HISTORIC AND DESIGN REVIEW COMMISSION
December 1, 2021

HDRC CASE NO:	**2021-577**
ADDRESS:	826 DAWSON ST
LEGAL DESCRIPTION:	NCB 571 BLK 5 LOT N 126 FT OF 7
ZONING:	RM-4
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Terri Lasater-Coppernoll/MY HOMESTEAD HEROES LLC &
OWNER:	Terri Lasater-Coppernoll/MY HOMESTEAD HEROES LLC &
TYPE OF WORK:	Front porch column and railing replacement
APPLICATION RECEIVED:	October 26, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Katie Totman

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to maintain the existing front porch supports and design as installed.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres
A. MAINTENANCE (PRESERVATION)
i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

a. The primary structure located at 826 Dawson is a 1-story home constructed in the Folk Victorian architectural style. It features a T-shaped footprint with a covered front porch, wood siding, and a standing seam metal roof. The property is contributing to the Dignowity Hill Historic District.

b. VIOLATION/CASE HISTORY – Office of Historic Preservation Staff performed a site visit in September 2021 and found several scopes of work that had been completed without a Certificate of Appropriateness, including the replacement of front porch columns and replacement of porch railings.

c. EXISTING CONDITIONS – The front porch currently features natural wood posts with a round appearance and the previously existing railings have been replaced. The Historic Design Guidelines for Exterior Maintenance and Alterations, 7.iii and iv., state that related elements such as ceilings, floors, and columns be replaced in-kind when deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimension, and finish. Staff finds that the existing posts and the replacement of the railings are not in keeping with the Design Guidelines.

RECOMMENDATION:

Staff recommends that the front porch columns be returned to previously existing conditions to feature a square column with top and bottom trim, or a Doric column be installed to match the previously existing Doric half columns on the façade of the front porch.

147

148

NOLAN

MACADAMIZED.

6" W. PIPE

8" W. P.

4" W. PIPE

800 802 808 810 820 824 828 832

630 631

D.H.

563

WILLOW

NOT PAVED

1666

900 914 918 922 926 930 932

624 630 622 610 608

GORMAN

135

100 116 128

604 602 600

1 2 3 2871 4 5 6 7

Bakery

Oven

901 921

NOT PAVED

801 807 809 811 819 831 835

DAWSON

133

GRAVELED

N. OLIVE

N. PINE

800 802 804 806 810 814 820 826 830 832

530 531

810½

1 2 3 4 5 6 7 8

DAWSON 571 ALLEY

801 805 809 813 815 819 825 827 833

512 510 508

9 10 11 12 13 14 15 16 17

819½

STARR

910 902

1 2 3 4 5 6 7 8 9 10

916 918 922 940

11 12 1370 13 14 15 16 17 18 19

FLORENCE

136

20 21 22 23 24 25 26 27 28

Auto No.

1370

915 919 925 935 939 941

8" W. PIPE

GRAVELED.

LYNN ST.

131

132

Scale of Feet.

50 40 30 20 10 0 50 100 150

827 Dawson St
San Antonio, Texas
Google
Street View - Oct 2018

Image from 2014
826