

## HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

**HDRC CASE NO:** 2019-156  
**ADDRESS:** 422 MUNCEY  
**LEGAL DESCRIPTION:** NCB 1655 BLK C LOT S 40 FT OF N 140 FT OF 13 & S 48.8 FT OF N 140 FT OF 14  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Michael Patula/Patula Properties, LLC  
**OWNER:** Juan LEIJA/Patula Properties, LLC  
**TYPE OF WORK:** Construction of a rear addition, exterior modifications, roof replacement  
**APPLICATION RECEIVED:** March 18, 2019  
**60-DAY REVIEW:** May 17, 2019  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

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

1. Enclose a north facing, historic window openings.
2. Replace the existing, standing seam metal roof with an asphalt, shingle roof.
3. Wrap the existing, wrought iron columns with wood.
4. Construct a rear addition of approximately 192 square feet.
5. Receive Historic Tax Certification.

### APPLICABLE CITATIONS:

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

#### 3. Materials: Roofs

##### 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.
- 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.

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

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

- 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.

*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.

## 4. Architectural Details

### A. GENERAL

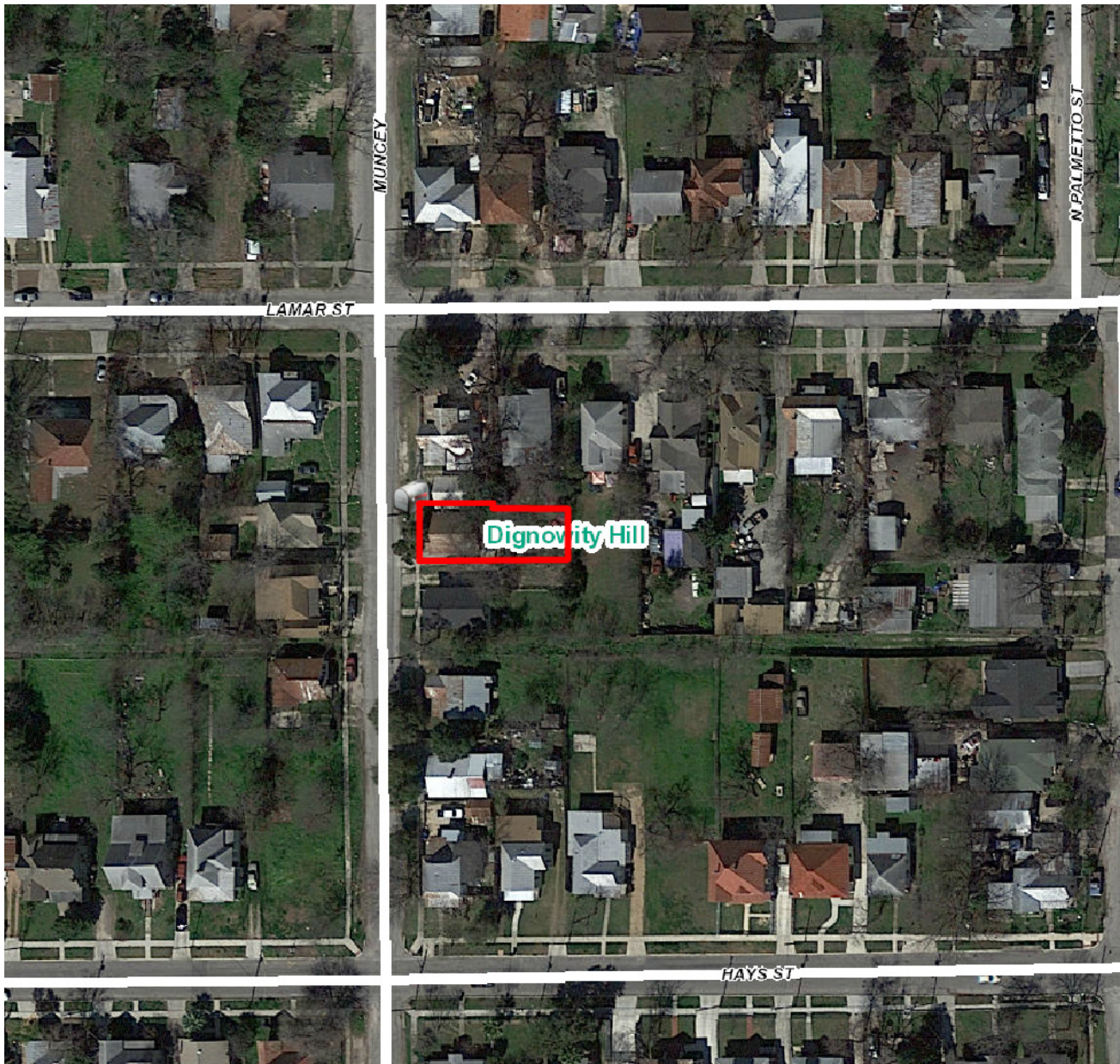
- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, 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 at 422 Muncey was constructed circa 1925 and features Craftsman architectural elements. This structure is found on the 1951 Sanborn Map. Currently, the structure features existing, rear addition and a concrete porch with wrought iron porch columns. The applicant has received administrative approval for foundation repair, wood window repair, siding repair, painting and in-kind roof replacement.
- b. **WINDOW OPENING REMOVAL** – The north façade currently features a window opening which the applicant has proposed to remove. The Guidelines for Exterior Maintenance and Alterations 6.A.1. notes that existing window and door openings should be preserved. Staff finds that the proposed removal of the existing window opening is inconsistent with the Guidelines.
- c. **ROOF REPLACEMENT** – The applicant has proposed to replace the existing, standing seam metal roof with an asphalt 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. **COLUMN MODIFICATIONS** – The applicant has proposed to wrap the existing, wrought iron columns with wood. Staff finds the proposed modifications to be appropriate; however, the applicant should provide sufficient architectural drawings noting materials, profiles and column trim. Staff finds that square columns that feature a six (6) to eight (8) inch square profile are appropriate. The applicant is to submit updated columns documents to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- e. **ADDITION** – The applicant has proposed to construct a one-story, rear addition to feature approximately 192 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 both a rear gabled roof and a low sloped, rear shed roof. The applicant has proposed for the rear addition to feature a wall plane that is consistent with that of the historic structure. Staff finds that a vertical trim piece should be incorporated into the design to visually separate the proposed addition from the historic structure.
- f. **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 both a gabled roof and a shed roof..
- g. **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.
- h. **MATERIALS** – The applicant has noted that similar materials will be used on the proposed addition. Staff finds that #117 siding should be used to match that found on the historic structure. Additionally, staff finds that wood windows, wood trim and a standing seam metal roof should be used. The proposed windows should feature an inset of two (2) inches within facades. 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. Additionally, the proposed roof should feature specifications that match those noted in finding c.
- i. **ARCHITECTURAL DETAILS** – Generally the proposed addition features architectural details that are consistent with those of the historic structure; however, staff finds that a vertical trim piece should be utilized for the proposed addition to separate it from the historic structure.
- j. **HISTORIC TAX CERTIFICATION** – The applicant has requested Historic Tax Certification. The applicant has submitted an itemized list of costs that meets the threshold to be eligible for Historic Tax Certification. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of cost, and a timeline of completion. All scopes of work must be completed as approved through issued Certificates of Appropriateness to be eligible for Historic Tax Verification.

## **RECOMMENDATION:**

1. Staff does not recommend approval of item #1, the removal of an original window opening based on finding b.
2. Staff does not recommend approval of item #2, the replacement of the existing, standing seam metal roof with an asphalt shingle roof based on finding c.
3. Staff recommends approval of item #3, column modifications with the following stipulation:
  - i. That the applicant proposed columns proportions that are between six and eight inches square and that the columns feature both capital and base trim. The applicant should submit architectural documents to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.
4. Staff recommends approval of item #4, the construction of a rear addition based on findings e through i with the following stipulations:
  - i. That the applicant propose a vertical trim piece to separate the proposed addition from the historic structure.
  - ii. That the applicant install wood windows that feature an inset of two (2) inches within facades. 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. Additionally, the proposed roof should feature specifications that match those noted in finding c.
5. Staff recommends approval of item #5, Historic Tax Certification.



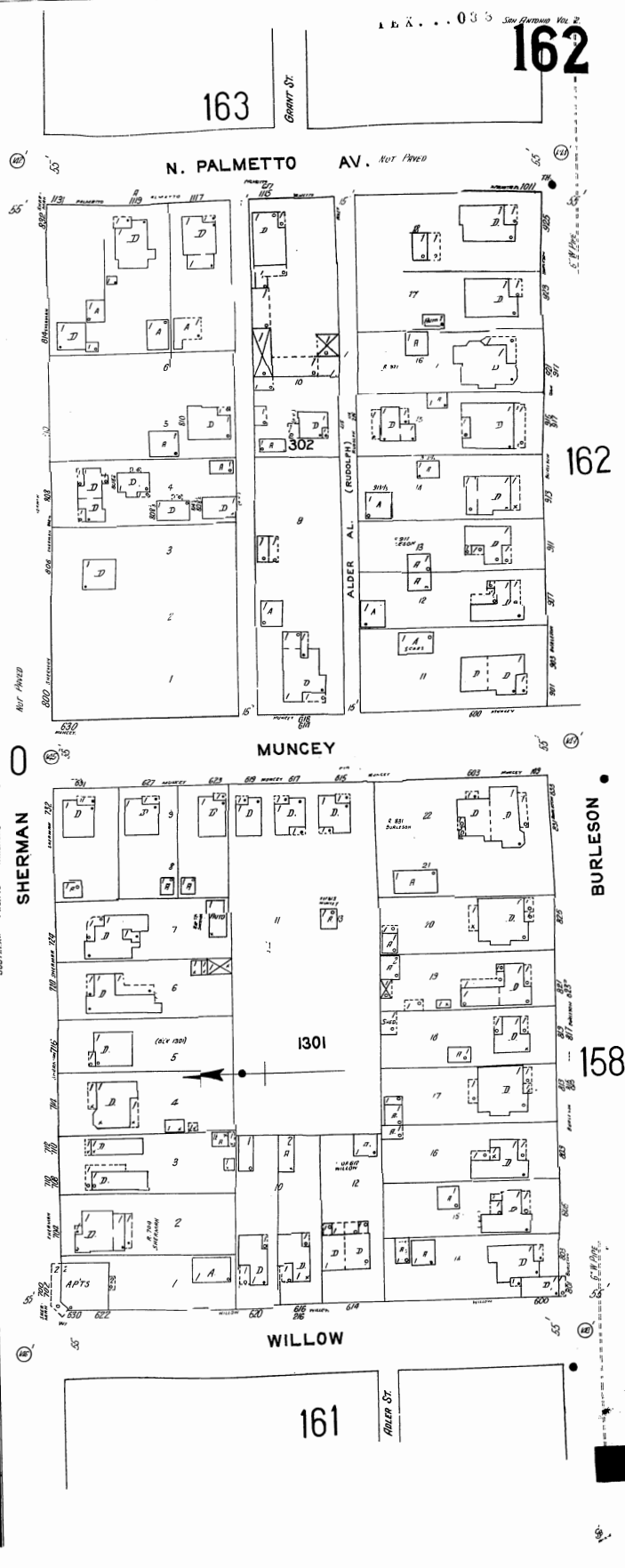
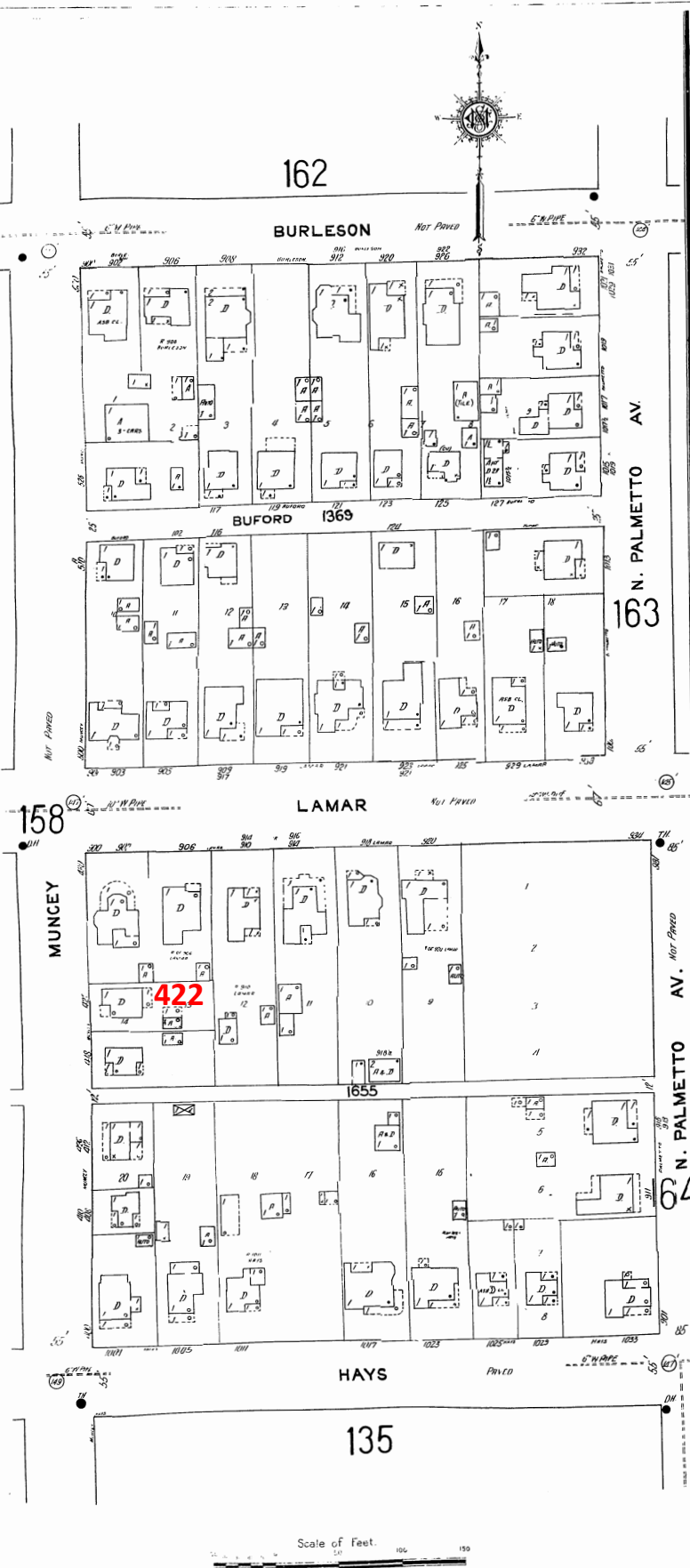
## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 27, 2019

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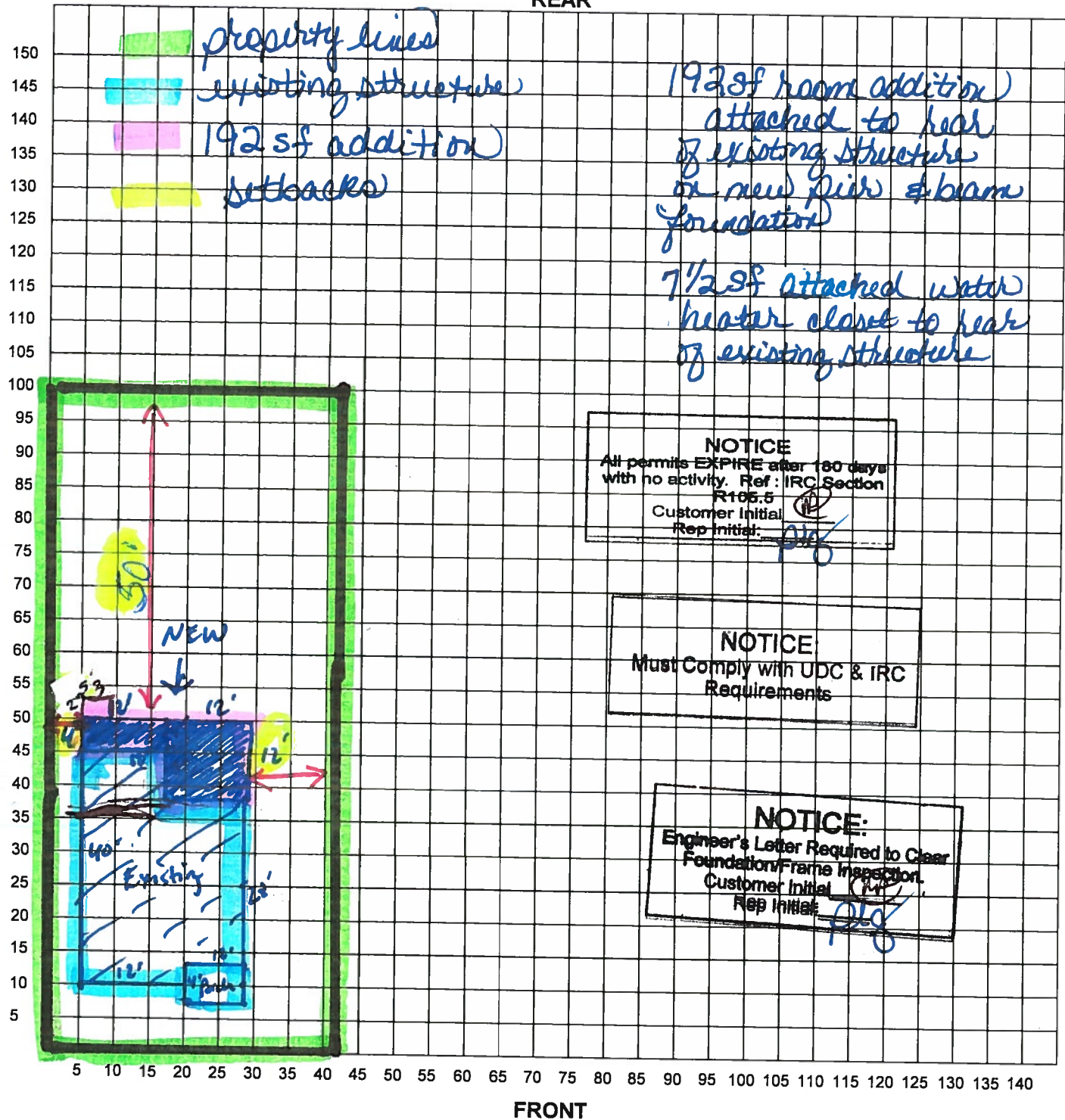




# PLOT PLAN FOR BUILDING PERMITS

Address: 422 Money St Lot: 13 Block: 1 NCB: 1655

REAR



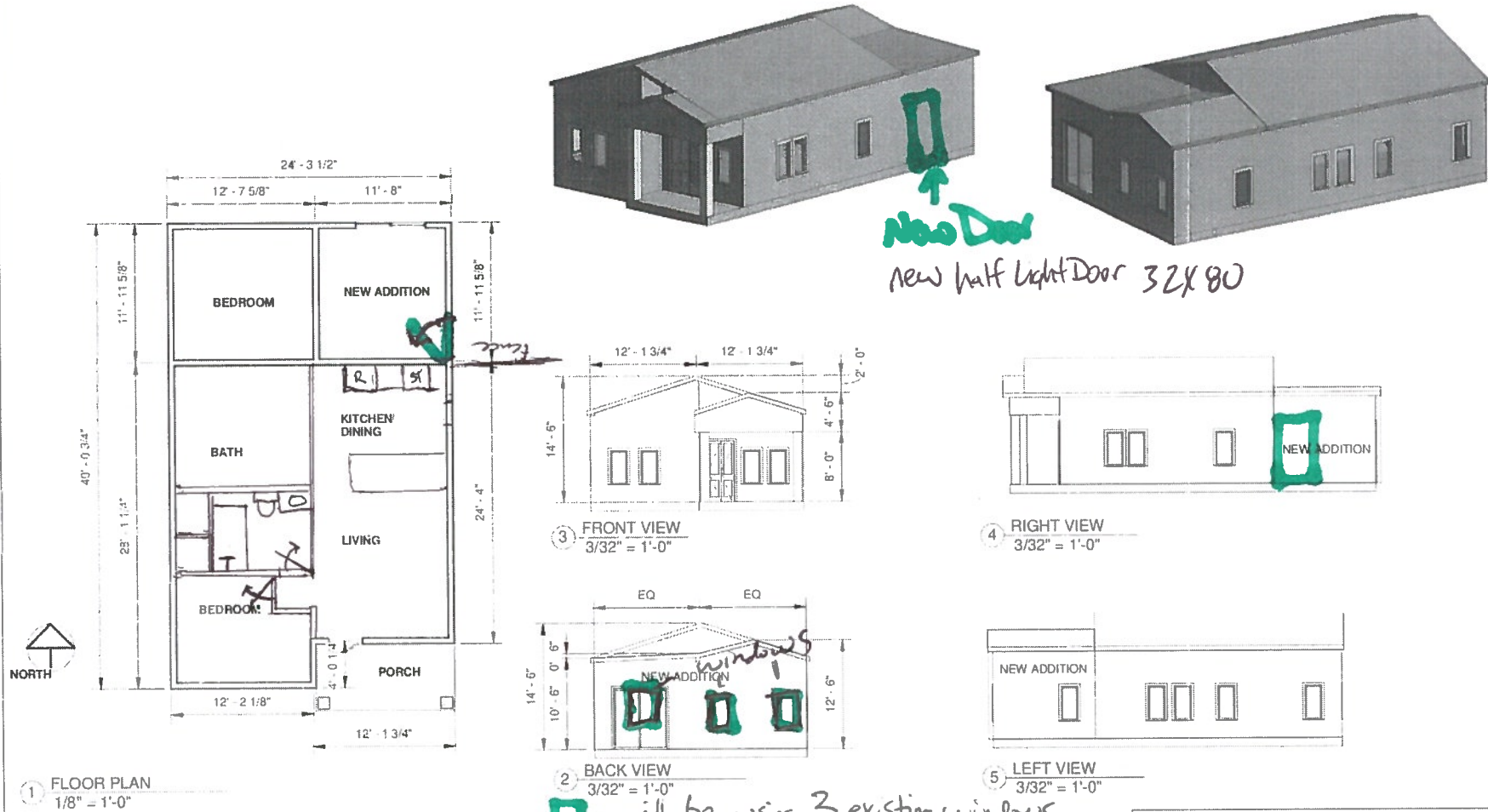
I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 3/14/19

Signature of Applicant: [Signature]



The rear Addition will be using 3 existing windows. Installing half light door on addition.  
Will be reusing existing wood siding. Addition will add 192 sq.ft



will be using 3 existing windows  
for the back of house

422 Muncey

Project number	0422M	S.1
Date	Issue Date	
Drawn by	KV	
Checked by	-	
		Scale As indicated





7.  
12"



























Done

sc\_draw\_request\_1.xlsx



1302 Waugh Dr #831  
Houston, TX 77019  
(832) 314-1867

## SCHEDULE OF REPAIRS

Property Address: 422 Muncey St. San Antonio, Tx 78202

Borrower:

DESCRIPTION	BUDGET	DATE COMPLETED
Temporary Utilities	1,200	
Demolition	3,000	3/12/19
Dumpster	1,200	
Foundation	9,000	3/18/19
Termite Inspection/Treatment		
Framing	2,000	
Roofing	3,500	
Windows	1,200	
Exterior Doors	600	
Garage Door(s)	0	
Siding/Brick	1,200	
Exterior Trim	300	
Exterior Paint	2,000	
Plumbing Rough	6,500	
Plumbing Final	2,500	
Plumbing Fixtures	600	
HVAC	5,000	
Electrical Rough	3,600	
Electrical Final	1,500	
Electrical Fixtures	400	
Insulation	1,000	
Drywall	800	
Tape/Float	300	
Interior Doors	600	
Interior Trim	600	
Interior Paint	800	
Cabinets - Kitchen	1,200	
Cabinets - Bath	600	
Countertops - Kitchen	900	
Countertops - Bath	600	
Lock Sets	140	
Hardware (mirrors, towel bars, knobs, etc)	200	
Flooring Wood	2,000	
Flooring Tile	300	
Flooring Carpet	300	
Appliances	1,200	
Deck		
Flatwork (driveway, walkway, patio)	500	
Landscaping	150	
Fence	800	
Final Punch-out/Cleanup	300	
Misc		
<b>TOTAL ESTIMATED REHAB COST</b>	<b>58,590</b>	

Estimate/Budget

Time Line 8 weeks  
Completion ETA 5/14

3/25-3/30

3/25-3/30

3/25-3/27

3/25-3/27

3/25-3/27

Budget

The expected costs for the rehab is estimated at \$58,000.

It is estimated to be an eight week project. The estimated completion date is 5/14/19. The time line is pending due to the addition to the home which is pending review by the board.

- Mark Feltz 3/20/19



Side door For Addition 32"x80"

lowes.com

Actual: 37.563-in x 81.688-in)

No Reviews

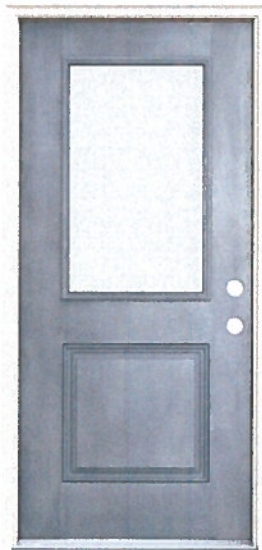
Have an opinion?  
Help others decide



- Unfinished door frame (jamb) and brickmould (trim), ready to paint or stain, are made with AuraLast® wood, which protects against wat...

and security for

JELD-WEN Half Lite Privacy Glass Left-Hand Inswing Stone Stained... X



13

32x80

CART

SHARE

delivery

delivery: Estimated  
2019

Feedback

In-use life

\*Offer subject to credit approval and cannot be combined with other credit offers.  
Minimum purchase required. Exclusions apply.

GET DETAILS





Existing Wood  
Siding to be  
Used all over  
house including  
addition