

# HISTORIC AND DESIGN REVIEW COMMISSION

August 01, 2018

**HDRC CASE NO:** 2018-379  
**ADDRESS:** 631 MUNCEY  
**LEGAL DESCRIPTION:** NCB 1301 BLK 2 LOT N 50 FT OF 8 & 9  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Justin Abt  
**OWNER:** Justin Abt  
**TYPE OF WORK:** Construction of a rear addition, roof replacement  
**APPLICATION RECEIVED:** July 13, 2018  
**60-DAY REVIEW:** September 11, 2018  
**REQUEST:**

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

1. Construct a rear addition of approximately 575 square feet.
2. Perform roofing modifications including the removal of the existing standing seam metal roof and the installation of an asphalt shingle roof.

## APPLICABLE CITATIONS:

*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.

### 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.

### 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 4, Guidelines for New Construction*

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

### **FINDINGS:**

- a. The historic structure at 631 Muncey was constructed circa 1930 and features Craftsman style architectural elements including a front facing gabled roof. The structure is located at the corner of Muncey and Sherman within the Dignowity Hill Historic District.

- b. ADDITION – The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to feature a roof form that matches that of the historic structure and a vertical trim piece on each elevation to separate the addition from the historic structure.
- c. ROOF FORM – The applicant has proposed for the addition to feature a roof form that is comparable to that currently on the historic structure; a gabled roof in the front with a hipped roof in the rear. The applicant has proposed to tie into the existing structure’s roof and extend the new roof with a matching ridge height to the rear of the addition.
- d. TRANSITION – As noted in findings b and c, the applicant has proposed to construct the rear addition in the same wall plane as the historic house as well as use the same ridge line. The reduction of the proposed addition’s ridge height or an inset in wall plane would be appropriate; however, staff finds that the proposed vertical trim piece is sufficient in separating the addition from the historic structure.
- e. MATERIALS – The applicant has proposed materials that include wood siding to match that of the existing structure, an asphalt shingle roof, and one over one windows. The structure currently features a standing seam metal roof; however, Craftsman structures located within the Dignowity Hill Historic District feature both shingle and metal roofs. Staff finds the roof replacement to be appropriate.
- f. WINDOW MATERIALS – At this time, the applicant has noted that aluminum windows that match those existing in the historic structure will be installed. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- g. ARCHITECTURAL DETAILS – Generally, staff finds the proposed addition to be appropriate in massing and form. While the proposed addition is more than forty percent of the existing structure’s square footage, staff finds the proposed addition’s size appropriate for the size of the lot.

**RECOMMENDATION:**

Staff recommends approval based on findings a through g with the following stipulations:

- i. That wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

**CASE MANAGER:**

Edward Hall



 Flex Viewer  
Powered by ArcGIS Server  
Printed: Jul 25, 2018

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631 Muncey St

631 Muncey St

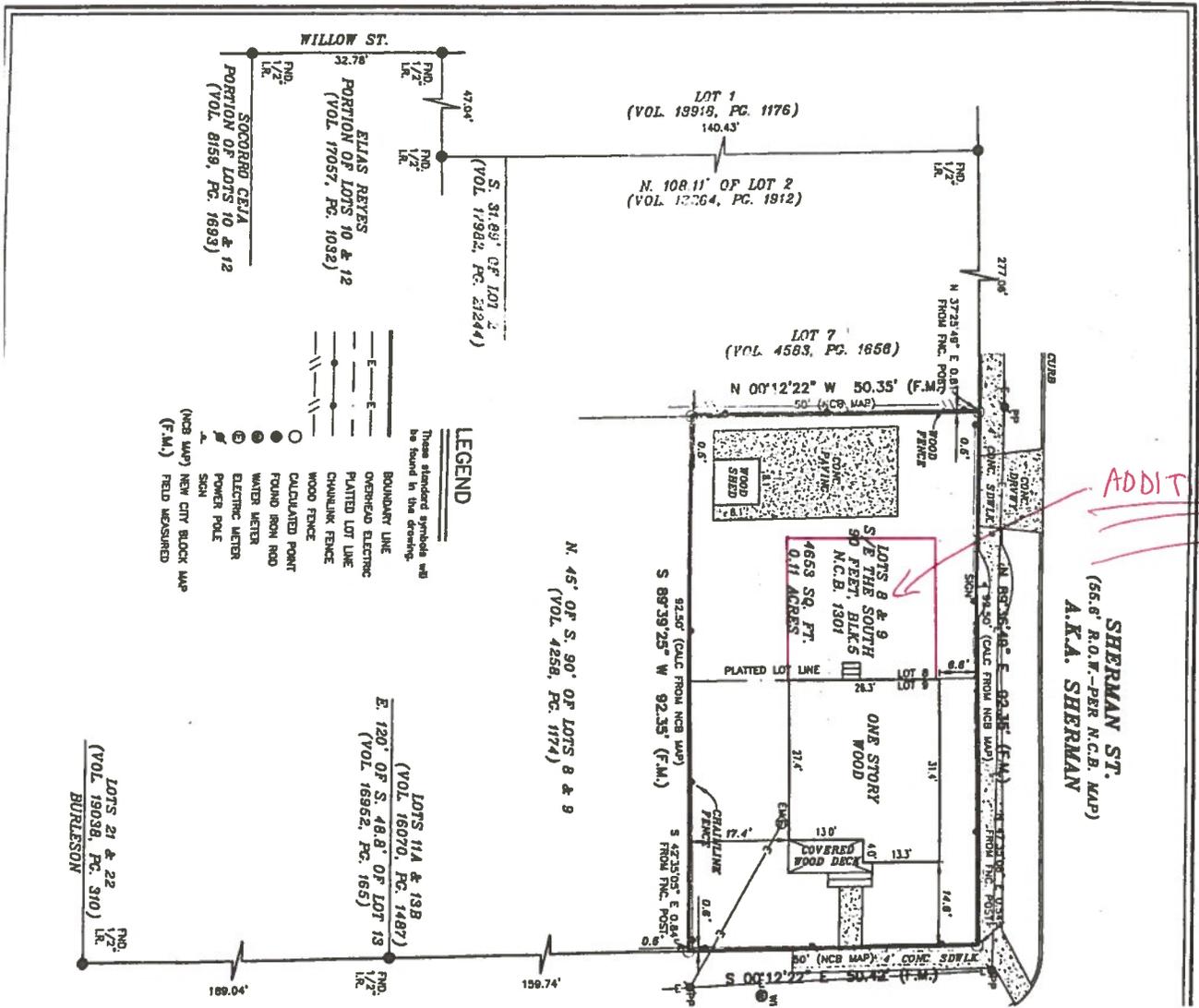


631

631







**ADDITION**

SHERMAN ST.  
 (56.8' R.O.W.-PER N.C.B. MAP)  
 A.K.A. SHERMAN

**LEGEND**

- These standard symbols will be found in the drawings.
- BOUNDARY LINE
  - OVERHEAD ELECTRIC
  - PLATTED LOT LINE
  - CHAINLINK FENCE
  - WOOD FENCE
  - CALCULATED POINT
  - FOUND IRON ROD
  - ⊙ WATER METER
  - ⊙ ELECTRIC METER
  - ⊙ POWER POLE
  - ⊙ SIGN
  - ⊙ (NCB MAP) NEW CITY BLOCK MAP (F.M.)
  - ⊙ FIELD MEASURED (F.M.)

WILLOW ST.

32.78' PND. 1/2" L.R.

47.04' PND. 1/2" L.R.

S. 31.89° OF LOT 2 (VOL. 17982, PG. 21244)

ELIAS REYES  
 PORTION OF LOTS 10 & 12  
 (VOL. 17057, PG. 1032)

SOCORRO CEJA  
 PORTION OF LOTS 10 & 12  
 (VOL. 8158, PG. 1693)

LOT 1 (VOL. 19919, PG. 1176) 140.43'

N. 108.11' OF LOT 2 (VOL. 13264, PG. 1912)

LOT 7 (VOL. 4563, PG. 1658)

N. 00°12'22" W 50.35' (F.M.) 50' (CB. MAP)

N. 45° OF S. 90° OF LOTS 8 & 9 (VOL. 4258, PG. 1174)

92.56' (CALC. FROM NCB MAP) S 89°39'25" W 92.35' (F.M.)

LOT 8 & 9 SE THE SOUTH 50 FEET, BLKS N.C.B. 1301 0.11 ACRES

ONE STORY WOOD

COVERED WOOD DECK

WOOD SEED

CHAINLINK FENCE

PLATTED LOT LINE

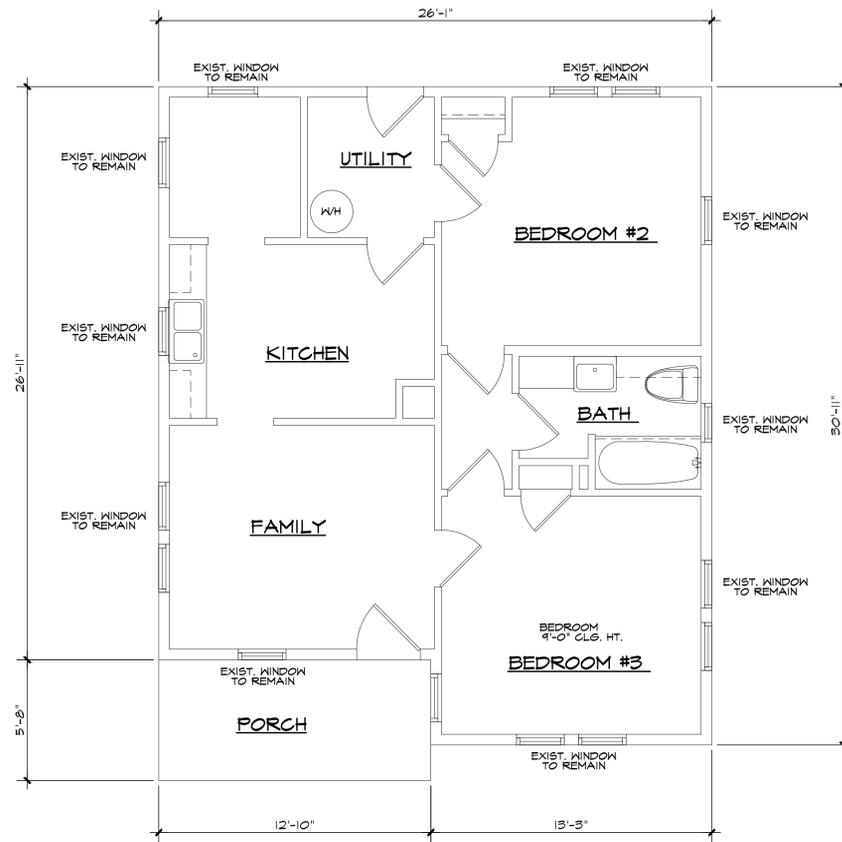
LOT 11A & 13B (VOL. 16070, PG. 1487)

E. 120° OF S. 48.8' OF LOT 13 (VOL. 16962, PG. 165)

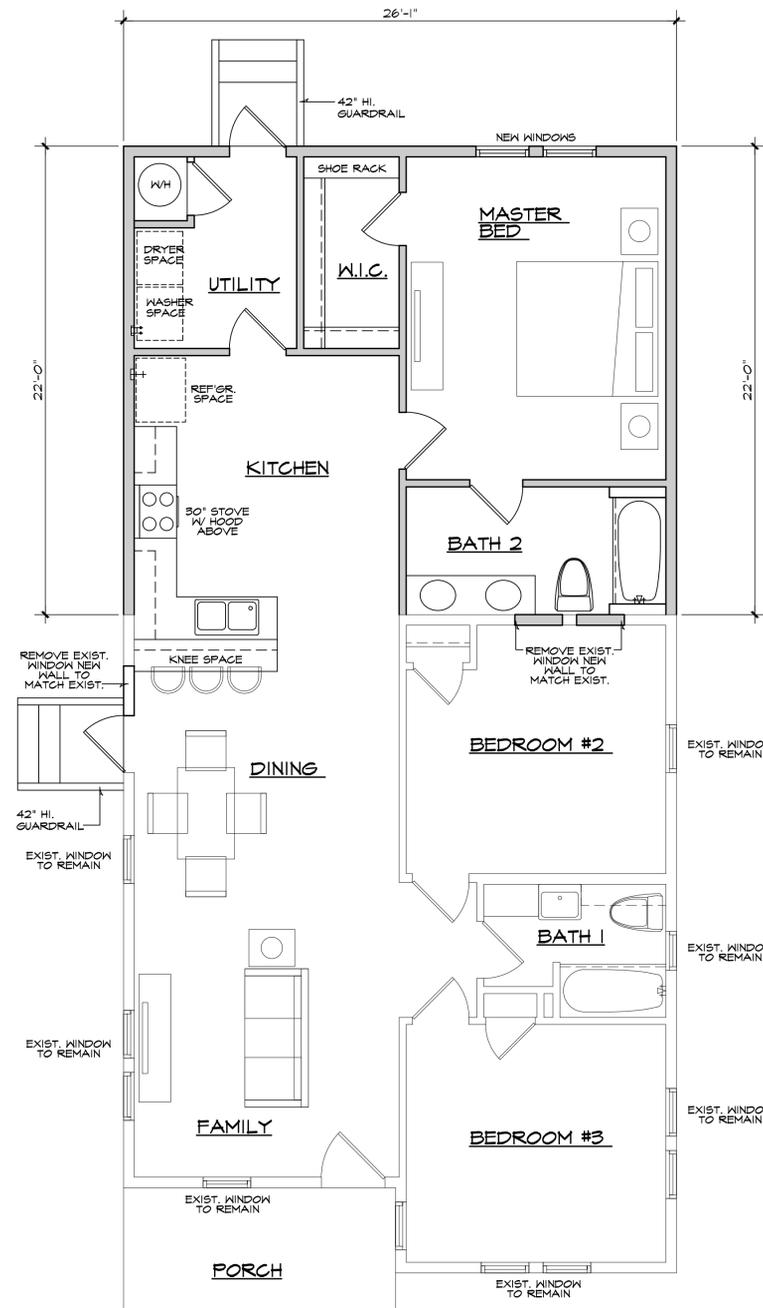
LOT 21 & 22 (VOL. 19038, PG. 310) BURLESON

189.04' PND. 1/2" L.R.

159.74'



**EXISTING FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**NEW WORK FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

House Square Feet Areas	
Living Area Floor Plan:	755#
Existing Porch:	73#
Existing Total:	828#
Additional Living Area:	574#
Total Area:	1,402#

**FLOOR PLAN LEGEND**

	EXISTING WALLS TO REMAIN
	NEW CONSTRUCTION

REVISIONS	
R-1	3-30-18

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
NOT FOR PERMIT

NOT TO SCALE DRAWING 3 - 22 - 18

CUSTOM HOME DESIGN  
HOUSE PLANS  
DESIGN - HOME REMODELS/  
HOME ADDITIONS

**BRC DESIGN STUDIO LLC**  
14080 NACOGDOCHES ROAD SUITE 539 SAN ANTONIO TEXAS 78247  
PH: 1 - 210 - 577 - 1304  
EMAIL: brcdesign.info@gmail.com

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A RESIDENCE FOR:  
**631 MUNCEY HOME ADDITION**  
631 MUNCEY  
SAN ANTONIO, TEXAS 78202

PROJECT:	2018.059
DATE	7 - 12 - 18
SHEET NO.	<b>2</b>

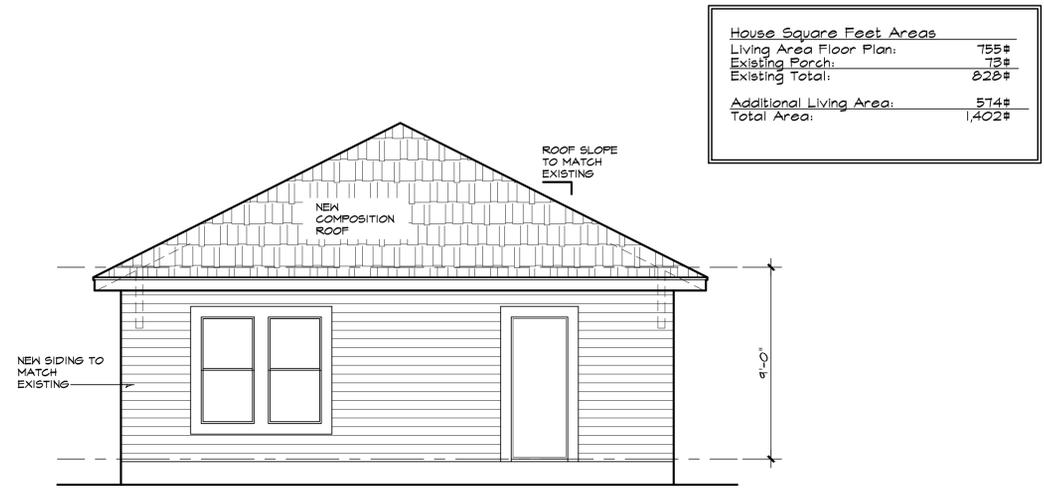
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**EXISTING FRONT ELEVATION**  
SCALE: NOT TO SCALE



**EXISTING RIGHT SIDE ELEVATION**  
SCALE: NOT TO SCALE



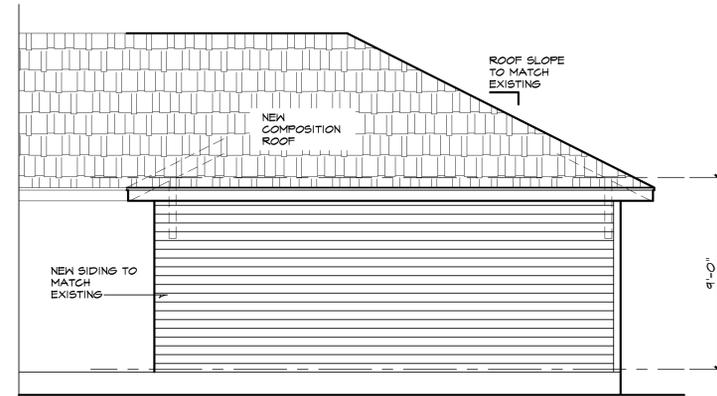
**NEW WORK REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



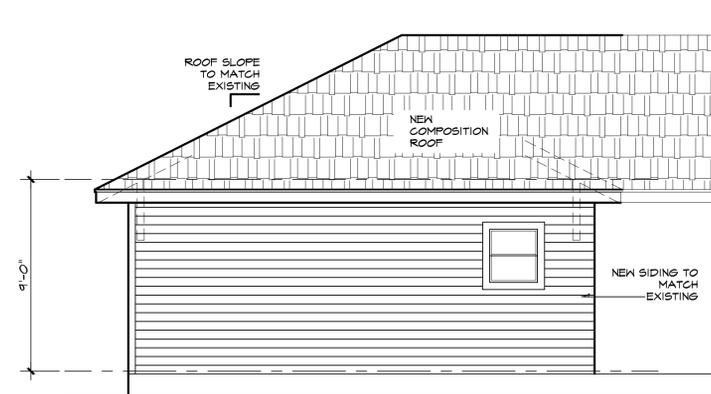
**EXISTING REAR ELEVATION**  
SCALE: NOT TO SCALE



**EXISTING LEFT SIDE ELEVATION**  
SCALE: NOT TO SCALE



**NEW WORK LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**NEW WORK RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISIONS

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CUSTOM HOME DESIGN  
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A RESIDENCE FOR:  
**631 MUNCEY HOME ADDITION**  
631 MUNCEY  
SAN ANTONIO, TEXAS 78202

PROJECT:  
2018.059

DATE  
7 - 16 - 18

SHEET NO.

**3**

**631 MUNCEY**

