

# HISTORIC AND DESIGN REVIEW COMMISSION

December 02, 2020

**HDRC CASE NO:** 2020-478  
**ADDRESS:** 1038 DAWSON ST  
**LEGAL DESCRIPTION:** NCB 1371 (AMINI SUBD), BLOCK 3 LOT 40  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** ricardo mccullough/mccullough design associates  
**OWNER:** ali amini/AMINI ALI & RAZMAZMA ARMAN  
**TYPE OF WORK:** Construction of four residential structures; two, 2-story residential structures and two, 1-story residential structures  
**APPLICATION RECEIVED:** October 23, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a conceptual approval to construct two, 2-story residential structures and two, 1-story residential structures on the vacant lot at 1038 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.

### 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 a conceptual approval to construct two, 2-story residential structures and two, 1-story residential structures on the vacant lot at 1038 Dawson, located within the Dignowity Hill Historic District. This lot is bounded by Dawson Street to the north, Dawson Alley to the south, and Goodloe Alley to the east.
- 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, an unnamed alley to the east, and Dawson Alley to the south. Lots on the south side of this block of Dawson do not feature driveways on Dawson Street, but rather feature driveway access on Dawson Alley.
- d. **DESIGN REVIEW COMMISSION** – A previous request of similar scope by this applicant was reviewed by the Design Review Committee on August 25, 2020. At that meeting, the Committee commented on the proposed site plan, massing, architectural details and vehicular access/parking. Since that time, the applicant has submitted a new application with an updated design.
- e. **SETBACKS & ORIENTATION (Dawson Street)** – 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. Staff finds that the proposed new construction should feature setbacks that are greater than those found historically on the block. As proposed, the new construction features setbacks that would result in new construction being located in front of historic structures. This is not consistent with the Guidelines. Staff finds the proposed orientation to be appropriate.
- f. **SETBACKS & ORIENTATION (Dawson Alley)** – The applicant has proposed to orient the two, 1-story structures toward Dawson Alley. Staff finds the proposed orientation and setback of these structures to be appropriate.
- g. **SCALE & MASS (Dawson Street)** – 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. This block of Dawson features all one-story residential structures with the exception of the two-story residential structure at the corner of Dawson and N Palmetto. Staff finds the construction of a 2-story structure on this lot to be appropriate; however, staff finds that the construction of two, 2-story structures may be inappropriate, specifically in regards to the proposed width of the 2-story structures in relationship to building widths and footprints of historic structures found in the immediate vicinity. Staff finds that additional massing information, including a street elevation should be provided.
- h. **SCALE & MASS (Dawson Alley)** – The applicant has proposed for each of the one story structures to feature a scale and mass that is generally consistent with historic houses found on the south side of Dawson Alley. Staff finds this to be appropriate and consistent with the Guidelines.
- i. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant's proposed entrance orientation is consistent with the Guidelines; however, staff finds that the introduction of a double entrance is atypical for historic structures within the district, in regards to the proposed entrances on Dawson Street.
- 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 construction documents, the applicant has proposed foundation heights of less than one foot. Staff finds that the applicant should utilize foundation heights that are consistent with the Guidelines, at least one (1) foot in height.
- k. **ROOF FORMS** – The applicant has proposed roof forms that include hipped and gabled roofs. Each of these roof forms are found historically within the district.
- 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. The applicant has incorporated window openings that are generally consistent with the Guidelines. Staff finds that all windows should feature historic profiles, including one over one profiles that are equal. Unequally sized sashes should not be used.
- m. **PORCHES** – The applicant has proposed for the two, 1-story structures to feature porches that are integral to the massing of the house. Staff finds this to be appropriate; however, the applicant has proposed for the two, 2-story structures to feature porches that consist of stoops with roofs. Staff finds that porches should be integrated into the massing of the structure, as found historically within the district. In regards to details, porch columns should capitol and base trim, chamfered corners, and should not feature faux stone.
- n. **LOT COVERAGE** – Per the submitted site plan, it appears that lot coverage is less than fifty (50) square feet; however, staff finds that the applicant should confirm consistency with the Guidelines.

- o. BUILDING SPACING – Per the site plan, the applicant has proposed building spacing that appears to be appropriate.
- p. MATERIALS – At this time, the applicant has noted the installation of siding, standing seam metal roofs and composition shingle roofs. At this time the applicant has not specified materials. Wood or composition siding is appropriate in a four (4) inch exposure with mitered corners, a thickness of ¾” and a smooth finish. Column details for each structure should be submitted to staff for review and approval.
- q. 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.
- r. ARCHITECTURAL DETAILS – As previously noted, staff finds that traditionally sized windows should be incorporated into the design. Additionally, staff finds each structure should feature a front porch with massing that is integral to that of the proposed new construction. Materials are to follow staff’s standard specifications, noted in finding l and in the applicable citations.
- s. ARCHITECTURAL DETAILS – While historic structures within the district feature common architectural elements, identical structures do not appear adjacent to each other. Staff finds that the applicant should incorporate architectural details that create unique designs and details for each structure.
- t. SITE ELEMENTS (Driveways) – The applicant has proposed for a driveway to feature access to the side of the lot from Goodloe Alley. Staff finds this to be appropriate as driveways are not found historically on Dawson Street. The applicant has also proposed vehicular access and parking off of the rear alley, Dawson Alley. Staff also finds this to be appropriate; however, staff finds that the rear parking pads should be limited in width and feature a pervious material. Additionally, staff finds that the proposed driveway should be limited in width to ten (10) feet, or separated to feature two separate driveways on the alley.
- u. LANDSCAPING – At this time the applicant has not provided information regarding landscaping. A detailed landscaping plan should be submitted to OHP staff for review and approval. Landscaping should be consistent with the Guidelines for Site Elements.
- v. WALKWAY – The applicant has noted the installation of walkways within the front yard of each residential structure. This is appropriate and consistent with the Guidelines.
- w. MECHANICAL EQUIPMENT – The applicant has noted the locations of mechanical equipment at each structure; however, has not noted if the mechanical equipment will be screened. All mechanical equipment should be screened from view at the public right of way with screening elements.

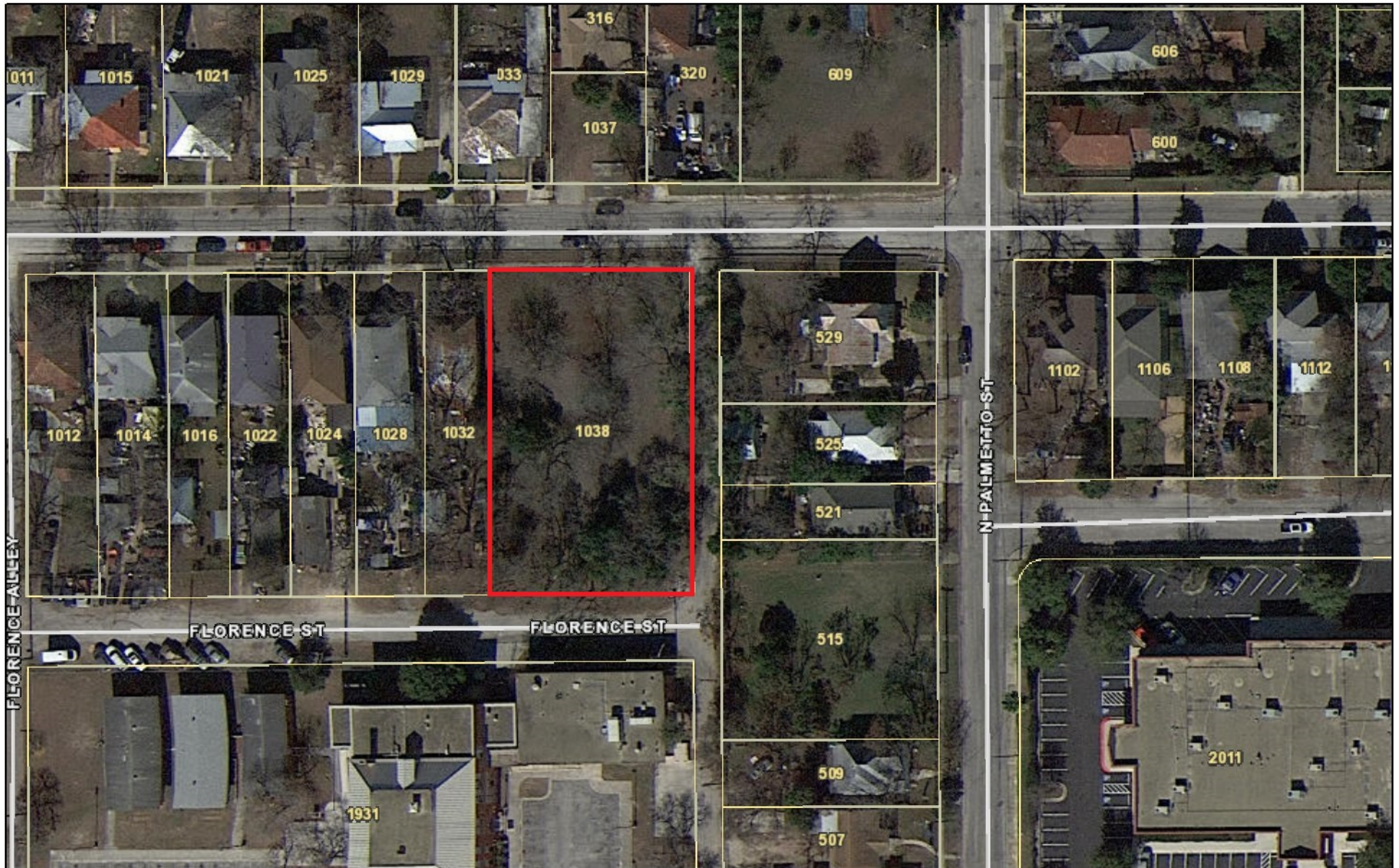
## **RECOMMENDATION:**

Staff does not recommend conceptual approval at this time. Staff recommends that the applicant address the following items prior to receiving a recommendation for conceptual approval:

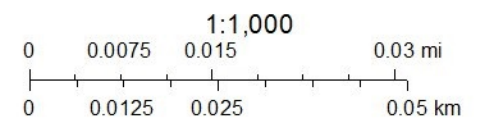
- i. That the applicant provide additional information regarding massing, including a street elevation for Dawson Street to confirm appropriate massing, as noted in finding g.
- ii. That the applicant increase setbacks to be greater than those found historically on Dawson Street as noted in finding e.
- iii. That the applicant utilize foundation heights that are consistent with the Guidelines, at least one (1) foot in height, as noted in finding j.
- iv. That each structure feature a front porch with massing that is integral to that of the proposed new construction, as noted in finding m.
- v. That the applicant submit information regarding lot coverage to note that lot coverage does not exceed fifty (50) percent, as noted in finding n.
- vi. That all siding feature a four (4) inch exposure, a thickness of ¾”, mitered corners and a smooth finish. Columns should be six inches square, and window materials should meet staff’s standards for windows in new construction.
- vii. That all mechanical equipment be screened from view as noted in finding t.
- viii. That a landscaping plan be developed and submitted for review as noted in finding r.



# City of San Antonio One Stop



November 12, 2020



1038 DAWSON STREET, DIGNOWITY HILL,  
SAN ANTONIO, TEXAS, 78202.

## SCOPE OF WORK:

CONSTRUCTION OF 2 SINGLE FAMILY HOMES.

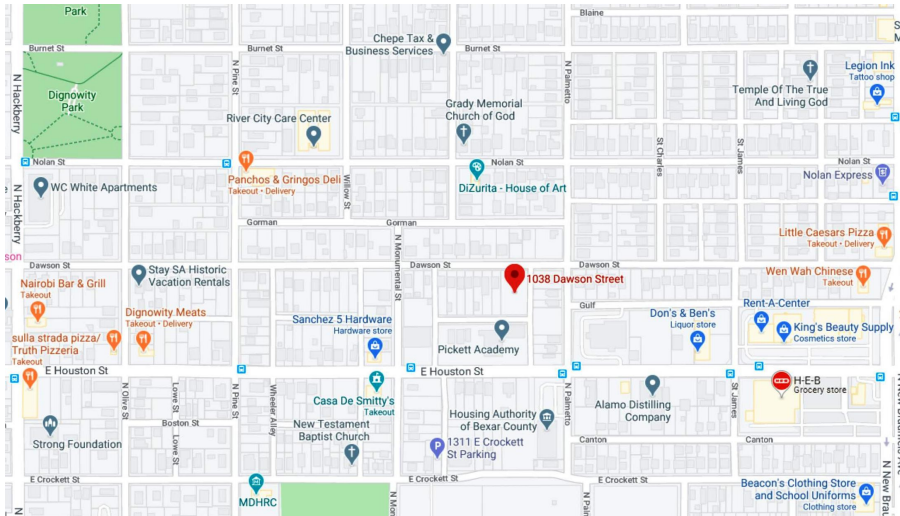
1 STORY, 3 BEDROOMS, 2.5 BATHS.

1,406 sq. ft. AND

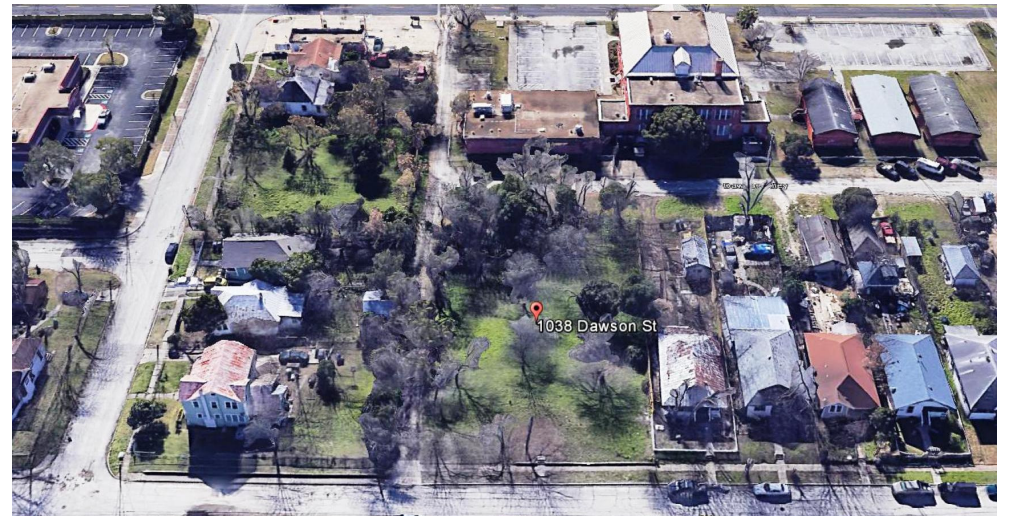
2 2 STORY, 3 BEDROOMS, 2.5 BATHS DUPLEX

1,721sq. ft.





SITE MAP



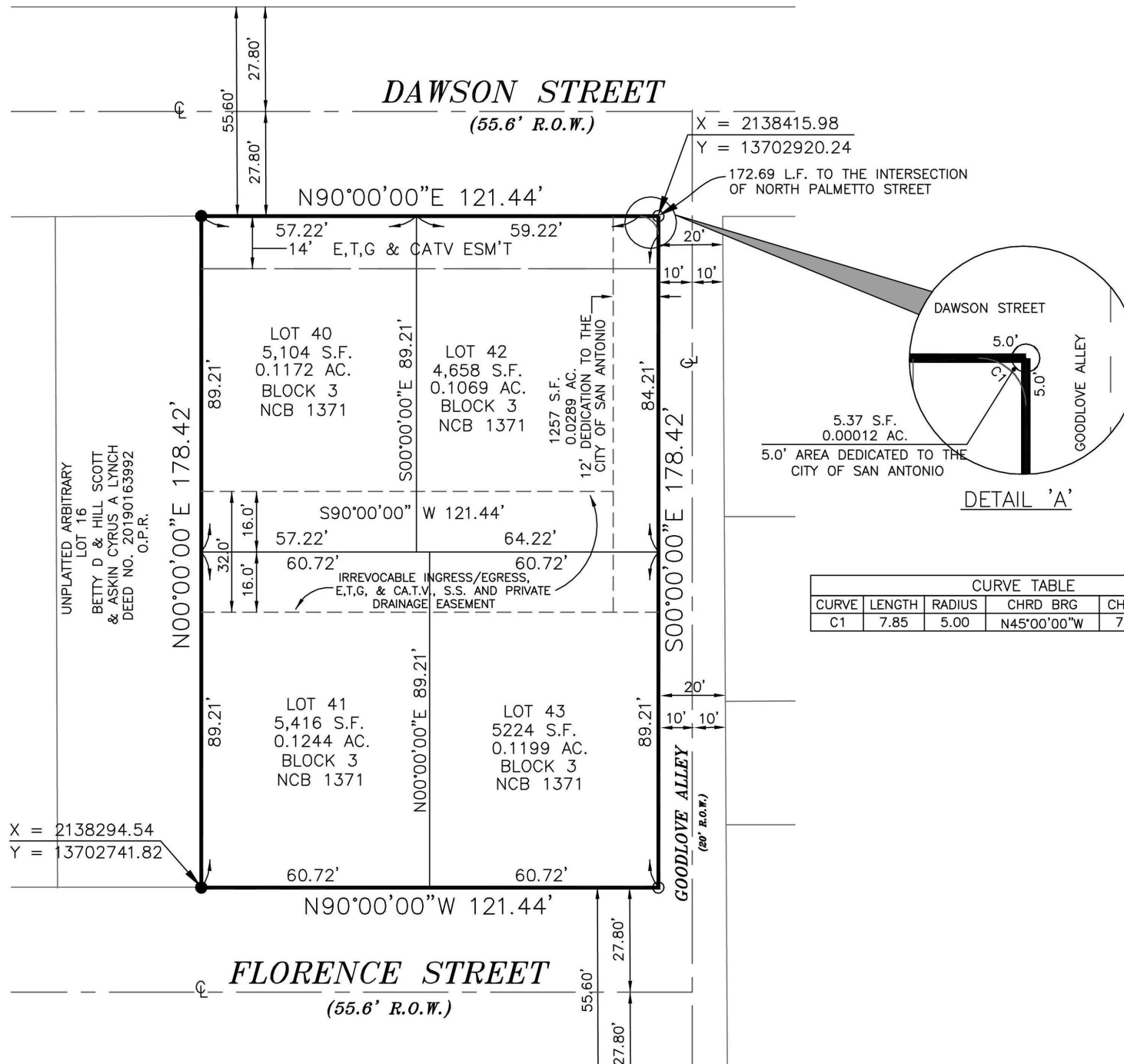
AERIAL VIEW



EXISTING PROJECT SITE

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONIO, TEXAS





PLAT

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONIO, TEXAS



EXISTING ADJACENT STRUCTURES

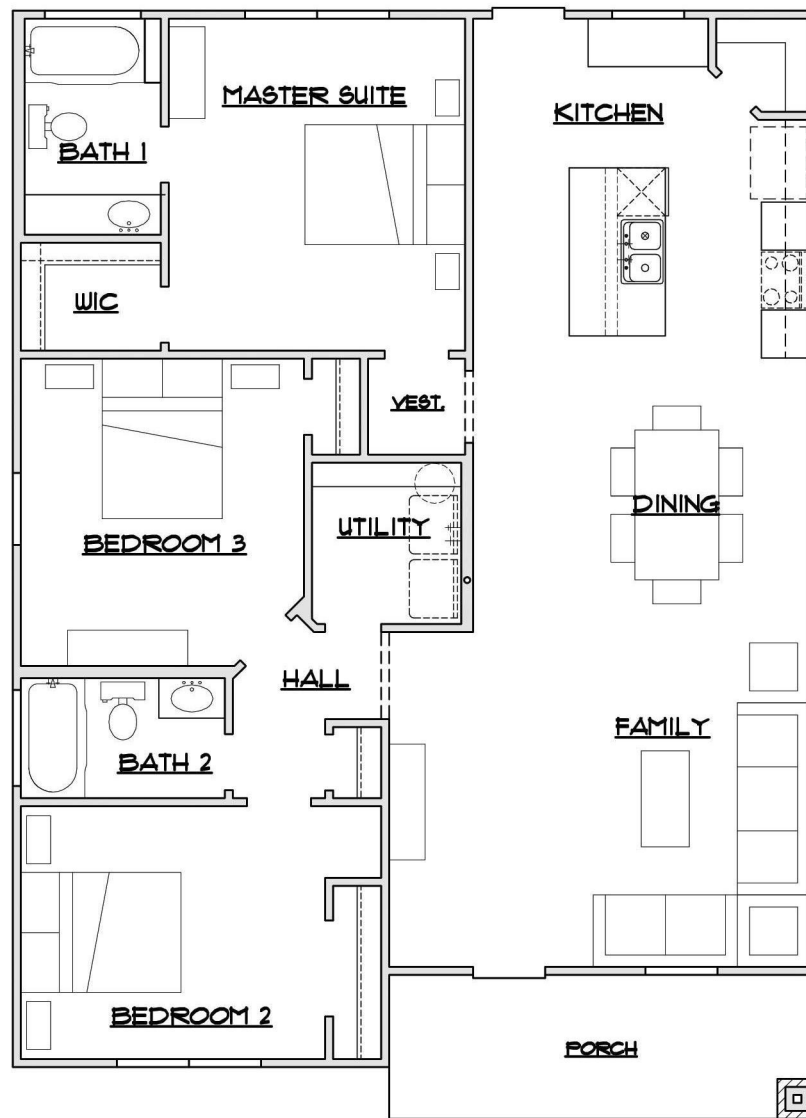
1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONIO, TEXAS





CONCEPTUAL FRONT ELEVATION  
SINGLE FAMILY

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONIO, TEXAS



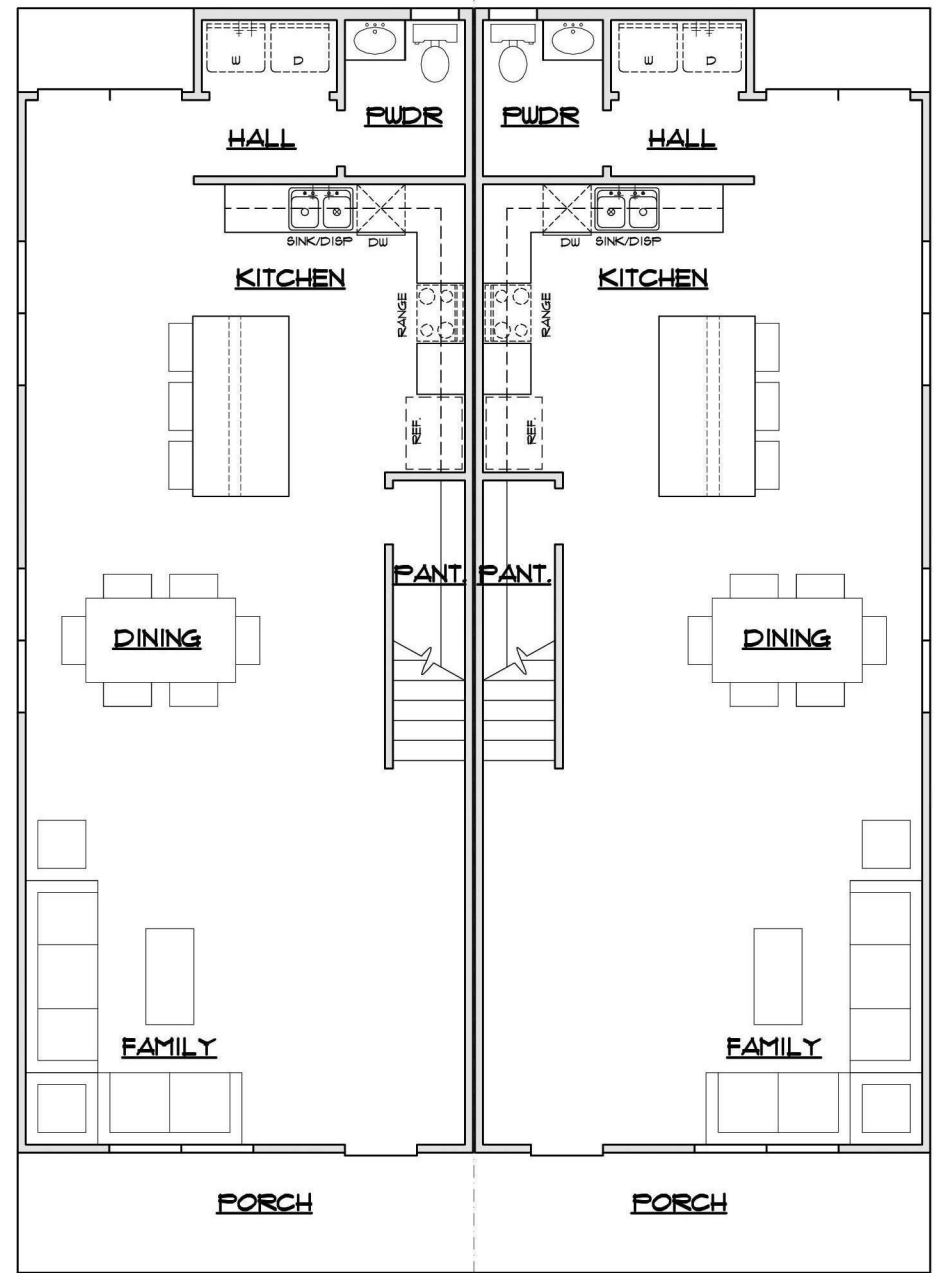
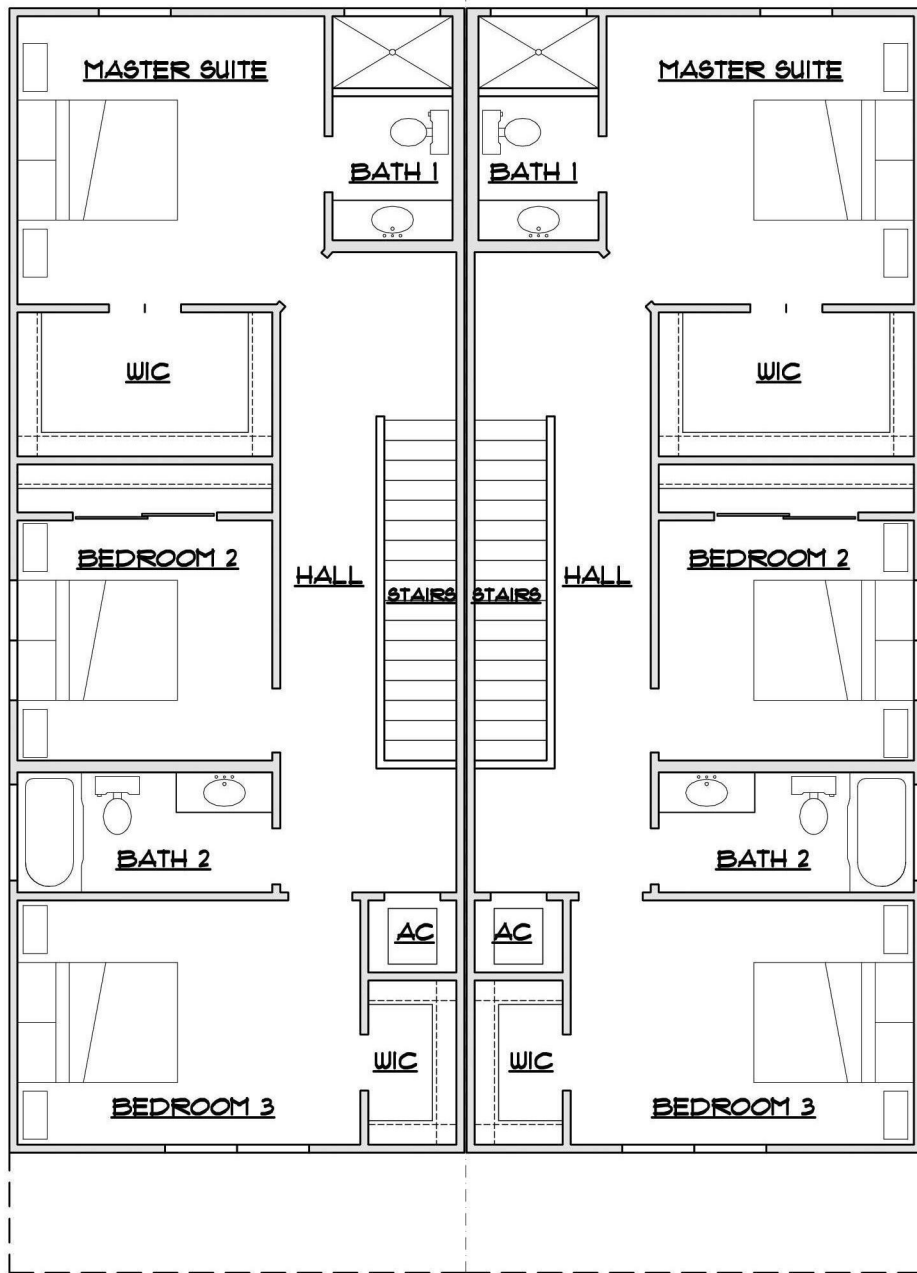
CONCEPTUAL FLOOR PLAN  
SINGLE FAMILY

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONIO, TEXAS



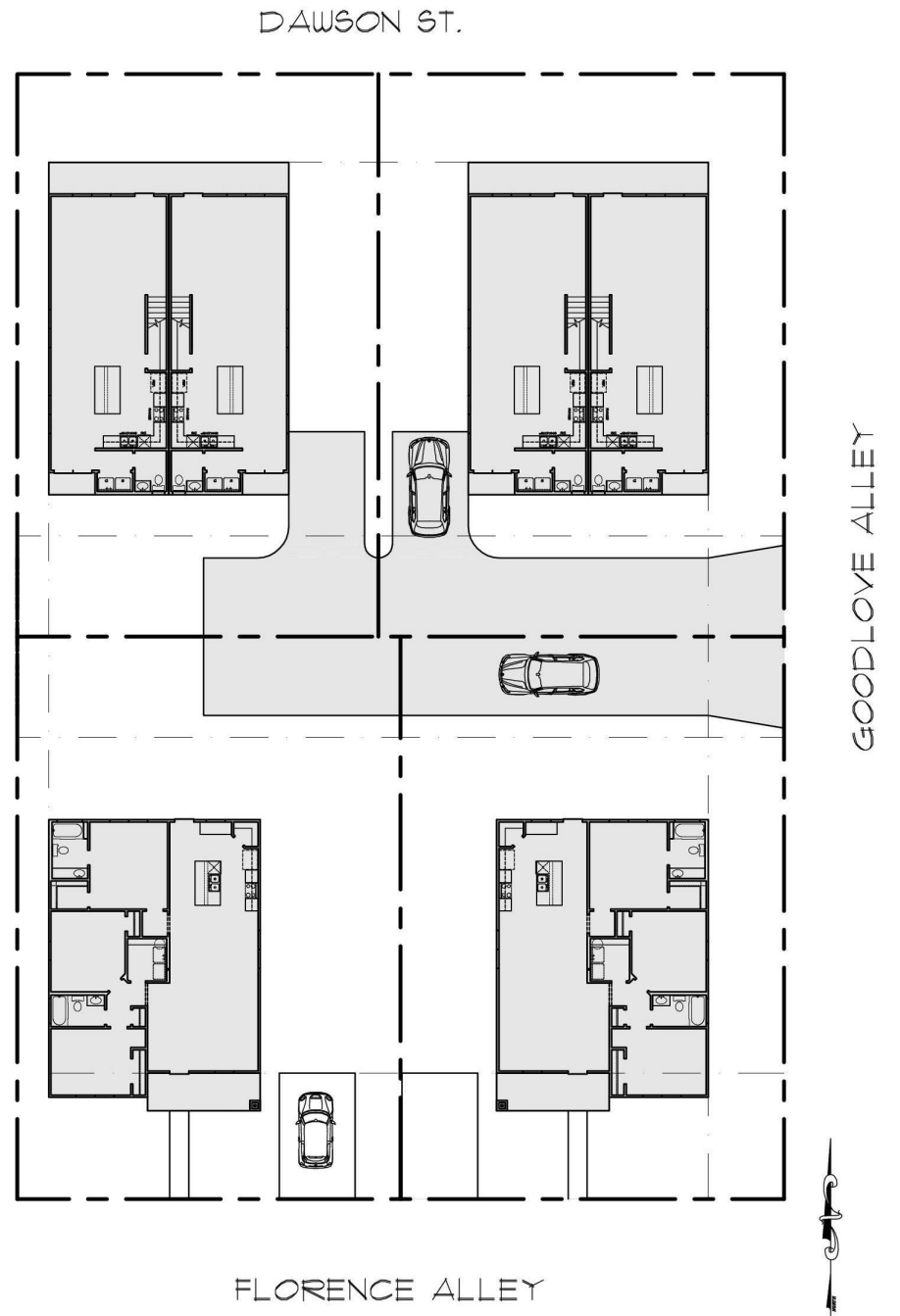
CONCEPTUAL FRONT ELEVATION  
DUPLEX

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONIO, TEXAS



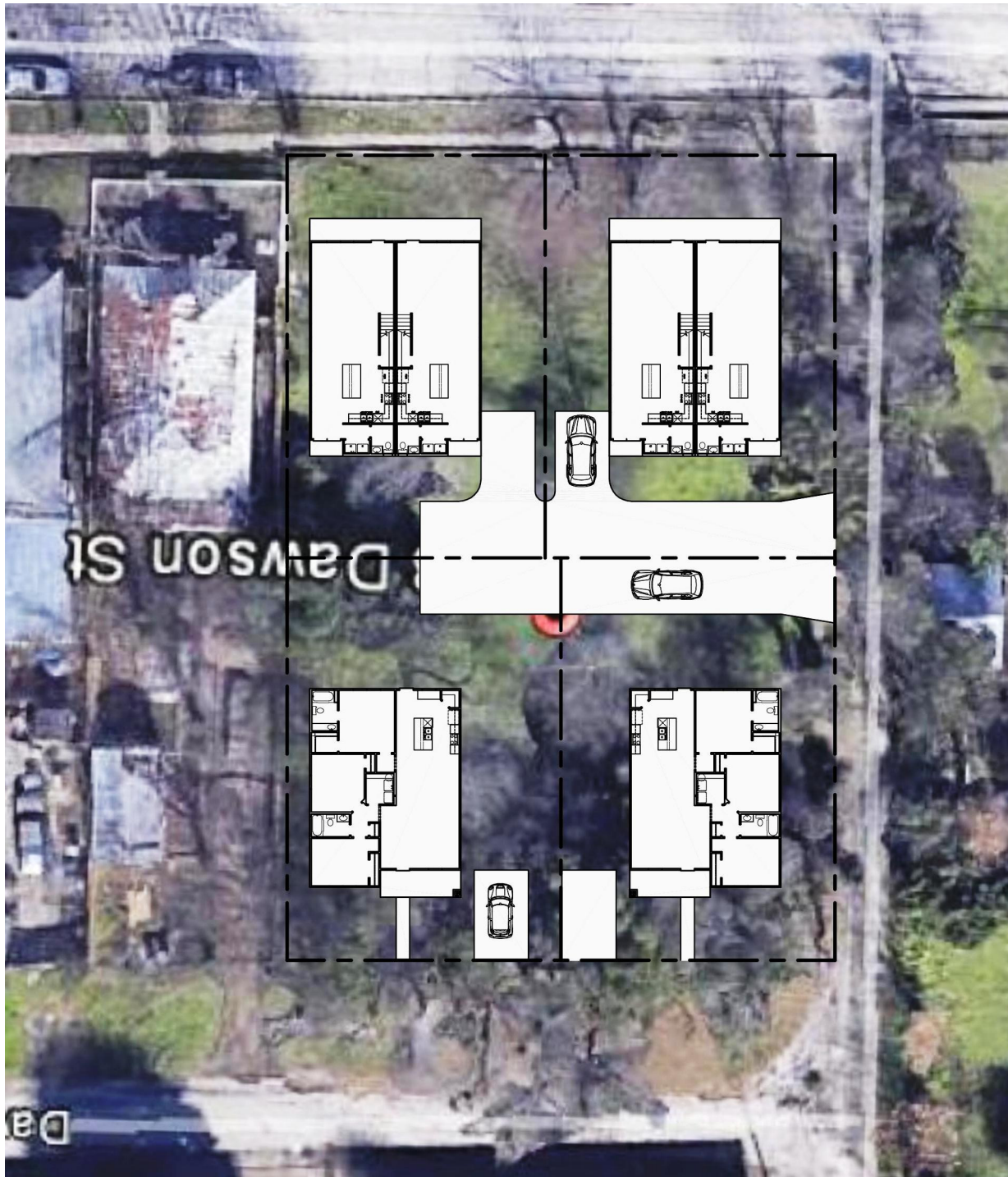
CONCEPTUAL FLOOR PLAN  
DUPLEX

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONIO, TEXAS



CONCEPTUAL SITE

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONIO, TEXAS



CONCEPTUAL AERIAL VIEW

1038 DAWSON STREET, DIGNOWITY HILL, SAN ANTONIO, TEXAS