

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2023

HDRC CASE NO: 2023-308
ADDRESS: 1115 WYOMING ST
LEGAL DESCRIPTION: NCB 611 BLK E 1-2 14 LOT 15
ZONING: RM-4, HL
CITY COUNCIL DIST.: 2
APPLICANT: Robert Alvarado/South Antonio Builders
OWNER: Kathryn Ruckman
TYPE OF WORK: Dormer addition
APPLICATION RECEIVED: July 28, 2023
60-DAY REVIEW: September 26, 2023
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to add a dormer to the roof on the primary elevation.

APPLICABLE CITATIONS:

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.

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.
 - 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.
 - xi. *Screens and shutters*—Preserve historic window screens and shutters.
 - xii. *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.

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:

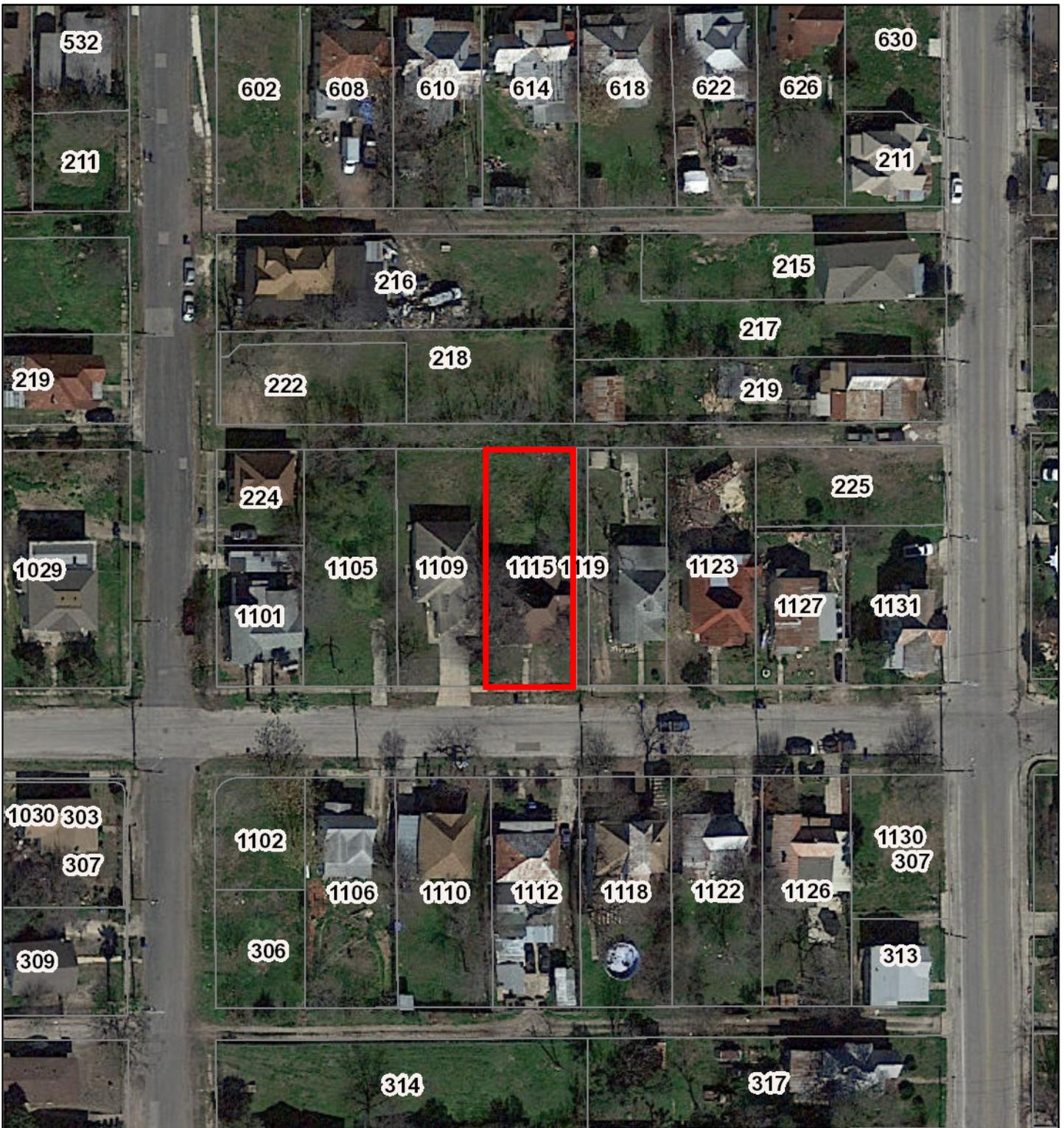
- a. The structure at 1115 Wyoming is a single-story Queen Anne residence built in 1898 for John A. Grumbles. It is located in the Denver Heights neighborhood of City Council District 2 on a block bounded by Wyoming St to the south, S Pine St to the east, N Schubach St to the North and S Olive St to the west. The house is clad in wood lap siding with a stretches of faux brick skirting along the primary bay window and the porch, though wood lap is visible behind this faux brick where it has been pulled away from the house. The gable on the south/primary elevation is above a cutaway bay window with brackets at the corners and a decorative lintel over the center window. Wood windows on the primary elevation are one-over-one, while windows on secondary elevations are two-over-two. The front door has a transom and one side light to the east. Free-standing columns are metal, but pilasters along the porch are turned wood. The house is an individual landmark.
- a. **DORMER ADDITION:** The applicant proposes to modify the existing roofline by adding a front-facing dormer. The dormer is a cutaway bay that includes three one-over-one windows with a fan and decorative shake in the gable. According to the Historic Design Guidelines 3.B.iii, the addition of a dormer should be compatible in size, scale, proportion, placement, and detail with the style of the house. Staff finds the proposed dormer does not conform to guidelines and that it should be centered on the roof, stacked vertically above the door.
- b. **DORMER ADDITION (WINDOWS):** The applicant proposes a dormer with three one-over-one windows, but did not provide specifications or cut sheets for the proposed window product. Staff finds the applicant should install wood or aluminum-clad wood windows that conform to Standard Specifications for windows in Additions and New Construction. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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 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:

Staff recommends approval of the request to add a dormer to the roof on the primary elevation, based on findings a through c, with the following stipulation:

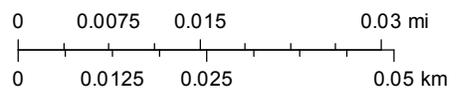
- i. That the dormer is centered on the roof, stacked vertically above the door.
- ii. That the applicant submits window specifications and cut sheets for the three windows proposed for the dormer showing that they conform to Standard Specifications for Windows in Additions and New Construction.

City of San Antonio One Stop

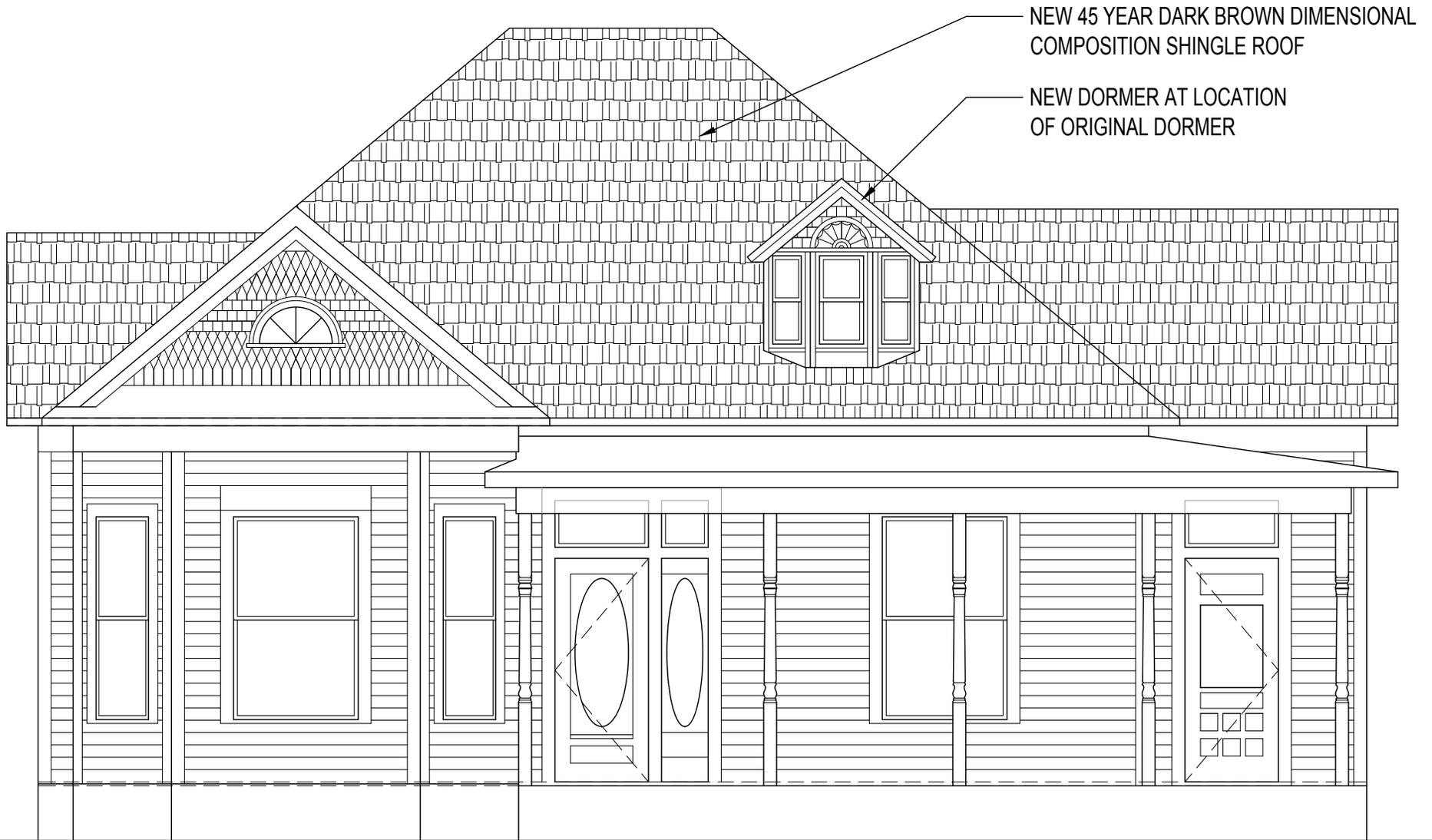


August 7, 2023

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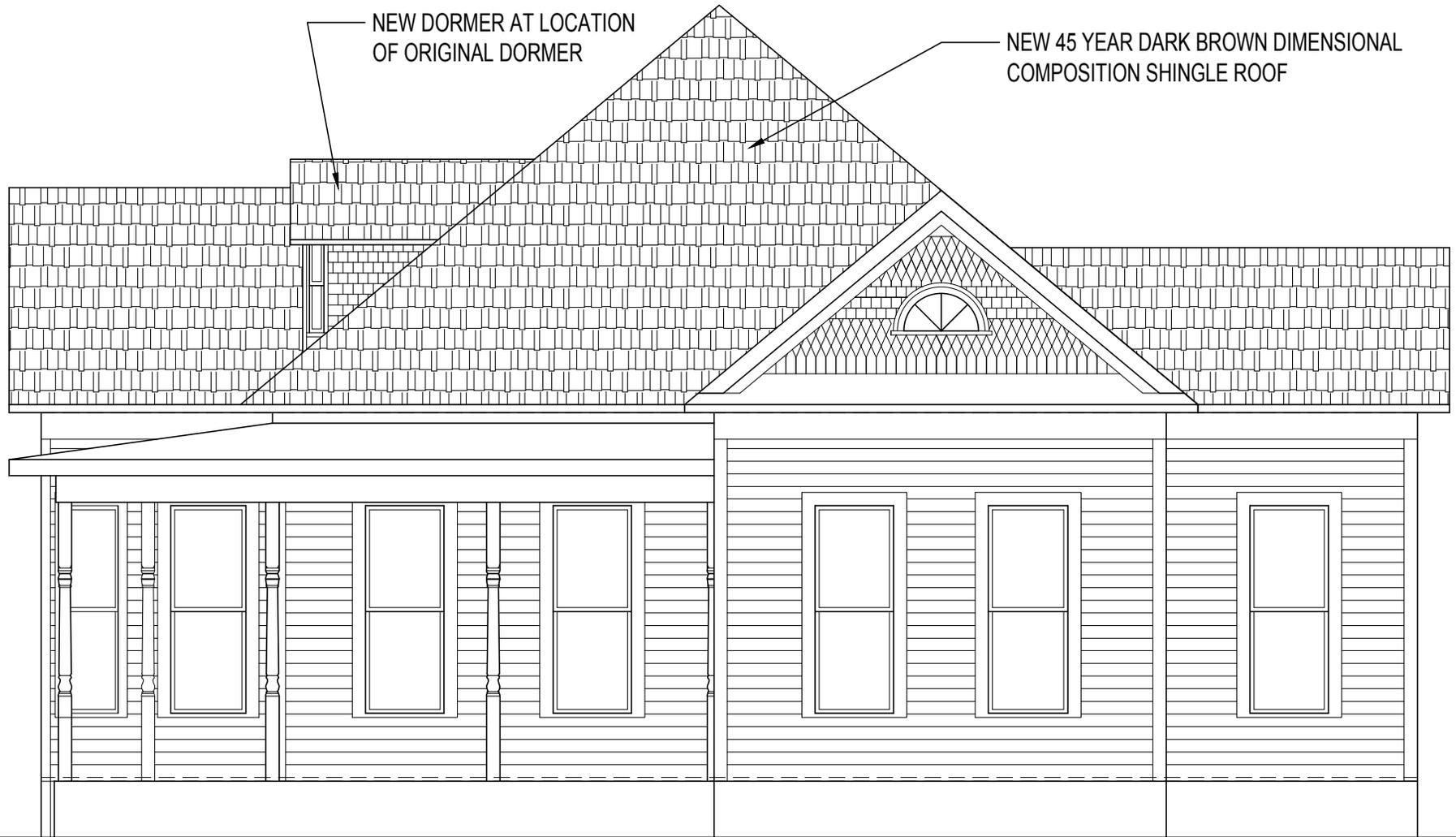
-  CoSA Addresses
-  Community Service Centers
-  Pre-K Sites
-  CoSA Parcels
-  BCAD Parcels



2

1115 WYOMING - SOUTH ELEVATION (FRONT)

07/19/2023



3

1115 WYOMING - EAST ELEVATION (SIDE)

07/19/2023



1115

POSTED
PRIVATE
NO
TRESPASSING

1115











WELCOME





Jessica L. Anderson (OHP)

From: Robert Alvarado <[REDACTED]>
Sent: Wednesday, August 9, 2023 1:49 PM
To: Jessica L. Anderson (OHP)
Cc: [REDACTED]
Subject: [EXTERNAL] Re: 1115 Wyoming: HDRC Information
Attachments: 1) dormer offset similar.jpeg; 2) dormer offset.jpeg; 3) dormer pink.jpeg; 4) east side dormer.jpeg; 5) dormer not center.jpeg; 6) Field Guide to American Houses.jpeg; 7) old dormer offset.jpeg; 8) 1119 Wyoming.jpeg; 9) 1115 Wyoming.jpeg; 10) 1115 Wyoming dormer location.JPG

Thank you Jessica,

We have read the recommendations and have prepared the following:

Location of dormer: We have requested to "replace" the original dormer that was on this house as constructed in 1898. The location we indicated on the plans submitted is the exact location of the framing that was exposed when the old roof was removed. The 1x roof purlins were interrupted by an opening and also there is solid framing at the location of the sides and bottom of the old dormer. We do not wish to change the location to suit a standard, but wish to locate it in its "original" location.

Although the "off center" location of the dormer is not typical, it did exist in many houses in San Antonio.

We have attached a few more photos of houses in that area and in San Antonio that do not have the dormer located in the center of the roof framing.

Photo 1) - East side San Antonio, dormer is not in center of roof framing
Photo 2) - San Antonio, dormer is not in center of roof framing
Photo 3) - San Antonio, dormer is above door, but not in center of roof framing
Photo 4) - East side San Antonio, dormer is not in center of roof framing
Photo 5) - San Antonio, - dormer is not in center of roof framing
Photo 6) - taken from "A Field Guide to American Houses - McAlester, - in Victorian houses drawing indicated a dormer that is not in the center of the roof framing (after 1890)
Photo 7) - photo of 1890's American house with a similar layout and porch location that has a dormer in a similar location as we are requesting,
Photo 8) - 1119 Wyoming (next door) indicating the angled shape we have selected and showing how it lands on the roof framing
Photo 9) - 1115 Wyoming - current photo
Photo 10) - 1115 Wyoming - close-up indicating old dormer location and shape.

We will provide window cut-sheets as requested. The proposed windows will conform to Standard Specifications for Windows in Additions and New Construction.

Please include this additional information in our request for this dormer,

Respectfully,

Robert Alvarado [REDACTED]

On Wednesday, August 9, 2023 at 01:16:10 PM CDT, Jessica L. Anderson (OHP) <jessica.anderson@sanantonio.gov> wrote:

Hi, Robert.

Staff has reviewed your request and has drafted the following recommendation to the HDRC:

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to add a dormer to the roof on the primary elevation.

RECOMMENDATION: Staff recommends approval of the request to add a dormer to the roof on the primary elevation, based on findings a through c, with the following stipulation:

- i. That the dormer is centered on the roof, stacked vertically above the door.
- ii. That the applicant submits window specifications and cut sheets for the three windows proposed for the dormer showing that they conform to Standard Specifications for Windows in Additions and New Construction.

The full case file will be available [here](#) by 4:30 PM on Friday before the hearing.

Your hearing is on Wednesday, August 16, at 3 PM in the first-floor boardroom at 1901 S Alamo. You may attend the hearing in person or remotely via Webex; please let me know your preference so I can share instructions for joining via Webex if needed.

Please let staff know no later than this Friday at 10 AM whether you CONSENT to staff's recommendation with stipulations, or if you would like to present your case to the HDRC for INDIVIDUAL consideration to protest any or all staff's findings and stipulations.

A public notice yard sign will be placed on the property before this weekend.

No work should occur prior to receiving a Certificate of Appropriateness (COA) or during the review process.

Thanks,

Jessica



Jessica Anderson, MSHP
Senior Historic Preservation Specialist
Design Review Team

Direct: (210) 207-0066 • Main Office: (210) 207-0035
jessica.anderson@sanantonio.gov • www.sapreservation.com

[Historic Home Dashboard](#)

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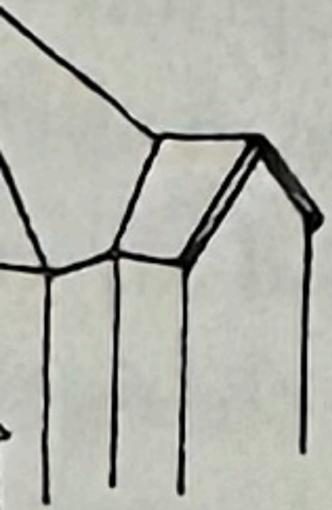




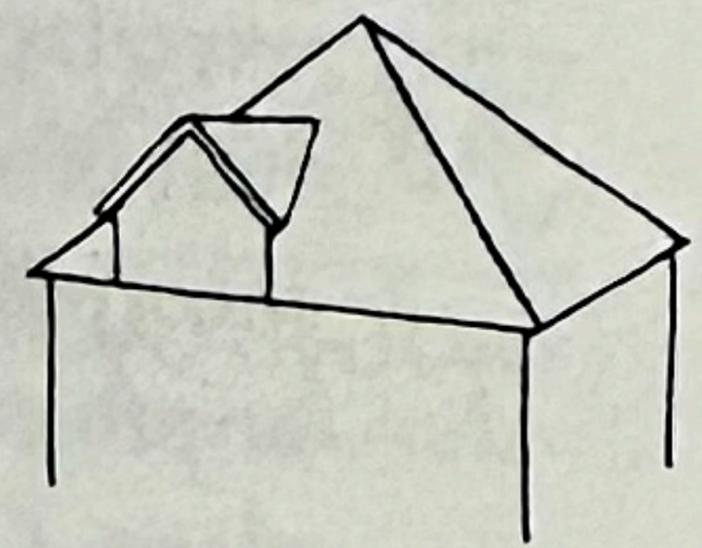


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forms must be accompanied by other details to identify the style



2. dominant front-facing gable may be replaced by large front-facing gabled dormer (more frequent after 1890 and in houses with towers)



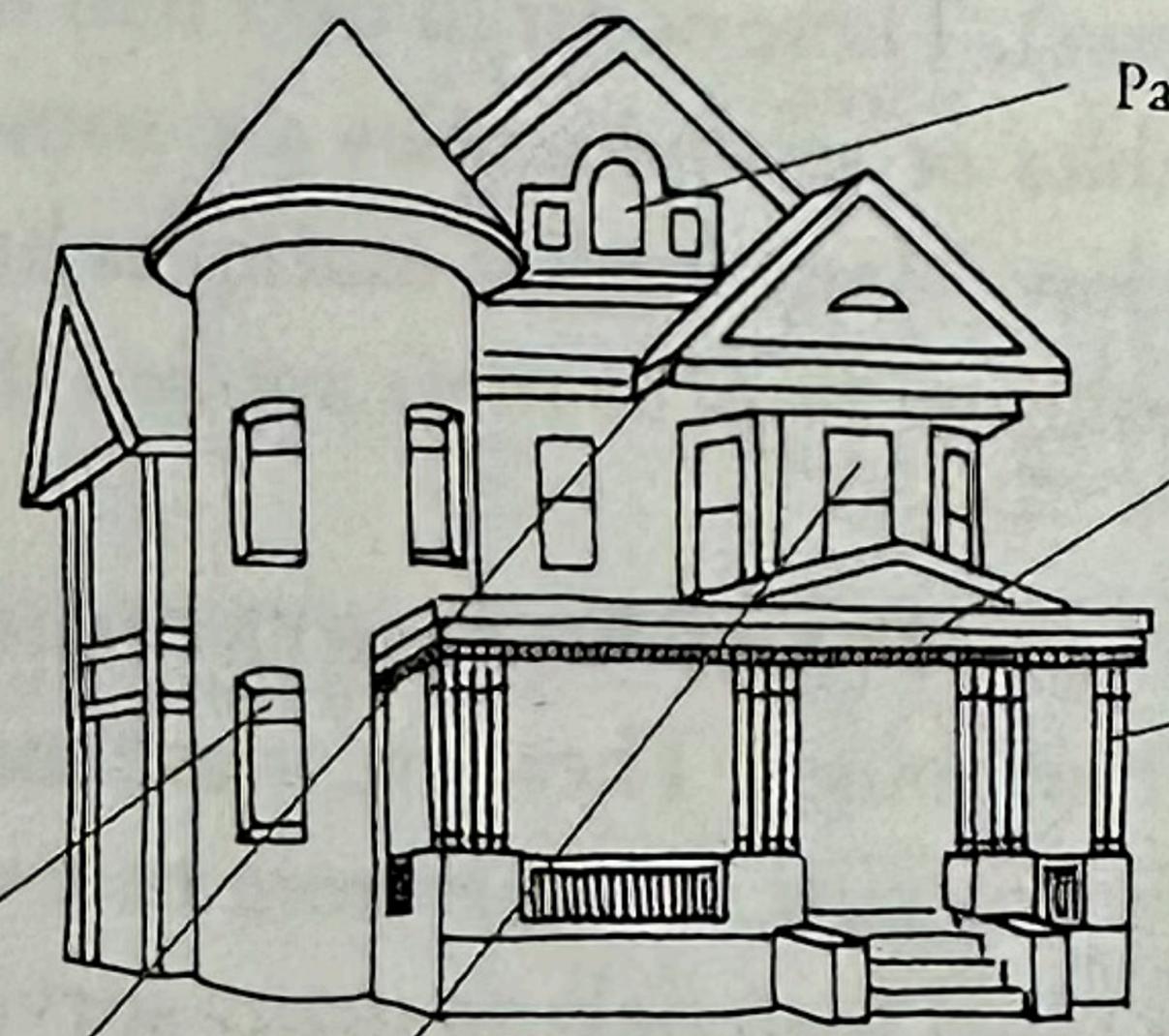
FREE CLASSIC

COMMON IN ALL FOUR TYPES

large panes of glass bounded by smaller panes often of colored glass

shallow rectangular window over main window

gables project



Palladian window

dentils

classic columns may be grouped and/or raised to porch-rail level





WELCOME



1115

POSTED
VIOLATORS
WILL BE
TOWED AWAY
AT VEHICLE
OWNER'S
EXPENSE

NO PARKING
VIOLATORS
WILL BE
TOWED AWAY
AT VEHICLE
OWNER'S
EXPENSE

