

HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

HDRC CASE NO: 2017-054
ADDRESS: 921 LAMAR ST
LEGAL DESCRIPTION: NCB 1369 BLK 6 LOT S 140 FT OF 14
ZONING: R-4 CD,H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Joseph Milligan
OWNER: Joseph Milligan
TYPE OF WORK: Rear addition, re-roof, skirting, door replacement
REQUEST:

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

1. Construct a rear covered porch with a gable roof
2. Re-roof existing standing seam metal roof with new standing seam metal roof
3. Install skirting
4. Replace door and transom light

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

8. Architectural Features: Foundations

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.

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.

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.

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 Alternations and Maintenance section for additional specifications regarding metal roofs.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

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.

FINDINGS:

- a. The structure is a one story folk Victorian structure. It is a contributing structure located in the Dignowity Hill Historic District, designated in 1983.
- b. RE-ROOF – The existing roof material is standing seam metal. The proposed new roof would match in-kind, matching the panel width, seam height, and installation method. Staff finds this is appropriate and consistent with the Guidelines.
- c. ROOF FORM – The rear roof has a hipped roof form. The proposed addition has a rear gable that appears to meet the existing rear hip below the ridge height. According to the Guidelines for Additions 1.A.iii., use a similar roof form and orientation as the structure, particularly if visible from the street. Staff finds the proposed gable is not consistent with the existing rear roof form. Staff finds a hipped roof is more appropriate.
- d. TRANSITION – The proposed covered porch will have a rear gable roof, whose ridge starts below the ridge of the existing rear hip. According to the Guidelines for Additions 1.A.iv., there should be a small change at the seam in order to provide a visual distinction between old and new. Staff finds the proposed roof distinguished the addition from the main structure, thus is consistent with the Guidelines.
- e. SCALE & MASS – The proposed covered porch is approximately 240 square feet of covered, open space to the rear of the main structure. According to the Guidelines for Additions 2A. and .B.ii., new additions should be subordinate to the principle façade and not double the existing square footage. Staff finds the proposal consistent with the Guidelines in terms of scale and mass as it's lower in height and less than half the area of the main structure.
- f. MATERIALS – The addition will have a standing seam metal roof to match the existing standing seam metal roof. The rear gable will have wood lap siding, columns and a porch decking. Staff has asked the applicant for details of the materials to be used, but has not received them at the time of posting. According to the Guidelines for Additions 3.A.i., materials that match in type, color and texture and include an offset to distinguish from the historic structure should be used. Staff is not able to make a determination at this time. Staff recommends that the columns and porch decking should be wood to be consistent with the Guidelines.
- g. ARCHITECTURAL DETAILS – The applicant is proposing a closed gable roof addition with a one over one window. The gable will be supported by 3 round columns. Staff has asked details about other modifications occurring along the rear façade, as it appears the windows in the elevation drawings are of different sizes, and the rear door location has changed. According to the Guidelines for Additions 4.A.ii., details should not overwhelm the original structure and be compatible with the style of the home. Staff finds the gable roof and gable window proportion consistent with folk Victorian homes, however recommends the applicant submit a more detailed existing and proposed site plan, that the windows not be modified, and that the window to be installed in the gable be made of wood, one over one to match the existing window material and configuration.
- h. SKIRTING – There is no existing skirting. It appears new skirting will be installed on the existing structure and on the rear porch addition; however the skirting material has not been indicated by the applicant. According to the Guidelines for Exterior Maintenance and Alterations 8.B.i, replacement skirting should consist of durable proven materials, and should be applied consistent with the style of the home.

- i. DOOR – The proposed door has a half window light and a transom light. According to the Guidelines for Exterior Maintenance and Alterations, non-historic elements should be replaced with those that would have historically been installed with the style of the home. Staff finds the proposed door appropriate and consistent with the Guidelines as a transom and half window light are typical for Folk Victorian homes.
- j. HISTORIC TAX CERTIFICATION – At this time, the applicant has not applied for Historic Tax Certification. Staff recommends the applicant apply for the historic tax incentive which lasts a total of ten (10) years.

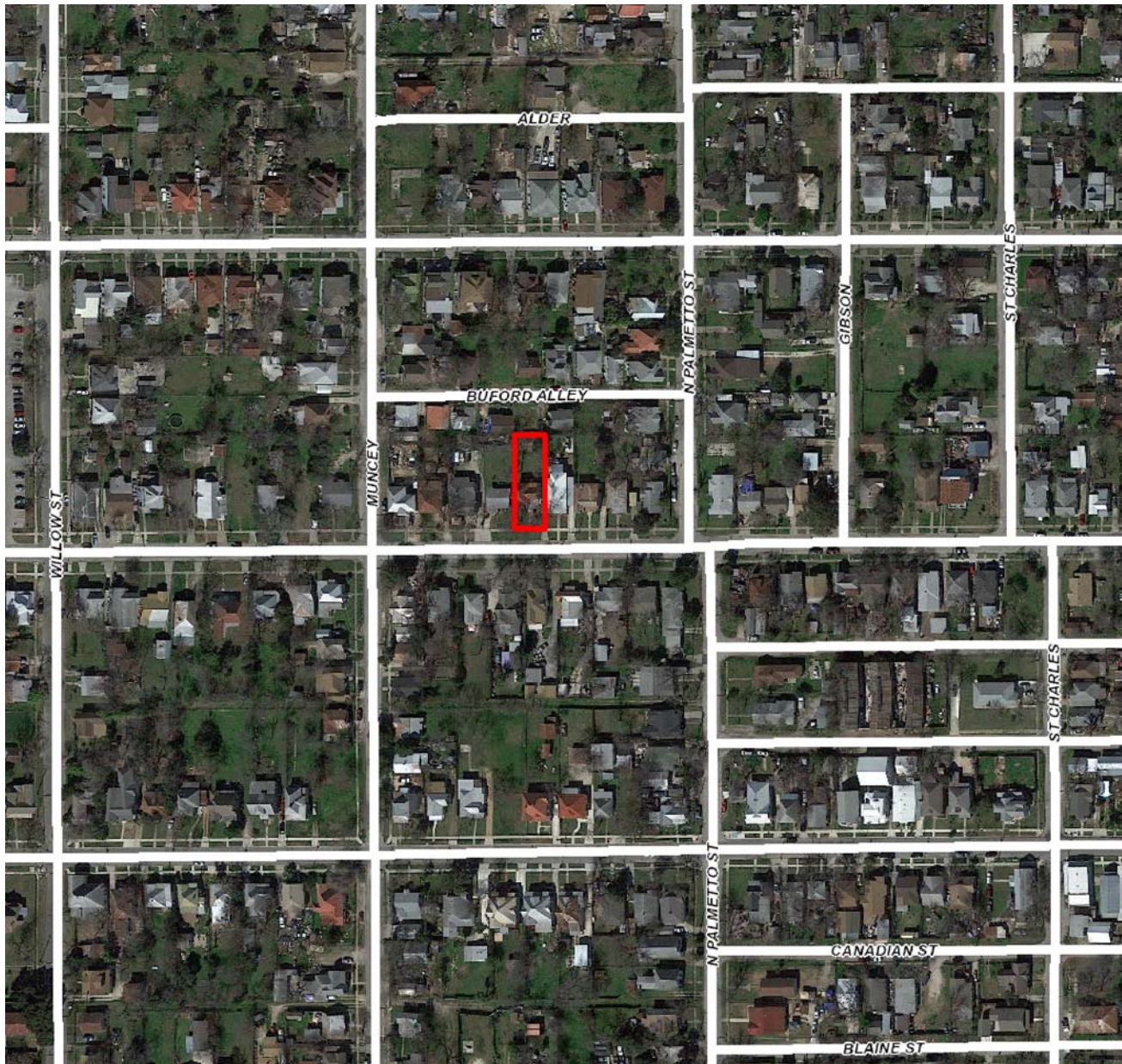
RECOMMENDATION:

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

- 1. That the rear roof form be hipped
- 2. Skirting material consistent with the style of the home
- 3. If the rear gable is approved, the window to be installed in the gable should be made of wood, one over one to match the existing window material and configuration.
- 4. That the applicant submit the Historic Tax Certification application and required supplemental documentation

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 24, 2017

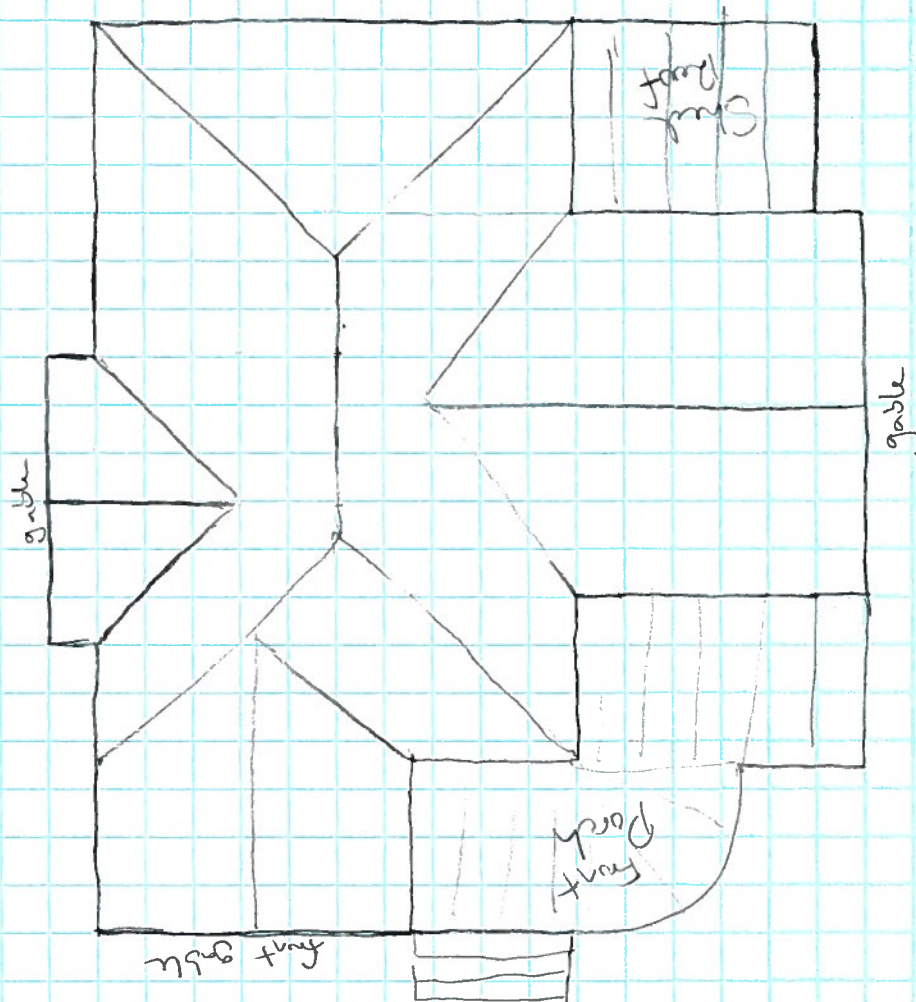
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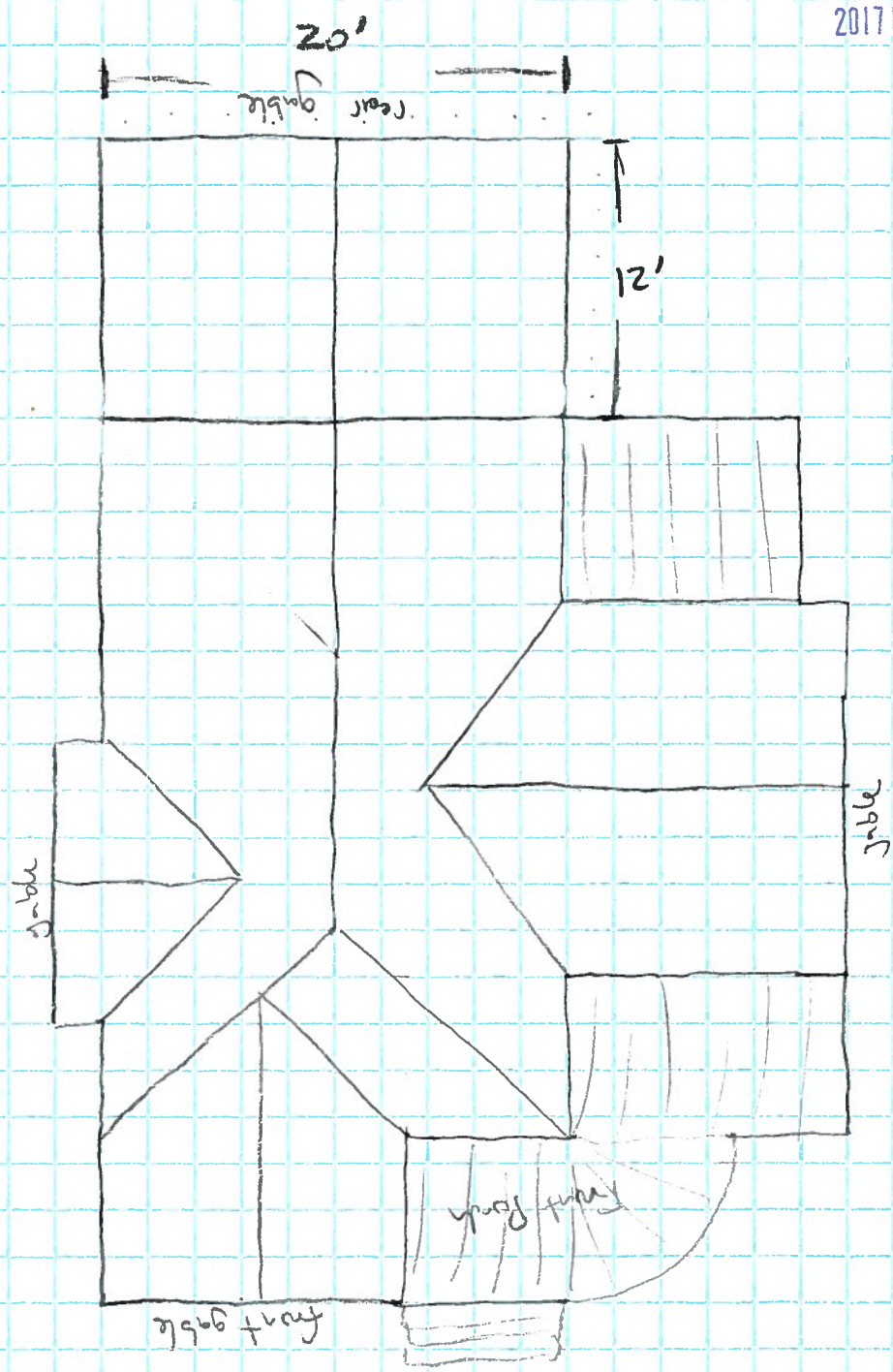
DEVELOPMENTAL

2017 FEB 10 PM 4:08



Existing

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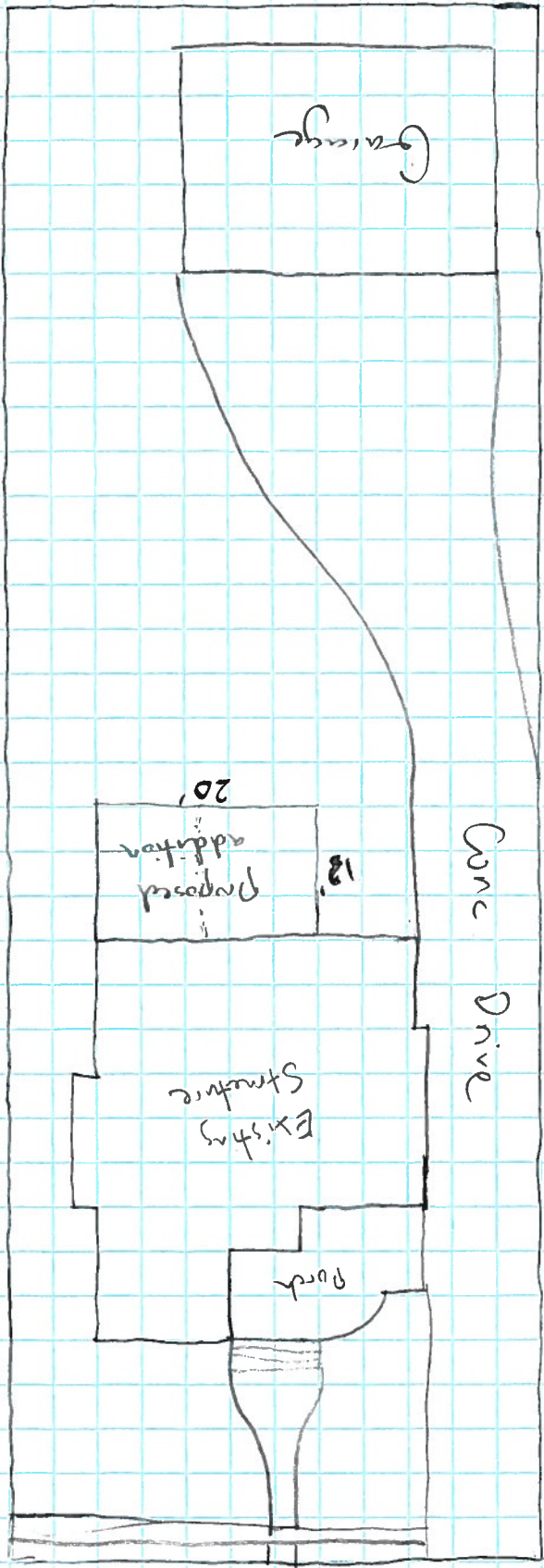


Proposed

921 Lamar

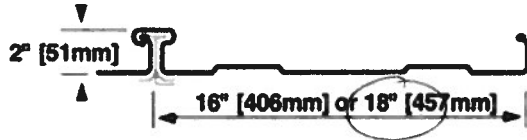
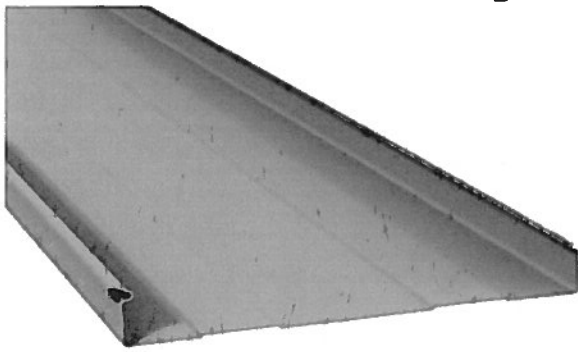
North
↑

4' 4'

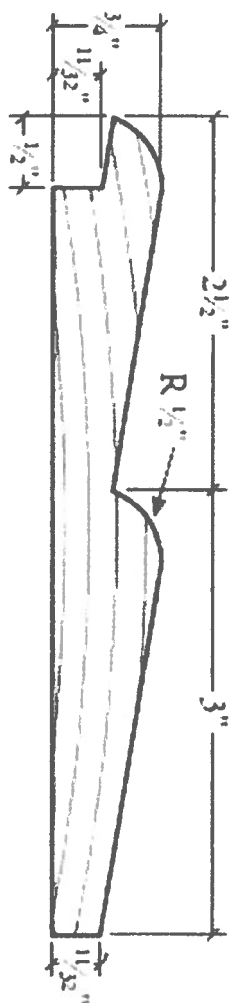


Standing Seam Galvalume Finish Roof

- 18" panels to be used with
crimped ridges.



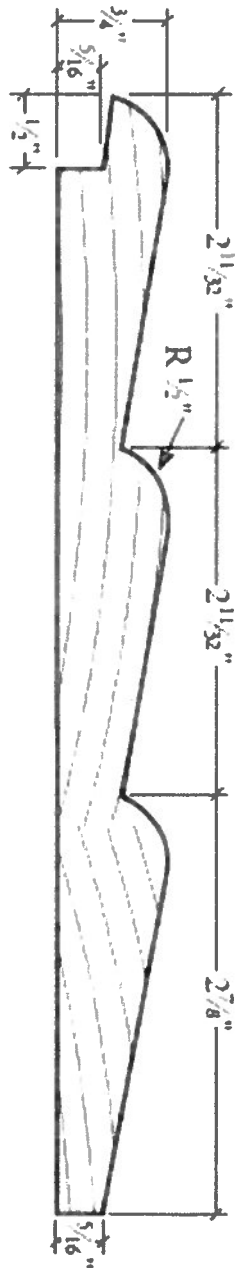
2-LAP



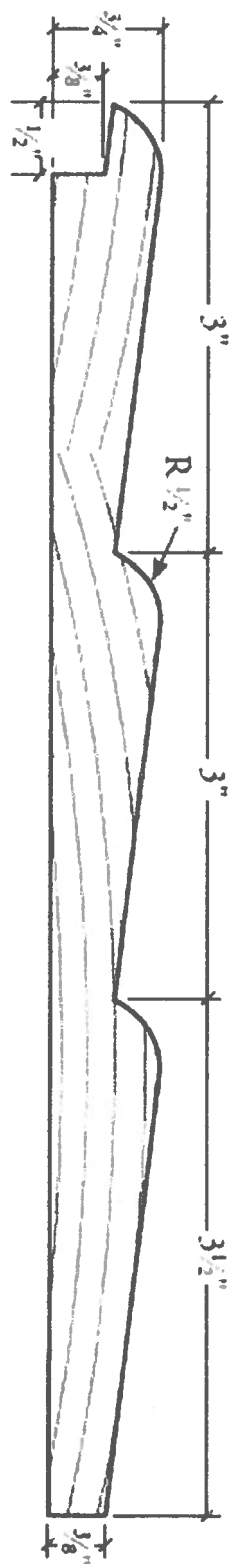
PATTERN #	NOM. SIZE	NET WIDTH	NET THICK	LENGTHS
430	1x6	5 1/2"	3/4"	16' & 20'

e of 432 & 433

3-LAP



PATTERN #	NOM. SIZE	NET WIDTH	NET THICK	LENGTHS
432	1x8	7 1/4"	3/4"	16' & 20'



PATTERN #	NOM. SIZE	NET WIDTH	NET THICK	LENGTHS
433	1x10	9 1/2"	3/4"	16' & 20'

Front



East



West



Rear (North)





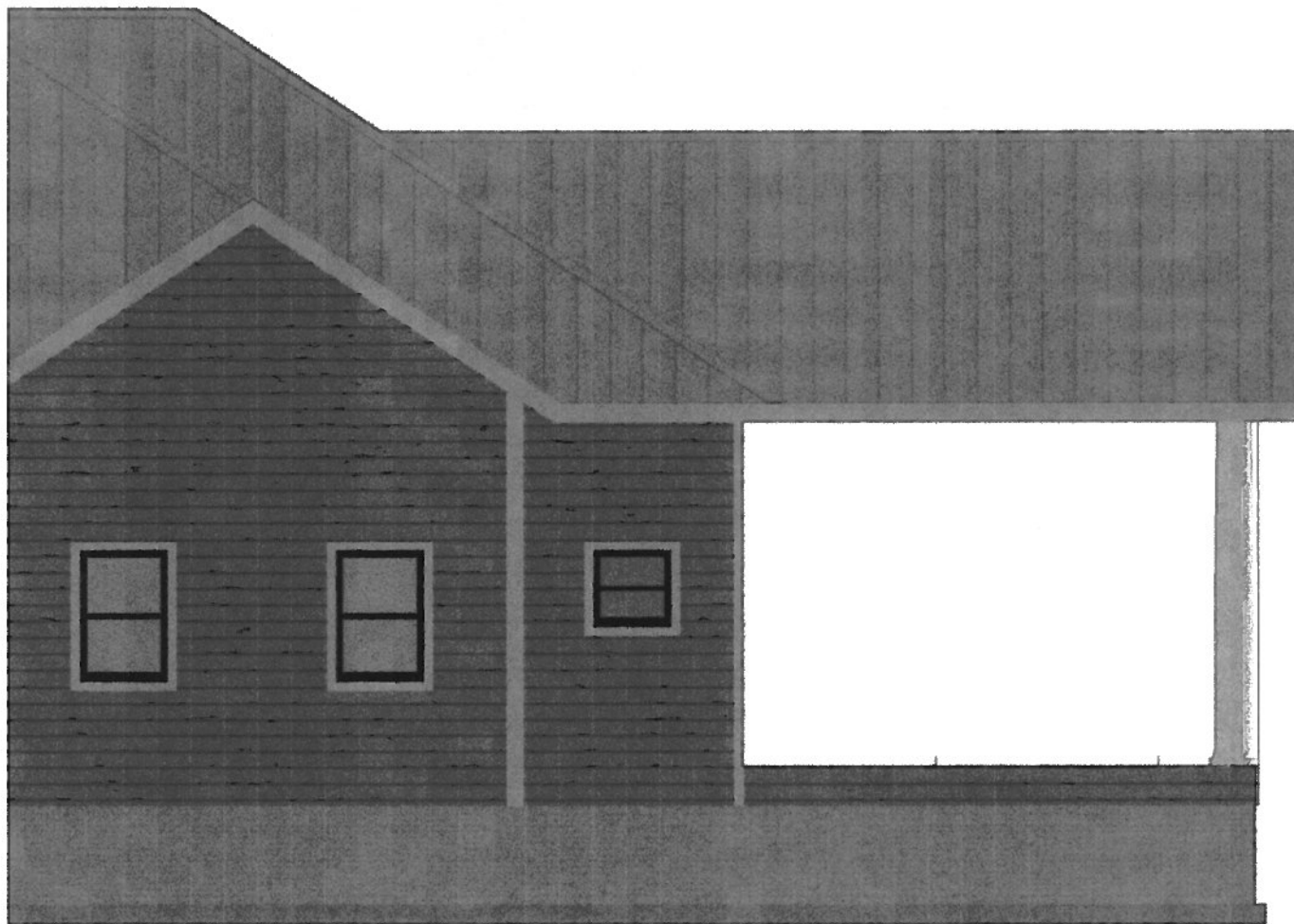




921 Lamar
Rear Elevation



921 Lamar
West Elevation



921 Lamar
East Elevation