

## HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

**HDRC CASE NO:** 2017-618  
**ADDRESS:** 930 LAMAR ST  
**LEGAL DESCRIPTION:** NCB 1655 BLK C LOT 22  
**ZONING:** R-5  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Poma Properties  
**OWNER:** Poma Properties  
**TYPE OF WORK:** rear addition, rear deck, window replacement, fenestration changes, fencing  
**APPLICATION RECEIVED:** November 7, 2017  
**60-DAY REVIEW:** January 6, 2018  
**REQUEST:**

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

1. Install 223 sq ft rear addition.
2. Install 168 sq ft rear deck.
3. Install privacy fence in backyard.
4. Install rear double-door with removal of rear window.
5. Replace front porch wrought iron columns with wood columns.
6. Install front porch wood deck and railing.
7. Modify front bay with removal of wrought iron columns.
8. Replace two (2) aluminum windows with vinyl windows.
9. Install two (2) new window openings.

### APPLICABLE CITATIONS:

#### 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.

## 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.

## C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

## 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.

## 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.

## FINDINGS:

- a. The structure at 930 Lamar was constructed circa 1950 in a minimal traditional architecture style and is a contributing structure to the Dignowity Hill Historic District. The structure is a single-story single-family home that features a wrought iron columns in the front porch and bay and a few original aluminum casement windows. Prior to current ownership, the structure has been subjected to non-conforming or unapproved work, including the installation and removal of window and door openings.
- b. REAR ADDITION – The applicant has proposed to construct a 223 square feet addition in the rear of the structure. The proposed addition features a matching siding material and roof form as the existing structure. The proposed addition also features a new centered window opening, which at this time, the applicant has proposed the installation of 36 by 60 inch vinyl windows. Per the Guidelines for Addition 3.1.A and B, staff finds the addition generally appropriate. The applicant can work with staff to finalize the window detail.
- c. REAR DECK – The applicant has proposed to construct a rear deck featuring 168 square feet of wood



construction. No construction documents have been submitted at this time. Based on the elevation drawing and site plan, staff finds the proposed deck appropriate as it will not be visible from the public right-of-way.

- d. FENCE – The applicant has proposed to install a wood privacy fence of 6 feet in height set back from the front place of the structure. Staff finds the fence consistent with the Guidelines for New Fences and Walls B. and C.
- e. REMOVE WINDOW/INSTALL DOOR– The applicant is requesting to remove an original casement window featuring 6 divided lights in the rear of the property to install a new double-door entry onto the proposed rear deck. The proposed doorway will feature 15-light external grill white steel double-doors. While the Guidelines for the Architectural Features 6.A.i. notes that existing window and door openings should be preserved, staff finds the proposal to replace a window opening with a door opening in the rear appropriate given that the changes will not be visibly from the public right-of-way. The applicant should salvage the removed window to reuse in the other request for window installation and replacement.
- f. PORCH COLUMNS – The applicant is requesting to remove the existing wrought iron porch columns to install new wood columns. Staff finds that the wrought iron columns are a character-defining feature to this structure and other structures of a similar style on the block. Staff finds that the proposed replacement of porch columns not consistent with Guidelines 7.B.iii.
- g. PORCH DECK – The applicant has proposed to install a wood porch deck with railing over the existing concrete slab, if the HDRC approves of the replacement of the wrought iron columns with wood columns. At this time, staff finds the installation of a wood deck and rail incompatible with the wrought iron columns and concrete porch.
- h. BAY WINDOW – The applicant is requesting to modify the bay window by removing the wrought iron columns and brick planters and replacing the existing shed roof with a tapered roof. A site visit conducted by staff on November 27, 2017 verified that the bay columns do not match the porch columns and the planter bricks do not match the brick veneer of the primary structure. Staff finds that the bay columns and planters are not original to the historic structure and that the proposal to remove it with modifications to the bay roof appropriate.
- i. WINDOW REPLACEMENT – The applicant is requesting to replacement two (2) non-historic aluminum double-hung windows with 36 by 60 inch vinyl double-hung windows. The Guidelines for Architectural Features 6.B.vii. notes that non-historic incompatible windows with windows that are typical of the architectural style of the building. The remaining 12 of the total 14 windows are fixed or casement windows with divided lights. Staff does not find the vinyl double hung windows to be an appropriate replacement for the two non-historic windows. The applicant can work with staff to find appropriate replacement windows with details and materials consistent with the Guidelines.
- j. NEW WINDOWS – The applicant is requesting to install two (2) new window openings to feature 36 by 60 inch vinyl double-hung windows. One window will be installed on the front façade at the end of the driveway and the another window will be installed on the rear elevation of the proposed addition. Staff finds there is precedent for window openings at these locations, and their installations will not negatively impact the façade or integrity of the property. However, staff does not find the proposed window type (double-hung vinyl) appropriate given the context from finding i.

#### **RECOMMENDATION:**

- i. Staff recommends approval of the rear addition.
- ii. Staff recommends approval of the rear deck with the stipulation that a detail drawing be submitted to staff.
- iii. Staff recommends approval of the rear privacy fence.
- iv. Staff recommends approval the double-doors with the stipulation that the removed window be reused at another location on the property.

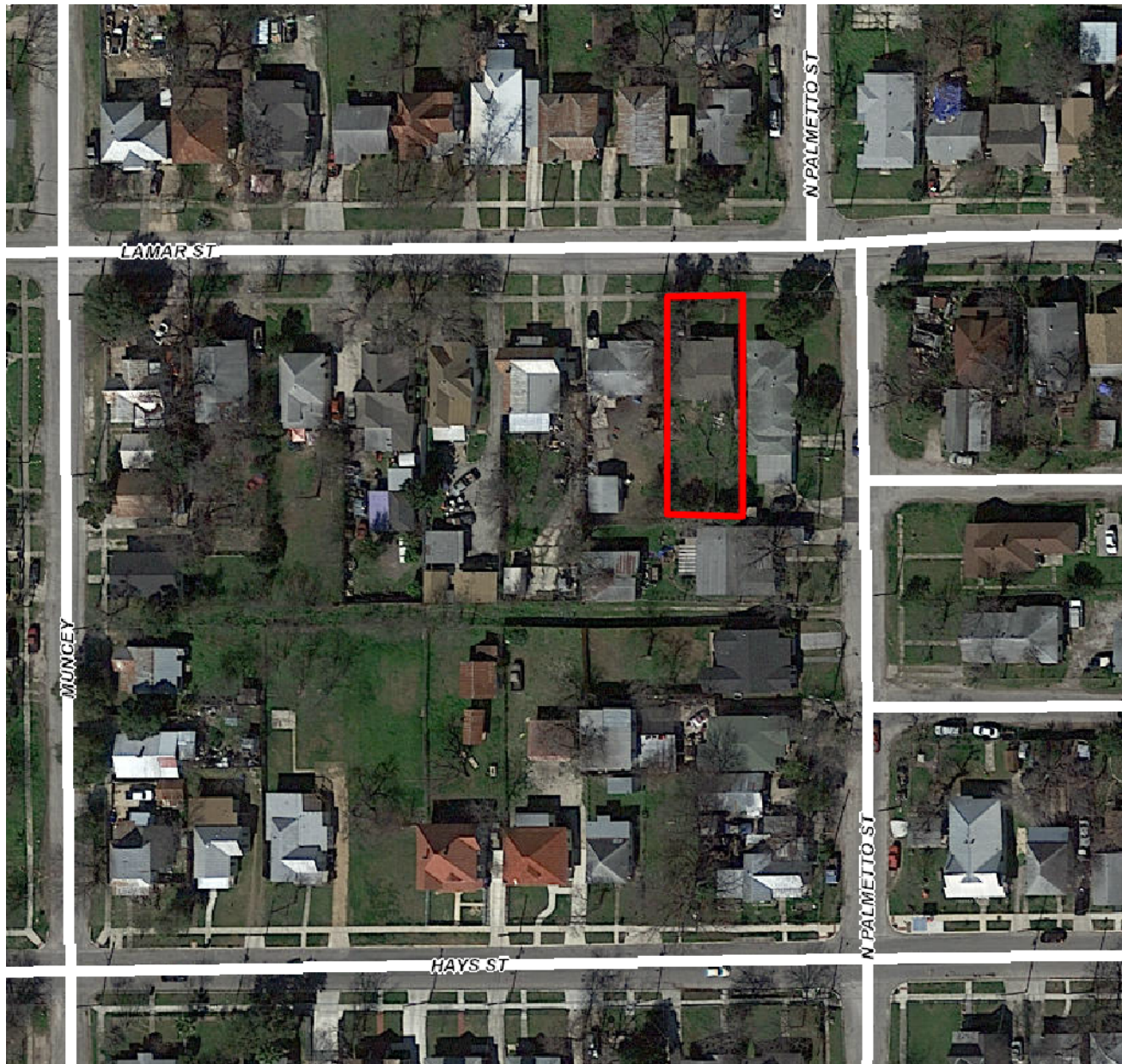


- v. Staff does not recommend approval to replace the porch columns.
- vi. Staff does not recommend approval to install a front porch deck and railing.
- vii. Staff recommends approval of bay window modifications.
- viii. Staff does not recommend approval at this time. Staff recommends that the applicant work with staff to find a suitable window that is eligible for administrative approval.
- ix. Staff recommends approval of new window openings with the stipulation that the applicant works with staff to find windows suitable for the structure and consistent with the Guidelines.

**CASE MANAGER:**

Huy Pham





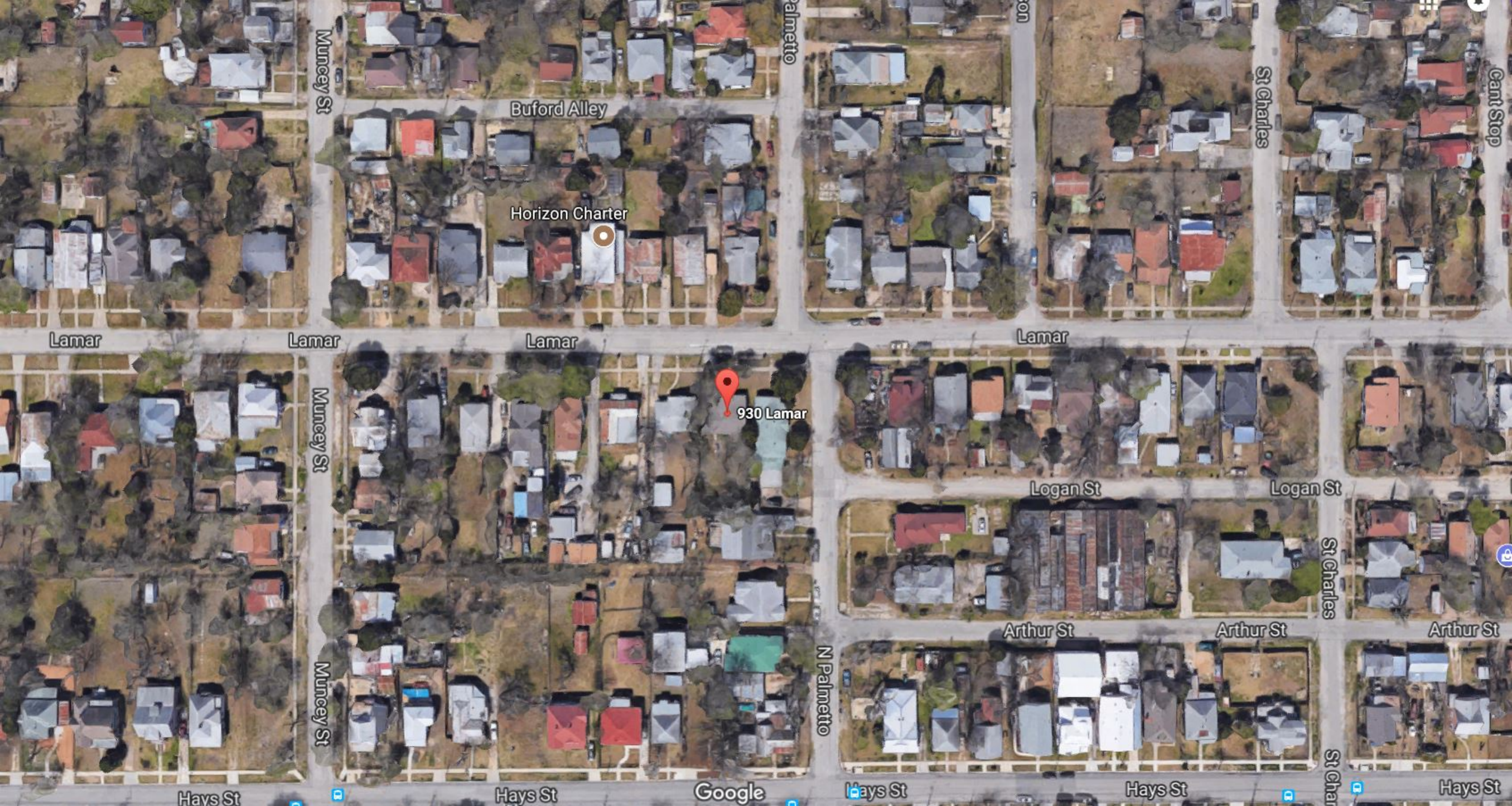
930 Lamar

Powered by ArcGIS Server

Printed: Nov 29, 2017

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Muncey St

Buford Alley

Horizon Charter

Palmetto

St Charles

Cant Stop

Lamar

Lamar

Lamar

Lamar

Muncey St

930 Lamar

Logan St

Logan St

Muncey St

N Palmetto

St Charles

Arthur St

Arthur St

Arthur St

Hays St

Hays St

Google

Hays St

Hays St

St Charles

Hays St





930 Lamar

Horizon Charter

N Palmetto

N Palmetto

Lamar

N Palmetto

N Palmetto

Lamar

Lamar





## 930 Lamar San Antonio, TX. 78202

Legal Description: NCB 1655 BLK C LOT 22  
Dignowitty Hill Historic District

November 12, 2017

Scope of Work includes:

1. 200 sqft addition on the back of the house to create master bedroom.
2. Roof to be used will match existing roof.
3. Replace existing aluminum single pane windows with single hung vinyl windows
4. Replace existing front door.
5. Modify bay window roof as shown on elevations.
6. Modify North and south sides as shown in proposed elevations
7. Replace missing and/or mismatch siding with similar existing siding.
8. Add new french doors on the back of the house. and master bedroom. as shown on elevations.
9. Renovation of interior spaces.
10. Cover existing porch with wood decking and replace existing columns with 4x4 wood columns
11. Add deck on the back as shown on site map.
12. Install new wood privacy fence.



Existing Pictures

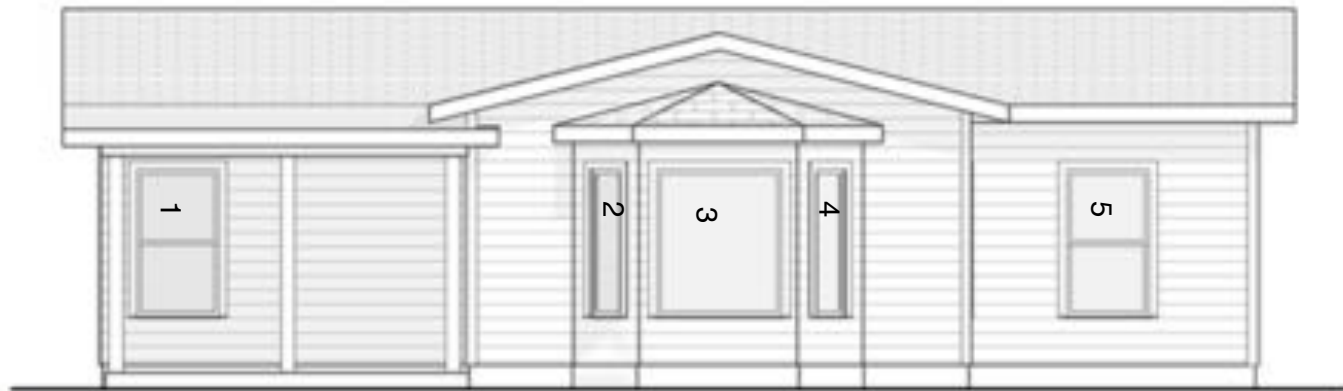








Proposed Elevations.



1 North Elevation  
1/8" = 1'-0"



2 South Elevation  
1/8" = 1'-0"









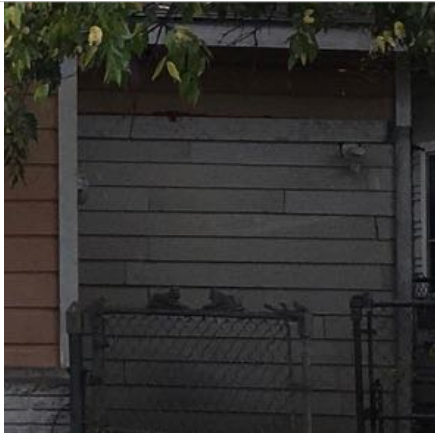

3 East Elevation  
1/8" = 1'-0"



4 West Elevation  
1/8" = 1'-0"



Window Detail

1 -To be replaced	2- Keep
	
3 - Keep	4- Keep
	
5 New window	6 New Window on Addition
	





Window Detail Cont.

7 - Replaced by New French Door	8 Keep
	
9 - Keep	10 -Keep
	
11 - Keep	12 - Keep
	

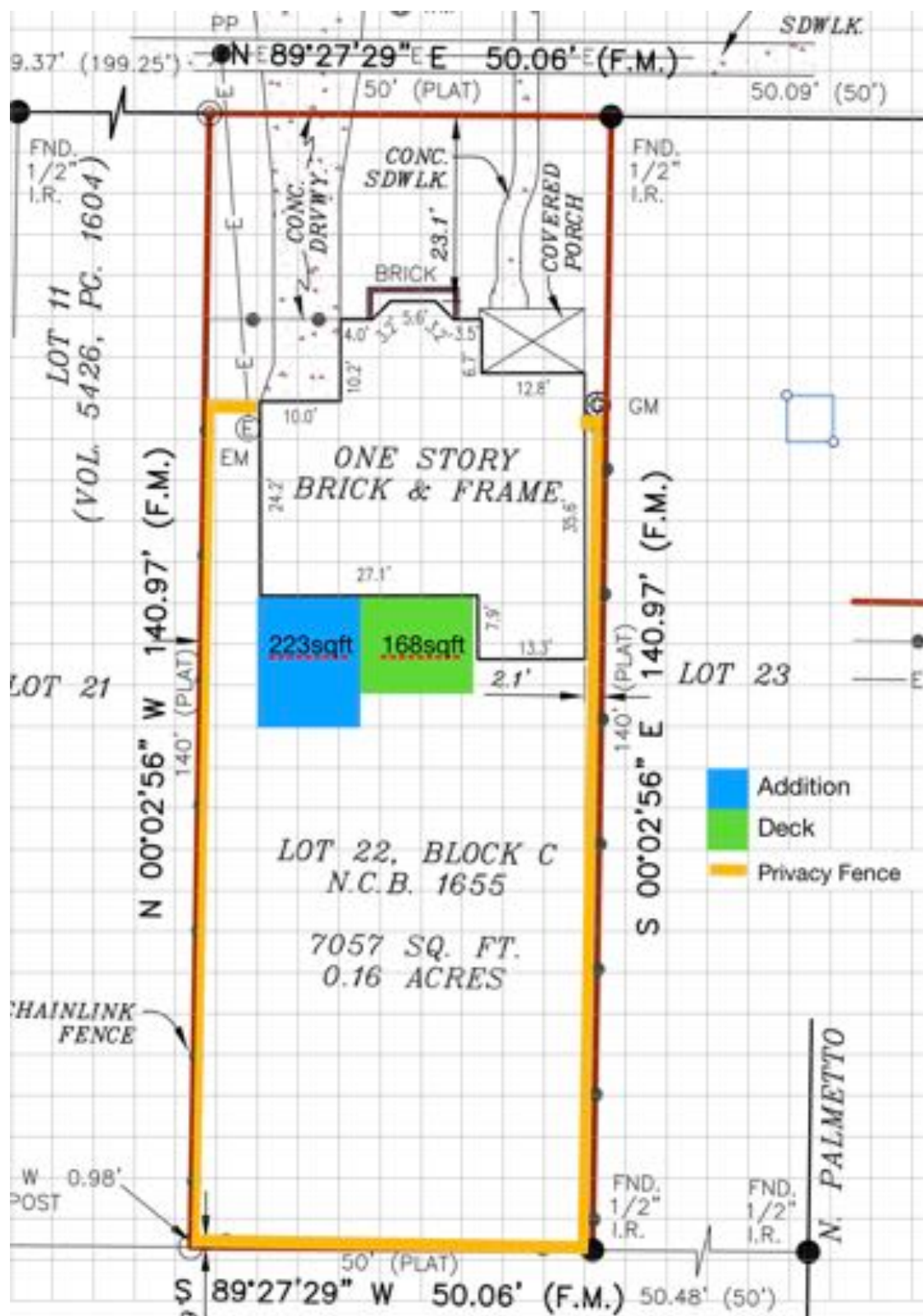


Window Detail Cont

13 - Keep	14 Replace
	



## Site Map

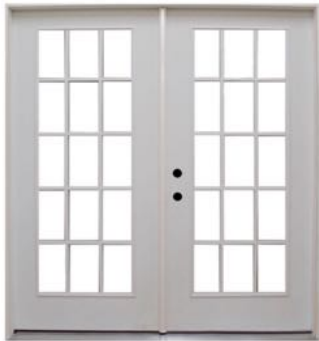




## Materials



ReliaBilt 105 Series Vinyl Double Pane Single Strength Egress Mobile Single Hung Window (Rough Opening: 36-in x 60-in; Actual: 35.5-in x 59.5-in)



Steves & Sons Premium 15 Lite Low-E External Grille Primed White Steel Patio Door



Front Door: Craftstman 6 Lite Stained Mahogany Wood Prehung





1994-1995







Nov 27, 2017 at 1:49:40 PM  
926 Lamar  
San Antonio TX 78202  
United States





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926 Lamar  
San Antonio TX 78202  
United States





Nov 27, 2017 at 1:50:27 PM

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San Antonio TX 78202

United States





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San Antonio TX 78202  
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