

## HISTORIC AND DESIGN REVIEW COMMISSION

November 17, 2021

**HDRC CASE NO:** 2021-567  
**ADDRESS:** 722 LAMAR ST  
**LEGAL DESCRIPTION:** NCB 1653 BLK A LOT 11  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Mark Thomas/BAKUNDA NATASHA  
**OWNER:** Mark Thomas/BAKUNDA NATASHA  
**TYPE OF WORK:** Roof modifications, repair and maintenance, remove carport, window replacement  
**APPLICATION RECEIVED:** October 25, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Hannah Leighner

### REQUEST:

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

1. Demolish and reconstruct the flat-roof addition at rear of the building and reframe with a 4:12 gable.
2. Remove the carport
3. Remove the vinyl siding and restore covered wood siding and install a rain screen.
4. Replace existing metal windows and door with wood, double-hung windows and doors preserving the original framed openings.
5. Install WRB around the whole house with zip-sheathing or poly-ISO foam sheets, and proper flashing.

### APPLICABLE CITATIONS:

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

#### 1. Materials: Woodwork

##### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.

v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

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

i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 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.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *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.

#### 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.

### *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 Alterations 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.

### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

### C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

## FINDINGS:

- a. The property at 722 Lamar is a single-story, single-family, craftsman-style home. The primary structure first appears on the 1912 Sanborn map. The property contributes to the Dignowity Hill Historic District. The structure features non-original modifications including faux stone siding, vinyl siding, and non-original windows.
- b. RECONSTRUCTION OF ADDITION – The applicant is proposing to remove an existing single-story addition located at the south elevation of the primary structure. The 1912 Sanborn map shows the primary structure without this addition, which illustrates that this addition is non-original. The applicant is proposing to construct a single-story addition in place of the existing addition located at the rear of the primary structure with a 4:12 gable. According to the Guidelines for Additions 1.A.i, additions should be sited at the rear of the primary structure to minimize visual impact. The Guidelines for Additions 1.B.i and v state that additions should have a comparable overall height and be subordinate to the primary structure. The Guidelines for Additions 3.A.ii recommend that the original shape, line, pitch, and overhang of historic



roofs is preserved when replacement is necessary. The proposed height, roof pitch, and location of the single-story addition is consistent with these Guidelines. The addition will feature wood siding to match the siding proposed for the primary structure. This is consistent with the Guidelines for Additions 3.B.i.

- c. **DEMOLITION OF CARPORT** – The applicant has proposed to demolish an existing, attached carport. Staff finds this feature to be non-contributing and non-historic, and that its removal would be appropriate.
- d. **SIDING REPLACEMENT** – The applicant is proposing to remove the existing vinyl siding to expose the original wood siding; this is consistent with the Guidelines for Exterior Maintenance and Alterations 1.B.i., that recommend to consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- e. **FENESTRATION MODIFICATIONS** – The applicant is proposing to remove the non-original metal windows and replace them with taller, 3-over-one, handmade wood windows that fit the original, wood-trimmed openings. The Historic Guidelines for Exterior Maintenance and Alterations 6.A.i. recommend to preserve existing window and door openings, and 6.B.vii. recommend replace non-historic incompatible windows with windows that are typical of the architectural style of the building. Generally, staff finds the proposed window opening restoration and window installation to be appropriate and consistent with the Guidelines. Staff finds that the replacement windows should adhere to staff's standard specifications for replacement windows.
- f. **EXTERIOR WATER-PROOFING** – The applicant has proposed to install WRB around the whole house with zip-sheathing or poly-ISO foam sheets, and proper flashing. Staff finds that this proposed modification will not neither obstruct nor affect the exterior of the house, and provides necessary maintenance measures for preservation of the structure.

## **RECOMMENDATIONS:**

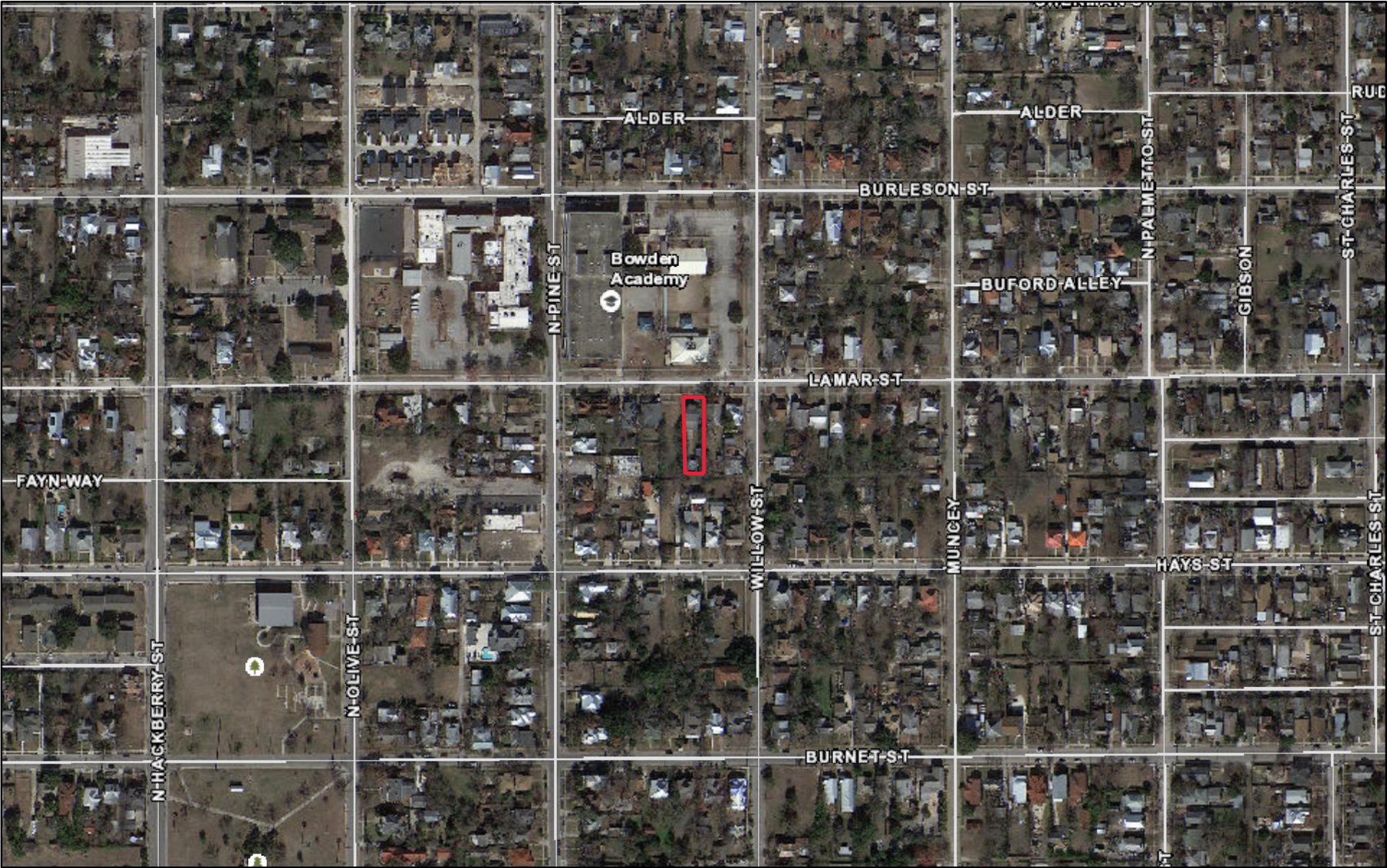
1 – 3. Staff recommends approval of items 1 through 3 based on findings a through d with the following stipulation that, during demolition and removal of elements, the applicant salvage as much existing material as possible, including wood siding and structural members, for reuse on site, resale, or donation. Full deconstruction by hand would yield a larger quantity of reclaimed materials available for resale or reuse in other projects.

4. Staff recommends approval of the proposed window restorations based on finding e, with the stipulation that the applicant submit final window specifications for the proposed replacement windows to staff for review and approval. 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.

5. Staff recommends approval of item 5 as submitted.

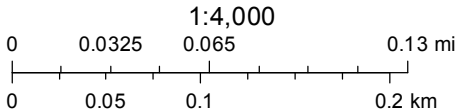


# City of San Antonio One Stop



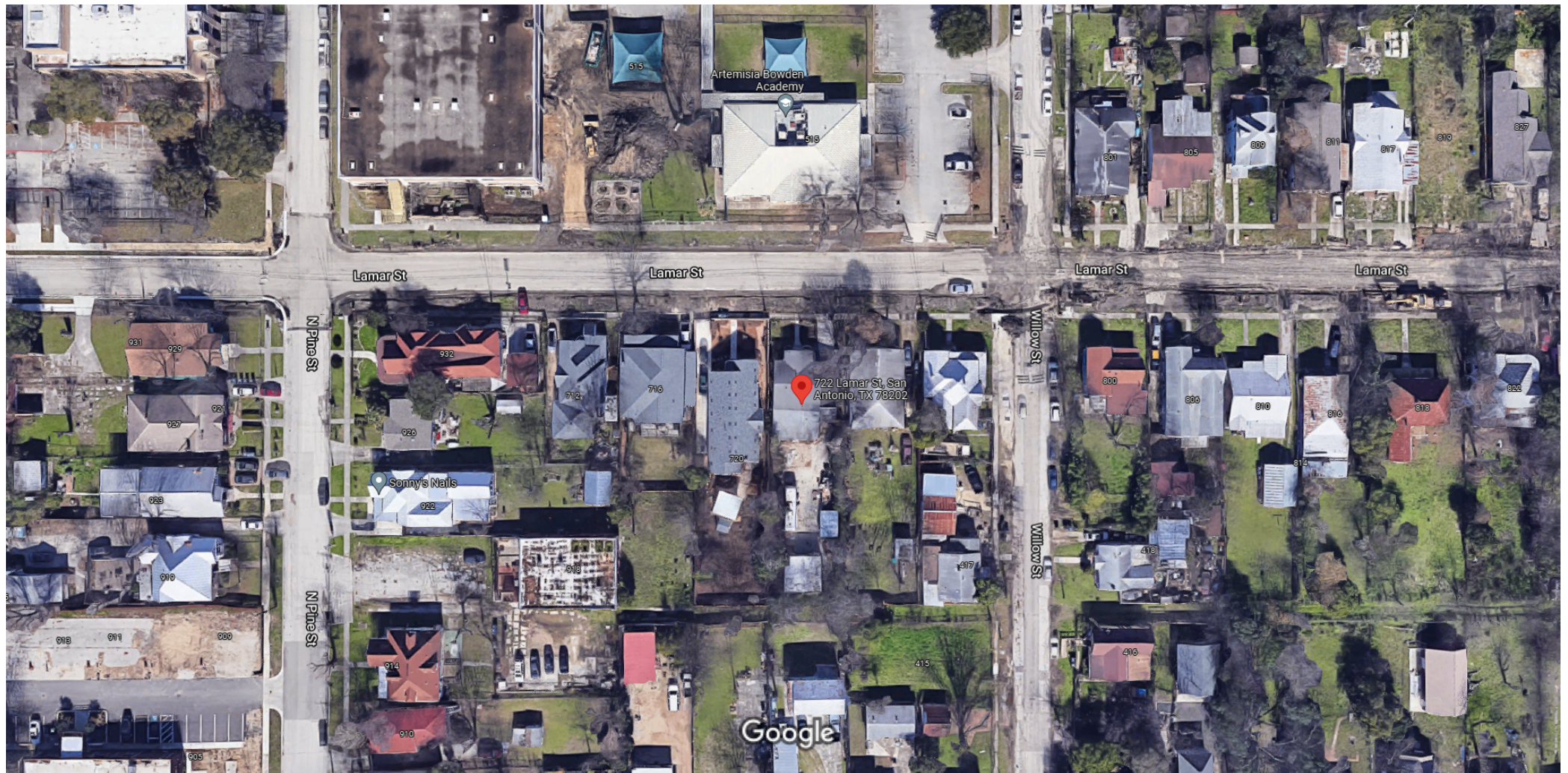
November 12, 2021

— User drawn lines





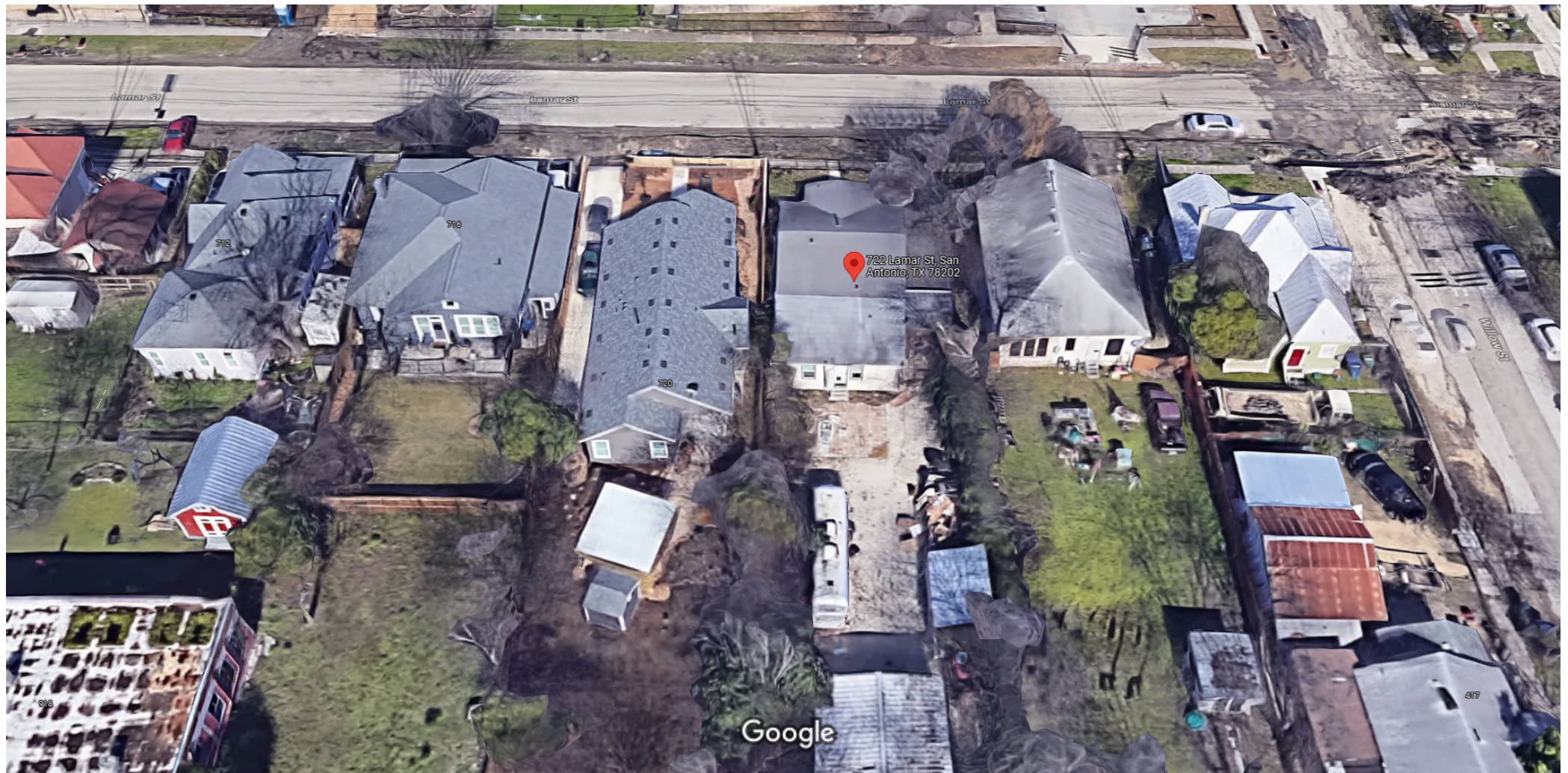
Google Maps 722 Lamar St



Imagery ©2021 Google, Map data ©2021 Google 50 ft



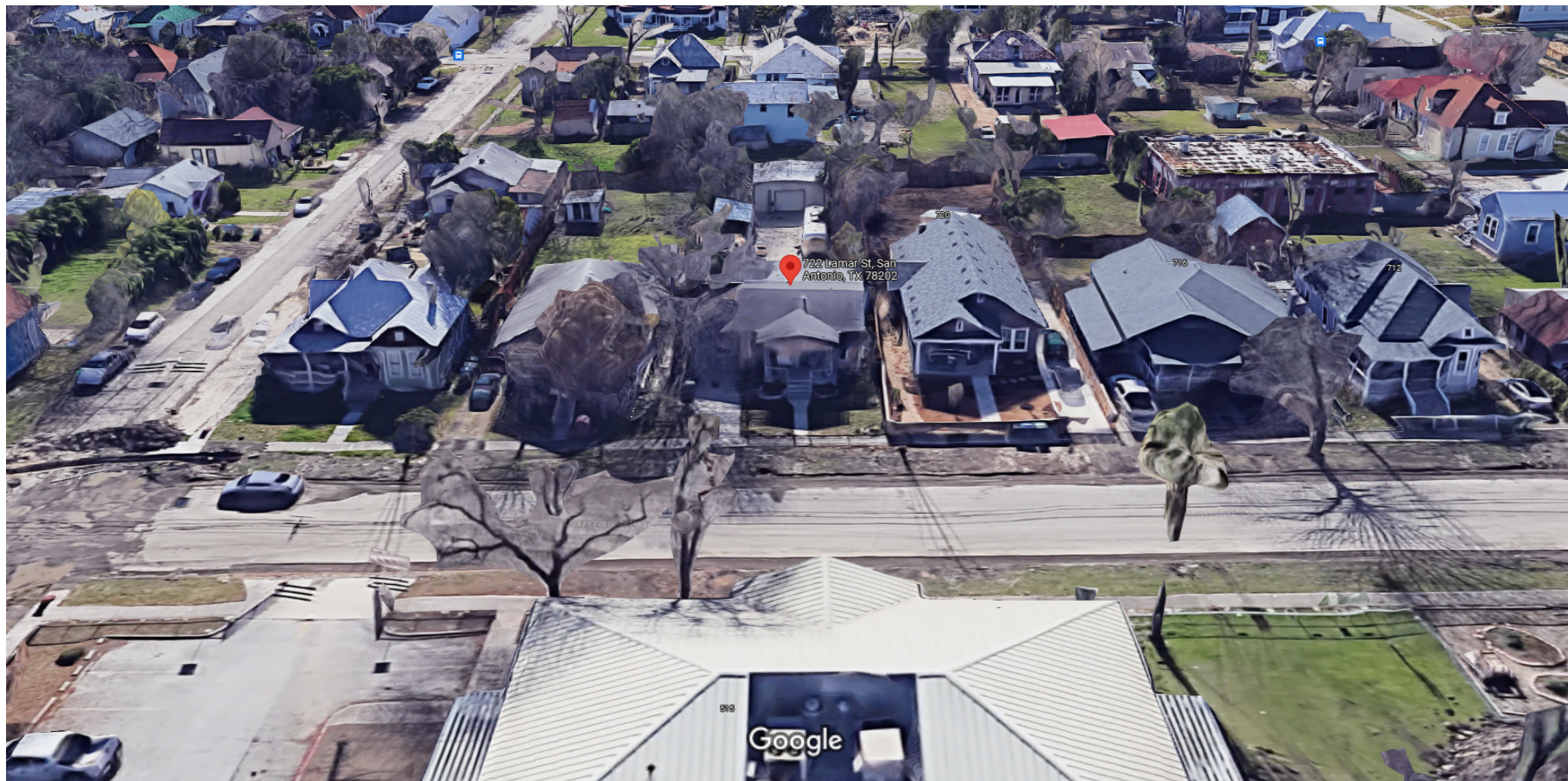
Google Maps 722 Lamar St



Imagery ©2021 Google, Map data ©2021 Google 20 ft



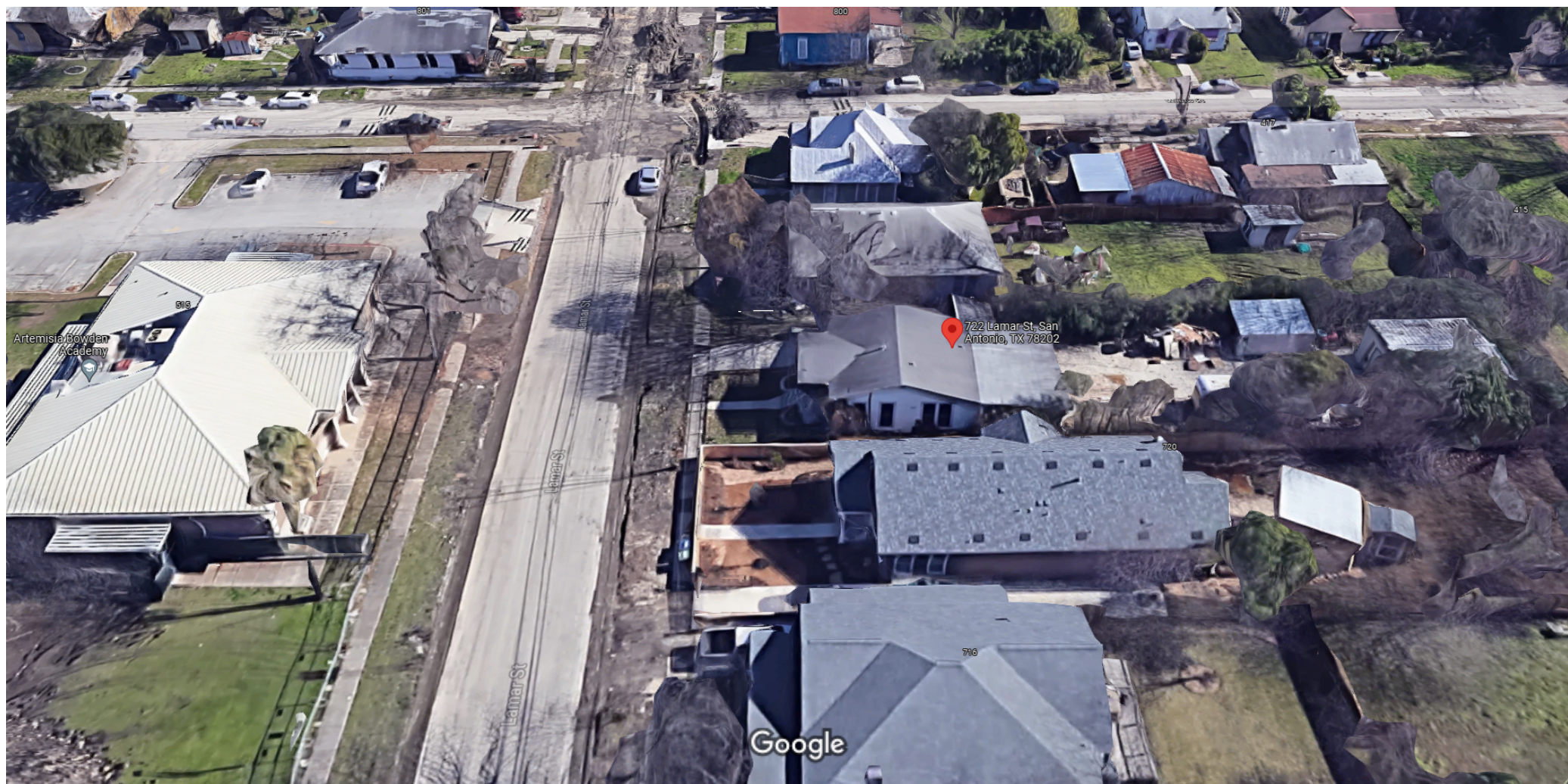
Google Maps 722 Lamar St



Imagery ©2021 Google, Map data ©2021 Google 20 ft



Google Maps 722 Lamar St



Imagery ©2021 Google, Map data ©2021 20 ft



Google Maps 722 Lamar St



Imagery ©2021 Google, Map data ©2021 Google 20 ft



State: Texas

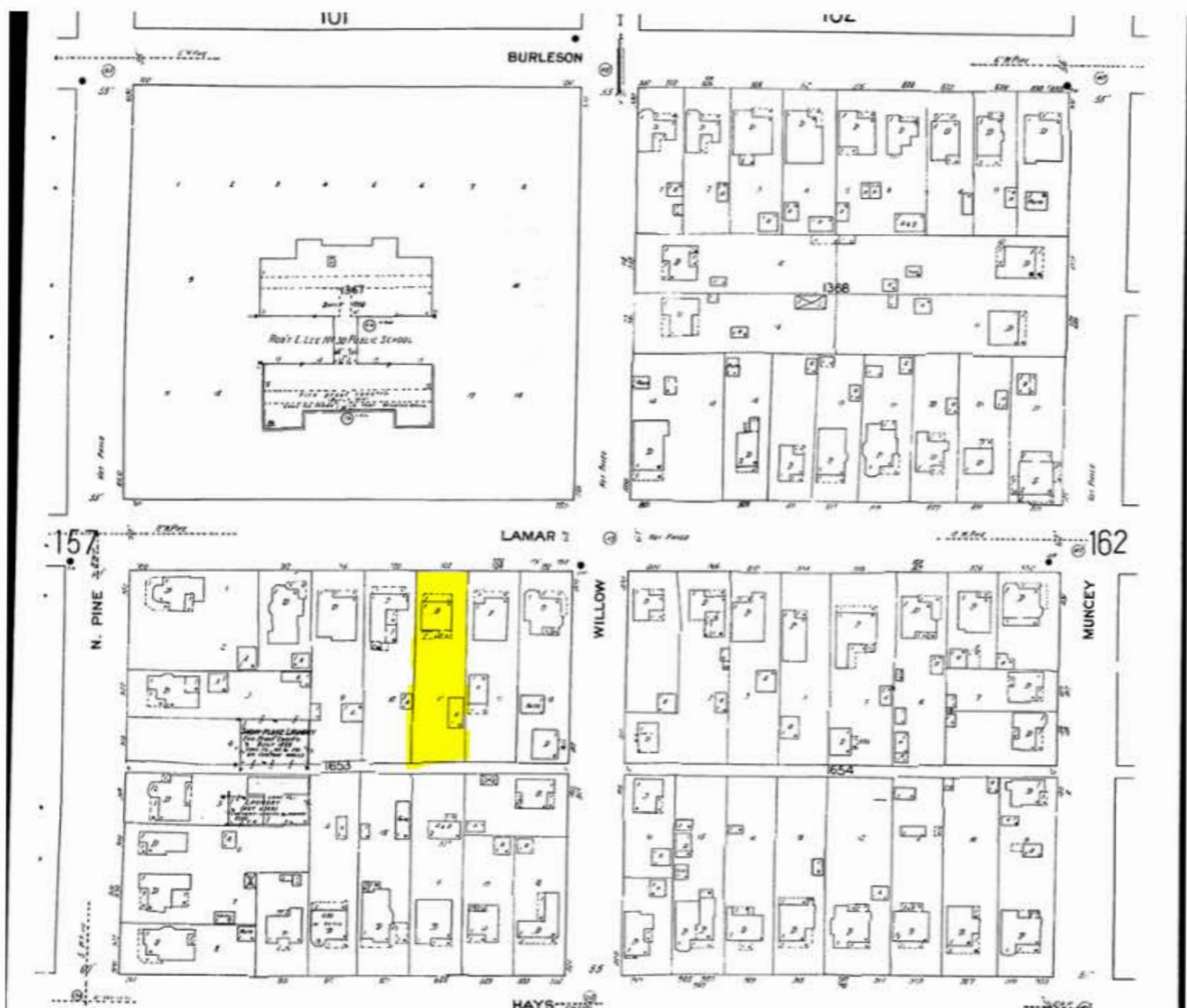
City: San Antonio

Date: 1911-1952

Volume: vol. 2, 1912; Republished 1952



< Previous











North Elevation





South Elevation



East Elevation







Window A



Window C

Window B

Original opening  
with top blocked off  
for smaller replacement  
windows.

Exploratory demo to  
see original siding





Window D





Window E





Window F





Window G



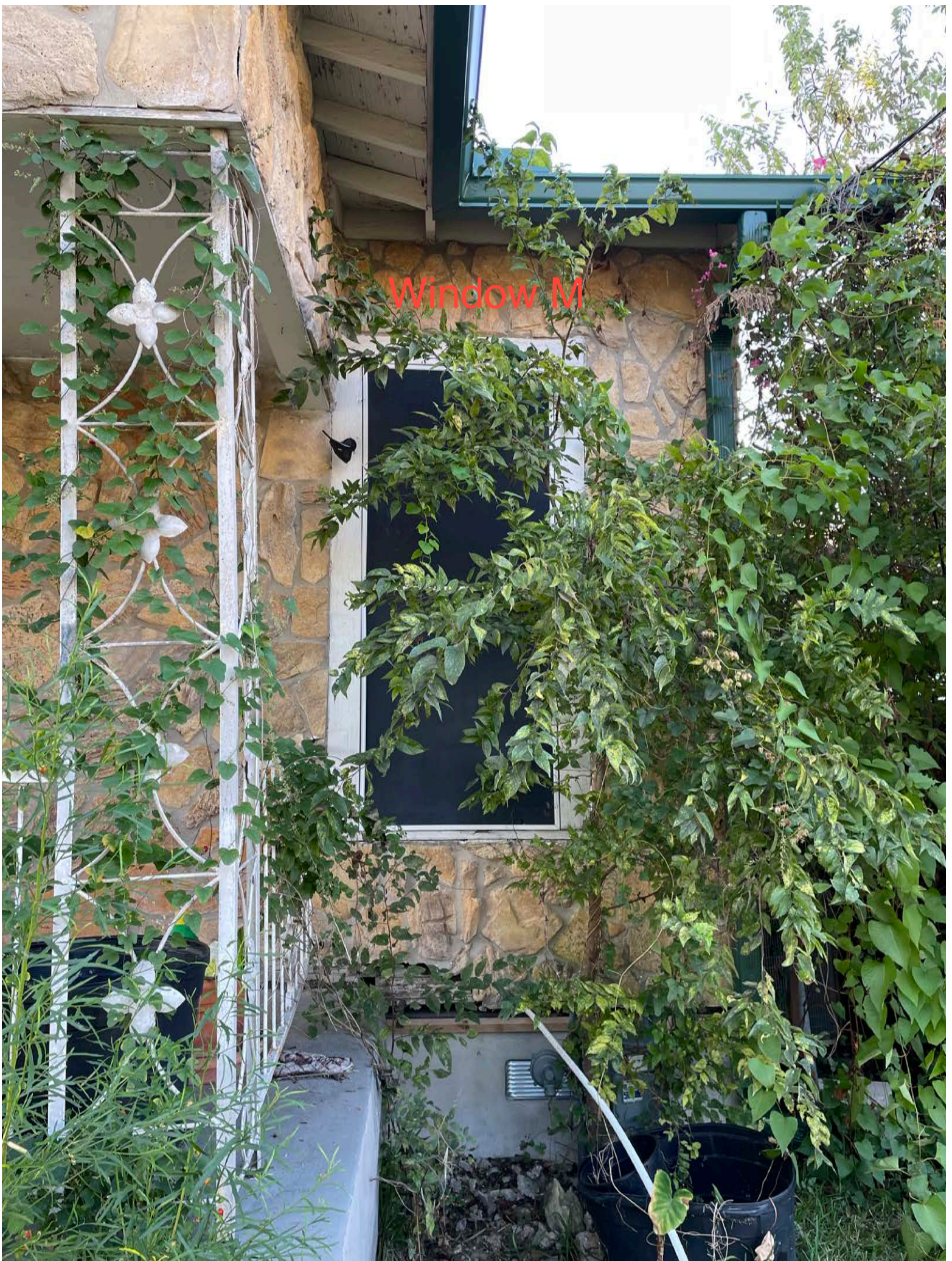


Window H





Window M





Door #1

7 2 2





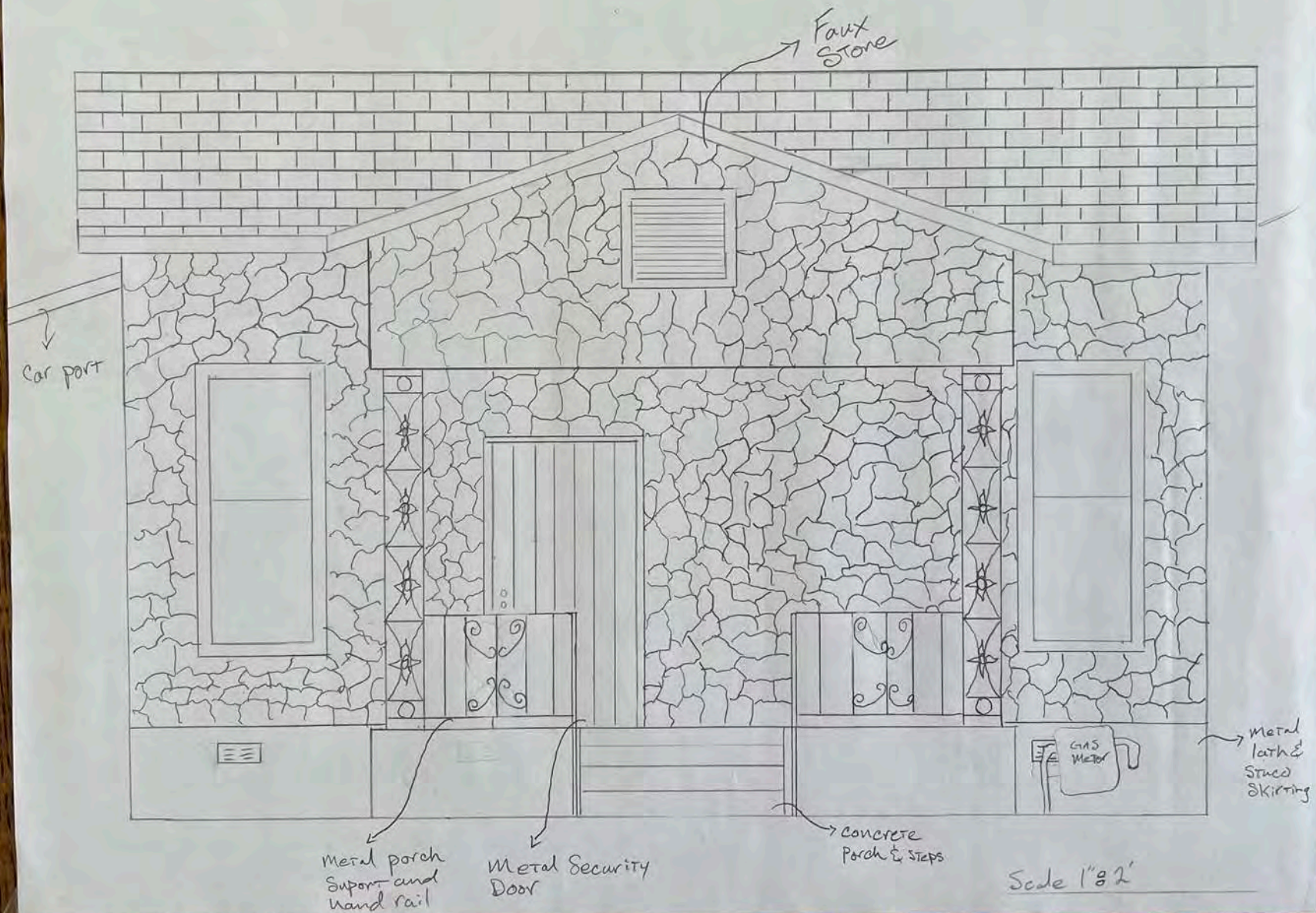
Door #2





North Elevation

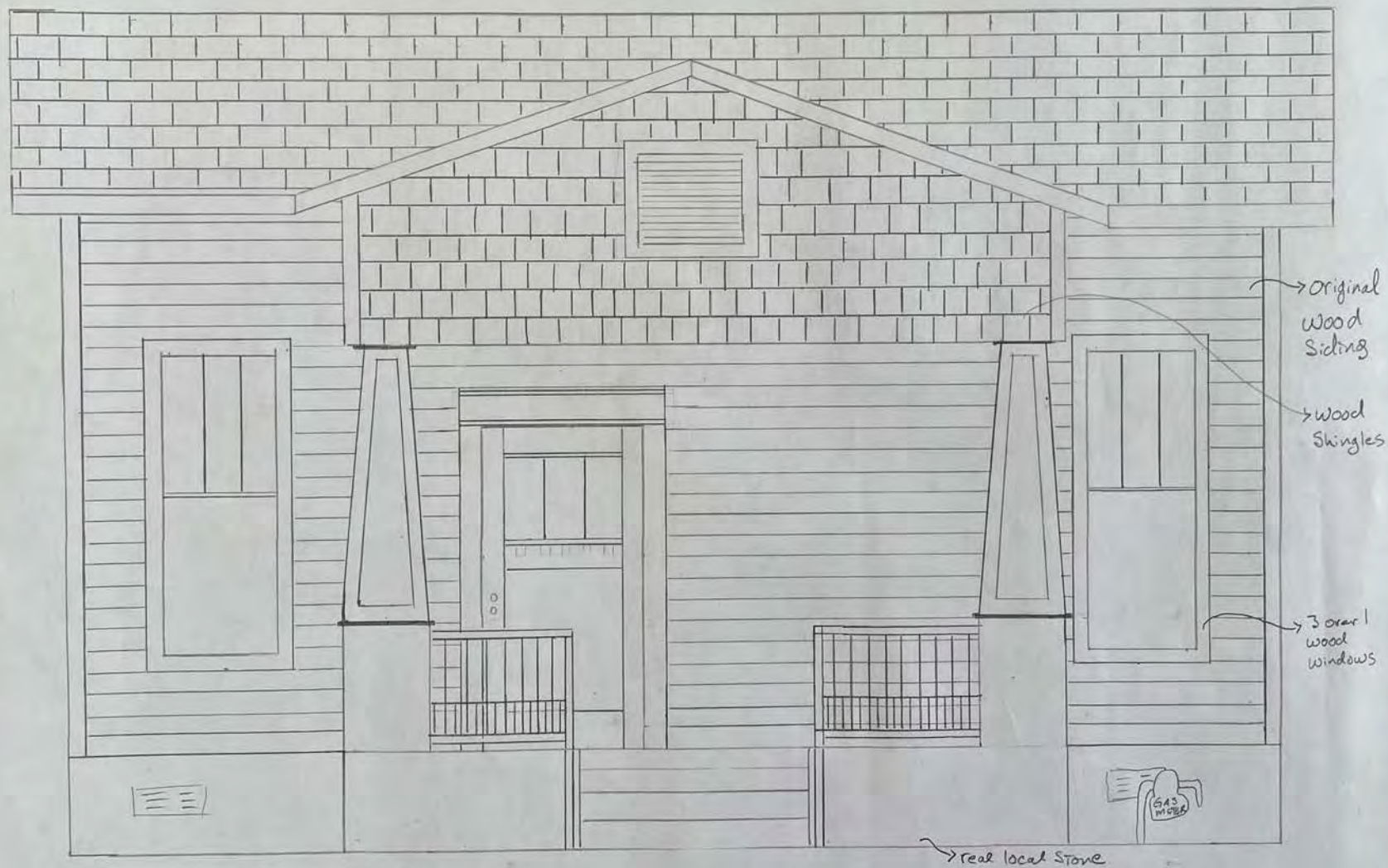
As built





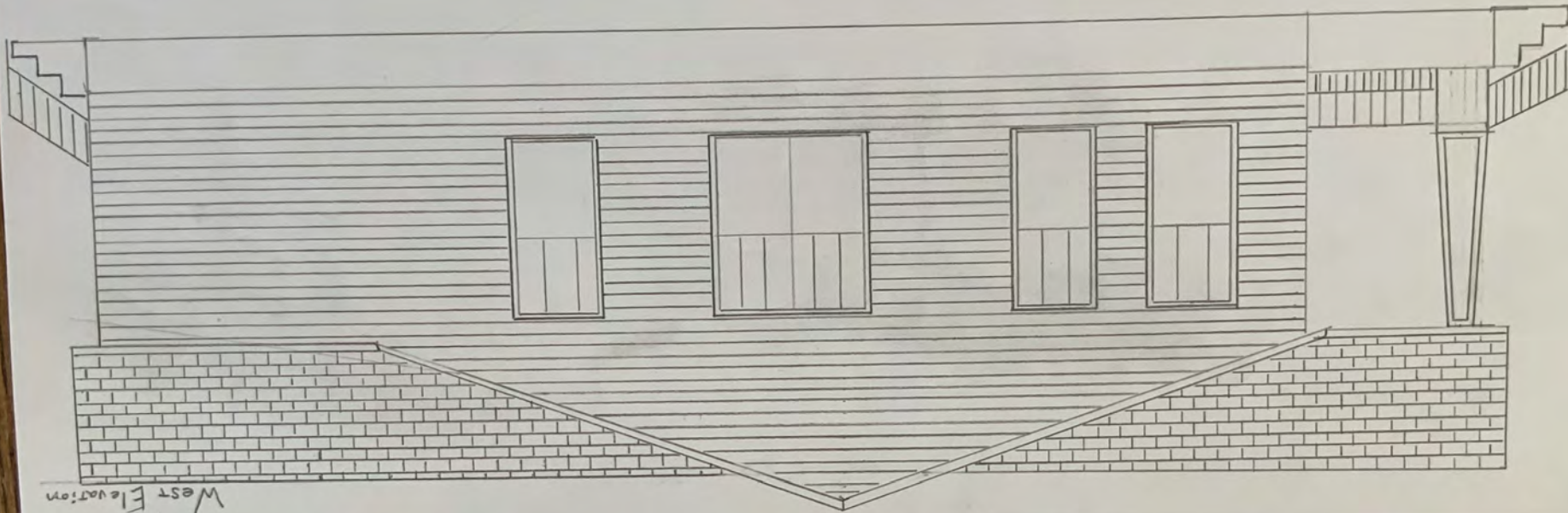
North Elevation

# Planned North Elevation



Scale 1" = 2'





West Elevation

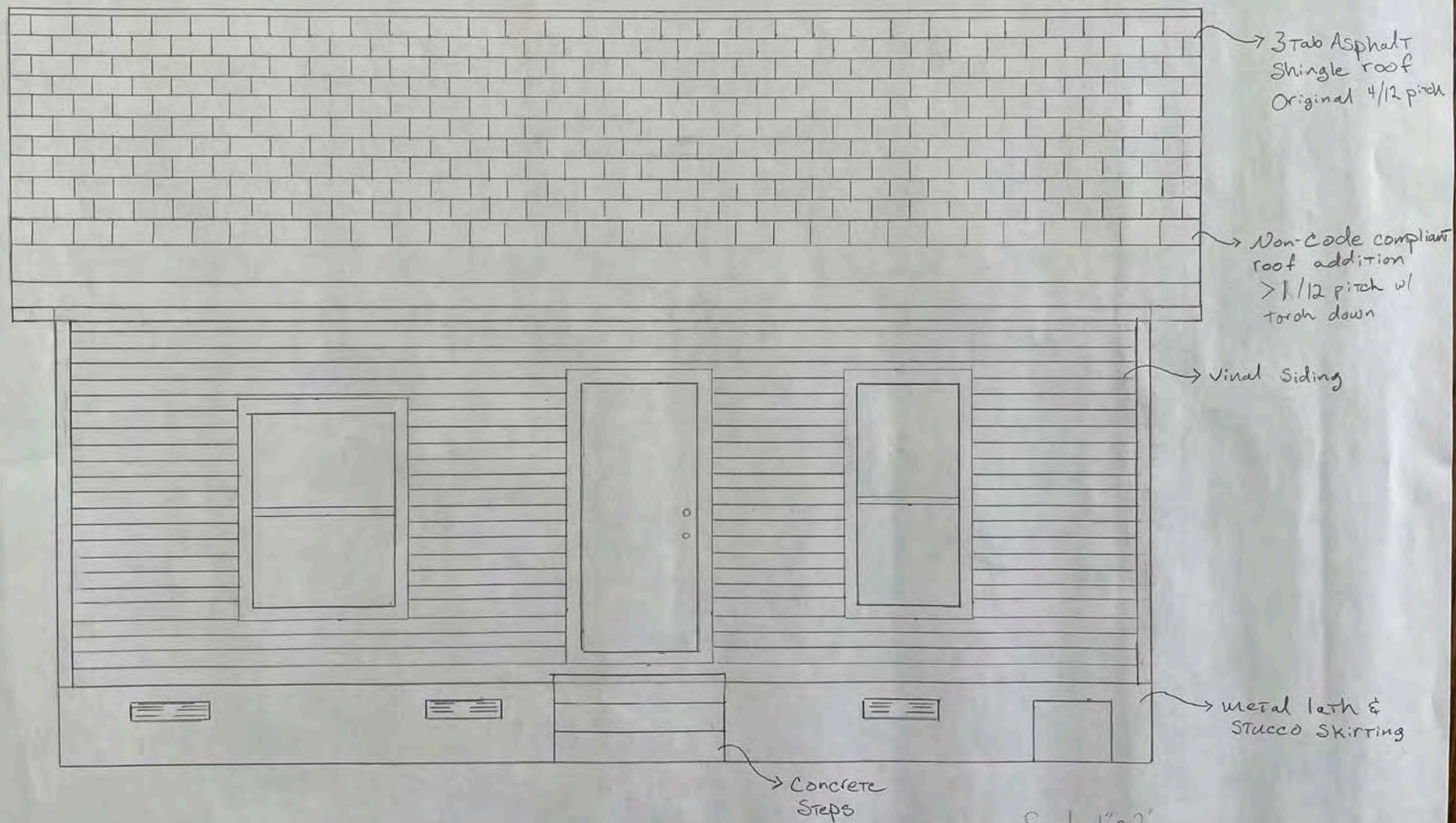


North

Scale 1"=4"



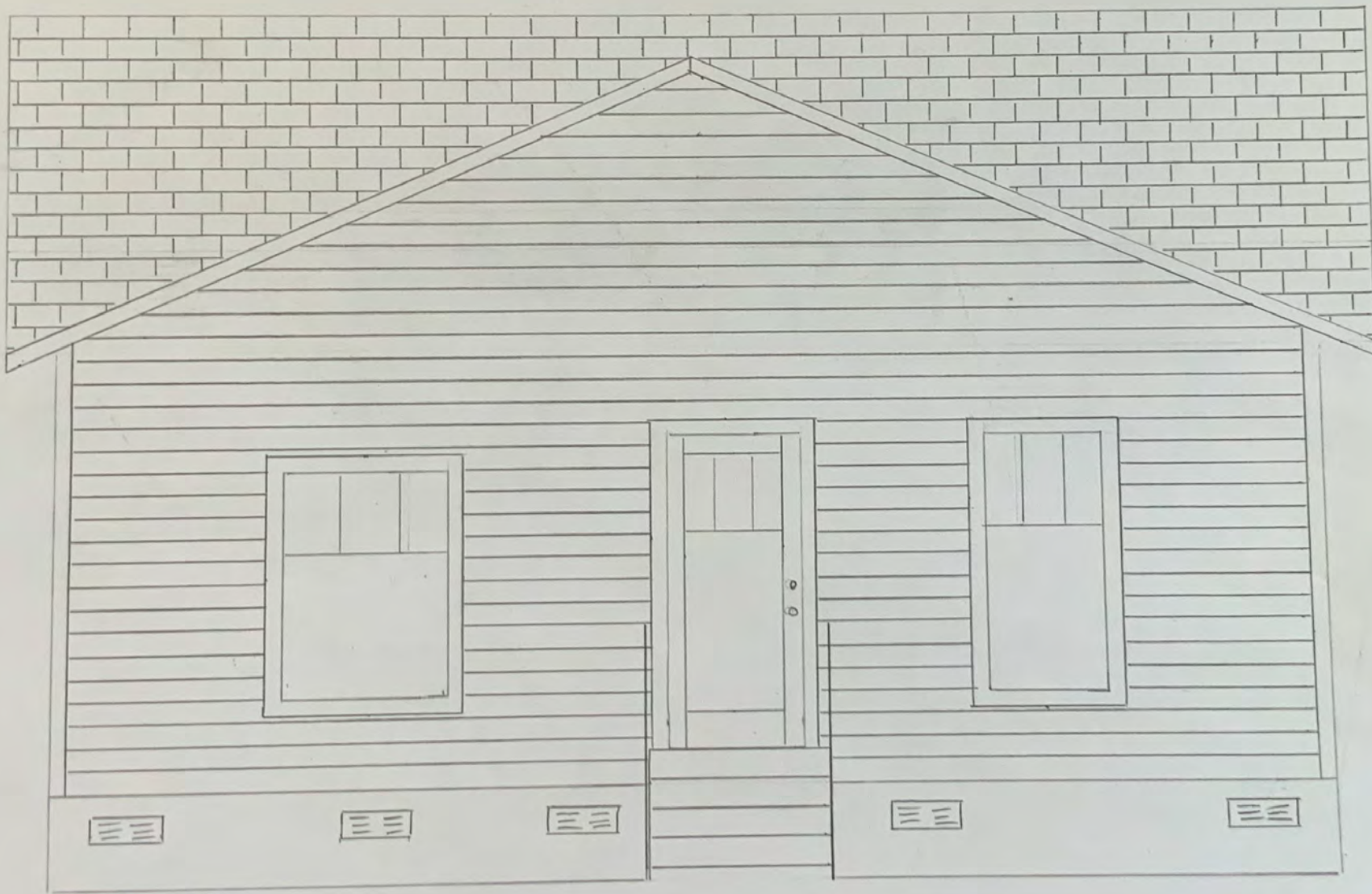
South Elevation  
As Built



Scale 1"=2'

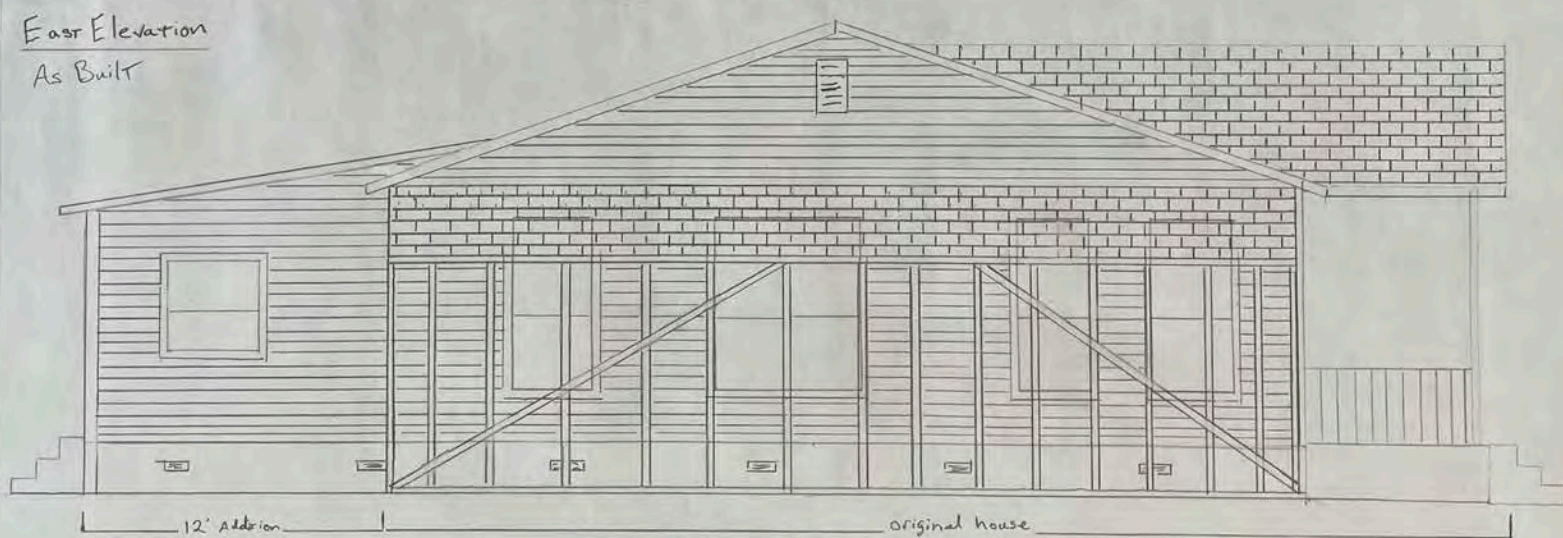
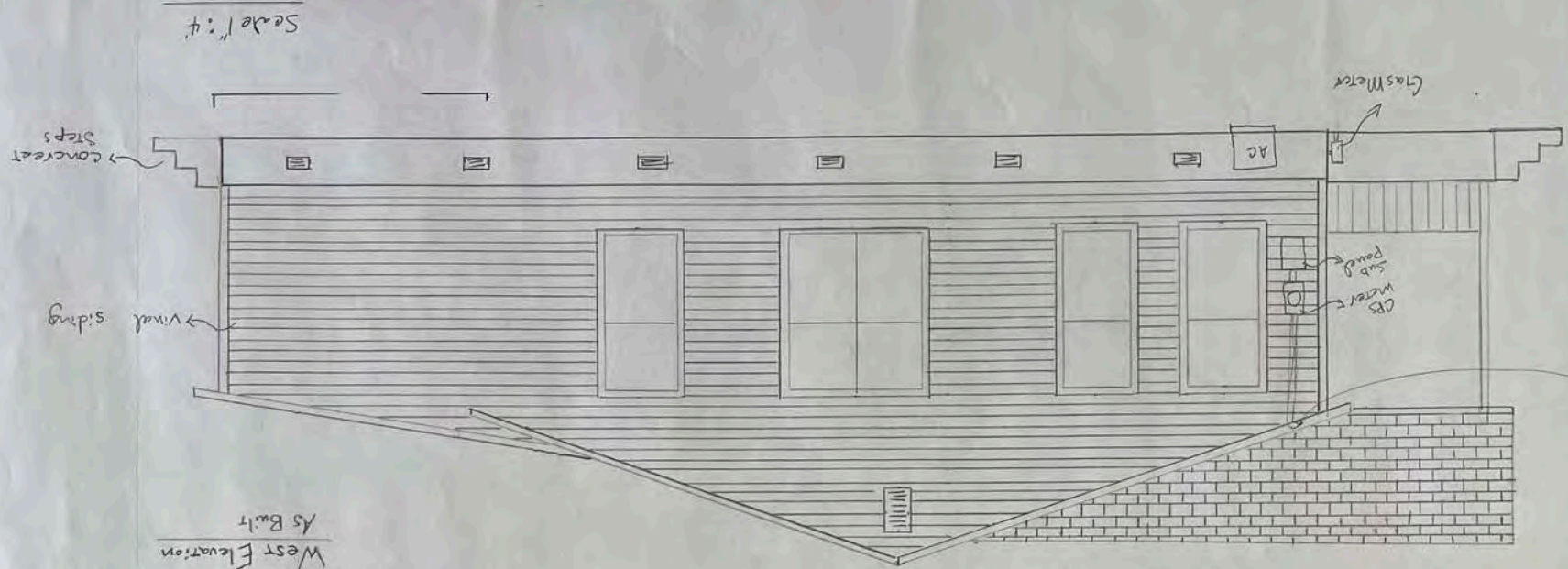


South Elevation

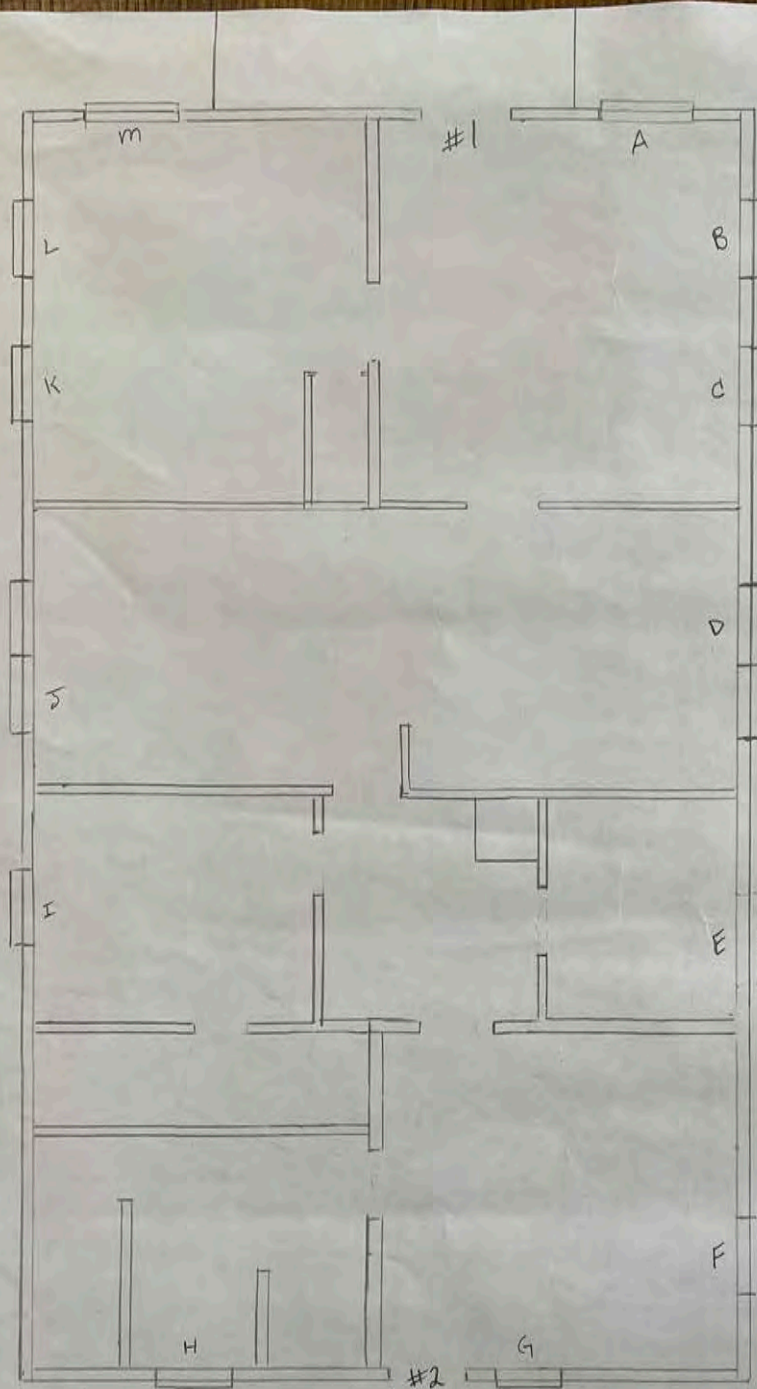


Scale 1"=2'









### Window Schedule

	Current	Original (new) Size
A	3050	3068
B	3050	3068
C	3050	3068
D	2441x2	3060 x2
E	3030	TBD
F	3030	TBD
G	3050	TBD
H	3050	TBD
I	3050	3068
J	3050	3068
K	3050	3068
L	3050	3068
M	3050	3068

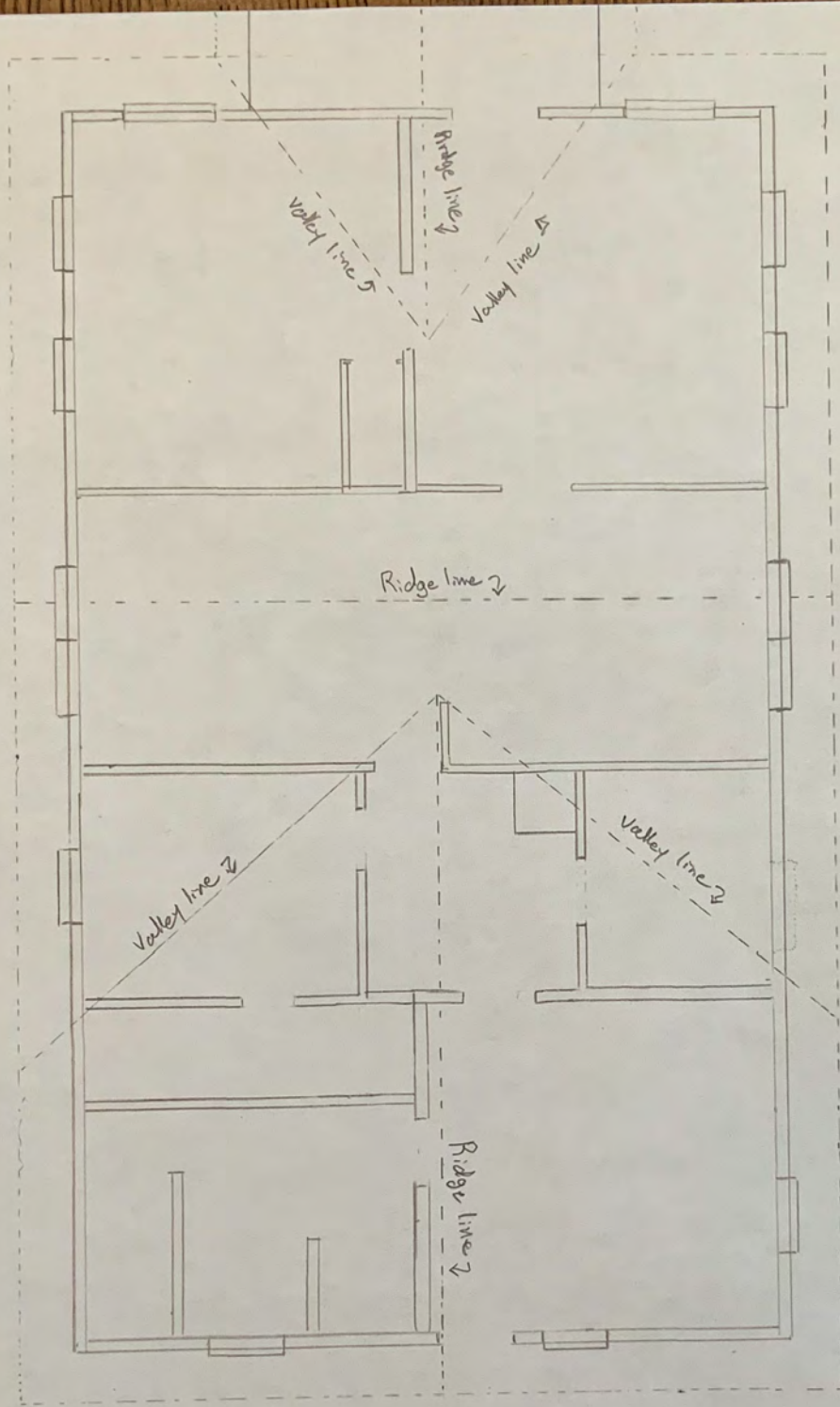
### Door Schedule

	Current	
#1	2868	TBD
#2	2868	TBD

Scale 1" = 4'



# Roof Plan



Scale 1" = 4'



## Window A



Here the old trim left from the taller windows remains. Shorter windows were installed when the ceilings were lowered.





Window B



Window C





Window D





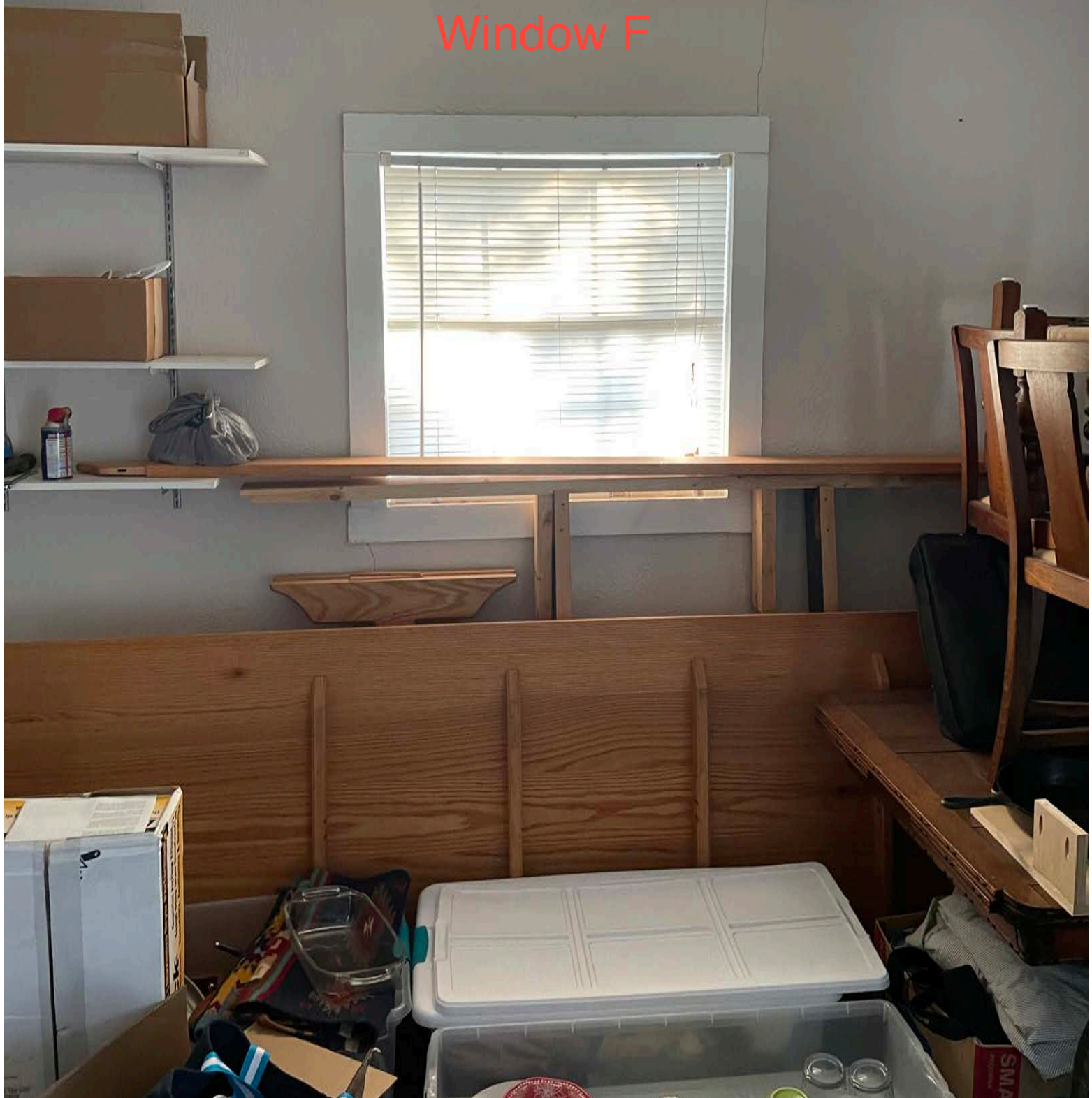
Window E

Aproximate





Window F





Window G





Window H





Window I





Window J





Window K

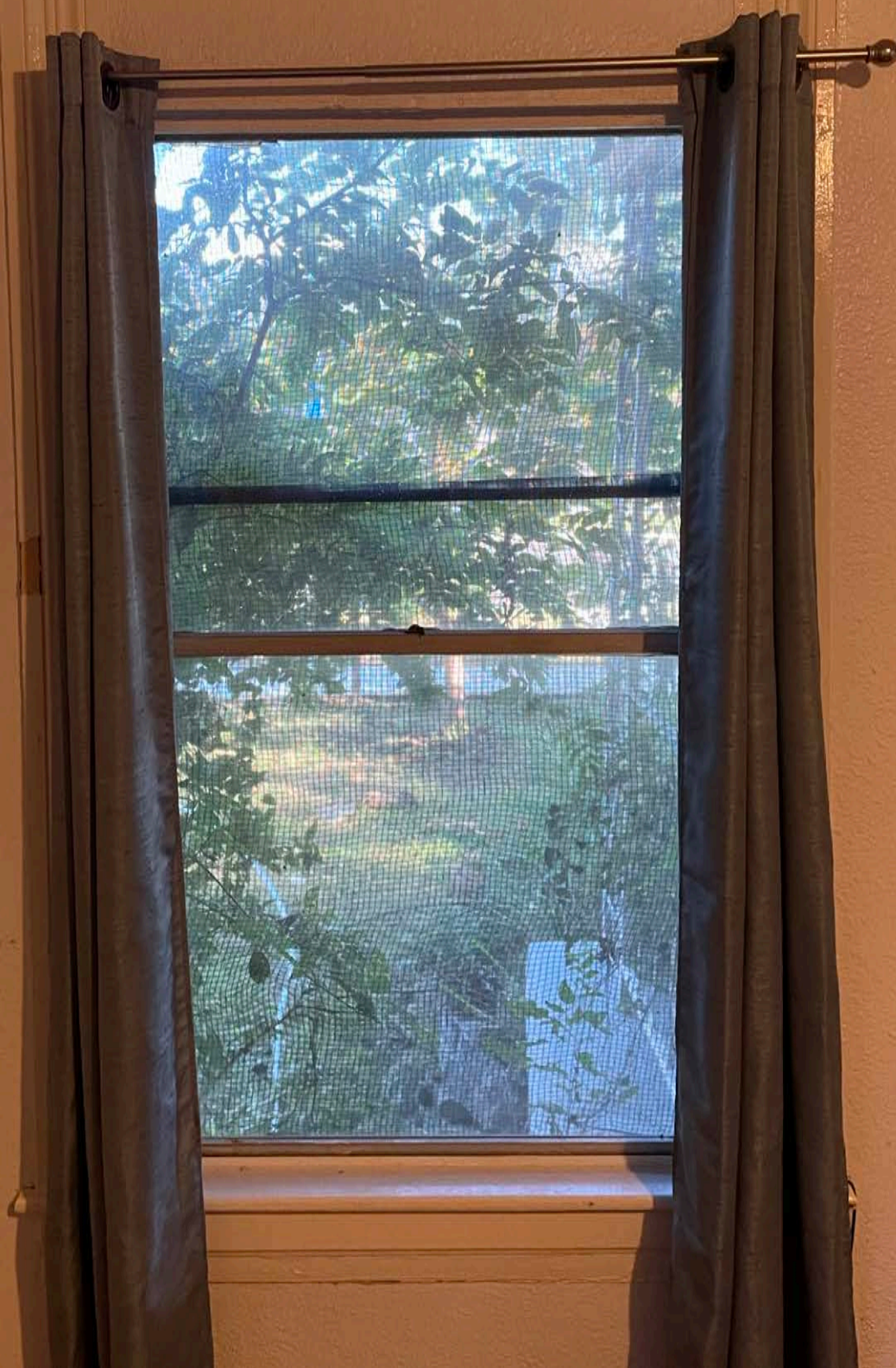


Window L



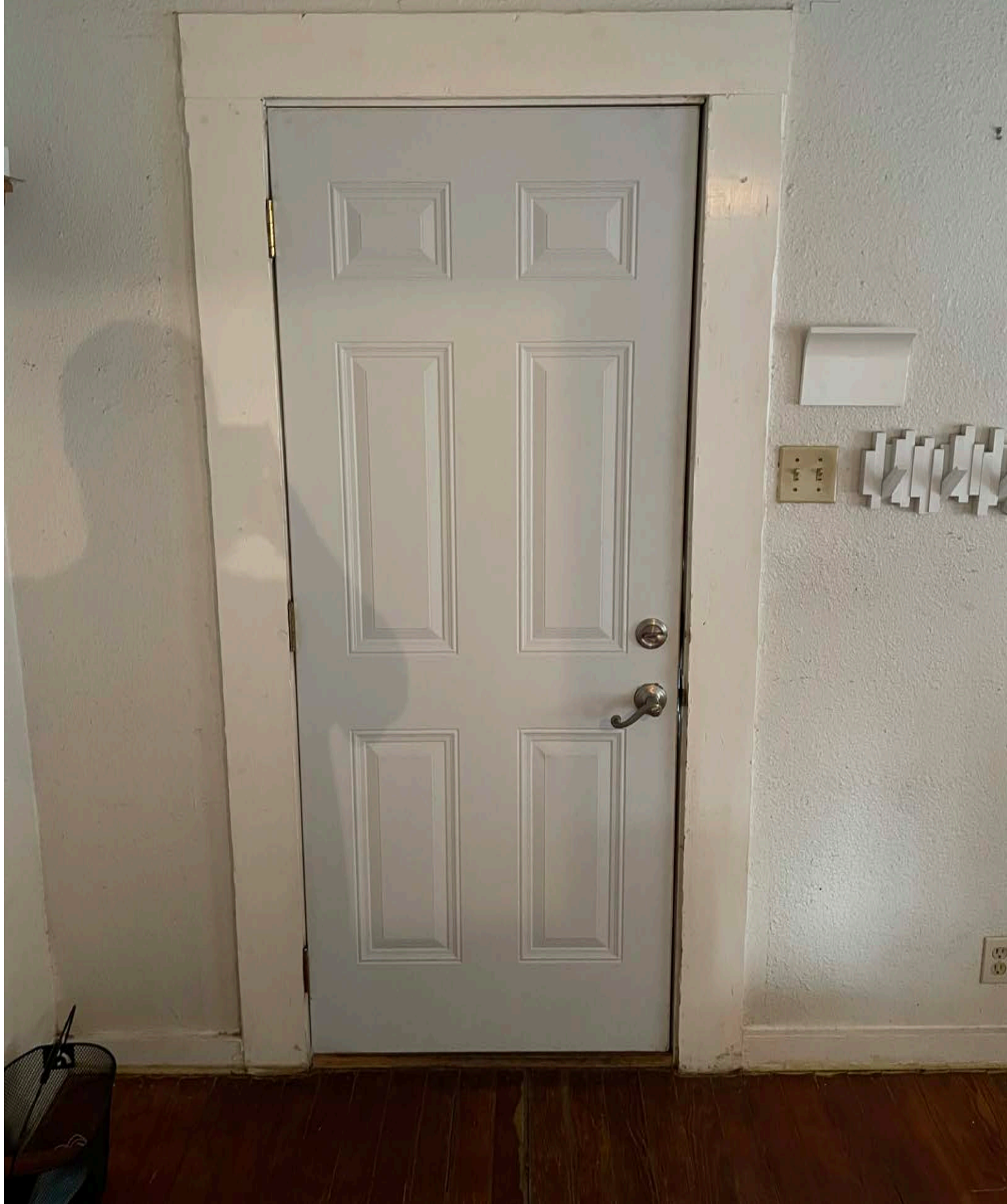


Window M



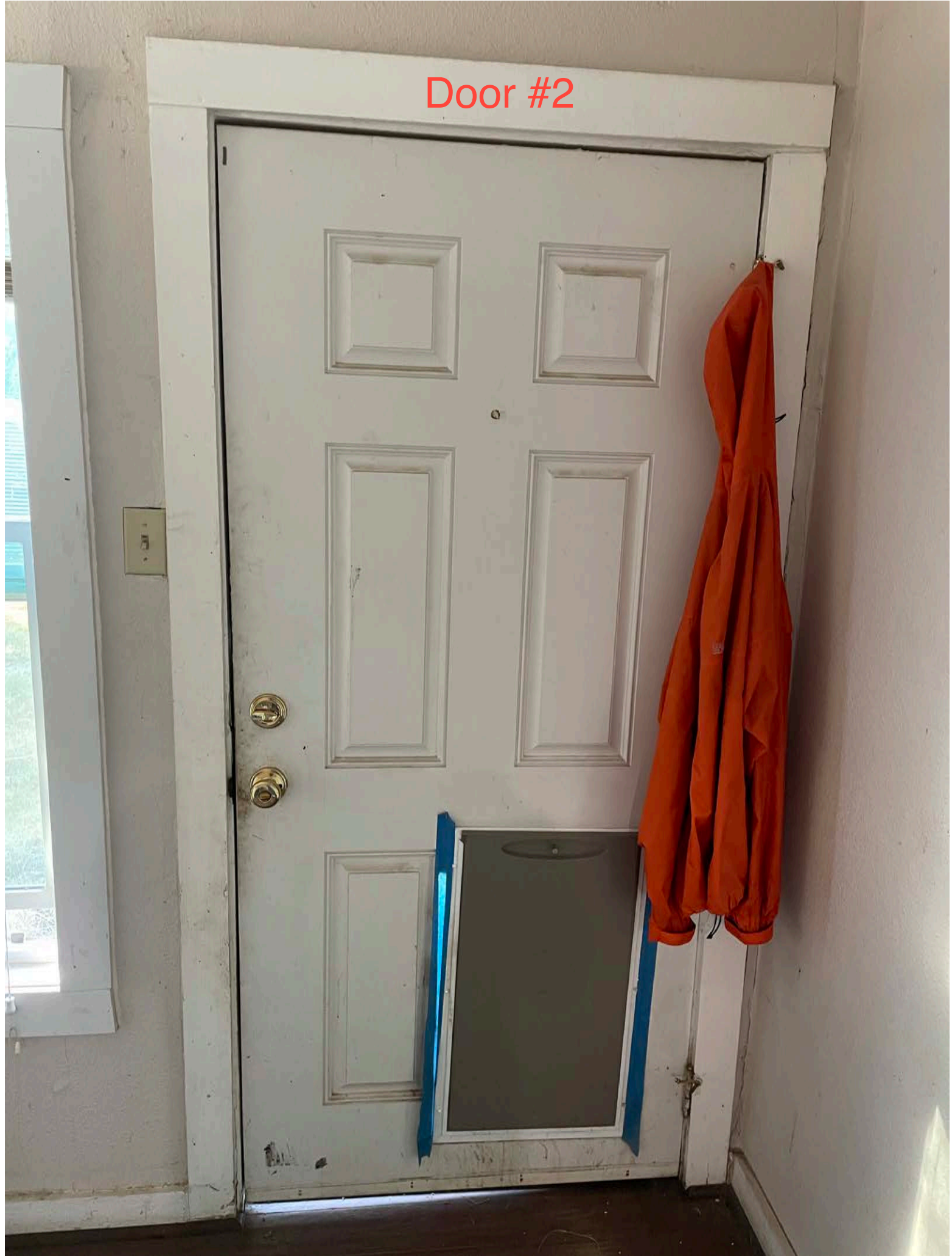


Door #1





Door #2









## 722 Lamar Preservation and Maintenance Scope of Work (OHP)

722 Lamar is a 101-year-old house being renovated by its owners in keeping with local building codes and historic guidelines. All work will be completed by a licensed contractor or the homeowner. The main goals of the remodel are:

1. Maintain the historic feel of the house. The faux rock and other features have significantly changed the look of this Craftsman style house.
2. Proper water management. Currently there is no flashing on the windows or doors which is causing water damage to the structure.
3. Energy efficiency. Currently there is zero insulation in the attic, walls, or crawl space.
4. To create a peaceful living space which only requires minimal energy and effort to maintain.

### Phases of Work

1. Replace Foundation, electrical, and plumbing. (Completed)
2. Remove flat roof addition and reframe with a 4:12 gable which can't be seen from the road. Dry in and roof with matching shingles.
3. Remove carport if allowed to change roof line or bring up to code if not allowed to change roofline.
4. Remove vinyl siding, metal windows and door and install homeowner-made wooden double hung windows and doors matching the original framed openings.
5. Install WRB around the whole house with zip-sheathing or poly-IOs foam sheets, and proper flashing.
6. Install a rain screen using the original wood siding on all four sides of the house. Any damaged siding will be replaced with new wood siding with a matching profile.
7. Remove and replace interior finishes.

Estimated timeline and budget are 8-9 months and \$75,000 to completion.