

## HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

**HDRC CASE NO:** 2017-563  
**ADDRESS:** 511 N MONUMENTAL  
**LEGAL DESCRIPTION:** NCB 1370 BLK 2 LOT 34  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Mario Herrera  
**OWNER:** 4 Sixty Group, LLC  
**TYPE OF WORK:** Construction of a rear addition  
**APPLICATION RECEIVED:** October 19, 2017  
**60-DAY REVIEW:** December 18, 2017

### REQUEST:

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

1. Perform rehabilitative scopes of work including the repair of existing wood windows and the repair of existing wood siding.
2. Install a standing seam metal roof to replace the existing asphalt shingle roof.
3. Install a new porch column to replace an existing wrought iron column.
4. Construct a rear addition to feature approximately 105 square feet.
5. Remove the street facing front porch door.

### APPLICABLE CITATIONS:

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

#### 1. Materials: Woodwork

##### A. MAINTENANCE (PRESERVATION)

- i. Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
- v. Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- 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

## A. MAINTENANCE (PRESERVATION)

*i. Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

## B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

*ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

*iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

*iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

*v. Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

*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.

*vii. Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

## 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.

*ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

*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.

*v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

*i. Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

*ii. Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

*iii. Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

*ii. Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to

side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

*iii. Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

*iv. Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

*v. Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

### *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.

##### 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 historic structure located at 511 N Monumental was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure features traditional architectural elements including a high pitch hipped roof, an inset front porch, two front porch doors and original wood windows. At this time, the applicant has proposed a scope of work that includes repair, exterior modifications, roofing and the construction of a rear addition.
- b. REHABILITATION – The applicant has proposed to repair and paint the existing wood siding and repair the original wood windows to match the existing. This is consistent with the Guidelines for Exterior Maintenance and Alterations. A 1994 Survey photo notes slightly flared foundation skirting. The applicant should match this detail.
- c. ROOFING – The applicant has noted the installation of a standing seam metal roof to replace the existing, asphalt shingle roof. Per the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should be installed on structures that historically featured metal roofs. Staff finds the proposed roof to be architecturally appropriate for the architecture style of the historic structure. The roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be used.
- d. COLUMN INSTALLATION – The applicant has proposed to install a new wood column to replace an existing, non-original wrought iron column. The Guidelines for Exterior Maintenance and Alterations 7.B.iii. notes that replacement elements, such as columns should be compatible in scale, massing and detail with the original while materials should match in color, texture, dimensions and finish. A square column that does not exceed six inches square that features both a capital and base should be used. The column should be wood and should not feature composite materials.
- e. FRONT DOOR REMOVAL – The structure features two original front porch doors, one of which still features a transom window. The applicant has proposed to remove the street facing front porch door and install a window in its opening. Two front porch doors are vernacular to San Antonio, are found on Folk Victorian, traditional and Craftsman structures. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved. Staff finds the removal of the street facing front porch door to be inconsistent with the Guidelines. The door as well as transom window should remain as originally installed.
- f. REAR ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct an addition to feature approximately 105 square feet. 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. Per the application documents, the applicant has proposed to modify the existing ridgeline from a narrow street facing ridgeline to a ridgeline that is perpendicular to the street. Staff does not find this appropriate. The historic roof structure should remain while the proposed addition's roof should be subordinate to that of the primary historic structure. The applicant has not proposed a wall inset; however, the applicant has proposed a vertical trim piece and to match the siding of the primary structure.
- g. SCALE, MASS & FORM – Regarding scale, massing and form, the applicant has proposed an addition that

generally features a footprint and height that is appropriate and consistent with the Guidelines; however, staff finds that the proposed roof should not alter that of the historic structure.

- h. **MATERIALS** – The applicant has proposed materials that include a standing seam metal roof, wood siding to match that of the primary historic structure, wood windows, wood steps and a new windows. The proposed new windows should feature a wood frame and 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.
- i. **ARCHITECTURAL DETAILS** – As noted in finding f, the existing roof form should not be modified to accommodate the proposed addition. The proposed addition should feature a roof that is easily distinguishable from that of the historic structure. A hipped roof that ties into the existing roof without modifying the original profile is appropriate.
- j. **HISTORIC TAX CERTIFICATION** – The applicant has not requested Historic Tax Certification at this time. Staff encourages the applicant to explore the local tax exemption for substantial rehabilitation which provides a ten year tax incentive.

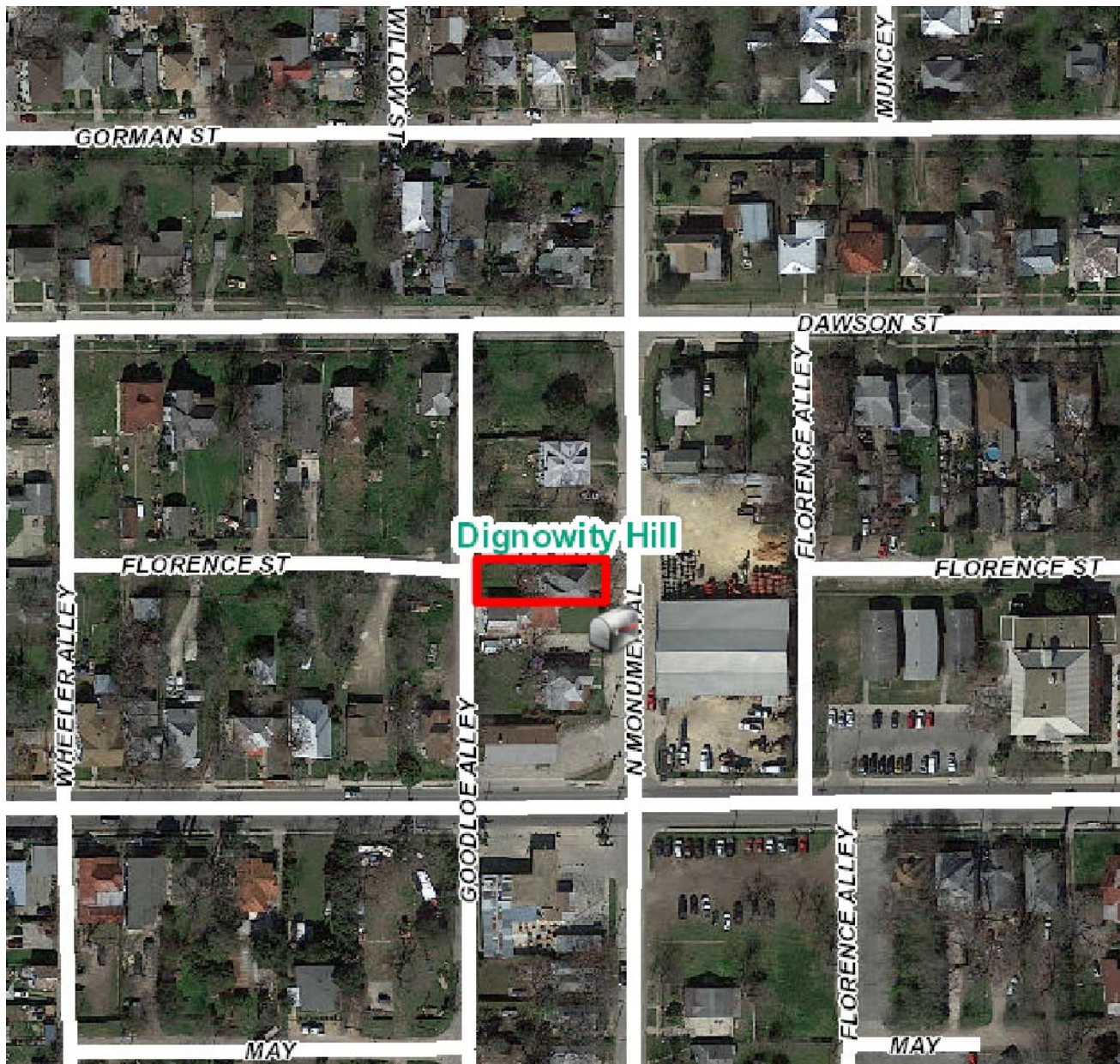
#### **RECOMMENDATION:**

- 1. Staff recommends approval of item #1, the repair to wood siding, wood windows and painting based on finding b with the stipulation that foundation skirting be installed to match that shown in the 1994 survey photo.
- 2. Staff recommends approval of item #2, the installation of a standing seam metal roof based on finding c with the stipulations that the roof feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be used.
- 3. Staff recommends approval of item #3, the installation of a wood porch column based on finding d with the stipulation that the column be six inches square, feature capital and base trim and be constructed of wood. A detail must be submitted to staff for approval.
- 4. Staff does not recommend approval of item #4, the rear addition as currently proposed based on findings f and i. While the proposed footprint and materials are appropriate, the proposed roof form modifies that of the primary historic structure, which is not consistent with the Guidelines. Staff finds that a subordinate roof form that does not modify the existing roof form would be appropriate.
- 5. Staff does not recommend approval of item #5, the removal of the street facing door opening based on finding e. Staff recommends that this opening along with the transom window remain.

#### **CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Nov 03, 2017

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511 North  
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1994 PHOTO

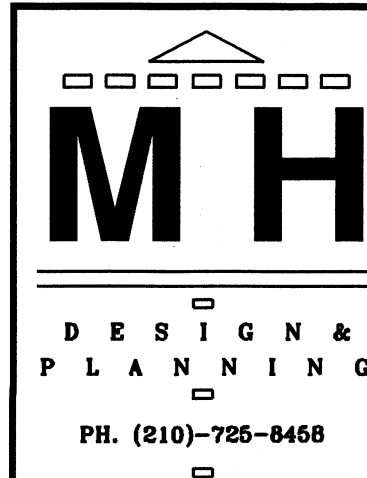
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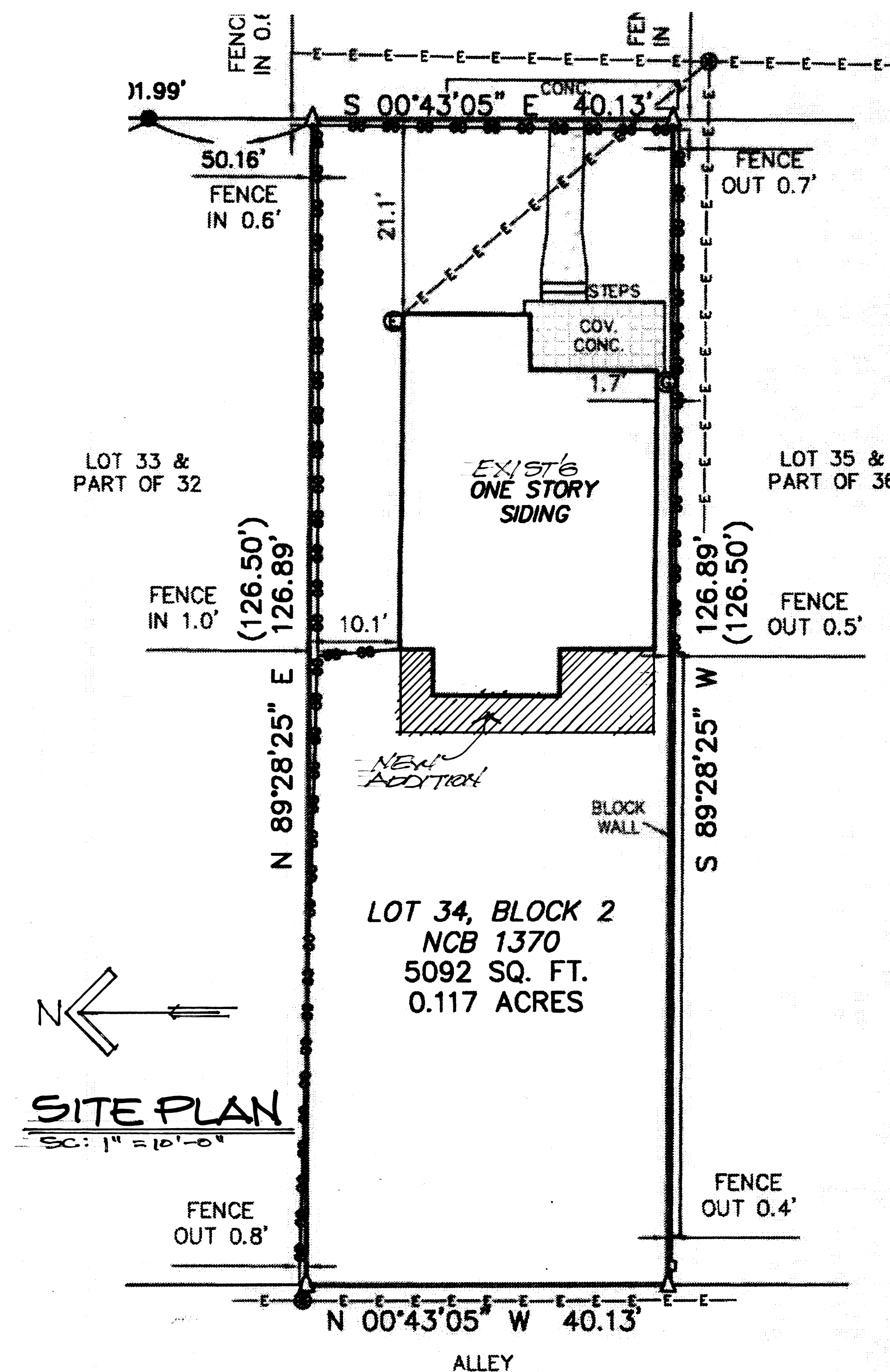
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4 SIXTY GROUP, LLC.  
511 E. MONUMENTAL, SAN ANTONIO, TX.

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DRAWN:	M.H.
CHECKED BY:	M.H.

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4 SIXTY GROUP, LLC.  
511 E. MONUMENTAL, SAN ANTONIO, TX.

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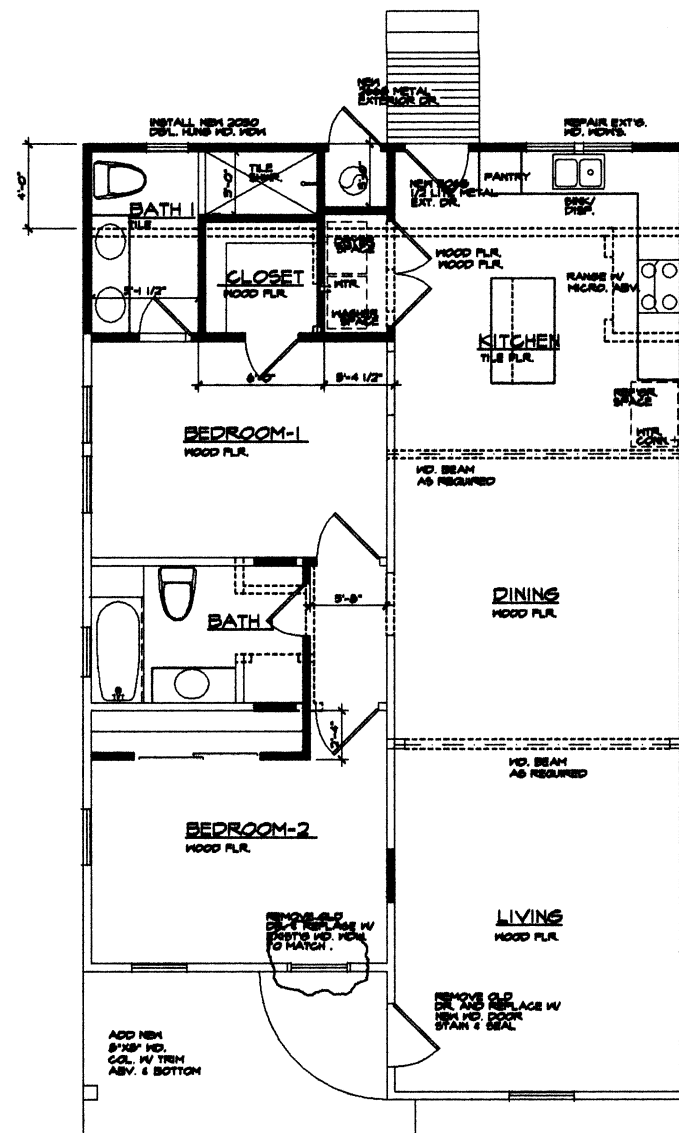
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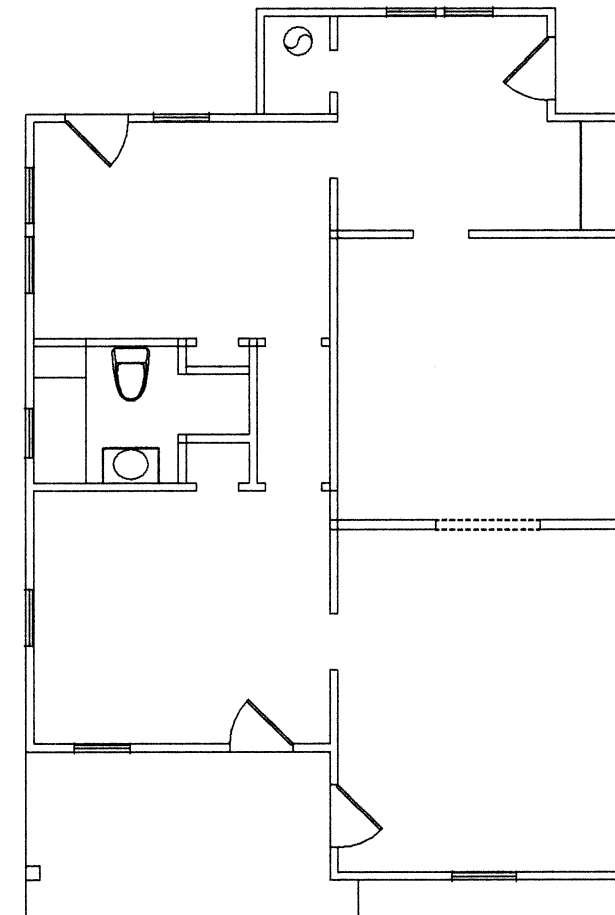
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# NEW FLOOR PLAN

SCALE: 1/4" = 1'-0"

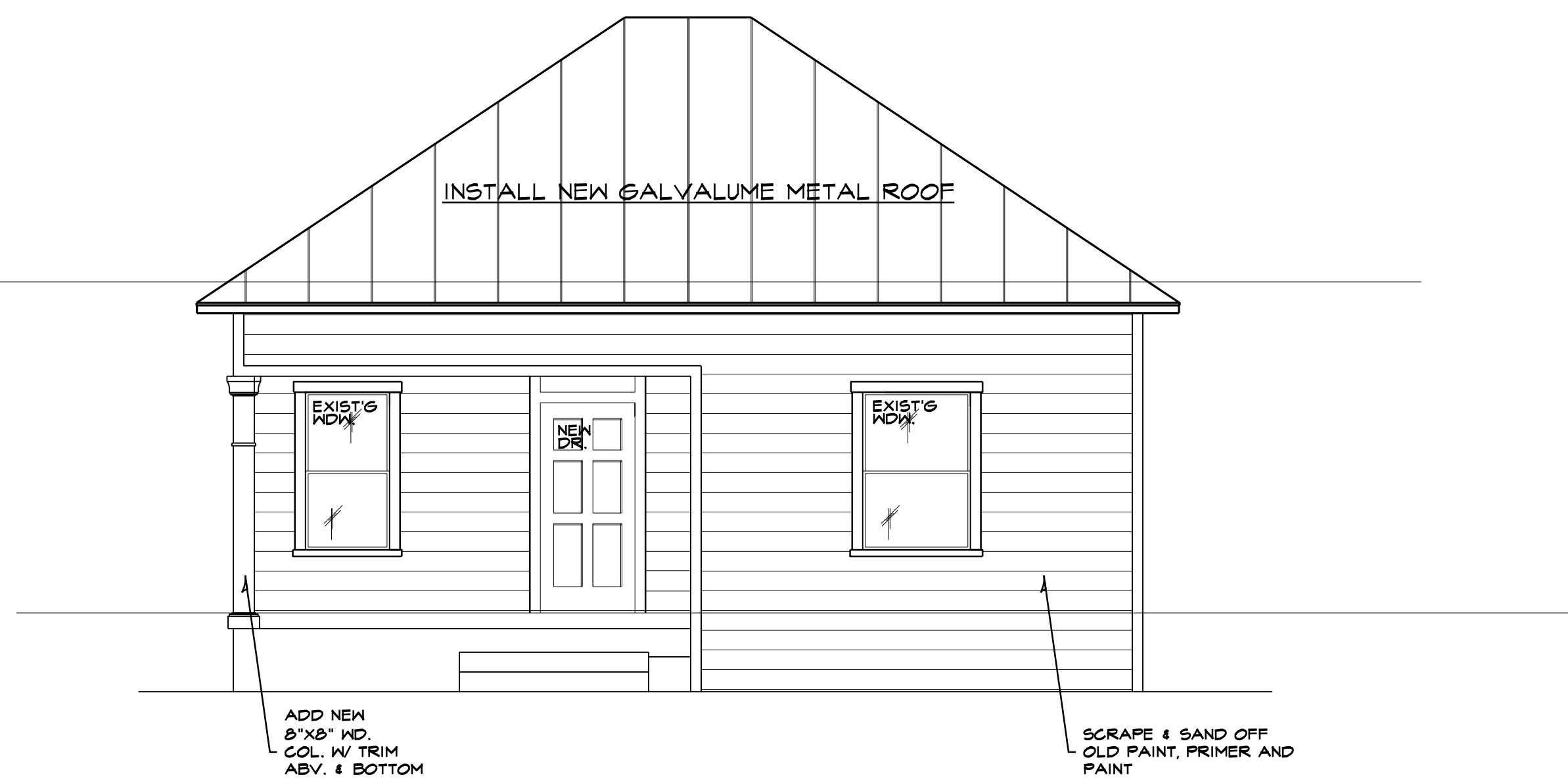


# EXISTING FLOOR PLAN

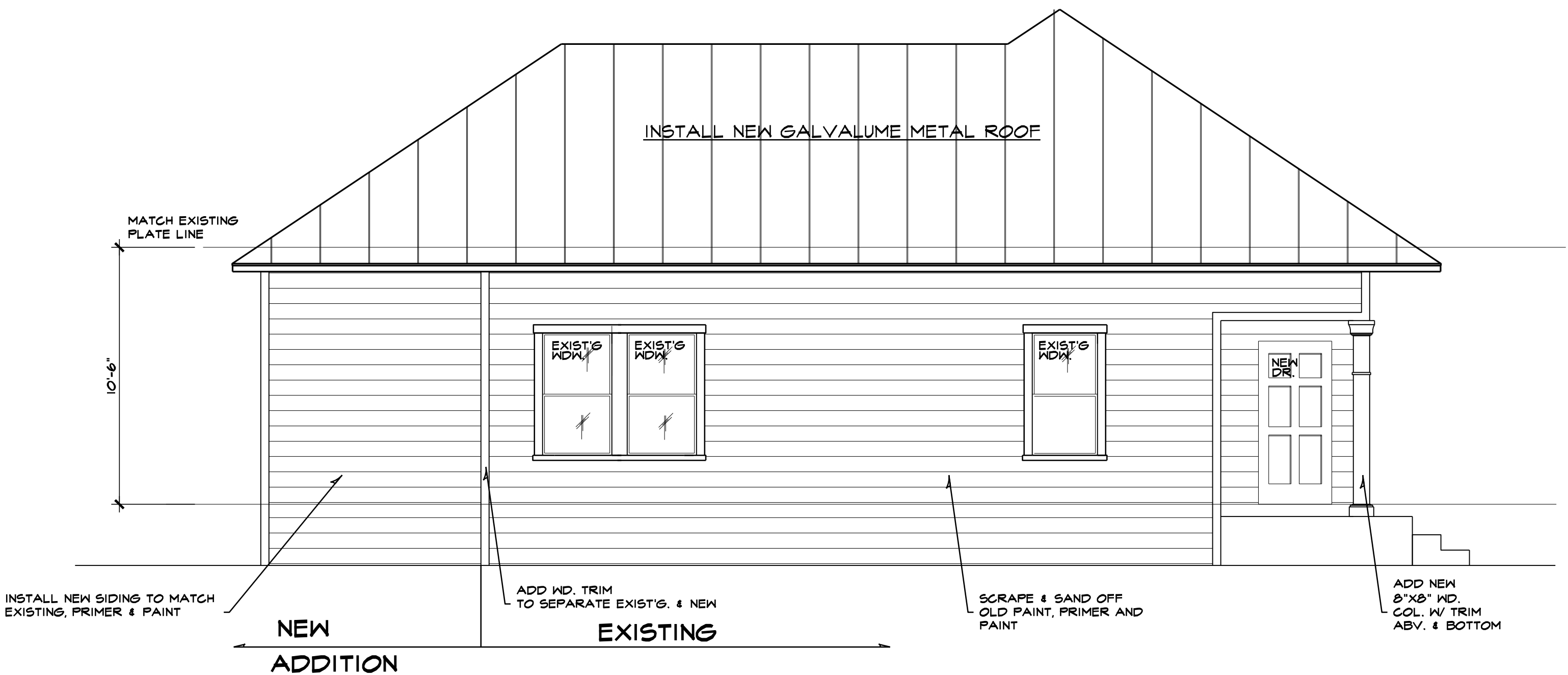
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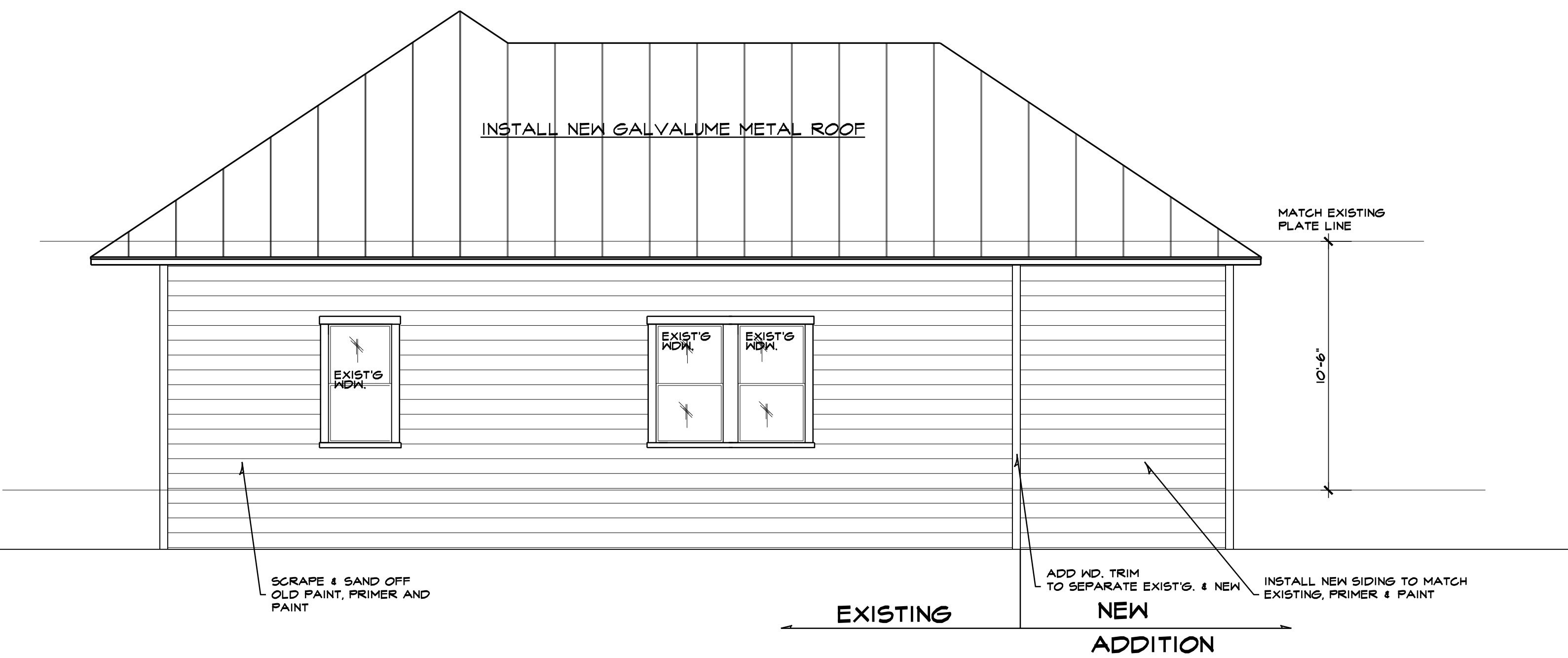
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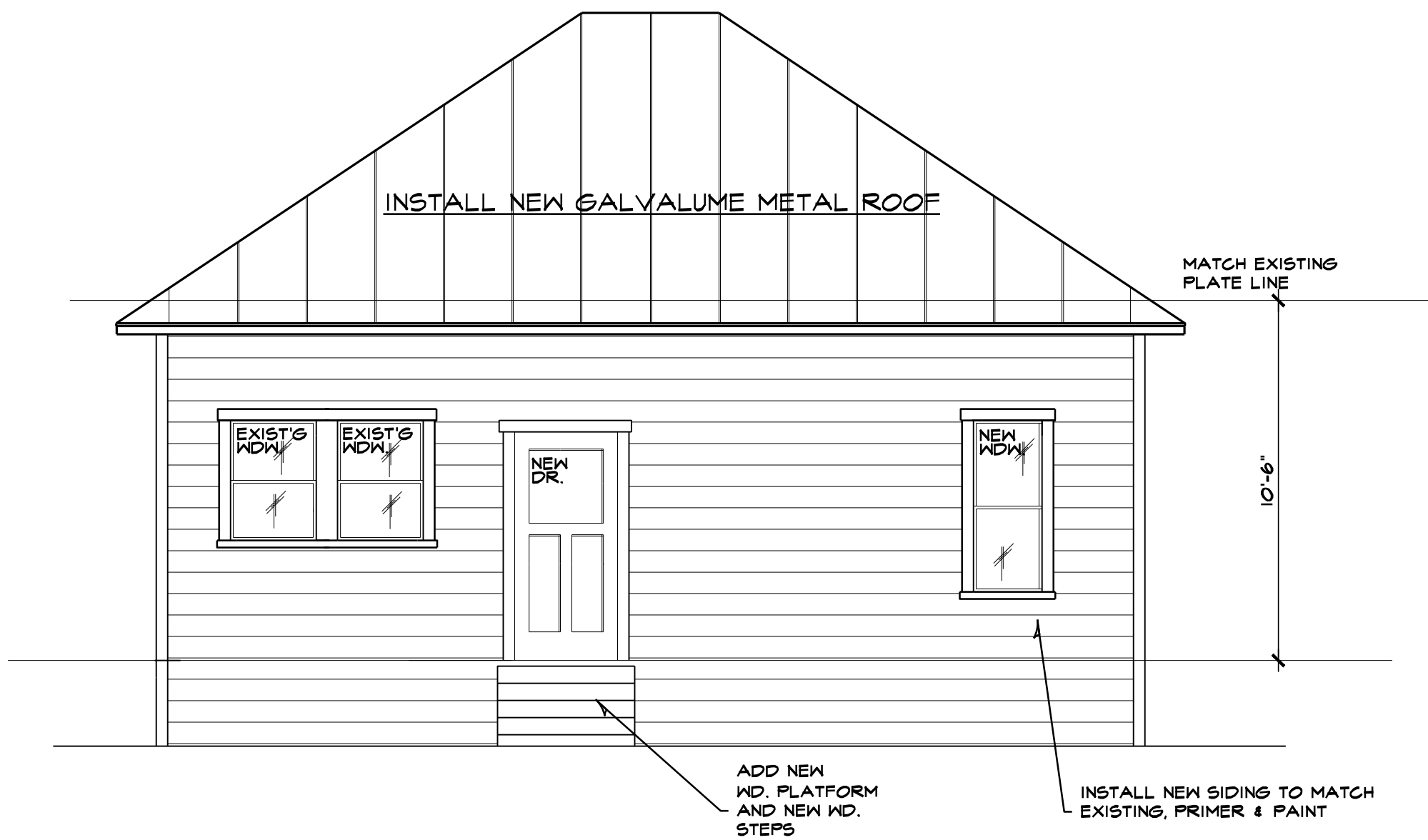
FRONT ELEVATION  
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LEFT SIDE ELEVATION  
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RIGHT SIDE ELEVATION  
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REAR ELEVATION  
SCALE: 1/4" = 1'-0"

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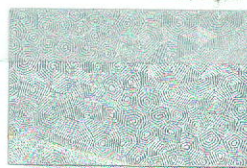
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