

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

HDRC CASE NO: 2020-390
COMMON NAME: Dawson at N Olive (three individual lots, currently unaddressed)
LEGAL DESCRIPTION: NCB 570 (OLIVE-DAWSON SUBD), BLOCK 6 LOT 23 NCB 570 (OLIVE-DAWSON SUBD), BLOCK 6 LOT 22 NCB 570 (OLIVE-DAWSON SUBD), BLOCK 6 LOT 21
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ron Alvarado/AG Associates Architects
OWNER: Douglas Miller/DM Dirt, LLC
TYPE OF WORK: Construction of three, 2-story residential structures
APPLICATION RECEIVED: August 31, 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 three, 2-story residential structures on the vacant lot at the corner of Dawson at N Olive, located within the Dignowity Hill Historic District. These lots are currently unaddressed.

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct three, 2-story residential structures on the vacant lot at the corner of Dawson at N Olive, located within the Dignowity Hill Historic District. These lots are currently unaddressed.
- 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 lot is currently void of any structures. This lot is bounded by Dawson Street to the north and N Olive Street to the east. Historic structures on the 500 block of N Olive and the 700 block of Dawson all feature one story in height. Corner structures found historically on Dawson Street feature an orientation toward Dawson.
- d. **DESIGN REVIEW COMMITTEE** – The proposed new construction in its current design was reviewed by the Design Review Commission on September 8, 2020. At that meeting the Design Review Committee noted that the fenestration should be added to the Dawson façade, that the proposed massing should be separated, and that architectural details should be addressed to be consistent with those found historically within the district.
- e. **DESIGN REVIEW COMMITTEE** – This request was reviewed a second time by the Design Review Committee on September 22, 2020. At that meeting, the applicant presented an updated site plan. The DRC provided comments on this updated site plan, as well as comments on the previous design.
- f. **UPDATED SITE PLAN** – At the time of staff's review, the applicant had submitted an updated site plan, but no updated elevations. Staff has provided comments on the updates to the site plan in the finding below.
- g. **SETBACKS & ORIENTATION** – The applicant has proposed for the new construction to feature setbacks that exceed those found historically on both Dawson and N Olive. This is inconsistent with the Guidelines for New Construction. Regarding orientation, as noted in finding c, houses found historically on Dawson Street on corner lots feature an orientation toward Dawson. The proposed orientation toward N Olive is inconsistent with the Guidelines and historic development pattern found within the district. Staff finds that the proposed new construction should feature a setback that is equal to or greater than those found historically on the block and that the multiple structures should be re-oriented toward Dawson.

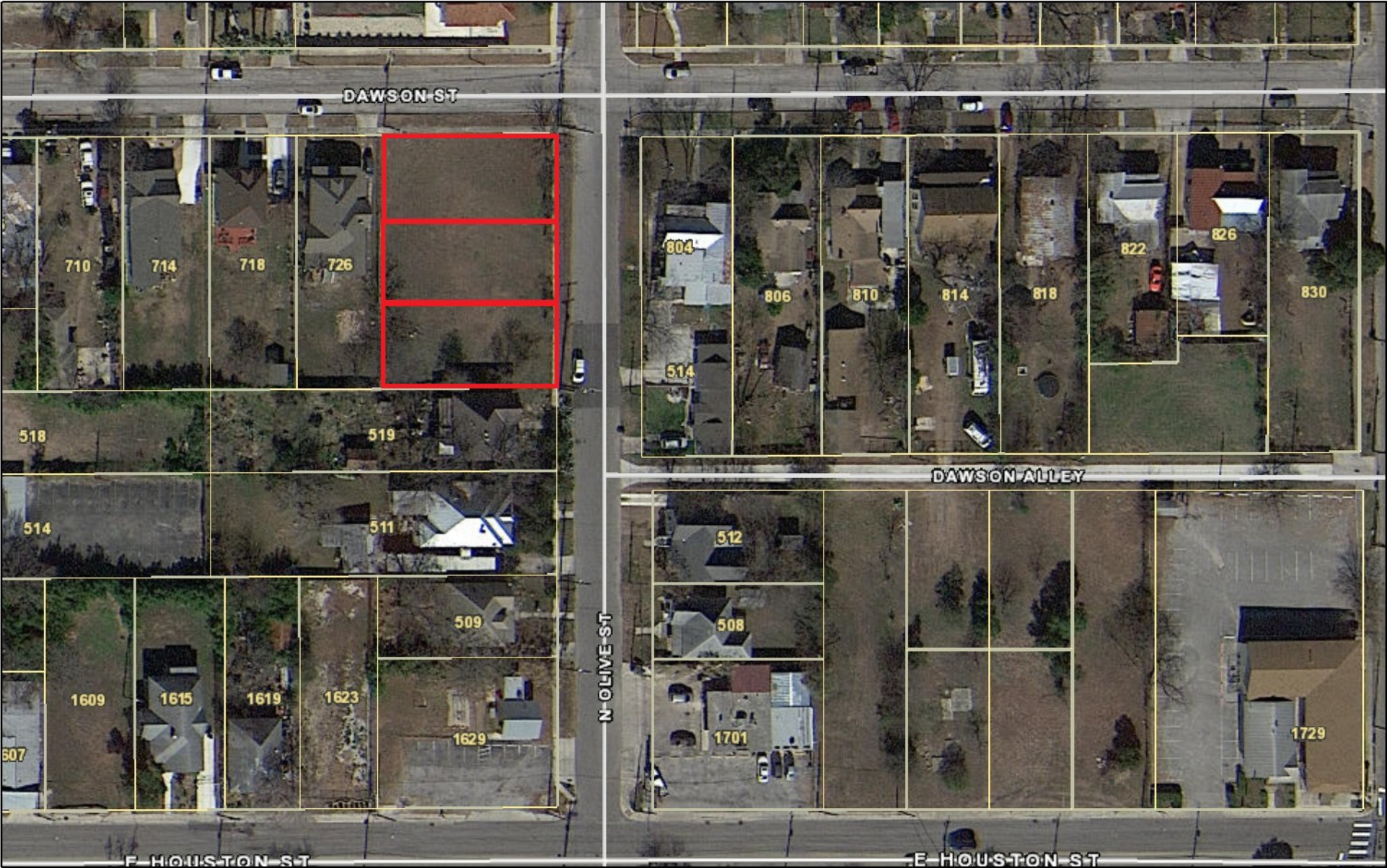
- h. **SCALE, MASS & HEIGHT** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. As noted in finding c, this the 500 block of N Olive and the 700 block of Dawson feature only one story structures. While the Guidelines allow for new construction to feature one story more in height than the height of the majority of the historic structures in the immediate vicinity, staff finds that the construction of three, 2-story structures with footprints, lot coverage and massing that is larger than what is found historically in the district to be inappropriate.
- i. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Staff finds the proposed entrance orientation to be appropriate for each structure other than the northernmost structure, which should feature an orientation toward Dawson.
- j. **FOUNDATION & FLOOR HEIGHTS** – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. Per the submitted elevations, the proposed new construction appears to feature foundation heights that are consistent with the Guidelines.
- k. **ROOF FORMS** – The applicant has proposed for the new construction to feature gabled and hipped roof forms. While these roof forms are found historically within the Dignowity Hill Historic District, the applicant has proposed overall roof massing that is atypical for what is found historically within the district; specifically in regards to overall width.
- l. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally, staff finds the proposed window and door openings to be appropriate in regards to their size and profile; however, staff finds that additional fenestration should be added to side facades.
- m. **LOT COVERAGE** – The applicant has not provided information regarding lot coverage nor the building to lot ratio. Staff finds that no more than fifty (50) percent of the lot should be occupied by building footprint, per the Guidelines.
- n. **BUILDING SPACING** – The applicant has proposed approximately sixteen (16) and nine (9) feet between each structure. The proposed building spacing is atypical for what is found historically within the district.
- o. **MATERIALS** – The applicant has noted materials that include standing seam metal roofs, composite siding, wood columns, composite and wood trim and wood porch rails. The proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or a low profile ridge cap. If a ridge cap is used, it must be reviewed and approved prior to installation. The proposed siding should feature an exposure of four inches, a smooth finish, a thickness of ¾” and mitered corners. Columns should be six inches square.
- p. **WINDOW MATERIALS** – At this time, the applicant has not provided information regarding window materials. Staff finds that a wood, or aluminum clad wood window should be installed that is consistent with staff’s specifications for windows, which are noted in the applicable citations.
- q. **ARCHITECTURAL DETAILS** – As noted in the findings above, staff finds that multiple structures should be oriented toward Dawson. Additionally, staff finds that additional fenestration should be added to side facades and that overall widths should be modified to address both massing and building spacing.
- r. **PARKING** – The applicant has proposed internal parking to be accessed by a rear drive with access to Dawson. This would result in garage doors being visible from the right of way at Dawson Street. Staff does not find the use of garage doors on a side (visible) façade to be appropriate. Parking within the footprint of a primary residential structure is not found historically within the Dignowity Hill Historic District. Staff finds that internally oriented parking may be appropriate through a reorientation of the structures on the site.
- s. **DRIVEWAY** – The applicant has proposed a driveway on Dawson to feature ten (10) feet in width. This is consistent with the Guidelines.
- t. **LANDSCAPING** – The applicant has noted provide information regarding landscaping including front walkways and landscaping materials. Staff finds that the Guidelines for Site Elements should be adhered to in developing landscaping plans.
- u. **MECHANICAL EQUIPMENT** – The applicant has not noted the location of mechanical equipment at this time. Mechanical equipment should be screened from view from the public right of way.

RECOMMENDATION:

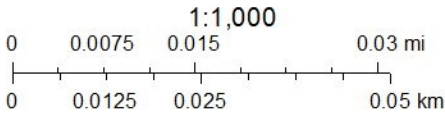
Staff does not recommend conceptual approval based on findings a through s. Staff recommends that the applicant address the following items prior to receiving a recommendation for conceptual approval from staff.

- i. That the proposed new construction feature setbacks that are equal to or greater than those found historically on the block and that the entire site plan be reconfigured to allow for multiple buildings to be oriented toward Dawson as noted in finding g.
- ii. That the applicant incorporated a reduced massing and height as noted in finding h. As proposed, the massing is atypical for what is found historically within the district. The height of new construction should not exceed the height of adjacent historic houses by more than one story. Additional height may be accomplished through a change in roof form, utilization of a half-story, or step downs in height from adjacent single story homes.
- iii. That the applicant modify the proposed width in relationship to roof forms as the proposed roof forms feature widths that are atypical with those found historically within the district in regards to overall width, as noted in finding k.
- iv. That the applicant incorporate additional fenestration on the side facades as noted in finding l.
- v. That the applicant confirm that lot coverage for each lot does not exceed fifty (50) percent lot coverage, including paving, as noted in finding m.
- vi. That the proposed building spacing be increased as noted in finding n.
- vii. That the proposed standing seam metal roofs feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or a low profile ridge cap. If a ridge cap is used, it must be reviewed and approved prior to installation. The proposed siding is to feature an exposure of four inches, a smooth finish, a thickness of ¾" and mitered corners. Columns should be six inches square.
- viii. That window materials should staff's standards for windows in new construction as noted in finding o.
- ix. That the proposed parking be modified to not feature parking that results in garage doors that are visible from the primary street, Dawson. Parking with garages may be appropriate if oriented internally within the site.
- x. That a landscaping plan be developed and that all mechanical equipment be screened from view at the public right of way as noted in findings t and u.

City of San Antonio One Stop



September 10, 2020







CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: August 11, 2020

HDRC Case #:

ADDRESS: Dawson at N Olive

Meeting Location: WebEx

APPLICANT: Douglas Miller, Ron Alvarado

DRC Members present: Jeff Fetzer, Matt Bowman, Curtis Fish

Staff Present: Shanon Miller, Cory Edwards, Edward Hall

Others present:

REQUEST: Construction of a multi-family, multi-structure development

COMMENTS/CONCERNS:

DM: Overview of project, location sites, etc.

CF: Questions regarding existing context in vicinity

JF: Questions regarding proposed setbacks

CF: New construction should not be set in front of the existing, historic structures, on both street.

MB: Neighboring setbacks should be shown on the proposed site plan (on both streets). Provide context on elevations (show neighboring properties and topography changes).

MB: Concerns regarding materiality and massing/repetitive massing, typically commission likes to see unique designs.

JF: Questions regarding materials (brick, metal, d'hanis).

JF: The proposed use of materials, windows (size and shape), roof forms should reference the historic structures within the district. Design at the moment is industrial in nature. The design as proposed is foreign to the historic structures within the districts.

DM: Questions about changes that should be made.

JF: Overview of materials, profiles and details that would be appropriate to be incorporated into the design.

OVERALL COMMENTS:



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: September 8, 2020

HDRC Case #: 2020-390

Address: Dawson at N Olive

Meeting Location: WebEx

APPLICANT: Ron Alvarado

DRC Members present: Jeff Fetzer, Scott Carpenter, Curtis Fish, Andi Rodriguez (Centro), Daniel Lazarine

Staff Present: Edward hall

Others present:

REQUEST:

Construction of three, 2-story residential structures at the corner of Dawson and N Olive

COMMENTS/CONCERNS:

CF: Comments regarding setbacks – setbacks should be deeper than those found historically on the block

RA: Not feasible for the property owner to re-orient the structures

SC: A setback diagram should be created for structures on the block to show the relationship between the proposed setback and the historic setbacks.

SC: Concerned about widths of the proposed new construction - the Dawson elevation appears as one large elevation. The proposed massing is atypical for what is found historically within the district. The massing should be broken down.

JF: Large massing (duplex units) should be separated. Concerned about lot coverage - there is not much yard space; most of the rear is pavement.

RA: Approximately 80% lot coverage.

DL: Units at Dawson and Olive appear to meet the design intent regarding scale and orientation.

RA: Overview of materials

SC: Consider studying the proportions of windows. Windows should feature true divided lites, columns should align from the first floor to the second floor.

JF: Additional fenestration needs to be added to the Dawson elevation.

SC: The wraparound porch and columns should be studied more, especially how the first and second levels relate.

DL: Windows should feature uniform head heights

CF: Comments regarding the exhibits – exhibits should be revised to include a more accurate scale.

JF: Study floor to ceiling heights and how those impact the overall building heights, look at massing, lot coverage and fenestration

OVERALL COMMENTS:



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: September 22, 2020

HDRC Case #: 2020-390

Address: Dawson at N Olive

Meeting Location: WebEx

APPLICANT: Ron Alvarado

DRC Members present: Jeff Fetzer, Anne-Marie Grube, Gabriel Velasquez

Staff Present: Edward Hall

Others present: Douglas Miller

REQUEST:

Construction of three, 2-story residential structures at Dawson and N Olive

COMMENTS/CONCERNS:

RA: Overview of proposed new construction and updates from last DRC meeting/updates to address OHP staff's comments.

AMG: Front structures (Dawson) should be reconfigured - a structure should front Dawson or incorporate entrance elements on Dawson. Concerns about attached garages - not found historically within the district. Fenestration should be added to the expanses of walls that lack elevation.

AMG: Have other parking options been explored that do not include attached garages/parking within the footprint of the structure? No

RA: Currently re-evaluating overall heights and ridge heights.

JF: Percentage of lot coverage was previously discussed. Has that been calculated? (Updated site plan is below 50%)

GV: Questions about existing property configuration (why 3 lots).

GV: Why are garages oriented toward the side rather than rear (south) - this results in a lack of fenestration.

GV: Does not think that Dawson should appear as a front, but should be well designed.

GV: A detached garage would be better received – internal garages is creating conflicting massing.

JF: What is the depth of the cantilever at the rear? (5 feet from garage)

JF: Can cantilever be eliminated and all structures be shifted further back to align with historic structure on N Olive.

JF: Does the current zoning allow zero setbacks on north side?

OVERALL COMMENTS:



October 1, 2020

Historic District Review Commission

Re: Dawson at N. Olive Project

Below is the response to Staff's comments as per their document received on September 11, 2020.

- i. That the proposed new construction feature setbacks that are equal to or greater than those found historically on the block and that the entire site plan be reconfigured to allow for multiple buildings to be oriented toward Dawson as noted in finding e.
RESPONSE: The revised setbacks for the new construction is in line with what is found with the housing surrounding the project. Please see the site Plan for Dimensions.
- ii. That the applicant incorporated a reduced massing and height as noted in finding f. As proposed, the massing is atypical for what is found historically within the district. The height of new construction should not exceed the height of adjacent historic houses by more than one story. Additional height may be accomplished through a change in roof form, utilization of a half-story, or step downs in height from adjacent single story homes.
RESPONSE: the massing and Heights of the new construction do not exceed the heights that are found within the district for Two Story Structures. Currently and directly adjacent to the site at the North east intersection, there is a Two Story residence.
- iii. That the applicant modify the proposed width in relationship to roof forms as the proposed roof forms feature widths that are atypical with those founds historically within the district in regards to overall width, as noted in finding i.
RESPONSE: the overall roof forms do confirm as to what is found within the district.
- iv. That the applicant incorporate additional fenestration on the side facades as noted in finding j.
RESPONSE: the side elevations of each structure will incorporate fenestration to enhance the curb appeal. Please see the Exterior Elevations.
- v. That the applicant confirm that lot coverage for each lot does not exceed fifty (50) percent lot coverage, including paving, as noted in finding k.
RESPONSE: the lot coverage for each new structure is below the 50% Lot Coverage. Please refer to Site Plan for actual calculations.
- vi. That the proposed building spacing be increased as noted in finding l.
RESPONSE: The revised Site plan is showing an increased spacing between structures.
- vii. That the proposed standing seam metal roofs feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or a low profile ridge cap. If a ridge cap is used, it must be reviewed and approved prior to installation. The proposed siding is to feature an exposure of four inches, a smooth finish, a thickness of $\frac{3}{4}$ " and mitered corners. Columns should be six inches square.
RESPONSE: the finishes will meet the recommendations.
- viii. That window materials should staff's standards for windows in new construction as noted in finding n.
RESPONSE: Either wood or aluminum clad windows will be specified that will adhere to the guidelines.

- ix. That the proposed parking be modified to not feature parking that results in garage doors that are visible from the primary street, Dawson. Parking with garages may be appropriate if oriented internally within the site.
RESPONSE: the parking and garages are situated as shown in the Site Plan. This is the most efficient design for the project without creating any distractions to affect the curb appeal along Dawson Street. The structures have also been repositioned to assist in the reducing of the exposure along Dawson Street.
- x. That a landscaping plan be developed and that all mechanical equipment be screened from view at the public right of way as noted in findings r and s.
RESPONSE: the mechanical systems will be screened partially by the structures and an additional screening via landscape or other forms of screening that will meet the guidelines.

RECOMMENDATION: RESPONSE

Staff does not recommend conceptual approval based on findings a through s. Staff recommends that the applicant address the following items prior to receiving a recommendation for conceptual approval from staff.

- i. That the proposed new construction feature setbacks that are equal to or greater than those found historically on the block and that the entire site plan be reconfigured to allow for multiple buildings to be oriented toward Dawson as noted in finding e.
RESPONSE: the setbacks for the new structures have been revised and can be seen in the revised Site Plan. Although the corner lot, along with the other two lots are not addressed. The corner lot does have an orientation facing N. Olive Street and Not Dawson Street. To re-plat the corner lot will make the project unfeasible which would result in not moving forward with project.
- ii. That the applicant incorporated a reduced massing and height as noted in finding f. As proposed, the massing is atypical for what is found historically within the district. The height of new construction should not exceed the height of adjacent historic houses by more than one story. Additional height may be accomplished through a change in roof form, utilization of a half-story, or step downs in height from adjacent single story homes.
RESPONSE: The overall height of the new construction does not exceed the overall height of the adjacent structure by more than one story. The new construction project does meet and or improves on the above recommendation.
- iii. That the applicant modify the proposed width in relationship to roof forms as the proposed roof forms feature widths that are atypical with those founds historically within the district in regards to overall width, as noted in finding i.
RESPONSE: The revised exterior Elevations have been articulated to reduce the roof appearance massing.
- iv. That the applicant incorporate additional fenestration on the side facades as noted in finding j.
RESPONSE: this comment has been addressed. Please refer to the exterior elevations.
- v. That the applicant confirm that lot coverage for each lot does not exceed fifty (50) percent lot coverage, including paving, as noted in finding k.
RESPONSE: the revised Site Plan illustrates via calculations that each dwelling do not exceed the 50% lot coverage. According to the HDRC guidelines the 50% is stating that the building footprint is to be used for the calculations which do not include paving areas.
- vi. That the proposed building spacing be increased as noted in finding l.
RESPONSE: Please refer to the revised site plan. The plan shows that the building spacing has been increased

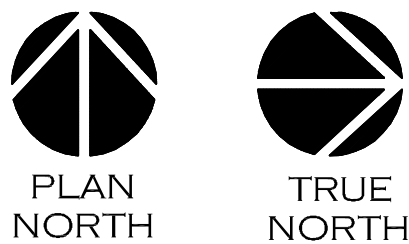
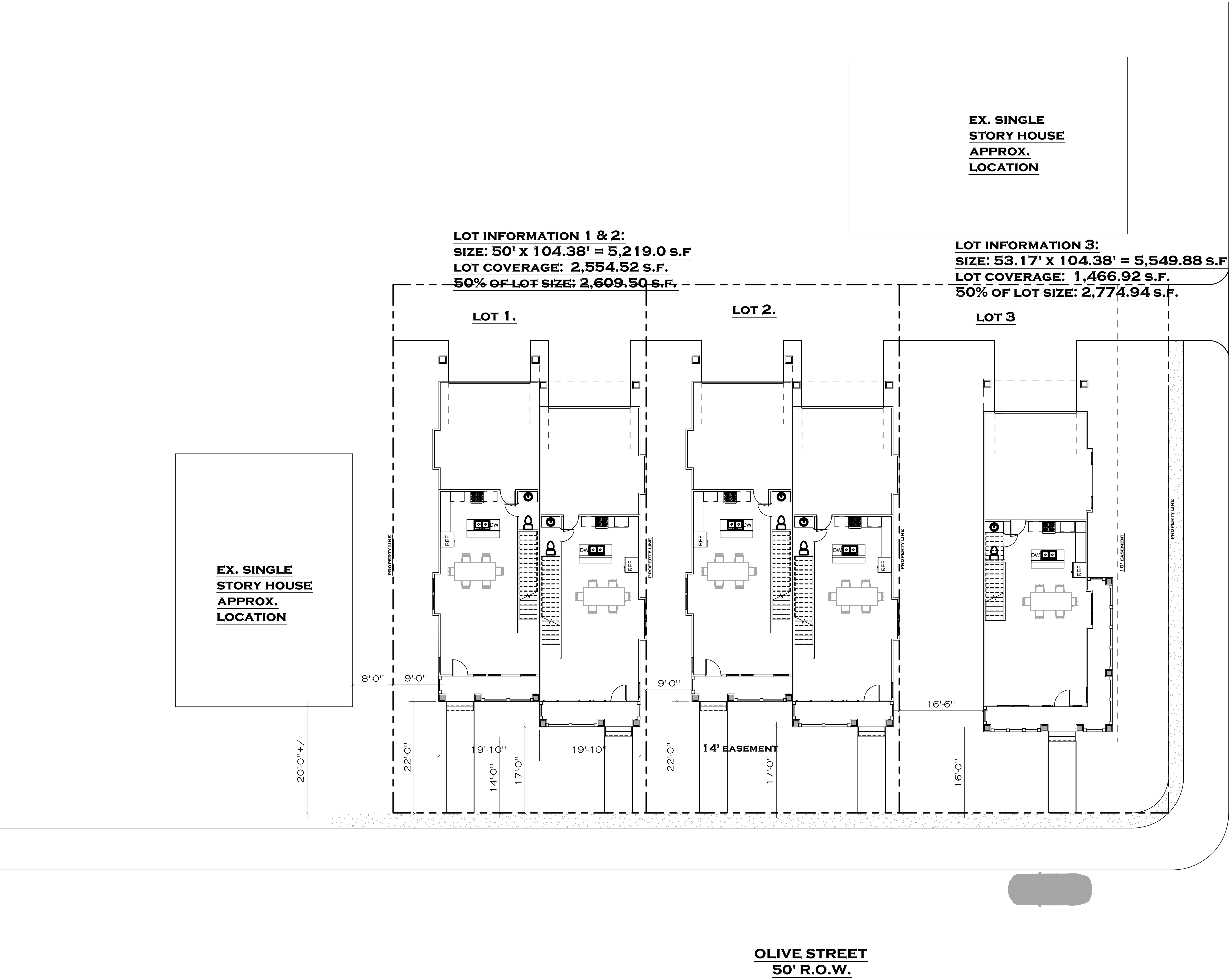
- vii. That the proposed standing seam metal roofs feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or a low profile ridge cap. If a ridge cap is used, it must be reviewed and approved prior to installation. The proposed siding is to feature an exposure of four inches, a smooth finish, a thickness of 3/4" and mitered corners. Columns should be six inches square.
RESPONSE: All roofing, siding, columns and trims will meet these comments. See the revised Exterior Elevations.
- viii. That window materials should staff's standards for windows in new construction as noted in finding n.
RESPONSE: The window materials and standards will be used that are within the guidelines. See the revised Exterior Elevations. Also, see the response comment viii above within this document.
- ix. That the proposed parking be modified to not feature parking that results in garage doors that are Visible from the primary street, Dawson. Parking with garages may be appropriate if oriented internally within the site.
RESPONSE: the parking and garages are situated as shown in the Site Plan. This is the most efficient design for the project without creating any distractions to affect the curb appeal along Dawson Street. The structures have also been repositioned to assist in the reducing of the exposure along Dawson Street.
- x. That a landscaping plan be developed and that all mechanical equipment be screened from view at the Public right of way as noted in findings r and s.
RESPONSE: the mechanical systems will be screened partially by the structures and an additional screening via landscape or other forms of screening that will meet the guidelines. All landscaping will address the guidelines.

Thank you in advance for reviewing our project and reviewing the response to comments and recommendations.

Sincerely,



By: Ron M. Alvarado



1 OVERALL SITE PLAN -
1" = 10'-0" 9-22-2020

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CONSULTANTS:

PROJECT:

**OLIVE STREET
CUSTOM
TOWNHOMES**
OLIVE STREET
SAN ANTONIO, TEXAS

REVISIONS:

PROJECT STATUS

SHEET TITLE
OVERALL SITE PLAN

DATE

PROJECT NO.

DRAWN BY.

CHECKED BY.

SHEET NUMBER

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1 OVERALL FLOOR PLANS - LEVEL 01

1/8" = 1'-0"



2 OVERALL FLOOR PLANS - LEVEL 02

1/8" = 1'-0"

NOTES:

1. VERIFY ALL DIMENSIONS AT JOB SITE.
2. DO NOT SCALE DRAWINGS.
3. USE TREATED WOOD AS BASE PLATES @ ALL EXTERIOR WALLS.
4. ALL STUDS ARE 16" O.C.
5. WINDOWS SIZES NOTED ARE NOMINAL UNIT SIZES. VERIFY ACTUAL ROUGH OPENING DIMENSIONS W/ MFR.
6. R-38 BATT INSULATION TO BE USED FOR CEILING, AND R-13 FOR EXTERIOR WALLS.
7. 5/8" DRYWALL TAPED AND SANDED.
8. ALL HEADER SPACERS TO BE CONTINUOUS 1/2" PLYWD.
9. SUPPORT POSTS TO BE TREATED AS PER OWNER. REAR POST TO BE HSS STEEL COLUMNS
10. FOR WIND BRACING @ CORNERS USE 1/2" PLYWD W/ BLOCKING @ SPLICE.
11. ALL EXTERIOR SURFACES STONE & STUCCO AS INDICATED AT EXTERIOR ELEVATIONS.
12. PROVIDE CASING BEAD WITH WEEPS & FLASHING AT ALL STUCCO/WINDOW CONDITIONS.

GENERAL NOTES:

- A. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIAL INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS.
- B. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE BUILDING CODE AND ALL LOCAL CODES.
- C. THE CONTRACTOR SHALL REPORT TO THE DESIGNER ANY ERROR INCONSISTENCIES, OR OMISSION HE/SHE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- D. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF WORK.
- E. CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE CITY OR GOVERNING AGENCIES.
- F. CITY APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETED.
- F. CITY APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETED.
- H. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS BE LEFT IN A CLEAN BROOM CONDITION AT ALL TIMES.
- I. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER, OR INFERIOR MATERIAL OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER COMPLETION.
- J. CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, REGULATIONS, AND STATE DEPARTMENT OF INDUSTRIAL REGULATIONS, DIVISION OF INDUSTRIAL SAFETY (O.S.H.A.) REGULATIONS.
- K. CONTRACTOR SHALL REFER AND CROSS-CHECK DETAILS, DIMENSIONS, NOTES AND ALL REQUIREMENTS ON THE THIS SET OF DRAWINGS WITH THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS.
- L. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S, EMPLOYEE'S, WORKMEN, AND ALL OTHERS AT LEAST DURING PROJECT CONSTRUCTION.
- M. PROVIDE ALL NECESSARY BLOCKING, BACKING, SLEEVES, FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C EQUIPMENT, COUNTERS, HANDRAILS, RAILS, AND ALL OTHER ITEMS REQUIRING SAME.
- N. HOME LOCATION & DRIVEWAY CONFIGURATION MAY VARY, VERIFY LOCATION W/ OWNER & BUILDER @ SITE.
- O. THE FLOOR PLANS AND DESIGN CONTAINED HEREIN ARE PROPERTY OF THE JT STUDIO AND MAY NOT BE REPRODUCED, ALL OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.

AREA CALCULATIONS:

FIRST FLOOR	
LIVING AREA/CONDITIONED SPACE	S.F.
FRONT PORCH - GARAGE - REAR PATIO	0 S.F.
SECOND FLOOR	
LIVING AREA/CONDITIONED SPACE	0 S.F.
TOTAL LIVING AREA	0 S.F.
TOTAL OVERALL HOUSE	0 S.F.

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CONSULTANTS:

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SAN ANTONIO, TEXAS

REVISIONS:

PROJECT STATUS

SHEET TITLE
**OVERALL FLOOR
PLANS - LEVEL 01, &
02**

DATE

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1 FRONT ELEVATION @ OLIVE STREET
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"



3 DAWSON ELEVATION
3/16" = 1'-0"

EXTERIOR ELEVATION NOTES

- | | |
|---------|--|
| ROOF | - STANDING SEAM METAL ROOF |
| SIDING | - HARDI CEMENT LAP SIDING |
| COLUMNS | - WOOD COLUMNS |
| TRIM | - HARDI CEMENT & WOOD TRIM (SIZE VARIES) |
| RAILS | - WOOD 1X1 VERTICAL RECTAGULAR PICKETS |

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1

FRONT ELEVATION @ OLIVE STREET - NEIGHBOR 01

3/16" = 1'-0"



2

SIDE ELEVATION @ DAWSON - NEIGHBOR 2

3/16" = 1'-0"



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SHEET TITLE
**EXTERIOR
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ADJACENT
STRUCTURES**

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1

FRONT ELEVATION @ OLIVE STREET

3/16" = 1'-0"



2

REAR ELEVATION

3/16" = 1'-0"



3

DAWSON ELEVATION

3/16" = 1'-0"

EXTERIOR ELEVATION NOTES

- | | |
|---------|--|
| ROOF | - STANDING SEAM METAL ROOF |
| SIDING | - HARDI CEMENT LAP SIDING |
| COLUMNS | - WOOD COLUMNS |
| TRIM | - HARDI CEMENT & WOOD TRIM (SIZE VARIES) |
| RAILS | - WOOD 1X1 VERTICAL RECTAGULAR PICKETS |

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VIEW 01

SEPTEMBER 02, 2020

TOWNHOMES

@ N. OLIVE STREET

SAN ANTONIO , TEXAS





VIEW 02

SEPTEMBER 02, 2020

TOWNHOMES

@ N. OLIVE STREET

SAN ANTONIO , TEXAS

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VIEW 03

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TOWNHOMES

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VIEW 04

SEPTEMBER 02, 2020

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VIEW 05

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TOWNHOMES

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VIEW 06

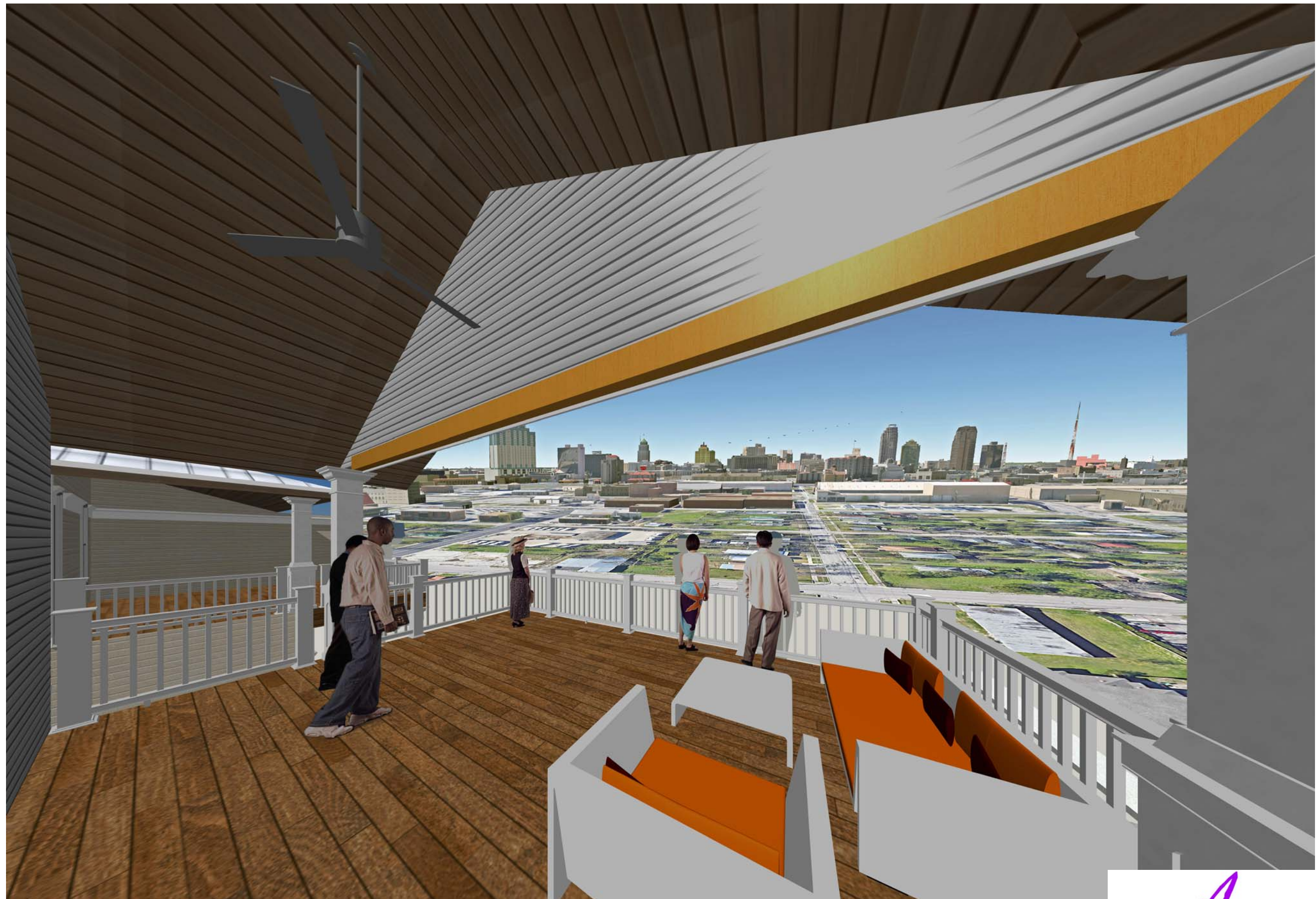
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