

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-645
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: Eddie Lowrance
OWNER: Eddie Lowrance
TYPE OF WORK: front yard fence, landscaping, driveway expansion
APPLICATION RECEIVED: November 30, 2017
60-DAY REVIEW: January 29, 2018
REQUEST:

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

1. Install a wrought iron fence at six feet in height in the front yard.
2. Perform front porch modifications including decking and stone skirting.
3. Replace continuous concrete walkway with concrete stepping pads.
4. Replace natural lawn with xeriscaping.
5. Install a 10-foot wide concrete driveway and parking pad.

APPLICABLE CITATIONS:

2. Fences and Walls

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.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link *fencing*.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit

the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

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 historic structure located at 714 Dawson was constructed circa 1915 and features Folk Victorian architectural elements including a traditional L plan and front and side gabled roofs. The porch historically featured wood spindle work but had been removed circa 2011. Prior to work without approval, the structure featured a chain-link front yard fence with 6 feet in height and a natural grass lawn with a paved concrete walkway.
- b. FENCE – The applicant has proposed to install a front yard wrought iron fence to feature a total height of six (6) feet in height. Because a non-original fence was already located on the property, and the two adjacent properties also feature non-original fences, staff finds the replacement of this fence with new material to be appropriate. However, any replacement must meet with the Historic Design Guidelines and development standards related to front yard fencing. Staff finds the proposed replacement fence is appropriate provide it be reduced to no more than four (4) feet in height and returns to the corner of the historic structure rather than runs across the driveway.
- c. PORCH – The applicant has proposed to modify the front porch by installing yellow pine decking painted white and stone skirting. The proposed profile and materials are not consistent with the historic design guidelines and are not appropriate.
- d. WALKWAY – The applicant has proposed to replace the existing concrete walkway with staggered stepping pads. Per the Guidelines 5.A.iii., substantial walkway modifications should only be considered to accommodate the preservation of a significant tree and that every effort should be made to match existing sidewalk material and color. Staff finds that the proposed modifications are not consistent with the Guidelines.
- e. FRONT YARD – The applicant has proposed to remove the existing natural lawn to install gravel, a stone path for water drainage, and a few plantings. Per the Guidelines for lawn removal and xeriscaping 3.A.ii and iii., historic lawns areas should never be reduced by more than 50%. Staff finds the proposed landscaping appropriate if the more xeriscaping plantings and evergreen ground cover are introduced to meet the 50% threshold for lawn replacement.
- f. DRIVEWAY AND PARKING PAD – The applicant has proposed to lengthen the existing concrete driveway to include a parking pad adjacent to the house. Per the Guidelines for driveways 5.B.i., new driveways should incorporate similar material, width, and design to those historically found on site or

within the district. Staff finds that the proposed driveway consistent with the Guidelines.

RECOMMENDATION:

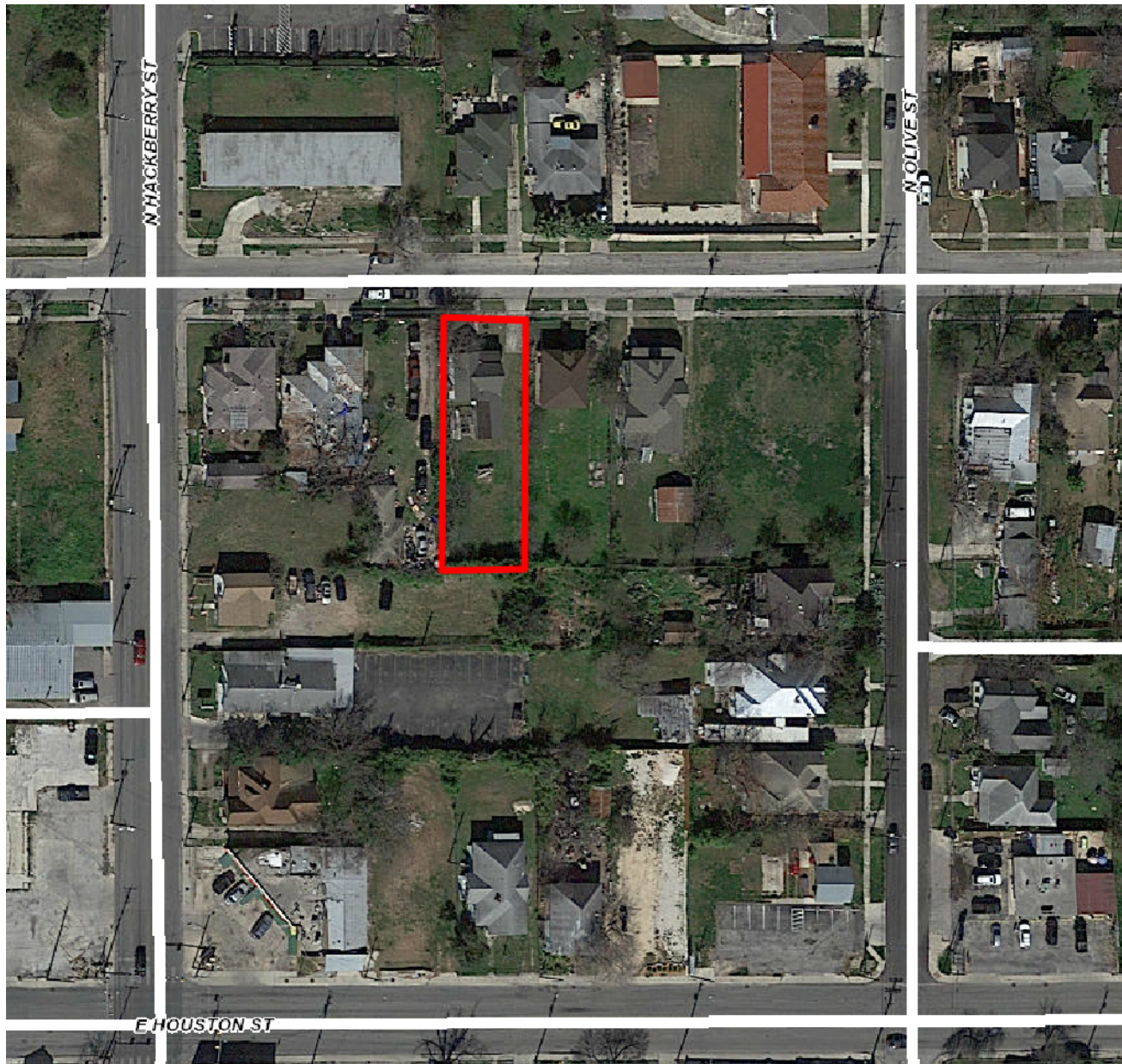
- i. Staff recommends approval of the installation of a front yard fence based on finding b with the stipulation that the height be reduced to 4 feet and that it returns to the corner of the historic structure rather than run across the driveway. The driveway gate should be eliminated or relocated behind the front plane of the historic structure.
- ii. Staff does not recommend approval of the front porch modifications based on finding c.
- iii. Staff does not recommend approval of the walkway modifications. Staff recommends that the applicant restore the stepping pads to the simple, paved concrete walkway that follows the established development pattern.
- iv. Staff recommends approval of the front yard modifications with the stipulation that more plantings are installed to meet the Guideline's standards for xeriscaping.
- v. Staff recommends approval of lengthening the driveway.

CASE COMMENT:

A Notice of Investigation was posted on the property on November 13, 2017. Parking pad, front porch, and front yard modifications were performed prior to receiving a Certificate of Appropriateness. The following items have been approved by the HDRC on January 18, 2017: (1) repair the existing wood siding and porch roof, (2) repair or replace windows with the stipulation that they remain wood, (3) replace porch columns with the stipulation that new columns are 6x6 inches and features capitals and base moldings, and (4) install an addition with the stipulation that the ridge line be lower to be subordinate to the primary historic structure.

CASE MANAGER:

Huy Pham

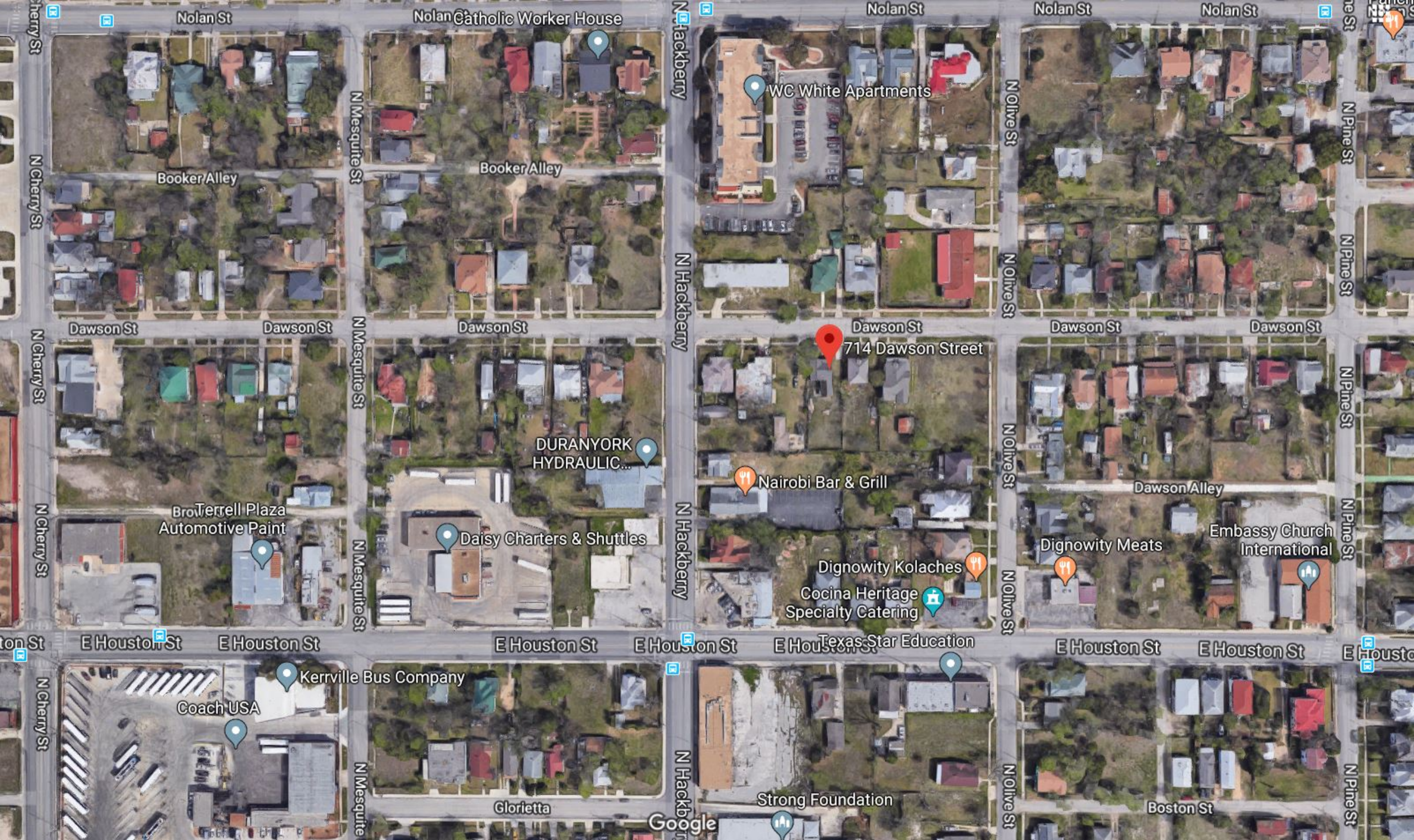


714 Dawson

Powered by ArcGIS Server

Printed: Dec 14, 2017

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Nolan St

Nolan St

Nolan St

Nolan St

Nolan St

Nolan St

N Cherry St

N Hackberry

N Olive St

N Pine St

Booker Alley

Booker Alley

WC White Apartments

N Cherry St

N Hackberry

N Olive St

N Pine St

Dawson St

Dawson St

Dawson St

Dawson St

Dawson St

Dawson St

714 Dawson Street

N Cherry St

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N Pine St

Brother Terrell Plaza
Automotive Paint

DURANYORK
HYDRAULIC...

Nairobi Bar & Grill

Dawson Alley

Daisy Charters & Shuttles

Dignowity Kolaches
Cocina Heritage
Specialty Catering

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Coach USA

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Texas Star Education

Strong Foundation

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Google



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714 Dawson Street

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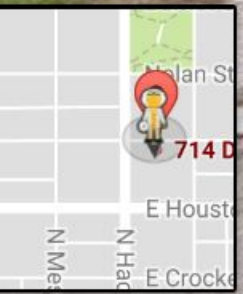
Dawson St

Google

714 Dawson St
San Antonio, Texas

Google, Inc.

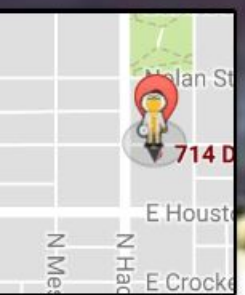
Street View - May 2014



714 Dawson St
San Antonio, Texas

Google, Inc.

Street View - Oct 2007



114 DAWSON 6 FOOT CHAIN LINK FENCE PRIOR TO
RENOVATION



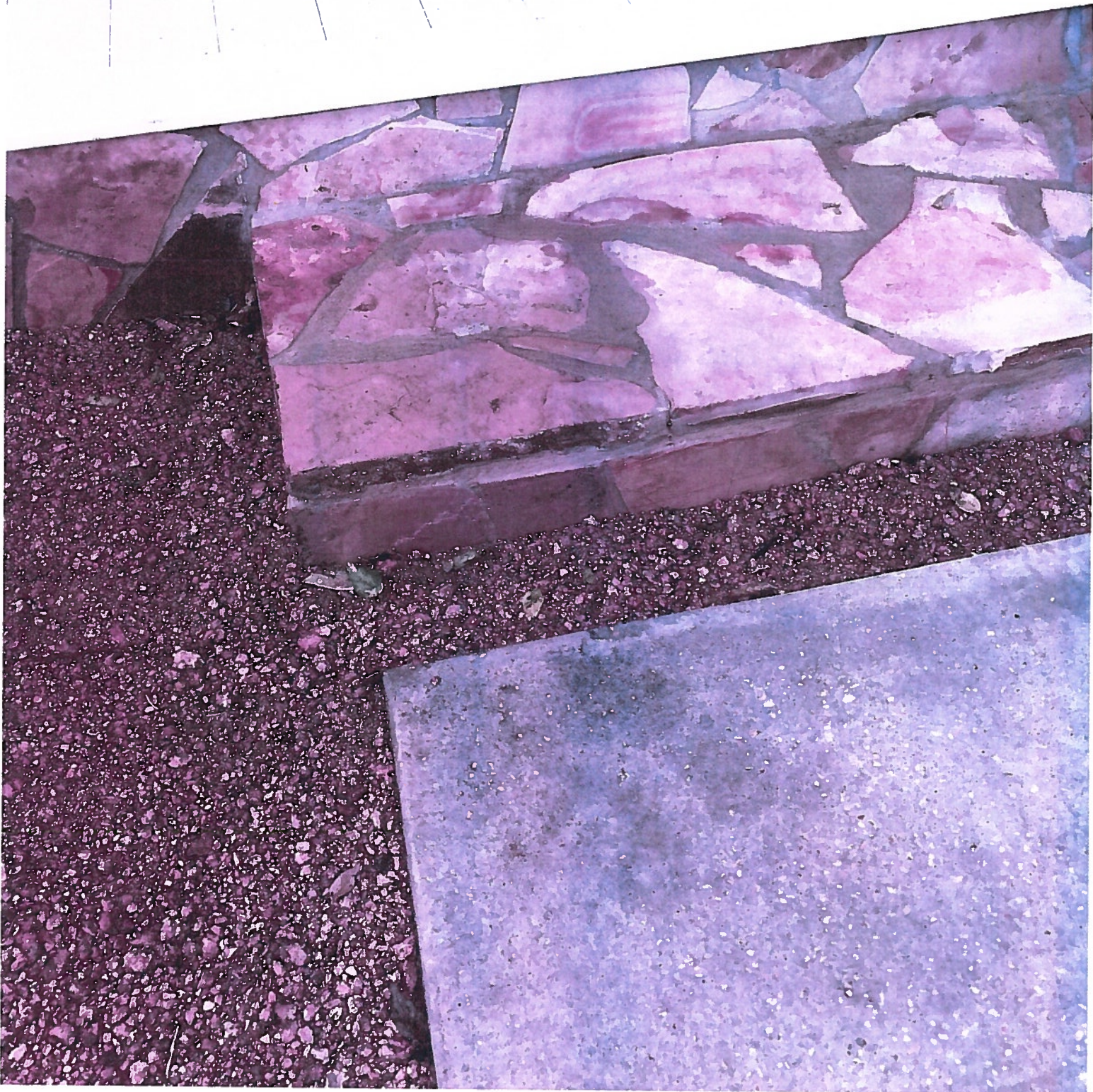
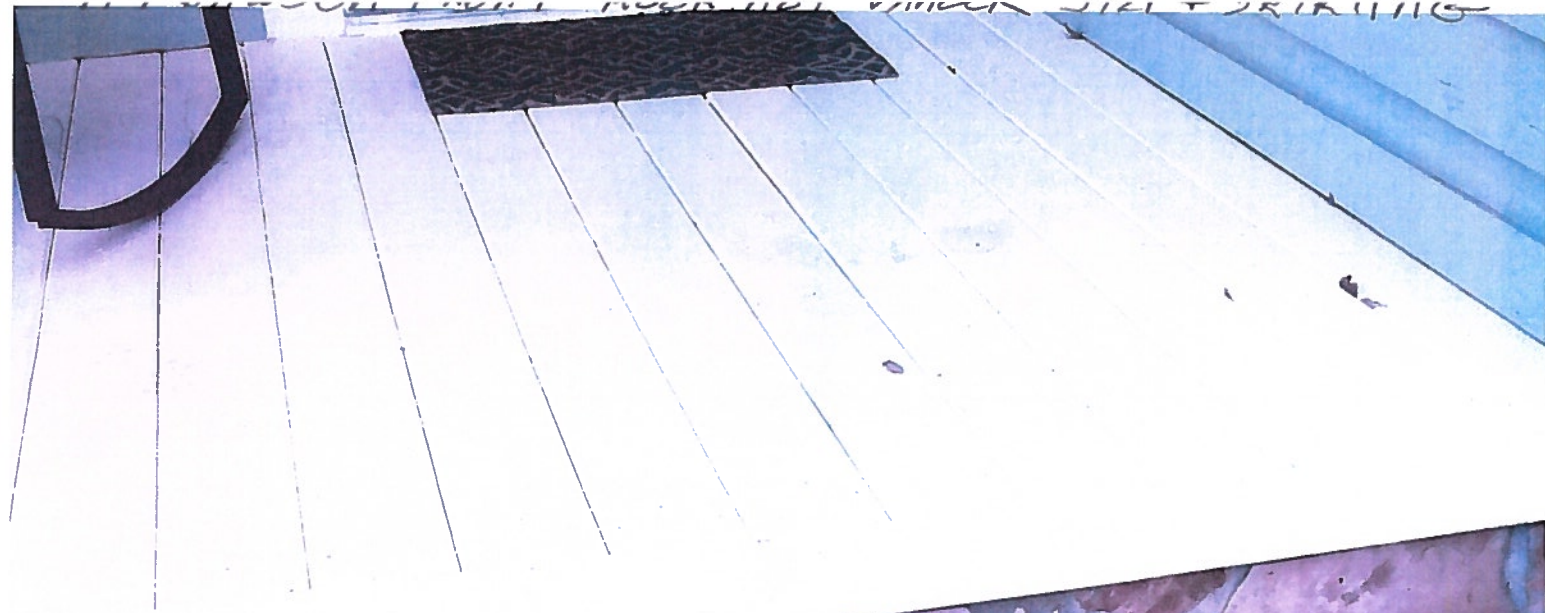
714 Dawson St. prior to purchase



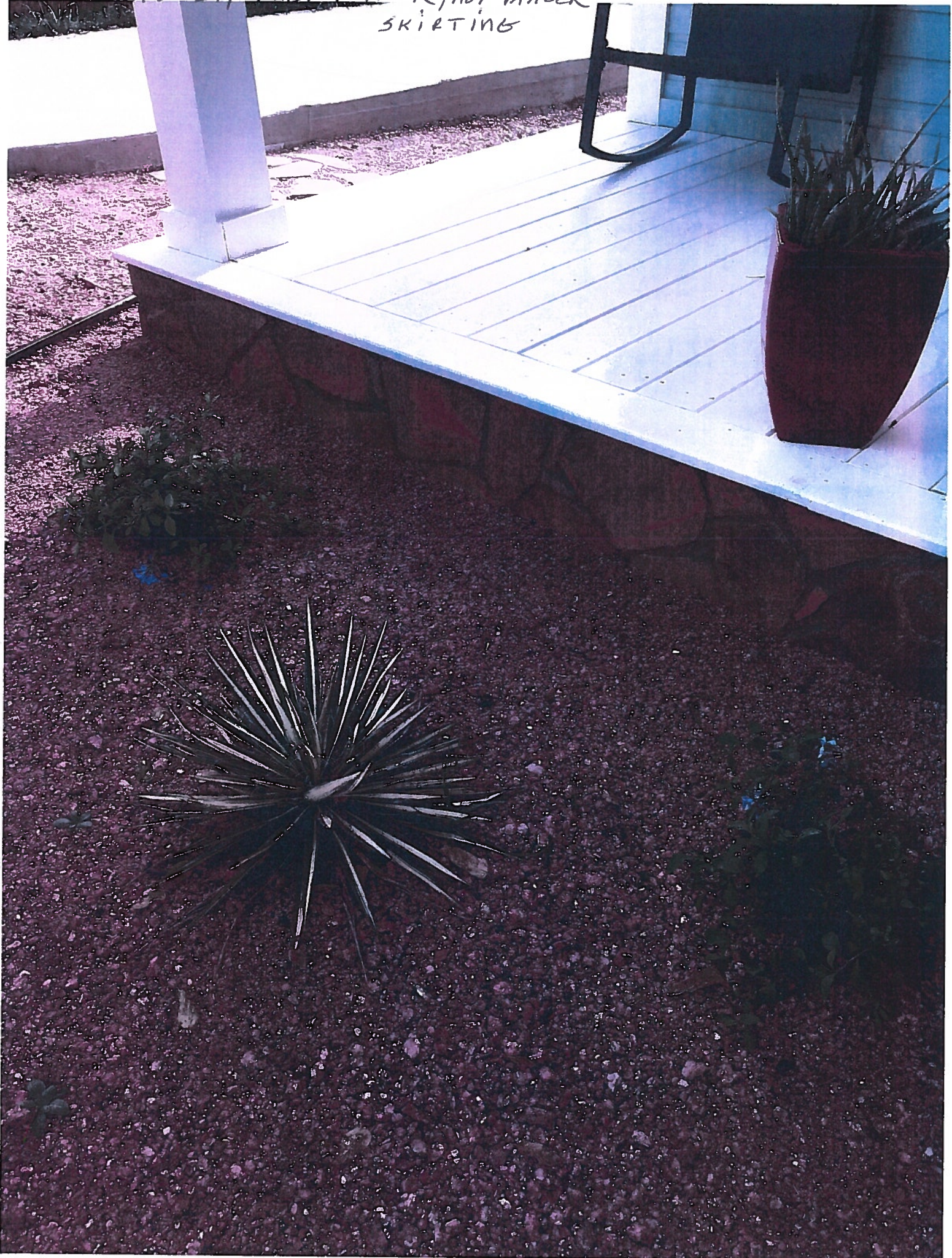


4 FEET





SKIRTING



102 BETWEEN DRIVEWAY AND SIDE
OF GATE EXCEEDS
10 FT



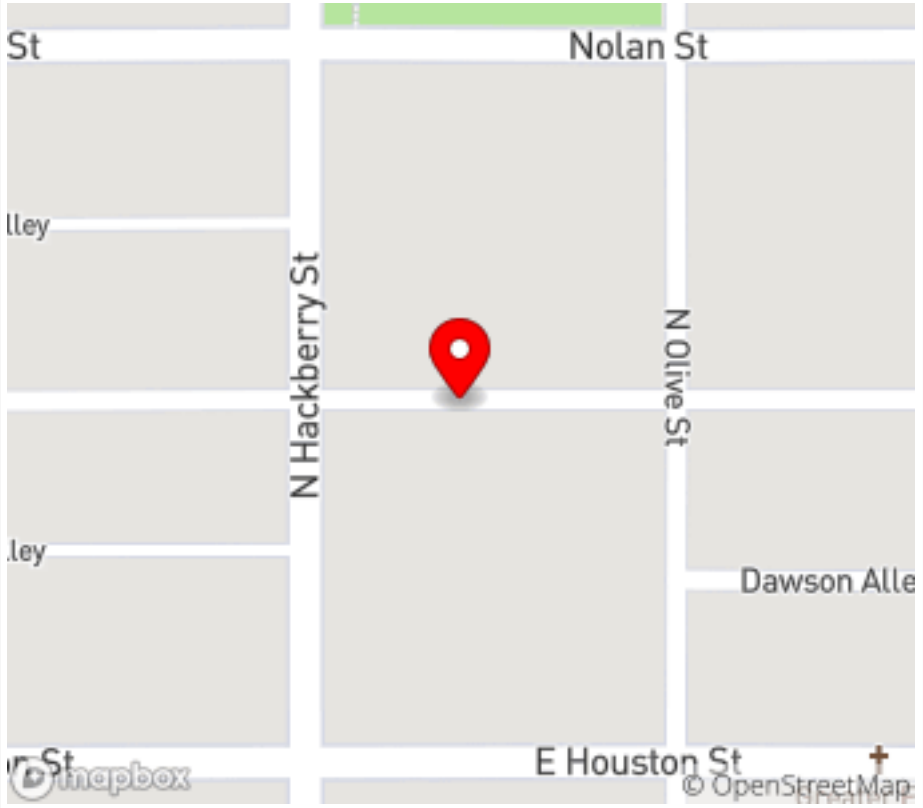
714 DAWSON DRIVEWAY
11 FEET 3 inches wide.





Investigation Report

Property

Address	714 Dawson
District/ Overlay	Dignowity Hill
Owner Information	Edward Lowrance
Location Map	
	Lat: 29.4263192173368 Long: -98.4726381954723

Site Visit

Date	11/13/2017
Time	03:14 PM (-6 GMT)
Present Staff	Huy Pham
Present Individuals	None
Types of Work Observed	Site Elements
Amount of Work Completed	Completed
Description of work	Front yard metal fence (6 feet) and removal of natural lawn and installation of xeriscaping. [Previous] owner/developer had other COAs for other requests.






Action Taken

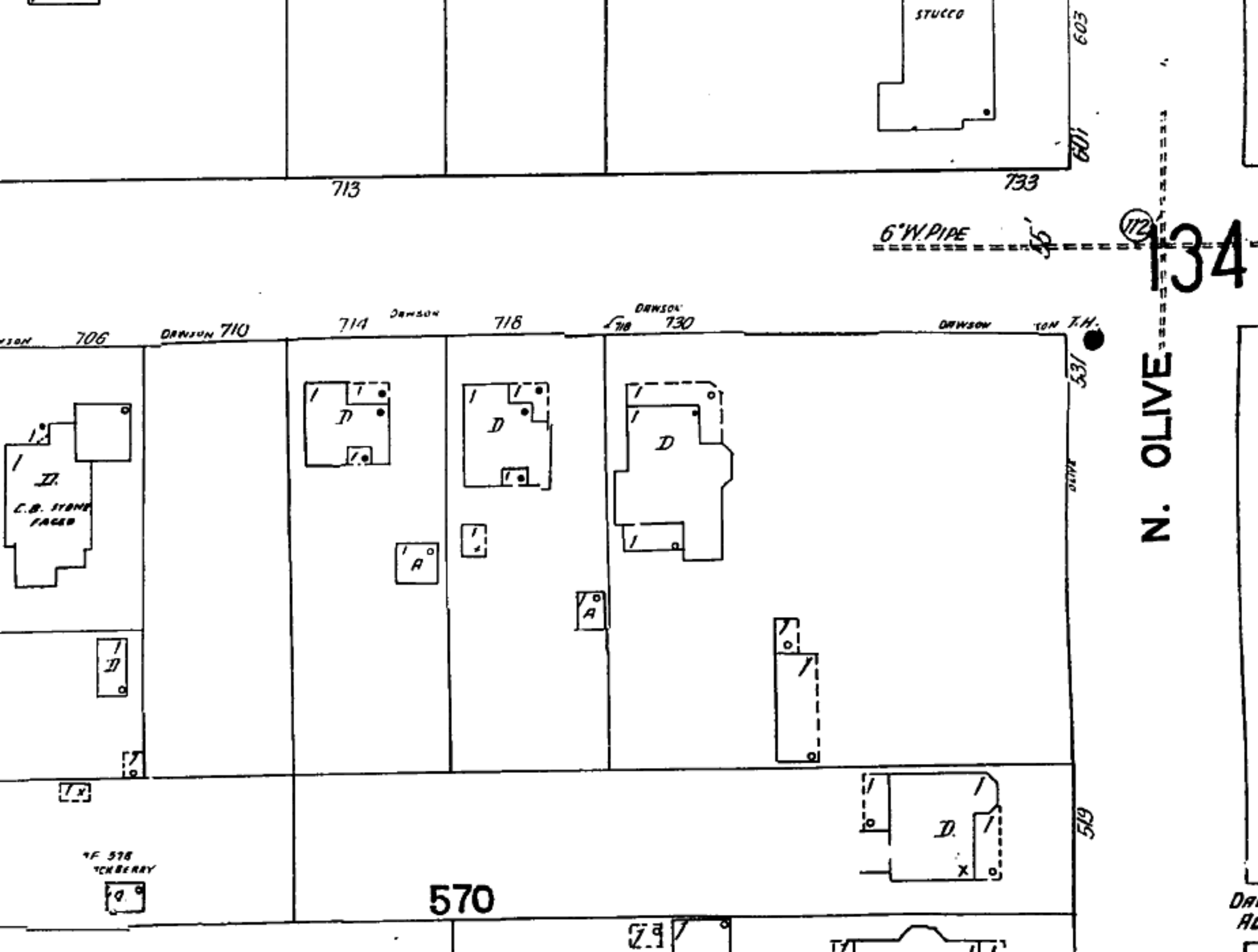
Violation Type	Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	posted "Stop Work Notice"
Deadline to contact office	11/13/2017



Investigation Report

Documentation

Photographs		
		
		
	11/13/2017 03:19 PM	
Additional photos were taken.	No	



133

133 014

146

NOLAN

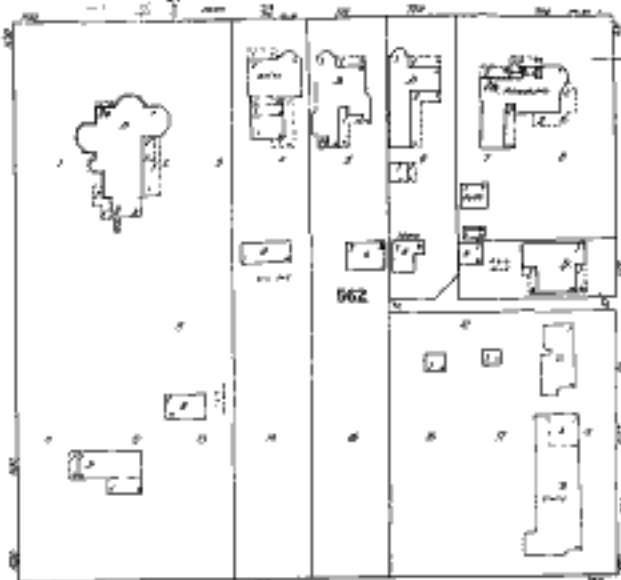
147



BOOKER 561 N. DAWSON AL.



DAWSON



562

134

N. OLIVE



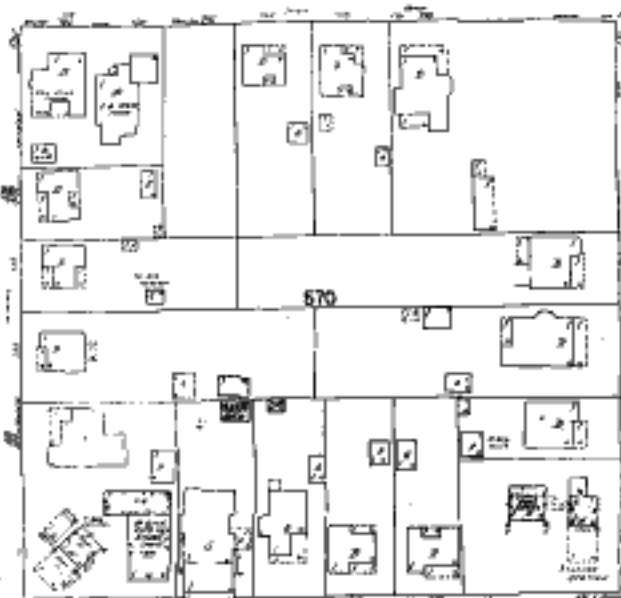
BROWN AL.



BROWN ST 560 (N. OLIVE AL.)



E. HOUSTON (STARR)



570

129

Scale of Feet.