

# HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2015

Agenda Item No: 30

**HDRC CASE NO:** 2015-225  
**ADDRESS:** 1008 DAWSON ST  
**LEGAL DESCRIPTION:** NCB 1371 BLK 3 LOT E 41 FT OF 1, 2, & 3  
**ZONING:** RM4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Anya Bartay  
**OWNER:** JJ Johnson Properties II  
**TYPE OF WORK:** Construct new house  
**REQUEST:**

The applicant is requesting conceptual approval to construct a one story single family house on a vacant lot. The proposed house will have a gable single roof and hardi plank siding.

## 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%.

- 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.

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

### 4. Architectural Details

#### A. GENERAL

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.

## Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

### 5. Sidewalks, Walkways, Driveways, and Curbing

#### A. SIDEWALKS AND WALKWAYS

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.

#### 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.

## FINDINGS:

- a. The project was reviewed by the Design Review Committee on May 12, 2015, at that time the Committee recommended orienting the house towards Dawson Street, add a stoop porch to relate better to other historic facades, submit a site plan, show the sidewalk and parking in the rear. The applicant has revised the drawings to meet the DRC recommendations.
- b. Consistent with the Guidelines for New Construction, front facades of new buildings should align with the front faces of adjacent buildings. Although only one house exists on this block of Dawson, the front setback pattern on adjacent blocks to the west and east along Dawson is fairly consistent and should be preserved. Adjacent houses have an approximate 30ft front setback while the proposed new house has over 40ft. The proposed design is not consistent with the guidelines.
- c. According to the Guidelines for New Construction, new buildings should be oriented towards the street, have a similar height and scale to nearby historic structures, and similar foundation heights. The proposed design is consistent with the guidelines in scale, mass, height, and foundation height.
- d. The Guidelines for New Construction recommend new buildings have roof forms including pitch, overhangs, and orientation that are consistent to those predominantly found on the block. Although the proposed roof is consistent with the guidelines in pitch and orientation, the overhang dimension does not match adjacent historic roofs.
- e. As recommended by the Guidelines for New Construction, window and door openings should have a similar proportion of wall to window space as typical nearby historic facades. Window and door openings 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 structures. In addition, large areas of blank walls should be avoided. The proposed window sizes

and fenestration pattern is not similar to adjacent historic facades and is not consistent with the guidelines.

- f. Consistent with the Guidelines for New Construction, materials should complement the type, color, and texture of materials traditionally found in the district. The majority of houses within the Dignowity Hill Historic District are clad in wood siding. Although the proposed hardi plank siding may be consistent with the guidelines if detailed appropriately, wood siding would be more in keeping with the historic district.
- g. According to the Guidelines for Site Elements, the historic alignment of walkways should be followed. Houses in the Dignowity Hill Historic District typically have a linear walkway in the front yard leading from the sidewalk to the front porch. The proposed access from the alley is not in keeping with the guidelines.
- h. As recommended by the Guidelines for Site Elements, historic driveway configurations should be preserved. New driveways should have a similar configuration in materials, width and design to those historically found. There is no strong pattern for the configuration of driveways along this area of Dawson Street since most houses do not have a driveway. Accessing the property through the side alley is consistent with historic configurations of driveways in other areas of the historic district; however the driveway should be located behind the house in order to preserve the continuity of Dawson Street.

## **RECOMMENDATION:**

Staff does not recommend approval at this time based on findings a-h. Staff recommends the following:

- a. The front setback matches adjacent properties
- b. Fenestration pattern and window proportions are revised to be more consistent with adjacent historic facades
- c. Information on window and door material and detailing is submitted for approval
- d. No ridge vent is used
- e. Roof overhang matches adjacent historic roofs in dimension and detail
- f. Hardi plank siding is properly dimensioned, finished and textured
- g. A linear walkway is installed in the front yard leading from the sidewalk to the front door
- h. The driveway is located behind the house and is no wider than 10ft

## **CASE MANAGER:**

Adriana Ziga





# 1008 Dawson

Powered by ArcGIS Server

Printed: May 20, 2015

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Dawson St

Dawson St





Florence Alley

Dawson St

Dawson St





Dawson St

Dawson St





## PROJECT NØAH ACTION PLAN

In today's economic environment, the ability to use recyclable materials is vitally important in the design and production of **Affordable Housing**. With the costs of electricity, water, gas, etc., continuing to rise at an above average rate, it only becomes logical to take a "GREEN" direction towards the design protocols. This "Green" directions does not have to exacerbate our pockets or be so high-tech that it defeats the initial purpose, which is to live life, and save money on your essential daily consumables.

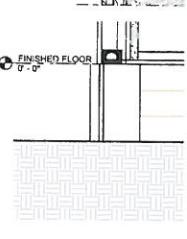
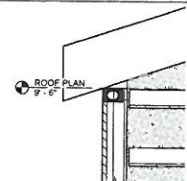
Not only should we be responsible human beings for our financial necessities, we should be mindful of how our investments impact our carbon footprint on this planet. We called this prototype "Project NOAH" (Net-0 Affordable Housing) model; the following information is a description of what this project entails.

In an effort to demonstrate how realistic it could be to live in a sustainable environment, STUDIOX9 need to prove our concept. STUDIOX9 took on the endeavor to pursuit and conceptualize a fully functional prototype design. Once, constructed, it will completely utilize the initial version of the "shipping container home" or "office". The mission, is to further show how a homestead can be designed to be fully functional, while using recyclable & sustainable materials, energy efficient products, and be programmed to have a carbon footprint as low as possible. STUDIOX9 will implement "green" strategies and energy efficient systems in all homes.

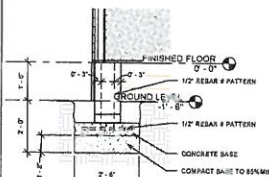
The following information will provide an outline of how all of these concepts and theories will be put into practical use:

- Obtain location for construction site.
- Complete construction, according to specifications and designs.
- Acquire tax incentives for all sustainable elements and provide owner manuals for research and technology advancement
- Provide unique training for installers within their respective trades.
- Partnering up with UTSA, to provide research management on sustainable systems incorporated in the construction.
- Showcase home to the general public, through an open-house.
- Provide all info to support the advancement of disaster relief for communities in those areas/zones.

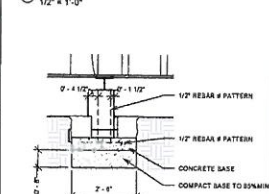




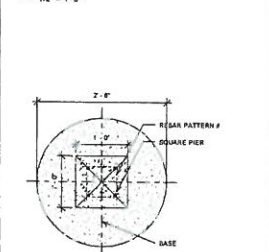
1 WALL SECTION  
1" = 1'-0"



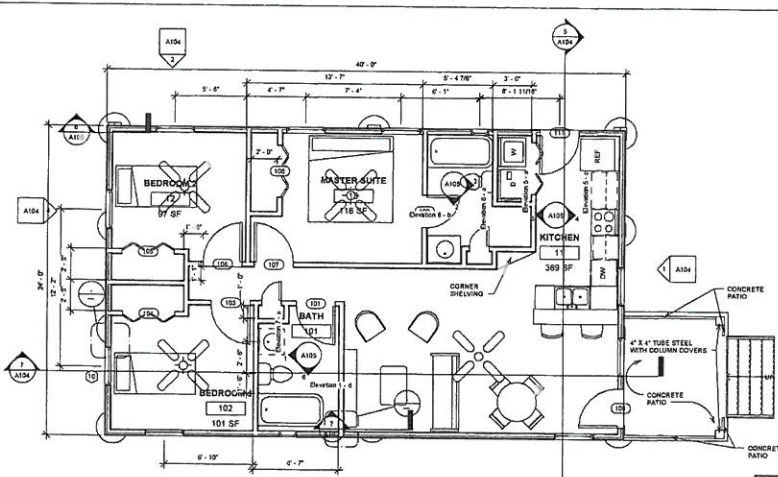
2 SQUARE PIER  
1/2" = 1'-0"



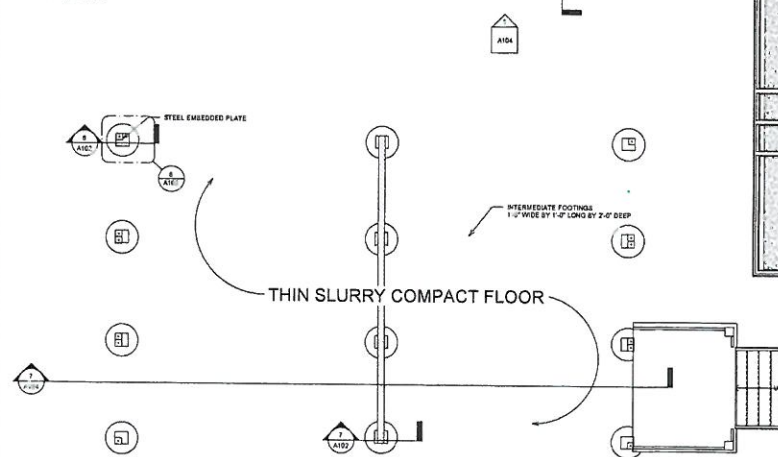
3 INTERMEDIATE PIERS  
1/2" = 1'-0"



4 PIER FOUNDATION DETAIL PLAN  
1" = 1'-0"

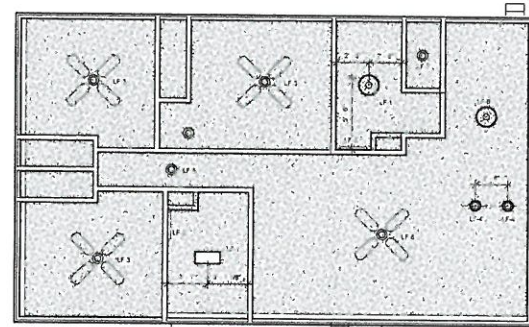


5 FLOOR PLAN  
1/4" = 1'-0"



6 STRUCTURAL FLOOR PLAN  
1/8" = 1'-0"

MATERIAL LEGEND



7 REFLECTED CEILING PLAN  
1/4" = 1'-0"



STUDIOX9

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1.800.541.2744  
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Consultant  
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Address  
Phone

PROJECT NOAH  
1008 DAWSON,  
SAN ANTONIO TX 78222  
Owner

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No.	Description	Date

FLOOR  
PLAN,  
REFLECTED  
CEILING  
PLANS,  
ELECTRICAL  
PLAN

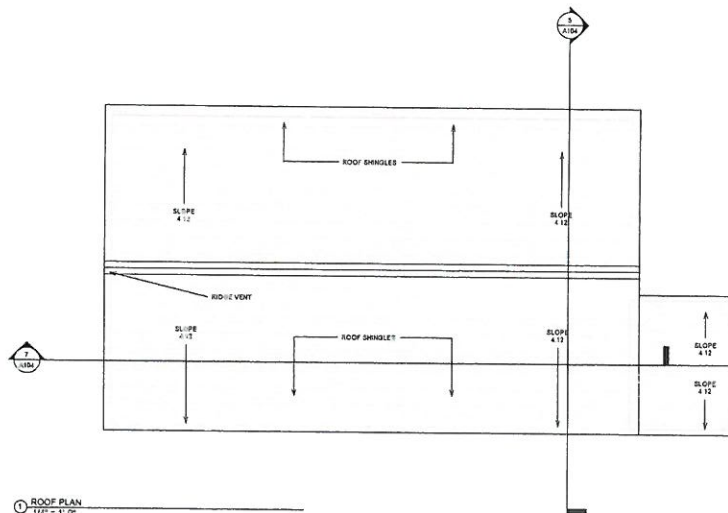
15.15.15  
Date

Drawn By Author

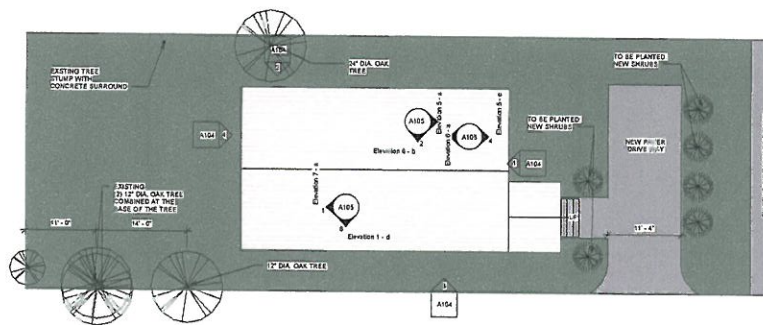
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A102

15.15.15

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① ROOF PLAN  
1/2" = 1' 0"



② LANDSCAPE PLAN  
1/8" = 1'-0"



STUDIOX9

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ROOF PLAN  
&  
LANDSCAPE

Project Number	1008-15
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Date	5.15.15
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Drawn By **AKR**

Checked By	AKB
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A103







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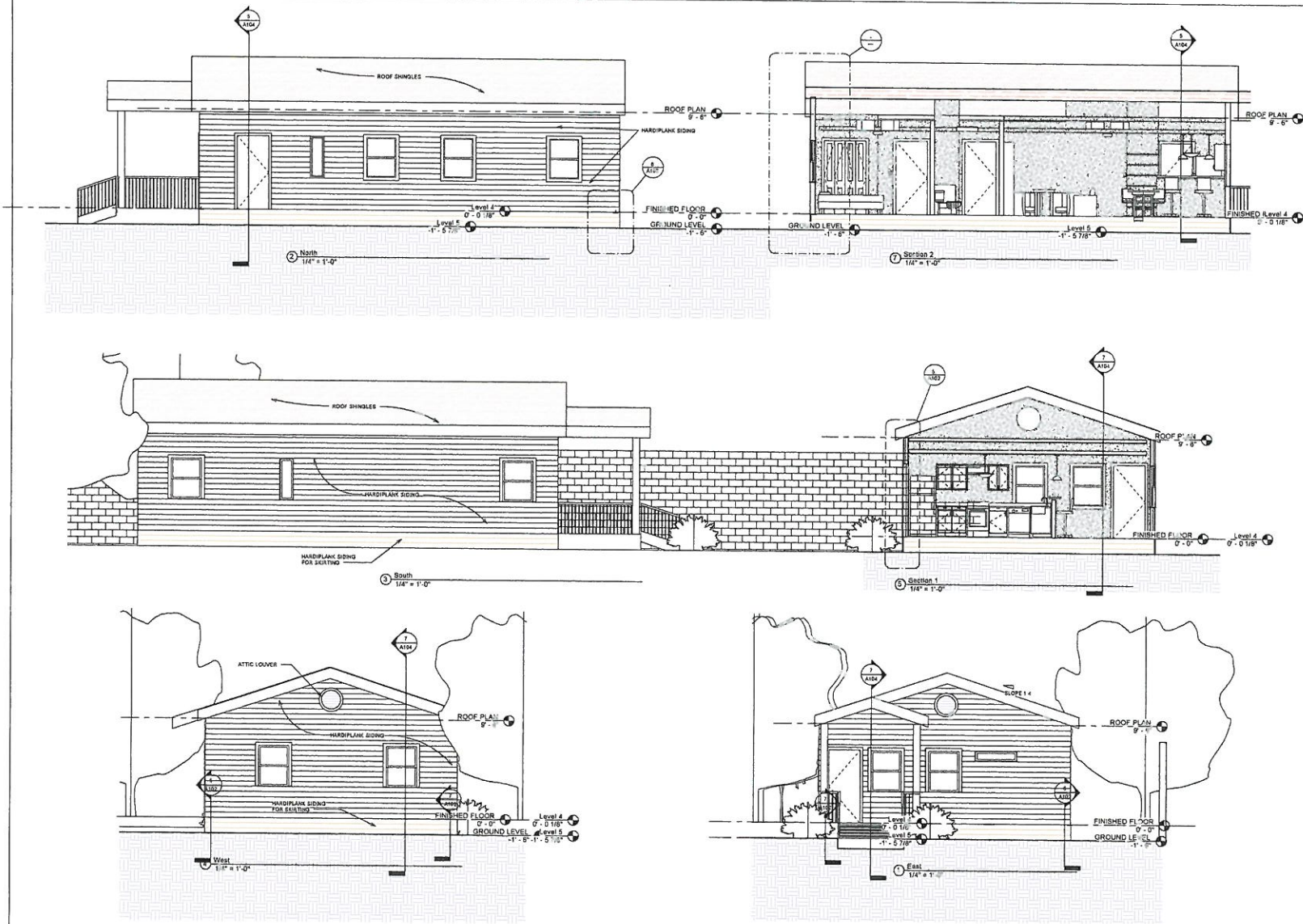
No	Description	Date

### ELEVATIONS & SECTIONS

Project Number: 1008-15  
Date: 5.15.15  
Drawn By: Author  
Checked By: Checker

**A104**

5/16/2015 3:23 PM







CITY OF SAN ANTONIO  
OFFICE OF HISTORIC  
PRESERVATION

Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation

DATE: 5/12/2015

HDRC Case#     

ADDRESS: 1008 LAWSON

Meeting Location: LONE STAR

APPLICANT: ANYA BARTAY

DRC Members present: BETTY PELAMAN, JOHN LAFFON

Staff present: EDWARD HALL

Others present:     

REQUEST: NEW CONSTRUCTION (CONTAINER HOME)

COMMENTS/CONCERNS:     

BF: POTENTIALLY REDIENT HOUSE TOWARD LAWSON -- CURRENTLY  
ORIENTED TOWARD ALLEY. SHOW ELEVATION, - RELATE FACADE  
TO EXISTING, HISTORIC STRUCTURES ON LAWSON, STOOP ON  
STREET FACADE.

JL: PROVIDE SITE PLAN + LANDSCAPE PLAN.

COMMITTEE RECOMMENDATION:

APPROVE ☒

DISAPPROVE ☐

APPROVE WITH COMMENTS/STIPULATIONS:

ADD A SITE PLAN SHOW SIDE WALK AND PARKING

IN REAR ADD FRONT ENTRANCE

Elizabeth M. Hall  
Committee Chair Signature (or representative)

MAY 12 2015  
Date