HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO:	**2017-476**
ADDRESS:	411 MUNCEY
LEGAL DESCRIPTION:	NCB 1654 BLK B LOT N 50 FT OF 16
ZONING:	R-5 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Frank Telles
OWNER:	Michael and Karina Bostwick
TYPE OF WORK:	Construction of a rear and side addition, window replacement, exterior modifications, installation of new porch columns

REQUEST:

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

1. Construct a side addition to measure approximately 40 square feet.
2. Construct a rear addition to measure approximately 80 square feet, which will modify the existing roofline of the home.
3. Modify the existing fenestration on the left side of the home.
4. Install new windows on the right side of the home.
5. Replace all existing wood one over one windows with vinyl.
6. Install new front porch columns.
7. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)
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.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
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.

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.

FINDINGS:

a. The primary structure located at 411 Muncey is a 1-story single family home designed in the Craftsman style. The home features a cross gable configuration, a standing seam metal roof, and deep overhanging eaves with exposed rafter tails. The home is a contributing structure in the Dignowity Hill Historic District. The applicant is requesting approval to construct a rear addition, construct a side addition, modify the existing fenestration, install new porch columns, and replace existing one over one wood windows with box frame fixed vinyl windows. The additions will require the existing roofline to be modified.
b. SIDE ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a side addition to measure approximately 40 square feet. The location of the addition will enclose an existing doorway and result in a visual extension of the front façade to the west. Staff finds the massing generally consistent with the Guidelines, but does not find the location appropriate.
c. SIDE ADDITION: SETBACK – According to Guideline 1.A.iv, a setback or recessed area should be utilized for a new addition to provide a clear visual distinction between old and new building forms. The side addition is not set back from the primary structure's front façade. Staff finds the proposal inconsistent with the Guidelines.
d. SIDE ADDITON: ROOF FORM – The proposed addition will require the modification of the existing roof form. The proposal will incorporate a new side gable primary roof that extends above the ridgeline of the existing historic structure. According to the Historic Design Guidelines, the height of side or rear additions should be limited to the height of the original structure. Staff finds the proposal inconsistent with the Guidelines.
e. SIDE ADDITION: MATERIAL TRANSITIONS – 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. Staff finds the proposal to use woodlap siding to match the existing appropriate for the historic structure. However, this proposed addition does not utilize a clear setback strategy, and staff has not seen a proposal to visually differentiate the historic structure's material from the new addition.
f. SIDE ADDITION: ARCHITECTURAL DETAILS – Generally, additions in historic districts should be designed to reflect their time while representing the historic context of the district. Architectural details should also not visually compete with the historic structure. As noted in findings c and d, the addition does not clearly differentiate itself from the existing structure and modifies the original historic front facade. Staff does not find the proposal consistent with these Guidelines as submitted.
g. ROOF MATERIAL – The existing roofing material on the primary structure is gray composition shingles. The applicant has stated that both additions will utilize a roofing material to match the existing structure. Staff finds composition shingles to be appropriate.
h. REAR ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a rear addition to the primary structure to be approximately 80 square feet. According to the Historic Design Guidelines, additions should be located at the side or rear of the property whenever possible. Additionally, the guidelines stipulate that additions should not double the size of the primary structure. The addition is approximately one eighth the size of the overall footprint of the existing home. Staff finds massing and footprint size generally consistent with the Guidelines.
i. REAR ADDITION: SETBACK AND TRANSITIONS – 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 proposed addition is not set back from the existing structure and does not employ a material transition or small change in detail. Staff finds the proposal inconsistent with the Guidelines.
j. WINDOW OPENING REMOVAL – The proposed additions require the removal of several existing window openings, including at least three on the west elevation and one on the rear elevation. The applicant has indicated that all windows are to be replaced. Guideline 3.C.i in the Historic Design Guidelines for Additions encourages the salvage and reuse of historic materials, where possible, that will be covered or removed as a result of an addition. Staff finds the proposal inconsistent with the Guidelines.
k. INSTALLATION OF NEW WINDOWS – The applicant has proposed to install new windows on the right façade

of the home. The Historic Design Guidelines recommend avoiding new openings on the facades that engage the public right-of-way. Staff finds that the proposed windows feature proportions and configurations that are consistent with the primary structure and historic precedents in the district, but does not find the use of vinyl windows to be appropriate for the historic structure.

l. WINDOW REPLACEMENT – The applicant has proposed to replace all of the existing one over one wood windows with box frame vinyl windows. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. Staff does not find the original windows to be beyond repair. Replacement of any kind is not consistent with the Guidelines.
m. COLUMNS – According to Guideline 7.B.iv for Exterior Maintenance and Alterations, added porch elements, such as stairs and railings, should be simple as to not distract from the historic character of the building. The proposed railings and columns appear generally compatible with the style and materiality of the home, but staff has not seen dimensioned drawings that indicate the width or dimensioned details of the columns.
n. TAX CERTIFICATION – The applicant has requested Historic Tax Certification. The applicant has received administrative approval to remove vinyl siding and rehabilitate the woodlap siding beneath, replace rotted trim with in-kind materials, and repaint the exterior. Per UDC Section 35-618, the applicant has met application documentation requirements; however, the scope of work submitted for approval by the HDRC is inconsistent with the Guidelines.

RECOMMENDATION:

Item 1, Staff does not recommend approval of the side addition based on findings a through g.

Item 2, Staff does not recommend approval of the rear addition based on findings g through i. Staff finds that the general footprint is appropriate, but finds that the modified roofline needs to be subordinate to the primary historic roofline. with

Item 3, Staff does not recommend the modification of the existing left window openings based on finding j.

Item 4, Staff recommends approval of the new window opening installations on the right façade of the home based on finding k with the following stipulations:

i. That the applicant installs new wood windows in lieu of the proposed vinyl. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

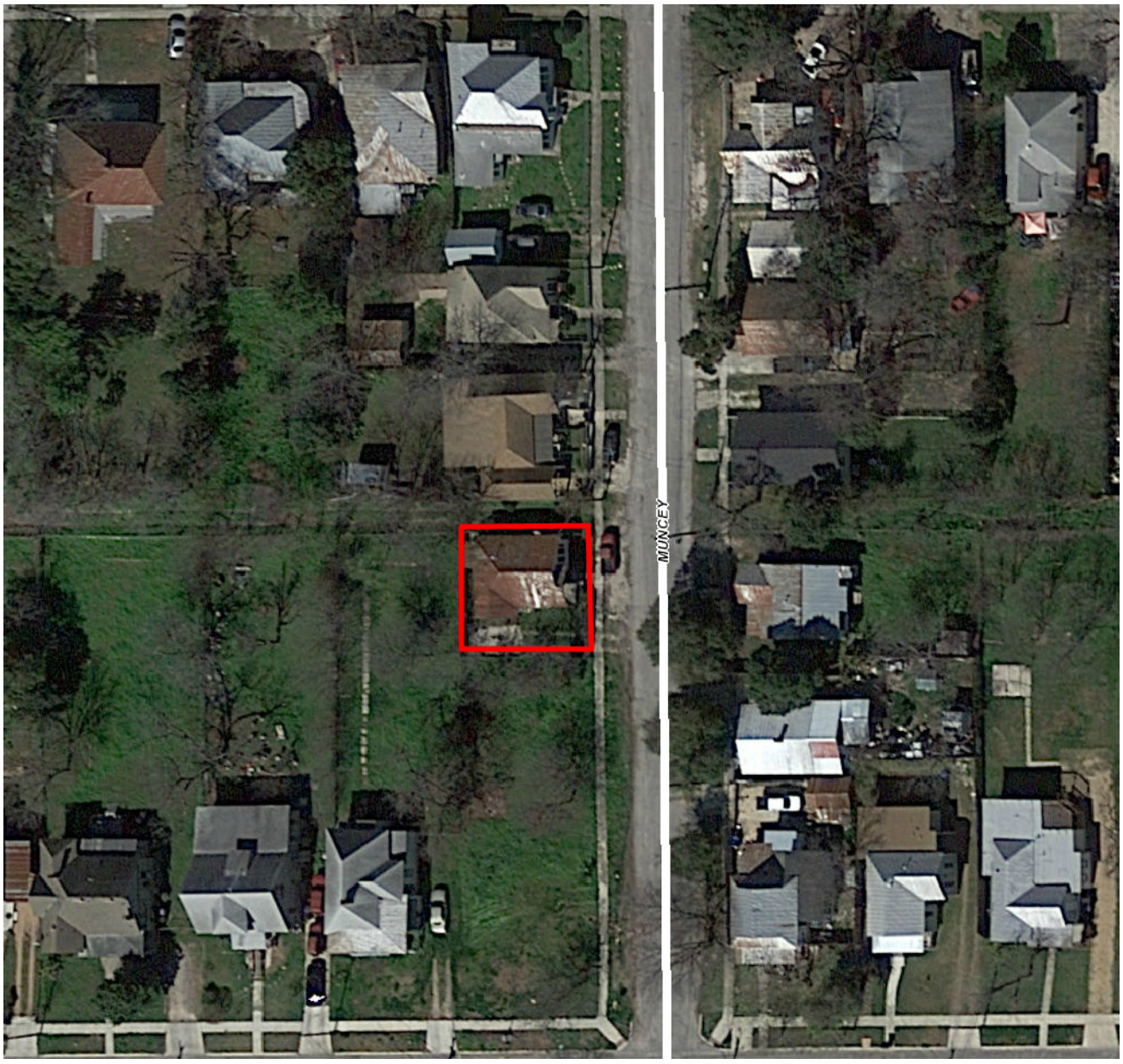
Item 5, Staff does not recommend approval of the window replacement based on finding l. Staff recommends that the applicant restore the existing windows in place. If there are windows deteriorated beyond repair, staff recommends that the applicant submits a window schedule that indicates which existing wood windows are deteriorated beyond repair and which are repairable to staff for review and approval. If staff determines a window to be deteriorated beyond repair, staff recommends that the applicant install double-hung, one-over-one wood windows. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

Item 6, Staff recommends approval of the new columns based on finding n with the stipulation that the applicant submits final measured drawings to staff for review and approval.

Item 7, If the HDRC approves the scope of work, then staff recommends approval of Historic Tax Certification.

CASE MANAGER:

Stephanie Phillips



N

Flex Viewer

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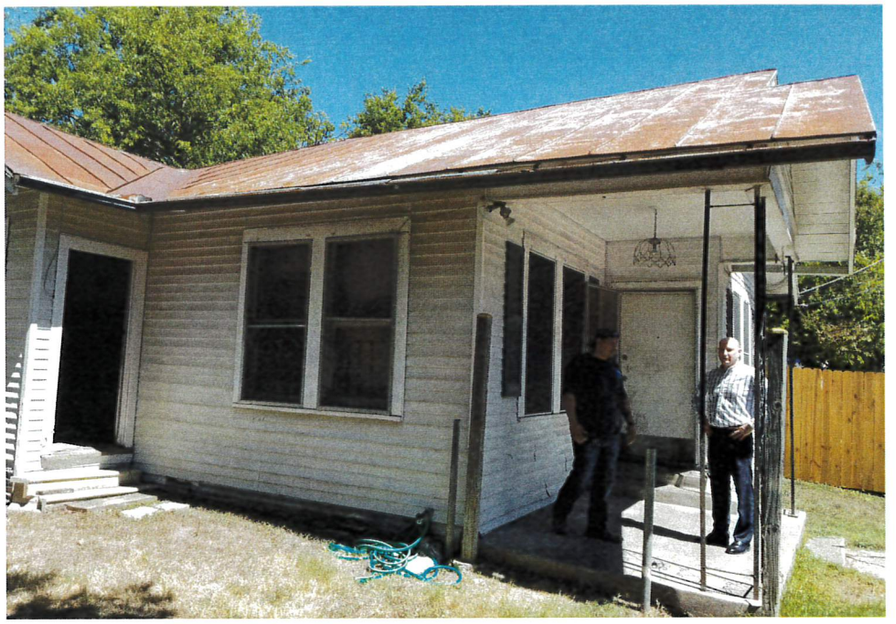
Printed:Sep 13, 2017

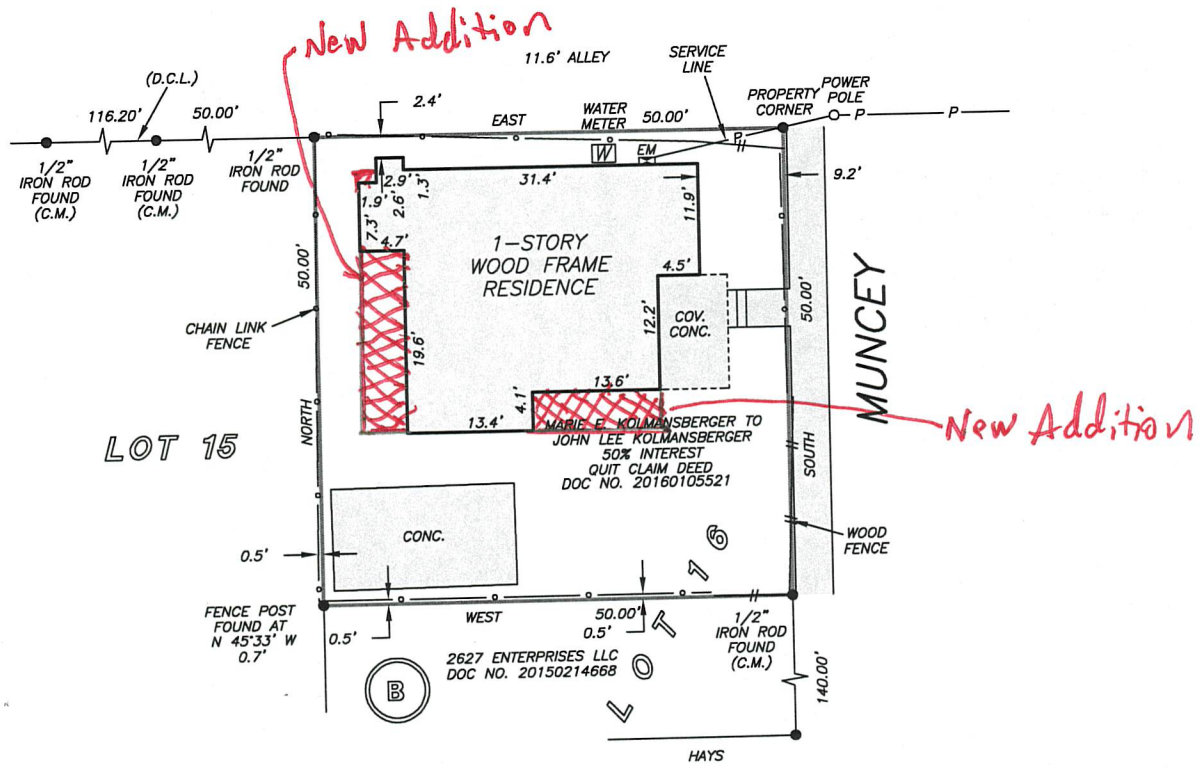


GF NO. 2255626–SA30 FIRST AMERICAN TITLE
ADDRESS: 411 MUNCEY
SAN ANTONIO, TEXAS 78202
BORROWER: MICHAEL T. BOSTWICK AND
KARINA BOSTWICK

THE NORTH 50 FEET LOT 16, BLOCK B
NEW CITY BLOCK 1654

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

SCALE: 1" = 20'



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48029C 0415 G
MAP REVISION: 09/29/2010
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: ASSUMED SOUTH ALONG MUNCEY, B.C.M.R.

DRAWN BY: AC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

PATRICK TREWITT
PROFESSIONAL LAND SURVEYOR
NO. 5677
JOB NO. SA2017–02136
JULY 18, 2017

STATE OF TEXAS
REGISTERED
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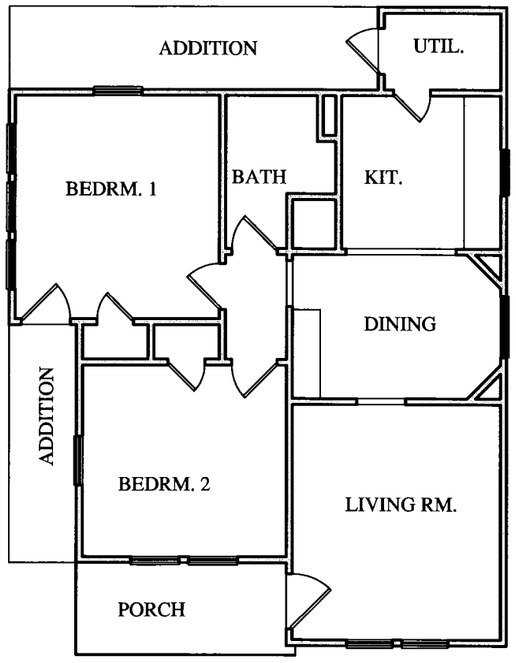
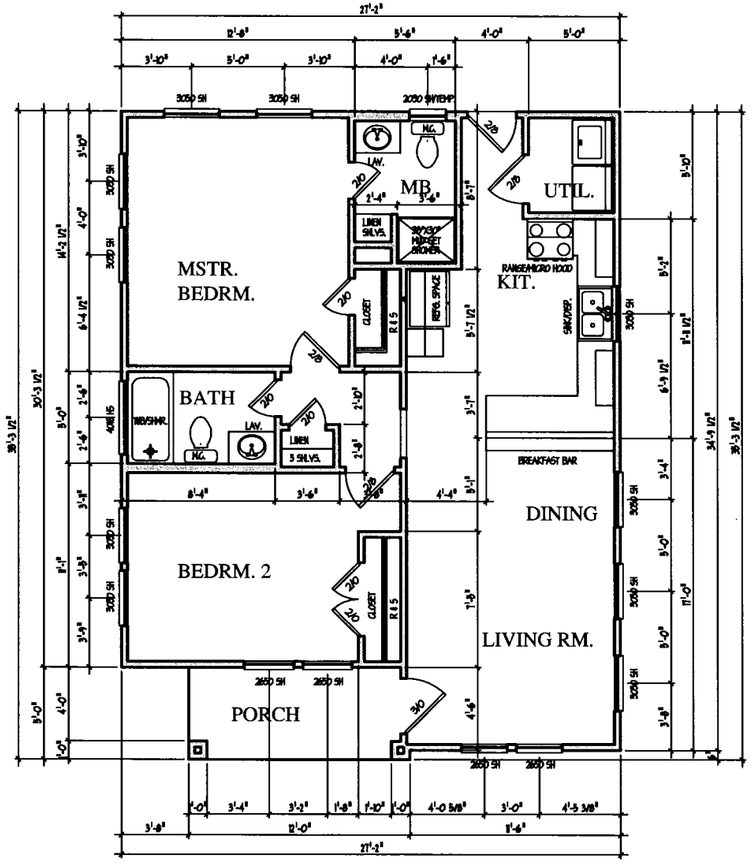


EXISTING
FLOOR PLAN
SCALE: 1/8" = 1'-0" FOR 10X17 SHEET
SCALE: 1/4" = 1'-0" FOR 22X34 SHEET



REMODEL
FLOOR PLAN
SCALE: 1/8" = 1'-0" FOR 10X17 SHEET
SCALE: 1/4" = 1'-0" FOR 22X34 SHEET

FRANK TELLES BUILDER SERVICES
Phone 210.400.5617
frank.telles@gmail.com

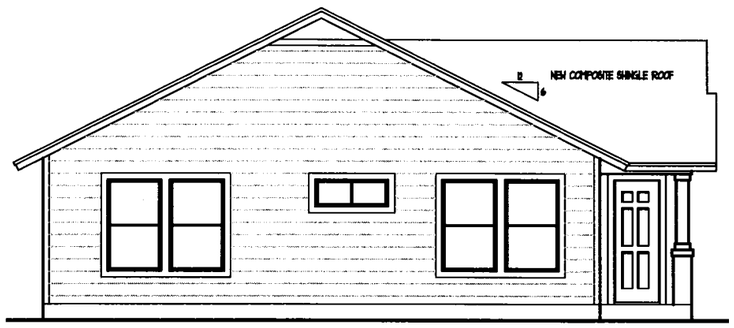
NOTES

CUSTOM REMODEL PLAN FOR:
411 MUNCEY
BOSTWICK RESIDENCE

PLAN NO.
-
08/30/17

SHEET

A-1



LEFT ELEVATION

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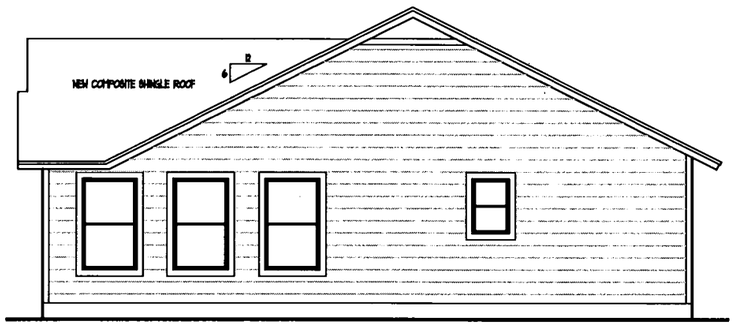
SCALE: 1/4" = 1'-0" FOR 22"X34" SHEET



RIGHT ELEVATION

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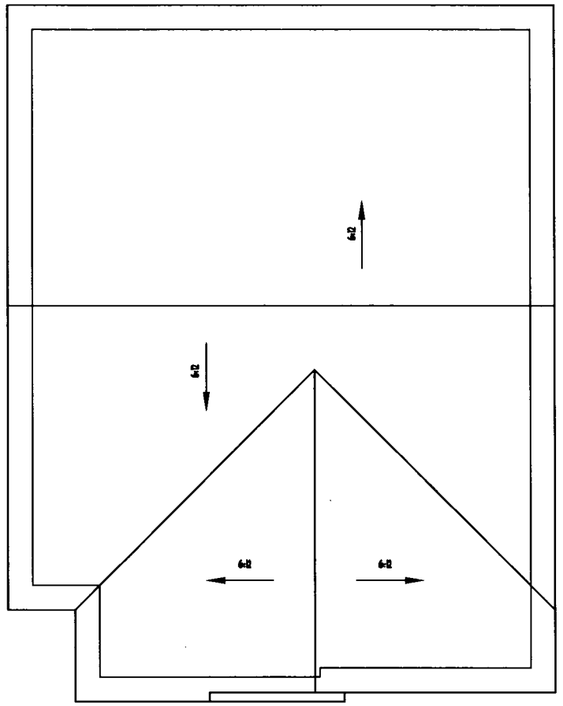
SCALE: 1/4" = 1'-0" FOR 22"X34" SHEET



ROOF PLAN

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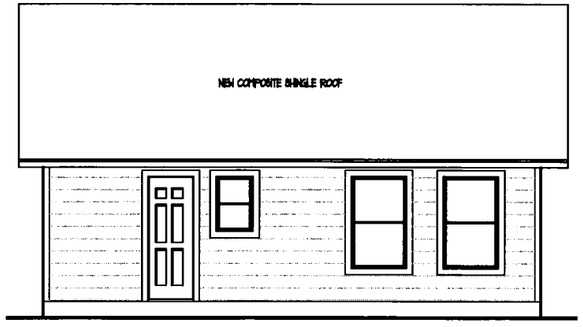

REAR ELEVATION

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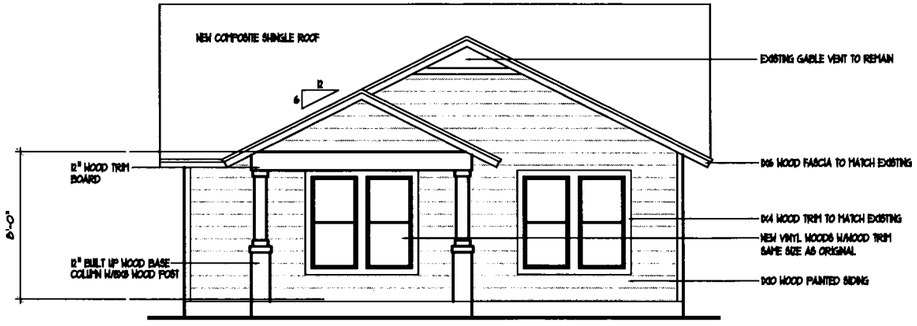

FRONT ELEVATION

SCALE: 1/8" = 1'-0" FOR 11"X17" SHEET
SCALE: 1/4" = 1'-0" FOR 22"X34" SHEET

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Phone 210.400.5617
frank.telles@gmail.com

NOTES

CUSTOM REMODEL PLAN FOR:

411 MUNCEY
BOSTWICK RESIDENCE

PLAN NO.
-
08/30/17

SHEET

A-2

materials to be used

4

Superior Demo & Remo...
to Michael
8:28 AM View details

Will be using 105 lap siding.
Treated cedar wood for the patio
3-tab 25 year OC shingles
Worldly gray exterior paint with white trim**
subject to change
1 by 4 wood trim around windows and doors
exterior

Show quoted text

Frank Telles 10:05 AM
Please see updated plans. Time is
ticking I need the material specs ASAP!

Superior Demo & Remo...
to Frank