

## HISTORIC AND DESIGN REVIEW COMMISSION

January 16, 2019

**HDRC CASE NO:** 2019-002  
**ADDRESS:** 825 DAWSON ST  
**LEGAL DESCRIPTION:** NCB 563 BLK 7 LOT 18  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Jeffrey Post  
**OWNER:** Jeffrey Post  
**TYPE OF WORK:** Rehabilitation, exterior and fenestration modifications and the construction of a rear addition  
**APPLICATION RECEIVED:** January 02, 2019  
**60-DAY REVIEW:** March 03, 2019  
**REQUEST:**

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

1. Perform exterior modifications to the front (south) façade of the historic structure including the installation of a window on the front façade and the repositioning of the front door to center it on the front façade.
2. Perform exterior modifications to the east façade of the historic structure including the removal of three existing window openings and the addition of six new window openings. Modifications to this façade would also result in the removal of the existing, side bay.
3. Perform exterior modifications to the west façade of the historic structure including the removal of three existing window openings and the installation of five new window openings.
4. Construct a rear addition to feature approximately 450 square feet.

### APPLICABLE CITATIONS:

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

#### 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.

## 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 located at 825 Dawson was constructed circa 1925 and is found on the 1951 Sanborn Map. The historic structure features a side gabled roof above the porch. The structure was constructed in the Craftsman style.
- b. At this time, the applicant has proposed to perform rehabilitative scopes of work, modifications to the existing form and fenestration patterns of the historic structure and to construct a rear addition.
- c. REHABILITATION – The applicant has noted that the historic structure will be rehabilitated. Rehabilitative scopes of work that are performed in kind, such as roof repair or replacement, foundation repair, wood window repair, siding and trim repair and painting are eligible for Administrative Approval.
- d. EXISTING ELEMENTS – Per the construction documents, various architectural elements, including a side chimney, gable brackets, columns and gable siding are to be replaced. Staff finds that the existing elements that are original to the structure should be repaired and preserved.
- e. WINDOWS – Many of the existing windows on site are not original to the structure and are aluminum. Any wood windows on site should be preserved. Non-original windows may be replaced; however, wood or aluminum clad wood windows should be used. Staff finds that the proposed windows should 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.
- f. EXTERIOR MODIFICATIONS (Front Façade) – The applicant has proposed to perform exterior modifications to the front (south) façade of the historic structure including the installation of a window on the front façade and the repositioning of the front door to center it on the front façade. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved. Per the 1951 Sanborn Map, the structure was a duplex. Staff finds that the left most window façade opening should remain as is, as well as the existing, front door. Staff finds that the applicant may install an additional door to the right of the existing door to address the proposed interior layout. Staff finds that the right most window opening may be modified; however, the opening should remain.
- g. EXTERIOR MODIFICATIONS (East Façade) – The applicant has proposed to perform exterior modifications to the east façade of the historic structure including the removal of three existing window openings and the addition of six new window openings. Modifications to this façade would also result in the removal of the existing, side bay. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved. Per the 1951 Sanborn Map, the existing, side bay existed at this time. Staff finds that the side window to the front of the side bay, as well as the side bay and side bay window openings should be preserved. Additionally, the window to the rear of the side bay should be preserved.
- h. EXTERIOR MODIFICATIONS (West Façade) – The applicant has proposed to perform exterior modifications to the west façade of the historic structure including the removal of three existing window openings and the installation of five new window openings. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved. Staff finds that each of the original window openings should be preserved.
- i. ADDITION – At the rear of the historic structure, the applicant has proposed to construct a rear addition to feature approximately 450 square feet. 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. At this time, the applicant has proposed for the rear addition to feature a wall plane that matches that of the historic structure. Staff finds that the applicant should utilize a setback in wall planes, or a vertical trim piece to separate

the proposed addition from the historic structure. The applicant should utilize a roof form that does not result in the raising of the historic structure's roof or ridgeline.

- j. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed an addition that in footprint is appropriate.
- k. MATERIALS – Per the submitted construction documents, the applicant has proposed an asphalt shingle roof and wood siding. Staff finds that the proposed wood siding should match that found on the historic structure. Foundation skirting should also match the profile of that of the historic structure. Regarding the roof, the existing, standing seam metal roof should be maintained. The proposed addition should feature roof materials that match those of the historic structure.
- l. WINDOW MATERIALS – At this time, the applicant has not proposed window materials for the addition. Staff finds that a wood or aluminum clad window should be installed. Staff finds that the proposed windows should 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.

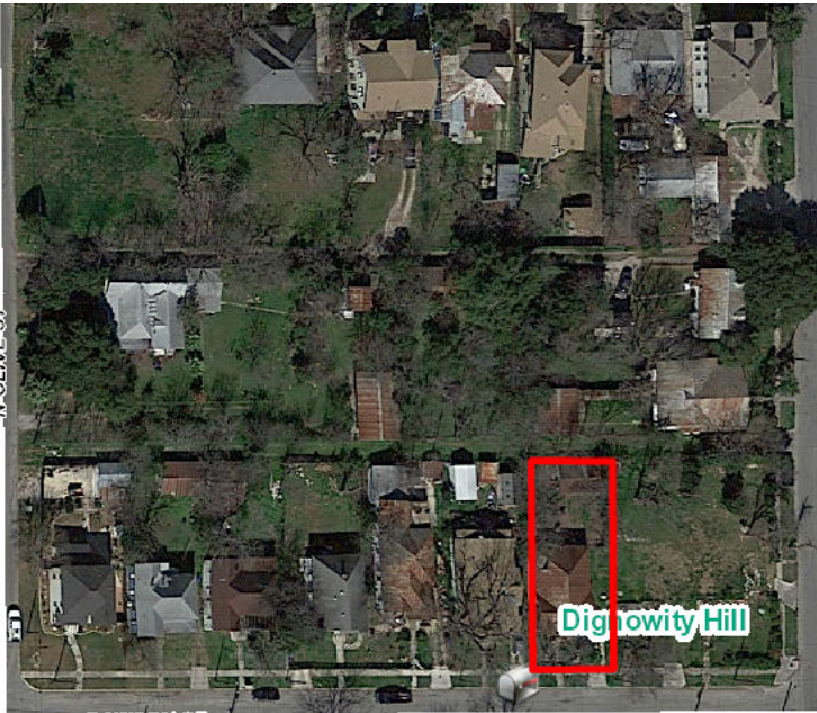
#### **RECOMMENDATION:**

1. Staff does not recommend approval of item #1, exterior modifications to the historic façade based on finding f. Staff recommends that the left most window façade opening remain as is, as well as the existing, front door. Additionally, staff recommends that the applicant install an additional door to the right of the existing door to address the proposed interior layout. The right most window opening may be modified; however, the opening should remain.
2. Staff does not recommend approval of item #2, exterior modifications to the historic façade based on finding g. Staff recommends that the existing window openings and side bay be preserved as they exist.
3. Staff does not recommend approval of item #3, exterior modifications to the historic façade based on finding h. Staff recommends that the existing window openings be preserved.
4. Staff recommends approval of item #4, the construction of a rear addition based on findings g through j with the following stipulations:
  - i. That the applicant include either a setback in façade planes or a vertical trim piece to separate the proposed addition from the historic structure.
  - ii. That the applicant install a standing seam metal roof to match that of the historic structure that includes 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.
  - iii. That materials including siding, foundation skirting and trim match those of the historic structure.
  - iv. That a wood or aluminum clad window should be installed. Staff finds that the proposed windows should 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.

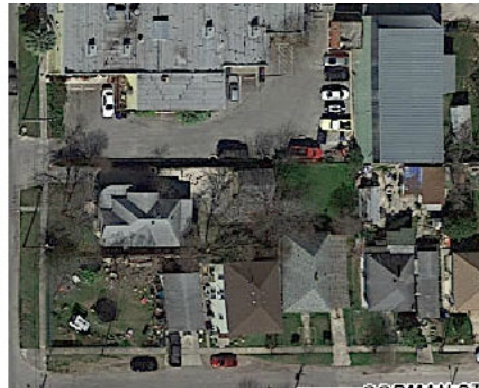
In addition to the above recommendations, staff recommends that the applicant preserve all existing architectural elements, including a side chimney, knee walls, gable brackets, porch columns and siding.

#### **CASE MANAGER:**

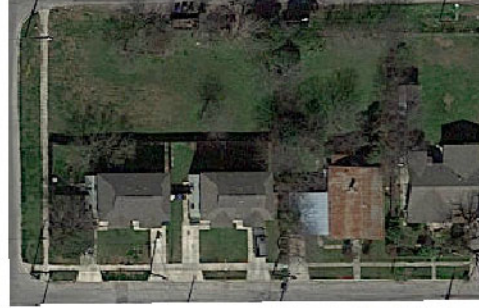
Edward Hall



DAWSON ST



GORMAN ST



DAWSON ALLEY



N PINE ST



WHEELER ALLEY



FLC





N

## Flex Viewer

Powered by ArcGIS Server

Printed: Jan 09, 2019

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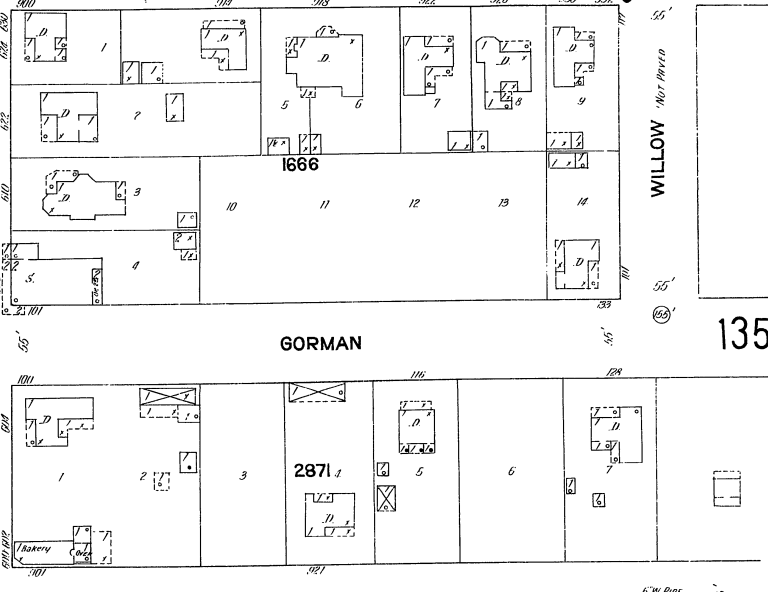
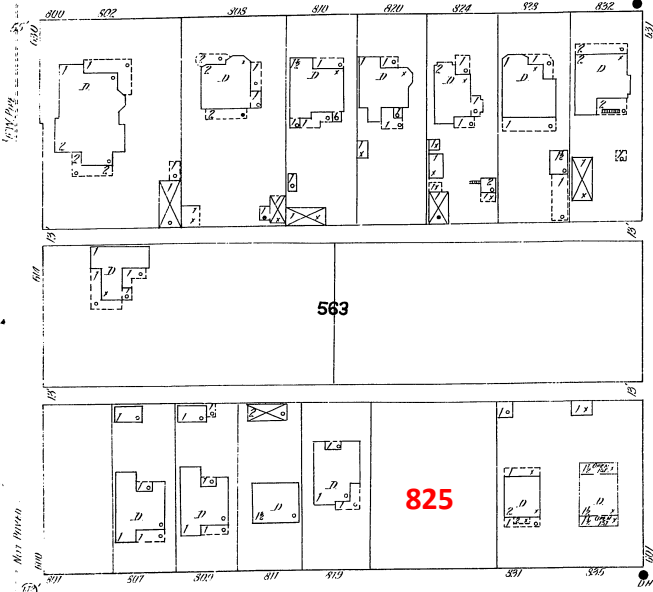
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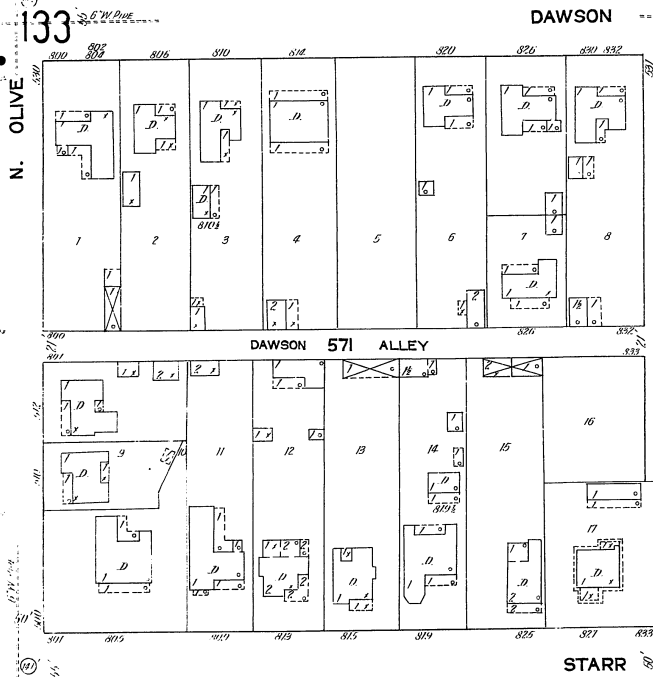
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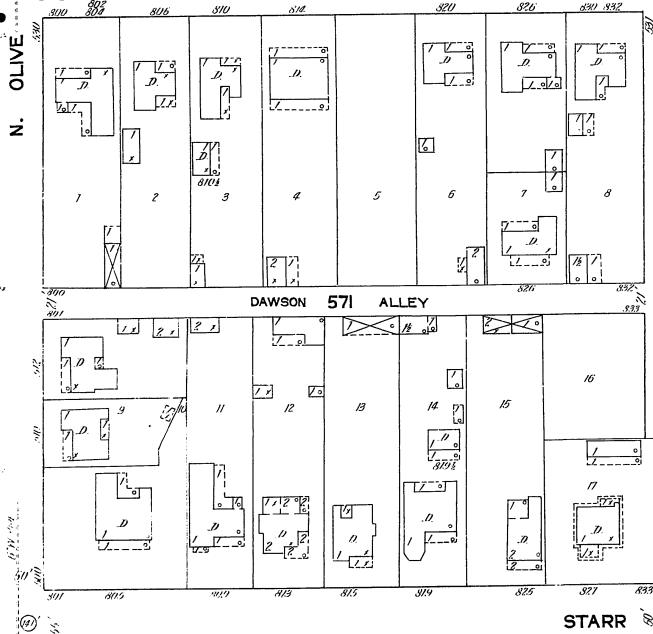
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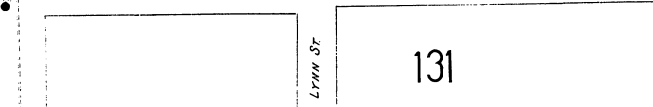
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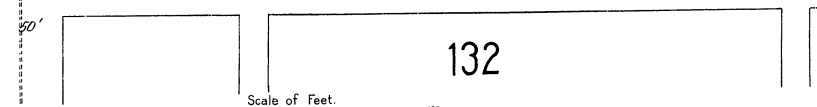
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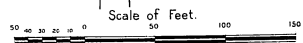
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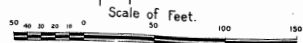
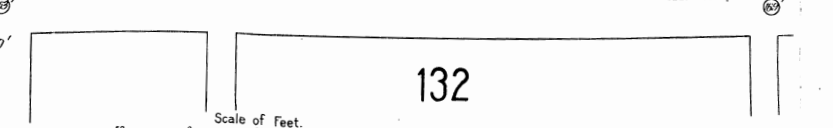
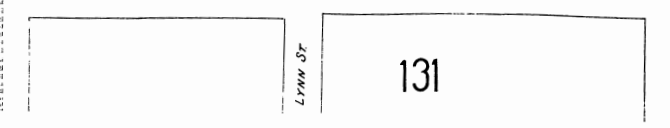
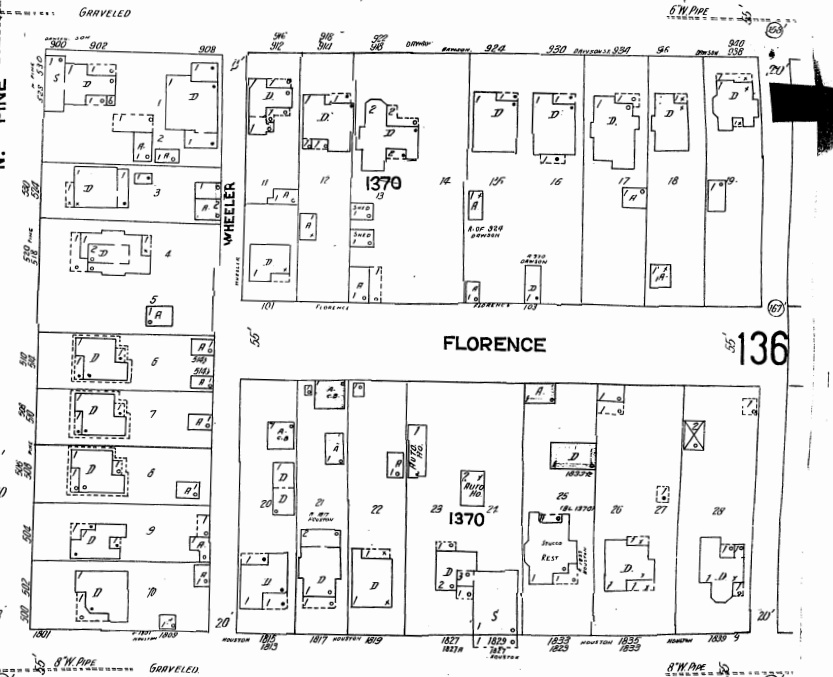
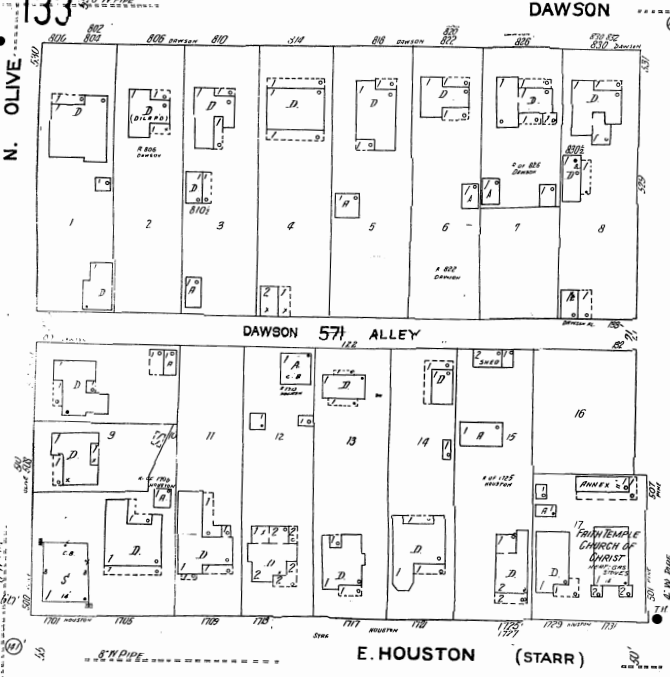
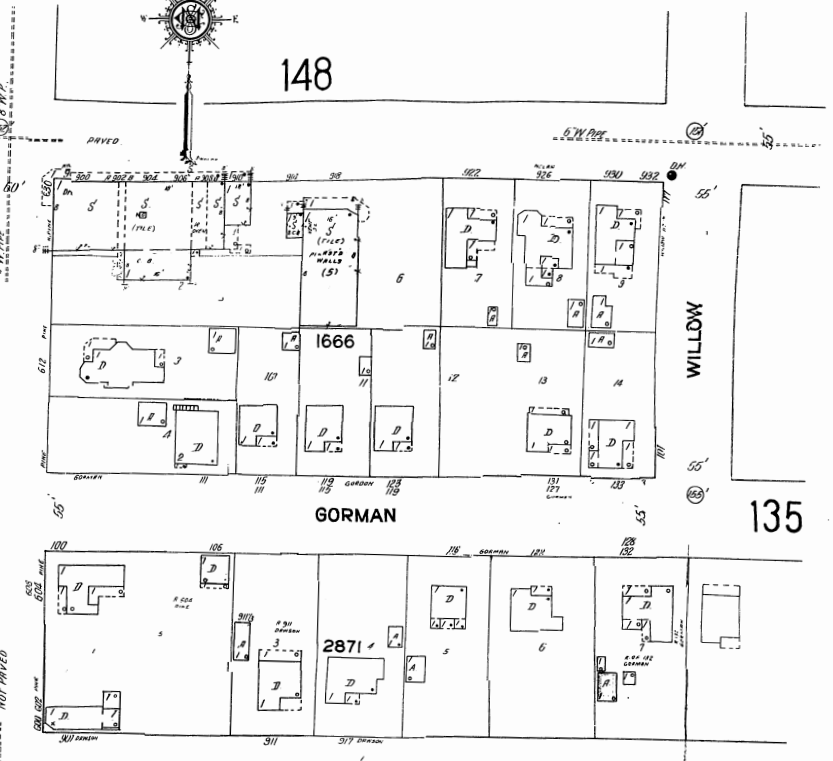
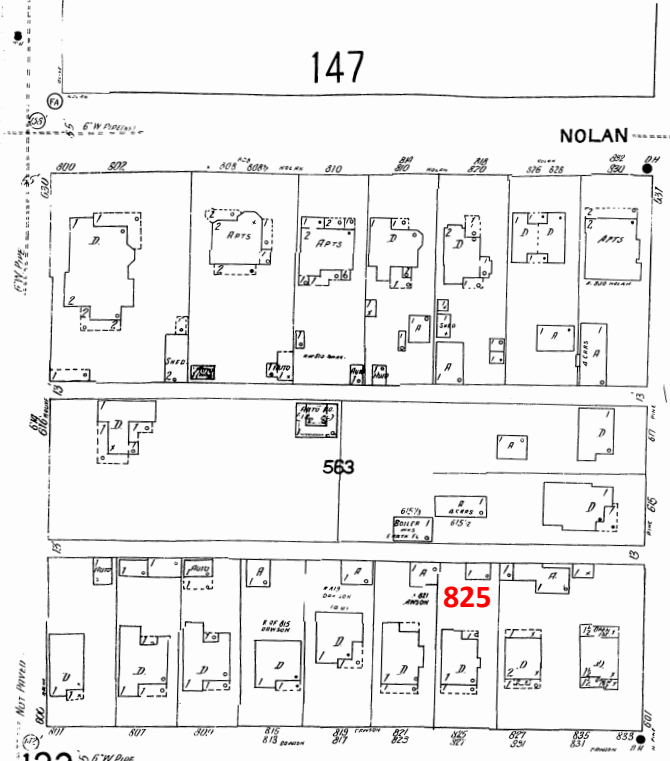


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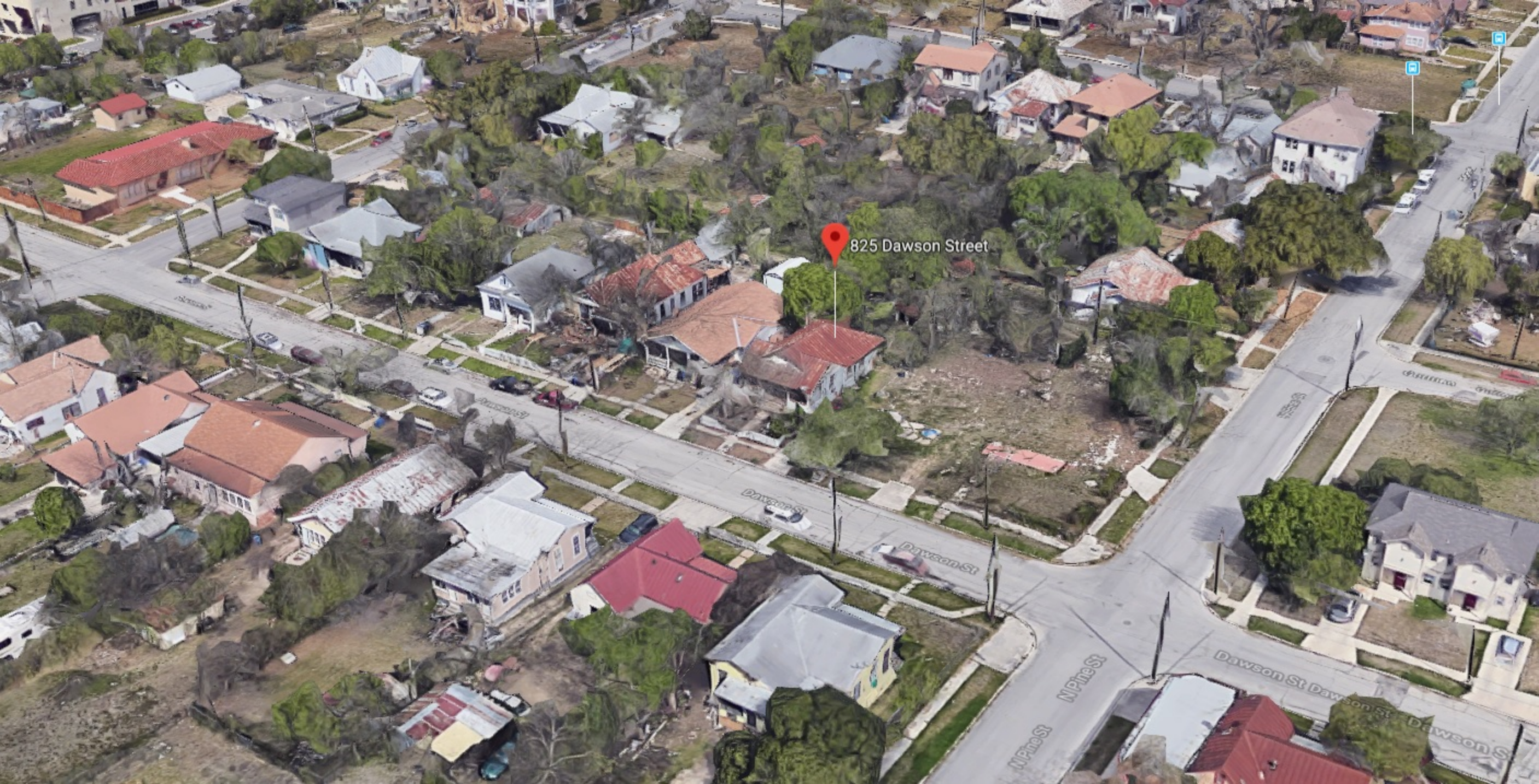




**1994 SURVEY PHOTO**







825 Dawson Street

Dawson St

Dawson St

N Pine St

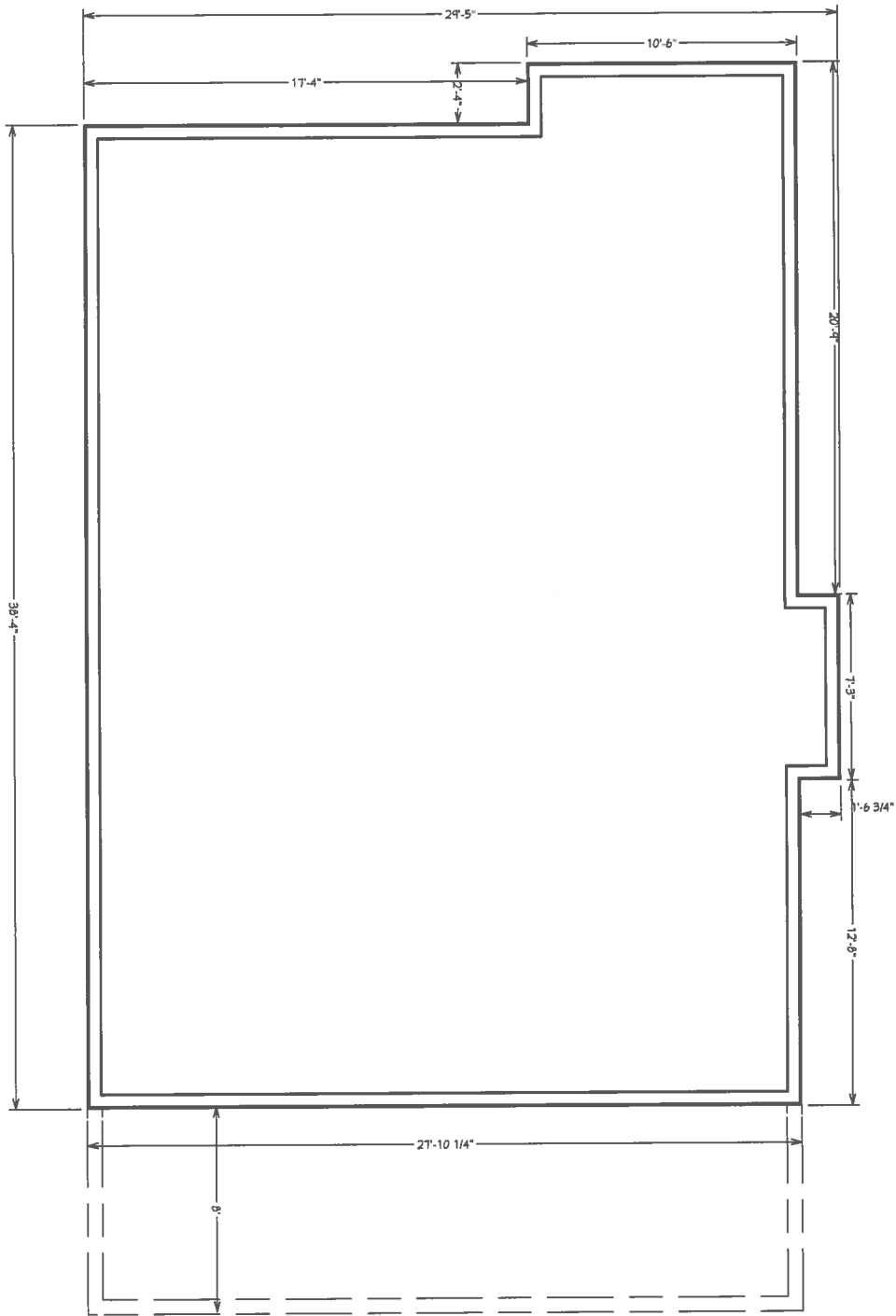
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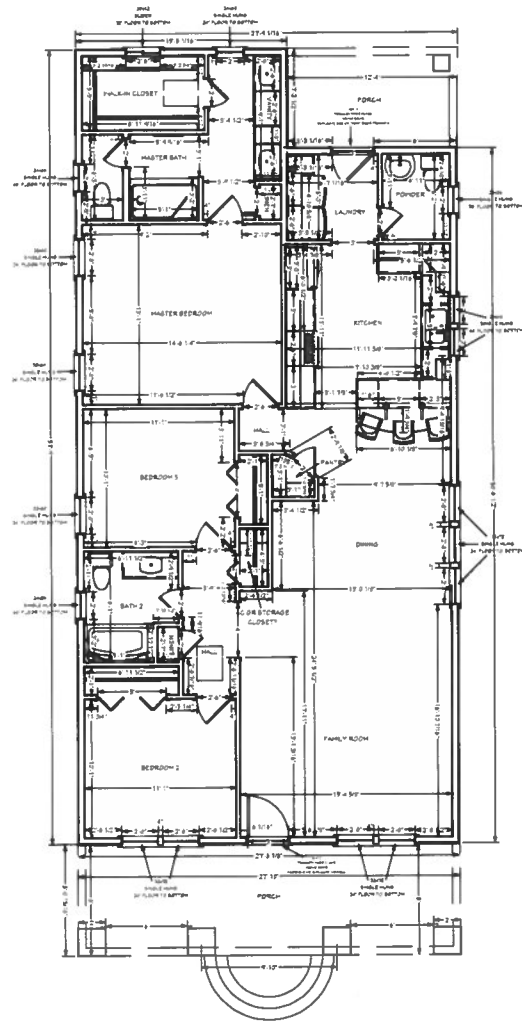
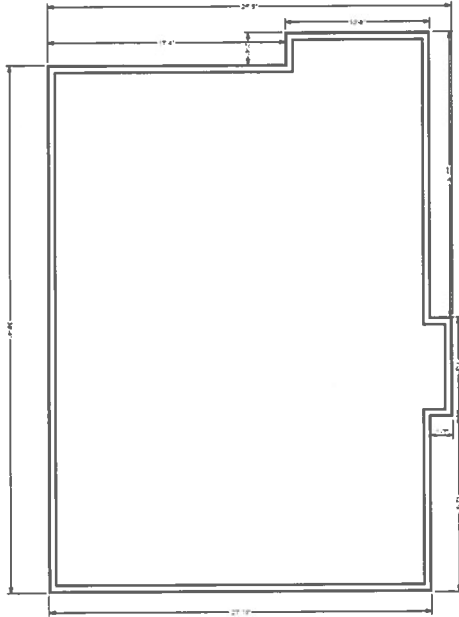


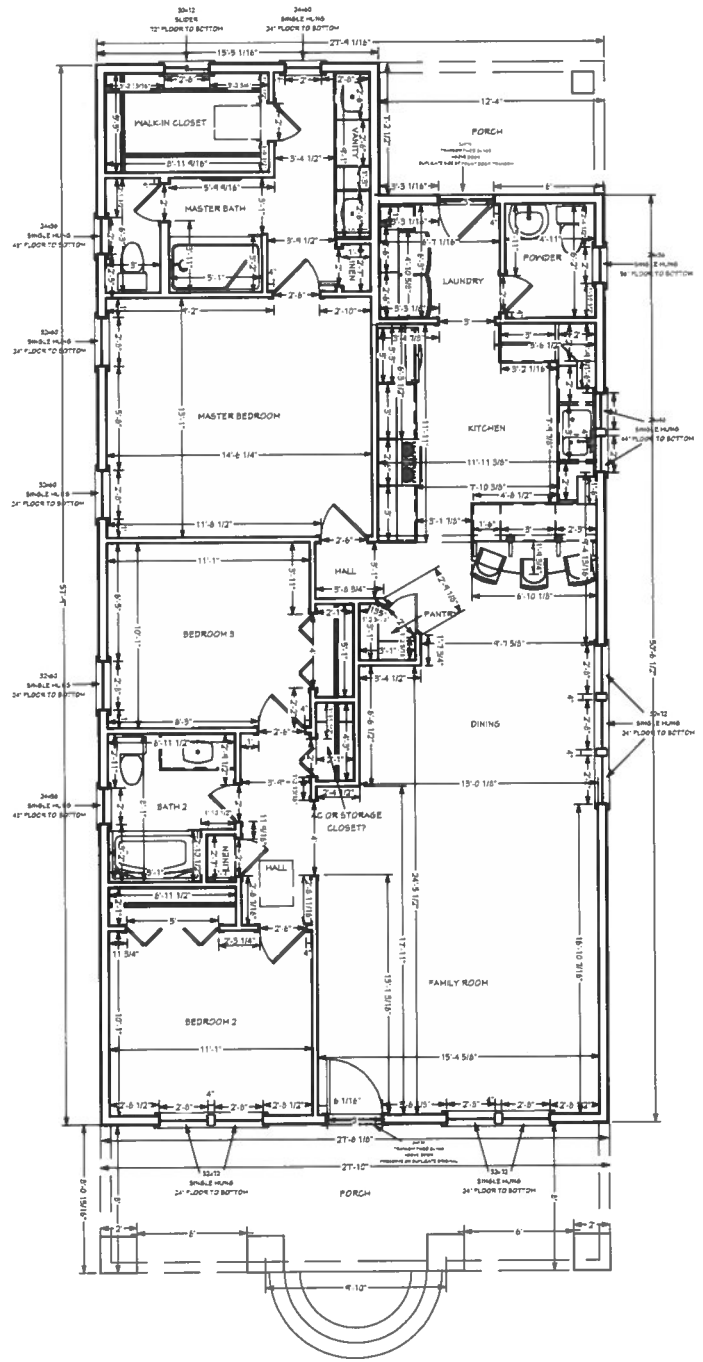












**D-1**  
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 DATE: 12.30.18

DRAWINGS PROVIDED BY:  
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 VEE (361) 228-3054

PROJECT DESCRIPTION:  
 825 DAWSON  
 SAN ANTONIO, TX

SHEET TITLE  
 DIMENSION PLAN

NO	DESCRIPTION	BY	DATE
1	1509 SQ FT		







NO.	DESCRIPTION	BY	DATE

SHEET TITLE  
**ELEVATIONS**

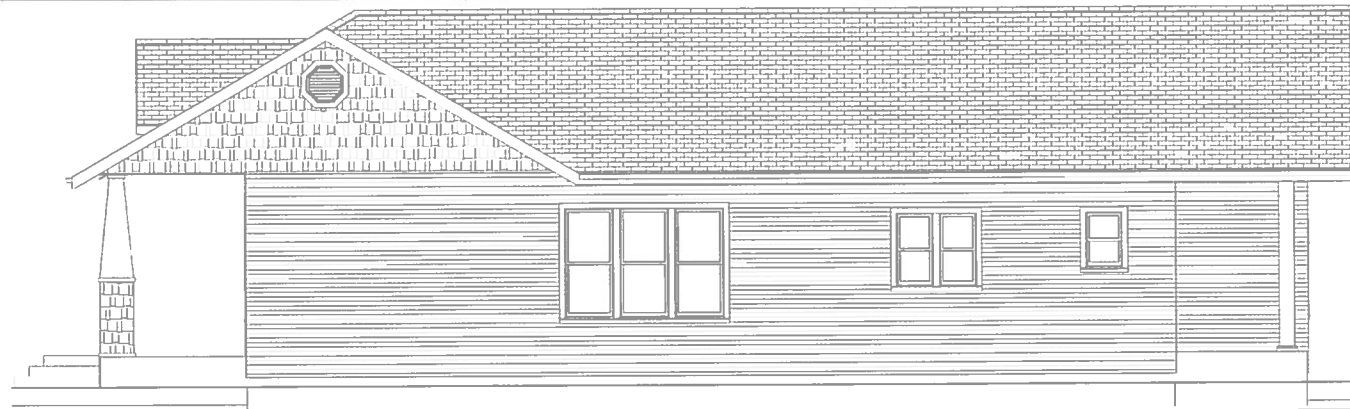
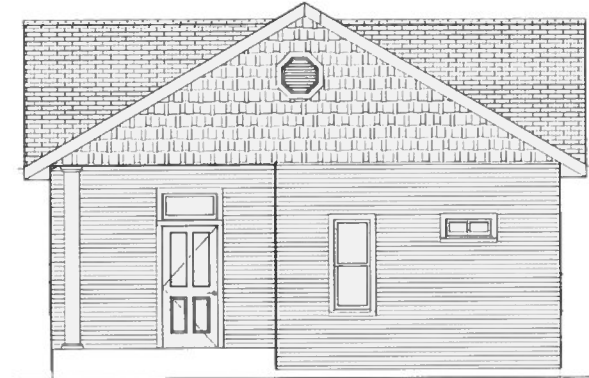
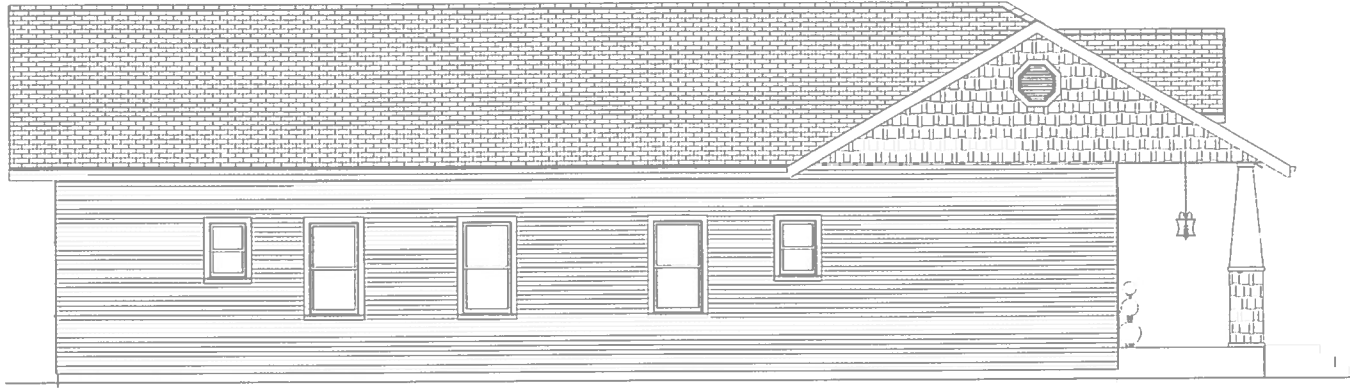
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**825 DAWSON  
SAN ANTONIO, TX**

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CREATIVE SERVICES  
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VEE (361) 728-3054**

DATE:  
**12.30.18**

SCALE:  
**1/4" = 1'**

SHEET:  
**EL-1**



NO.	DESCRIPTION	BY	DATE

SHEET TITLE  
**ELEVATIONS**

PROJECT DESCRIPTION  
**825 DAWSON  
 SAN ANTONIO, TX**

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DATE:

**12.30.18**

SCALE:

**1/8" = 1'**

SHEET:

**EL-2**