

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO: 2019-085
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: Demolition of a rear accessory structure, modifications to existing roof pitch, fencing
APPLICATION RECEIVED: February 15, 2019
60-DAY REVIEW: April 16, 2019
REQUEST:

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

1. Demolish a rear, contributing accessory structure.
2. Modify the roof pitch of the primary historic structure to allow for occupied attic space.
3. Install front yard fencing.
4. Install rear yard privacy fencing.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a)Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3)Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(b)Unreasonable Economic Hardship.

(1)Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2)Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

- A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;
- B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
- C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite

having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(d)Documentation and Strategy.

(1)Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.

(2)Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3)Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4)When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received

approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet	= \$2,000.00
2,501—10,000 square feet	= \$5,000.00
10,001—25,000 square feet	= \$10,000.00
25,001—50,000 square feet	= \$20,000.00
Over 50,000 square feet	= \$30,000.00

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal 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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure.
- vi. Screening incompatible uses*—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

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. PREVIOUS APPROVAL – At the January 16, 2019, Historic and Design Review Commission hearing, the applicant received approval to modify the façade arrangement of both the front (south) and side facades (east and west) as well as to construct a rear addition. The rear addition was approved with the following stipulations (stipulation *i* was not a part of the previous approval):
 - 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.

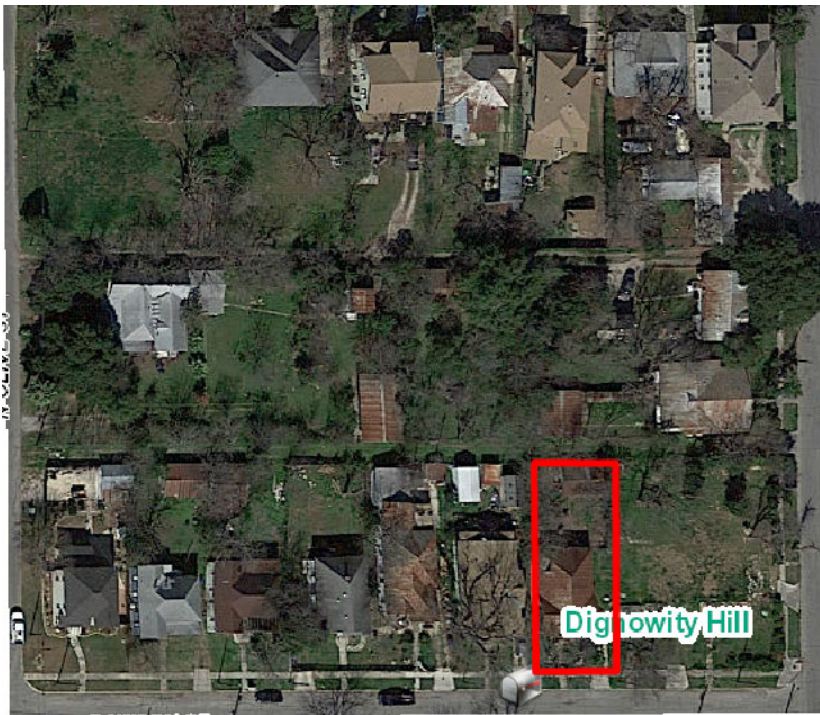
- c. DEMOLITION – At this time, the applicant is requesting approval for the demolition of the rear accessory structure. In general, accessory structures contribute to the character of historic properties and the historic development pattern within a historic district.
- d. CONTRIBUTING STATUS – As noted in finding a, the structure is found on the 1951 Sanborn Map and features a footprint that is generally consistent with the footprint presently found on site.
- e. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has provided a cost estimate for the reconstruction of the rear accessory structure with adequate structural elements totaling approximately \$15,000.
- f. LOSS OF SIGNIFICANCE – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. At this time, the applicant has not provided a structural engineer's report noting the current structural integrity of the structure.
- g. ADDITION/ROOF MODIFICATION – The applicant has proposed to modify the existing roof form as well as the addition's roof height by construction a hipped roof to connect to the rear facing slope of the historic, side gabled roof. The proposed ridge line will rise above that which was original to allow for occupiable interior space within the proposed addition as well as historic structure. The Guidelines for Exterior Maintenance and Alterations 3.B.ii. notes that the original shape, line, porch and overhand of historic roofs should be preserved. The proposed modification to the historic structure's roof form is inconsistent with the Guidelines; however, staff finds that if only the proposed addition's roof featured an increase in height, the modification may be appropriate.
- h. FRONT YARD FENCING – The applicant has proposed to install a front, side and rear yard privacy fence. The Guidelines for Site Elements 2.B. notes that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency and character. The applicant has proposed to install a fence of contemporary design in the front yard. The applicant has proposed a fence with multiple picket and rail profiles. Staff finds the proposed front yard fence to be inconsistent with the Guidelines. A simple, wood picket, or cattle panel fence would be appropriate for the district.
- i. PRIVACY FENCING – The applicant has proposed to install a privacy fence at the rear of the property that is to feature a woven picket design. While atypical for the district, staff finds that the vertical picket design is appropriate.

RECOMMENDATION:

1. Staff does not recommend approval of item #1, the demolition of the rear accessory structure based on findings c through f. The applicant should submit a structural analysis to determine if a loss of structural integrity has occurred.
2. Staff does not recommend approval of item #2, the modification of the existing roof structure based on finding g. Staff finds that if only the proposed addition's roof featured an increase in height, the modification may be appropriate.
3. Staff does recommends approval of item #3, front yard fencing with the stipulation that the proposed fence feature a simple, vertical wood picket design. Fencing details must be submitted to staff for review and approval prior to installation. Front yard fencing is not to exceed four (4) feet in height.
4. Staff recommends approval of item #4 as submitted based on finding i.

CASE MANAGER:

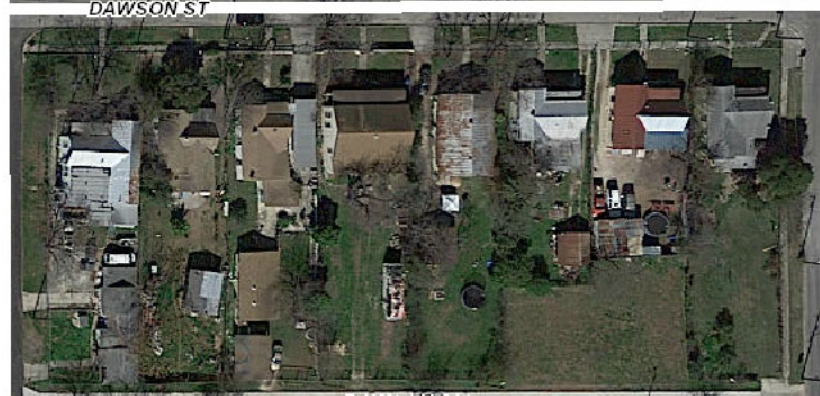
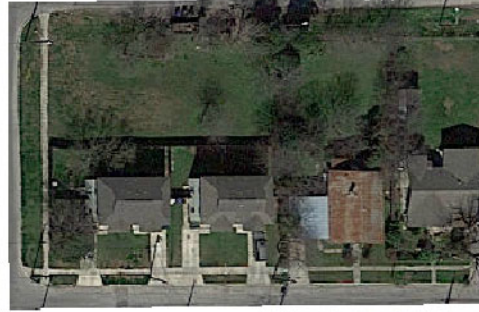
Edward Hall



DAWSON ST



GORMAN ST



DAWSON ALLEY

N PINE ST



WHEELER ALLEY



FLC



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 09, 2019

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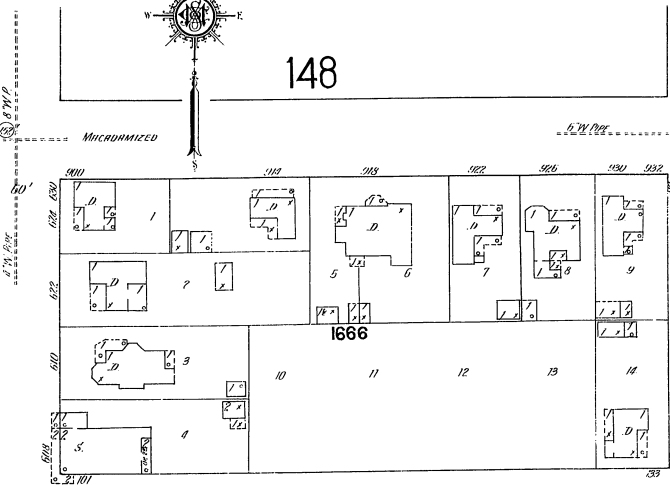
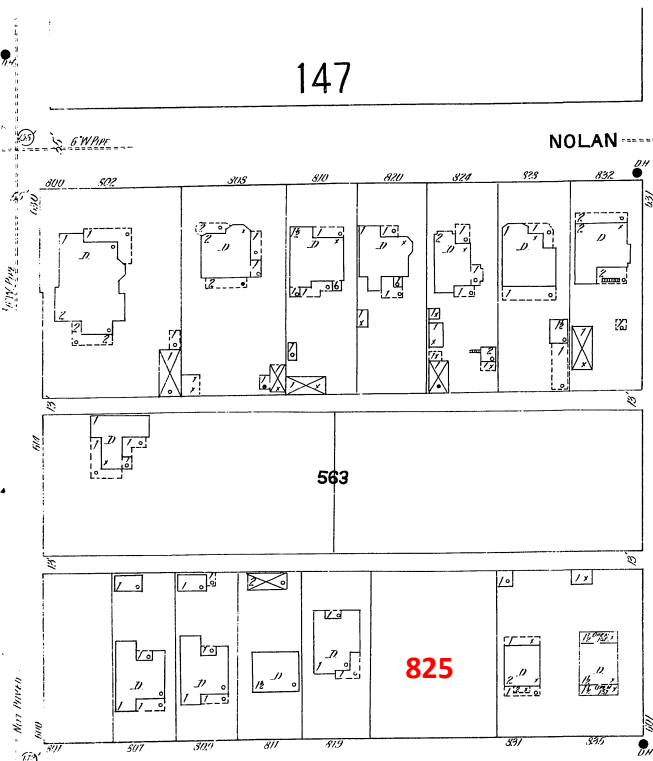
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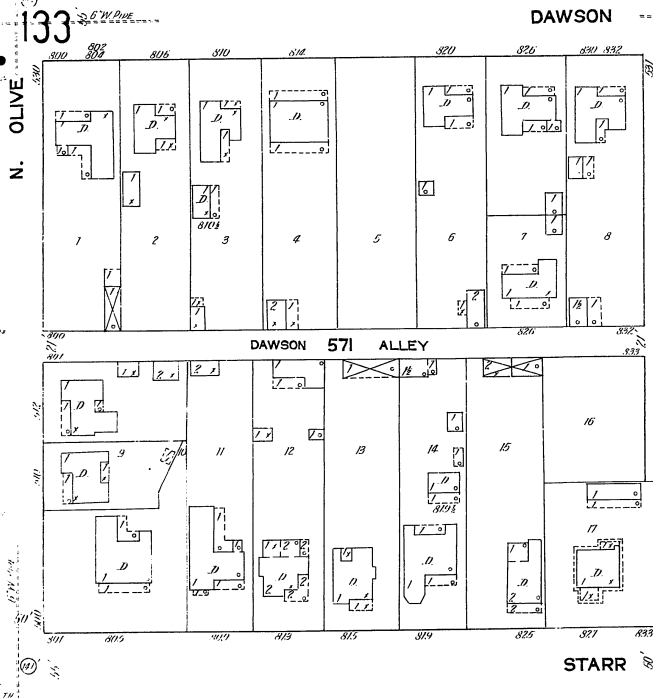
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NOLAN



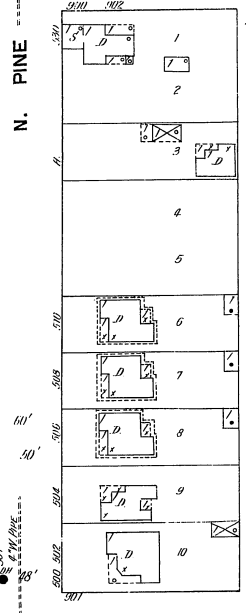
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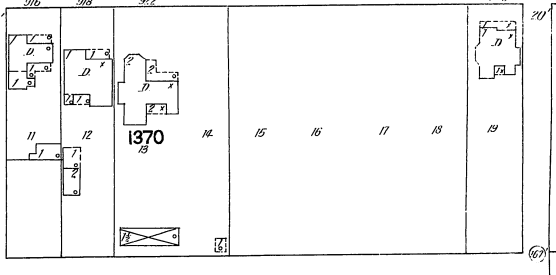


N. OLIVE

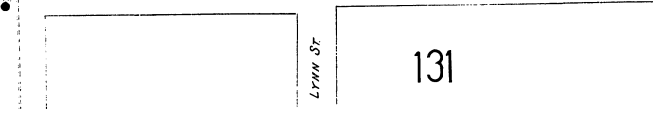
DAWSON



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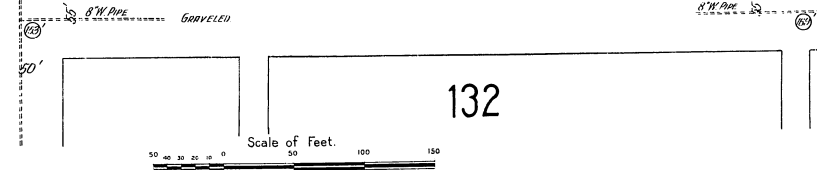


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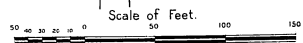


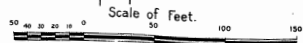
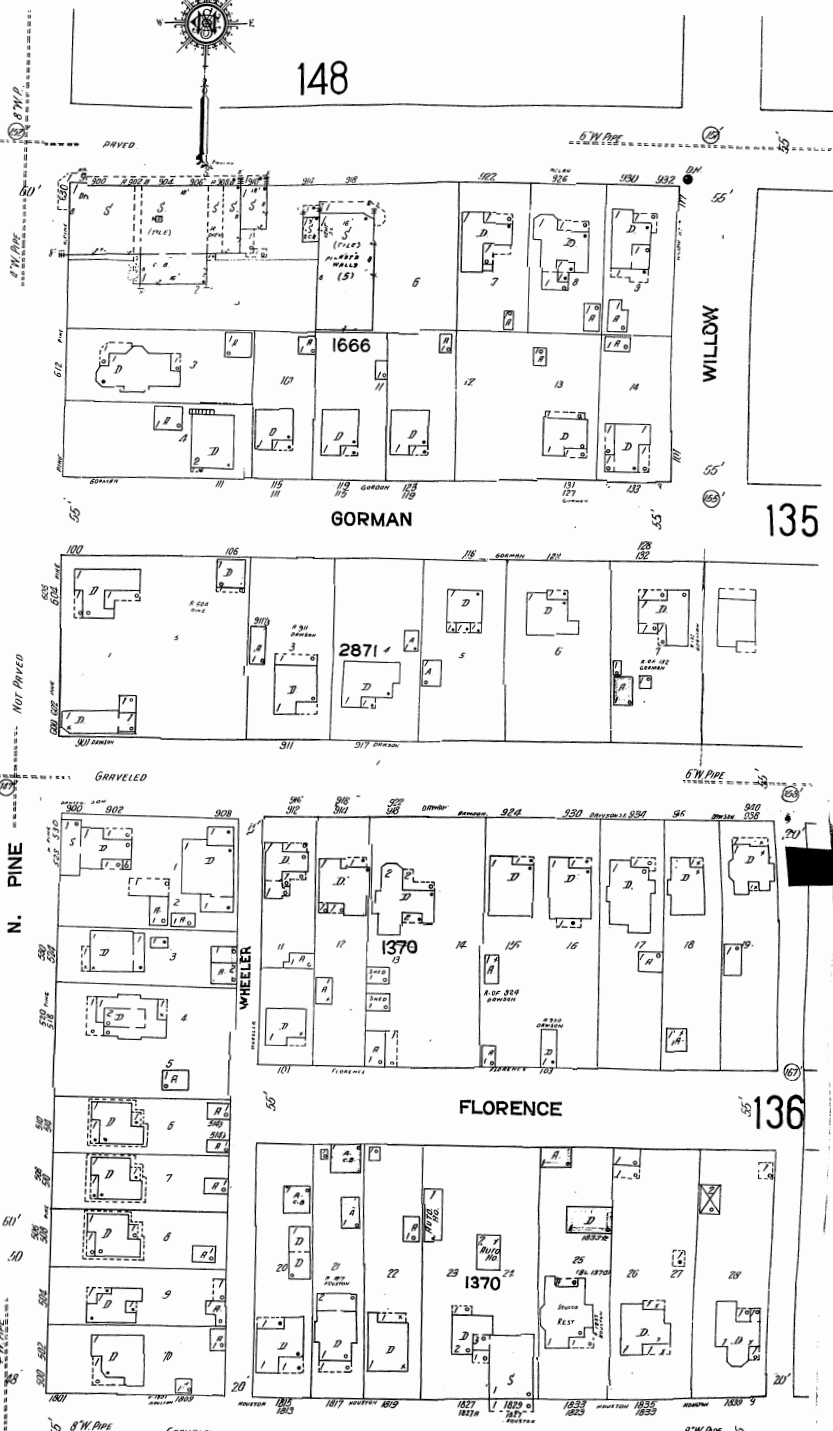
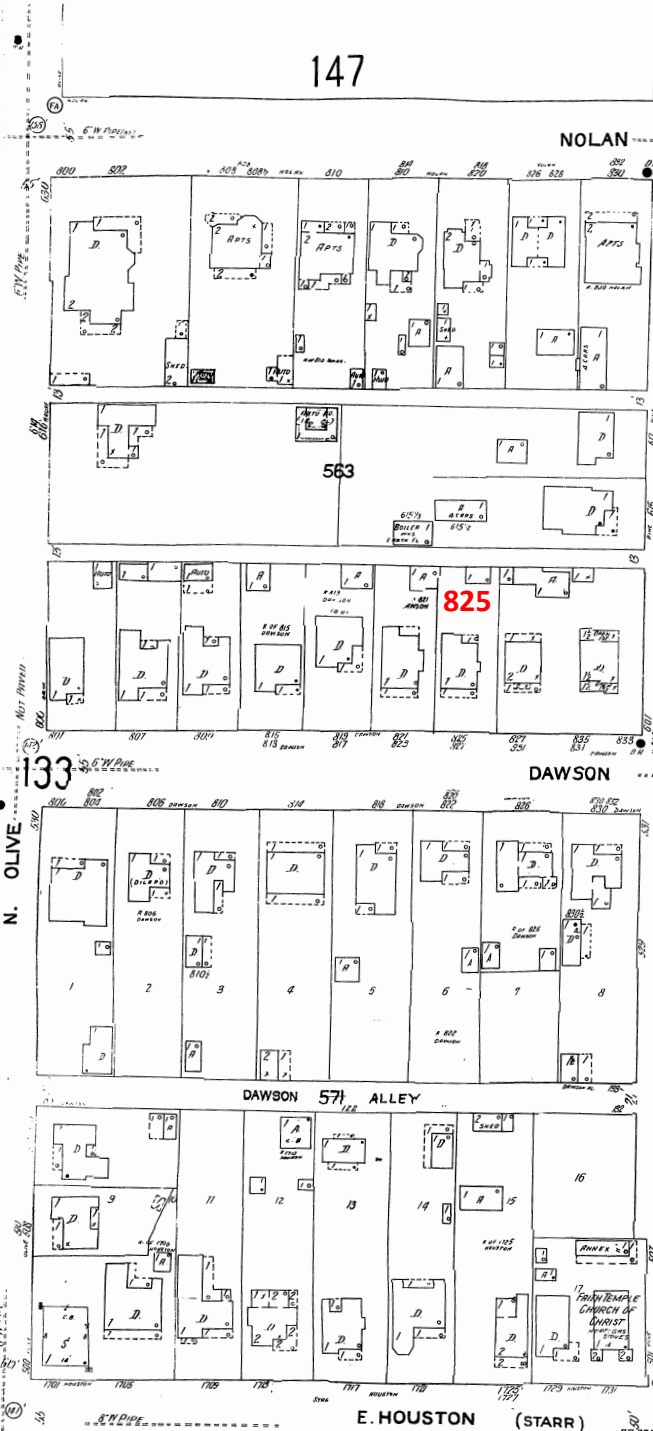
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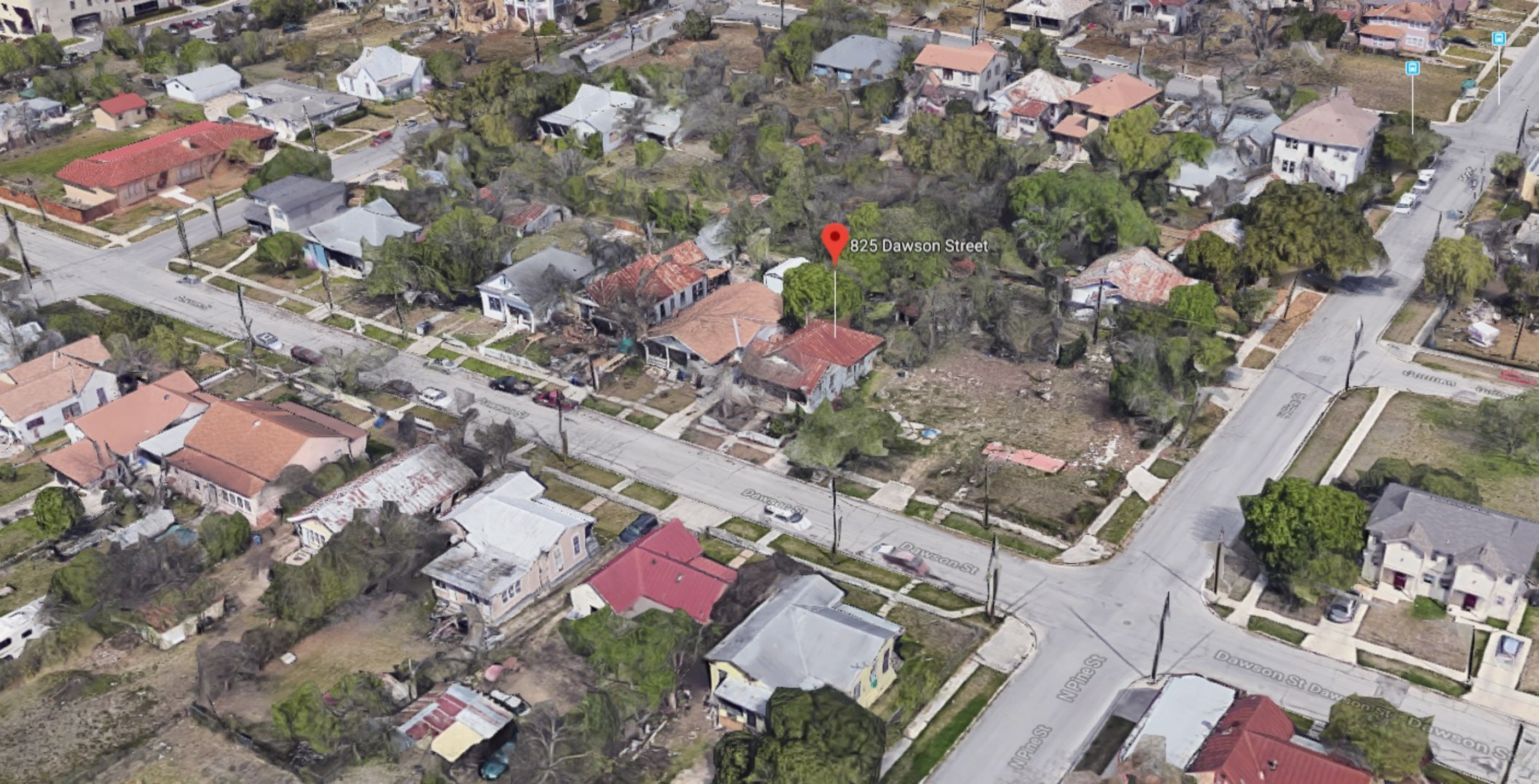
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1994 SURVEY PHOTO

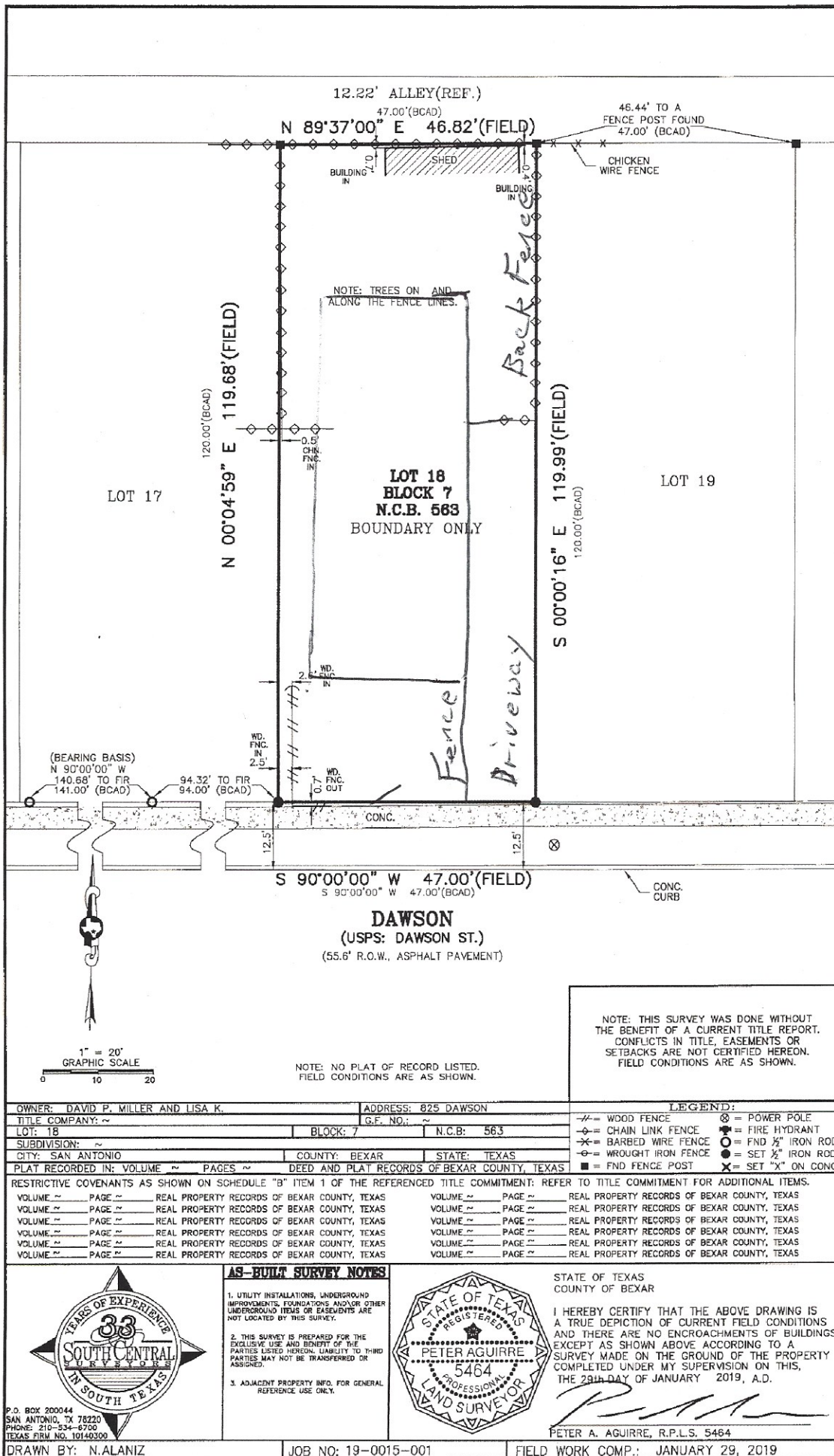


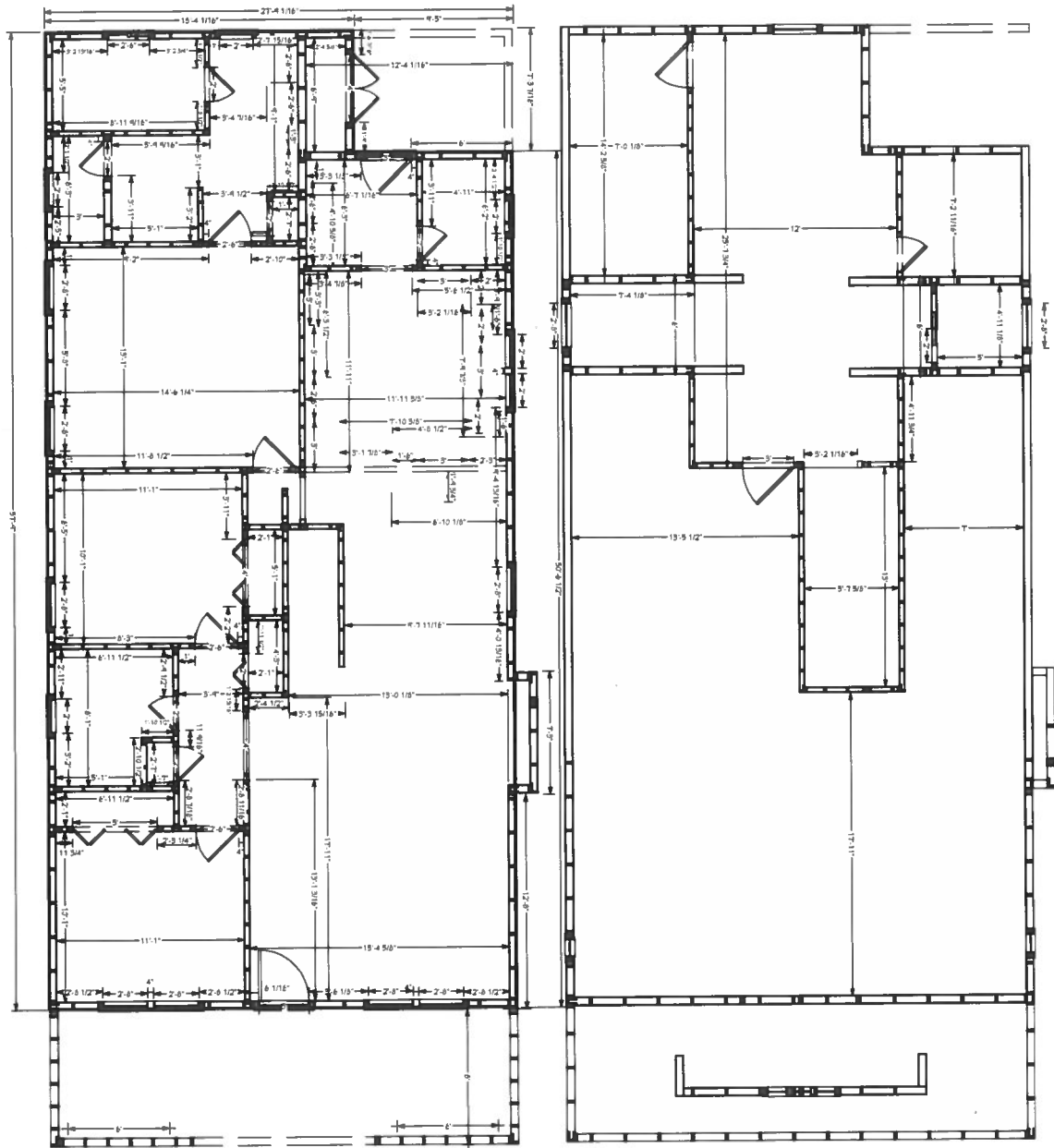


825 Dawson Street

N Pine St

Dawson St Dawson St Dawson St





2-1

SHEET:

1/8" = 1'

SCALE:

02.15.19

DATE:

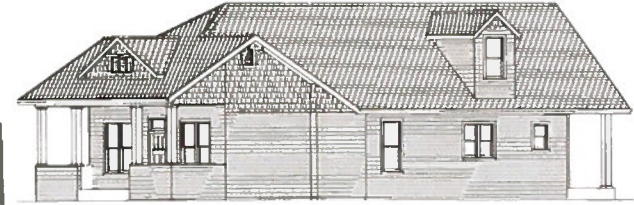
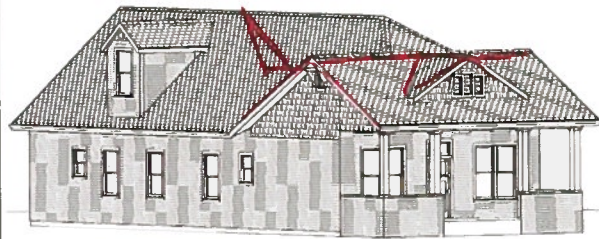
DRAWINGS PROVIDED BY
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CREATIVE SERVICES
WWW.EYE4FABULOUS.COM
VEE (361) 228-3054

PROJECT DESCRIPTION
825 DAWSON
SAN ANTONIO, TX

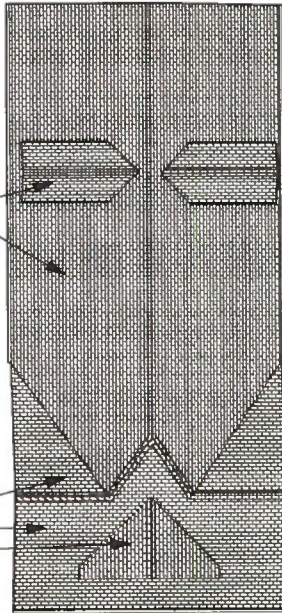
SHEET TITLE
FRAMING PLAN

NO	DESCRIPTION	BY	DATE
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2	2ND FLOOR - 296 SQ FT		
	TOTAL: 1,815		

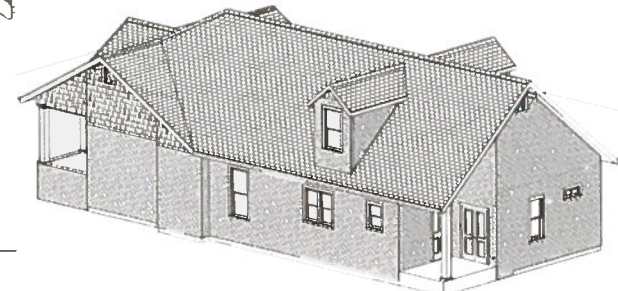
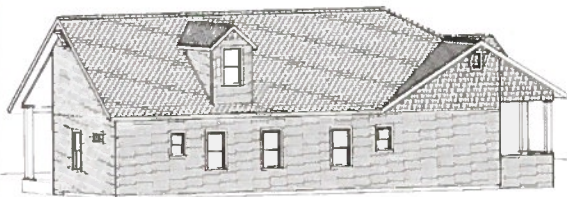
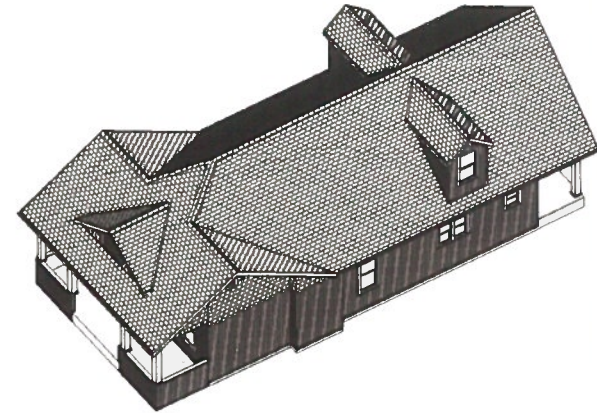




10:12
ROOF PITCH



7:12
ROOF PITCH



NO.	DESCRIPTION	BY	DATE

SHEET TITLE
EXTERIOR
3D VIEWS

PROJECT DE
ON
825 DAWSON
SAN ANTONIO, TX

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VEE (361) 228-3054

DATE
02.14.19

SCALE
1" = 1'-0"

SHEET
E-3D

PREVIOUSLY APPROVED DESIGN



NO.	DESCRIPTION	BY	DATE
1509	50 FT		

SHEET TITLE
ELEVATIONS

PROJECT DESCRIPTION
825 DAWSON
SAN ANTONIO, TX

DRAWINGS PROVIDED BY:
EYE 4 FABULOUS
CREATIVE SERVICES
WWW.EYE4FABULOUS.COM
VEE (361) 228-3054

DATE:
12.30.18
SCALE:
1/8" = 1'
SHEET:
EL-2

ESTIMATE



Jeff Post
(210) 867-0077

Rocha Painting And Remodeling Services

2818 Burnt Oak
San Antonio , TX 78232

Phone: (210) 876-7881

Email: christopherrocha210@gmail.com

Estimate #

000525

Date

02/26/2019

PO #

825 Dawson

Description

Total

Shed Demolition

\$1,000.00

Tear down of existing shed and hauling off debris.

Labor 450\$

Haul off 550\$

Concrete slab For Shed

\$3,250.00

Add a new concrete slab 15ft by 20ft
300 sqft

Decking / Framing Of Shed

\$4,500.00

Framing and decking of shed 15ft by 20ft
Including labor and materials

Siding

\$2,900.00

Shed siding using the # 117 siding labor and materials
For the 15ft by 20ft shed

Roofing

\$2,300.00

Using regular 30 year shingles
Install felp, drip edge, and valley flashing.

Painting Exterior Siding

\$1,100.00

Paint exterior siding 2 tone colors
1- 5gallon body
1- 2 gallon trim

Subtotal	\$15,050.00
Total	\$15,050.00

Notes:

825 Dawson

Jeff Post









EXISTING FRONT YARD FENCE



PROPOSED REAR PRIVACY FENCE



PROPOSED FRONT YARD FENCE

