

# HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2020

**HDRC CASE NO:** 2020-057  
**ADDRESS:** 607 DAWSON ST  
**LEGAL DESCRIPTION:** NCB 561 BLK 1 LOT S 106.6 FT OF E 54.72 FT OF 9 OR A16  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** SHILLIG CARTER NEAL & SHILLIG BONNIE J & DEARING JOSEPH  
**OWNER:** SHILLIG CARTER NEAL & SHILLIG BONNIE J & DEARING JOSEPH  
**TYPE OF WORK:** Construction of a 1-story, single family residential structure  
**APPLICATION RECEIVED:** January 22, 2020  
**60-DAY REVIEW:** March 22, 2020  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

The applicant is a request a Certificate of Appropriateness for final approval to construct a one-story, single-family residential structure at 607 Dawson.

## APPLICABLE CITATIONS:

### 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 non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

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.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, single family residential structure on the vacant lot at 607 Dawson Street, located within the Dignowity Hill Historic District. This lot is located adjacent a vacant lot to the west, an infill structure to the east, Booker Alley to the north rear, and facing three historic structures to the south.
- b. **CONTEXT & DEVELOPMENT PATTERN** – The context and historic development pattern of Dawson Street features one-story, single family residential structures. The proposed new construction is consistent with the historic context and development pattern.
- c. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a front setback of 20 feet from the property line, which staff approximates at 23 feet from the public sidewalk. Staff finds that the front façade should be set behind the adjacent structure and that a comprehensive setback diagram be submitted to staff. Regarding the structure’s orientation, the applicant has proposed an orientation that is consistent with those found historically on the block.
- d. **ENTRANCES** – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant has proposed the primary entrance to front Dawson, which is consistent with the Guidelines.
- e. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. The applicant has proposed new construction that features 1-story, and an overall height of 22’ – 5”. Staff finds the proposed height to be appropriate and consistent with the Guidelines.
- f. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structures’ foundation and floor heights. Historic structures on this block feature foundation heights that are between one and three feet in height. The applicant has proposed a slab-at-grade foundation. Staff finds that the applicant should incorporate a foundation height that is consistent with the Guidelines.
- g. **ROOF FORM** – The applicant has proposed roof forms that include a predominant turned gable with subordinate

front-facing gables over the inset porch and window bay. Staff finds that the proportions of the turned gable in relationship to the front facing gable does not relate to historic roof forms on the block or in the district. Staff finds that a cross gable that relates to those found historically within the district (a reduced width) that features an intersection ridge line and a rear facing gable would be more appropriate. Additionally, staff finds that all gable returns should be eliminated from the proposed roof form.

- h. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant’s application documents do not clarify the proposed lot coverage. The applicant is responsible for complying with the Guidelines regarding lot coverage.
- i. MATERIALS – The applicant has proposed materials that include composite siding, a composition shingle roof, and wood columns. Generally, staff finds the proposed materials to be appropriate. The proposed composite siding should feature a smooth finish and a thickness of approximately ¾” and a 4” exposure.
- j. WINDOW MATERIALS – The applicant has proposed six-over-one windows depicted in the elevation drawings; no material or dimensional specifications have been submitted at this time. Staff finds that the windows must adhere to the *Standard Specifications for Windows on Additions and New Construction*, which includes submitted a window product to staff for verification prior to purchase and installation.
- k. FENESTRATION PROFILE – The applicant has proposed to feature twelve vertical sash windows and two horizontal sliding windows. Staff finds that the vertical sash windows relate to existing historic fenestration patterns on the block. However, staff finds that horizontal sliding windows should instead feature a window with a height that is half of the proposed vertical sash windows and match in width and head height.
- l. ARCHITECTURAL DETAILS – Staff finds that final door and window products that relate historic structures within the district should be submitted to staff prior to purchase and installation. Additionally, staff finds that the 6” x 6” wood columns in the front porch should feature 1” x 6” capital and base trim.
- m. DRIVEWAY– The applicant has proposed a poured concrete driveway fronting Dawson with a concrete walkway connecting to the front porch. Staff finds the location of the proposed driveway to be appropriate; however, the width of the proposed driveway should not exceed ten (10) feet in width.
- n. FRONT WALKWAY – The applicant has proposed to install a poured concrete walkway connecting from the driveway to the front porch. The Guidelines for Site Elements note that front yard sidewalks should appear similar to those found historically within the district in regards to their materials, width, alignment and configuration. Staff finds that a linear poured concrete walkway connecting from the public sidewalk to the front porch, and then decomposed granite or stepping stone path from the central walkway to the driveway would be more appropriate and relate to historic site elements in the historic district.
- o. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.
- p. LANDSCAPING – The applicant has not submitted front yard landscaping at this time. The front yard should feature natural lawn cover and areas of plant beddings unless otherwise requested by the applicant and approved by staff or the Historic and Design Review Commission. At this time, no front yard fencing or additionally hardscaping or xeriscaping has been submitted or reviewed for approval.

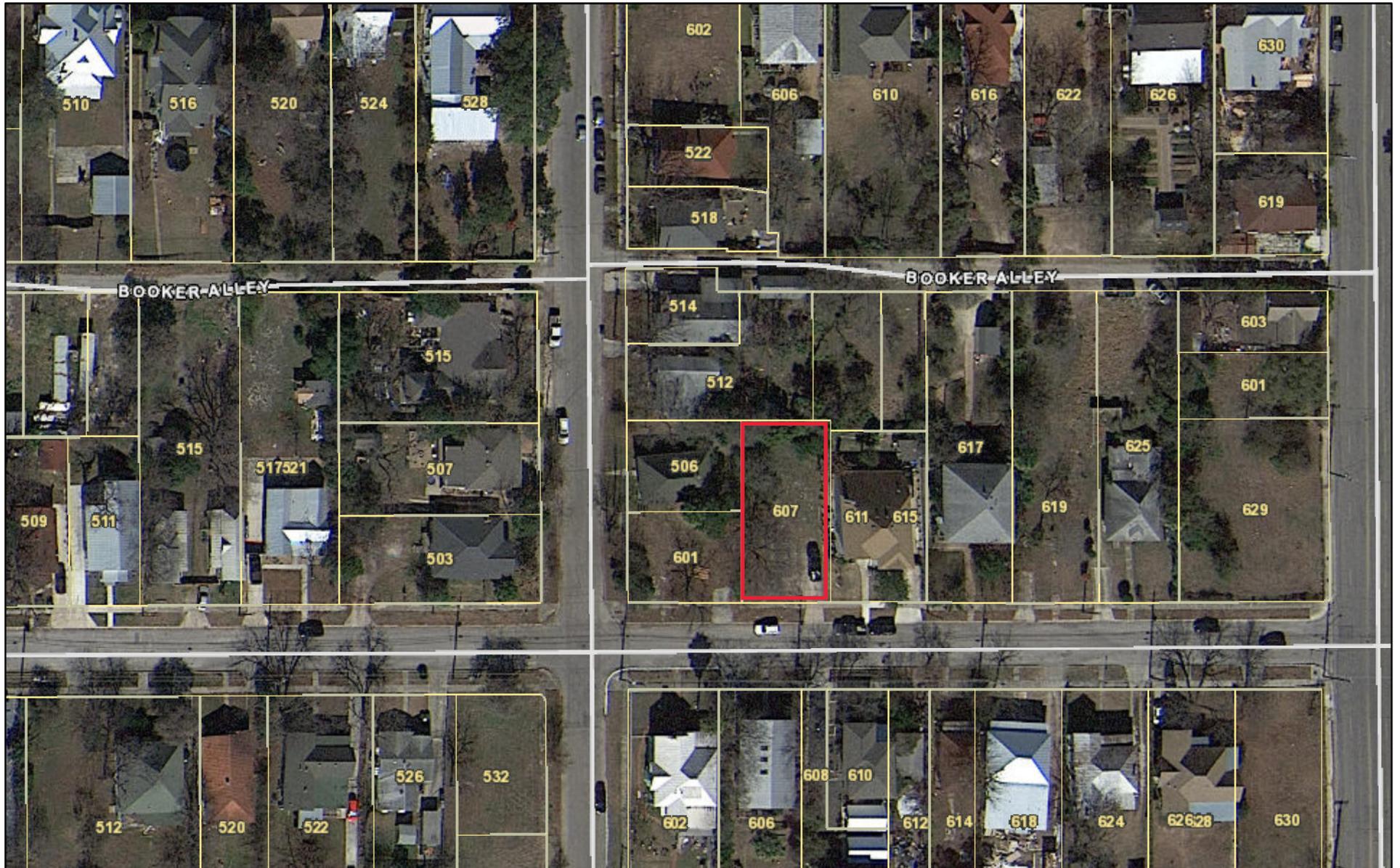
## **RECOMMENDATION:**

Staff recommends conceptual approval based on findings a through p with the following stipulations to be met before submitting for final approval:

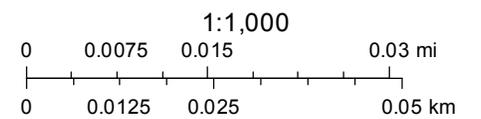
- i. That the front façade should be set behind the adjacent structure and that comprehensive setback diagram is submitted to staff, as noted in finding c.
- ii. That the applicant incorporate a foundation height that is consistent with the Guidelines, as noted in finding f.
- iii. That a cross gable that relates to those found historically within the district (a reduced width) that features an intersection ridge line and a rear facing gable should be installed. Additionally, staff finds that all gable returns should be eliminated from the proposed roof form.
- iv. That the windows must adhere to the *Standard Specifications for Windows on Additions and New Construction*, which includes submitted a window product to staff for verification prior to purchase and installation.
- v. That proposed horizontal sliding windows should instead feature a window with a height that is half of the proposed vertical sash windows and match in width and head height, as noted in finding k.

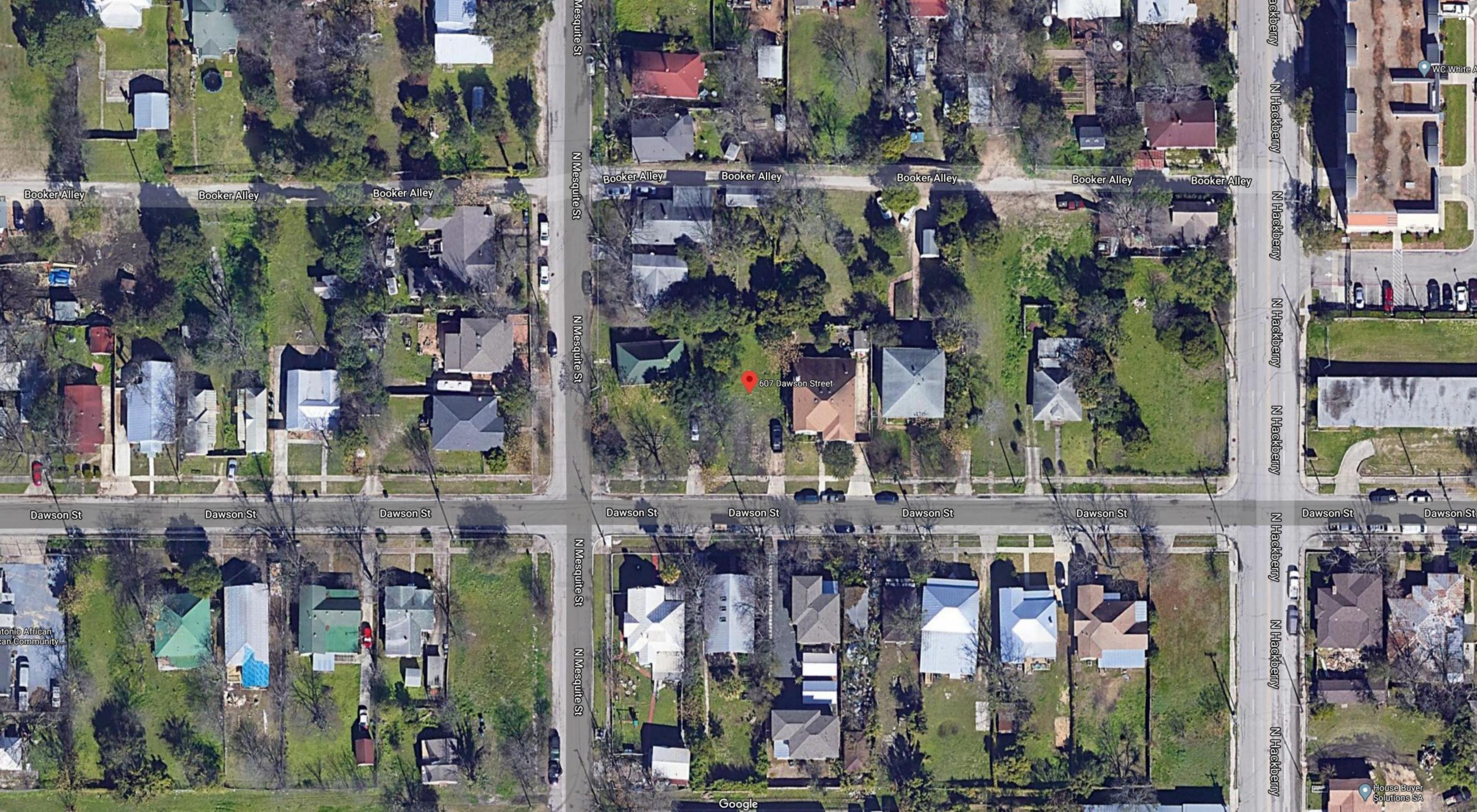
- vi. That final door and window products that relate historic structures within the district should be submitted to staff prior to purchase and installation. Additionally, staff finds that the 6" x 6" wood columns in the front porch should feature 1" x 6" capital and base trim.
- vii. That the width of the proposed driveway should not exceed ten (10) feet in width.
- viii. That a linear poured concrete walkway connecting from the public sidewalk to the front porch, and then decomposed granite or stepping stone path from the central walkway to the driveway would be more appropriate and relate to historic site elements in the historic district.
- ix. That the applicant screen all mechanical equipment where it cannot be viewed from the public right of way.
- x. The front yard should feature natural lawn cover and areas of plant beddings unless otherwise requested by the applicant and approved by staff or the Historic and Design Review Commission. At this time, no front yard fencing or additionally hardscaping or xeriscaping has been submitted or reviewed for approval.

# 607 Dawson



February 11, 2020





Booker Alley

Dawson St

Mesquite St

N Hackberry

WC White A

House Buyer Solutions SA

Google

Antonio African  
Community...



607 Dawson Street

N Mesquite St

Dawson St

Dawson St

Dawson St

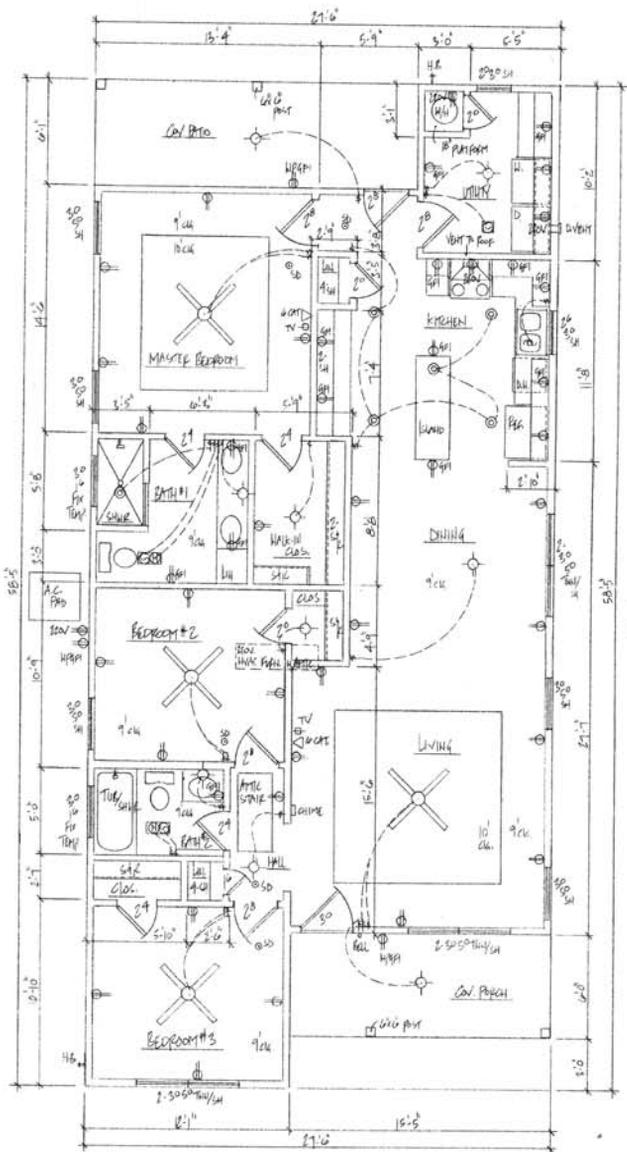
Dawson St

Dawson St

Booker Alley



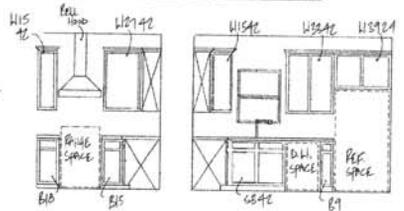
FOR SALE



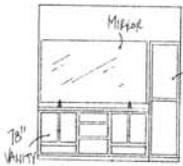
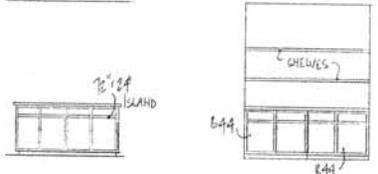
FLOOR PLAN 1/4" = 1'-0"

1549 Liv. A  
 209 Porch patio A  
 1558 Total A

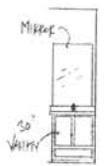
CABINET DETAILS 1/4" = 1'-0"



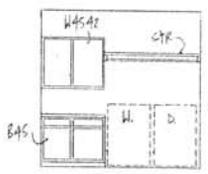
KITCHEN



BATH #1



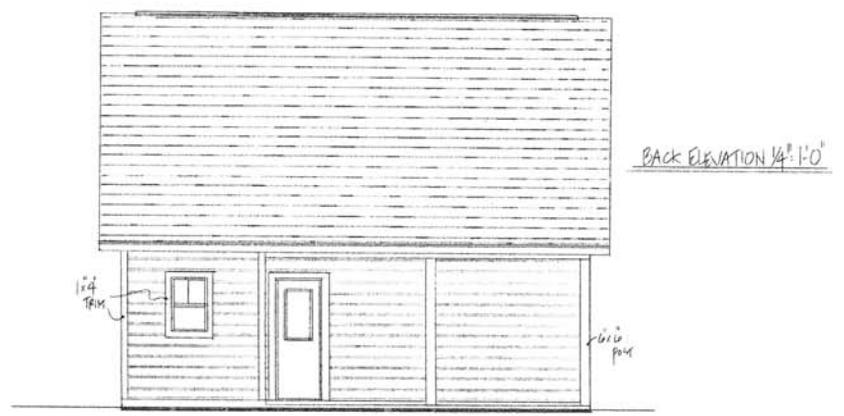
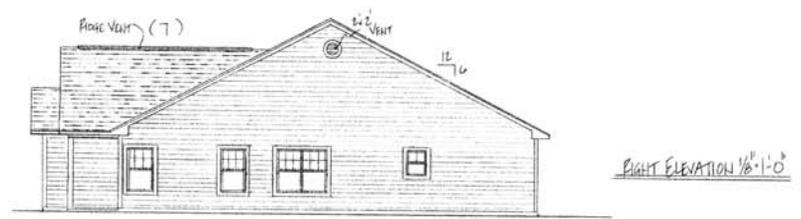
BATH #2



UTILITY

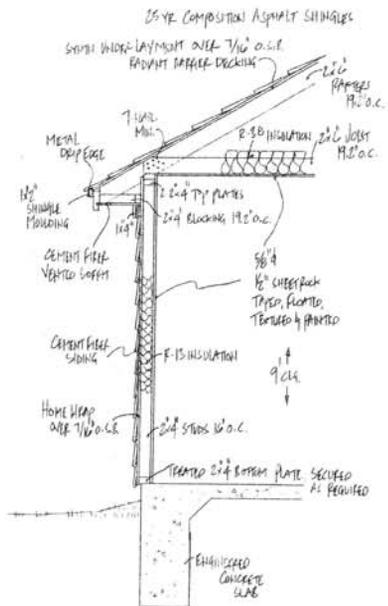
ATTIC VENTILATION CALCULATION

TOTAL ATTIC AREA	1558
DIVIDED BY 300	5.19
MULTIPLIED BY 150	779
UPPER VENTILATION MIN. REQUIREMENT - 40%	312
UPPER VENTILATION MAX. REQUIREMENT - 50%	370
GAF RIDGE VENTS 18 SQ. IN. EACH - 7	126
2 GABLE VENTS 80 SQ. IN. EACH - 3	240
MIN. EAVE VENTILATION 50 SQ. IN. EACH - 4.5	252
ROOF TOP INTAKE VENTS 30 SQ. IN. EACH - 12	432
TOTAL UPPER VENTS	366
TOTAL VENTS	798

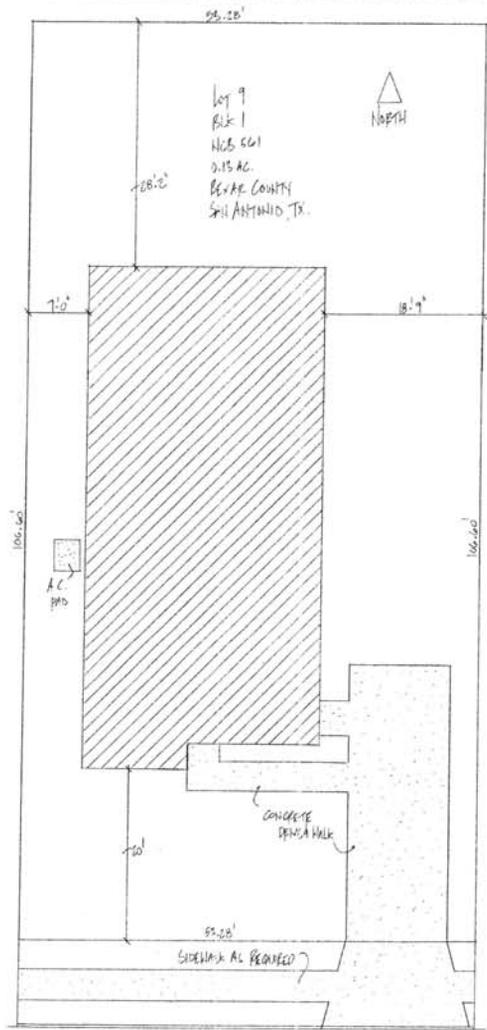
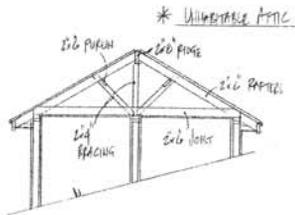




TYPICAL WALL SECTION 1/8"=1'-0"



TYPICAL ROOF BRACING 1/4"=1'-0"



607 DAVENPORT ST.

SITE PLAN 1/8"=1'-0"

Looking at the front of 607 Dawson



Looking at 607 Dawson from the left corner



Looking at 607 Dawson from right corner



Looking at the front of 607 Dawson from the sidewalk



Looking at the front of 607 Dawson from inside the sidewalk 10 feet



Looking towards downtown from center of 607 Dawson at curb



Looking away from downtown from center of 607 Dawson at curb



Looking diagonal (left) across from center curb of 607 Dawson



Looking directly across the street from center curb of 607 Dawson



Looking diagonal (right) across from center curb of 607 Dawson

