

**Presented by** : Gabriela & Brice Wilkinson

**Overview** : We, the owners of 326 Hollywood, are conducting a moderate renovation to increase square footage, modernize facilities, and beautify the property. We are pleased to present our salvage plan for the materials that need to be removed in order to conduct the renovation. There are 3 areas of the property that require demolition / modification. We intend to reuse and incorporate the materials into our renovation to enhance and recreate the historical aesthetic.

1) **Brick bump-out laundry room** - On the rear of the property, there is a 5'x10' bump out that houses cabinetry for the hot water heater, laundry units, a skylight, and networking equipment. Although uncertain, OHP's on-site visit suggested that it isn't original to the home. They thought it was most likely added in the 50-60's.

25.375 in. x 36 in. W-2500 Series White Painted Clad Wood Double Hung Window w/ Natural Interior and Screen

★★★★½ (5) Questions & Answers (14)



Hover Image to Zoom

# Specifications

## Dimensions

| | | | |
|---|---|---|---|
| Grid Width (in.) | None | Jamb Depth (in.) | 4.5625 |
| Product Depth (in.) | 4.5625 in | Product Height (in.) | 36 in |
| Product Width (in.) | 25.375 in | Rough Opening Height (In.) | 36.75 in |
| Rough Opening Width (In.) | 26.125 in | Width (in.) x Height (in.) | 25.375 x 36 |

## Details

| | | | |
|---|---|---|---|
| Exterior Color/ Finish | White | Exterior Color/Finish Family | White |
| Features | Argon Gas Filled,Insect Screen,Integrated Nail Fin,Paintable/Stainable | Frame Material | Wood Clad |
| Frame Type | Nail Fin | Glass Type | Energy Efficient Glass,Insulated Glass,Low-E Glass |
| Glazing Type | Double-Pane | Grid Pattern | No Grid |
| Grille Type | No Grille | Hardware Color/Finish Family | White |
| Included | Screen | Interior Color/Finish Family | Unfinished Wood |
| Lock Type | Cam Action | Number of Grids | No Grid |
| Number of Locks | 1 | Product Weight (lb.) | 30.78 lb |
| Returnable | 90-Day | Solar Heat Gain Coefficient | 0.29 |
| U-Factor | 0.29 | Window Type | Other |
| Window Use Type | New Construction,Replacement | | |

## Warranty / Certifications

| | | | |
|---|---|---|---|
| Energy Star Qualified | North-Central | Manufacturer Warranty | 20 Year Limited |

NEWPOINT CONCRETE ROOF TILE

Westlake Royal Roofing Solutions™

# PRODUCT INFORMATION

| | |
|---|---|
| Profile: | **Saxony Country Slate Impact** |
| Color Name: | **Charcoal Blend** |
| SKU Number: | **1TCTS1430** |
| Product Type: | **Standard Weight** |
| Color: | **Grey, Black, Multicolor** |

Available Regions:

**Texas**

## Cool Rated Product

| | |
|---|---|
| Reflectivity: | **0.17** |
| Aged Ref. (3 yr): | **0.17** |
| Emmisivity: | **0.91** |
| Aged Em. (3 yr): | **0.93** |
| SRI: | **16** |
| Aged SRI (3 yr): | **17** |
| CRRC ID#: | **0072** |
| Seller ID#: | **0942** |

## Tile Specifications:

| | |
|---|---|
| Size: | **16 1/2" x 13"** |
| Coverage: | **92** |
| Approx. Installed Weight: | **1080 lbs** |
| Pieces per Pallet: | **252** |
| Squares per Pallet: | **2.74** |
| Approx. Weight per Pallet: | **3366 lbs** |

*Calculated Aged Value
The printed color shown here may vary from actual available tile color and should not be used to color match. Please contact your local Sales Representative for actual tile samples.

1.800.669.TILE (8453)
www.WestlakeRoyalRoofing.com

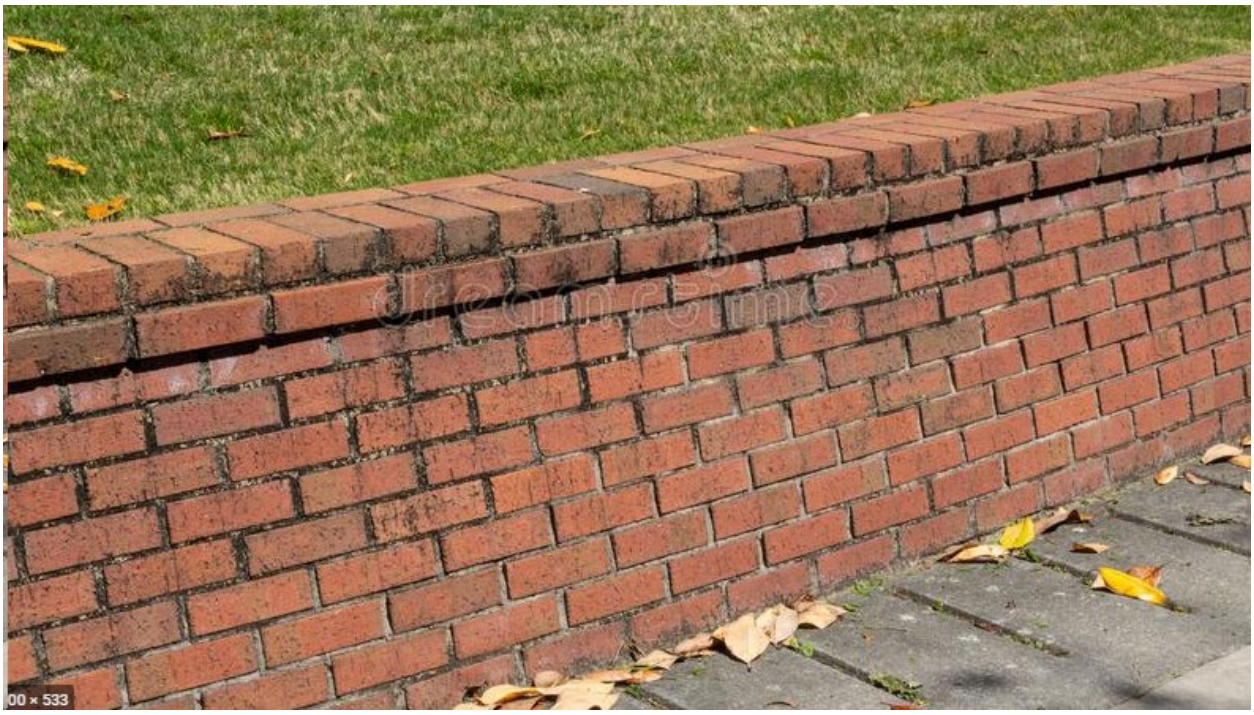
CRRC COOL ROOF RATING COUNCIL ®

| | Initial | Weathered |
|---|---|---|
| **Solar Reflectance** | **0.17** | **0.17** |
| **Thermal Emittance** | **0.91** | **0.93** |

| | |
|---|---|
| Rated Product ID Number | **0072** |
| Licensed Seller ID Number | **0942** |
| Classification | **Production Line** |

Cool Roof Rating Council ratings are determined for a fixed set of conditions, and may not be appropriate for determining seasonal energy performance. The actual effect of solar reflectance and thermal emittance on building performance may vary.

Manufacturer of product stipulates that these ratings were determined in accordance with the applicable Cool Roof Rating Council procedures.

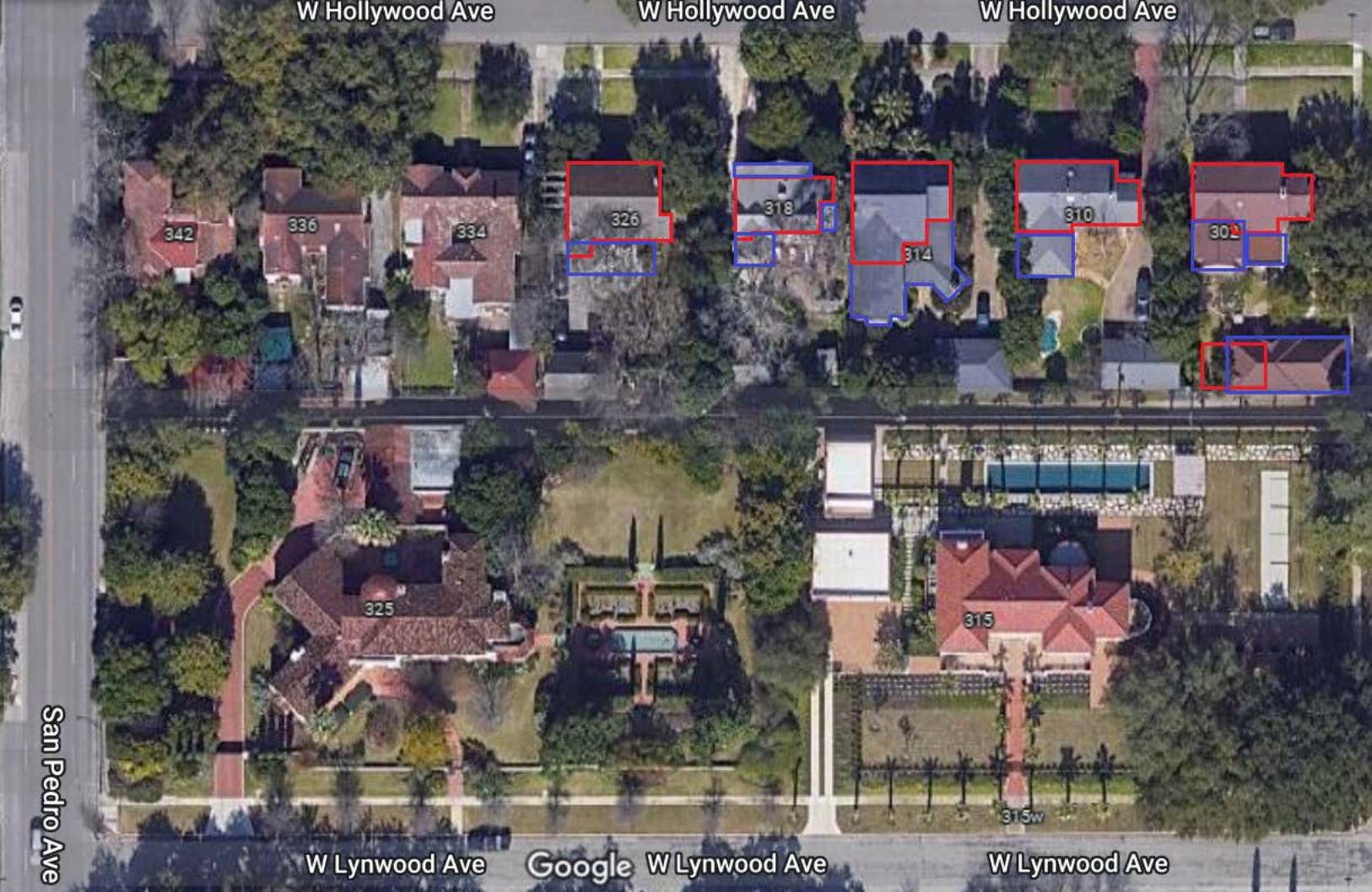



We propose reusing the brick on a retaining wall that lines the driveway. Example picture shown above. Any unused brick will be neatly stacked in the rear of the property to use on a blue stone patio that we intend to build in the future.

2) **Door removal and demolition on detached Garage** - We will add a second story to the existing detached garage. On the west side of the structure, there are 2 doors. One door leads into a laundry / storage area and the other leads into a small conditioned space. Both rooms are in very poor condition, riddled with safety and health concerns. They will be demolished. With the second story, we will be adding exterior stairs to access the second floor. The stairs leading up the second floor will be in the place of one of the doors. We will reuse the door / move the door to the 2nd story.

3) **Windows on the rear of the property** - We will be constructing an addition to the rear of the property. All windows of the home have had their windows replaced with vinyl

windows in the last 10 years. All of the existing vinyl windows will be reused and carried forward to the new rear exterior of the addition. Any additional windows needed will be purchased and will be wood-clad windows as described in our materials list.


W Hollywood Ave
W Hollywood Ave
W Hollywood Ave
342
336
334
326
318
314
310
325
315
315w
San Pedro Ave
W Lynwood Ave
Google
W Lynwood Ave
W Lynwood Ave


301


210
BETO


232