

HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO: 2018-584
ADDRESS: 107 PASO HONDO
LEGAL DESCRIPTION: NCB 591 BLK 4 LOT 14
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Cotton Estes/High Cotton Architects
OWNER: Anthony Corbin, William Carson
TYPE OF WORK: Modifications to the original roof form, window replacement
APPLICATION RECEIVED: November 16, 2018
60-DAY REVIEW: January 15, 2019
REQUEST:

The applicant is requesting conceptual approval to perform rehabilitative scopes of work to the historic structure at 107 Paso Hondo as well as perform exterior modifications. Within this request, the applicant has proposed the following:

1. Foundation repair to the historic structure to prevent future displacement of walls.
2. Perform rehabilitative scopes of work including the repair of brick facades, porch repair and stone window sills and other historic façade elements.
3. Install a new standing seam metal roof.
4. Replace the original wood windows with new, insulated wood framed windows.
5. Construct a second story addition to feature a dormer on the front facing roof slope as well as modify the historic roof profile. This addition will result in a two story addition at the rear of the historic structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

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.

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.

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 107 Paso Hondo was constructed circa 1904 in the Folk Victorian style and is a contributing structure to the Dignowity Hill Historic District. The historic structure features brick facades, a hipped roof and a front facing window bay with a gabled roof. At this time, the applicant has proposed scopes of work that include foundation repair, roof replacement, window replacement and the construction of a second story addition to include a street facing dormer.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on December 11, 2018. At that meeting, the committee noted that historic wood windows should be repaired and retained in the historic structure and noted that the proposed addition was sensitive to the historic structure's overall form.
- c. FOUNDATION REPAIR – The applicant has noted the installation of new concrete piers to be poured within the existing footprint to level the structure's floors. Staff finds that foundation repair that preserves the historic structure in its original form is appropriate.
- d. REHABILITATION – The applicant has proposed a number of rehabilitative scopes of work that include repair to the historic brick façade, front porch repair and repair to stone elements. Repair work should be performed in-kind with the original materials.
- e. ROOF REPLACEMENT – The applicant has proposed to replace the existing, standing seam metal roof with a new standing seam metal roof to feature a crimped ridge seam. The proposed roof should also feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height and a standard galvalume finish.
- f. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, original wood windows with new wood windows featuring insulated frames. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be preserved. Staff performed a site visit on November 26, 2018, where staff found the original windows to be in a repairable condition. Staff finds that the existing windows should be repaired and maintained within the historic structure.
- g. SECOND STORY ADDITION – The applicant has proposed to construct a second story addition that will result in the modifications to the original roof form of the historic structure as well as a front facing dormer. 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 proposed addition is not consistent with the Guidelines, primarily through the addition of the front facing dormer.
- h. ROOF FORM – The applicant has proposed for the addition to feature both a front and rear facing gabled roof. The proposed roof form will feature a side roof slop that will modify the historic structure's hipped roof. The Guidelines for Additions 1.B.iii. notes that dormers should be compatible in size, scale, proportion, placement and detail with the style of the house and should be located on non-primary facades. Staff finds that the proposed dormer addition would be more appropriate located on the rear façade. Additionally, the historic structure's roof form is character defining to the historic structure. The proposed addition alters the historic roof form in a manner that is inconsistent with the Guidelines.
- i. HEIGHT – The applicant has proposed for the addition to feature a height that does not exceed that of the historic structure. Generally, staff finds the proposed height and mass of the addition to be appropriate; however, as noted in finding h, staff finds that the proposed dormer addition would be most appropriate added to the rear façade.
- j. MATERIALS – The applicant has proposed materials that include stucco facades, wood windows, wood balcony railings and a standing seam metal roof. Generally, staff finds the proposed addition's materials to be appropriate.
- k. ARCHITECTURAL DETAILS – Staff finds that the proposed dormer addition would be most appropriate located on the rear façade where it would preserve the hipped roof form as viewed from the front, primary façade.

RECOMMENDATION:

Staff recommends conceptual approval of request items #1 through #3 based on findings c through e with the following stipulations:

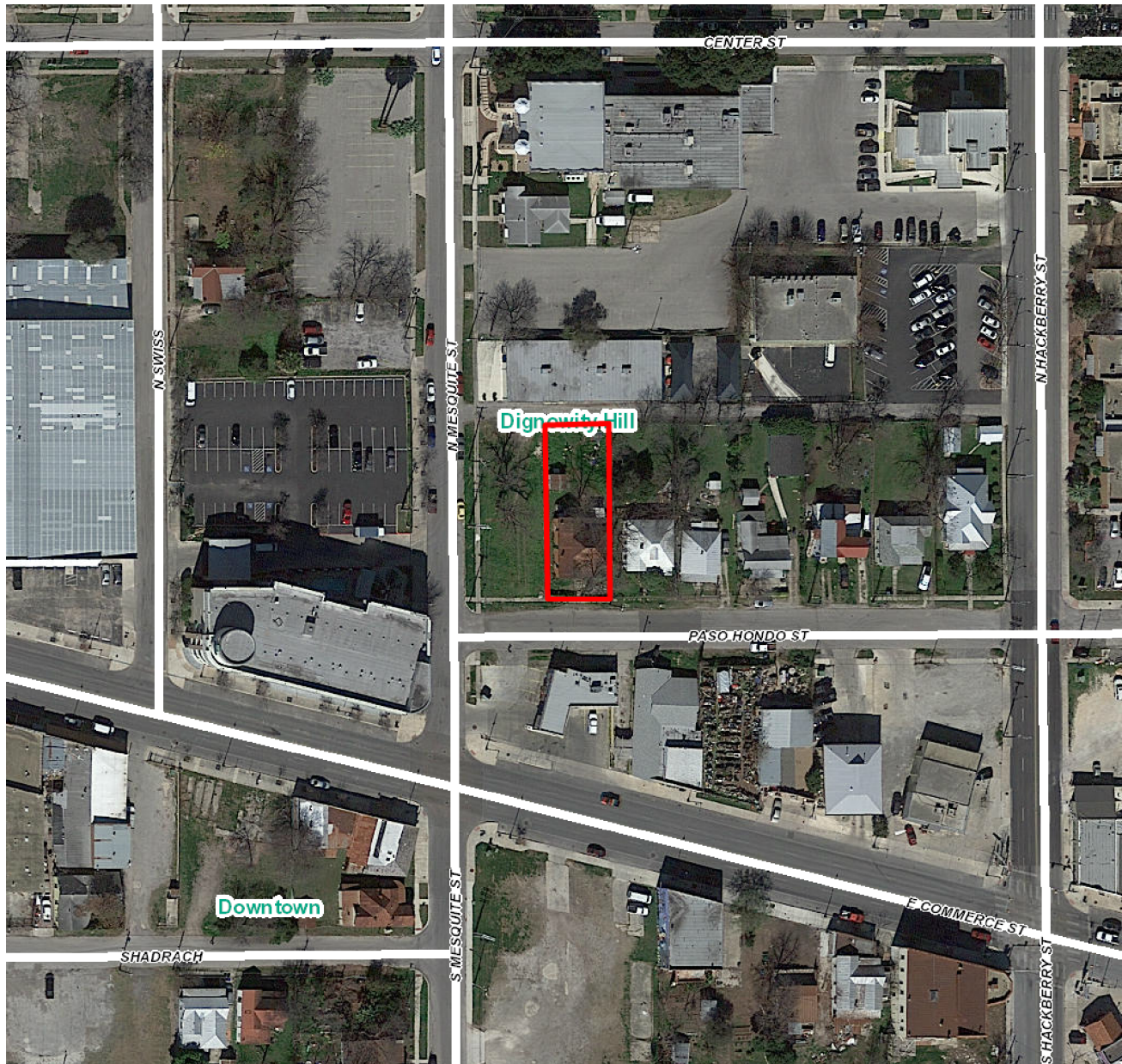
- i. That the proposed repair and rehabilitative scopes of work be done with in-kind materials.
- ii. That the standing seam metal roof replacement feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.

Staff does not recommend conceptual approval of request item #4, the replacement of the original wood windows. Staff finds that the original wood windows should be repaired. Any windows beyond repair may be replaced per staff review.

Staff does not recommend conceptual approval of request item #5, the construction of a dormer addition on the front façade. Staff recommends that the applicant retain the form of the original roof structure and construct additions to the rear of the historic structure.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 12, 2018

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CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: DECEMBER 11, 2018 HDRC Case# 2018 -

ADDRESS: 107 PASO DONADO Meeting Location: 1901 S ALAMO

APPLICANT: LOTION ESTES/HIGH LOTION ARCHITECTS

DRC Members present: LUETIS FISH, JEFF PETZER

Staff present: EDWARD HALL

Others present: PROPERTY OWNER

REQUEST: CONSTRUCTION OF A SECOND STORY ADDITION, STREET FACING

ADDER ADDITION, ROOF MODIFICATIONS, WINDOW REPLACEMENT

COMMENTS/CONCERNS: CE: OVERVIEW OF PROJECT/PROPERTY INFORMATION,

IF: QUESTIONS REGARDING THE PROPOSED ADDITION - EAVE HEIGHT,

MATERIALS, ETC. CE: REQUEST IS NOT CONSISTENT W/ GUIDELINES,

BUT IS SOMEWHAT SENSITIVE TO HISTORIC STRUCTURE. IF: IF ANY

WINDOWS CAN BE REPAIRED, THEY SHOULD BE REPAIRED. CE: IF WINDOWS

CAN BE REPAIRED, THEY SHOULD BE. WHOLESALE REPLACEMENT SHOULD

BE AVOIDED. CE: PROPOSED LOCATION MAY BE APPROPRIATE - SIDE IS

VISIBLE, PROPOSED LOCATION IS SENSITIVE.

COMMITTEE RECOMMENDATION: ☐ APPROVE ☐ DISAPPROVE ☐
APPROVE WITH COMMENTS/STIPULATIONS:

[Signature]
Committee Chair Signature (or representative)

12.11.18
Date

JF! WAS FIRST FLOOR ADDITION TO REAR CONSIDERED?

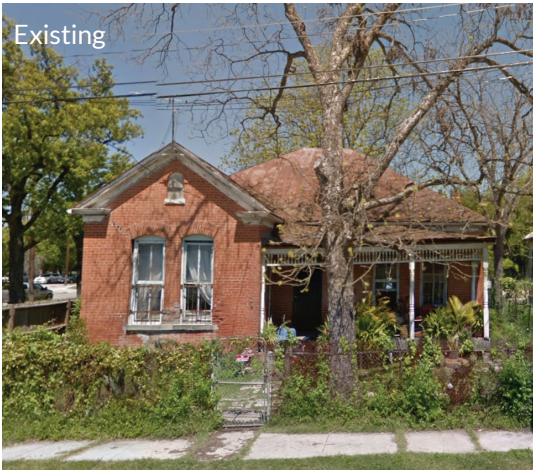
JF! PROPOSAL IS SENSITIVE TO ~~THE~~ HISTORIC STRUCTURE. (NOT CONSISTENT W/ GUIDELINES)

LF! THERE SHOULD BE AN ATTEMPT TO BREAK THE ~~MONOTONIC~~ VERTICALNESS OF THE ADDITION'S REAR.

JF! USE LIMESTONE FOR SILLS.

HDRC Application

Address: 107 Paso Hondo Street
Owners: William Carson & John Corbin
Conceptual Design 11.16.2018
HighCotton Architects



Narrative:

107 Paso Hondo was built in 1904. The original structure consists of five rooms divided by a central corridor, totaling approx. 1,300 sq.ft. (measured from inside face of wall). This simple, yet impressive Victorian brick home is located on the southern border of the Dignowity Hill Historic District, surrounded primarily by commercial use structures. The few nearby houses consist of 1, 1.5 and 2 story homes.

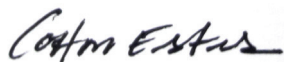
Although in dire disrepair, the original architecture is largely in tact. The original exterior walls are constructed of double-wythe brick, extending at least 42" below grade. Due to the brick construction of the exterior wall foundations, re-leveling the brick foundation is not an option based on the opinion of several engineers. Instead, new piers will be poured within the original footprint in order to re-level the floors and avoid any further damage to the existing foundation. Insulated walls will be built on top of the new piers, honoring the existing fenestration.

The Owners are committed to properly reviving and restoring this house as their own. In order to accommodate the additional square footage they require, we propose a second floor addition which preserves the original hipped roof and prominent brick gable that faces the street. The new dormer addition is set back from the primary brick gable and front porch, and relates to the existing massing by referencing existing roof pitches and form. Typical of gabled dormers on historical Victorian houses, the new dormer uses a distinct wall cladding from the primary volume in order to provide variation in texture and, in this case, distinguish the new construction from the old.

Other significant proposed modification include the replacement of all original windows with new, insulated, wood-framed windows. These will be custom built with care to match the original window dimensions and exact detailing as viewed from the exterior.

Thank you for your consideration,

Cotton Estes | AIA

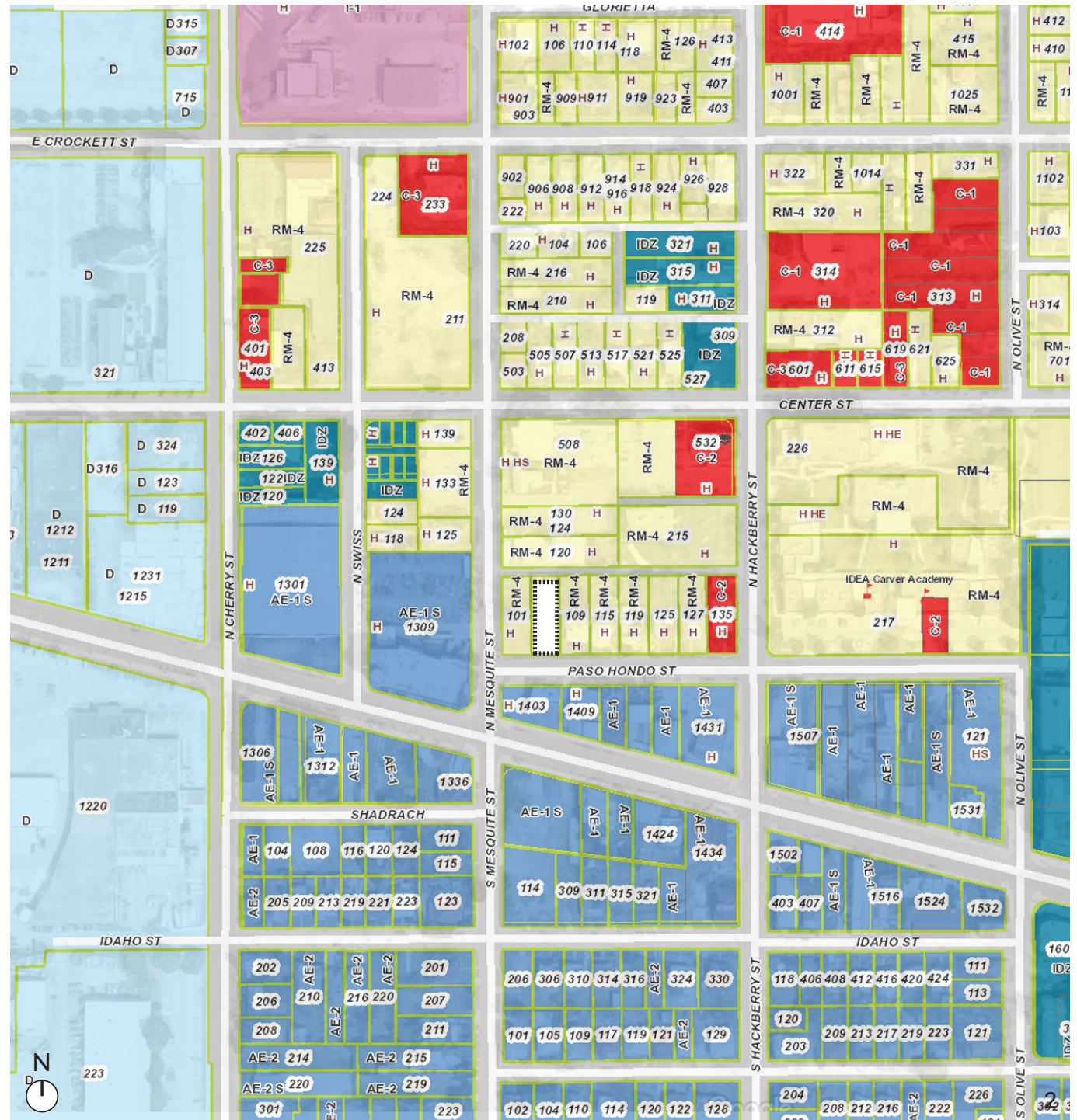


CONTEXT MAP: Satellite View with Zoning Overlay

107 Paso Hondo is zoned RM-4, and is located on a single block of residential properties on the southern edge of the Dignowity Hill Historical District. The northern half of this block consists of 1-2 story houses. The southern half of this block is used as service access for several low-rise commercial buildings facing Commerce Street. To the south and west, 107 Paso Hondo borders a large area of properties zoned for Arts & Entertainment.

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Conceptual Design 11.30.2018



CONTEXT MAP: Adjacent Uses

The immediate neighbors of 107 Paso Hondo consist of one vacant residence (east), a gas station (south), a 6-story Holiday Inn and parking lot (west), and a medicare service center (north). Commercial uses surround this residential block on all four sides.



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EXISTING BUILDING

Top:
South Elevation (view from Paso Hondo Street)

Bottom:
North Elevation (view from Backyard)



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EXISTING BUILDING

Top:
West Elevation (view from N Mesquite St.)

Bottom:
East Elevation (view from Paso Hondo St. looking northwest)



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EXISTING BUILDING

Additional Views & Existing Conditions:

- Foundation appears to be 42" deep continuation of brick walls set on rubble base
- Erosion of stone sills and brick next to windows due to splashback from poorly repaired sills
- Exterior wood trim, soffits, cornices, posts and spindles require intensive restoration work
- Extensive brick patching, repointing and select reconstruction may be needed



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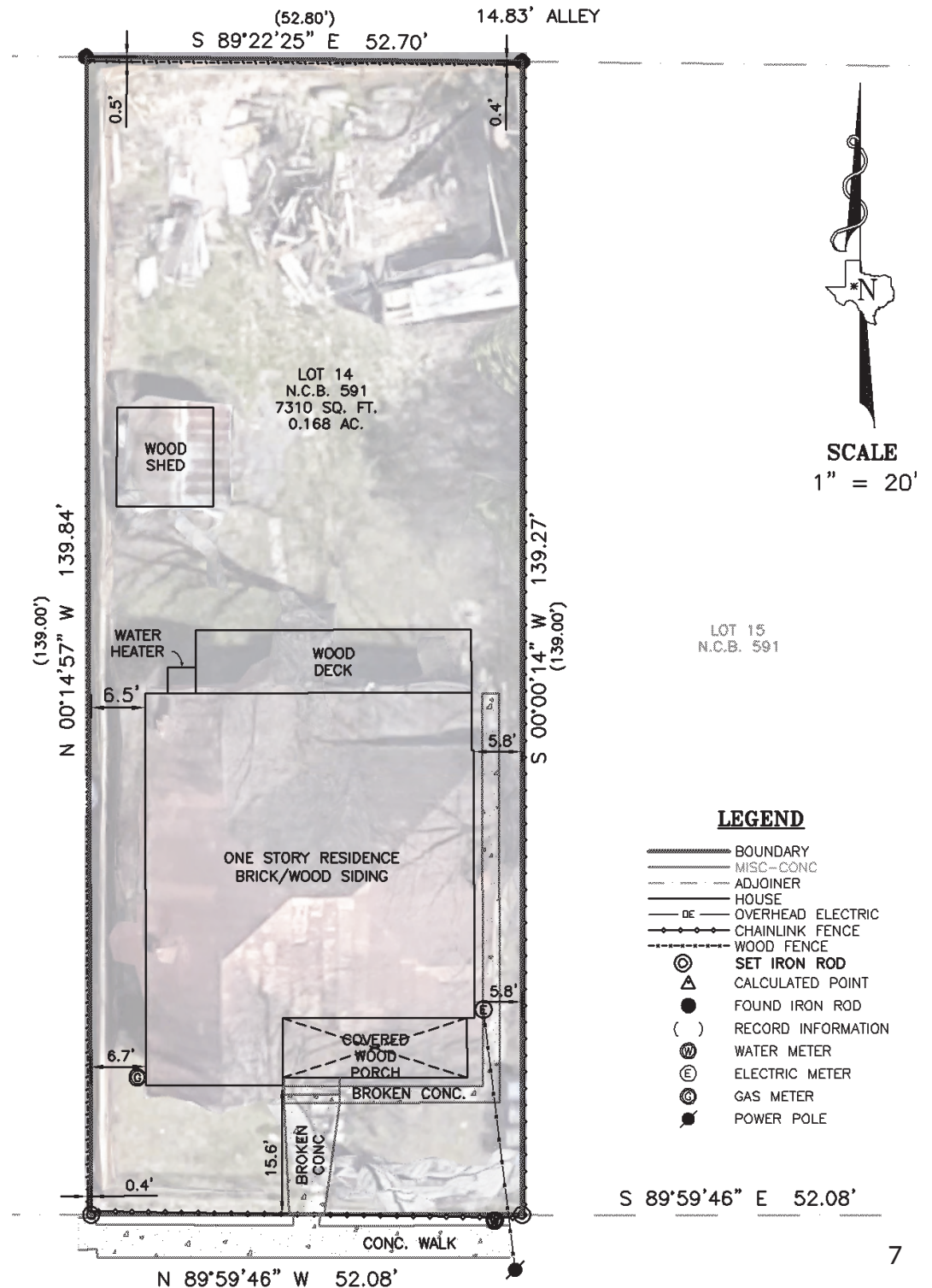
Address: 107 Paso Hondo Street
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PROPERTY SURVEY

N 1" = 20'

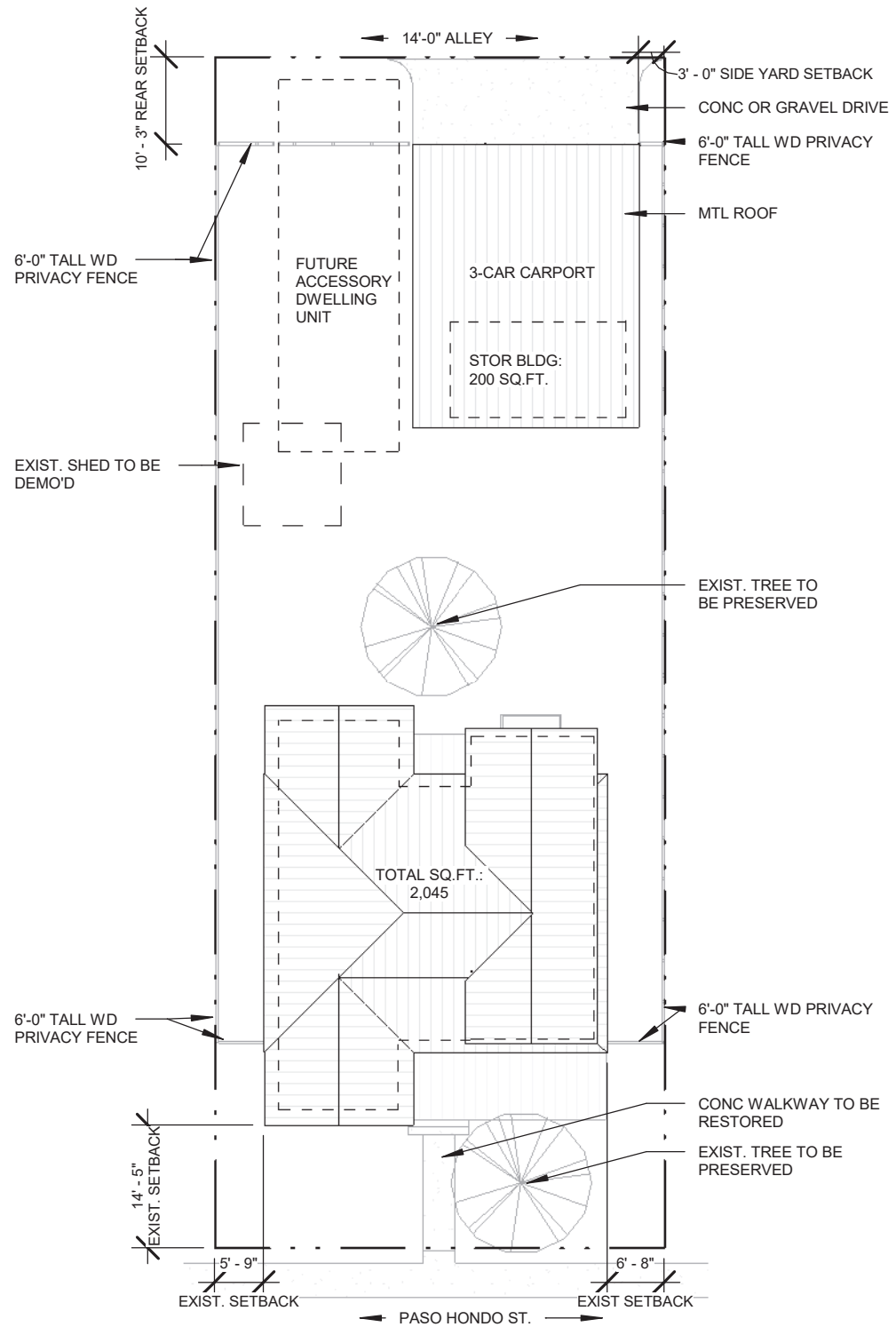
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PROPOSED SITE PLAN

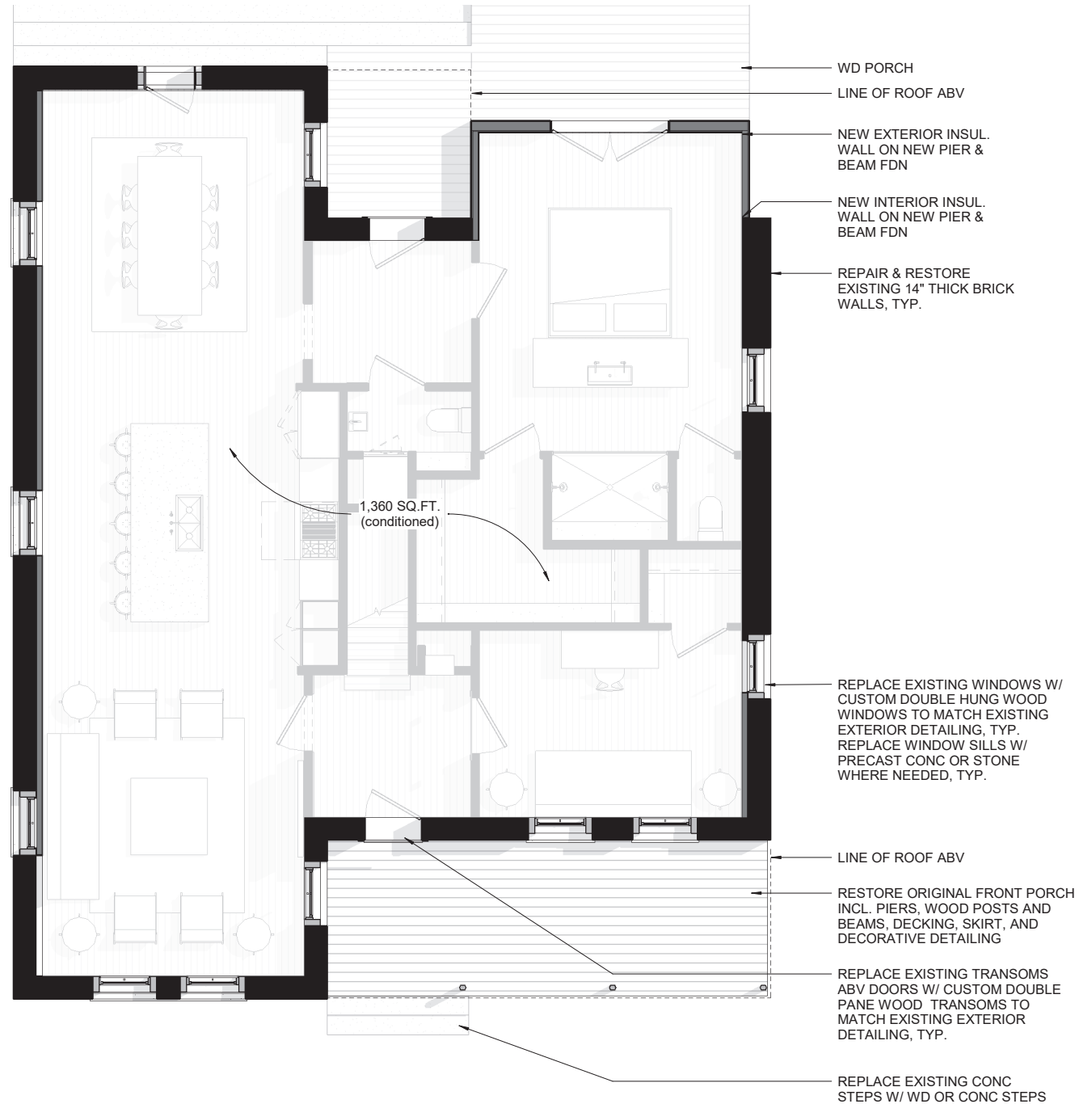
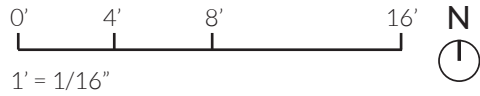
N 1" = 20'



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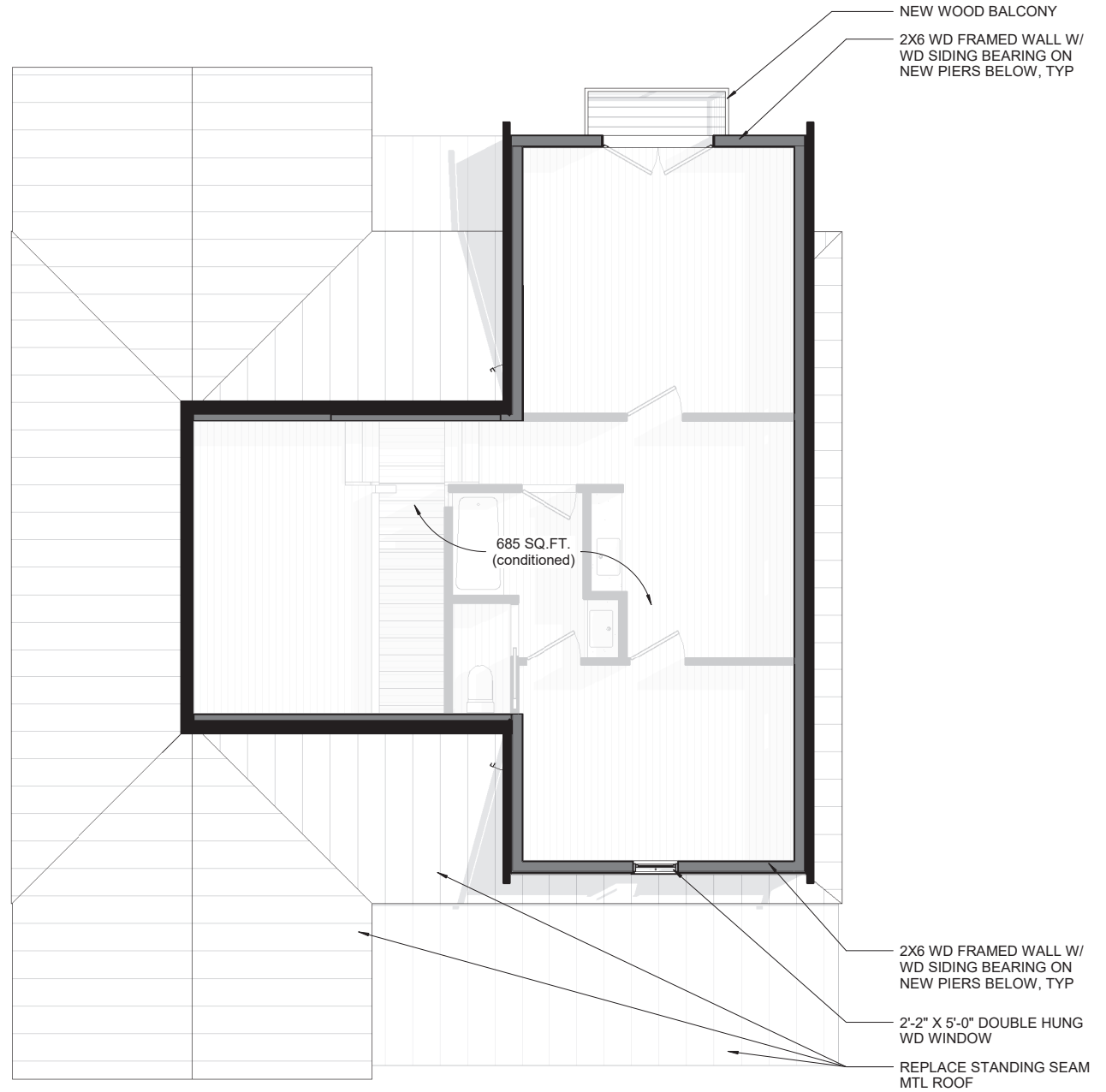
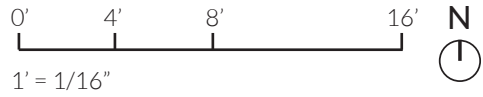
PROPOSED FIRST FLOOR PLAN



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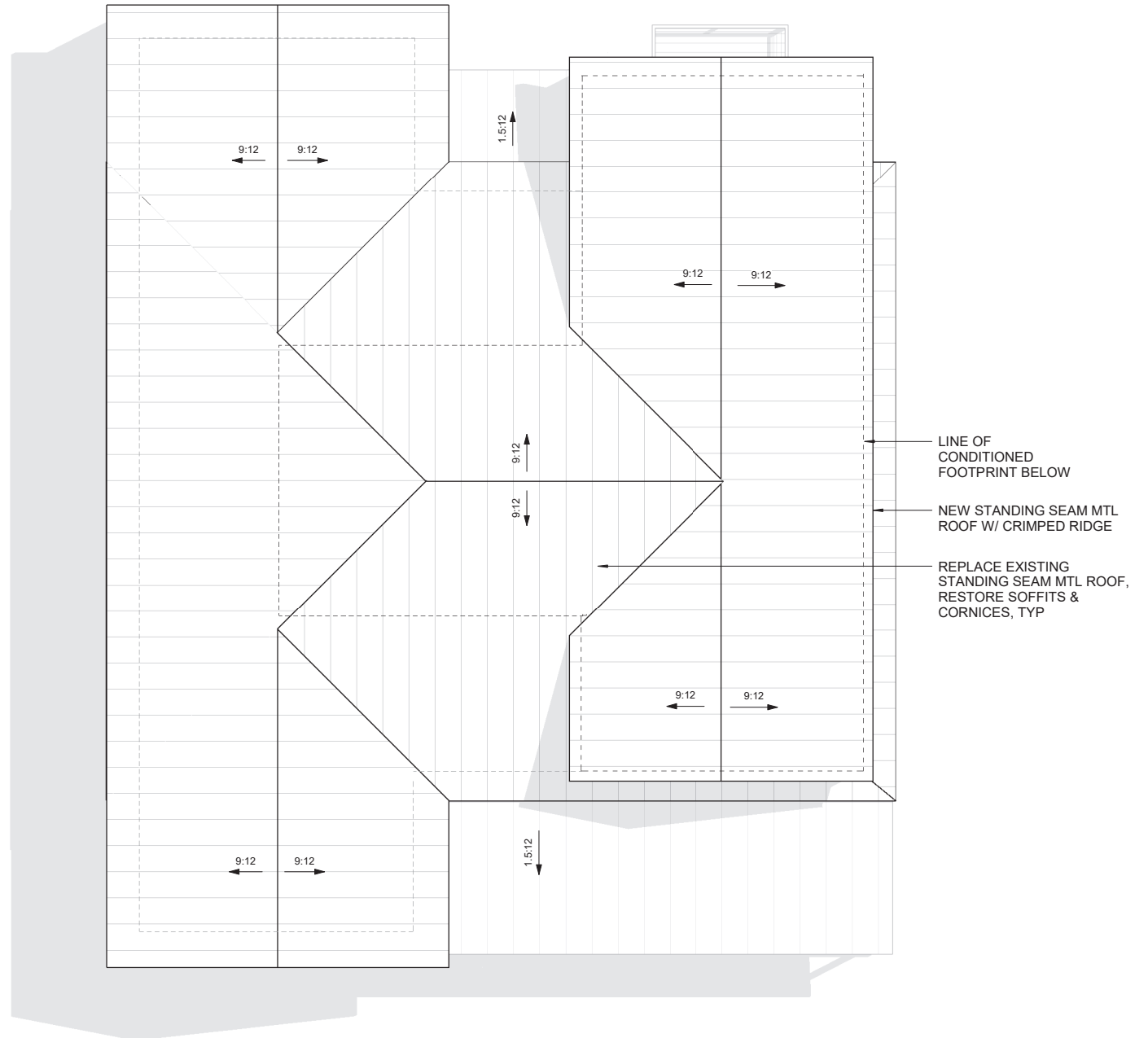
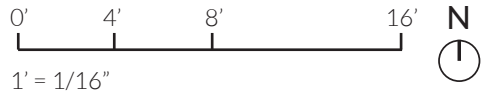
PROPOSED SECOND FLOOR PLAN



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Conceptual Design 11.30.2018

PROPOSED ROOF PLAN



HDRC Application

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Conceptual Design 11.30.2018

PROPOSED SOUTH ELEVATION

0' 4' 8' 16'

1' = 1/16"



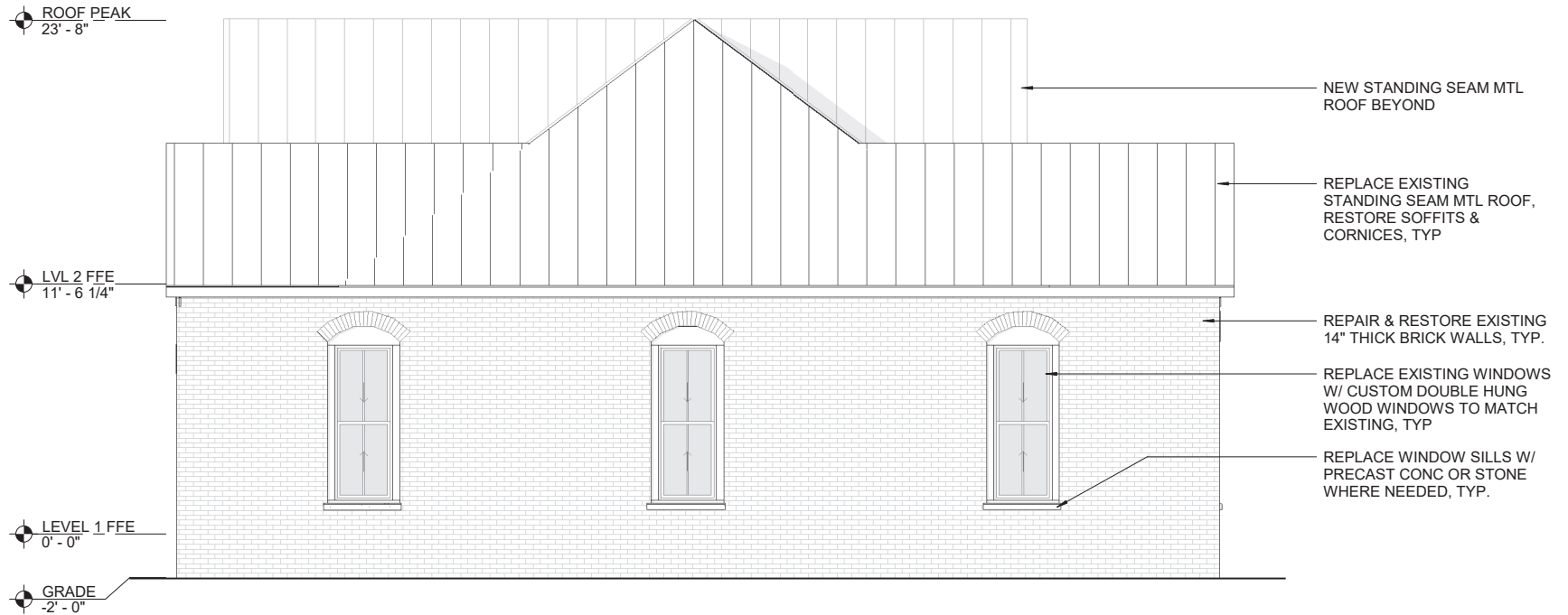
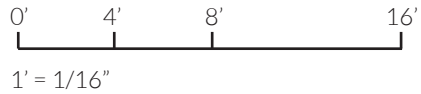
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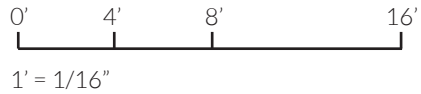
PROPOSED WEST ELEVATION



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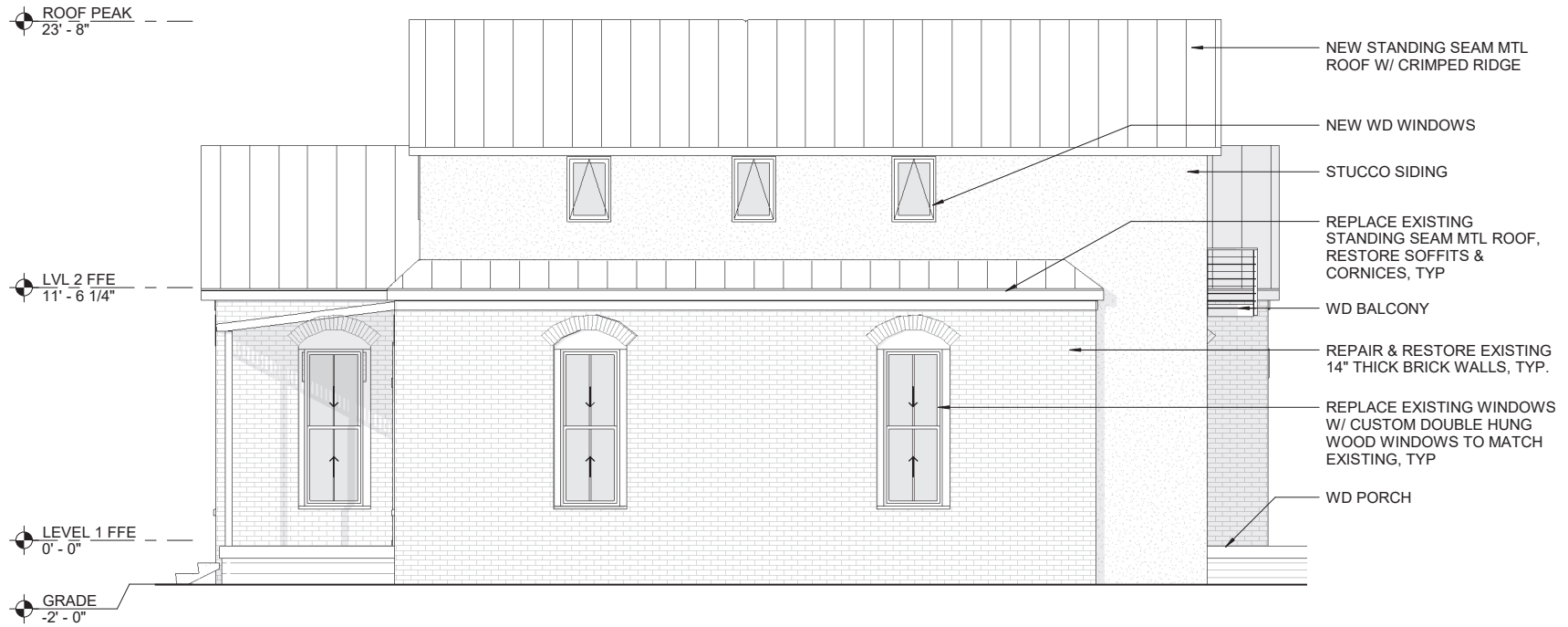
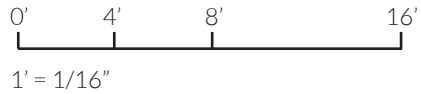
NORTH ELEVATION



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PROPOSED EAST ELEVATION



HDRC Application

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Conceptual Design 11.30.2018