HISTORIC AND DESIGN REVIEW COMMISSION
April 07, 2021

HDRC CASE NO:	**2021-159**
ADDRESS:	934 DAWSON ST
LEGAL DESCRIPTION:	NCB 1370 BLK 2 LOT 17
ZONING:	RM-4, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	JESSICA WALKER/JD Walker Designs
OWNER:	Bruce Robison/SATX DESIGNS
TYPE OF WORK:	Addition
APPLICATION RECEIVED:	February 19, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:
1. Construct a rear 2-story addition.
2. Replace the front facing door with a new window and modify or remove up to 9 window openings.
3. Replace the metal roof with composition shingles.

APPLICABLE CITATIONS:
2. Guidelines for Exterior Maintenance and Alterations
3. Materials: Roofs
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.

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.

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.
Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”. Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2” 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.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The primary historic structure at 934 Dawson was constructed circa 1925 in the Craftsman style, first appears on the 1951 Sanborn map, and contributes to the Dignowity Hill Historic District. The one-story wood frame structure is situated on an elevated lot with concrete steps leading up to the property. The structure is a contributing bungalow with a gabled standing seam metal roof, exposed rafters, wood drop siding and a raised pier and beam foundation. The house is characterized by an inset wrap around porch with tapered box columns.
b. ADDITION – The applicant has proposed to construct a rear addition featuring approximately 30 feet in width and 13 feet in depth with a centered two-story room with matching siding and roofing.
c. ADDITION VISUAL IMPACT & CONTEXT – Per the Guidelines for Additions 1.A.i., applicants should 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. Staff finds that the addition is minimally visible from the front right-of-way and is further setback by the elevated lot condition.
d. ADDITION ROOF FORM – Per the Guidelines for Additions 1.A.iii., applicants should utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions. The proposed application features an extension of the existing gable roofs with new hipped portions. Staff finds the new roof forms appropriate.
e. ADDITION TRANSITION – Per the Guidelines for Additions 1.A.iv., applicants should 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. Staff finds that a visual transition should be incorporated into the design such as a vertical trim piece between new and old forms.
f. ADDITION FOOTPRINT – Per the Guidelines for Additions 1.B.iv., 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; and residential additions should not be so large as to double the existing building footprint, regardless of lot size. The proposed addition features an approximately footprint of 390 square feet to the existing 1198 square foot structure. Staff finds the proposed footprint appropriate.
g. ADDITION HEIGHT – Per the Guidelines for Additions 1.B.v., 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; and the addition height should never be so contrasting as to overwhelm or distract from the existing structure. The applicant has proposed to feature a 22-feet two-story addition to the rear of the existing 12-feet one-story structure. Staff finds that massing and increased height is

appropriately set the rear and would be minimally visible from the front right-of-way of the elevated lot.

h. ADDITION MATERIALS – Per the Guidelines for Additions 3.A.i., applicant should 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. The applicant has proposed to use matching 105 profile wood lap siding and matching roof material (which is currently metal and proposed for changing to shingle).
i. ADDITIONAL ARCHITECTURAL DETAILS – Per the Guidelines for Additions 4.A.i., applicants should 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. Staff finds that proposed siding, roofing, and general massing appropriate.
j. ADDITION FENESTRATION & WINDOWS – Per the submitted drawings, the proposed addition is to feature one-over-one sash windows matching existing opening sizes on the historic portions of the house. Staff finds the general fenestration pattern appropriate. However, the final window product should adhere to the Standard *Specifications for Windows in New Construction* and submitted to staff prior to purchase and installation.
k. EXISTING DOOR & WINDOWS – Per the submitted drawings, the applicant has proposed to replace the front facing door with a new window and modify or remove up to 9 window openings. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., applicants should preserve existing window and door openings and avoid filling in historic door or window openings. Staff finds that the front facing door and all existing window openings on the historic structure is preserved with the allowance to modify the rear façade if the addition is approved. To accommodate interior floorplans, the applicant may install furr walls without removing, modifying, or infilling existing exterior openings.
l. HISTORIC CONTEXT OF METAL ROOFS - Site-formed metal and metal panels were a widely used roofing material in San Antonio in the late 19th century following the arrival of the railroad. Desired for its low maintenance and durability, it was often applied directly over cedar shake or other existing roofing materials. It continued to be a common roofing material for homes through the early part of the 20th century until factory-produced asphalt shingle products became widely available. By the 1920's, asphalt shingles were a popular roofing material due to its fire resistance, ability to be customized in regard to color and shape, and relatively low costs of manufacturing and transportation.
m. ROOFING – The applicant has proposed to replace the existing standing seam metal roof with a new composition shingle roof. By the 1951 Sanborn map, the structure had featured a non-combustible roof (likely metal for this style structure). Per the Guidelines for Exterior Alterations and Maintenance 3.B.vi. use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds that a standing seam metal roof was installed during the period of significance per finding l and is more appropriate than installing composition shingles. In-kind replacement of a standing seam metal roof is eligible for administrative approval with adherence to the *Standard Specifications for Metal Roofs*.

RECOMMENDATION:

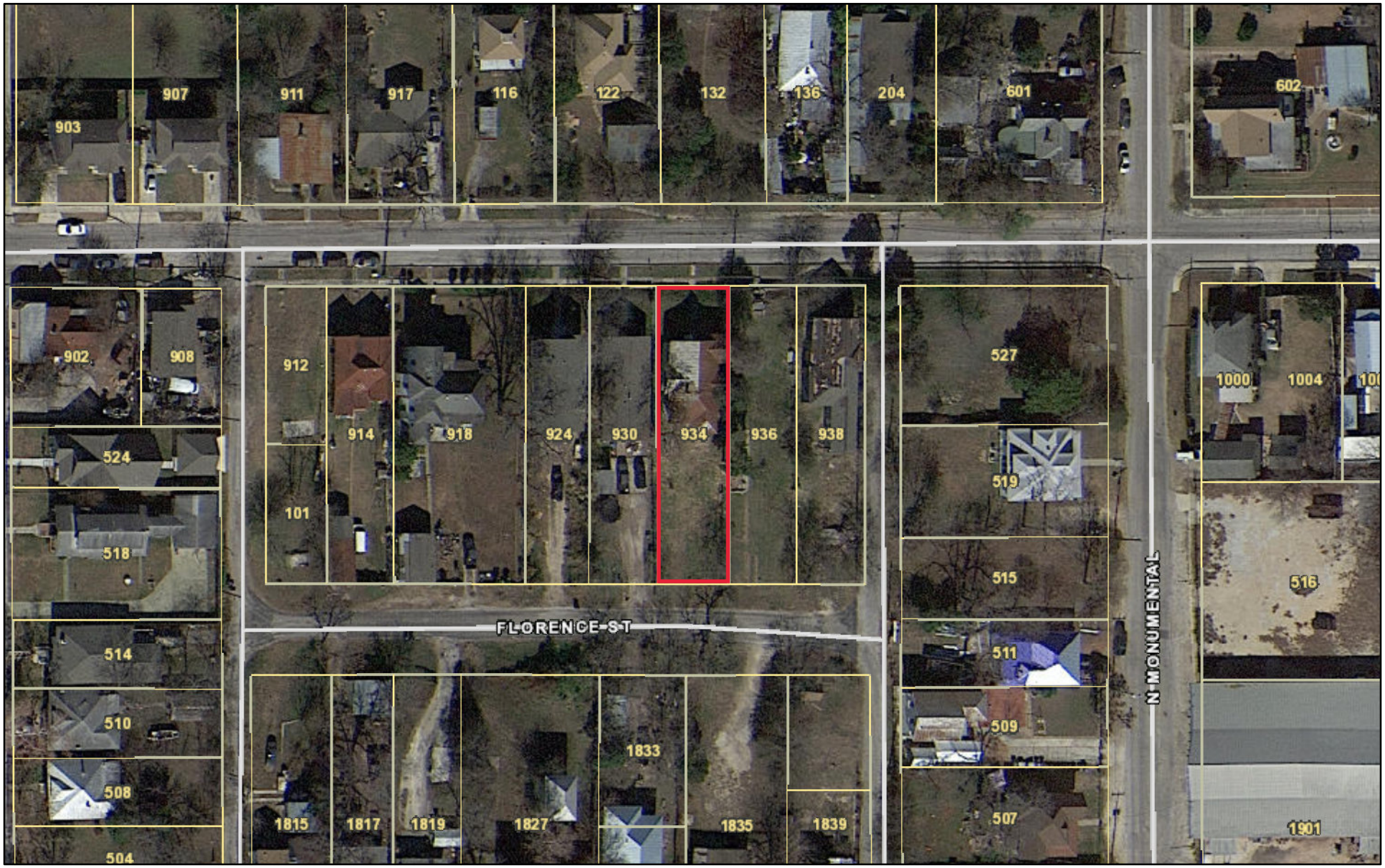
Staff recommends approval of item 1. Addition based on findings b through j with the following stipulations:

i. That a visual transition should be incorporated into the design such as a vertical trim piece between new and old forms.
ii. The final window product should adhere to the Standard *Specifications for Windows in New Construction* and submitted to staff prior to purchase and installation.

Staff does not recommend approval of item 2. Door replacement and window modification based on finding j. To accommodate interior floorplans, the applicant may install furr walls without removing, modifying, or infilling existing exterior openings.

Staff does not recommend approval of item 3. Change to roofing material based on finding l and m. In-kind replacement of a standing seam metal roof is eligible for administrative approval with adherence to the *Standard Specifications for Metal Roofs*.

934 Dawson



March 31, 2021

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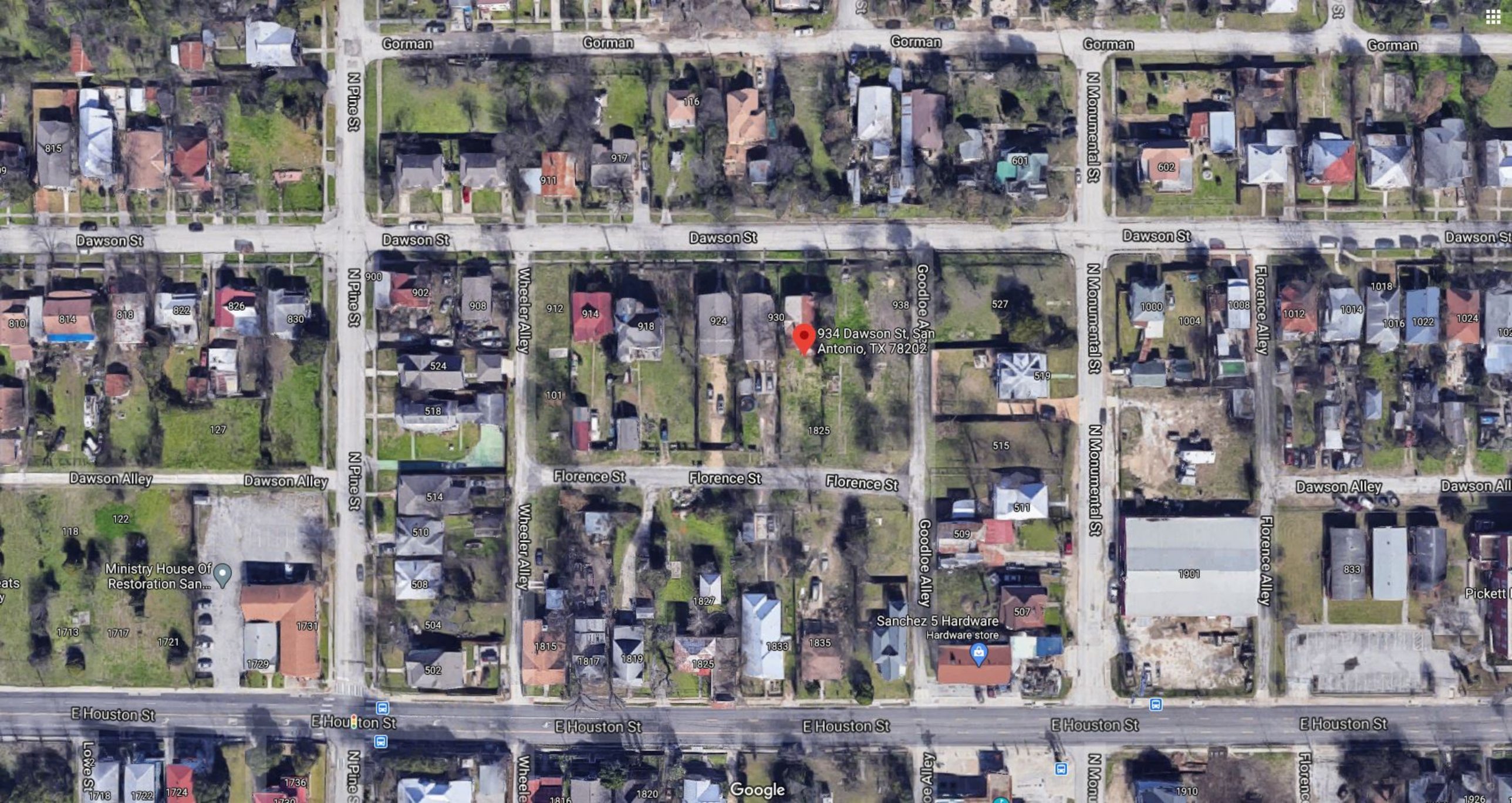
934 Dawson St, San Antonio, TX 78202
Gorman
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N Pine St
Wheeler Alley
Goodloe Alley
N Monumental St
Florence Alley
Dawson Alley
Ministry House Of Restoration San...
Sanchez 5 Hardware
Hardware store
Google


934 Dawson St, San Antonio, TX 78202
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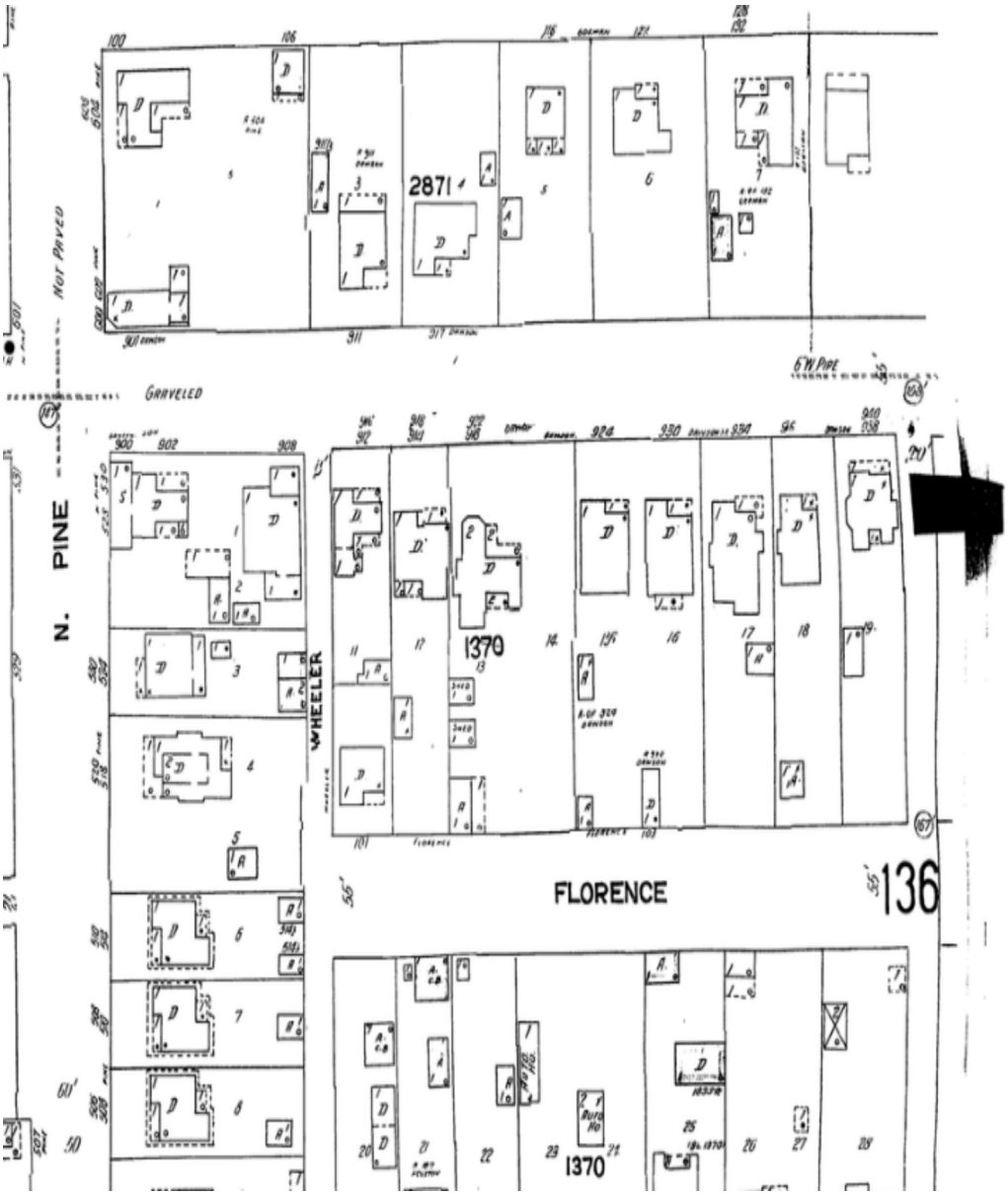
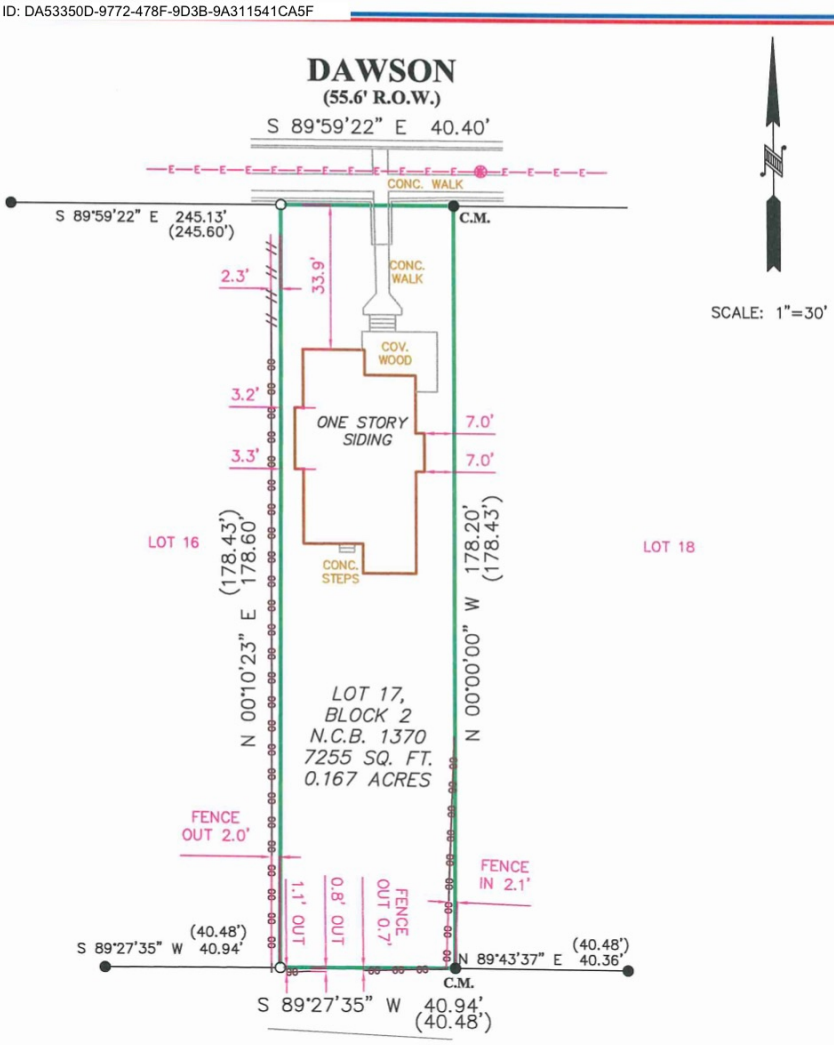
ProQuest® Digital Sanborn Maps, 1867–1970

San Antonio 1911-Mar. 1951 vol. 2, 1912-Jan. 1951, Sheet 134



934 Dawson St



NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C , Panel No. 0415 G , which is Dated 09-29-2010 By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X . Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at https://msc.fema.gov/portal.

Property Address:
934 DAWSON

Property Description:
LOT 17, BLOCK 2, NEW CITY BLOCK 1370, IN THE DIGNOWITY HILL NEIGHBORHOOD, SITUATED IN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:
EAST BEXAR DEVELOPMENT TRUST

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
- △ = CALCULATED POINT
- ● = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- Ⓦ = WATER METER
- —oo— = CHAIN LINK FENCE
- ⊛ = POWER POLE
- —E— = OVERHEAD ELECTRIC
- —// = WOOD FENCE
- ○ = SET 1/2" IRON ROD

STATE OF TEXAS REGISTERED MARK J. EWALD 5095 PROFESSIONAL LAND SURVEYOR

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. N/A | JOB NO. 102781 | TITLE COMPANY: N/A | DRAWN BY: JW | DATE: 12-21-2020

APPROVED BY THE TEXAS REAL ESTATE COMMISSION 12-05-11

TREC TEXAS REAL ESTATE COMMISSION

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

EQUAL HOUSING OPPORTUNITY

SCOPE OF WORK:

1. Demolition of rear/south facing exterior wall to prepare for addition.

2. Addition at rear of home to include second floor office and total of approximately 500sqft (master bedroom/bathroom). All siding on addition to match existing structure (southern yellow pine)

3. Replace one front door with wood window to match original windows.

4. Re-roof structure with shingles.

Material Specification List (Exterior)

#2 #105 Specialty Yellow Pine Siding MG Building Materials

Custom Glass Fabrication

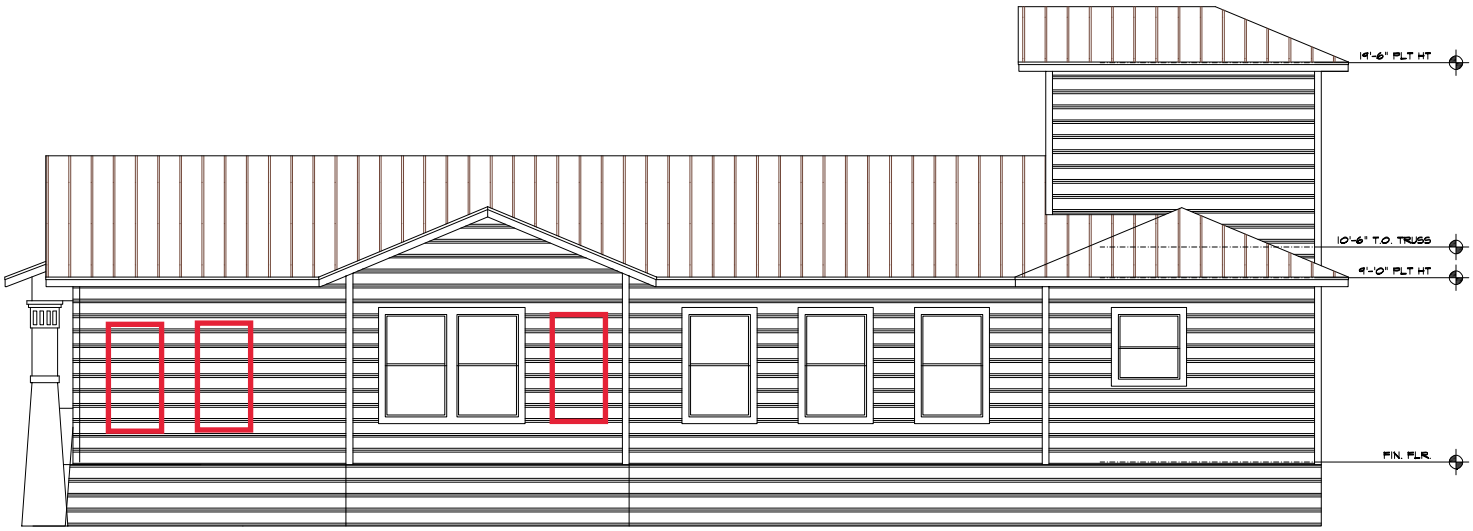
Sherwin-Williams Exterior SuperPaint

GAF Glenwood Dusky Gray Designer Architectural Shingles

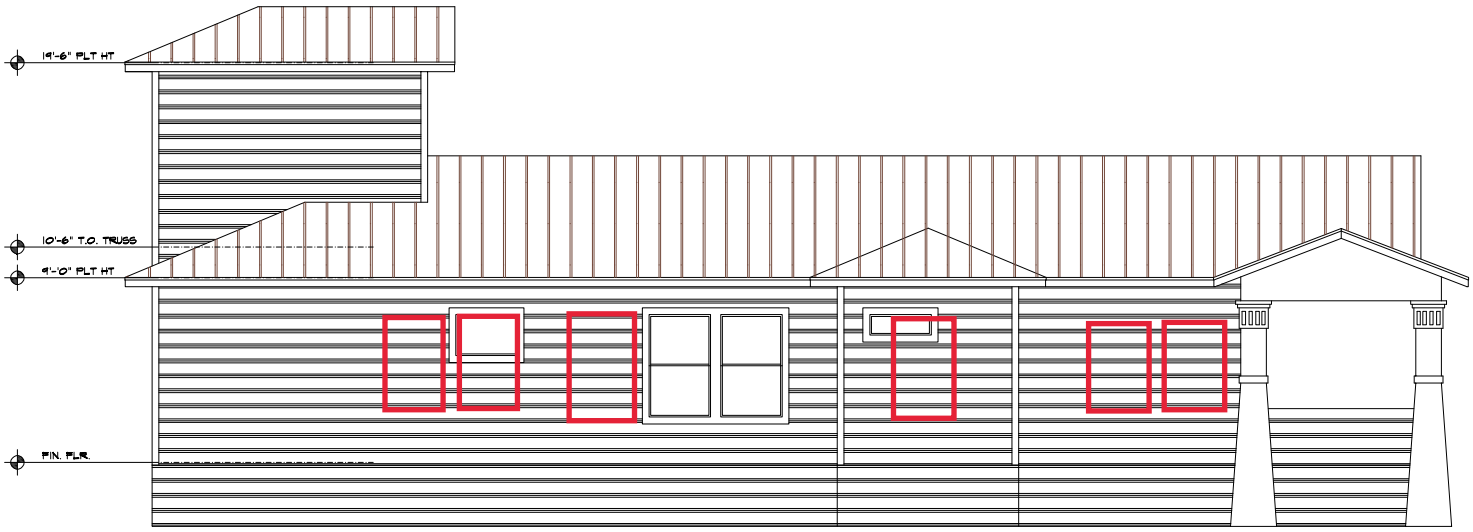
*Full Material List can be provided by request. Supplemental documents, references, and additional information is contingent upon review by HDRC.


934


NO
TRESSPASS
SA Police
&
CODE



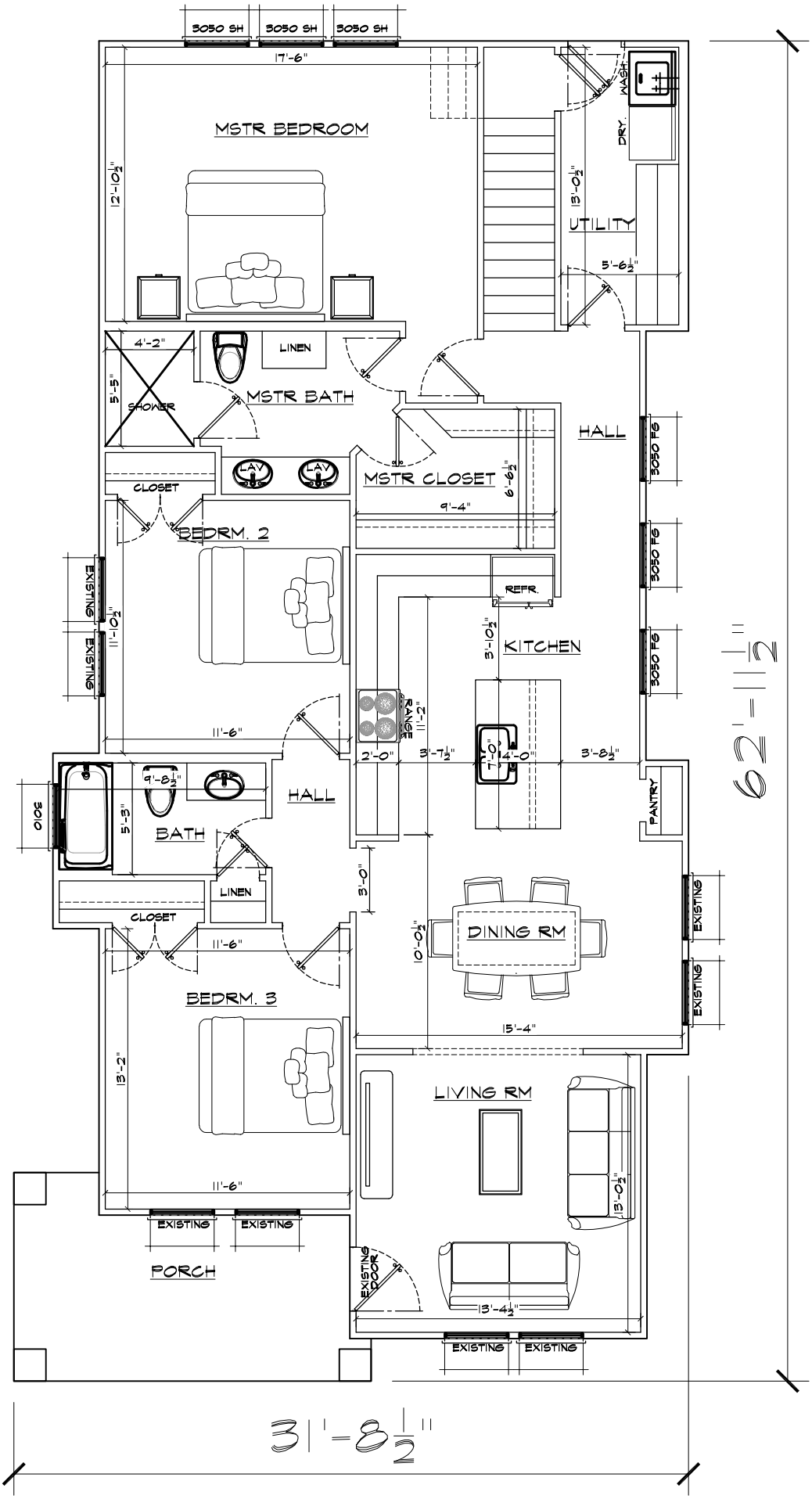
2 RIGHT ELEVATION



1 LEFT ELEVATION

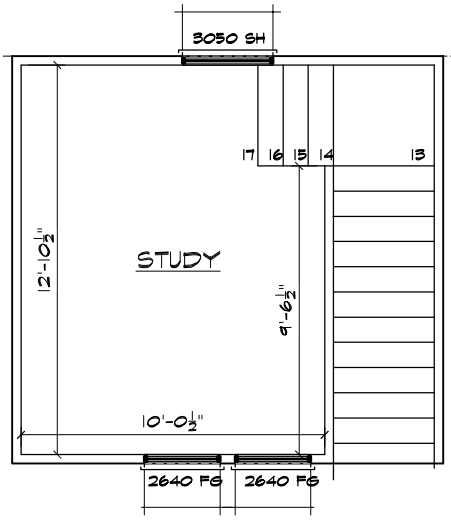
2 REAR ELEVATION

1 FRONT ELEVATION



DISTINCTIVE
DRAFTING & DESIGN L.L.C.

1 FLOOR PLAN



1 FLOOR PLAN

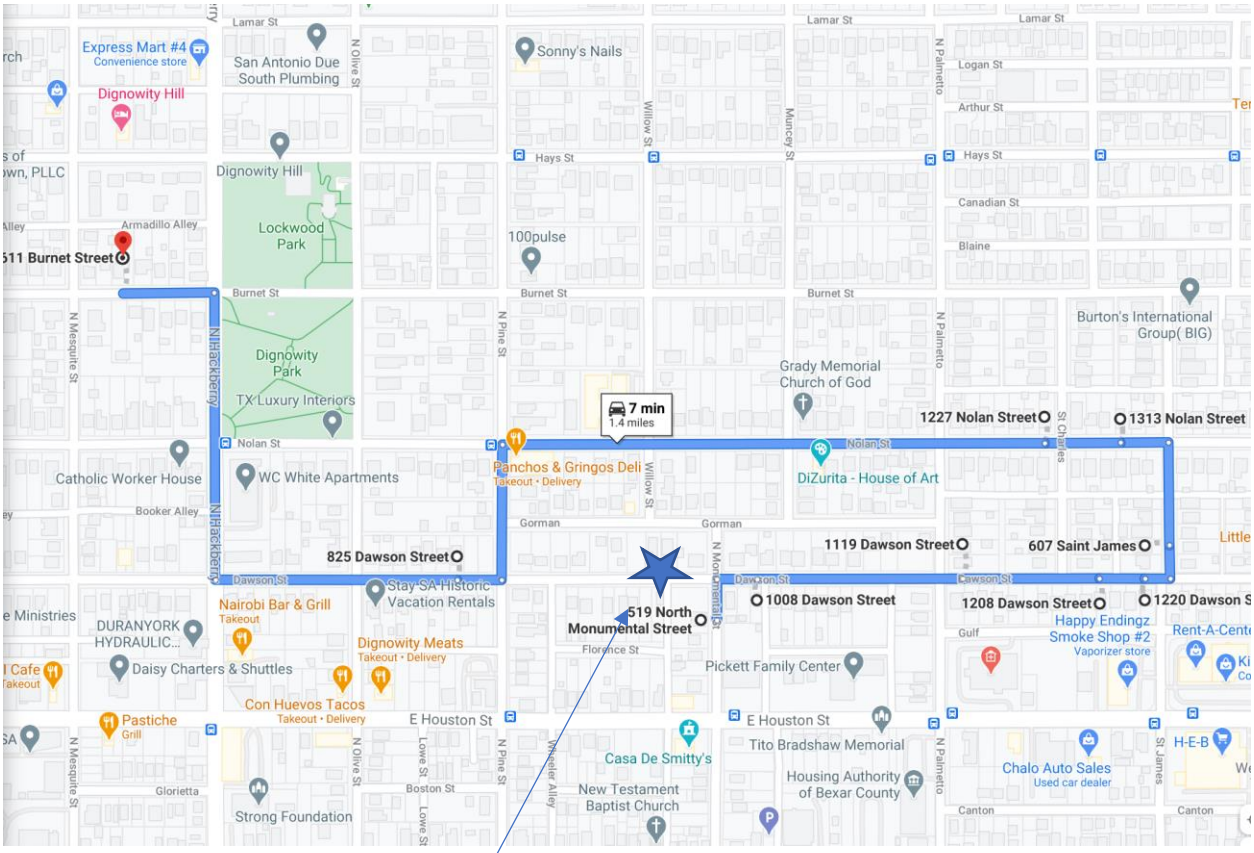
AREA TABULATION	
1ST LVL LIVING AREA	1,572.0'
2ND LVL LIVING AREA	142.0'
LIVING AREA	1,714.0'
PORCH AREA	133.0'
TOTAL AREA	1,847.0'

934 Dawson

Intent and Scope:

We seek to preserve the historical context of this home originally constructed in 1929. Preserving what is left of this home, we want to emphasize the charm while providing added value and modern amenities for today's homebuyer. We recognize that Dignowity Hill was originally established as one of the original neighborhoods in the late 1800s and we would like to see it restored to it's former glory, one home at a time.

Many of the historical features of this home were not existent when we acquired it including, but not limited to, doors, windows, locks, and even siding. We will keep as much of the existing materials as possible (exceptions would be water and/or termite damage) and replace only what is necessary to match the original structure. There has been extensive damage throughout the years that will take attention to detail in order to restore to its former glory. Along with the OHP, we are the undoubtably the right people to work with in order to accomplish this goal.



934 Dawson/ SUBJECT PROPERTY

Other Properties Detailed and shown on Map:

519 Monumental

1008 Dawson

1119 Dawson

1208 Dawson

1220 Dawson

607 St. James

1313 Nolan

1227 Nolan

825 Dawson

611 Burnet

219 Idaho

Examples of Dignowity Hill Additions and 2 Story Structures:

519 N Monumental

611 Burnet

825 Dawson

607 St. James

912 Dawson St.

219 Idaho

930 Dawson

No front door facing street

(neighbor on West of home)

New Window Examples:


POSTED
KEEP OUT


1008