

HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2016

Agenda Item No: 6

HDRC CASE NO: 2016-354
ADDRESS: 702 MASON ST
LEGAL DESCRIPTION: NCB 1276 BLK 8 LOT N 56 FT OF 1
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Christopher Gill/Larque Development Matters LLC
OWNER: Christopher Gill/Larque Development Matters LLC
TYPE OF WORK: Exterior modifications, fencing
REQUEST:

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

1. Clean, repair and paint all original wood siding.
2. Remove the existing, non-original entrance awning and install two new awnings.
3. Repair the existing wood windows.
4. Install two new wood doors at the front and rear of the structure.
5. Install three new fixed windows into a side addition.
6. Install a new wood picket fence in the front and side yards.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
- v. Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

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

A. MAINTENANCE (PRESERVATION)

i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

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.

vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. Window design—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.

v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

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

viii. Security bars—Install security bars only on the interior of windows and doors.

- ix. Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. Preserve*—Retain historic fences and walls.
- ii. Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

UDC Section 35-618. Tax Exemption Qualifications:

- (a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
- (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
- (1) State the legal description of the property proposed for certification;
- (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
- (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;

- (4) Include a statement of costs for the restoration or rehabilitation work;
- (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
- (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
- (7) Include a detailed statement of the proposed use for the property; and
- (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(d) Certification.

- (1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.
- (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

(g) Eligibility.

- (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The structure at 702 Mason first appears on a Sanborn map in 1924 as a one story structure. The 1951 Sanborn map shows both the addition of a second floor and an addition to the south side of the structure. Currently, the addition features multiple additions to the south and east facades as well as the second level.
- b. This case was reviewed by the Design Review Committee on September 13, 2016, where committee members commented on a previous design proposal and recommended that the applicant proposed modifications and alterations that are appropriate for the Government Hill Historic District.
- c. SIDING REPAIR – The applicant has proposed to remove all non-original siding to uncover the original wood siding and clean, repair and paint all original wood siding. Where original siding is damaged, the applicant has proposed to replace in kind. This is consistent with the Guidelines for Exterior Maintenance and Alterations 1.A.
- d. AWNINGS – The structure currently features a non-original canopy on the north façade facing N Palmetto. The applicant has proposed to remove this canopy and install one new awning one above the primary entrance facing N Palmetto to match the existing, rear awning. The applicant has noted that both awnings will be scaled at an appropriate width for each entrance. This is consistent with the Guidelines for Exterior Maintenance and Alterations 11.B.ii. Staff finds that the proposed front entrance awning should be centered on the front door.
- e. WINDOW REPAIR – The applicant has noted that all wood windows will be repaired. This is consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.iii.
- f. DOORS – The applicant has proposed to enclose one existing door opening that fronts Mason and install a new door in both the front and rear entrances. The applicant has noted that the new doors will feature ten window lights. While staff finds the installation of new doors appropriate, staff recommends the applicant install doors that are architecturally appropriate for a historic structure.
- g. EXISTING ADDITION – The historic structure currently features an addition on its southern façade. The applicant has proposed to install three transom windows into this addition. Staff finds the installation of these three windows appropriate. The applicant should install wood windows.
- h. FENCING – The site currently features an existing chain link fence at the rear (east) side of the property. The

applicant has proposed to install a new, white picket fence to be three feet in height in the front yard, fronting N Palmetto. This is consistent with the Guidelines for Site Elements 2.B.

- i. HISTORIC TAX CERTIFICATION – At this time, the applicant has not submitted an application for Historic Tax Certification. Staff recommends that the applicant submit for Historic Tax Certification.

RECOMMENDATION:

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

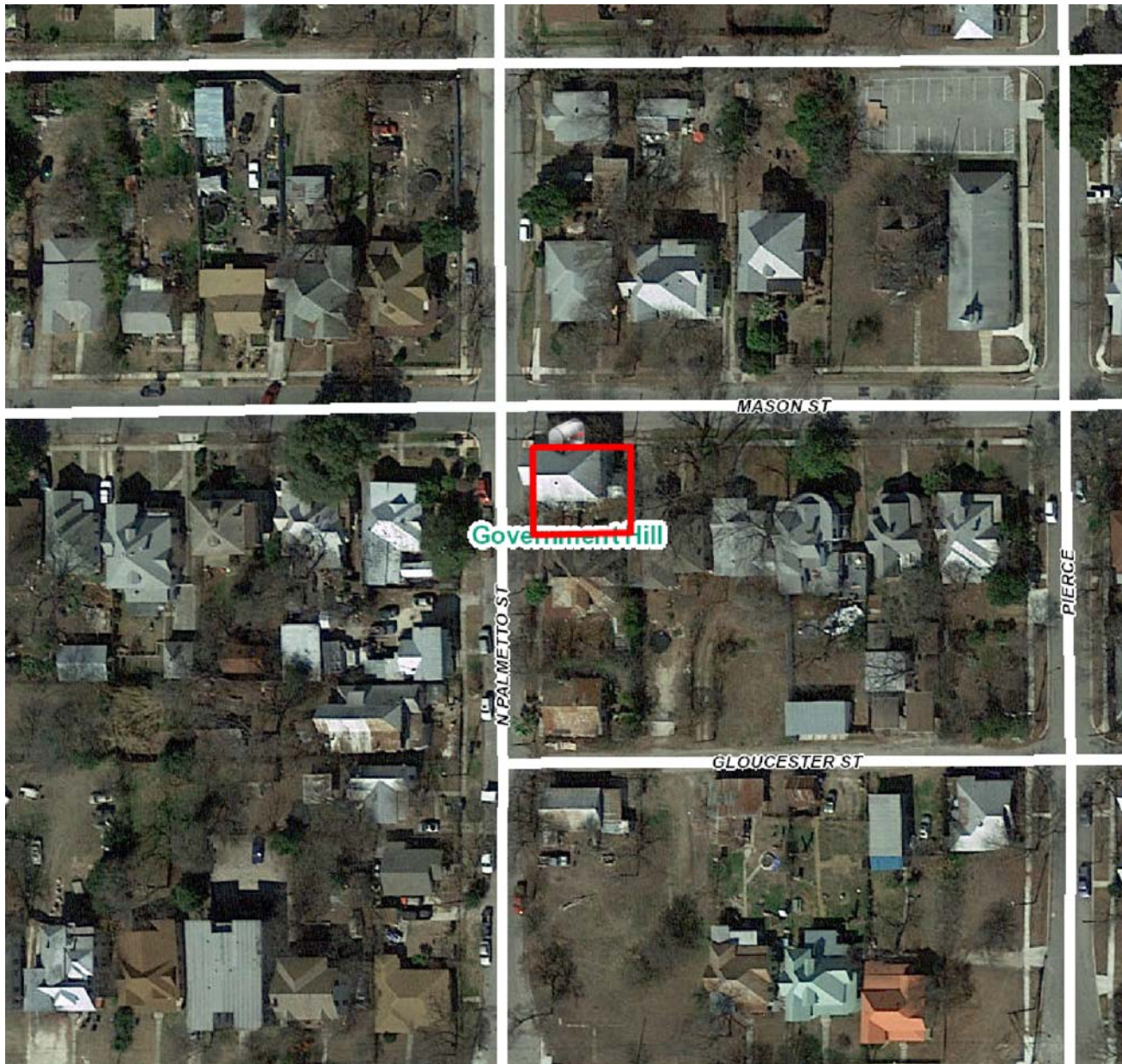
- i. That the applicant provide additional information regarding the two new entrance doors.
- ii. That the applicant install transom windows that are wood.
- iii. That the applicant center the proposed front entrance awning on the front door.

CASE MANAGER:

Edward Hall

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 26, 2016

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CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 2049021
REQUEST: HISTORIC REHABILITATION
HEARING DATE: 06/25/2025
TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT
GEO 210-9774

ALL HDRC MEETINGS TAKE PLACE AT 181 S. ALAMO



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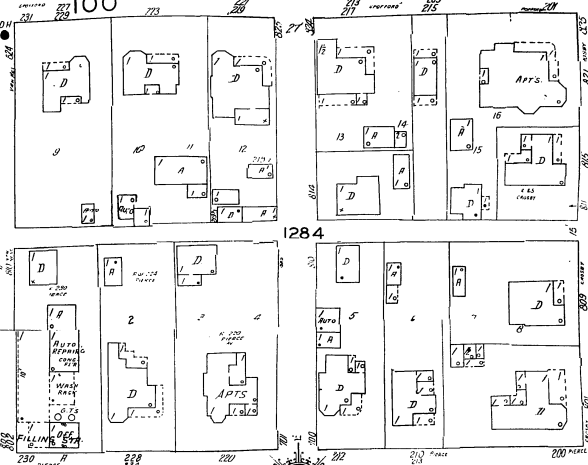
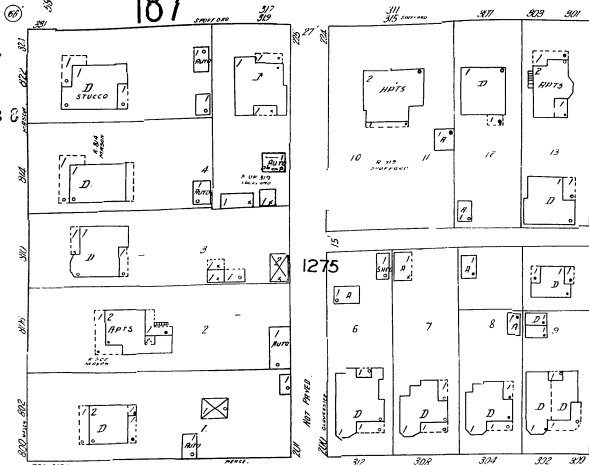
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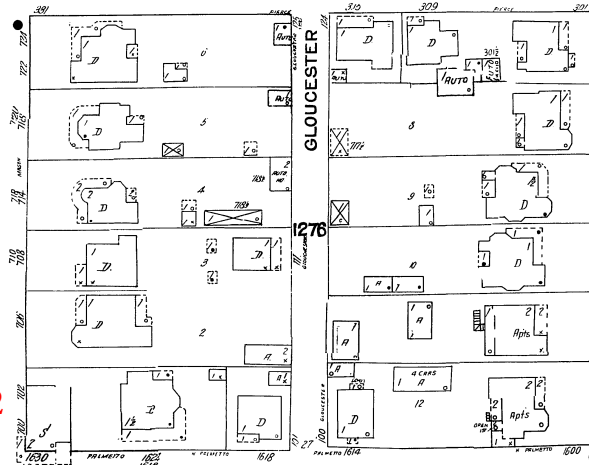
AV. 188

GRAVELLED



PIERCE

AV.



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187

SPOFFORD

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ENVELOPED

182

PIERCE

AV.

NOT PAVED



MASON

GLOUCESTER

VAN NESS

CROSBY

702

N. PALMETTO

AV.

NOT PAVED

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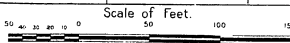
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MUNCEY

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NOT PAVED





N Palmetto

Mason St

Pierce Ave

Colita St

N Palmetto

Mason St

702 Mason Street

Mason St

N Palmetto

Mason St

Mason St

Clouchester St

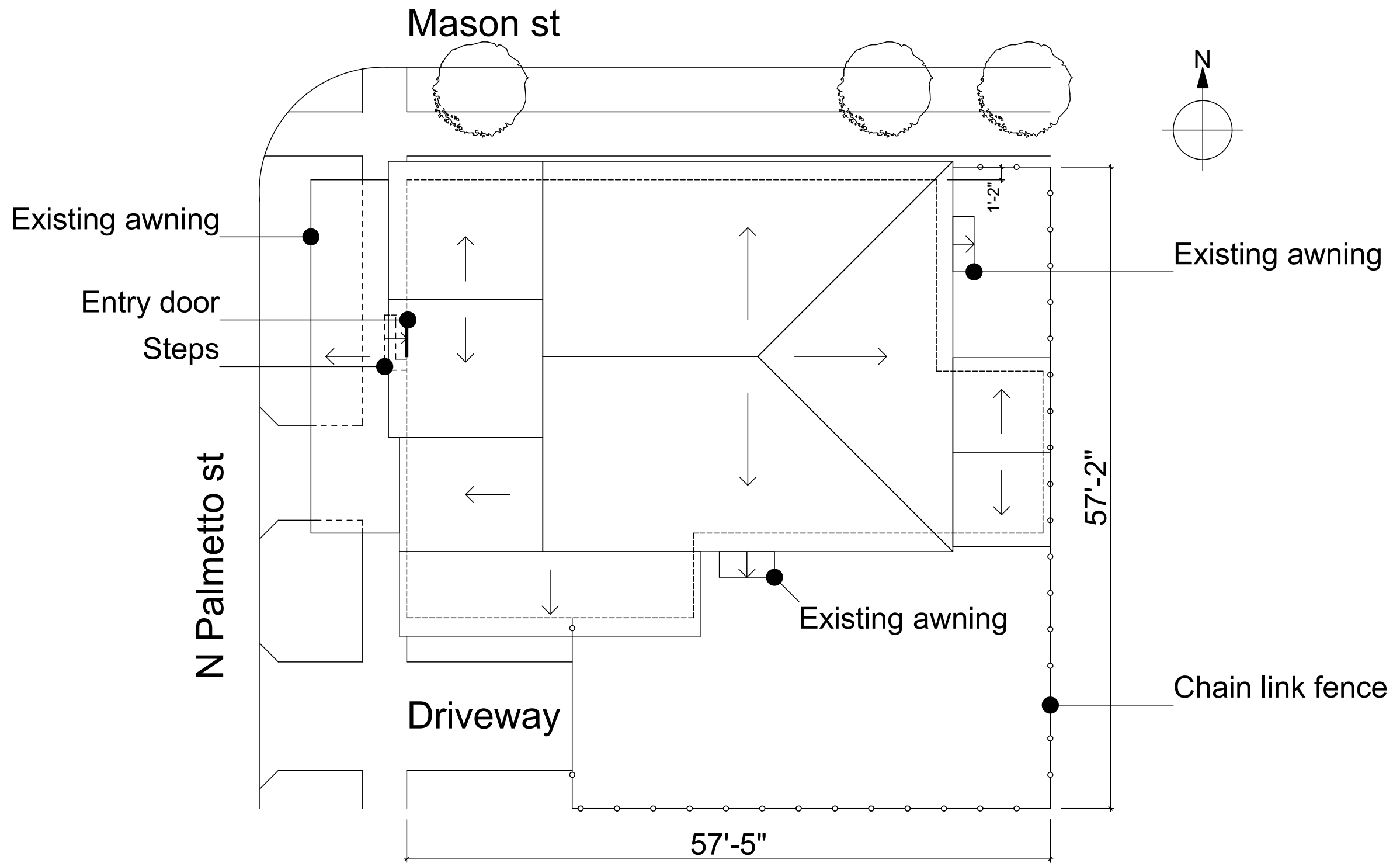
N Palmetto





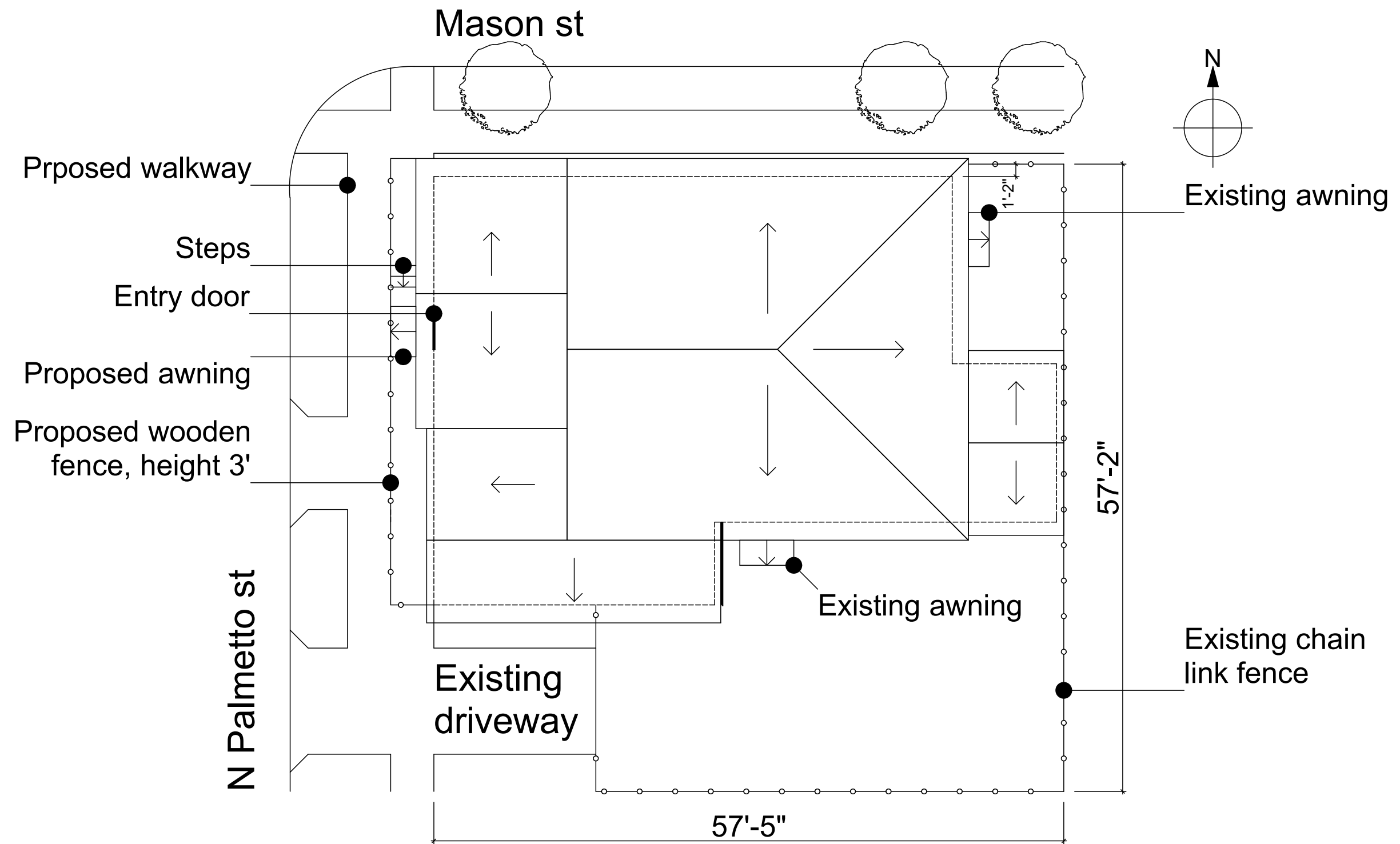






EXISTING SITE / FLOOR PLAN

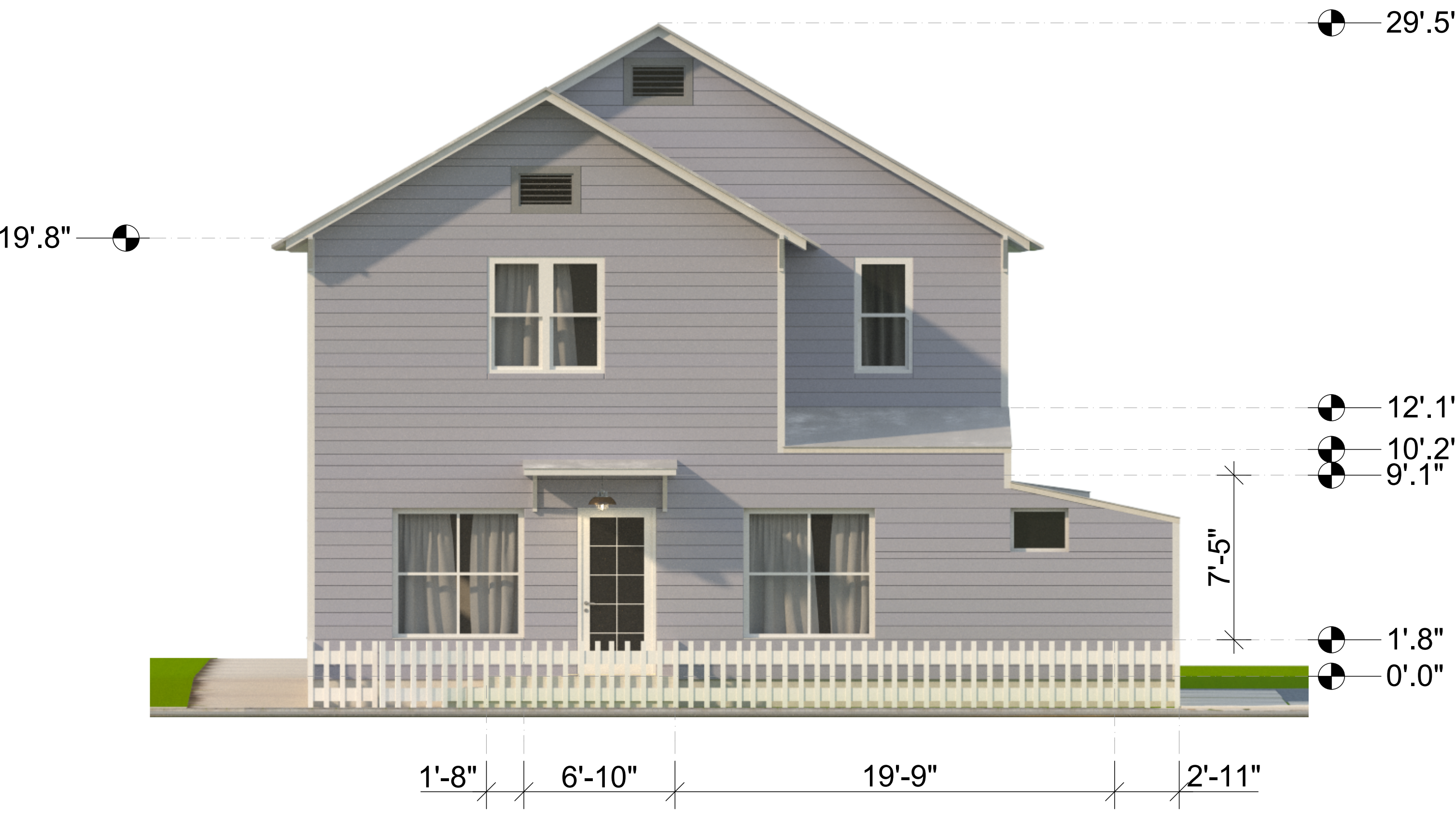
Scale 1" = 10' - 0"



PROPOSED SITE / FLOOR PLAN

Scale 1" = 10' - 0"

West Elevation (Front)



North Elevation (Left)



East Elevation (Rear)



South Elevation (Right)







