HISTORIC AND DESIGN REVIEW COMMISSION
July 19, 2023

HDRC CASE NO:	**2023-252**
ADDRESS:	606 DAWSON ST
LEGAL DESCRIPTION:	NCB 569 BLK 17 LOT E 50.18 FT OF 2
ZONING:	RM-4, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Cotton Estes/Cotton Estes Architect PLLC
OWNER:	Cotton Estes/Cotton Estes Architect PLLC
TYPE OF WORK:	New construction of a rear accessory structure
APPLICATION RECEIVED:	June 24, 2023
60-DAY REVIEW:	August 24, 2023
CASE MANAGER:	Claudia Espinosa

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to construct a 950-square-foot rear accessory structure.

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 non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be

considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
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 material*s—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.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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
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.

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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 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 real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.
C. MULCH
Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.
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.
iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at the property located at 606 Dawson, previously addressed as 604 Dawson on the 1912 Sanborn maps, within the Dignowity Hill Historic District. The primary structure is a single-story residence with a shingled roof with exposed brackets, traditional one-over-one windows with wood window screens, an open porch, and wood lap siding. The property makes its first appearance in the 1912 Sanborn Maps, the address change to 606 Dawson is listed on the 1951 Sanborn maps.
b. SETBACK & ORIENTATION - According to the Guidelines for New Construction, garages and outbuildings should follow the historic setback pattern of similar structures along the streetscape or district. 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. Applicants should 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. The applicant has proposed to construct a 1-story, 950-square-foot rear accessory structure with an attached carport. The rear accessory structure will be oriented north, facing the rear of the primary structure toward Dawson. Staff finds the proposal appropriate. While the carport will be facing Dawon Street, it is setback at the rear of the property and will not be prominently visible from the public right-of-way. Staff finds the proposal appropriate.
c. SCALE & MASSING – To the rear of the proposed primary structure, the applicant has proposed to construct a 950-square-foot rear accessory structure. Per the Guidelines for New Construction, 1.A.i, design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The applicant has proposed to locate the rear accessory structure at the rear of the property, consistent with the location of historic accessory structures in the district. Generally, staff finds the proposed massing and height to be appropriate and consistent with the Guidelines.
d. LOT COVERAGE – The Guidelines for New Construction 5.A and B note that accessory structures should be visually subordinate to the primary structure on site, should be no larger in plan than forty (40) percent of the primary structure on site, should relate to the primary structure on site regarding character and materials, should feature similar window and door openings and should feature garage doors similar in size and proportion to those found historically within the district. Additionally, the Guidelines note that the predominant garage orientation should match that found historically on the block and that the historic setbacks on the block should be followed. Generally, staff finds the proposed massing, form, and design character of the proposed rear accessory structure to be consistent with the Guidelines. Additionally, staff finds that the applicant must meet all setback standards as required by city zoning requirements and obtain a variance from the Board of Adjustment if applicable

e. MATERIALS & TEXTURES – The applicant has proposed for the rear accessory structure to feature materials including stucco, wood, aluminum-clad wood windows, and a parapet roof. Guideline 3.A.i for New Construction stipulates that new construction should 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. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. The adjacent historic structures generally feature wood siding or stucco cladding and metal roofing material. The proposed materials will complement the materials proposed for the primary structure. The proposal is generally appropriate.

f. WINDOW MATERIALS - The applicant has proposed to install aluminum-clad wood windows by Weathershield Windows and doors. The proposed window sashes are to be recessed two (2) inches behind the face of the trim. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Staff finds the proposal appropriate.

g. ARCHITECTURAL DETAILS – Guideline 5.A.iii for New Construction states that new garages and outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that the applicant has proposed historically appropriate proportions and a design that relates to the principal building, including simplified wood carport columns, stucco, and flat roof with an awning over the walkway. Staff finds the proposal consistent with the Guidelines.

h. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.

i. LANDSCAPING PLAN – The applicant has proposed a landscaping plan that maintains more than 50 percent of the property's green space. Staff finds the proposal appropriate.

j. SITE ELEMENTS - The applicant has proposed to introduce a pervious walkway connecting the primary structure to the rear accessory and a gravel walkway from the existing driveway to the pervious walkway. The Guidelines for Site Elements B.ii. state 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. Staff finds this request to be consistent with the Guidelines.

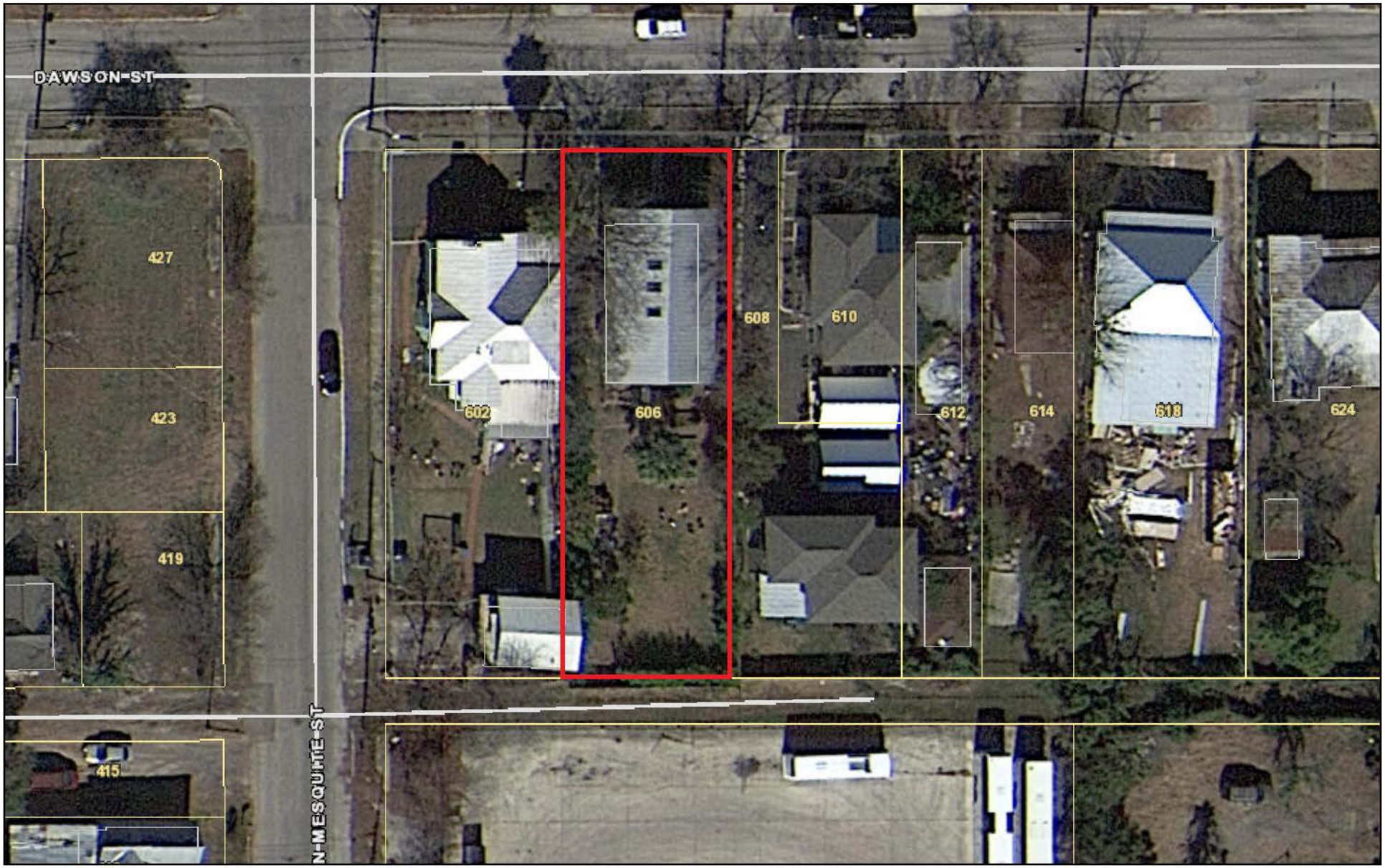
k. ADMINISTRATIVE APPROVAL – The applicant has requested to remove an existing chain link fence and replace it with a wood privacy fence measuring six (6) feet in height, to install interior fencing, and to install a 250-square-foot studio. These request are eligible for administrative approval.

RECOMMENDATION:

Staff recommends approval based on findings b through k with the following stipulation:

i. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



July 12, 2023

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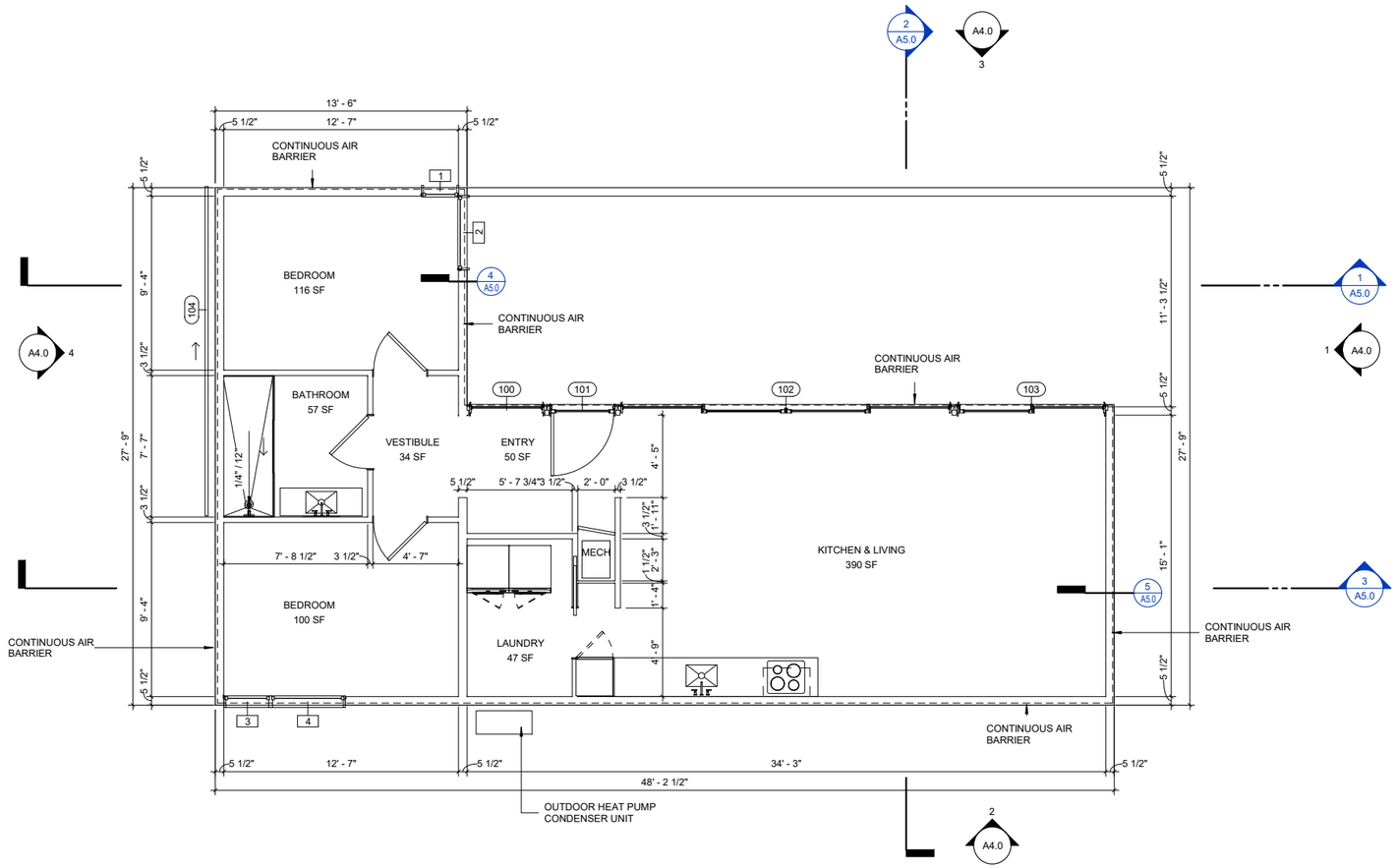

1 NORTH 3

SCALE: 1/4" = 1'-0"

PROJECT N

TRUE N

EXTERIOR DOOR SCHEDULE

Mark	Type	Manu.	Frame Size	Sill Height	Fame Material & Finish	Glass Type	Hardware Group	Details
100	Fixed	Weather Shield	4'-0" W x 8'-2" H	-1-1/2"	Alum. Clad Wood: Pine/ Annodized Dark Bronze	Double Pane, Argon Gas, Tempered, Low-E Coating	A	A7.0
101	RH Inswing	Weather Shield	3'-6" W x 8'-2" H	- 1-1/2"	Alum. Clad Wood: Pine/ Annodized Dark Bronze	Double Pane, Argon Gas, Tempered, Low-E Coating	A	A7.0
102	4 Panel Slider	Weather Shield	18'-0" W x 8'-0" H	- 1-1/2"	Alum. Clad Wood: Pine/ Annodized Dark Bronze	Double Pane, Argon Gas, Tempered, Low-E Coating	A	A7.0
103	2 Panel Slider	Weather Shield	8'0" W x 8'-0" H	- 1-1/2"	Alum. Clad Wood: Pine/ Annodized Dark Bronze	Double Pane, Argon Gas, Tempered, Low-E Coating	A	A7.0
104	Barn	Custom	18'-0" w x 6'-0" H	1"	Steel	n/a	B	A7.0

WINDOW SCHEDULE

Mark	Type	Manu.	Frame Size	Sill Height	Fame Material	Glass Type	Hardware Group	Details
1	Fixed	Weather Shield	2'-0" W x 4'-0" H	2-6"	Alum. Clad Wood: Pine/ Annodized Dark Bronze	Double Pane, Argon Gas, Low-E Coating	n/a	A7.1
2	Casement	Weather Shield	4'-0" W x 4'-0" H	2-6"	Alum. Clad Wood: Pine/ Annodized Dark Bronze	Double Pane, Argon Gas, Low-E Coating	C	A7.1
3	Fixed	Weather Shield	2'-0" W x 4'-0" H	2-6"	Alum. Clad Wood: Pine/ Annodized Dark Bronze	Double Pane, Argon Gas, Low-E Coating	n/a	A7.1
4	Casement	Weather Shield	4'-0" W x 4'-0" H	2-6"	Alum. Clad Wood: Pine/ Annodized Dark Bronze	Double Pane, Argon Gas, Low-E Coating	C	A7.1
5	Fixed	Weather Shield	1'-6" W x 7'-6" H	6'-6"	Alum. Clad Wood: Pine/ Annodized Dark Bronze	Double Pane, Argon Gas, Low-E Coating	n/a	A7.1
6	Fixed	Custom	1'-6" x 34'-0"	11'-8"	Anno. Alum.	5/8" Triple Wall Polycarbonate	D	A7.1

FLOOR PLAN NOTES

1 DIMENSIONS ARE TO GRID LINE, FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR & WINDOW OPENINGS, UNLESS NOTED OTHERWISE.
2 BUILDING ENVELOPE TO RECEIVE CONTINUOUS AIR BARRIER. PROVIDE FULL, ACOUSTICAL INSULATION TO ALL PARTITION TYPES ENCLOSING BEDROOMS, TOILET ROOMS, AND MECHANICAL ROOMS.
3 DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "+/-".
4 VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
5 "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

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REGISTERED ARCHITECT · COTTON ESTES · 26994 · STATE OF TEXAS

REVISIONS
NO./ DATE/ DESCRIPTION

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SET ISSUE DATES:

12/26/2022 CONSTRUCTION DOCUMENTS

PROJECT INFORMATION:

606 DAWSON STREET
SAN ANTONIO TX 78202

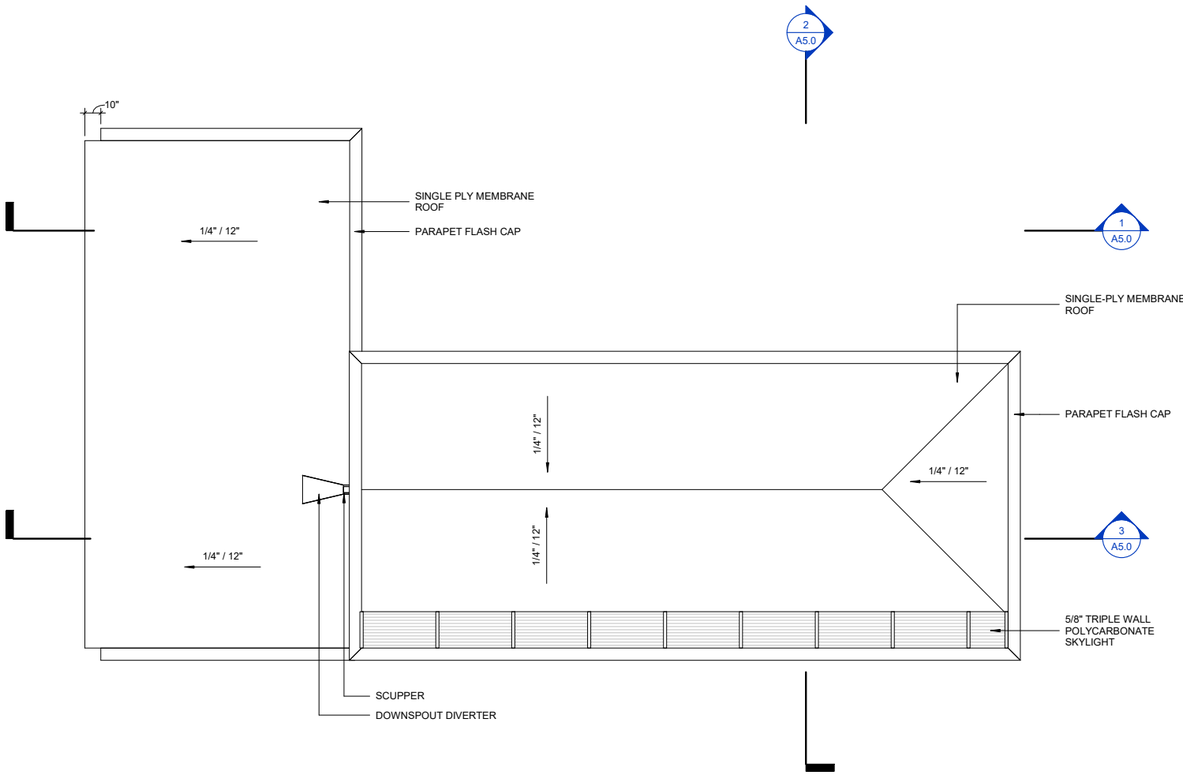
PROJECT STATUS:

CONSTRUCTION DOCUMENTS

ISSUE DATE:

FLOOR PLAN

A2.0

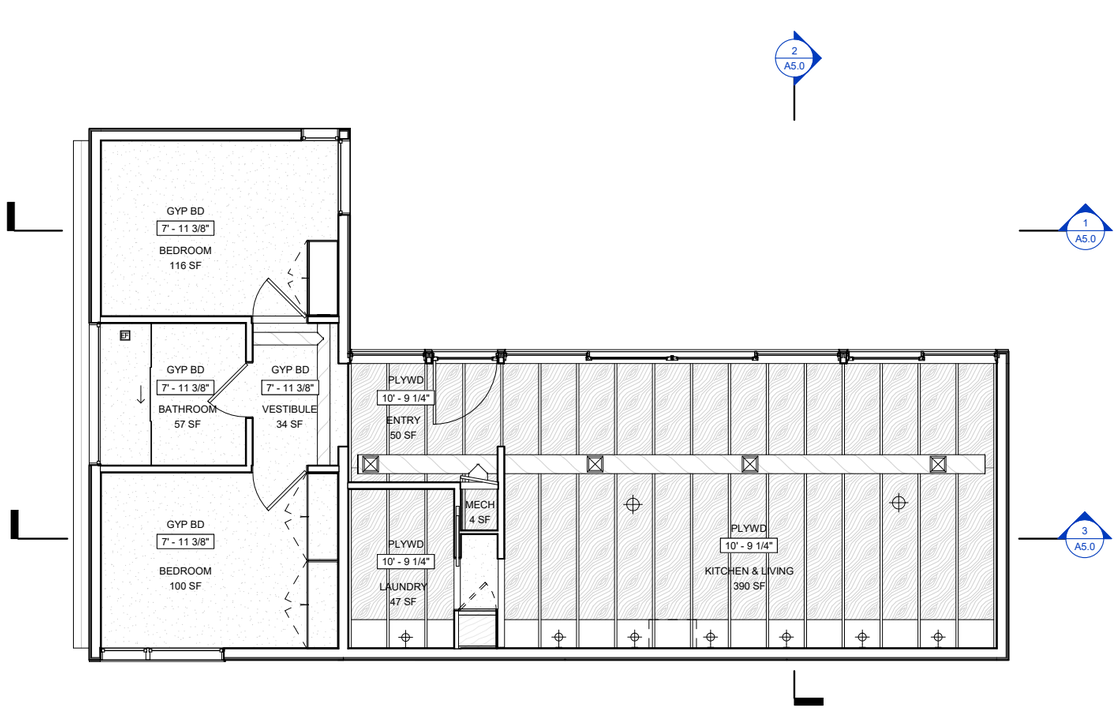


1 ROOF PLAN

SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

1. REFER TO MECHANICAL, PLUMING AND ELECTRICAL FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS, AND OTHER ITEMS ON THE ROOF SURFACE.
2. PAINT EXPOSED ROOF MOUNTED EQUIPMENT, PIPING, ETC. , EXCEPT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL COLORED AS SELECTED BY ARCHITECT.
3. ALL ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
4. PREVENT OIL-CANNING OF ROOF PANELS BY NOT OVERDRIVING SCREWS. ALIGN PANELS PERPENDICULAR TO RIDGE TO AVOID STRESSES ON PANEL.



2 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN NOTES

1. DIMENSIONS ON REFLECTED CEILING PLANS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. REFER TO SHEET EL1.0 FOR FIXTURE TYPE AND PLACEMENT
3. THE CONTRACTOR SHALL COMPARE THIS REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCES TO THE ARCHITECT.
4. RELOCATE SUPPLY DRAIN AND VENT PIPES TO MAINTAIN SCHEDULED CEILING HEIGHTS.
5. PROVIDE FRESH AIR INTAKE AT ALL MECHANICAL ZONES TO SERVE BEDROOMS.

ELECTRICAL FIXTURE SYMBOLS	MECHANICAL SYMBOLS
RECESSED CEILING FIXTURE	SUPPLY GRILLE
RECESSED WALL WASHER	RETURN GRILLE
WALL SCONCE	ACCESS PANEL
PENDANT	CEILING EXHAUST FAN
CEILING FAN	ALIGN CENTER
ALIGN CENTER OF FIXTURE	

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REVISIONS

NO./	DATE/	DESCRIPTION

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SAN ANTONIO TX 78202

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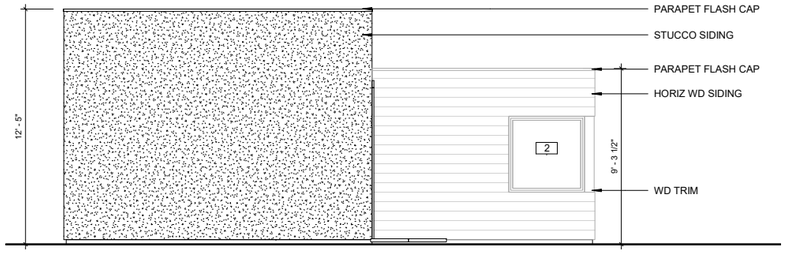
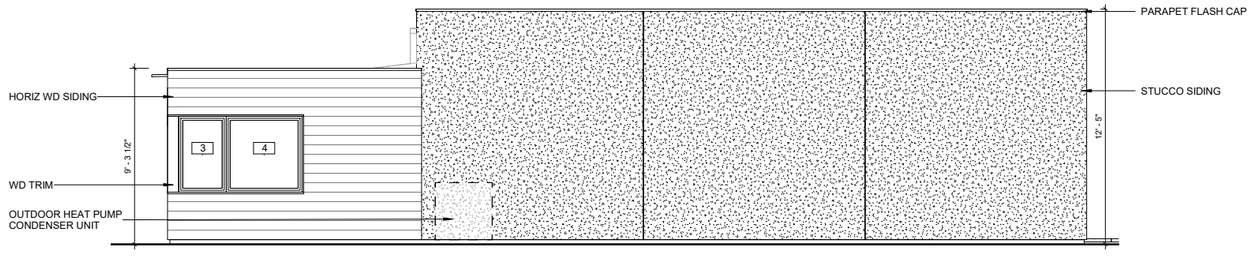
ROOF PLAN & RCP

A2.2



1 NORTH

SCALE: 1/4" = 1'-0"



2 EAST

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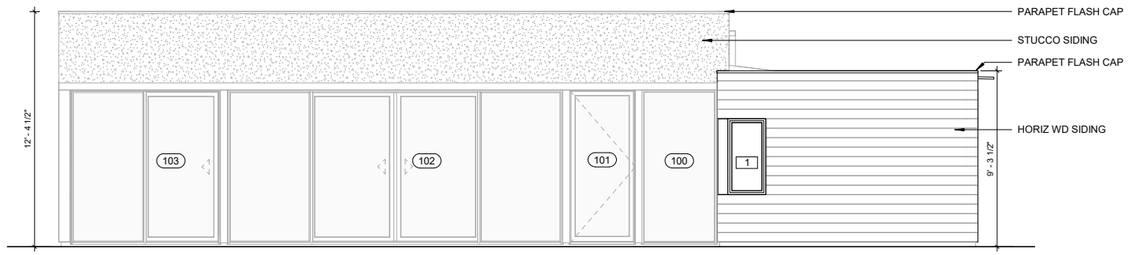
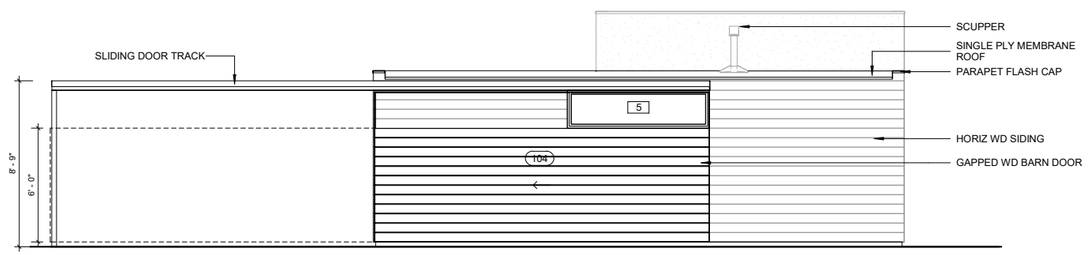


3 WEST

SCALE: 1/4" = 1'-0"



4 SOUTH

SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1 WD TRIM IN SAME PLANE AS WOOD SIDING IS TO MATCH ADJ. SIDING FINISH.
2 LOCATIONS FOR EXHAUST VENTS THAT ARE NOT SHOWN ON ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECT.
3 WALL VENTS SHALL BE COURSED WITH SIDING BOARDS AND PAINTED TO MATCH ADJ. SIDING.
5 ADJUST SIDING COURSING +/- 1/8" TO FALL EVENLY AT WINDOW AND DOOR OPENINGS AND CORNERS WHERE POSSIBLE.
6 PROVIDE LONGEST CONTINOUS LENGTHS OF SIDING POSSIBLE.
7 CENTER EXTERIOR ELECTRICAL FIXTURES, OUTLETS AND SWITCHES ON SIDING BOARD WIDTHS. OUTLETS IN HORIZONTAL BOARDS TO BE INSTALLED HORIZONTALLY. OUTLETS IN VERTICAL BOARDS TO BE INSTALLED VERTICALLY.

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REGISTERED ARCHITECT · COTTON ESTES · 26994 · STATE OF TEXAS

REVISIONS

NO./	DATE/	DESCRIPTION

PROJECT TEAM:

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12/26/2022	CONSTRUCTION DOCUMENTS

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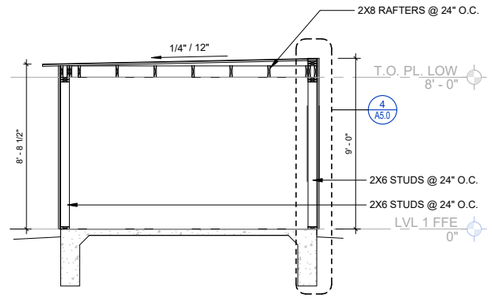
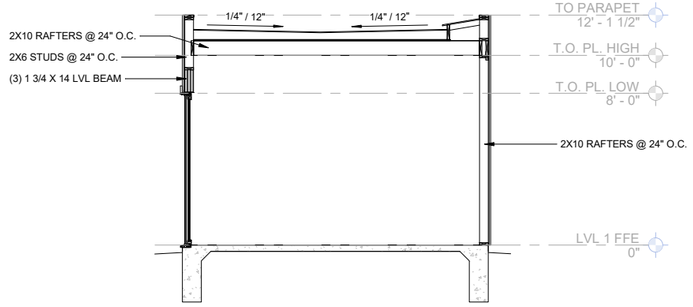
EXTERIOR ELEVATIONS

A4.0



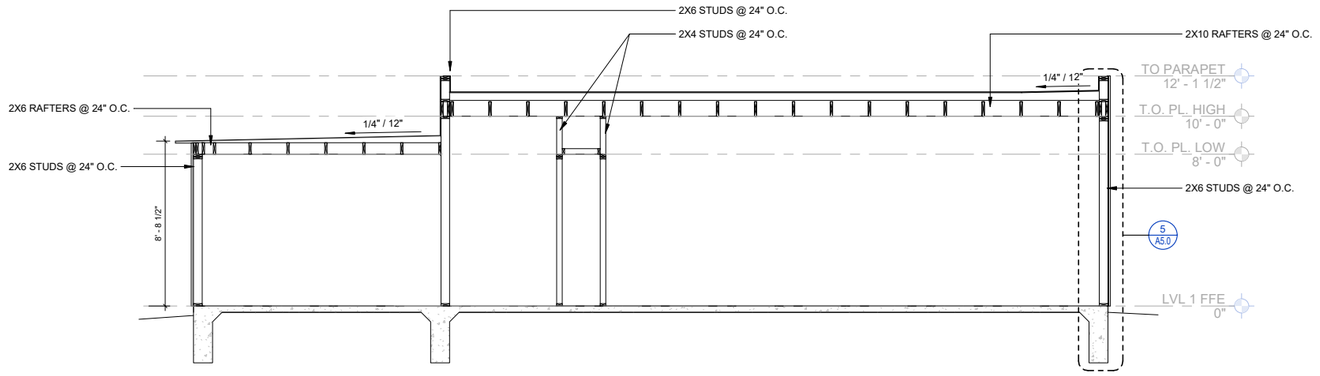
1 NORTH SOUTH SECTION 1

SCALE: 1/4" = 1'-0"



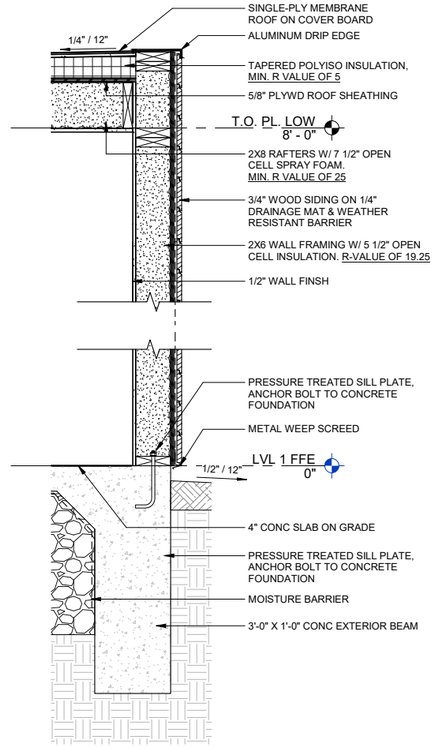
2 EAST-WEST SECTION 1

SCALE: 1/4" = 1'-0"



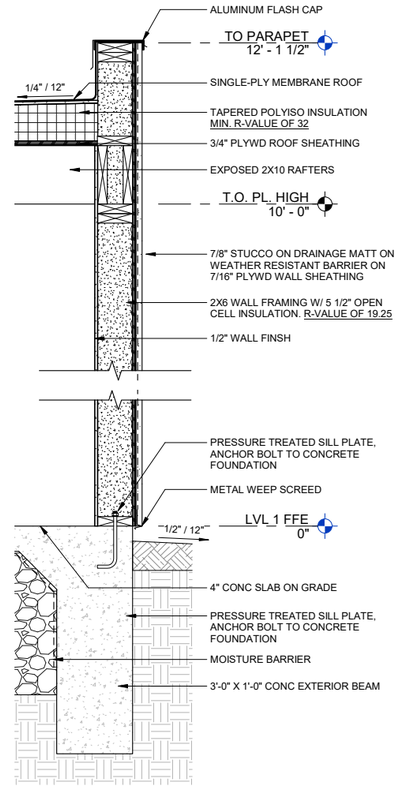
3 NORTH-SOUTH SECTION 2

SCALE: 1/4" = 1'-0"



4 TYP SECTION @ WD WALL

SCALE: 1" = 1'-0"



5 TYP SECTION @ STUCCO WALL

SCALE: 1" = 1'-0"

WOOD FRAMING NOTES

1. STUDS TO BE MIN. OF 2X4 SPACED AT MAX. OF 24" O.C.
2. RAFTERS TO BE A MIN. OF 2X6 SPACES AT MAX. OF 24" O.C.
3. ALL LUMBER TO BE #2 SYP OR #2 D.FIR OR BETTER.
4. WALL SHEATHING TO BE MIN. 1/2" CD STRUCTURAL PLYWDOOD.
5. ROOF SHEATHING TO BE A MIN. OF 1/2" CD STRUCTURAL PLYWOOD.

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BUILDING SECTIONS

A5.0

VIEWS

See attached.

DESIGN INTENT

As an ancillary structure in the backyard of an existing historical home, the proposed building is intentionally discrete. Its low-profile roofs will not be visible from N. Mesquite Street or Dawson Street.

CONTEXT

CONTEXT

BUILT CONTEXT

A Single-story 1,000sf home, 1930, stucco
B Two-story 600sf ADU & carport, 1930, wood
C One-story bus depot, 1946, masonry/stucco
D One-story 1,150sf home, 1912, wood
E Proposed one-story 950sf home, stucco/wood
F Proposed one-story 250sf accessory bldg*
G Two-story 1,600 sf home, 2019, cement board
H Two-story 1,600 sf home, 2019, cement board
J Single-story carports, 2019, wood/metal

* This building does not require permitting and is not shown on the Construction Documents for permitting. This structure will feature compatible materials and details to the proposed 950sf home. Please see the OHP Conceptual Review package.

DESIGN INTENT

Dating back to the 1950 Sanborn maps, the surrounding blocks have consisted of a mix of residential, commercial and industrial buildings with a mix of masonry, wood and metal construction. In keeping with historical buildings found nearby, the proposed structure is constructed of wood and stucco. It features a flat roof, like many of the found throughout the historical district to the south and west of 606 Dawson. Because the proposed structure is located in the backyard and is accessed via Dawson Street, we propose to minimize its presence on Dawson Alley by keeping the structure single-story, with low roof lines.

CONTEXT

NATURAL CONTEXT

A Existing bamboo privacy hedgerow, to be preserved and selectively replaced with clumping bamboo
B Existing 17" Monterrey Oak, to be preserved
C Existing 40" Texas Sabal Palm, to be preserved
D Existing 32" Anaqua, to be preserved
E Existing 38" Ashe Juniper, to be preserved

DESIGN INTENT

The proposed structures preserve the existing vegetation and rely on the existing, dense and tall hedgerow for privacy from the nearby two-story neighbors. The existing hedgerow also effectively screens the proposed structures from view, which also helps to provides security along Brown Alley.

The newly planted Oak and 50+ year old Sabal Palm anchor the outdoor courtyards and provide shade from the south and west sun.

CONTEXT

STUCCO :

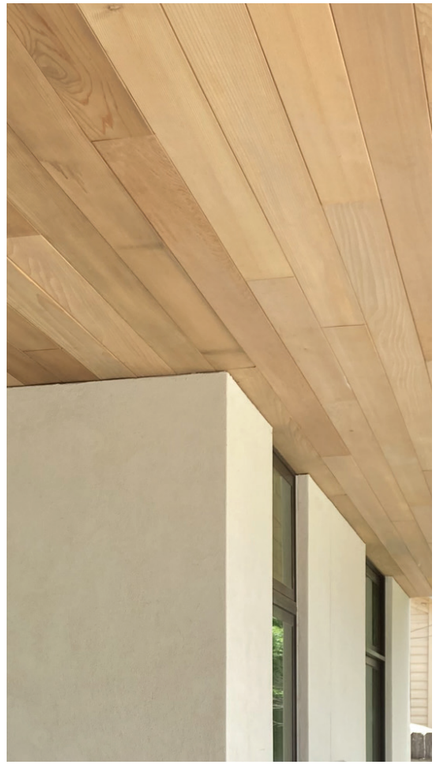
The proposed traditional cement based three-coat stucco system features a total thickness of 7/8". The top coat is made of natural limestone, powdered marble and mix of fine and coarse sand for smooth finish with low sheen.

WOOD :

White Ash is treated with a unique thermal modification process that improves rot-resistance, dimensional stability and longevity. This thermal treatment of a FSC-certified domestic hardwood is considered a sustainable alternative to tropical hardwood species. Horizontal 5 1/2" tongue & groove boards relates to nearby examples of wood siding and fencing. Unsealed wood will weather to an even grey tone.

WINDOWS & DOORS :

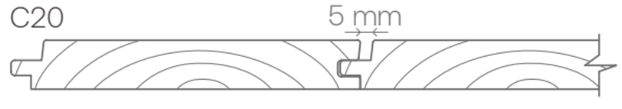
Aluminum clad wood frames by Weathershield Windows and Doors are durable and feature thin stiles & rails. Window sashes and door panels will be recessed 2" behind face of trim. The alley-facing window features a sill height of 6'-0" for security. All other windows and doors are not visible from the street or alley.



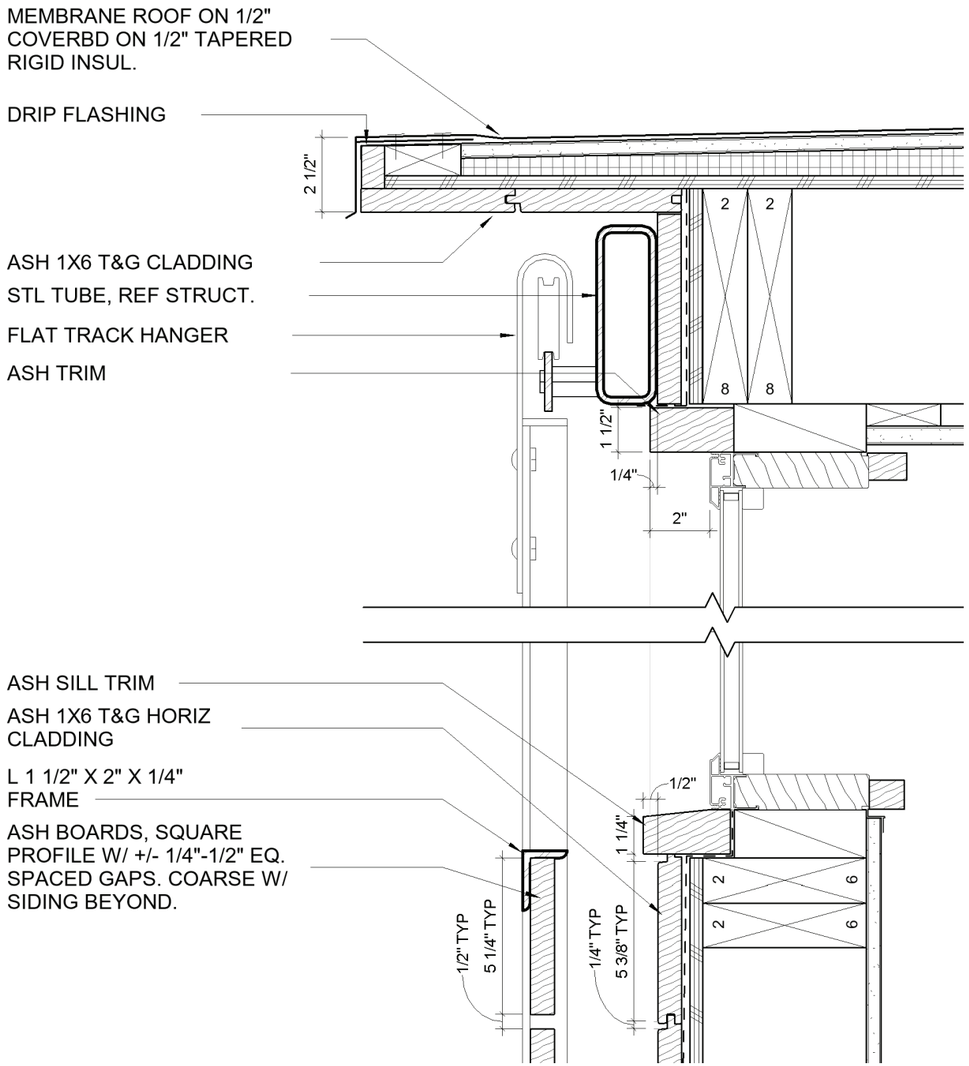
Example of thermally treated ash and stucco for new construction at 311 Barrera Street, 2022.

Close-up of stucco top coat made of limestone, marble dust and sand by Vasari. Color to be off-white/ light grey.

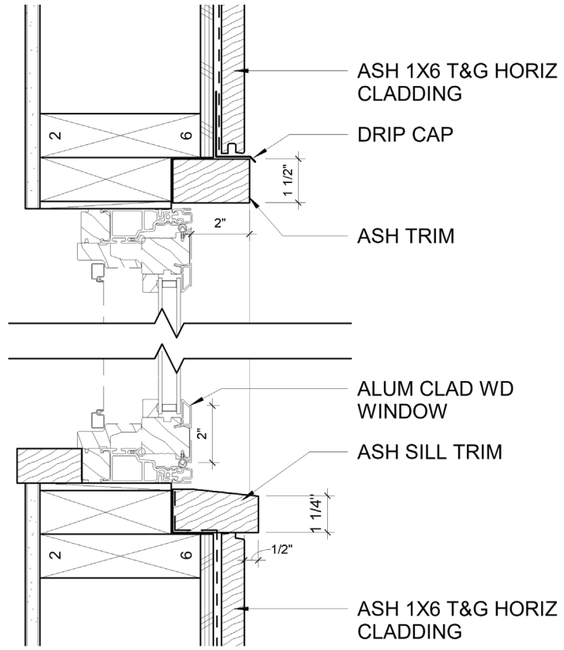
Close-up of ash siding in C-20 profile by Thermory.



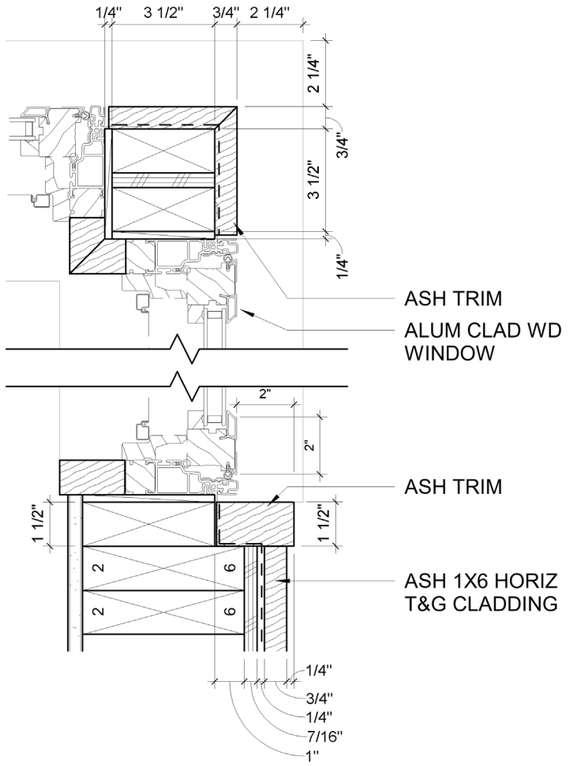
MATERIALS



HEAD @ ALLEY-FACING WINDOW & SLIDING GATE



TYPICAL WINDOW HEAD & SILL



TYPICAL WINDOW JAMB & CORNER JAMB

DETAILS

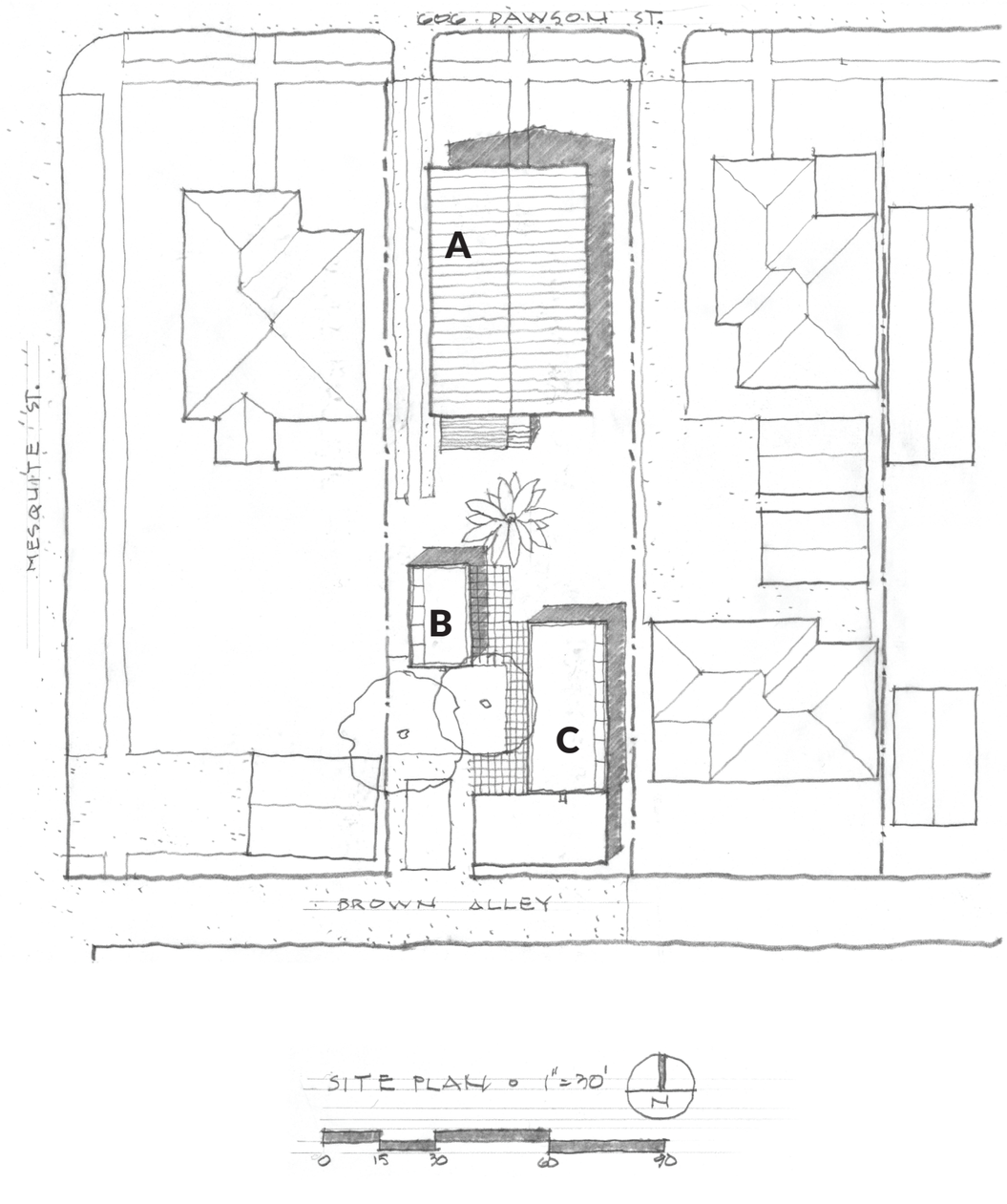
A Existing House: 1,150 sq.ft.

B Stor./ Studio: 250 sq.ft.

C Rear House: 950 sq.ft.

PROPERTY & PERMITTING NOTES

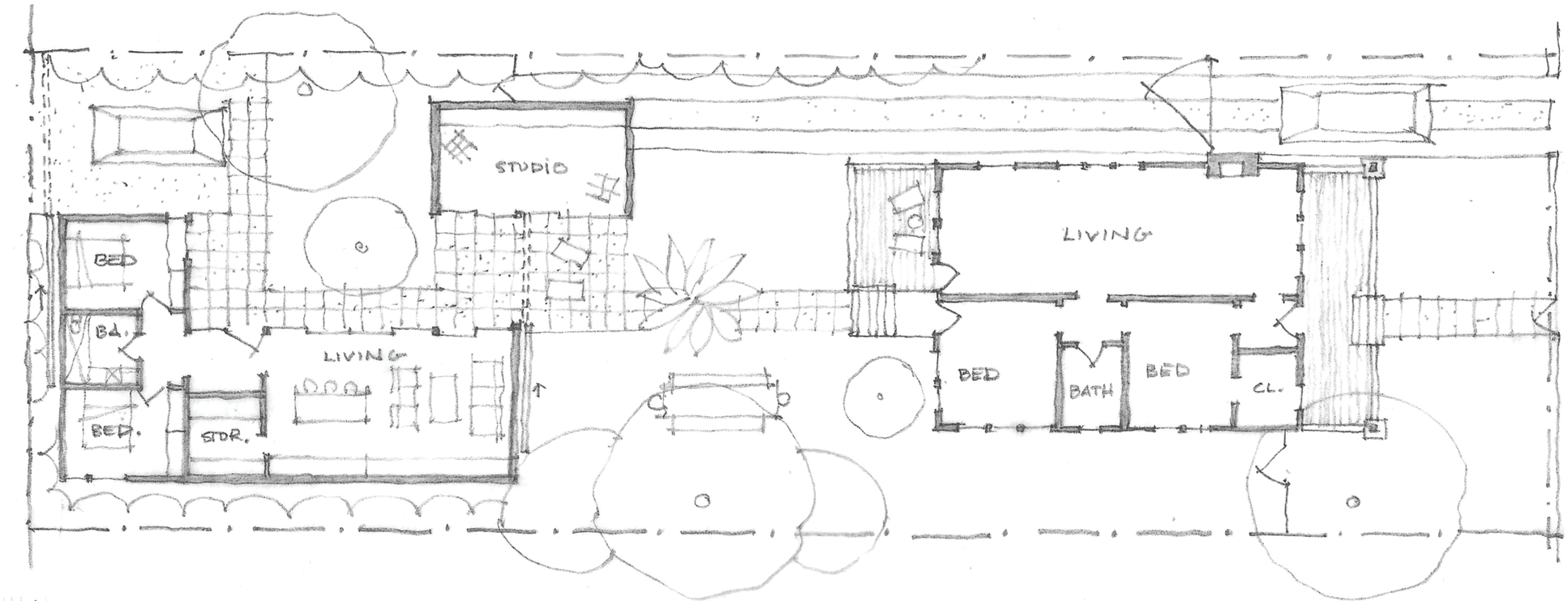
- 606 Dawson is zoned RM-4, with permitted use for up to 4 detached dwelling units.
- Setbacks conform to zoning requirements, including 1/2 the 14’ alley width as part of the rear 10’ setback.
- Applicant will coordinate paving of Brown Alley with CoSA Dept. of Engineering.
- The UDC permits a fence of up to 8'-0" bordering industrial uses.
- The accessory building (storage & painting studio) is included in the DRC and HDRC application for clarity of design intent, however it does not require a building permit as it is under 300 sq.ft.



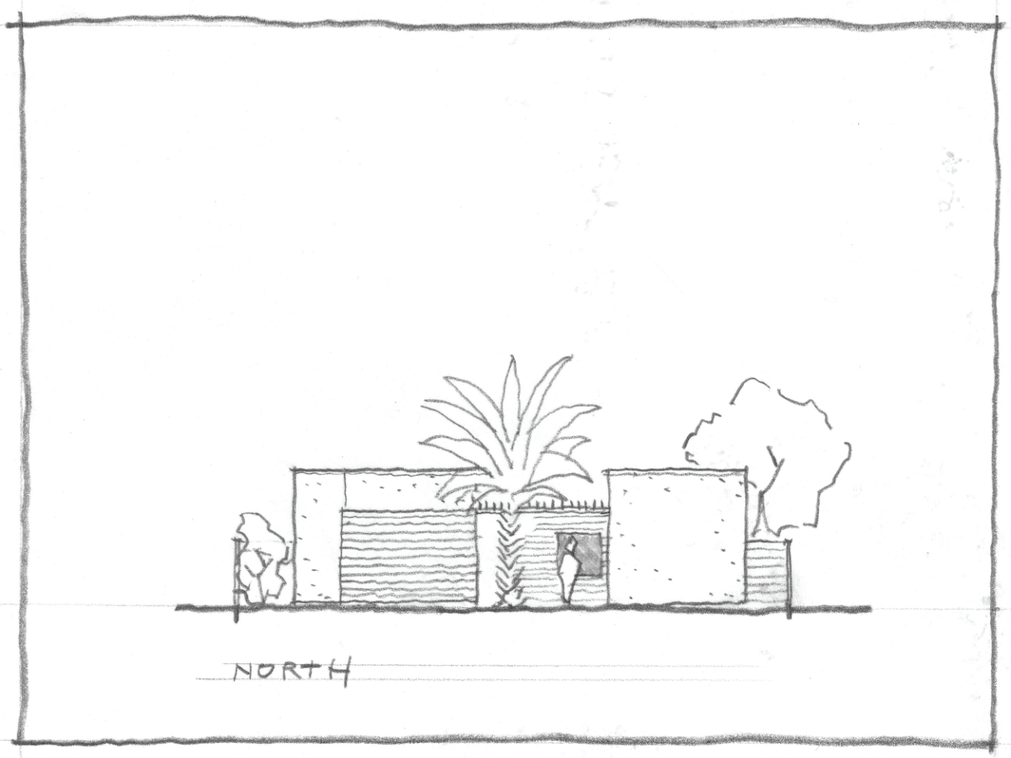
SITE PLAN

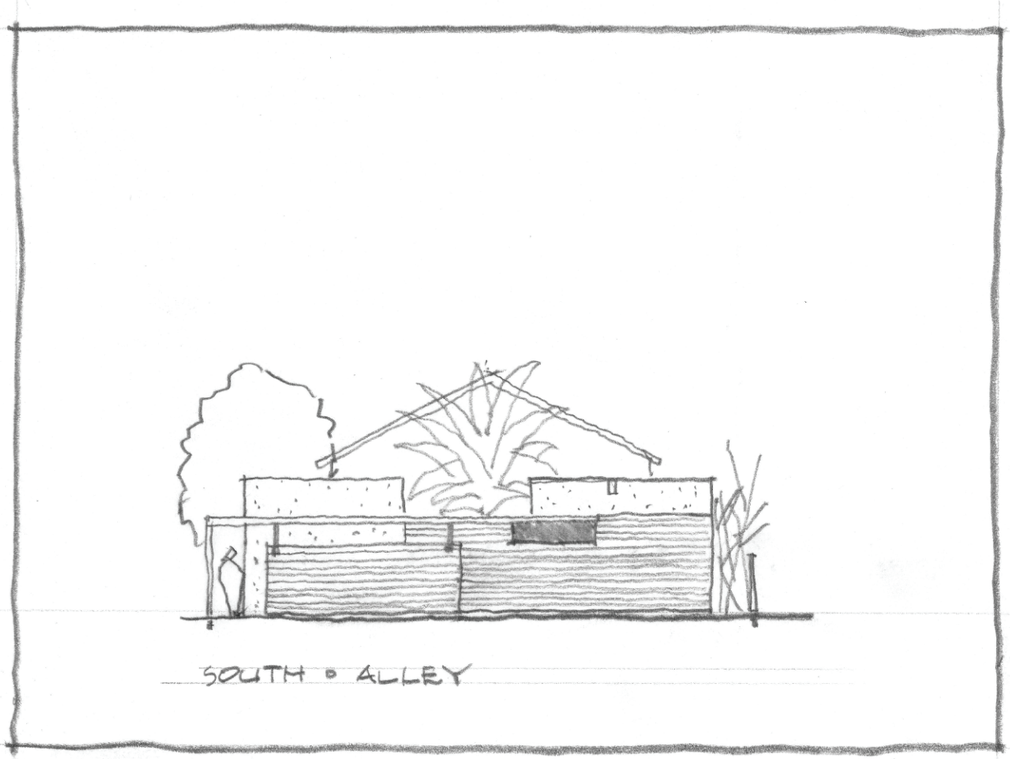
DESIGN INTENT NOTES

- Convert property into a space where a multi-generational family can age in place. New dwelling will be used as a universally accessible guest house, with ability to operate as an independent, full-time residence.
- Preserve shot-gun through-views of property per the original floor plan of the existing home on 606 Dawson Street.
- Provide independent access and flexible privacy to both homes.
- Create discrete street presence, especially fronting neighboring industrial uses.
- Maintain access to sunlight and breezes from south.
- Preserve all existing trees. Cultivate the privacy hedgerow of bamboo using non-spreading, drought and freeze resistant species.
- Create intimately scaled courtyard-like spaces for outdoor enjoyment and landscape.



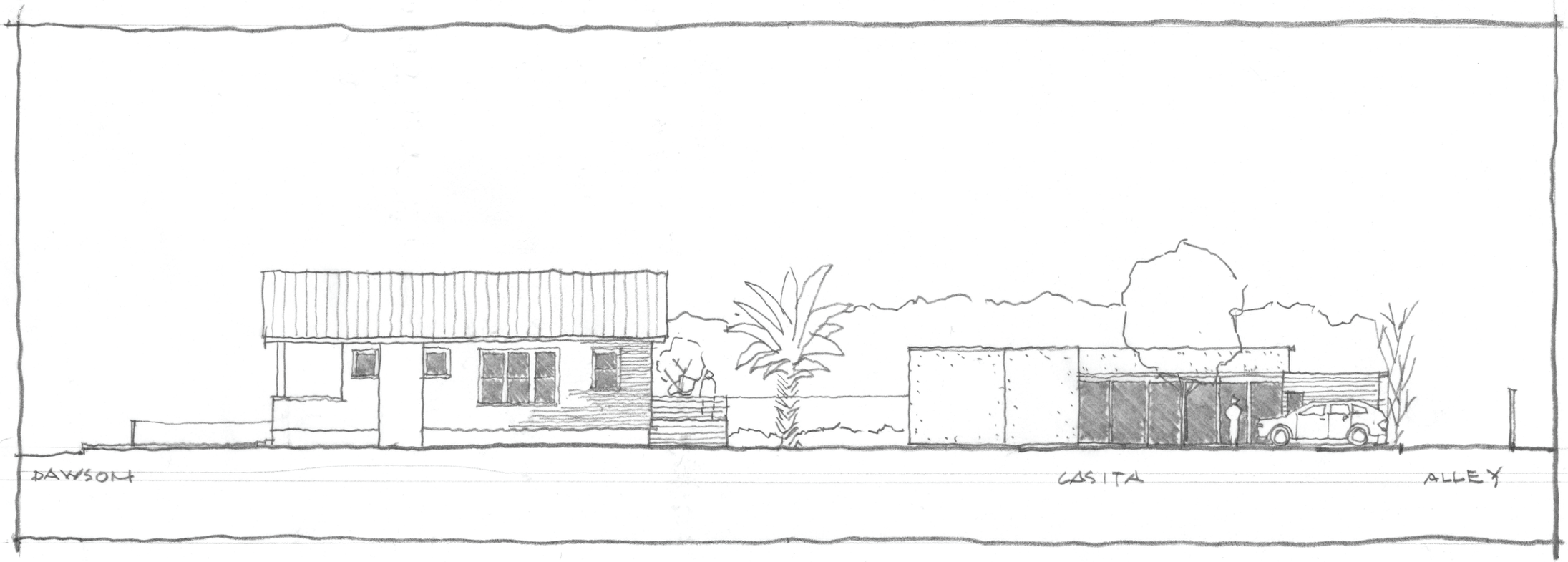
FLOOR PLAN





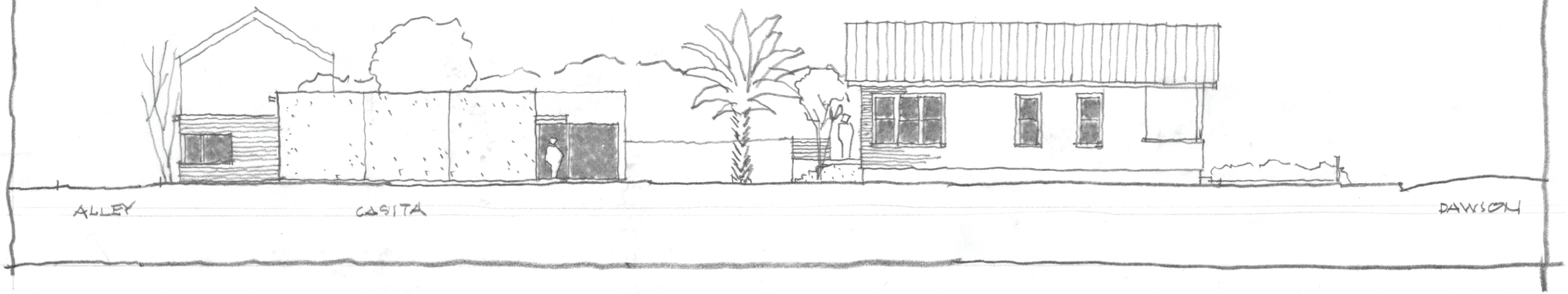
606 DAVIDSON ST. N & S ELEVATIONS • 1/16" = 1' 1 • 10 • 23

ELEVATIONS



606 DAWSON ST. WEST ○ 1/16" = 1' 1.10.23

ELEVATIONS



606 DAWSON ST. EAST • 1/16" = 1' 1.10.23

ELEVATIONS

WINDOWS & DOORS :

Aluminum clad wood frames by Weathershield Windows and Doors are durable and feature thin stiles & rails.

Window sashes and door panels will be recessed 2" behind face of trim. The alley-facing window features a sill height of 6'-0" for security. All other windows and doors are not visible from the street or alley.

The proposed paint color for the aluminum clad exteriors is called "Arcadian" by Weathershield. It is a close match to the siding color of the existing house on 606 Dawson Street in a slightly lighter tint.

Left:
Woodland Green, painted aluminum by Weathershield
606 Dawson Street existing home.

PATIO PAVERS :

2'-0" x 2'-0" precast concrete pavers provide a durable and pervious surface for courtyard patios. The door sizes and building footprints relate to the 2' grid.

Left: 2'x2' precast concrete pavers:
"Blueberry House",
Estes Twombly Titrington Architects

MATERIALS

Left: South Approach, Gate Open
Right: North Approach, Gate Open

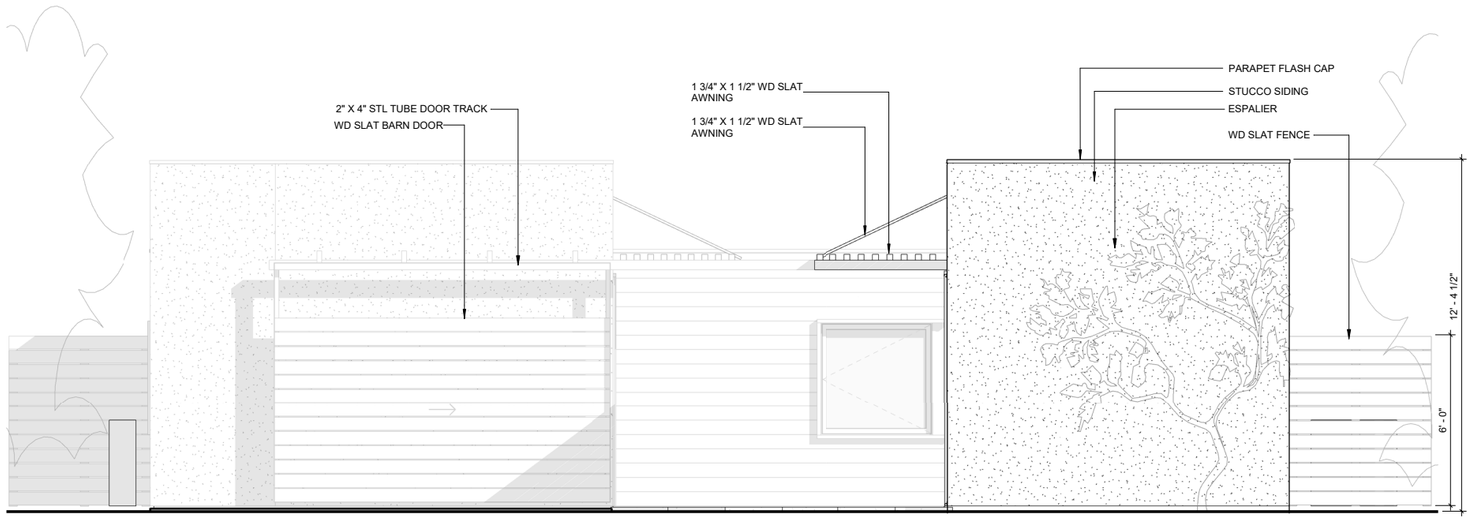
VIEWS

The 12'x12' end walls of the Painting Studio host espalier plantings, forming a green backdrop to the north and south courtyards,
The Studio and Casita open inward. on axis with the "double shotgun" central corridor of the existing house.
Courtyards relvolve around the major existing trees (a larger TX Sabal, and a young Monterrey Oak.
Existing bamboo hedgerows create privacy between the neighboring two-story homes.

Left: South Approach, Gate Closed
Right: North Approach, Gate Closed

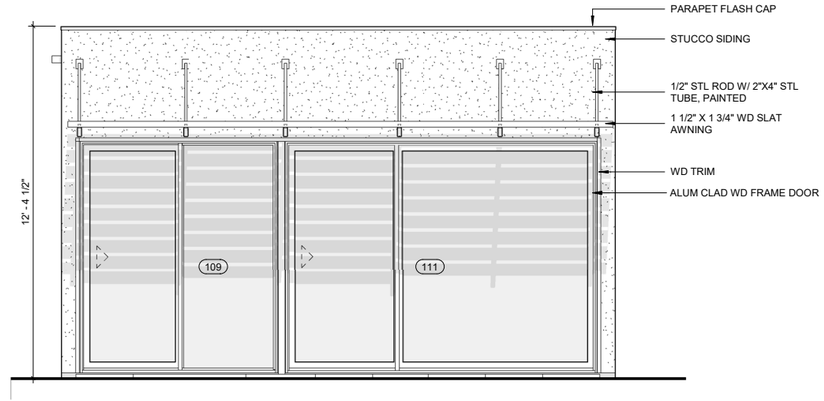
VIEWS

Large sliding gates provide flexible privacy between the existing home and Casita.
Minimal openings on the north elevation provide a backdrop to gardens and privacy for the Casita.
Steel door tracks and awning members will be powder coat painted to match the window and door frames.



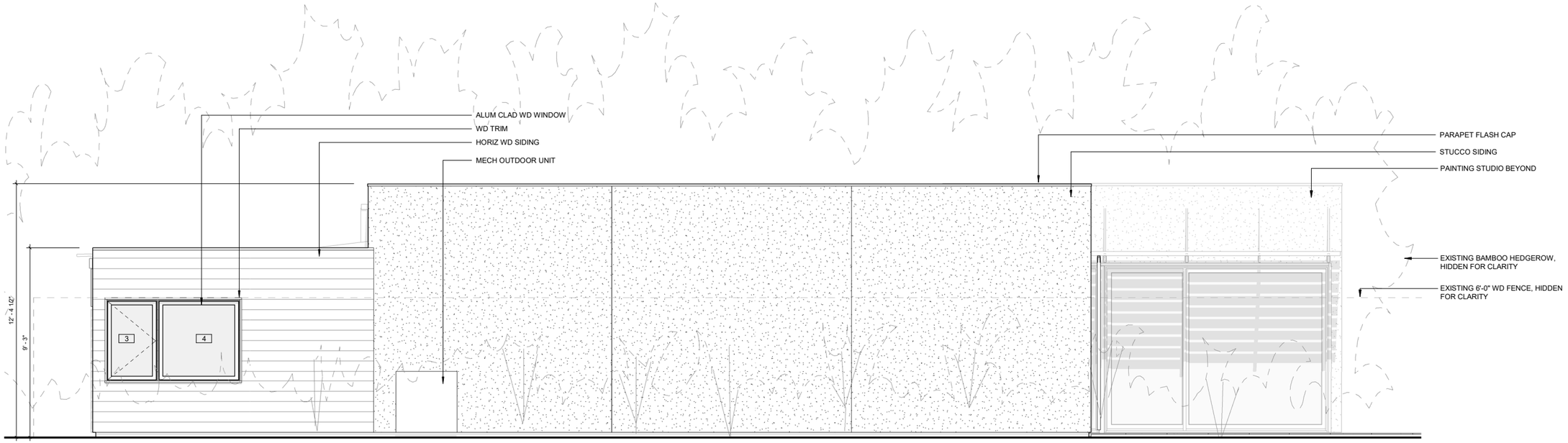
1 NORTH

SCALE: 3/8" = 1'-0"



2 PAINTING STUDIO EAST

SCALE: 3/8" = 1'-0"



3 EAST

SCALE: 3/8" = 1'-0"

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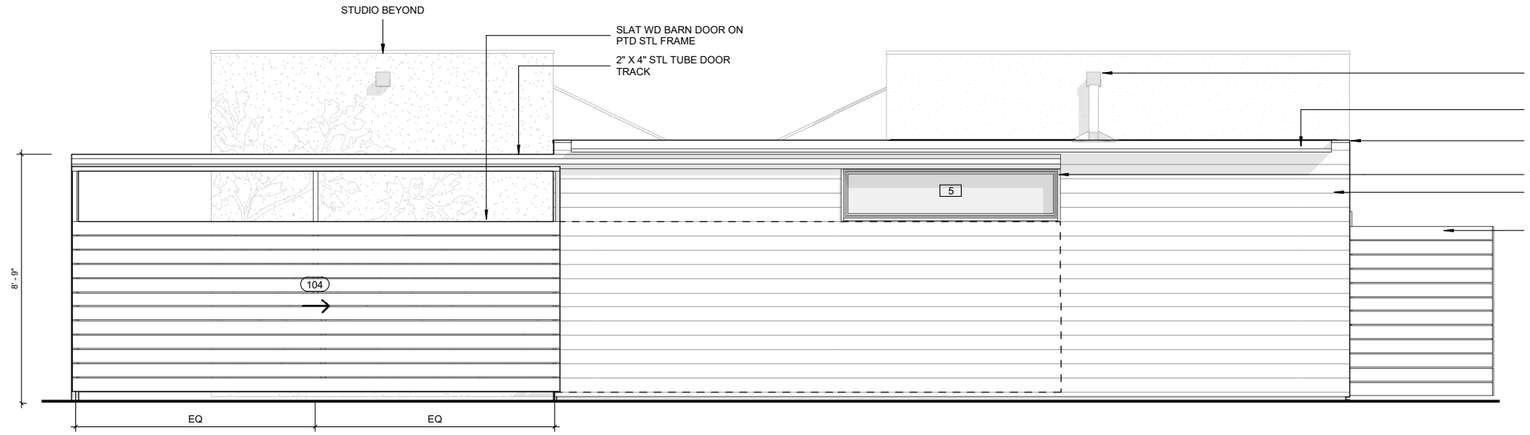
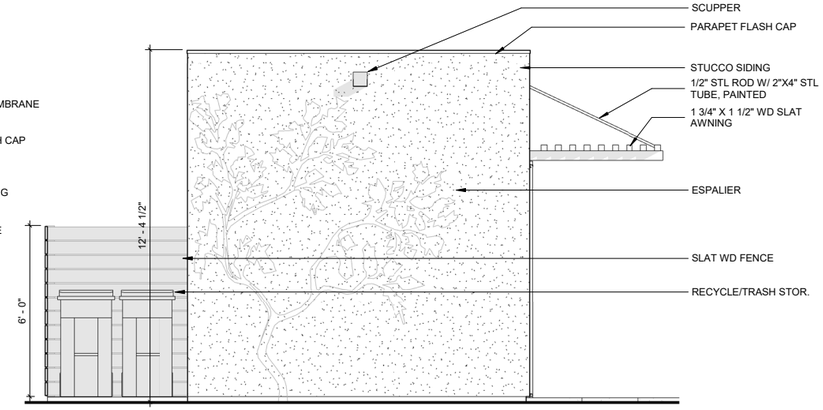


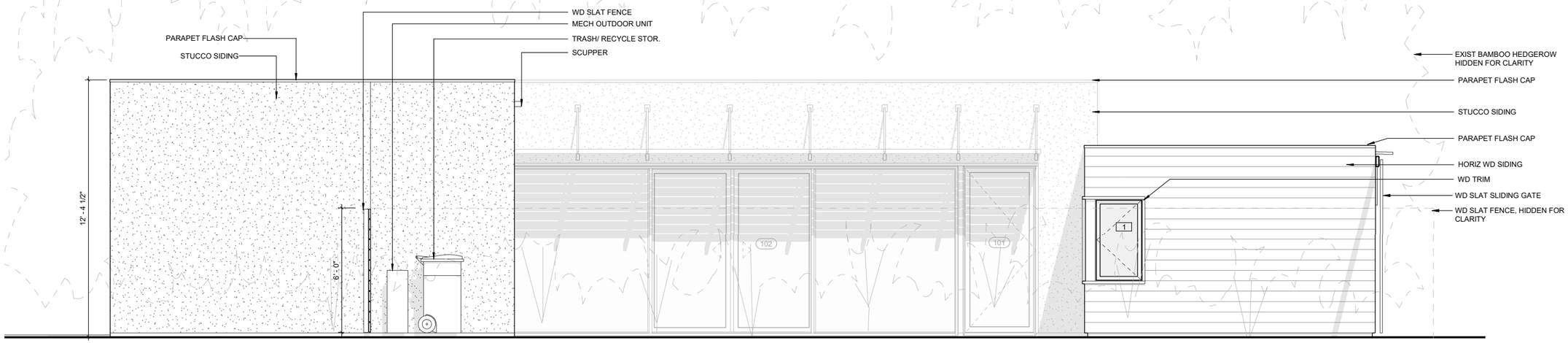
1 SOUTH

SCALE: 3/8" = 1'-0"



2 PAINTING STUDIO SOUTH

SCALE: 3/8" = 1'-0"



3 WEST

SCALE: 3/8" = 1'-0"

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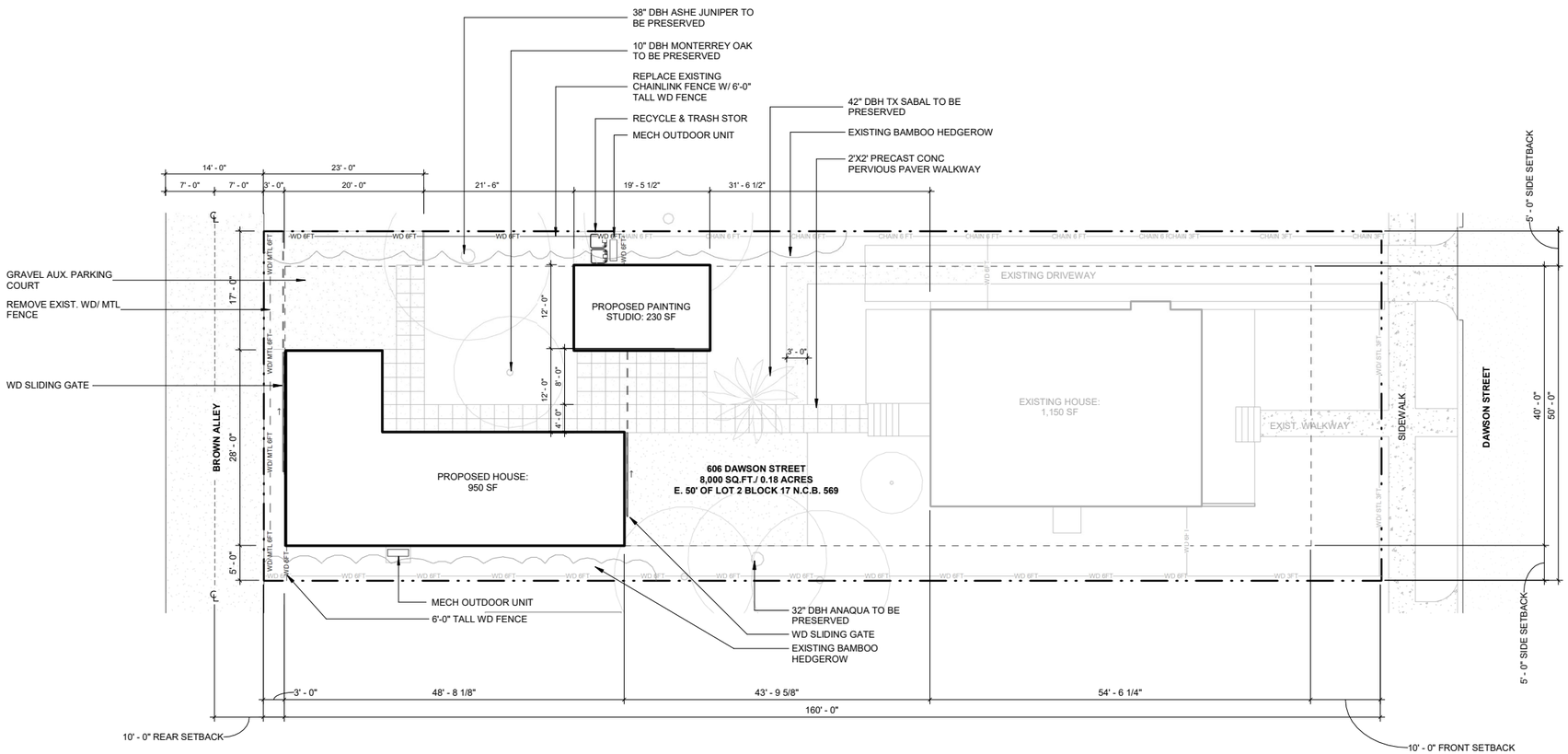

1 SITE PLAN

SCALE: 1" = 10'-0"

0 5' 10' 20' 40'

SCALE: 1" = 10'-0"

SITE PLAN NOTES

1 ELEMENTS SHOWN IN GREY ARE EXISTING AND SHALL REMAIN.
2 ALL EXISTING TREES ON SITE SHALL BE PRESERVED AND PROTECTED.
3 REAR SETBACK TO INLCUDE 1/2 WIDTH OF ALLEY.

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SITE PLAN

A1.0