HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2016

Agenda Item No: 22

HDRC CASE NO:	**2016-228**
ADDRESS:	924 DAWSON ST
LEGAL DESCRIPTION:	NCB 1370 BLK 2 LOT 15
ZONING:	RM4 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Alex Schafer
OWNER:	Alex Schafer
TYPE OF WORK:	Reconstruction of front porch

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to restore the front porch of the historic structure at 924 Dawson.

APPLICABLE CITATIONS:

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

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

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.

FINDINGS:

a. The structure at 924 Dawson features a front gable roof, a front gable porch roof, simple craftsman style elements and appears on the 1951 San Born Maps. The current front façade features many modifications that are inappropriate including the enclosure of the original front porch as well as modifications to window and door openings. The applicant has proposed to restore the front porch to its original architectural form. A number of rehabilitative items have been approved administratively by staff including the installation of a new roof, the restoration of the original wood windows, the restoration or porch siding, painting and the construction of a rear addition of less than 200 square feet. Staff performed a site visit on June 22, 2016, and found that many of the structure's original elements have been removed or heavily modified.
b. According to the Guidelines for Exterior Maintenance and Alterations, 7.B.v., porches should be reconstructed based on accurate evidence of the original, such as photographs. A photograph of the structure from October 2007 shows the original front porch, original window openings and both original front doors.
c. The applicant has proposed to reconstruct the front porch to include its original height, width and depth, based on photographs and examples of neighboring historic structures which feature similar architectural elements. The applicant has proposed to retain the front porch extension past the front façade of approximately two (2) feet.

Staff finds this extension to be architecturally appropriate.

d. In regards to architectural elements, the applicant has proposed front porch railings to space the width of the porch minus the width of the front porch steps. Historically, this porch would not have featured front porch railings, however, the applicant has proposed square railings that a minimal in size that lack ornamentation. Staff finds this request appropriate.
e. The applicant has proposed three front porch columns that are to feature bases of approximately 9 inches in width, mid sections of 6 inches in width and capitals of 6 inches in width featuring craftsman ornamentation. The applicant's proposal of three columns on the front façade is inappropriate; two columns are architecturally appropriate. The applicant's proposal of ornate craftsman capitals is also inappropriate. Staff finds that the applicant should install the proposed columns at the corners of the porch without the ornate capitals.
f. Historic houses in San Antonio often feature a vernacular entrance and ventilation system comprised of two front doors; one facing the street and one facing the side yard. The applicant has proposed to reintroduce the front porch door facing the side yard, but no the door facing the street. Staff finds this inappropriate and recommends the applicant install both doors. The door which faces the street should be reinstalled at its original location, centered on the front porch steps.
g. The applicant has proposed to install two windows beneath the front porch overhang. One window spaced evenly between the end of the porch and the street facing front door, which is to be centered on the front porch steps, is appropriate. Staff recommends the applicant install the window in this manner. This window should be inset within the wall at least two (2) inches or at a depth that is consistent with all other windows.
h. The applicant has proposed to remove the existing concrete porch steps and install new front porch steps that are code compliant. Staff finds this request appropriate; however, the applicant is to maintain the existing width of the front porch steps.

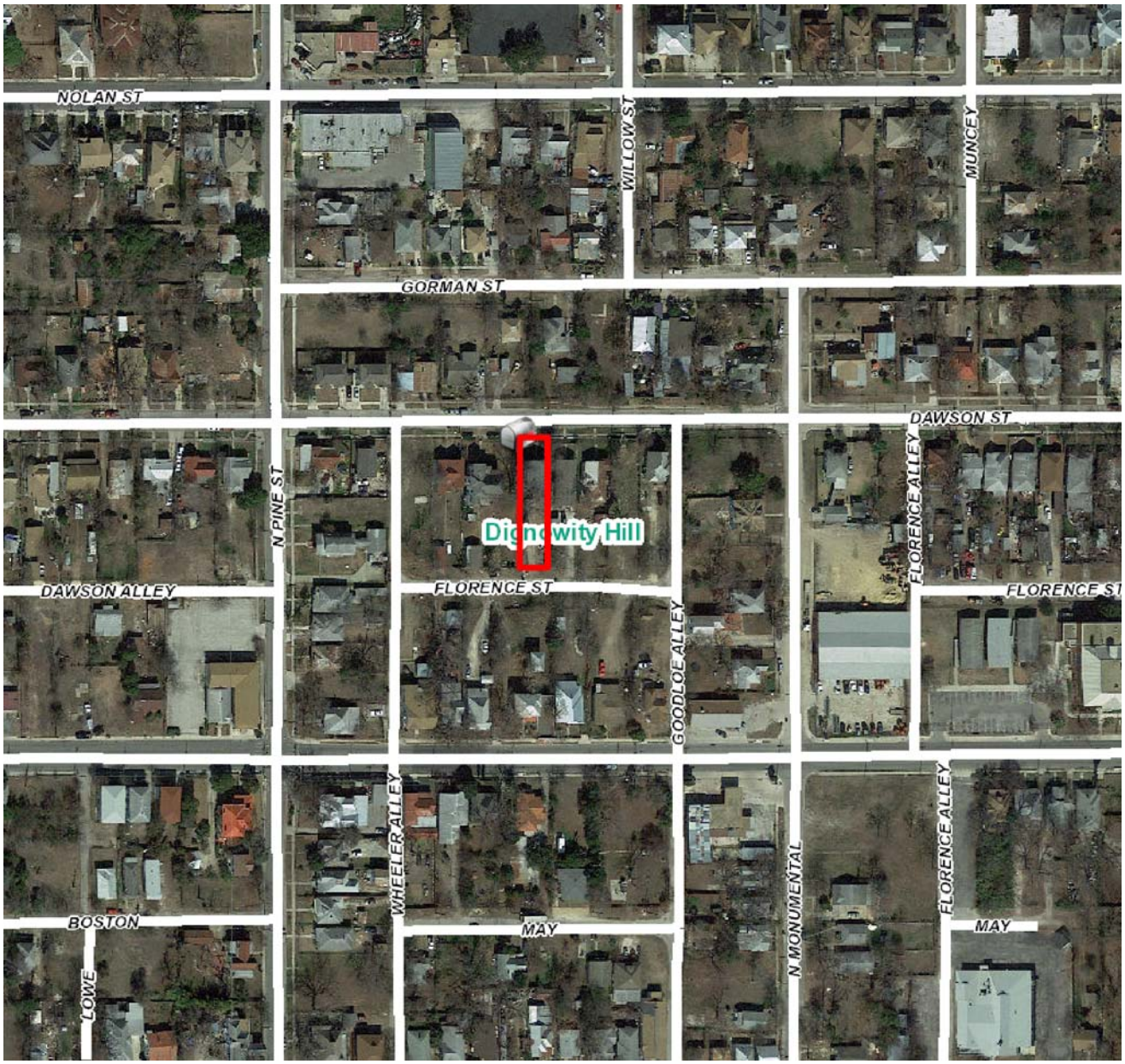
RECOMMENDATION:

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

i. That the applicant eliminate the craftsman ornamentation from the porch columns and eliminate the proposed middle column as noted in finding e.
ii. That the applicant reintroduce the street facing front door that is to be centered on the front porch steps as noted in finding f.
iii. That the applicant reintroduce a front window that is appropriately spaced between the end of the porch and the reintroduced street facing front door as noted in finding g.
iv. That the applicant pour new front porch steps that maintain the width of the original front porch steps as noted in finding h.

CASE MANAGER:

Edward Hall



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Printed:Jun 17, 2016

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E Houston St
N Monumental St
E Houston St
Wheeler Alle
Florence St
Goodloe Alley
924 Dawson St
Florence St
Dawson St
Wheeler Alley
Gorman
Dawson St
Willow St
N Pine St

FUNDING PROVIDED BY
LONGHORN INVESTMENTS
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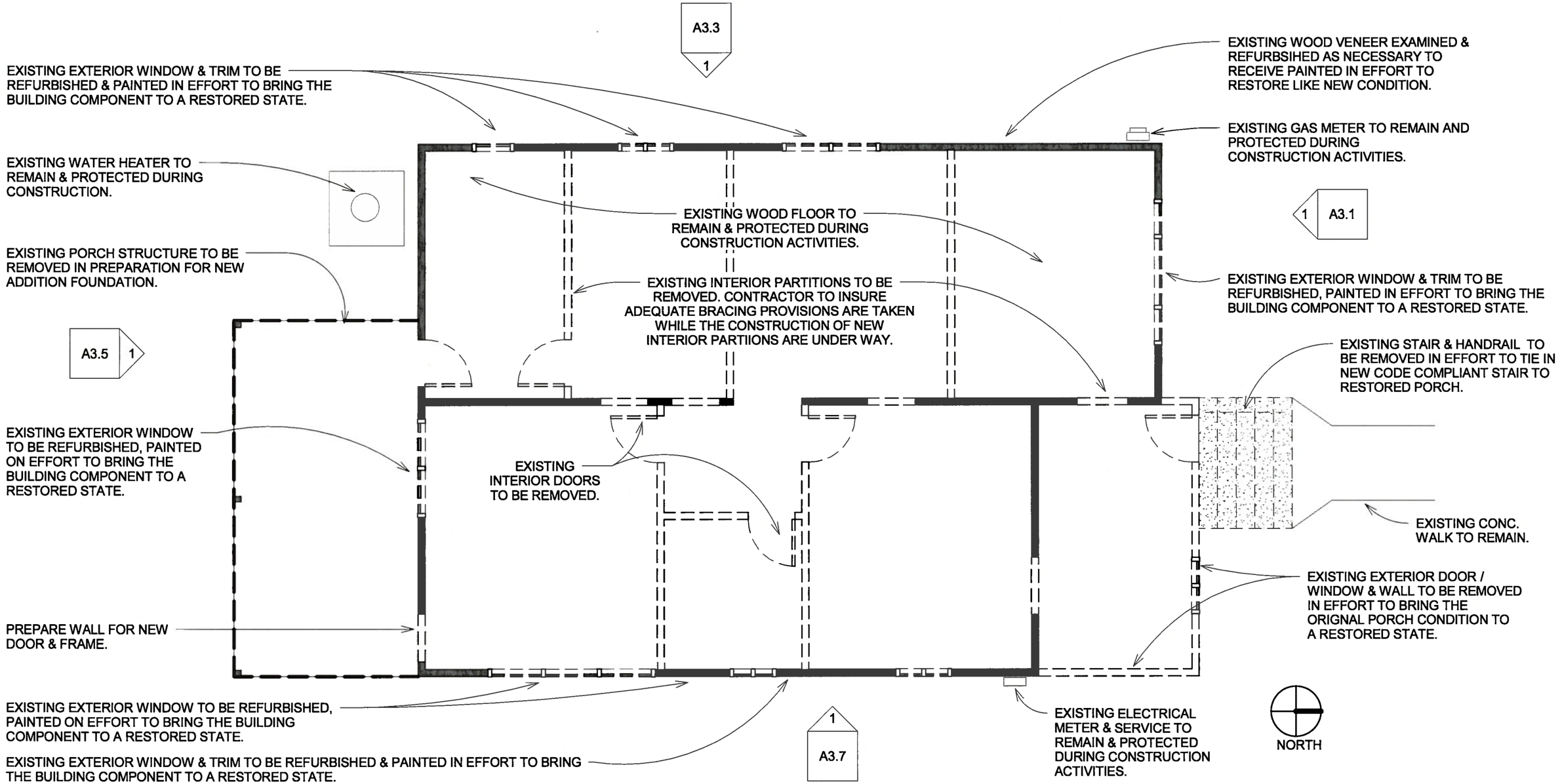
CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS:
REQUEST:
HEARING DATE:
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
(210) 215-9278

RESIDENCE
for
ALEX J. SCHAFER
924 DAWSON STREET
SAN ANTONIO, TEXAS

CASTILLAS CONSTRUCTION - PLANNING DIVISION

Project number	101
Date	June 30, 2016
Drawn by	Castilla Construction
Checked by	Castilla Construction

6/30/2016 11:34:31 AM



1 DEMOLITION FLOOR PLAN

SCALE: 3/16" = 1'-0"

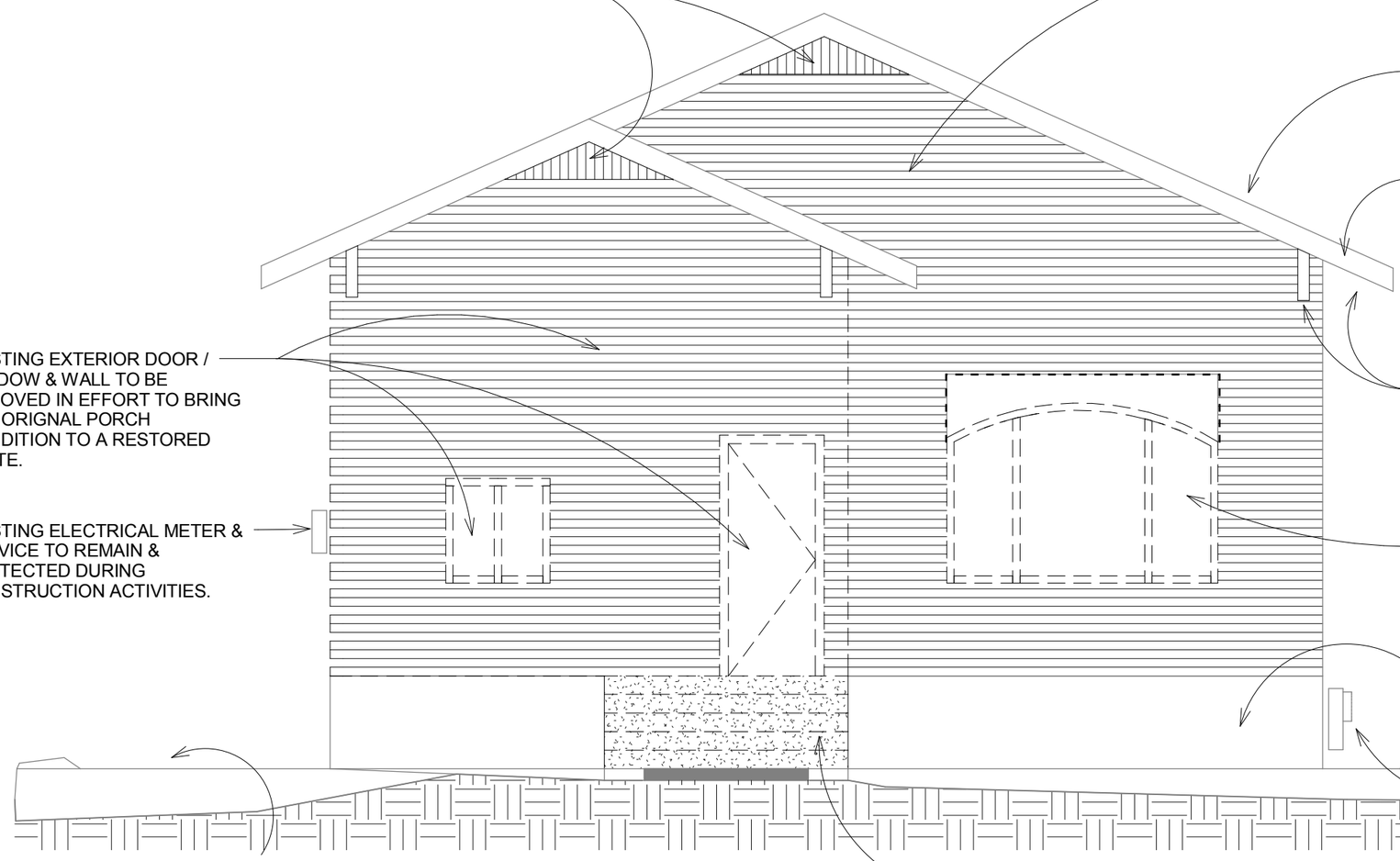
CASTILLAS CONSTRUCTION - PLANNING DIVISION

924 DAWSON STREET SAN ANTONIO, TEXAS

No.	Description	Date

Demolition Floor Plan

Project number	101	A2.1
Date	June 7, 2016	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"



1 NORTH ELEVATION DEMO

SCALE: 1/4" = 1'-0"

CASTILLAS CONSTRUCTION - PLANNING DIVISION

924 DAWSON STREET SAN ANTONIO, TEXAS

No.	Description	Date

North Elevation - Demolition

Project number	101	A3.1
Date	June 30, 2016	
Drawn by	Author	
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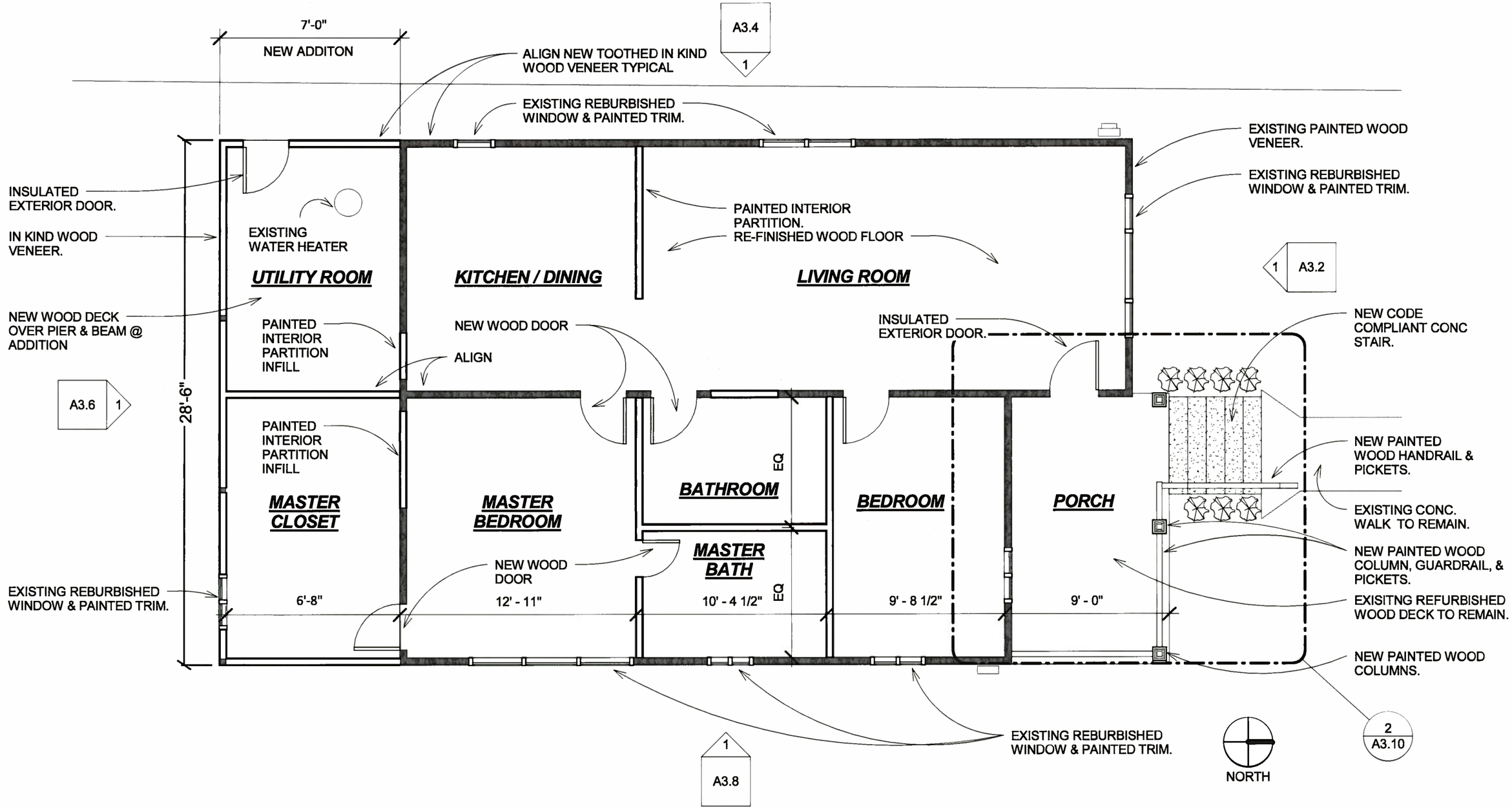

1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

CASTILLAS CONSTRUCTION - PLANNING DIVISION

924 DAWSON STREET SAN ANTONIO, TEXAS

No.	Description	Date

Floor Plan

Project number	101	A2.2
Date	June 7, 2016	
Drawn by	Author	
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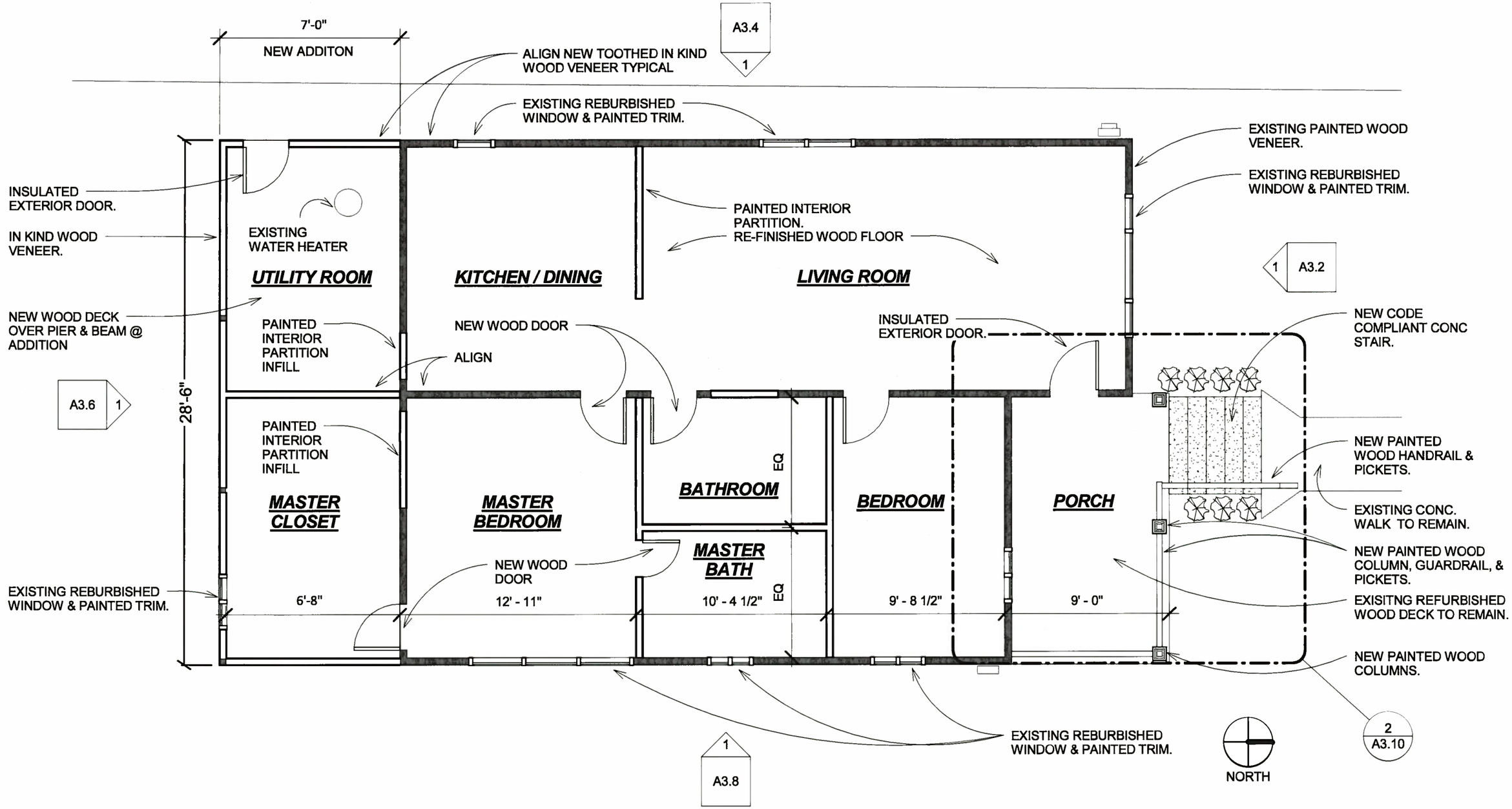


1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

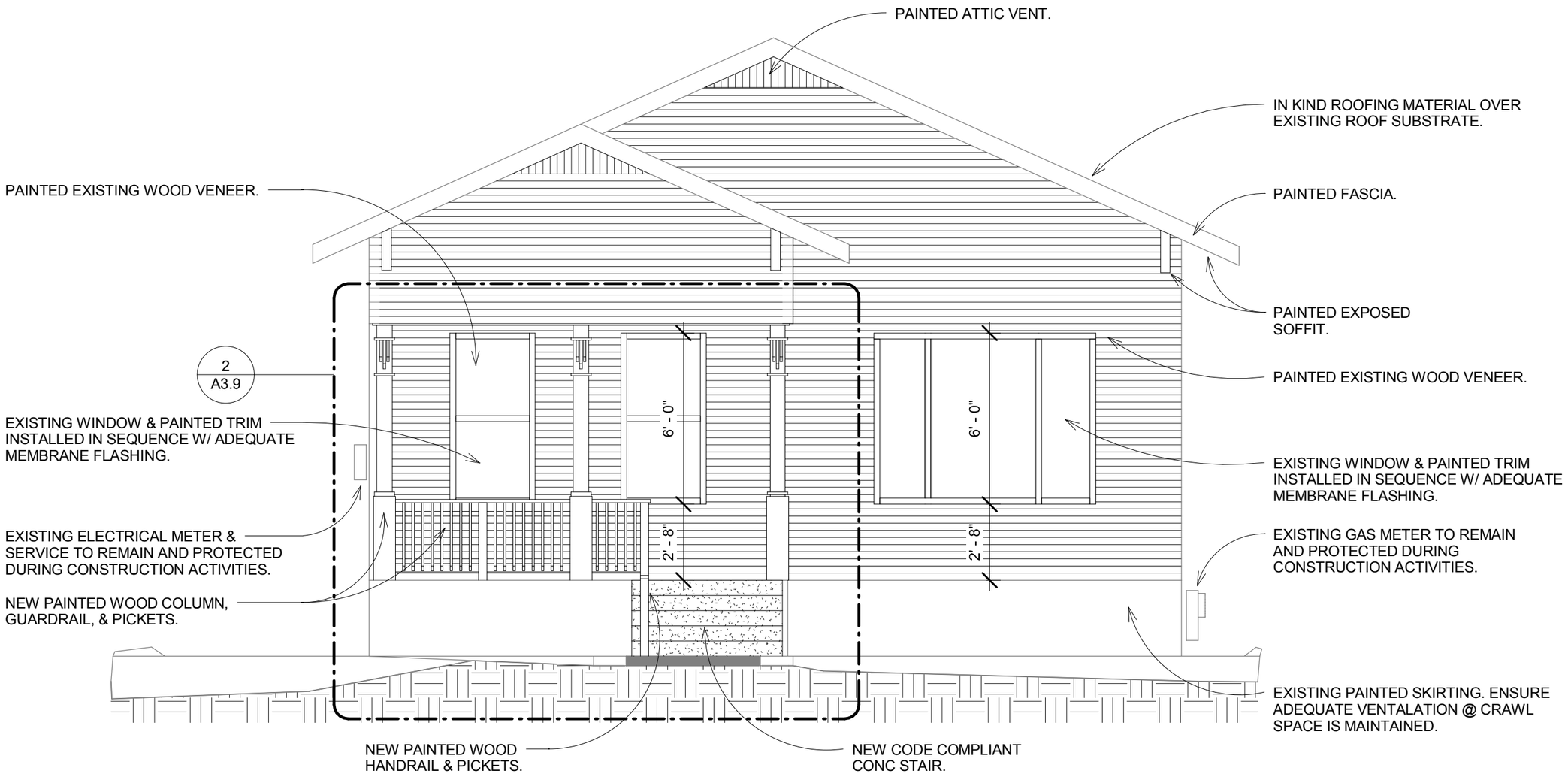
CASTILLAS CONSTRUCTION - PLANNING DIVISION

924 DAWSON STREET SAN ANTONIO, TEXAS

No.	Description	Date

Floor Plan

Project number	101	A2.2
Date	June 7, 2016	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"



1 NORTH ELEVATION NEW

SCALE: 1/4" = 1'-0"

CASTILLAS CONSTRUCTION - PLANNING DIVISION

924 DAWSON STREET SAN ANTONIO, TEXAS

No.	Description	Date

North Elevation New

Project number	101	A3.2
Date	June 30, 2016	
Drawn by	Author	
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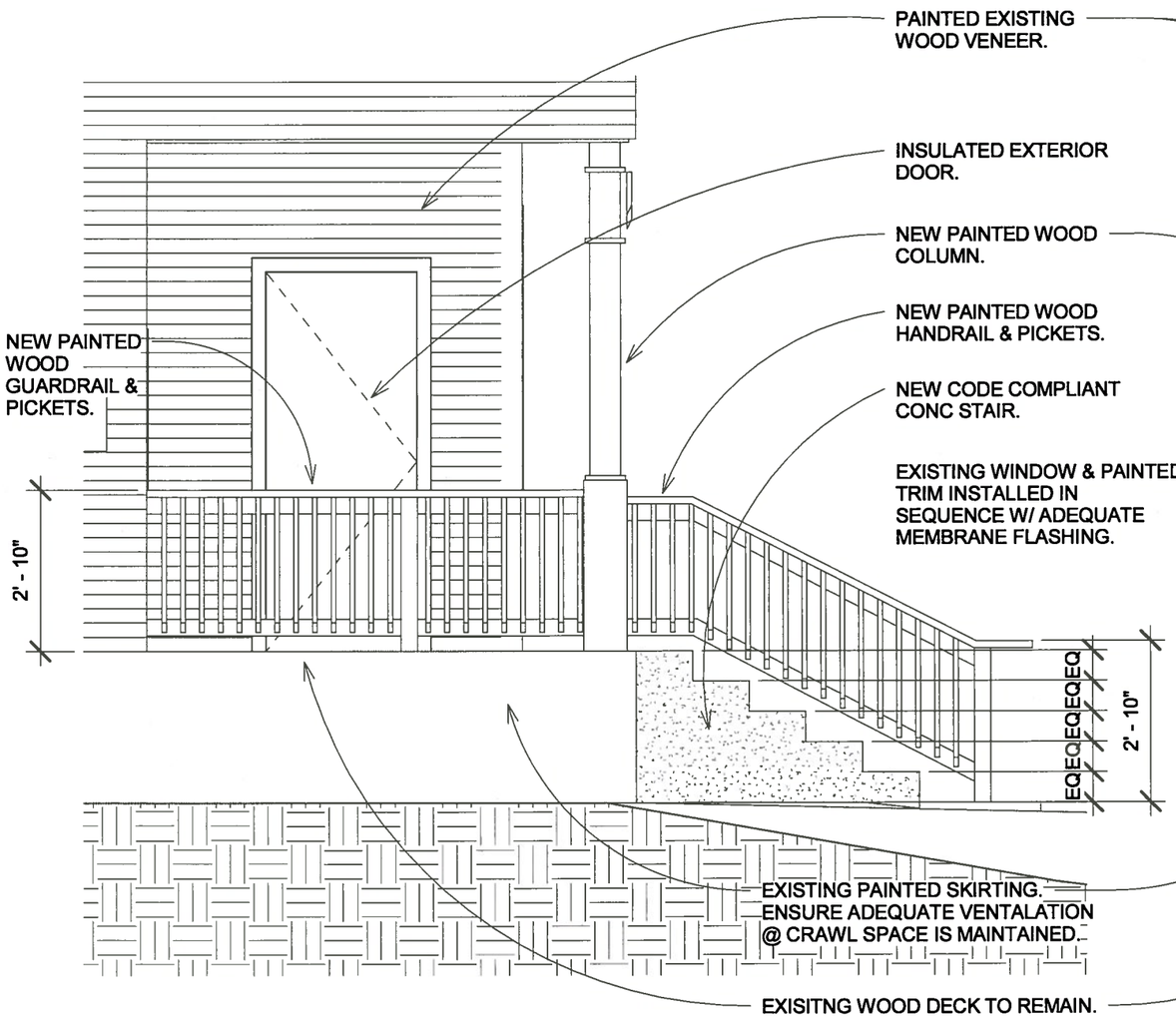

1 ENLARGED EAST ELEVATION

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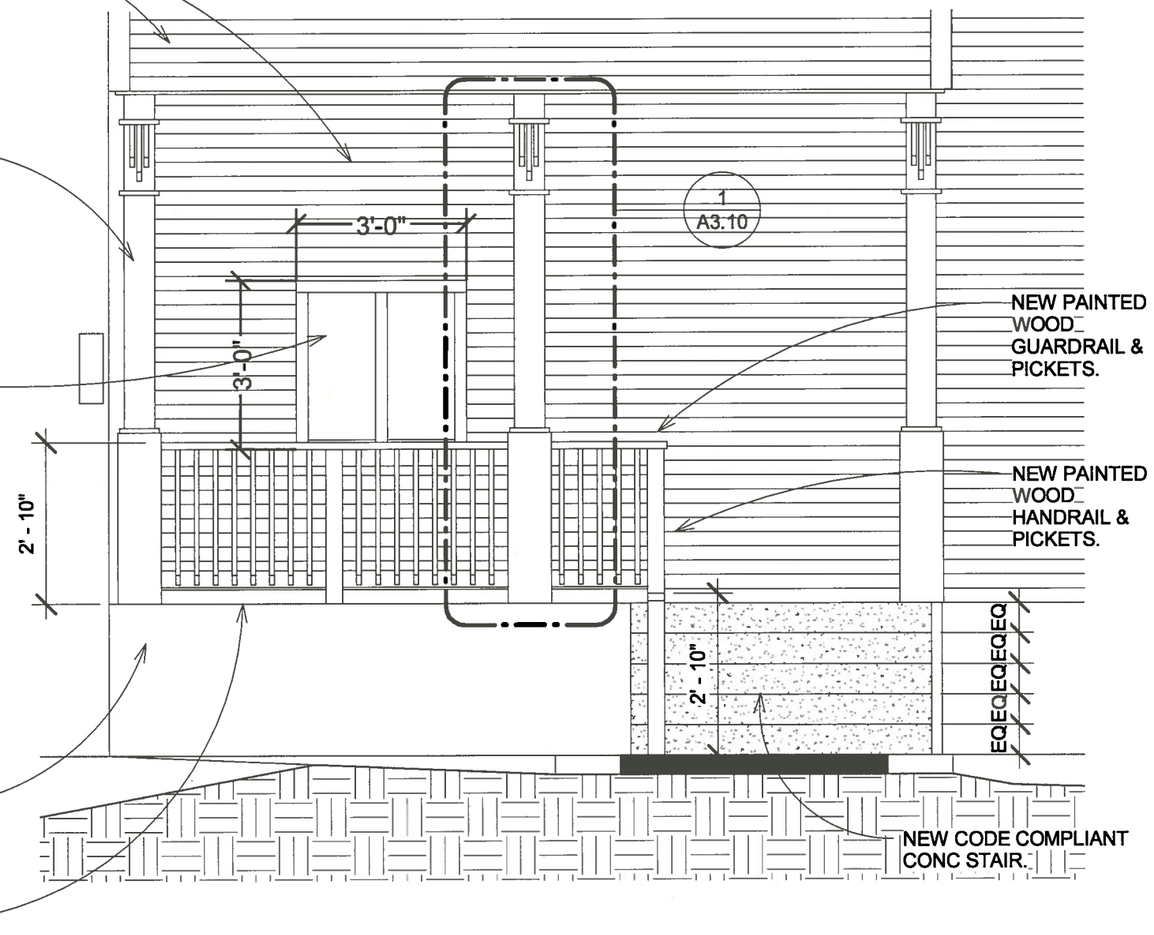


2 ENLARGED NORTH ELEVATION

SCALE: 3/8" = 1'-0"

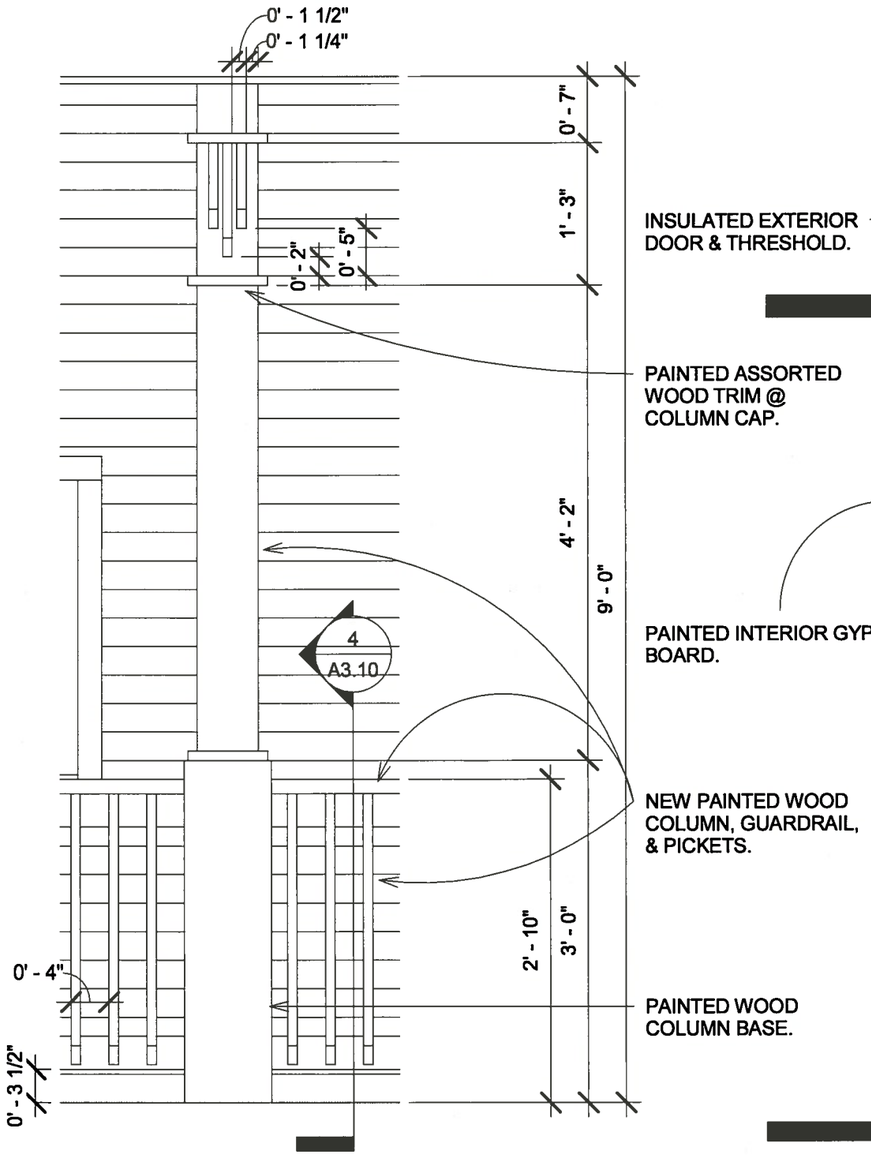
CASTILLAS CONSTRUCTION - PLANNING DIVISION

924 DAWSON STREET SAN ANTONIO, TEXAS

No.	Description	Date

Enlarged Elevations

Project number	101	A3.9
Date	June 7, 2016	
Drawn by	Author	
Checked by	Checker	Scale 3/8" = 1'-0"



1 ELEVATION

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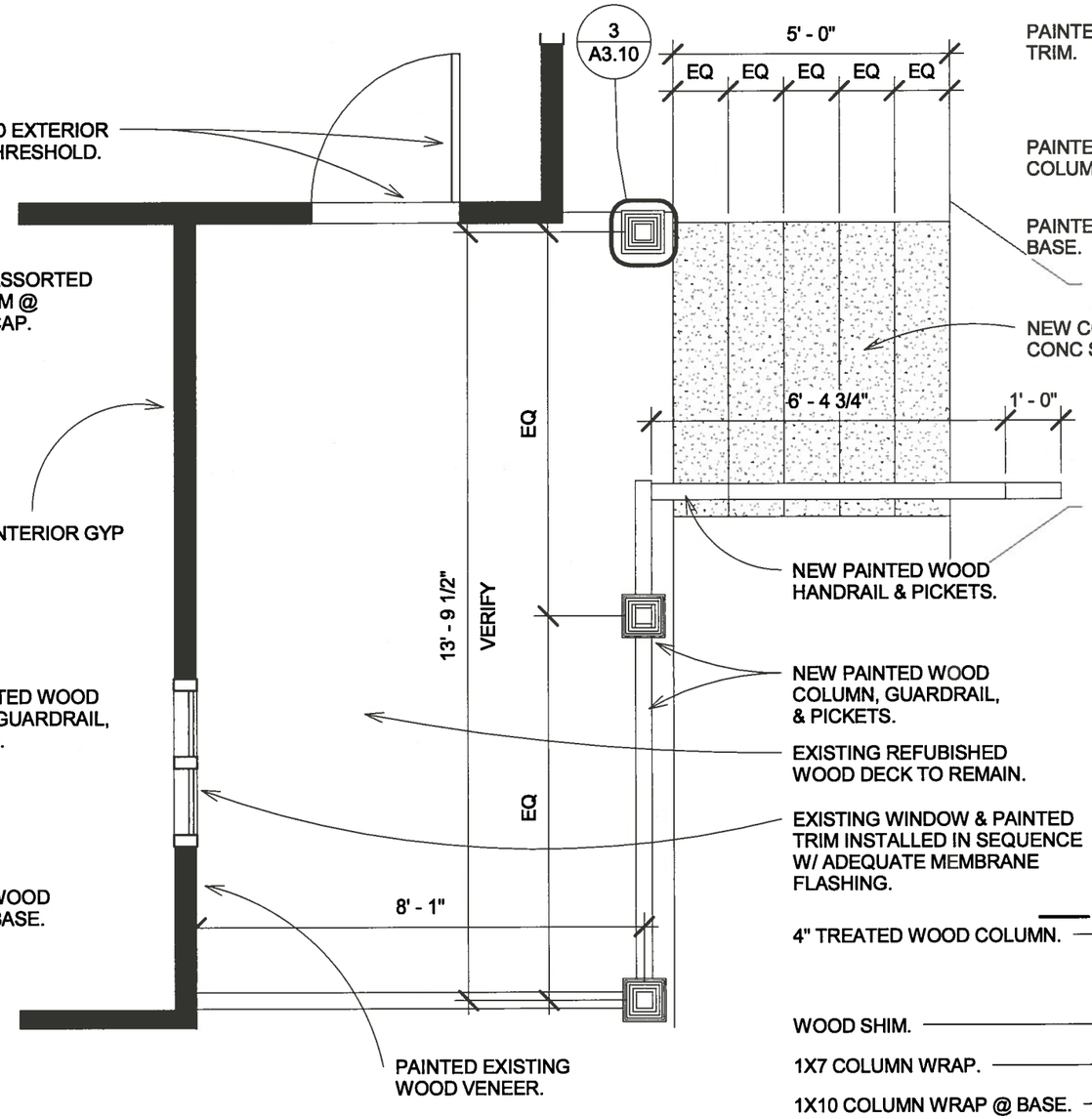

2 ENLARGED PLAN

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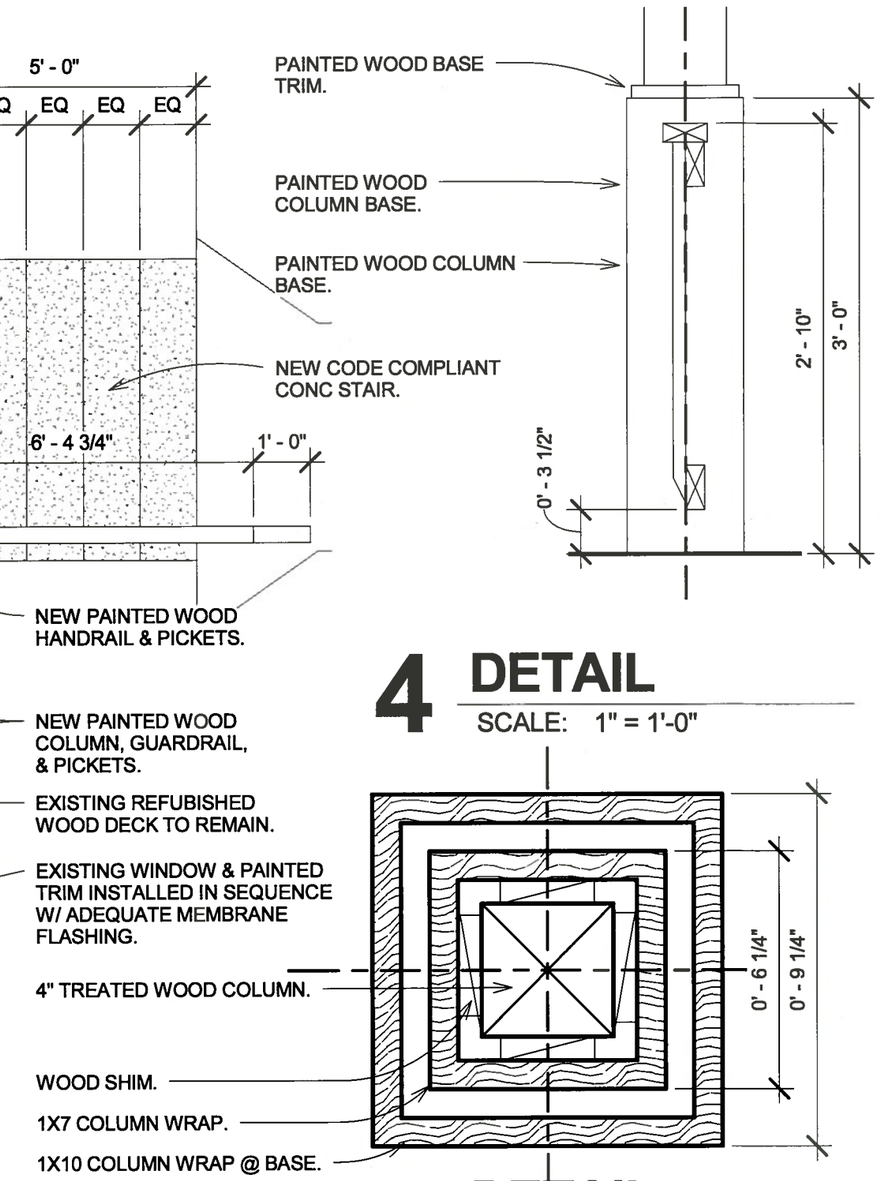


4 DETAIL

SCALE: 1" = 1'-0"

3 DETAIL

SCALE: 3" = 1'-0"

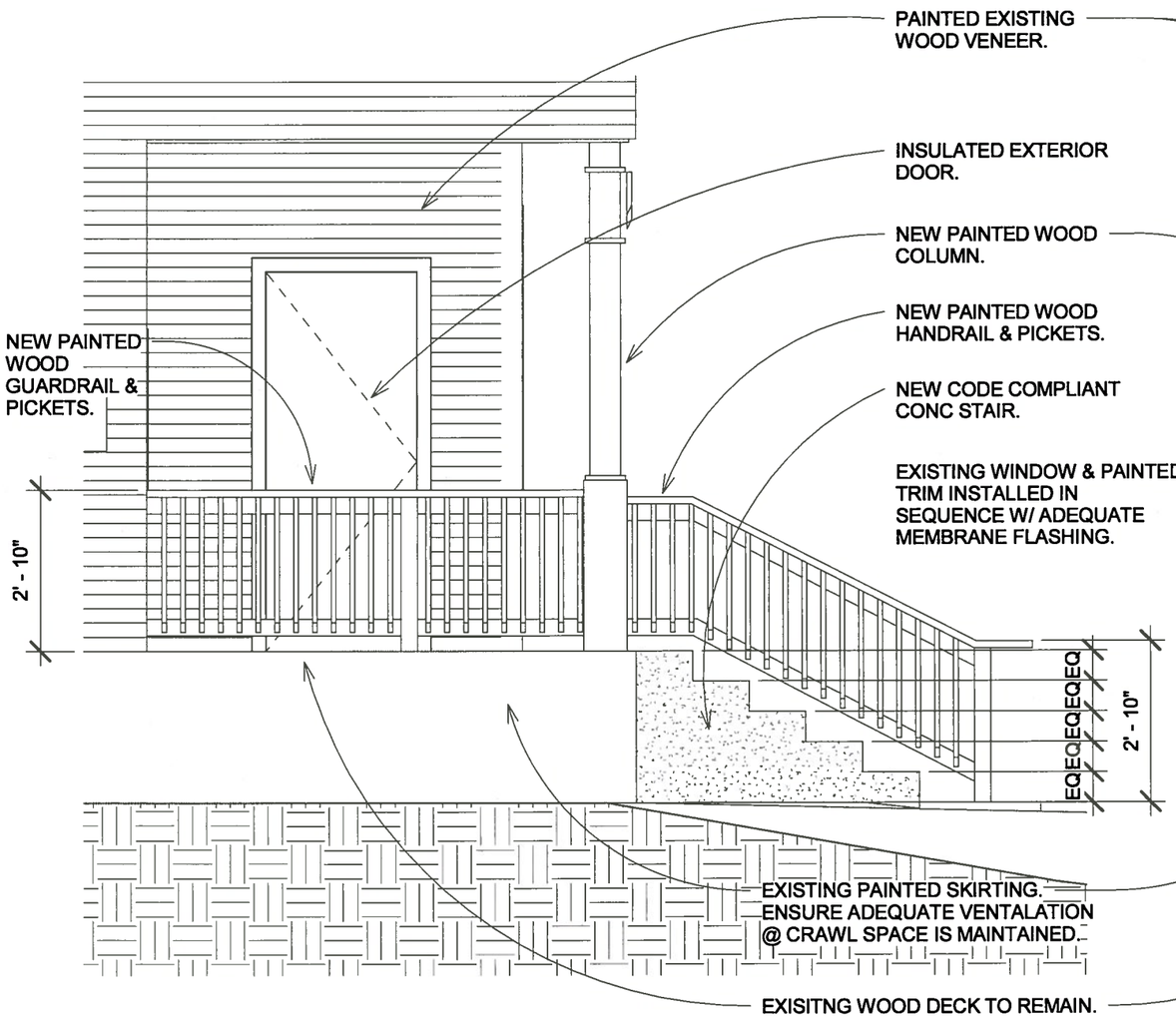
CASTILLAS CONSTRUCTION - PLANNING DIVISION

924 DAWSON STREET SAN ANTONIO, TEXAS

No.	Description	Date

Enlarged Elev / Plan, & Detail

Project number	101	A3.10
Date	June 7, 2016	
Drawn by	Author	
Checked by	Checker	Scale As indicated



1 ENLARGED EAST ELEVATION

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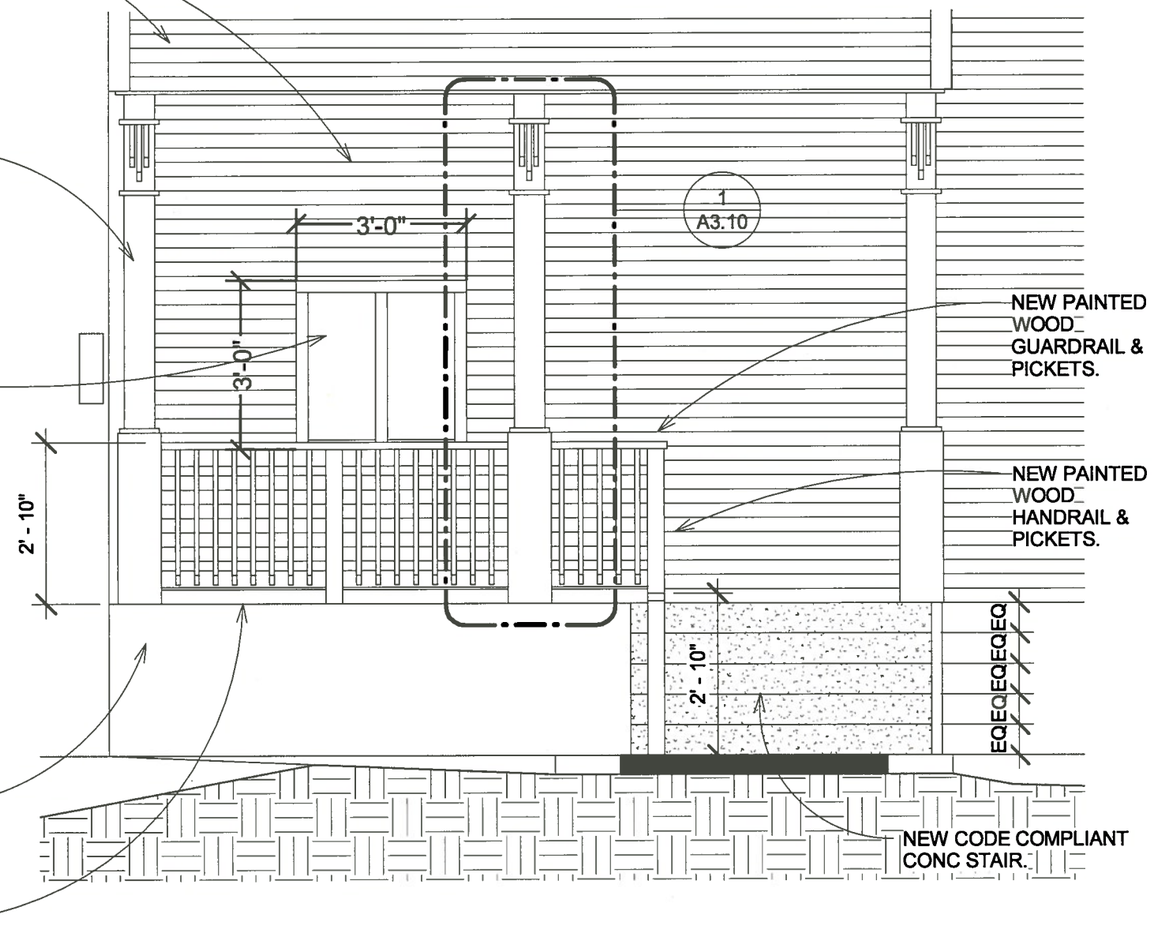


2 ENLARGED NORTH ELEVATION

SCALE: 3/8" = 1'-0"

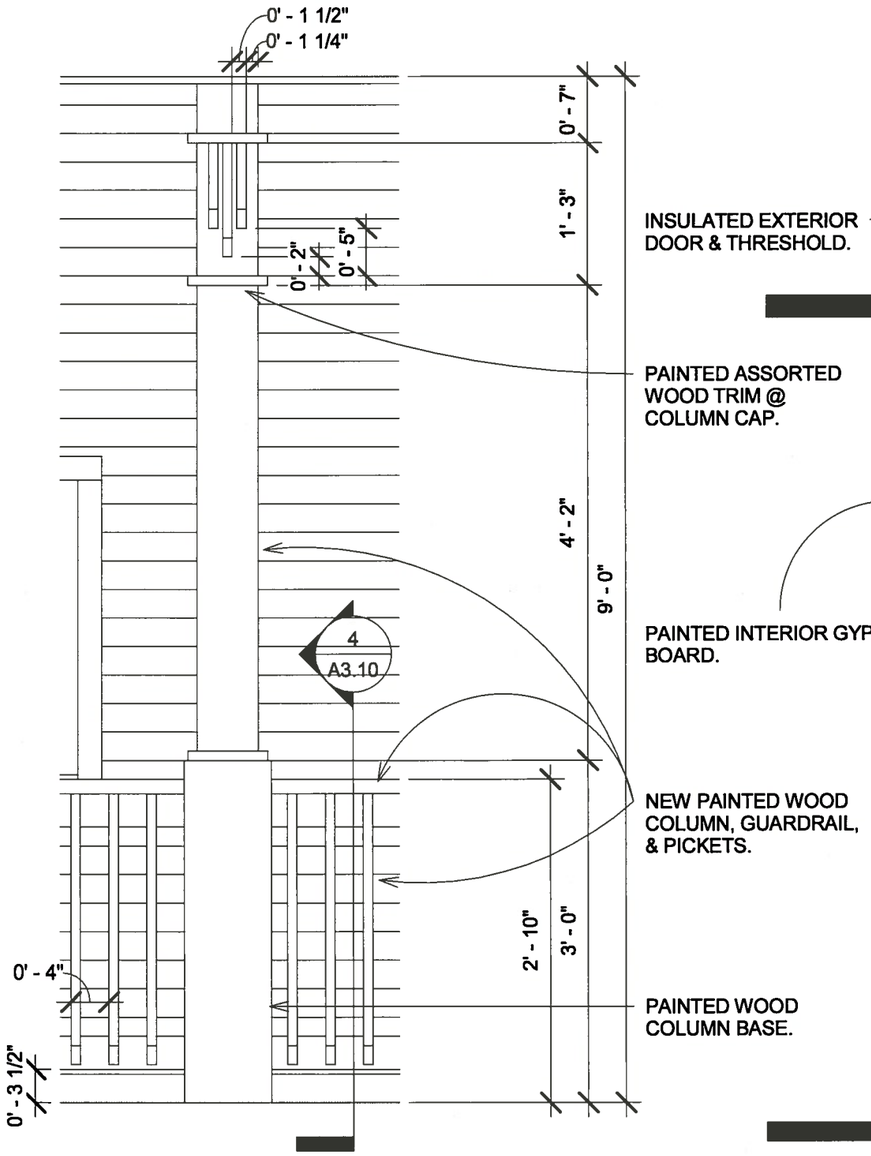
CASTILLAS CONSTRUCTION - PLANNING DIVISION

924 DAWSON STREET SAN ANTONIO, TEXAS

No.	Description	Date

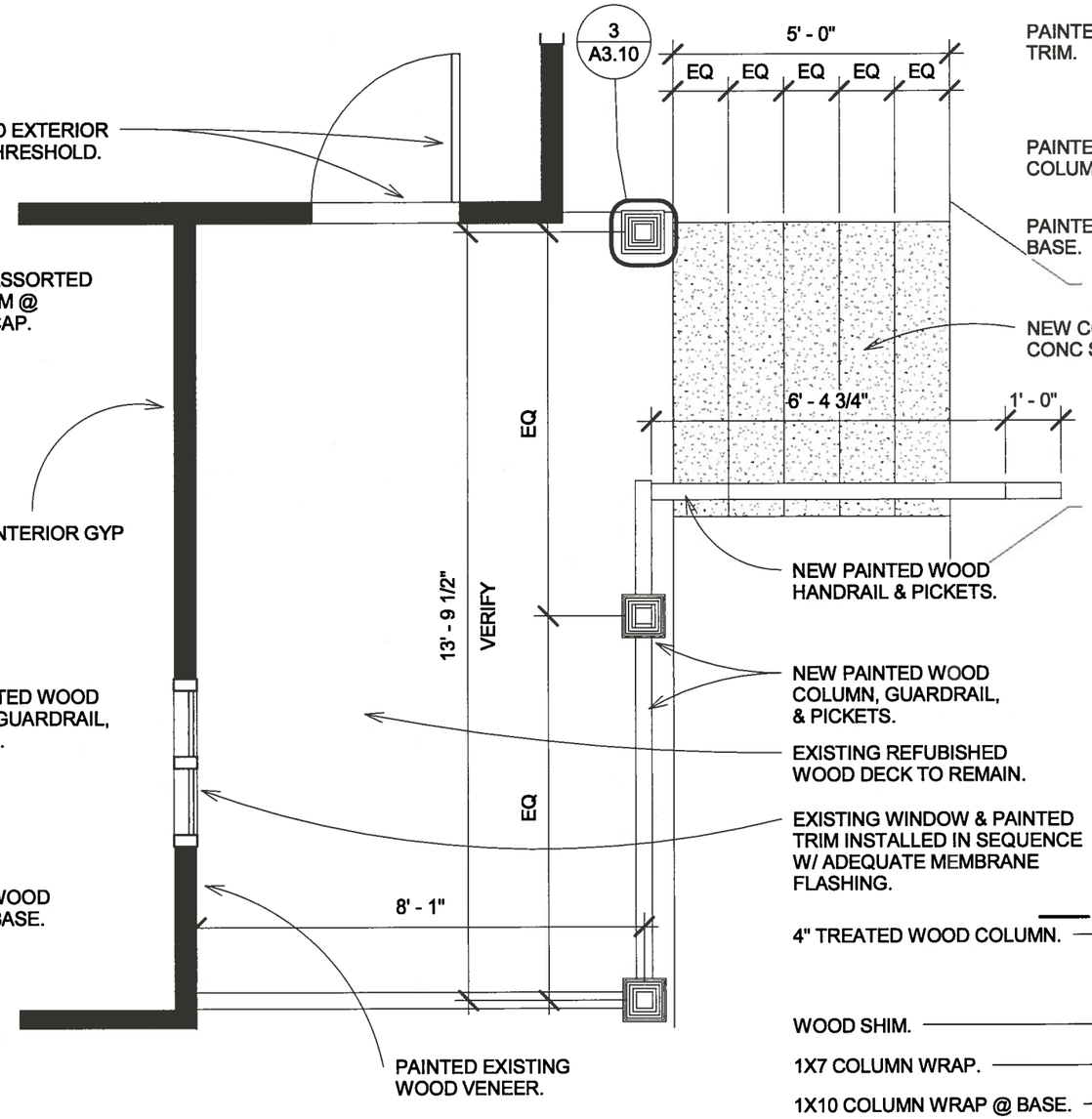
Enlarged Elevations

Project number	101	A3.9
Date	June 7, 2016	
Drawn by	Author	
Checked by	Checker	Scale 3/8" = 1'-0"



1 ELEVATION

SCALE: 3/4" = 1'-0"



2 ENLARGED PLAN

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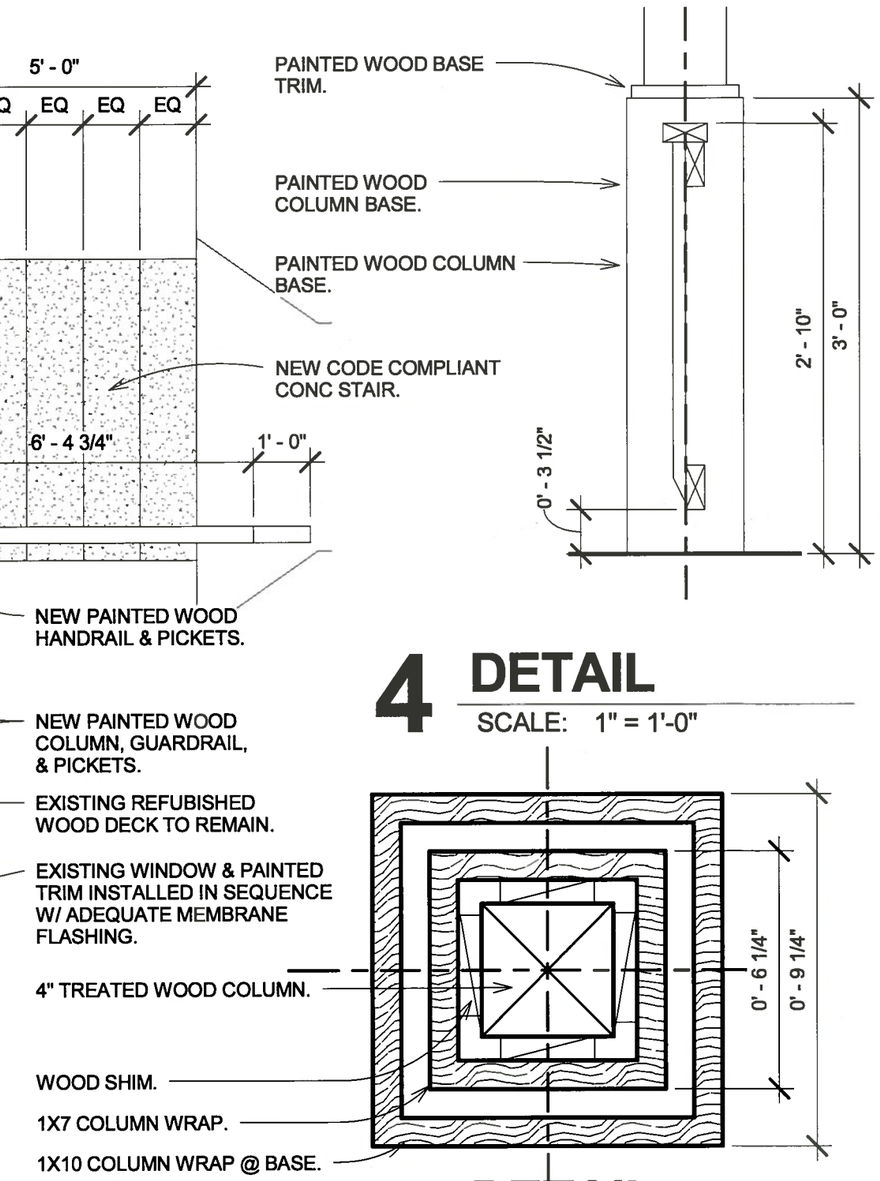

4 DETAIL

SCALE: 1" = 1'-0"

3 DETAIL

SCALE: 3" = 1'-0"

CASTILLAS CONSTRUCTION - PLANNING DIVISION

924 DAWSON STREET SAN ANTONIO, TEXAS

No.	Description	Date

Enlarged Elev / Plan, & Detail

Project number	101	A3.10
Date	June 7, 2016	
Drawn by	Author	
Checked by	Checker	Scale As indicated