

HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

HDRC CASE NO: 2016-533
ADDRESS: 608 DAWSON ST
610 DAWSON ST
LEGAL DESCRIPTION: NCB 569 (DAWSON PLACE), BLOCK 17 LOT 19
NCB 569 (DAWSON PLACE), BLOCK 17 LOT 20
ZONING: R-3,H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Carlos Rodriguez/Brightstar Development, LLC
OWNER: Brightstar Development, LLC
TYPE OF WORK: Revisions to previously approval for new construction
REQUEST:

The applicant is requesting an amendment to a previous Certificate of Appropriateness issued by the Historic and Design Review Commission. The amendments include the following:

1. Install 14 on each house (28 total) aluminum clad one over one windows in lieu of wood windows as stipulated by the HDRC on January 18, 2017.
2. Install 6 on each house (12 total) aluminum clad fixed square windows in lieu of wood windows as stipulated by the HDRC on January 18, 2017.
3. Install 2 on each house (4 total) aluminum clad fixed elongated windows in lieu of wood windows as stipulated by the HDRC on January 18, 2017.
4. Install 1 on each house (2 total) aluminum clad fixed windows with Pella wood inset creating dividing lights in lieu of wood windows with true dividing lights.
5. Install 12 4-over-4 wood screens on the front and right elevation of the front house
6. Install 6 4-over-4 wood screens on the front elevation of the rear house.
7. Install hardiboard siding wood grain out in lieu of smooth side exposed as stipulated by the HDRC on January 18, 2017.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

3. Materials and Textures

A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style

along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

Guidelines for Windows: Repair, Replacement, and New Construction

3.A.i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

Recommended windows used in new construction:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.
- The use of low-e glass is appropriate in new construction provided that hue and reflective are not drastically different from regular glass.

FINDINGS:

- a. The project received final approval from the HDRC on May 4, 2016, to construct two 2-story units on a vacant lot and install fencing. The project received approval to install wood windows in various configurations and install wood siding and wood trim in the two units. During construction, aluminum clad one over one windows and hardiboard siding and trim were installed. The applicant received a stop work order as work was done outside the scope of the Certificate of Appropriateness. The post-work application fee has been paid.
- b. On May 4, 2016, staff cited the Guidelines for New Construction, which states windows used in new construction must maintain traditional dimensions and profiles and should be recessed within the window frame. A detail of the wood 4 over 4 windows and fixed windows and wall section was submitted to staff and staff found the details within the proposed elevation consistent with the Guidelines.
- c. On January 18, 2017, the applicant received approval to alter the window fenestration, install new windows, and install hardi siding with the stipulations that that the paired windows be separated by a wood trim, that the all windows be made of wood, that the 2 fixed windows include dividing lights, and that the hardiboard siding to be used be installed with the smooth side exposed. The stipulation that the window be separated by a wood trim piece has been satisfied. The applicant is not in agreement to the other stipulations.
- d. The request was heard by the Design Review Committee on February 22, 2017. The members present found the proposed wood screen configuration not appropriate. They commented that increasing the number of dividing lights would be more appropriate and that it would increase the character of the two structures. They also had concerns about the false grain hardiboard.
- e. ITEM #1, 2, 3 - The proposed windows are putty gray aluminum clad one over one, fixed square or fixed horizontal elongated windows. According to the Guidelines for Windows, windows in new construction should maintain traditional dimensions and profiles and be recessed within the window frame. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis. They should feature traditional trim and sill details. Paired windows should be separated by a wood mullion. Staff finds the proposed windows are consistent with the Guidelines in terms of profile as they are inset 1 5/6", however staff finds that the paired or trim and the color and texture is not similar to traditional materials. Staff finds that though alternative materials may be appropriate, staff finds that wood is most appropriate and what was approved on May 4, 2016 and January 18, 2017 by the HDRC.
- f. ITEM #4 - On May 4, 2016, staff recommended approval and the HDRC approved 2 wood fixed windows with 2x 3 dividing lights on the front of each building. The proposed fixed windows are aluminum clad fixed with a

wood Pella dividing light insert. According to the Guidelines for New Construction, windows used in new construction must maintain traditional dimensions and profiles and should be recessed within the window frame. Staff finds the wood Pella insert provides the traditional dimension and configuration as a window with true dividing lights. Staff finds the proposal is consistent with the Guidelines.

- g. **SCREENS** – Eighteen (18) of the proposed aluminum clad windows that face the street will be covered with wood 4-over-4 screens. According to the Guidelines for New Construction 3.A.i, use materials that complement the materials and architectural details typically found in the district. Staff finds the wood window screens are consistent with historic structures found in Dignowity Hill Historic District and that the installation of the window screens are consistent with the Guidelines as they will be inset within the window trim.
- h. **SIDING/TRIM** - On May 4, 2016, staff commented that both wood and hardiboard would be appropriate materials according to the Guidelines for New Construction 3.A.i. Wood siding was indicated on the plans submitted by the applicant and approved by the HDRC. The proposed siding is hardiboard siding and hardiboard trim. According to the Guidelines for New Construction 3.A.i., use materials that complement the type, color, and texture of materials traditional found in the district. The applicant said that the product he purchased does not have a smooth side, but two sides reveal the faux grain. Staff finds the proposed hardiboard appropriate for new construction and consistent with the Guidelines as it complements wood in color and texture, but finds the smooth hardi board is most appropriate instead of the faux grain finish.

RECOMMENDATION:

Staff does not recommend approval of items #1 through #7 at this time based on findings a through h. Staff recommends the windows are made of wood and that the hardiboard is installed with the smooth side exposed.

Staff does not recommend wood screens as a solution to conceal the unapproved windows. If the HDRC approves the currently-requested windows based on the circumstances presented, then staff recommends approval of the proposed wood screens as submitted.

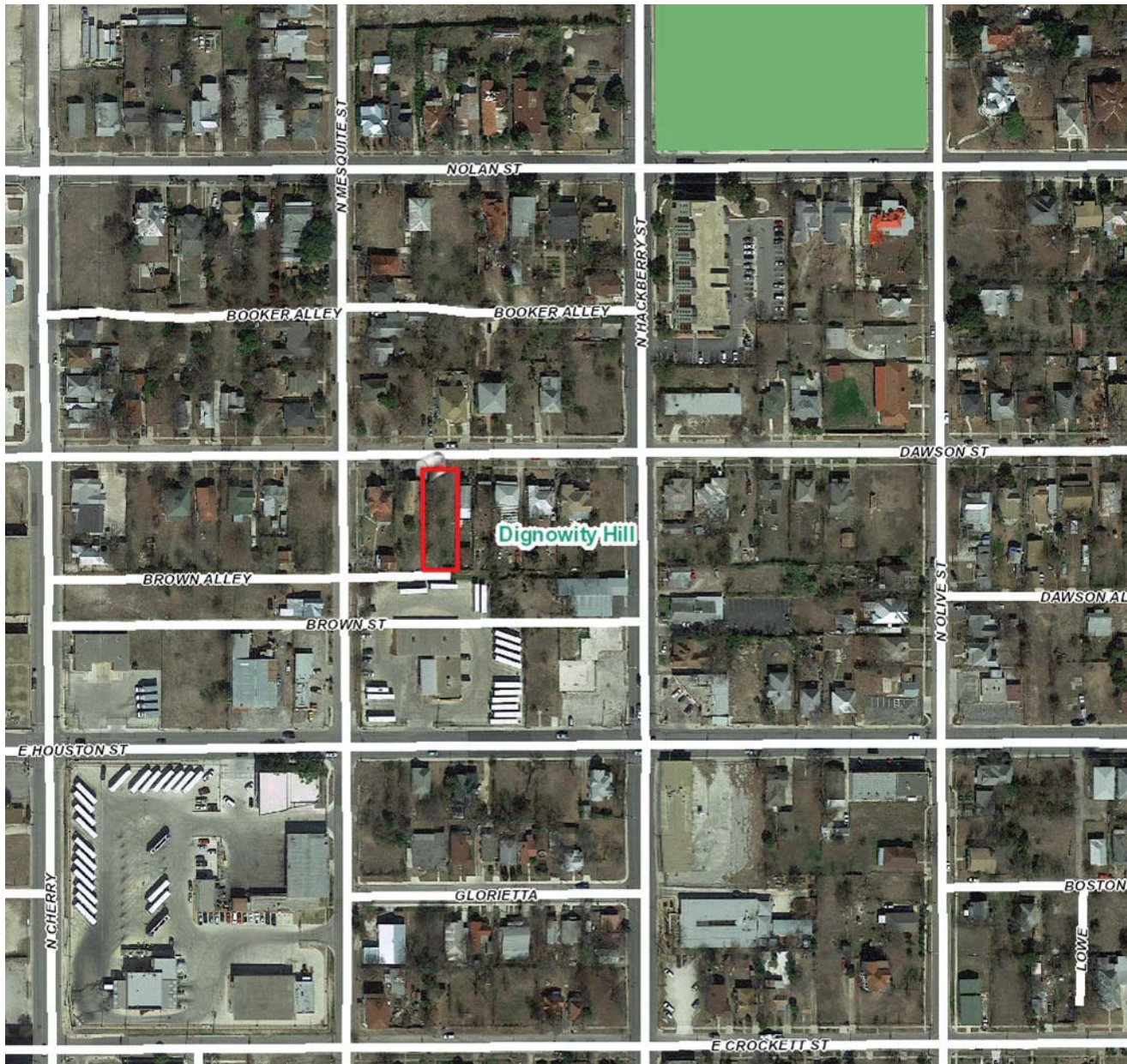
CASE MANAGER:

Lauren Sage

CASE COMMENTS:

HDRC: Final 5/4/16, Conceptual 3/16/16, revisions 1/18/17

The applicant received a stop work order as work was done outside the scope, and the applicant has provided the required application and the post-work application fee has been paid.



608 and 610 Dawson

Dignowity Hill

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United
SITE SERVICE
1-800-TOILETS

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

ADDRESS: 60610 PASEO

REQUEST: IS PROPOSAL TO REPAIR/REPLACE SEWER

HEARING DATE: MM- 2 20 17

TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT
(210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

LAMAR
Trailers Inc



(FRONT 610)

DAWSON PLACE



1-1/4 in.





LEFT SIDE (610)



RIGHT SIDE (610)



LOOKING DOWN DRIVEWAY (G10)



(608) FROM SIDE STREET



(608) FROM ALLEY

DAWSON PLACE
AS-BUILT
SINGLE WINDOW






AS-BUILT
PAIRED WINDOW
DAWSON PLACE



ADD NEW 1"x4" WOOD TRIM @ CENTER MULLION
OF PAIRED WINDOW. INSERT CUSTOM ~~W~~
WOOD SCREEN.

A close-up photograph of a building's exterior siding. The siding consists of horizontal, light-colored planks with a wood-grain texture. A vertical trim piece, also with a wood-grain texture, runs down the center of the image, separating two sections of the siding. The lighting is even, highlighting the texture of the material.

DAWSON PLACE
AS-BUILT
HARDI BOARD texture





MENU



JamesHardie



HardiePlank® Lap Siding

SELECT CEDARMILL



1 / 4



Cobble Stone





MENU



JamesHardie



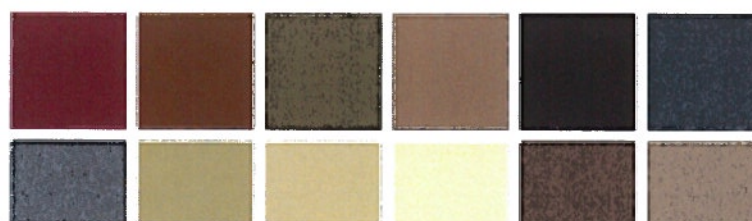
2 / 4

HardiePlank® Lap Siding

SMOOTH



Cobble Stone



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**BRIGHTSTAR
DEVELOPMENT LL
210.882.2038**

610 DAWSON ST.
SAN ANTONIO TX
LOT: 20
COUNTY BLOCK: 17

Plan Information:

Drawn By: JV RB

Project #: 1110

Copyright: 2016

Revisions:

07-14-2016

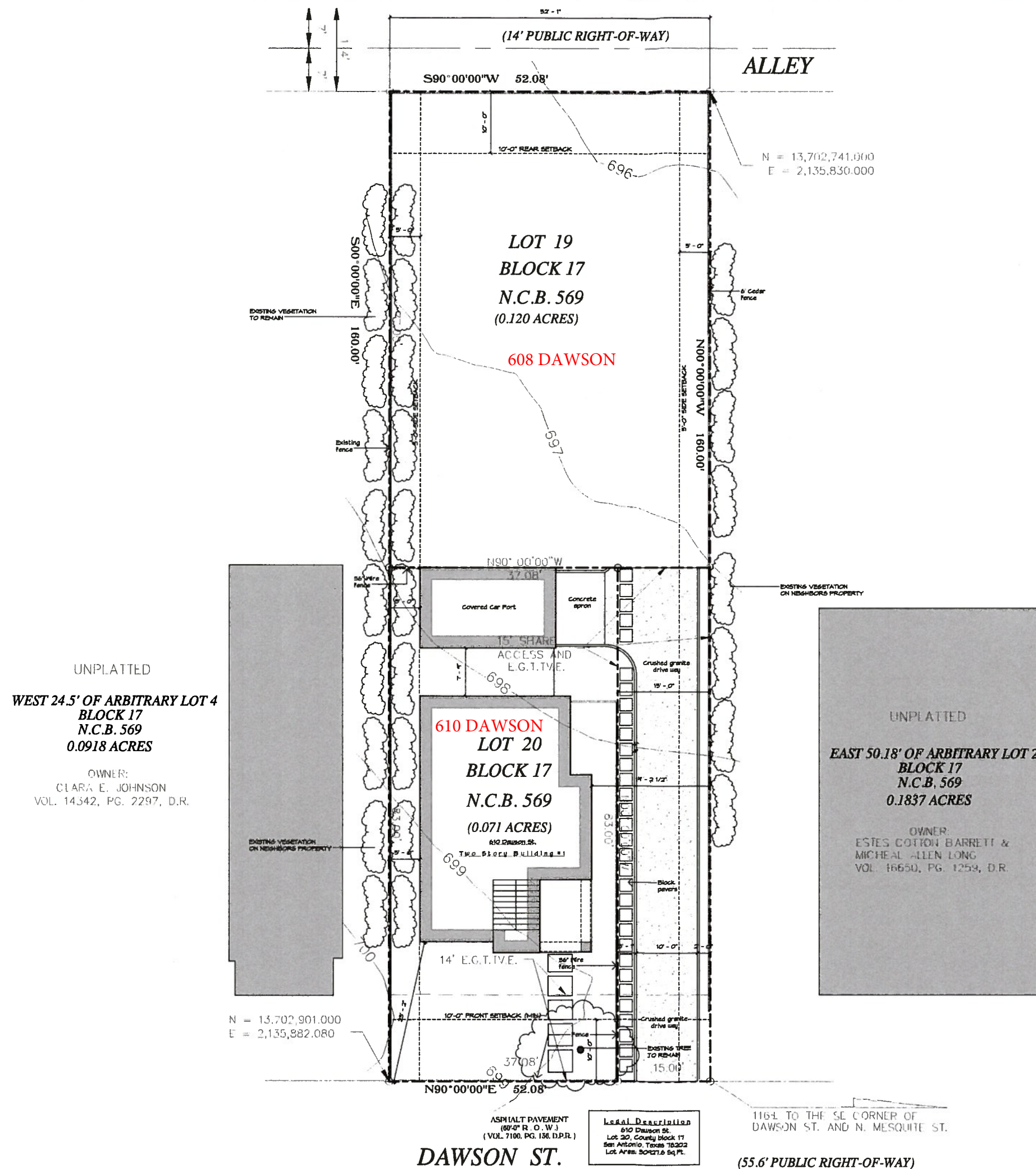
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Sheet Title & No.

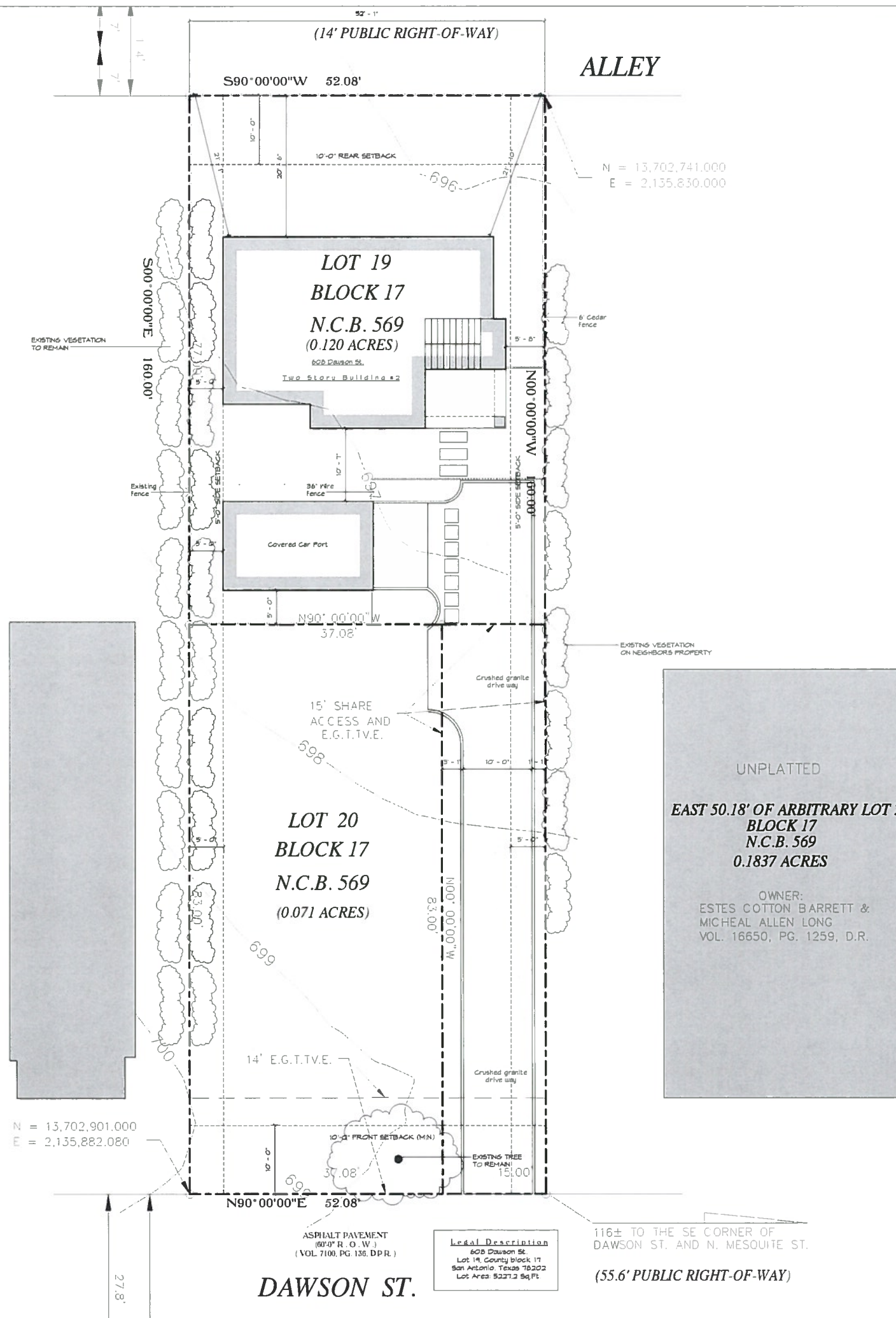
SITE PLAN

A1

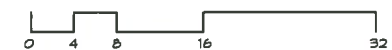


UNPLATTED
WEST 24.5' OF ARBITRARY LOT 4
BLOCK 17
N.C.B. 569
0.0918 ACRES

OWNER:
CLARA E. JOHNSON
VOL. 14342, PG. 2297, D.R.



1 Architectural Site Plan
1/8" = 1'-0"



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COUNTY BLOCK: 17

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- 1 07-14-2016
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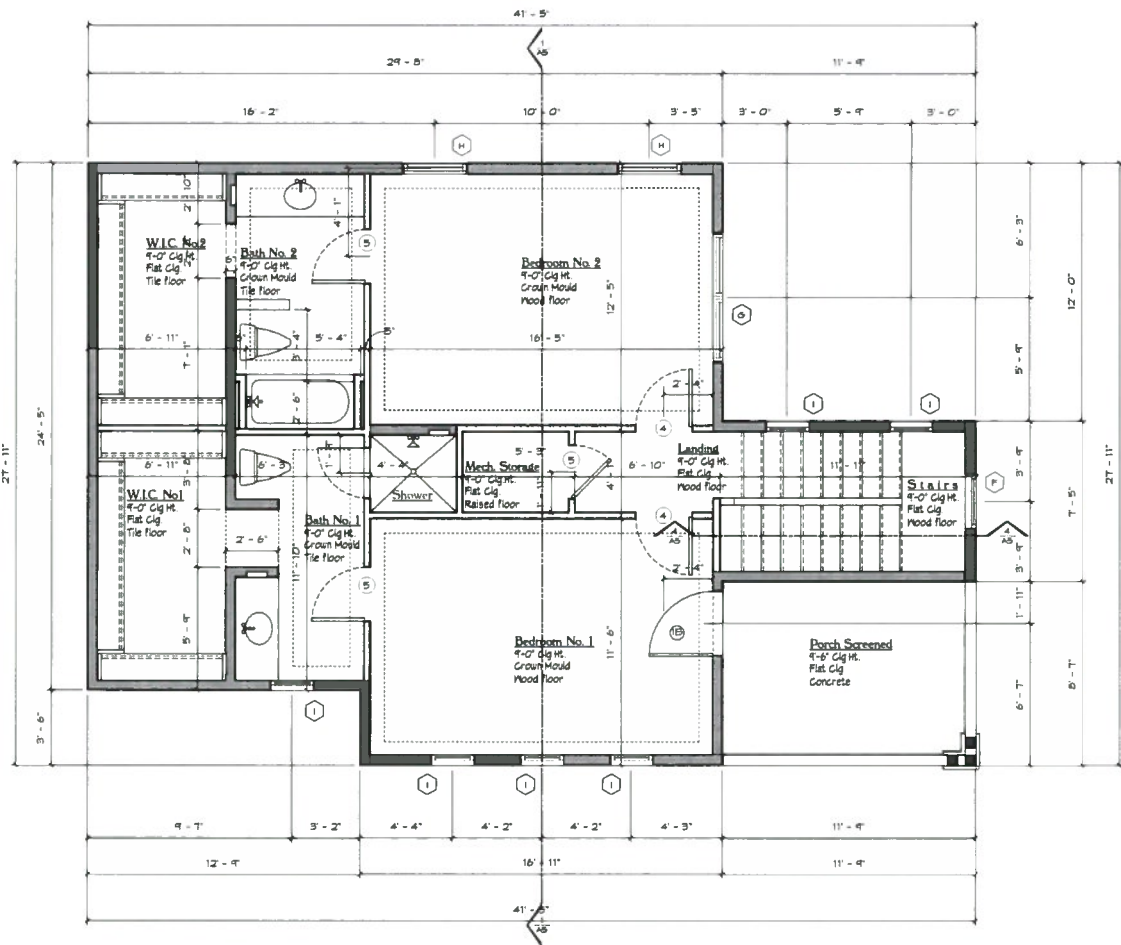
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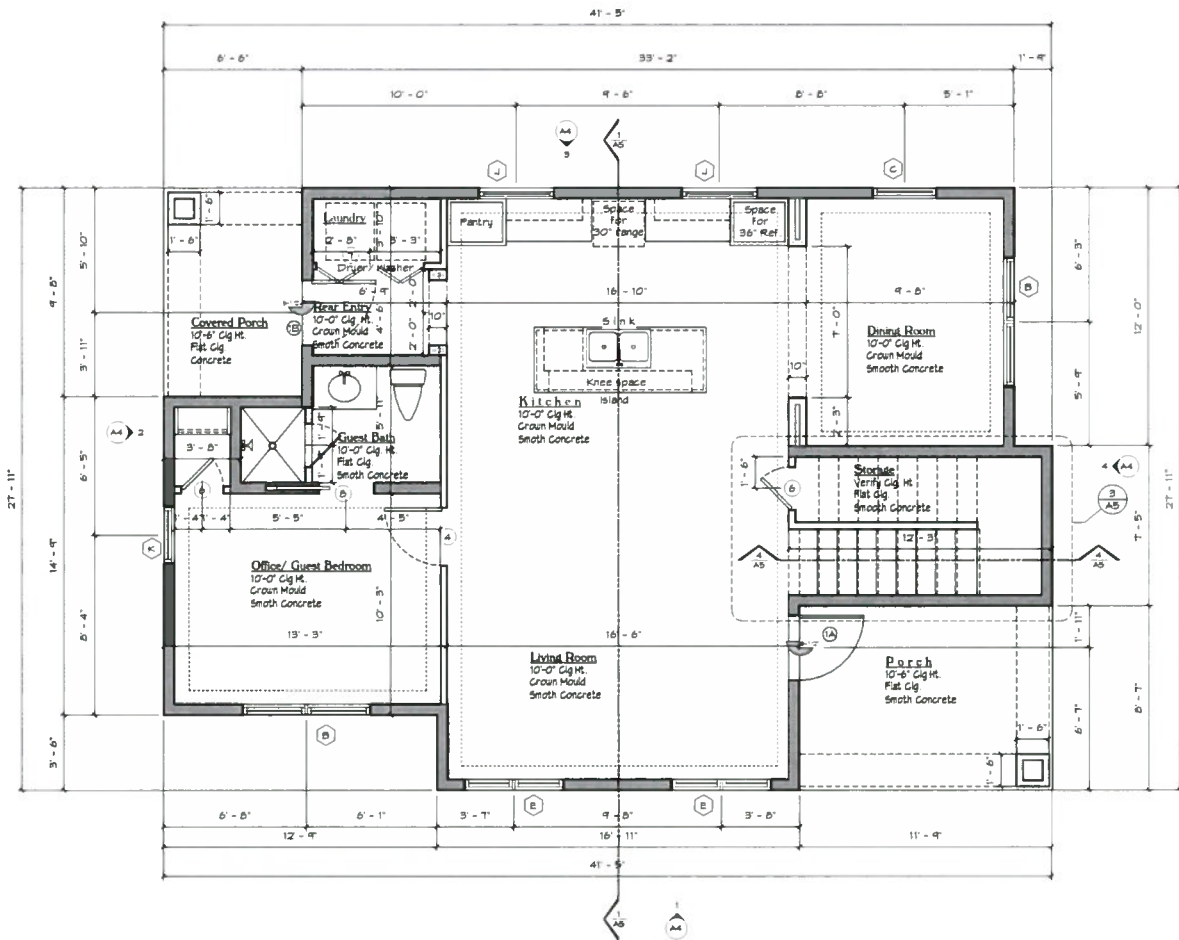
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SITE PLAN

A1



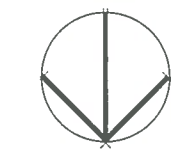
2 Second Floor Notes Plan
1/4" = 1'-0"



1 First Floor Notes Plan
1/4" = 1'-0"

Wall Legend

2x4 wall	2x10 wall
2x6 wall	2x12 wall
2x8 wall	2x6 Stud with stone



NORTH



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FLOOR PLANS

A3



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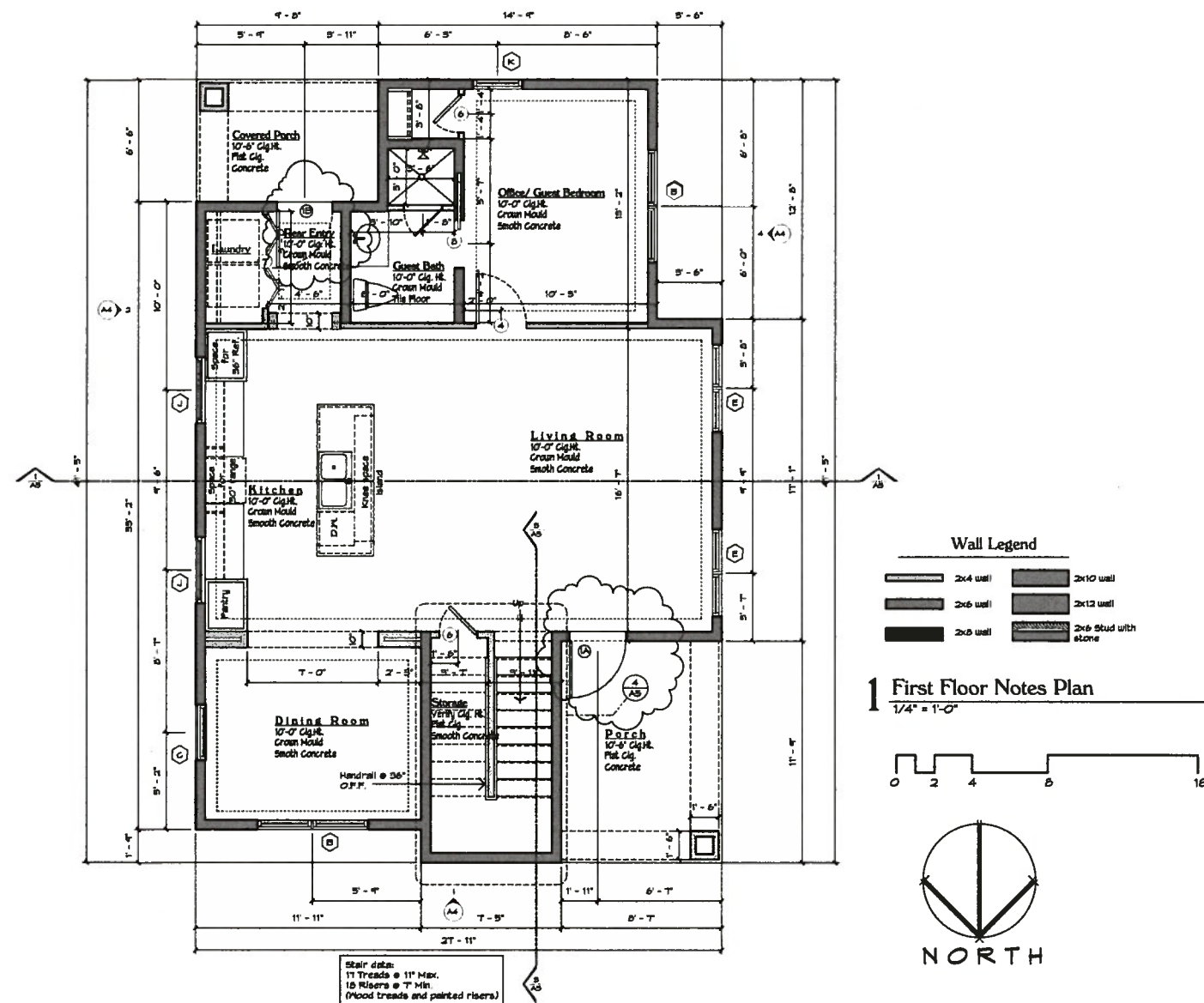
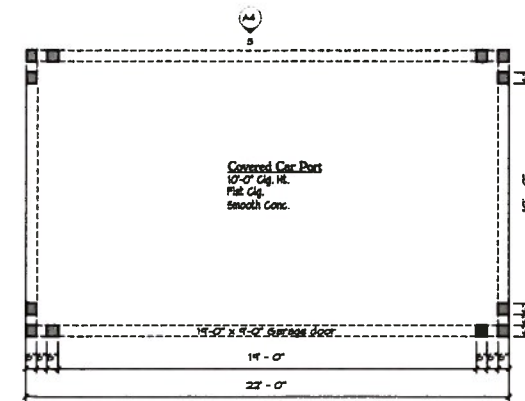
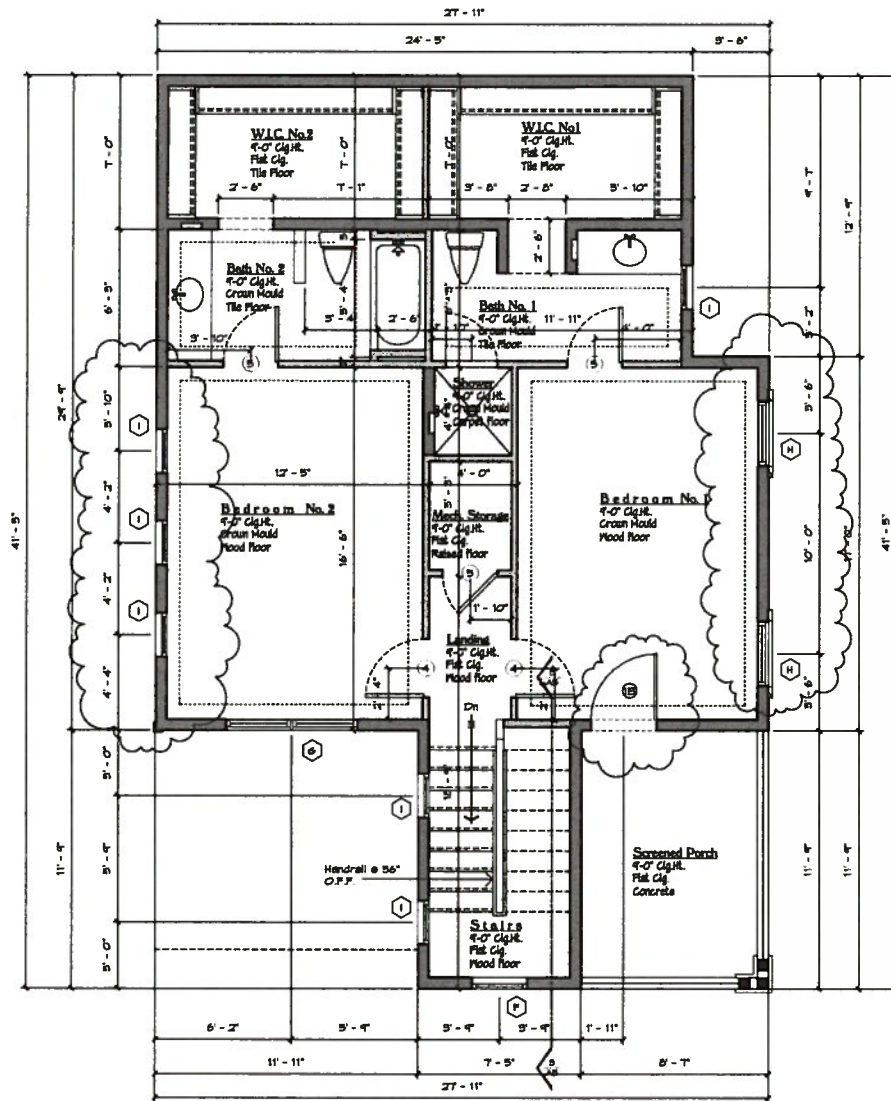
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FLOOR PLANS NOTE

A3





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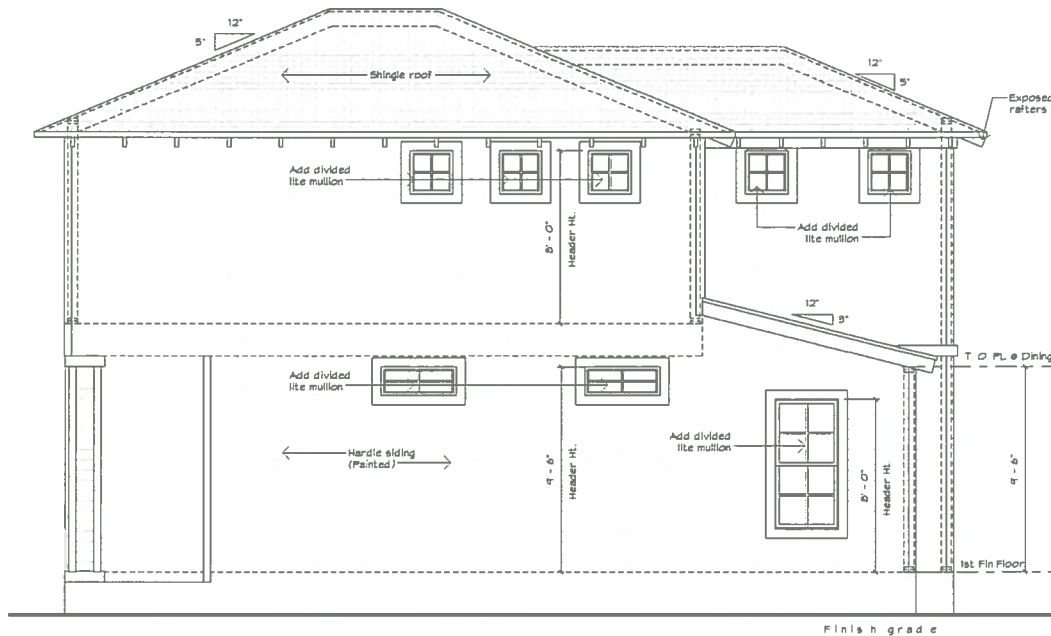
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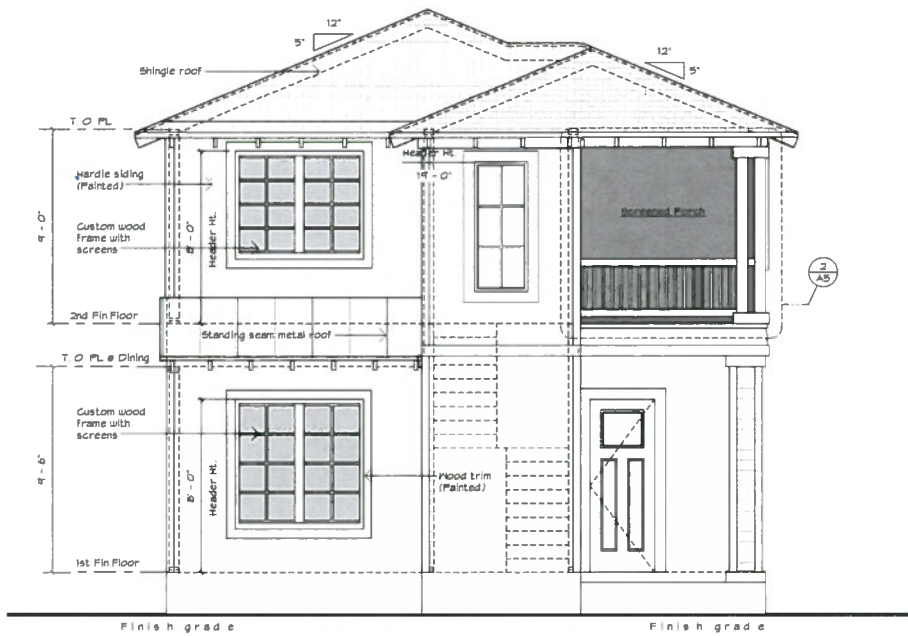
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EXTERIOR
ELEVATIONS

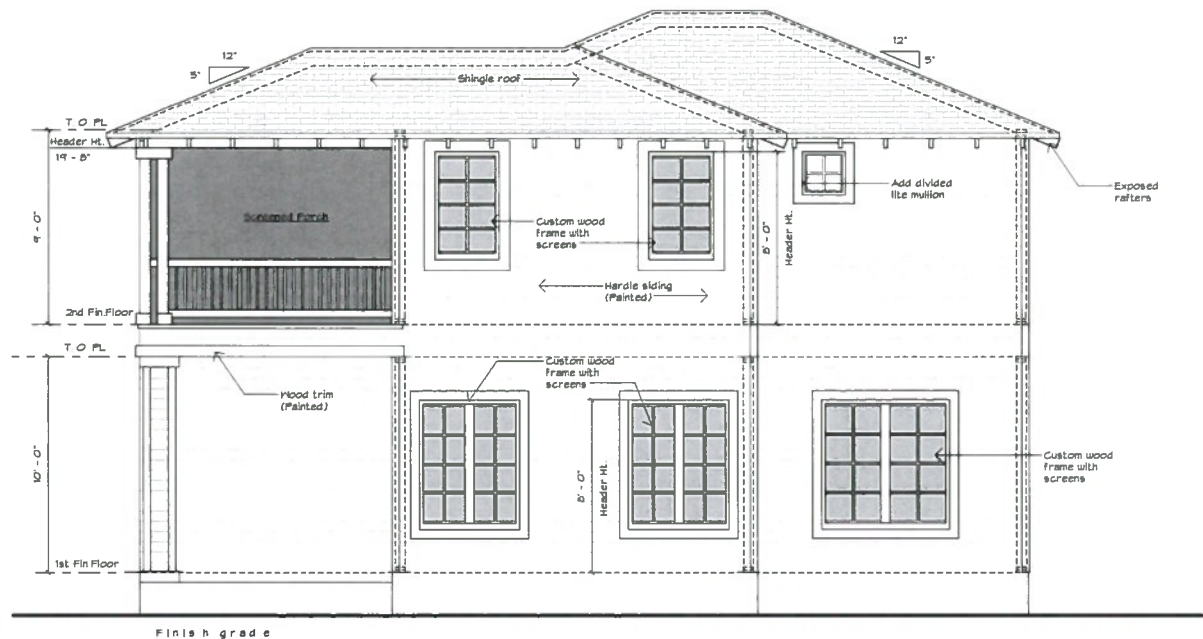
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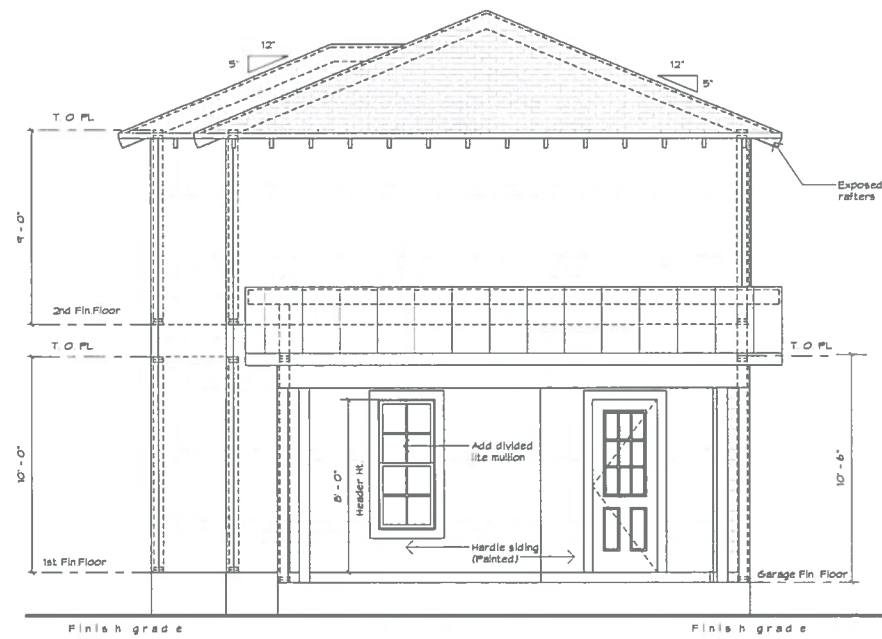
2 Left Elevation
1/4" = 1'-0"



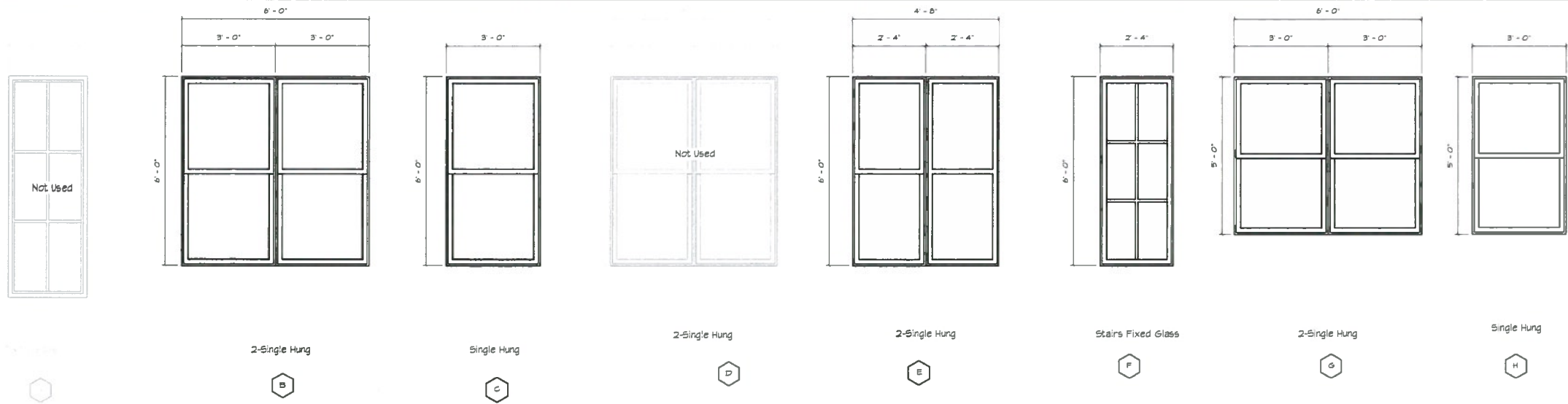
1 Front Elevation
1/4" = 1'-0"



4 Right Elevation
1/4" = 1'-0"



3 Rear Elevation
1/4" = 1'-0"



Window Notes

1. All windows and exterior doors will be Wood.
2. All windows are to have a slope sill to prevent water damage.
3. Rough openings for windows/ milled assemblies are approximate and must be verified with window manufacturer and shop drawings must be approved by builder.
4. Refer to floor plans and elevations for proper operation of each individual window.

1 Window Schedule

scale 1/2" = 1'-0"



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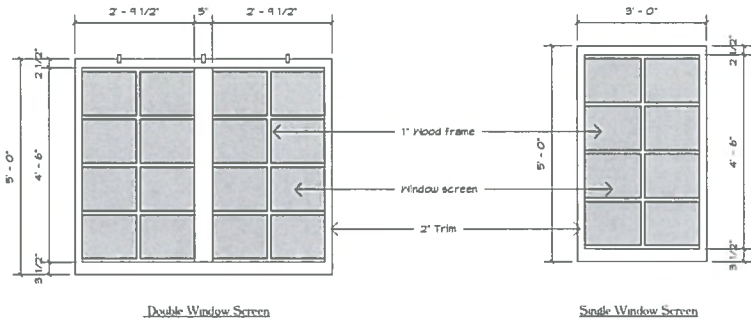
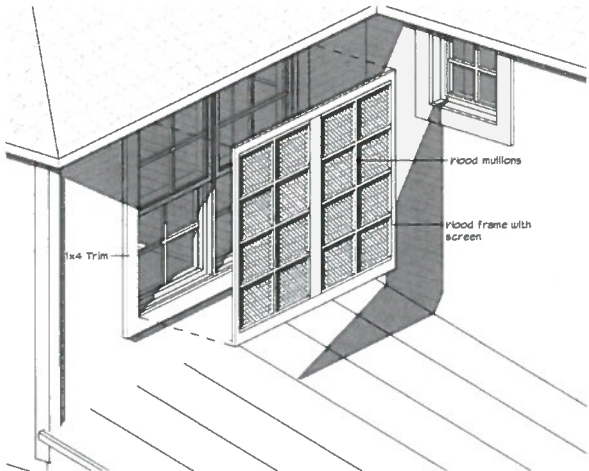
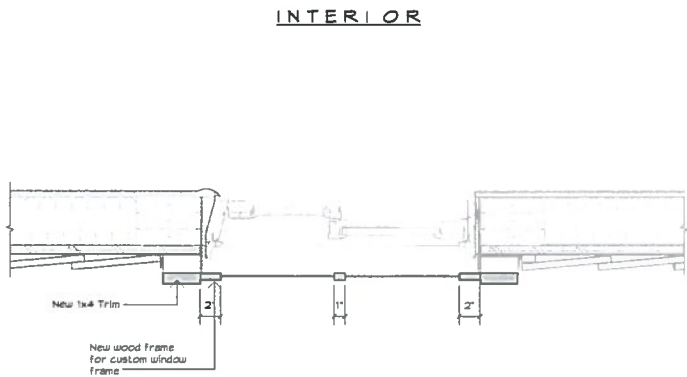
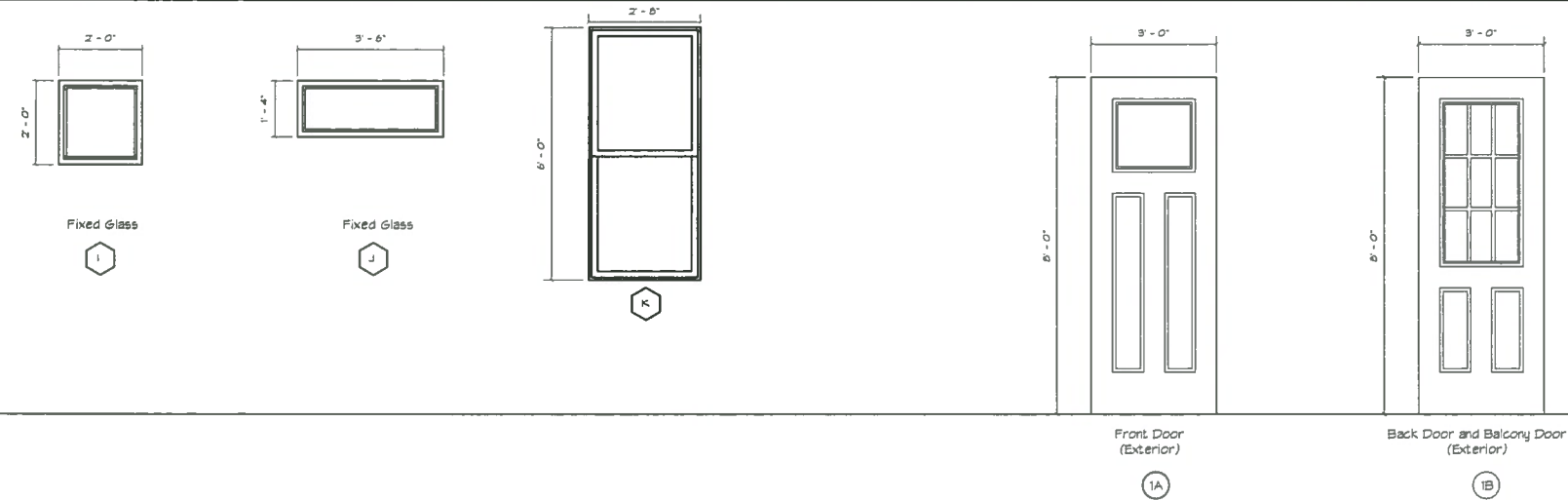
DIGNOWITY HILL
610 DAWSON ST.
SAN ANTONIO TX
LOT: 20
COUNTY BLOCK: 17

Door Schedule

scale 1/2" = 1'-0"

Door Notes

1. All Interior Panel Doors will be 3 panel and coordinated with interior designer and owner.
2. Odd size attic access doors are flush panel/ fully gasketed and weather-stripped.
3. All exterior doors to be also fully gasketed and weather-stripped to prevent all weather damage.
4. Verify all door operations and directions with owner prior to purchasing doors and installation.



2 Window Detai at Window Screen

3 Window Detail with Window Screen

1 1/2" = 1'-0"

Plan Information

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DOORS AND
WINDOWS

A6



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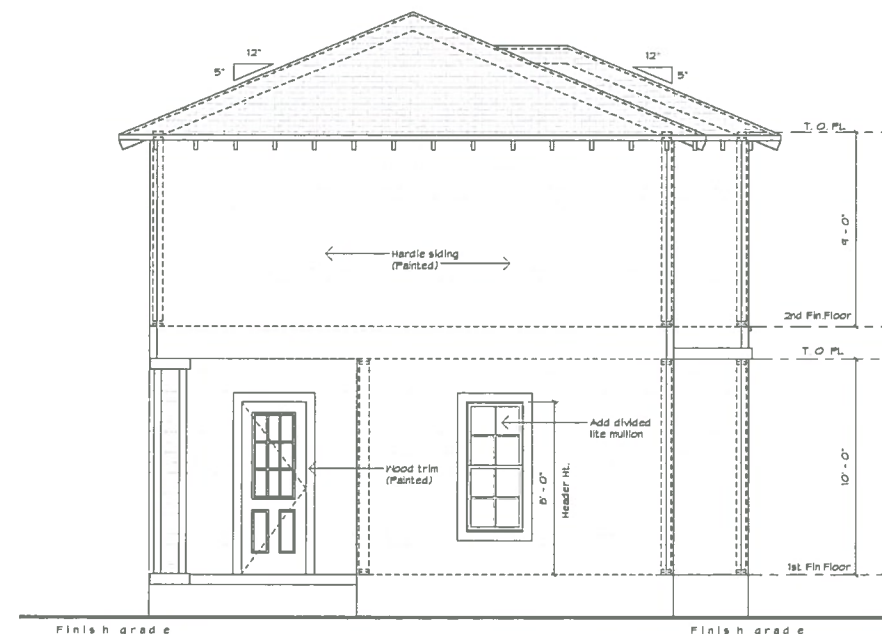
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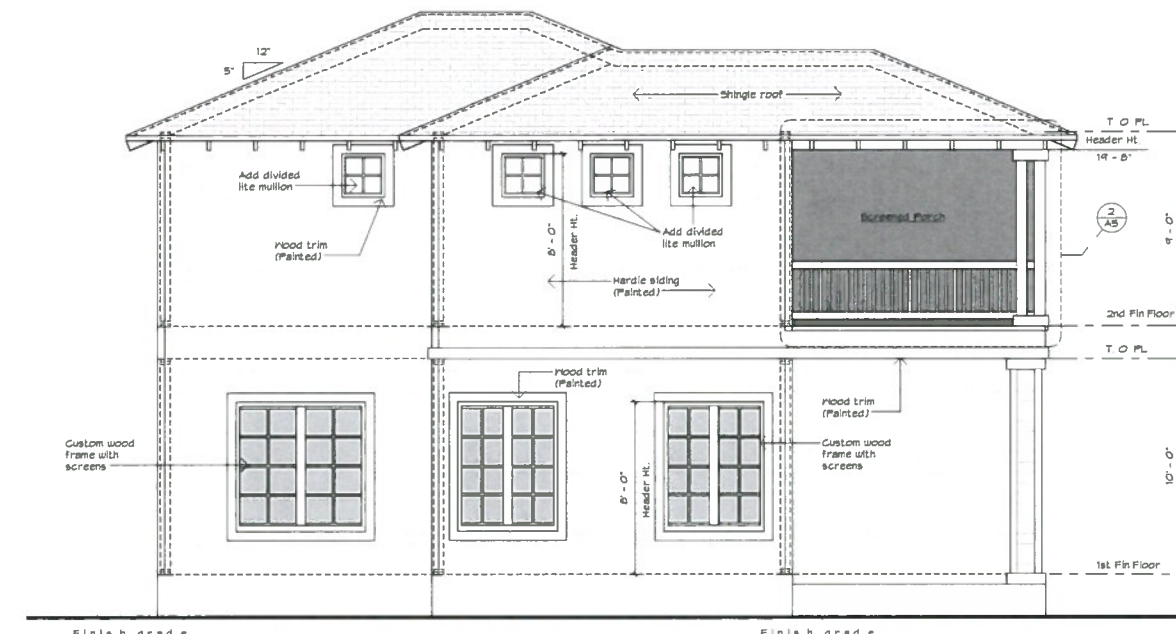
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EXTERIOR
ELEVATIONS

A4



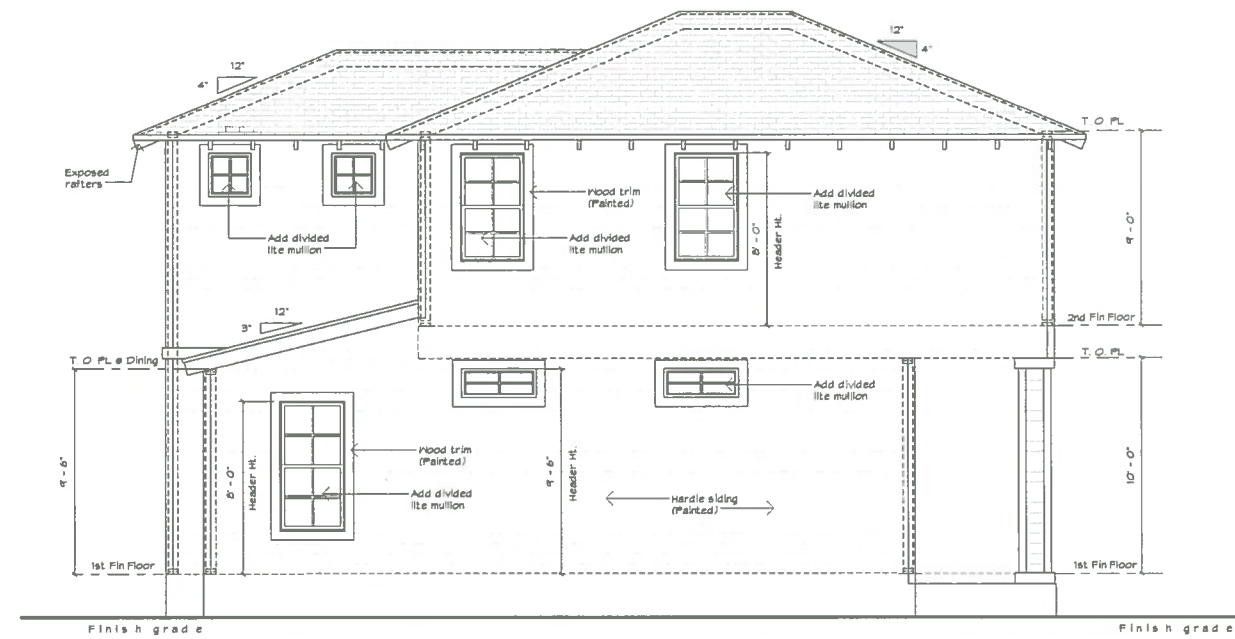
2 Left Elevation
1/4" = 1'-0"



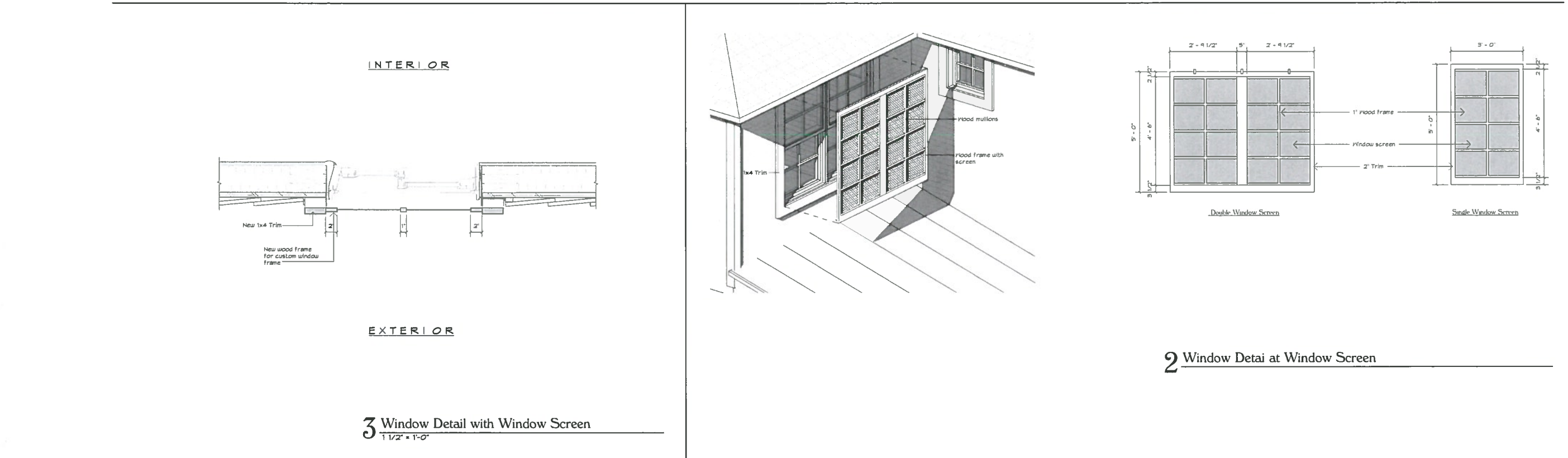
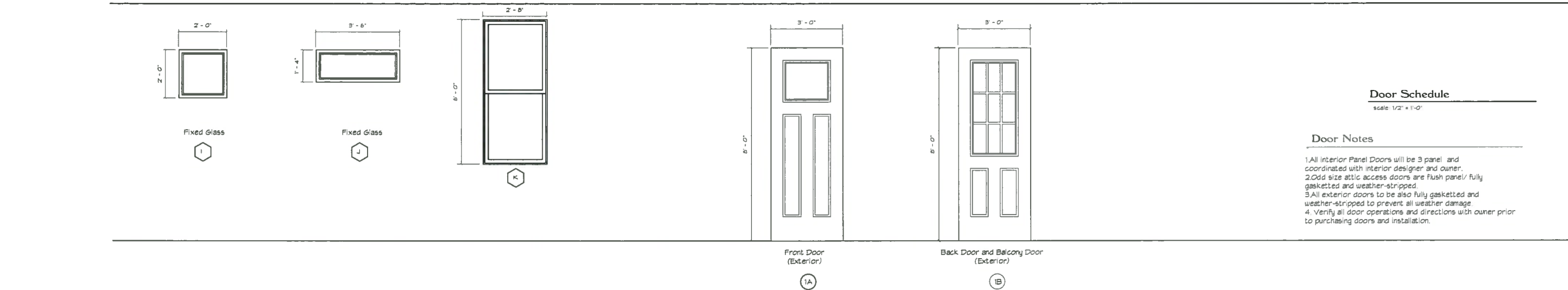
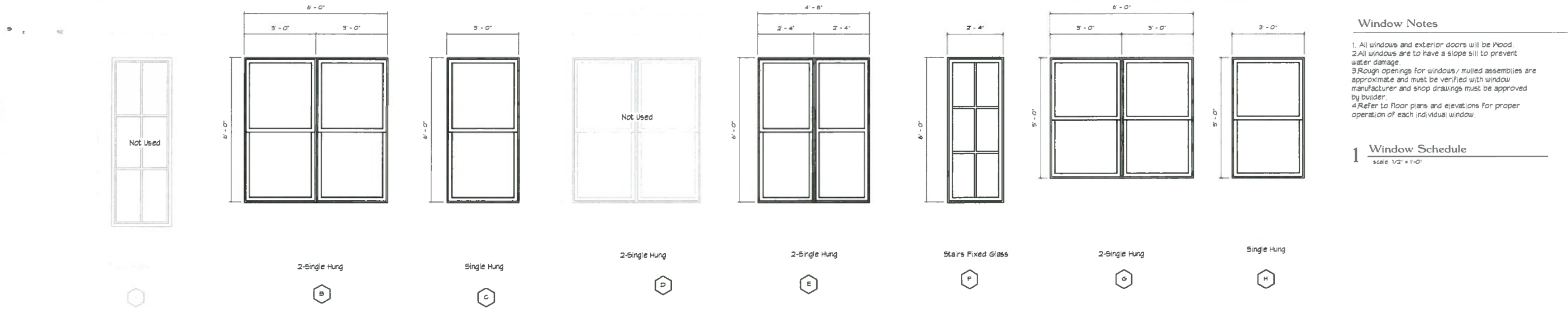
1 Front Elevation
1/4" = 1'-0"



4 Right Elevation
1/4" = 1'-0"



3 Rear Elevation
1/4" = 1'-0"

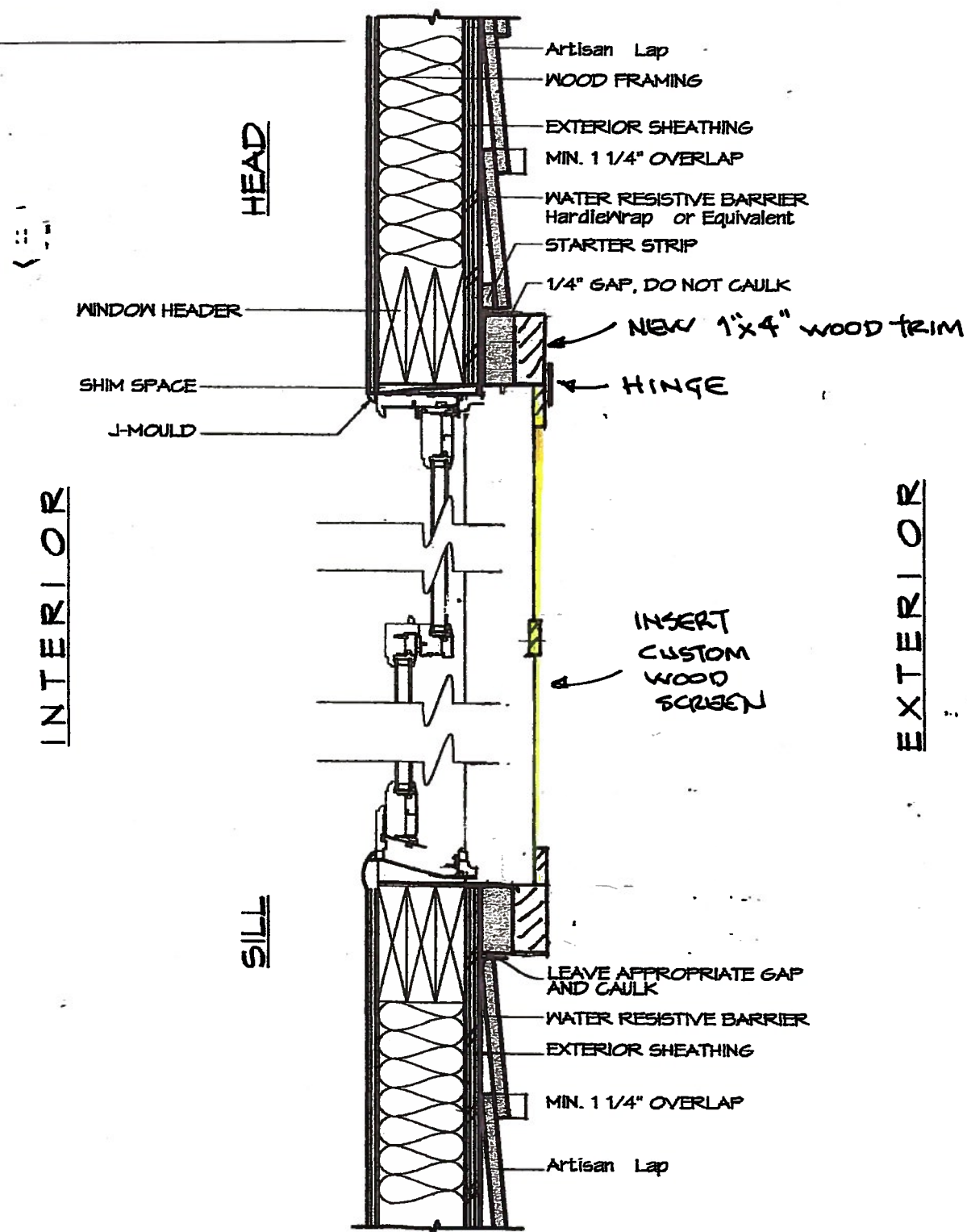




John Melancon

HANDYMAN, REMODELING, &
RESTORATION OF VINTAGE HOMES

210-827-7029



2 Wood Window Detail
1 1/2" = 1'-0"

610 DAWSON ST.