HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2016

Agenda Item No: 17

HDRC CASE NO:	**2016-231**
ADDRESS:	511 DAWSON ST
LEGAL DESCRIPTION:	NCB 560 BLK 18 LOT E 44.4 FT OF S 100 FT OF 10
ZONING:	R4 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Andres Garza
OWNER:	Andres Garza
TYPE OF WORK:	Final approval of new construction of a single family house

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a single family house featuring approximately 1,400 square feet on the vacant lot at 511 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 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. The applicant has proposed to construct a single family structure on the vacant lot at 511 Dawson Street in the Dignowity Hill Historic District.
b. SETBACKS - According to the Guidelines for New Construction 1.A.i., the front facades of new buildings should be aligned with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. If no consistent setback has been established, the median setback of all buildings should be used. The applicant has provided a site plan noting a setback of fifteen (15) feet from the public sidewalk to the front porch and an additional setback of seven (7) feet from the front porch to the front façade of the house. Staff finds this appropriate and consistent with the historic example on Dawson.
c. ORIENTATION – The front façade of new construction should be oriented in a manner that is consistent with the historic example of the block. The applicant has proposed to orient the new construction toward Dawson, consistent with the historic examples on this block. This is consistent with the Guidelines.
d. FRONT PORCH – The applicant has proposed a front porch design that includes a stoop with an overhang featuring a front gabled roof. Staff finds the applicant's proposed front porch form and massing appropriate and a well displayed contemporary interpretation of traditional front porch massing.
e. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed to construct a structure that features a footprint that is slightly larger than those found on adjacent lots, however, with an overall width of approximately thirty (30) feet and an overall height of approximately nineteen (19) feet, the applicant's proposed scale and mass is appropriate for this setting and consistent with the Guidelines for New Construction 2.A.i.
f. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of those of neighboring structures. Foundation heights of historic structures throughout the Dignowity Hill Historic District are approximately two (2) feet in height. The applicant has noted a foundation height of 19 ¾" in height which matches those of neighboring structures. This is consistent with the Guidelines.
g. ROOF FORM – The applicant has proposed for the new construction to feature a front gabled roof. This is consistent with the historic example set forth throughout the district as well as the Guidelines for New Construciton 2.B.i.
h. WINDOW & DOOR OPENINGS – The applicant has proposed window and door openings that are generally consistent with the Guidelines for New Construction. The applicant's proposed window openings feature proportions that are consistent in regards to their location and dimensions.
i. LOT COVERAGE – The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.i.
j. MATERIALS – The applicant has proposed materials to include concrete walls, a galvanized metal roof and vinyl windows. Materials that complement those found on historic structures should be used on new construction in historic districts. Staff finds that the proposed concrete walls may be appropriate given the use of appropriate architectural details, however, the applicant should use a standing seam metal roof and adhere to the Historic Design Guidelines, Window Policy Document for information regarding appropriate window materials and installation.
k. ARCHITECTURAL DETAILS – Overall, the applicant has proposed an architectural form that is in keeping with historic forms found throughout the Dignowity Hill Historic District. This is consistent with the Guidelines for New Construction.
l. MECHANICAL EQUIPMENT – The applicant has not provided information for the location and screening of mechanical equipment. The applicant is responsible for property locating and screening all mechanical equipment.
m. SIDEWALKS – Historically, sidewalks found throughout the Dignowity Hill Historic District are centered on the front door of each historic structure. Typically these sidewalks are three to three and a half feet in width. The applicant has proposed a front sidewalk that is in keeping with the historic example on Dawson. The applicant is responsible for ensuring that the proposed front sidewalk does not exceed 3' – 6" in width.
n. LANDSCAPING – The applicant has provided a landscaping plan noting the existing driveway, a new driveway with a width of ten (10) feet and front yard landscaping. Around the new construction, the applicant has proposed xeriscaping with grass from the front porch steps to the public right of way. The applicant has proposed concrete pavers leading from the driveway to the front sidewalk. Staff finds this appropriate and consistent with the

Guidelines, however, staff recommends the applicant limit the proposed xeriscaping to not to exceed further than the extent of the front porch.

RECOMMENDATION:

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

i. That the applicant provide detailed elevations to staff prior to the issuance of a Certificate of Appropriateness.
ii. That the applicant provide information to staff regarding appropriate foundation heights.
iii. That the applicant provide a detailed wall section noting each window being inset at least two to three inches within walls.
iv. That the applicant provide a detail on the framing of all windows that is consistent with the Historic Design Guidelines, Window Policy Document.
v. That the applicant limit the proposed xeriscaping to not to exceed further than the extent of the front porch.
vi. That the applicant properly screen and locate all mechanical equipment.
vii. That the applicant install a standing seam metal roof with panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.

N

Flex Viewer

Powered by ArcGIS Server

Printed:Jun 20, 2016


Nolan St
Nolan St
Nolan St
N Cherry St
N Mesquite St
Booker Alley
Booker Alley
Eda St
Eda St
511 Dawson St
Dawson St
Dawson St
Dawson St
N Cherry St
N Mesquite St
Brown St
Brown St


CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS:
REQUEST:
HEARING DATE:
TIME: 3:00 P.M.

Project Description
511 Dawson St. San Antonio, Texas 78202

The plan is to build a new 1436sf one story 2 bedroom, 2 bathroom modern green, environment friendly, disaster proof (within reason), and sustainable urban home. Design elements include 9 foot ceilings, open floor plan, energy efficient windows and stainless steel appliances. The patio which is off the back of the house brings the outside in. An ideal retreat after a long day at work.

However, what makes this home truly unique is the construction material. The home will be built using USS Panels (which is a panel of polystyrene sandwiched between two sheets of welded wire mesh, reinforced with rebar - covered with 2 layers of high strength structural cement which forms the exterior walls, interior walls and roof). So as to blend with neighboring properties, the roof will be finished using a galvanized metal. The result is a home that has walls that are more than 8 times stronger than wood construction. That is --

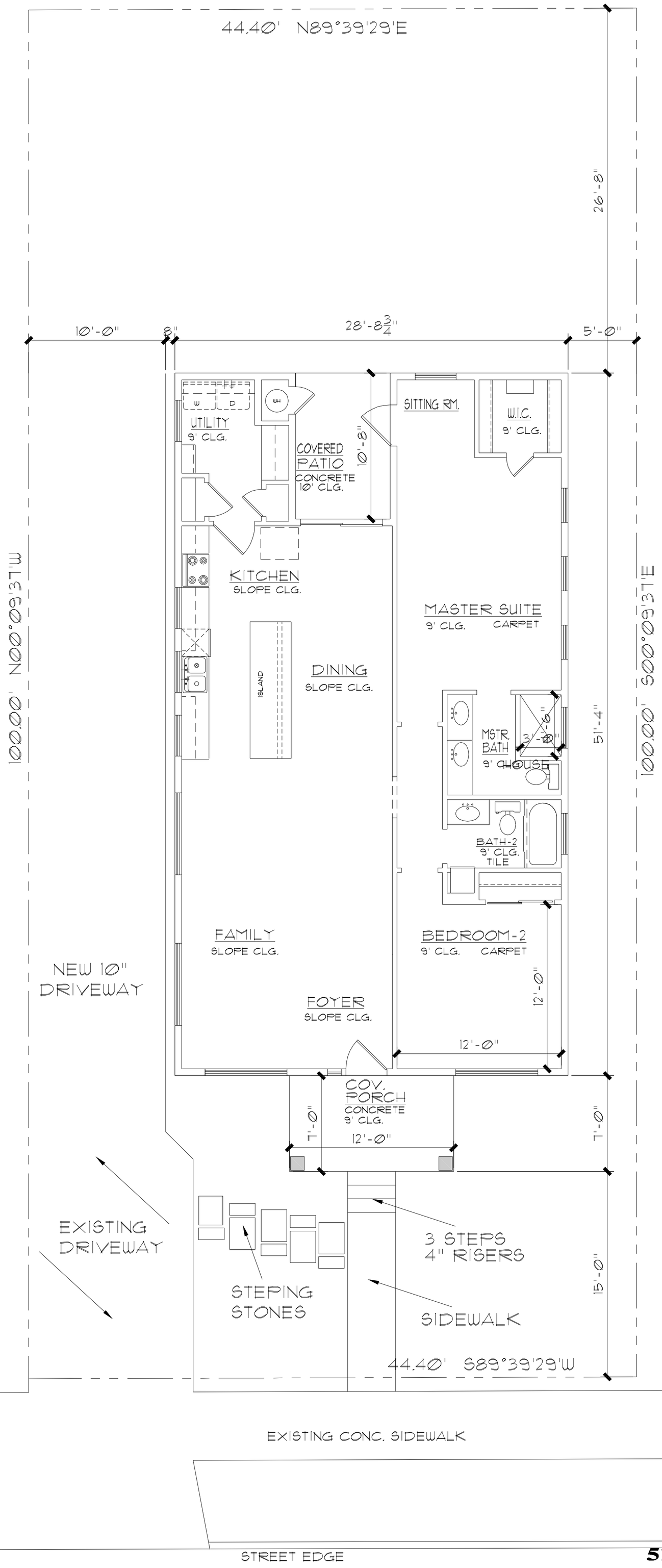
- Energy efficient – due to excellent insulation
- Sound proof or at least excellent sound reduction of outside noise. Again due to the excellent insulation
- Excellent Strength, durability – translates to less maintenance
- Improved safety and security – due to strength. There are even videos that calm the panels are bullet proof.
- Fire proof – cement is noncombustible; in short nothing to burn
- Excellent hurricane and tornado protection – rated for up to 2225mph winds
- Improved resale value

The exterior will be a light to medium blue, accented with white and or gray The trim. The new driveway and walkway will be either crushed gray rock combined with patches of cement steps. The exterior wall will look similar to traditional stucco. However, advanced stucco style finishes can be applied (ie Monterey, Spanish lace, sand ...etc..)

Note: The foundation elevation will be no less than 16 inches high. It is our intension to match the foundation elevations of the properties on both sides.

Materials:

- USS panels – with structural cement
    - Cement walls – inside and out
    - Cement second floor – excellent strength and sound reduction
    - Cement roof – covered with galvanized metal
- 9 foot ceilings
- Stainless steel appliances
- Modern Kitchen cabinets
- Granite counter tops
- LED recessed lighting
- Energy rated vinyl windows
- Polished cement floors
- Ceramic tile floors (bathrooms)
- Ceramic tile shower (master bath)
- Ceramic tile bathtub walls
- Crushed granite/rock landscape/driveway
- Native Texas landscaping



SITE PLAN 1436 S.F.

SCALE: 3/16"=1'-0"

511 DAWSON ST.
0.102 OF AN ACRE & PART OF:
LOT 10
BLOCK 18
N.C.B. 560
SAN ANTONIO, TX.

DISCLAIMER

- ALL OF THE DESIGN CONCEPTS & WORKING DRAWINGS DETAILED IN THESE PLANS REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF USS PANEL & ANTONIO ESCOBEDO, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE THESE PLANS IN WHOLE OR IN PART.
- CONTRACTOR DO NOT SCALE WORKING DRAWINGS.
- CONTRACTOR AND/OR SUB-CONTRACTOR VERIFY ALL NOTES AND MEASUREMENTS
MEASUREMENTS BEFORE PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS.
- THESE CONSTRUCTION DRAWING ARE CONSIDERED A "BUILDERS SET" AND IT IS THE RESPONSIBILITY OF THE BUILDER TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL STRUCTURAL CODES. THE DESIGNER OF THESE PLANS HEREBY NOTIFIES THE OWNER & THE BUILDER THAT HE, THE DESIGNER RELIEVES HIMSELF OF ALL LIABILITIES.

USS PANEL
10620 GULFDALE DR.
SAN ANTONIO, TEXAS 78216
(210) 530-1062

DESIGNS BY:

ANTONIO ESCOBEDO FOR USS PANEL

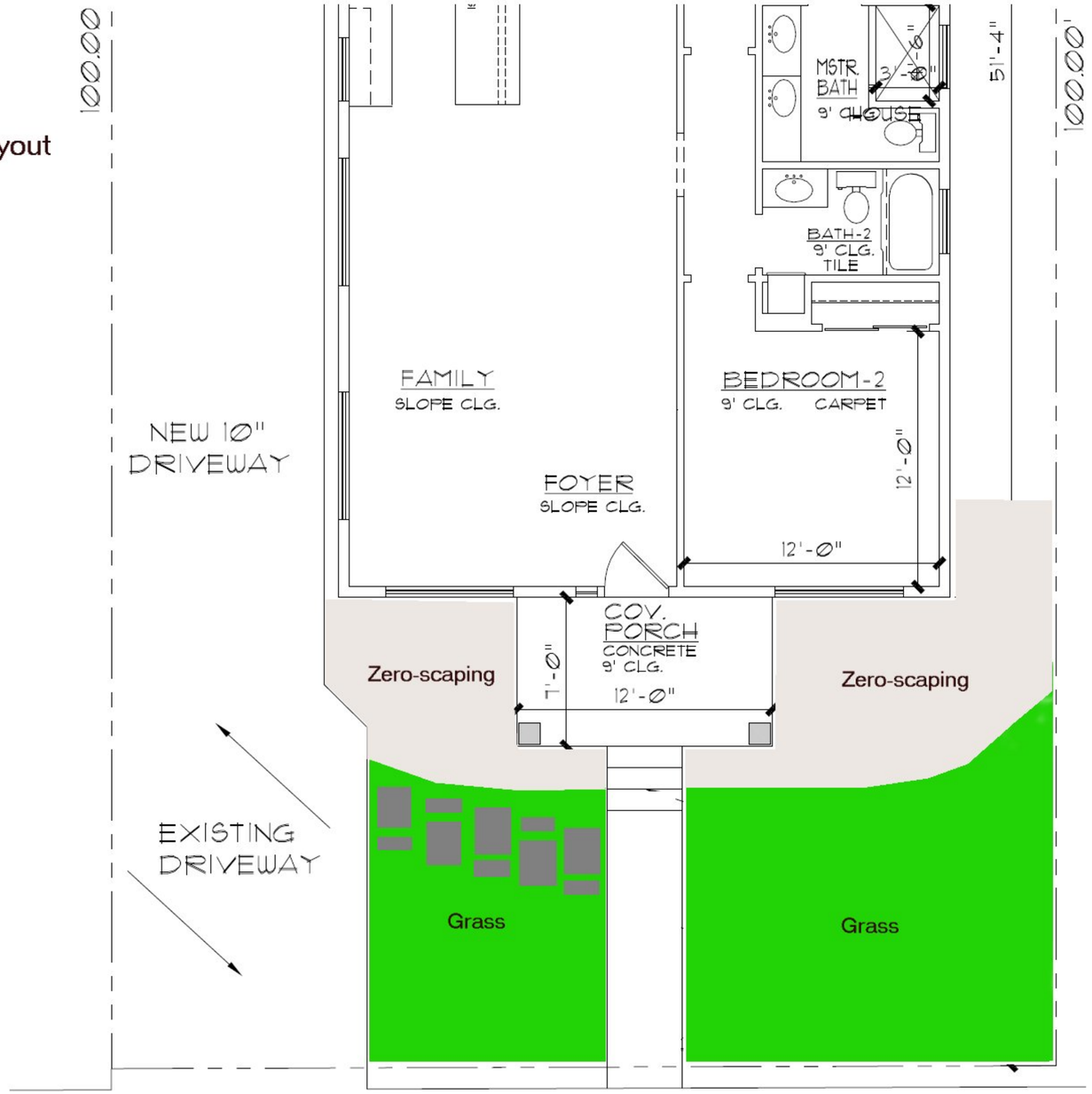
SITE PLAN

511 DAWSON ST.
SAN ANTONIO, TX.

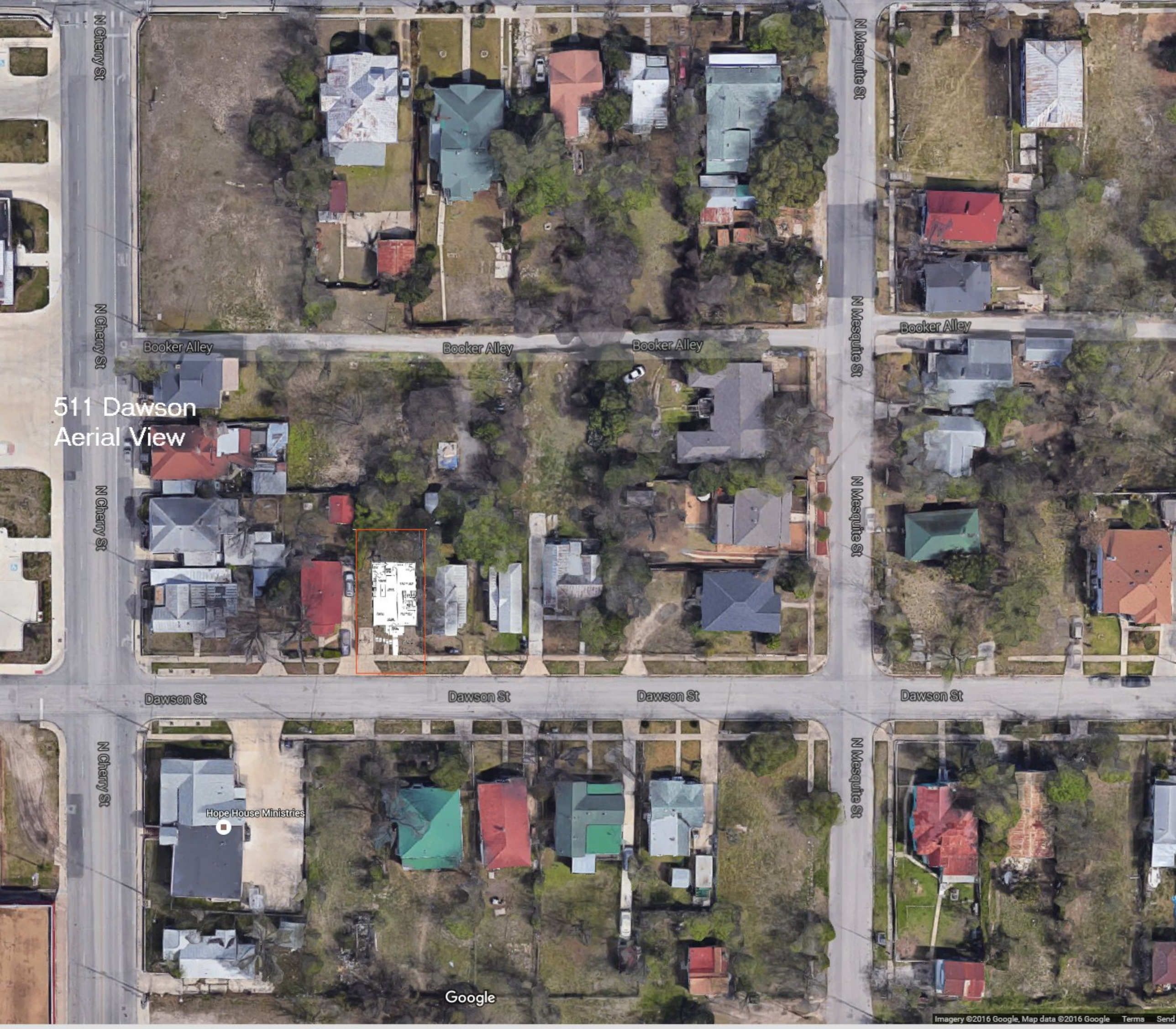
DATE DRAWN:
JANUARY 19, 2016
DRAWN BY:
AE
CHECKED BY:
AE
PLOT DATE:
JULY 7, 2016
SHEET
A-1
OF 4 SHEETS

PLAN NO.:
SR 1436 i
FILE: SITE-PLAN

511 Dawson
Landscape Layout



511 Dawson
Aerial View



511 Dawson
Front View

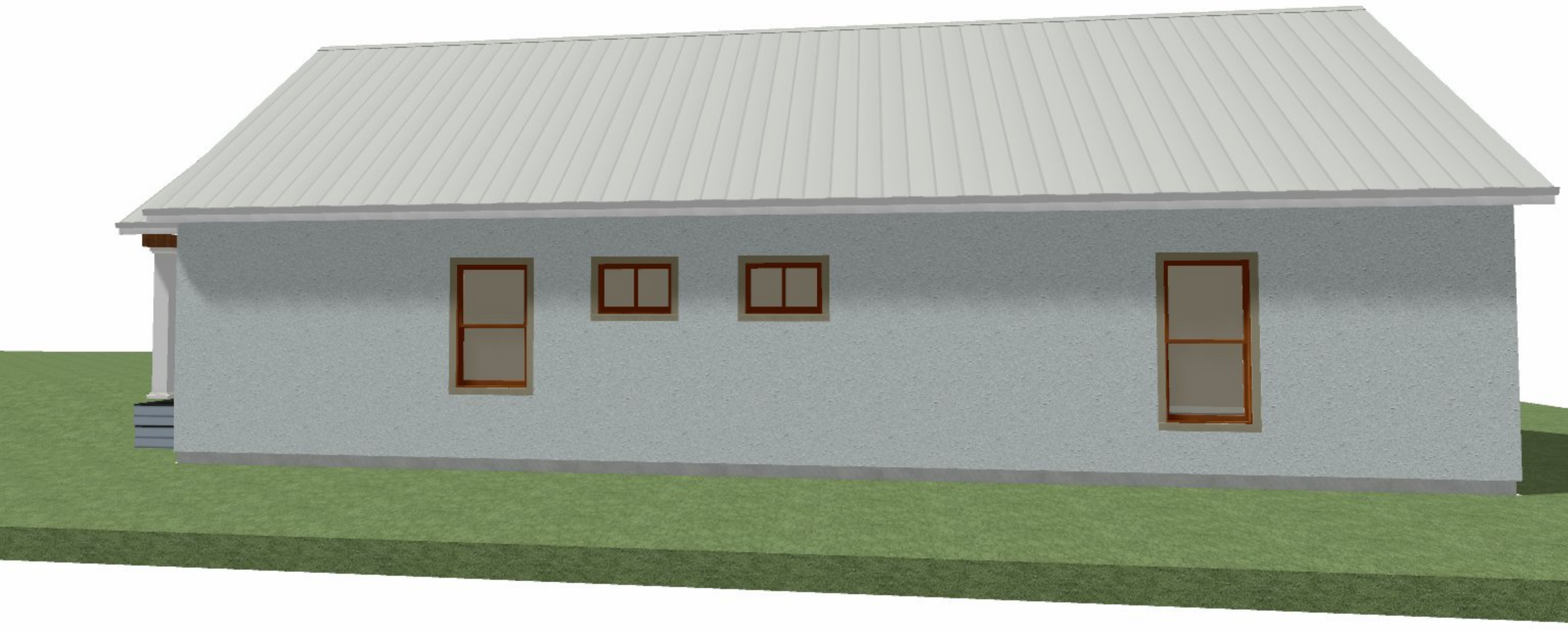
511 Dawson
Front View

Foundation evelations

1 - Foundation height - 19 3/4 inches - this height is identical to the neighboring homes.

2 - Porch height - 16 inches identical to the neighboring homes.

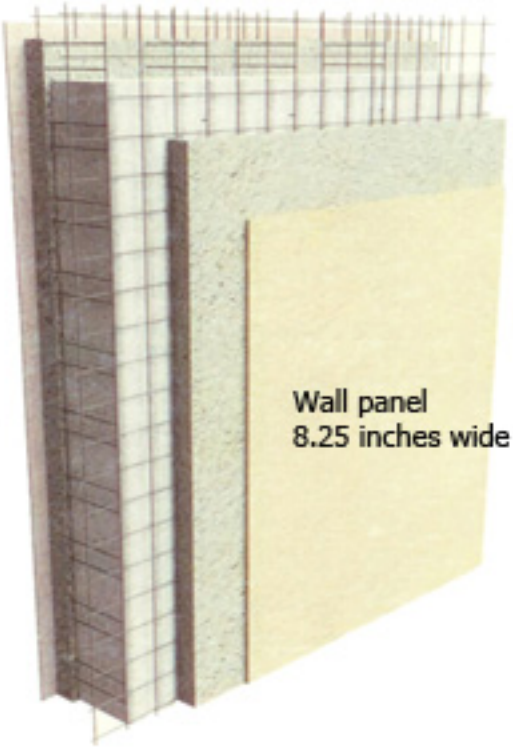
511 Dawson
Right side view



511 Dawson
Left side view

Proposed Window

Proposed windows openings will be cased with a galvanized 2x4. The vinyl windows will be attached to the galvanized casing. Then the window would be trimed out using wood trim.



Wall panel
8.25 inches wide

Galvanized steel framing
2X4

Vinyl Window

Wood Trim

By placing the galvanized 2x4 framing in the middle of the wall, the window should have an exterior window legde of approximately 3 inches.

Proposed Window

(Vinyl window framed in wood)

By placing the galvanized 2x4 framing in the middle of the wall, the window should have an exterior window legde of approximately 3 inches.