

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-392
ADDRESS: 1314 MUNCEY
LEGAL DESCRIPTION: NCB 993 BLK 3 LOT E 14 OF S 50 OF N 100 OF 4 & W 91 OF S 50 FT OF N 100 FT OF 5 ORA29
ZONING: R-6 H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Walter Stricker
OWNER: Walter Stricker
TYPE OF WORK: Construction of a rear addition, construction of a rear accessory structure
REQUEST:

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

1. Construct a 1-story rear addition to measure approximately 531 square feet.
2. Construct a 1-story rear accessory structure to measure approximately 400 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- 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.
- 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.
- Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- 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

- 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.
- Roof top 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.
- 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.
- 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.
- 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

- 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.
- 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.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

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 non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Facade configuration*—The primary facade 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 facade 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.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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. 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.

OHP Window Policy Document

Recommended stipulations for replacement: Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

- a. The structure located at 1314 Muncey is a 1-story single family home constructed in approximately 1920 in the Craftsman style. The home features several quintessential Craftsman elements, including a low-pitched gable roof, decorative bracketing and exposed roof rafter tails beneath the eaves, a front porch with square porch columns that taper to meet the secondary front gable, and decorative gable stickwork. The home is a contributing structure in the Government Hill Historic District. The applicant is requesting approval to construct a rear addition and new rear accessory structure.

Findings for the rear addition, item #1:

- b. **MASSING AND FOOTPRINT** – The applicant has proposed to construct a rear addition to the primary structure. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the Guidelines stipulate that additions should not double the size of the primary structure. The proposed addition approximately doubles the size of the primary structure. However, the historic structure has a small footprint relative to other historic homes in the area. Homes of the proposed total area are not common in the vicinity, and historic homes designed in the Craftsman style feature larger footprints across the city. Staff

recommends approval based on the context-specific considerations of the district.

- c. **ROOF** – The existing rear elevation of the historic primary structure features a hipped roof. The proposed addition is 1-story in height and matches the existing roofline of the primary structure. The proposed addition will feature a gable roof on the rear elevation. The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the principal structure. While gable roofs are common for the Craftsman style, the primary historic structure was constructed with a rear hipped roofline. The proposed addition will eliminate this original roof form in favor of a simple shed gable. Staff finds the proposed roof form inconsistent with the Guidelines, as it eliminates a character defining feature of the original design.
- d. **ROOF MATERIAL** – The existing roofing material on the primary structure is composition shingles. The applicant has proposed to install composition shingles to match the existing structure as closely as possible. Staff finds the proposal consistent with the Guidelines.
- e. **REAR WINDOW AND DOOR REMOVAL** – The proposed addition will require the removal of two existing one over one wood windows and an existing rear door. These openings are part of the original structure. According to Guideline 6.A.i, filling in historic openings should be avoided, especially when viewable from the public right-of-way. These elements are not visible from the public right-of-way. Staff finds the proposal acceptable given the rear location of the addition, and encourages the applicant to salvage or reuse the existing elements.
- f. **NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The application states that the windows will match the configuration of the existing, which includes 3x5' single hung, 2'-8" x 5'-4" single hung, and 2'-8" x 3' fixed. The smaller windows on the primary structure are also single hung. Staff finds the proportions consistent with the Guidelines, but finds that a fixed window is not consistent.
- g. **NEW WINDOWS AND DOORS: MATERIALS** – The applicant has stated that wood windows and doors will be installed. Staff finds this generally consistent with the Guidelines, but encourages the applicant to salvage the two existing one over one wood windows on the existing rear façade for use in the addition. According to the Historic Design Guidelines for Windows, windows used in new construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. Staff has not seen a specification for the new proposed wood windows.
- h. **MATERIALS: FAÇADE** – The applicant has proposed to woodlap siding on the addition that matches the existing siding on the historic structure as closely as possible. Staff finds the proposed use of woodlap siding to be appropriate for the structure and consistent with the Guidelines.
- i. **TRANSITIONS BETWEEN OLD AND NEW** – The proposed addition will be inset on the north façade from the historic structure by approximately 2 ½ feet. According to Guideline 2.A.v for Additions, rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. The proposal meets this Guideline.
- j. **ARCHITECTURAL DETAILS** – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition keeps with the Craftsman style of the historic home without detracting from its significance. Staff finds the proposal consistent with the Guidelines.

Findings for the rear accessory structure, item #2:

- k. **MASSING AND FOOTPRINT** – The applicant as proposed to construct a new accessory structure in the rear of the lot to measure approximately 400 square feet. The Historic Design Guidelines for New Construction stipulate that new garages and outbuildings should be less than 40% the size of the primary structure in plan. The proposed structure is smaller than the existing primary structure, but exceeds the 40% size guideline. However, in the surrounding vicinity with the Government Hill Historic District, rear accessory structures that exceed this percentage are common. Staff finds the proposal consistent with the Guidelines based on district-specific considerations.
- l. **ORIENTATION AND SETBACK** – Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the Guidelines, but has not seen a site plan indicating how the new footprint will affect the setback from the rear or adjacent lots in terms of definitive dimensions.
- m. **WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install five 3x5' one over one single hung windows and a 2'-6" x 7' door. According to the OHP Window Policy Document, windows used in new construction should maintain traditional dimensions and profiles found on the primary structure or within the historic district. Staff finds the proposal consistent with the Guidelines with the stipulations listed in the recommendation.

- n. **WINDOWS AND DOORS: MATERIALS** – According to the Historic Design Guidelines for Windows, windows used in new construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. Based on the documentation provided, the proposed windows are vinyl. This is not consistent with the Guidelines.
- o. **FAÇADE MATERIALS** – According to the Historic Design Guidelines for Additions, new construction should incorporate materials that complement the type, color, and texture of materials traditionally found in the district. The applicant has proposed to use #117 woodlap siding to match the siding used on the primary structure. Staff finds the proposal consistent with the Guidelines.
- p. **ROOF** – The applicant has proposed a simple gable roof form with shingles to match the primary structure. Staff finds the proposal appropriate and compatible with the historic home.
- q. **ARCHITECTURAL DETAILS** – The Guidelines stipulate that architectural details of new construction should keep with the predominant architectural style along the block face or within the district when one exists. Details should also be simple in design and should complement, but not visually compete with, the primary structure or adjacent structures. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Item 1, Staff recommends approval of the construction of a rear addition with the following stipulations:

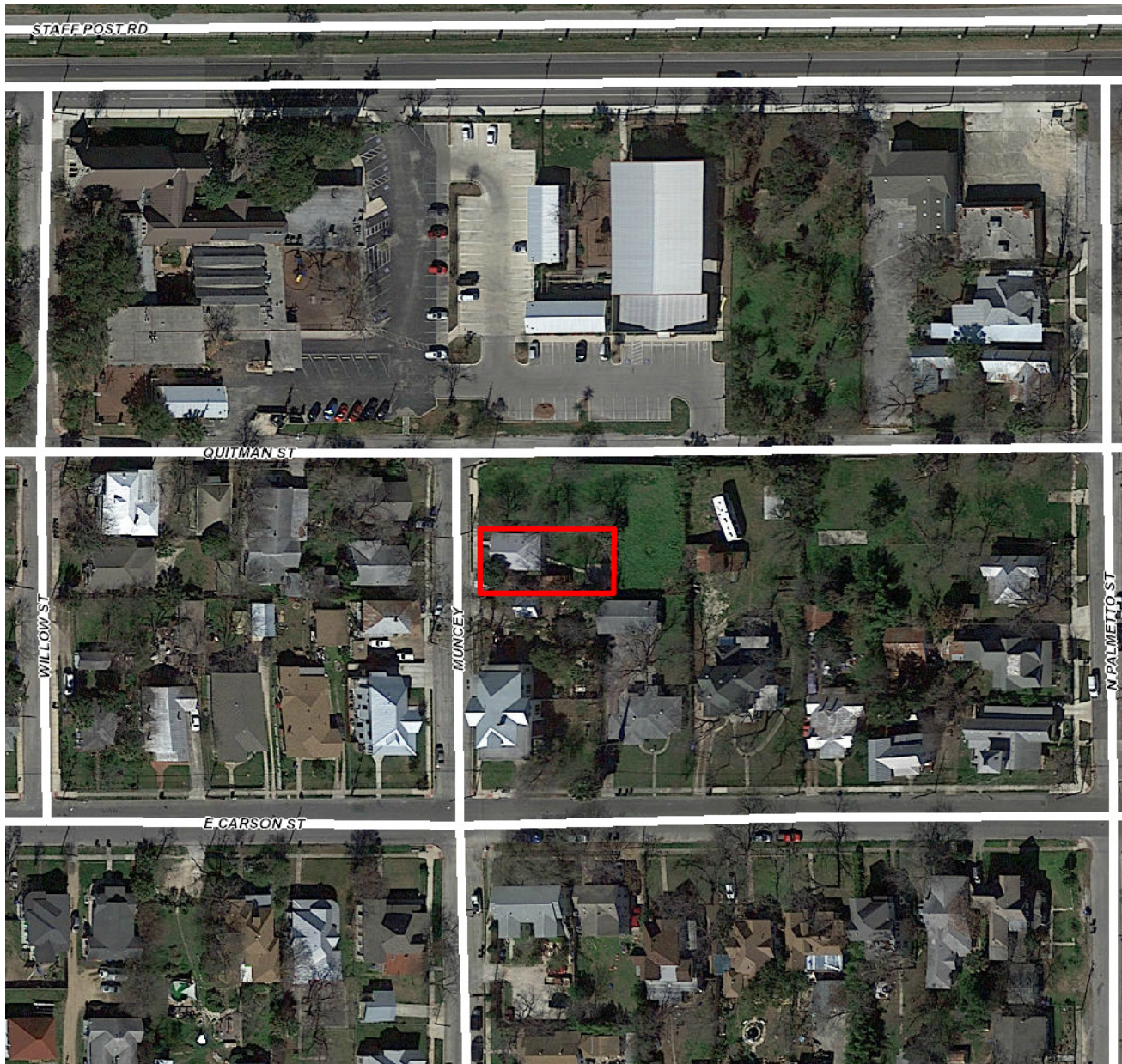
- i. That the applicant modifies the rear addition roof configuration to incorporate a hip versus a gable as noted in finding c.
- ii. That double-hung, one-over-one wood windows or aluminum-clad wood windows be used based on findings f and g. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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 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.
- iii. That the applicant submits final documents with all dimensions indicated to staff prior to receiving a Certificate of Appropriateness.
- iv. That the applicant complies with all setback standards as required by zoning.

Item 2, Staff recommends approval of the construction of a rear accessory structure with the following stipulations:

- i. That double-hung, one-over-one wood windows or aluminum-clad wood windows be used based on finding m and n. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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 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.
- ii. That the applicant complies with all setback standards as required by zoning.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 03, 2017

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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 1314 MURCEY
REQUEST: CONSTRUCTION OF PERM. ADDITION AND 1-STORY REAR
ACCESSORY STRUCTURE
HEARING DATE: AUGUST 16, 2017 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

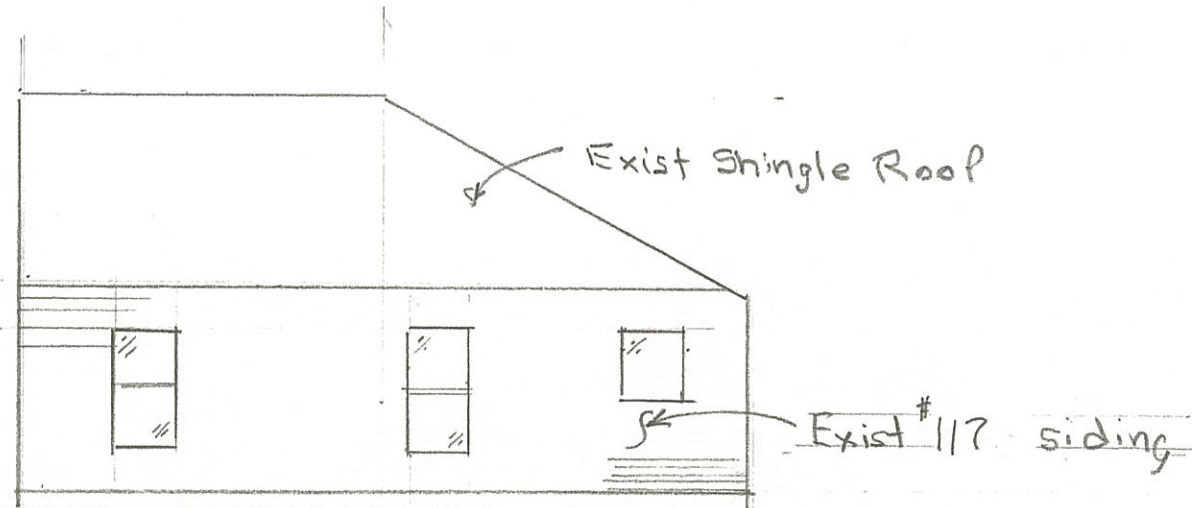


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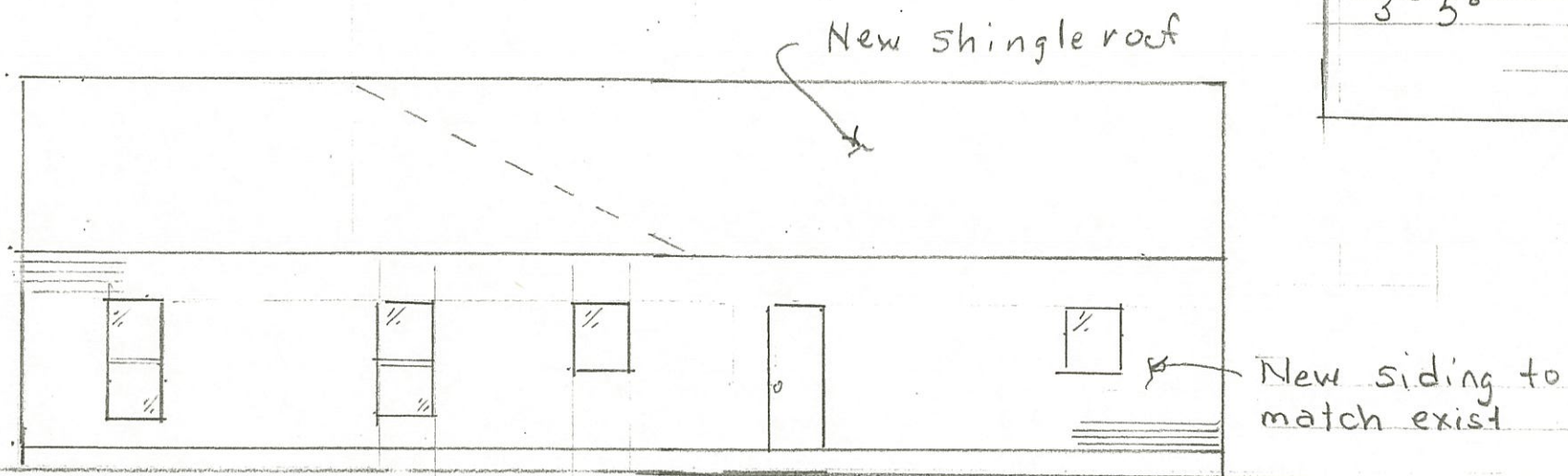




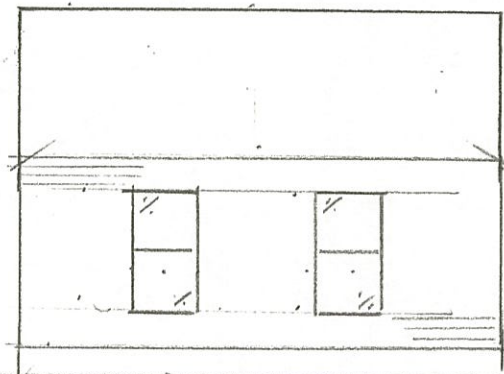




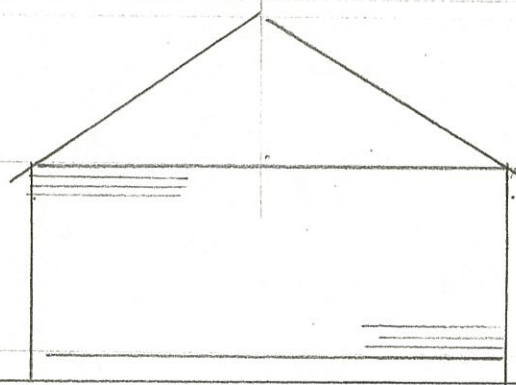
EXIST SOUTH ELEV.



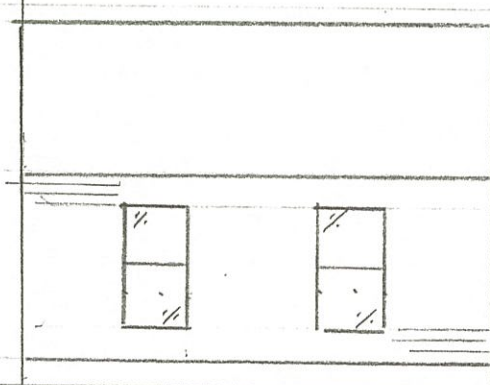
NEW SOUTH ELEV.



STORAGE
NORTH ELEV.



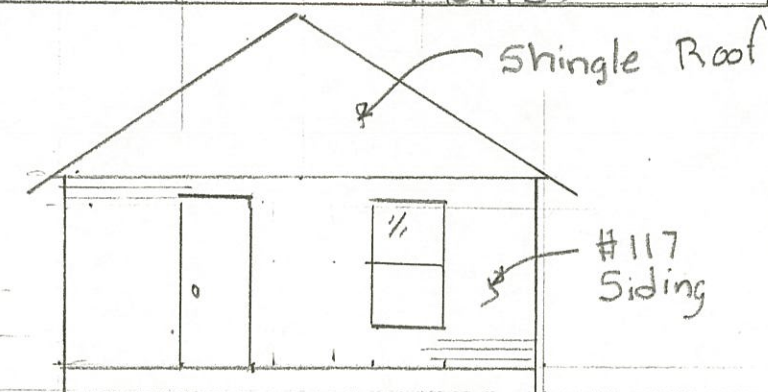
STORAGE
EAST ELEV.



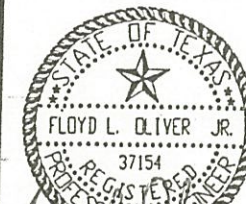
STORAGE
SOUTH ELEV.

DOOR SCHEDULE				
NO.	SIZE	TYPE	MAT'L	COMMENTS
①	3'0" x 6'8"	SOLID FLUSH	WOOD	HEADER AND TRIM TO MATCH EXIST.
②	2'6" x 7'0"	SOLID FLUSH	WOOD	HEADER AND TRIM TO MATCH EXIST.

WINDOW SCHEDULE			
SIZE	TYPE	MAT'L	COMMENTS
28'3"	FIXED	VINYL	HEADER & TRIM WD. TO MATCH EX.
28'5"	SINGLE HUNG	VINYL	HEADER & TRIM WD. TO MATCH EXIST.
3'0" x 5'0"	SINGLE HUNG	VINYL	HEADER & TRIM TO MATCH EXIST.



STORAGE
WEST ELEV.



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DATE:
7/20/17

SHEET
4 OF 5

WALTER STRICKER
1314 MUNCIEY
SAN ANTONIO, TX



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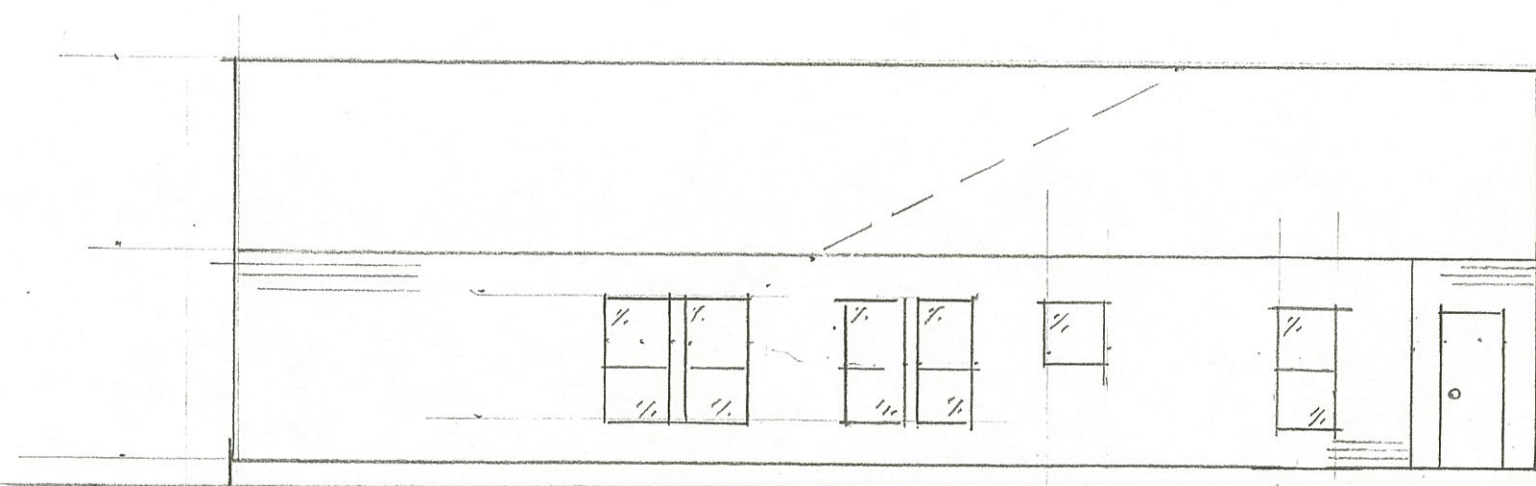
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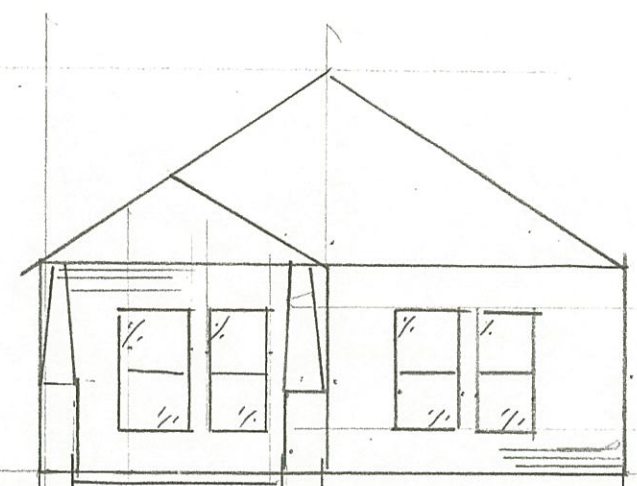
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2 OF 5

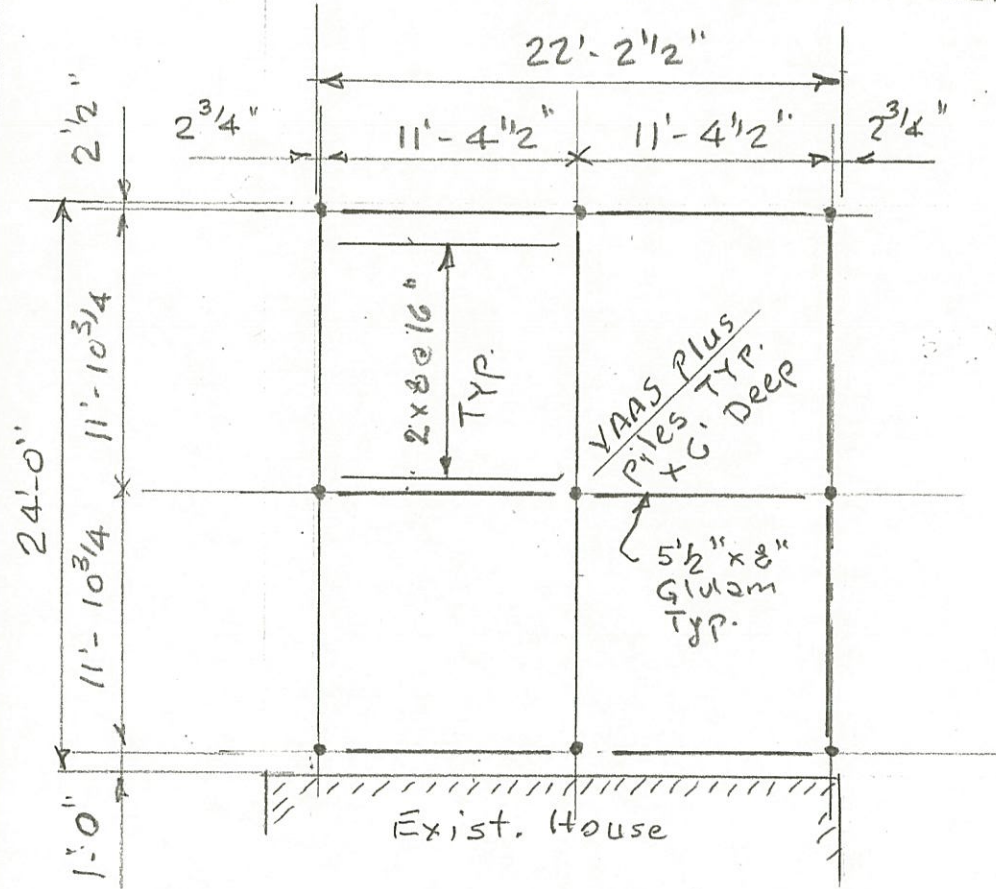
WALTER STRICKER
1314 MUNCIEY
SAN ANTONIO, TX



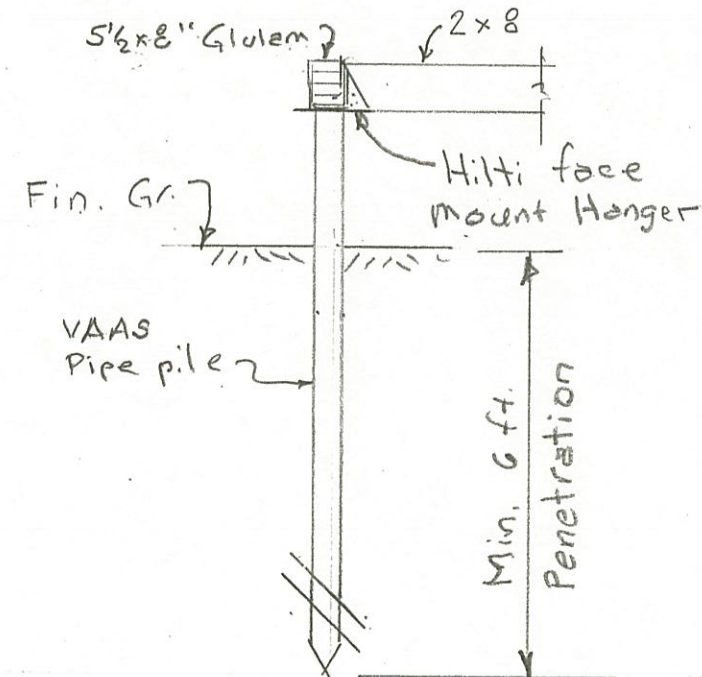
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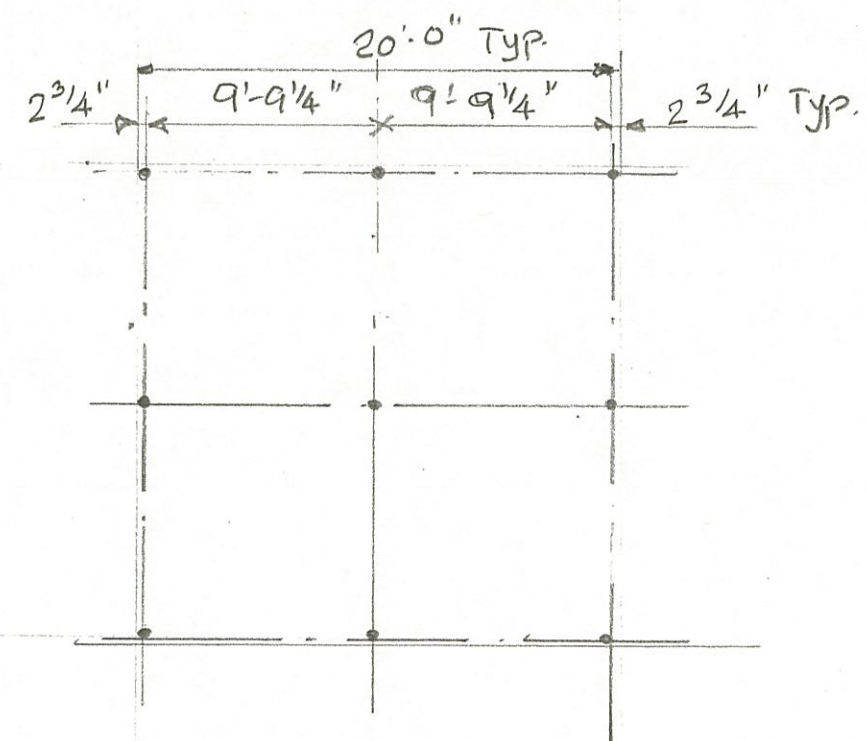
EXIST. & NEW WEST ELEV.



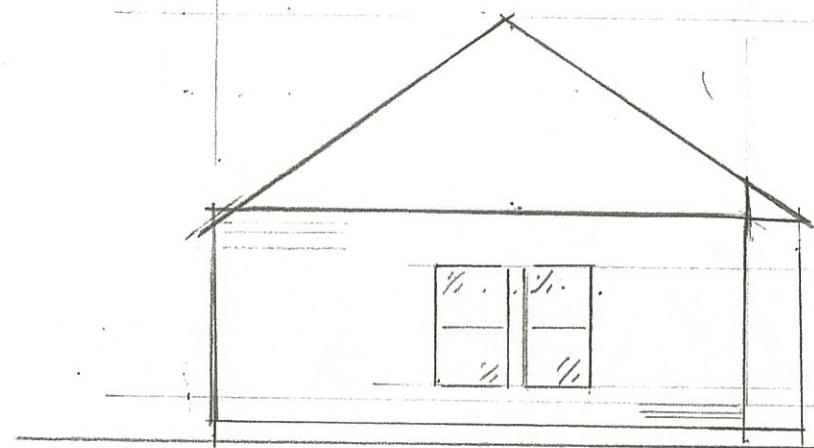
FOUNDATION PLAN



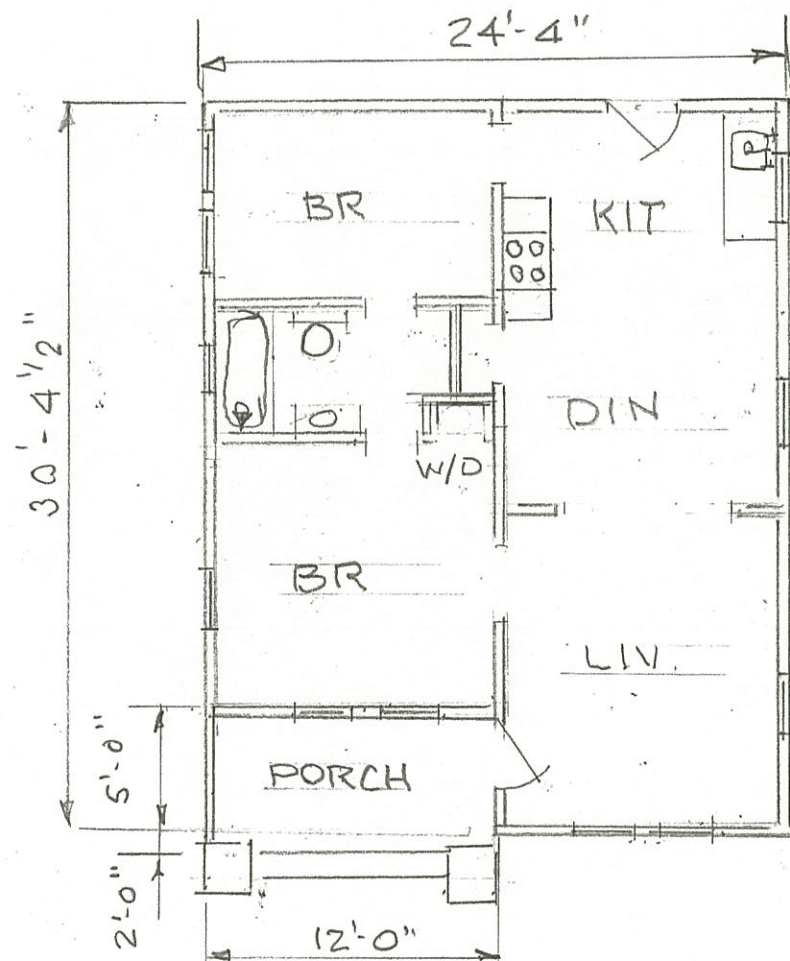
DETAIL



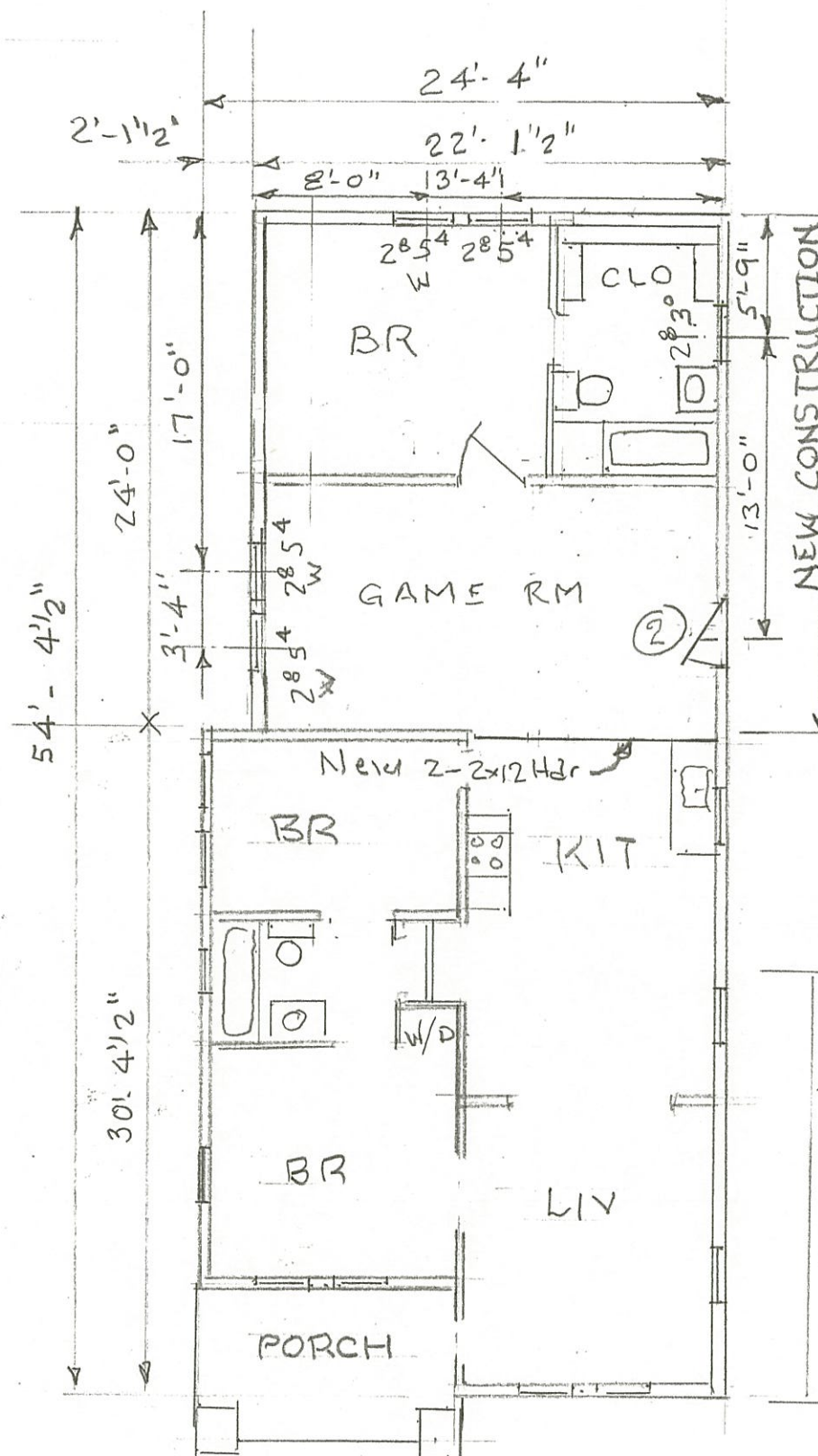
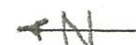
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FOUNDATION



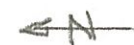
NEW CONSTR. EAST ELEV.



EXISTING

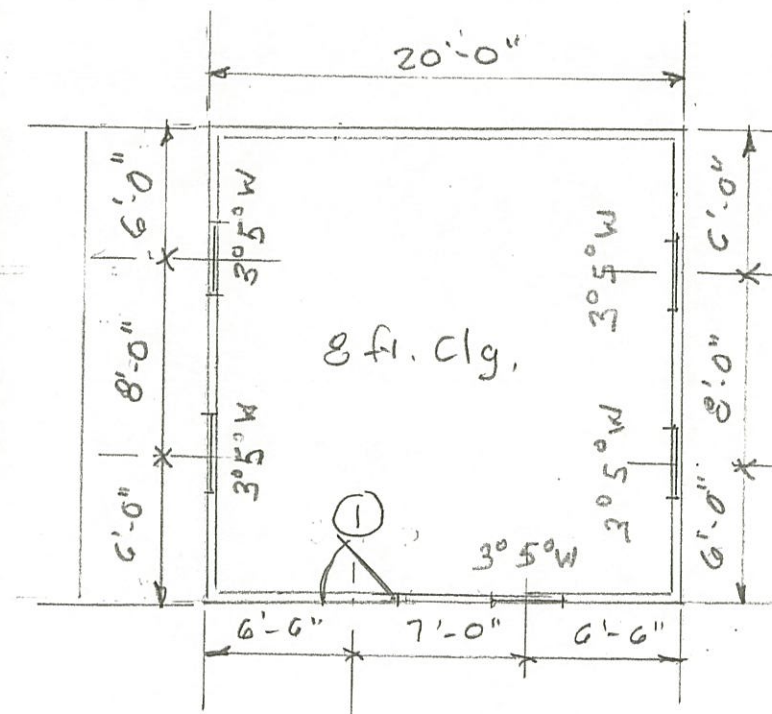


NEW PLAN



EXIST. SF = 679.02 SF
 ADD'N. SF = 531.00 SF
 TOTAL OCCUPIED SF = 1210.02
 STORAGE BLDG SF = 400
 TOTAL IMPERVIOUS SF = 1610.02

LOT SIZE = 5250 SF
 % IMPERVIOUS = 30.66
 Finish floor to match exist.
 Note: Doors and windows and frames to match exist.

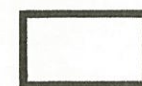


NEW STORAGE BLDG



The seal appearing on this document was authorized by Floyd L. Oliver, Jr. P.E. 37154 on: Date 7/21/2017

FLOYD OLIVER ENGINEERING LLC (F-18523)



DATE: 7/19/17
 SHEET 1 OF 5

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