

# HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

**HDRC CASE NO:** 2020-580  
**ADDRESS:** 215 LOWELL ST  
**LEGAL DESCRIPTION:** NCB 2985 BLK 3 LOT 10  
**ZONING:** MF-33, H  
**CITY COUNCIL DIST.:** 5  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Elaine Lutton/LUTTON PROPERTIES & LUTTON ELAINE & LUTTON RICHARD MD  
**OWNER:** Elaine Lutton/LUTTON PROPERTIES & LUTTON ELAINE & LUTTON RICHARD MD  
**TYPE OF WORK:** Dormer installation and Historic Tax Certification  
**APPLICATION RECEIVED:** December 17, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata  
**REQUEST:**

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

1. Install a rear dormer.
2. Receive Historic Tax Certification.

## APPLICABLE CITATIONS:

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

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

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.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

*UDC Section 35-618. Tax Exemption Qualification.*

(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.

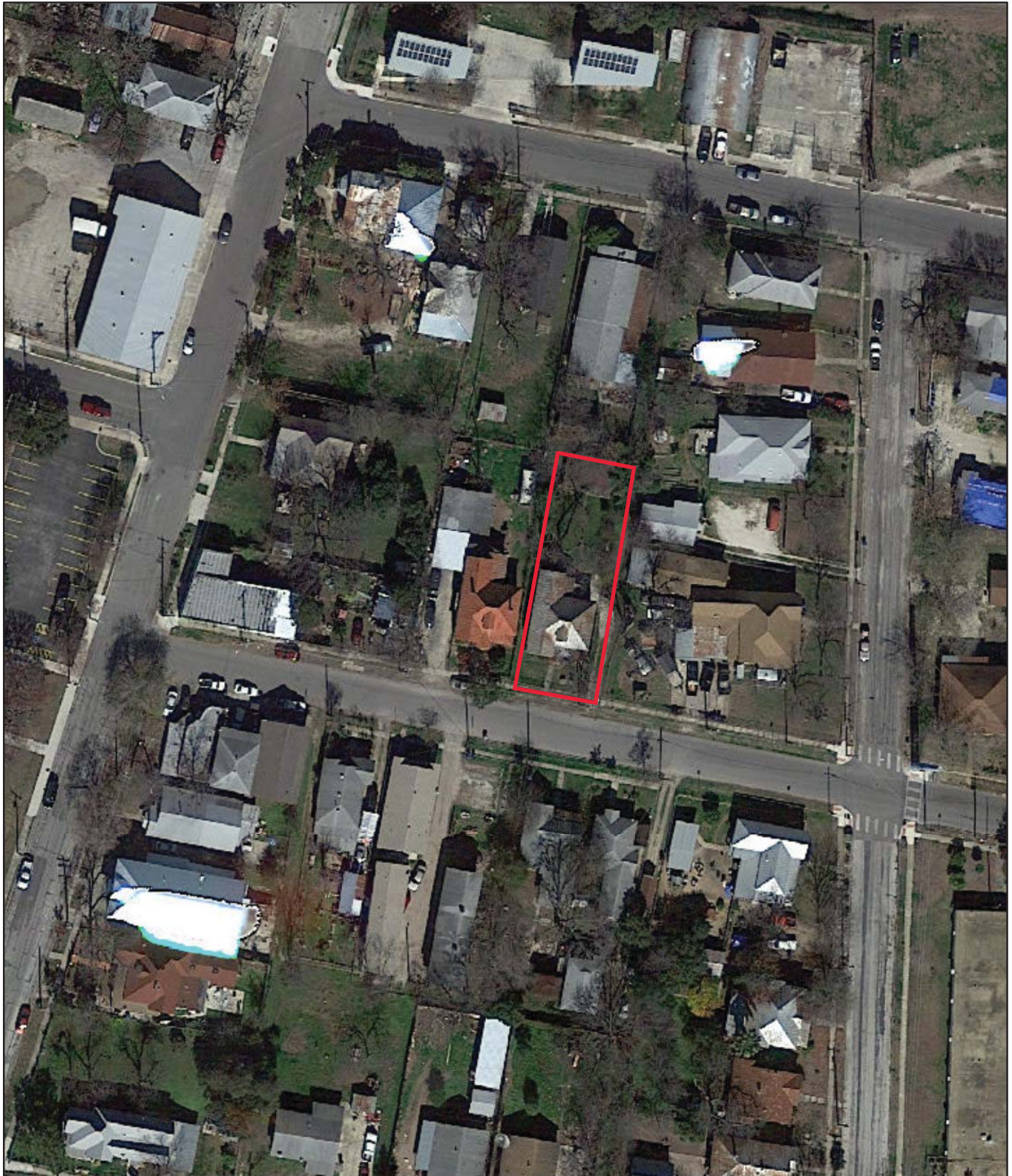
## **FINDINGS:**

- a. The structure at 215 Lowell is a 1-story, single-family residence built circa 1908 in the Folk Victorian style. The house features a steeply hipped, nearly pyramidal, standing seam metal roof with a centered dormer and a front-facing closed gable on the front facade, Dutch lap siding, decorative shake in the gables, and lace-like brackets surrounding the attic vent. The property is designated as an individual landmark.
- b. REAR DORMER INSTALLATION – The applicant has proposed to install a dormer at the rear of the house to allow for interior egress from a bedroom. The applicant has proposed to relate the proposed dormer to the existing dormers through the use of cedar shingles and standing seam metal roofing to match existing. The applicant has proposed to install an existing salvaged wood window found on the property in the dormer. According to Guideline 3.A.ii for Exterior Maintenance and Alterations, the original shape, line, pitch, and overhang of historic roofs should be preserved when replacement is necessary. Guideline 3.A.iii for Exterior Maintenance and Alterations states that distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends should be preserved and repaired. Guideline 3.A.iv states that for sloped roofs, salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible. As the proposed dormer will not be visible from the public right-of-way, will not alter the general roof form, and new roofing materials will be installed to match existing, staff finds the proposal appropriate.
- c. HISTORIC TAX CERTIFICATION – The applicant has proposed the following scope of work to qualify for Historic Tax Certification: a comprehensive interior remodel, front porch replacement, the construction of a rear addition, the installation of new electrical, HVAC, and plumbing, roof replacement, dormer installation, and landscaping.
- d. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer

## **RECOMMENDATION:**

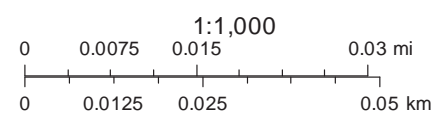
Staff recommends approval based on findings a through d.

# City of San Antonio One Stop



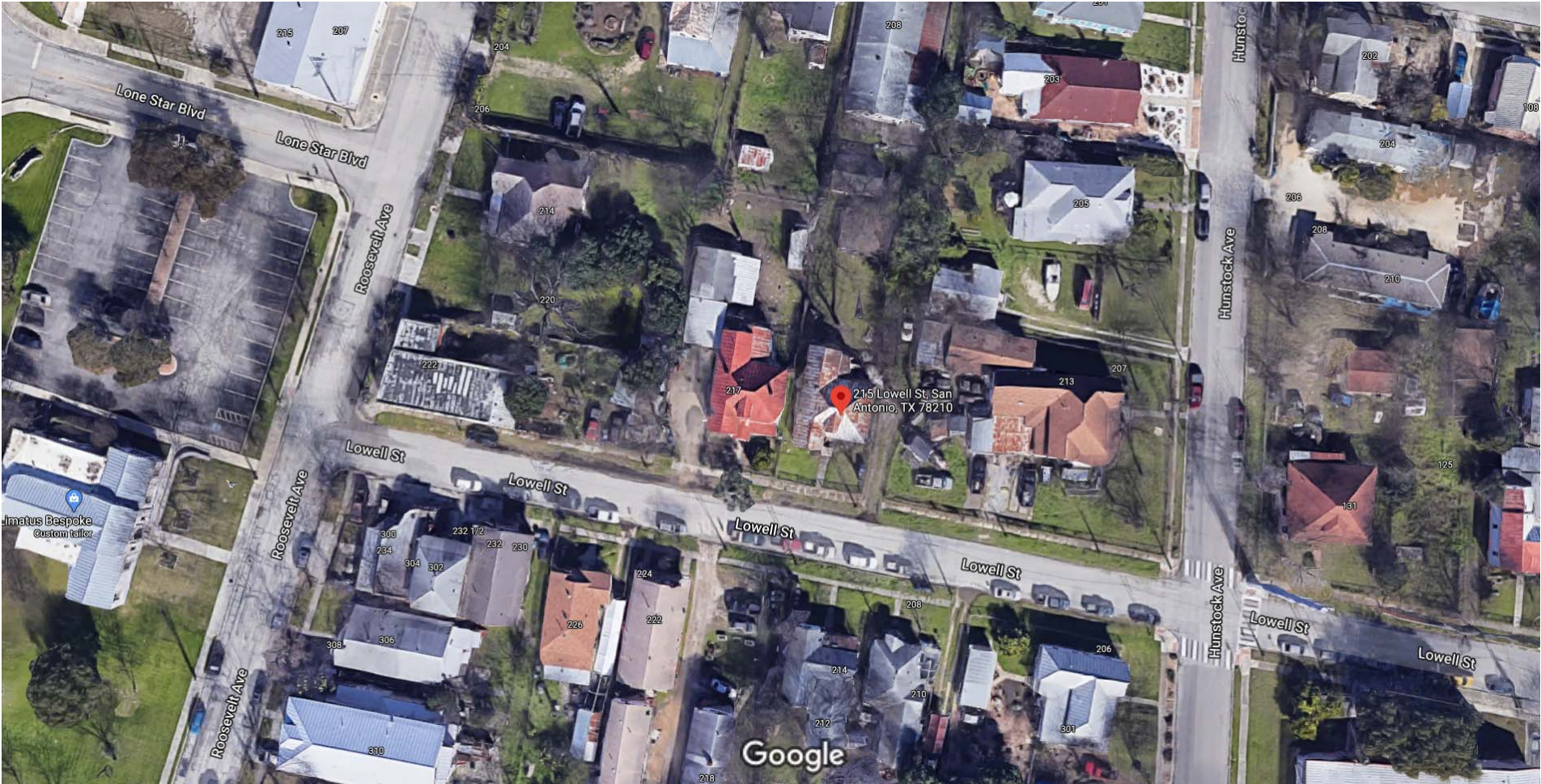
January 11, 2021

— User drawn lines





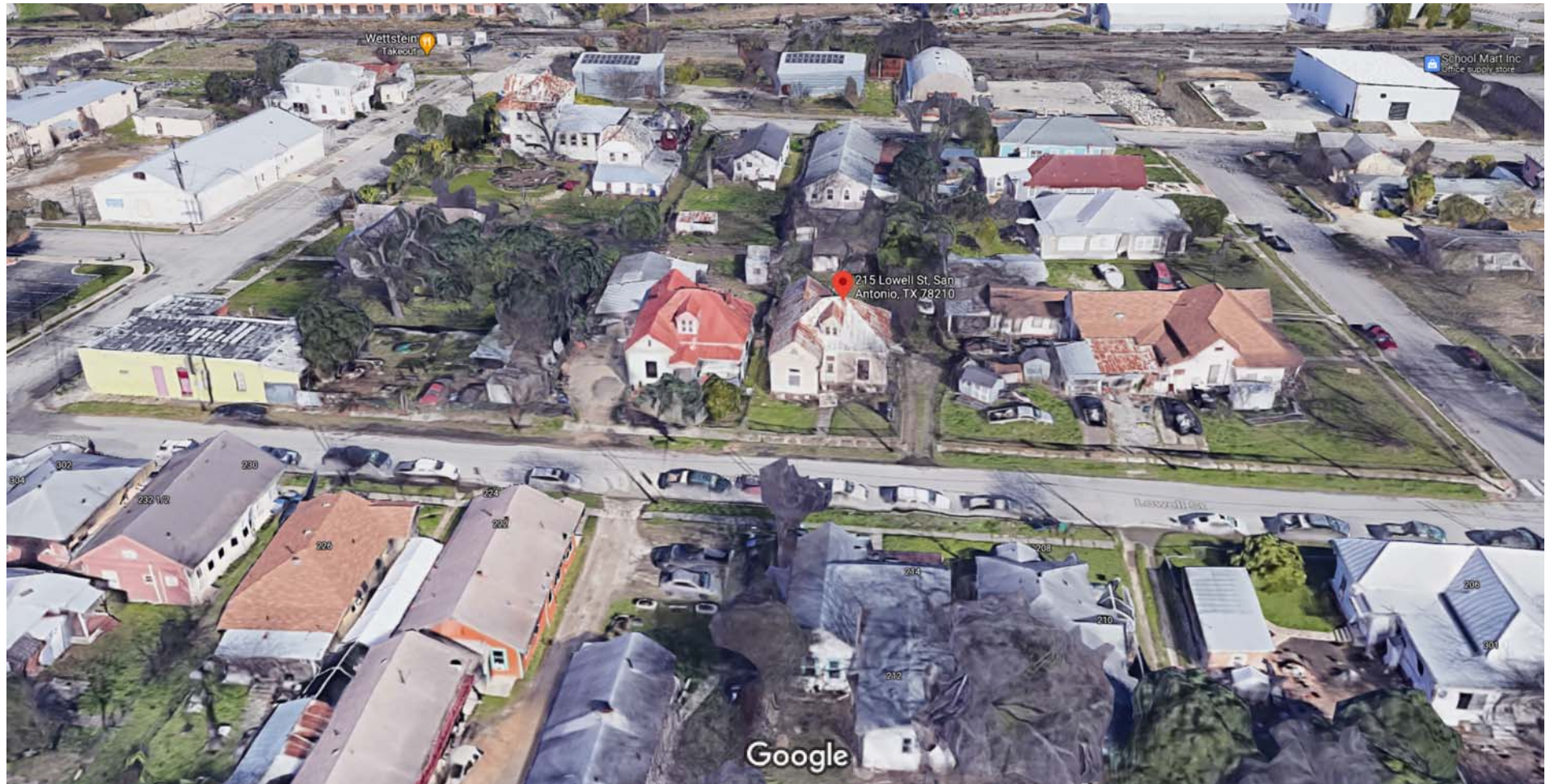
Google Maps 215 Lowell St



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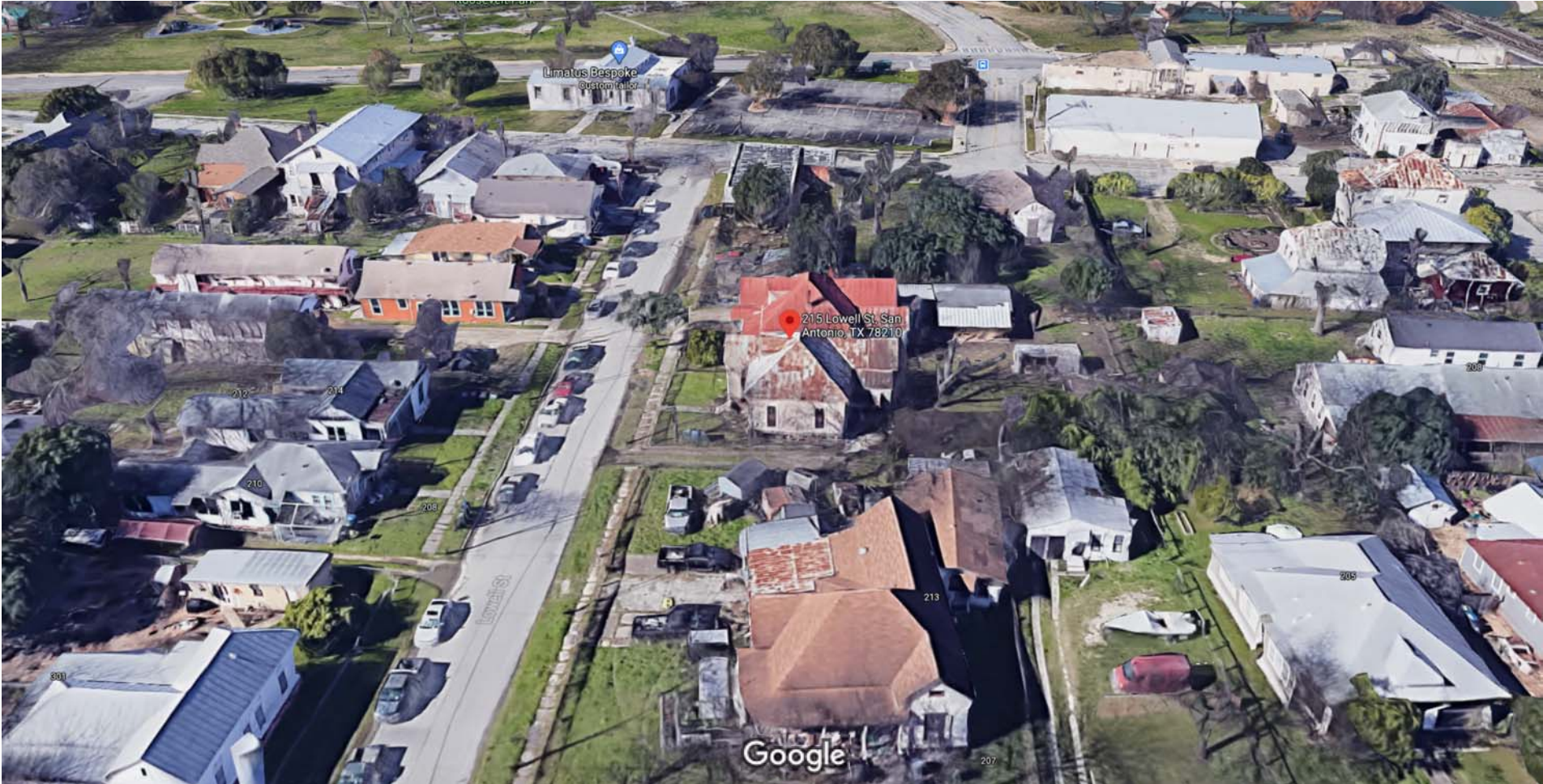
## Google Maps 215 Lowell St



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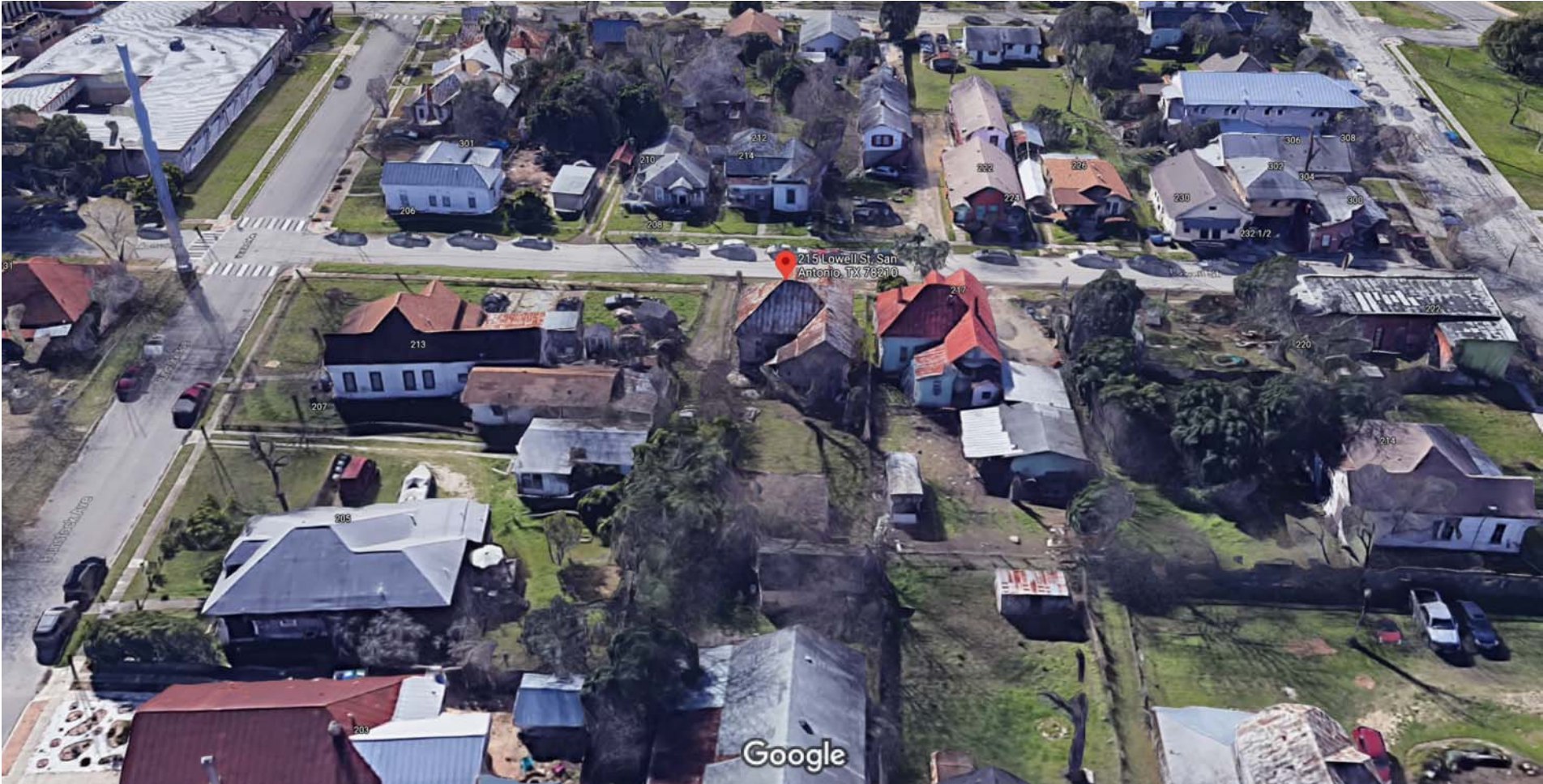
Google Maps 215 Lowell St



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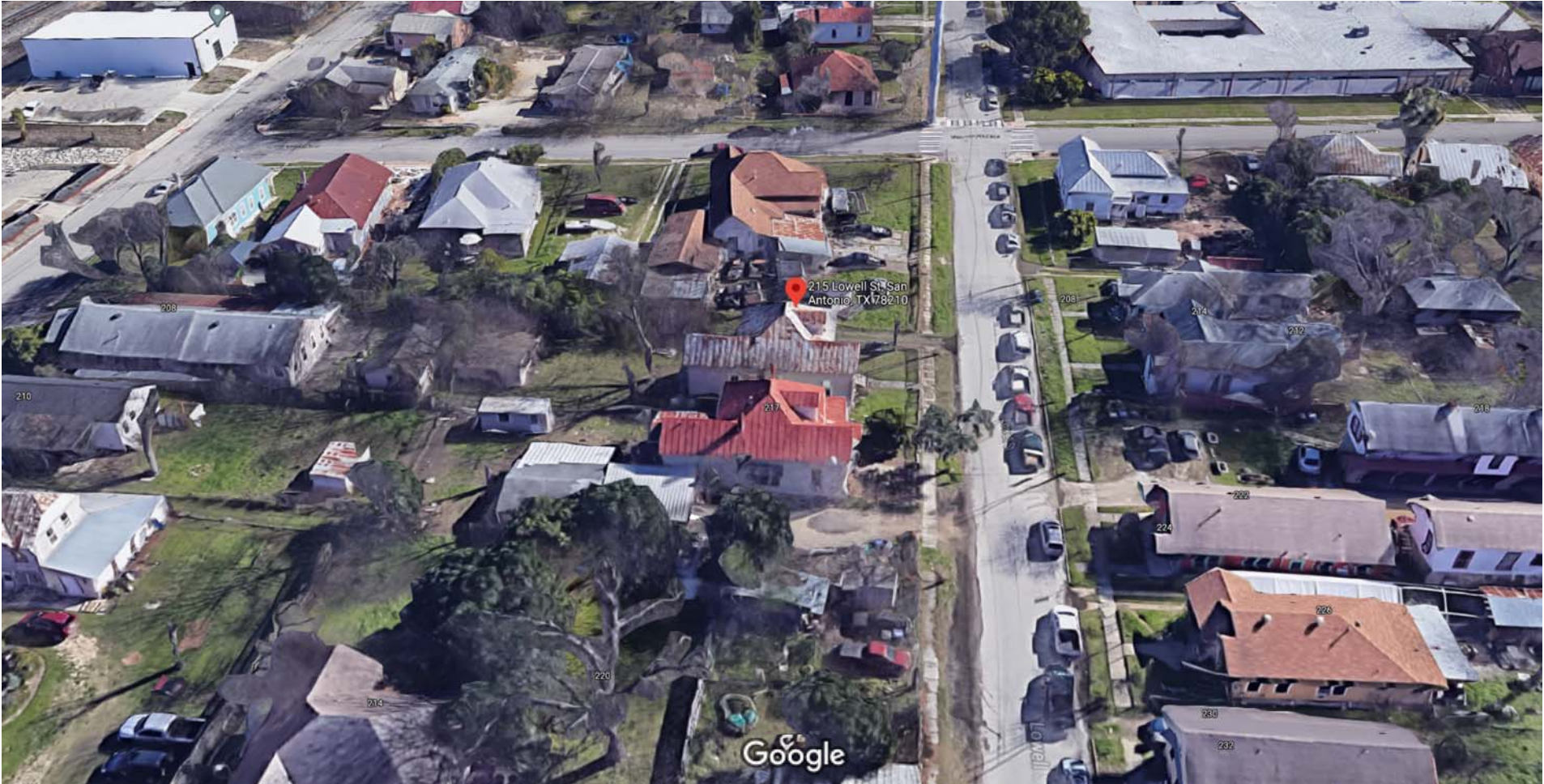
Google Maps 215 Lowell St



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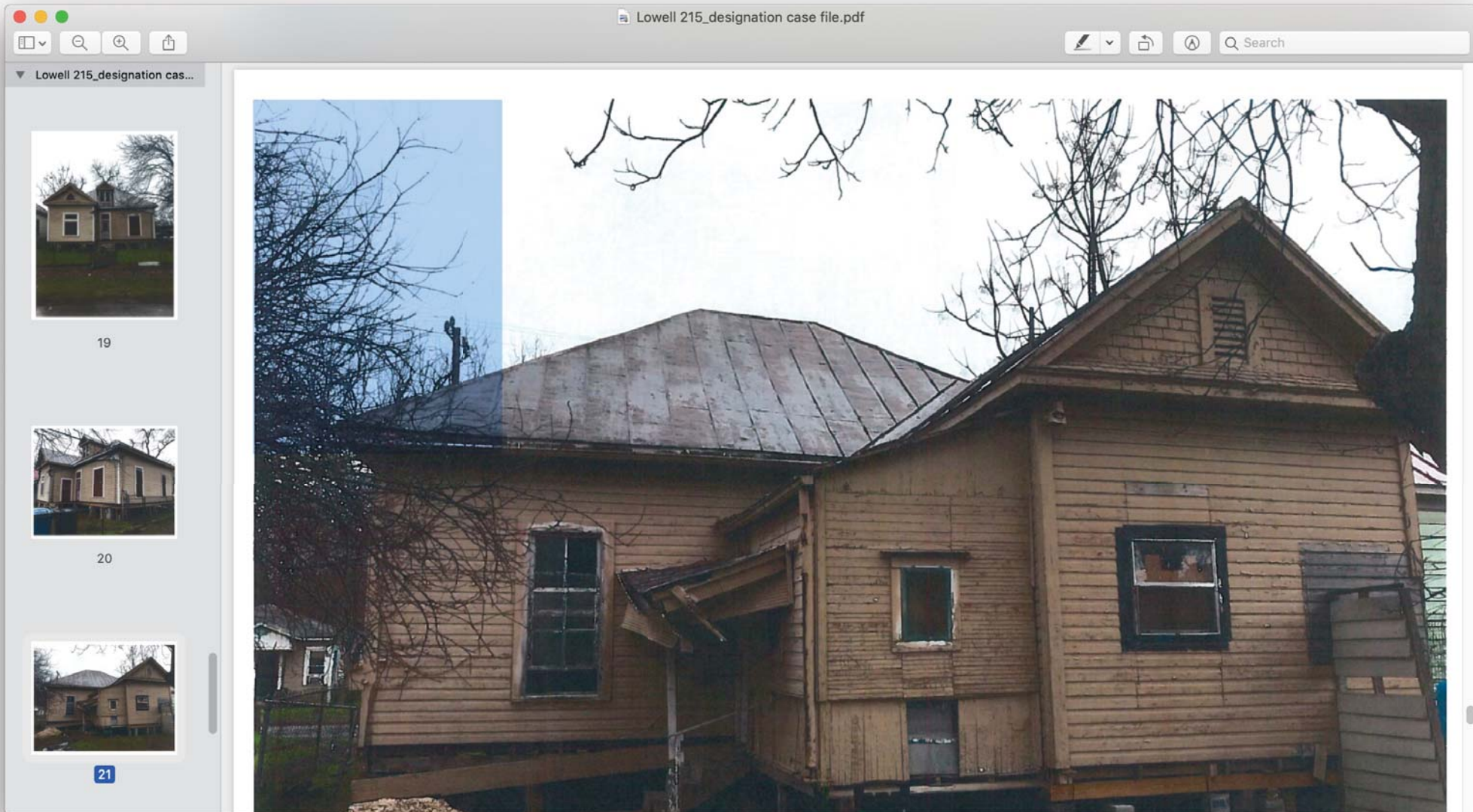


Google Maps 215 Lowell St



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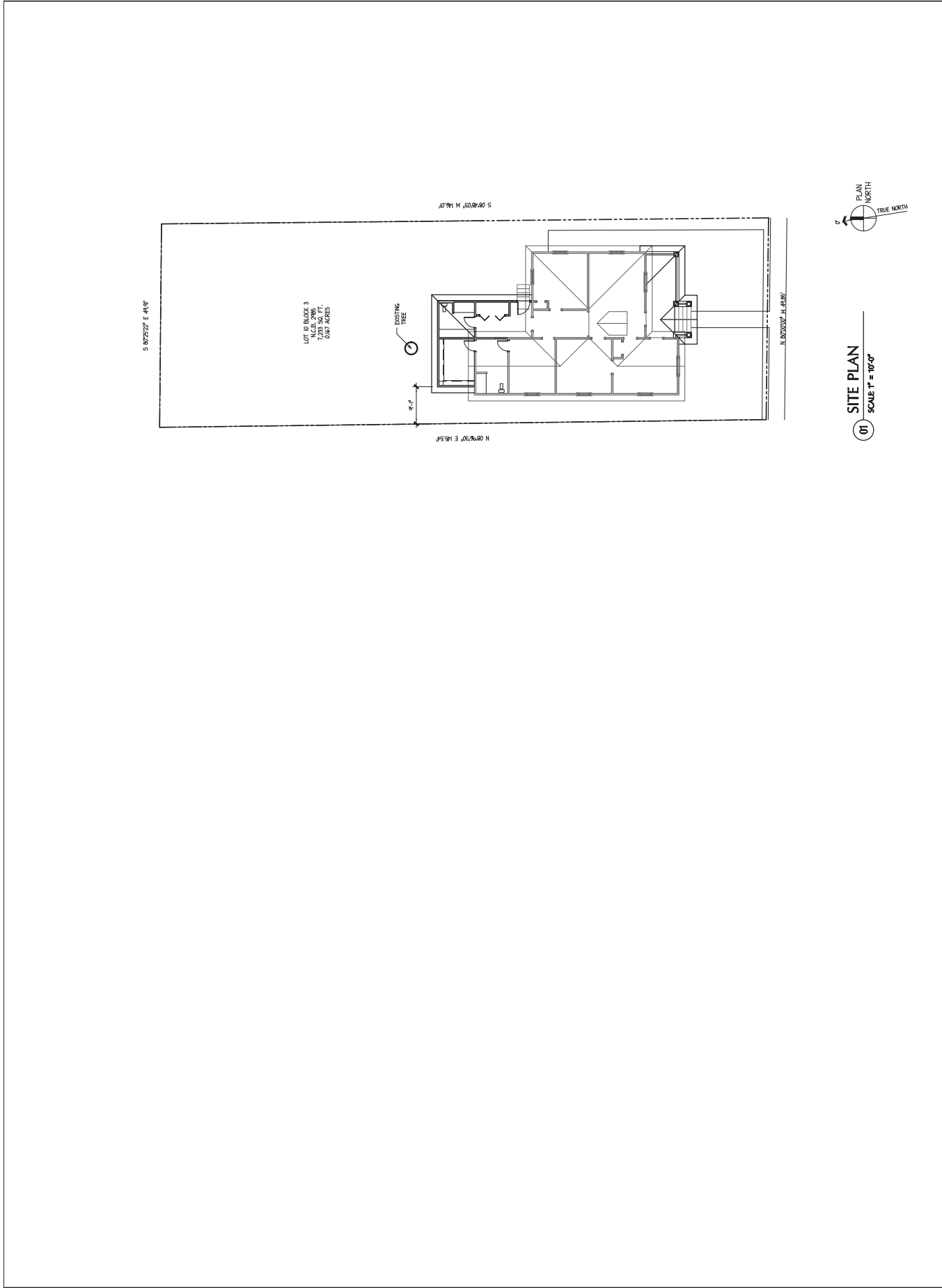
**215 Lowell St**  
**Addition of Bump Out, Rear Roof**  
**Specifications**

Roof will be same standing seam, metal as rear of house.

Cedar shake shingles will be used to match other dormers on house.

Original old wood window found at the home when purchased will be used.







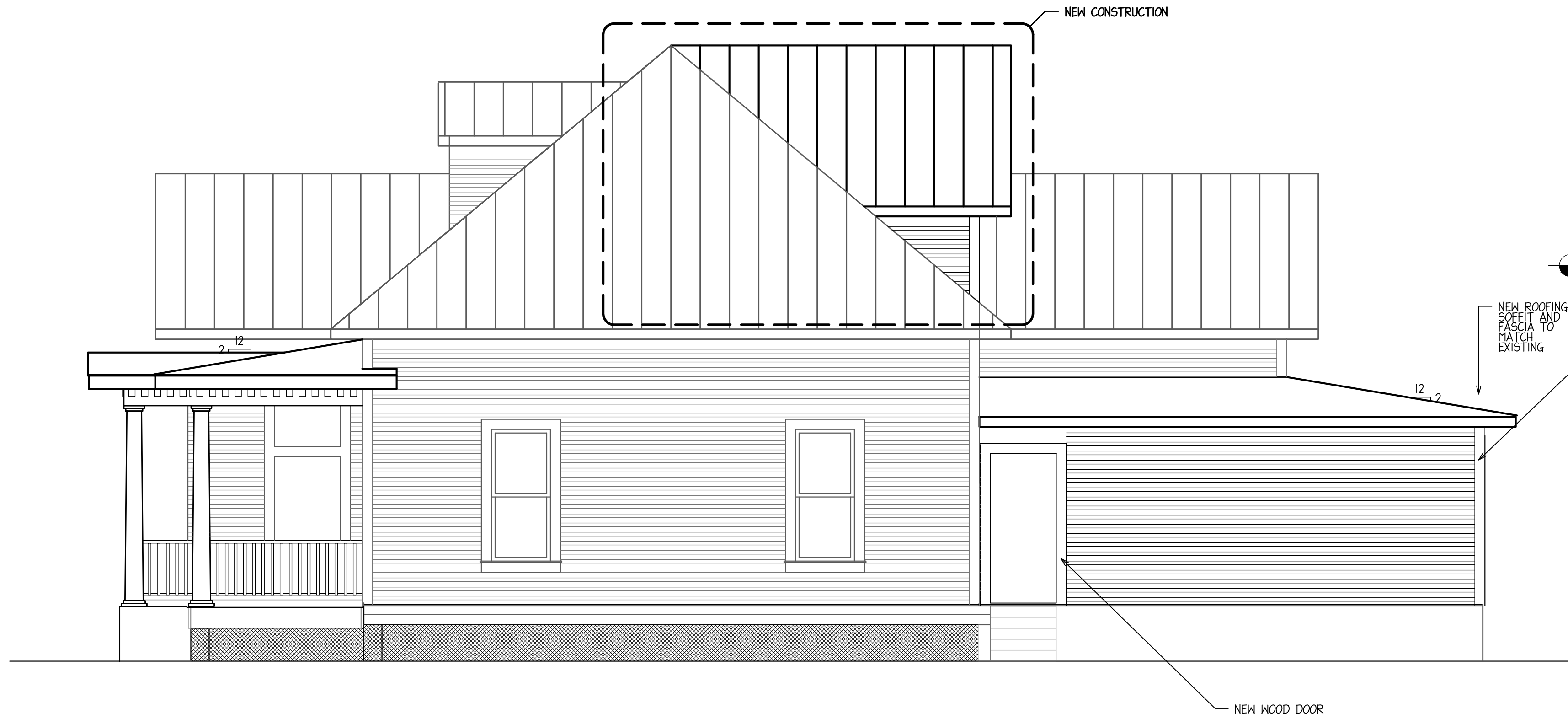
*South and east façades.*



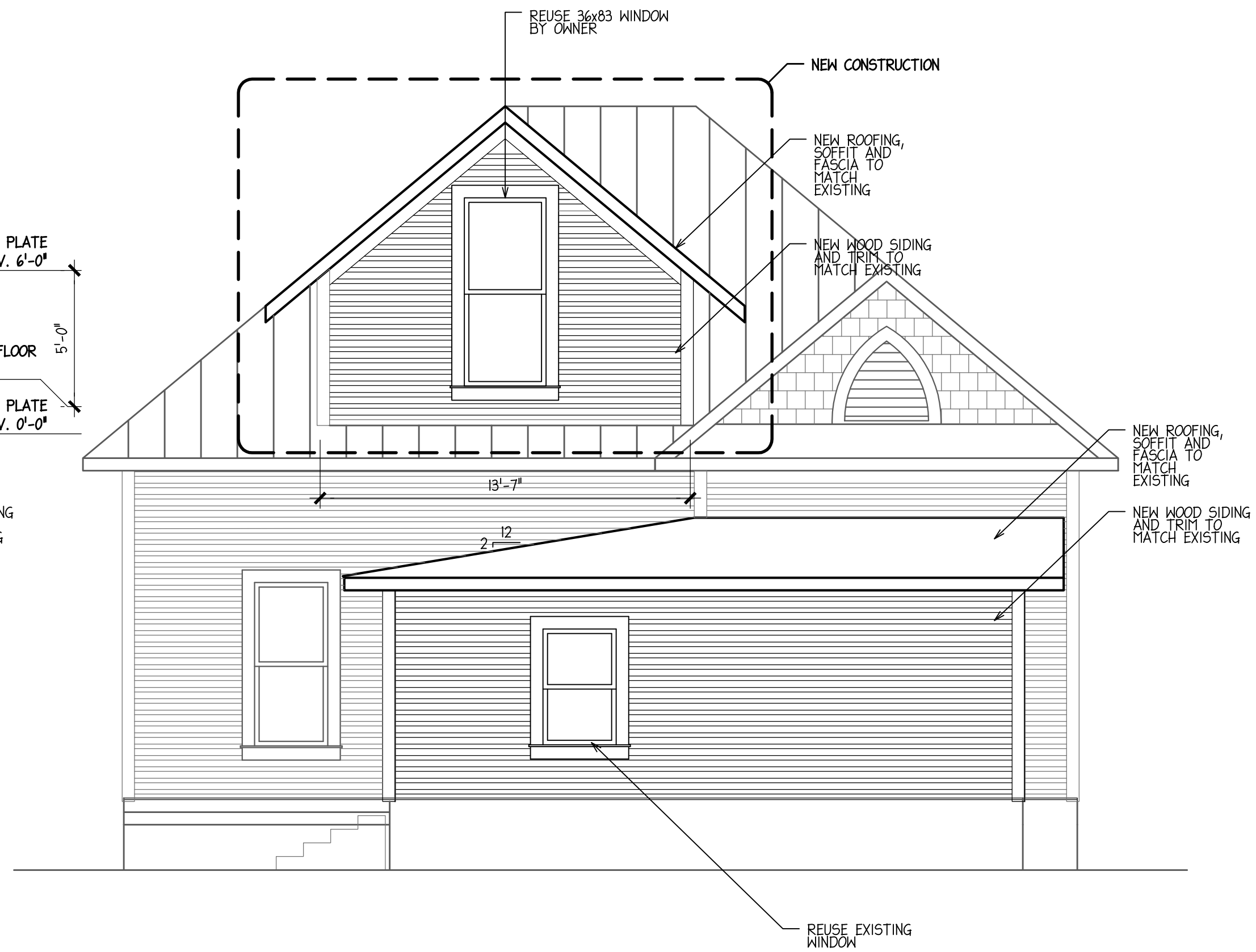
*Rear (north) façade. Photo submitted by applicant.*

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102 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



102 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



103 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



101 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

PRELIMINARY  
NOT FOR REGULATORY  
APPROVAL, PERMIT, OR  
CONSTRUCTION

MAIN STREET  
ARCHITECTS INC.

SUE ANN PEMBERTON  
#8330

MAIN STREET  
ARCHITECTS INC.  
709 AVENUE E. SAN ANTONIO, TEXAS 78215 2107292668

REVISIONS	BY

215 LOWELL STREET  
ELEVATIONS

Date: xxxx  
Scale:  
Drawn by:  
Job Number:  
Sheet Number:  
A-2  
Sheet ## of



## **215 Lowell Proposed Work**

This historic home was purchased in June 2020, and had substantial changes from the original plan. It was missing the front porch, and most of the original interior wood trim. Ceilings had been lowered and coffered in some rooms. The rear enclosed porch was dangerous, and falling down.

The front porch is being restored according to old photos, and an addition will be built to the back, extending the old enclosed porch to accommodate a laundry room, with a small addition at rear to add a full bath and enlarge a very small bedroom. Old windows are being repaired and reused in this addition. Every window in the house was deteriorated and most glass was either missing or broken, The windows will be meticulously repaired and glass replaced, and windows will be rehung. An extra bedroom and 2 1/2 baths will be added.

Front doors are being repaired and rehung. Transoms exist throughout the house but are in disrepair and will be restored and made operable again where possible.

All remaining original floors will be repaired and restored. New rooms and one room with floors missing will be either tiled or have new wood flooring installed. All wood baseboards will be replaced with baseboards similar to the original. The home will be insulated, sheetrock, doors and all wood trim repaired and completely repainted. All hinges and door hardware will be removed, cleaned of old paint and polished. The exterior wood siding will be repaired or replaced with same siding, sanded, caulked and painted. Two stained glass windows will be added, one over front door and one in an interior transom.

All plumbing and wiring will be replaced and updated to meet current code. New central air conditioning will be added, along with all new light fixtures and ceiling fans. A new kitchen with all new cabinets and appliances will be added.

The yard will be landscaped, a small patio and parking area added in back of house.

**215 Lowell**  
**List of Expected Work and**  
**Estimated Associated Costs**

New front porch

New rear addition to expand bedroom, replace deteriorated enclosed porch with laundry area and add full bath.

Repair all exterior siding, prep and paint exterior

Replace all electrical and plumbing to today's code.

Repair all sheetrock inside, raise ceilings where they were lowered

Repair all interior woodwork and interior doors and transoms

Paint interior including all trim and doors

Repair and refinish all interior original wood floors

New flooring in 2 bedrooms where missing and new flooring in all new areas added

New Central heat and air conditioning

Add one bedroom and 1 1/2 new baths (1 listed above)

New kitchen to include all new cabinets, granite countertops and new high end appliances

Landscaping, parking area and outdoor patio

Total



**215 Lowell St  
Projected Time Schedule**

All work is expected to be completed by May 2021.

## 215 Lowell St. Porch Material Specifications

Front porch to be built as original design, using materials as close to original as possible.

1. Original siding and window at porch to remain, with repairs as needed.
2. Tongue and groove pine flooring and bead board ceiling
3. Pillars exactly as shown in old porch photo and architectural rendering
4. Wood railing and spindles as shown in photo and renderings.
5. Original concrete steps to be retained and reused
6. Pine dentil molding as shown in photo
7. Metal roof to match house