

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

HDRC CASE NO: 2017-192
ADDRESS: 1025 DAWSON ST NCB
LEGAL DESCRIPTION: 2872 BLK N LOT 6
ZONING: R-6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Richard Gross
OWNER: Enrlour Investments
TYPE OF WORK: Exterior modifications, window fenestration modifications
REQUEST:

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

1. Modify existing window and door opening on the rear façade and install a new, sliding glass door.
2. Replace wood windows that are beyond repair with new non-wood windows.
3. Enclose an existing window opening on the rear of the side addition with siding.
4. Modify an existing door opening to become a window opening on the east elevation near the rear of the structure.
Siding will be installed in the enclosed opening.

APPLICABLE CITATIONS:

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

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.

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.

FINDINGS:

- a. The structure at 1025 Dawson was constructed circa 1910 and first appears on the 1912 Sanborn maps. The structure was constructed in the Craftsman style and has since been modified to include a side addition nears its front façade and a modified front façade which includes a modified front porch, replacement wrought iron porch columns and a brick façade. The side addition as well as rear additions appear on the 1951 Sanborn map. The exhibits currently show a rear addition that is not proposed by the applicant at this time. Additionally, the applicant has not submitted a detail or wall section of the proposed doors or windows at this time. This request was heard by the Historic and Design Review Committee at the May 3, 2017, HDRC hearing, where it was referred to the Design Review Committee.
- b. **REAR FAÇADE MODIFICATIONS**– On the rear façade, the applicant has proposed to modify an existing door and window opening. The proposed modification is to occur on the rear façade of the original structure. Per the Guidelines for Exterior Maintenance and Alterations 6.A.1., historic window and door openings are to be preserved and should not be enlarged or diminished. The proposed modifications are not consistent with the Guidelines.
- c. **SIDE ADDITION MODIFICATIONS** – Per the Guidelines for Exterior Maintenance and Alterations 6.A.1., historic window and door openings are to be preserved. Staff finds the removal of the rear facing window appropriate given its location on a rear facing façade.
- d. **REAR ADDITION MODIFICATIONS** – The rear of the primary historic structure features an addition with a side (east) facing door. The applicant has proposed to remove this door and install a window in its place that is to match the existing wood windows in the addition in regards to size and profile. Staff finds the proposed modification appropriate given that the addition is not original to the historic structure given its location at the rear of the primary historic structure and its differing roof form. Additionally, this addition is not found on the 1912 or 1951 Sanborn maps. The applicant should install a window that features a matching profile to that of the rear addition as well as one that is consistent with the Historic Design Guidelines, Window Policy Document that is to include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details. If the windows that will be removed from the side addition are matching in size as those on the rear addition, they should be installed in place of the existing door.
- e. **WINDOW REPLACEMENT** – The applicant has noted the replacement of the existing windows with new, same size and type modern windows. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be preserved. Staff finds the windows on site to be in good condition and should be repaired.

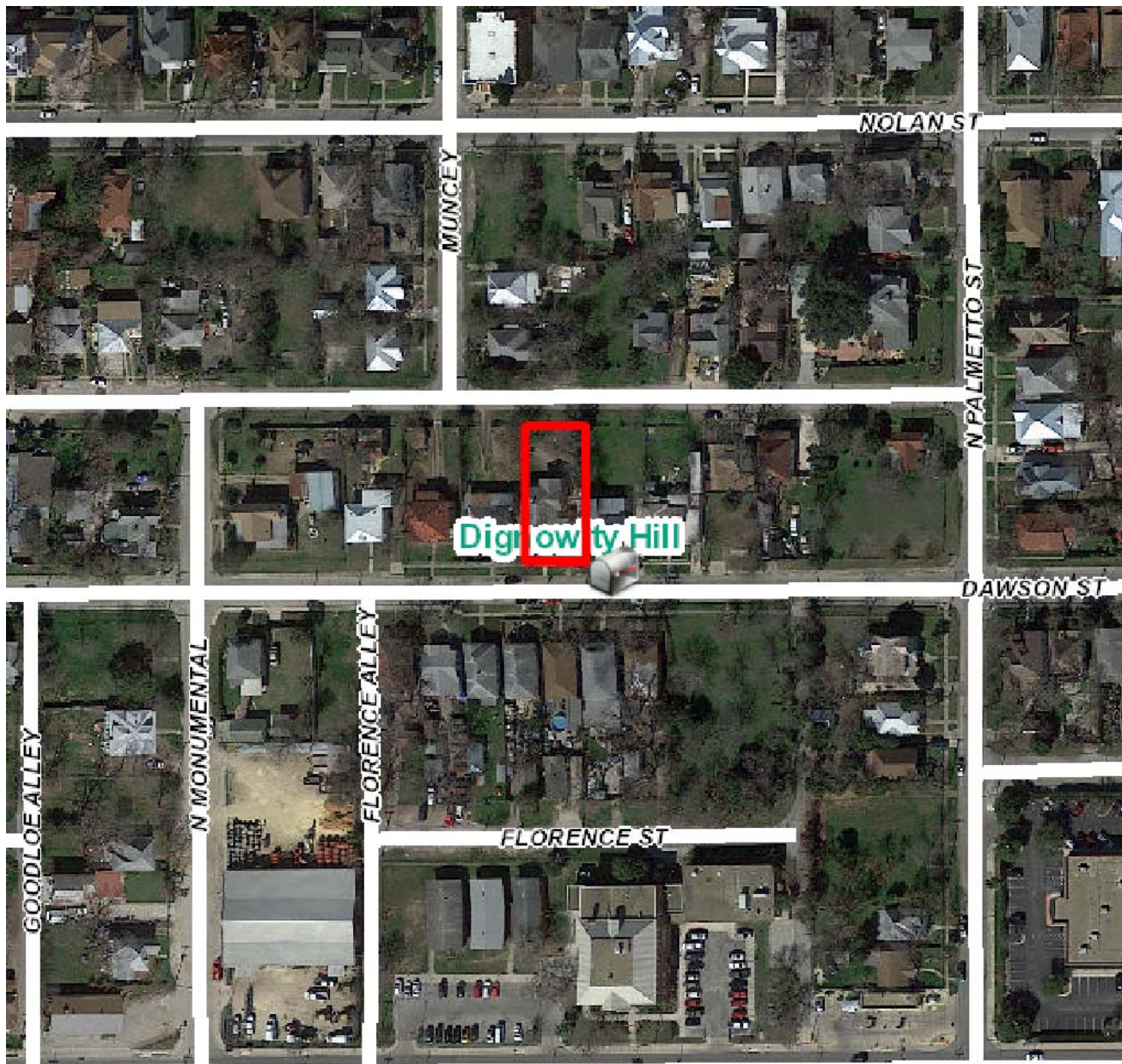
RECOMMENDATION:

Staff does not recommend approval of items #1 and #2 based on findings b and e. Staff recommends the applicant maintain the rear façade arrangement and repair the existing windows.

Staff recommends approval of items #3 and #4 based on findings c and d.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 20, 2017

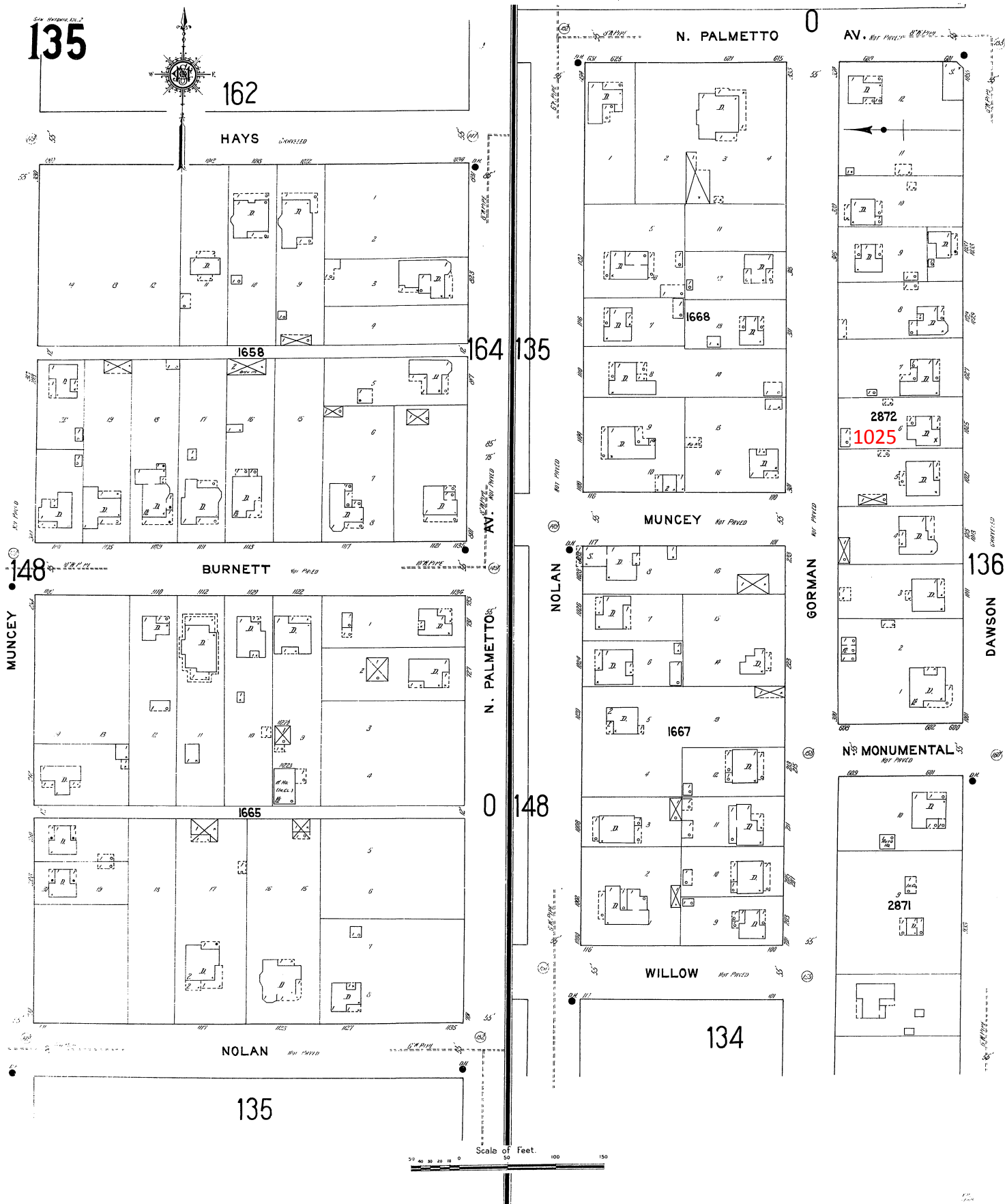
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



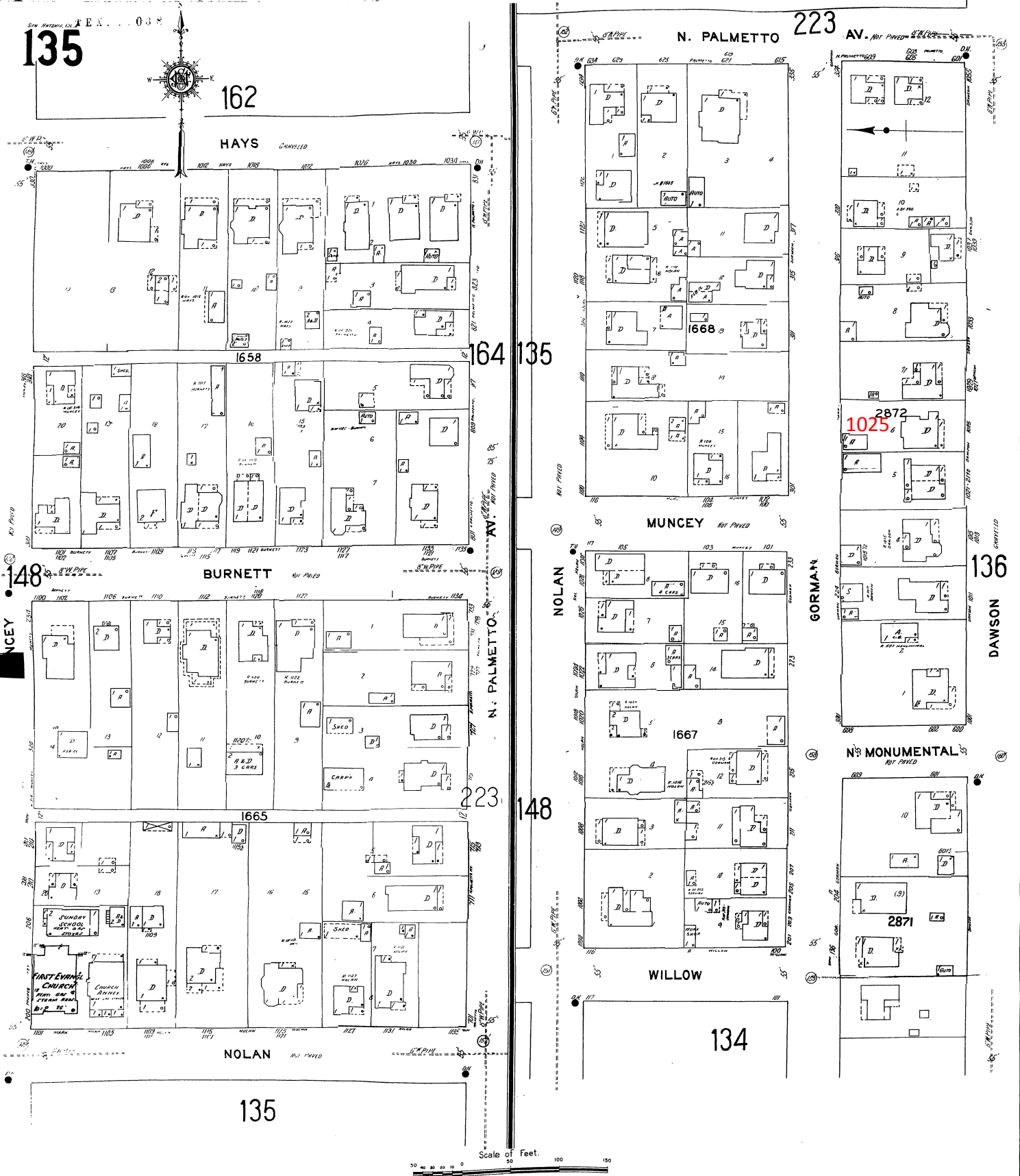
REAR
DOOR

1015 W. 10TH ST. S.W.
TULSA, OK 74106
CALL 405.944.1234
OR VISIT WWW.1015W10TH.COM
ALSO SEE 1015W10TH.COM

63792



1951 SANBORN MAP





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: MAY 10, 2017 HDRC Case# _____

ADDRESS: 1015 DAWSON Meeting Location: _____

APPLICANT: RICHARD GROSS

DRC Members present: DR. AZZA KAMAL, EDWARD A GARZA


Staff present: EDWARD HALL

Others present: _____

REQUEST: EXTERIOR MODIFICATIONS, WINDOW REPLACEMENT

COMMENTS/CONCERNS: AK: DOESNT AGREE WITH THE REMOVAL OF
THE SIDE WINDOW; OPENING SHOULD BE RETAINED WITH NO OPAQUE
OR STAINED GLASS. EG: DOES NOT SEE A PROBLEM WITH THE
PROPOSED MODIFICATIONS TO THE REAR FACADE - AK IN AGREEMENT.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:


Committee Chair Signature (or representative) 5/10/17
Date

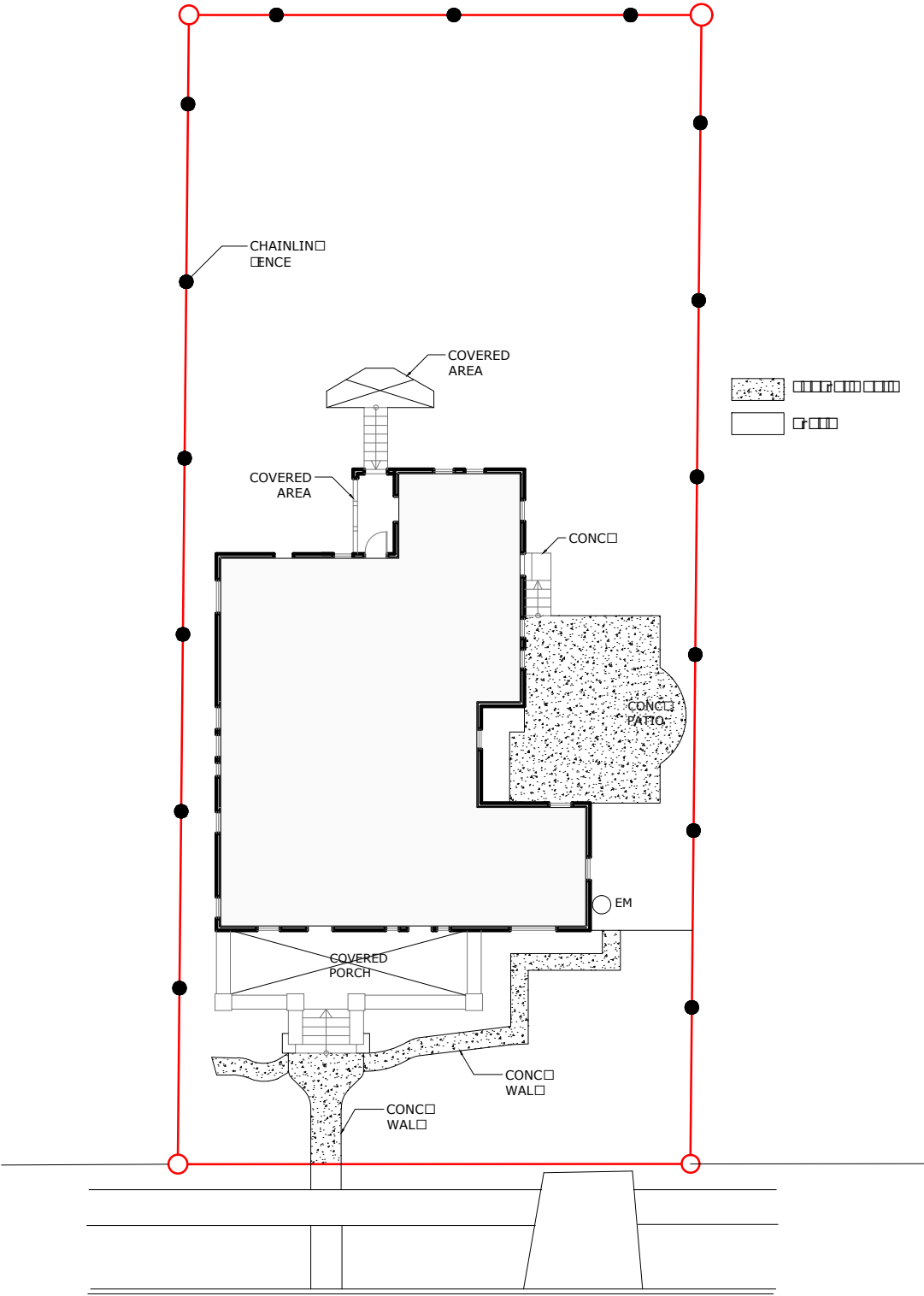
1025 Dawson Amendment

TECHNICAL SERVICES
DEVELOPMENT DEPARTMENT
2017 MAY 12 PM 3:49

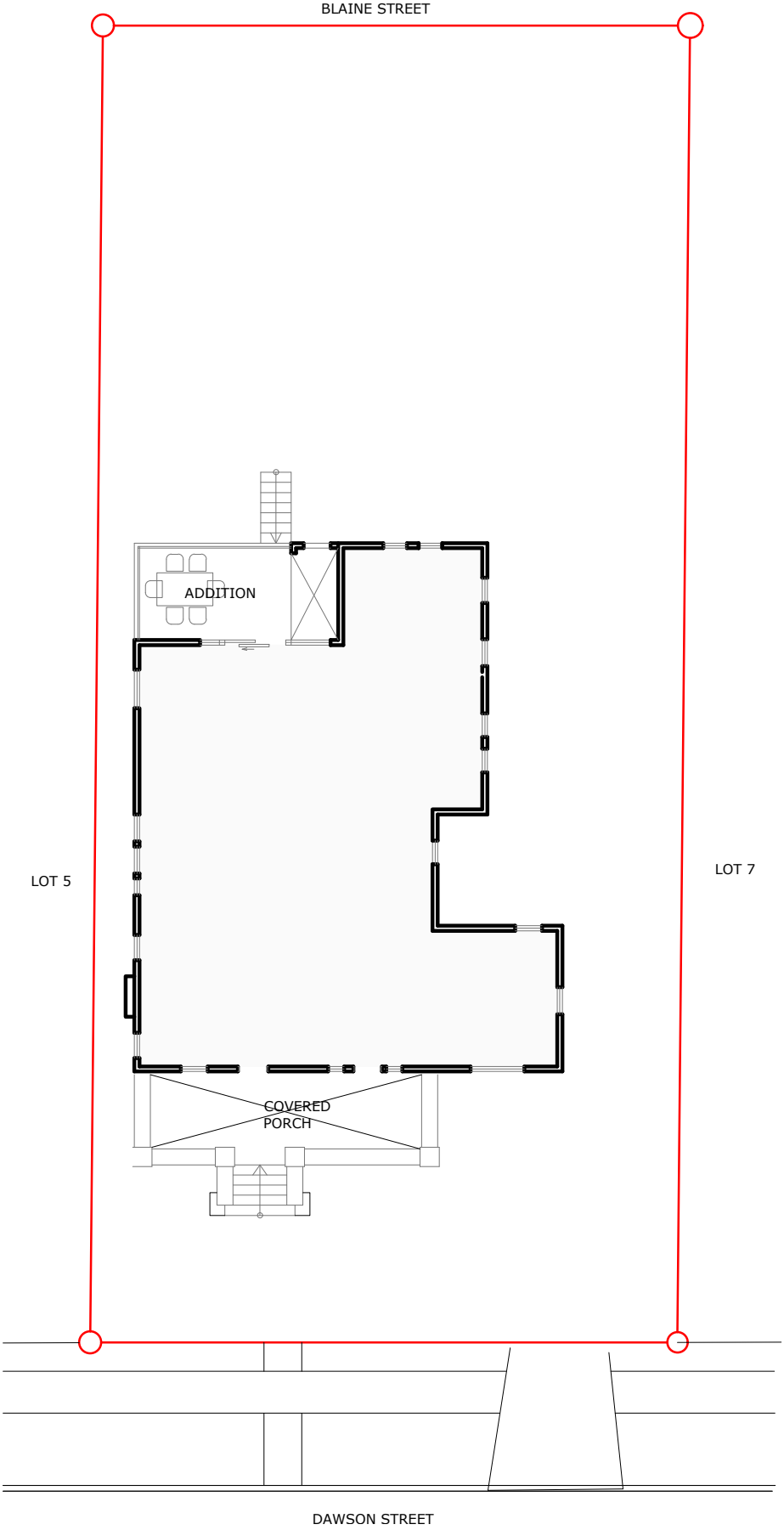
Items not already approved

As per the suggestion of the architectural design committee, we made the following changes

- 1) Removal of Window on Addition Right Side of House
 - a. We will keep this original window in place
- 2) Back Deck Sliding Glass Door
 - a. Submitted new renderings that show the door not impacting the existing roofline and the gutter system to mitigate the rain fall



REAR ADDITION NOT PROPOSED



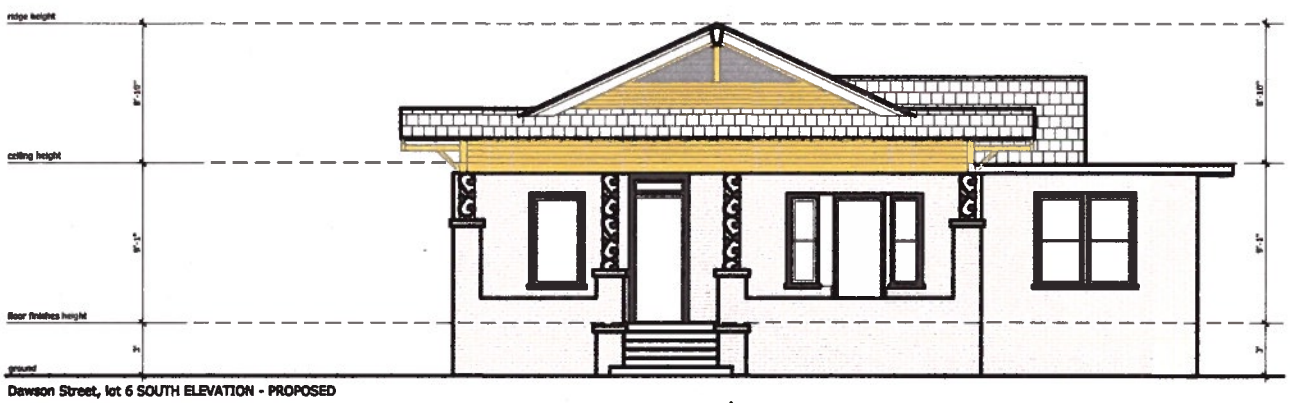
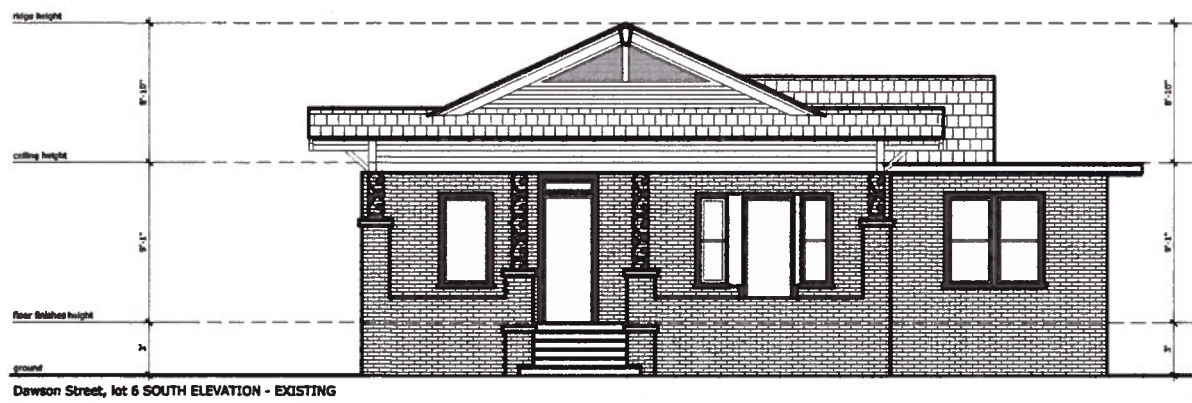
1025 Dawson Front + Back Views

2017 MAY 12 PM 3:49

Existing

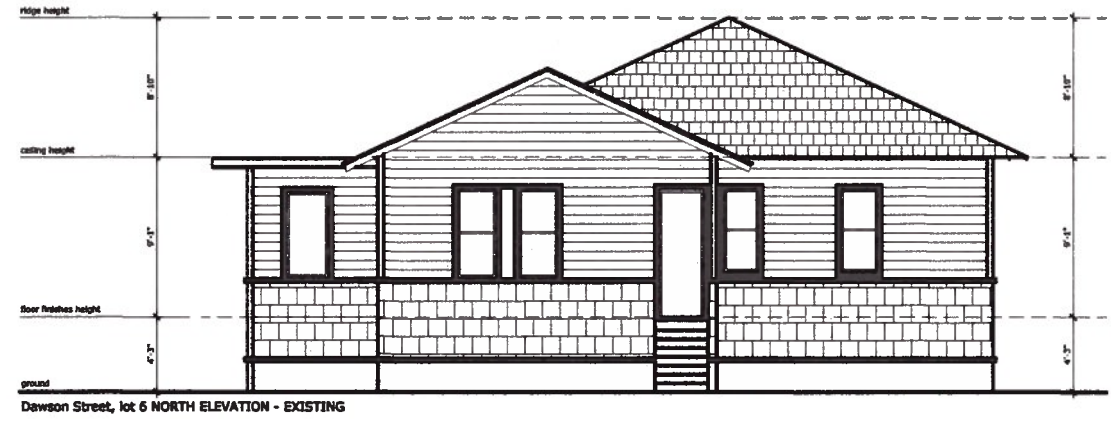
Proposed

Front



No Change

Back



Remove window

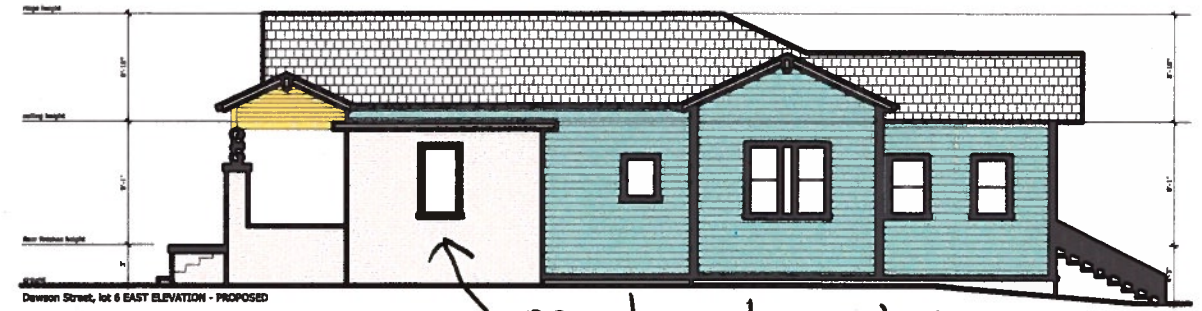
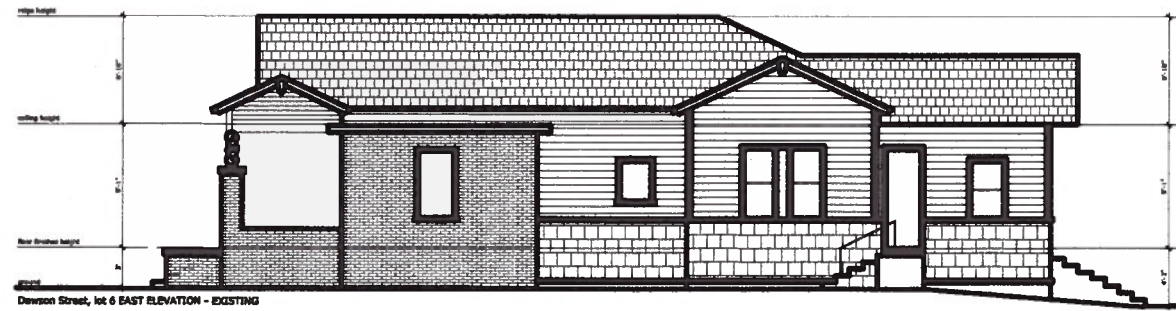
Remove door + window + replace with sliding door

1025 Dawson Side Elevations

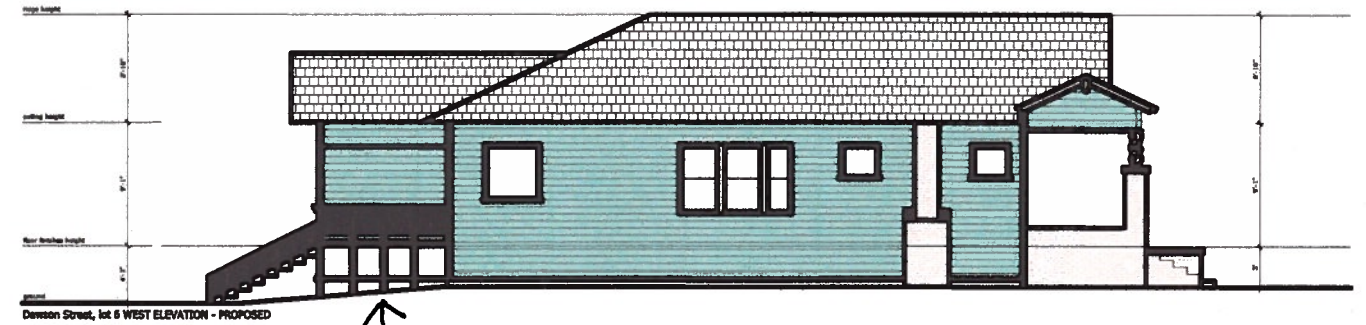
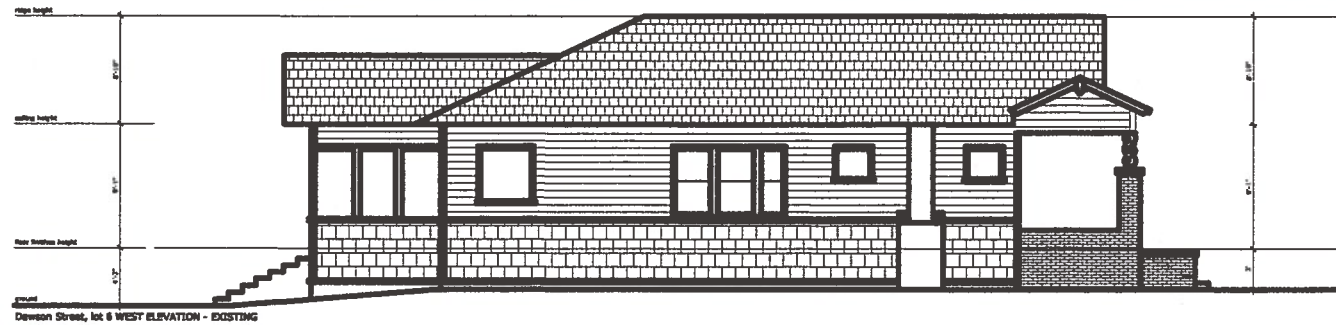
Existing

Proposed

Right



Left





BEWARE
of DOG

















