

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-022
ADDRESS: 619 DAWSON ST
LEGAL DESCRIPTION: NCB 561 BLK 1 LOT E 12.52 FT OF 11 & W 37.48 FT OF 12
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Nicole Sostre
OWNER: DELONG GREGORY & DELONG MONA
TYPE OF WORK: Amendments to a previously approved design regarding fenestration and siding
APPLICATION RECEIVED: January 03, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Amend the previously approved fenestration pattern by removing two side lite windows at the rear doors, increasing the width of the rear doors and increasing the height of the side lite window adjacent to the front door.
2. Install composite siding featuring a seven (7) inch exposure and faux wood grain finish in lieu of the previously approved composite siding stipulated to feature an exposure of four (4) inches and a smooth finish.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has

been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of

setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within

one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street.

No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to

lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent

historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found

in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. 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.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar

to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but

not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for

new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest

while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly

visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way. Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale,

transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.

New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining

wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that

are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for

appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

i. Historic Gardens—Maintain front yard gardens when appropriate within a specific historic district.

- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives.

Incorporate

a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways

are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—
or

a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: 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.
- 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- 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 true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved new construction's fenestration pattern at the front and rear doors and to install composite siding with specifications that differ from those approved by the Commission. The new construction at 619 Dawson was approved by the Historic and Design Review Commission on August 19, 2020. At the time of that approval, the applicant's construction documents noted the installation of composite siding with a four (4) inch exposure and a smooth finish, consistent with staff's standards for new construction.
- b. FENESTRATION – The applicant has proposed to amend the previously approved fenestration pattern by removing two side lite windows at the rear doors, increasing the width of the rear doors and increasing the height of the side lite window adjacent to the front door. Generally, staff finds the proposed amendments to be appropriate. The applicant has not requested an amendment to window materials at this time.
- c. SIDING – The applicant has proposed to install siding featuring a seven (7) inch exposure and faux wood grain finish in lieu of the previously approved composite siding stipulated to feature an exposure of four (4) inches and a smooth finish. Staff does not find the proposed amendment to be appropriate. Staff finds that the previously approved specifications should be followed; that siding should feature a four (4) inch exposure and a smooth finish.

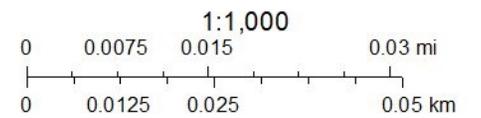
RECOMMENDATION:

1. Staff recommends approval of item #1, fenestration amendments, as submitted, based on finding b.
2. Staff does not recommend approval of item #2, the installation of composite siding featuring a seven (7) inch exposure and a faux wood grain finish, based on finding c. Staff recommends that the previously approved specifications should be followed; that siding should feature a four (4) inch exposure and a smooth finish.

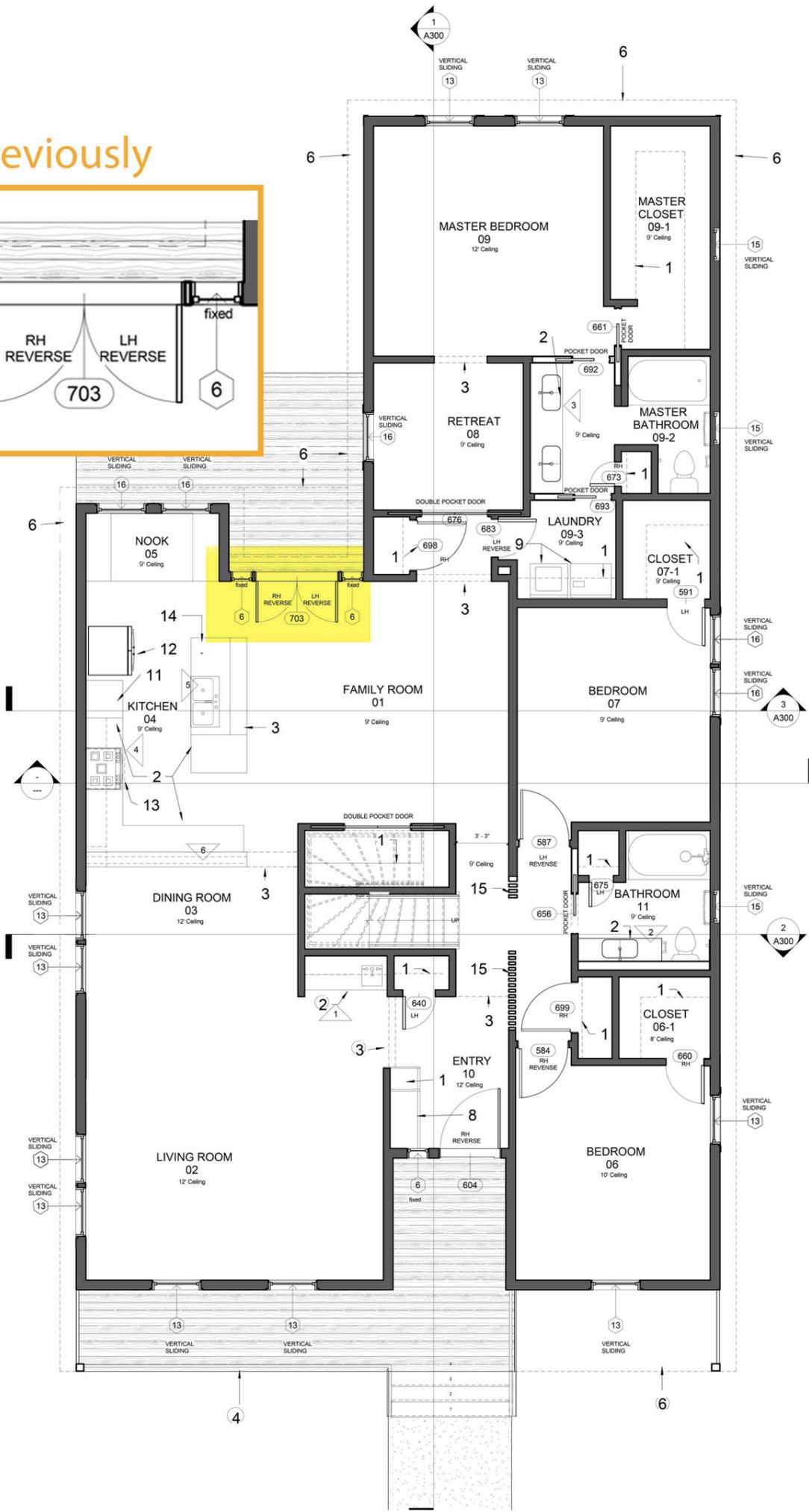
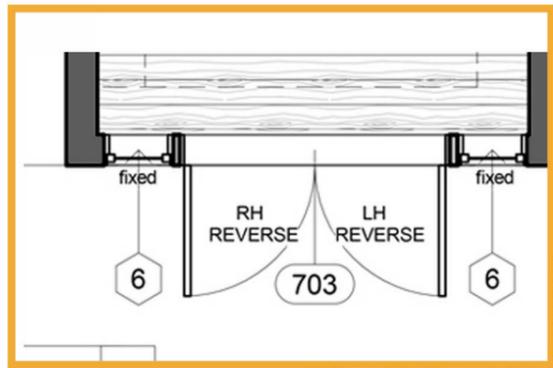
City of San Antonio One Stop



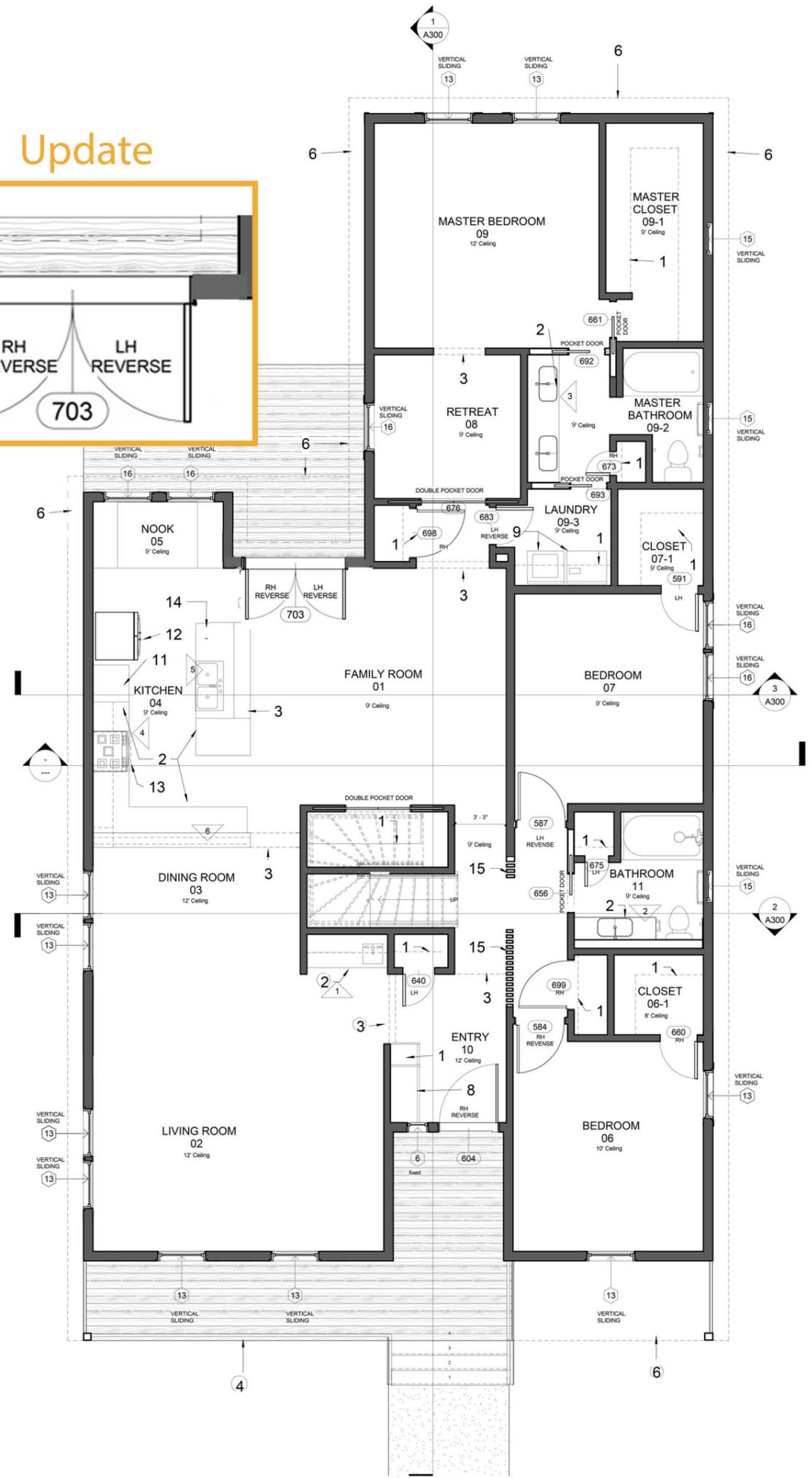
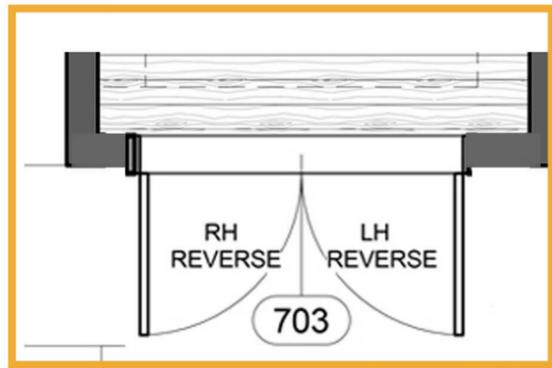
June 11, 2020



Previously



Update



RIDGE HEIGHT
22' - 1"

RIDGE HEIGHT
21' - 1"

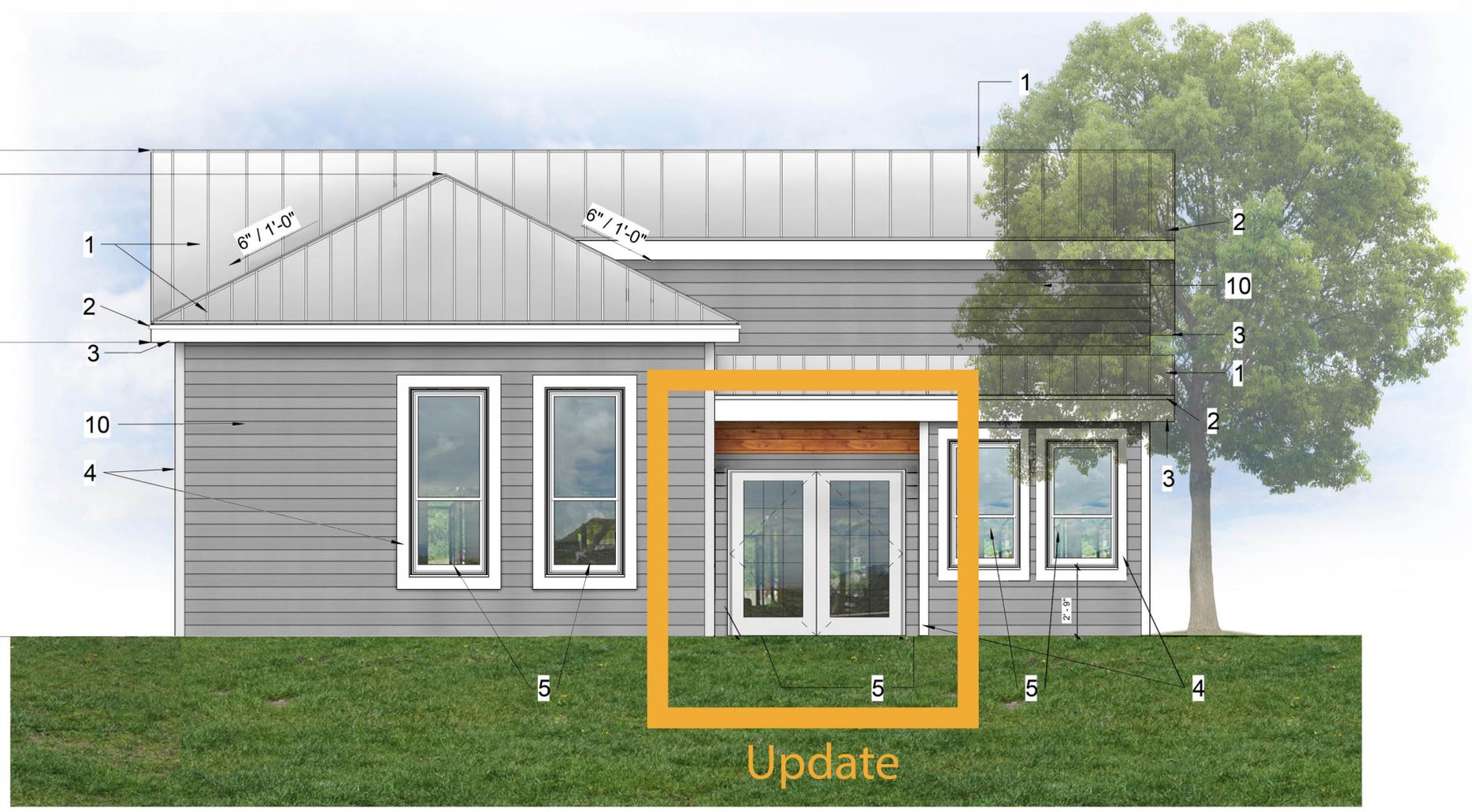
EAVE HEIGHT
14' - 6"



RIDGE HEIGHT
22' - 1"

RIDGE HEIGHT
21' - 1"

EAVE HEIGHT
14' - 6"





Previously



Update



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December 28, 2021

Dear Mrs. Moshgbar,

Attached you will find an email from our materials supplier Rick Cortes at Guido Materials. He has provided us a memo from James Hardie citing the discontinuation of several materials, including the Artisan lap siding and trim specified for this project.

This line of products has been discontinued since March 2021. The only siding material readily available to us when this project commenced, having no significant lead times or inflated pricing was the James Hardie 8" lap siding with a cedar mill finish. Understanding how tight your budget is and how crucial it is to stay on schedule given your current rent situation we purchased this product, avoiding delays and significant price increases on other brands.

The material warranty on James Hardie products is second to none and we can guarantee the siding chosen complies with all code requirements for materials comprising our building envelope assembly and is aesthetically similar to siding seen in the neighborhood at and around Dawson Street.

Thank you,

Nicole Gonzalez



Nicole Gonzalez - Sostre <nicole@cessosdb.com>

FW: [EXTERNAL] Product Announcement - South Central Market Market

1 message

Rick Cortes <rcortes@guidoco.com>

Wed, Dec 22, 2021 at 4:19 PM

To: Nicole Gonzalez - Sostre <nicole@cessosdb.com>, Cesar Sostre <cesar@cessosdb.com>

Nicole and Cesar,

Regarding the Hardie Artisan line, unfortunately, it has been permanently discontinued (see e-mail from James Hardie below). All of my distributors' inventory has been depleted for some time.

I do not know of any viable substitute that would not have a substantially exponential price increase; Boral would be the closest. It runs on average around \$50.00 - \$80.00 *per piece* depending on the size and has a six to eight-week lead time.

Please let me know if you have any questions.

Thank you,



Product Announcement - South Central Market

Dear Valued Customer,

With our commitment to continuous improvement, James Hardie consistently refines and improves our product offering to align with market and design trends. As such, we have made the strategic decision to discontinue select SKUs and product lines from our single family and/or multi-family offering:

- Artisan Lap Siding Smooth Lap 5.25", 7.25", 8.25" and all Artisan trim

- HardiePlank® Beaded
- CemPlank and CemPanel Siding Smooth – all sizes
- CemPlank and CemPanel Siding Cedar – select sizes
- Prevail® Siding product family for multi-family projects

For single family projects these items will no longer be available to order as of **March 26, 2021** ..

In addition, below are the key dates regarding discontinued SKUs quoted through the multi-family desk:

- **February 17, 2021:** No new quotes will be issued on discontinued items
- **March 1, 2021:** Existing quotes on discontinued items must be contracted through the multi-family desk
- **June 1, 2021:** Existing contracts with discontinued items must be ordered
- **August 1, 2021:** All orders with discontinued items must ship
- We're excited to announce that we've passed the date requiring the delivery surcharge on multi-family orders shipped April 1, 2021 or later

James Hardie will continue to offer the best product solutions for you and your customers and will work with you to explore alternatives from our varied product portfolio. Please download the full SKU list of items mentioned below.

[Download Full List of discontinued SKUs with suggested substitute](#)

Please visit [JamesHardiePros.com](https://www.jameshardiepros.com) or contact your James Hardie rep to review our full line of product options. If you have any feedback for us, please let us know at customerfeedback@jameshardie.com.

Thank you for your continued partnership.



Rick Cortes
Inside Account Rep

D 210.308.1149

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*****Effective 07/31/2019 a 2% Service Fee will be added for all credit card transactions*****

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