

HISTORIC AND DESIGN REVIEW COMMISSION

April 18, 2018

HDRC CASE NO: 2018-157
ADDRESS: 319 W HOLLYWOOD AVE
LEGAL DESCRIPTION: NCB 6460 BLK 11 LOT 13, 14 & 15
ZONING: R-5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Kimberly Gilbert
OWNER: Phil & Linda Hardberger
TYPE OF WORK: Construction of a rear screened porch
APPLICATION RECEIVED: March 30, 2018
60-DAY REVIEW: May 29, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear screened porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original

screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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 Alterations 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.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document

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.

FINDINGS:

- a. The primary structure located at 319 W Hollywood is a 2-story single family home constructed in 1925 in the

Spanish Eclectic style. The home was designed by prolific San Antonio architect Frost W. Carvel. The house features an asymmetrical front porch with Tuscan columns, several pairs of ganged double hung wood windows, and a terra cotta barrel tile roof. The structure is contributing to the Monte Vista Historic District. The applicant is requesting approval to construct a 1-story screened porch at the rear of the structure.

- b. **MASSING AND FOOTPRINT** – The applicant has proposed to construct a rear screened porch within the footprint of an existing rear patio. Presently, a non-original wood trellis occupies the space, which will be removed. According to the Historic Design Guidelines, additions should not double the size of the primary structure and should be subordinate to the existing structure. Staff finds the proposal consistent with the Guidelines.
- c. **ROOF** – The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the principal structure. The addition should be subordinate to the primary structure and should never be so contrasting as to overwhelm or distract from the existing structure. The proposal is a full story shorter than the primary structure and employs a simple shed roof that is subordinate to the historic barrel tile roofline. Staff finds the proposal consistent with the Guidelines and appropriate for the structure given its scale and location.
- d. **ROOF MATERIAL** – The applicant has proposed to install a metal roof on the proposed porch. Staff finds the proposal appropriate with the stipulations listed in the recommendation.
- a. **WINDOWS AND DOORS** – According to the Historic Design Guidelines, new windows and openings should respond to the proportions that exist on the primary structure. Staff finds the proposal consistent with the Guidelines.
- e. **FAÇADE MATERIAL** – The applicant has proposed to utilize pressure treated lumber, cedar railings, cedar roof and wall framing with 6x6” support posts, cedar skirting, and metal screening with an extruded aluminum frame in bronze. Staff finds these materials generally appropriate with the stipulations listed in the recommendation.
- f. **TRANSITIONS BETWEEN OLD AND NEW** – According to Guideline 2.A.v for Additions, additions should provide a clear visual distinction between old and new building forms through materials, an inset in footprint, and/or design details. The proposed rear porch can be clearly interpreted as new while respecting the existing structure. Staff finds the proposal consistent.
- b. **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 features simplified architectural details that are appropriate for the rear location of the home.
- g. **TRANSOM REMOVAL** – The proposed new screened porch will require the removal of an existing transom above a rear door. The shed awning above the transom and door, which features barrel tiles that match the primary roofline, will be retained. The existing openings on the rear of the structure, which include two pairs of French doors and a set of ganged windows, will also remain. Staff finds that the retention of the windows, doors, and awning is appropriate and that the removal of the existing transom will not negatively affect the significance or architectural detailing of the home.

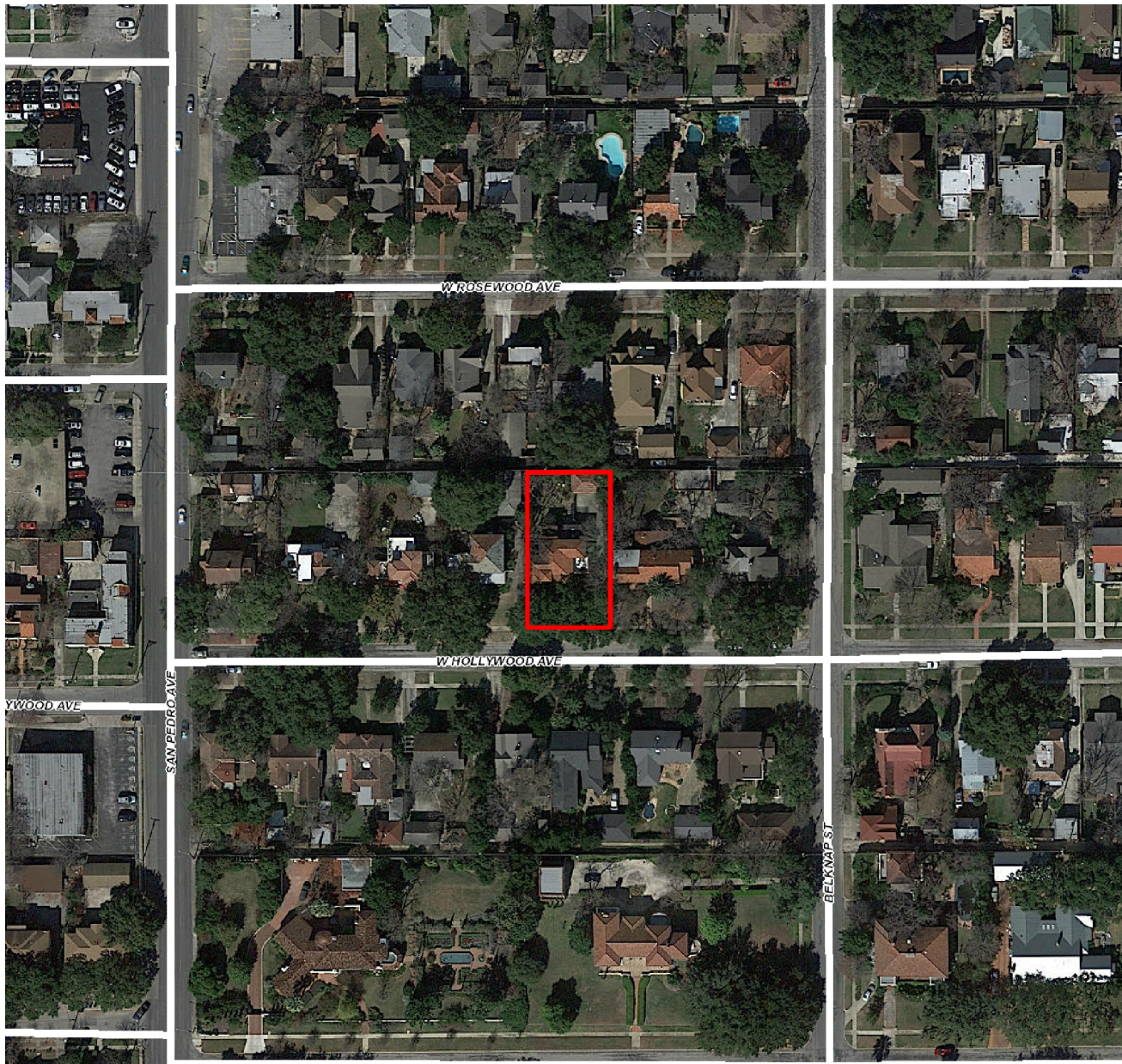
RECOMMENDATION:

Staff recommends approval of the construction of a rear screened porch based on findings a through g with the following stipulations:

- i. That the applicant submits updated drawings that indicate the retention of the existing awning.
- ii. That the applicant submits all material specifications to staff, including the aluminum frame, composite deck flooring, and metal screening to staff for review and approval prior to receiving a Certificate of Appropriateness. The tint of the screens should closely match those used historically.
- iii. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 11, 2018

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Apr 13, 2018 at 11:55:38 AM
318 W Hollywood Ave
San Antonio TX 78212
United States



CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 319 W HOLLYWOOD
REQUEST: AVE
Construction of a rear screened
porch

HEARING April 18, 2018
DATE: at 3:00 PM

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO
If you have any questions or concerns, please call (210) 207-0035 or email info@sapreservation.com
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Hardberger Residence
319 W. Hollywood
street view



Back garden view



Driveway view

Hardberger Residence

319 W. Hollywood

Linda & Phil Hardberger Residence**319 W. Hollywood****Project description**

This project entails the new construction of a screened porch in place of an existing deck and arbor. The new porch footprint is identical to the existing deck footprint. The porch will be constructed of wood framing with metal screening, partial wood siding, wood skirting, a metal shed roof with exposed rafters and composite deck flooring. The wood type will be stained cedar.

Project materials

Supporting deck structure of pressure treated lumber

Cedar Deck, Railing, and Benches, stained.

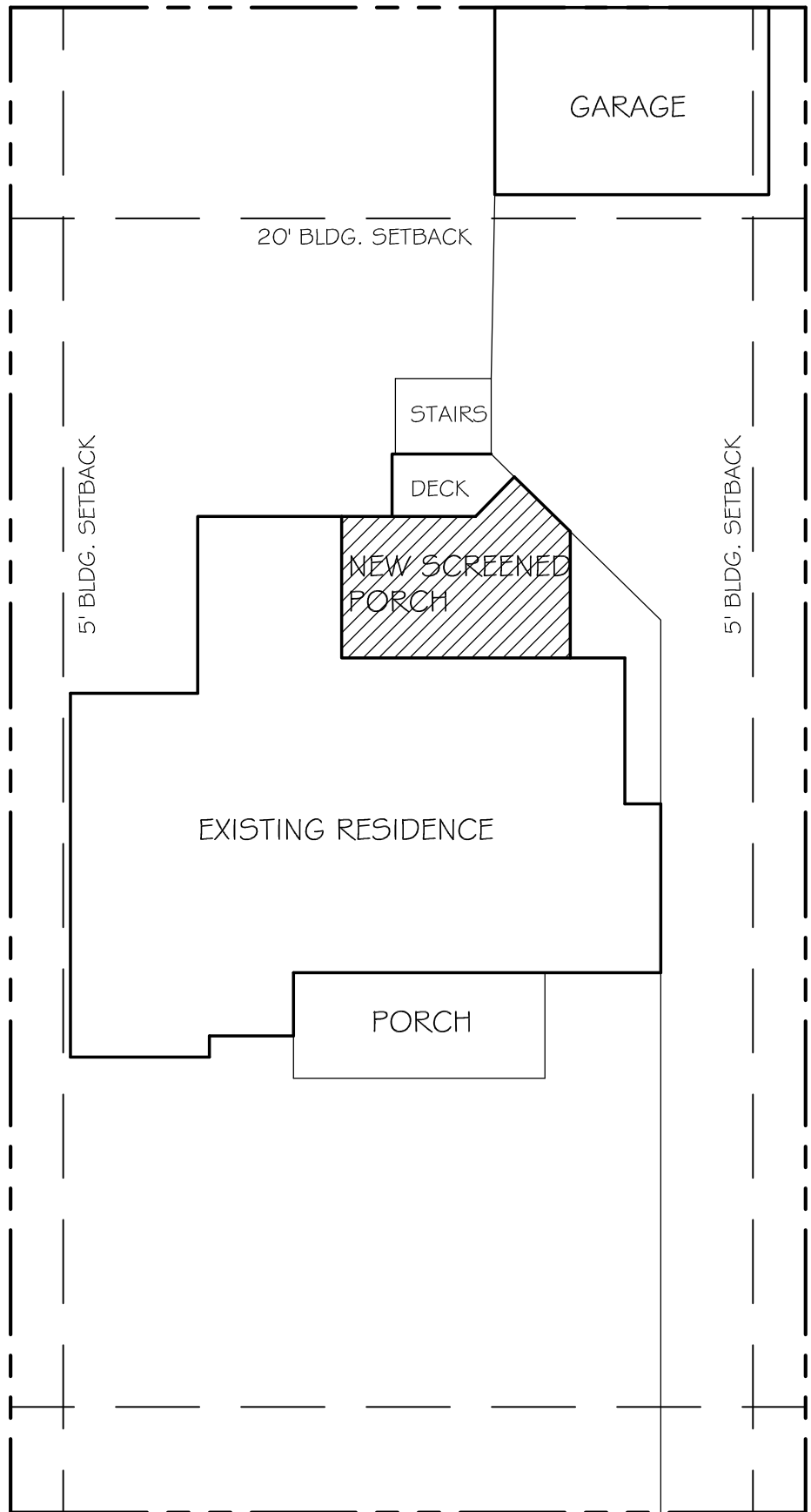
Composite deck flooring

Cedar (stained) Roof and wall framing with Fascia and 6 x 6 Support Posts

Cedar (stained) skirting

Metal shed roof system tied to existing Home

Metal screening with Extruded Aluminum Frame in Bronze



SCREENED PORCH SITE PLAN

NTS

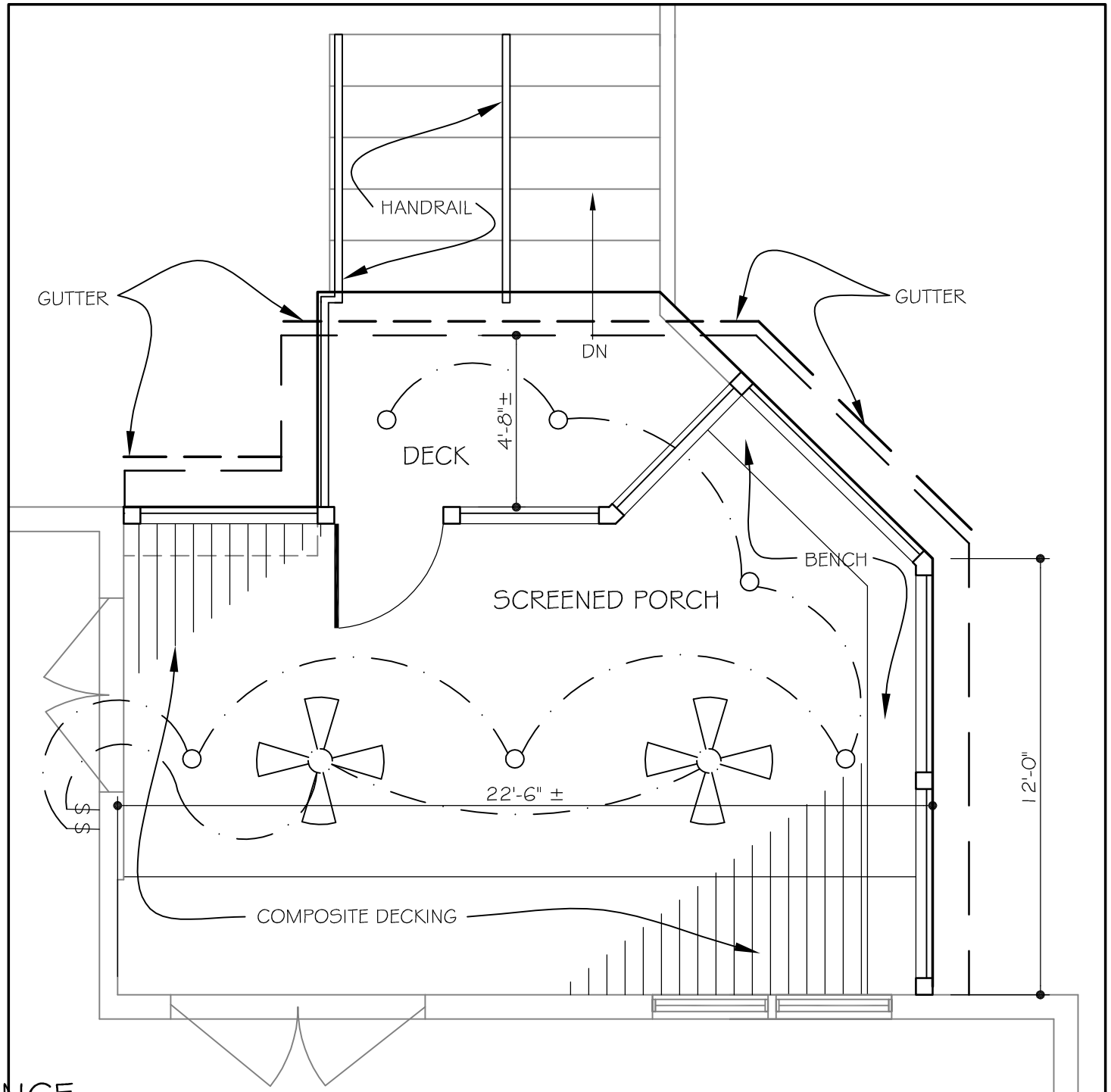
HARDBERGER RESIDENCE
319 W. HOLLYWOOD

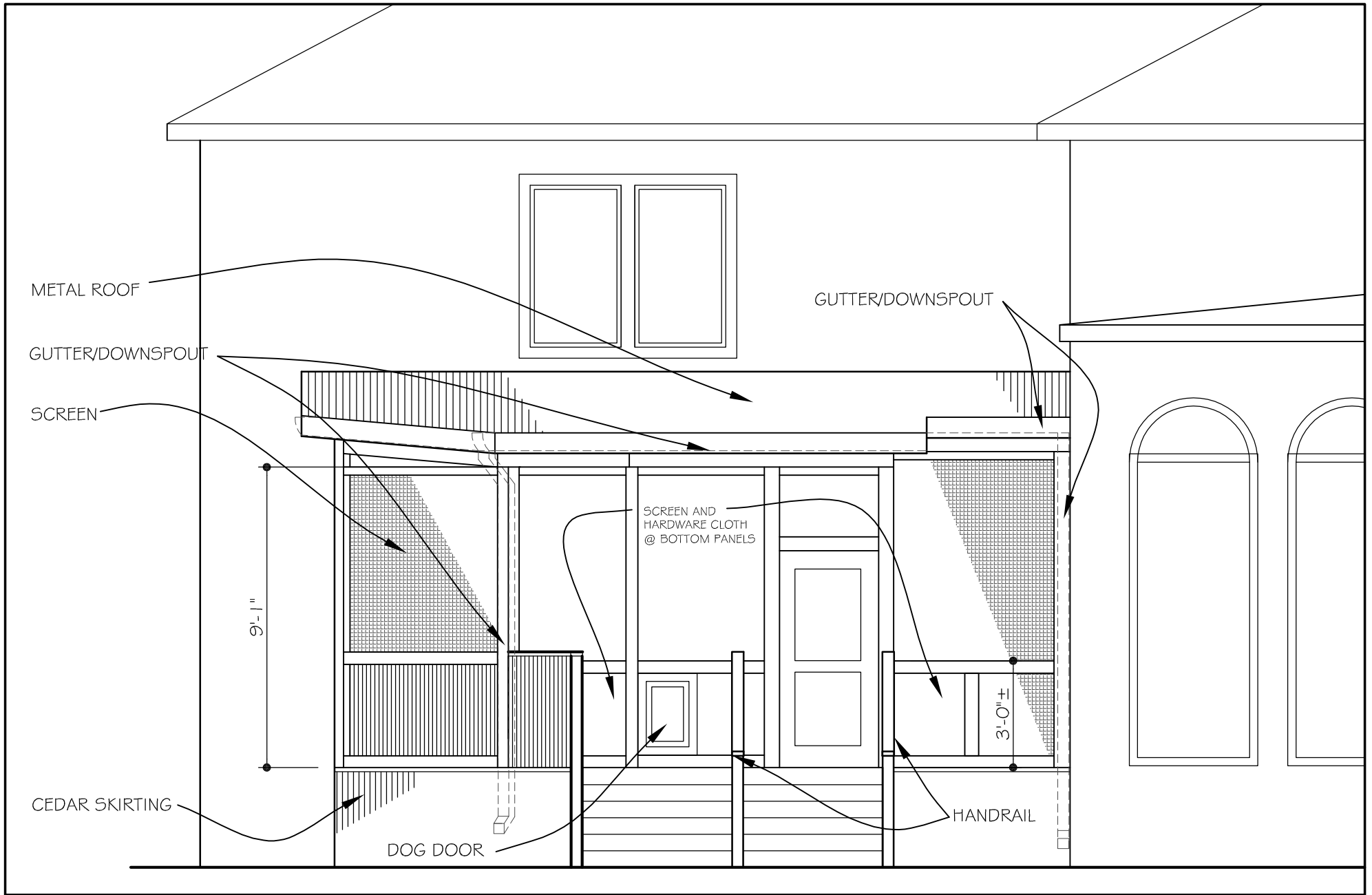


SCREENED PORCH FLOOR PLAN

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

HARDBERGER RESIDENCE
319 W. HOLLYWOOD

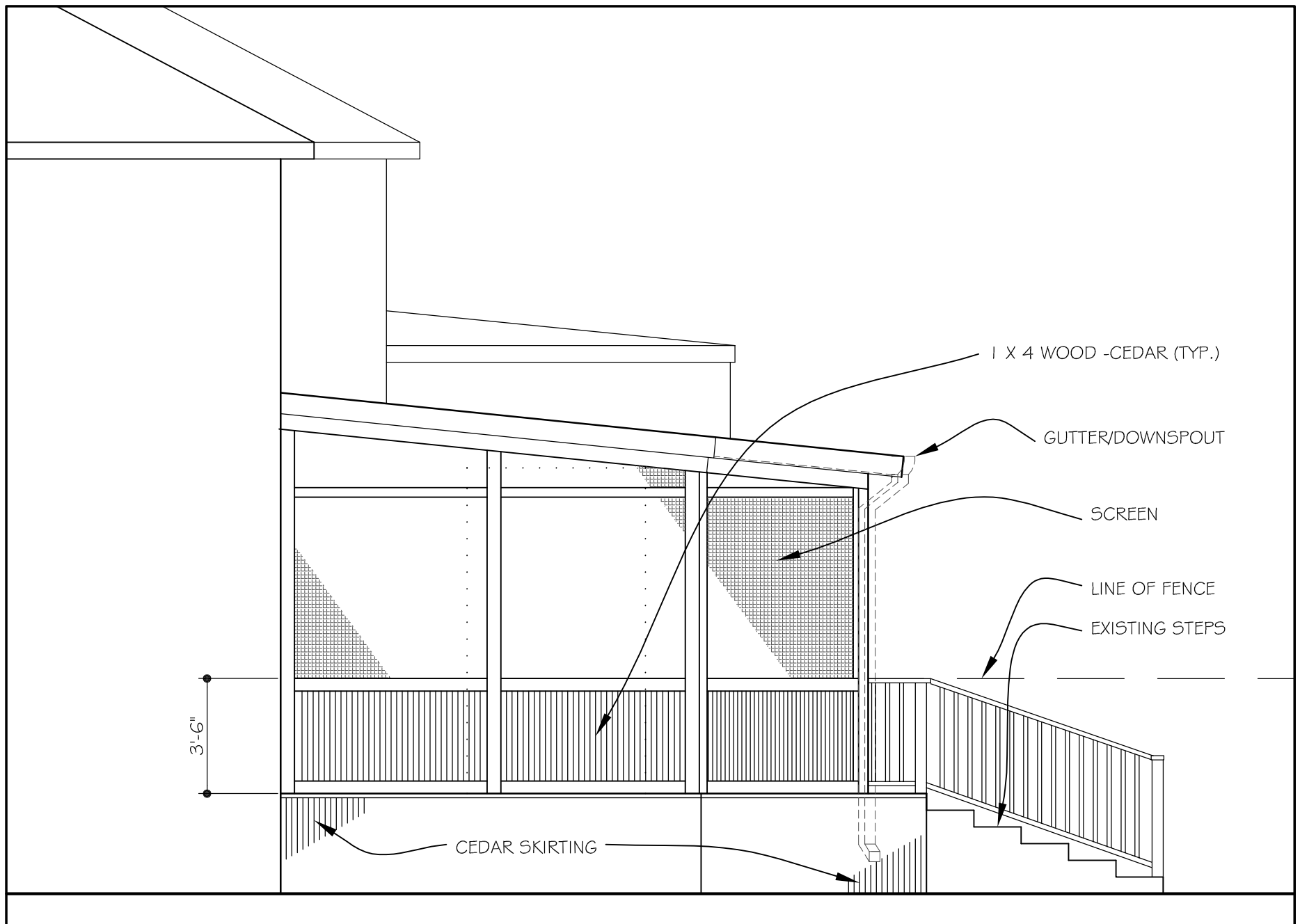




SCREENED PORCH
NORTH ELEVATION

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

HARDBERGER RESIDENCE
319 W. HOLLYWOOD



SCREENED PORCH
EAST ELEVATION

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

HARDBERGER RESIDENCE
319 W. HOLLYWOOD