

HISTORIC AND DESIGN REVIEW COMMISSION

May 02, 2018

HDRC CASE NO: 2018-200
ADDRESS: 119 GORMAN ST
LEGAL DESCRIPTION: NCB 1666 BLK J LOT 10
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: David Bolton Travis Linares
OWNER: David Bolton Travis Linares
TYPE OF WORK: Construction of a rear addition, exterior modifications and Historic Tax Certification
APPLICATION RECEIVED: April 13, 2018
60-DAY REVIEW: June 12, 2018
REQUEST:

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

1. Replace the existing, wrought iron porch columns with new wood columns.
2. Install exposed rafter tails on the porch roof.
3. Install front porch railings and install wood decking on top of the existing front porch.
4. Install a new front porch door. (This item has been approved administratively with an appropriate door)
5. Install a set of French doors in an existing, rear addition.
6. Construct a rear addition to feature approximately 195 square feet.
7. Receive Historic Tax Certification.

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.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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.

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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.
- 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 facade 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.

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.
- iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

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 historic structure at 119 Gorman was constructed circa 1930 in the Craftsman style and is found on the 1951 Sanborn Map. The structure features exposed rafter tails, existing rear additions and both gabled and hipped roofs.
- b. PREVIOUS APPROVALS – The applicant has received Administrative Certificates of Appropriateness for approval to remove existing carports, fencing, two non-contributing accessory structures and a rear patio cover. Regarding repairs and modifications, the applicant has received Administrative Certificates of Appropriateness for the installation of front and rear yard fencing, the removal of an existing asphalt shingled roof and the installation of a standing seam metal roof and repairs to an existing, rear accessory structure.
- c. UNAPPROVED WORK – Staff performed a site visit on April 23, 2018, where staff found that the original brick chimney had been removed without a Certificate of Appropriateness and that modifications to the rear accessory structure were occurring including the removal of wood windows for vinyl windows. The removed wood windows appear to be non-original to the structure; however, staff does not find the vinyl replacement appropriate. Staff finds that wood or aluminum clad wood windows should be installed in the rear accessory structure and that the demolished brick chimney should be reconstructed prior to receiving a Certificate of Appropriateness for the proposed rear addition.
- d. PORCH (COLUMN REPLACEMENT) – The applicant has proposed to replace the existing four, wrought iron porch columns with new wood, Craftsman style columns. The applicant has proposed tapered columns, commonly found on Craftsman structures; however, staff finds that a proposed square column would be more appropriate given the overall small size of the porch. Tapered columns are commonly found on Craftsman structures with substantially larger front porches.
- e. PORCH (RAFTER TAILS) – The applicant has proposed to install faux rafter tails on the front porch header. The Guidelines for Exterior Maintenance and Alterations notes that new elements should be added to be simple so as to not distract from the historic character of the building. Additionally, elements should not be added that create a false sense of history. The proposed faux rafter tails are not found historically at this location on a historic structure and are not consistent with the Guidelines.
- f. PORCH (RAILINGS) – The Guidelines for Exterior Maintenance and Alterations notes that new porch elements should be added to be simple so as to not distract from the historic character of the building. Staff finds the installation of simple, square porch railings to be appropriate; however, the proposed railing should feature both a top and bottom rail. Balusters should not extend to the porch decking. The applicant is to submit a detail to staff for review and approval prior to receiving a Certificate of Appropriateness.
- g. PORCH (DECKING) – The historic structure currently features a concrete porch. The applicant has proposed to install wood decking on top of the existing concrete porch and steps. Staff finds this appropriate; however, the proposed porch decking should run perpendicular to the front façade of the house and not be wider than approximately three (3) inches in width.
- h. PORCH (DOOR) – The applicant has proposed to install a new porch door that features a contemporary design. The proposed door is not consistent with the architectural style of the historic structure. Staff finds that the applicant should install a Craftsman style door to be reviewed and approved by staff prior to the issuance of a Certificate of Appropriateness. (This item has been approved administratively with an appropriate door.)
- i. EXISTING ADDITION (DOORS) – The applicant has proposed to install French doors into an existing, non-original addition constructed circa 1960. Given their location at the rear of the existing addition, not visible from the public right of way, staff finds this proposal to be appropriate.
- j. ADDITION – The applicant has proposed to construct a rear addition to feature approximately 195 square feet. The applicant has proposed a roof form to match that found on the existing addition, wood siding to match that found on the existing addition and a matching foundation height. Staff finds the proposed massing and roof form to be appropriate.
- k. ADDITION – The applicant has proposed to install a window on the rear façade to feature a total width of approximately eight feet and a height of approximately ten inches. While this profile is not found historically in the district, staff finds that it's location at the rear of the structure is appropriate.
- l. HISTORIC TAX CERTIFICATION – The applicant is requesting Historic Tax Certification; however, has not provided staff with an itemized list of expected costs nor a timeline for completion. Staff finds that the property is eligible for Historic Tax Certification.

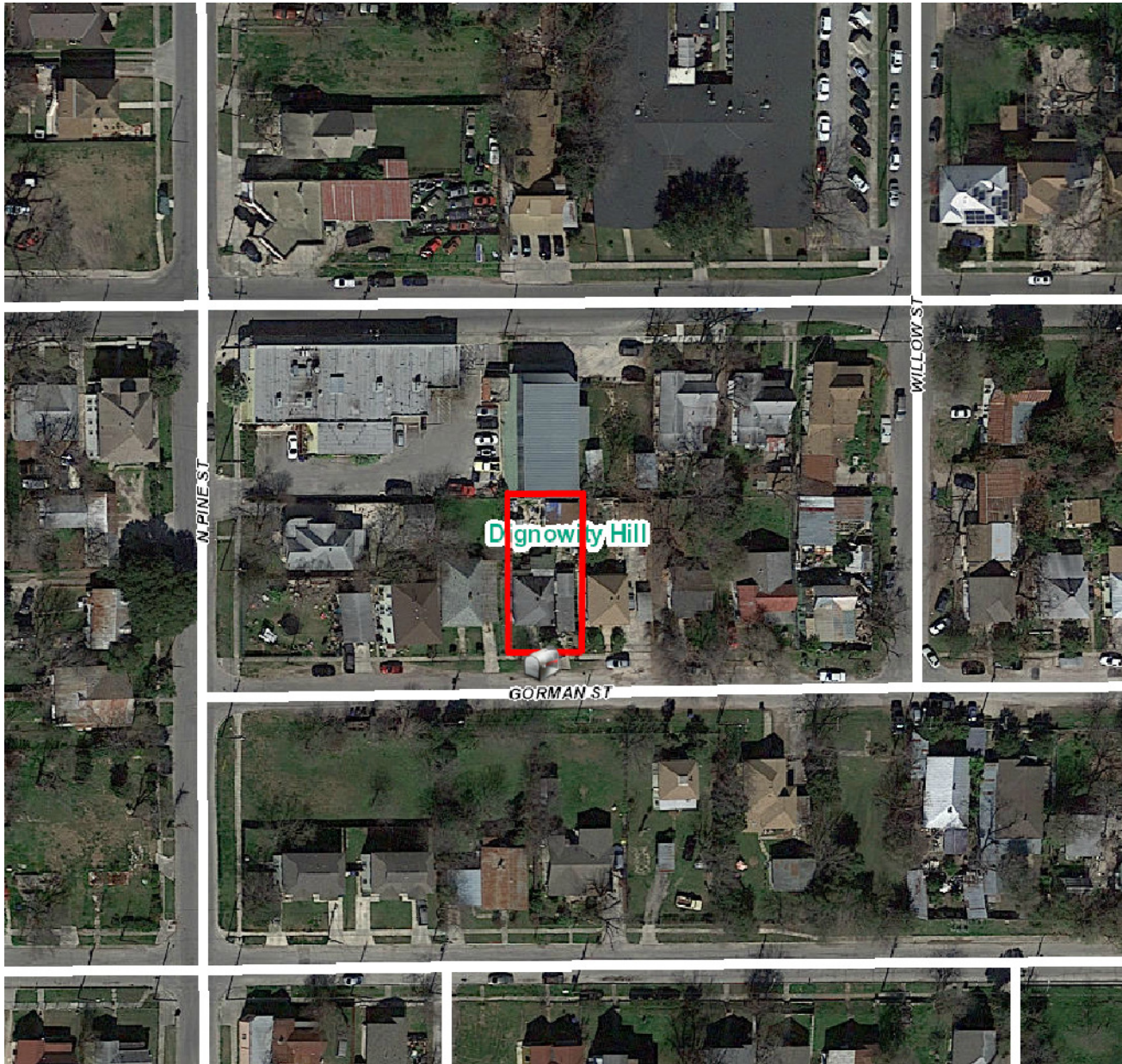
RECOMMENDATION:

1. Staff recommends approval of item #1, the installation of porch columns with the stipulation that the applicant install square wood columns to be six inches square and feature capital and base trim. The final column design should be submitted to staff for review and approval.
2. Staff does not recommend approval of item #2, the installation of rafter tails.
3. Staff recommends approval of item #3, the installation of porch railings and decking with the following stipulations
 - i. That the proposed railing should feature both a top and bottom rail. Balusters should not extend to the porch decking.
 - ii. That the proposed porch decking should run perpendicular to the front façade of the house and not be wider than approximately three (3) inches in width.
4. Staff does not recommend approval of item #4, the installation of a contemporary front door. (This item has been approved administratively with an appropriate door.)
5. Staff recommends approval of item #5, the installation of French doors in the existing addition.
6. Staff recommend approval of item #6, the construction of a rear addition with the stipulation that all siding match that of the original structure and that the roof match that of the existing addition's
7. Staff recommends the applicant obtain all necessary approvals and submit an itemized list of costs and timeline for completion prior to receiving Historic Tax Certification.

The approval of each of the above items that staff has recommended approval of are contingent on the reconstruction of the previously demolished brick chimney and the installation of wood or aluminum clad wood windows in the rear accessory structure where wood windows were previously located.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 25, 2018

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119 Gorman
San Antonio TX 78202
United States





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Apr 26, 2018 at 9:16:16 AM
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United States

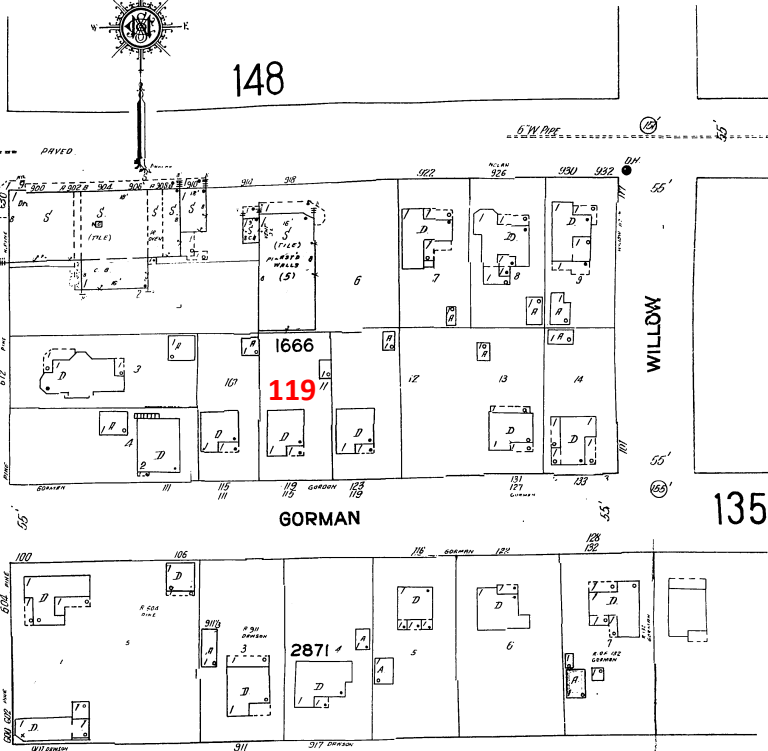
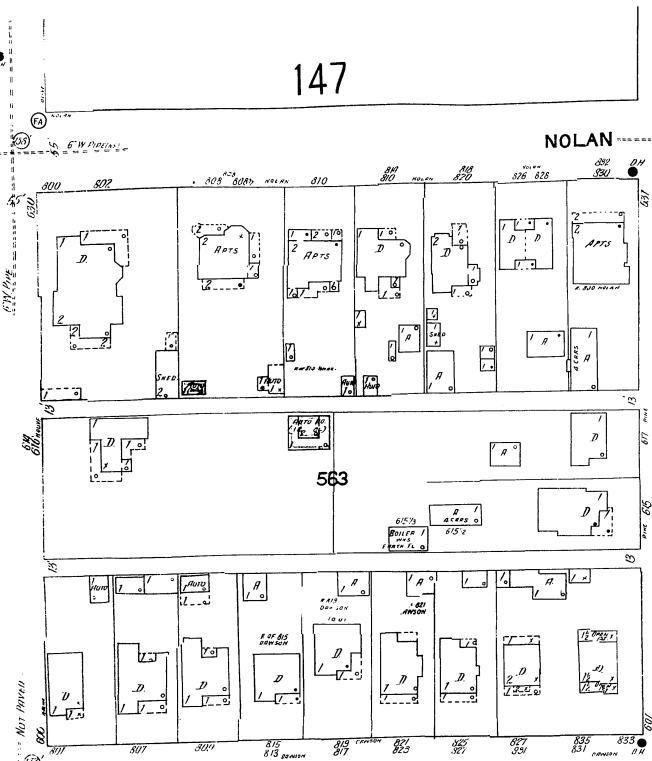




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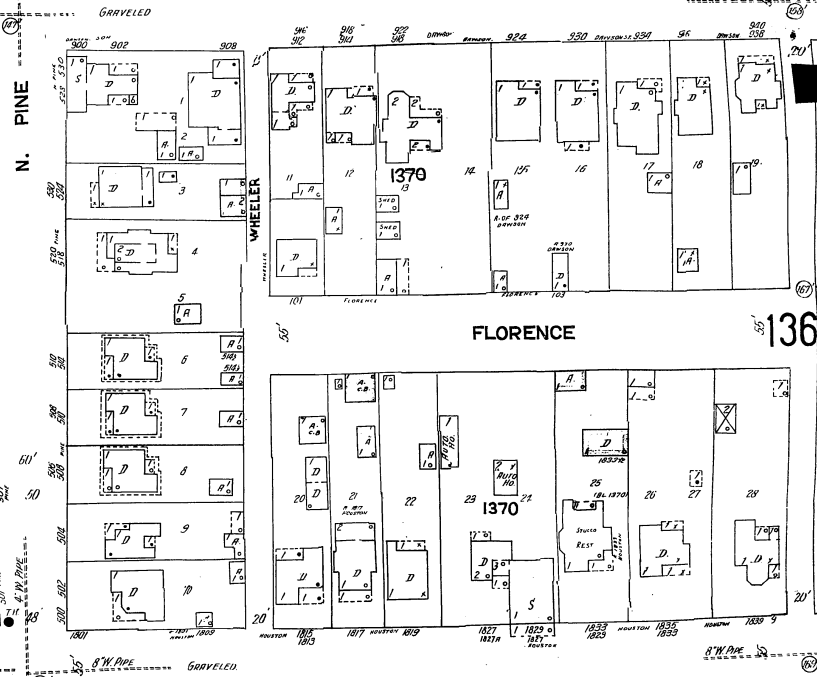
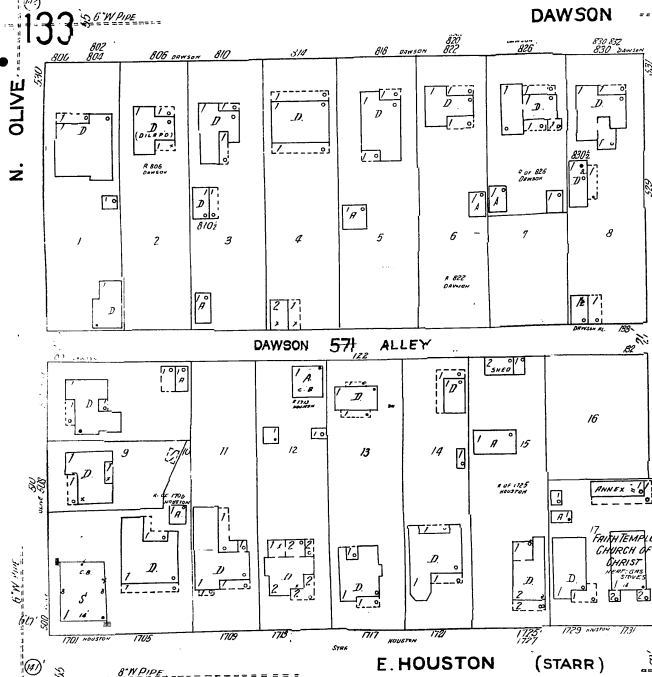
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GORMAN

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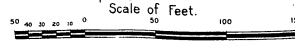
DAWSON



FLORENCE

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E. HOUSTON (STARR)



Privacy Fence —

— Privacy Fence

*Note yellow room depicts
13' x 15' room addition

*6ft gap between exterior wall and fence

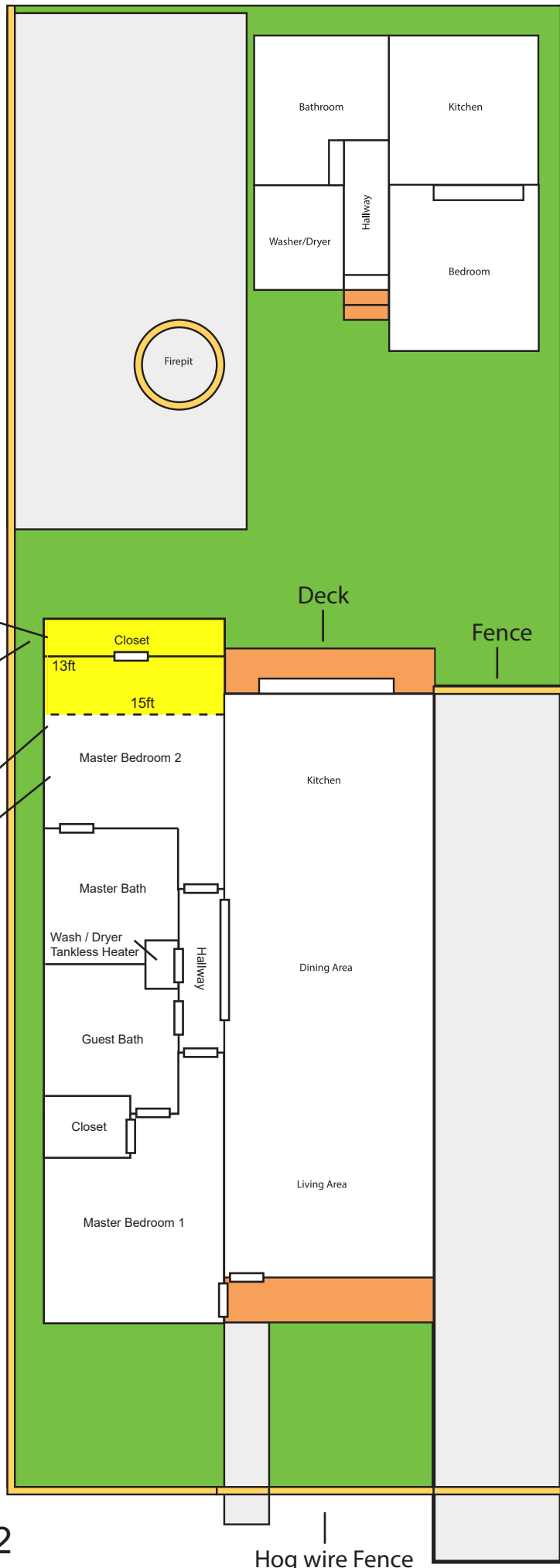
Two windows for addition
using similar craftsmanship
and wood from original
build of home.



Fence —

— Privacy Fence

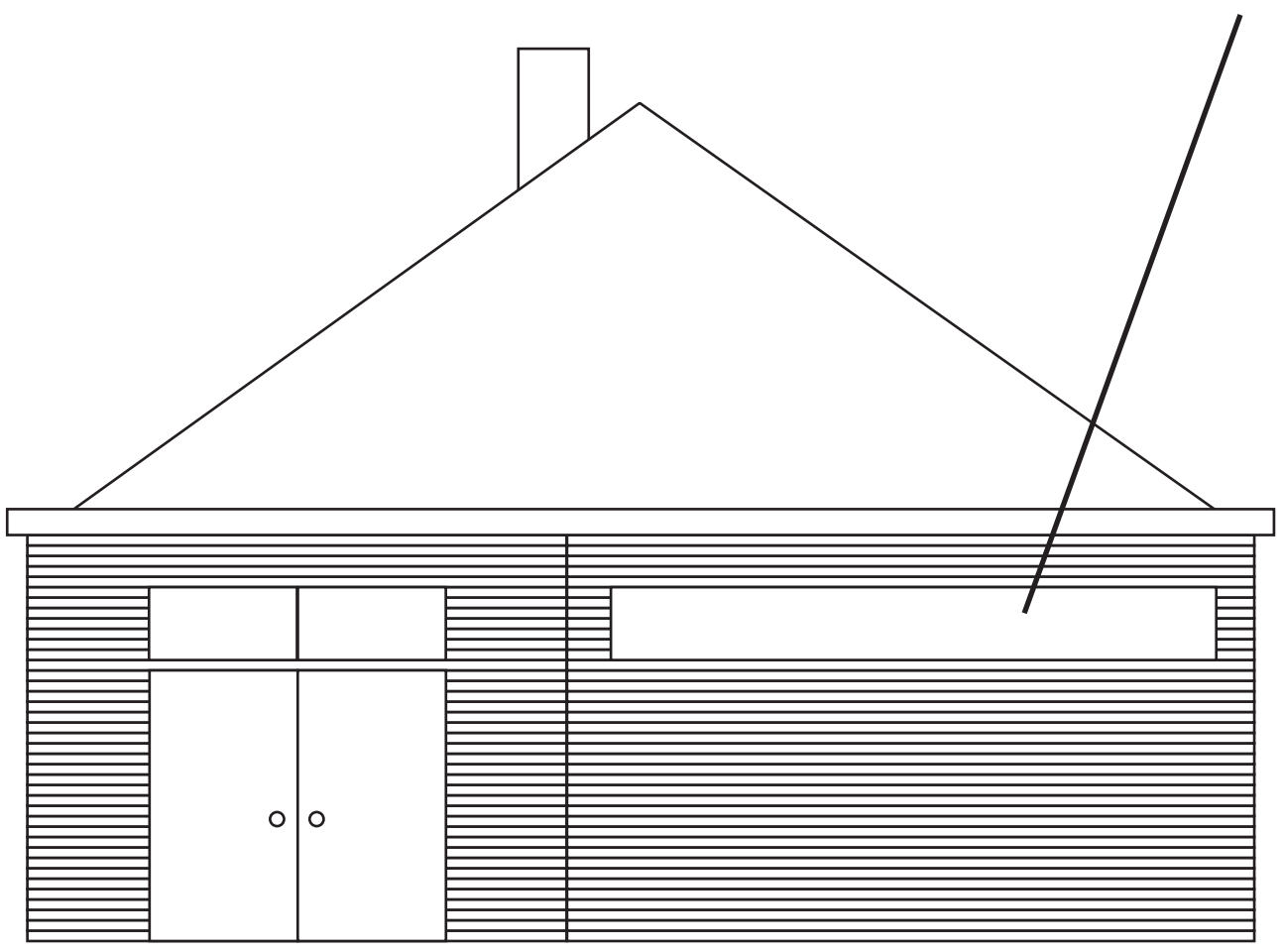
119 Gorman 78202



Hog wire Fence

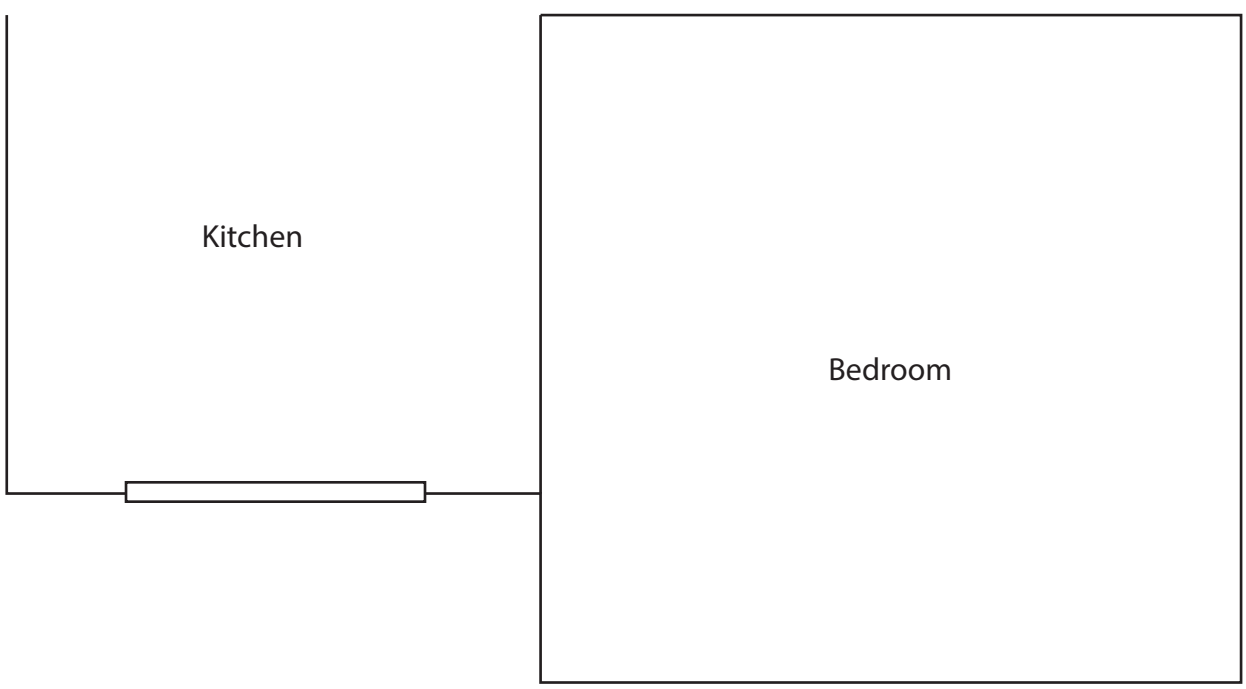
Window added to rear bedroom

Rear View

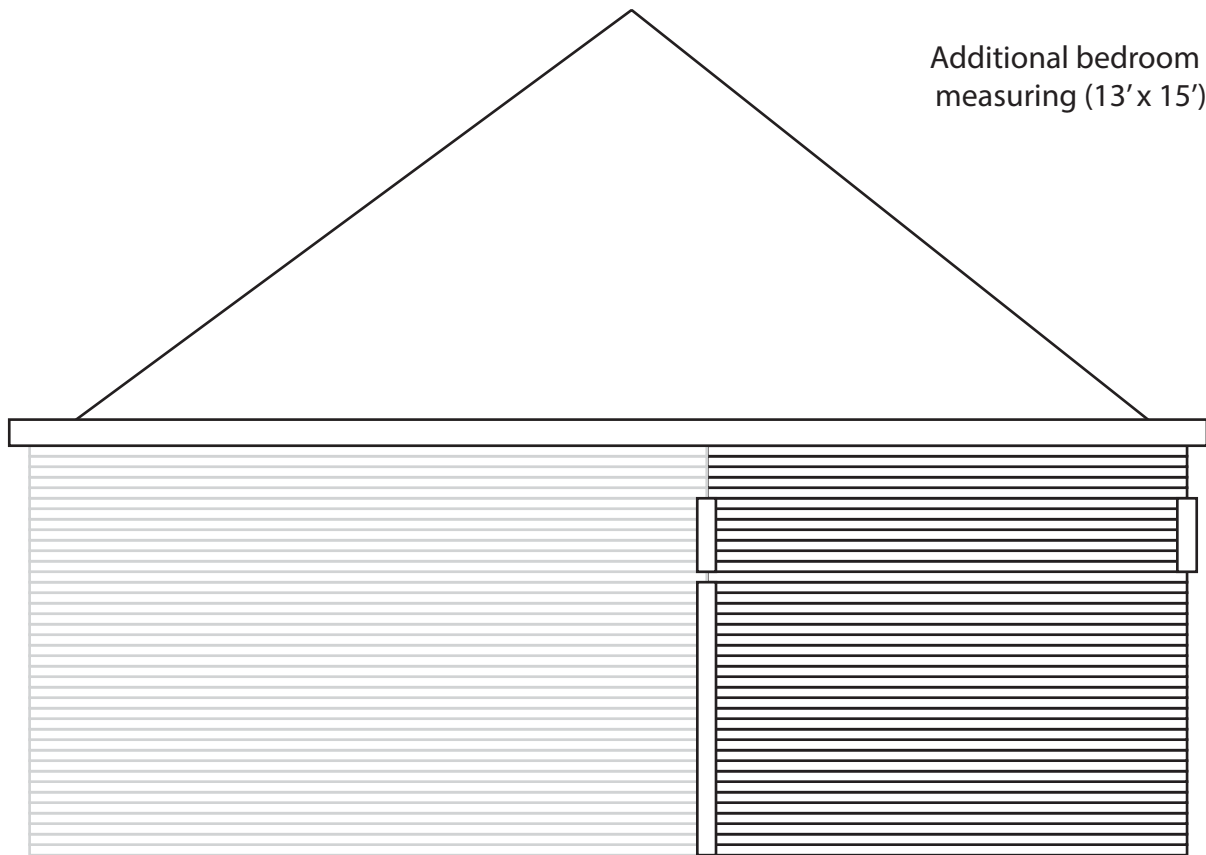


-Same height as original structure-

Top View



Side View



Additional bedroom
measuring (13' x 15')

Existing kitchen w/ added French Doors

-Same height as original structure-

119 Gorman 78202



Remove all burglar bars

Slats to match roofline

Rails with one column



Medium grey paint with white trim



Yellow painted modern door



Wooden stairs and porch







Medium grey paint with white trim

Two small windows above exit



Will use original style wood

Wooden stairs and porch



French door to replace existing window













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15.03.2017

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