HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2016

Agenda Item No: 17

HDRC CASE NO:	**2016-102**
COMMON NAME:	610 Dawson Street
LEGAL DESCRIPTION:	NCB 569 BLK 17 LOT 3
ZONING:	RM4 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
OWNER:	Brightstar Development LLC
TYPE OF WORK:	New Construction of two, two story units

REQUEST:

The applicant is requesting conceptual approval to construct two, two story units on the vacant lot at 610 Dawson.

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 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 materia*ls—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.

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

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

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

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

a. Conceptual approval is the review of general design ideas and principles (such as scale and setbacks). 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 applicant has proposed to construct two, two story single family homes on the property located at 610 Dawson. The property has been re-platted into two separate lots with one fronting Dawson and the second fronting the rear alley.
c. The applicant has provided staff with floor plans and elevation drawings for one proposed residence at 610 Dawson. The applicant is responsible for submitting floor plans and elevation drawings for both proposed structures prior to receiving final approval.
d. The applicant has proposed a setback of approximately 20 feet from Dawson, consistent with the existing, historic structures on the block. Staff concurs that the proposed setback appears consistent but documentation must be provided at final of adjacent setbacks. This is consistent with the Guidelines for New Construction.
e. The Guidelines for New Construction state that primary building entrances, porches and landings should be oriented to be consistent with the predominant orientation of historic buildings along the street frontage. The applicant has proposed for the primary entrance of the house that fronts Dawson to be oriented toward Dawson. This is consistent with the Guidelines for New Construction 1.B.i.
f. According to the Guidelines for New Constriction, new construction in historic districts should feature a height and scale similar to those found throughout the district. This particular section of Dignowity Hill features a variety of homes that are single and two stories. The applicant has proposed for both new structures to be two stories and approximately eighteen (18) feet in height. This is consistent with the Guidelines.
g. Foundation heights of new construction should be within one foot of floor to floor heights of the historic adjacent structures. The applicant has illustrated a foundation height on the elevations; however the exact measurement is not indicated. Staff finds that the applicant's foundation height is not consistent with the Guidelines for New Construction 2.A.iii., and recommends that the applicant provide additional information regarding the exact foundation heights prior to receiving final approval.
h. New construction in historic districts should include a similar roof form to those found historically throughout the district. The housing stock on this block of Dawson features a combination of hipped and gabled roofs. The applicant has proposed for the new construction to include a hipped roof. This is consistent with the Guidelines.
i. The Guidelines for New Construction 2.C.i. states that window and door openings of new construction should feature a similar proportion to those of historic structures found throughout the district. Both structures feature double-hung

windows, side by side on the front and west elevations and double-hung windows on the east façade. However, the drawings show windows of various proportions throughout and must be clarified for final approval. Window proportions must be consistent throughout. Staff finds that generally the applicant has presented window openings that are consistent with the Guidelines; however, the applicant should provide information regarding all window sizes and materials.

j. The south elevation of the structure closest to Dawson is void of any fenestration. According to the Guidelines for New Construction 2.C.i., incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. The lack of fenestration on some facades is not appropriate and is not consistent with the Guidelines. This elevation should be revised prior to returning to the HDRC for final approval.
k. The applicant has proposed materials consisting of wood and Hardi Board siding, wood windows and composition shingles. These materials are consistent with the Guidelines for New Construction 3.A.i.
l. According to the Guidelines for New Construction 3.D.i., new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The applicant's proposal is consistent with the Guidelines.
m. A single car garage will be constructed on each lot and will be located at the rear of the house that is closest to Dawson Street. Each garage will feature Hardi siding, exposed rafters, an asphalt shingle roof and an overhead garage door. New garages should feature complementary materials that relate to the period of construction of the principal structure. The principal structure features Hardi board siding and an asphalt shingle roof. The proposed materials are consistent with the Guidelines for New Construction 5.A.iii.
n. New garages should match the predominant orientation found along the block. The proposed rear orientation of both garages is consistent with the orientation in the Dignowity Hill historic district and is also consistent with the Guidelines for New Construction 5.B.i.
o. The applicant has not provided a detailed landscaping plan at this time; however it has been noted on the site plan that several trees and shrubs will be located on the site. The applicant is responsible for complying with the Guidelines for Site Elements regarding landscaping.

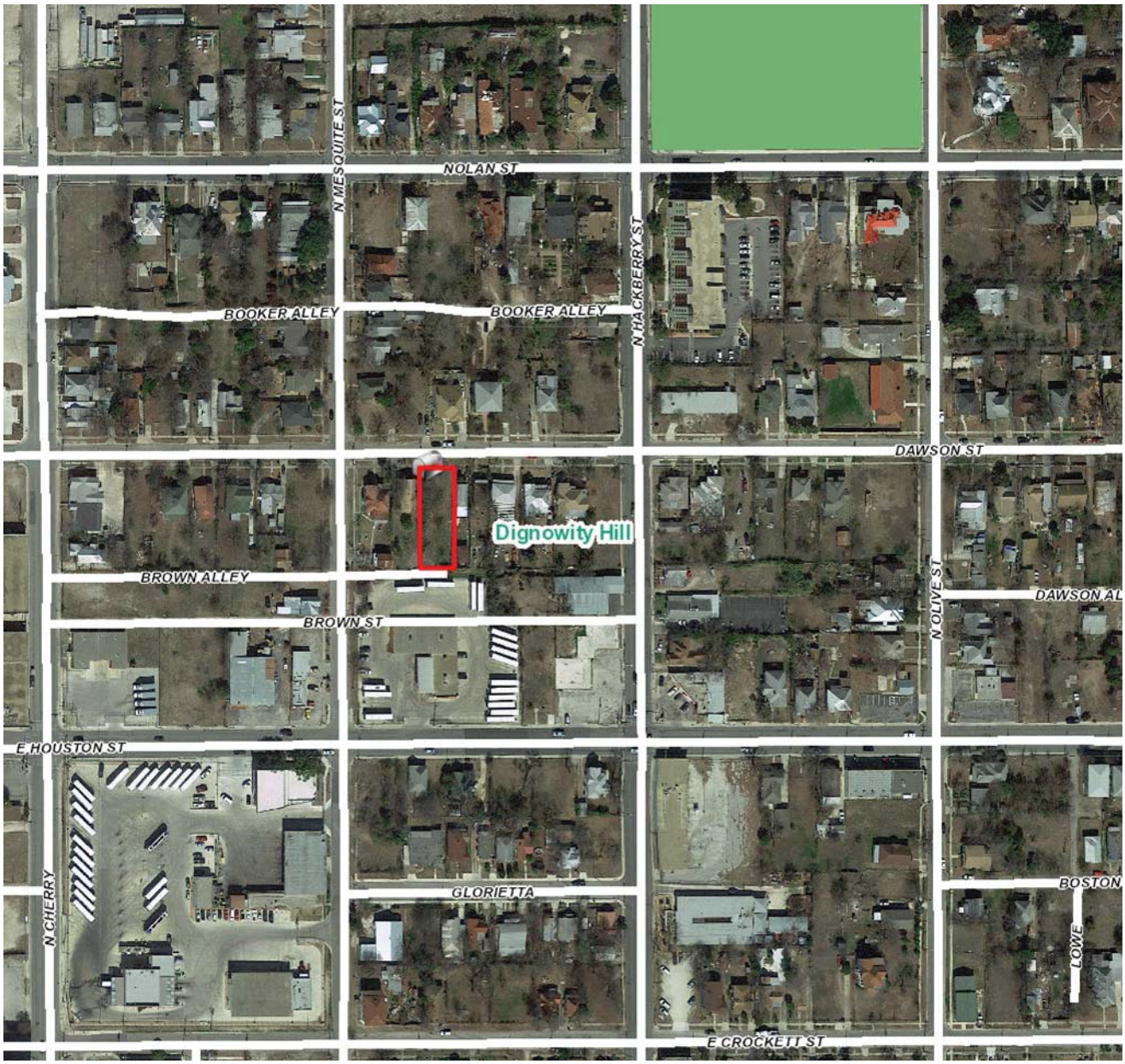
RECOMMENDATION:

Staff recommends conceptual approval based on findings a through m with the following stipulations:

i. That fenestration is added on the elevations that are void.
ii. That the window proportions are consistent throughout both structures.
iii. That the foundation heights of both proposed structures are modified to be consistent with the character of the block.
iv. Plans for all facades of all structures being proposed are submitted.

CASE MANAGER:

Katie Totman



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610 Dawson

Dignowity Hill

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Designed by
Valdezdesigns, LLC
Builder: Brightstar Development LLC.

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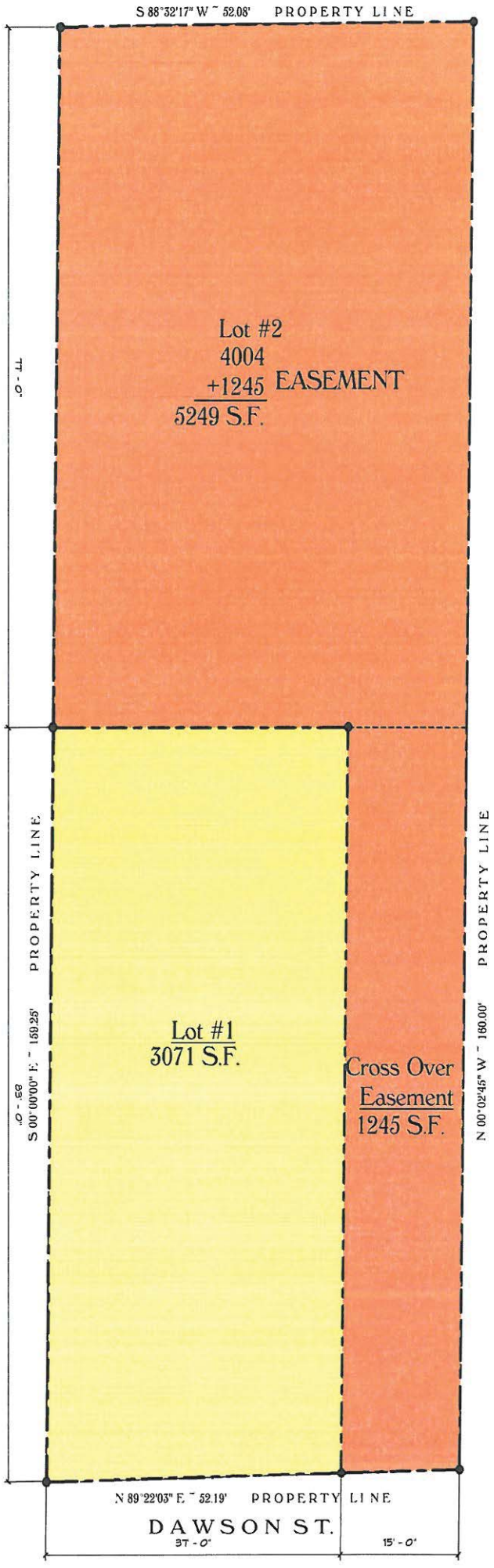

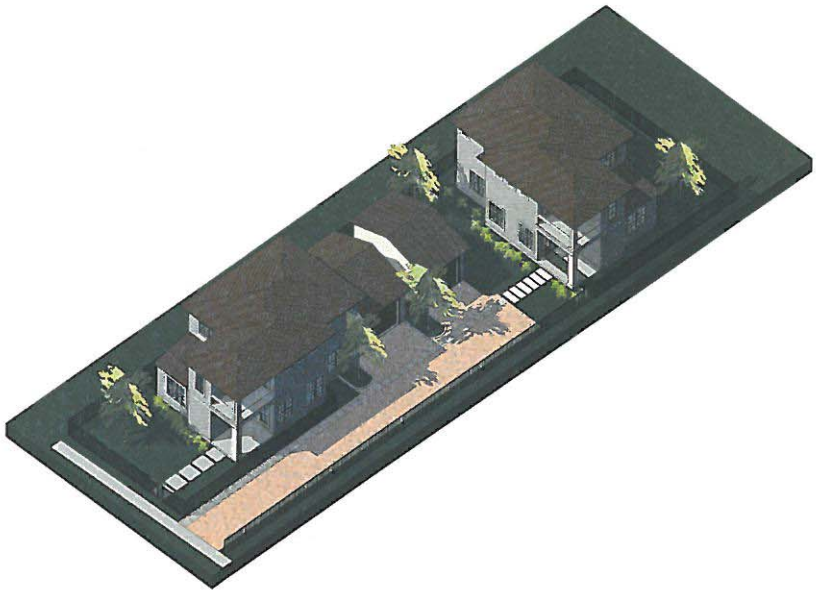

Site plan (Aerial View)

Flag lot:
610 Dawson St.
8320 Sf.
Zone R-3H

Site Plan Diagram

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Aerial View of Site

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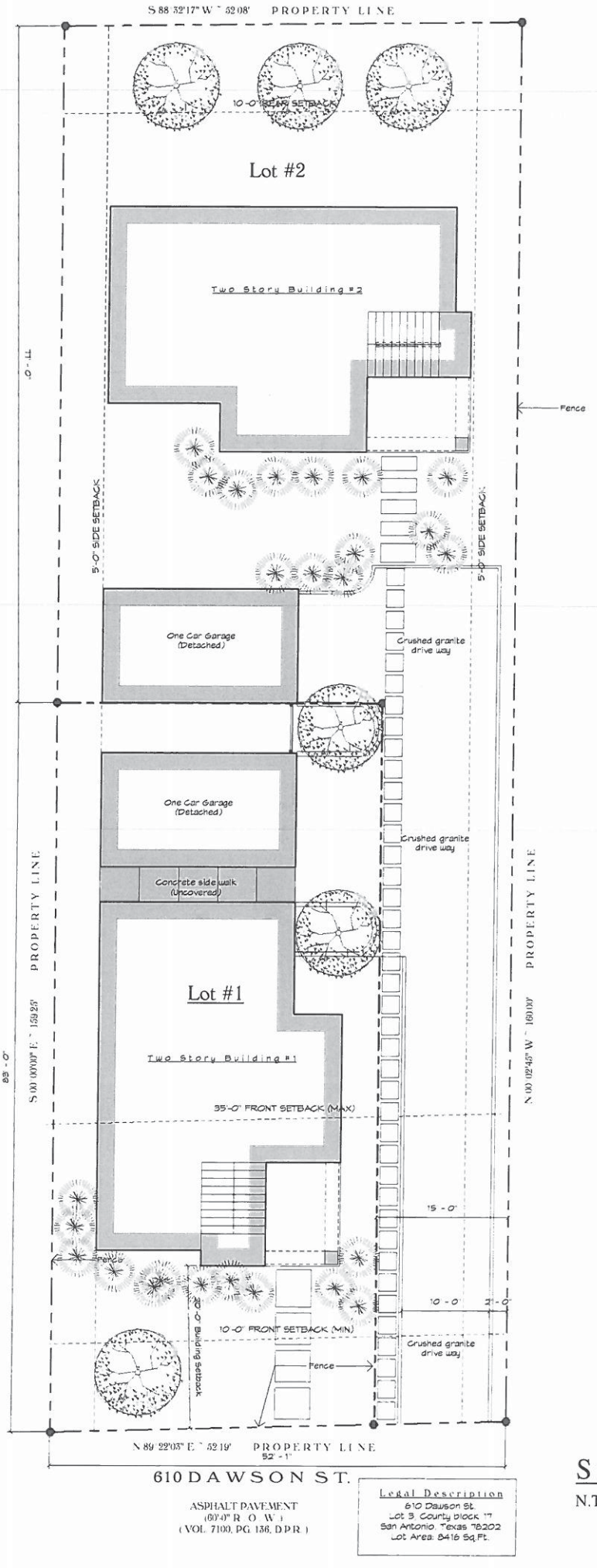
Front Perspective View
N.T.S

Rear Perspective View
N.T.S



Legal Description
610 Dawson St.
Lot 3, County block 17
San Antonio, Texas 78202
Lot Area: 8416 Sq.Ft.

Site Plan

N.T.S

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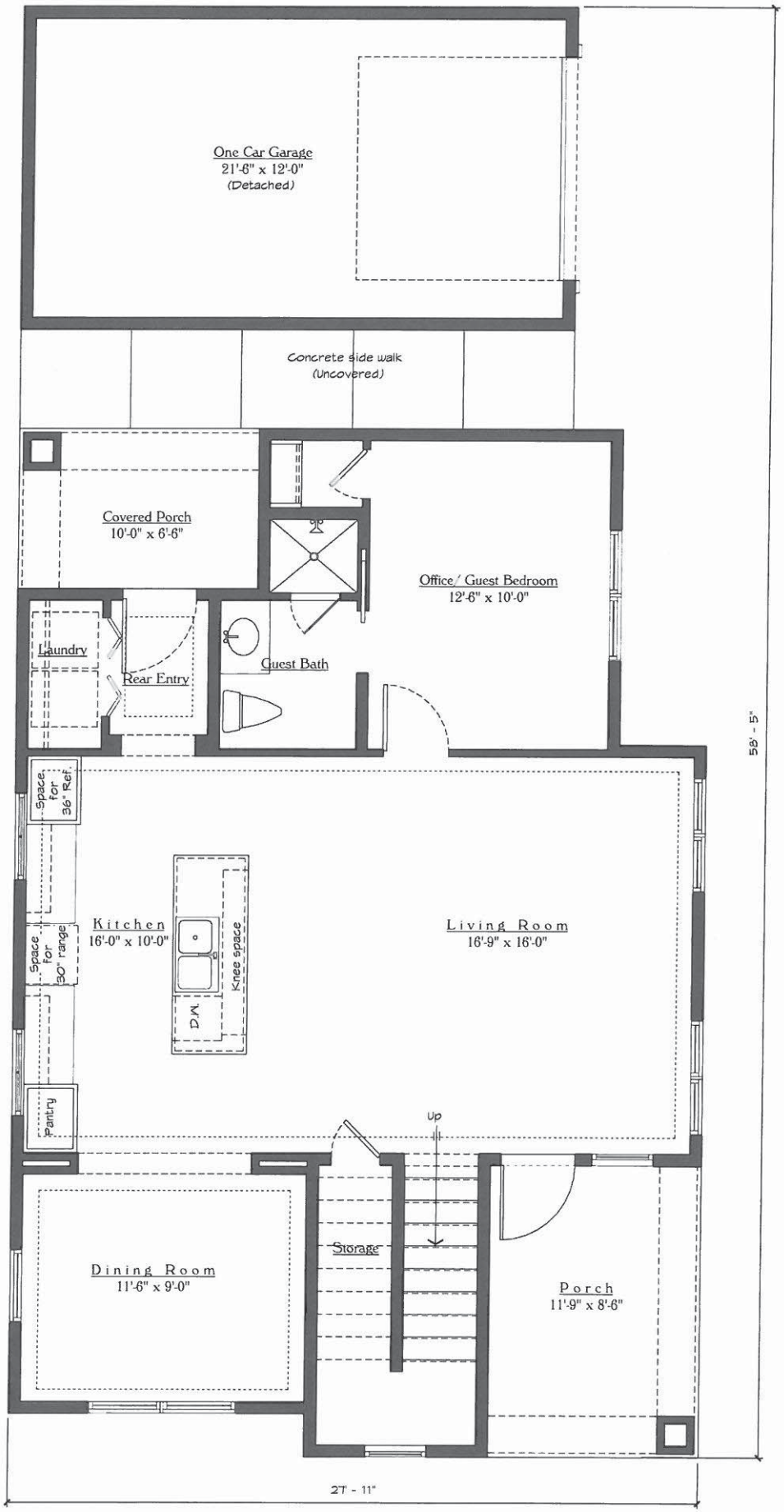

First Floor Plan

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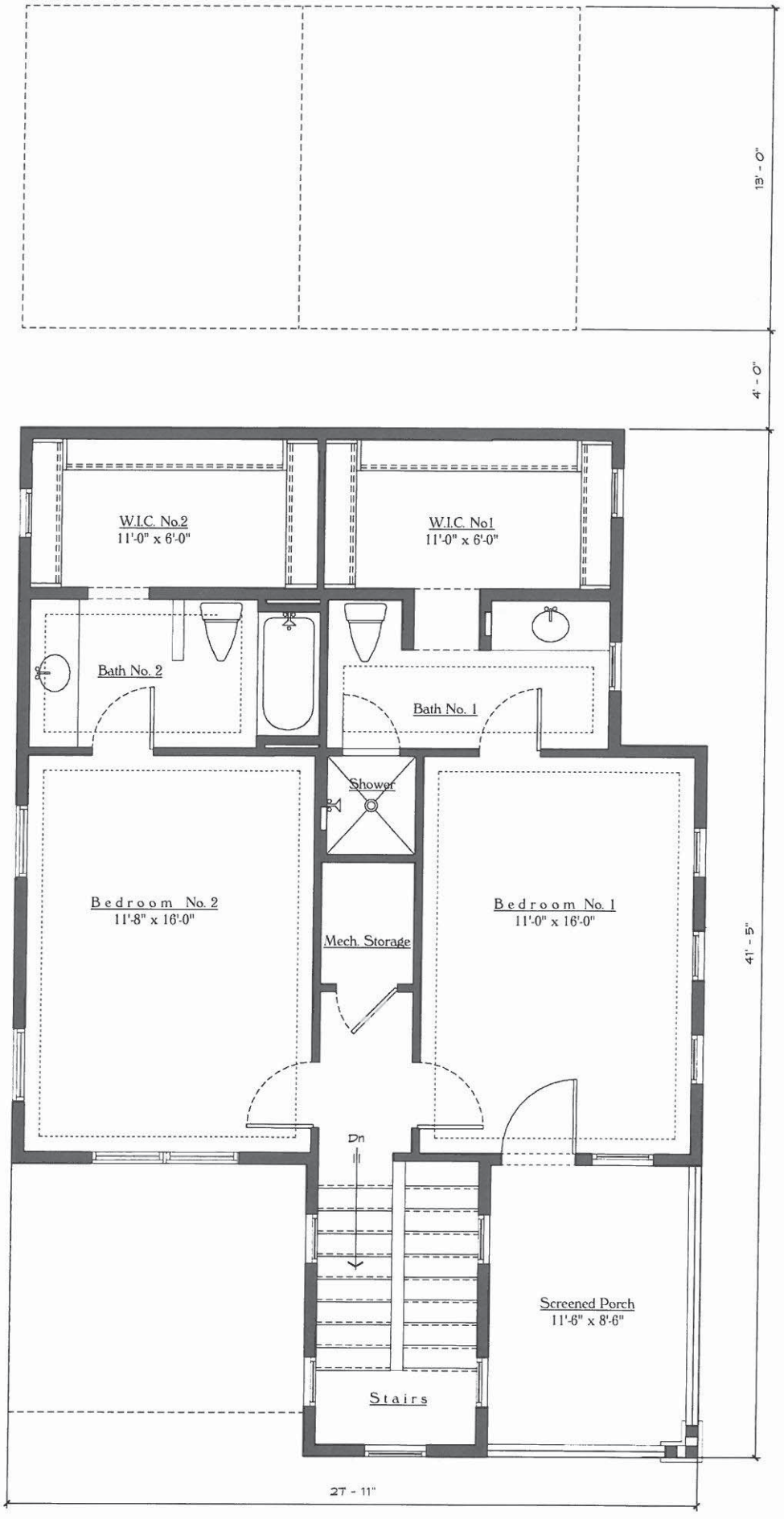

Second Floor Plan

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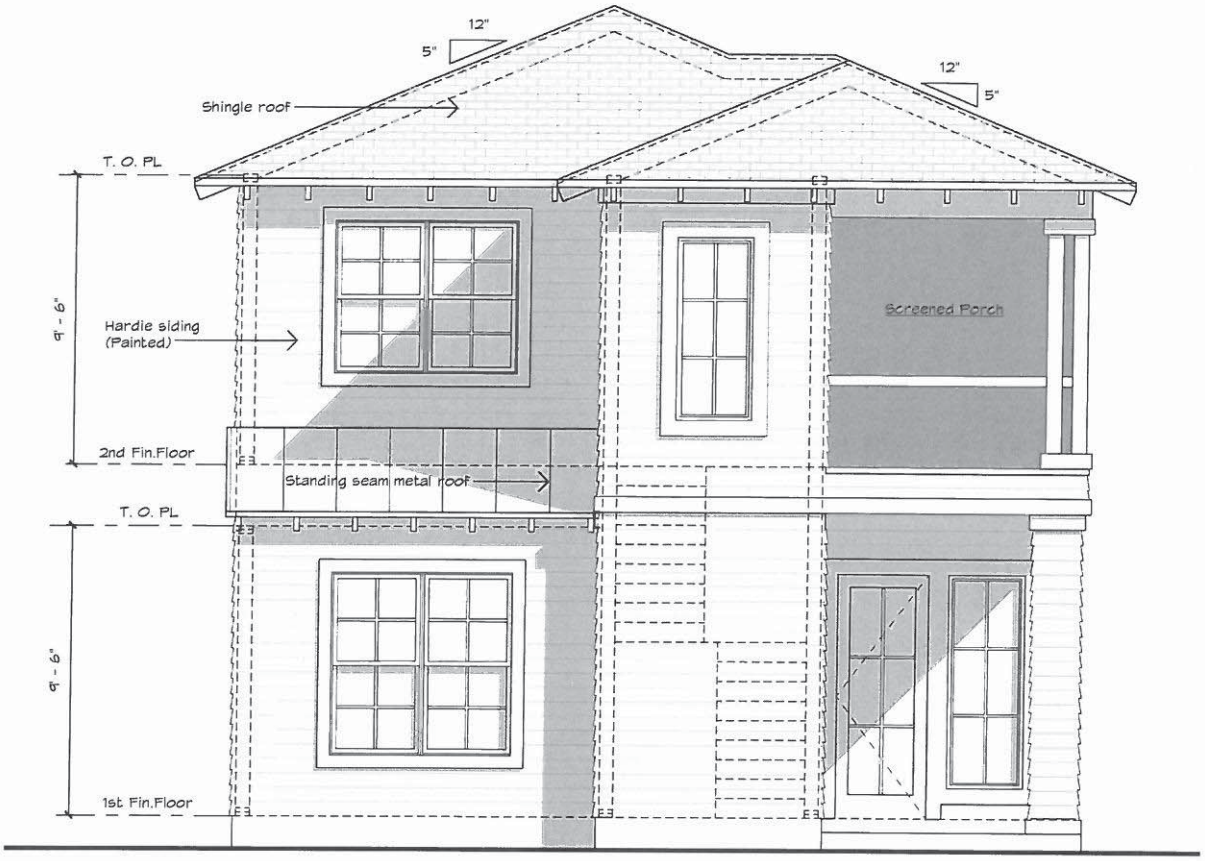

Front Elevation

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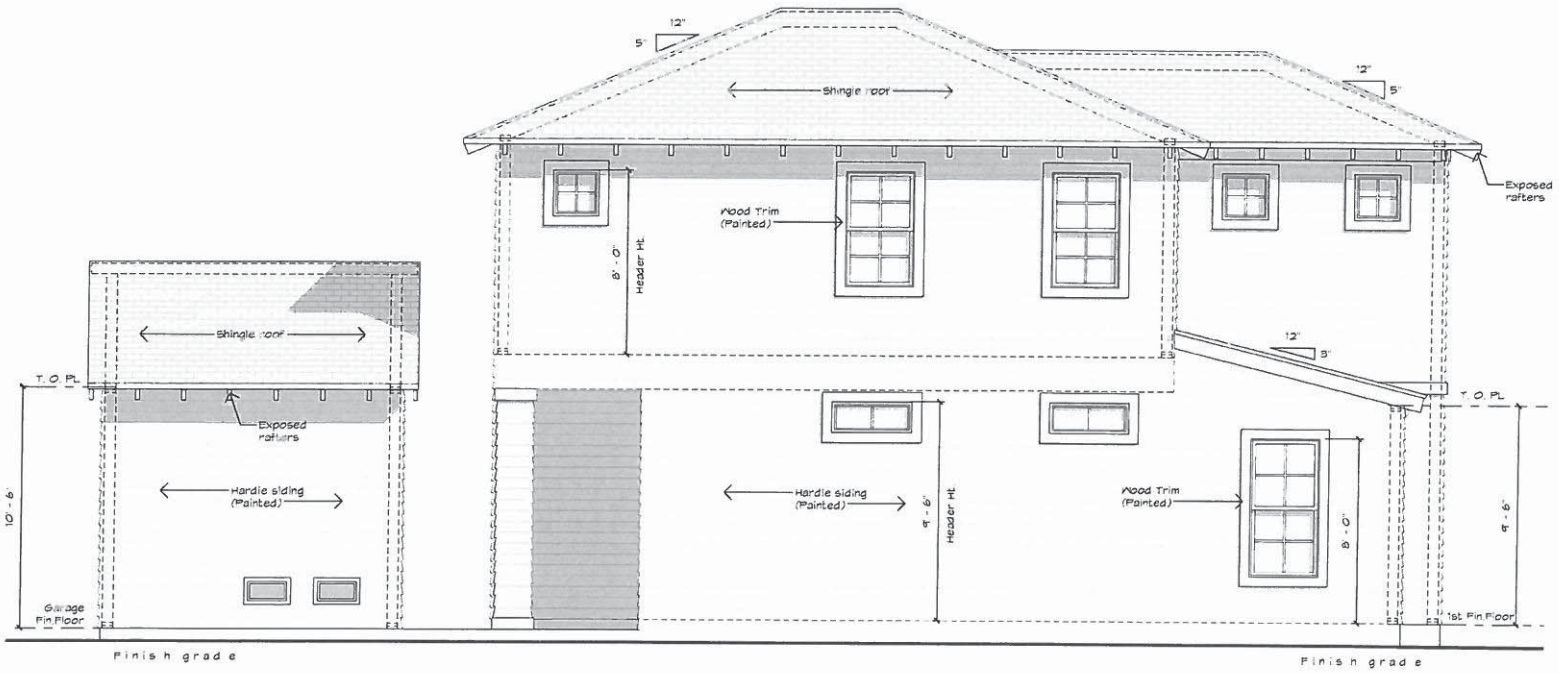

Left Elevation

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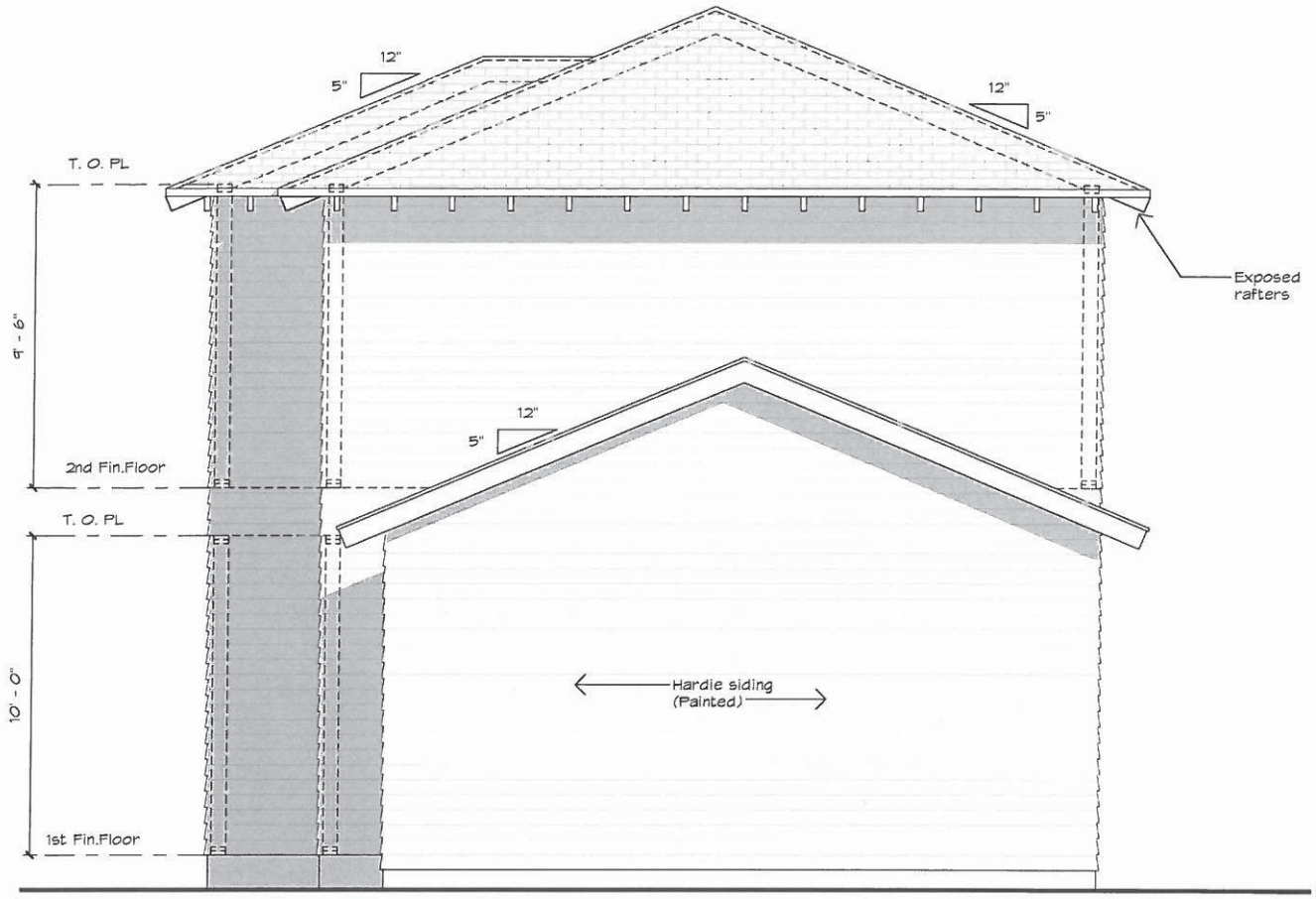

Rear Elevation

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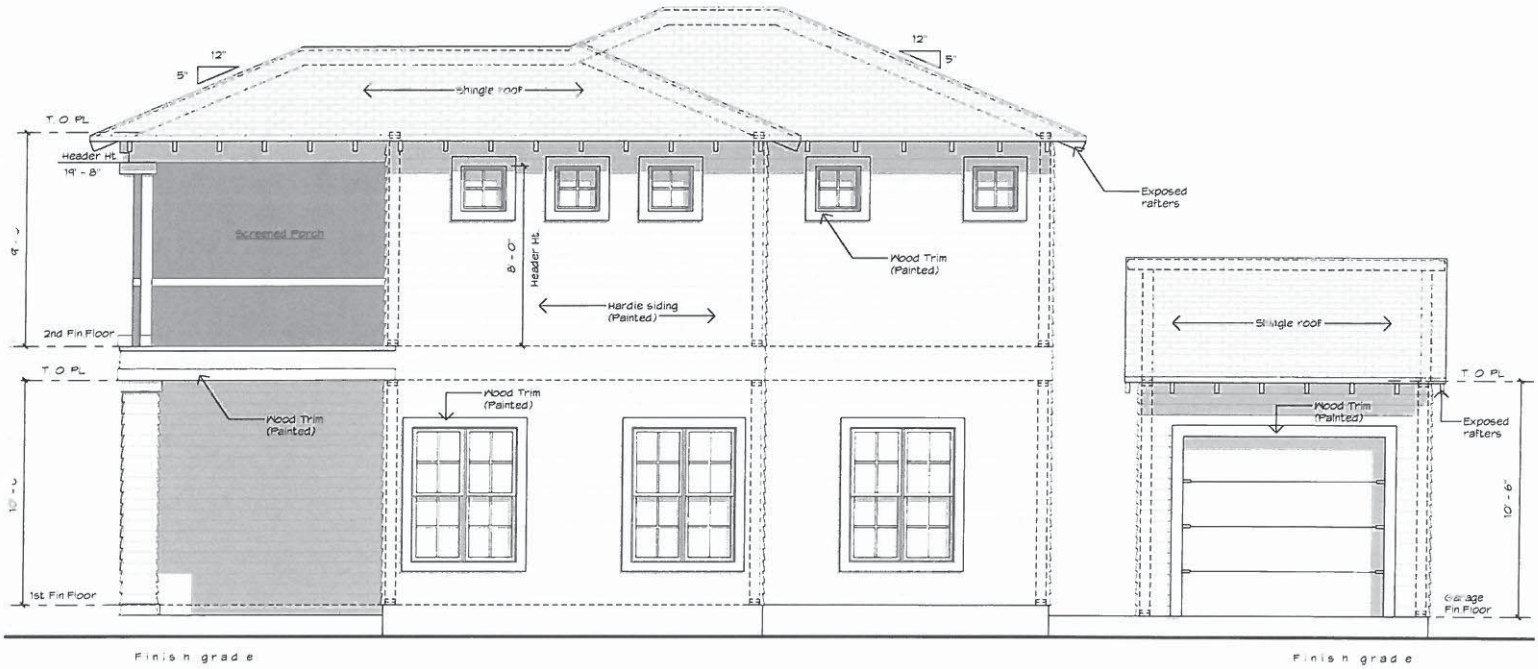

Right Elevation

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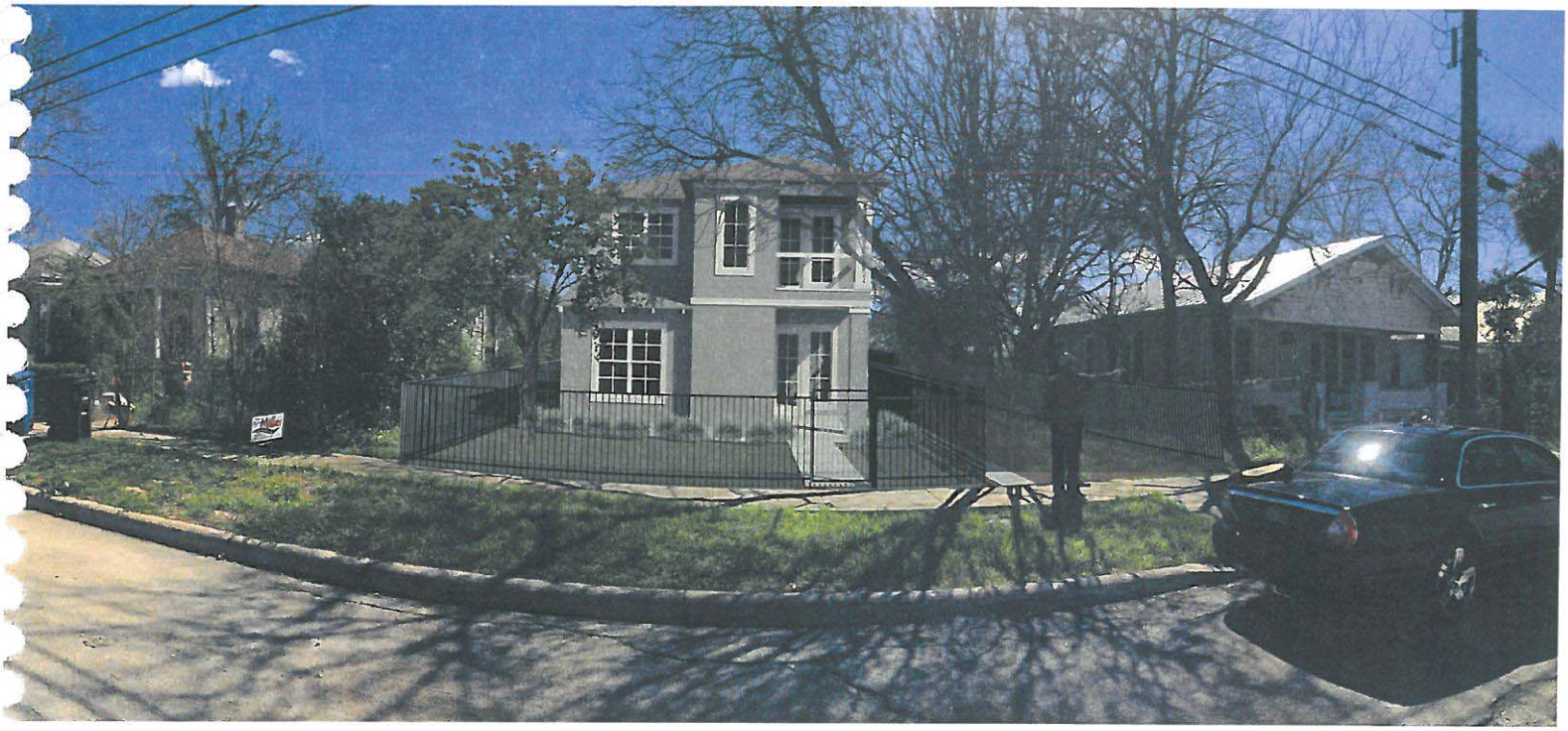

Street View

Dignowity Hill
Exterior Color and Materials Selection

Exhibit A: Roof material and color
Asphalt roof tile
Color: Birch wood-Dark brown

Exhibit B: Roof material and color
Standing seam metal roof
Color: Dark brown

(610 DAWSON)

Dignowity Hill
Exterior Color and Materials Selection

Exhibit C: Hardy Board
Color: Beige

Exhibit D: Rafter Tails
Color: White

(610 DAWSON)