

## HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

**HDRC CASE NO:** 2018-432  
**ADDRESS:** 827 LAMAR ST  
**LEGAL DESCRIPTION:** NCB 1368 BLK 5 LOT 20  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Oscar Santana/JAS Builder  
**OWNER:** McCleskey Holdings LLC  
**TYPE OF WORK:** Construction of a side and rear addition, window replacement  
**APPLICATION RECEIVED:** August 27, 2018  
**60-DAY REVIEW:** October 26, 2018  
**REQUEST:**

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

1. Replace the existing, wood windows with vinyl windows.
2. Construct a rear addition to feature 551 square feet.
3. Construct a side addition to feature 77 square feet.

### *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 1. Massing and Form of Residential Additions

##### A. GENERAL

- 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.
- 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.
- Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- 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

- 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.
- 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.
- 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.
- 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.
- 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

- 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.

#### **B. INAPPROPRIATE MATERIALS**

i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### **C. REUSE OF HISTORIC MATERIALS**

i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### **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 827 Lamar was constructed circa 1930 in the Craftsman style and is first found on the 1951 Sanborn Map. The structure features a front facing, clipped gable roof and is contributing to the Dignowity Hill Historic District. At this time, the applicant has proposed to construct both a side and rear addition. The applicant has received Administrative Certificates of Appropriateness for foundation repair, the installation of a privacy fence, roof repair and painting.
- b. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, wood windows with vinyl windows. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be preserved. Staff finds that the existing wood windows should be preserved. Additional information should be presented by the applicant to substantiate the need for replacement. At this time, the applicant has not provided information regarding the condition of the existing windows.
- c. SIDE ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited at the side or rear of the building to minimize views from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. While the Guidelines notes that side additions may be appropriate; staff finds that the proposed side addition alters the historic profile of the front façade and massing of the structure by creating an unbalanced front facade. Staff does not find the proposed side addition appropriate or consistent with the Guidelines.
- d. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited at the side or rear of the building to minimize views from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed to locate the addition at the rear of the historic structure, feature a subordinate ridge line and feature an inset of approximately 8’ – 6” from the eastern wall plane of the historic structure. Staff finds this to be appropriate.
- e. ROOF FORM – The applicant has proposed a rear facing gabled roofs of various heights. The proposed pitch is to match that of the historic structure’s clipped gable roof. Staff finds the proposed roof forms to be appropriate.

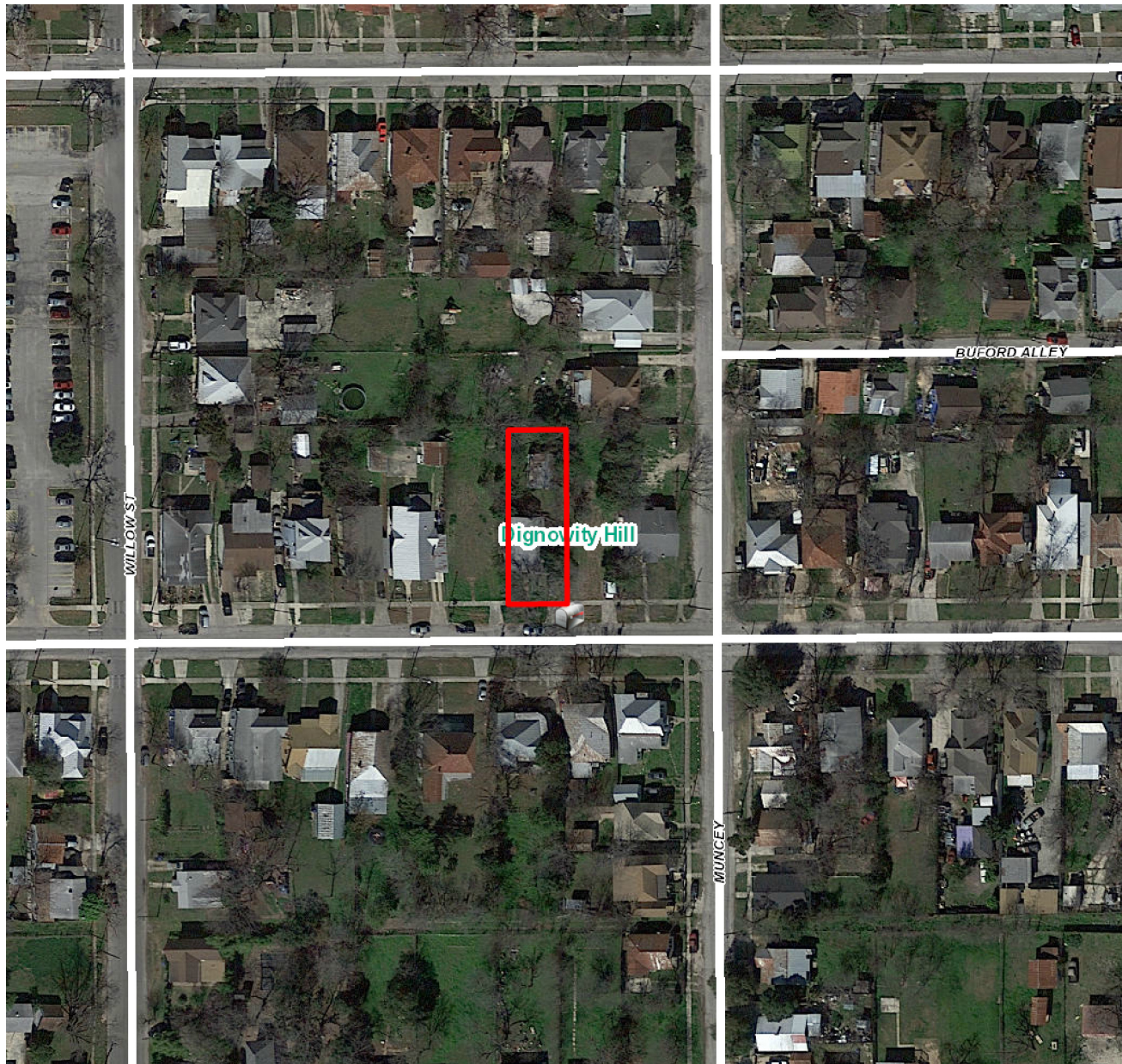
- f. **TRANSITION** –The Guidelines note that all additions should feature a transition between the old and the new. The applicant has proposed transitions that include insets from the wall planes of the historic structure and reduced ridge heights. This is consistent with the Guidelines for Additions 1.A.
- g. **SCALE, MASS & FORM** – Regarding scale, mass & form, the applicant has proposed for the addition to feature a footprint of 551 square feet, more than half of the historic structure’s footprint. While inconsistent with the Guidelines, staff finds that given the large inset proposed from the east façade, that the proposed footprint is appropriate.
- h. **MATERIALS** – The applicant has proposed materials that include an asphalt shingle roof, vinyl windows and wood siding (117 profile). Staff finds the installation of the asphalt shingle roof and wood siding appropriate; however, the proposed vinyl windows are not consistent with the Guidelines for Additions 3.A.1., which notes that materials that match in type, color and texture should be used.
- i. **WINDOW MATERIALS** – As noted in finding h, the applicant has proposed vinyl windows. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- j. **FENESTRATION** – The applicant has proposed for the addition to feature long expanses of walls without windows as well as windows that feature profiles that are inconsistent with the Guidelines, which note that the shapes of window openings should relate to those found on the historic structure. Staff finds that the incorporation of large, fixed windows is inappropriate. Additionally, staff recommends the applicant add window openings to the north and west facades.
- k. **ARCHITECTURAL DETAILS** – As noted in finding j, additional fenestration should be added to the north and west facades. Generally, staff finds the proposed massing and form to be appropriate.
- l. **HISTORIC TAX CERTIFICATION** – At this time, the applicant has not submitted an application for Historic Tax Certification. Staff encourages the applicant to apply for Historic Tax Certification to begin the process for obtaining the local tax incentive for substantial rehabilitation.

## **RECOMMENDATION:**

- 1. Staff does not recommend approval of item #1, wood window replacement based on finding b.
- 2. Staff recommends approval of item #2, the construction of a rear addition based on findings d through k with the following stipulations:
  - i. That wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
  - ii. That the applicant modify the proposed fenestration patterns to include window openings that match those found on the historic structure and incorporate additional window openings as noted in findings j and k.
- 3. Staff does not recommend approval of item #3, the construction of a side addition based on finding c.

## **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

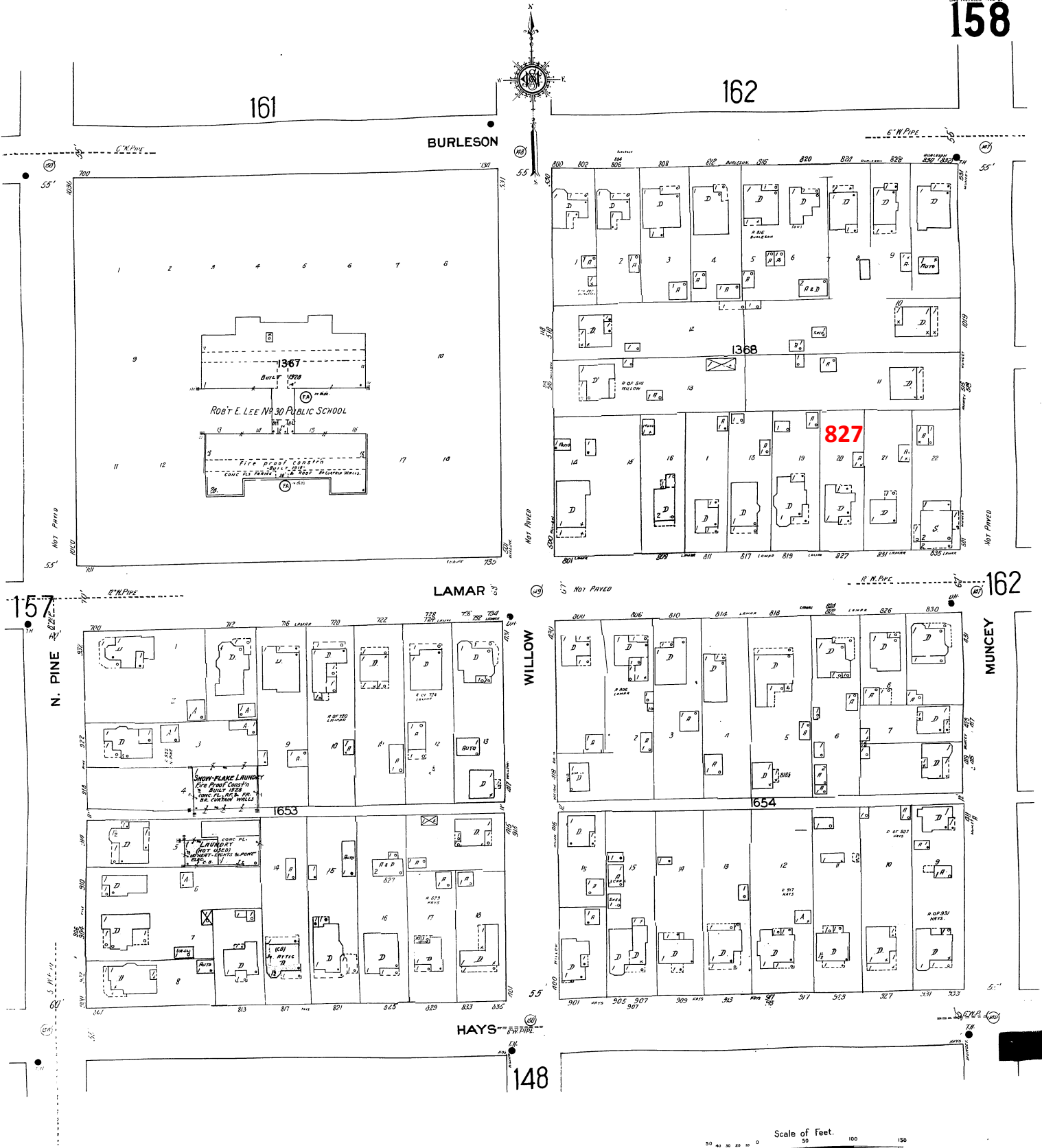
Printed: Sep 11, 2018

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1951 SANBORN MAP

158









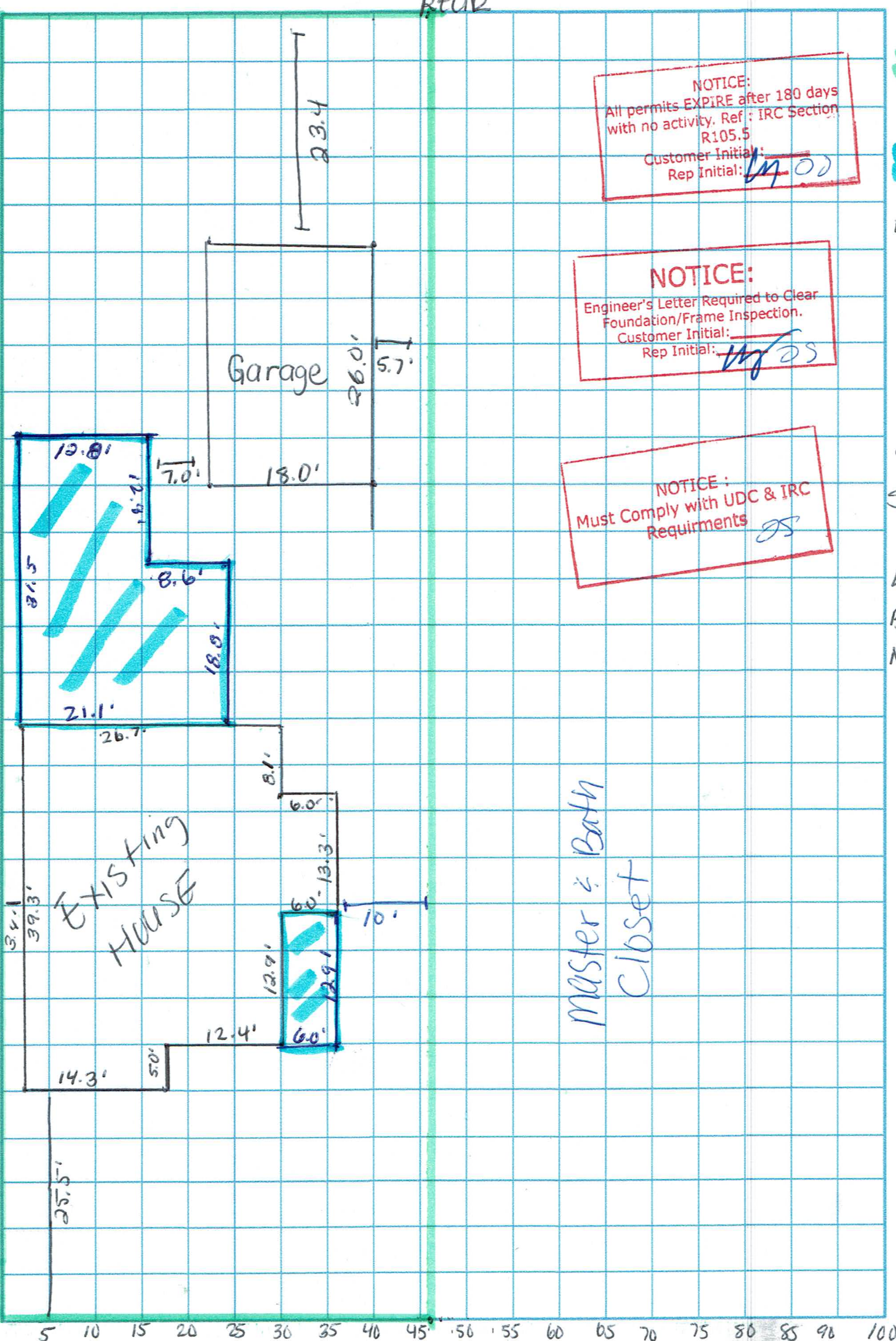












Property line

Addition

EXISTING HOUSE & GARAGE

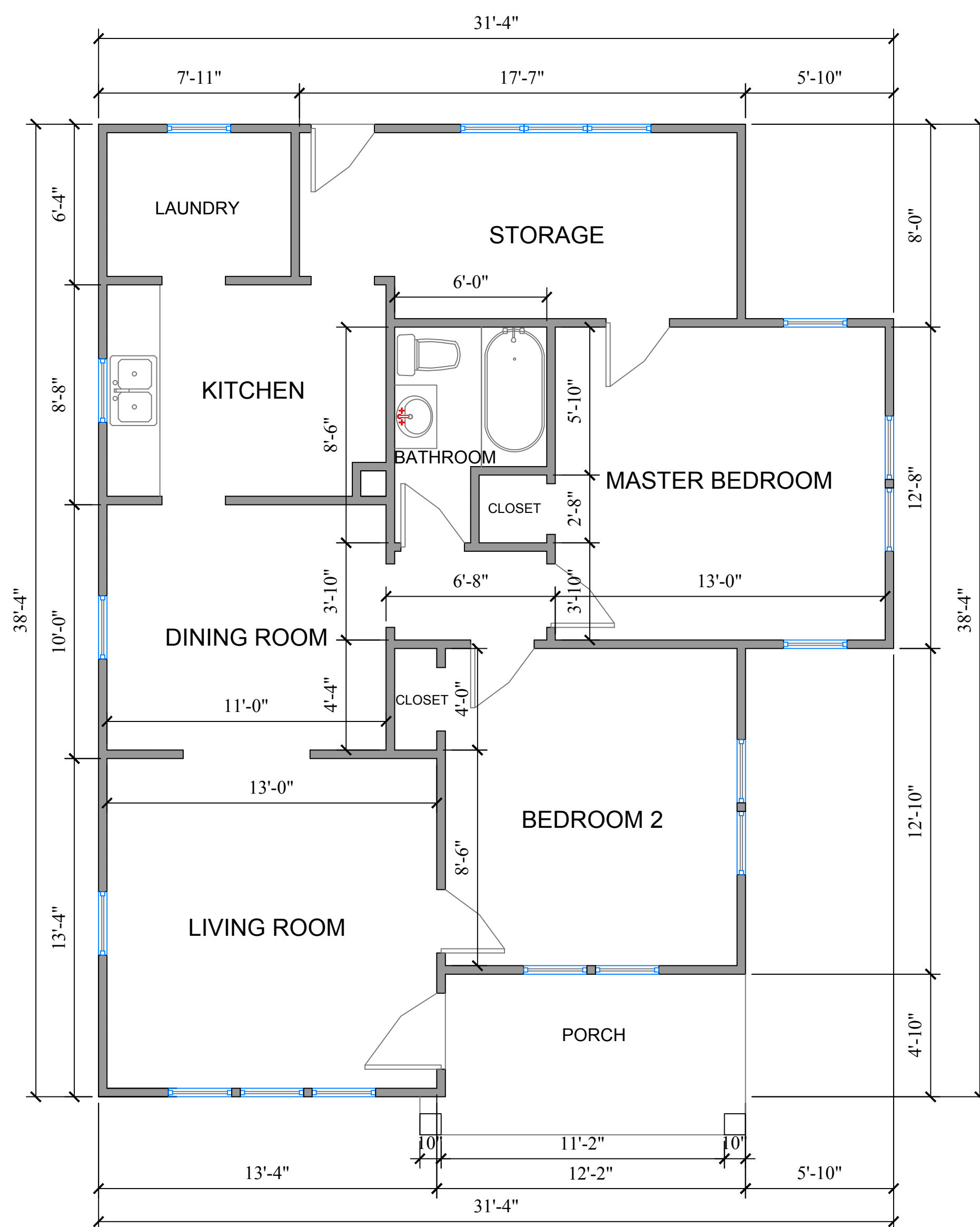
827 Lamar  
San Antonio, TX 782

LOT 20  
BLOCK 5  
NCB: 1368

Applicant Signature: [Signature]

I certify that the above plot shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

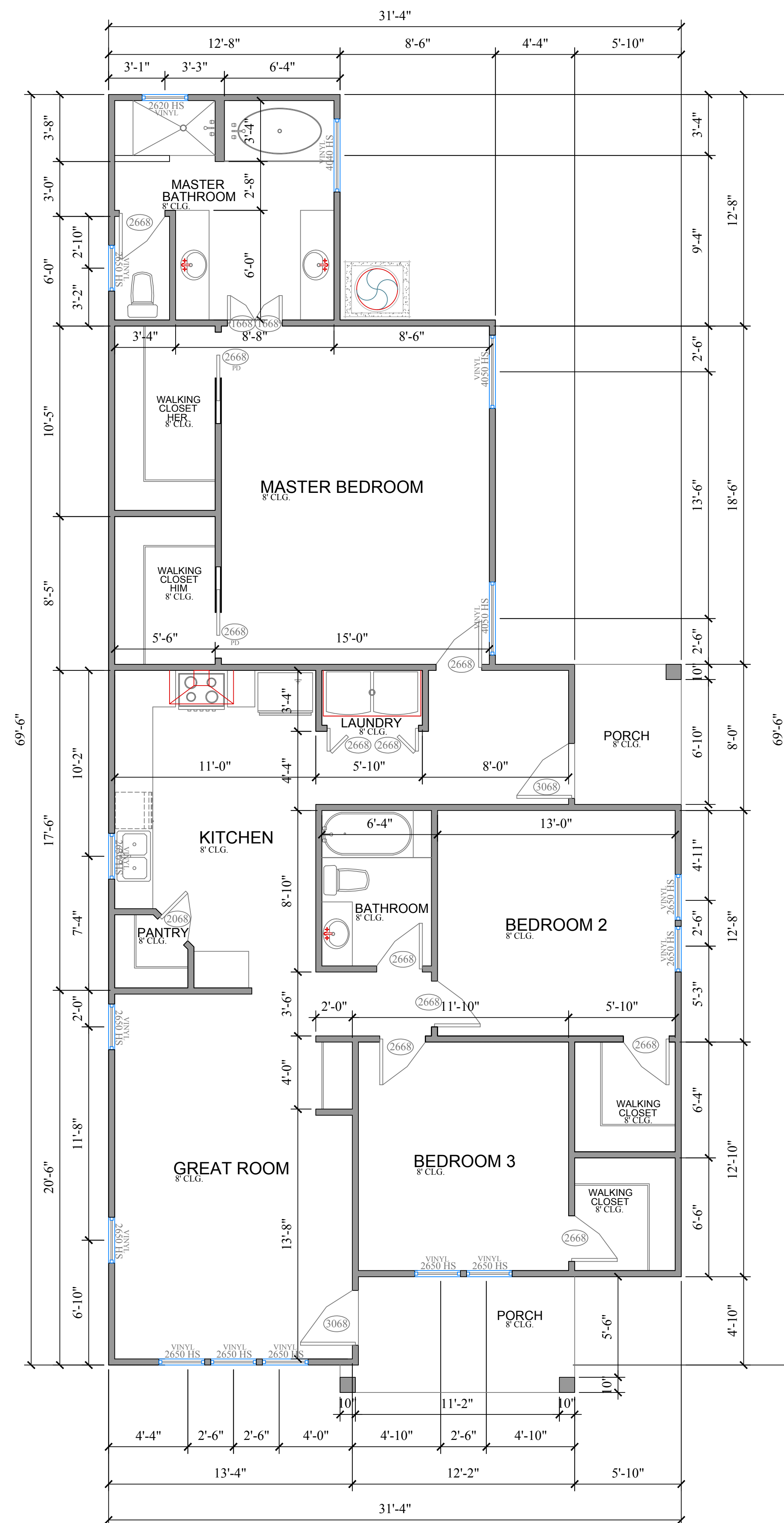




AREA SQFT..

LIVING EXISTING: 997 SQFT.

LIVING PROPOSAL: 1,626 SQFT.



GENERAL CONSTRUCTION NOTES:

1. ALL CONTRACTORS AND TRADES SHALL VERIFY CONDITIONS AFFECTING THEIR WORK, DIMENSIONS, HEIGHTS, QUANTITIES, MATERIALS, ETC. AND SHALL COORDINATE ALL ITEMS INVOLVED INCLUDING BUT NOT LIMITED TO FINISHES, MATERIALS, PATTERNS, EQUIPMENT, PLUMBING, ELECTRICAL, MECHANICAL AND THE INTENDED QUALITY.

2. CONTRACTORS SHALL SUPPLY ALL LABOR MATERIALS SCAFFOLDING APPARATUS, EQUIPMENT, TOOLS, SECURITY, TEMPORARY POWER AND LIGHTING, AS WELL AS ALL NECESSARY PERMITS, LICENSES, INSURANCE, TAXES, FEES AND BONDS FOR THE ENTIRE AND PROPER EXECUTION AND COMPLETION OF THE WORK. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR THE SAFE AND PROPER AND LAWFUL USE AND MAINTENANCE OF SAME.

CONTRACTORS SHALL FURTHER PERFORM IN THE MOST COMPLETE AND BEST WORKMANLIKE MANNER ALL WORK COVERED WITH THESE DOCUMENTS, PROPERLY INCIDENTAL THERETO OF REASONABLY IMPLIED INCLUDING ALL MECHANICAL AND ELECTRICAL WORK.

3. ALL BIDS SHALL QUALIFIED IF NECESSARY TO REFLECT THE INTEND AND REQUIREMENTS OF THESE PLANS AND ALL CLARIFICATION ITEMS DISCUSSED WITH OWNER AND AGREED TO BE FURNISHED. SUBMIT ADEQUATE SUPPLEMENTAL BID DATA AND SCHEDULE OF VALUE TO OWNER TO SUBSTANTIATE BIDS AND ALL PRICES. THE PARTIES MAY ELECT TO REVIEW AND CLARIFY SPECIFIC ITEMS PRIOR TO ENTERING AN AGREEMENT.

4. ALL SUPPLEMENTARY ITEMS, TRIMS, MOLDINGS, FITTING GROUNDS, ANCHORS, CAULKING, SEALANTS, WATERPROOFING, FRAMING, CONNECTIONS, BLOCKING, FORMING, ETC., NECESSARY TO PROPERLY EXECUTE EACH ITEM OF WORK SHALL BE PROVIDED IN A COMPLETE MANNER BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, IF REASONABLY IMPLIED AND IS A COMMON TRADE PRACTICE FOR SUPERIOR WORK IN THIS AREA.

5. COORDINATE AND CLARIFY WITH OWNER ALL ALLOWANCE, CONTINGENCIES, POTENTIAL EXTRAS AND OPTIONAL ITEMS WITH BID SUBMITTAL. SUBMIT A LIST OF EQUIPMENT, FIXTURES, MATERIALS, TRIM, ETC., PROPOSED THAT NOT IS CLEARLY SPELLED OUT IN PLAN AND SPECS TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CITY BUILDING CODE REQUIREMENTS, NATIONAL ELECTRIC CODE AND BEST TRADE PRACTICES.

7. SUBMIT PLAN TO ARCHITECTURAL CONTROL COMMITTEE FOR APPROVAL (OR VERIFY APPROVAL HAS BEEN OBTAINED) IF APPLICABLE. NOTIFY OWNER OF BUILDING PERMIT "NOTATIONS" AND RELATED INSPECTOR PROBLEMS DURING CONSTRUCTION. VERIFY THAT ALL PERMITS HAVE BEEN PROPERLY OBTAINED.

8. FOUNDATION CONTRACTOR MUST COORDINATE FOUNDATION DRAWINGS WITH ARCHITECTURAL PLANS OF THE JOB. GENERAL CONTRACTOR SHALL MAKE SURE THIS IS DONE SPECIALLY DROPS, LUGS, DIMENSIONS, CURBS, WATERPROOFING, GRADES, ETC. MASONRY LUGS WILL BE LOWERED TO A DESIGNATED MAXIMUM DISTANCE ABOVE FINISH GRADES AND MUST BE "DROPPED" AS REQUIRED.

## GENERAL PLANS NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND GRADE PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT/DESIGNER OF ANY DISCREPANCIES. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS STATED OTHERWISE.

2. ALL EXTERIOR WALLS TO BE 2X4 CONSTRUCTION AT 16" O.C.

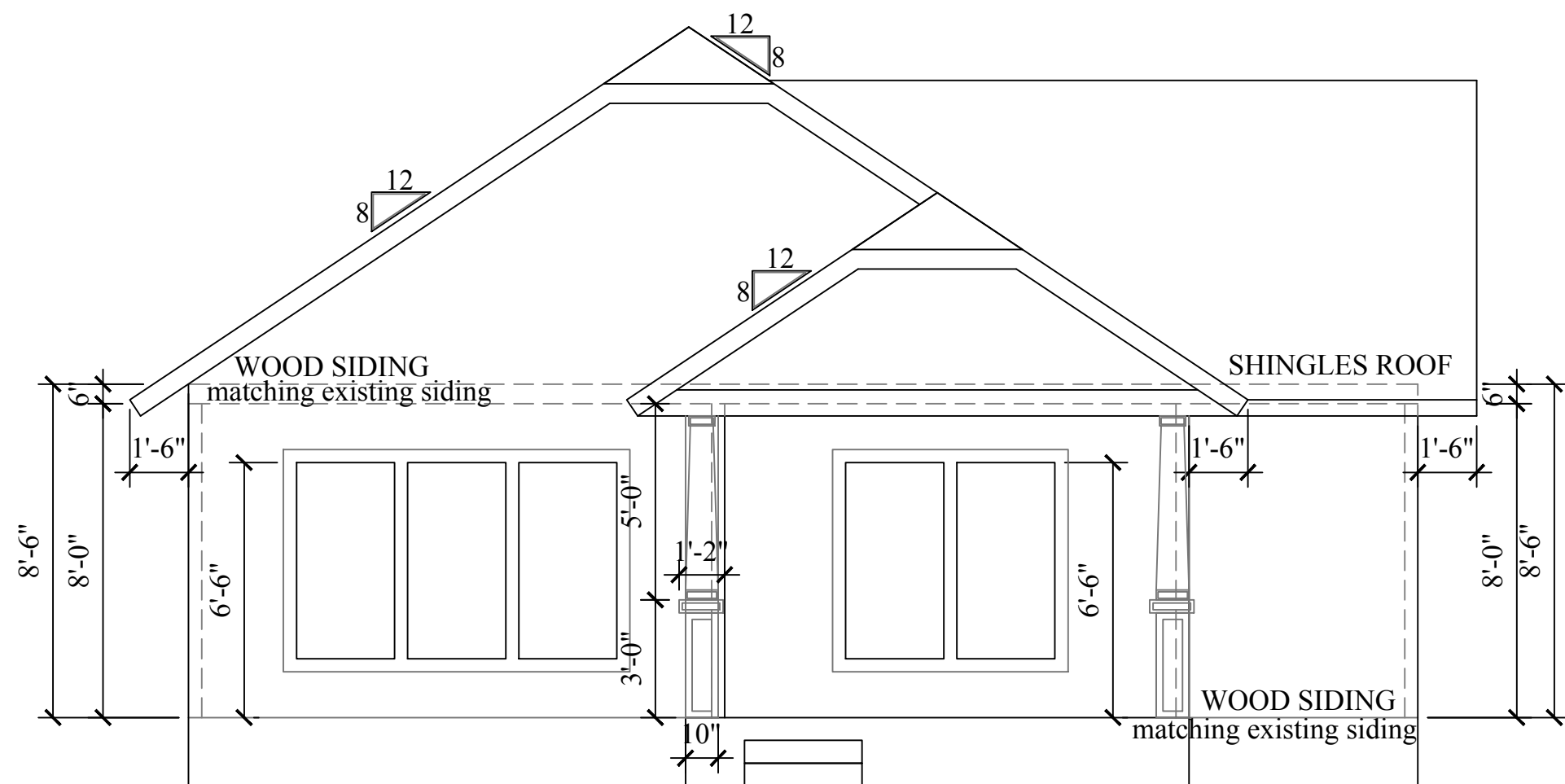
ALL INTERIOR WALLS TO BE 2X4 AT 16 O.C. UNLESS

OTHERWISE NOTED, (ALL SOUTHERN PINE #2 MIN.) ALL PLUMBING WALLS TO BE 2X4.

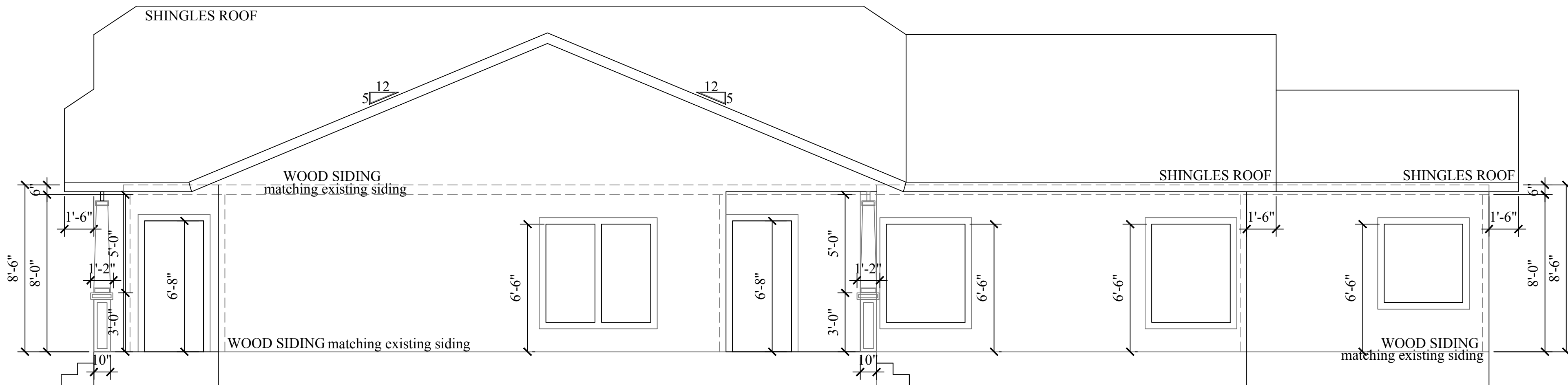
3. ALL INTERIOR GYP BD. CEILING TO BE 5/8" AS SPEC. ALL GYP BD. WALLS TO BE 1/2" GYM BD., TAPE, FLOAT, TEXTURE AND PAINT UNLESS NOTED OTHERWISE, BASE BID ICI PAINT. BASE BID 1 COAT OF PRIMER AND TWO FINISH COATS.

4. CONTRACTOR TO PROVIDED WATERPROOF CEMENT BACKER BOARD AT ALL WET AREAS.

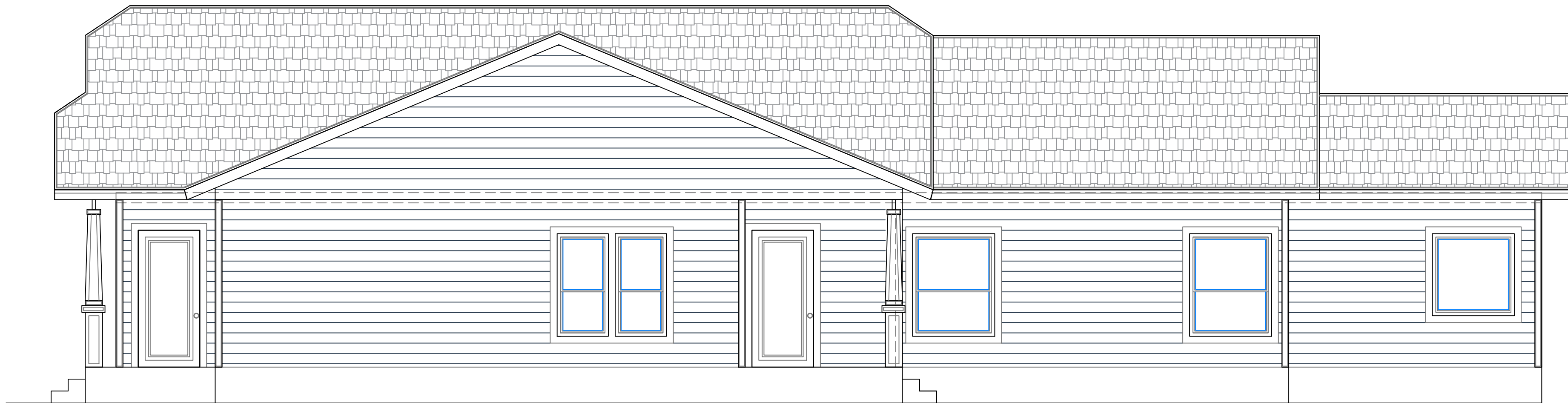
5. ALL CONSTRUCTION SHALL CONFORM TO ALL BUILDING CODES AND REGULATIONS, CITY ORDINANCES AND OSHA SAFETY STANDARDS.



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"





827 LAMAR

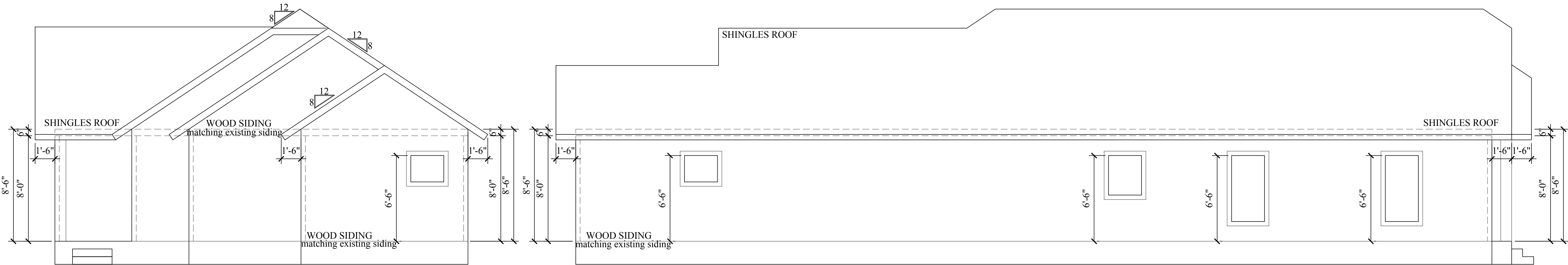
SAN ANTONIO TEXAS 78202

PROJECT: 827 LAMAR

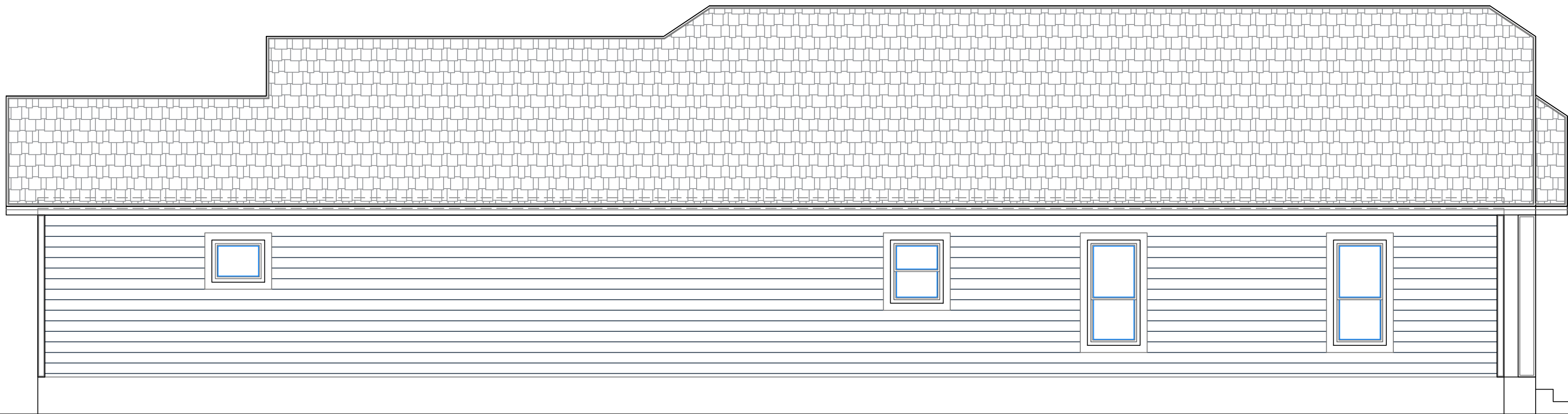
DATE: JUNE- 2018

SCALE: AS SHOWN

A-3.0



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



**JAS  
BUILDER CONSTRUCTION**  
TEL: 210-683-5127  
EMAIL: santana198@gmail.com

827 LAMAR

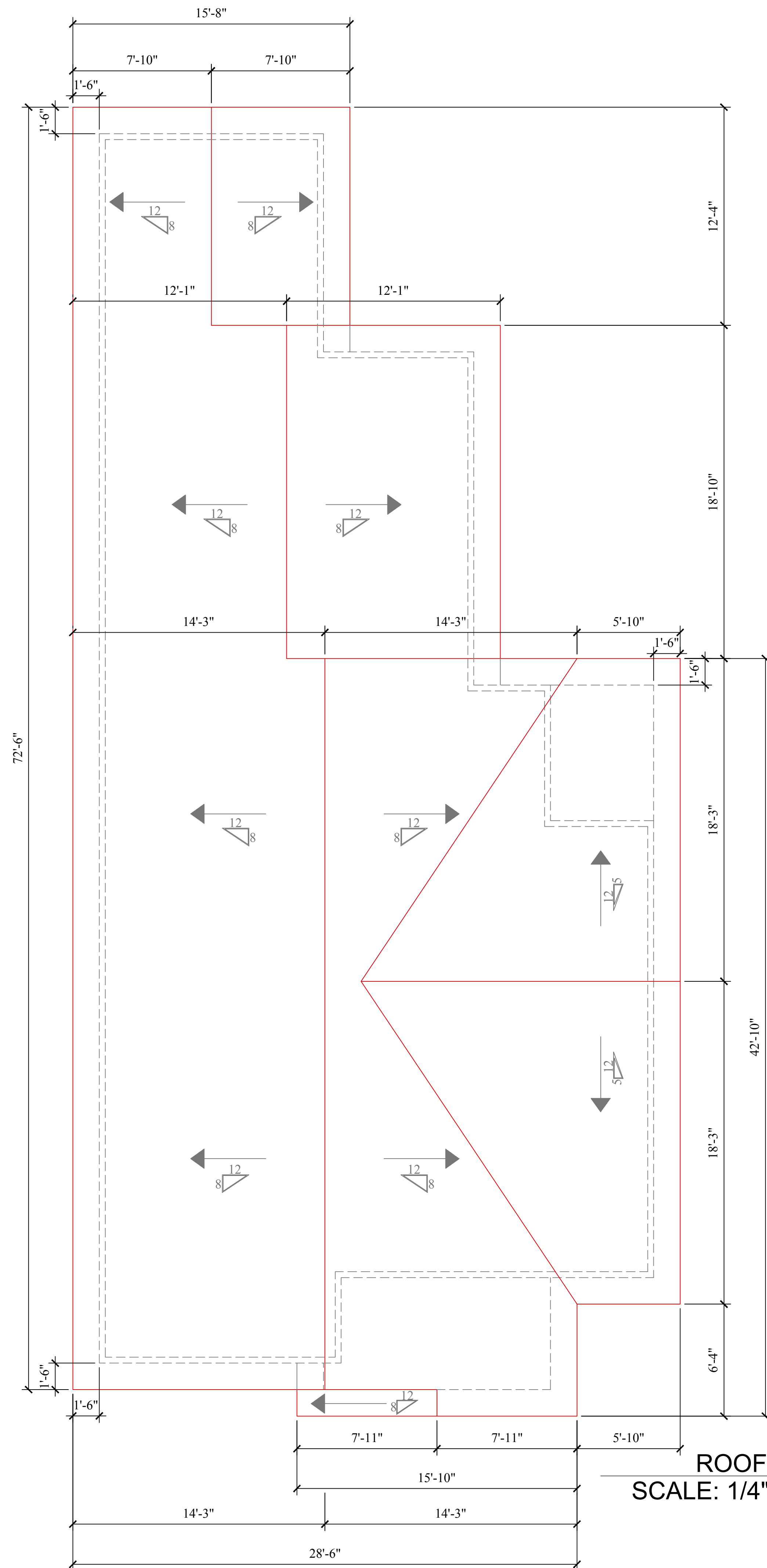
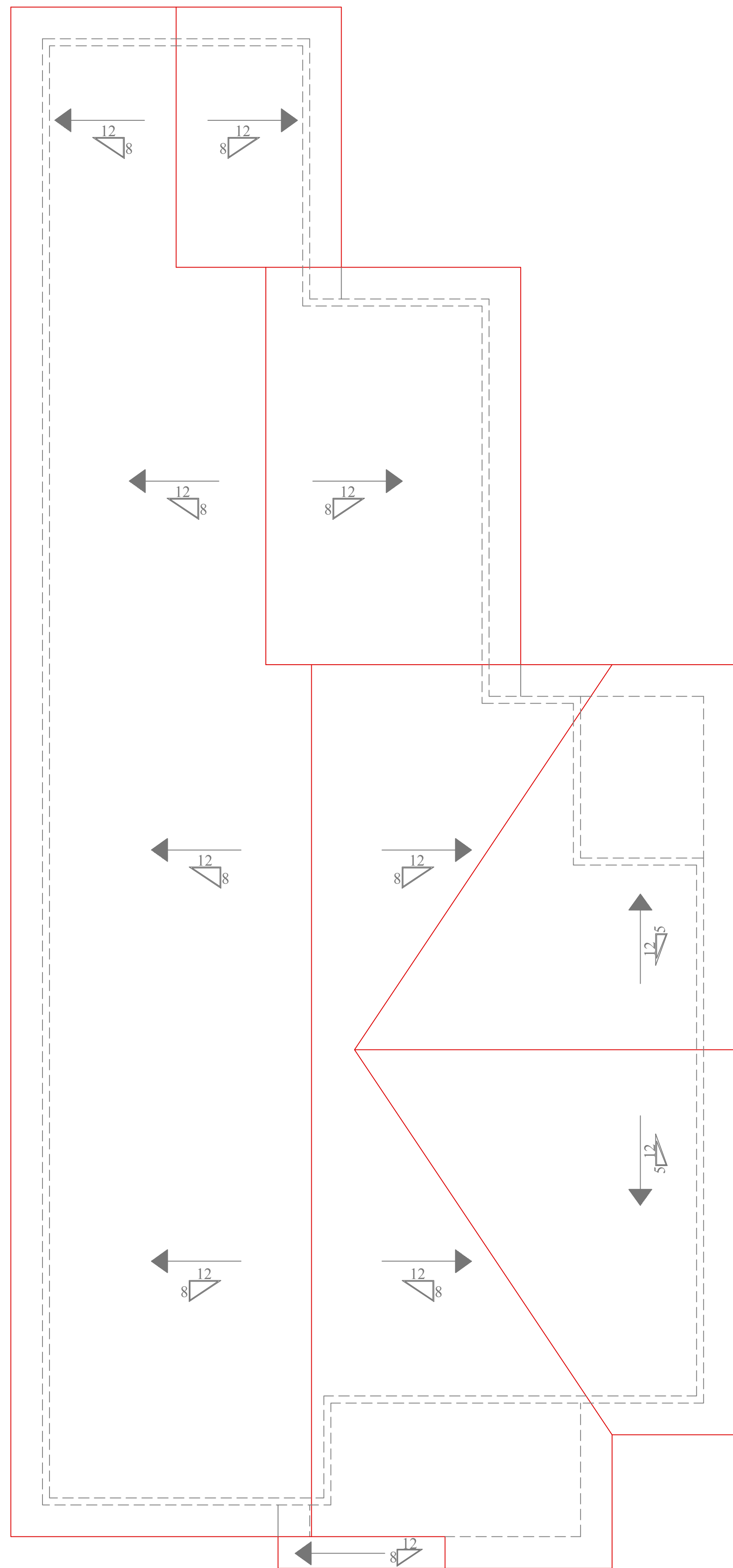
SAN ANTONIO TEXAS 78202

PROJECT: 827 LAMAR

DATE: JUNE- 2018

SCALE: AS SHOWN

R-1.0



ROOF PLAN  
SCALE: 1/4" = 1'-0"

# Material 827 Lamar

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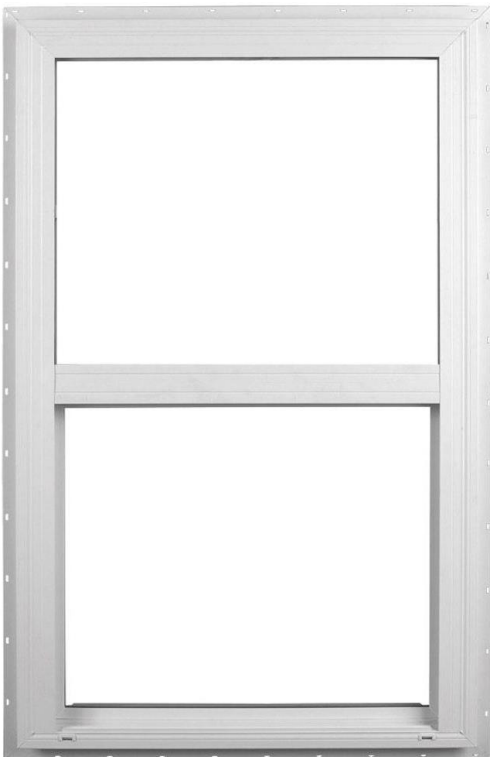
## **Roof:**

Owens Corning Oakridge Driftwood Laminated Architectural Roof Shingles



## **Windows:**

35.5 in. x 59.5 in. Single Hung Vinyl Window – White Ply Gem



**Siding:**

1X6 16' #2 #117 Siding Y.P.

