

HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2019

HDRC CASE NO: 2019-106
ADDRESS: 516 WILLOW ST
LEGAL DESCRIPTION: NCB 1368 BLK 5 LOT 13
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Justin Abt
OWNER: Justin Abt
TYPE OF WORK: Construction of a rear addition, siding replacement, roof replacement, column replacement
APPLICATION RECEIVED: March 01, 2019
60-DAY REVIEW: April 30, 2019
CASE MANAGER: Edward Hall

REQUEST:

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

1. Replace the existing, standing seam metal roof with an asphalt shingle roof.
2. Remove the existing, non-original siding and repair and replace #117 wood siding.
3. Repair and replace existing windows as needed.
4. Modify an existing window opening on the south façade.
5. Add a window opening on the north façade.
6. Replace the existing, wrought iron porch columns with new six inch square wood columns.
7. Construct a rear addition to feature 622 square feet.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

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

- 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.

FINDINGS:

- a. The historic structure at 516 Willow was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure features a pyramidal, hipped roof with a front facing dormer and a recessed front porch. The historic structure currently features non-original siding, windows of various materials and a concrete porch and wrought iron porch columns.
- b. APPLICATION DOCUMENTS – The submitted construction document have inaccuracies that are not request items, primary the removal of the side facing porch window.
- c. ROOF REPLACEMENT – The applicant has proposed to replace the existing, standing seam metal roof with a new, asphalt shingle roof. The existing, standing seam metal roof is noted on the 1952 Sanborn Map and is architecturally appropriate for the design. The Guidelines for Exterior Maintenance and Alterations B.vi. notes that metal roofs are to be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds that if roof replacement is necessary, that a standing seam metal roof that features 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.
- d. SIDING REPLACEMENT – The existing structure features #117 siding which is currently covered by non-original façade panels. The applicant has proposed to remove the existing panels and repair the original siding. Where the original siding is missing or damaged beyond repair, staff finds that new or salvaged #117 siding may be installed. The wholesale replacement of #117 siding is not recommended and siding that is not deteriorated beyond repair should be repaired.
- e. WINDOWS – The structure currently features vinyl windows. The applicant has noted that the existing, vinyl windows will be replaced with new, vinyl windows. Staff does not find the use of vinyl windows to be appropriate. Wood or aluminum clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails should be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and 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 an 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.
- f. WINDOW OPENING MODIFICATION – The south façade currently features an existing window opening that the applicant has proposed to modify. This window opening features a head height that is not consistent with other windows on the structure, which share a common head height. The applicant has proposed to modify the window from its current configuration by widening the opening and installing a fixed window. Staff finds that the modification of the existing, non-original window opening may appropriate provided that a traditionally sized window is installed. Staff does not find the proposed window size to be appropriate.
- g. WINDOW OPENING ADDITION – On the north façade, the applicant has proposed to install a new window opening. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that new openings on primary facades or where visible from the public right of way should be avoided. Staff finds the proposed window opening

on the north façade to be inconsistent with the Guidelines.

- h. COLUMN REPLACEMENT – The applicant has proposed to replace the existing, wrought iron columns and install six inch square wood columns. The Guidelines for Exterior Maintenance and Alterations 7.iv. note that replacement porch elements should be designed in a manner to be simple as to not distract from the historic character of the structure. Staff finds the proposed six inch square wood columns to be appropriate; however, the proposed columns should feature column and base trim. The applicant is to submit a column detail to staff for review and approval prior to installation. The applicant has noted that the wrought iron porch railings will be removed.
- i. ADDITION – The applicant has proposed to construct a one story, rear addition to feature 622 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. The applicant has proposed a rear addition that features a roof form that is consistent with that of the primary historic structure; however, the applicant has proposed for the rear addition to extend out from the wall plane of the primary historic structure. Staff finds that an inset in wall planes would be more appropriate.
- j. ROOF FORM –The Guidelines for Additions 1.B.iii. notes that dormers should be compatible in size, scale, proportion, placement and detail with the style of the house and should be located on non-primary facades. The applicant has proposed a hipped roof, which is consistent with the form of the historic structure’s roof.
- k. HEIGHT – The applicant has proposed for the addition to feature a height that does not exceed that of the historic structure. The proposed addition’s height is consistent with the Guidelines.
- l. MATERIALS – The applicant has proposed materials that include an asphalt shingle roof, #117 wood siding and white vinyl windows. Staff does not find the use of vinyl windows to be appropriate. Wood or aluminum clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails should be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and 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 an 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.
- m. ARCHITECTURAL DETAILS – Generally the proposed addition features architectural details that are consistent with those of the historic structure; however, staff finds that an inset from the wall plane of the historic structure should be utilized for the proposed addition, rather than projecting wall planes, as currently proposed.

RECOMMENDATION:

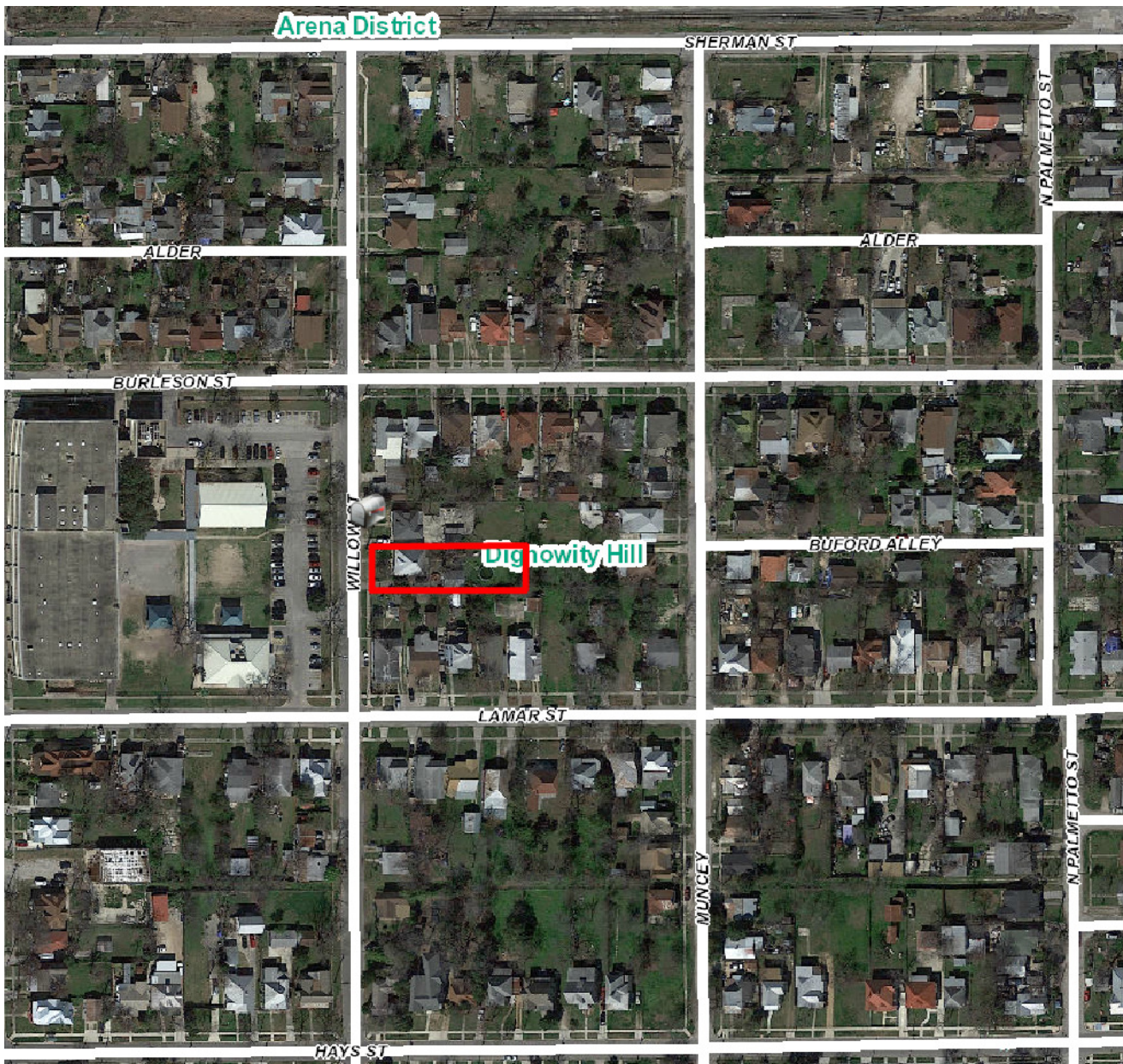
- 1. Staff does not recommend approval of item #1, the replacement of the existing standing seam metal roof with an asphalt shingle roof. Staff recommends that if roof replacement is necessary, that a standing seam metal roof that features panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- 2. Staff recommends approval of item #2, the removal of the non-original siding panels with the stipulation that the flared skirting be maintained and that the original #117 siding be repaired. When siding is deteriorate beyond repair, staff finds that it may be replaced with new or salvaged #117 siding.
- 3. Staff does not recommend approval of item #3, the replacement of vinyl windows with new vinyl windows. Wood or aluminum clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails should be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and 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 an 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.
- 4. Staff does not recommend approval of item #5, the modification to the existing window opening on the south

façade based on finding f. Staff recommends that the non-original opening be modified in a manner which is consistent with the Guidelines and historic window profiles found throughout the district.

5. Staff does not recommend approval of item #6, the addition of a window opening on the north façade based on finding g.
6. Staff recommends approval of item #7, the replacement of the existing, wrought iron columns based on finding h with the stipulation that a column detail be submitted for review and approval.
7. Staff recommends approval of item #8, the construction of a rear addition based on findings i through m with the following stipulations:
 - i. That the applicant modify the proposed design to feature an inset from both wall planes of the historic structure.
 - ii. That a standing seam metal roof be installed that features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
 - iii. That the applicant install wood or aluminum clad wood windows that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails should be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and 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 an 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.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 08, 2019

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158

161

162

BURLESON

516

1368

1367

LAMAR

WILLOW

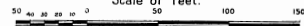
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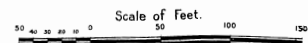
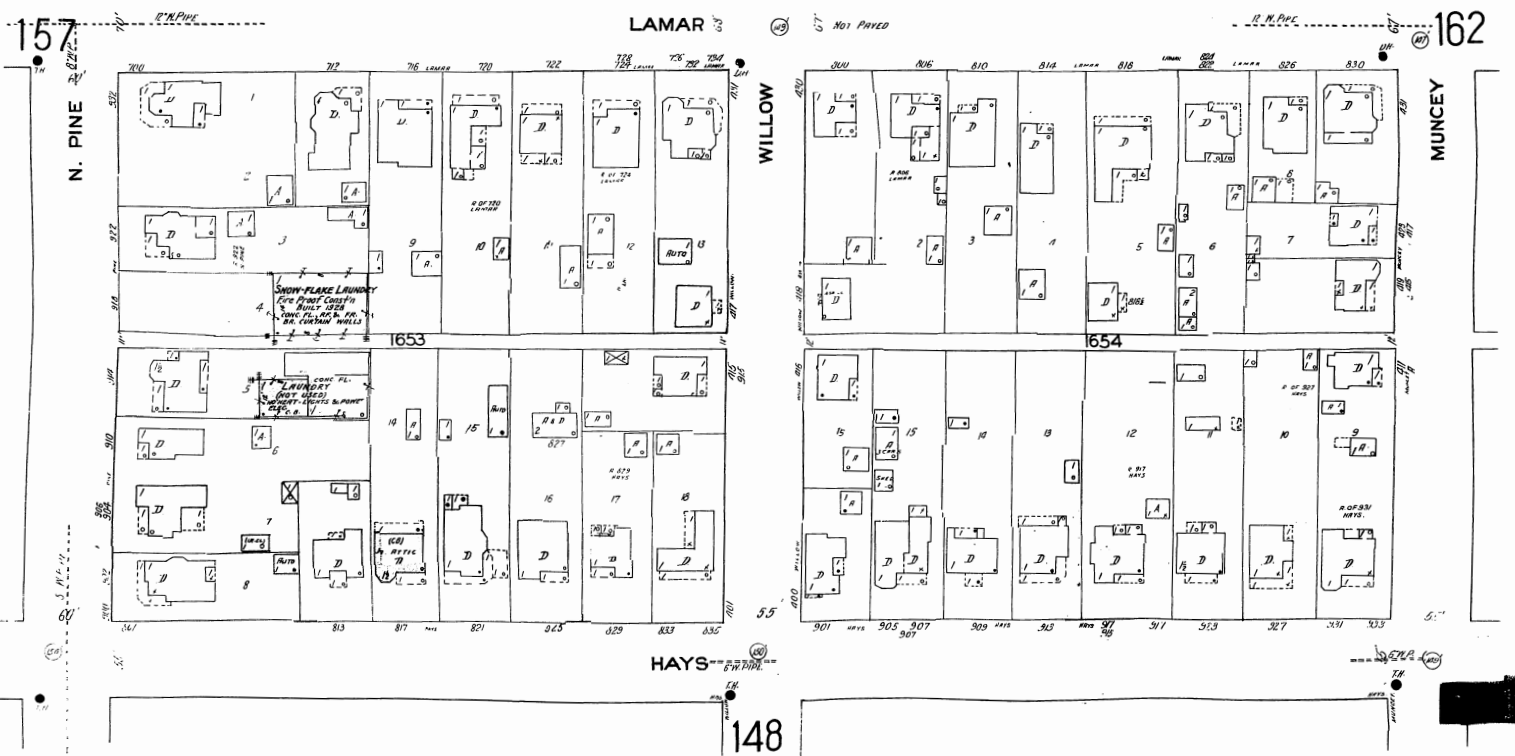
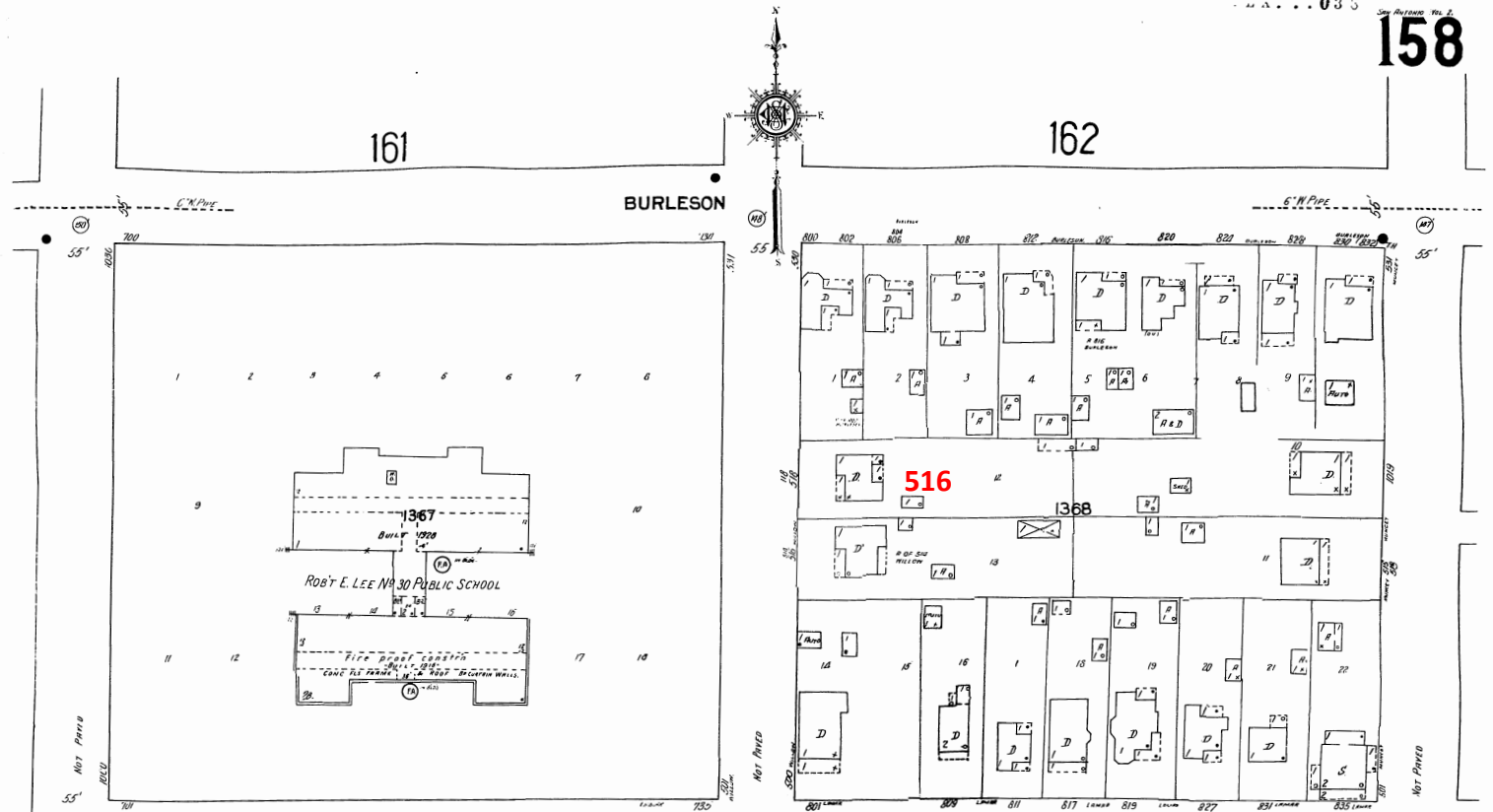
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162

MUNCEY

Scale of Feet.





1994 SURVEY PHOTO





516 Willow Street

Willow St

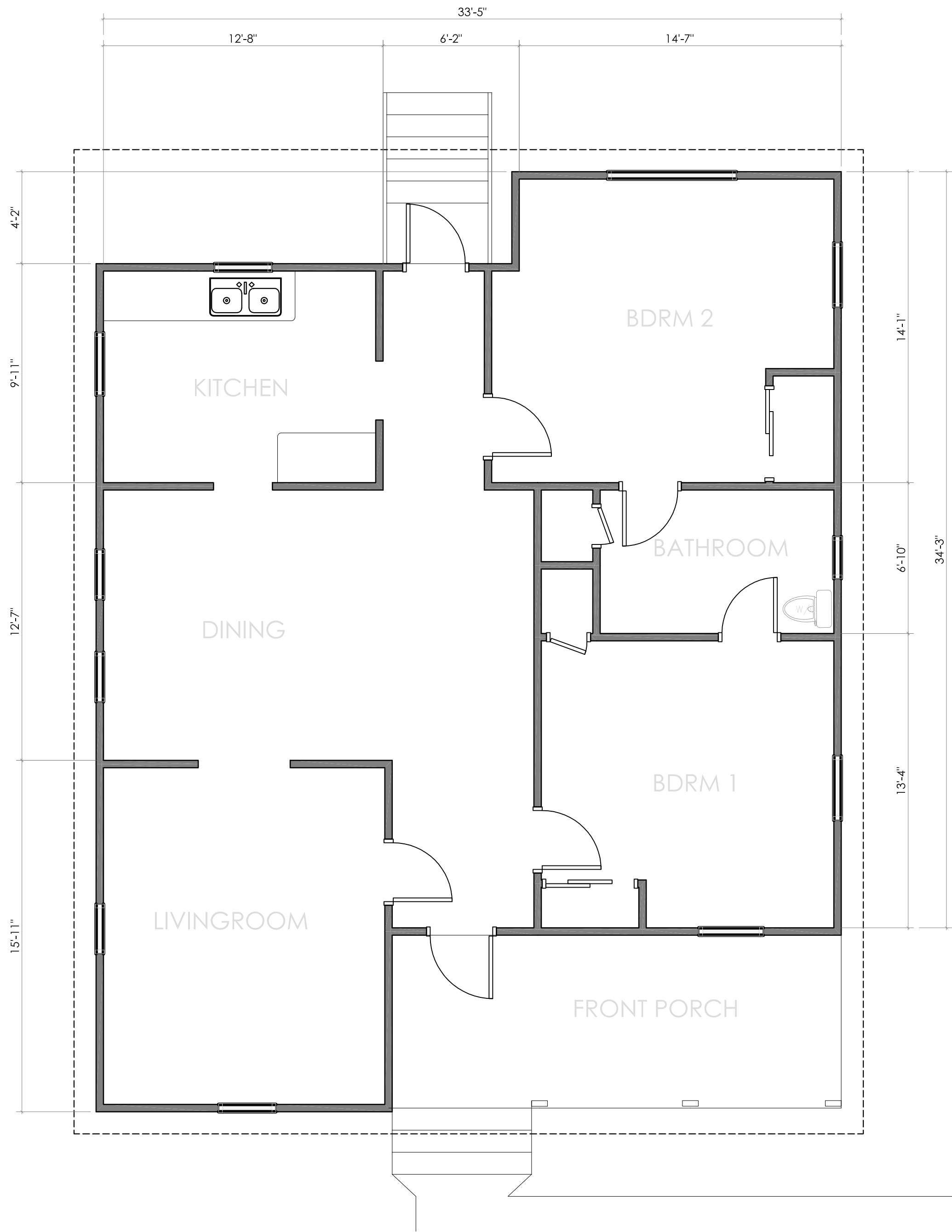
Willow St

Willow St

Willow St

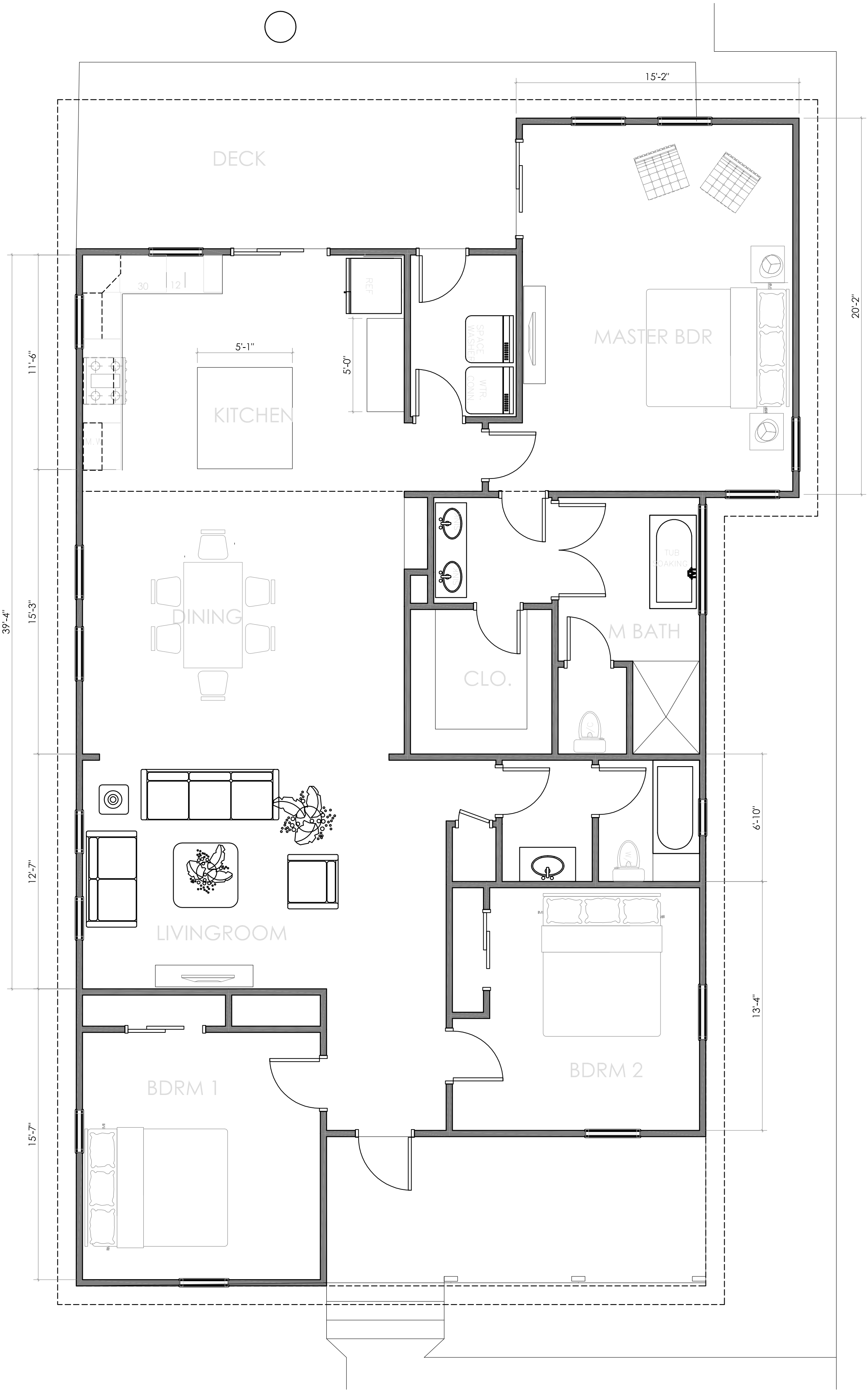
SQUARE FOOTAGE

EXISTING CONSTRUCTION	1,178.00	SF
ADDITION	622.00	SF
TOTAL LIVING	1,800.00	SF



EXISTING
FLOOR PLAN

1/4" = 1'-0" LIVING 1,178.00 SF



PROPOSED
FLOOR PLAN

1/4" = 1'-0" LIVING 1,800.00 SF

ADDITION
FAMILY HOME
FAMILY HOME

LOCATION:

516 WILLOW ST
SAN ANTONIO TX. 78223

OWNER:

AGENT:

TAMMARA ALARCON

PROPOSED
AND EXISTING
FLOOR PLANS

PROY. NO. TA-01

DATE: 02/27/2019

DRAWN BY: OAV

CHECKED BY: AS

SHT. NO.

A-1 / 3

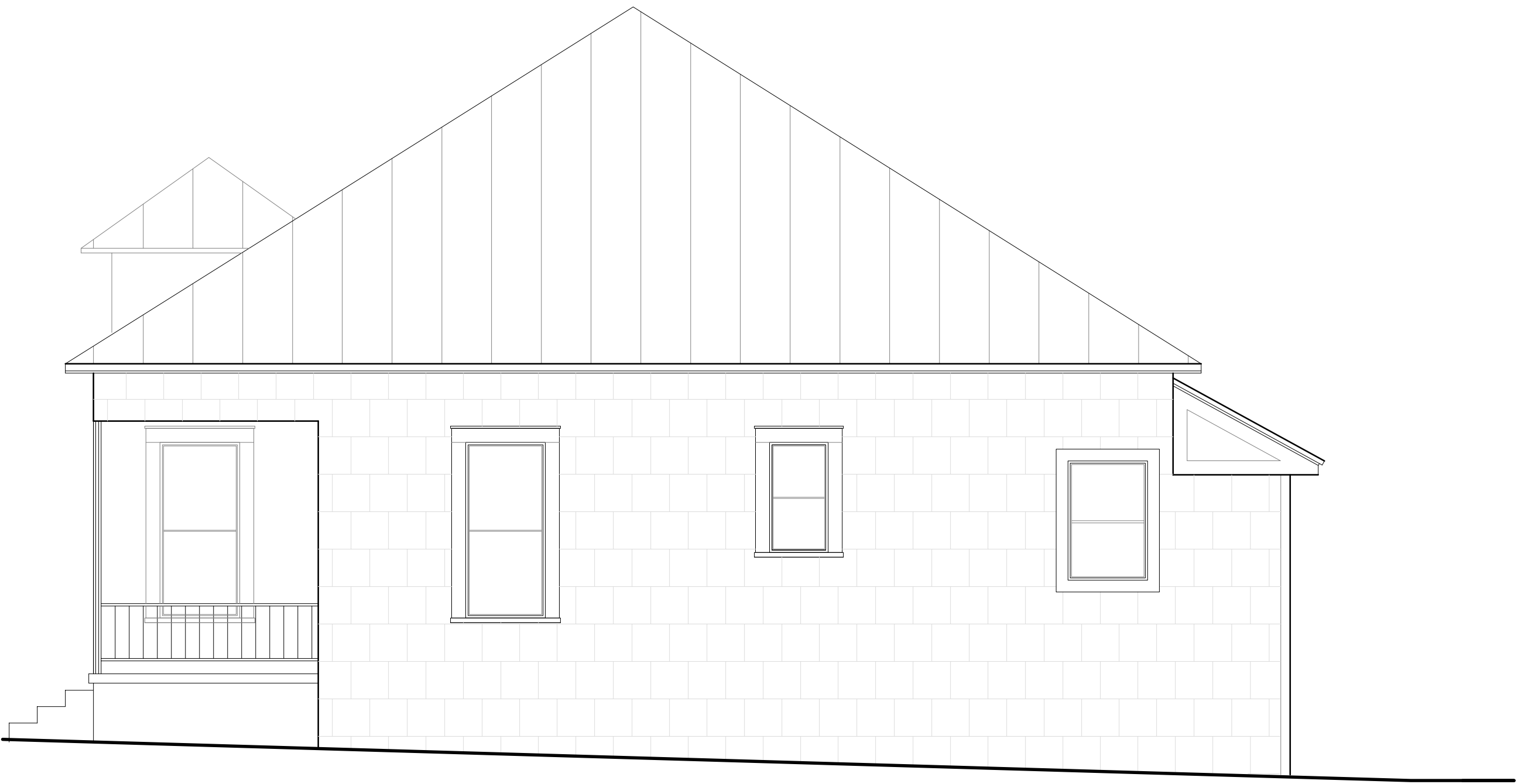
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SQUARE FOOTAGE

EXISTING CONSTRUCTION	1,178.00	SF
ADDITION	622.00	SF
TOTAL LIVING	1,800.00	SF



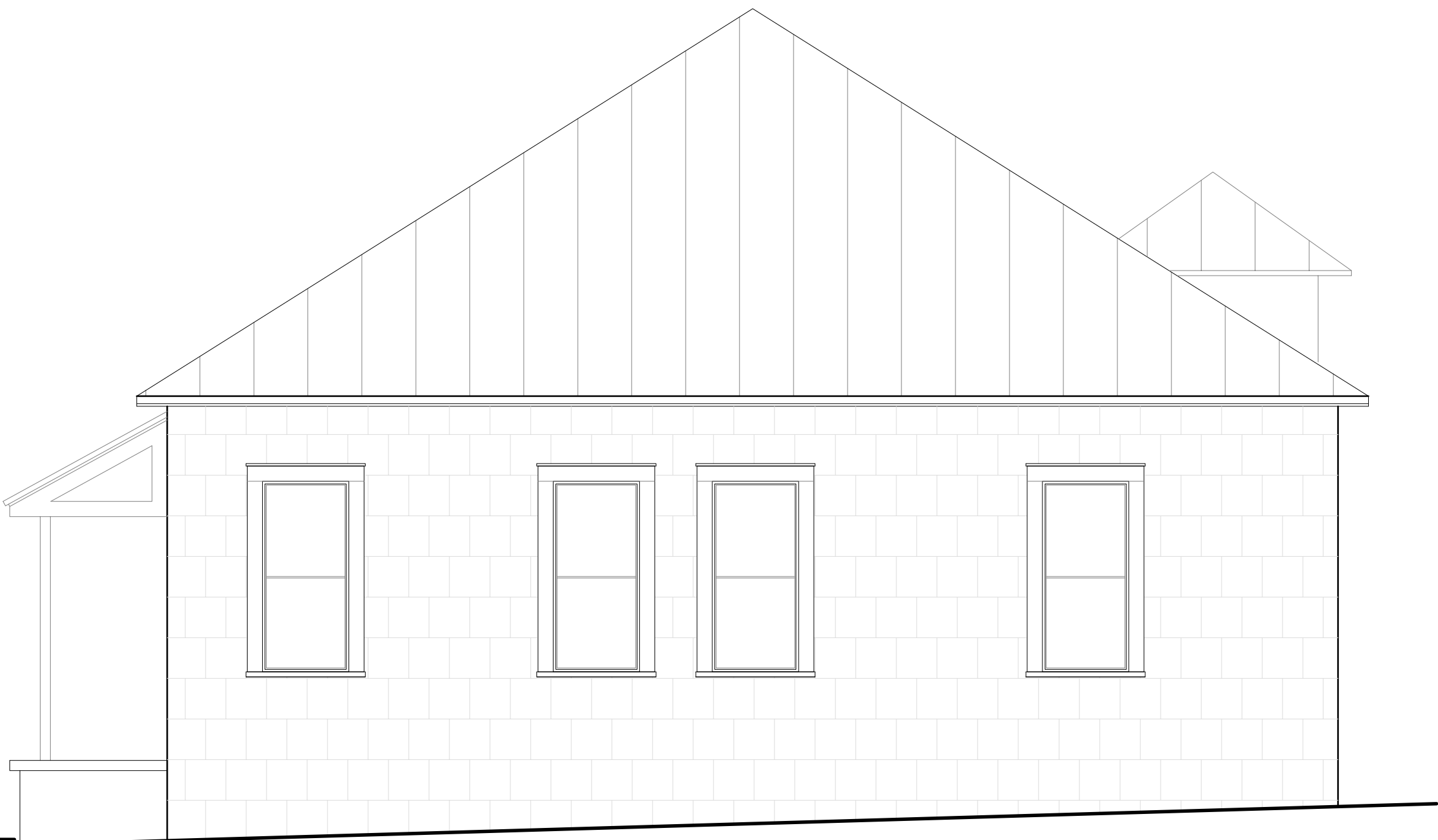
EXISTING
WEST ELEVATION
1/4' = 1'-0"



EXISTING
SOUTH ELEVATION
1/4' = 1'-0"



EXISTING
EAST ELEVATION
1/4' = 1'-0"



EXISTING
NORTH ELEVATION
1/4' = 1'-0"

ADDITION
FAMILY HOME
FAMILY HOME

LOCATION:
516 WILLOW ST
SAN ANTONIO TX. 78223

OWNER:

AGENT:
TAMMARA ALARCON

EXISTING
ELEVATIONS

PROY. NO. TA-01
DATE: 02/27/2019
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SHT. NO.

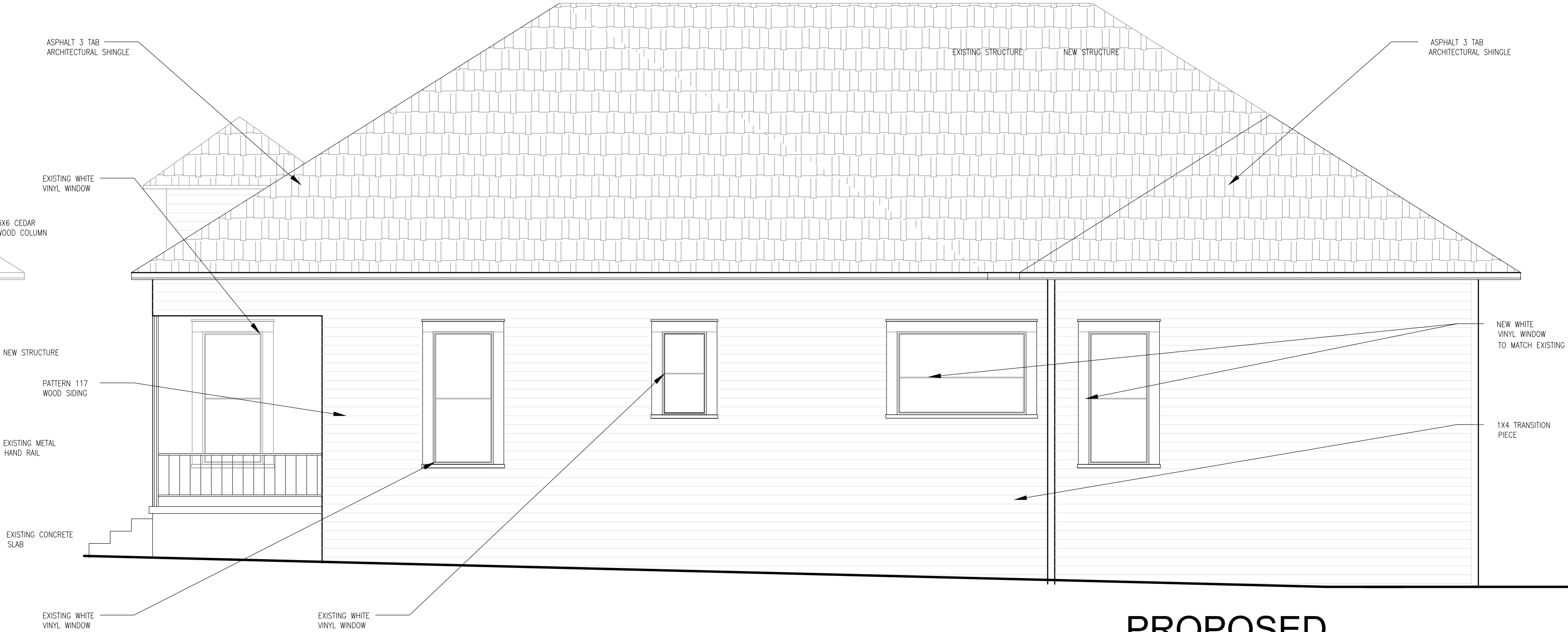
A-2 / 3

SQUARE FOOTAGE

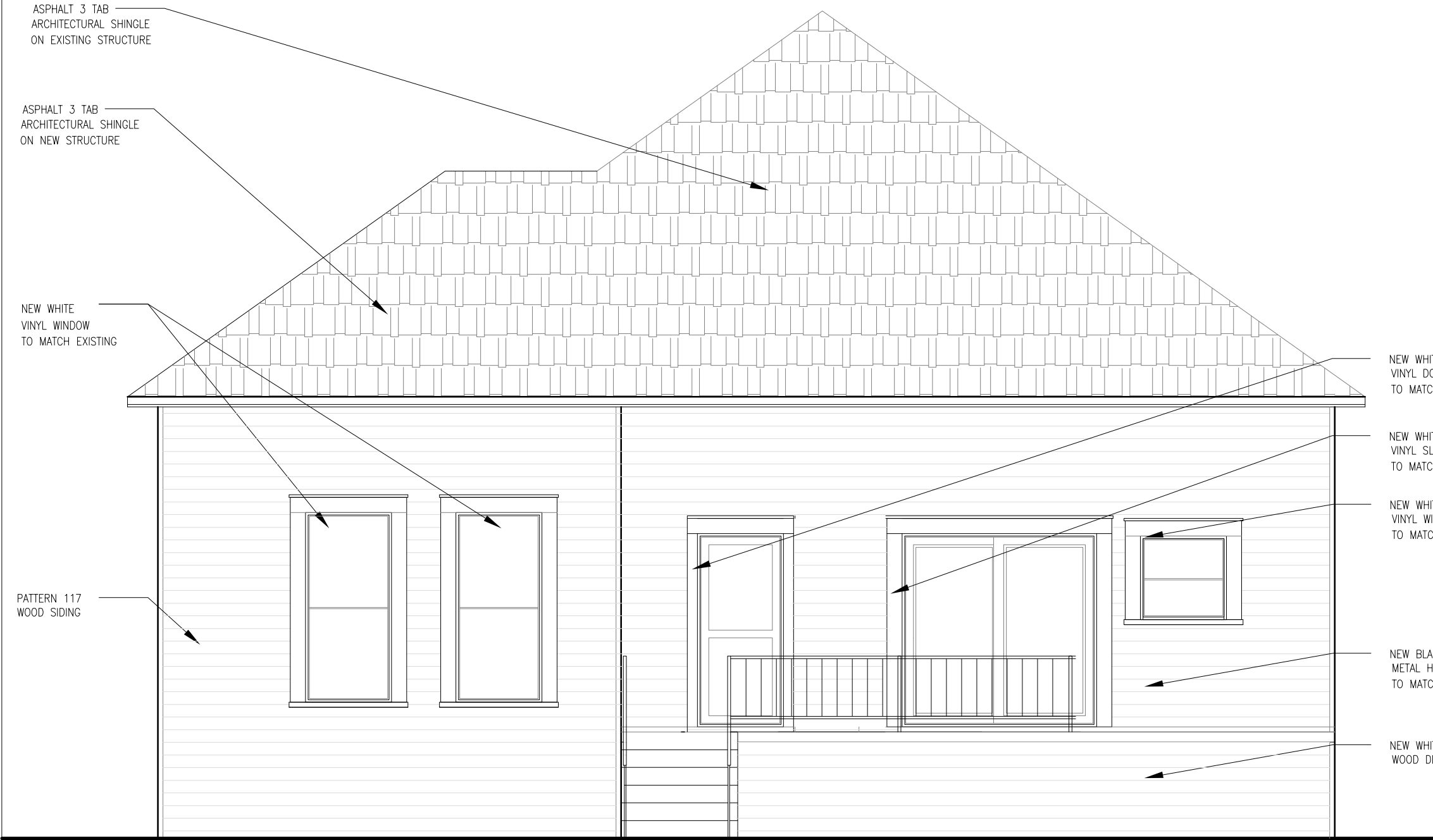
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ADDITION	622.00	SF
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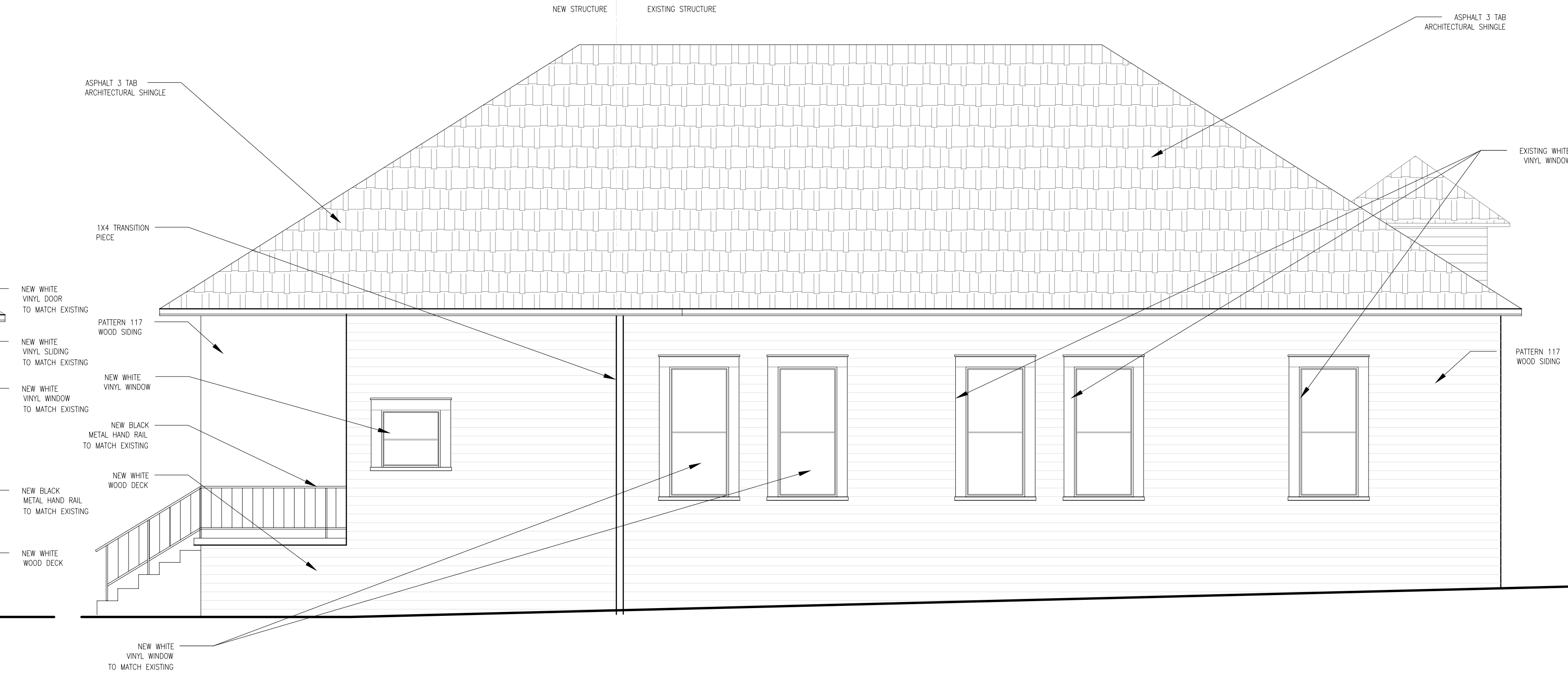
PROPOSED
WEST ELEVATION
1/4' = 1'-0"



PROPOSED
SOUTH ELEVATION
1/4' = 1'-0"



PROPOSED
EAST ELEVATION
1/4' = 1'-0"



PROPOSED
NORTH ELEVATION
1/4' = 1'-0"

ADDITION
FAMILY HOME
FAMILY HOME

LOCATION:
516 WILLOW ST
SAN ANTONIO TX. 78223

OWNER:

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TAMMARA ALARCON

PROPOSED
ELEVATIONS

PROY. NO. TA-01
DATE: 02/27/2019
DRAWN BY: OAV
CHECKED BY: AS
SHT. NO.

A-3 / 3

VER: 1







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