

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2015

Agenda Item No: 5

HDRC CASE NO: 2015-236
ADDRESS: 400 N MONUMENTAL
402 N MONUMENTAL
LEGAL DESCRIPTION: NCB 1372 BLK 4 LOT W 100 FT OF 10 OR 10A
ZONING: RM4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: William Murphy
OWNER: Tracy Campbell
TYPE OF WORK: Exterior repairs and alterations
REQUEST:

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

1. Repair existing siding, install new skirt to match existing siding, repair wood windows, paint exterior white, and insulate floor.
2. Replace existing shingle roof with new standing seam metal roof.
3. Remove two doors on the sides and relocate to the rear elevation. Construct new wooden stairs for each door.
4. Replace two windows on the sides with a smaller wood window, and relocate two windows on the rear elevation.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

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.
- iii. *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)

- 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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- 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.

FINDINGS:

- a. Consistent with the Guidelines for Exterior Maintenance and Alterations, wood elements should be replaced in kind when deteriorated. The proposed repairs are consistent with the guidelines.
- b. According to the Guidelines for Exterior Maintenance and Alterations, metal roofs should only be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Standing seam metal is a commonly found roofing material for Craftsman style homes within the Dignowity Hill Historic District. Installation of a metal roof may be appropriate if properly dimensioned and detailed.
- c. Windows are a character defining feature of historic structures and as recommended by the Guidelines for Exterior Maintenance and Alterations, existing window openings should be preserved. The proposed modifications to the two historic windows on the sides are not consistent with the guidelines. The existing windows should be preserved in place and repaired.
- d. Consistent with the Guidelines for Exterior Maintenance and Alterations, door openings should be preserved. In addition, creating new entrances on the primary façade or where visible from the street should be avoided. The existing side entrances appear to be later additions to the house and their removal and relocation to the rear elevation will not cause an adverse effect to the structure.


RECOMMENDATION:

1. Staff recommends approval of item 1 as submitted based on finding a.
2. Staff recommends approval of item 2 based on finding b with the following stipulations:
 - a. Panels are 18-21" wide and seams are no taller than 2"
 - b. A double muntin ridge seam or a low profile cap with no ridge vent is used
 - c. Color is galvalume
3. Staff recommends approval of item 3 as submitted based on finding d.
4. Staff does not recommend approval of item 4 based on finding c. Staff recommends the windows are preserved in place and repaired instead.

CASE MANAGER:

Adriana Ziga





400 N Monumental

Powered by ArcGIS Server

Printed: Jun 04, 2015

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





~~EAST~~ SIDE
WEST

CAMPBELL RESIDENCE
400 N. MONUMENTAL



SOUTH SIDE

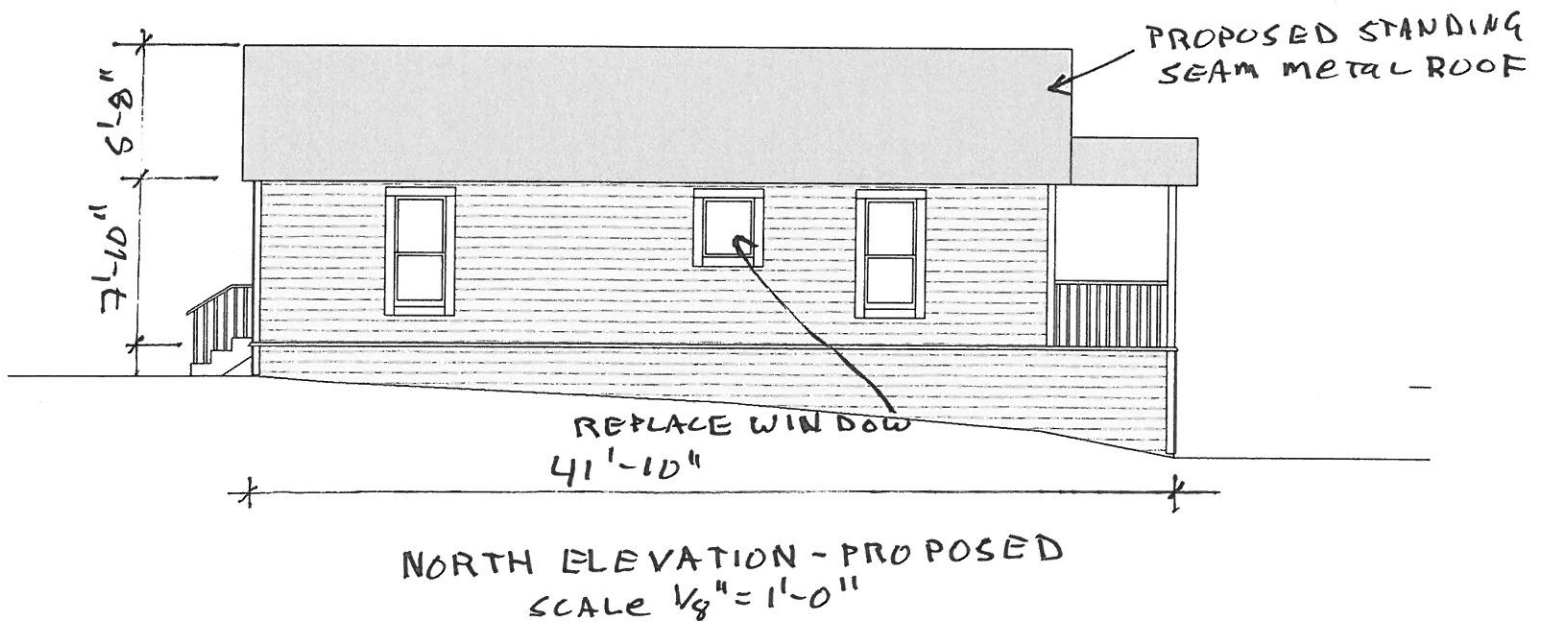
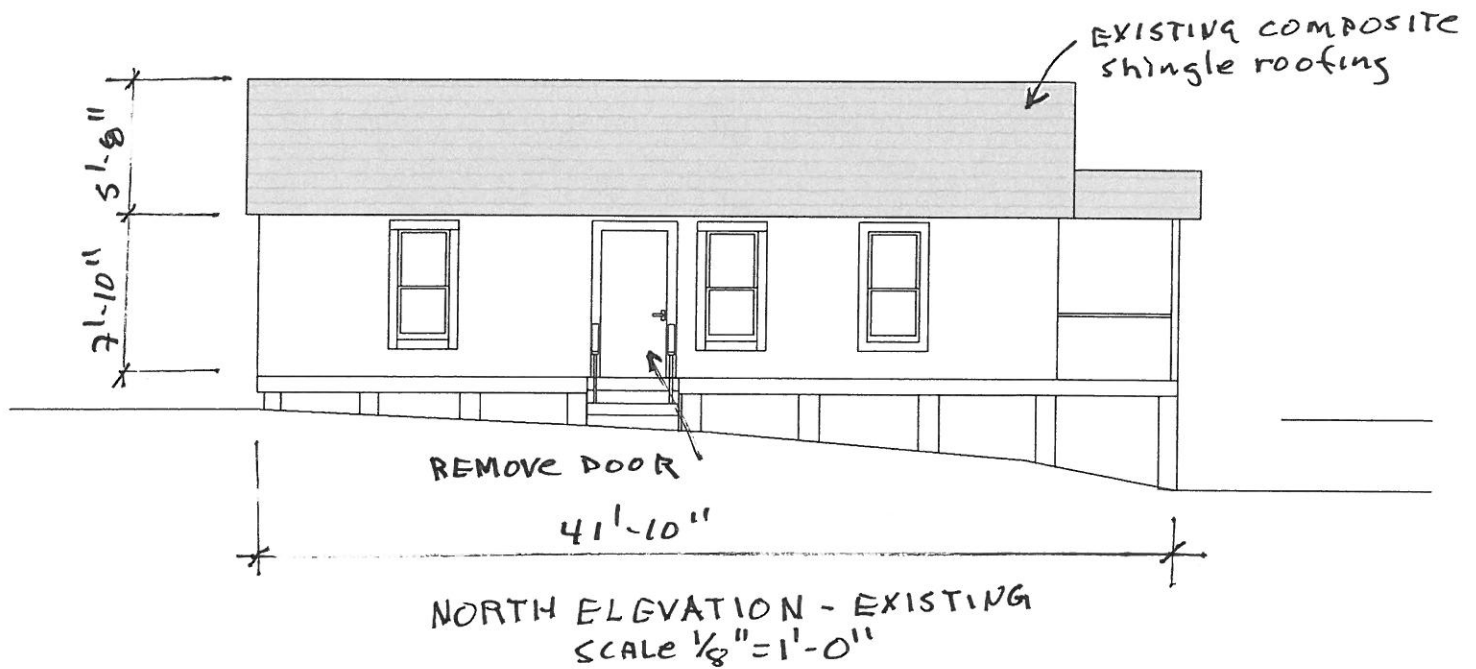
CAMPBELL RESIDENCE
400 N. MONUMENTAL



CAMPBELL RESIDENCE
400 N. MONUMENTAL



CAMPBELL RESIDENCE
400 N. MONUMENTAL

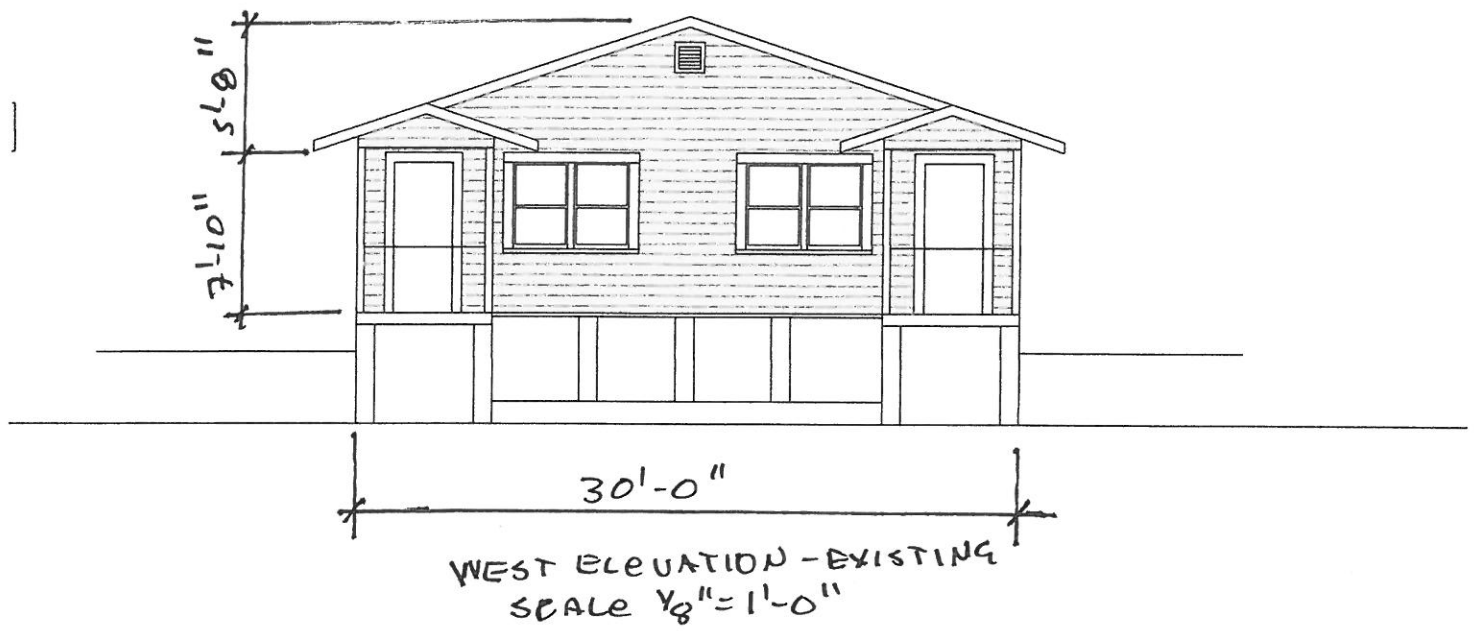


NOTES:

- 1.) ALL SIDING REPAIRS AND NEW SKIRTING WILL BE WOOD LAP SIDING TO MATCH EXISTING.
- 2.) ALL REPLACED OR REPAIRED WINDOWS WILL BE WOOD WINDOWS TO MATCH EXISTING.

CAMPBELL RESIDENCE
400 N. MONUMENTAL

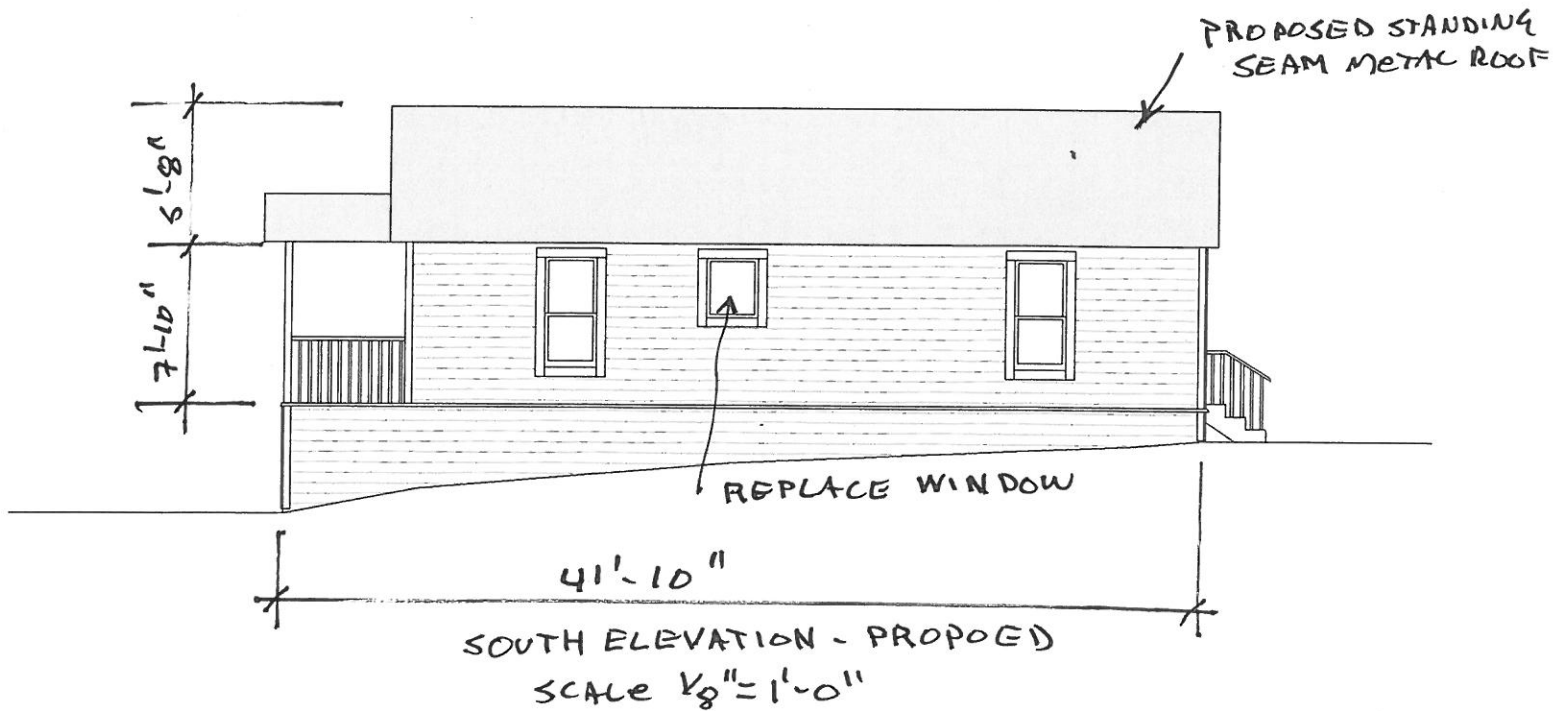
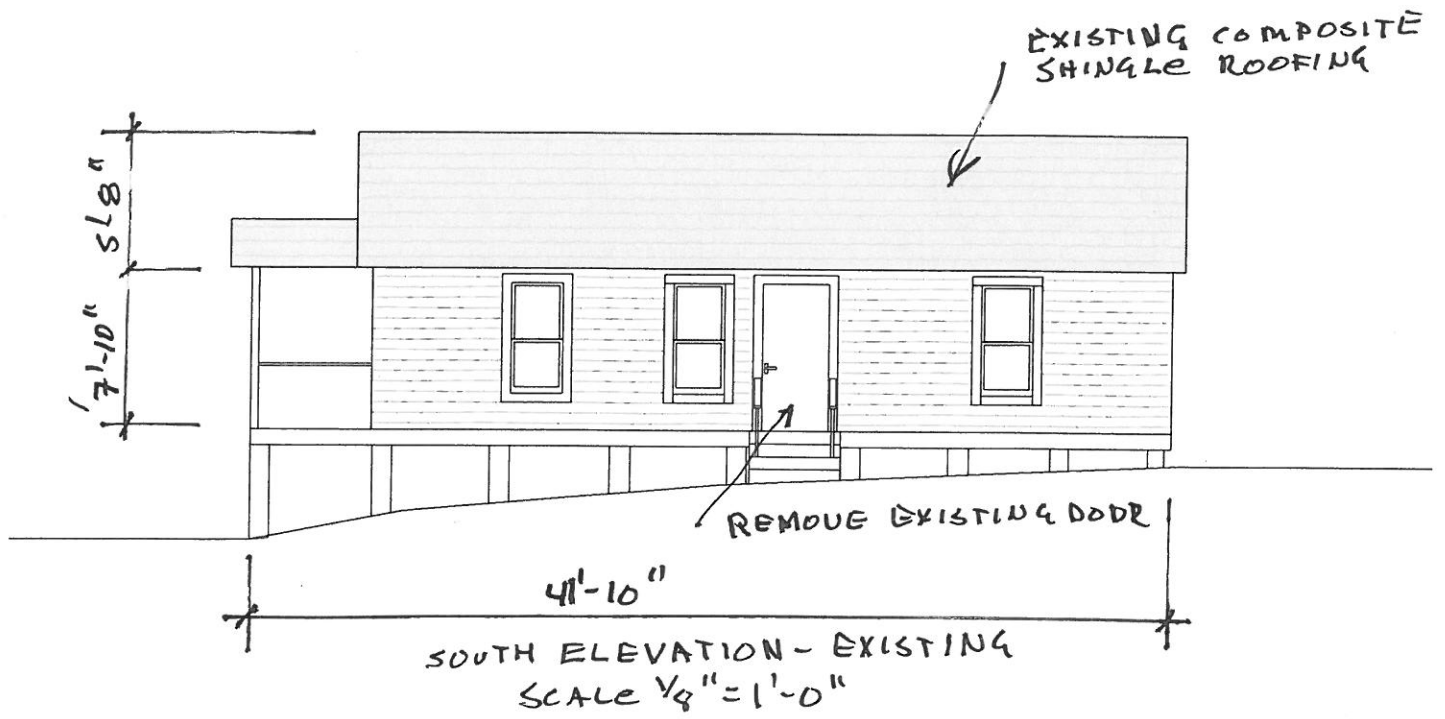
A-1



NOTES: SEE DWG A-1

CAMPBELL RESIDENCE
400 N. MONUMENTAL

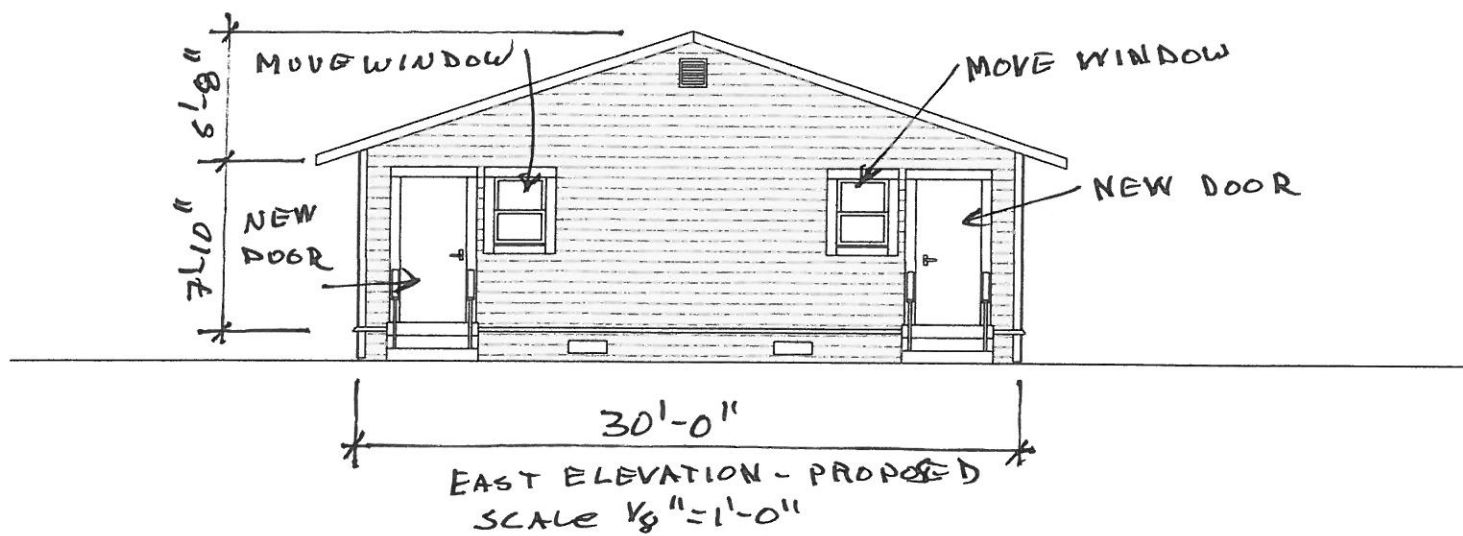
A-2



NOTES: SEE DWG A-1

CAMPBELL RESIDENCE
400 N. MONUMENTAL

A-3



NOTES: SEE DWG A-1

CAMPBELL RESIDENCE
400 N-MONUMENTAL

A-4