

HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

Agenda Item No: 2

HDRC CASE NO: 2015-151
ADDRESS: 1033 DAWSON ST
LEGAL DESCRIPTION: NCB 2872 BLK N LOT 8
ZONING: R6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Focal Design Builders
OWNER: Focal Design Builders
TYPE OF WORK: Exterior repairs and alterations, construct rear deck, and replace windows
REQUEST:

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

1. Replace brick/asphalt siding at front facade with stucco
2. Replace aluminum windows with vinyl
3. Remove security bars, remove lattice over garage door, replace wrought iron columns with wood, replace roof at porch, and paint exterior.
4. Construct a 10'0" x 15'8" rear wood deck
5. Replace garage wall along east side with a new solid wall clad in shingles to match the house or a privacy fence.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Facade 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.

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 facade or where visible from the public right-of-way.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

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.

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.

FINDINGS:

- a. The house at 1033 Dawson has been severely modified from its original configuration. Original siding and windows have been replaced, the front porch has been modified, and a side carport/garage addition has been constructed.
- b. Consistent with the Guidelines for Exterior Maintenance and Alterations, wood siding should be exposed when covered by vinyl, aluminum, stucco or other material. Although removing the existing siding on the front of the house may be appropriate, if the original wood siding is found underneath it should be exposed and repaired.
- c. According to pictures submitted by the applicant, there are at least two original wood windows on the house which should be preserved. Although replacement of the existing aluminum windows may be appropriate, the proposed vinyl windows are not consistent with the architectural style of the building. In addition, the proposed windows will be mounted flush on the wall instead of set inside the opening as typical with historic windows. A replacement window that matches historic windows in proportion, size and placement of brickmolds, blind stops, and rails would be more appropriate.
- d. The proposed replacement columns are simple in design as recommended by the Guidelines for Exterior Maintenance and Alterations.
- e. The proposed wood deck will be located behind the main structure as recommended by the Guidelines for Additions.
- f. Consistent with the Guidelines for Additions, materials should match those on the historic structure when possible. The proposed replacement wall on the east side of the garage will match the materials on the main house which is consistent with the guidelines.

RECOMMENDATION:

1. Staff recommends approval of item 1 based on finding c with the stipulation that if wood is uncovered under the existing siding, it is restored rather than replaced or covered with stucco.
2. Staff recommends approval of item 2 based on finding a with the following stipulations:
 - a. The applicant submits an appropriate replacement option to staff for approval.
 - b. All wood windows are retained and repaired instead
3. Staff recommends approval of item 3 based on finding d with the stipulation that the metal roof has panels 18-21" wide and ridges less than 2" high.
4. Staff recommends approval of item 4 as submitted based on finding e.
5. Staff recommends approval of item 5 as submitted in option 1 based on finding f.

CASE MANAGER:

Adriana Ziga





1033 Dawson

Powered by ArcGIS Server

Printed: Apr 08, 2015

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



1033 Dawson St San Antonio TX. 78202

Legal Description : NCB 2872 _BLOCK N LOT 8
Dignowity Hill Historic District

March 27, 2015 (**April 03, 2015**)

Scope of Work includes:

- 1. Restore existing stucco by replacing/resurfacing with a smooth finish stucco.**
Finished stucco to be smooth instead of the existing stucco pattern(brick and stone).
- 2. Replace existing alluminum windows with new energy efficient(Low E) Vynil windows.**
3. Remove security bars from windows.
4. Replace existing iron columns with new wood columns at entry porch.
5. Restore roof at entry porch.
- 6. Enclosed garage by:**
Option A) Adding a wall on the east side with asbestos shingles siding similar to the siding around the house.
Option B) Adding a vertical wood privacy fence.
- 7. Add a (10'-0" x 15'-8") wooden deck on the backside of the house.**
8. Paint exterior.
9. Renovation of interior spaces. (As shown in drawings.)
- 10. Remove wood lattice above garage door. Existing garage door to remain.**



Existing Conditions - North Facing



Existing Conditions - South- Facing



Existing Conditions - South-West Facing



Existing Conditions - North-East Facing

Materials

Exterior Paint :

Siding (existing): **Behr Teton Blue N490-4**



Details including (window trim and Fascia): **Behr White**

Wood deck Structure : **(similar to photo)**



Exterior Siding :

Option A:
Asbestos Shingles siding similar to existing.



Option B:
Adding a vertical wood privacy fence. (similar to photo)



Stucco: **Smooth Finish (similar to photo)**



Existing windows to be replaced
by **Vynil Low E** new windows.

(Similar to photo on the right)

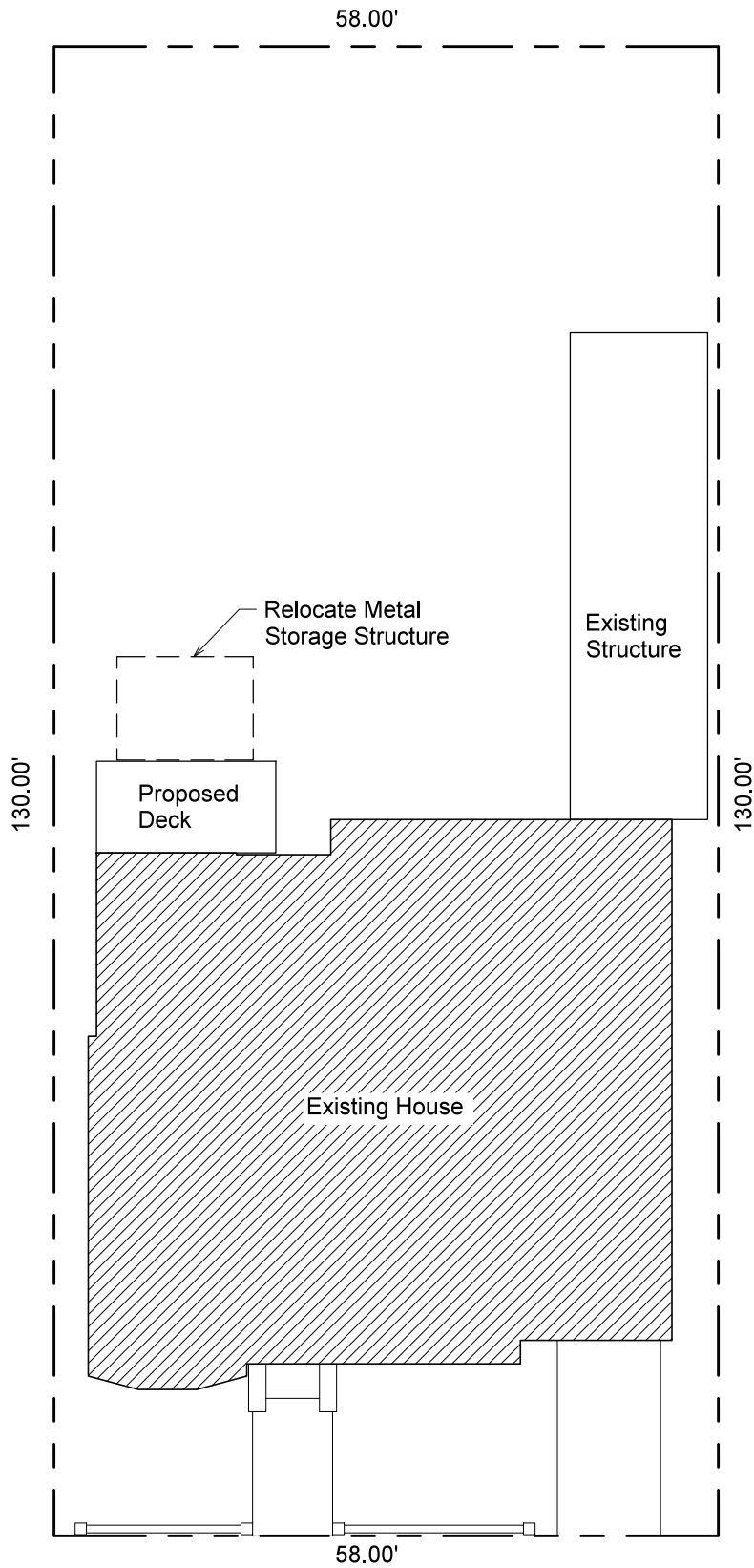


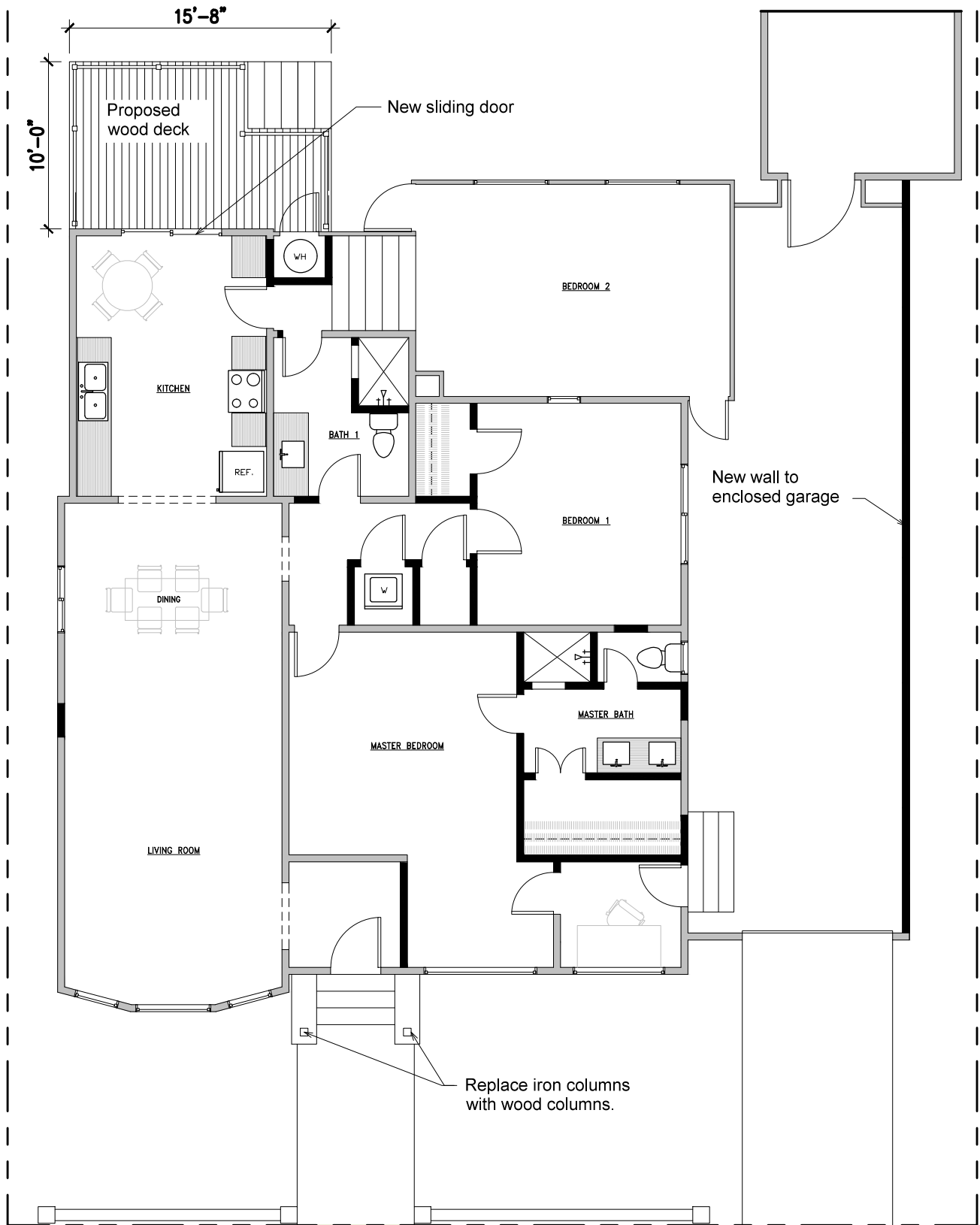
See below for existing windows to be replace.



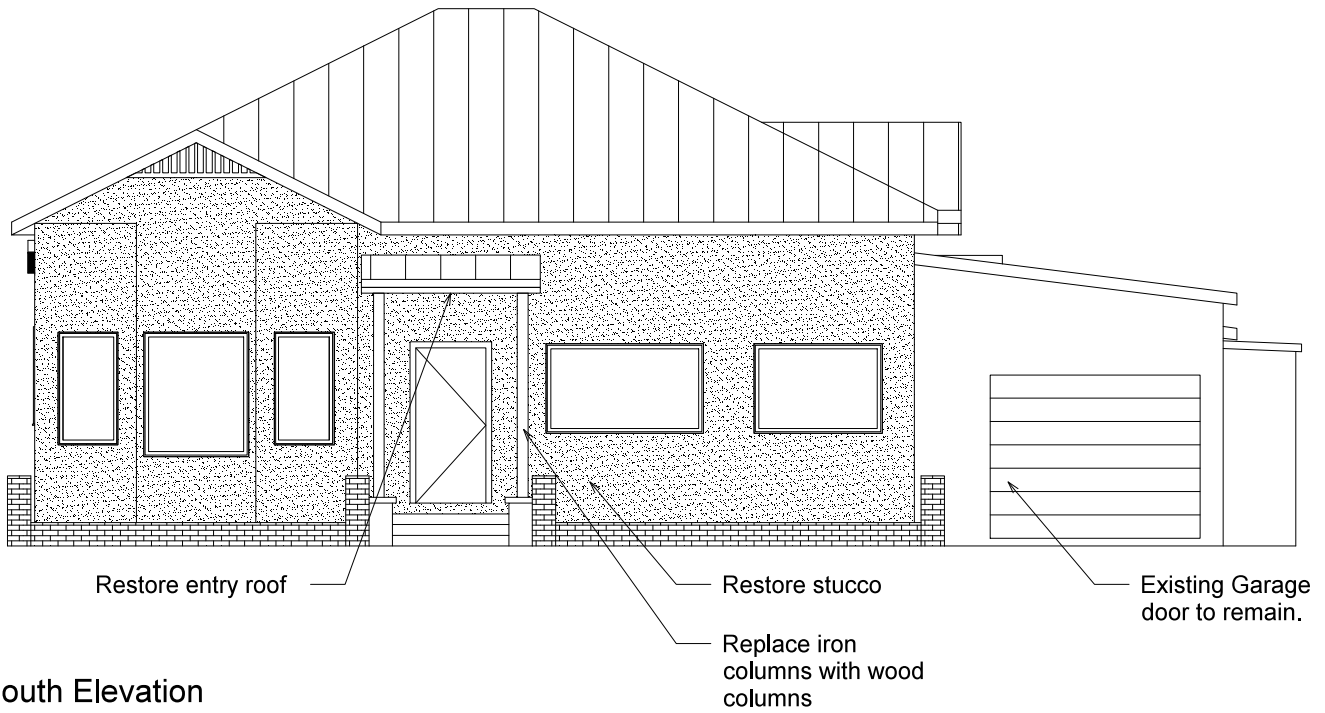




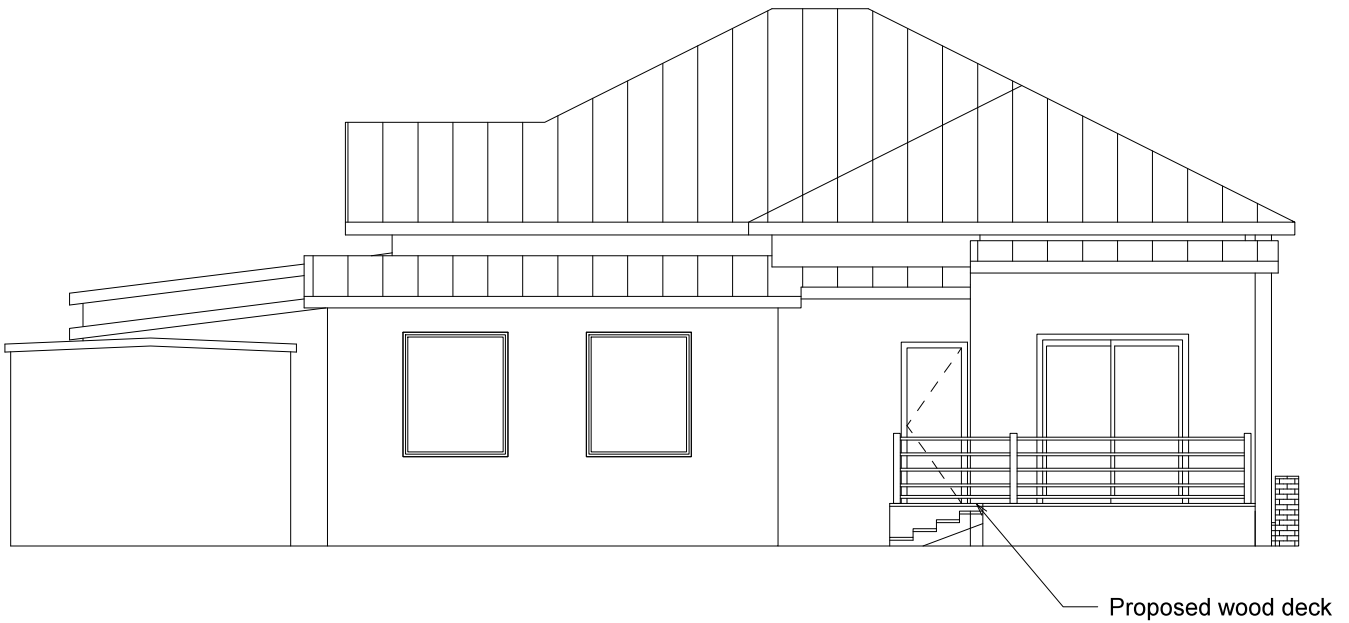




1033 Dawson St. - San Antonio TX. 78202	Proposed Plan		02
	Date	04/03/2015	Scale 1/8" = 1'-0"



① South Elevation
1/8" = 1'-0"



② North Elevation
1/8" = 1'-0"

1033 Dawson St. - San Antonio TX. 78202

Exterior Elevations

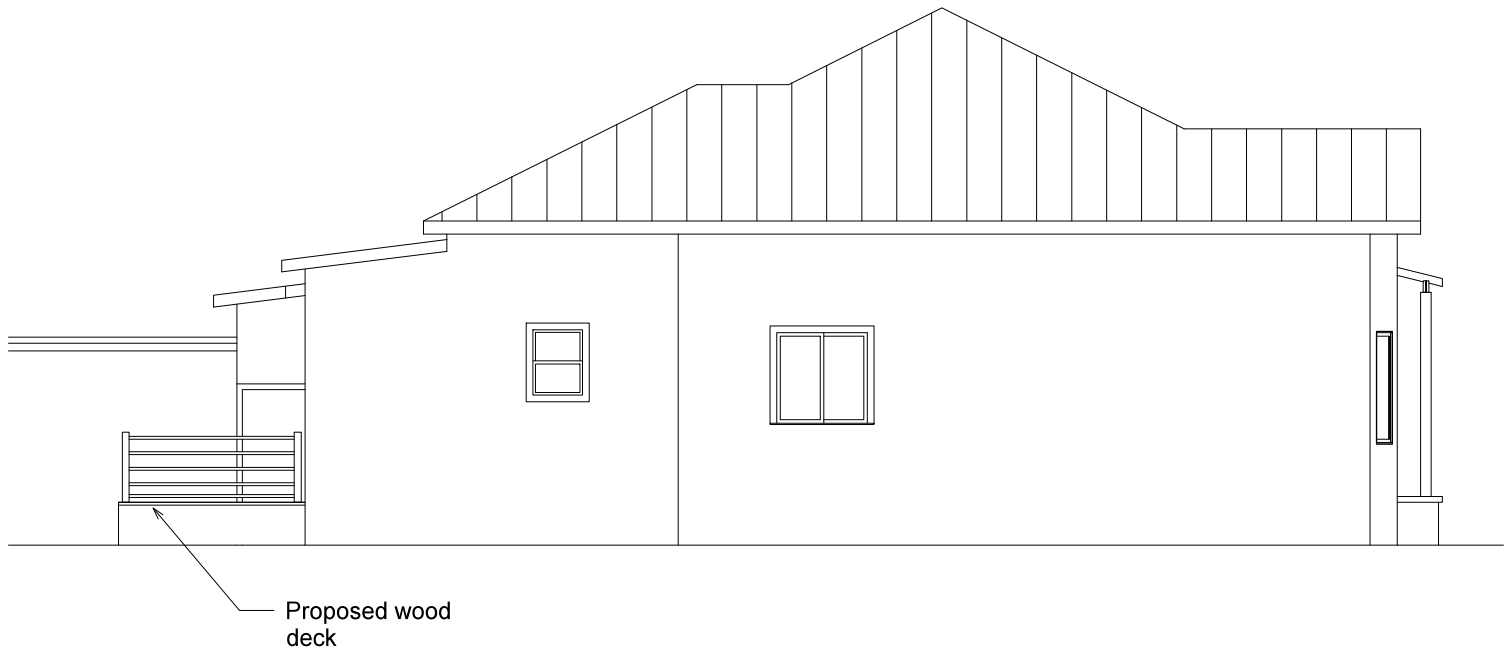
03

Date

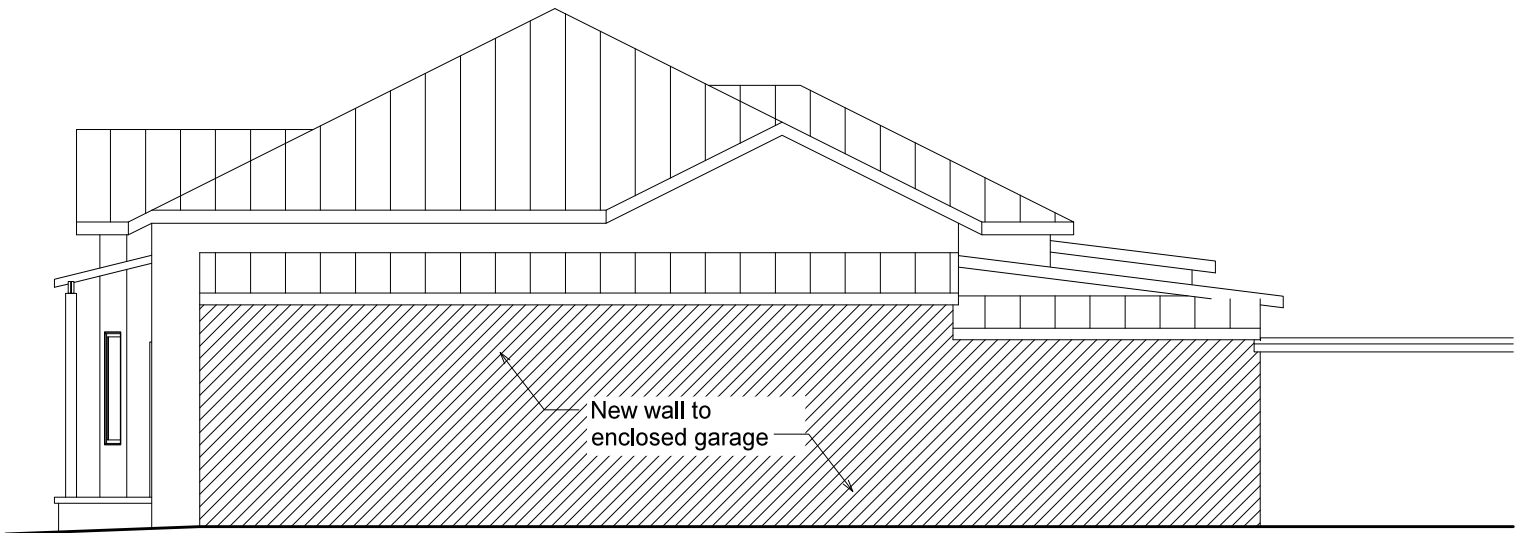
04/03/2015

Scale

1/8" = 1'-0"



③ West Elevation
1/8" = 1'-0"



④ East Elevation
1/8" = 1'-0"

1033 Dawson St. - San Antonio TX. 78202	Exterior Elevations		04
	Date	03/27/2015	Scale 1/8" = 1'-0"