

HISTORIC AND DESIGN REVIEW COMMISSION

December 02, 2020

HDRC CASE NO: 2020-483
ADDRESS: 624 DAWSON ST
LEGAL DESCRIPTION: NCB 569 BLK 17 LOT 6
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Christopher Westrom/WESTROM CHRISTOPHER A
OWNER: Christopher Westrom/WESTROM CHRISTOPHER A
TYPE OF WORK: Demolition of a rear accessory structure, construction of a rear accessory structure, site work
APPLICATION RECEIVED: October 16, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting conceptual approval to:

1. Demolish the existing, rear accessory structure.
2. Construct a rear accessory structure with an attached cabana structure and outdoor kitchen.
3. Perform rear yard landscaping to include the installation of a swimming pool.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a)Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3)Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(b)Unreasonable Economic Hardship.

(1)Generally. The historic and design review commission shall be guided in its decision by balancing the historic,

architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items

that

are not unique to the property in question (i.e. the current economic climate).

(2)Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

- A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure

or site, regardless of whether that return represents the most profitable return possible, unless the highly significant

endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;

i. The assessed value of the structures and property according to the two (2) most recent tax assessments;

v. The amount of real estate taxes on the structures and property for the previous two (2) years;

vi. The date of purchase or other acquisition of the structures and property;

vii. Principal balance and interest rate on current mortgage and the annual debt service on the

structures

and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection

with

the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of

improvements,

or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified

appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

i. Annual gross income from the structure and property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years; and

iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then

the

historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on

information submitted and an appraisal has not been provided, then the historic and design review commission

may request that an appraisal be made by the city.

(d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply

a set of slides or prints to the historic preservation officer.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials

deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation

of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his

ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as

landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not

be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan

was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

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 principal 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 historic structure at 624 Dawson was constructed circa 1910 and first appears on the 1912 Sanborn Map, where it is addressed as 622 Dawson. Both the 1912 and 1951 Sanborn Maps note the existing, rear accessory structure that is proposed to be demolished.
- b. DEMOLITION – At this time, the applicant is requesting approval for the demolition of the rear accessory structure. In general, accessory structures contribute to the character of historic properties and the historic development pattern within a historic district.
- c. CONTRIBUTING STATUS – As noted in finding a, the structure is found on both the 1912 and 1951 Sanborn Map and features a footprint that is generally consistent with the footprint presently found on site.
- d. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has noted a cost of \$6,800 to reconstruct the structure and a cost of \$8,200 to rehabilitate the structure.
- e. LOSS OF SIGNIFICANCE – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. The applicant has provided information regarding the structure's structural integrity in the form of photos and a written narrative of the required structural work.
- f. NEW CONSTRUCTION – At this time the applicant has proposed to construct a rear accessory structure with an attached cabana structure and outdoor kitchen. The proposed structure will feature a covered rooftop deck.
- g. 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.
- h. 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 for the rear accessory structure to feature a total size of approximately 730 square feet. The historic structure on the lot features approximately 1,444 square feet. The proposed footprint of the rear accessory structure exceeds that which is recommended by the Guidelines; however, approximately half of the proposed structure will feature an open air cabana.
- i. MASSING & FORM – Regarding overall height, the applicant has proposed a one story structure with a rooftop shade structure to feature an overall height of 19' – 6". The overall height of the historic structure is approximately twenty-one (21) feet. Generally, staff finds the proposed height to be appropriate and consistent with the Guidelines.
- j. 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 and consistent with both the Guidelines and existing structure's location.

- k. **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 proposed materials that include stucco facades, decorative tile, and corrugated metal roofing. Generally, staff finds the proposed materials to be inconsistent with the Folk Victorian style of the primary historic structure on the lot. Staff finds that materials that complement those of the historic structure should be used, including horizontal lap siding. Given the shading nature of the cabana structure, staff finds a corrugated metal roof to be appropriate.
- l. **SITE & LANDSCAPING WORK** – The applicant has proposed a number of site and landscaping items, including the installation of a limestone paver patio, a garden, a grass lawn, various trees, and an inground swimming pool. Generally, staff finds the proposed landscaping and site work to be appropriate.

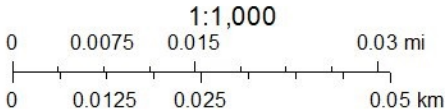
RECOMMENDATION:

1. Staff recommends conceptual approval of the proposed demolition with the stipulation that all salvageable materials be reused on site in the proposed new construction.
2. Staff recommends conceptual approval of the proposed of the proposed new construction with the following stipulations:
 - i. That the applicant incorporate materials that are complimentary of the materials used on the primary historic structure. Staff finds that lap siding should be used, and if a composite siding is selected, it should feature an exposure of four inches, a smooth finish, a thickness of 3/4" and mitered corners.
3. Staff recommends conceptual approval of the proposed site and landscaping work as submitted.

City of San Antonio One Stop



November 19, 2020











SUBMITTED TO Christopher Westrom	PHONE 630-962-1884	DATE 10/23/2020
ADDRESS: 624 Dawson	JOB NAME: Westrom	
CITY, STATE, ZIP San Antonio TX 78202	JOB ADDRESS: 624 Dawson	

Upon site visit it is apparent that the existing structure served as a tool or garden shed. It has panelized walls consisting of board and batten supported with horizontal "wood strapping." There is minimal structural framing. The structure is severely out of plumb and square and is dilapidated.

CONDITION OF CURRENT STRUCTURE

1. Existing structure has no foundation. Floor is earth. Posts appear to be driven into earth and wall panels/siding is in contact with ground.
2. Current structure is underbuilt and does not meet current building codes to serve as an auxiliary structure safe for occupants, i.e. Pool house or cabana.
3. More than 90% of the existing structure must be replace due to deterioration from exposure to elements. Some walls and roof haven overtaken by vegetation.
4. Corrugated roof panels are rusting and/or missing.

DEMOLITION, HAUL OFF, DISPOSAL **\$900.00**

REBUILD STRUCTURE **\$6,800.00**

Excavate and place concrete foundation, frame with appropriate materials, Match board and batten siding which would require full OSB sheathing or installation of wall purlins, roof system, minimal electrical service for lighting.

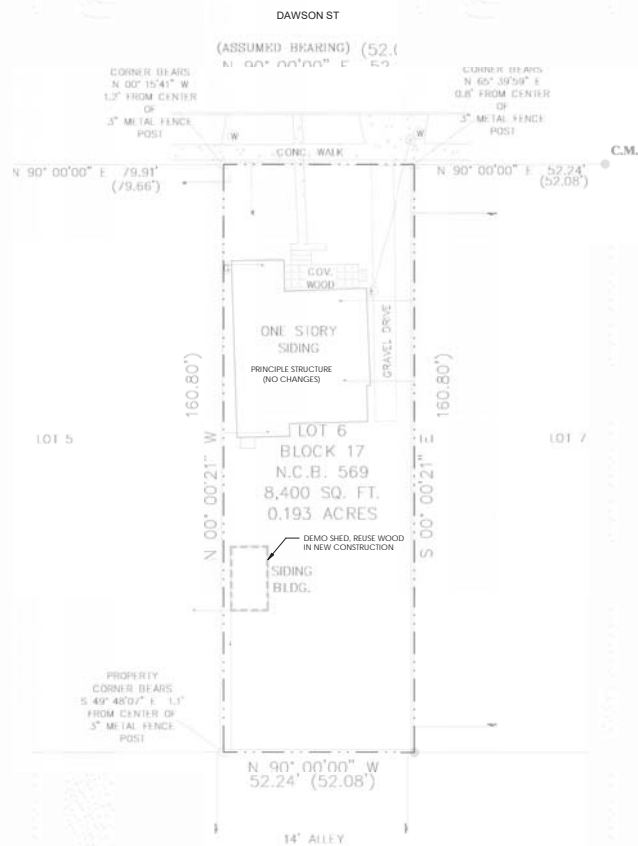
RENOVATION **\$8,200.00**

Due to the original construction of the structure, it is our opinion that the structure cannot be renovated. The deterioration of the wood siding would leave very little salvageable material. The labor cost greatly increases in an attempt to salvage any of the usable siding and not damage it. In addition, it does not remedy the the issue of earth driven posts that are in disrepair. There is additional material and labor needed to shore up and lift structure in order to place concrete slab under it with proper footings.

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Load File Path: X:\Road\A100\Road\A100.dwg

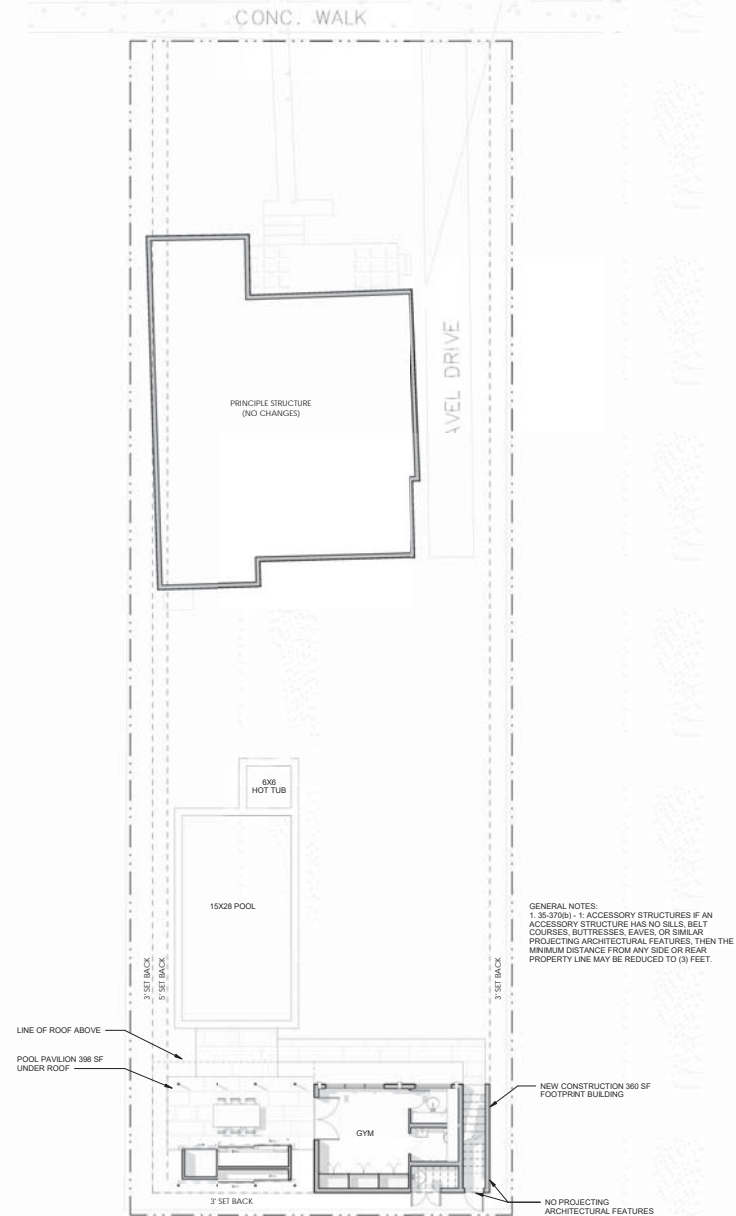
2 SITE PLAN

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



3 SITE PLAN NEW

SCALE: 1/8" = 1'-0"



NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION

624 DAWSON
ST. GYM +
POOL HOUSE

624 DAWSON ST
SAN ANTONIO, TX 78202

10.16.20 PROJ. NO. 104
PROJ. ARCHITECT DRAWN BY: SRD

SET ISSUE DATES
DATE ISSUE
10.16.20 CONCEPT DESIGN

REVISIONS

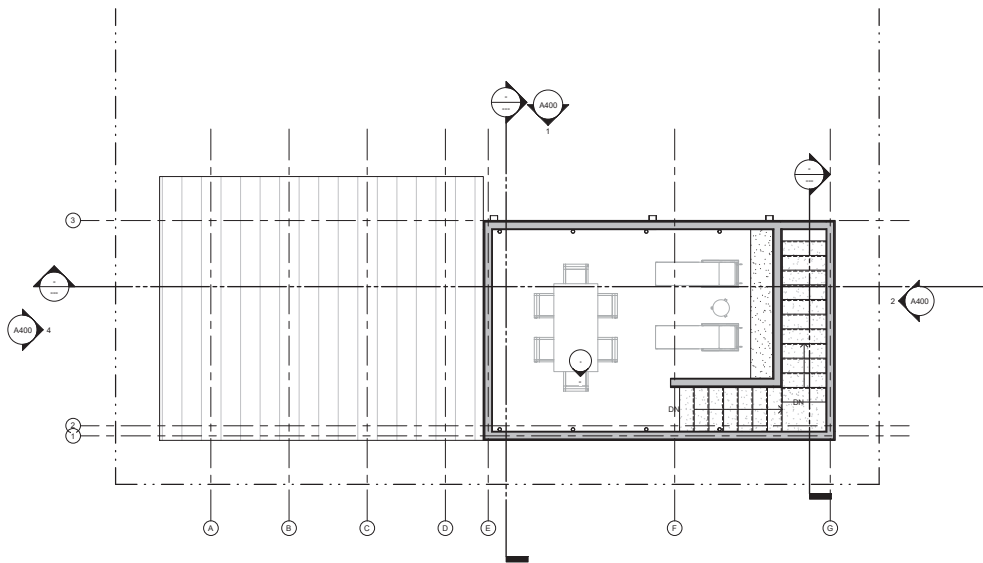
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CONCEPT DESIGN

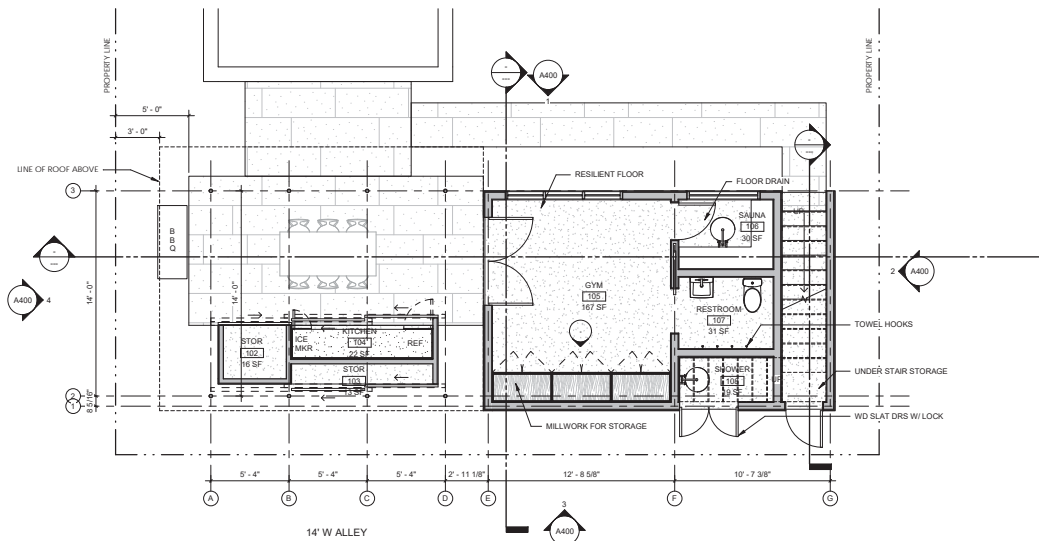
SITE PLAN

A100

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2 MIRADOR PLAN
SCALE: 1/4" = 1'-0"



1 LEVEL 1 - FLOOR PLAN
SCALE: 1/4" = 1'-0"

**NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION**

**624 DAWSON
ST. GYM +
POOL HOUSE**

624 DAWSON ST
SAN ANTONIO, TX 78202

10.16.20 PROJ. NO. 104
PROJ. ARCHITECT DRAWN BY: Author

SET ISSUE DATES
DATE ISSUE
10.16.20 CONCEPT DESIGN

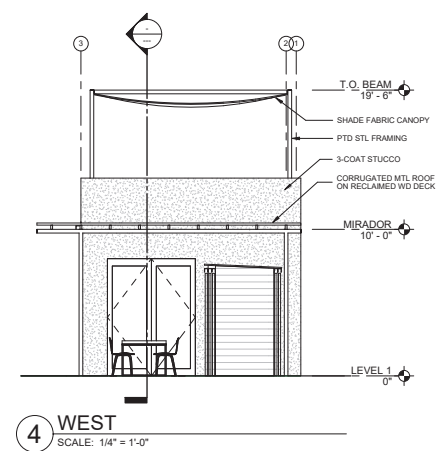
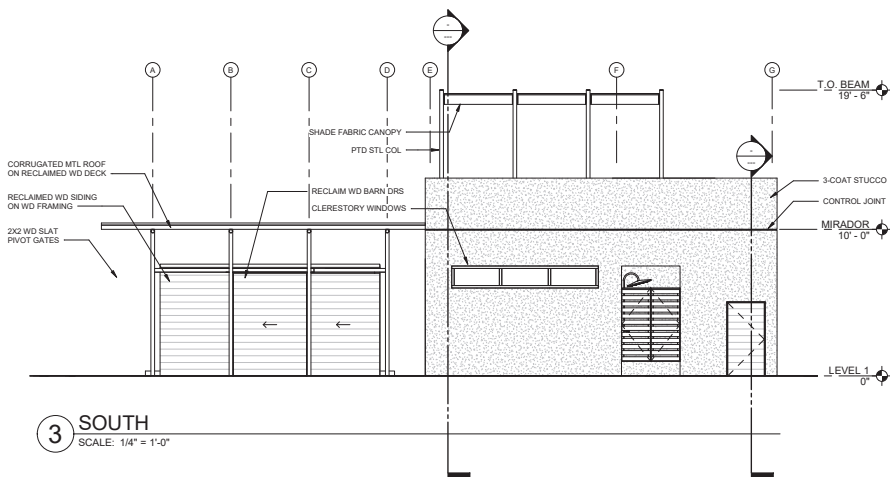
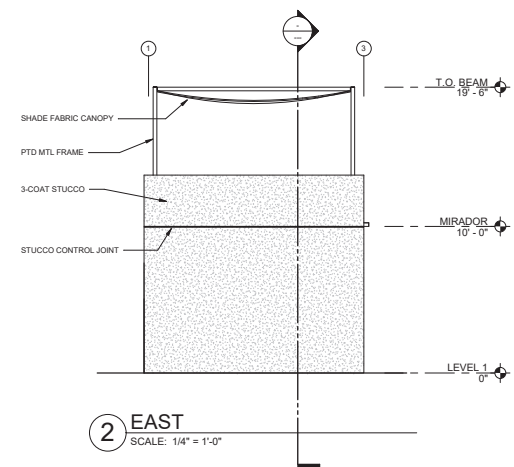
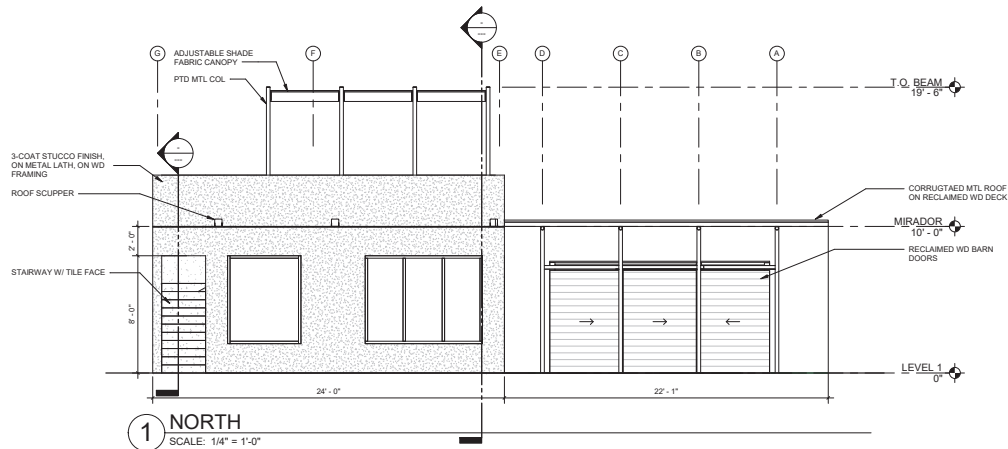
REVISIONS
NO. DATE DESCRIPTION

CONCEPT DESIGN

FLOOR PLAN -
1ST FLOOR

A200

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NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION

624 DAWSON
ST. GYM +
POOL HOUSE

624 DAWSON ST
SAN ANTONIO, TX 78202

10.16.20 PROJ. NO. 104
PROJ. ARCHITECT DRAWN BY: SRD

SET ISSUE DATES
DATE ISSUE
10.16.20 CONCEPT DESIGN

REVISIONS
NO. DATE DESCRIPTION

CONCEPT DESIGN

EXTERIOR
ELEVATIONS

A400

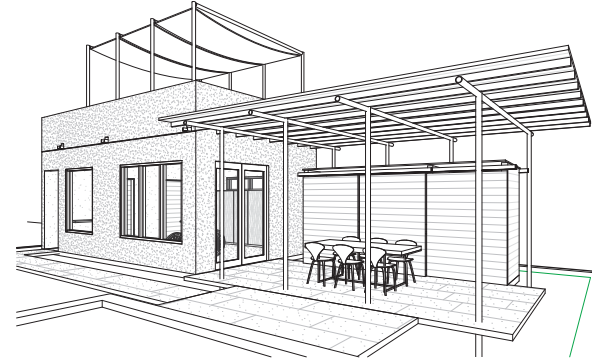
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RENDER 1



RENDER 2



3D VIEW



CONCEPTUAL PLAN

NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION

624 DAWSON
ST. GYM +
POOL HOUSE

624 DAWSON ST
SAN ANTONIO, TX 78202

10.16.20 PROJ. NO. 104
PROJ. ARCHITECT DRAWN BY: Author

SET ISSUE DATES
DATE ISSUE
10.16.20 CONCEPT DESIGN

REVISIONS
NO. DATE DESCRIPTION

CONCEPT DESIGN

RENDERINGS

G002



mangave macho mocha



estrella agave



blue mist flower



purple heart and silver palmetto



golden barrel cactus



whale's tongue agave



washington palm



compact mexican firebush



philodendron xanadu



upright rosemary



lantana 'new gold'



pale leaf yucca



red yucca 'brakelights'



gulf muhly



mexican feather grass

624 DAWSON - PLANT PALETTE

San Antonio, Texas

Chris Westrom

October 16, 2020

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624 DAWSON ST BACKYARD CONCEPTUAL PLANS

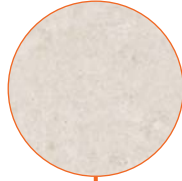


EXISTING BACKYARD



GYM + POOL CABANA HISTORIC INSPIRATION

STUCCO EXTERIOR



MISSION ESPADA



MISSION SAN JOSE

PLANTINGS FOR SHADE

FLAT ROOF WITH
EXPOSED ENDS OF
BEAMS

RECLAIMED WOOD
SIDING



FULL LOW PLANTINGS

GYM + POOL CABANA MODERN INSPIRATION

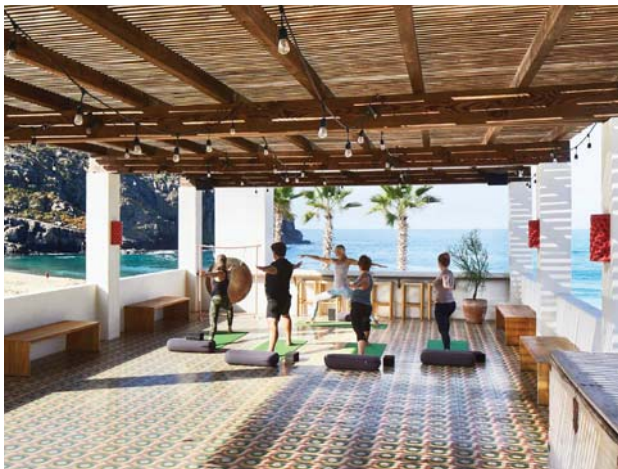
STUCCO SIDING, MIRADOR ROOF DECK



CABANA + KITCHEN INSPIRTION



SHADE FABRIC CANOPY - PEARL BREWERY



MIRADOR ROOF DECK WITH VIEWS



POOL, STUCCO, CABANA, MIRADOR ROOF DECK
(MODERN SPANISH INFLUENCED PROJECT IN BAJA
MEXICO)



MTEAL FRAMING CANOPY- PEARL BREWERY

MATERIAL BOARD



RECLAIMED WD SIDING FROM SHED
USED AT NEW KITCHEN BAR (INSIDE)



STUCCO EXTERIOR



TILE AT STAIRCASE



LIMESTONE PAVERS

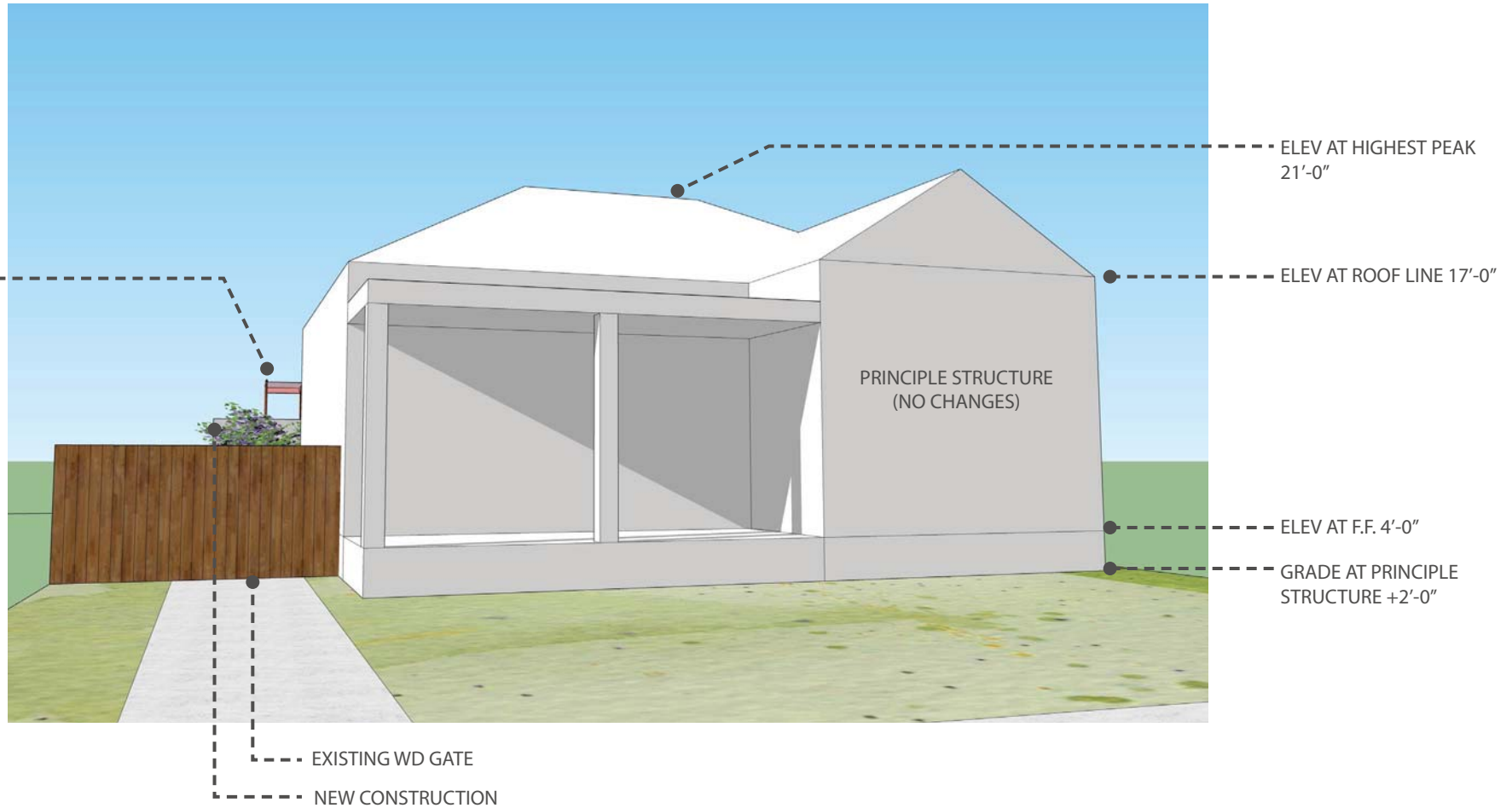


WOOD DECK BELOW CORRUGATED
MTL ROOF

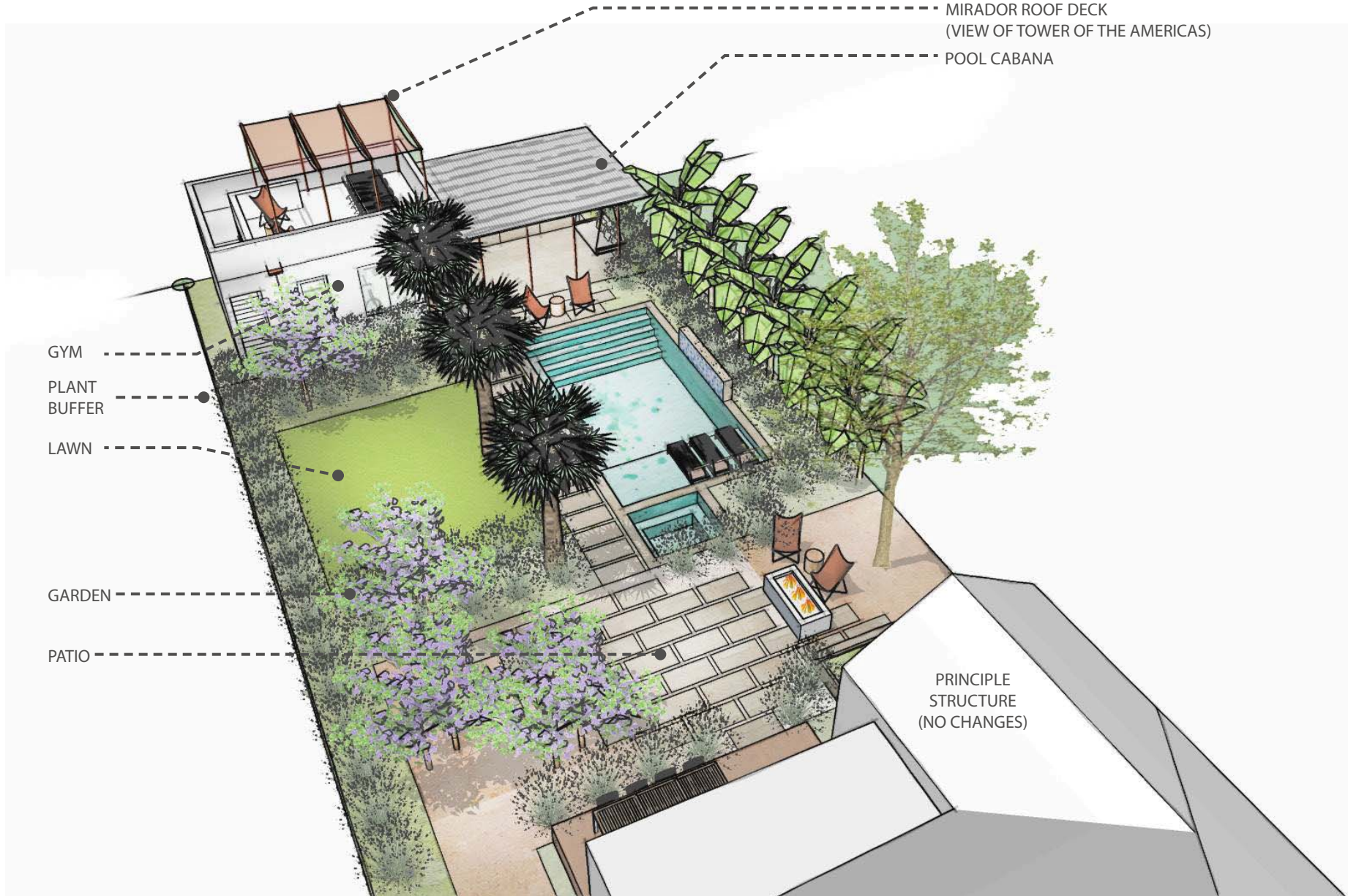


CORRUGATED MTL ROOF

VIEW FROM DAWSON ST.



3D BIRD'S EYE VIEW



CONCEPTUAL 3D VIEW

MIRADOR ROOF DECK
(VIEW OF TOWER OF THE AMERICAS)

POOL CABANA

GYM

GARDEN

LAWN



CONCEPTUAL 3D VIEW

MIRADOR ROOF DECK
(VIEW OF TOWER OF THE AMERICAS)

POOL CABANA

GYM

FIRE PIT/
GATHERING AREA



THANK YOU