

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

HDRC CASE NO: 2017-290
ADDRESS: 220 MUNCEY
LEGAL DESCRIPTION: NCB 1665 BLK 1 LOT S 66 FT OF 13 & 14
ZONING: R-6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Colby Hager
OWNER: Jesus & Nancy Gloria
TYPE OF WORK: Relocation of structure to the vacant lot at 220 Muncey
REQUEST:

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

1. Relocate a structure to the vacant lot at 220 Muncey in the Dignowity Hill Historic District.
2. Install a front yard sidewalk and concrete driveway.
3. Construct a six foot tall privacy fence.

APPLICABLE CITATIONS:

UDC Section 35-612 – Relocation of a Landmark or Property Located in a Historic District

(a) In considering whether to recommend approval or disapproval of a certificate application to relocate a building, object or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the following considerations:

- (1) The historic character and aesthetic interest the building, structure or object contributes to its present setting;
- (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
- (3) Whether the building, structure, or object can be moved without significant damage to its physical integrity;
- (4) Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure.
- (5) Balancing the contribution of the property to the character of the historic district with the special merit of the application.
 - (b) Should an application to relocate a building, object or structure be approved, the historic preservation officer shall ensure that the new location is already zoned historic or shall review whether such location should be designated.
 - (c) The historic preservation officer may approve applications for relocation for properties deemed noncontributing to the historic character of a historic district.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

- i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. 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.
- v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

- i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

- a. The applicant has proposed to relocate a structure constructed circa 1925 from Boerne, Texas, to the vacant lot at 220 Muncey, in the Dignowity Hill Historic District. This lot is located mid-block between Burnet and Nolan Streets.
- b. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed a setback of 12.5 feet. This is consistent with the predominant setback of historic structures on this block.
- c. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance towards Muncey. This is consistent with the Guidelines.
- d. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed to locate a one story structure on this lot. This is consistent with the Guidelines.
- e. FOUNDATION & FLOOR HEIGHTS – The structure features a foundation height that is comparable with those of the neighboring historic structures. This is consistent with the Guidelines.
- f. ROOF FORM – The structure features gabled roofs, consistent with many historic structures in the immediate vicinity of this lot as well as throughout the Dignowity Hill Historic District.
- g. WINDOW & DOOR OPENINGS – The structure features window and door openings that are consistent with those found on historic structures in the immediate vicinity of this lot as well as throughout the Dignowity Hill Historic District.
- h. LOT COVERAGE – The lot at 220 Muncey features a depth that is appropriate for the proposed structure. The applicant has noted a rear setback of 22.5 feet. This is consistent with the Guidelines.
- i. MATERIALS – Many of the structure's original materials are still in place. The applicant has noted that all wood windows will be exposed, window awnings will be removed, an asphalt shingled roof will be installed, the current skirting will be retained and repaired and that new front porch steps will be installed. This is appropriate and consistent with the Guidelines.
- j. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should

be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment.

- k. DRIVEWAY – The Guidelines for Site Elements 5.B.i. state that new driveways should feature a similar driveway configuration to those found historically throughout the district in terms of materials, width and design. The applicant has proposed a concrete driveway to feature ten (10) feet in width. This is consistent with the Guidelines.
- l. SIDEWALK – The applicant has proposed a front yard sidewalk to feature three feet in width. This is consistent with the examples found throughout the Dignowity Hill Historic District.
- m. PRIVACY FENCE – The applicant has proposed a six foot tall wood privacy fence at the end of the proposed driveway. Staff finds this location to be appropriate and consistent with the Guidelines.

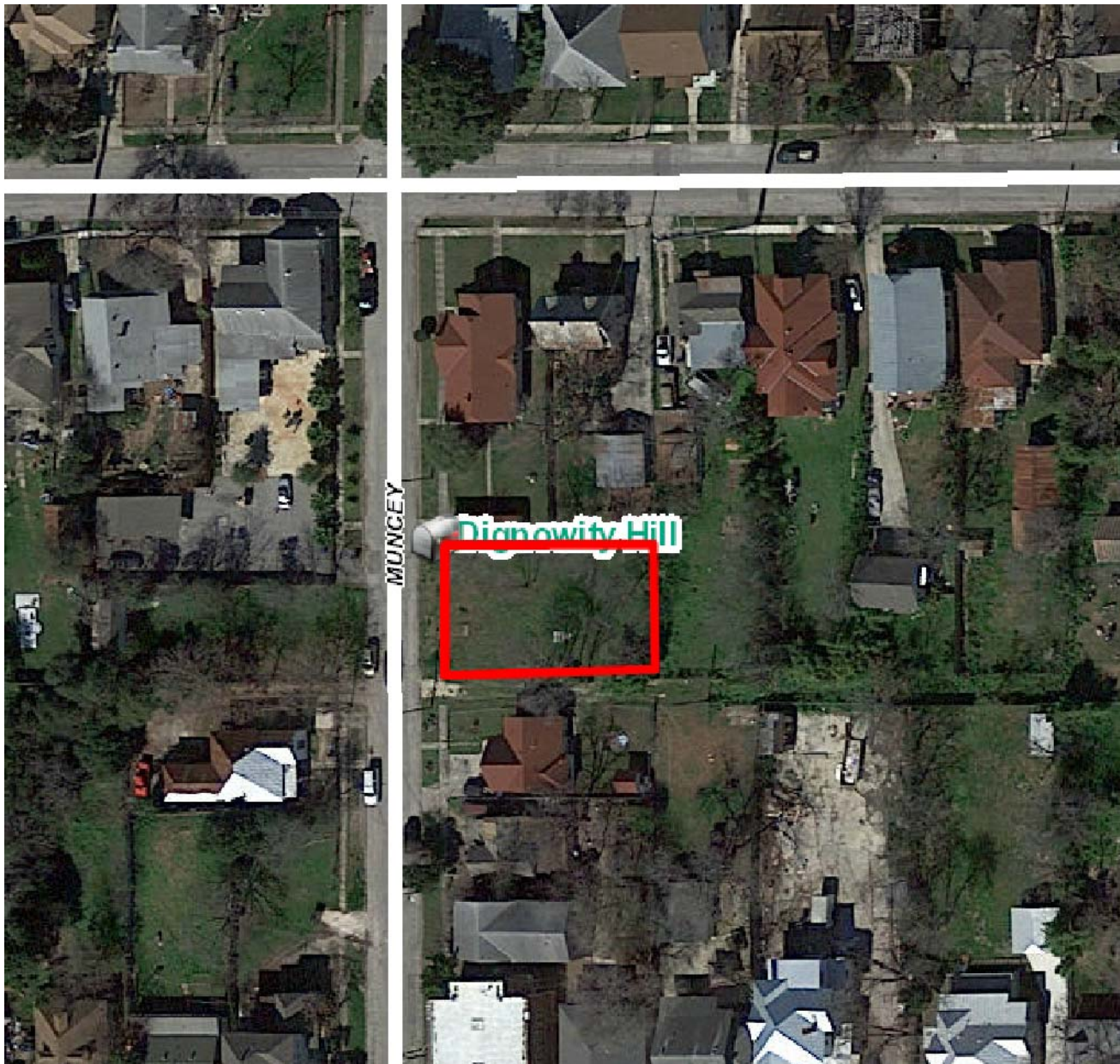
RECOMMENDATION:

Staff recommends approval based on findings a through m with the following stipulation:

- i. That the applicant screen all mechanical equipment as noted in finding j.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 14, 2017

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CITY OF CHICAGO
CITY COUNCIL MEETING
WEDNESDAY, JUNE 15, 2011
6:00 PM - 7:00 PM
CITY HALL, 111 N. LAKE STREET, 3RD FLOOR
CHICAGO, IL 60601
FOR MORE INFORMATION, VISIT:
WWW.CITYOFCHICAGO.IL/GOV
ALL AGENDA ITEMS ARE AVAILABLE ONLINE AT:
WWW.CITYOFCHICAGO.IL/AGENDA



220 Muncey Street

Muncey St

Muncey St

Muncey St

ueteria Mexico

220 Muncey

San Antonio, TX 78202

Dignowity Hill Historic District

House Relocation Proposal

The following Proposal is to relocate an historic period house from a location near Boerne, TX to 220 Muncey San Antonio, TX 78202 in the Dignowity Hill Historic district. We feel the house to be moved fits in perfectly with other houses in Dignowity Hill and will add value to the 200 block of Muncey bringing back to life a vacant lot that has been without a house for over 20 years. The house to be moved has architecture and is constructed of materials that match the period of original Dignowity Hill structures. The subject house was constructed in the 1920's on a ranch just south of San Antonio by a family who lived in Terrell Hills.

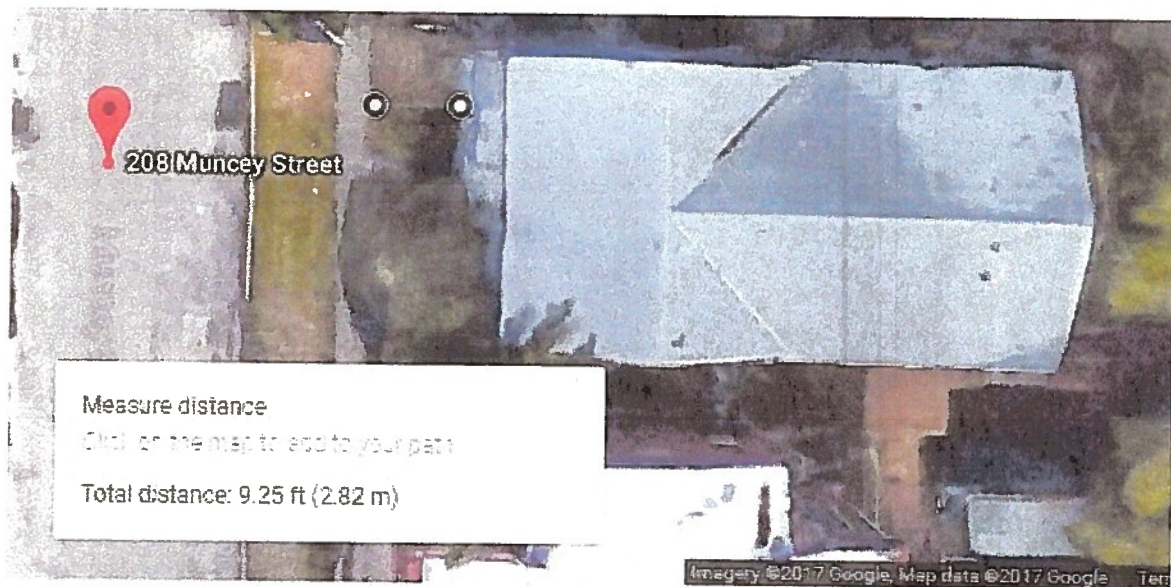
Proposed Relocation Plans

- The subject house is currently located at (insert current address). The new location for the house will be 220 Muncey San Antonio, TX 78202 within the Dignowity Hill Historic District.
 - The house will be moved by Dodson House Moving. They are a local house moving company with an excellent reputation.
 - Shrubs near the front center of the lot will be removed. Two small trees will be removed to allow for the house to be located onto the lot. See proposed landscaping site plan below.
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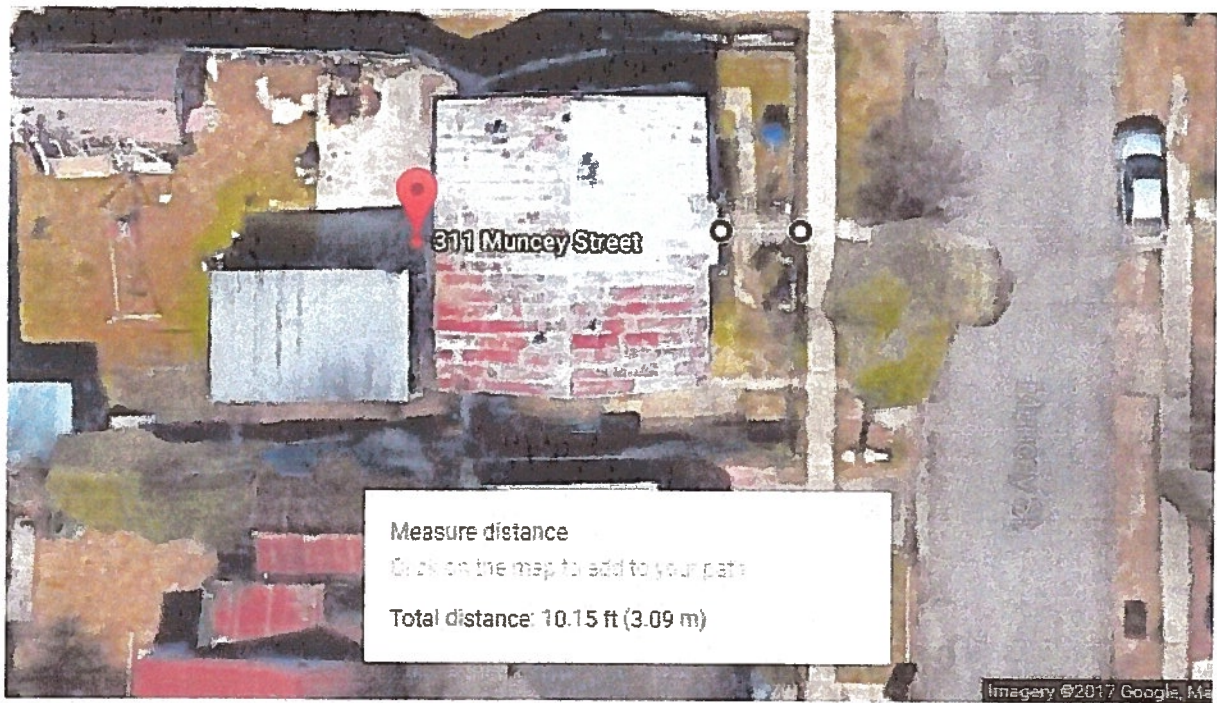
Nearby Setbacks

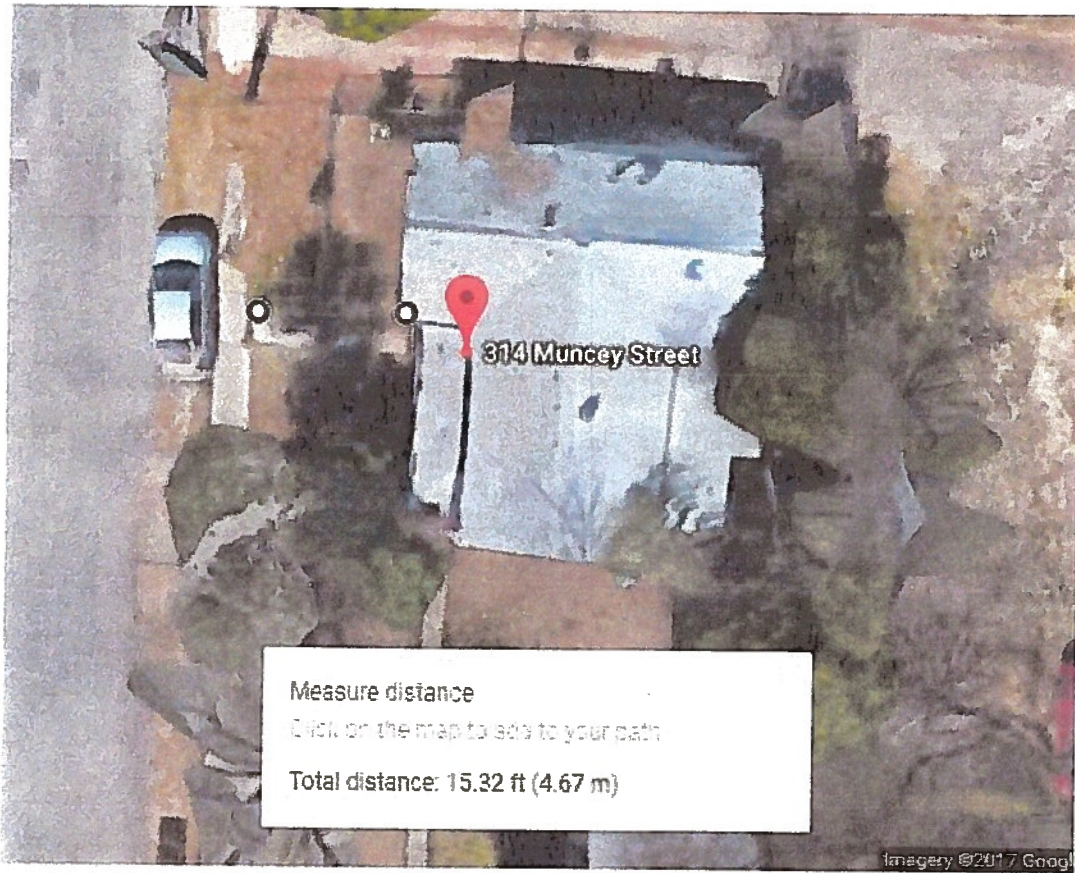
- Setback measurements were taken for houses in the 100, 200, and 300 blocks of Muncey and are displayed below.





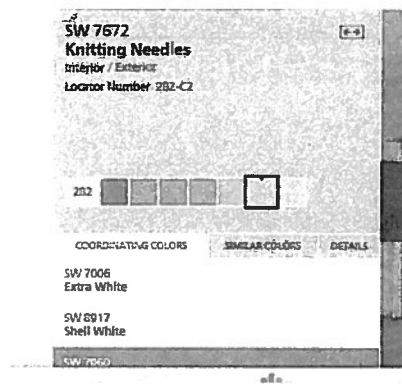






Proposed Remodeling Plans

- Once moved, a licensed foundation repair company will install a pier and beam foundation with concrete piers.
- Current skirting will be retained or replaced as needed with materials to match current skirting
- The roof will be replaced with similar asphalt shingles without any pitch change to the design of the existing roof.
- The aluminum screens will be removed to showcase the original wood sash windows.
- The house will be repainted to a gray color ("Knitting Needles" Sherwin Williams) with white ("Extra White" Sherwin Williams) window and accent trim. Paint chip shown below.



- The existing storage closet in the front of the house will be replaced with the original front door.
- The side screened in side porch will be removed.
- Window Awnings will be removed
- New side and rear 6' privacy fence constructed
- New wood steps using period materials will be installed to access the front porch.
- Plumbing will be connected to city services using a licensed plumbing contractor.
- Electric will be connected to city services using a licensed electrician.
- New 10' wide concrete driveway will be constructed according to the proposed site plan.
- New 36" walkway from front porch to city sidewalk will be constructed according to the proposed site plan.

220 Muncey Setbacks

- The proposed setbacks for 220 Muncey are as follows: front - 12.5 feet, north side - 8 feet, south side - 10 feet from lot line to driveway and rear - 22.5 feet. Site plan displayed below.
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PLOT PLAN FOR BUILDING PERMITS

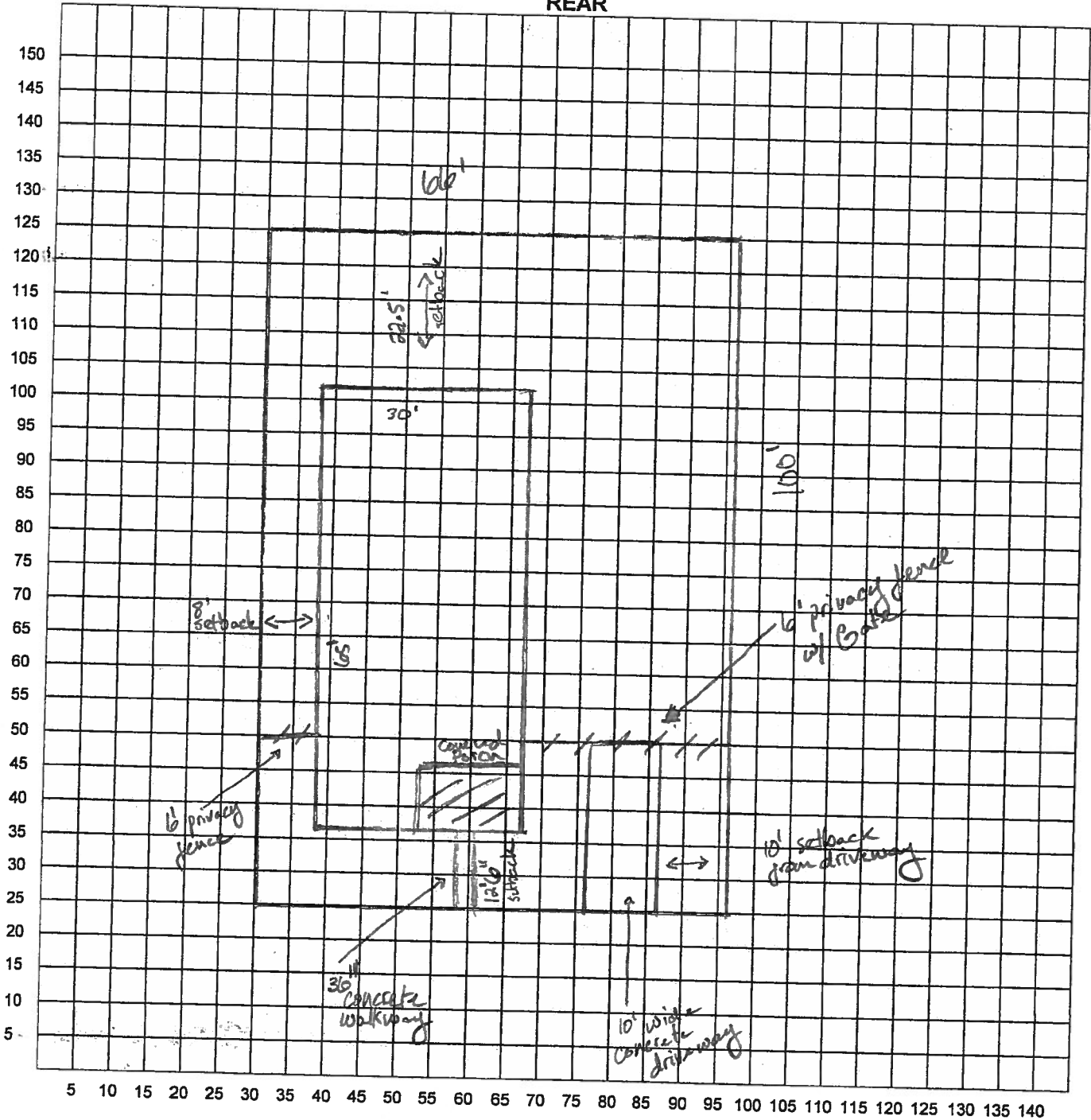
Address: 220 Muncey

Lot: S 160ft of

Block: 1

NCB: 1665

REAR



FRONT

I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: _____

Signature of Applicant: _____

PLOT PLAN
FOR BUILDING PERMITS

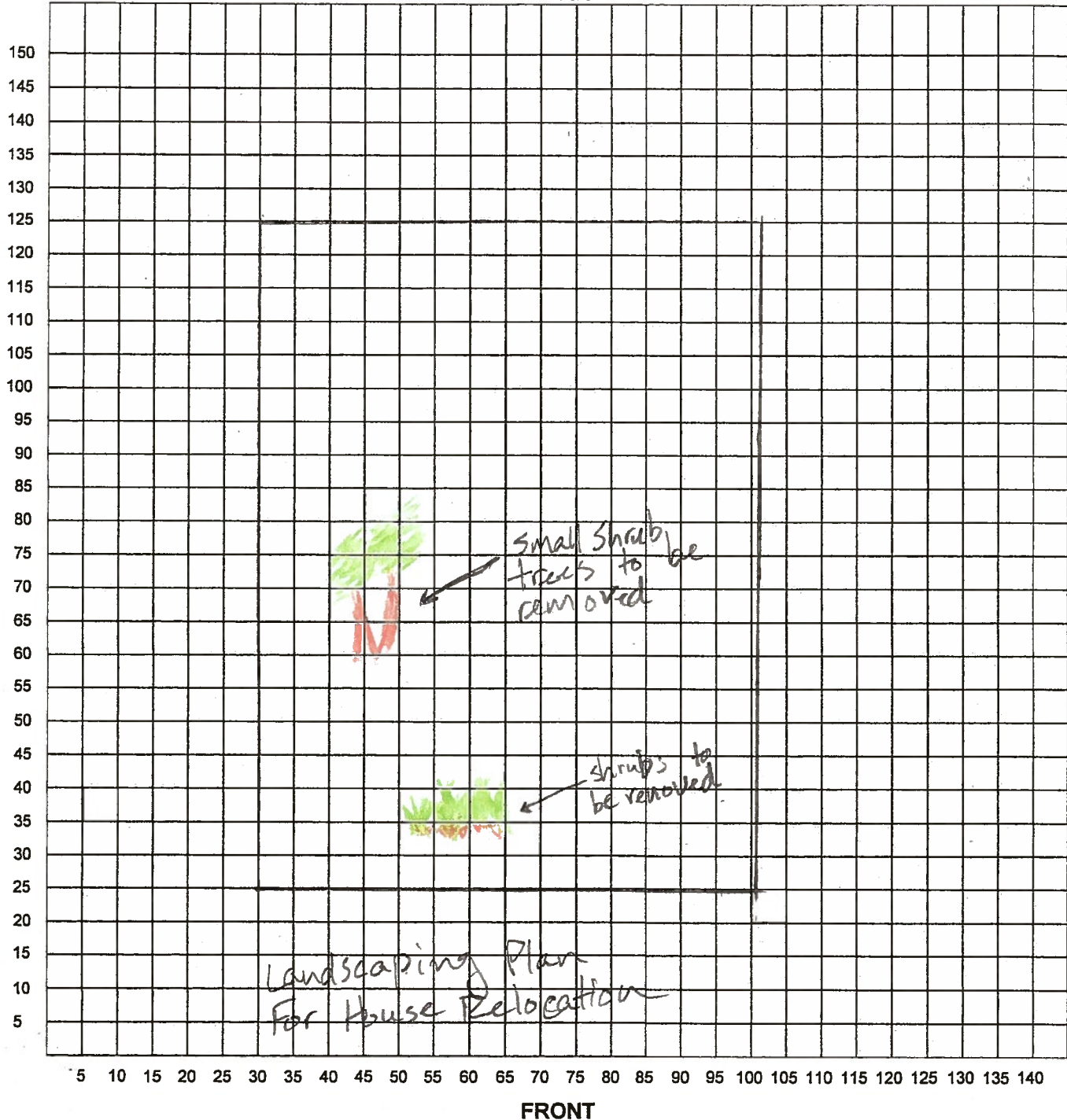
Address: _____

Lot: _____

Block: _____

NCB: _____

REAR



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: _____

Signature of Applicant: _____



Rear View of House



Side Corner View

Images of House to be Moved to 220 Muncey



Side View of House



Side View of House



Front Corner View of House



Front Corner View



Aluminum Window Screens to be
removed

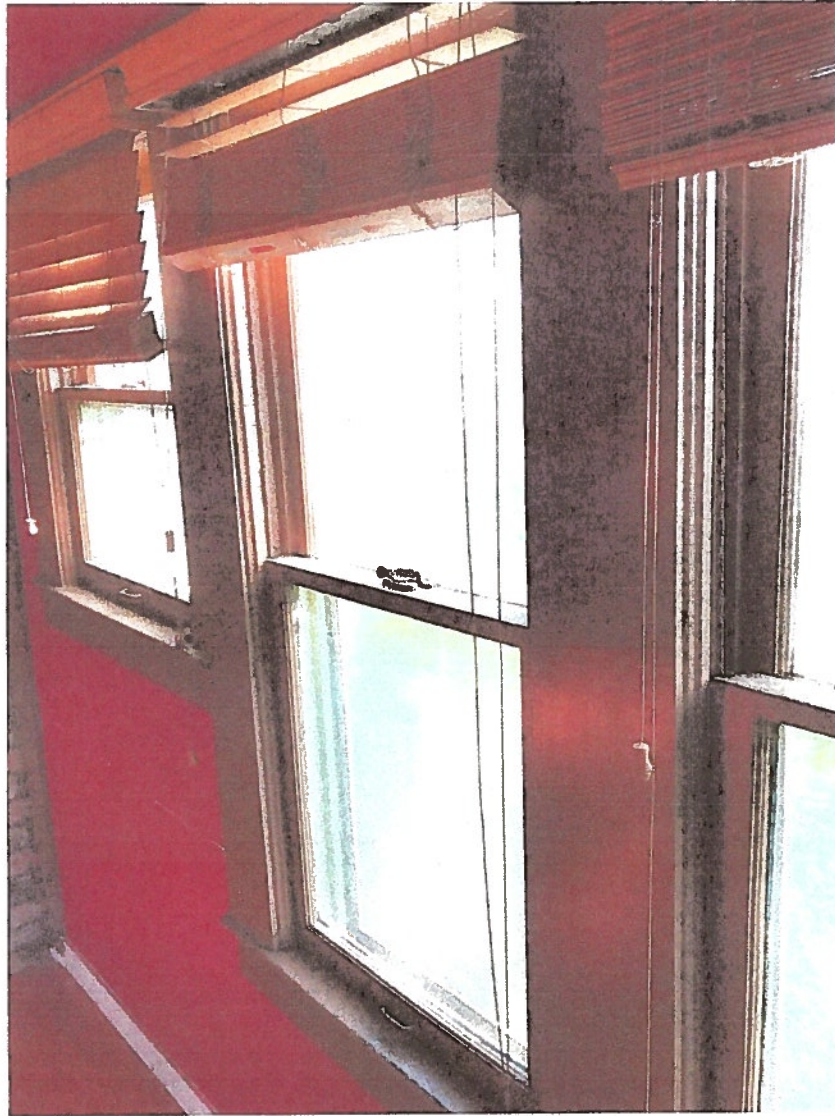
Side View of House



Front/Side Corner View



Side Corner View



All Windows Original Sash Style



Screened Side Porch To Be Removed



Screened Side Porch To Be Removed

Images of Lot at 220 Muncey



Front View of Lot at 220 Muncey



Front View showing south east neighbor



Front of Lot Showing North East Neighbor



View of Across the street from 220 Muncey



View of North West Neighbor



Storage Closet to be removed
and replaced with original front
door

Front View of House



Front Corner View