

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

HDRC CASE NO: 2017-174
ADDRESS: 921 LAMAR ST
LEGAL DESCRIPTION: NCB 1369 BLK 6 LOT S 140 FT OF 14
ZONING: R-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Joseph Milligan
OWNER: Joseph Milligan
TYPE OF WORK: Amendment to a previously approved rear addition, construction of a rear deck
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend the design of a previously approved rear addition and to construct a rear deck.

APPLICABLE CITATIONS:

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 structure at 921 Lamar was constructed circa 1905 in the Folk Victorian style. The structure features a wraparound front porch and front and side gabled roofs. At the March 1, 2017, HDRC hearing, the applicant received a Certificate of Appropriateness for the construction of a rear covered porch. Since that time, the applicant has proposed to enclose the previously approved screened porch to be conditioned, livable space. The proposed footprint of 240 square feet has not changed.
- b. **ADDITION** – 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 setbacks on the east façade and a vertical trim piece on the west façade. This is consistent with the Guidelines.
- c. **SCALE, MASS & FORM** – Regarding, scale, mass and form, the applicant has proposed for the rear addition to feature an overall roof height that is subordinate to that of the primary historic structure. Per the Guidelines for Additions 3.B., additions should be subordinate to the principal façade of the primary historic structure and should feature a height that is less than that of the primary historic structure. The applicant’s proposed addition is consistent with the Guidelines in regards to scale, mass and form.
- d. **MATERIALS** – The applicant has proposed materials to include siding that will match that of the primary historic structure, wood windows, wood doors and a standing seam metal roof. The applicant’s proposed materials are consistent with the Guidelines for additions. The applicant should ensure that the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. All windows should be installed to be consistent with the Historic Design Guidelines, Window Policy Document and should include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.

- e. DECK – The applicant has proposed to construct a rear deck to feature an overall footprint of 120 square feet, to be twelve feet in depth and ten feet in width. Staff finds the proposed location and scale of the deck appropriate. The applicant shall incorporate wood materials that are complementary of the primary historic structure’s original materials.
- f. HISTORIC TAX CERTIFICATION – At this time, the applicant has not applied for Historic Tax Certification. Staff recommends the applicant apply for the historic tax incentive which lasts a total of ten (10) years.

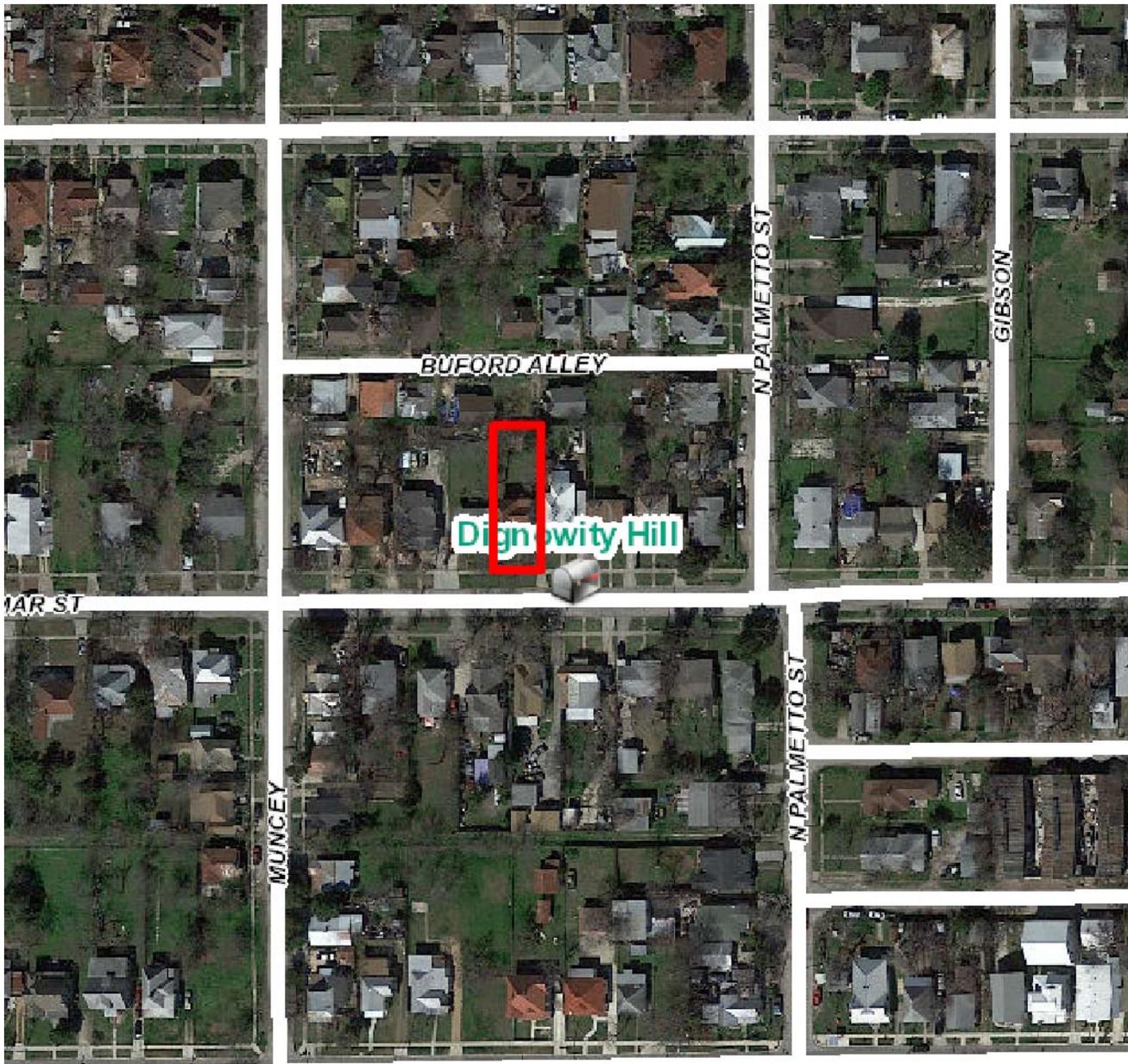
RECOMMENDATION:

Staff recommends approval based on findings a through e with the following stipulations:

- i. That the proposed wood windows include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
- ii. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.
- iii. That the proposed deck feature materials that are complementary of the materials of the primary historic structure.

CASE MANAGER:

Edward Hall

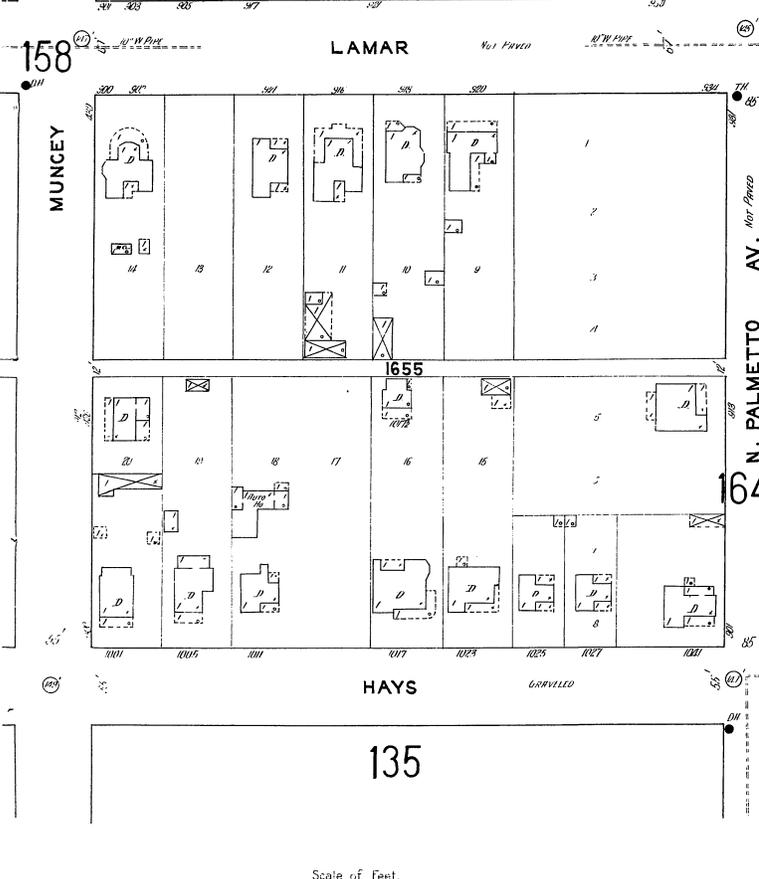
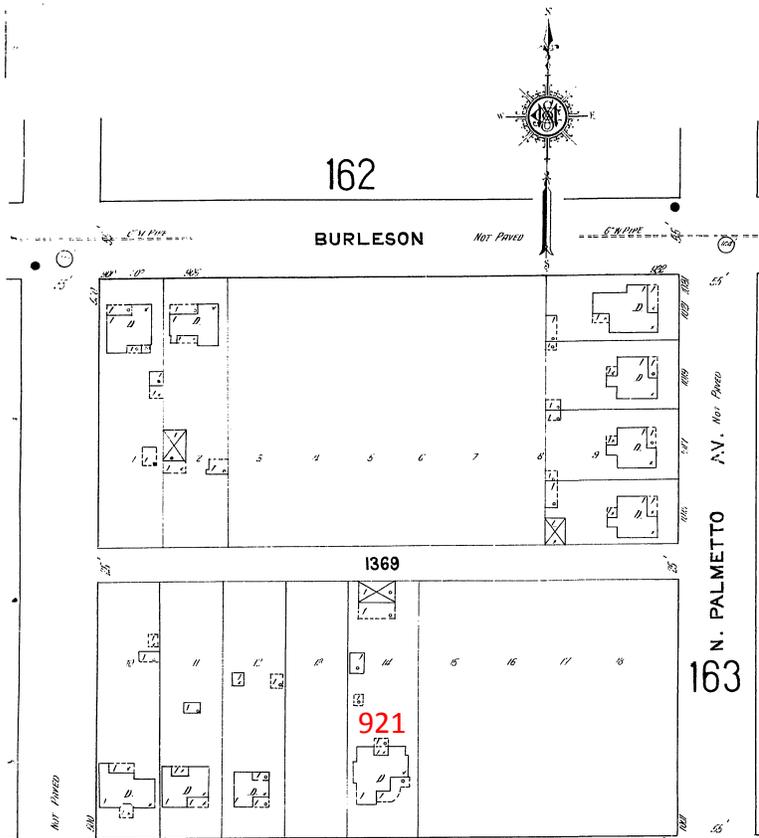


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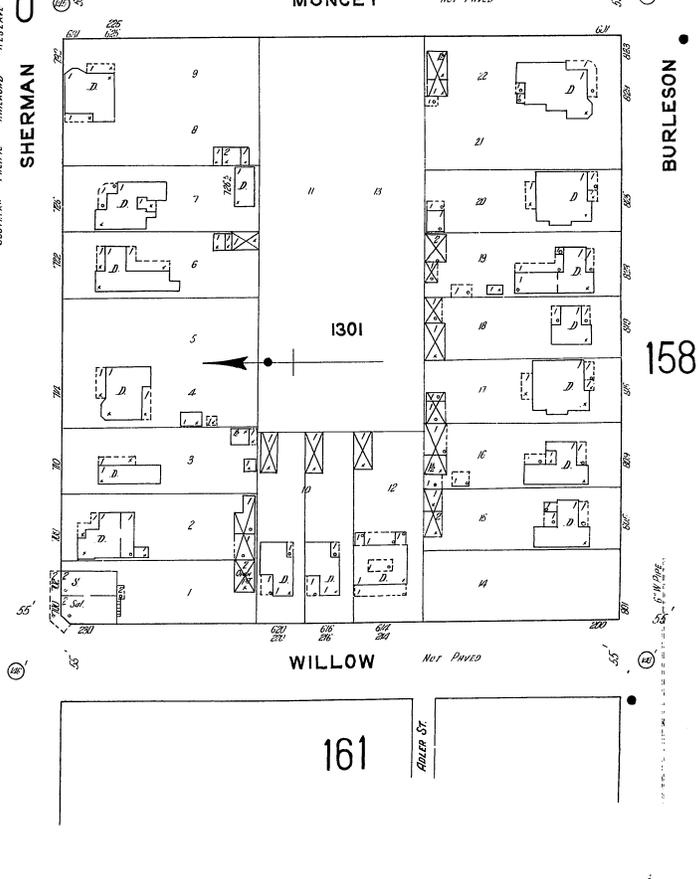
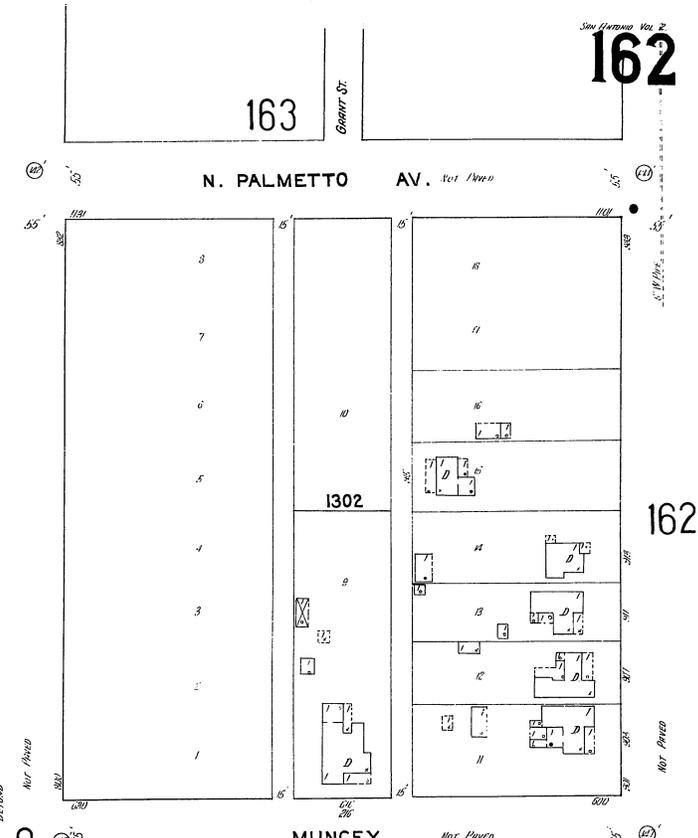
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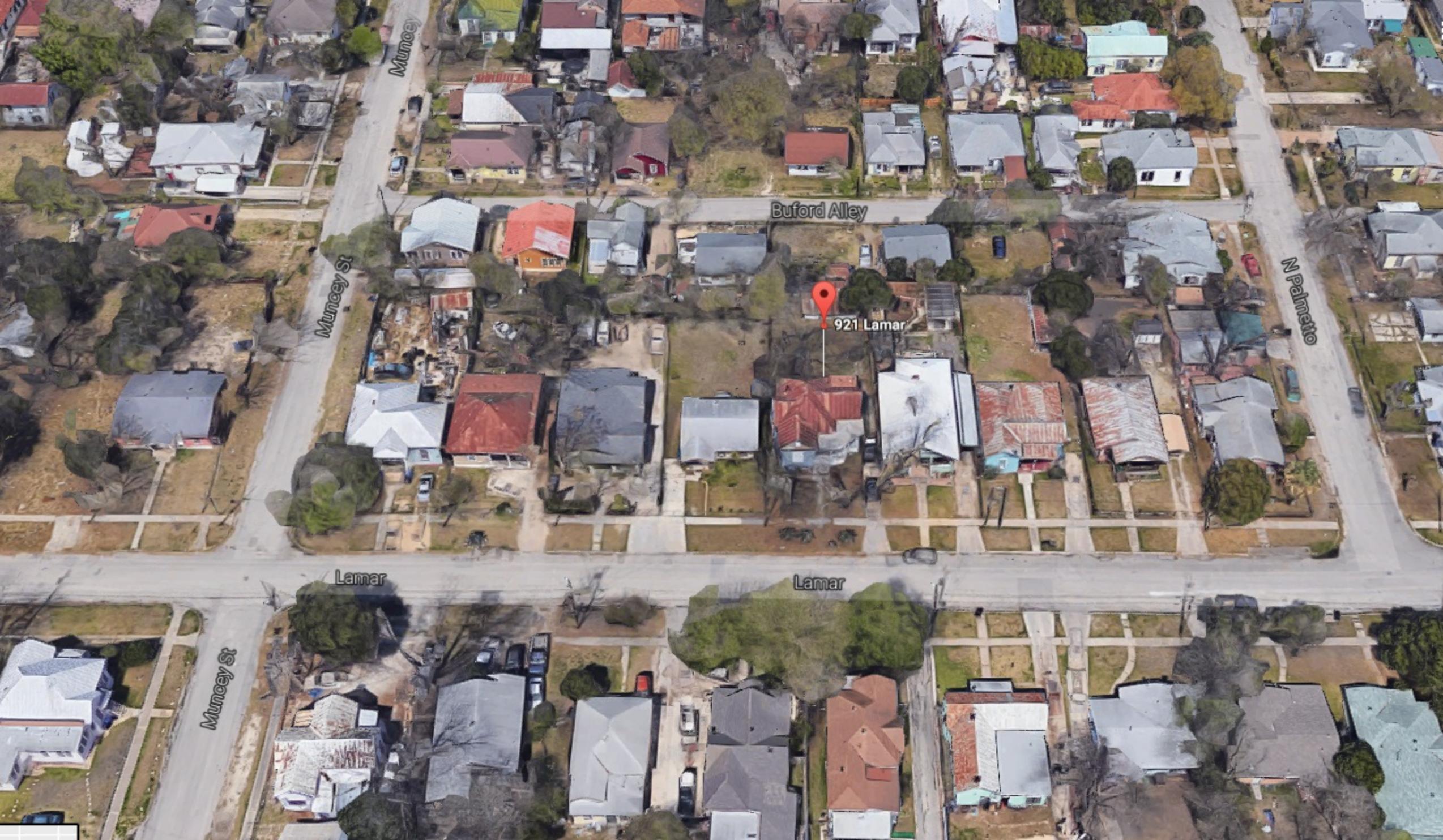
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Scale of Feet.



See Extension Vol. 2



Muncey St

Buford Alley

N Palmetto

Muncey St

921 Lamar

Lamar

Lamar

Muncey St



921 Lamar

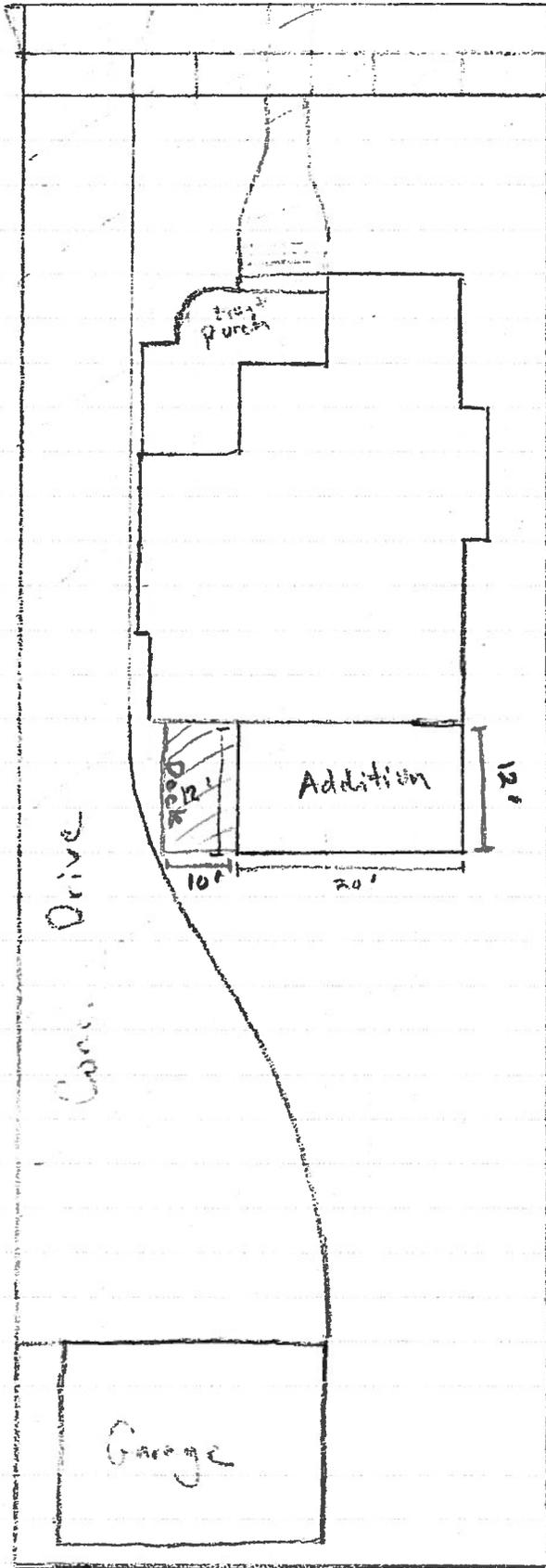












921

Lamar

North
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4' 4'
Scale

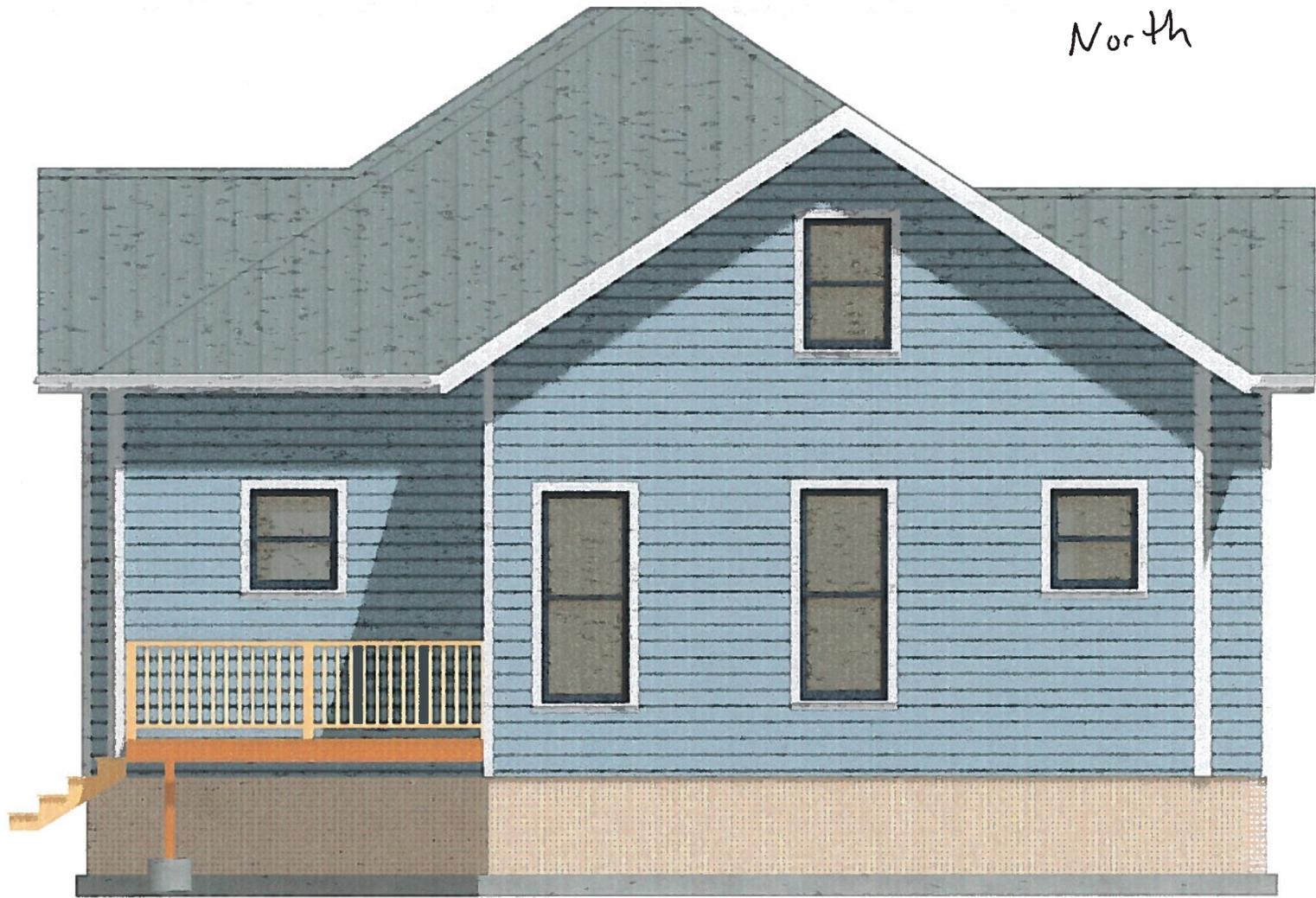
East

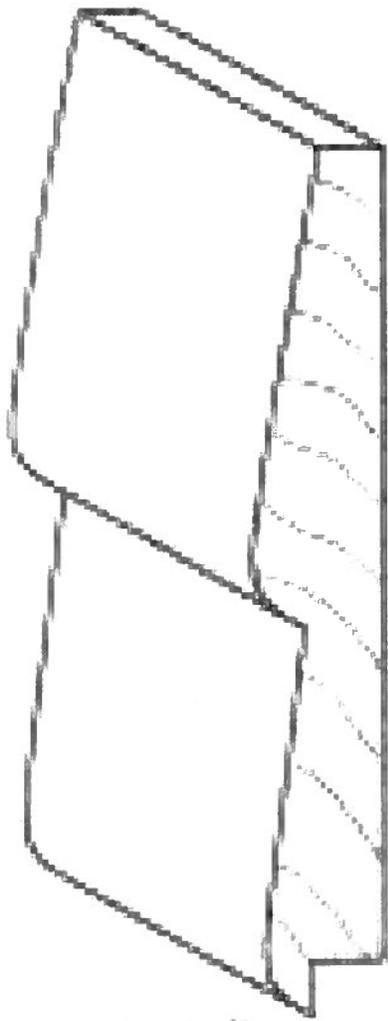


West



North





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100 10 10 10

SIDING DETAIL



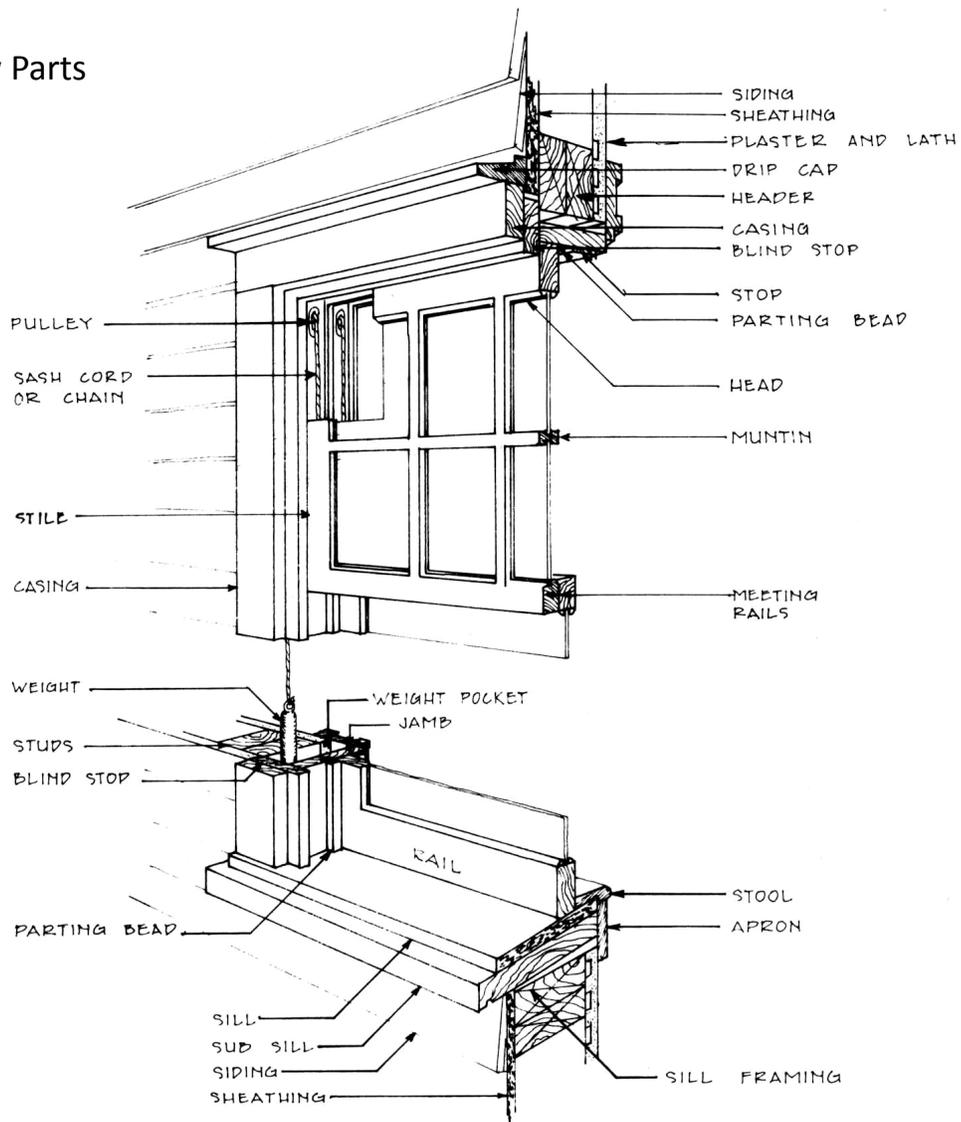
CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC DESIGN GUIDELINES WINDOWS: REPAIR, REPLACEMENT, AND NEW CONSTRUCTION

December 16, 2015



Wood Window Parts





Why are windows important?

A value of a historic home is equal to the sum of its parts. As original materials are removed from a historic property, it begins to lose its integrity and ultimately its historic value. Historic windows greatly contribute to a property in terms of character and craftsmanship. They were expertly designed and constructed from high-quality materials. Preserving historic windows in place keeps original, high quality materials with the property and out of the landfill.

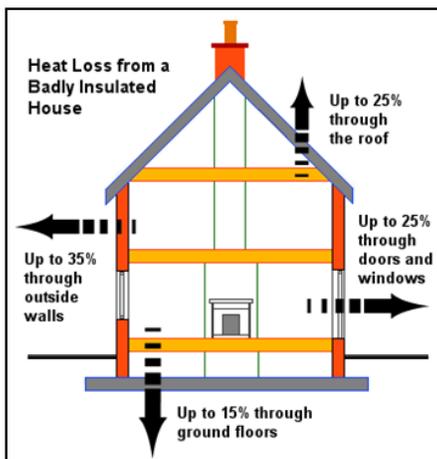


In historic homes, the windows are an integral part of the design. They were designed to not only be aesthetically pleasing, but were necessary as a functioning component to the building by providing light and ventilation. The loss of original windows also has great potential to negatively impact the appearance of a historic home. Building facades lose proportionality and depth as modern replacements are introduced.

Historic wood windows can certainly be maintained or restored to working order. Preservation of original architectural features, including windows, is encouraged in the City of San Antonio Historic Design Guidelines. Nevertheless, there is an abundance of replacement window products that are too often used by historic home owners seeking to “upgrade” their aging properties.

I’ve been told my wood windows need to be replaced.

In an age where energy reduction is at the forefront of every homeowner’s mind, windows are often blamed as the leading culprit of heat gain/loss. The criminalization of “drafty old windows” is nothing new; window manufacturers have long been pointing out the faults of old windows while promoting attractive solutions (their products). New low-e, gas-filled and triple pane replacements may seem like an exciting solution for homeowners coping with their monthly energy bill. Walk into any home-improvement store, and you may be feeling the pressure to replace. Door-to-door window salesmen have also been reported in historic districts in San Antonio.



In reality, heat gain/loss occurs evenly throughout the home, with windows only accounting for 25% of waste. Poorly insulated walls and attics are the greater culprit, especially locally. The San Antonio climate offers many days of full sun. While we enjoy these sunny days in the winter, during the hot summer months that same sun bears down on rooftops, turning attics into ovens.

Trying to solve an energy problem by only addressing the windows is like trying to hold water in a leaky bucket and only patching a few of its holes!

Retrofitting Solutions

Even windows in the best condition can be made more energy efficient. Heat gain/loss through windows occurs in three different ways: air infiltration, heat transfer (conduction) and solar gain (radiation). There are a number of low cost, reversible and historically appropriate strategies that can be used to reduce heat gain/loss. It should be noted that implementing a combination of any of these techniques can be just as effective in arresting heat gain/loss as a brand new window.

Weather stripping is perhaps the cheapest and easiest solution for improving window efficiency. Proper weather stripping drastically reduces air infiltration at meeting points in the window. This can easily be done by any homeowner and offers a great return on investment.

Storm windows can be used to provide an additional transparent barrier between the outside and inside of a historic home. Their installation creates an insulating air pocket which reduces heat transfer. Storm windows can be hung from the interior of a window and simply clipped or wedged into place (some even use magnets) for easy removal and cleaning. Some exterior storm windows may be appropriate provided that they have a thin frame and are used with either a decorative screen or in a manner that does not obscure any architectural details.



Shades, Shutters and Screens can all be used to prevent solar gain during the hot summer months or seasons where windows receive direct sunlight. Some interior shades also have insulating qualities that can reduce heat transfer. Solar screens are gaining in popularity, but are only appropriate when installed on the rear of a building as to not have a visual impact from the street.

Interior window films can be applied to reduce the impact of solar gain, and are another affordable, easy solution. A wide variety of products are available, but homeowners should be cautious to avoid films that are deeply tinted or reflective as they have the potential to alter the exterior appearance of the glass.

Additional Resources



There are countless online resources from a number of reputable sources. Perhaps some of the best materials come from the National Trust for Historic Preservation and National Park Service:

[NTHP: Repair or Replace?](#)

[NTHP: Saving Windows, Saving Money](#)

[NTHP: Wood Windows Tip Sheet](#)

[NPS: Preservation Brief](#)

OHP periodically hosts a Historic Window Restoration Workshop. The workshop is open to all, and for a small tuition participants receive hands-on training in window repair. Of course, OHP staff is always available for consultation at your property. We look forward to helping you find an appropriate solution.

REPAIR OR REPLACE?

6.A.iii. Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

Repairable Window:

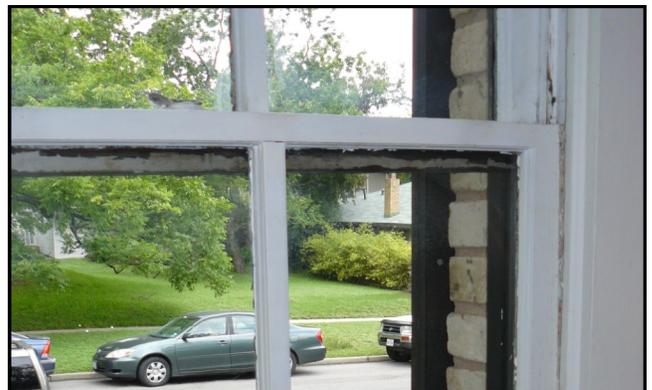
- Glass missing or broken;
- Meeting rails not aligning;
- Cords broken or hardware missing;
- Sill or frame rotted;
- Partially rotted rails and stiles which require patching.

Beyond Repair:

- Missing components or units;
- Extreme wood rot;
- Where 50% or more of a window's components must be reconstructed, a replacement may be considered;
- Replacement sashes may also be constructed to fit within the original frame.

In most cases, window repair is not only the more affordable solution upfront, but offers a much greater return on investment than replacement. Repairing and maintaining an old wood window may seem like a daunting task, but remember that historic windows were intended to be taken apart. If one piece fails, then only that piece may be replaced. By educating themselves on these practices, repairs can become something that any homeowner can tackle one window at a time (although feel free to obtain the services of a professional!)

Examples of Repairable Windows:



SELECTING AN APPROPRIATE REPLACEMENT

6.B.iv. *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.*



Recommended stipulations for replacement:

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.

Details to avoid:



- Vinyl product changes the material
- Window is not recessed within frame
- Sash components do not feature traditional dimensions



- Track insert alters profile
- Meeting rails thicker than original
- Low-e coating alters hue and reflectivity



- Window trim and sill detail not consistent with original

SELECTING WINDOWS FOR NEW BUILDINGS

3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.

The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

Examples in New Construction:

