

HISTORIC AND DESIGN REVIEW COMMISSION

July 6 , 2016

Agenda Item No: 4

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: Final approval of new construction of two detached multi-family units
REQUEST:

The applicant is requesting a Certificate of Appropriateness 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. This request received conceptual approval at the February 17, 2016, Historic and Design Review Commission hearing with the following stipulations: that the applicant provide staff with a detailed landscaping plan, that the applicant provide staff with information regarding the screening of all mechanical equipment and that the applicant provide information to staff in regards to proposed window materials as well as their installation to be inset at least two inches within each wall.
- b. This request was reviewed by the Design Review Committee on June 7, 2016, where committee members recommended the applicant provide a site plan noting landscaping elements and the screening of mechanical equipment. Staff performed a site visit on June 21, 2016, and found that the proposed new construction's massing is appropriate for the corner of Dawson and N Mesquite.
- c. **SETBACKS & ORIENTATION** – 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.
- d. **MASSING & HEIGHT** – 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.
- e. **ROOF FORM** – 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. The applicant should maintain a standard galvalume finish.
- f. **LOT COVERAGE** – 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.
- g. **MATERIALS** – 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 an installation of all windows two to three inches within walls is appropriate. Staff recommends the applicant refer to the Historic Design Guidelines, Guidelines for Windows document for an appropriate approach to window fenestration and installation.
- h. **ARCHITECTURAL DETAILS** – 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.
- i. **ARCHITECTURAL DETAILS** – 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.
- j. **MECHANICAL EQUIPMENT** – The applicant has noted the placement of mechanical equipment at the rear of each unit to be screened by fencing. This is consistent with the Guidelines for New Construction 6.A. and B.

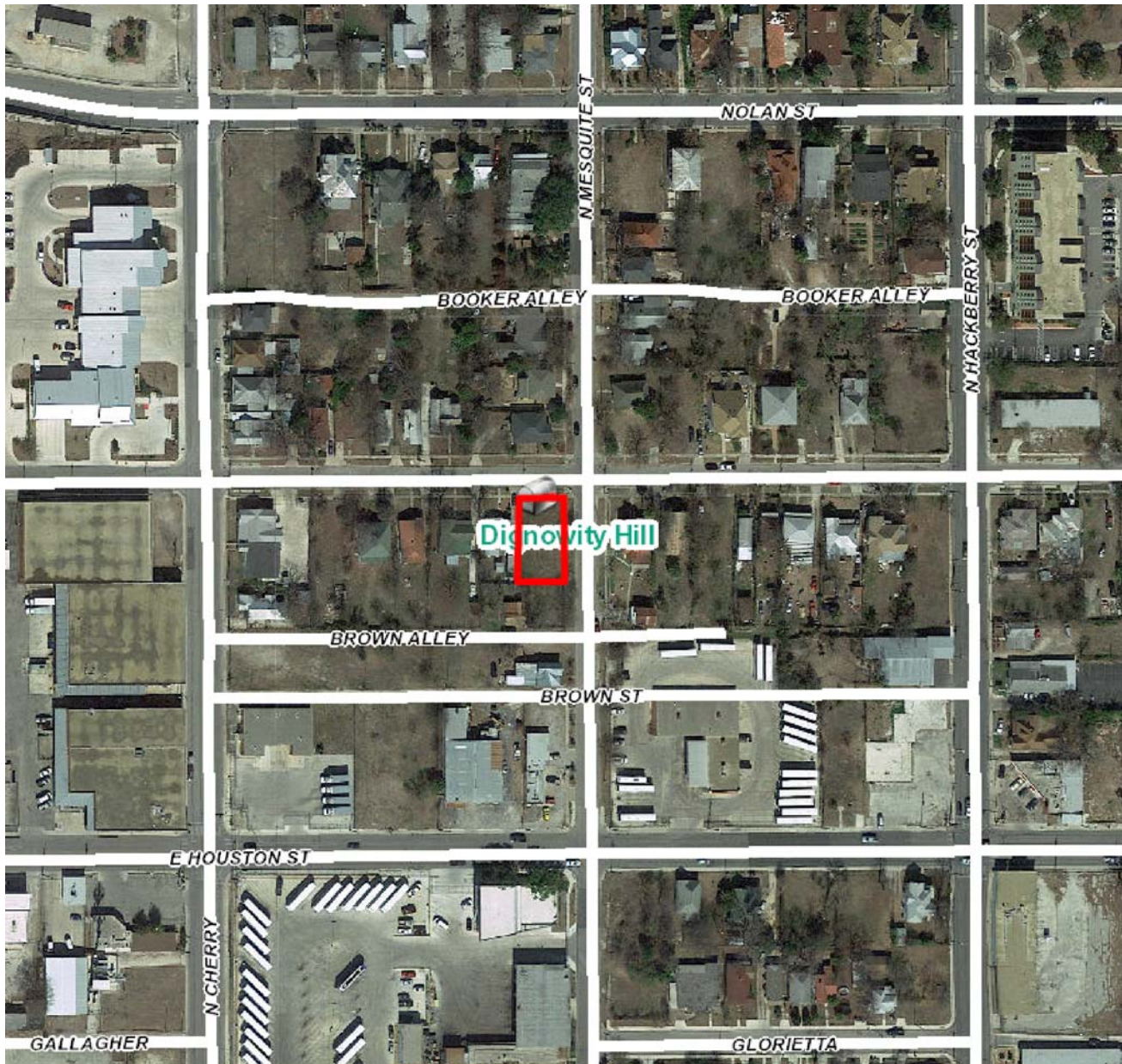
- k. FENCING – The applicant has proposed rear and side wood privacy fencing to be six (6) feet in height. This is consistent with the Guidelines for Site Elements 2.B. and C.
- l. DRIVEWAY – The applicant has proposed ribbon driveways to be ten feet in width and sidewalks consistent with the historic example found in Dignowity Hill. This is consistent with the Guidelines for Site Elements.
- m. LANDSCAPING – The applicant has noted the installation of concrete paver sidewalks as well as various landscaping elements such as turf, pecan trees, crepe myrtles and jasmine vine. This is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through m with the stipulation that the applicant inset each window at least two (2) inches within each wall.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 24, 2016

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Booker Alley

Booker Alley

Booke

Hope House Ministries

Dawson St

532 Dawson St

N Mesquite St

N Cherry St

Brown St

Brown St

Terrell Plaza
Automotive Paint

J & I Cafe

Daisy Charters & Shuttles





BLVD REDEVELOPMENT



CORNER OF DAWSON & MESQUITE

532 DAWSON & 417 N. MESQUITE

SCHEMATIC DESIGN | 02.17.2016

RENDERING



DAWSON ELEVATION



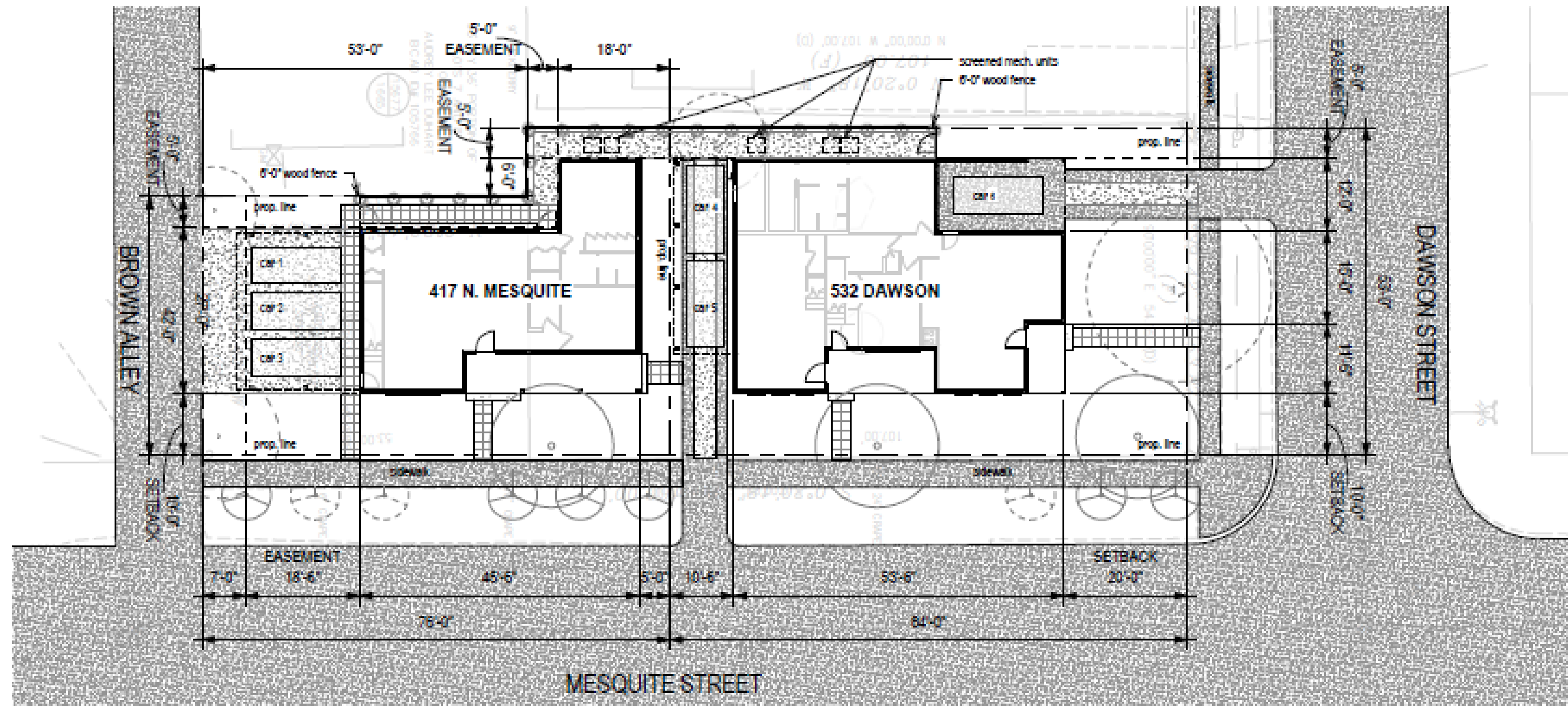
MESQUITE ELEVATIONS

532 DAWSON STREET & 417 MESQUITE STREET

CONCEPTUAL DESIGN PROPOSAL

COMBINED LOT AREA:	8,045 sq. ft
TOTAL BUILDING FOOTPRINT:	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





532 DAWSON STREET

LOT AREA: 4,505
BUILDING AREA: 1,820
LOT COVERAGE RATIO: $1,820 / 4,505 = 36\%$

714 MESQUITE STREET




LOT AREA: 3,500
BUILDING AREA: 1,190
LOT COVERAGE RATIO: $1,190 / 3,500 = 34\%$

COMBINED IMPERVIOUS COVER:





COMBINED LOT AREA: 8,045
TOTAL IMPERVIOUS COVER: 3,985
IMPERVIOUS COVER RATIO: $3,985 / 8,045 = 50\%$

DAWSON STREET UNITS: 3
MESQUITE STREET UNITS: 2
COMBINED COVERED PARKING: 6
COMBINED PORCHES: 7 (850 sq ft total)

HARDSCAPE LEGEND

-  CONCRETE
-  CONC. PAVERS SET IN GRAVEL
-  GRAVEL

PLANTING LEGEND

-  JASMINE VINE
-  CREPE MYRTLE
-  PECAN
-  EXISTING TREE

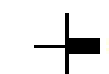
GENERAL LANDSCAPE NOTE:

ALL EXISTING TREES NOTED IN SITE PLAN TO BE PRESERVED

YARDS FACING MESQUITE AND DAWSON TO BE PLANTED WITH HABITURF™, NATIVE SEED MIX

532 DAWSON & 417 N. MESQUITE

SCHEMATIC DESIGN | 02.17.2016

 SITE PLAN

1/16" = 1'

TYPICAL EXTERIOR MATERIALS



SIDING:
Cement fiberboard.
Board & batten pattern,
smooth, painted white,
with painted white wood
window trim to coordinate
with batters.



ROOFING:
Galvalume
standing seam.



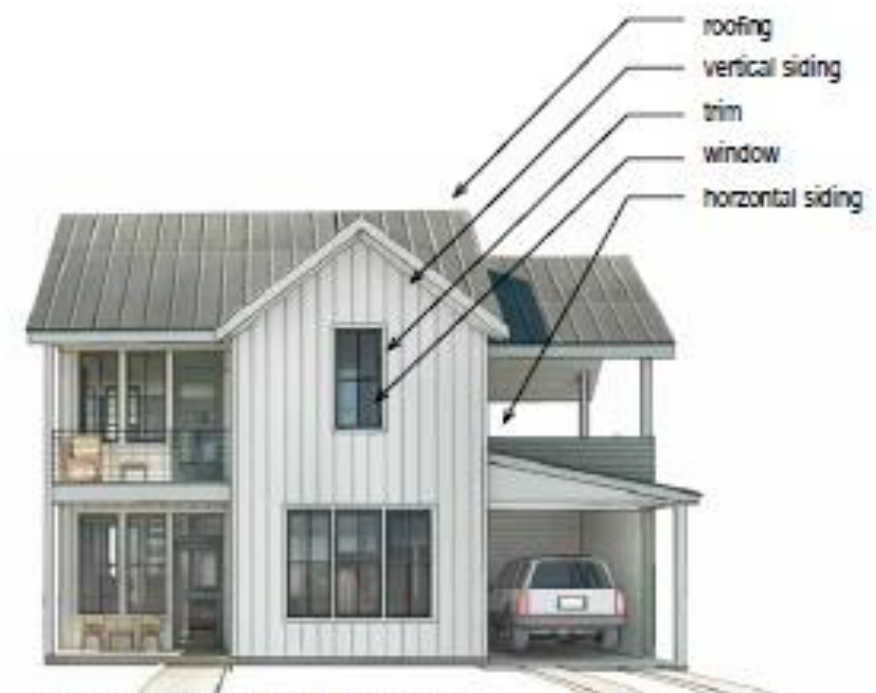
WINDOWS:
Pella Impervia
fiberglass double
hung windows. Dark
grey or dark grey
stile, rail and center
grille. Low-E, double
pane glazing.



SIDING:
Cement fiberboard.
Horizontal lapped boards,
smooth, painted grey.



FENCE:
Horizontal 1x6
slats, pine.



532 DAWSON - DAWSON ELEVATION



417 MESQUITE - MESQUITE ELEVATION



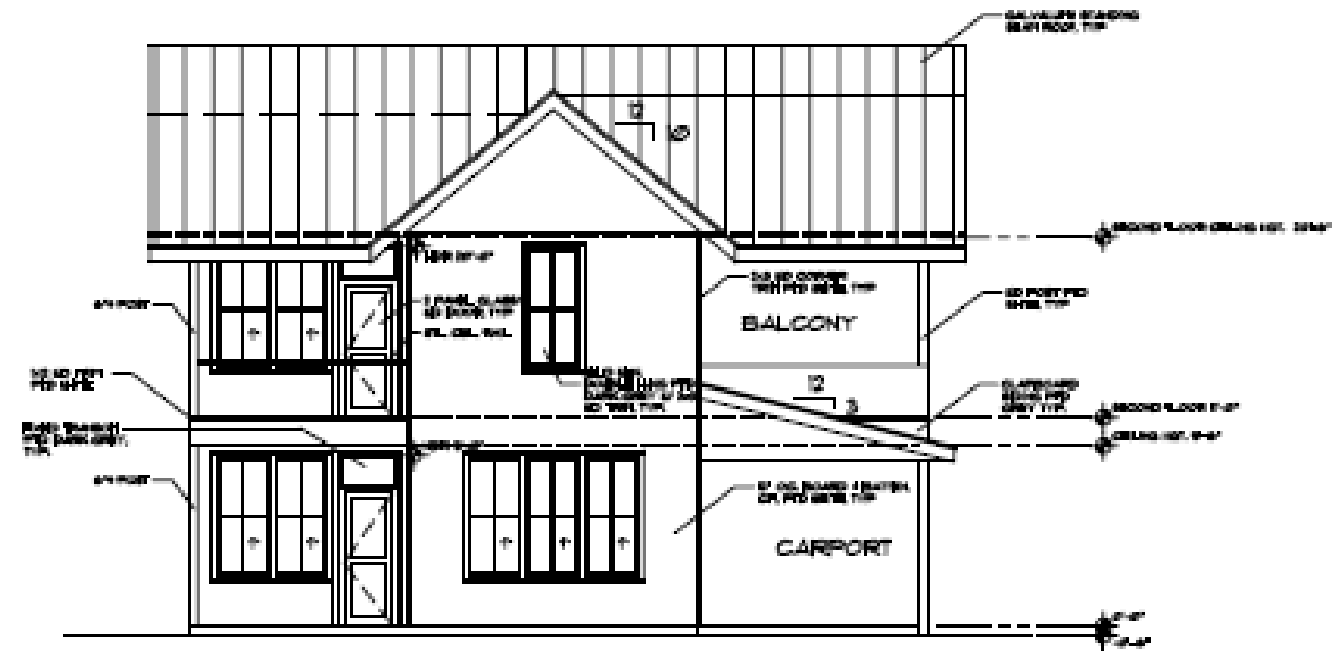
532 DAWSON-MESQUITE ELEVATION

532 DAWSON & 417 N. MESQUITE

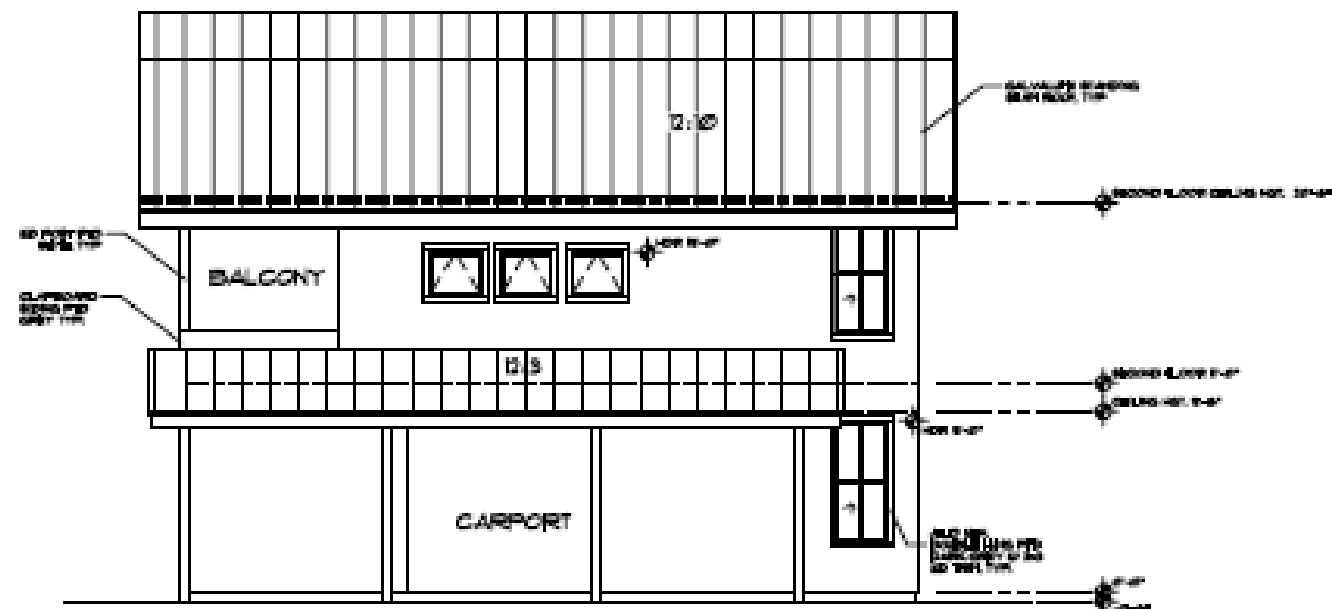
SCHEMATIC DESIGN | 02.17.2016

MATERIALS

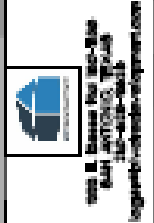




NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



CUSTOM DESIGN
FOR
B33 DAUBSON
SAN ANTONIO, TEXAS

ELEVATIONS

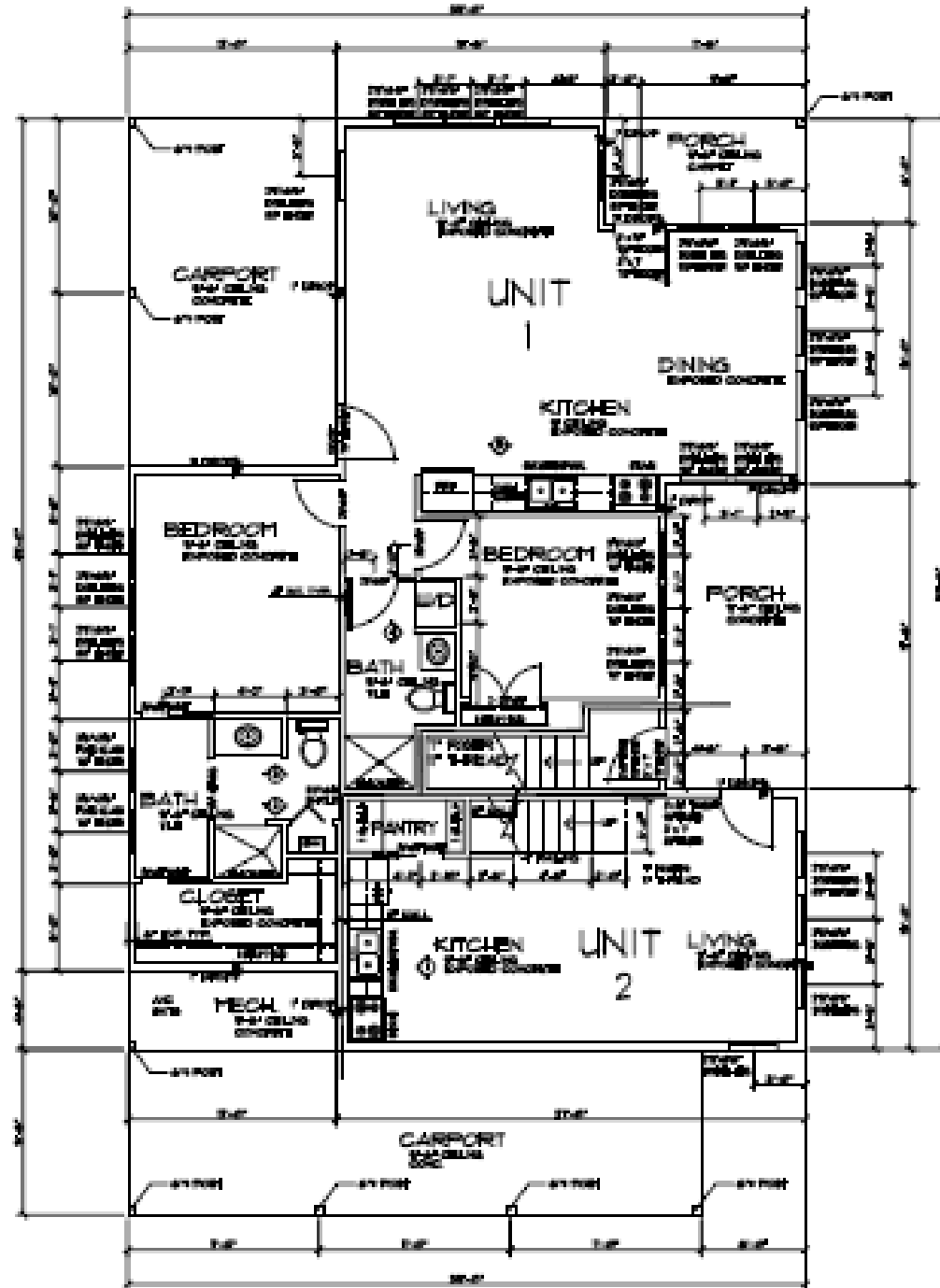
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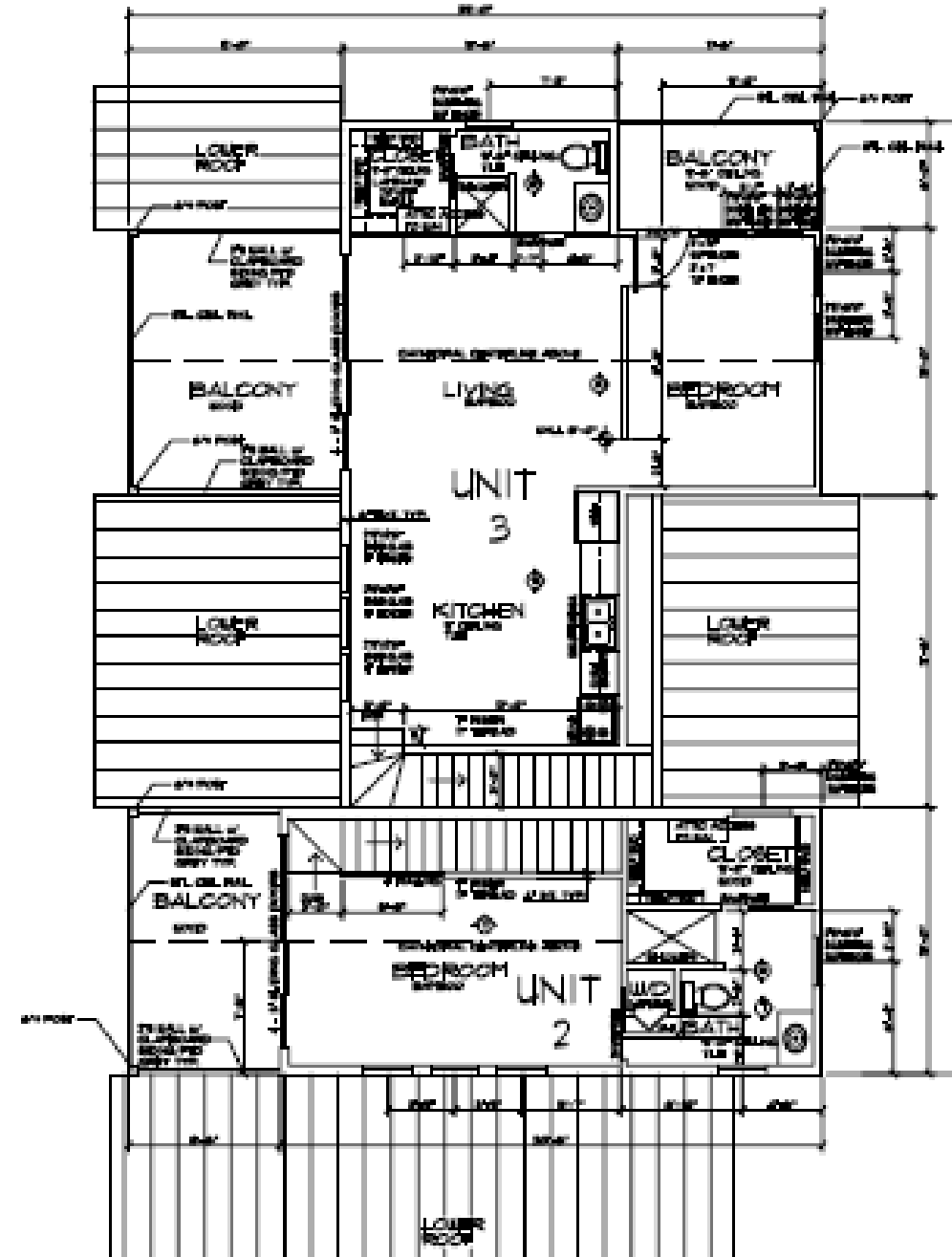
SHEET
A-4
OF
12

GENERAL NOTES:

1. ALL EXTERIOR WINDOWS & DOOR HEADERS ARE 5'-0"
2. ALL INTERIOR DOOR HEADERS ARE 7'-0"
3. ALL APPLIANCES & FIXTURES FINAL SELECTION BY OWNER
4. ALL FLOORING FINAL SELECTION BY OWNER

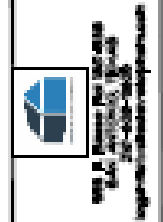


1
A-1
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



AREA BREAKDOWN			
UNIT 1	10%	80	SQ. FT.
UNIT 2	8%	64	SQ. FT.
UNIT 3	7%	56	SQ. FT.
TOTAL	21%	200	SQ. FT.

2
A-2
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



CUDSON DESIGN
FOR
532 DALLAS
SAN ANTONIO, TEXAS

FLOOR PLAN

DATE:
2/1/2016
2/1/2016

PROJECT
216-2
16-1

SHEET
A-2
OF
2