

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2019

HDRC CASE NO: 2019-274
ADDRESS: 1024 DAWSON ST
LEGAL DESCRIPTION: NCB 1371 BLK 3 LOT E 38 FT OF 14
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Mark Flinn
OWNER: Mark Flinn
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: July 01, 2019
60-DAY REVIEW: August 30, 2019
CASE MANAGER: Huy Pham

REQUEST:

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

1. Replacement of two front wood window with same size vinyl windows
2. Replacement of a side wood window with a smaller vinyl bathroom window
3. Replacement of the front door
4. Receive Historic Tax Certification

APPLICABLE CITATIONS:

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.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- ☐ Match the original materials;
- ☐ Maintain the original dimension and profile;
- ☐ Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- ☐ Maintain the original appearance of window trim or sill detail.

Sec. 35-618. - Tax Exemption Qualifications.

- (a) **Assessed Valuation.** In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
 - (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) **Applicability.** This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) **Application.** Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
 - (1) State the legal description of the property proposed for certification;
 - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
 - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
 - (4) Include a statement of costs for the restoration or rehabilitation work;
 - (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
 - (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
 - (7) Include a detailed statement of the proposed use for the property; and
 - (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

- (d) **Certification.**
 - (1) **Historic and Design Review Commission Certification.** Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.
 - (2) **Tax Assessor-Collector Approval.** Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.
- (e) **Verification of Completion.** Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review

commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

(f) Historic Preservation Tax Exemptions.

(1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:

- A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.
- B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.

(g) Eligibility.

(1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The primary structure 1024 Dawson was constructed circa 1920 in the Craftsman style and first appears on the 1911-1951 Sanborn map. The structure features an inset porch with a primary hipped roof with a front facing gable. The property has been subjected to a number of modifications: some of which were corrective while others are still in non-compliance status.
- b. COMPLIANCE – During the initial review for Historic Tax Certification to be heard at the June 5, 2019 HDRC hearing, staff found that a number of items were performed prior to approval. In communicating with the new owner and further investigation, staff finds that those items were performed previous owner. The new owner and applicant was cooperative to obtain administrative approval for appropriate items while the remaining three items have been added to the HDRC request with Tax Certification. The modifications by the previous owner was done circa January 2018 which is within the period of enforcement.
- c. FRONT WINDOWS – The two front wood sash windows have been replace vinyl windows with faux divided lights. Per the Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.iv. 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 finds that the vinyl windows are inconsistent with the Guidelines and wood windows should be installed instead.
- d. SIDE WINDOW – A wood window on the side elevation has been replaced with a small wood window to accommodate the interior bathroom. The applicant had also stitched in the siding where the previous owner had retained the original opening's trim. Per the Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.iv. 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 finds that the smaller vinyl window is inconsistent with the Guidelines and a wood window should be restored in the original size, location, and configuration.
- e. FRONT DOOR – The front door was replaced through the removal of the front porch enclosure. The door features a Craftsman profile with a rectangular light above two vertical panels. However, the light features contemporary ornamental glazing that is a departure from an in-kind Craftsman door replacement. Staff finds that

the glazing should be replaced to feature no ornamental glazing or a different Craftsman style door should be installed.

- f. TAX CERTIFICATION - The applicant is requesting Historic Tax Certification for the property at 1024 Dawson, located in the Dignowity Hill Historic District.
- g. SCOPE OF APPROVED WORK - A number of rehabilitative scopes of work have been approved including: demolition of a non-contributing accessory structure, removal of non-original siding to repair expose and repair wood siding, removal of the non-original front porch enclosure, and front porch reconstruction. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical, plumbing, and mechanical improvements, and interior finishes.
- h. TIMELINE OF COMPLETION - The project began in January 2018 and is planned for completion by the end of 2019.
- i. ITEMIZED LIST OF COST - The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Certification.
- j. CERTIFICATION REQUIREMENT - The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of costs, and a timeline of completion.
- k. TAX INCENTIVE PERIOD - Approval of Tax Verification by the HDRC in 2019 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2020.

RECOMMENDATION:

Staff does not recommend approval of items 1 through 4 based on findings b through e. To be eligible for Historic Tax Certification, the commission must first approve the outstanding items – or the applicant/owner performs the following corrections:

- h. The two front vinyl windows are restored to their original material, size, and configuration. Specifications of replacement windows should be submitted to staff prior to installation.
- i. The side vinyl window is restored to its original material, size, and configuration. To accommodate the bathroom, this window may be enclosed from the interior by installing a furr wall. An elevation drawing and specifications of the window should be submitted to staff prior to construction.
- j. The ornamentation in the door's glazing should be removed or the whole door may be replaced with an appropriate Craftsman style door.

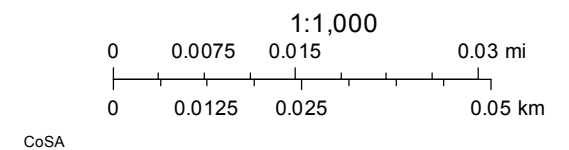
CASE COMMENT:

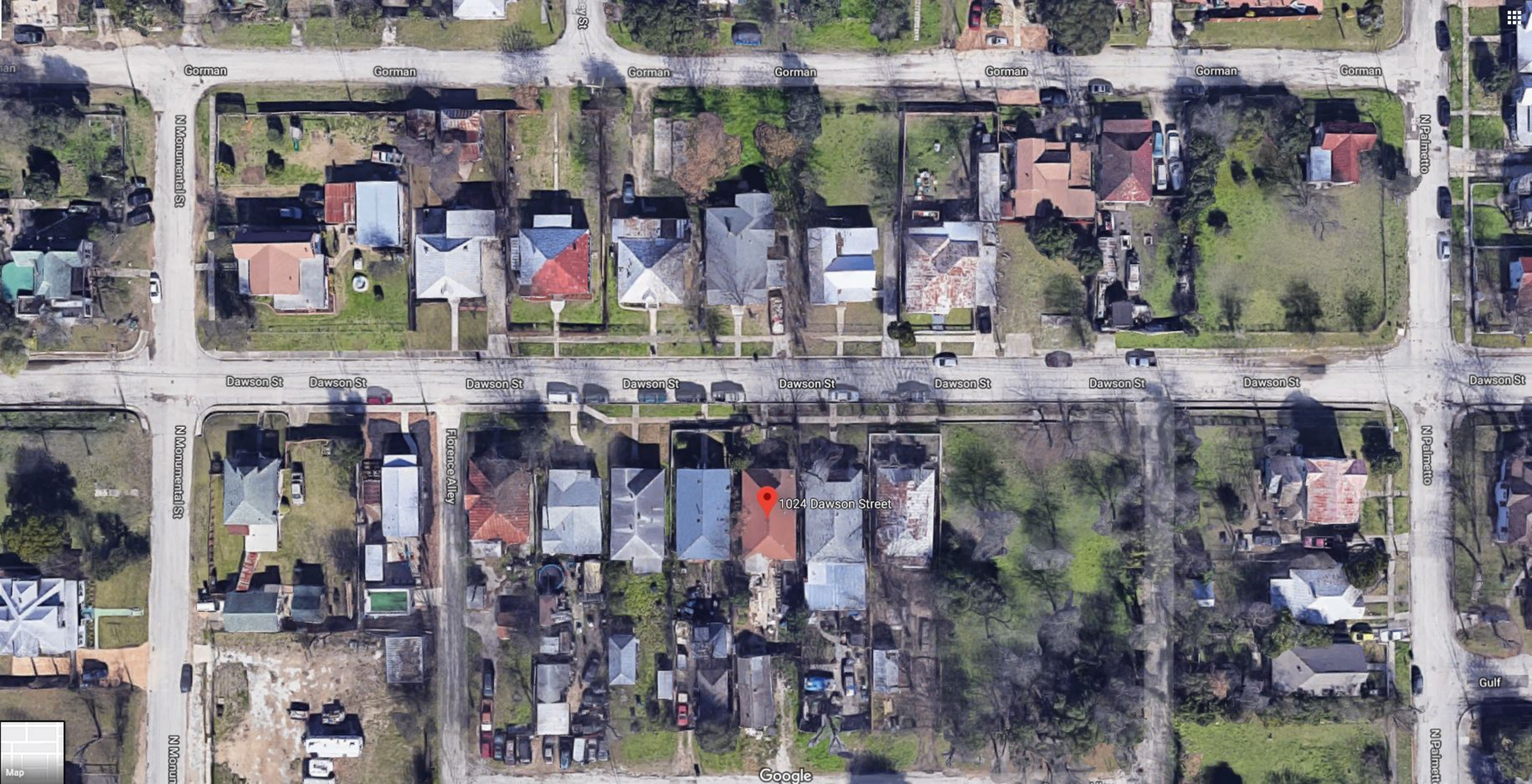
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1024 Dawson



May 27, 2019





Gorman

Gorman

Gorman

Gorman

Gorman

Gorman

Gorman

N Monumental St

N Palmetto

Dawson St

Dawson St

Dawson St

Dawson St

Dawson St

Dawson St

Dawson St

Dawson St

Dawson St

N Monumental St

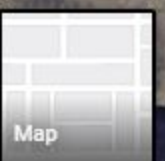
Florence Alley

N Palmetto

Gulf

N Palmett

Google





1024 Dawson Street





Previous owner - 2018



Current - June 2019




Current - June 2019




Current - June 2019



A narrow alleyway between two houses. On the left is a wooden fence with vines growing on it. On the right is a house with horizontal siding and several windows. The ground is covered in grass and weeds. In the background, there are trees and a blue sky.


Previous owner -
2018 - refer to infill
middle window



Previous owner -
2018 - refer to
middle infill window

Previous owner -
2018 - refer to infill
window



The image shows the exterior of a house with horizontal siding. On the left, there is a large window with a white frame and a dark screen. Above it is a smaller, square window. To the right, a larger window is visible, partially covered by a white curtain. A red-bordered text box is overlaid on the image, containing information about the current state of the window and the location of a shower/tub.

current - 2019

- original trim of full
size window has
been removed

- a shower/tub is
behind the new
smaller window



current - 2019

- original trim of full size window has been removed

- a shower/tub is behind the new smaller window



Rear elevation
lacks elevation,
although may be
completed more
than 2 years ago



Previous owner
installed door circa
2018 when
removing front
porch enclosure

Tile to be removed



Previous owner -
2018 did not
complete rear
addition/enclosure



current owner 2019
has completed
enclosure with
matching siding
and door but rear
elevation lacks
windows















A	B	C	D	E	F	G	H	I	J	K	L
LINE ITEM NO.	CATEGORY DESCRIPTION	ORIGINAL CONTRACT (SCHEDULED VALUES)	LINE ITEM TRANSFER & CHANGE ORDERS	REVISED CONTRACT AMOUNT (C + D)	WORK COMPLETED				TOTAL RETAINAGE (I x %) Formula defaults @	BALANCE TO FINISH (E - I)	% (I / E)
					PREVIOUS	This Period	MATERIALS PRESENTLY STORED (not in F or G)	TOTAL COMPLETED & STORED TO DATE (F+G+H)			
									10%		
1	INSULATE ATTIC	275.00	1,375.00	1,650.00						1,650.00	
2	DEMO	3,500.00		3,500.00						3,500.00	
3	ROOF REPAIRS	1,500.00		1,500.00						1,500.00	
4	HVAC	9,885.00	(3,885.00)	6,000.00						6,000.00	
5	MISC ELECTRICAL TOPOUT	1,300.00	3,400.00	4,700.00						4,700.00	
6	PERMITS	400.00		400.00						400.00	
7	FENCING	1,200.00		1,200.00						1,200.00	
8	PLUMBING TOP OUT	1,300.00	500.00	1,800.00						1,800.00	
9	WOOD FLOORS 750 SQFT	1,875.00		1,875.00						1,875.00	
10	PAINT CEILINGS 480 SQFT	225.00		225.00						225.00	
11	HALL BATH- MATERIALS										
	MIRROR	100.00		100.00						100.00	
	SHOWER TUB FIXTURE	185.00		185.00						185.00	
	TOWEL BARS X2	140.00		140.00						140.00	
	VANITY TOP AND FACUET	275.00	508.00	783.00						783.00	
12	MSTR BDRM/BATH-MAT'LS										
	CLOSET 7.5X2.6/6X2.4	500.00		500.00						500.00	
	SHOWER GLASS 5.6X6FT	950.00		950.00						950.00	
	VANITY/ TOP AND/ FACUET	1,200.00	156.00	1,356.00						1,356.00	
	VANITY LIGHTS	150.00	150.00	300.00						300.00	
	SHOWER KIT	250.00		250.00						250.00	
M	SUB-TOTAL (PAGE FRM - 1B)	5,335.00	280.03	5,615.03						5,615.03	
N	SUB-TOTAL (PAGE FRM - 1C)	6,242.00		6,242.00						6,242.00	
O	Total Project Costs	36,787.00	2,484.03	39,271.03						39,271.03	

A	B	C	D	E	F	G	H	I	J	K	L	M
LINE ITEM NO.	CATEGORY DESCRIPTION	ORIGINAL CONTRACT (SCHEDULED VALUES)	LINE ITEM TRANSFER & CHANGE ORDERS	REVISED CONTRACT AMOUNT (C + D)	WORK COMPLETED				TOTAL RETAINAGE (I x %) Formula defaults @	BALANCE TO FINISH (E - I)	M	
					PREVIOUS	This Period	MATERIALS PRESENTLY STORED (not in F or G)	TOTAL COMPLETED & STORED TO DATE (F+G+H)	10%			
11	2ND BDRM											
	CLOSET 7.9X2.6	200.00		200.00							200.00	
13	KITCHEN/MAIN											
	FAUCET	250.00		250.00							250.00	
	GARBAGE DISPOSAL	175.00		175.00							175.00	
	ELEC STOVE 32 INCHES	865.00		865.00							865.00	
	MICRO VENT HOOD	250.00		250.00							250.00	
	DISHWASHER slate	530.00		530.00							530.00	
	CEILING FANS-1	100.00	119.12	219.12							219.12	
	HDWARE 7-5/8X46"X1 5/8"	150.00		150.00							150.00	
	KITCHEN PULL 22 & 8	30.00		30.00							30.00	
	CLOSET DOOR PULLS 6	30.00		30.00							30.00	
	COMPLETE TILE	275.00		275.00							275.00	
14	W/D ROOM											
	COMPLETE TILE	100.00		100.00							100.00	
	ADD PLUGS	150.00		150.00							150.00	
	INSULATE WALLS 10 ROLLS	200.00		200.00							200.00	
	DRYWALL 13 SHEETS	127.00		127.00							127.00	
	EXT FOAM BOARD 10 SHEE	160.00		160.00							160.00	
	WATER HEATER	750.00		750.00							750.00	
	PENDANT LIGHTS-KITCHEN	225.00	160.91	385.91							385.91	
15	chandeliers	314.00		314.00							314.00	
	SUB PANEL COVER 14X16											
	SWITCH PLATES	38.00		38.00							38.00	
	PLUG PLATES 14	13.00		13.00							13.00	
	LIGHT TRIM 6 " 22	128.00		128.00							128.00	
	BEDRM FANS	275.00		275.00							275.00	
M	Project Costs - This Page	5,335.00	280.03	5,615.03							5,615.03	