

## HISTORIC AND DESIGN REVIEW COMMISSION

December 04, 2019

**HDRC CASE NO:** 2019-689  
**ADDRESS:** 1127 N PALMETTO  
**LEGAL DESCRIPTION:** NCB 1302 BLK 3 LOT 19  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Aldo Mancilla/Mancilla Design/Build  
**OWNER:** Garcia Vincent D & Claudia  
**TYPE OF WORK:** Addition  
**APPLICATION RECEIVED:** November 08, 2019  
**60-DAY REVIEW:** January 07, 2020  
**CASE MANAGER:** Huy Pham

### REQUEST:

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

1. Demolish an 85 square foot addition to construct a new 384 square foot addition
2. Replace the concrete front porch steps with wood steps.
3. Remove the chain-link fence throughout the property and replace with a rear privacy fence.

### APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

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.

### 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 facade 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.

## *Standard Specifications for Windows in Additions and New Construction*

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should relate be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25".
- **DEPTH:** There should be a minimum of 2" 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.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification

## 5.Guidelines for Site Elements

### 3.PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

## **FINDINGS:**

- a. The primary historic structure at 1127 N Palmetto was constructed circa 1955, and contributes to the Dignowity Hill Historic District. The one-story, single-family structure features traditional architecture features including a primary front-facing gabled roof with a gabled porch roof and wood lap siding. The structure features non-historic materials including aluminum windows with faux divided lights, composition shingle roofing, and a rear addition.
- b. **ADDITION** – The applicant as proposed to demolish the non-historic rear addition and construct a new 384 square foot addition by extruding the existing gable form by 16 feet toward the rear. The proposed addition will feature the relocated existing rear door and window, Hardie lap siding, stucco Hardie panel skirting, and composition shingle roofing material.
- c. **MASSING AND FORM** – The applicant as proposed to demolish the non-historic rear addition and construct a new 354 square foot addition by extruding the existing gable form by 16 feet toward the rear. Staff finds that the proposed size, location, and orientation of the proposed addition is generally consistent with the Guidelines for Additions 1.A and B; however, per the Guideline 1.A.iv., applicants should 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. Given that the structure is on a visible corner, and the existing addition features a substantial setback from the side wall planes, staff finds that the addition should feature an inset wall plane of at least 6 inches in addition to the vertical trim piece to distinguish between old and new forms.
- d. **MATERIALS** - The proposed addition will feature the relocated, existing rear door and window, Hardie lap siding, stucco Hardie panel skirting, and composition shingle roofing material. Staff finds that the proposed materials are generally consistent with the Guidelines for Additions 3.A. through C. When using Hardie siding, staff finds the profile and exposure height should match that of the historic wood lap siding and feature a smooth painted finish instead of a faux wood grain texture.
- e. **FENESTRATION** – The applicant has proposed to reuse the existing two windows and door on the new addition. Staff finds that the new openings are located and oriented in a manner that relates to the primary historic structure

and is generally consistent with the Guidelines for Additions 4.A.ii. With the reuse of existing windows, the window reinstallation on the proposed additions should feature the *Standard Specifications for Windows in Additions*.

- f. FRONT STEPS – The applicant has proposed to replace front concrete steps with wood steps. Per the Guidelines for Exterior Maintenance and Alterations 7.A.v., staff finds the steps are not original to the structure and may be replaced with a design based on the architectural style of the building and historic patterns.
- g. FENCE – The applicant has proposed to remove all chain-link fencing on the property and replace only with a rear wood privacy fence featuring 6 feet in height. Per the Guidelines for Site Elements 3.i and ii., staff finds the proposed fencing appropriate and that no portion should exceed 6 feet in height or encroach beyond the front façade plane.

#### **RECOMMENDATION:**

Staff recommends approval of item 1 through 3 based on findings b through f with the following stipulations:

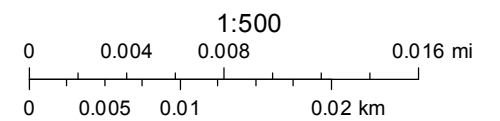
- i. That the rear addition features an inset of at least 6 inches from the side elevation wall planes, in addition to the vertical trim pieces to distinguish between new and old forms.
- ii. That the Hardie lap siding on the addition feature a matching configuration and exposure to the existing wood lap siding and a smooth painted finish instead of a faux wood grain texture.
- h. That with the reuse of existing windows, the window reinstallation on the proposed additions should feature the *Standard Specifications for Windows in Additions*.
- iii. That no portion of the rear wood privacy fence does not exceed 6 feet in height nor encroach beyond the front façade plane.



# 1127 N Palmetto



November 18, 2019







Sherman

Sherman

Sherman

Sherman

Sherman

N Palmetto

N Palmetto

1127 North Palmetto

Google







1127 North Palmetto



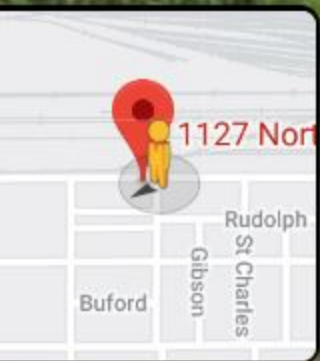


1127 North Palmetto

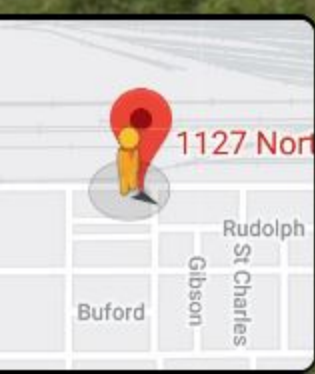


Google







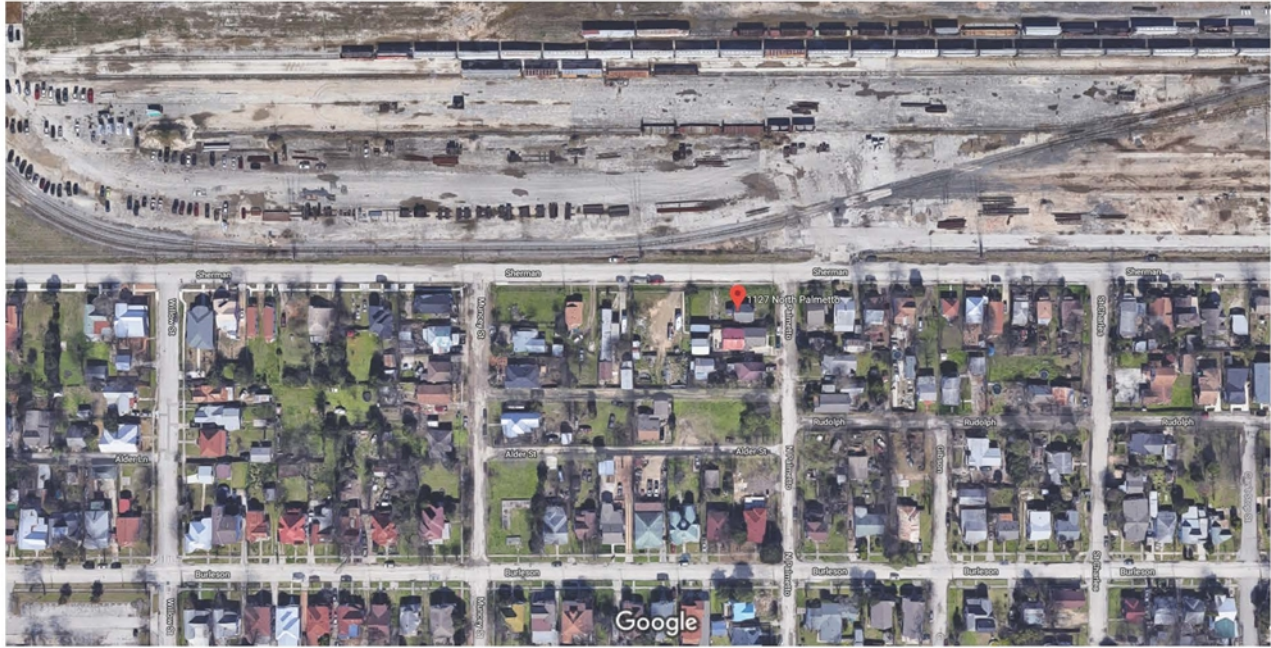




Mancilla Design Build  
Aldo Mancilla  
309 Aransas Ave.  
San Antonio Tx, 78210  
(210)-421-7286  
Aldo.mancilla@outlook.com

## **1127 N. Palmetto Specifications for Materials to be Used**

- Poured concrete pier with rebar
- Pine lumber
- James hardie fiber cement siding 6" lap siding
- Re-use all existing windows/ no new windows to be added
- 30 yr composite shingles/ color tbd by historical committee
- Paint color and type tbd by historical committee
- James hardie fiber cement skirting
-



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, Map data ©2019 100 ft



1127 N Palmetto  
San Antonio, TX 78202

- Directions
- Save
- Nearby
- Send to your phone
- Share

Photos



PROJECT INITIATIVE

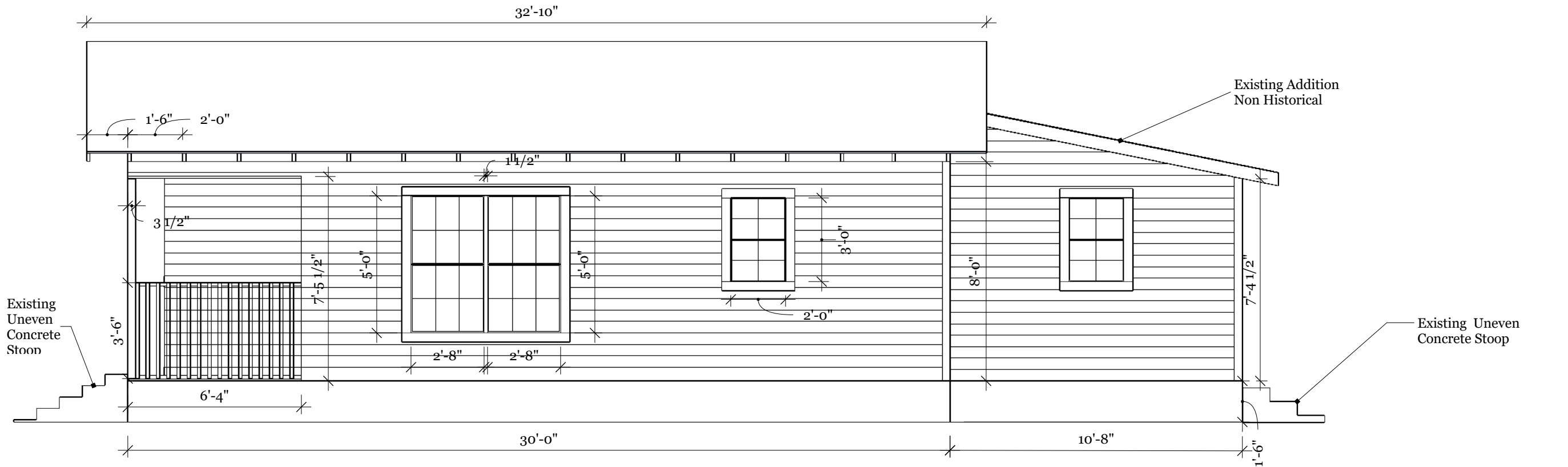
Proposed addition to 1127 N Palmetto existing 648 sf structure with an unrecorded addition of 85 feet.

scope of project includes tearing down existing addition and incorporating the proposed addition of 384 sf 16'x24' to rear of building in compliance with historical guidelines.

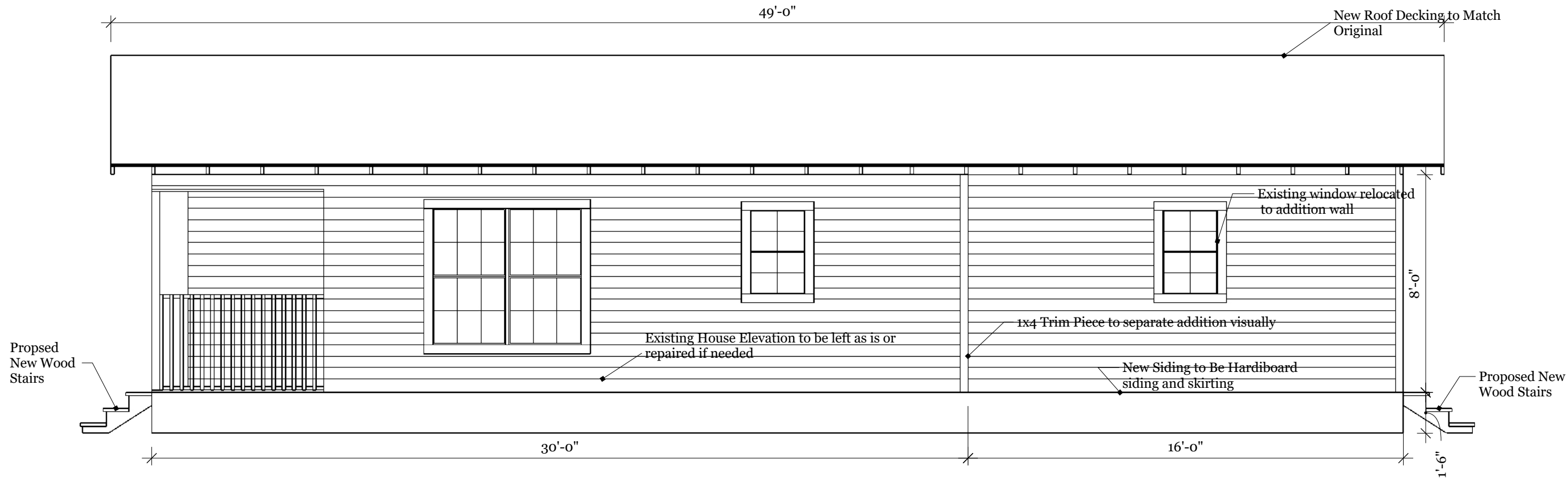
The structure has been updated since constructed in 1940 and our plan is to keep most of the structure in tact and reuse what windows and doors are already there while repairing any rotted out siding and skirting as well as painting and refreshing the house.







Existing North Elevation: Scale 1/4"=1'0"

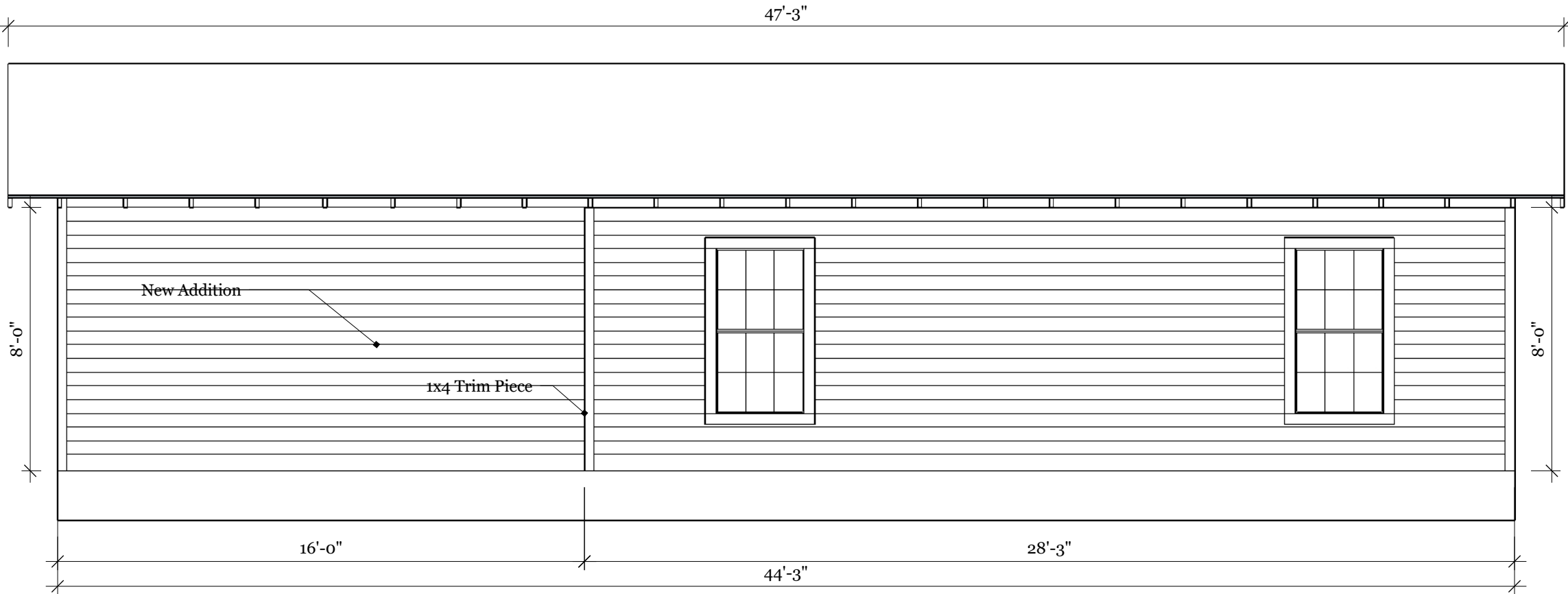


Proposed North Elevation: Scale 1/4"=1'0"

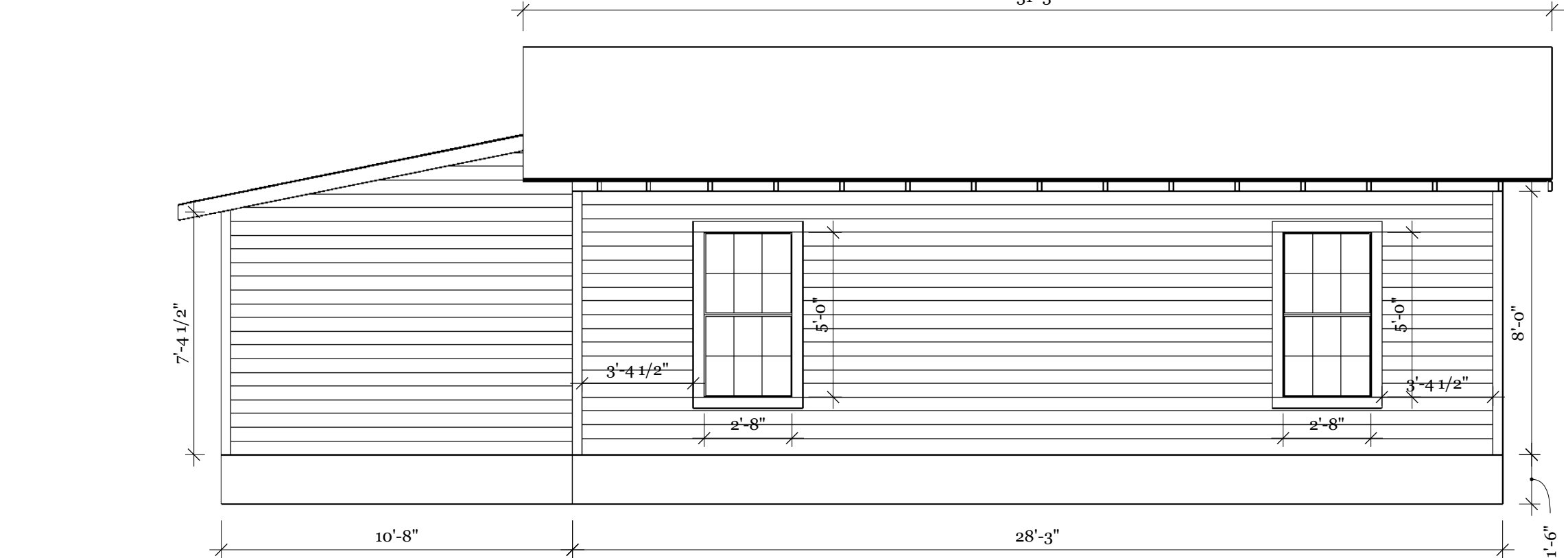
REVISIONS		REMARKS
1	MM/DD/YY	...
2	MM/DD/YY	...
3	MM/DD/YY	...
4	MM/DD/YY	...
5	MM/DD/YY	...

1127 N PALMETTO ADDITION PROPOSAL	
NORTH ELEVATION	

A	01
---	----



Proposed South Elevation: Scale 1/4"=1'-0"

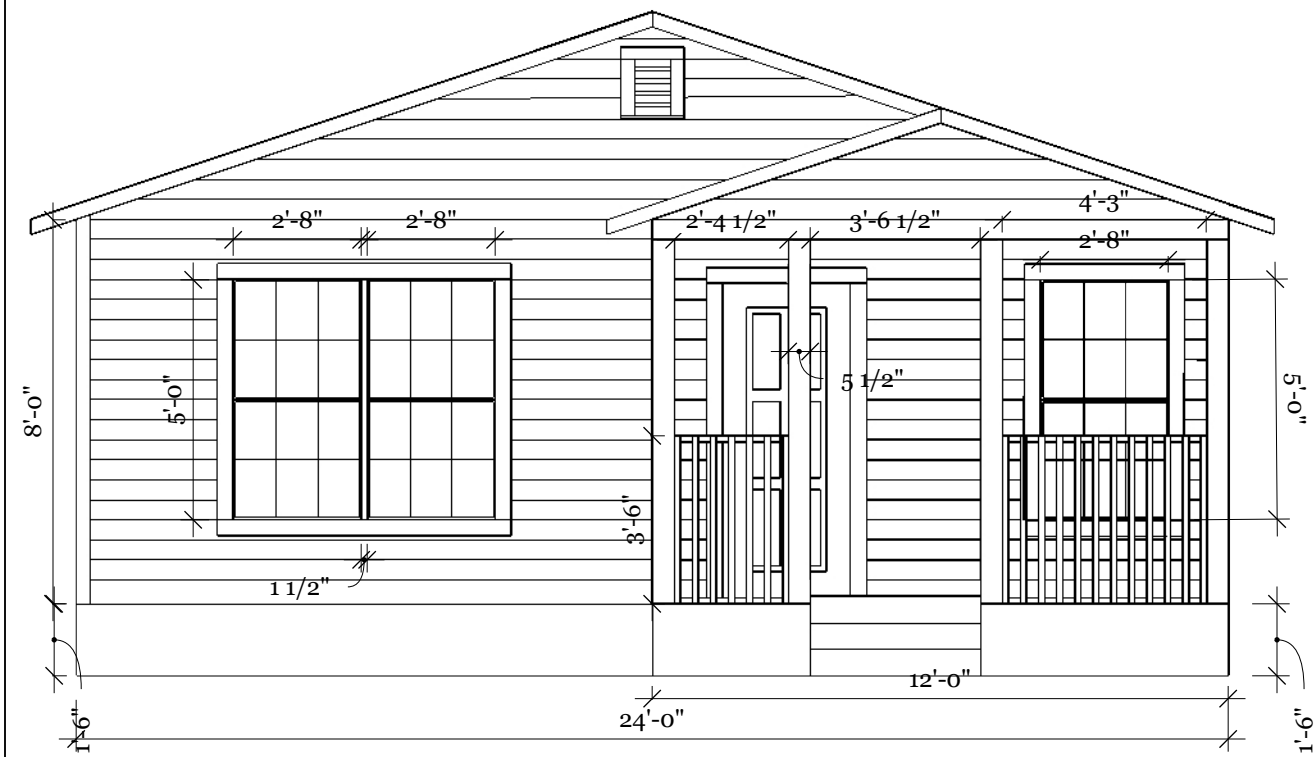


Existing South Elevation: Scale 1/4"=1'-0"

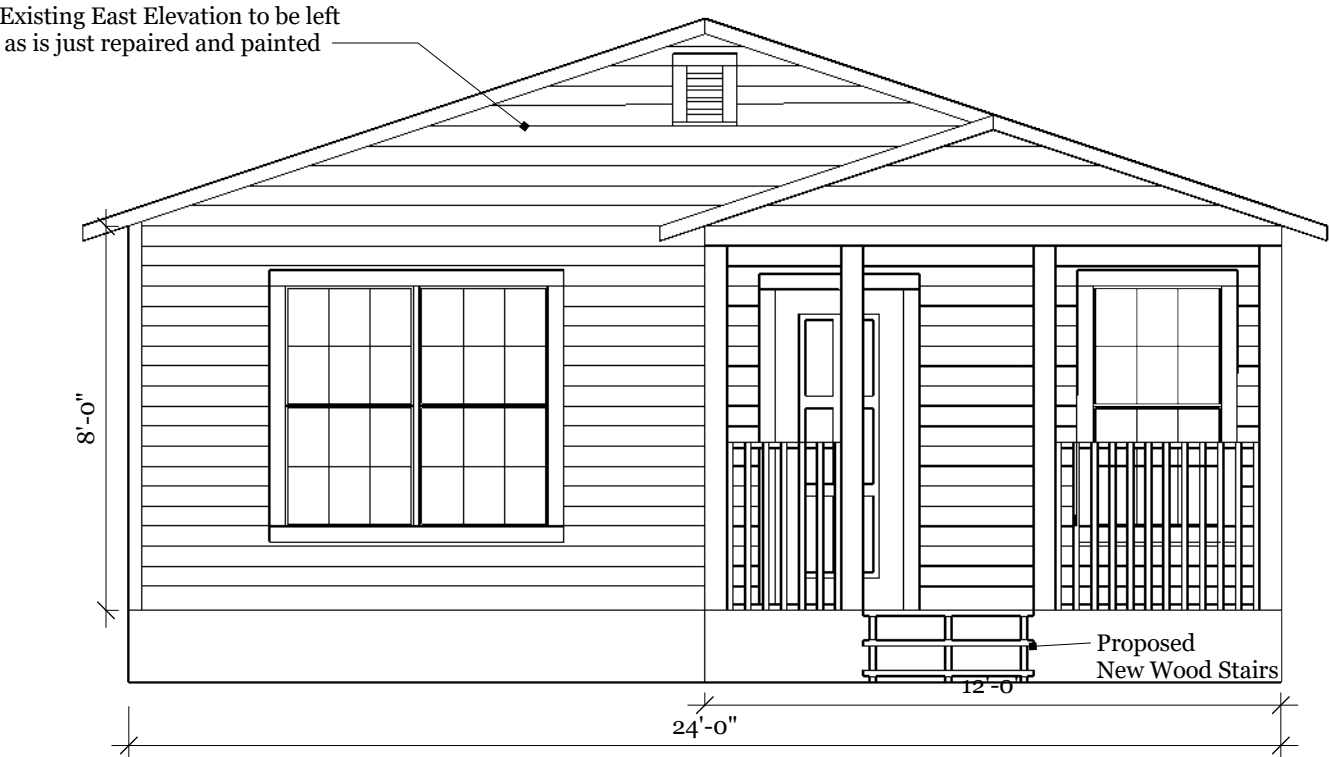
REVISIONS		REMARKS
1	MM/DD/YY	...
2	MM/DD/YY	...
3	MM/DD/YY	...
4	MM/DD/YY	...
5	MM/DD/YY	...

SOUTH ELEVATION	
1127 N PALMETTO ADDITION PROPOSAL	

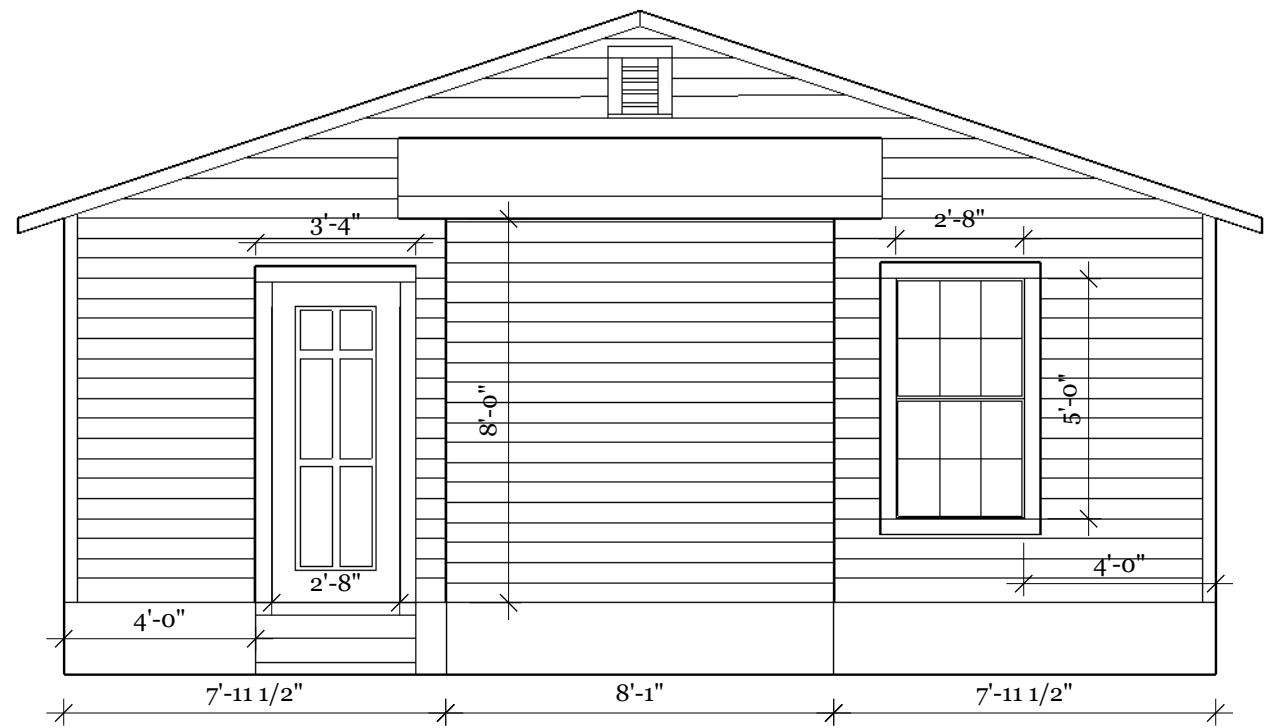
A	02
---	----



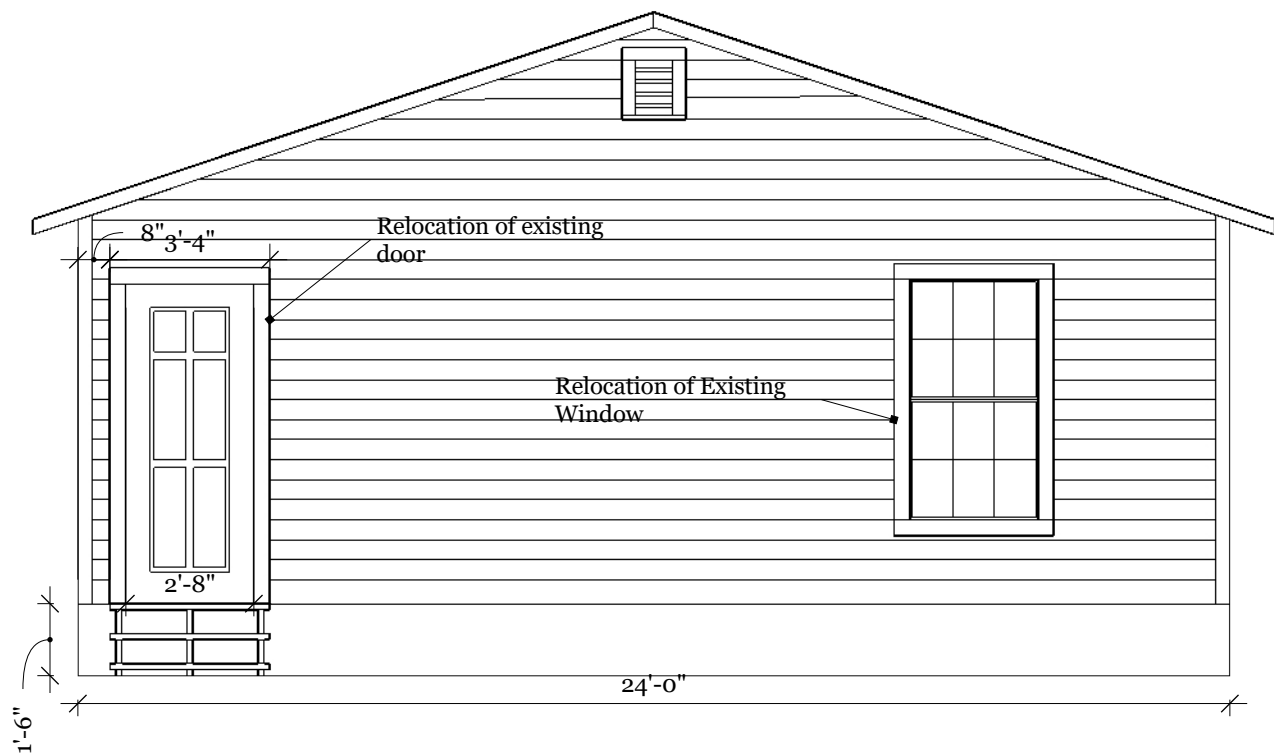
Existing East Elevation: Scale 1/4"=0"



Proposed East Elevation: Scale 1/4"=0"



Existing West Elevation: Scale 1/4"=0"



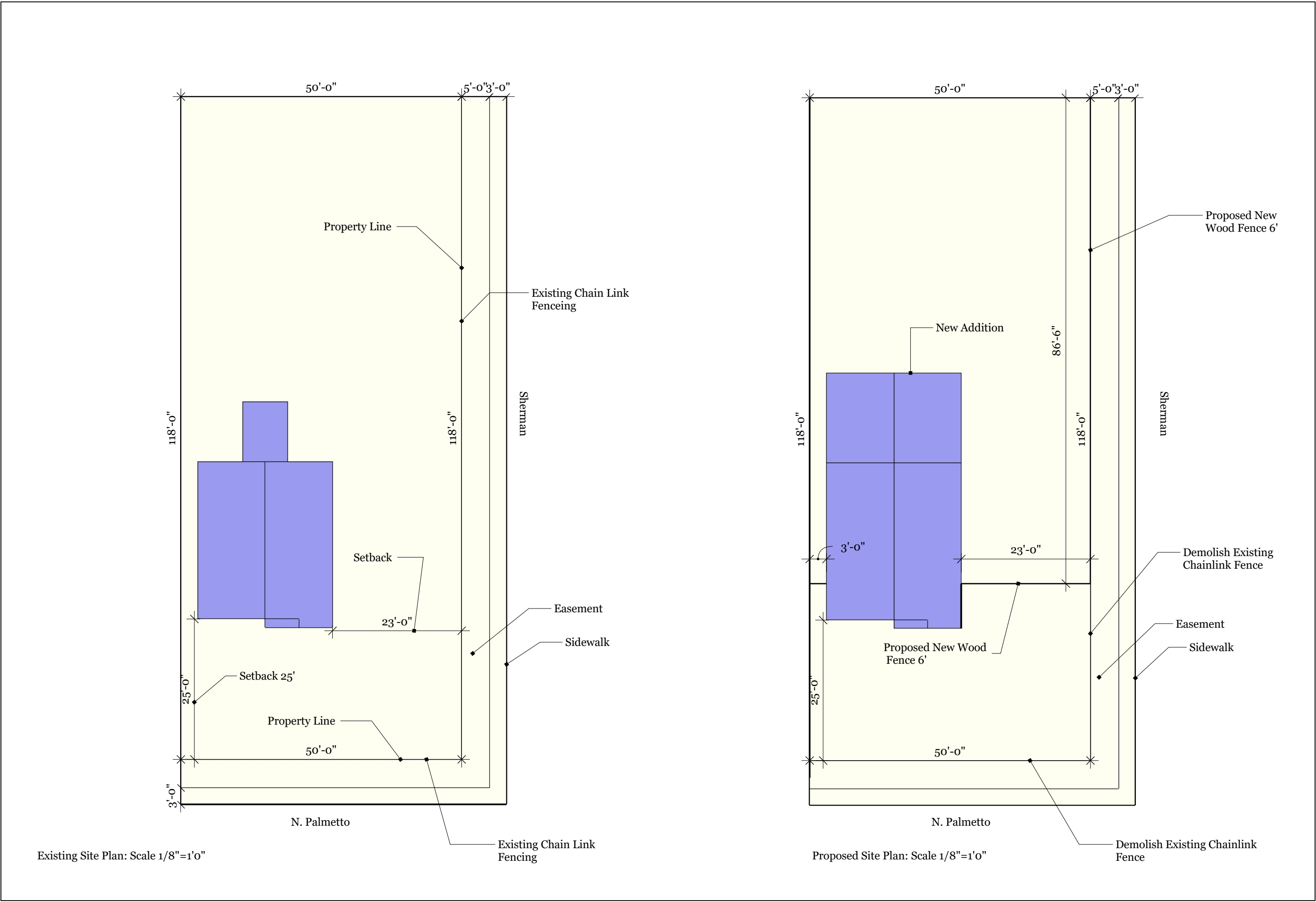
Proposed West Elevation: Scale 1/4"=0"

REVISIONS		REMARKS
1	MM/DD/YY	...
2	MM/DD/YY	...
3	MM/DD/YY	...
4	MM/DD/YY	...
5	MM/DD/YY	...

EAST AND WEST ELEVATIONS

1127 N PALMETTO ADDITION PROPOSAL

A03



REVISIONS		REMARKS
1	MM/DD/YY	...
2	MM/DD/YY	...
3	MM/DD/YY	...
4	MM/DD/YY	...
5	MM/DD/YY	...

SITE PLANS	1127 N PALMETTO ADDITION PROPOSAL

A	04
---	----

















































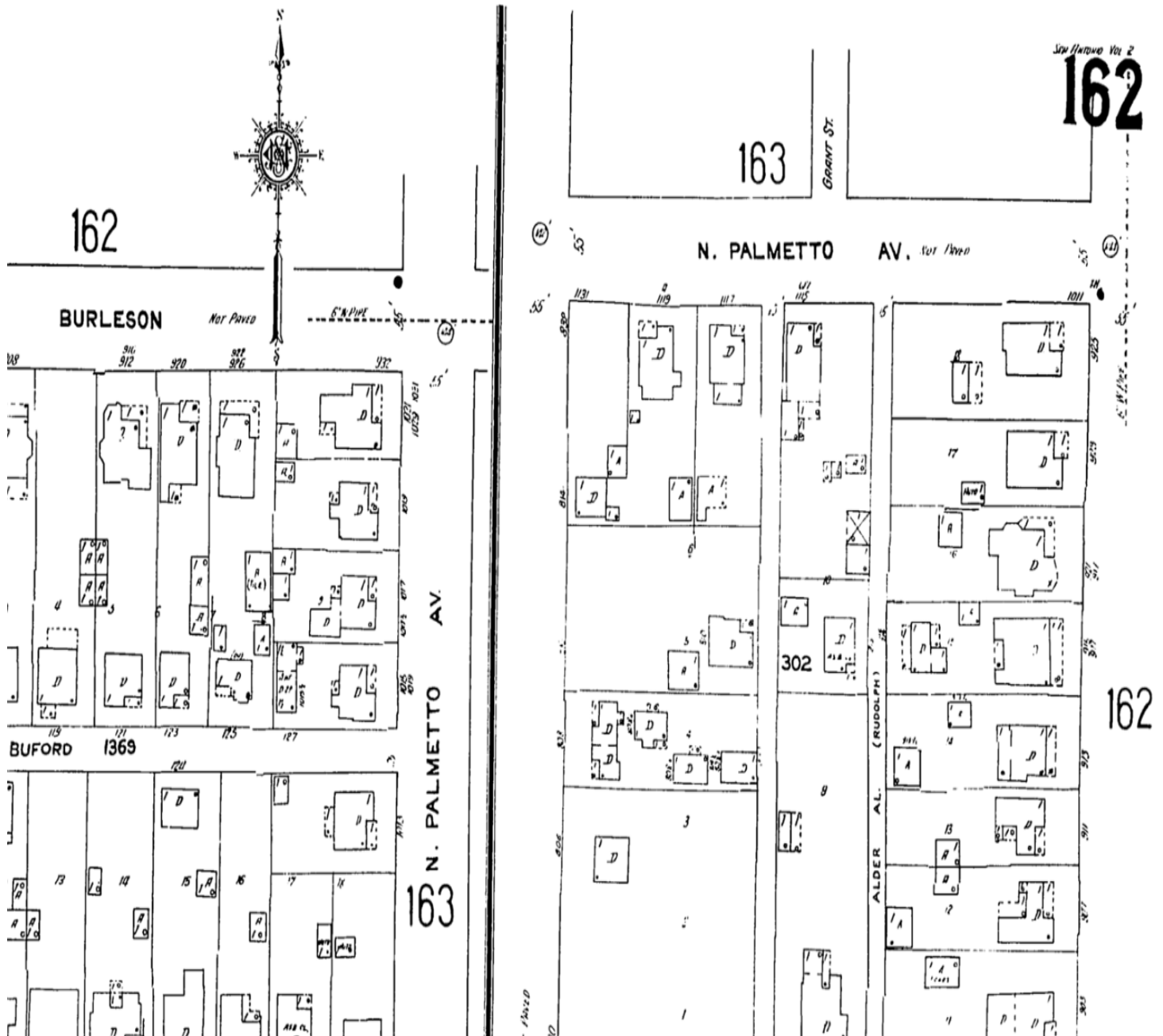












## NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn). All copyright in the Sanborn Maps are held by Environmental Data Resources, Inc. or its affiliates. Sanborn Map Company logo used with permission.

Database and software copyright © 2001–2019 ProQuest, LLC. All rights reserved.

C. B. No. 1301-1302

Blk \_\_\_\_\_ Subd'n \_\_\_\_\_ S.D. SAUSD J.C. J R.D. 3 W.D. \_\_\_\_\_ E.W. \_\_\_\_\_

Out of \_\_\_\_\_

Vol. \_\_\_\_\_ Page. \_\_\_\_\_ Date \_\_\_\_\_

Revisions  
Volume Page Date

Scale: 1" = 100 Ft.

SOUTHERN PACIFIC RAILROAD YARDS

