

## HISTORIC AND DESIGN REVIEW COMMISSION

February 17, 2016

Agenda Item No: 14

**HDRC CASE NO:** 2016-063  
**ADDRESS:** 532 DAWSON ST  
417 N MESQUITE ST  
**LEGAL DESCRIPTION:** NCB 568 BLK 17 LOT E 2.08 FT OF N 107 FT OF 7 & N 107 FT OF 8  
NCB 568 BLK 17 LOT S 53 FT OF E 43 FT OF 8  
**ZONING:** RM4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Logan Fullmer George Herrera  
**OWNER:** Logan Fullmer  
**TYPE OF WORK:** Conceptual approval of new construction of two detached multi-family units  
**REQUEST:**

The applicant is requesting conceptual approval to construct two, multi-family residential units at the corner of Dawson and N Mesquite.

### 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. A previous request by the same applicant was conceptually approved on September 2, 2015. At this time, the applicant has proposed a new design that does not reflect the previous request.
- c. The current request, the construction of two, detached multi-family units was first reviewed by the Design Review Committee on December 8, 2015, where committee members had questions regarding parking and the preservation of existing trees and noted that generally the proposed scale and massing were appropriate.
- d. The applicant has aligned the corner unit to be setback approximately twenty feet from the public right of way on Dawson Street and approximately ten feet from the public right of way on N Mesquite, aligning both structures with the existing structures fronting both streets. Additionally, the applicant has proposed for the corner unit to feature a porch that fronts both Dawson and N Mesquite. This is consistent with the Guidelines for New Construction 1.A.i and ii.
- e. The applicant has proposed for both structures to be two stories in height. While there are examples of two story residential structures present in the Dignowity Hill Historic District, the majority of residential structures in the immediate vicinity feature one story. 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 incorporated various architectural elements to facilitate a visual transition including single height porches on both the first and second levels, sloping roofs above first level porches and vertically oriented siding, each of which present a visual transition. Staff finds this approach appropriate.
- f. The applicant has proposed for both structures to feature sloping front porch roofs and front and side gable roofs. This is consistent with the Guidelines for New Construction 2.B.
- g. 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. The applicant has noted that the overall combined lot area 8,045 square feet. The total proposed square footage of the new construction of both structures is 2,785 square feet. This is consistent with the Guidelines.
- h. The applicant has proposed materials that include cement fiber board siding and trim, standing seam metal roofs, Pella Impervia fiberglass windows, exterior window screens and cedar fencing. Generally, these materials are consistent with the Guidelines, however, staff finds that the installation of wood windows would be appropriate and consistent with the Guidelines. The applicant's proposal to install fiberglass windows is not consistent with the Guidelines. Staff recommends the applicant refer to the Historic Design Guidelines, Guidelines for Windows document for an appropriate approach to window fenestration and installation.
- i. The applicant has proposed a number of contemporary interpretations of historic design features including first and second level porches and balconies, side carports which feature architectural elements consistent with front porch overhangs and windows which feature a traditional ratio and placement. This is consistent with the Guidelines for New Construction.
- j. While the proposed new construction features multiple units, both structures present only one door facing the public right of way, an element that staff finds brings a sense of a single family structure to a multi-family project.
- k. 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.
- l. 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.
- m. The applicant has proposed ribbon driveways to be ten feet in width and sidewalks consistent with the historic example found in Dignowity Hill. This is consistent with the Guidelines for Site Elements. Staff recommends the applicant produce documents and a landscaping plan noting all proposed landscaping materials. 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.

- n. 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.
- o. The applicant has proposed a standing seam metal roof color of black which is not typical in the Dignowity Hill Historic District. Staff finds that an appropriate roof color would be a galvalume finish, consistent with those found throughout the district.

#### **RECOMMENDATION:**

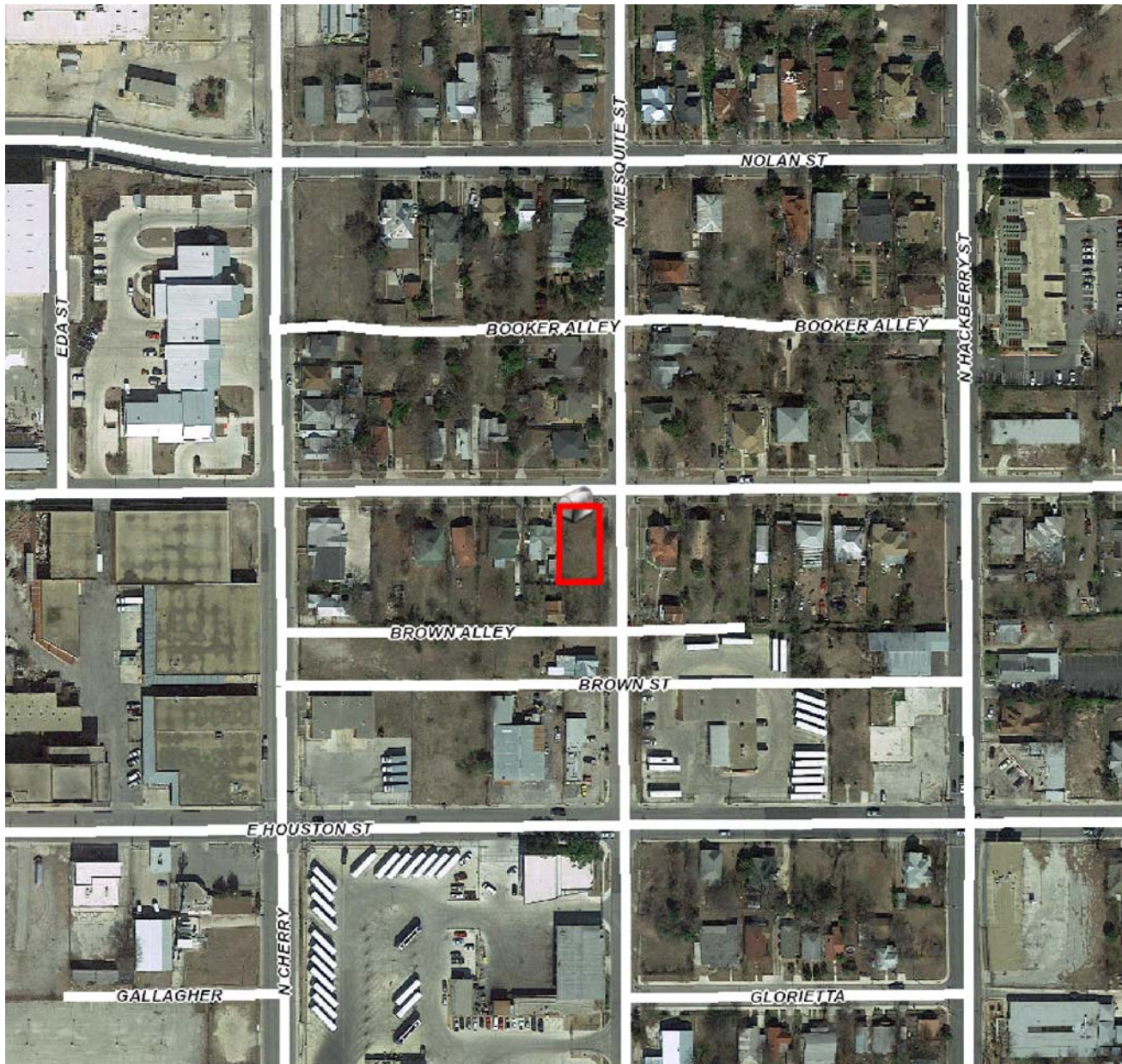
Staff recommends conceptual approval of the proposed setbacks, building placement, roof form, porch designs and façade arrangement. Additionally, staff recommends conceptual approval of the proposed cement fiber board siding and trim and roofing material. Staff recommends the applicant address the following items prior to returning to the HDRC

- i. That the applicant provide staff with a detailed landscaping plan noting all landscaping materials.
- ii. That the applicant provide staff with a site plan noting the location and appropriate screening of all mechanical equipment.
- iii. That the applicant provide additional information to staff on the proposed window materials and a framing detail noting that each window is inset at least two to three inches from the exterior of the wall.

#### **CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Feb 09, 2016

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January 29, 2016

Alan E. Warrick, II, Councilman  
District 2, City of San Antonio  
[alan.warrickii@sanantonio.org](mailto:alan.warrickii@sanantonio.org)

Re Case No. 15-4813; 532 Dawson Street and 417 North Mesquite Street in the Dignowity Hill Historic District.

Dear Councilman Warrick,

The purpose of this letter is to express the general support by the Dignowity Hill Neighborhood Association (DHNA) Architectural Review Committee (ARC) for the project cited above.

Our support includes TIHC's request for rezoning from the existing RM-4 H AHOD to IDZ H AHOD with uses for two multi-unit houses and for the conceptual architectural design in the historic district. As with all infill projects, DHNA ARC encourages all projects to use discretion in their application of the IDZ in order to remain compatible with the character of the Dignowity Hill Historic District and to utilize the OHP Historic Design Guidelines when planning their projects. We believe that Mr. Fullmer and his team have very successfully re-imagined their infill project in a way that will bring the desired increased density to the neighborhood while respecting the historic character of the Dignowity Hill Historic District.

The Dignowity Hill Historical District was established on the premise that this "was San Antonio's first exclusive residential suburb", and its historic exclusivity was based on a number of amenities including the "the size of the lots" which created a sense of spaciousness. As has been expressed in the past, the ARC supports the guidelines as noted in the Dignowity Hill Neighborhood Plan and Eastside Reinvestment Plan (Dec.2009) to ensure zoning in neighborhoods and commercial districts promotes the preservation of and reuse of historic resources, the urban fabric being included.

The revision of this project from a formulaic builder product of 4-5 freestanding houses with no meaningful open space to an enclave of two residential structures is a remarkable transformation on many levels. While the unit density was allowed to remain high, the building volumes and massing reflect a more thorough understanding and respect for the existing conditions that include a corner lot and the surrounding historic structures. This can truly be called a site-specific work in an historic yet rapidly evolving neighborhood.



For these reasons, the DHNA ARC is in support of the current application and the conceptual design for the corner of Dawson and N Mesquite Streets. As always, The DHNA ARC appreciates the opportunity to participate in the early stages of proposed infill projects and we look forward to continued communication with this developer as the project progresses.

Please do not hesitate to contact me with questions regarding the above.

Sincerely,

Monica Savino  
DHNA / ARC, chair  
713 231-7871  
[archcomm@dignowityhill.org](mailto:archcomm@dignowityhill.org)

Cc: Logan Fullmer, TIHC [loganfullmer@gmail.com](mailto:loganfullmer@gmail.com)  
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William Shaw, District Zoning, Chair [william\\_shaw@ymail.com](mailto:william_shaw@ymail.com)  
Donalda "Dee" Smith, DHNA President, [donaldasmith@sbcglobal.net](mailto:donaldasmith@sbcglobal.net)  
Brian Dillard, DHNA Vice President, [briandillard@gmail.com](mailto:briandillard@gmail.com)



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
DESIGN REVIEW COMMITTEE**

DATE: 12/8/2015

HDRC Case# 2015-240

ADDRESS: 531 DAWSON / 417 N MESQUITE Meeting Location: 1901 S ALAMO

APPLICANT: GEORGE HERRERA, LOGAN FULLMER

DDC Members present: BETTY FELLMAN, DESIREE SALMON, MICHAEL GUARINO

Staff present: EDWARD HALL

Others present: SCOTT GUSTAVSON

REQUEST: NEW CONSTRUCTION OF TWO STRUCTURES - FIVE TOTAL UNITS  
WITH OFF STREET PARKING

COMMENTS/CONCERNS: BF: QUESTIONS REGARDING PARKING -- HOW  
MANY ARE GARAGE / COVERED / OPEN -- CONCERNS OVER PARKING ON SITE  
CAUSING CLUTTER. MG: QUESTIONS REGARDING FOR SALE / RENTAL, SCALE  
IS STILL APPROPRIATE. RIBBON DRIVEWAY OFF OF DAWSON IS APPROPRIATE.

THE SCALE IS REASONABLE. AS: QUESTIONS REGARDING THE PRESERVATION  
OF TREES AND SITE FENCING. A LANDSCAPING PLAN WILL NEED TO BE  
PROVIDED. MG: ROOF GABLE ENDS ARE VERY PROMINENT NOW... DESIGN

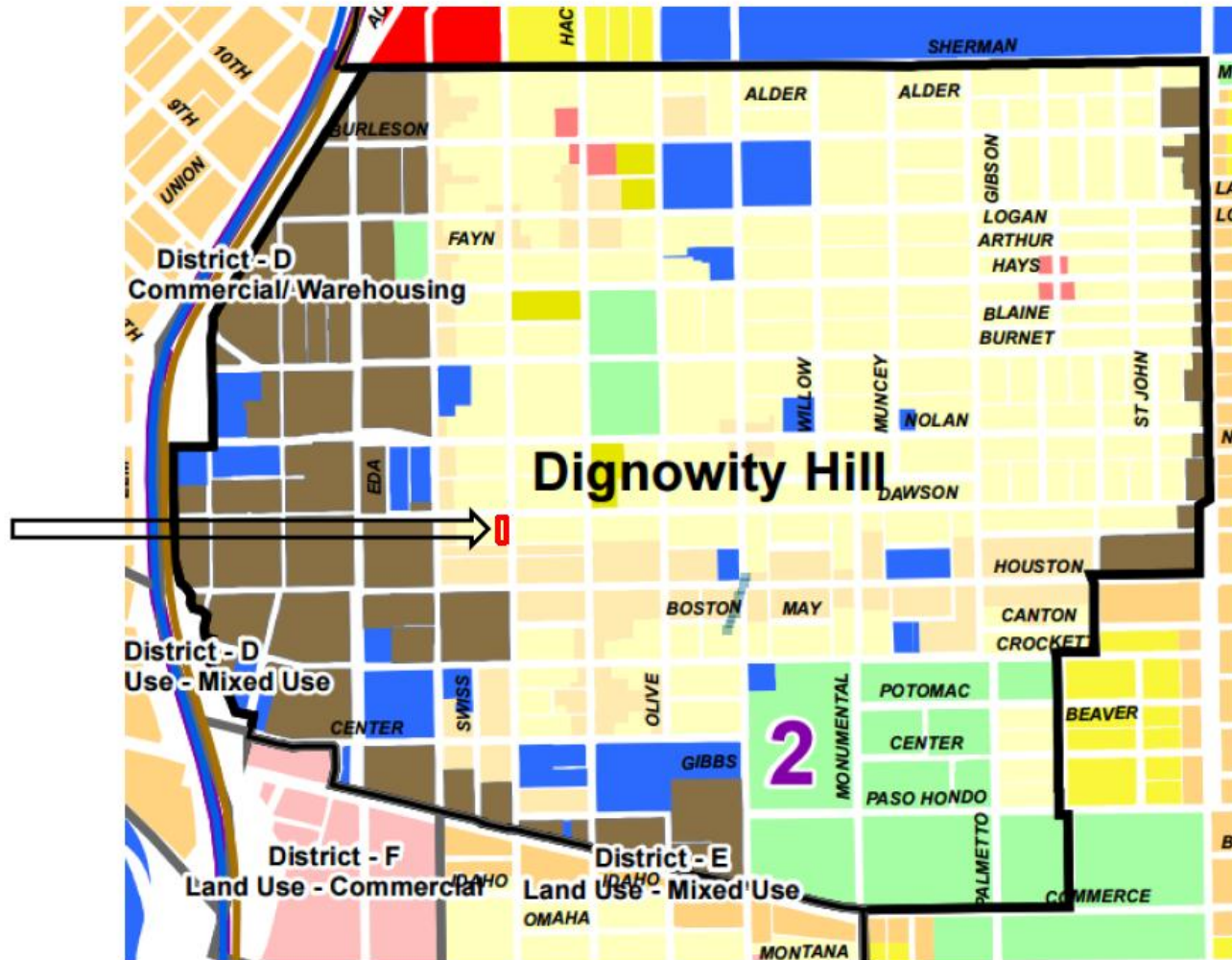
MEETS THE DESIGN STANDARDS. BF: DESIGN W/ STEP DOWN OVER THE  
GARAGE IS MOST APPROPRIATE AND CONSIDERATE OF NEIGHBORS, THREE →  
COMMITTEE RECOMMENDATION: APPROVE [ ☒ ] DISAPPROVE [ ☐ ]  
APPROVE WITH COMMENTS/STIPULATIONS:

  
Committee Chair Signature (or representative)

12/8/15  
Date

WINDOWS OVER TWO IS MOST APPROPRIATE FOR THE N MESQUITE FACADE.  
MG: POTENTIALLY ADJUST SITING OF 417 N MESQUITE TO PROVIDE MORE SPACE  
BETWEEN UNITS.

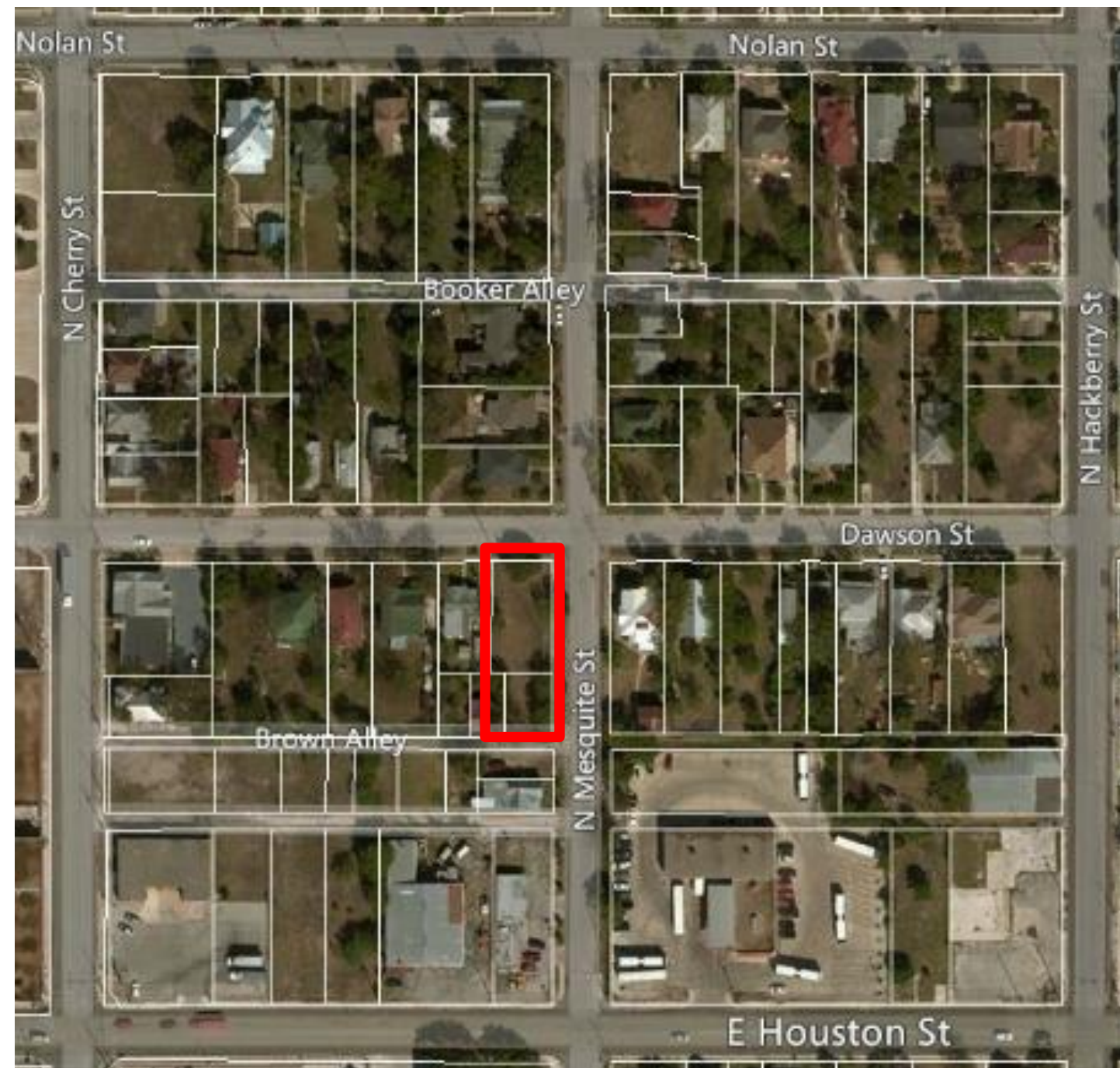
# Dignowity Hill Future Land Use Plan







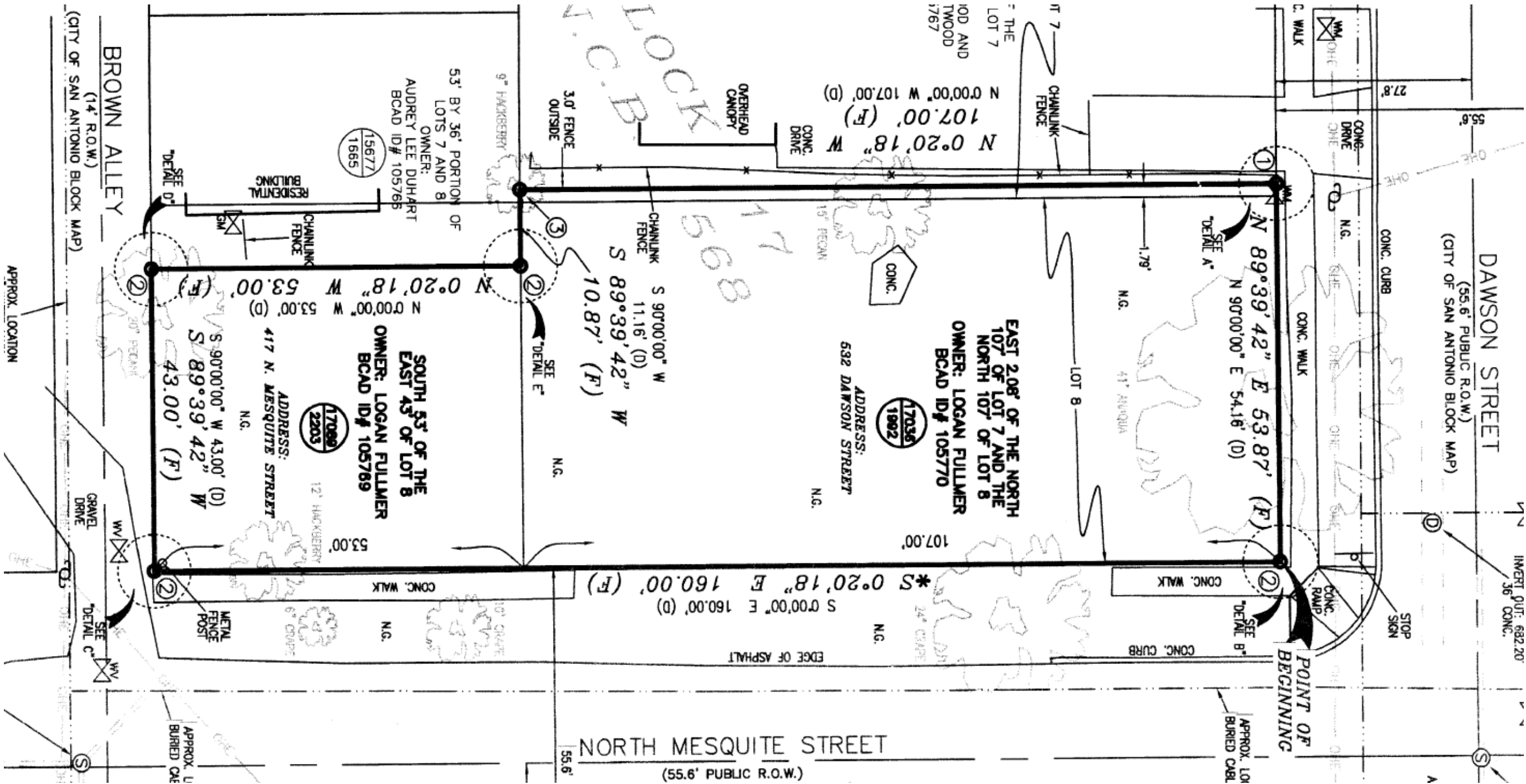
Zoning Map



Aerial Overview



Existing Vacant Parcel





DAWSON ELEVATION



MESQUITE ELEVATIONS

# 532 DAWSON STREET & 417 MESQUITE STREET

## CONCEPTUAL DESIGN PROPOSAL

COMBINED LOT AREA:	8,045 sq. ft
TOTAL BUILDING FOOTPRING:	2,785 sq.ft.
FLOOR AREA RATIO:	.34
TOTAL UNITS:	5 ( 2 off Mesquite, 3 off Dawson)
TOTAL OFF-STREET PARKING:	6
PROPOSED SETBACKS:	20' off Dawson (historical)
	10' off Mesquite (historical)
	5' off rear lot line
	7' off Brown Alley



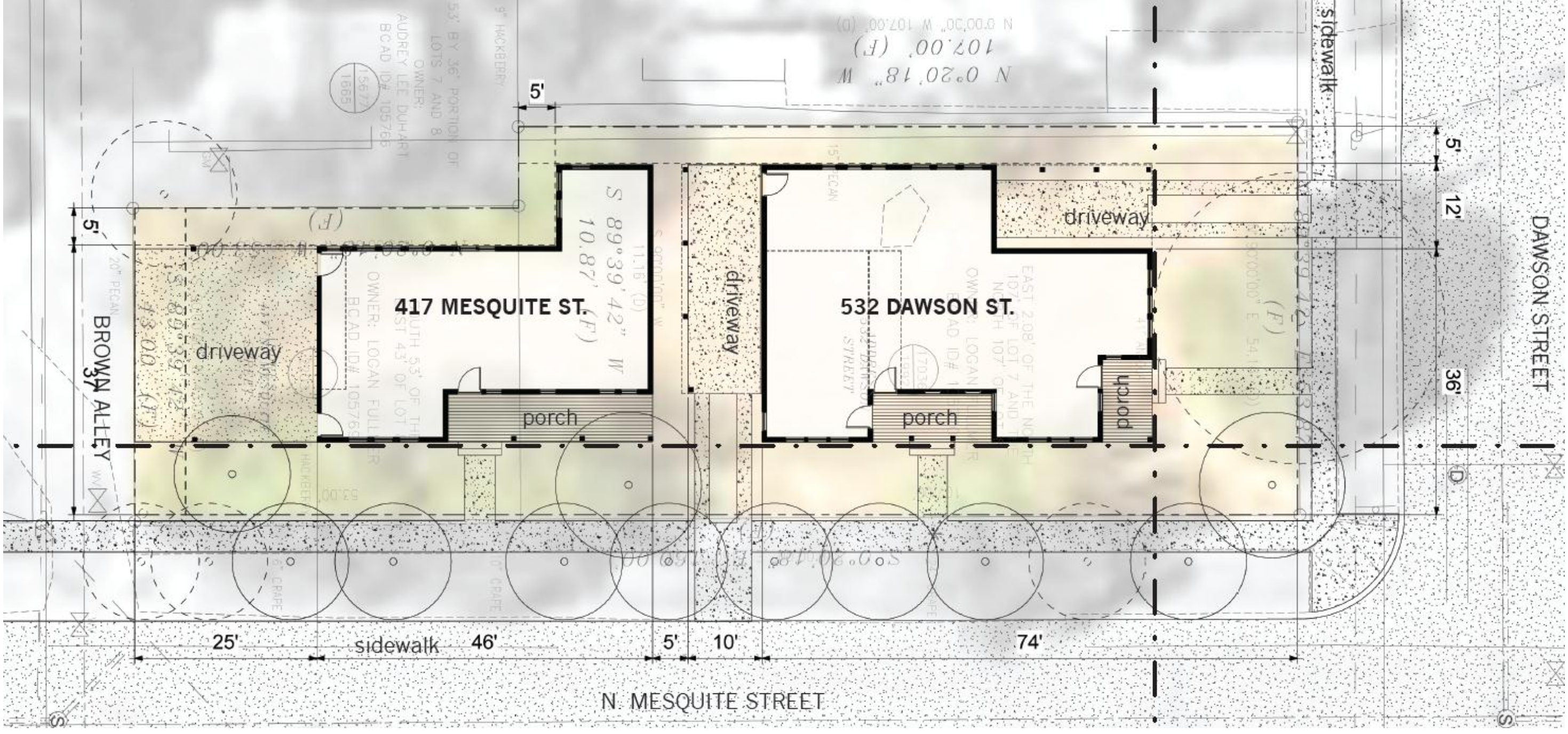


$$1/16'' = 1'$$

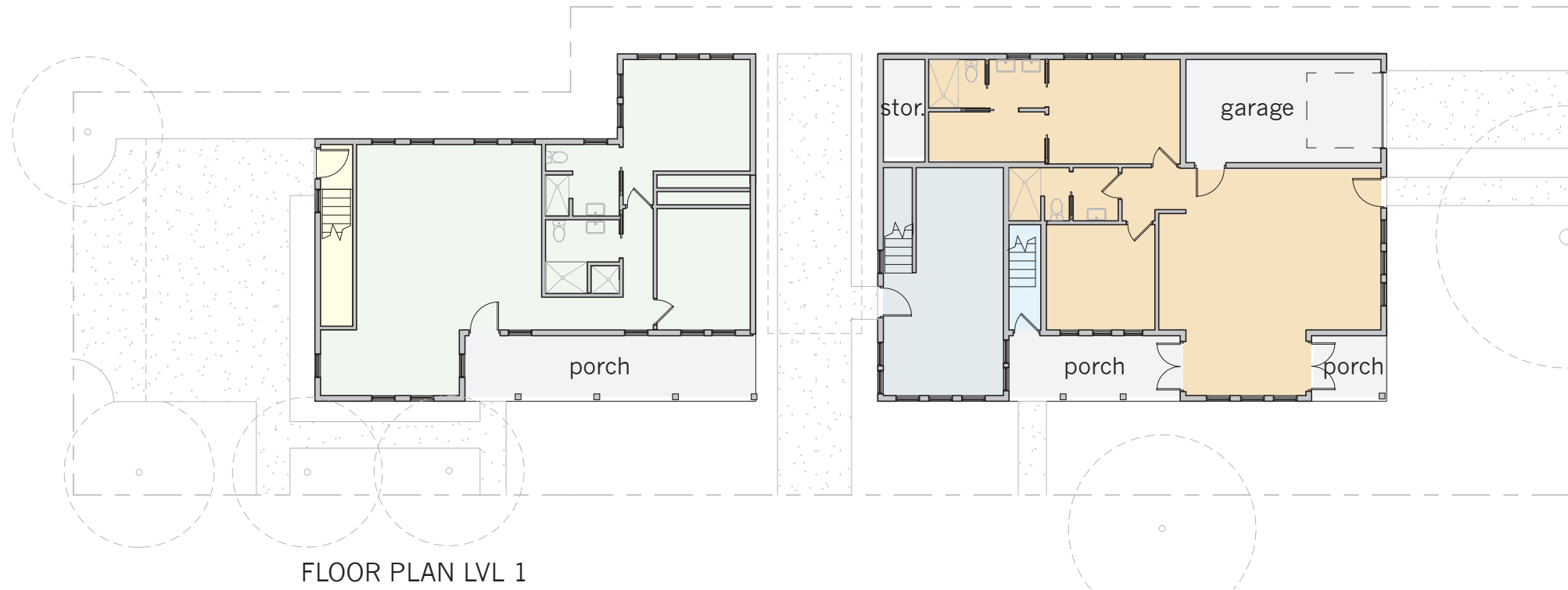

All existing trees to be preserved, shown as dashed line





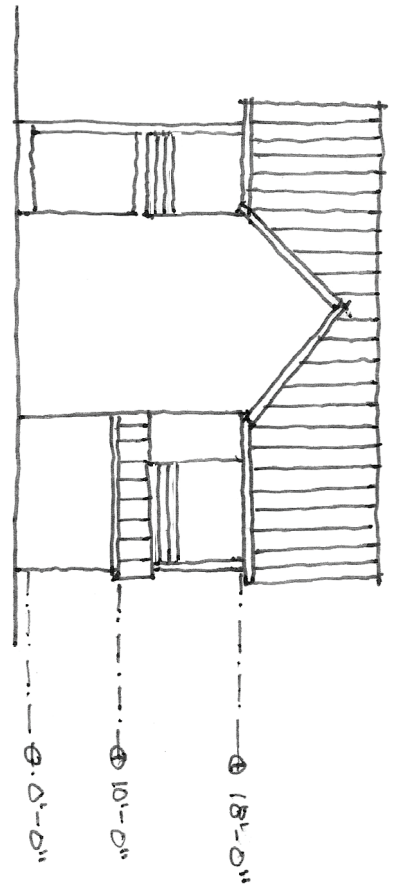






FLOOR PLAN LVL 1

NORTH ELEVATION - MASSING

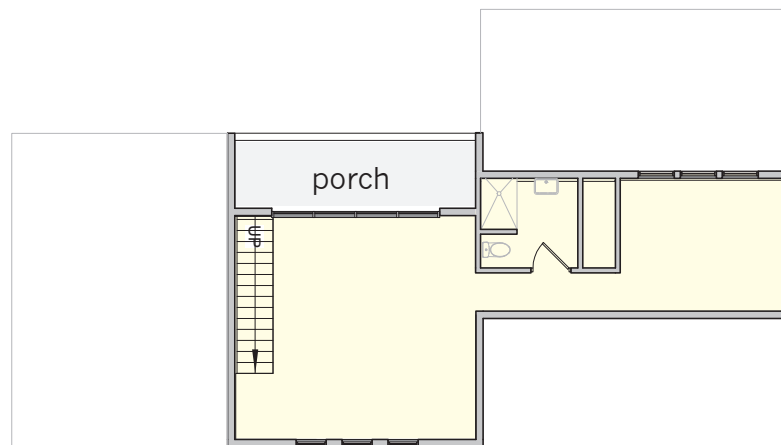


532 Dawson: 3 units

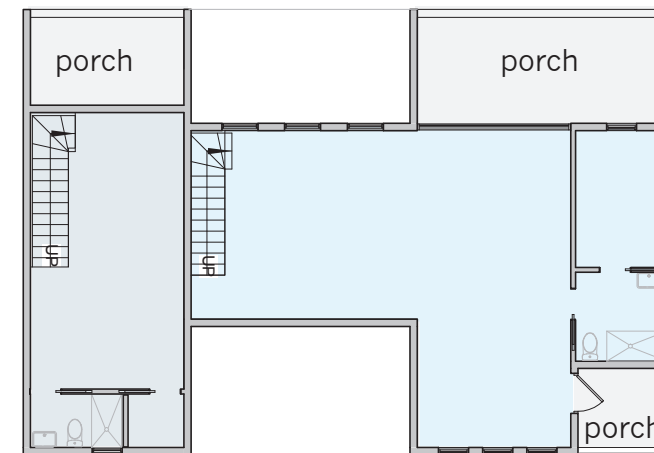
- (1) 1,070 sq.ft.
- (2) 850 sq.ft.
- (3) 750 sq.ft.

417 Mesquite: 2 units

- (1) 1,040 sq.ft.
- (2) 800 sq.ft.



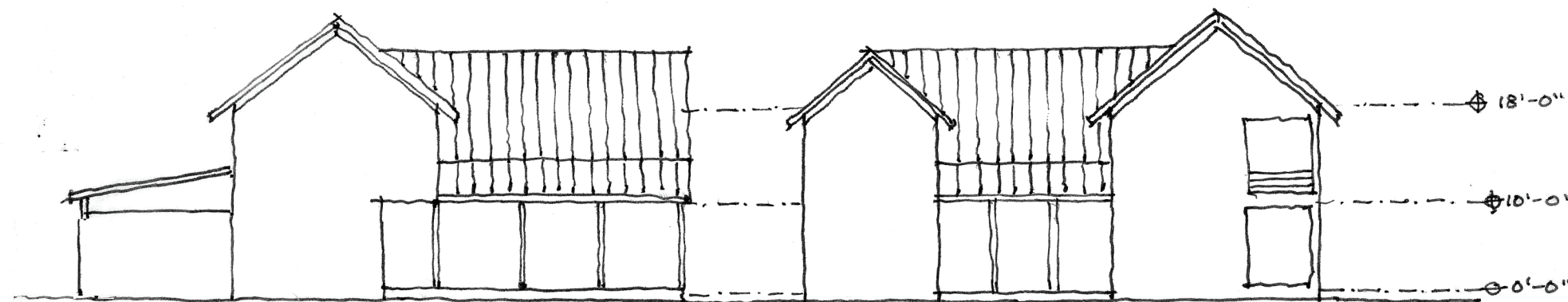
FLOOR PLAN LVL 2



## 532 DAWSON STREET & 417 N. MESQUITE STREET

CONCEPTUAL DESIGN  
12.04.2015

PLANS/ ELEV  
1/16" = 1'



EAST ELEVATION - MASSING

0' 10' 20' 30'





EARLY SKETCH FROM CORNER OF DAWSON & MESQUITE



Ariel view of the area





## Site Context





## Site Context





Site Context



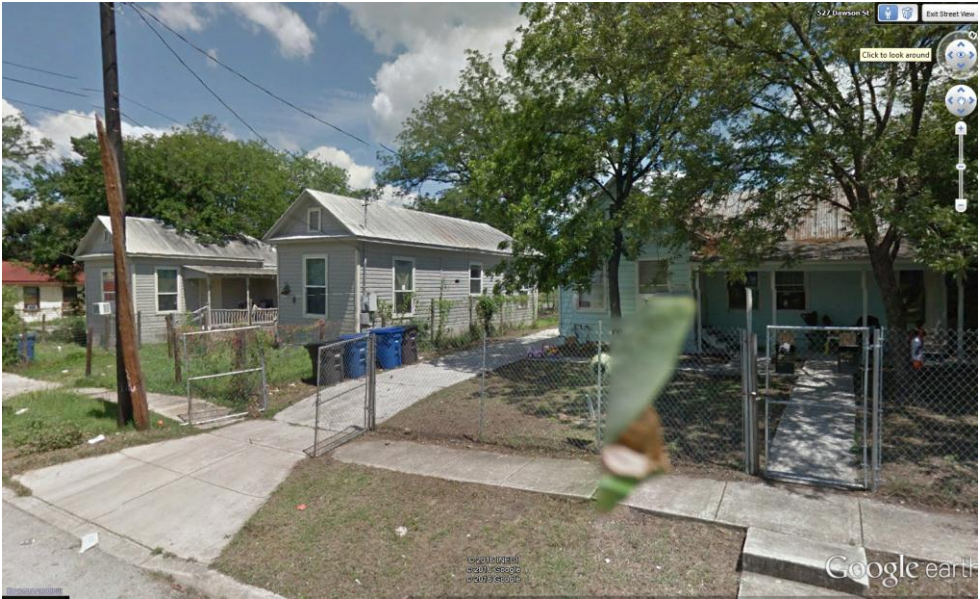
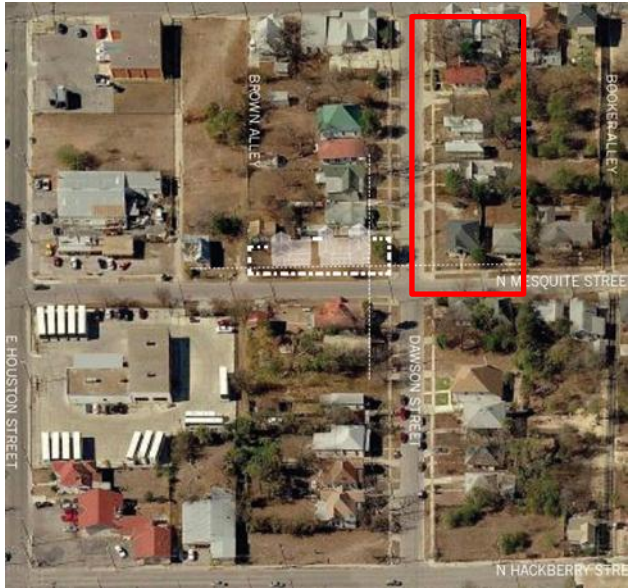


Site Context



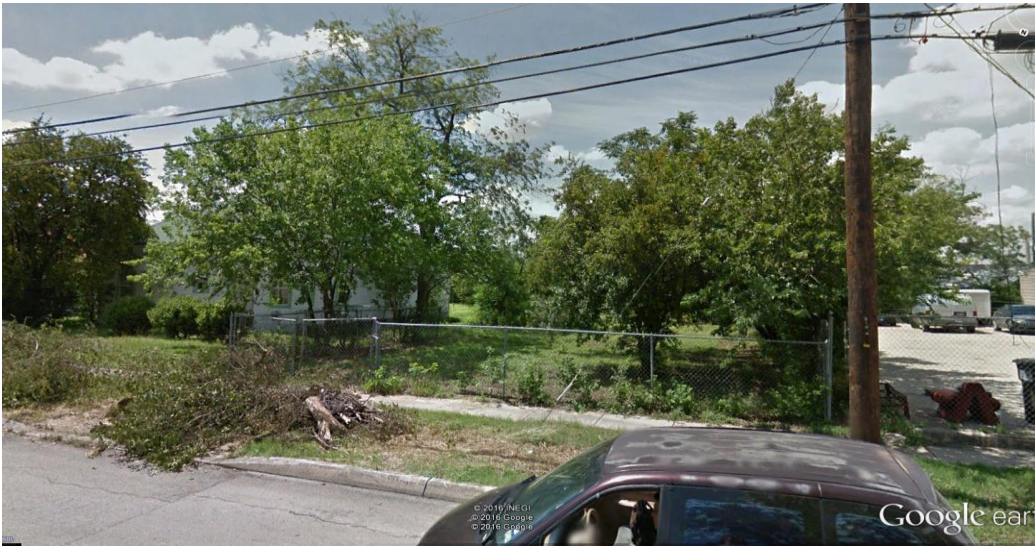


Site Context



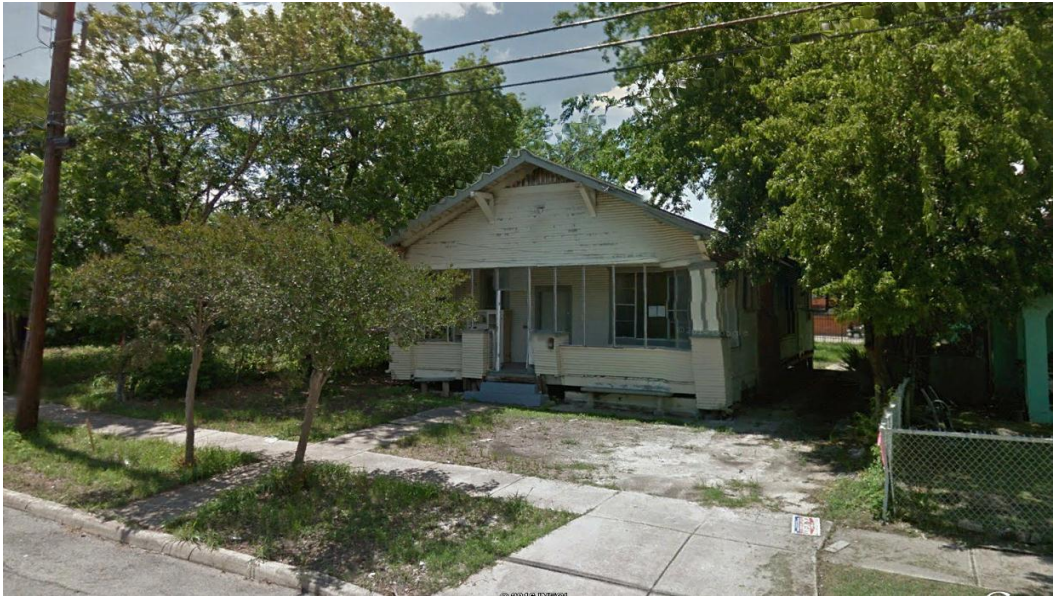
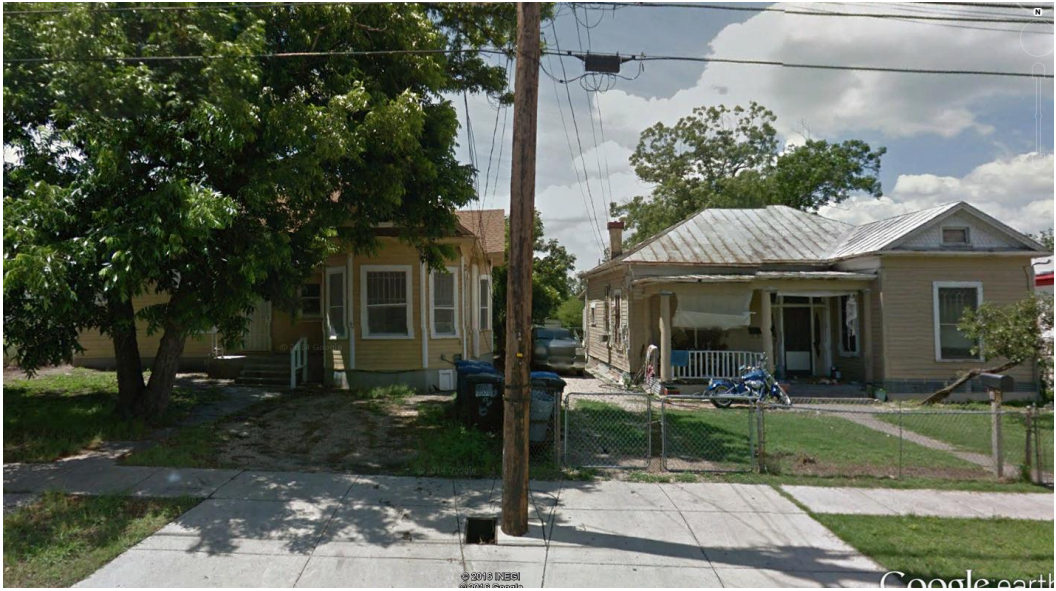


Site Context





Site Context





Building Orientation





Exterior Selections

*Fiber Board Siding & Trim*



*Standing Seam Metal Roof*



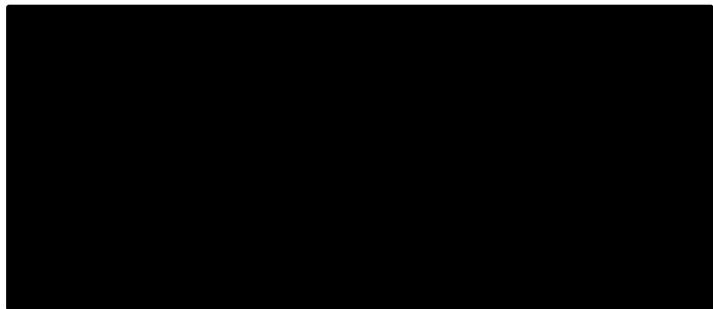
*West Property Line 6' Cedar Fence*



*Exterior Color Scheme*



*Black Roof, White Siding*



## Window Selection

*Pella Impervia Window*



*Pella Impervia Window Exterior Screen Option*

