

## HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2017

Agenda Item No: 21

**HDRC CASE NO:** 2017-008  
**ADDRESS:** 714 DAWSON ST  
**LEGAL DESCRIPTION:** NCB 570 BLK 6 LOT 4  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Manny Chapa  
**OWNER:** Eddie Alowrance  
**TYPE OF WORK:** Rehabilitation and construction of a rear addition  
**REQUEST:**

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

1. Repair the existing, wood siding and porch roof.
2. Install new, vinyl windows throughout the primary historic structure to replace the existing, wood windows.
3. Install new 4" x 4" wood front porch columns.
4. Construct a rear addition of approximately 585 square feet.

### 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.

#### 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.

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

### A. MAINTENANCE (PRESERVATION)

*i. Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

*ii. Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

*iii. Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### 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.

## 8. Architectural Features: Foundations

### A. MAINTENANCE (PRESERVATION)

*i. Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

## *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 Alterations 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.

## 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.

## 5. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

- i. Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

### B. SCREENING

- i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## FINDINGS:

- a. The structure at 714 Dawson was constructed circa 1910 and features traditional architectural elements including both front and side gabled roofs.
- b. A stop work order was issued on January 4, 2017, for the removal of original wood windows and the installation of vinyl windows, the framing of a rear addition and other exterior work. No Administrative Certificates of Appropriateness had been issued at that time.
- c. **REPAIR & WOOD WINDOW REPLACEMENT** – Per the applicant’s construction documents, the existing wood siding is to be repaired, original wood windows are to be repair and the existing, original shed porch roof is to remain and be repaired. As noted in finding b, the applicant has removed the existing wood windows and has begun to install vinyl windows. Staff finds the repair of the original wood windows, shed porch roof and wood siding elements appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.
- d. **PORCH COLUMNS** – The historic structure currently features two wood posts that serve as front porch columns. The applicant has proposed to remove these posts and install new 4x4 wood posts. According to the Guidelines for Exterior Maintenance and Alterations 7.B.iii., front porch elements such as columns should be replaced in kind with materials that are compatible in scale, massing and detail. Staff finds that the installation of new columns is appropriate; however, staff finds that 6x6 columns that include base and capital moldings should be installed.
- e. **ADDITION** – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition of approximately 480 square feet. 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 for the addition to include a rear facing gabled roof and has proposed similar materials. At this time, the applicant has not proposed an inset in wall planes for the addition nor a transition between the old and the new. Staff recommends the applicant propose an inset in wall planes from the primary historic structure to



the addition to serve as a transition.

- f. **SCALE, MASS & FORM** – Regarding scale, mass and form, the applicant has proposed for the rear addition to feature an overall roof height that exceeds that of the 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 historic structure. The applicant’s proposed height is neither appropriate nor consistent with the Guidelines.
- g. **ADDITION** – As noted in findings g and h, the applicant has not proposed a detail to differentiate the existing addition from the historic structure. Staff finds that through the lowering of the addition’s overall height and through the incorporation of siding details, the addition can be visually distinguishable from the primary historic structure.
- h. **MATERIALS** – The applicant has proposed materials for the addition that include wood siding, wood trim and new windows that are to match the existing. Staff finds the installation of wood siding and trim appropriate; however, staff finds that windows that match in material and profile to the original windows should be installed throughout the addition.

### **RECOMMENDATION:**

Staff recommends approval of item #1 based on finding d.

Staff does not recommend approval of item #2 based on finding c. Staff recommends that the applicant repair and reinstall all existing, wood windows.

Staff recommends approval of items #3 and #4 with the following stipulations:

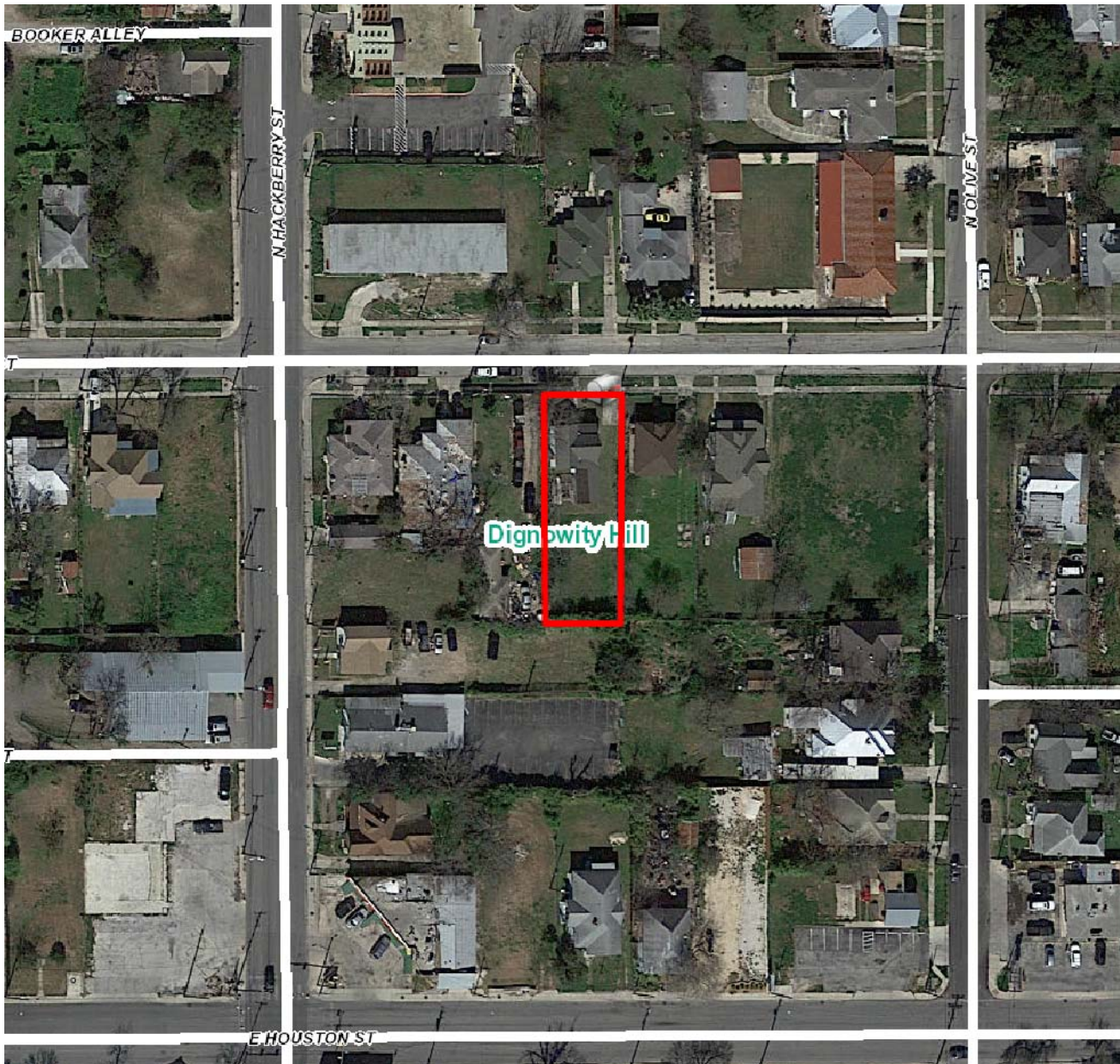
- i. That the applicant install 6x6 inch wood columns that feature capital and base moldings.
- ii. That the applicant install a transition detail to distinguish the primary historic structure from the proposed addition.
- iii. That the applicant lower the height of the proposed addition’s ridge line to be subordinate to that of the primary historic structure.
- iv. That the applicant install windows in the addition that match in profile and materials to the windows of the primary historic structure.

### **CASE MANAGER:**

Edward Hall

### **CASE COMMENT:**

The framing of the rear addition, window replacement and exterior modifications all began without a Certificate of Appropriateness. A stop work order was issued on January 4, 2017, after the applicant submitted the HDRC application for the construction of a rear addition and exterior modifications.



Flex Viewer

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Printed: Jan 06, 2017

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Nairobi Bar & Grill





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714 Dawson Street



Nairobi Bar & Grill



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N. OLIVE

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N. MESQUITE

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RAILROAD

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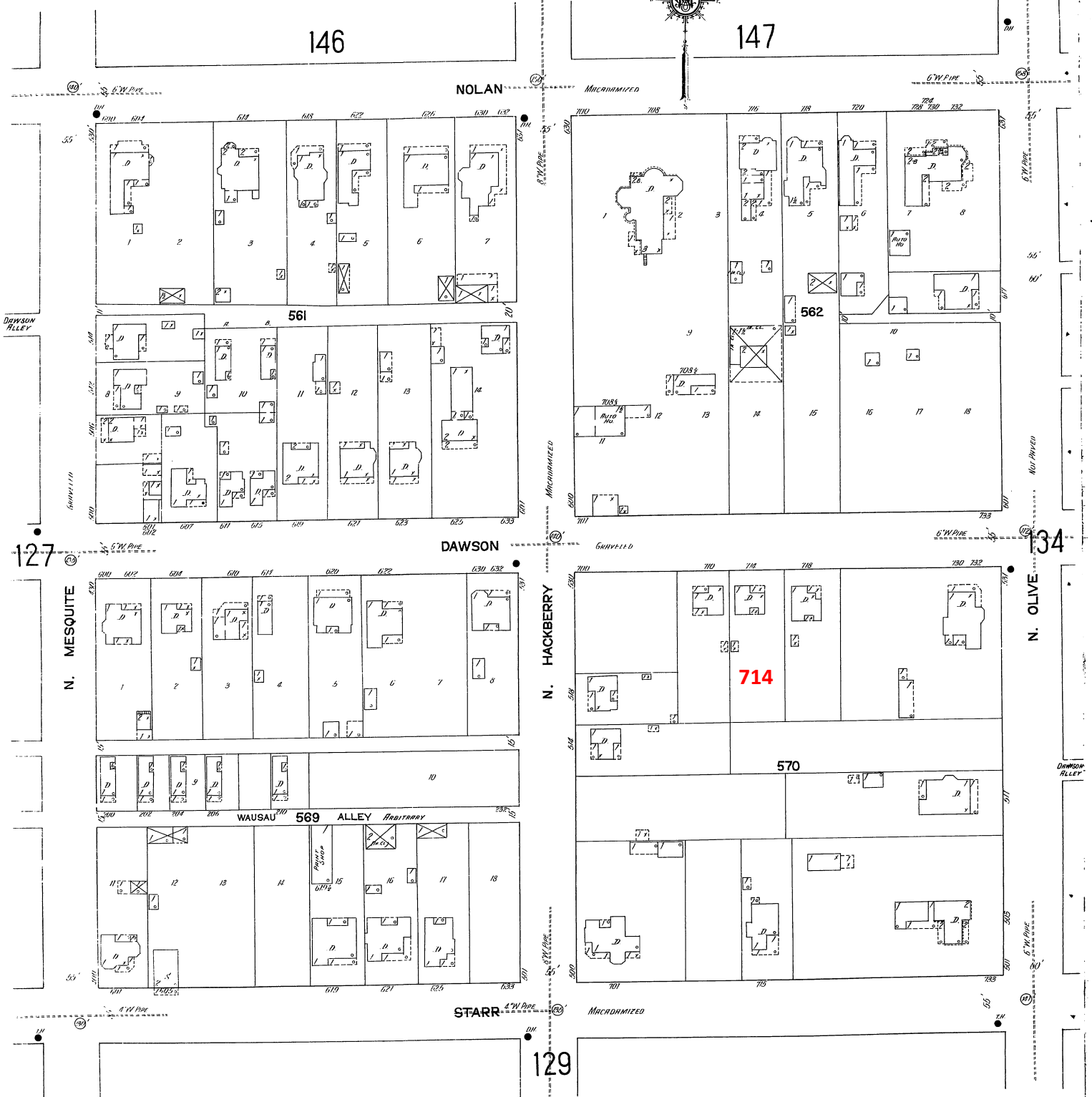
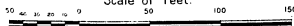
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Scale of Feet.



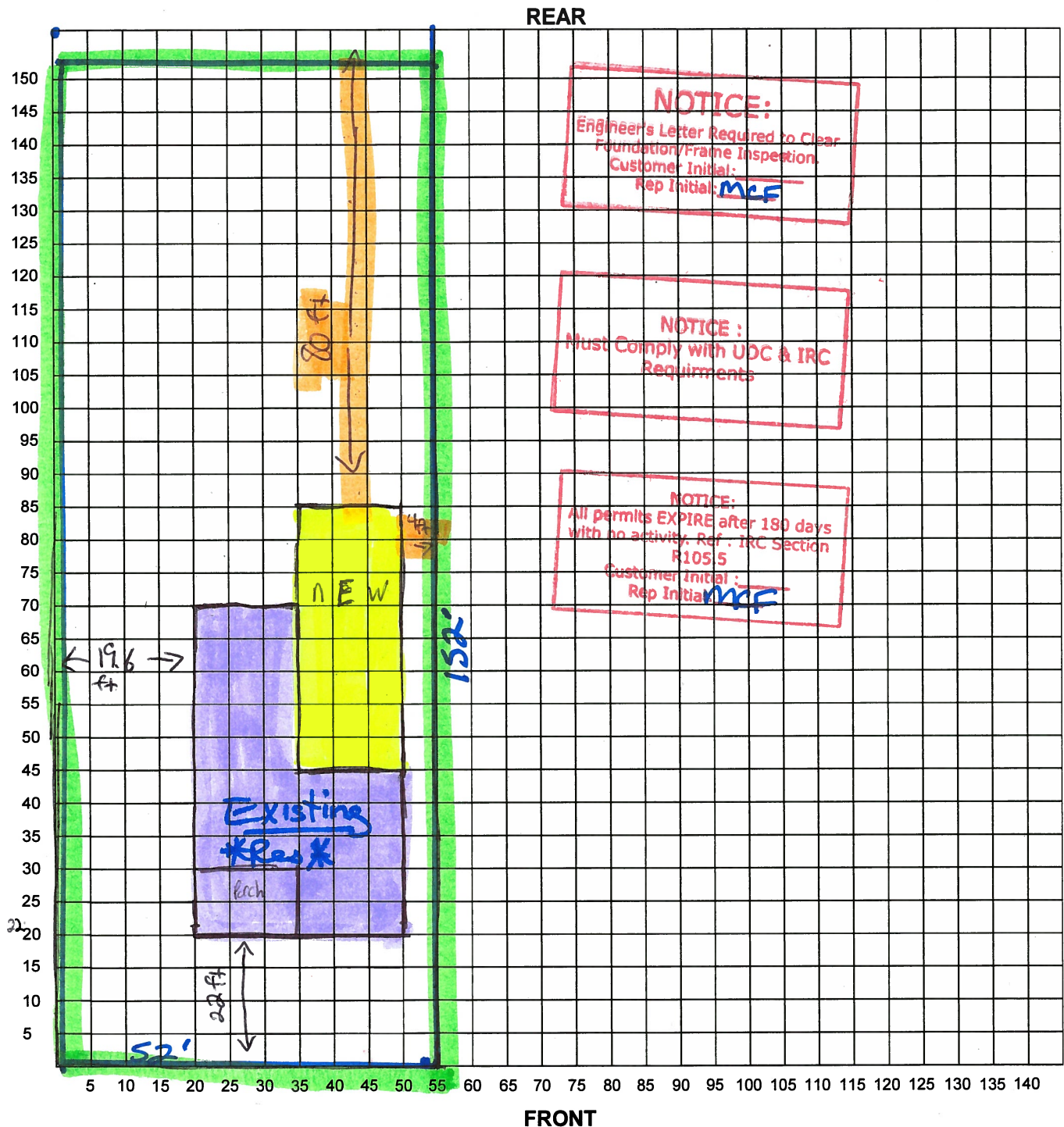
# PLOT PLAN FOR BUILDING PERMITS

Address: 714 Dawson

Lot: 4

Block: 6

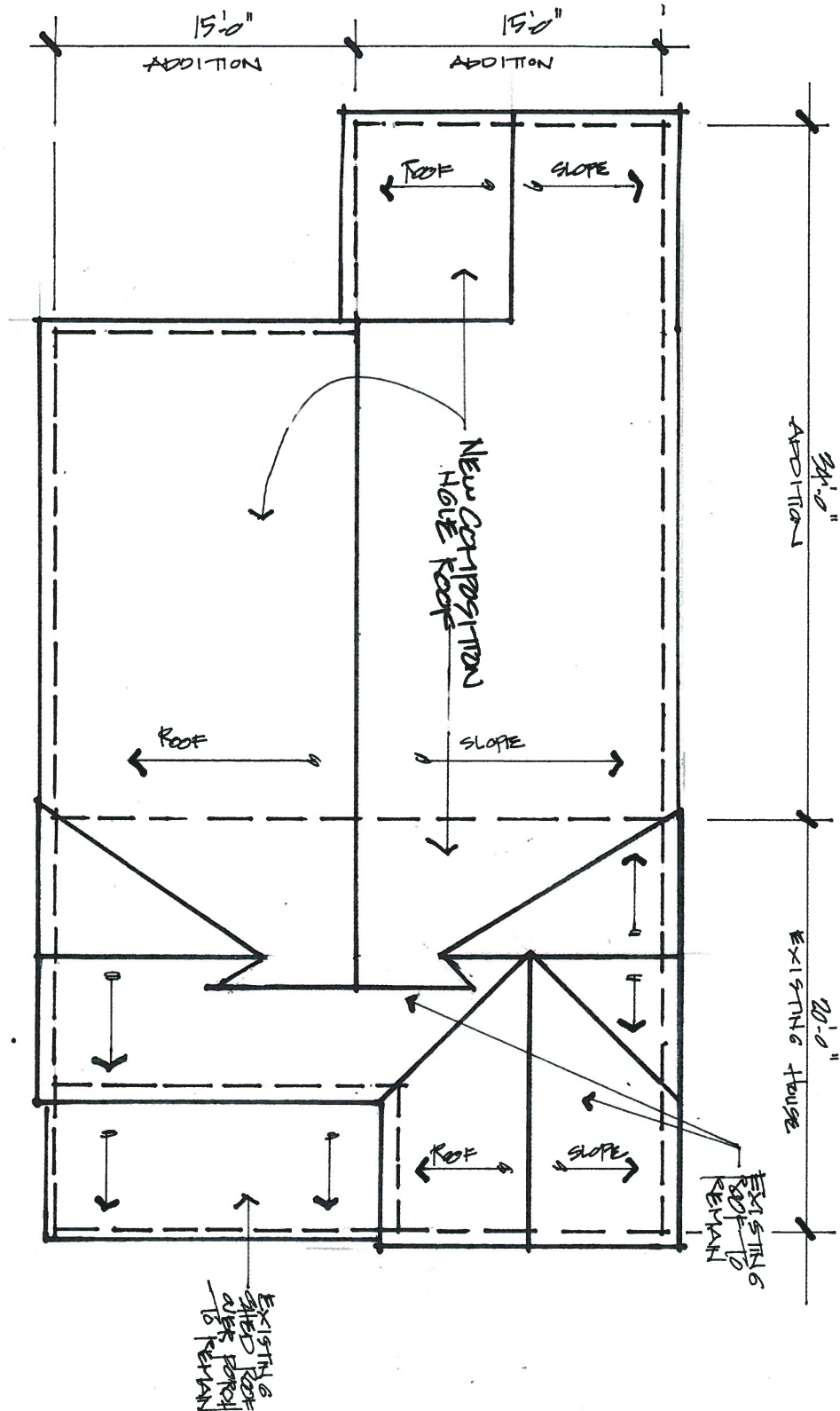
NCB: 570



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 2015 IRC.

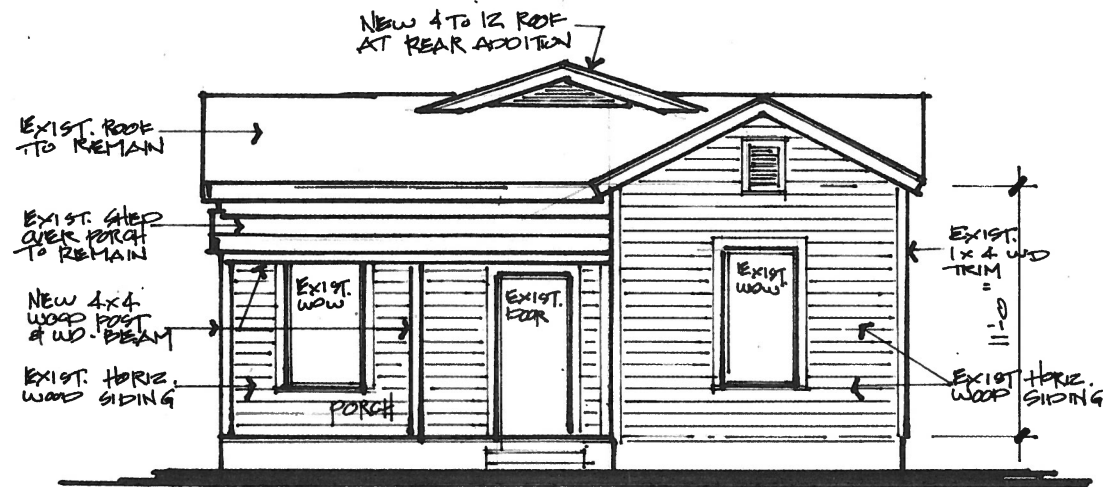
Date: 12/20/2016

Signature of Applicant: *Mary Lynn*

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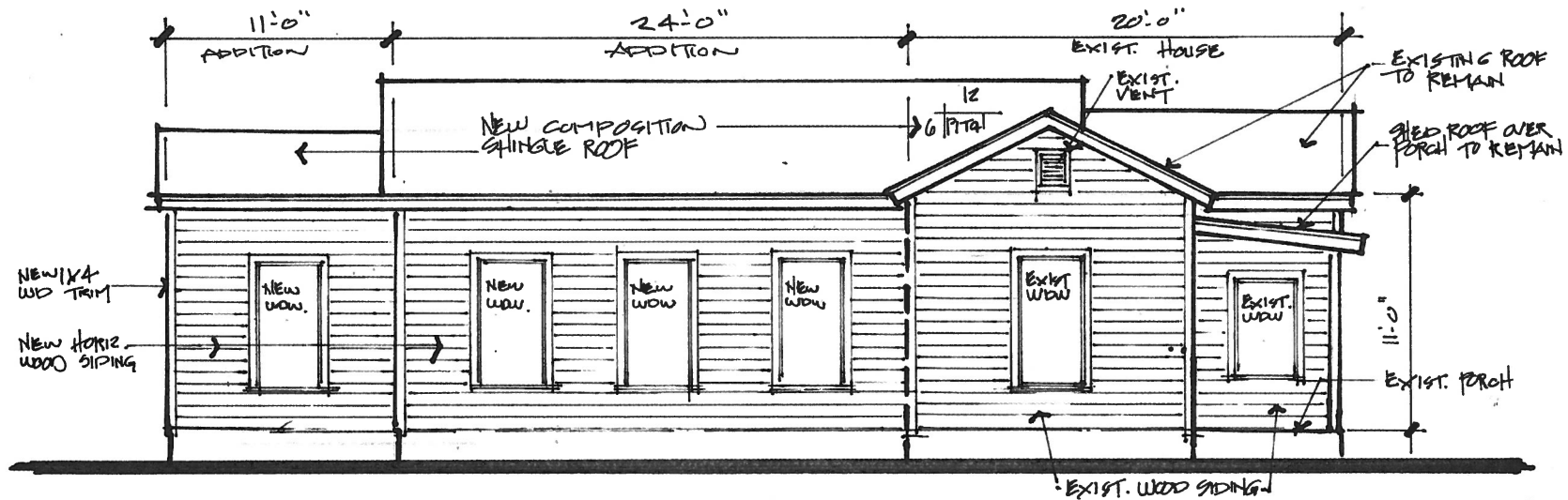






**FRONT ELEV.**

SCALE:  $\frac{1}{8}" = 1'-0"$



**LEFT SIDE ELEV.**

SCALE:  $\frac{1}{8}" = 1'-0"$

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DESIGN PLUS  
301 N. GARDNER  
DENVER, COLORADO 80202

A HOUSE ADDITION FOR  
**714 DAWSON**  
ANZO REMODELING SA, TEX

DATE: 10/15/10  
DRAWN BY: ROP  
**A2**





Jan 4, 2017, 11:42:16 AM





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