HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2020

HDRC CASE NO: 2020-246

ADDRESS: 1024 DAWSON ST

LEGAL DESCRIPTION: NCB 1371 BLK 3 LOT E 38 FT OF 14

ZONING: RM-4, H

CITY COUNCIL DIST.: 2

DISTRICT: Dignowity Hill Historic District
APPLICANT: mark flinn/FLINN MARK
OWNER: mark flinn/FLINN MARK

TYPE OF WORK: Construction of a 2-story, rear accessory structure

APPLICATION RECEIVED: May 18, 2020

60-DAY REVIEW: Not applicable due to City Council Emergency Orders

CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct a 2-story, rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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. The applicant is requesting conceptual approval to construction a 2-story, rear accessory structure at 1024 Dawson, located within the Dignowity Hill Historic District. This property previously featured a rear accessory structure, which was determined to be non-contributing on May 10, 2019.
- b. MASSING & FORM The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. The applicant has proposed an overall massing of two stories in height, and a footprint of 760 square feet. The primary historic structure features an overall footprint of approximately 1,160 square feet. The existing footprint on site, including additions is approximately 1,346 square feet. The proposed footprint of the rear accessory structure is inconsistent with the Guidelines; however, staff finds that given the overall size of the lot, the

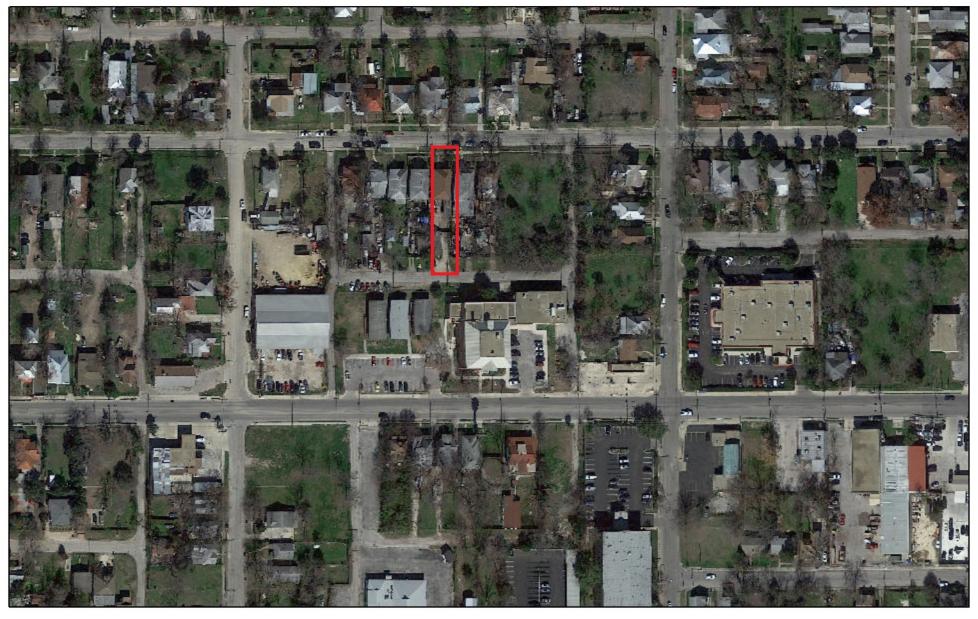
- footprint is appropriate and that the building footprints would not exceed fifty (50) percent of the buildable lot coverage.
- c. MASSING & FORM Regarding the overall height, the applicant has submitted a line of sight study that notes that the proposed two story structure would not be visible from the right of way due to its distance from the right of way at Dawson. Generally, staff finds that the applicant should explore ways to reduce the overall height of the proposed accessory, such as through reduced floor heights.
- d. ORIENTATION & SETBACKS The Guidelines for New Construction 5.B. notes that the predominant garage orientation and historic setback patterns of the block should be followed. Generally, staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate.
- e. CHARACTER The Guidelines for New Construction 5.A. notes that new accessory structures should relate to the primary historic structure in regards to their materials and window and door openings. The applicant has noted that the proposed rear accessory structure is to feature materials siding and windows that will match those found historically on the primary historic structure. Specific details found in elevation drawings should be submitted for final approval to determine appropriateness.

RECOMMENDATION:

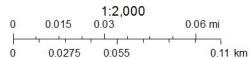
Staff recommends conceptual approval of the proposed massing, location and footprint based on findings a through e with the following stipulations:

- i. That the applicant explore ways to reduce the overall height of the proposed rear structure.
- ii. That in developing construction documents for final approval, the applicant match the materials of the primary historic structure.

City of San Antonio One Stop

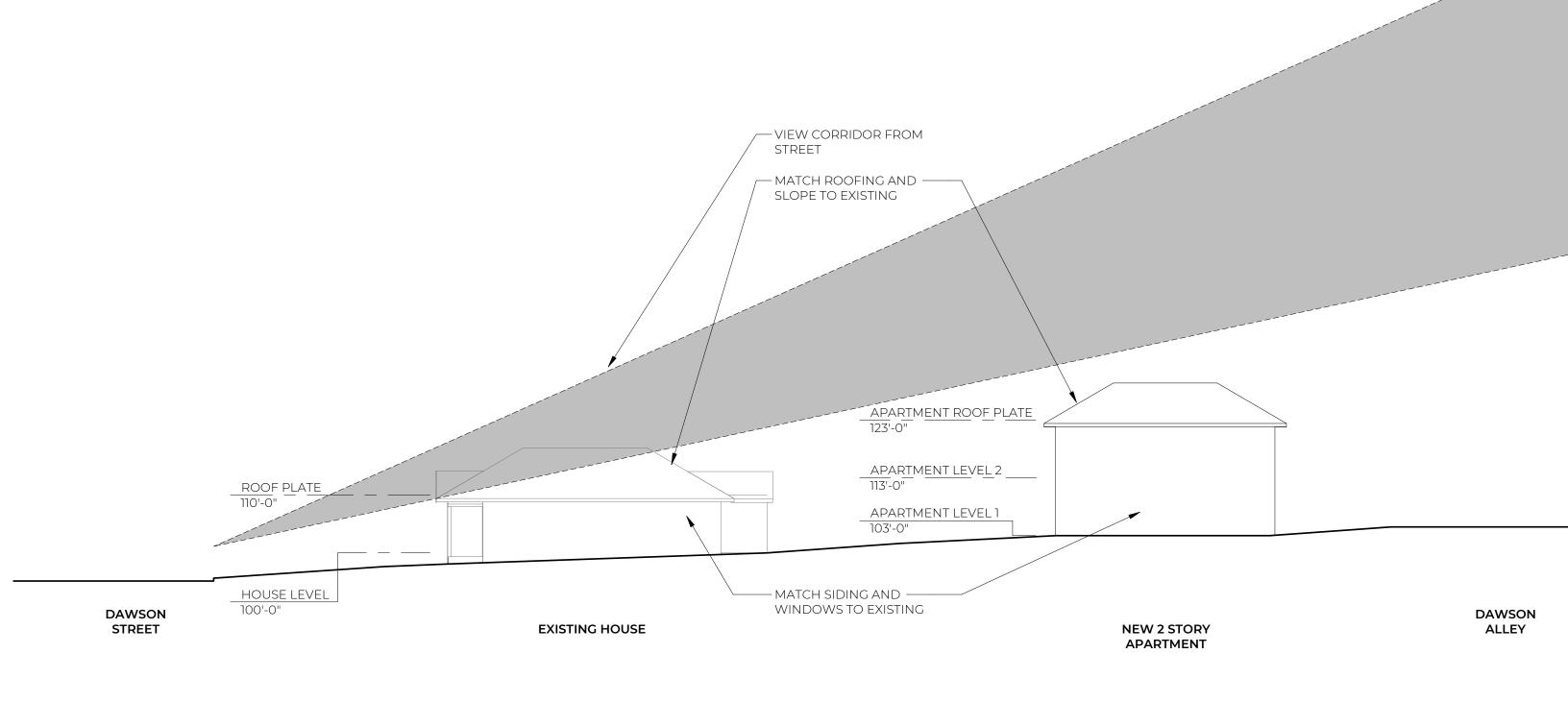


June 11, 2020











EXISTING HOME + NEW APARTMENTS

