

HISTORIC AND DESIGN REVIEW COMMISSION

March 03, 2021

HDRC CASE NO: 2021-065
ADDRESS: 1024 DAWSON ST
LEGAL DESCRIPTION: NCB 1371 BLK 3 LOT E 38 FT OF 14
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Mark Flinn/FLINN MARK
OWNER: Mark Flinn/FLINN MARK
TYPE OF WORK: New construction of a 2-story rear accessory structure
APPLICATION RECEIVED: January 21, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct a 2-story, rear accessory structure on the lot at 1024 Dawson, located within the Dignowity Hill Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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 a 2-story, rear accessory structure on the lot at 1024 Dawson, located within the Dignowity Hill Historic District. The applicant has noted that the north and south elevations have been mislabeled, and that the proposed blank elevation will face the interior of the lot, and not the alley.
- b. **PREVIOUS REVIEW/CONCEPTUAL APPROVAL** – At the June 17, 2020, Historic and Design Review Commission Hearing, the applicant received conceptual approval of the proposed massing, location and footprint of a 2-story, rear accessory structure with the following stipulations:
 - i. That the applicant explore ways to reduce the overall height of the proposed rear structure.
 - ii. That in developing construction documents for final approval, the applicant match the materials of the primary historic structure.
- c. **MASSING & FORM** – The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. The applicant has proposed an overall massing of two stories in height, and a footprint of 640 square feet. The primary historic structure features an overall footprint of approximately 1,160 square feet. The existing footprint on site, including additions is approximately 1,346 square feet. The proposed footprint of the rear accessory structure is generally consistent with the Guidelines.
- d. **MASSING & FORM** – Regarding overall height, the applicant has proposed for the structure to feature an approximate height of thirty (30) feet. The applicant has submitted a line of sight study that notes that the proposed two story structure would not be visible from the right of way due to its distance from the right of way at Dawson. Staff finds that the applicant should perform studies to determine whether or not the structure's height can be further reduced, potentially through a reduction in roof form and roof height.
- e. **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.
- f. **CHARACTER** – The Guidelines for New Construction 5.A. notes that new accessory structures should relate to the primary historic structure in regards to their materials and window and door openings. The applicant has noted that the proposed rear accessory structure is to feature siding and windows that will match those found historically on the primary historic structure. Specific details found in elevation drawings should be submitted for final approval to determine appropriateness.
- g. **CHARACTER (Fenestration)** – The Guidelines for New Construction 5.A. notes that new accessory structures should relate to the primary historic structure in regards to their materials and window and door openings. The applicant has noted that the north and south elevations have been mislabeled, and that the proposed blank elevation will face the interior of the lot, and not the alley. Staff finds that the proposed accessory structure currently features window openings and fenestration patterns that are atypical of those found on the primary

historic structure, and are inconsistent with the Guidelines. Staff finds that all windows should feature sash profiles, and that fenestration should be added to the elevations labeled south and east, which are currently either void of fenestration, or feature large, unseparated wall planes. Additionally, staff finds that windows on the proposed accessory structure should feature profiles and sill details that are consistent with those of the primary historic structure on the lot.

RECOMMENDATION:

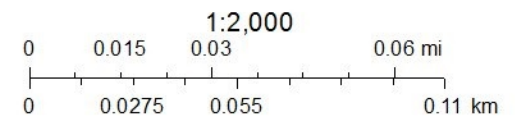
Staff recommends conceptual approval based on findings a through g with the following stipulations:

- i. That the applicant perform studies to determine whether or not the structure's height can be further reduced, potentially through a reduction in roof form and roof height.
- ii. That all windows feature sash profiles, and that fenestration should be added to both the south and east elevations, which are currently either void of fenestration, or feature large, unseparated wall planes. Additionally, staff recommends that windows on the proposed accessory structure should feature profiles and sill details that are consistent with those of the primary historic structure on the lot.
- iii. That in developing construction documents for final approval, the applicant match the materials of the primary historic structure.

City of San Antonio One Stop



June 11, 2020





TOPOGRAPH

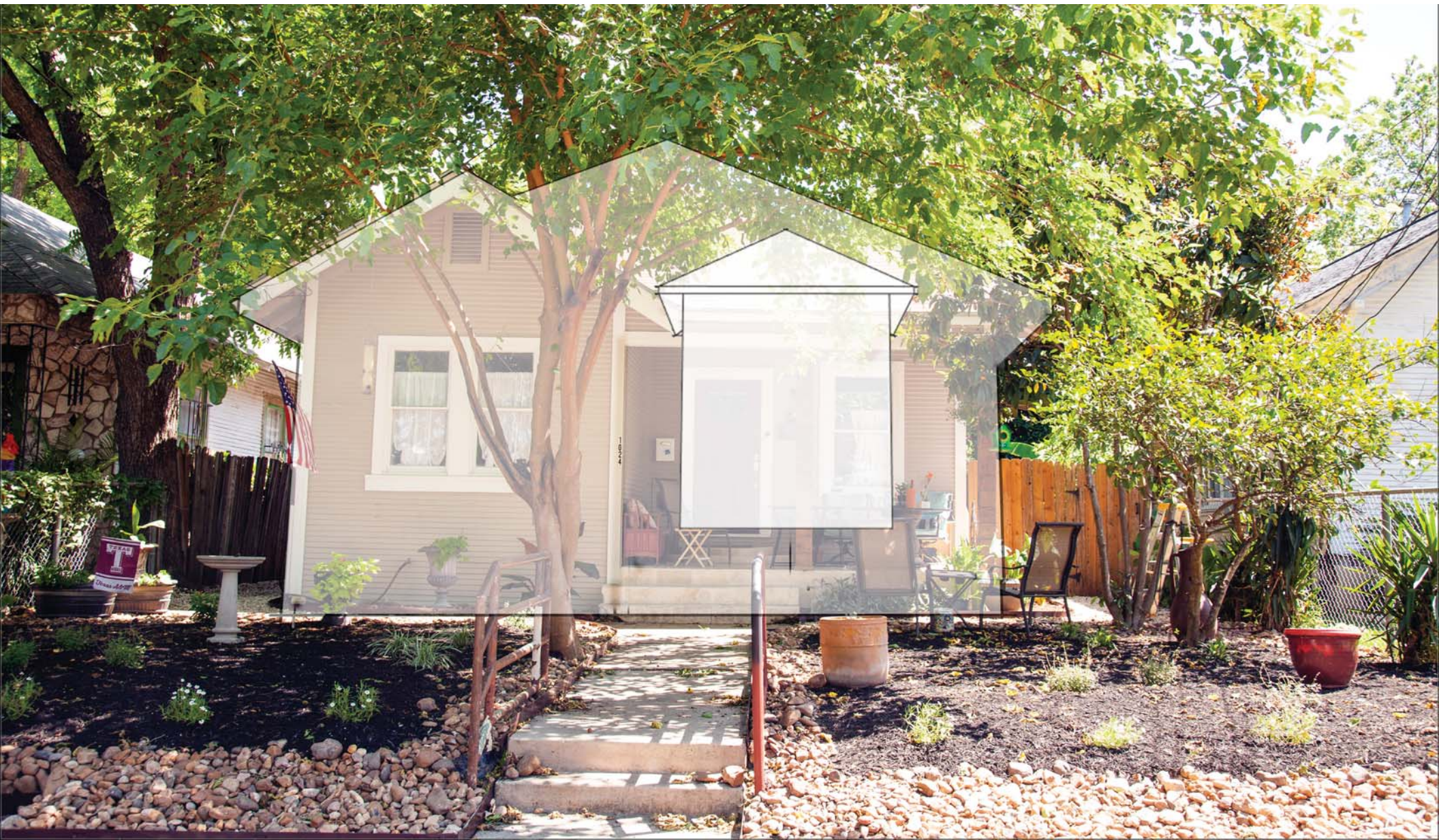
DAWSON ALLEY APARTMENTS

1024 Dawson Street | San Antonio, TX 78202

Schematic Design 3.0 | 2020-12-03 | Not for Construction

SITE PLAN

⊕ 1/16"=1'



TOPOGRAPH

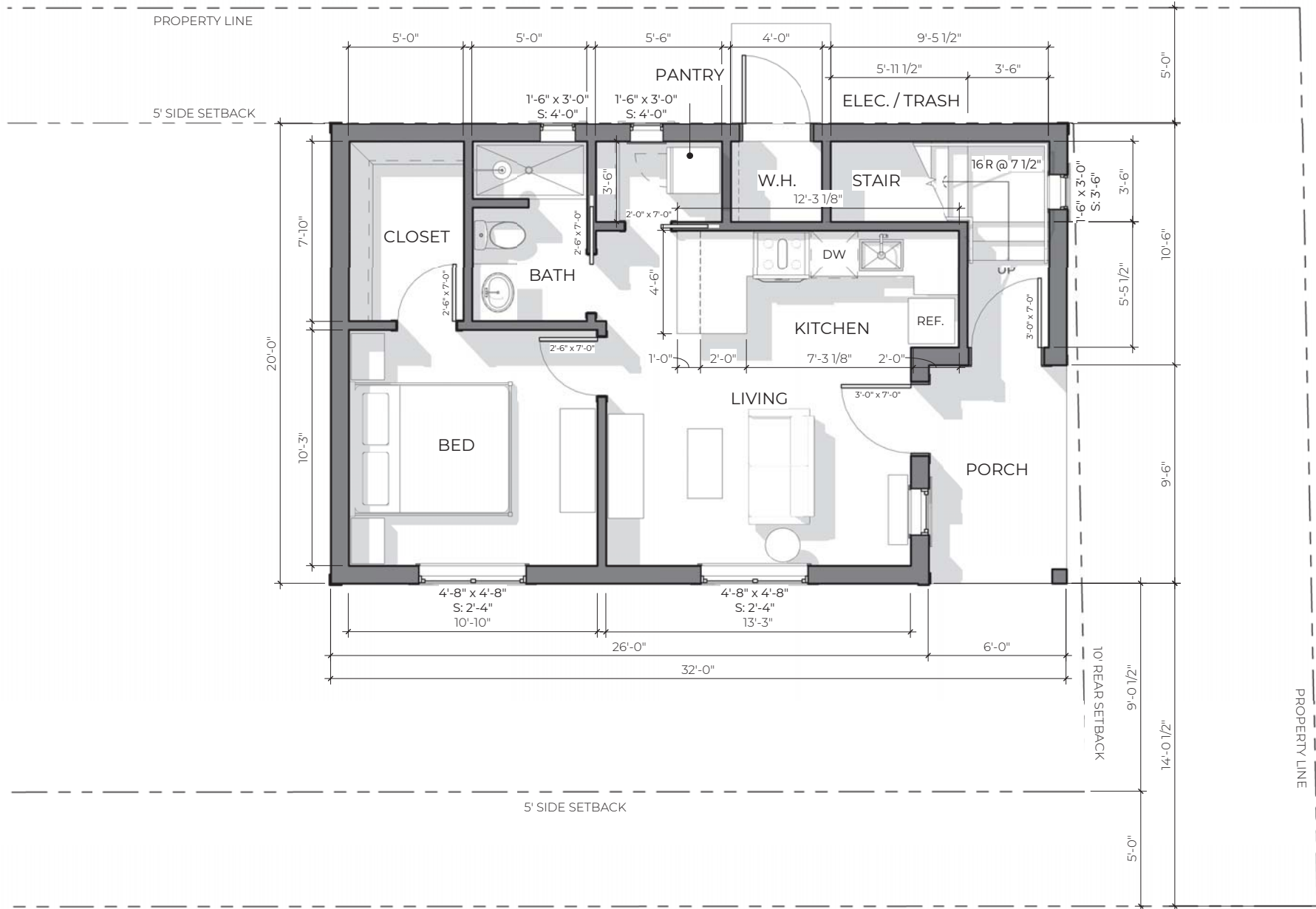
DAWSON ALLEY APARTMENTS

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Schematic Design 3.0 | 2020-12-03 | Not for Construction

VIEW FROM DAWSON STREET

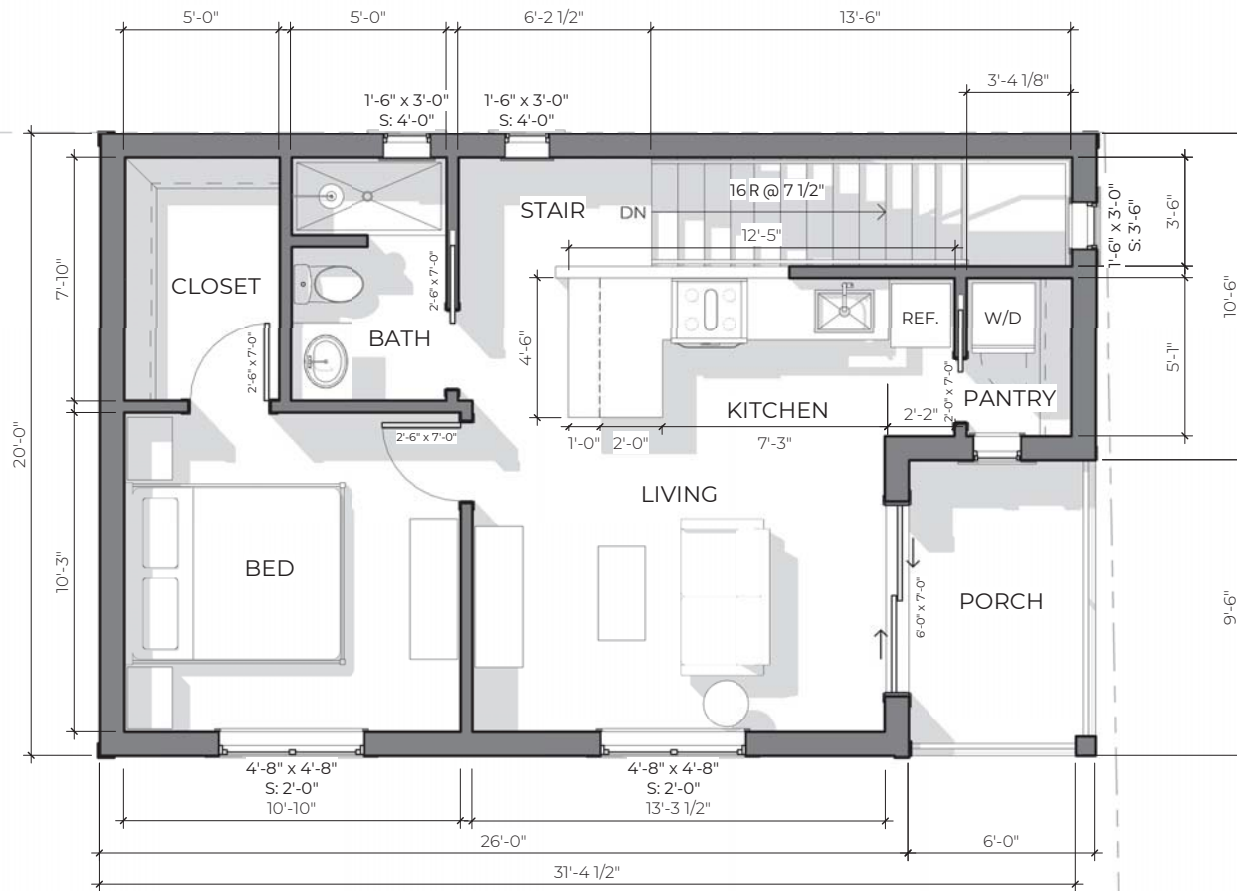
EXISTING HOME + NEW APARTMENTS BEYOND



DAWSON ALLEY APARTMENTS PROPERTY LINE
 1024 Dawson Street | San Antonio, TX 78202
 Schematic Design 3.0 | 2020-12-03 | Not for Construction

LEVEL 1 PLAN

⊕ 1/4" = 1'



DAWSON ALLEY APARTMENTS

1024 Dawson Street | San Antonio, TX 78202

Schematic Design 3.0 | 2020-12-03 | Not for Construction

LEVEL 2 PLAN

⊕ 1/4" = 1'



NORTH ELEVATION

WEST ELEVATION

TOPOGRAPH

DAWSON ALLEY APARTMENTS

1024 Dawson Street | San Antonio, TX 78202

Schematic Design 3.0 | 2020-12-03 | Not for Construction

ELEVATIONS

⊕ 1/4" = 1'

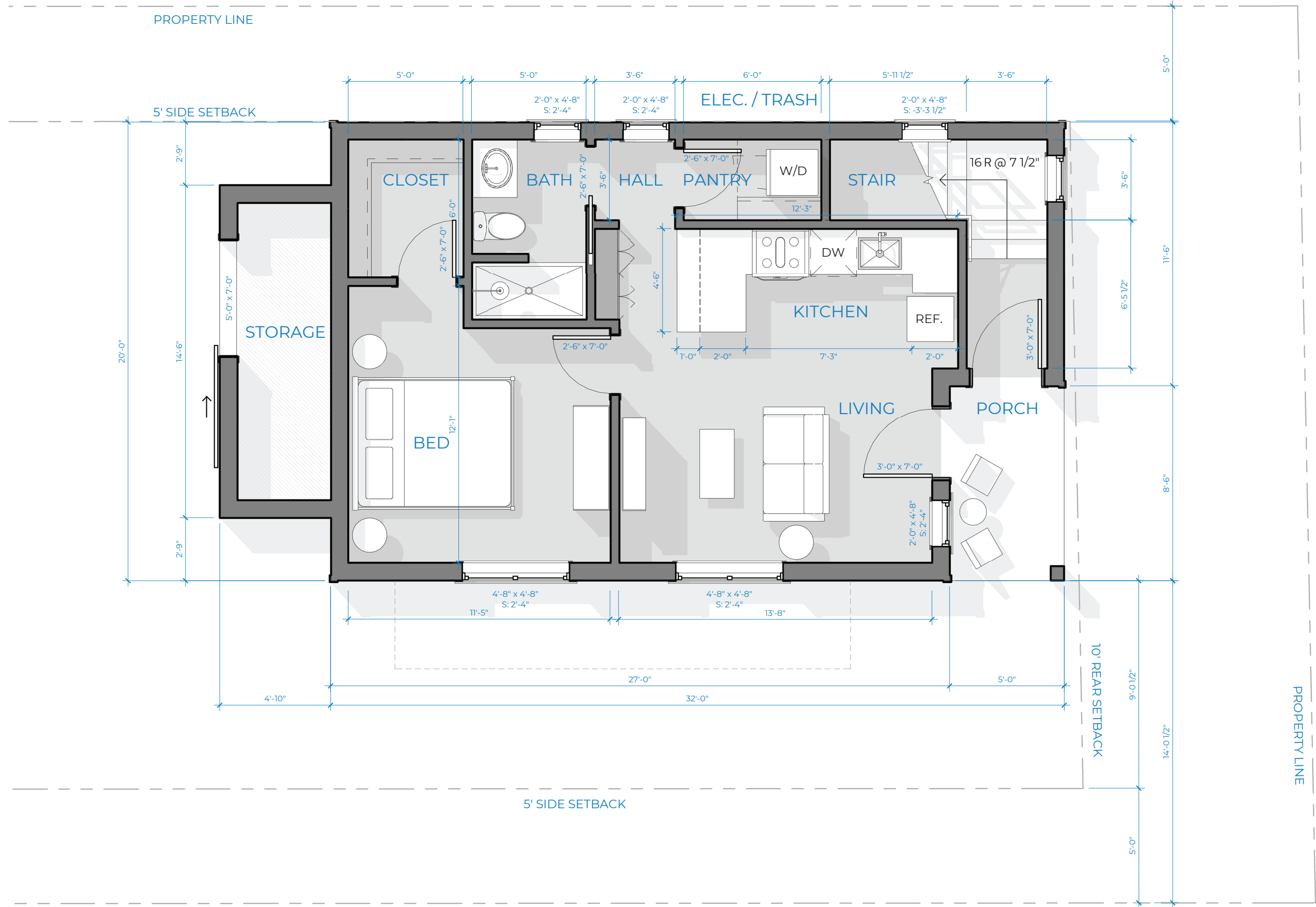


SOUTH ELEVATION

EAST ELEVATION







DAWSON ALLEY APARTMENTS

1024 Dawson Street | San Antonio, TX 78202

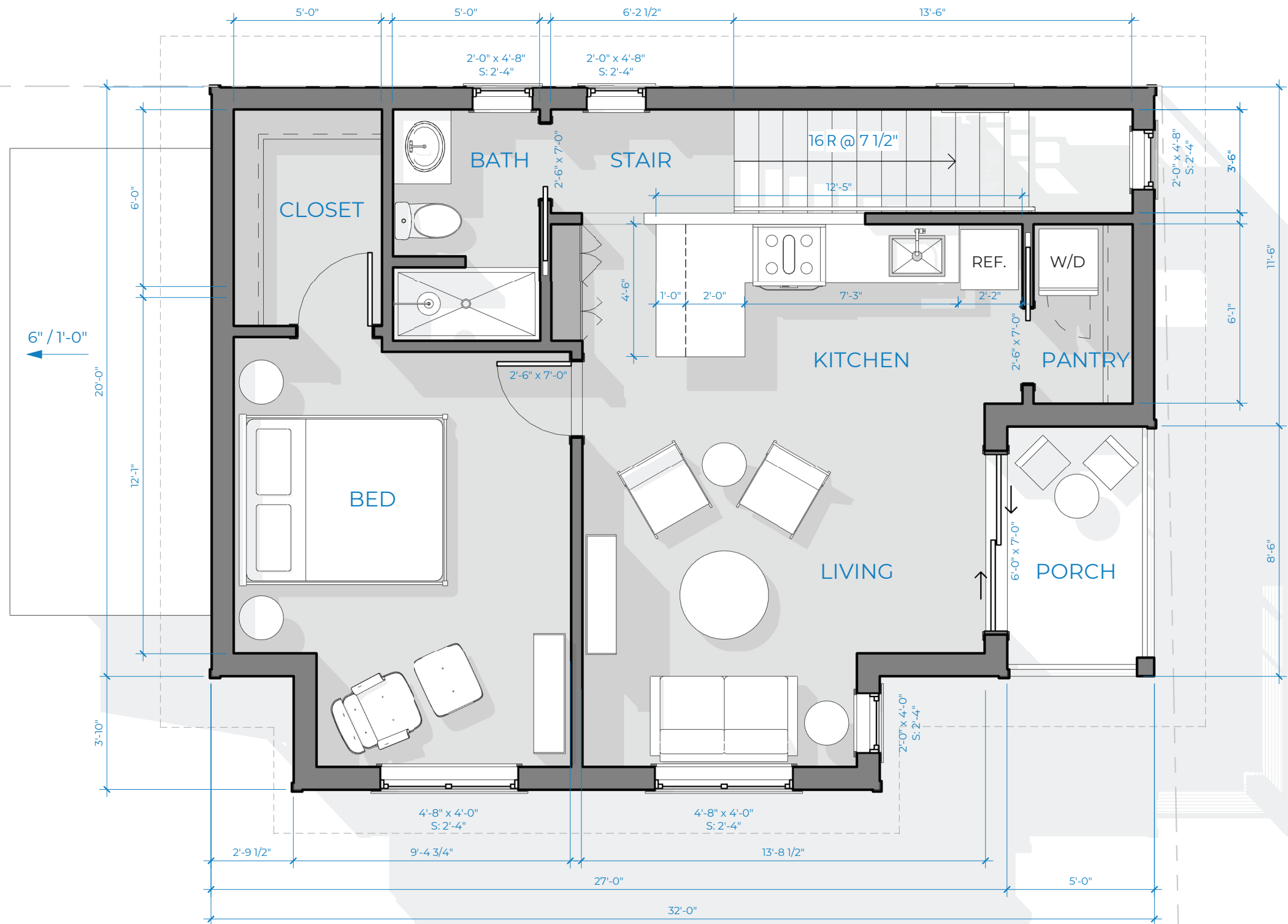
Schematic Design 3.2 | 2021-02-23 | Not for Construction

PROPERTY LINE

Revised documents to address staff's comments - submitted on 2/25/2021

LEVEL 1 PLAN

⊕ 1/4" = 1'



DAWSON ALLEY APARTMENTS

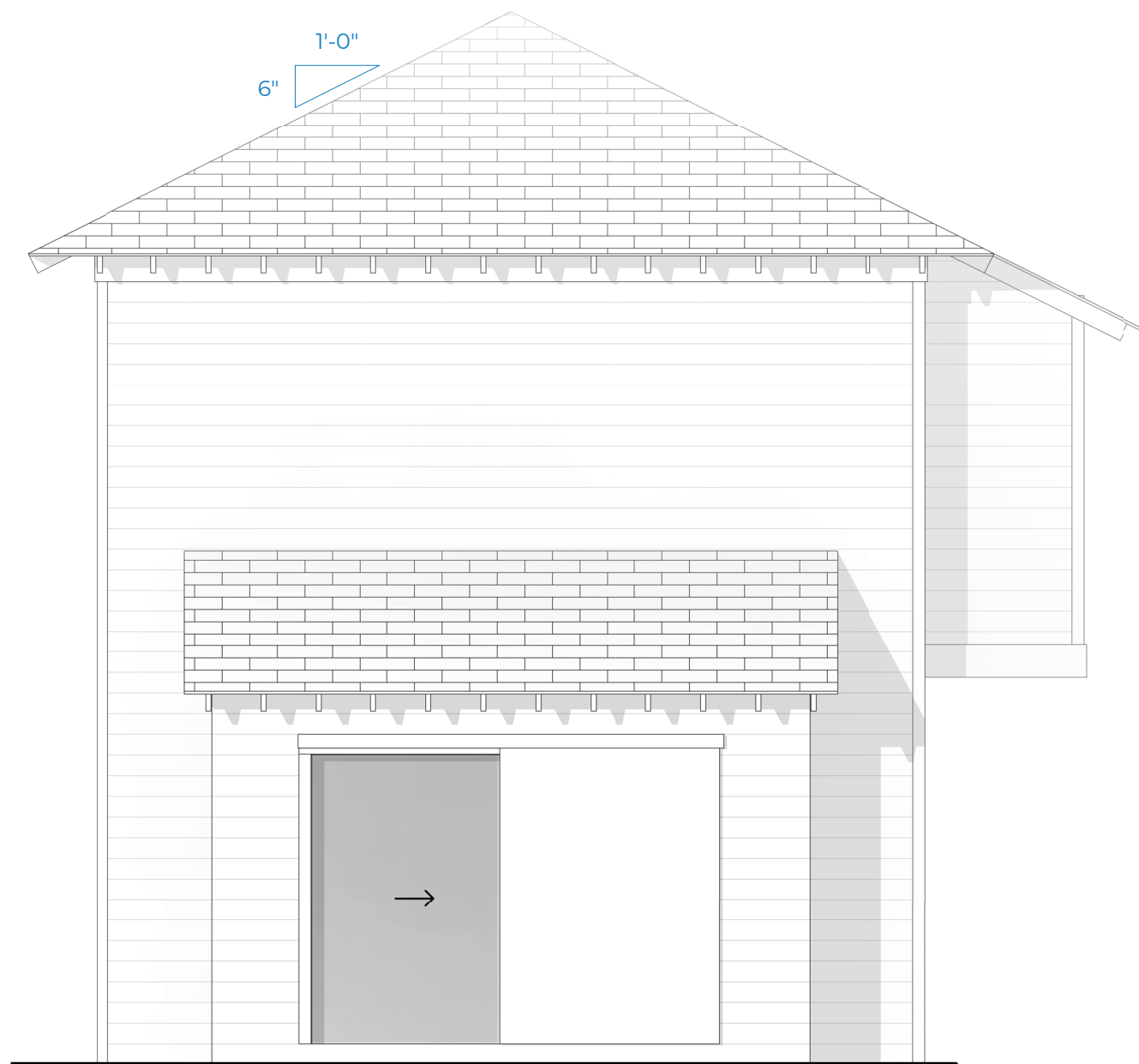
1024 Dawson Street | San Antonio, TX 78202

Schematic Design 3.2 | 2021-02-23 | Not for Construction

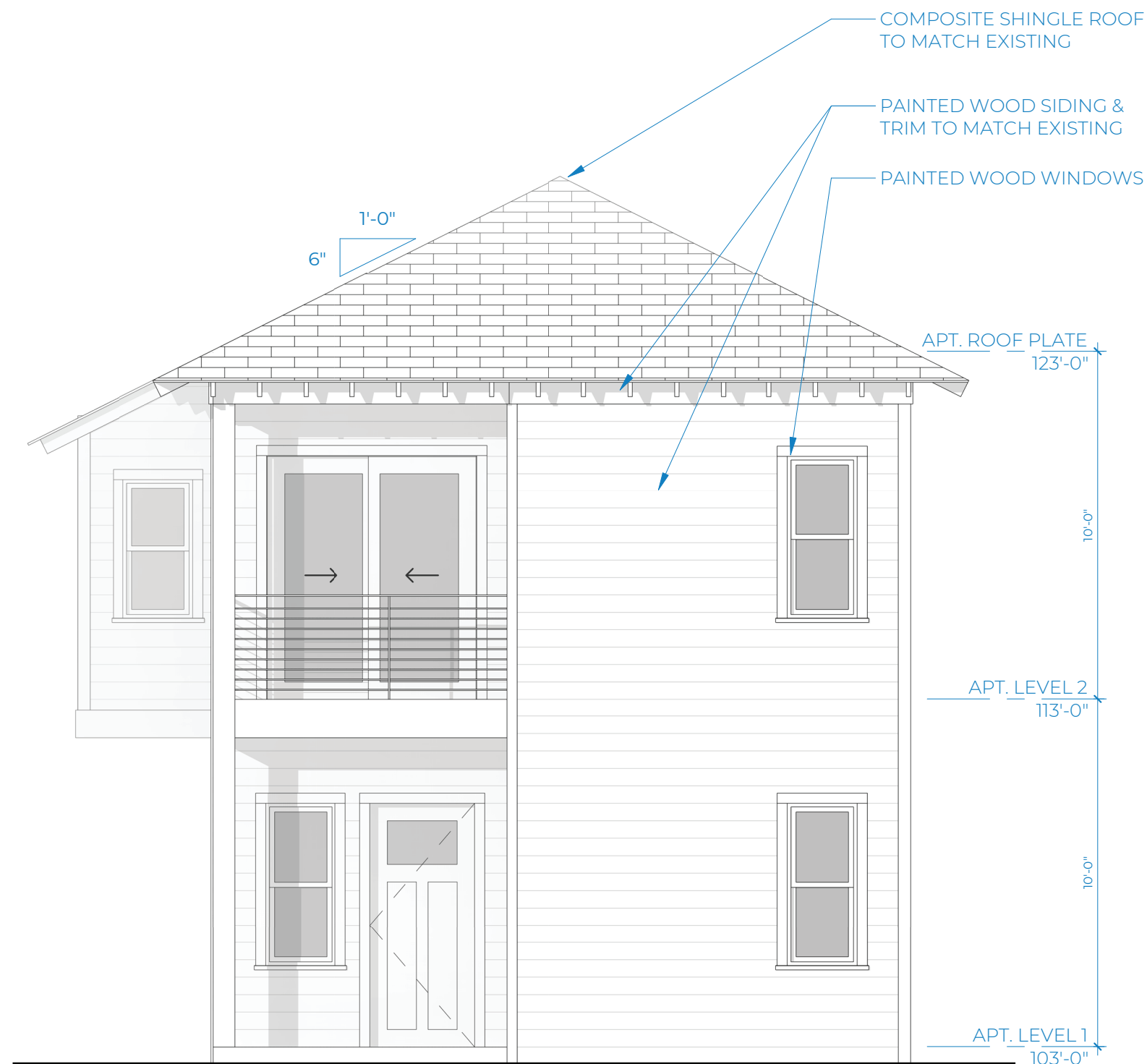
Revised documents to address staff's comments - submitted on 2/25/2021

LEVEL 2 PLAN

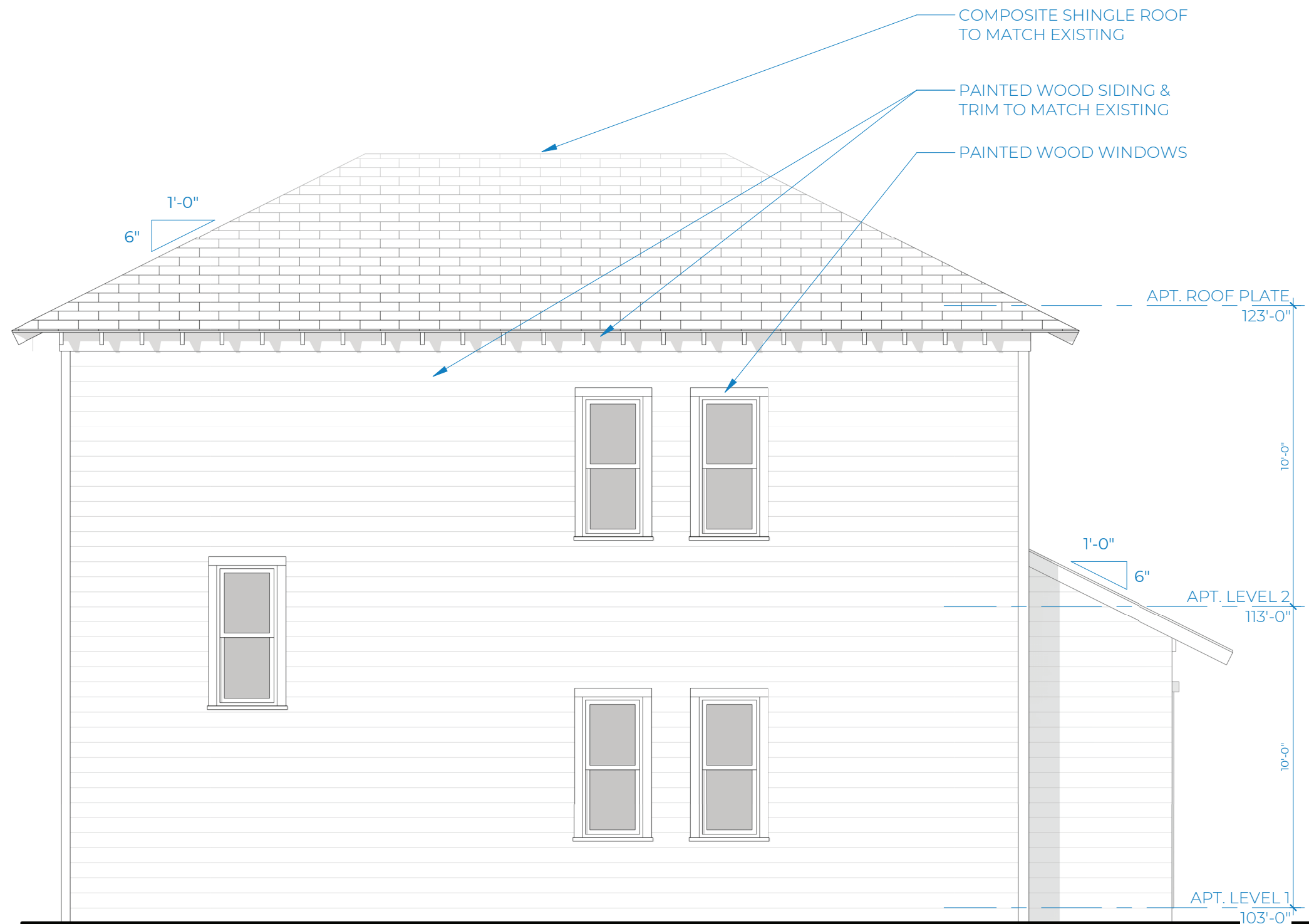
⊕ 1/4" = 1'



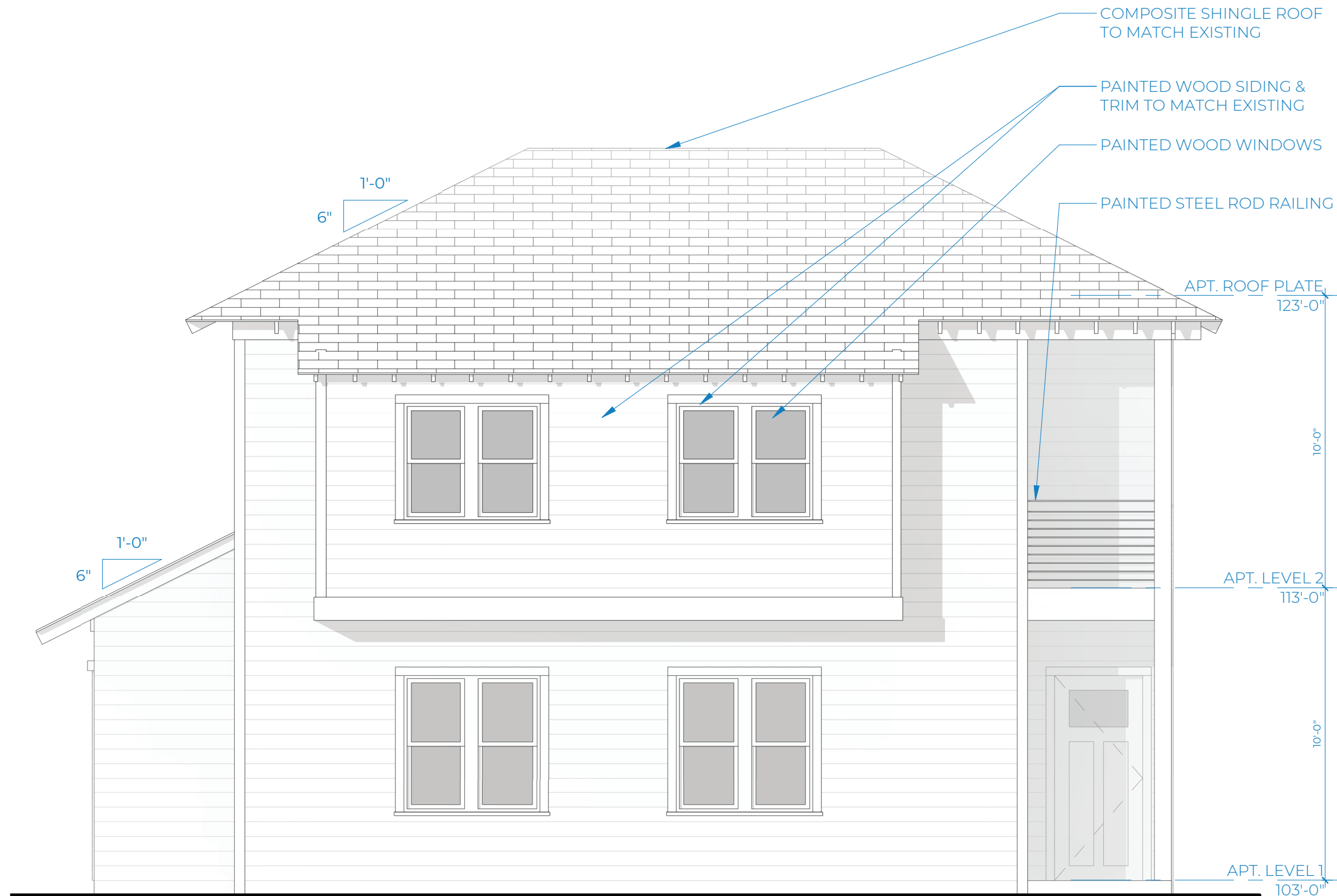
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION