HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2020

HDRC CASE NO:	**2019-727**
ADDRESS:	707 DAWSON ST
LEGAL DESCRIPTION:	NCB 562 BLK 8 LOT S 104.22 FT OF 11, 12 AND 13
ZONING:	MF-33, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Haley Serna/Open Studio Architecture
OWNER:	Douglas Miller/TST MANN LLC
TYPE OF WORK:	Construction of a 2-story, mixed use structure
APPLICATION RECEIVED:	January 02, 2019
60-DAY REVIEW:	January 31, 2020 (Postponed by applicant to February 5, 2020)
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct a 2-story, mixed use building on the lot at 707 Dawson, located within the Dignowity Hill Historic District.

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.

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, 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 is requesting conceptual approval to construct a 2-story, mixed use building on the lot at 707 Dawson, located within the Dignowity Hill Historic District.
b. CONCEPTUAL APPROVAL – 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.
c. CONTEXT & DEVELOPMENT PATTERN – This block of Dawson feature single-family residential structures. To the immediate north of this lot is a 6-story residential structure. One block to the south is Houston Street where various commercial structures are found. The Dignowity Hill Historic District does feature historic commercial structures within predominantly residential development patterns; however, these structures are not common. When they are found, they are typically located at an intersection.
d. CURRENT LOT – The lot currently features an existing, 1-story commercial structure. This structure was determined to be non-contributing to the Dignowity Hill Historic District by Office of Historic Preservation Staff in 2016.
e. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on December 10, 2019. At that meeting, the committee expressed concerns regarding the second stories massing, the proposed setback in relationship to the adjacent historic structure, the proposed amount of impervious cover and architectural details.
f. This request was heard by the Historic and Design Review Commission at the December 18, 2019, HDRC hearing, and was referred to the Design Review Committee.
g. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on January 7, 2020. At that meeting, committee members recommended alternate materials to metal for the rooftop structure, discussed ways to reduce the structure's perceived massing and how to incorporate a setback element at the southeast corner.
h. UPDATED APPLICATION DOCUMENTS – The applicant has submitted updated application documents that include two options for massing and setbacks on Dawson; Option A does not include a setback on Dawson, whereas Option B includes a setback on Dawson, but only on the second level.
i. SETBACK & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. This block of Dawson features two structures that are orientated toward Dawson, neither of which are found on the 1951 Sanborn Map. Typically, on Dawson and throughout the district, setbacks range from ten to thirty feet. The applicant has proposed to locate the new construction at the property line, resulting in no setbacks on both Dawson, and N Hackberry. The proposed setback is inconsistent with the Guidelines; however, the proposed setback is consistent with the development pattern of historic commercial structures within the district. The applicant has proposed an option, noted in the application documents as "Option B", which includes a setback in massing in the eastern most bay, but only on the second level. Staff finds that this setback should be incorporated into the first floor as well.
j. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance to the corner, the intersection of Dawson and N Hackberry. This is typical for the entrance orientation of similar structures located within the district; however, proposed entrance orientation is atypical for this block of Dawson.
k. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Per the submitted application documents, the applicant has noted a building to lot ration of fifty (50) percent, and has noted that there is approximately eighty-seven (87) percent of impervious cover.
l. SCALE & MASSING – The Guidelines for New Construction 2.A. notes that the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of Dawson features one story, single family residential structures. There is a commercial structure featuring additional massing to the immediate north; however, this structure is not historic in nature and is not contributing the district. Its massing should not be referenced for new construction.
m. SCALE & MASSING – As noted in finding I, the proposed new construction features massing that is atypical for this block of Dawson. Additionally, as noted in finding h, the applicant has submitted updated design documents

which note a proposed setback at the southeast corner of the proposed new construction (Option B). Staff finds that the proposed second story setback of Option B should be incorporated into the first story as well. Staff finds that additional architectural elements can be incorporated into the design including additional fenestration on the east façade.

n. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic commercial structures located within the district typically feature minimal or no foundation heights. The applicant's proposed design is consistent with the historic, commercial examples found within the district.
o. MATERIALS – The applicant has proposed materials that include brick, anodized black storefront systems, black metal windows, and metal façade panels. Staff does not find the use of metal façade panels to be appropriate, as this is a material not found historically within the district. Staff finds that all materials should feature colors and textures that are found historically within the district, and that brick or stucco would be more appropriate than metal.
p. WINDOW MATERIALS – The applicant has proposed black, cast iron windows to feature a casement profile with multiple lites. Given the commercial nature of the proposed new construction, staff finds the use of a metal window with a profile similar to what has been proposed by the applicant to be appropriate. The applicant is responsible for recessing the proposed windows within each façade, and an appropriate, historically accurate sill and head detail.
q. ARCHITECTURAL DETAILS – Generally, staff finds the architectural elements of the proposed new construction to be appropriate; however, as noted in the above findings, staff finds that additional fenestration should be included on the north and east facades, that a setback should be included on the first floor at the southeast corner, and that a material other than metal, such as brick or stucco, should be considered for the rooftop structure.
r. DRIVEWAY – The applicant has proposed vehicular entrances on both N Hackberry and Dawson. Per the application documents, the curb cuts and driveway widths are consistent with those found on both blocks, and throughout the district.
s. PARKING – The Guidelines for Site Elements 7.A. notes that on corner lots, parking areas should be located behind the primary structure, and set back as far as possible from the side street. Additionally, the Guidelines for Site Elements notes that off street parking should be accessed from alleys or secondary streets rather than from principal streets whenever possible. Generally, staff finds the proposed parking location to be appropriate; however, staff finds that if off-site parking is developed, it should be reviewed in combination with the proposed new construction.
t. MECHANICAL EQUIPMENT – The Guidelines for New Construction notes that all mechanical and service equipment is to be screened from view from the public right of way. The applicant is responsible for complying with the Guidelines.
u. LANDSCAPING – The applicant has noted on the submitted site plan the general location of landscaping materials. When further developing the design, staff finds that the applicant should incorporate landscaping elements that screen on site automobile parking.
v. LIGHTING – Staff finds that when returning to the Commission for final approval, a detailed architectural lighting plan should be submitted for review and approval to ensure that no light pollution will result from lighting at the rooftop level.

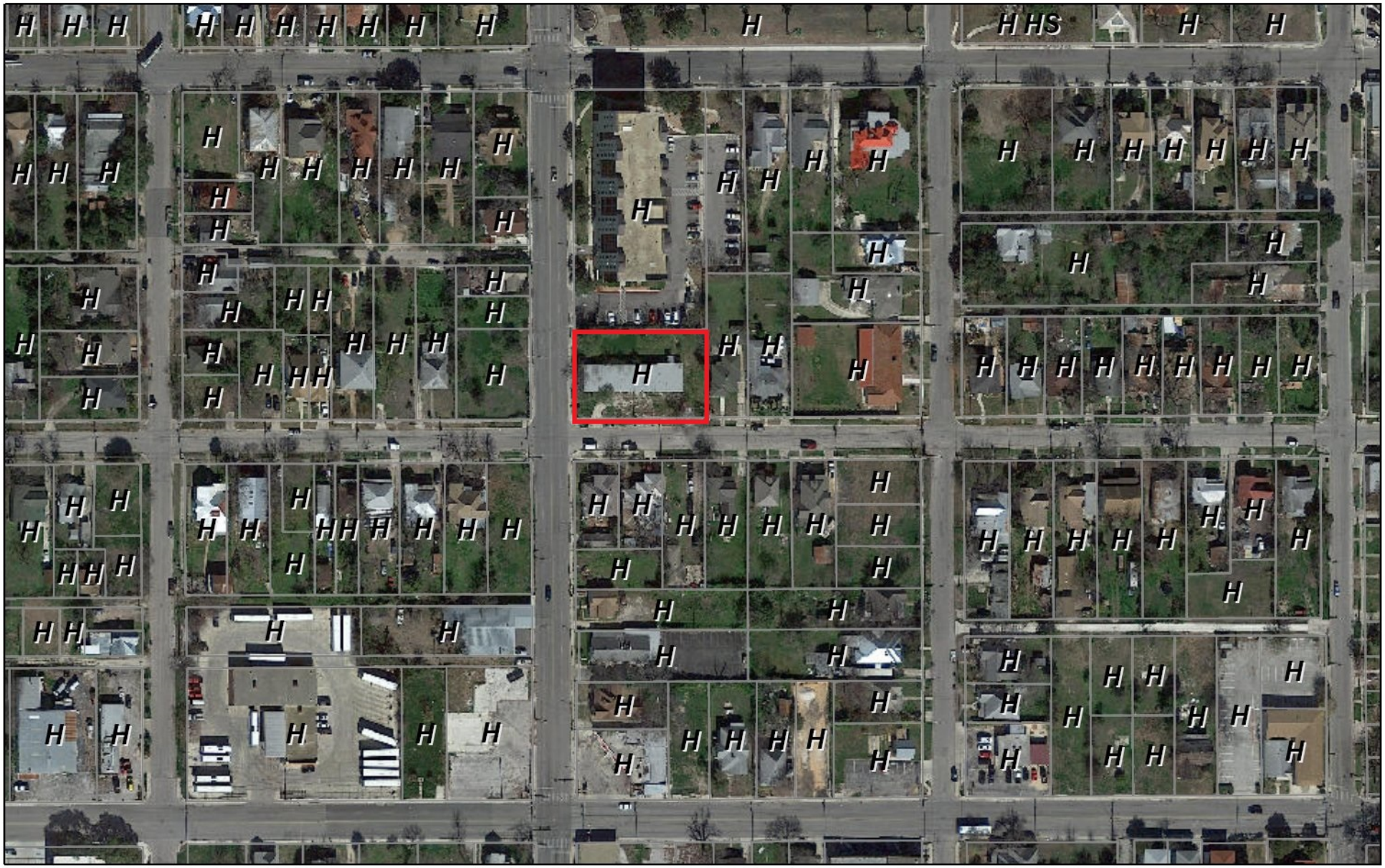
RECOMMENDATION:

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

i. That the applicant incorporate the proposed second story setback proposed in Option B into the first story, as noted in findings i and m.
ii. That the applicant incorporate additional fenestration into both the north and east facades.
iii. That the applicant explore alternative materials to metal for the rooftop structure, such as brick or stucco.
iv. That the proposed metal windows feature an appropriate installation depth, sill and head profile as noted in finding p.
v. That all mechanical and service equipment be screened from view from the public right of way as noted in finding t.

vi. That all parking be screened and buffered from view from the public right of way as noted in finding s.
vii. That the applicant submit a detailed lighting plan when returning for final approval as noted in finding v.

City of San Antonio One Stop



December 10, 2019

CoSA Addresses

Community Service Centers

Pre-K Sites

CoSA Parcels

BCAD Parcels

1:2,000

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

CoSA


Dignowity Park
W.C White Apartments
Catholic Worker House
Booker Alley
Booker Alley
N Hackberry
Nairobi Bar &

1951 SANBORN MAP

133

146

147

NOLAN

BOOKER 561 AL. (DAWSON AL.)

DAWSON ALLEY

562

707

DAWSON

127

134

N. MESQUITE

N. HACKBERRY

N. OLIVE

BROWN AL.

BROWN ST. 569 (WAUGAN AL.)

570

E. HOUSTON (STARR)

129

Scale of Feet

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: DECEMBER 10, 2019 HDRC Case# 2019-727

ADDRESS: 707 DAWSON Meeting Location: 1901 S ALAMO

APPLICANT: HALEY SERNA/OPEN STUDIO

DRC Members present: CURTIS FISH, ANNE-MARIE GRUBE, JAY GIBBS

Staff present: EDWARD HALL

Others present: GREG SHUE/OPEN STUDIO

REQUEST: CONSTRUCTION OF A TWO-STORY COMMERCIAL STRUCTURE

COMMENTS/CONCERNS: GS: OVERVIEW OF PROPOSED NEW CONSTRUCTION: CONCEPT AND DESIGN INTENT. GS: CONCERNS FROM NEIGHBORHOOD GROUPS – PARKING + NOISE. ALL: DISCUSSION REGARDING SETBACKS. CF: WILL PROPOSED SETBACK MODIFY FRONT CONALTION OF NEIGHBORING STRUCTURE. GS: PROPOSAL IS FOR A CONTRASTING FIRST + SECOND LEVEL. CF: DISCUSSION REGARDING FENESTRATION/FACADE SEPARATION ON EAST AND WEST ELEVATIONS. CF+ANG: CONCERNS REGARDING COMMERCIAL DESIGN/ COMMERCIAL BACK OF HOUSE ADJACENT TO RESIDENTIAL.

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) 12-10-19 Date

CF: CONCERNS REGARDING RELATIONSHIP OF EAST PORTION / DAWSON / HACKBERRY.

GS: EAST SIDE OF STRUCTURE CAN BE RECESSED TO BE MORE CONSISTENT WITH EXISTING

CF: CONCERNS REGARDING PARKING, LACK OF PERVIOUS COVER AND CONCERNS OF LOT COVERAGE.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: JANUARY 07, 2020 HDRC Case# 2019-727

ADDRESS: 707 DAWSON Meeting Location: 1901 S ALAMO

APPLICANT: HALEY SERNA / OPEN STUDIO ARCHITECTURE

DRC Members present: JEFF FETZER, CURTIS FISH

Staff present: EDWARD HALL

Others present: EDDY HERNANDEZ

REQUEST: CONSTRUCTION OF A ~~[illegible]~~ THREE-STORY COMMERCIAL STRUCTURE

COMMENTS/CONCERNS: HS: OVERVIEW OF UPDATES TO DESIGN SINCE PREVIOUS REVIEW. OVERALL BUILDING HEIGHT AND MASSING HAS BEEN REDUCED. JF: INSTEAD OF METAL FOR THE TOP LEVEL, CONSIDER STUCCO OR AN ALTERNATIVE BRICK COLOR (CREAM OR BUFF COLOR). ALL: DISCUSSION ON ALTERNATIVE BRICK COLORS. JF: PROVIDE COLOR ELEVATIONS. CF: COMFORTABLE WITH TOP LEVEL BEING METAL, BUT STUCCO IS MORE APPROPRIATE. HS: KITCHEN HAS BEEN RELOCATED - LANDSCAPE BUFFER INCLUDED. ALL: DISCUSSION

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) Date

ON REDUCING PERCEIVED MASSING, HOW TO INCORPORATE SETBACK ELEMENTS AT SOUTHEAST CORNER.

PROJECT DESCRIPTION:

Located at the corner of N. Hackberry and Dawson St., the proposed project will consist of a 2 story mixed use building with a portion of the roof dedicated to a viewing deck of downtown.

The first floor will be used as a community event space and activity hall.
The second floor will consist of leasable office space.

Currently, the site has a single story, over grown and unoccupied 4 plex apartment which will be demolished to accomodate the new structure. The demolished structure is not subject to any sort of historic significance at this time.

Building to lot ratio: 50%

Impervious cover: 87%

OPTION A - NO SETBACK IN MASSING

Open studio architecture

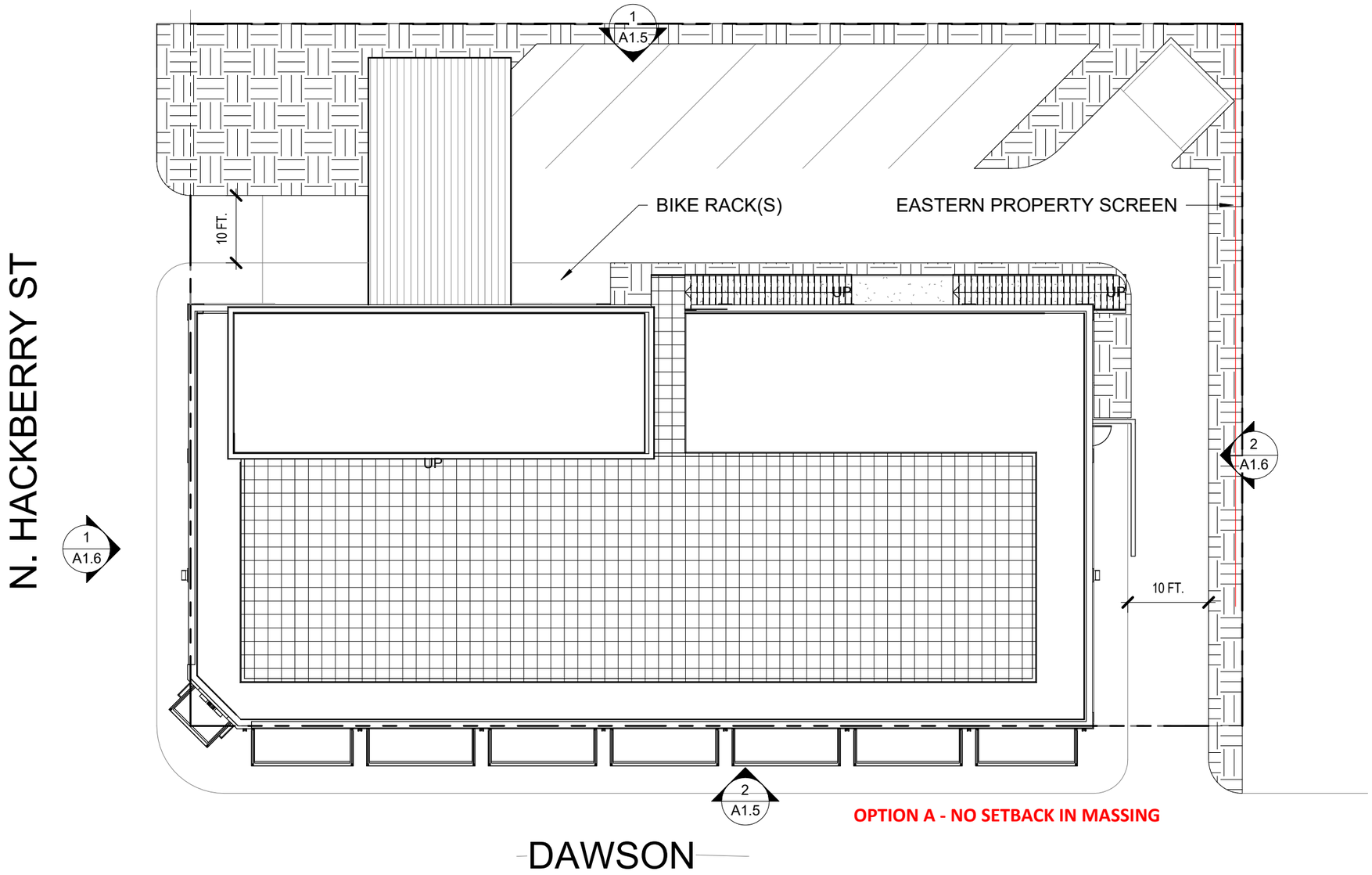
DIGNOWITY EVENT CENTER

707 DAWSON
SAN ANTONIO, TX

PROJECT#: 19.177

DATE: 1.8.20

PROPOSED ELEVATION



Open studio architecture

707 DAWSON ST. - A

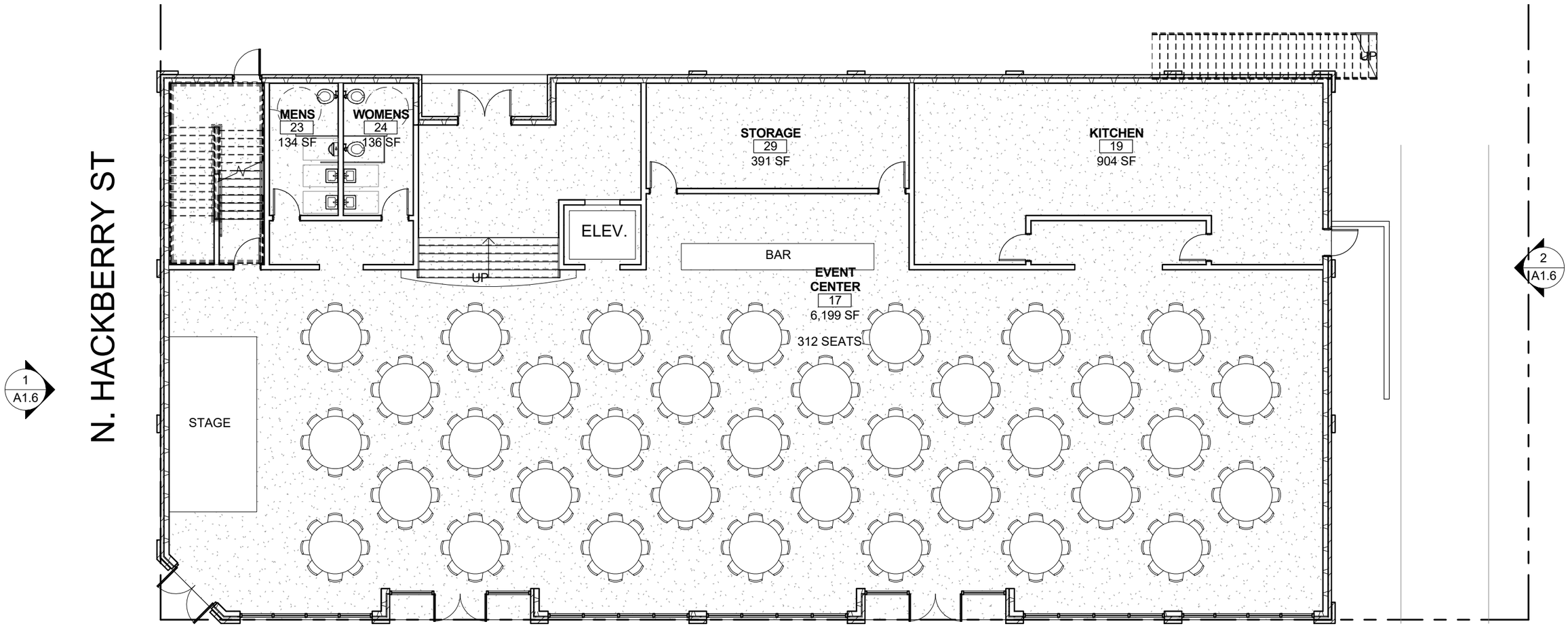
SAN ANTONIO, TX

SCHEMATIC SITE

project #: 19.177

1.14.20

A1.1



OPTION A - NO SETBACK IN MASSING

DAWSON

2
A1.5

Open studio architecture

707 DAWSON ST. - A

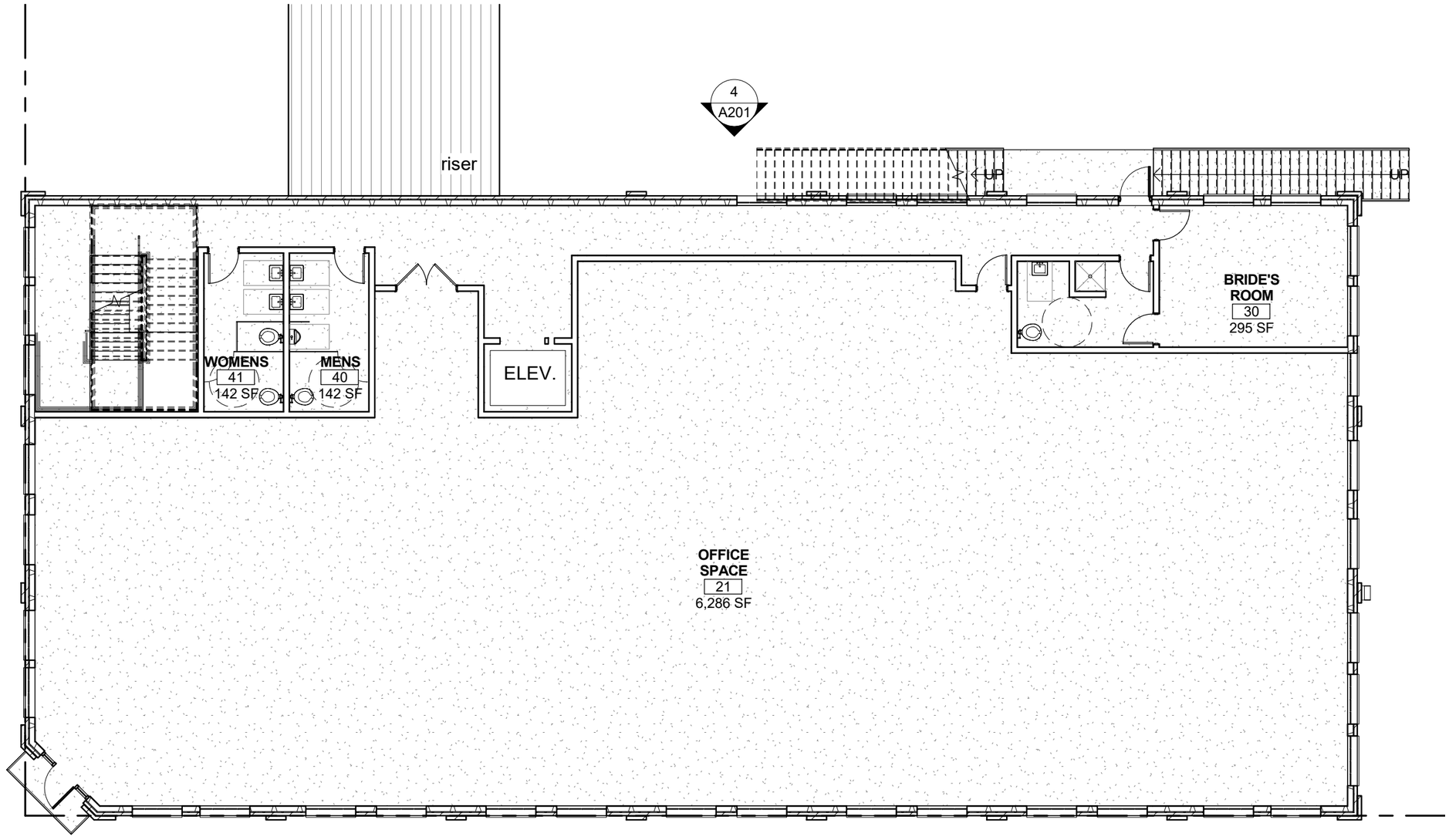
SAN ANTONIO, TX

SCHEMATIC PLAN 1ST FLOOR

project #: 19.177

1.14.20

A1.2



OPTION A - NO SETBACK IN MASSING

Open studio architecture

707 DAWSON ST. - A

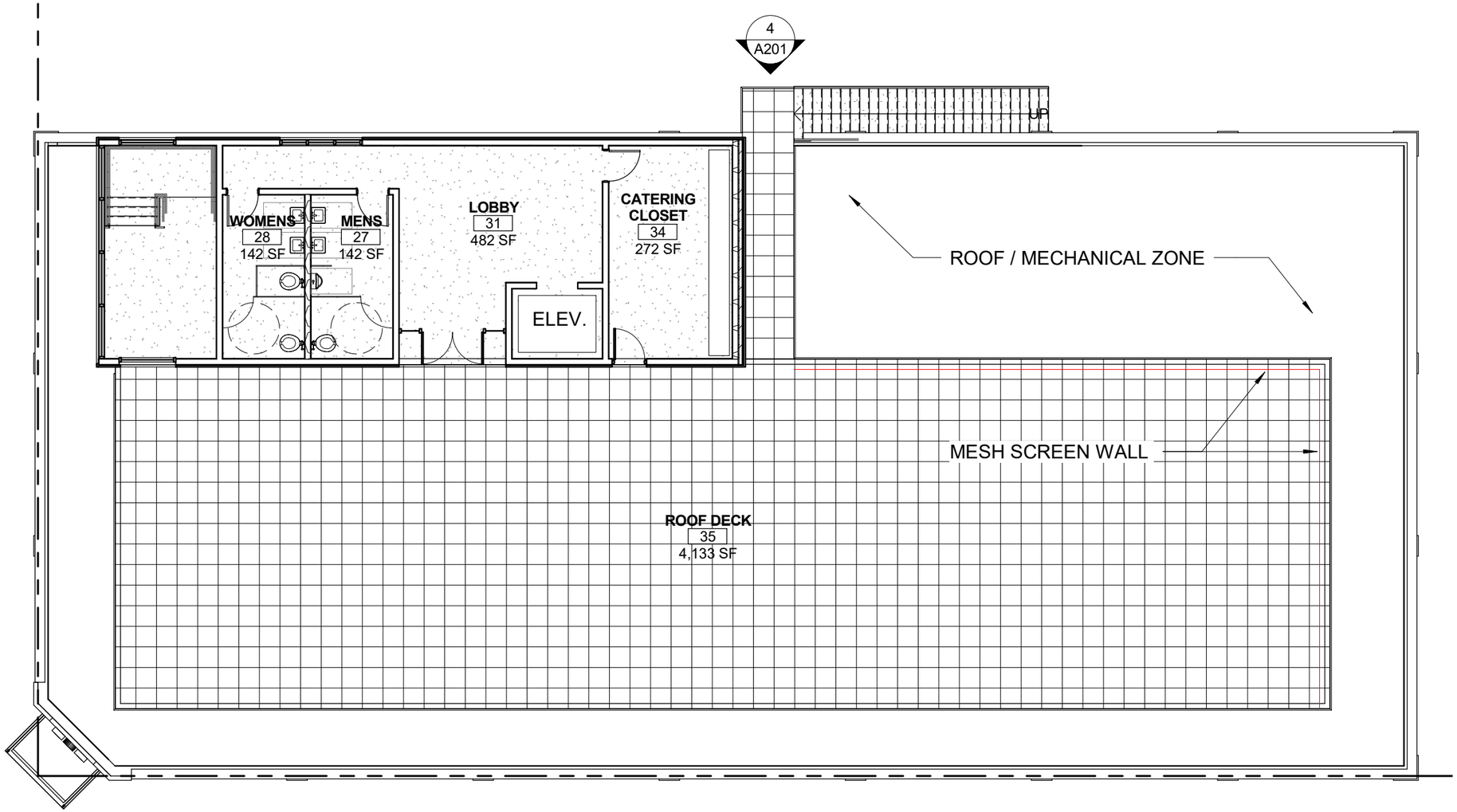
SAN ANTONIO, TX

SCHEMATIC PLAN 2ND FLOOR

project #: 19.177

1.14.20

A1.3



Open studio architecture

707 DAWSON ST. - A

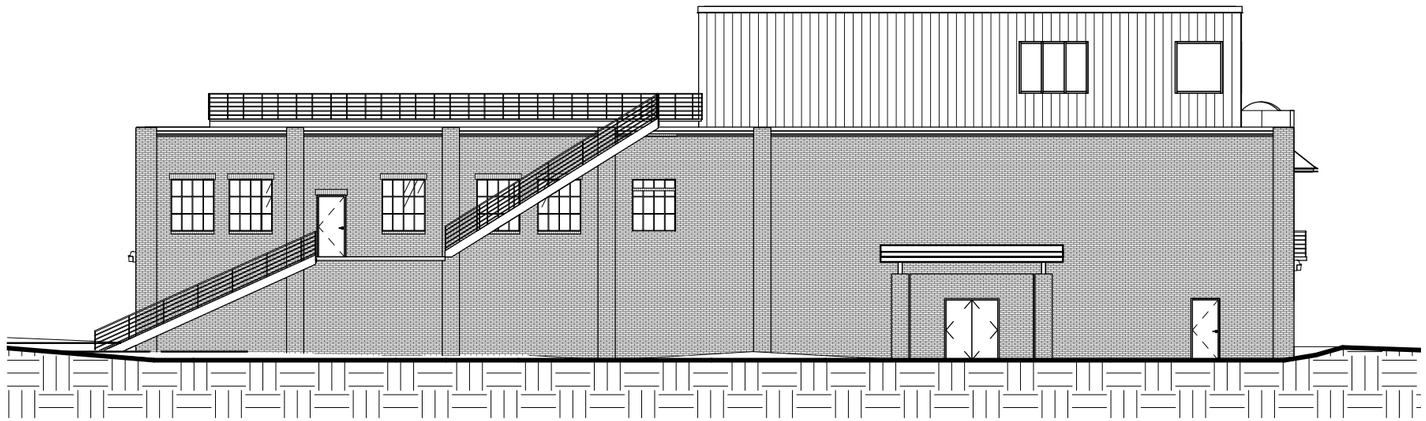
SAN ANTONIO, TX

SCHEMATIC PLAN ROOF DECK

project #: 19.177

1.14.20

A1.4



1 **SD NORTH**

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

2 **SD SOUTH**

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

OPTION A - NO SETBACK IN MASSING

Open studio architecture

707 DAWSON ST. - A

SAN ANTONIO, TX

SCHEMATIC ELEVATIONS

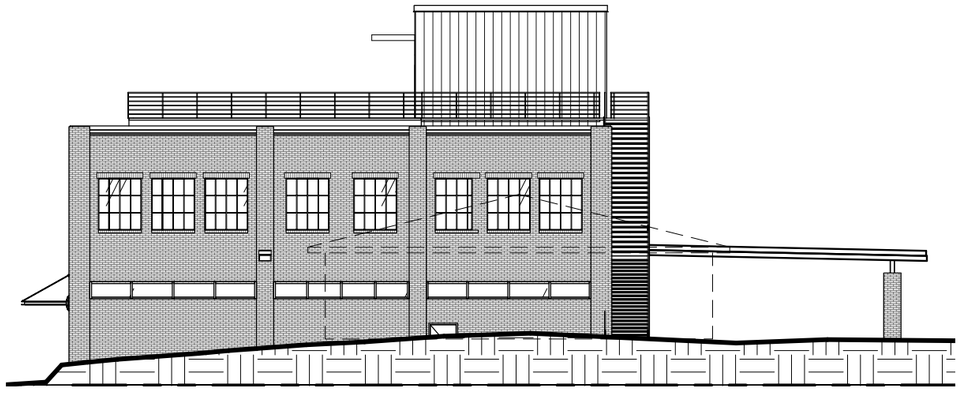
project #: 19.177

1.14.20

A1.5

1 **SD WEST**

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



2 **SD EAST**

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

OPTION A - NO SETBACK IN MASSING

Open studio architecture

707 DAWSON ST. - A

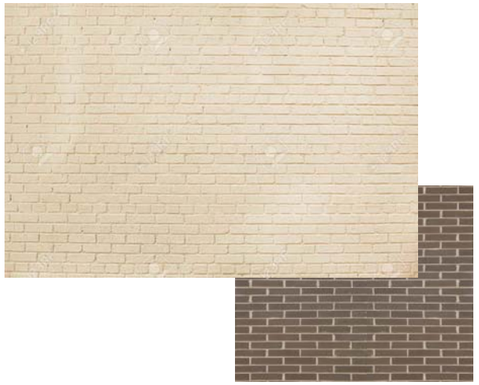
SAN ANTONIO, TX

SCHEMATIC ELEVATIONS

project #: 19.177

1.14.20

A1.6



WALLS: DARK RED BRICK

STOREFRONTS: ANODIZED BLACK

WINDOWS: BLACK CAST IRON

ROOF: WHITE TPO

ACCENT WALLS: DARK GREY METAL

ACCENT WALLS: METAL ALT 2

ACCENT WALLS: METAL ALT 3

Open studio architecture

707 DAWSON ST. - A

SAN ANTONIO, TX

MATERIAL SELECTION

project #: 19.177

1.14.20

A1.7

PROJECT DESCRIPTION:

Located at the corner of N. Hackberry and Dawson St., the proposed project will consist of a 2 story mixed use building with a portion of the roof dedicated to a viewing deck of downtown.

The first floor will be used as a community event space and activity hall.
The second floor will consist of leasable office space.

Currently, the site has a single story, over grown and unoccupied 4 plex apartment which will be demolished to accomodate the new structure. The demolished structure is not subject to any sort of historic significance at this time.

Building to lot ratio: 50%

Impervious cover: 87%

OPTION B- SETBACK IN MASSING

Open studio architecture

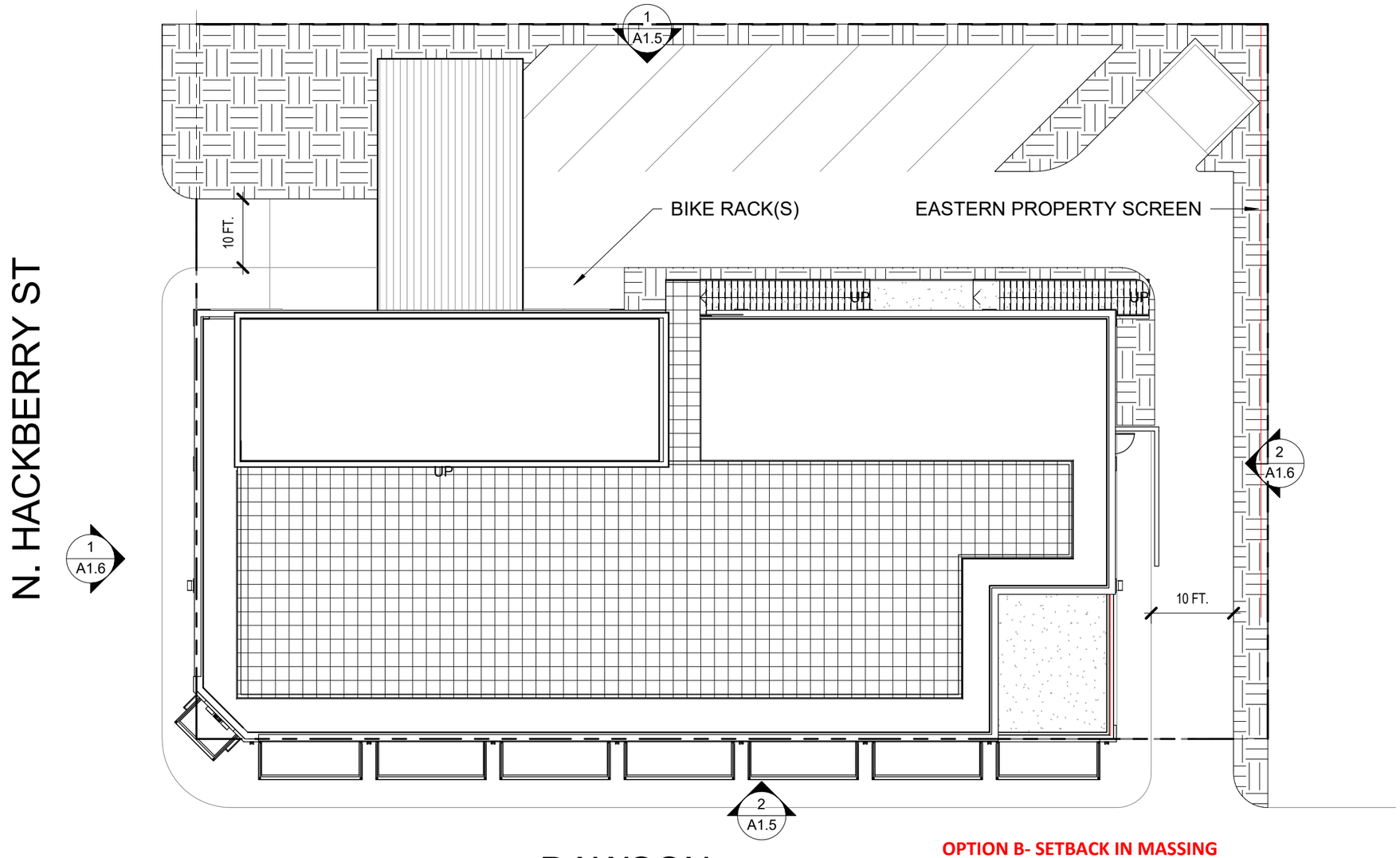
DIGNOWITY EVENT CENTER

707 DAWSON
SAN ANTONIO, TX

PROJECT#: 19.177

DATE: 1.8.20

PROPOSED ELEVATION



OPTION B- SETBACK IN MASSING

Open studio architecture

707 DAWSON ST. - B

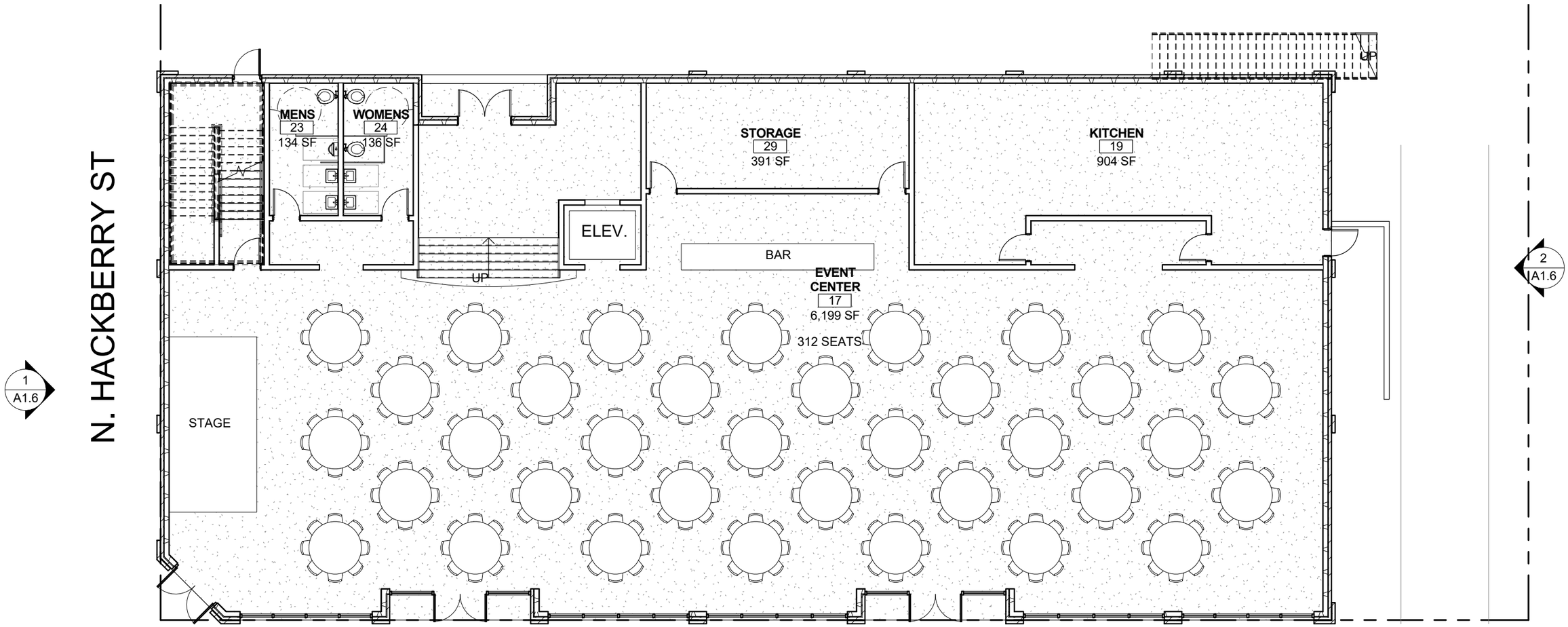
SAN ANTONIO, TX

SCHEMATIC SITE

project #: 19.177

1.14.20

A1.1



OPTION B- SETBACK IN MASSING

DAWSON

2
A1.5

Open studio architecture

707 DAWSON ST. - B

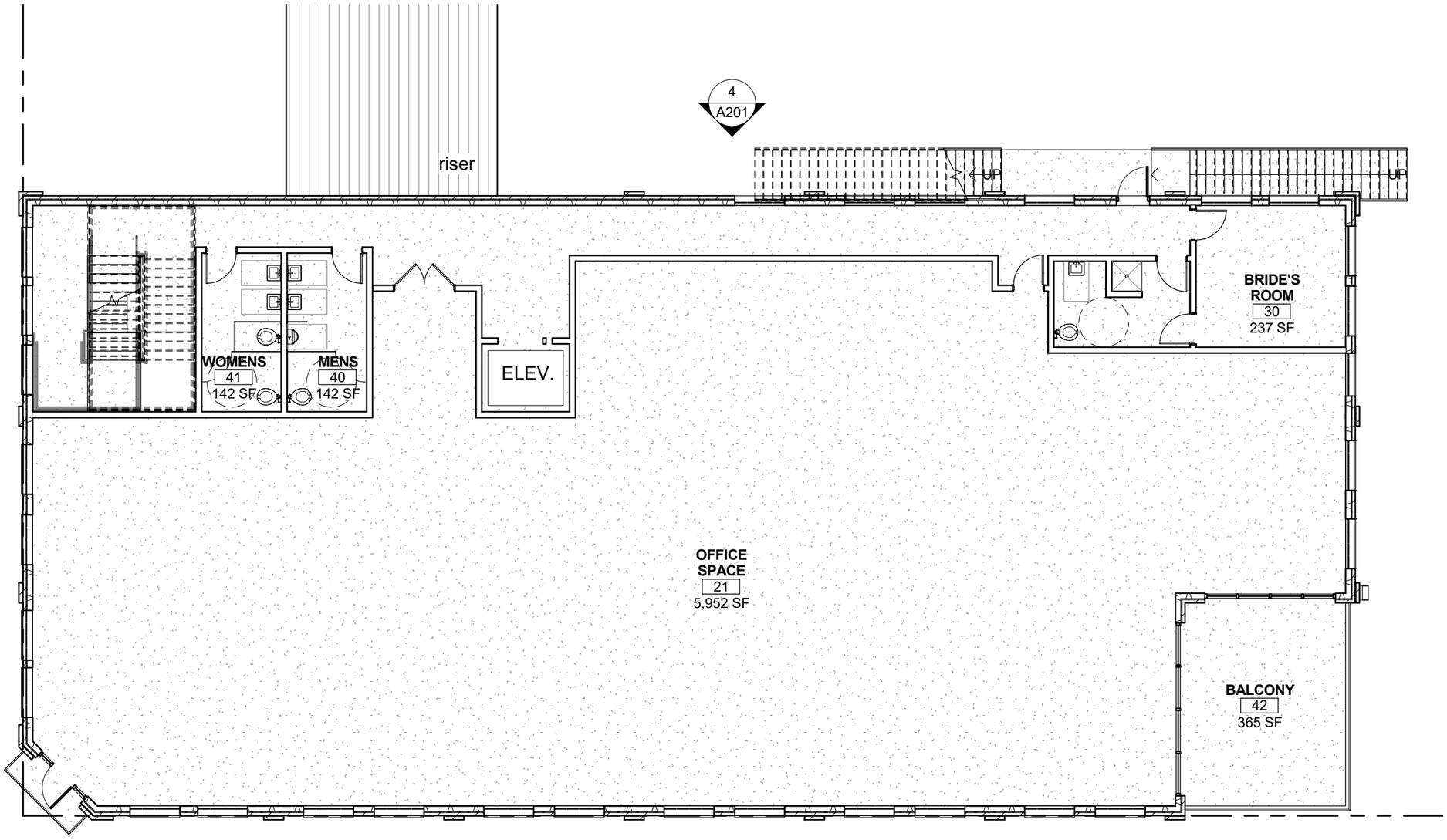
SAN ANTONIO, TX

SCHEMATIC PLAN 1ST FLOOR

project #: 19.177

1.14.20

A1.2



OPTION B- SETBACK IN MASSING

Open studio architecture

707 DAWSON ST. - B

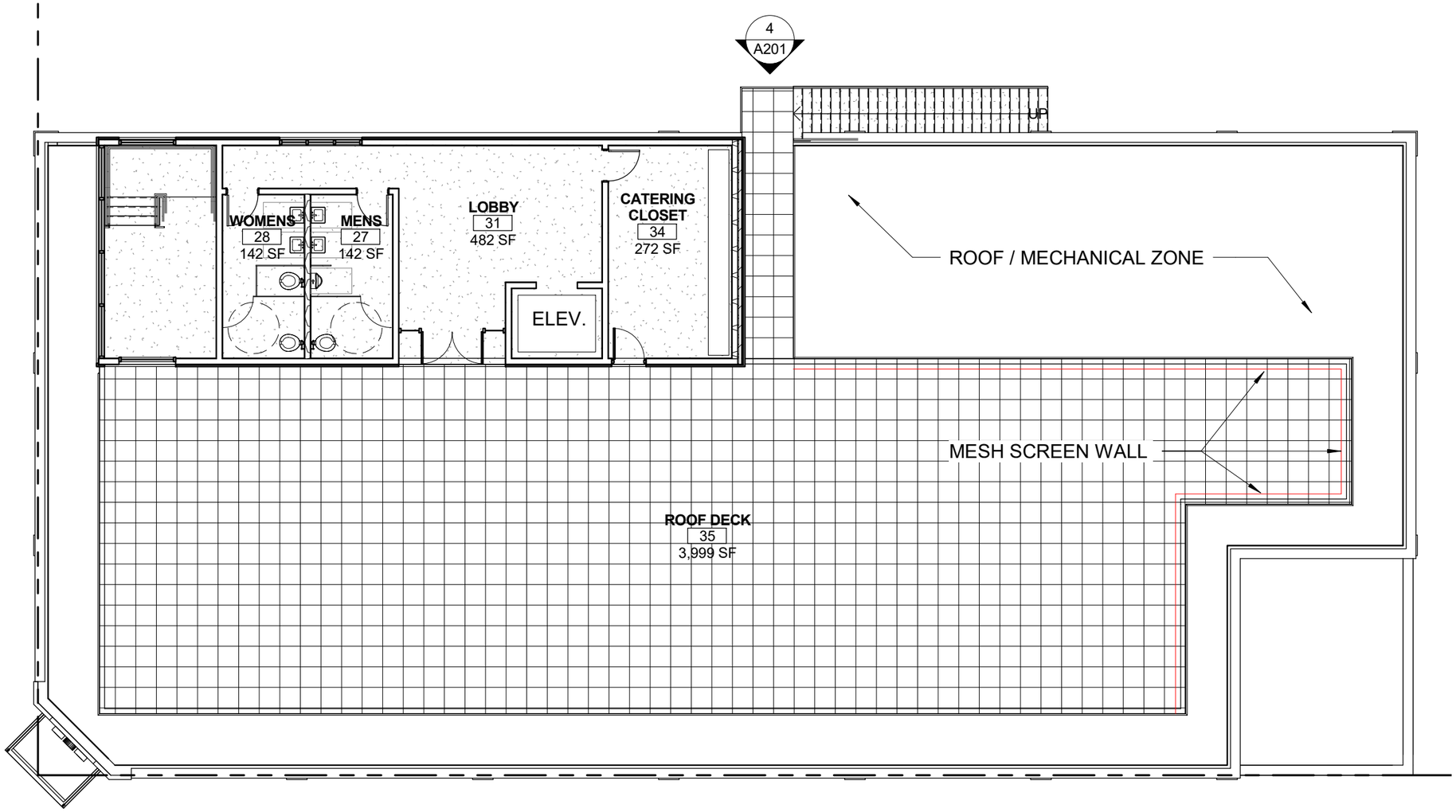
SAN ANTONIO, TX

SCHEMATIC PLAN 2ND FLOOR

project #: 19.177

1.14.20

A1.3



OPTION B- SETBACK IN MASSING

Open studio architecture

707 DAWSON ST. - B

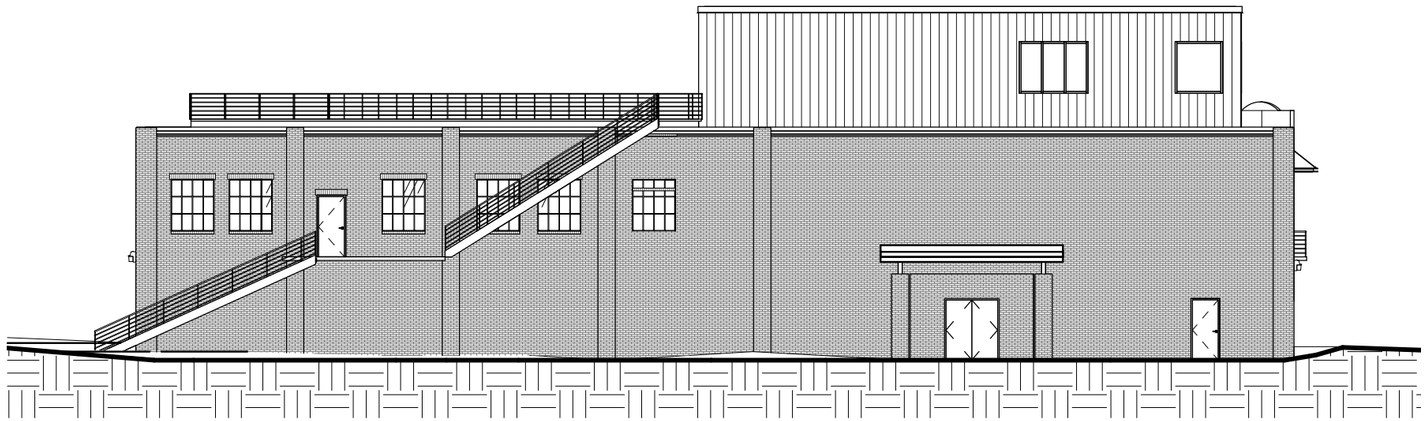
SAN ANTONIO, TX

SCHEMATIC PLAN ROOF DECK

project #: 19.177

1.14.20

A1.4



1 **SD NORTH**

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

2 **SD SOUTH**

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

OPTION B- SETBACK IN MASSING

Open studio architecture

707 DAWSON ST. - B

SAN ANTONIO, TX

SCHEMATIC ELEVATIONS

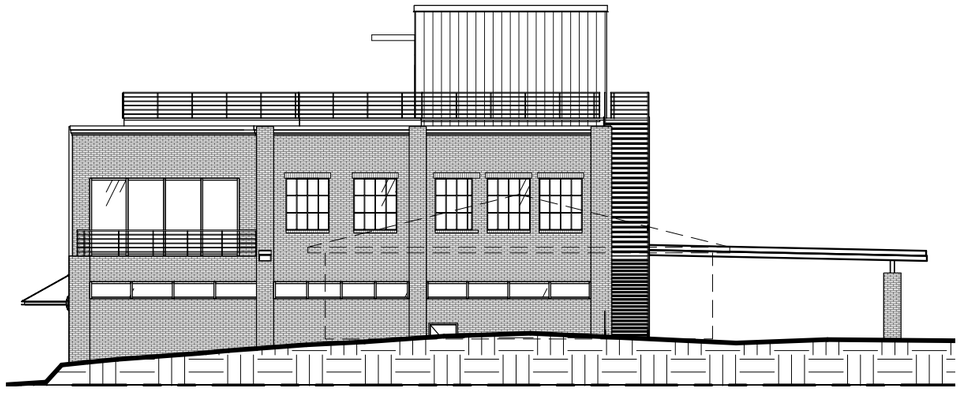
project #: 19.177

1.14.20

A1.5

1 **SD WEST**

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



2 **SD EAST**

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

OPTION B- SETBACK IN MASSING

Open studio architecture

707 DAWSON ST. - B

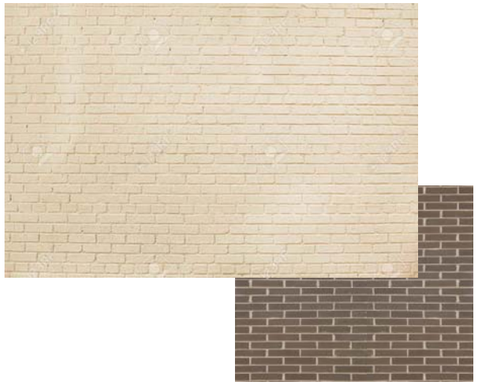
SAN ANTONIO, TX

SCHEMATIC ELEVATIONS

project #: 19.177

1.14.20

A1.6



WALLS: LIGHT & DARK TAN BRICK

STOREFRONTS: ANODIZED BLACK

WINDOWS: BLACK CAST IRON

ROOF: WHITE TPO

ACCENT WALLS: DARK GREY METAL

ACCENT WALLS: METAL ALT 2

EXISTING EXAMPLES: METAL PANEL

Open studio architecture

707 DAWSON ST. - B

SAN ANTONIO, TX

MATERIAL SELECTION

project #: 19.177

1.14.20

A1.7