HISTORIC AND DESIGN REVIEW COMMISSION
November 07, 2018

HDRC CASE NO:	**2018-530**
ADDRESS:	520 DAWSON ST
LEGAL DESCRIPTION:	NCB 568 BLK 17 LOT W 41 FT OF 5
ZONING:	RM-4 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Gaspar Rivera
OWNER:	Poma Properties LLC
TYPE OF WORK:	General repairs; rear addition; window replacement
APPLICATION RECEIVED:	October 08, 2018
60-DAY REVIEW:	December 07, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:
1. Install a 220 square foot rear addition.
2. Install vinyl windows where historic windows are missing or deteriorated.
3. Replace existing doors.

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.

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.

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.

2. Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

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 primary structure 520 Dawson was constructed circa 1925 in the Craftsman style and first appears on the 1951 Sanborn map. The single-family, one-story structure features a primary front-facing gable with a subordinate gable over the inset porch, one remaining gable bracket, and wood lap siding. The structure has been subjected to foundation failure, front porch collapse, and missing windows in remaining openings. The structure is contributing to the Dignowity Hill Historic District.

b. REAR ADDITION – The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact 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 for the addition to feature a new wall plane that is flush with the existing wall and a subordinate gable roof that meets the existing hipped roof. Staff finds that the proposed addition and its details are not visible from the right of way and is generally consistent with the Guidelines, with the exception to exclude a subordinate ridge line and/or inset wall plane.

c. ADDITION FOOTPRINT – The applicant has proposed to construct a 220 square foot addition to the rear of the 1048 square foot primary historic structure. Staff finds the proposed footprint is consistent with Guidelines for Additions 1.B.iv. noting that additions should not double the size of the structure.

d. ADDITION ROOF FORM - The applicant has proposed for the addition to feature a gable roof that is subordinate to the existing rear hipped roof. Staff finds the proposed roof form to be consistent with the Guidelines for Addition 1.A.iii noting that and addition's roof pitch, form, overhang, and orientation should be similar to the historic structure.

e. ADDIITON TRANSITION – The applicant has proposed to use a board-and-batten siding to distinguish between the original lap siding structure and the new addition. Per the Guidelines for Additions 1.A.iv, additions should feature 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. A vertical trim piece may also be used to differentiate the proposed addition from the new construction; however, it should be installed in addition to the use of a subordinate ridge line and/or inset wall plane.

f. ADDITION MATERIALS - The applicant has noted materials for the addition that include wood board-and-batten siding and a matching metal roof. Staff finds that specified materials for the addition are compatible with the primary historic structure while emphasizing the transition between new and old forms.

g. ADDITION WINDOWS - The applicant has proposed to install a horizontal picture window flanked by two slider windows on the rear façade, and a double hung window on the east elevation. The applicant has noted that the window materials will be vinyl. Staff finds that the window configurations and locations are generally appropriate as they are not visible from the public right-of-way. However, staff finds that windows should feature wood or aluminum-clad wood as opposed vinyl per the Guidelines for Additions 3.A.i noting that 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.

h. ADDITION ARCHITECTURAL DETAILS- Generally, staff finds the proposed architectural details to be appropriate.

i. WINDOW REPLACEMENT – The applicant has proposed to install vinyl windows with a hopper sash on the primary historic structure where windows are missing or deteriorated beyond repair. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that new windows are 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. Staff does not find the proposed windows to the be consistent with the Guidelines. Wood windows are to be repaired in-place and may only be considered for in-kind replacement when deteriorated beyond repair. Window openings with missing windows may be eligible for replacement with vinyl or aluminum-clad on a case by case basis. All window replacements should adhere to the standard stipulations: *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. DOOR REPLACMENT – The applicant has proposed to replace the missing front door with a wood Craftsman door and the rear back door with a divided-light fiberglass door. Per the Guidelines for Exterior Maintenance and Alterations 6.B.i, doors, hardware, fanlight, sidelights, pilasters, and entablatures should be replaced 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. Staff finds that the proposed door replacements are consistent with the Guidelines.

RECOMMENDATION:

Item 1. Staff recommends approval to construct a rear addition based on finding c through h with the following stipulations:

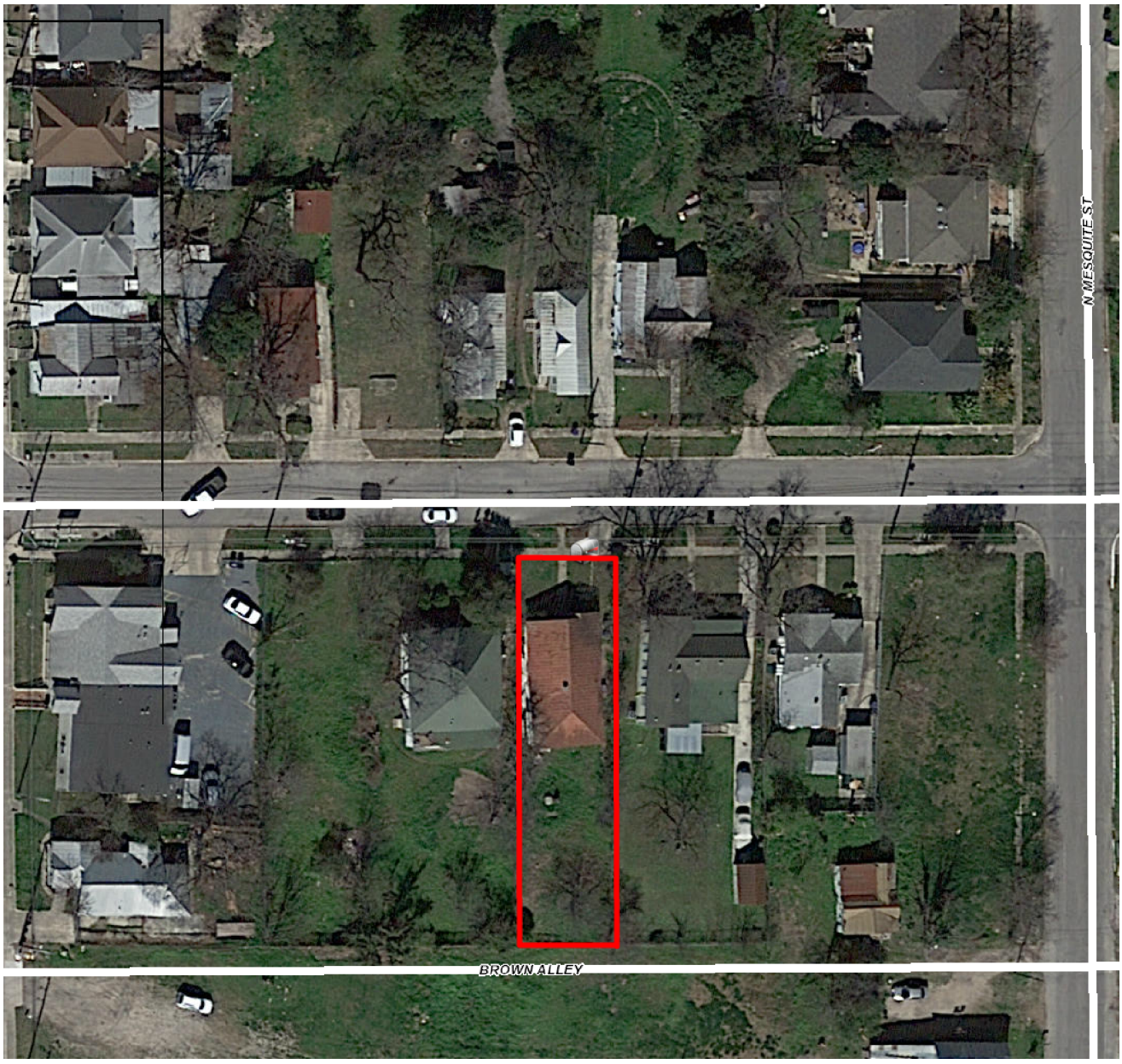
i. That the addition features an inset wall plane in addition to the proposed subordinate roof form.
ii. That the addition features wood or aluminum-clad wood windows as opposed to the proposed vinyl windows.
iii. That all windows adhere to the standard specifications: *Meeting rails that are no taller 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.*

Item 2. Staff does not recommend approval to install new windows in the primary historic structure based on finding i. A window schedule may be submitted to staff for review, noting each window opening's current condition, configuration, and material. Replacement of historic windows may be considered only when they are determined to be deteriorated beyond repair. Historic wood windows are to be replaced in-kind and non-historic or missing windows should match or be compatible to the historic windows.

Item 3. Staff recommends approval of the door replacements as proposed based on finding j.

CASE MANAGER:

Huy Pham



N

520 Dawson

Powered by ArcGIS Server

Printed:Nov 01, 2018

N Cherry St

N Mesquite St

Dawson St

Dawson St

Dawson St

Dawson St

Dawson St

Dawson St

Hope House Ministries

520 Dawson Street

Google


520 Dawson Street
Dawson St
Google

520 Dawson Street

Dawson St

Google

Map


520 Dawson Street
Google


517 Dawson St
San Antonio, Texas
Google, Inc.
Street View - Mar 2011
Currently shown: Mar 2011
2007
2017
520 Daw
Google


517 Dawson St
San Antonio, Texas
Google, Inc.
Street View - Dec 2017
Currently shown: Dec 2017
2007
2017
FOR SALE
520 Daw
Google

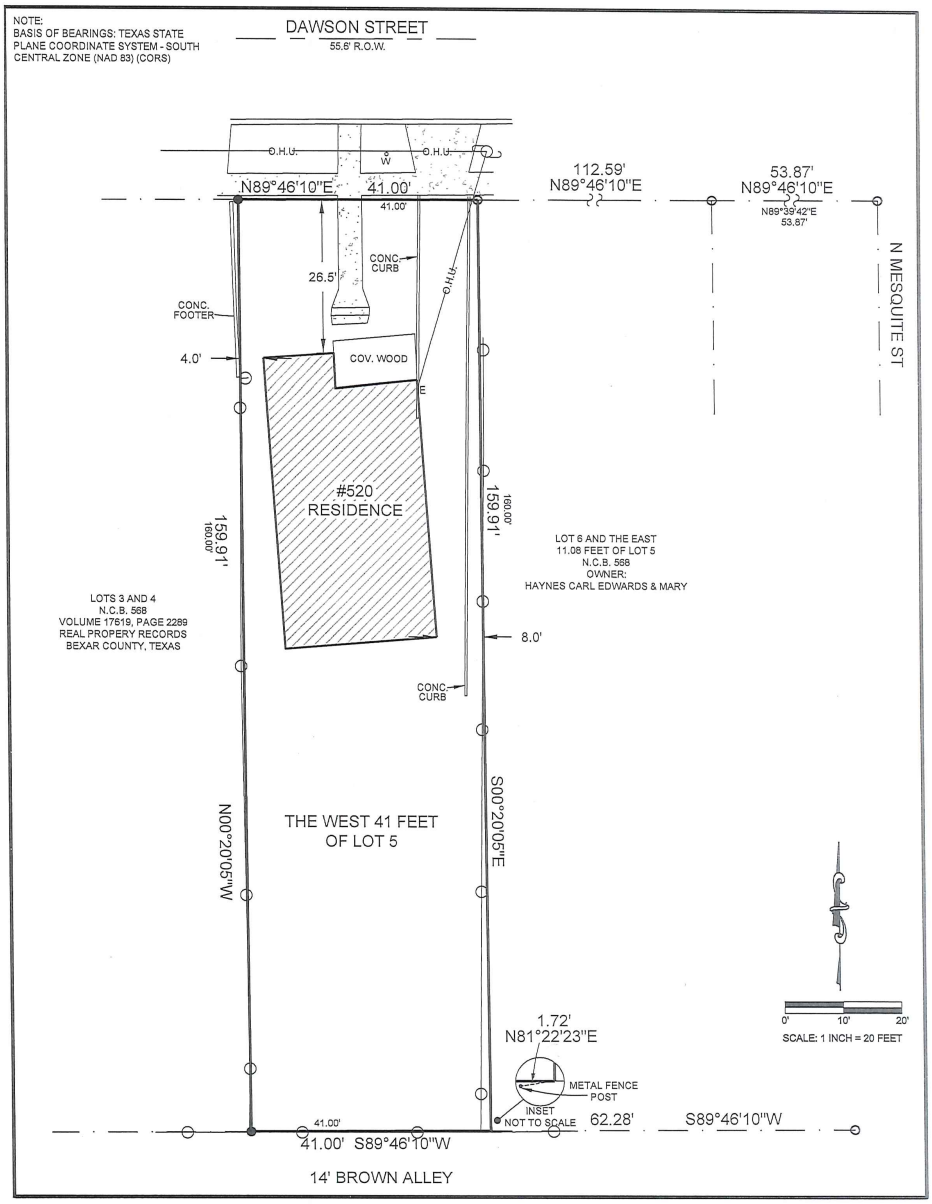
520 Dawson
San Antonio, TX. 78202

Legal Description: NCB 568 BLK 17 LOT W 41 FT OF 5
Dignowitty Hill Historic District

September September 18, 2018
Scope of Work includes:

1. New foundation with Flat Hardie backer skirting.
2. Master Bath Addition of 220 sq
3. Restore original siding on existing house
4. Use Board and Batten Siding on Addition.
5. Replace existing windows with double pane vinyl windows
6. Replace existing doors with new doors
7. Replace existing metal roof with new metal roof.
8. Install Gravel driveway.
9. Renovation of interior.
10. Replace existing chain link fence with new 6’ privacy wood fence.

Survey



SURVEY OF: THE WEST 41 FEET OF LOT 5, BLOCK 17, NEW CITY BLOCK 568, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

ADDRESS 520 DAWSON STREET, SAN ANTONIO, TEXAS 78202
JOB NO. 701-238
CERTIFIED TO: HB PROPERTIES I, LLC
NORTH AMERICAN TITLE INSURANCE COMPANY

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION. SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED ARE SHOWN ON DRAWING OR BY REFERENCE.

RECORD INFORMATION
N89°27'41"E
65.00'
AS MEASURED IN FIELD
S33°29'20"W
161.24'

Legend:

- CHAIN LINK FENCE
- CONCRETE
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- UTILITY POLE
- O.H.U. OVERHEAD UTILITY
- COV. COVERED (VOLUME/PAGE)
- E - ELEC. METER
- W - WATER METER
- 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS"

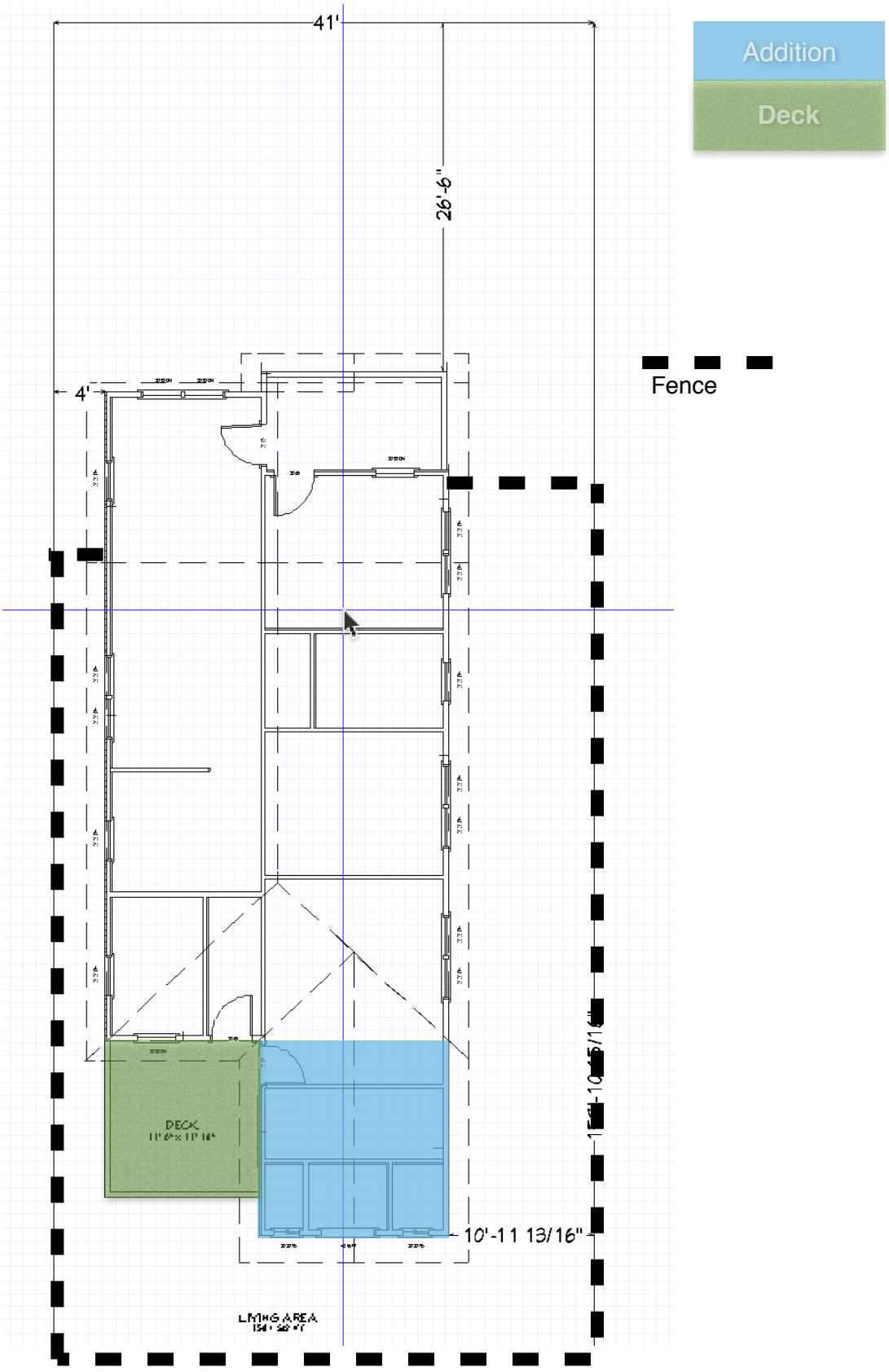
STATE OF TEXAS
REGISTERED
JOEL CHRISTIAN JOHNSON
5578
PROFESSIONAL
LAND SURVEYOR

JOEL CHRISTIAN JOHNSON, R.P.L.S.

MAY 29, 2018
DATE:

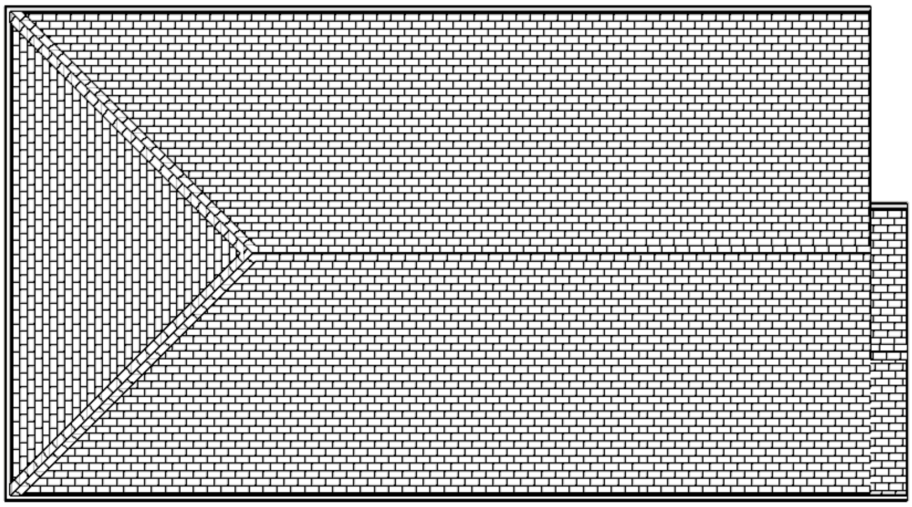
MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

Site Plan

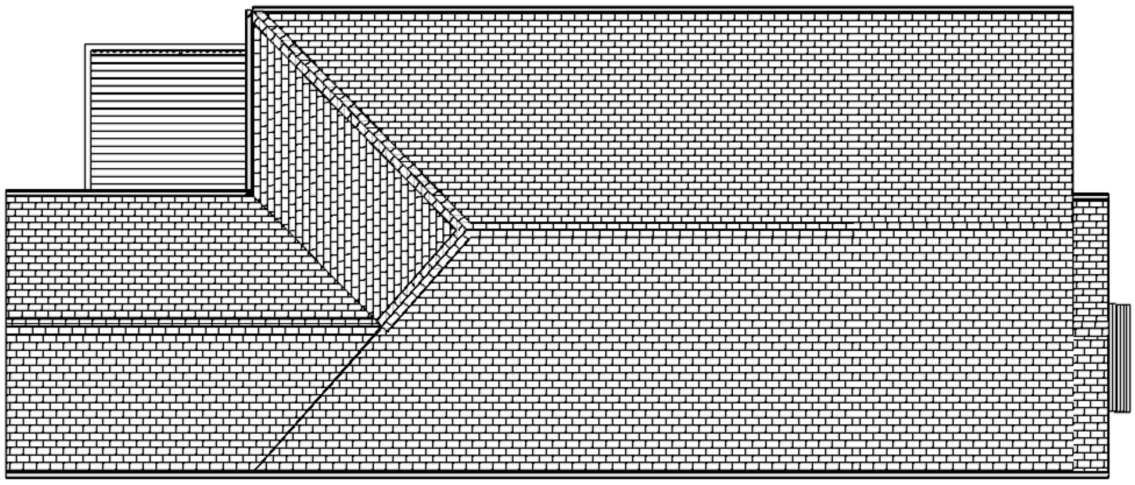


520 Dawson
San Antonio, TX. 78202
HDRC APP Add-on

Current Roof Line

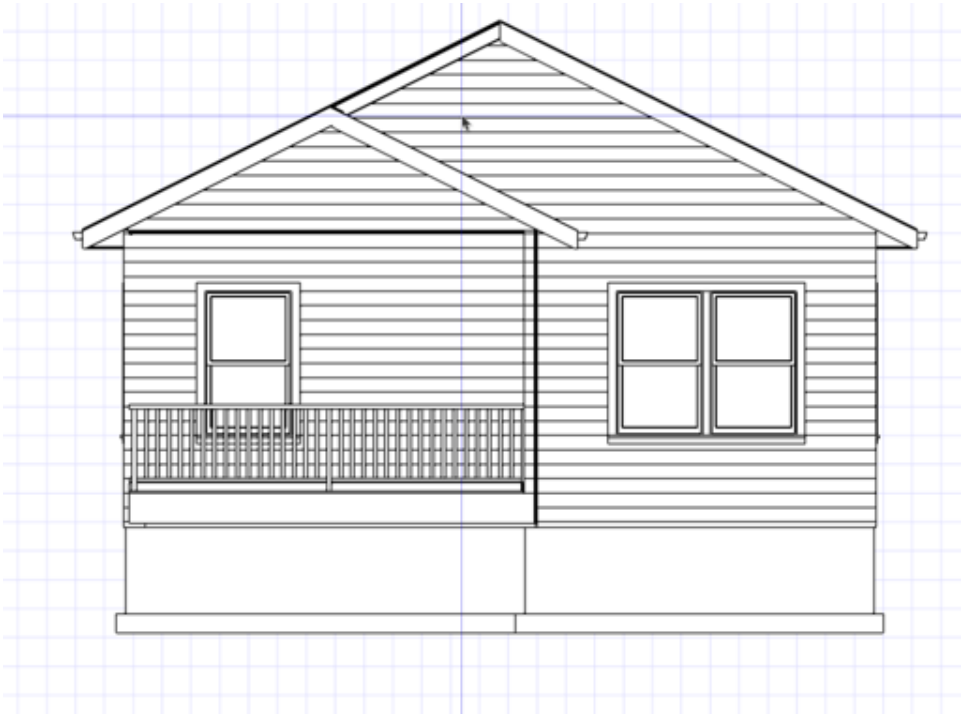


Proposed Roof line

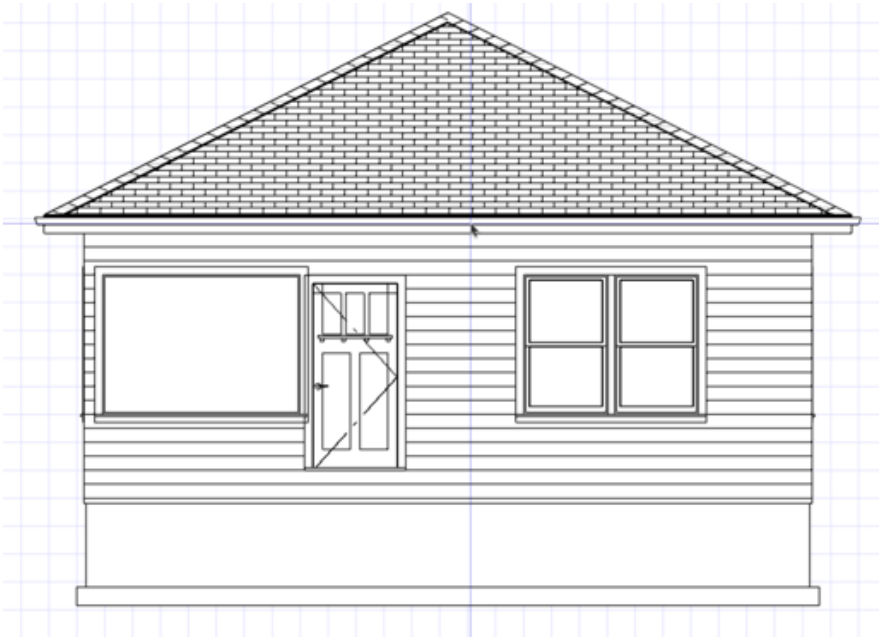


Current Elevations

North

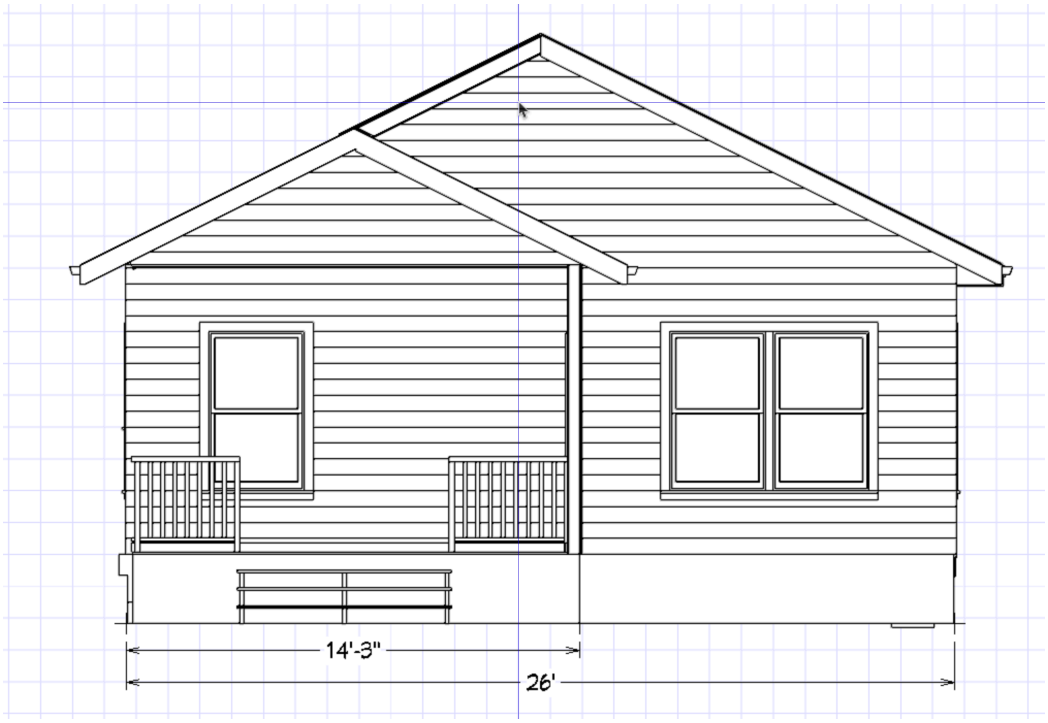


South

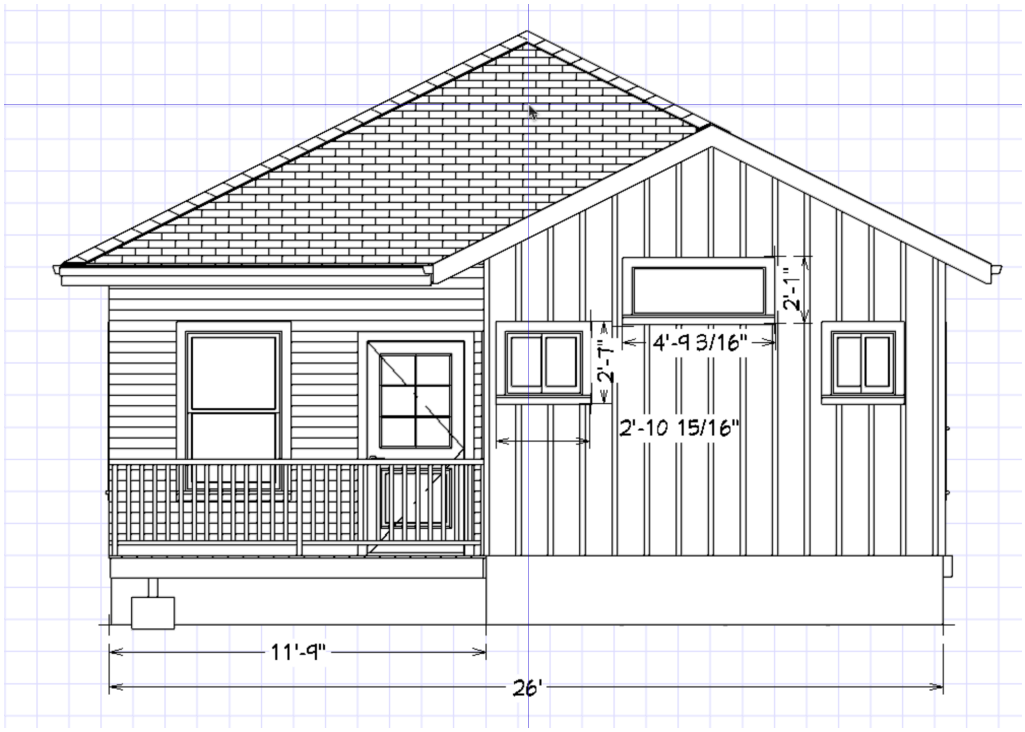


Proposed Elevations

North

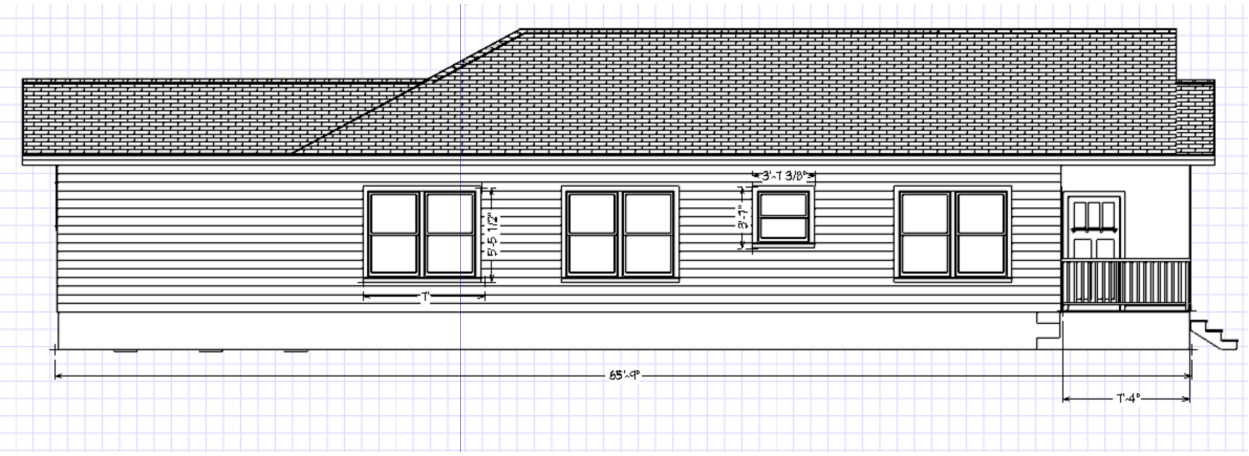


South



East

West



Roof Line

Materials

ReliaBilt 150 Vinyl Double Pane Single Strength New Construction Single Hung Window

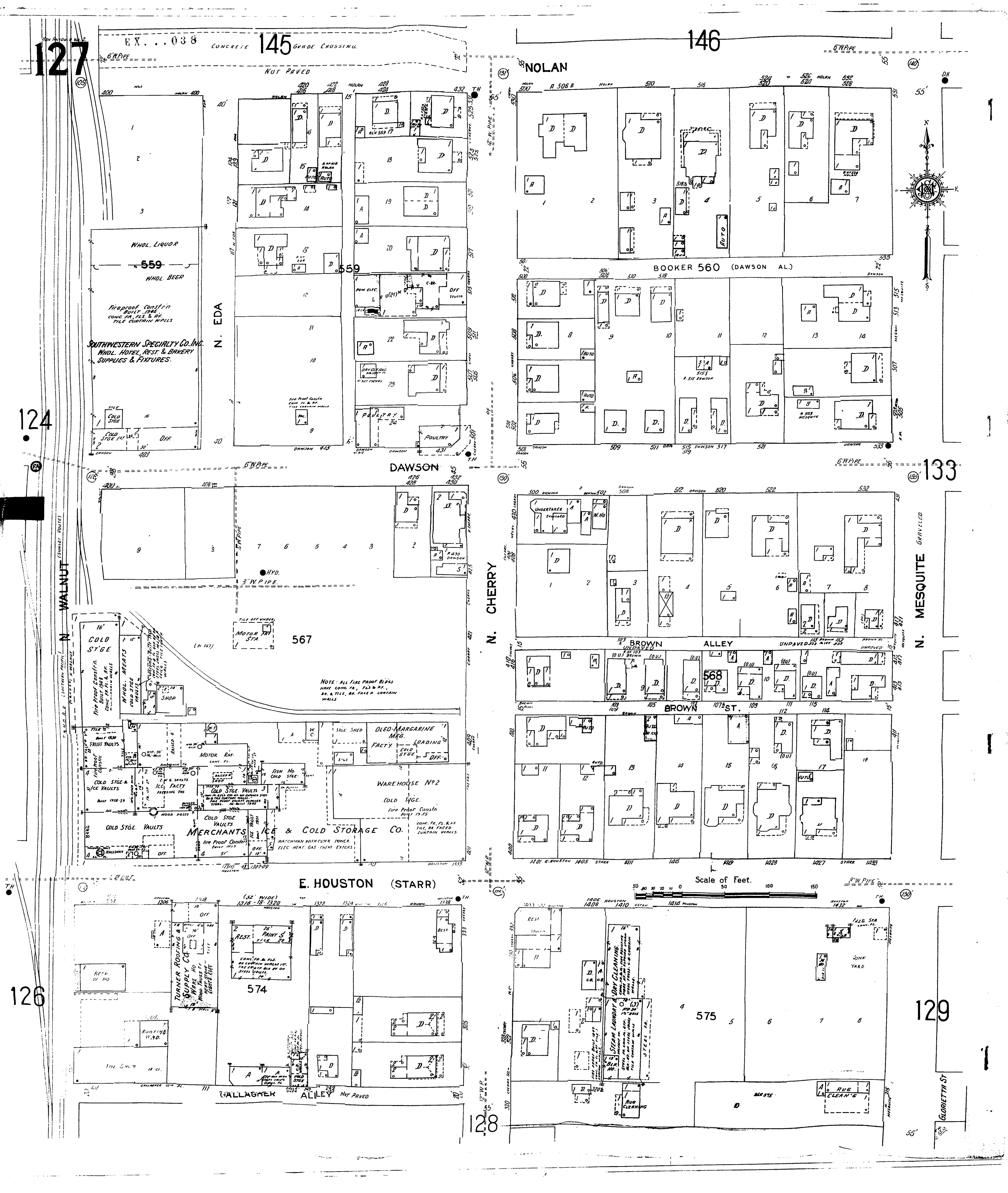
James Hardie (Actual: 0.312-in x 4ft x 8Ft) HardiePlank Primed Flat Fiber Cement Siding Panel

Therma-Tru Benchmark Doors 2-Panel Insulating Core 9-Lite Right-Hand Inswing Ready to Paint Fiberglass Prehung Entry Door

Front Door: Crafstman 6 Lite Staned Mahogany Wood Prehung

Window Sizes

Single windows are 36”x 60”
Double windows are two Single Windows of 36x60
Kitchen and front bath windows are 36 x 36
Addition bath windows are 24x24


127
EX...038
145
CONCRETE GRADE CROSSING
NOT PAVED
146
NOLAN
N. EDA
N. CHERRY
N. MESQUITE
N. WALNUT
BOOKER 560 (DAWSON AL.)
DAWSON
559
WHOL. LIQUOR
WHOL. BEER
SOUTHWESTERN SPECIALTY CO. INC.
WHOL. HOTEL, REST & BAKERY
SUPPLIES & FIXTURES
POULTRY
124
133
UNDERTAKER
567
MOTOR TRK STA.
HYD.
BROWN ALLEY
568
BROWN ST.
OLEO-MARGARINE MFG.
WAREHOUSE No 2
MERCHANTS ICE & COLD STORAGE CO.
E. HOUSTON (STARR)
Scale of Feet.
TURNER ROOFING & SUPPLY CO.
574
126
STEAM LAUNDRY & DRY CLEANING
575
ZINK YARD
129
RUG CLEAN'G
RUG CLEANING
GALLAGHER ALLEY NOT PAVED
128
GLORIETTA ST