

## HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2015

Agenda Item No: 25

**HDRC CASE NO:** 2015-298  
**ADDRESS:** 1029 DAWSON ST  
**LEGAL DESCRIPTION:** NCB 2872 BLK N LOT 7  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Guadalupe de la Cruz  
**OWNER:** Guadalupe de la Cruz  
**TYPE OF WORK:** Exterior modifications  
**REQUEST:**

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

1. Repair the existing foundation skirting to match the existing.
2. Install a 4x5 foot landing at the rear and side door.
3. Install a v-crimp roof.
4. Enclose an existing front door.
5. Enclose an existing transom above one of the original front door openings.
6. Replace the existing front and rear doors.

### 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.

## **FINDINGS:**

- a. The applicant has proposed to repair the existing foundation skirting to match the existing. According to the Guidelines for Exterior Maintenance and Alterations, in kind materials should be used during the repair and replacements of historic wood elements. The applicant's proposal is consistent with the Guidelines.
- b. At the rear (north) and side (east) doors, the applicant has proposed to construct 4x5 foot wood landings. While the materials of the proposed landings may be appropriate, staff requests that the applicant provide more detailed architectural documents prior to receiving a Certificate of Appropriateness for the construction of the wood landings.
- c. According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should be used on structures where they are architecturally appropriate. Where metal roofs are used, standing seam metal roofs are appropriate and should contain panels that are 18 to 21 inches in width, ensure that seams are an appropriate height (1 to 2 inches), use a crimped ridge seam that is consistent with the historic application, use a low profile ridge cap and use a galvalume finish.
- d. The applicant has proposed to remove one of the original front door openings as well as a window transom. According to the Guidelines for Exterior Maintenance and Alterations 6.A., original window and door openings should be preserved, historic doors should be preserved and historic windows and window opening should be preserved. The applicant's request is not consistent with the Guidelines.
- e. The applicant has also proposed to remove two original wood doors and replace them with metal doors. According to the Guidelines for Exterior Maintenance and Alterations 6.A., historic doors should be preserved. The applicant's request is not consistent with the Guidelines.

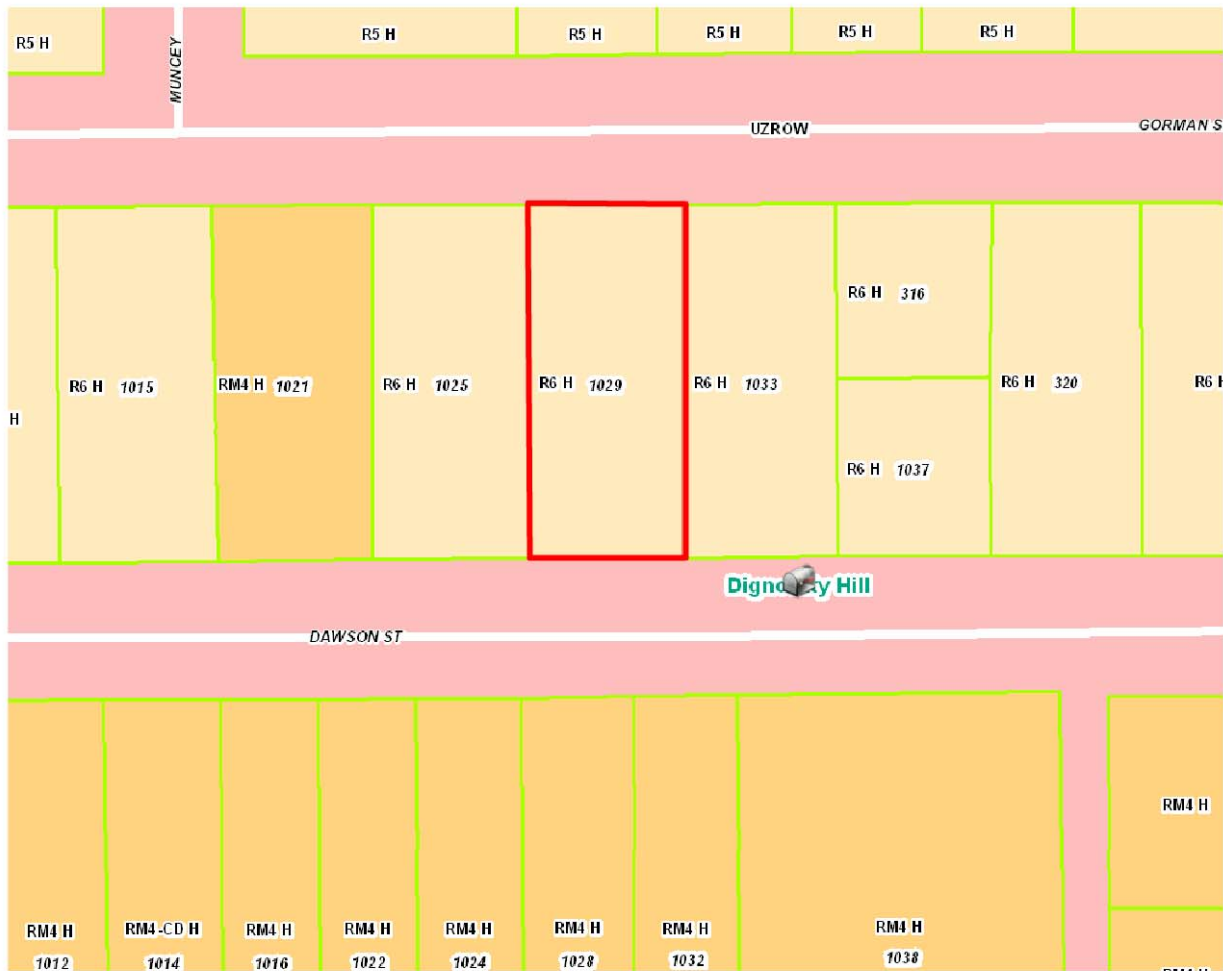
## **RECOMMENDATION:**

Staff recommends approval of request item #1 based on finding a.

Staff does not recommend approval of request items # 2 through #6 based on findings b through d. Staff recommends that the applicant adhere to finding c regarding metal roof installation and finding d regarding the removal of original door and window openings as well as original doors and windows.

## **CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 28, 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.

T & J Builders  
920 S. Walnut St.  
Pearsall, Texas 78061  
210-422-3492

July 7, 2015

City of San Antonio  
Office of Historic Preservation  
1901 S. Alamo  
San Antonio, Texas 78204

RE: Guadalupe De La Cruz  
1029 Dawson  
San Antonio, Texas 78207

Due to people breaking in the property front and rear doors were installed to secure premises. The siding was installed because there was no door opening and siding to match existing siding.

~~Need to remove (3) rear windows and (1) side 3 x 3 window. The 3 x 3 window will be installed in the rear of the house where the 3 x 6 window is currently. All the other windows will be closed with matching siding.~~

Add a 4 x 5 landing at the rear and side door. Repair and install skirting to match existing.

Contractor Artemio H. Perez  
Artemio H. Perez

# PLOT PLAN

FOR  
BLDG PERMITS

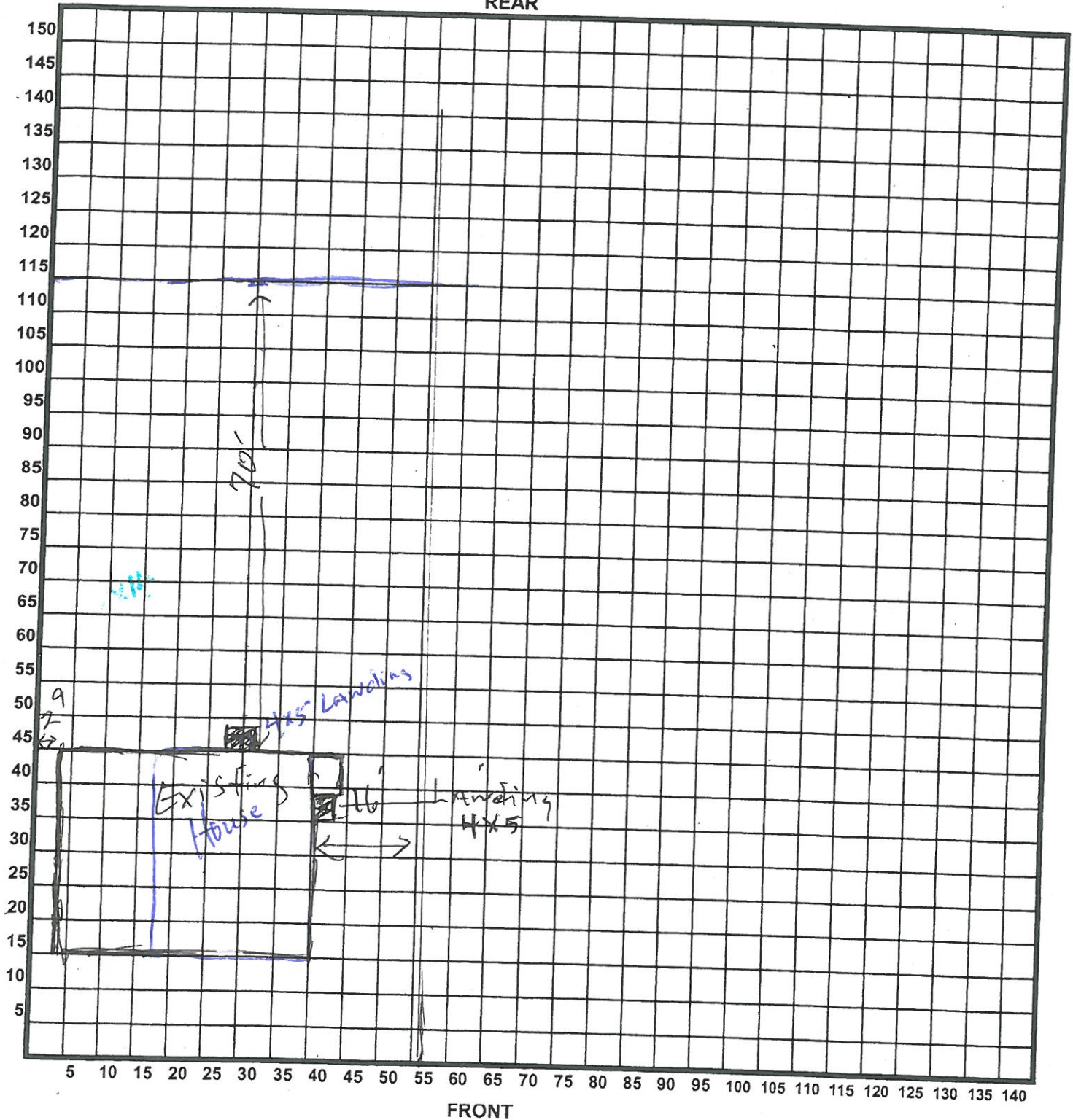
Address 1029 Dawson  
~~213 Bedford~~

Lot \_\_\_\_\_

Block \_\_\_\_\_

NCB \_\_\_\_\_

REAR



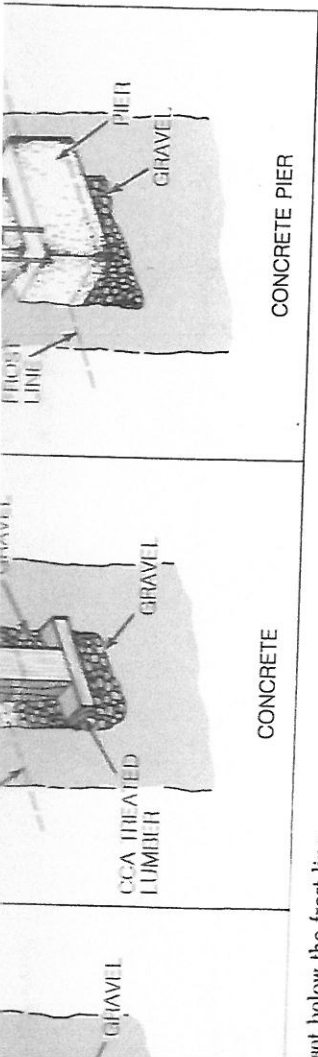
I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2012 IRC

12/3/14

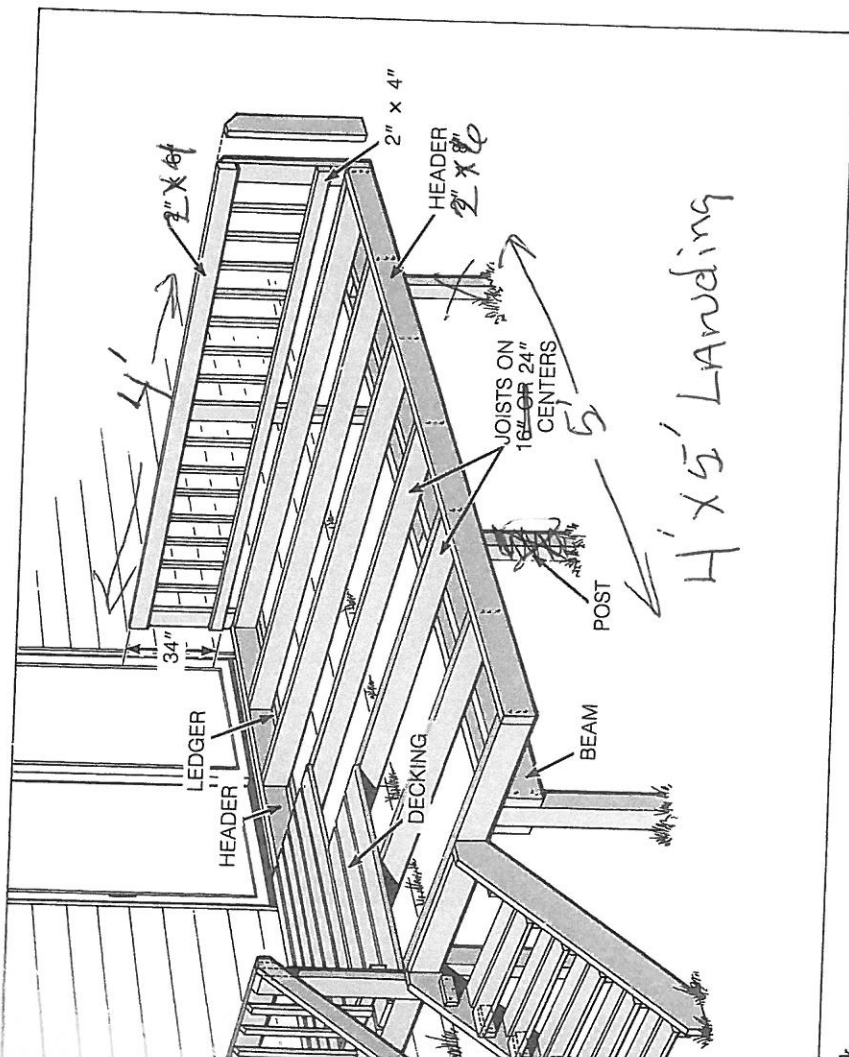
Date

Antonia H. Rey

Signature of Applicant



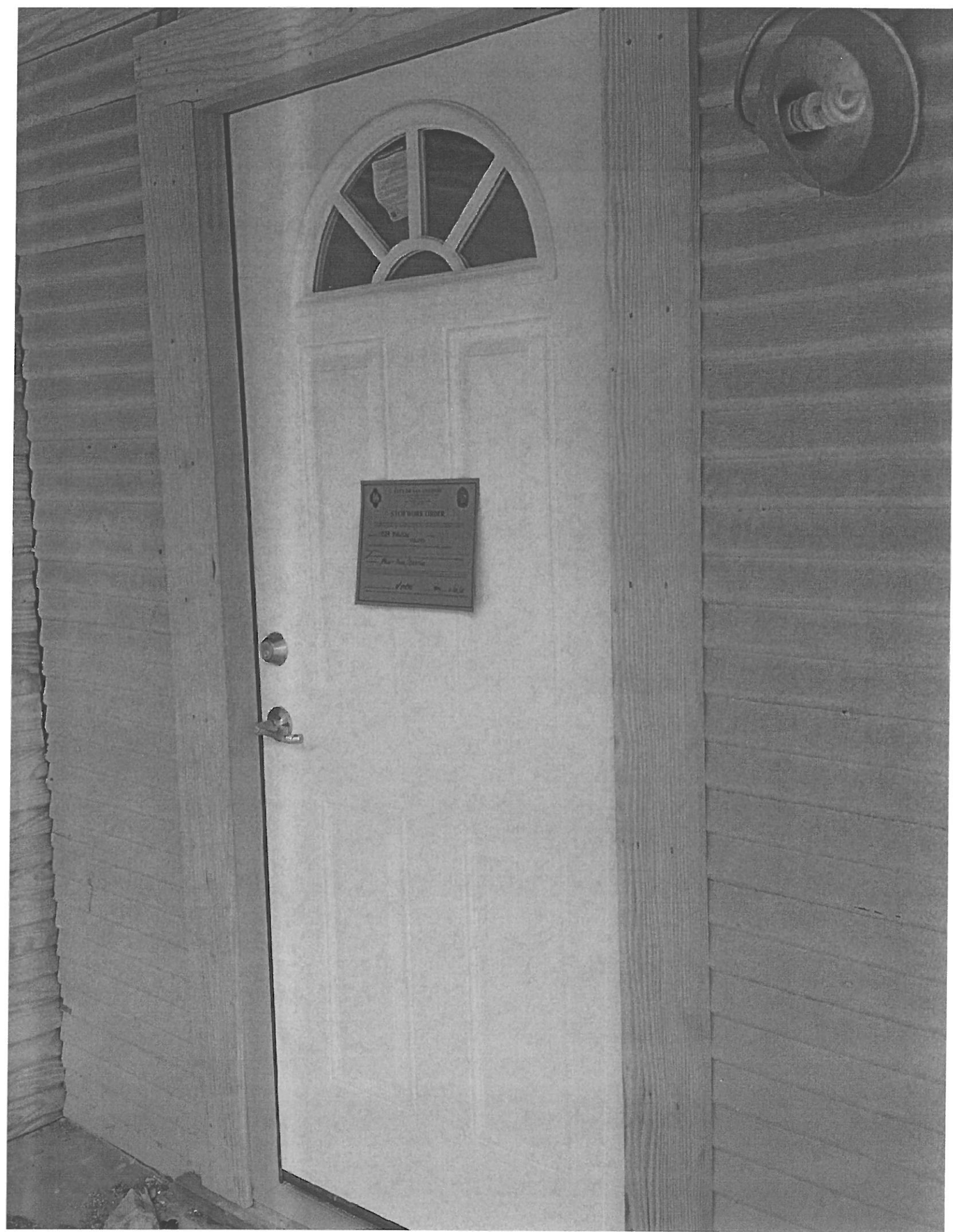
not below the frost line.

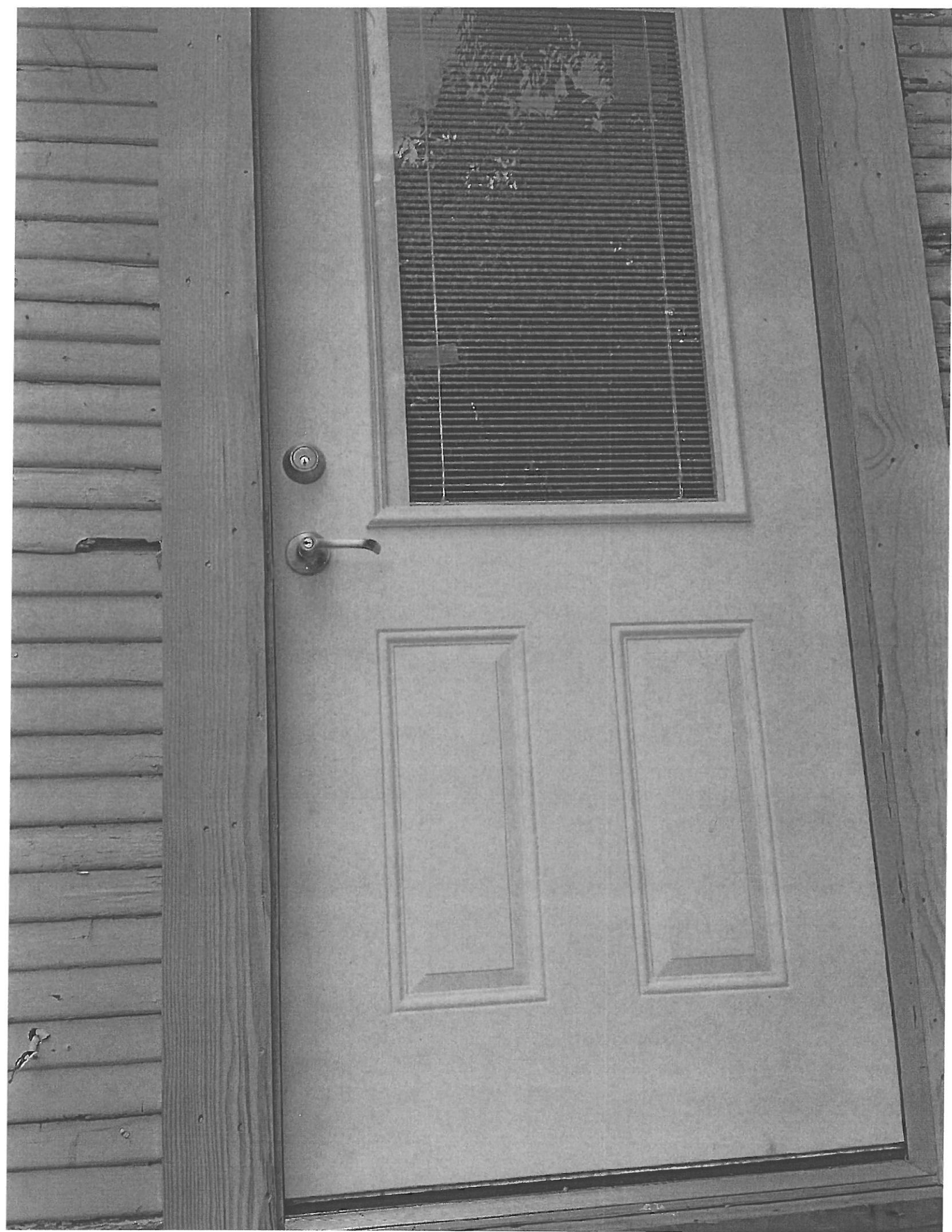




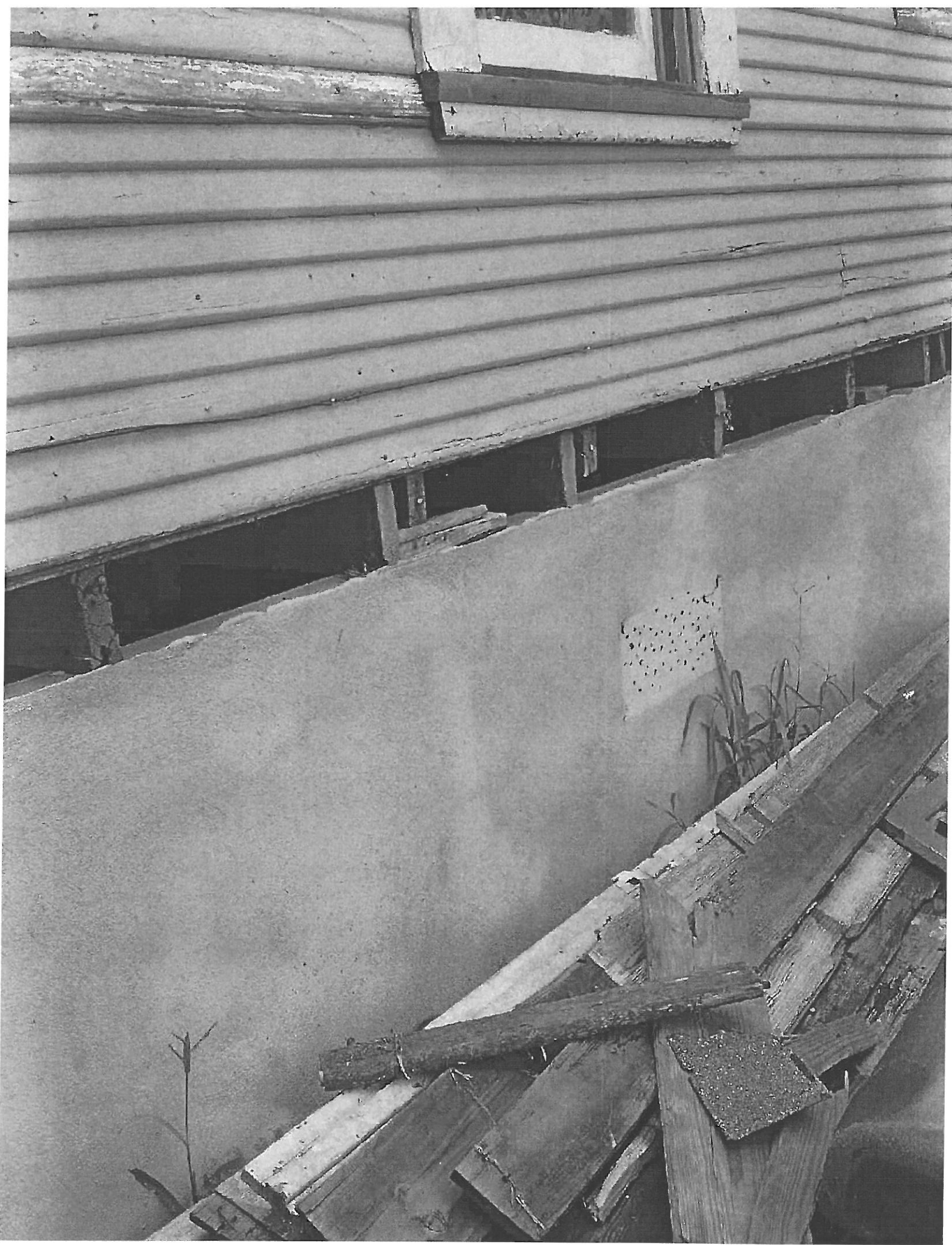




















Google earth

© 2015 Google  
© 2015 INEGI  
© 2015 Google