

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2015

Agenda Item No: 10

HDRC CASE NO: 2015-240
ADDRESS: 532 DAWSON ST /
417 N MESQUITE
LEGAL DESCRIPTION: NCB 568 BLK 17 LOT E 2.08 FT OF N 107 FT OF 7 & N 107 FT OF 8
ZONING: RM4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Logan Fullmer
OWNER: Logan Fullmer
TYPE OF WORK: New construction of 5 detached units
REQUEST:

The applicant is requesting for conceptual approval to construct four detached, single family units.

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*

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.

FINDINGS:

- a. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- b. The request was heard by the Historic and Design Review Commission on June 17, 2015, where it was referred to the Design Review Commission to address inconsistencies with the Historic Design Guidelines regarding visual transitions, density and building step-downs.
- c. This request was reviewed by the Design Review Committee on June 23, 2015, where committee members voiced their concerns regarding lot coverage and architectural detailing as well as commented on the need for the applicant to revise the existing site plan and units to reduce the level of visual density presented at that time.
- d. This request was reviewed a second time by the Design Review Committee on July 7, 2015, where the applicant presented a revised site plan as well as revised architectural detailing. Overall the applicant received positive feedback from the DRC.
- e. This request was reviewed a third time by the Design Review Committee where the current design with four residential units was proposed. At the meeting, DRC members noted improvements in proposed density and massing and overall were receptive of the proposed design.
- f. The applicant has previously proposed five, detached single family units on the vacant lot at the corner of Dawson and N Mesquite, however, at this time the applicant is proposing four, detached single family units. The applicant has aligned the corner unit in a manner which is generally consistent with the setback of the historic structures found along Dawson. On N Mesquite, the applicant has aligned the front most façade elements of each structure to be consistent with the setback existing setbacks on this blockface. This is consistent with the Guidelines for New Construction 1.A.i. and ii.
- g. The applicant has proposed for each new structure to be two stories tall. While there are examples present of two story residential structures in the Dignowity Hill Historic District, the majority of the houses in the vicinity of this site are one story structures. When the height of new construction exceeds that of the surrounding historic structures, a step-down in building height should be used to provide a visual transition between the taller, new construction and the surrounding historic structures. The applicant has introduced some features to meet this requirement including single height front porches and contemporary side carports that are at a more traditional height, however, staff recommends the applicant continue to introduce architectural elements that provide a clear and evident visual transition potentially through an upper and lower level that does not share the same massing.
- h. The applicant has proposed for each structure to feature either a front gabled roof or a front hip on gable roof. This is consistent with the Guidelines for New Construction 2.B.
- i. The Guidelines for New Construction 2.D. in regards to lot coverage states that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio and that the building footprint for new construction should be no more than fifty (50) percent of the total lot area unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Previously, the applicant had proposed to construct five units presenting concern from staff regarding the overall amount of lot coverage throughout the development, however, with four units, staff finds that the applicant has presented an overall lot coverage that is not only consistent with the Guidelines, but also appropriate with the historic examples provided throughout the Dignowity Hill Historic District.
- j. The applicant has proposed materials that include cement fiber board, a standing seam metal roof and Pella Impervia fiberglass windows. Both the cement fiber board siding and standing seam metal roofs are both appropriate and consistent with the Guidelines for New Construction 3.A., however, the proposed fiberglass windows present both a material and profile that is not comparable with those found throughout Dignowity Hill. The applicant's proposal to install fiberglass windows is not consistent with the Guidelines.
- k. Incorporated into two of the proposed four structures, the applicant has proposed front porches which include contemporary interpretations of a front gabled roof incorporated into a front porch. On the third proposed structure, the applicant has incorporated an inset front porch, also a contemporary interpretation of front porches found historically throughout the district and on the corner structure the applicant has proposed a contemporary wrap around front porch. This is consistent with the Guidelines for New Construction 4.A.
- l. Regarding window fenestration of the proposed unit which fronts Dawson, staff finds that an additional window opening beneath the porch is needed to reduce the existing amount of wall space. Traditionally, a front door would accompany a window, particularly in a front porch setting as is proposed.

- m. The applicant has not specified a specific location for mechanical equipment at this time. The applicant is responsible for complying with the Guidelines for New Construction 6.A. and B. in regards to the placements and screening of mechanical equipment.
- n. At various locations the applicant has proposed rear wood privacy fences to be approximately six feet in height to separate the proposed units from themselves and adjacent lots. The applicant will be responsible for complying with the Guidelines for Site Elements 2. B. and C. in regards to the final design and materials of fences and walls.
- o. The applicant has provided a perspective noting proposed landscaping elements including proposed mulch beds with shrubbery, front yard turf and crushed gravel or granite which will be the predominant front yard landscape material. While crushed gravel or granite is appropriate in delicate quantities, the Guidelines for Site Elements 3.B.iii. states that rock mulch and gravel should not be used as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design. Staff recommends that the applicant adhere to the Guidelines regarding an appropriate site design. In addition to the Guidelines for Site Elements, staff recommends that the applicant refer to the UDC Appendix E: San Antonio Recommended Plant List – All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods.
- p. The applicant has provided a tree survey locating all existing trees on the property. This is consistent with the Historic Design Guidelines for Site Elements 3.D. as well as the UDC Section 35-525 in regards to tree preservation.
- q. According to the Guidelines for Site Elements 5.B.i., historic driveways are typically no wider ten (10) feet in width. The applicant is responsible for complying with these Guidelines regarding the width of the proposed driveways.

RECOMMENDATION:

Staff recommends conceptual approval of the proposed setbacks, building placement, proposed roof form and proposed front porch designs. Staff recommends that the applicant address the following items prior to returning to the HDRC.

- i. Introduce architectural elements that provide a clear and evident visual transition potentially through an upper and lower level that does not share the same massing.
- ii. Incorporate wood windows into the proposed design to be consistent with the Historic Design Guidelines as well as complement the materials of windows found throughout the district.
- iii. Provide information regarding the screening of mechanical equipment from the public right of way.
- iv. Revise the proposed landscaping plan to be consistent with the traditional front yard configuration found throughout Dignowity Hill.
- v. Introduce an additional window to the front façade beneath the front porch overhang fronting Dawson as noted in finding m.
- vi. Attend a future Design Review Committee session to address inconsistencies with the Historic Design Guidelines.
- vii. Attend a meeting with the Dignowity Hill Neighborhood Association as well as the Dignowity Hill Neighborhood Association's Architectural Review Committee.

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

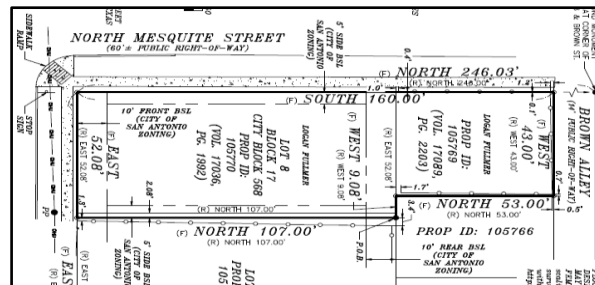
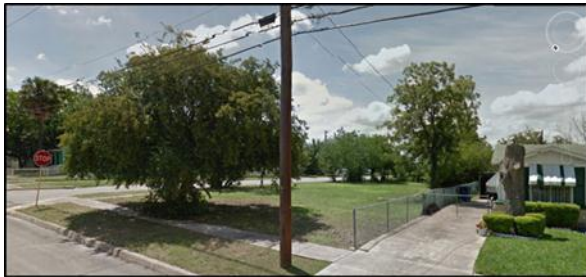
CASE MANAGER:

Edward Hall

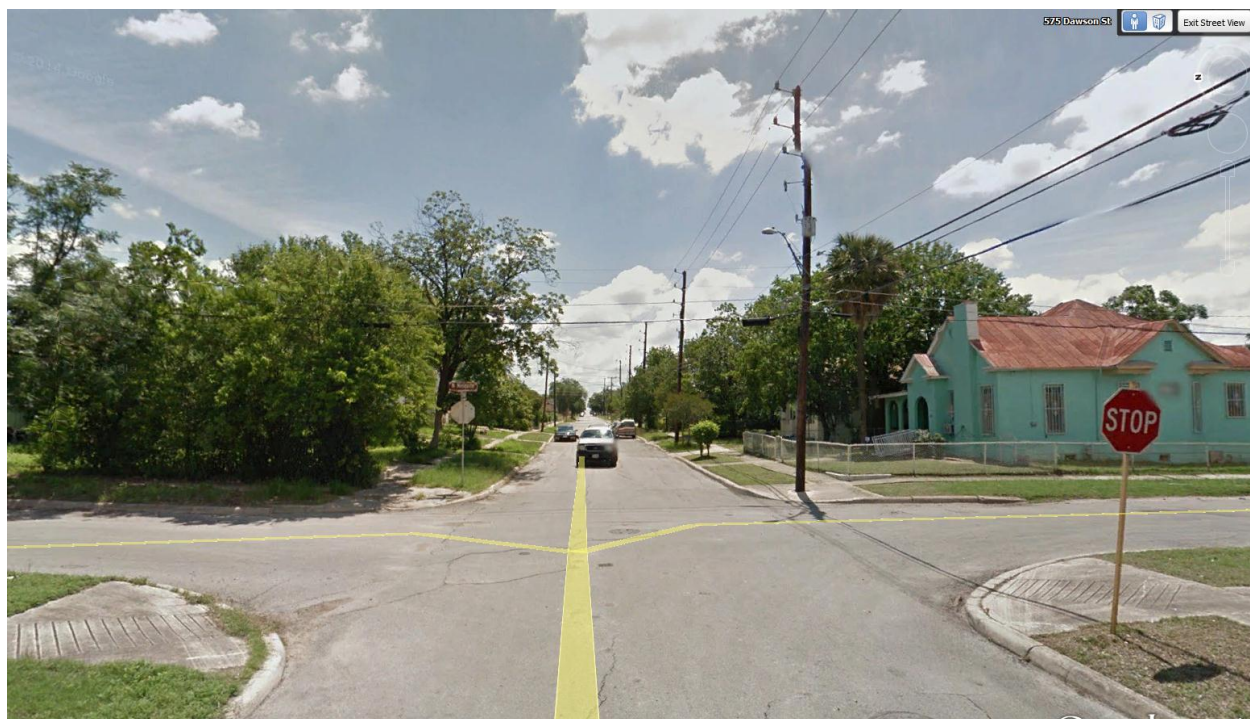
PROJECT SITE

The residences at mesquite site is situated in an urban area distinguished by the historic homes, trees, and city scape, which represent San Antonio's heritage, and views which overlook the downtown skyline. The proposed project site is shown below.

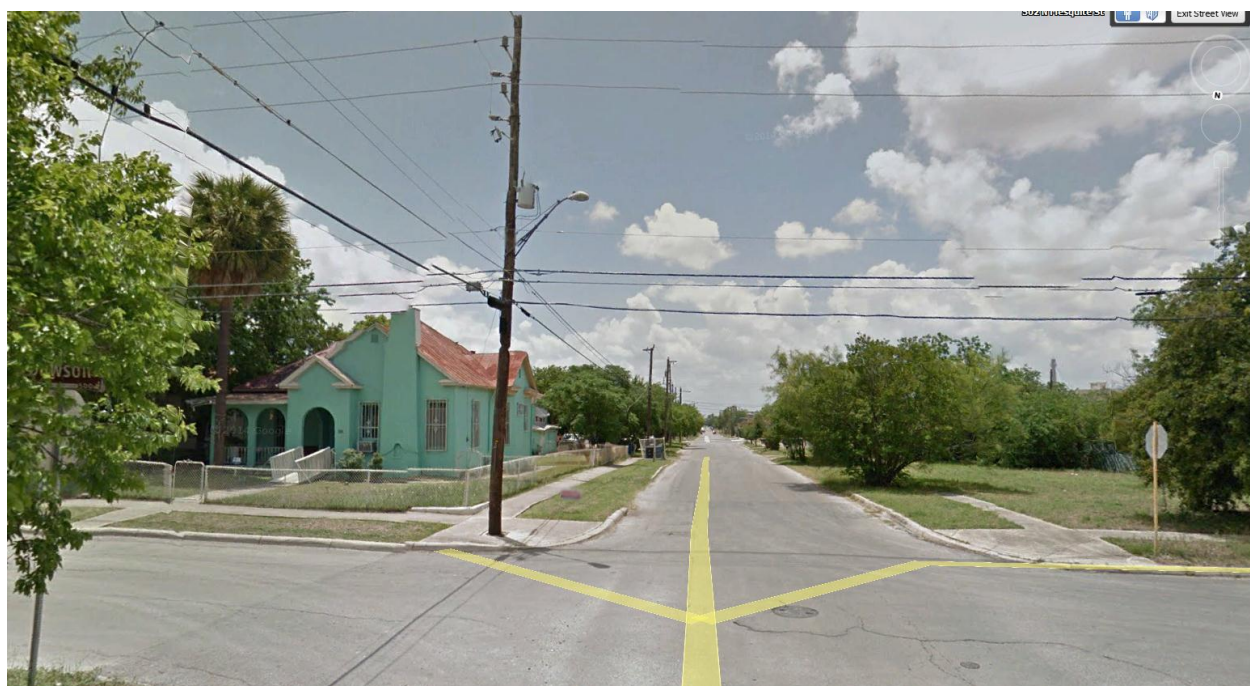
The parcel is currently two existing lots, a 5,564 qsf, and 2,279 sqft, with gross area of 7,843 sqft



Looking Eastwards from intersection of Dawson and Mesquite



Looking Southwards from intersection of Dawson and Mesquite



STREET VIEW

Looking Westwards from intersection of Dawson and Mesquite



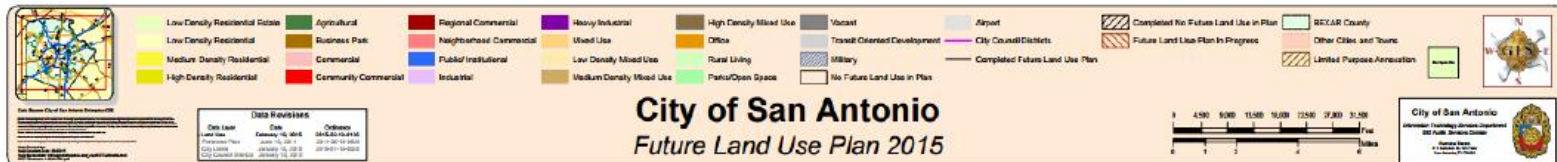
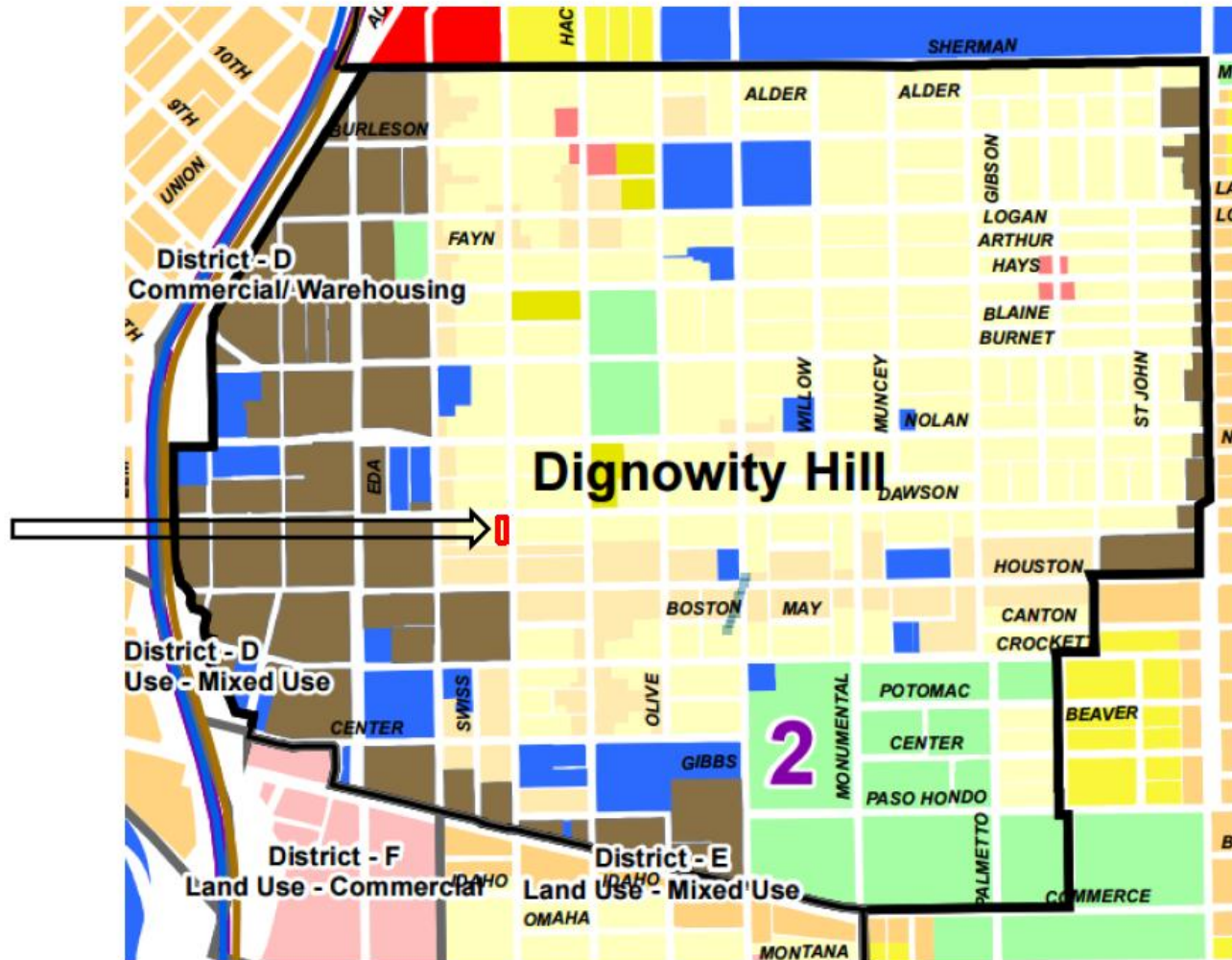
Looking Northwards from intersection of Dawson and Mesquite



Looking at the rear of the parcel from the Southeast vantage point



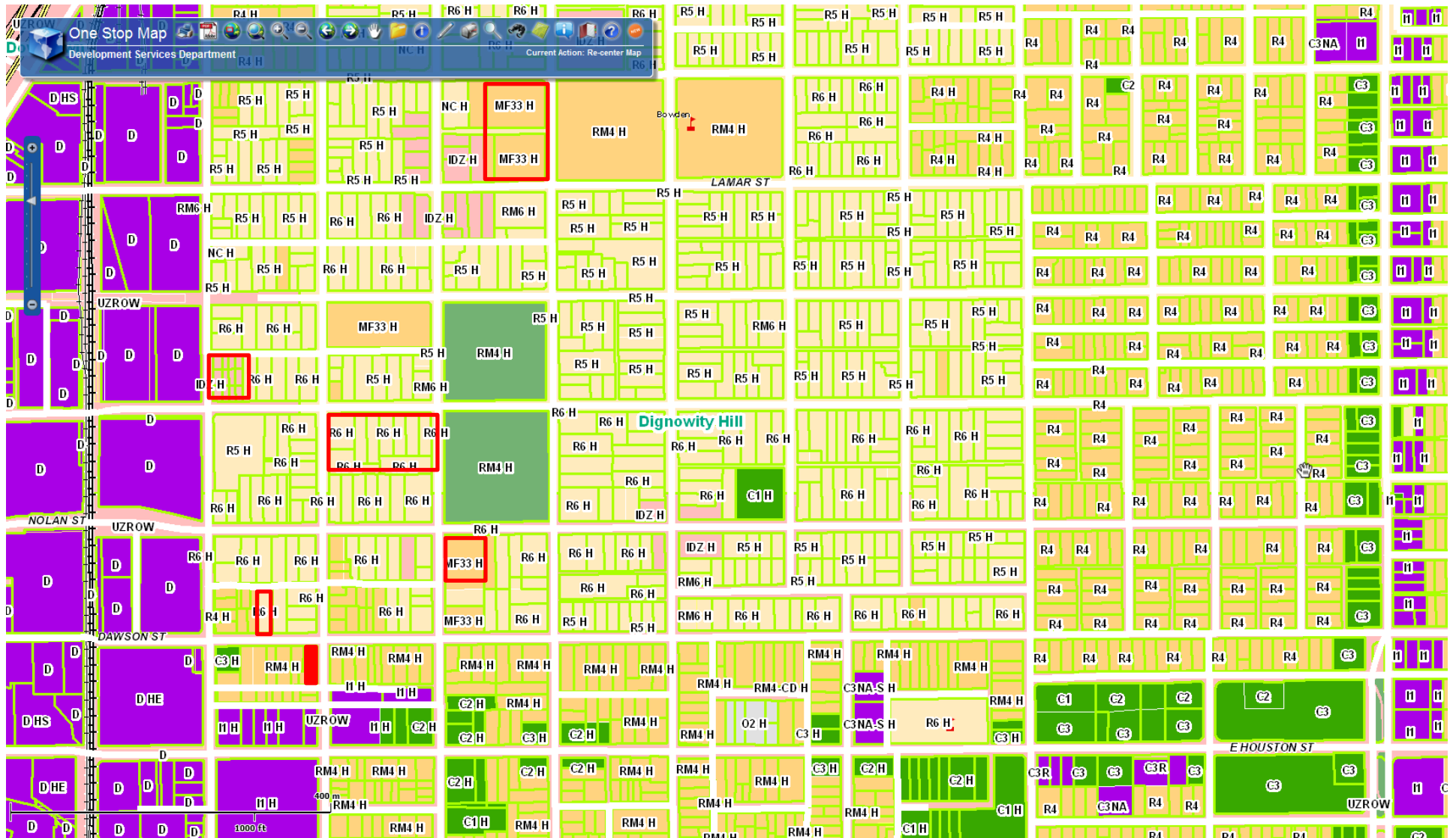
Dignowity Hill Future Land Use Plan



Ariel view of the area



Neighborhood Density Analysis



Subject property



Near proximity similar density residential



Material Selection

Exterior Siding

Cement fiber board shingles in the below pattern (bare material)



Cement fiber board exterior siding pattern (bare material)



Roof Selection

Standing seam metal roof pattern (bare material)



Proposed Exterior Color Selection



Fencing selection

West property line privacy fence – pine



North and East yard fence - iron




Proposed Window Selection

Pella Impervia Window in Morning Sky Grey Finish







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THE RESIDENCES AT MESQUITE -
TOWNHOMES

532 DAWSON ST.
SAN ANTONIO, TX 78202

TIHC, LLC

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#	DATE	DESCRIPTION
1	05/04/15	CLIENT REVIEW
2	05/06/15	CLIENT REVIEW
3	05/07/15	CLIENT REVIEW
4	05/20/15	CLIENT REVIEW
5	05/23/15	CLIENT REVIEW
6	05/26/15	CLIENT REVIEW
7	06/01/15	CLIENT REVIEW
8	07/01/15	CLIENT REVIEW
9	07/15/15	HDRC REVIEW 2 DRAFT
10	07/21/15	HDRC REVIEW 2
11	08/03/15	4 UNITS REVIEW

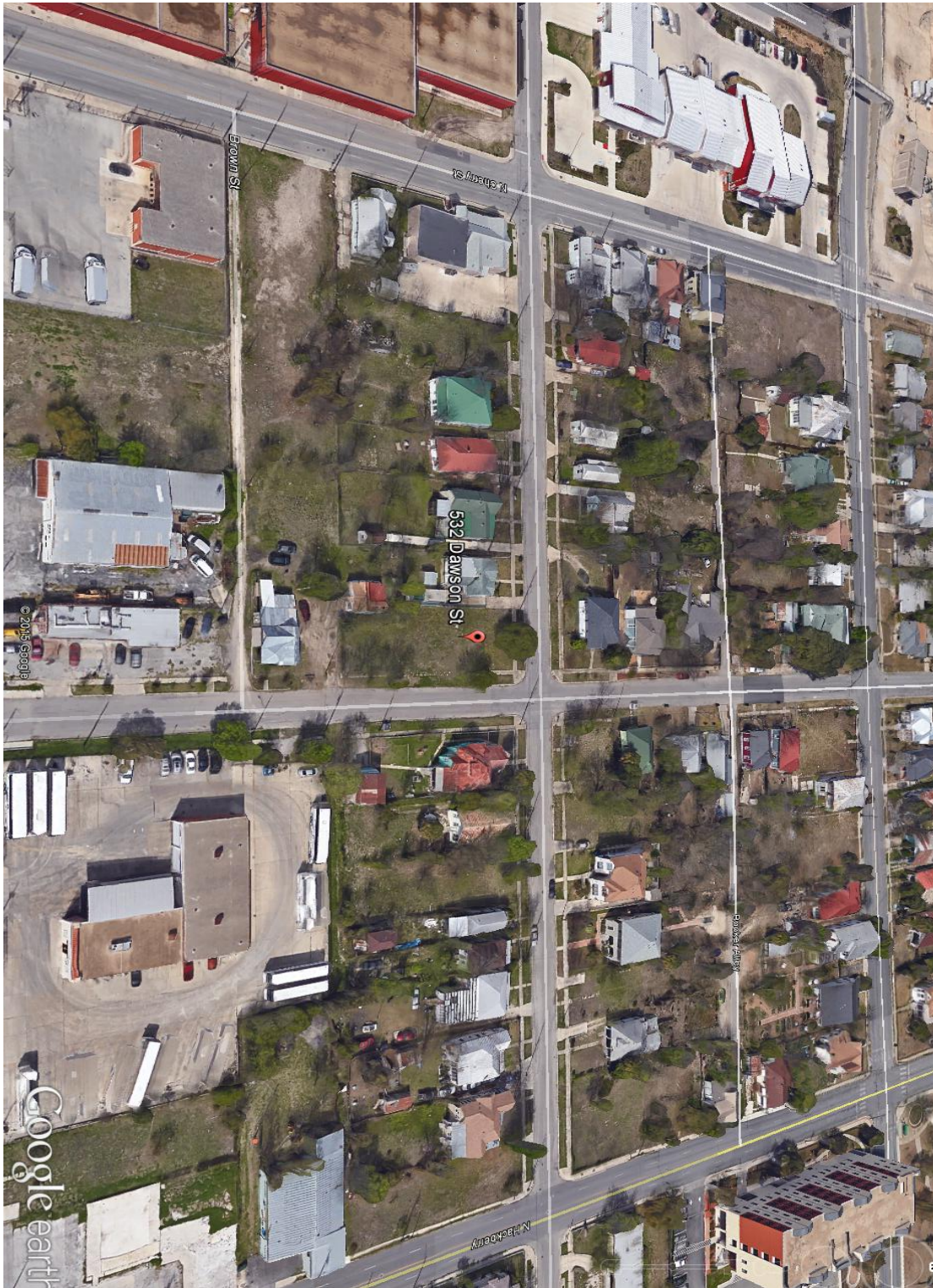
SCHEMATIC SITE PLAN -
4 UNITS

PROJECT NO. 15-114
DATE: 08.03.2015
DRAWN BY: FJZ
REVIEWED BY: FJZ
PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

SP001-B

ADJOINING PROPERTIES

OVERVIEW



AREA HOME ORIENTATIONS

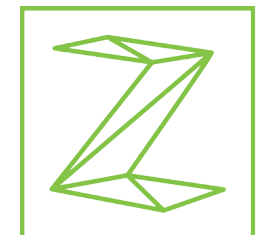




THE RESIDENCES @ MESQUITE

VIEW FROM ACROSS MESQUITE ST.

NOTE: ARTISTIC RENDERING FOR CONCEPTUAL
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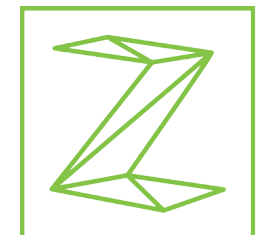
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THE RESIDENCES @ MESQUITE

SIDEWALK PERSPECTIVE

NOTE: ARTISTIC RENDERING FOR CONCEPTUAL
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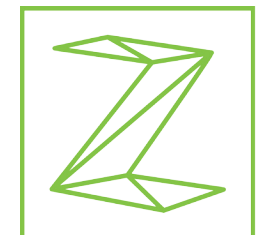
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THE RESIDENCES @ MESQUITE

SIDEWALK PERSPECTIVE 2

NOTE: ARTISTIC RENDERING FOR CONCEPTUAL
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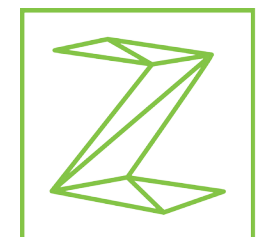
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THE RESIDENCES @ MESQUITE

BIRD'S EYE PERSPECTIVE

NOTE: ARTISTIC RENDERING FOR CONCEPTUAL
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m. 210-201-3637 | e. felix@zigadesignbuild.com | w. zigadesignbuild.com

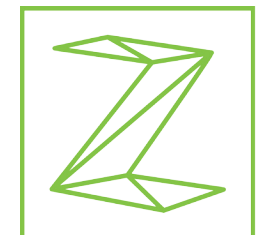
Architecture | Construction | Historic Preservation



THE RESIDENCES @ MESQUITE

BIRD'S EYE PERSPECTIVE

NOTE: ARTISTIC RENDERING FOR CONCEPTUAL
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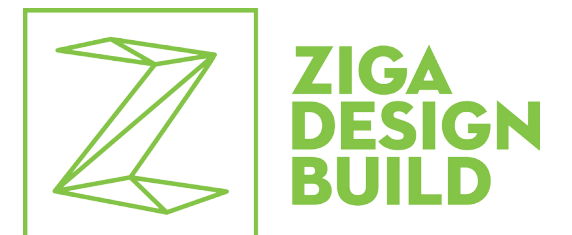
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DESIGN
BUILD**



THE RESIDENCES @ MESQUITE

VIEW FROM ACROSS INTERSECTION

NOTE: ARTISTIC RENDERING FOR CONCEPTUAL
REVIEW ONLY, NOT FOR CONSTRUCTION





THE RESIDENCES @ MESQUITE

LANDSCAPE VIEW

NOTE: ARTISTIC RENDERING FOR CONCEPTUAL REVIEW ONLY, NOT FOR CONSTRUCTION

