

HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2023

HDRC CASE NO: 2023-296
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: Construction of a studio
APPLICATION RECEIVED: July 20, 2023
60-DAY REVIEW: September 18, 2023
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 250-square-foot rear studio structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, 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 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.

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.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

8. Medium-Density and Multifamily

A. SITE SELECTION & DEVELOPMENT

- i. *Location & Context* – The size, depth, and accessibility of lots varies from district to district, and block to block. Regardless of allowable density by zoning, the existing development pattern will inform what building forms and sizes are achievable under the Historic Design Guidelines. Consider lots that historically featured higher density or commercial uses as opportunities for multifamily infill, or lots that allow for the addition of larger building forms or groupings away from the public realm.
- ii. *Building Separation & Groupings* – Incorporate multiple dwelling units into historically-common building sizes and forms within the established context area. For example, in context areas having larger buildings, four units may be

appropriately combined into a single, two-story building form. In context areas with smaller buildings, a more appropriate response would be to separate the units into smaller, individual building forms.

iii. *Preservation of Open Space* – As multiple buildings are proposed for a site, they should be separated and scaled in a manner that preserves open space consistent with the established context area. For example, if the context area predominately consists of a primary structure separated from a rear accessory structure by a common distance, then the proposed development should follow a similar pattern. Preserved open space may be used for common areas, amenity space, or uncovered parking.

B. FACADE ORIENTATION & ENTRANCES

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 front setback of buildings within the established context area where a variety of setbacks exist.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage. Street-facing facades that are void of fenestration or a street-facing entrance are strongly discouraged.

C. SCALE, MASSING, AND FORM

i. *Building footprint* - new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Using the established context area as reference, limit the total 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. Similarly, individual building footprints should not exceed the average building footprint of primary structures in the established context area by more than 50%.

ii. *Impervious Cover* – In addition to building footprints, other areas of impervious lot coverage (such as parking pads or driveways) should be minimized. Developments with building footprints that meet or exceed 50% of the total lot area should utilize pervious and semi-pervious paving materials and stormwater retention strategies wherever possible.

iii. *Building Height*—Design new construction so that its height and overall scale are consistent with historic buildings in the established context area. In residential districts, the overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize the following strategies:

(a). *Half Stories* - Incorporating additional height into half stories or fully within traditional sloped roof forms is strongly encouraged.

(b). *Transitions* - Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition to the neighboring properties.

(c). *Roof Form* – Utilize roof forms that reduce visual prominence when viewed from the street such as hip, side gable, or hip-on-gable (jerkinhead).

iv. *Traditional Forms and Spatial Relationships* – In residential districts, there is often an established pattern of a larger, primary structure facing the street with smaller, accessory structures located at the rear of the property. Design and site new buildings to be consistent with this development pattern where evident within the established context area.

v. *Foundation and Floor Heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on historic buildings within the established context area.

D. ARCHITECTURAL FORMS

i. *Primary Roof Forms* - Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those found in the established context area. Flat or shed roofs are not typical of primary structures in San Antonio's residential historic districts and should be avoided.

ii. *Porches* – Utilize traditional front porch depths and forms to establish a pedestrian scale along the street frontage. Porch designs should be similar in dimension and form as those found on historic buildings within the established context area.

iii. *Bays* – Separate building massing into distinguishable architectural bays consistent with historic buildings within the established context area. This is best accomplished through a change in wall plane or materials, or by aligning appropriately-scaled fenestrations.

E. 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 found within the established context area. 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. *Window Specifications* – All windows used in new construction should adhere to adopted guidelines and policy for windows in terms of type, materials, proportions, profile, and installation details. A summary is provided on this page for reference.

F. PARKING AND ACCESS

i. *Location* – Site parking areas centrally within a development or to one side of the proposed structures. Limiting on-site parking to the traditional front yard space is strongly discouraged.

ii. *Parking Surfaces & Design* – Pervious or semipervious surfaces are strongly encouraged. Incorporate parking opportunities into a comprehensive landscaping and hardscaping plan that is consistent with the Historic Design Guidelines.

iii. *Garages* - Attached garages, especially front-loading garages, are strongly discouraged. Detached garages designed to be consistent with this chapter may be considered where lot coverage allows. Uncovered surface parking is encouraged when the recommended building-to-lot ratio has been exceeded.

iv. *Driveways and Curb Cuts* – A single, 10-foot driveway at one street frontage is recommended. Projects should first attempt to utilize historic curb cuts where extant. Additional entry points may be considered where there is alley access. The addition of driveways should not confuse or alter the historic development pattern. Do not introduce wide, shared driveways that appear visually similar to a street.

FINDINGS:

- a. The primary structure located at 606 Dawson is a single-story residence featuring a shingle 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 addressed as 604 Dawson. The address is listed as 606 Dawson on the 1951 Sanborn maps. The property is contributing to the Dignowity Hill Historic District.
- b. **SETBACK & ORIENTATION** – The applicant has proposed to construct a 250-square-foot rear accessory structure to serve as a studio at the rear of the primary structure in the center of the rear yard near the west side of the property. 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. Staff finds the proposal appropriate.
- c. **SCALE & MASSING** – The applicant has proposed to construct a 250-square-foot rear studio structure to the rear of the primary structure on the west side of the property. 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 studio structure at the rear of the property, consistent with the location of historic accessory structures in the district. The total height proposed for the structure is 12'-4 ½". 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 and should be no larger in plan than forty (40) percent of the primary structure on site. Guideline 2.D.i for New Construction states that the building footprint should be limited to 50 percent of the total lot area. Based on the square footage provided by the applicant for the primary structure, previously-approved rear accessory structure, and proposed rear studio structure, the proposed percentage of lot coverage is approximately 29 percent. Staff finds the proposal generally consistent with the Guidelines.
- e. **ROOF FORM** – The applicant has proposed to install a flat roof on the rear studio structure. The Guidelines for New Construction 5.A.iii. and iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Guideline 2.B.i states that roof forms—pitch, overhangs, and orientation—consistent with those predominately found on the block should be incorporated. Staff finds the proposed flat roof allows for the rear studio structure to be subordinate to the primary structure and relates to the previously-approved rear accessory structure at the rear property line. Staff finds the introduction of a flat roof is appropriate due to the use of simplified architectural details.
- f. **MATERIALS & TEXTURES** – The applicant has proposed for the rear studio structure to feature stucco cladding, an aluminum-clad wood panel slider door with wood trim, and a wood slat awning. 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

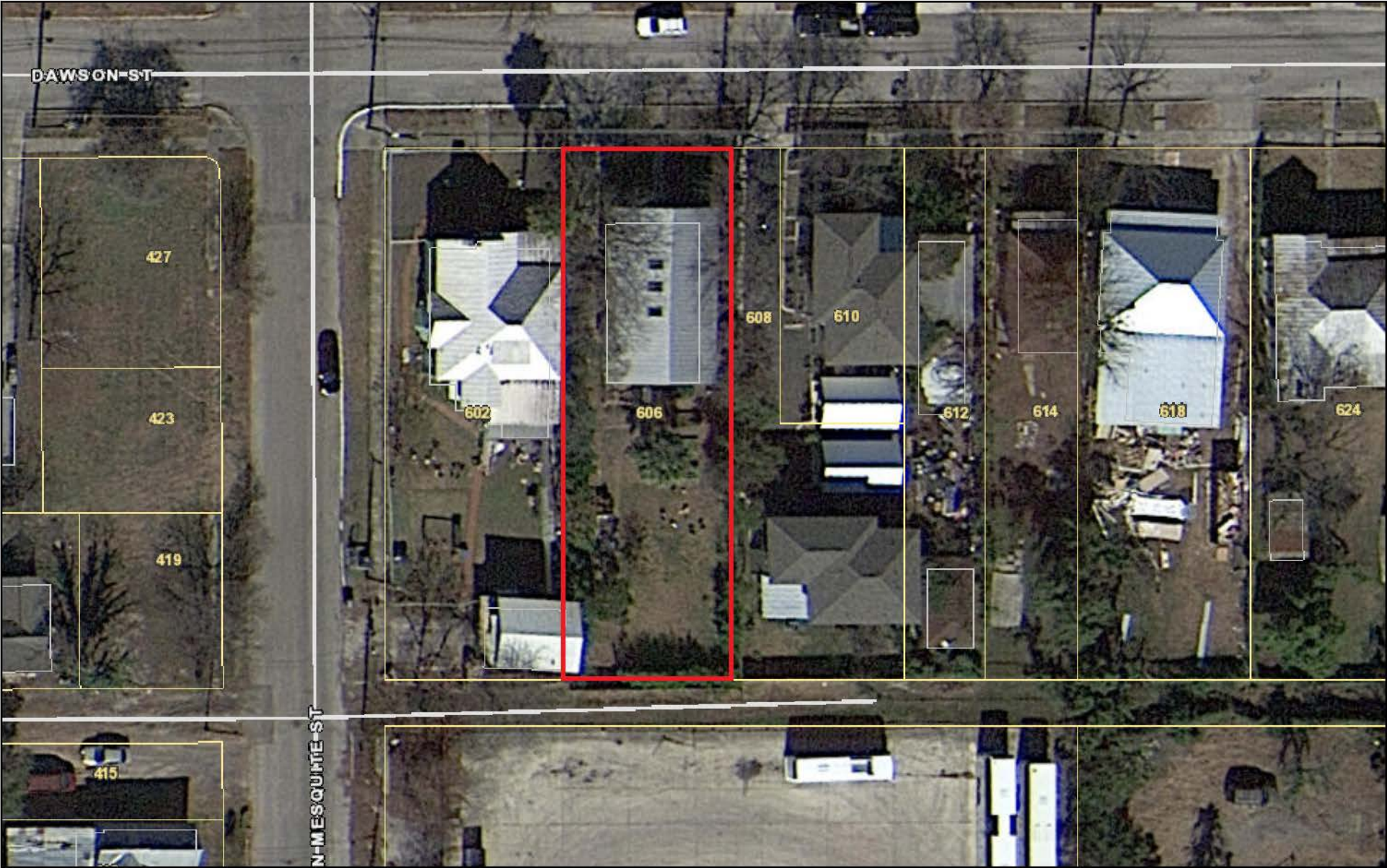
siding, in a new way to provide visual interest in new construction while still ensuring compatibility. The adjacent historic structures generally feature wood siding or stucco cladding and metal roofing material. Staff finds that the use of stucco siding is complementary to the district. Staff finds that the proposal is generally appropriate.

- g. **SOLIDS AND VOIDS** - The applicant has proposed to install an aluminum-clad wood, four-panel slider door system by Weathershield. Guideline 2.C.ii for New Construction states that applicants should 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. Although the studio structure only features fenestration on one elevation, staff finds the amount of fenestration proportionate to the size of the studio. Staff finds this request generally appropriate.
- h. **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 with stucco cladding, a flat roof with a simple parapet, and an awning over the entry. Staff finds the proposal consistent with the Guidelines.
- i. **MECHANICAL EQUIPMENT** – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- j. **ADMINISTRATIVE APPROVAL** – The applicant has requested to remove an existing chain link fence measuring six (6) feet in height and to install interior fencing. These requests are eligible for administrative approval and do not require review by the HDRC.

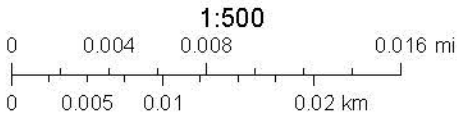
RECOMMENDATION:

Staff recommends approval based on findings b through j.

City of San Antonio One Stop



July 12, 2023





CONTEXT

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



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. Un-sealed 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.



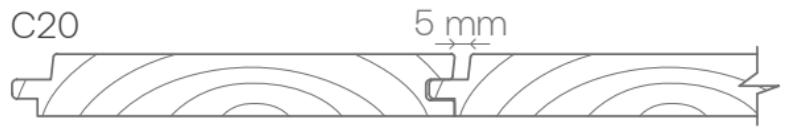
Example of thermally treated ash and stucco for new construction at 311 Barrera Street, 2022.



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

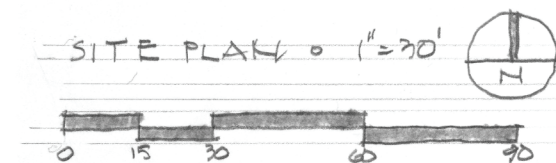
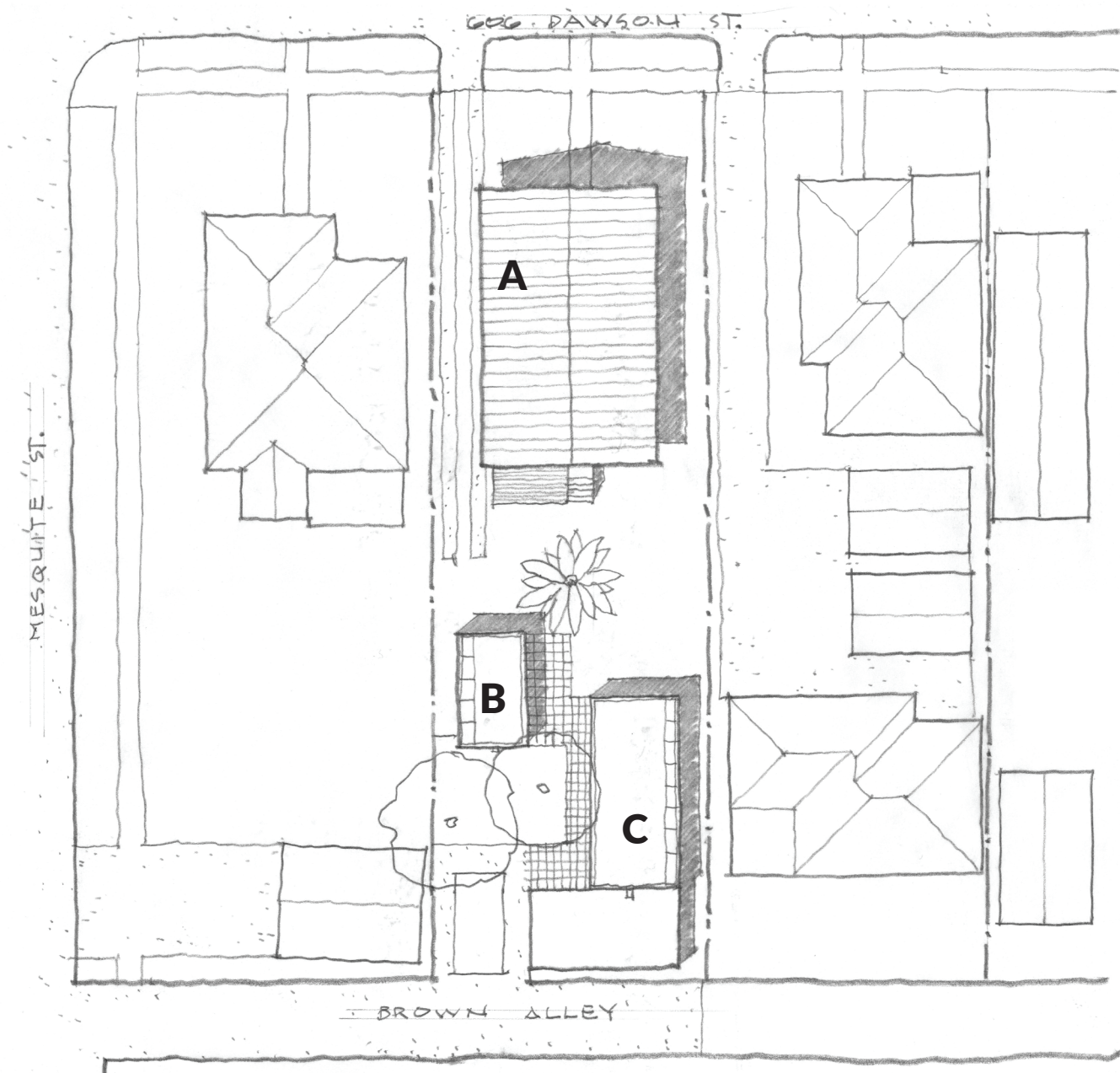
A Existing House: 1,150 sq.ft.

B Stor./ Studio: 250 sq.ft.

C Rear House: 950 sq.ft.

PROPERTY & PERMITTING NOTES

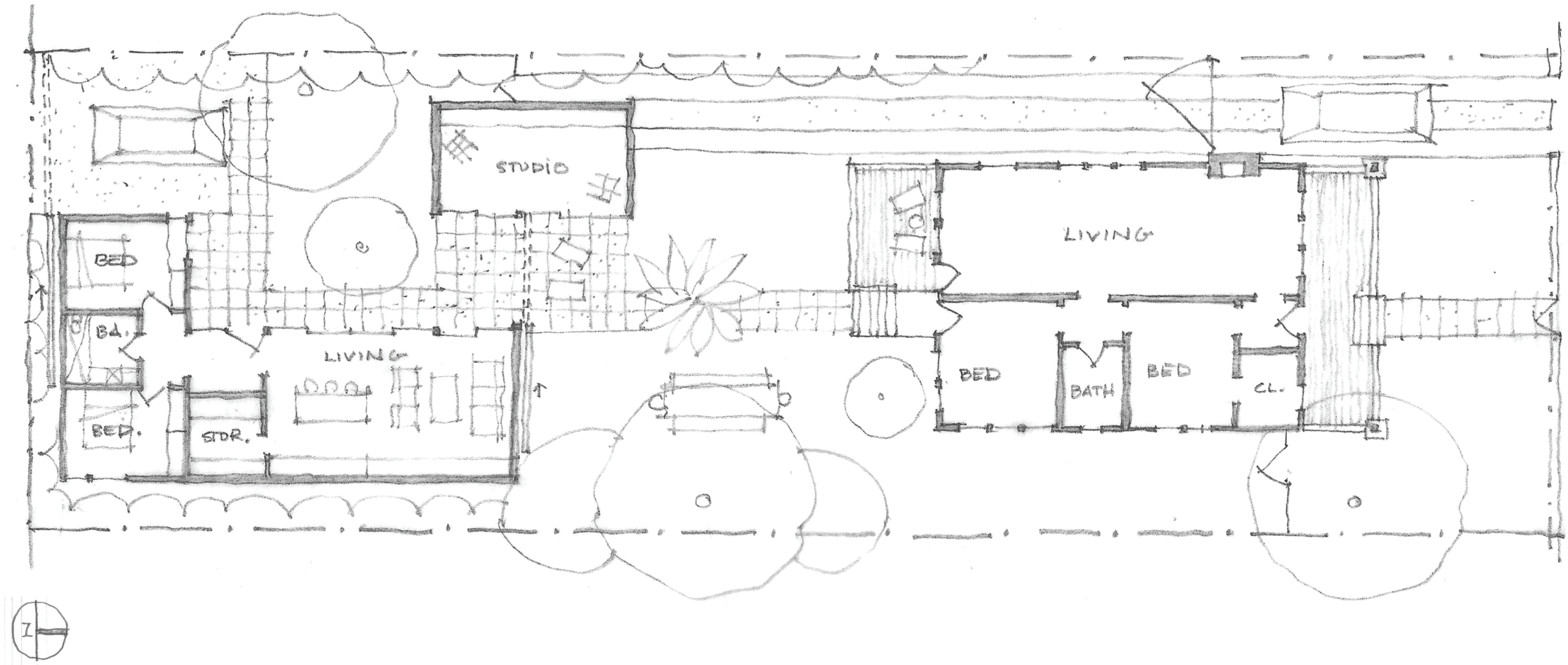
- 606 Dawson is zoned RM-4, with permitted use for up to 4 detached dwelling units.
- Setbacks conform to zoning requirements, including 1/2 the 14' alley width as part of the rear 10' setback.
- Applicant will coordinate paving of Brown Alley with CoSA Dept. of Engineering.
- The UDC permits a fence 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.



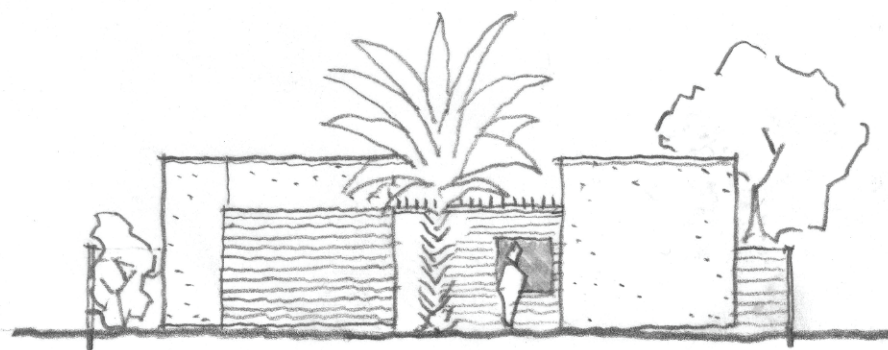
SITE PLAN

DESIGN INTENT NOTES

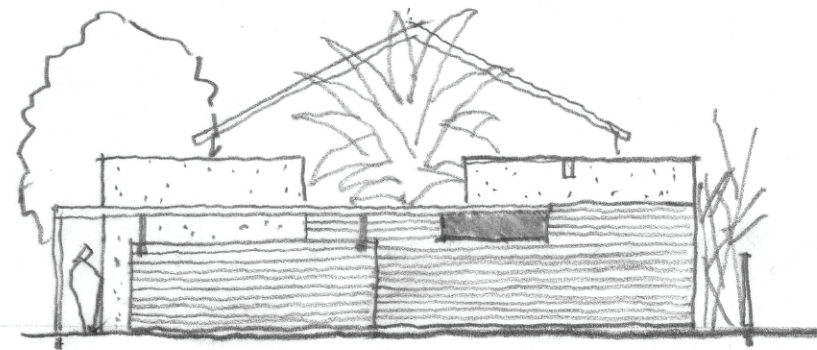
- Convert property into a space where a multi-generational family can age in place. New dwelling will be used as a universally accessible guest house, with ability to operate as an independent, full-time residence.
- Preserve shot-gun through-views of property per the original floor plan of the existing 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



NORTH



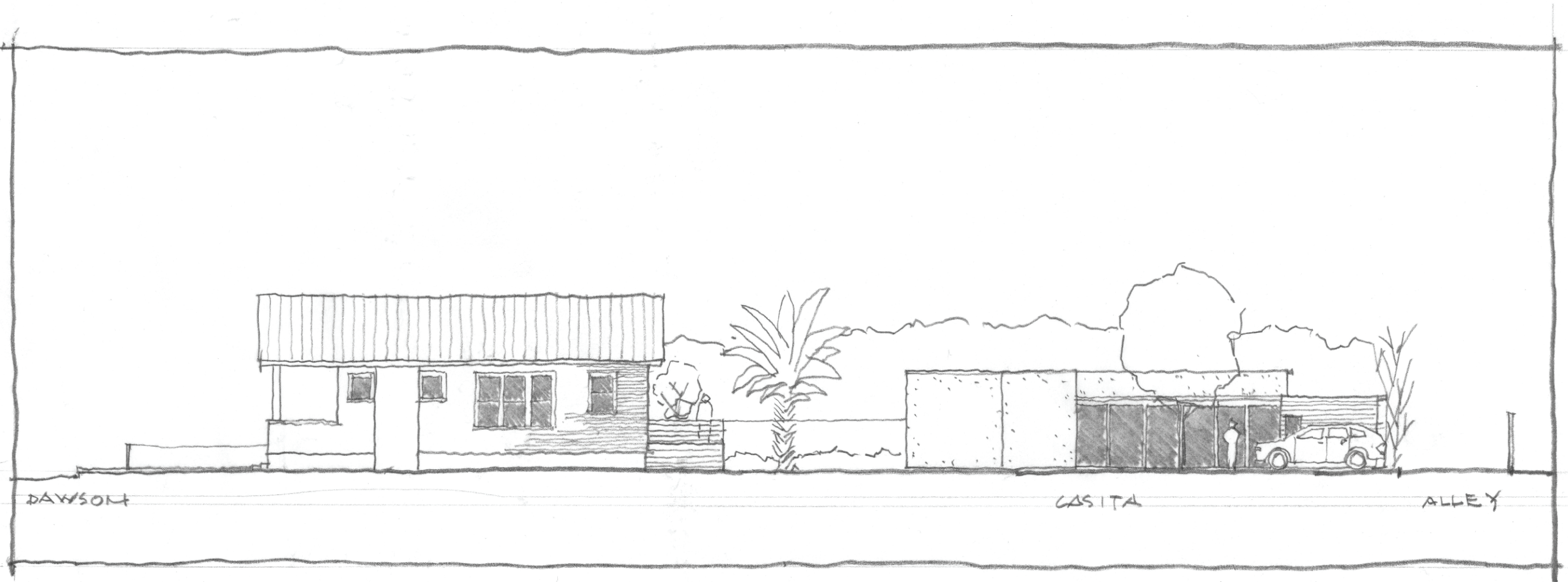
SOUTH • ALLEY

606 DAVISON ST.

N & S ELEVATIONS • 1/16" = 1'

10-23

ELEVATIONS

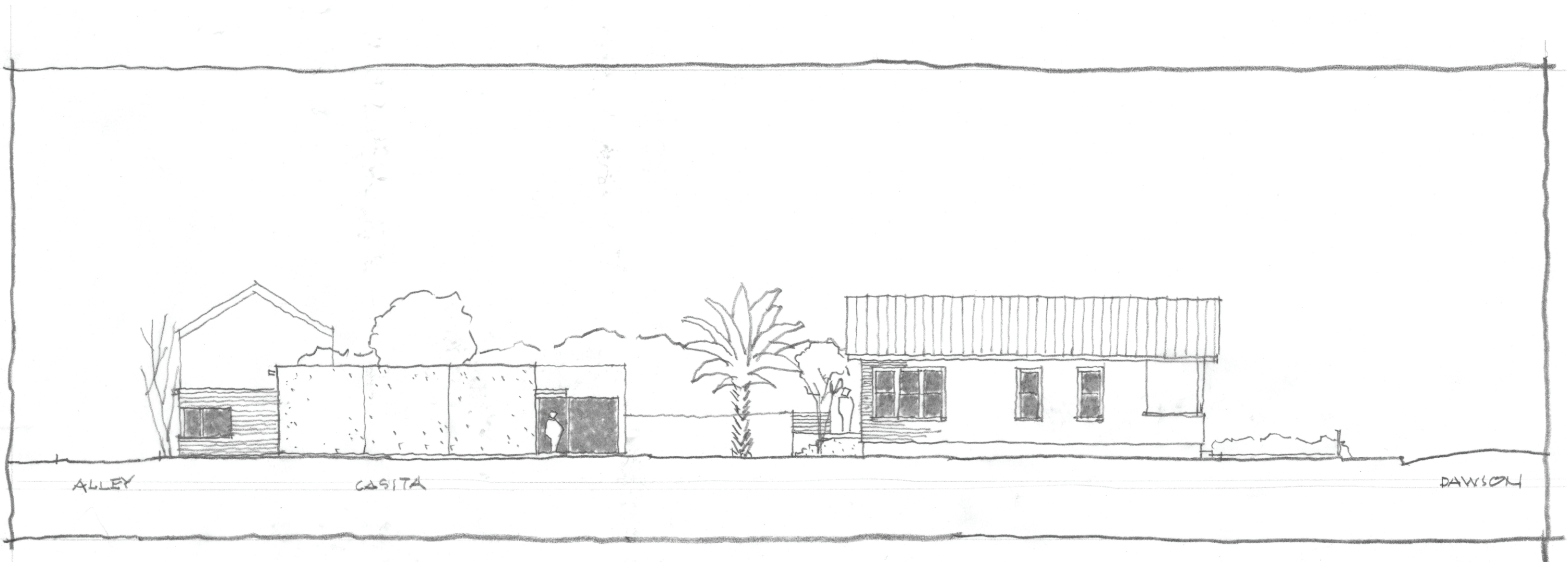


606 DAWSON ST.

WEST 0 1/16" = 1'

1.10.23

ELEVATIONS



ALLEY

CASITA

DAWSON

606 DAWSON ST.

EAST

0 1/16" = 1'

1.10.23

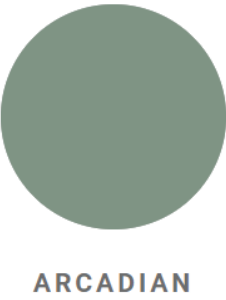
ELEVATIONS

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 revolve 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.

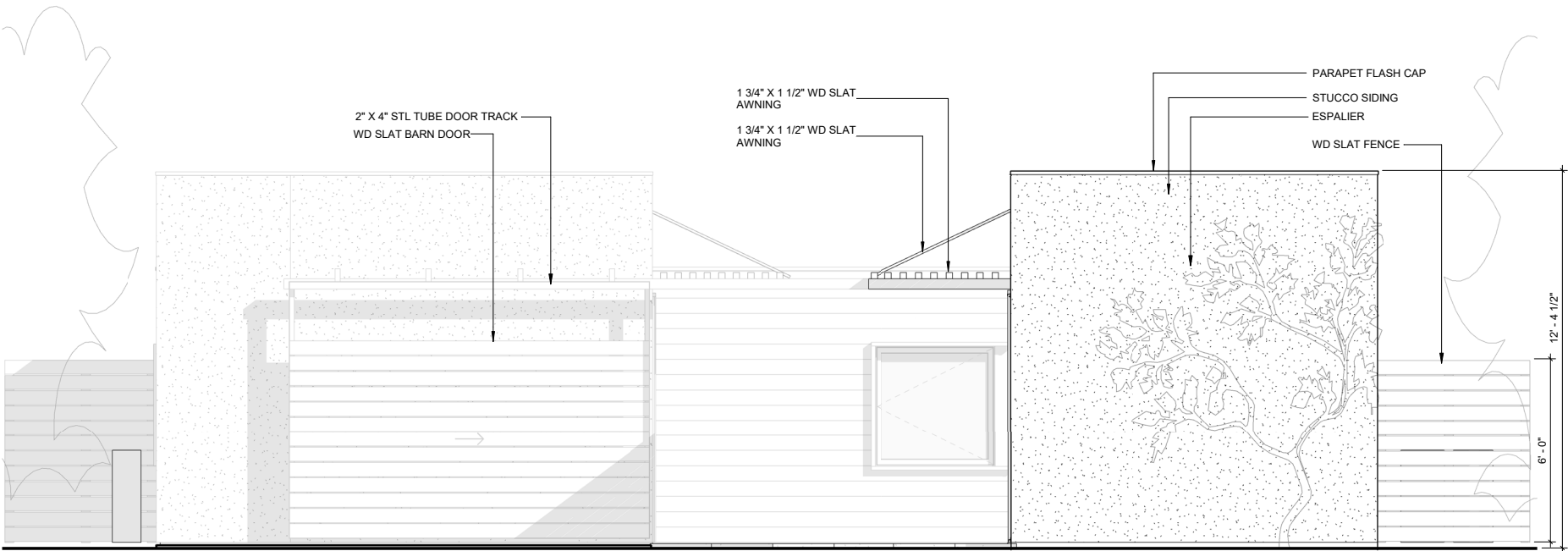


Left: South Approach, Gate Closed
Right: North Approach, Gate Closed

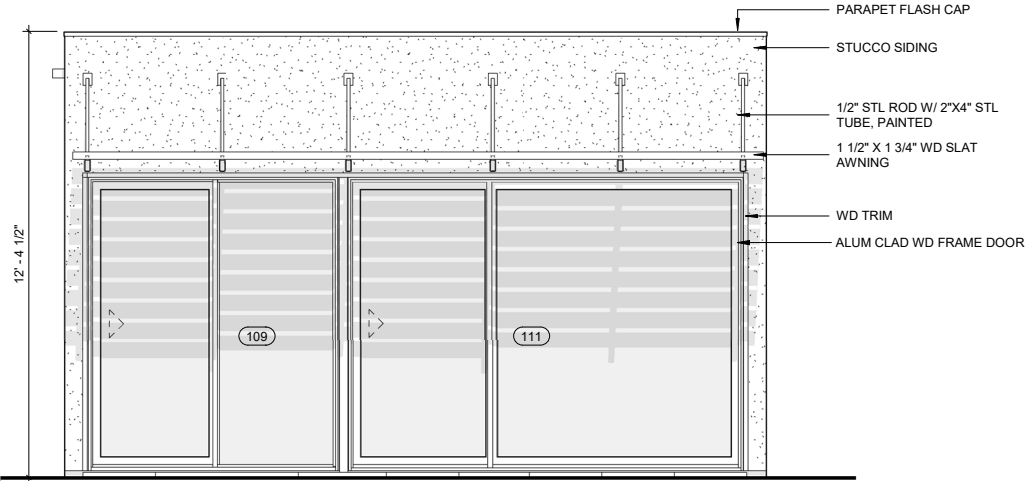


VIEWS

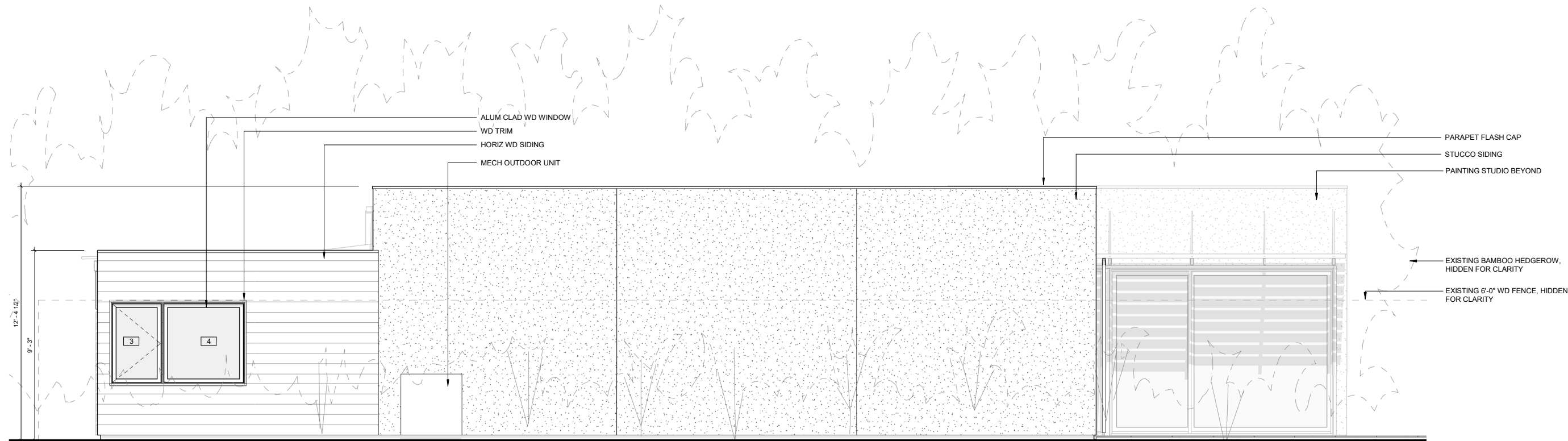
Large sliding gates provide flexible privacy between the existing home and Casita.
Minimal openings on the north elevation provide a backdrop to gardens and privacy for the Casita.
Steel door tracks and awning members will be powder coat painted to match the window and door frames.



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



2 PAINTING STUDIO EAST
SCALE: 3/8" = 1'-0"



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

cotton estes architect

cottonestesarchitect.com
606 dawson street SA 78202
ce@cottonestesarchitect.com
401.441.1014



REVISIONS		
NO./	DATE/	DESCRIPTION

PROJECT TEAM:

ARCHITECT:
Cotton Estes Architect, PLLC
Cotton Estes, AIA
401-441-1014
ce@cottonestesarchitect.com

CONTRACTOR:
Long House Builders, LLC
Michael Long
(207) 842-9693
longhousebuilders@gmail.com

STRUCTURAL ENGINEER:
Spaulding Structural Engineering Inc.
Chester L. Spaulding III, P.E.
(210) 451-7756 / (210) 789-1452
chester@ss-e.com

SET ISSUE DATES:

01/12/2023	HDRC PAINTING STUDIO

PROJECT INFORMATION:

606 DAWSON STREET
SAN ANTONIO TX 78202

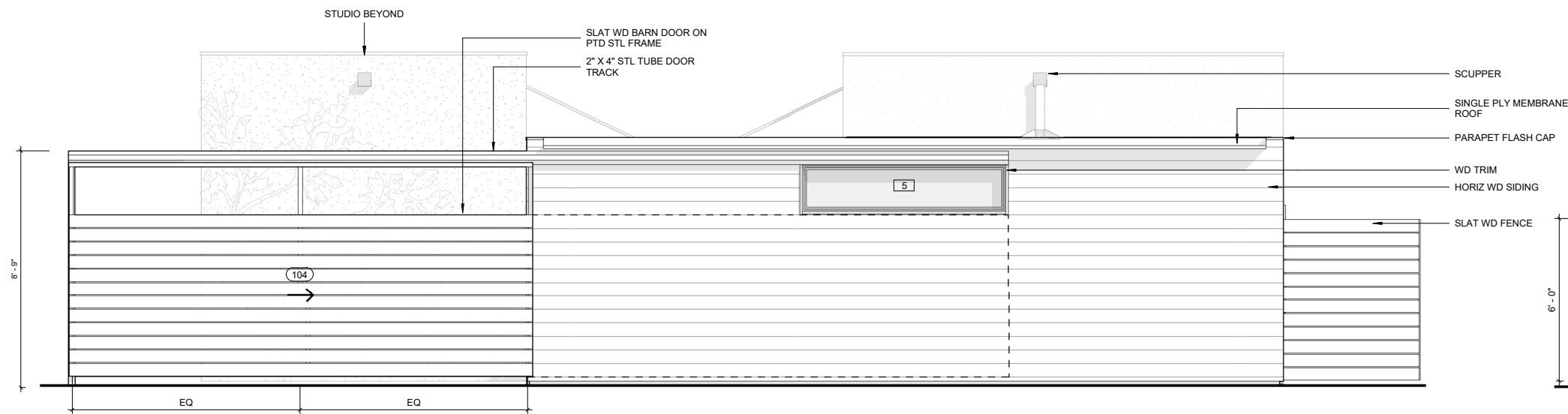
PROJECT STATUS:

CONSTRUCTION DOCUMENTS

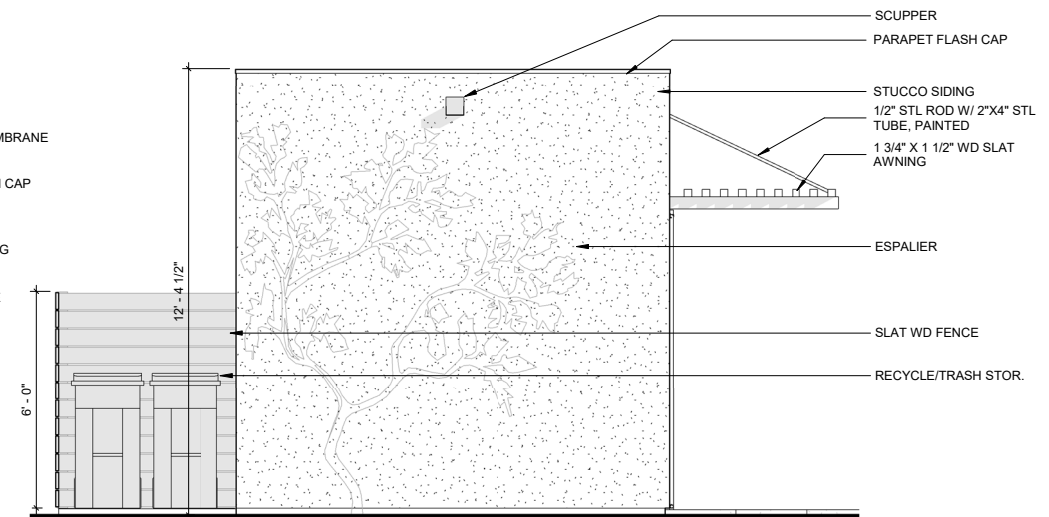
ISSUE DATE:

EXTERIOR
ELEVATIONS

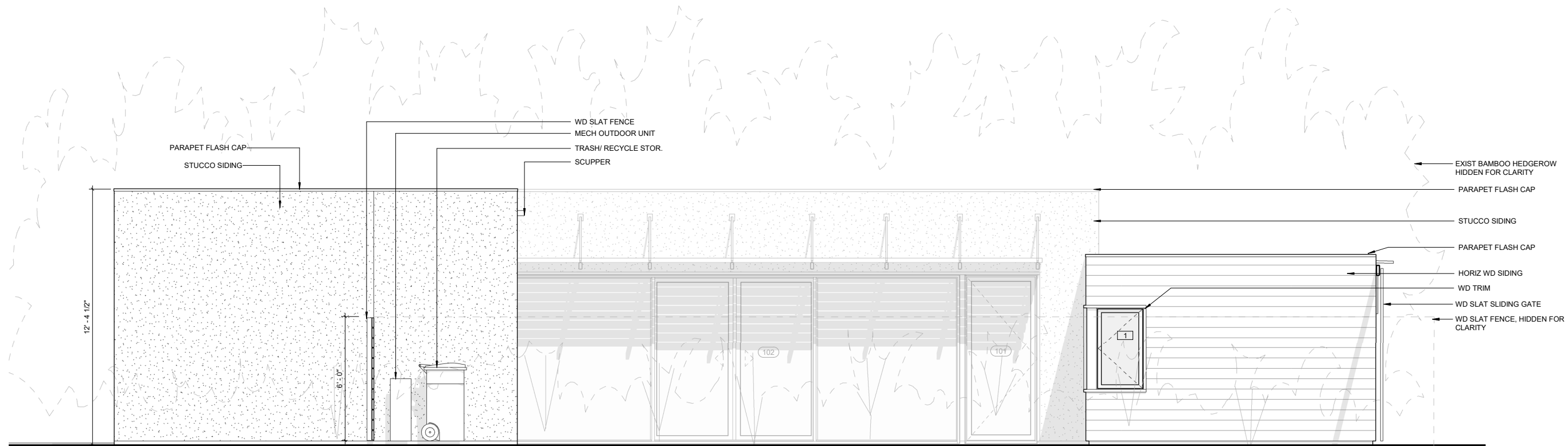
A4.0



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



2 PAINTING STUDIO SOUTH
SCALE: 3/8" = 1'-0"



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

cotton estes architect

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606 dawson street SA 78202
ce@cottonestesarchitect.com
401. 441. 1014



REVISIONS		DESCRIPTION
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Spaulding Structural Engineering Inc.
Chester L. Spaulding III, P.E.
(210) 451-7756 / (210) 789-1452
chester@ss-e.com

SET ISSUE DATES:

07/12/2023	HDRC PAINTING STUDIO

PROJECT INFORMATION:

606 DAWSON STREET
SAN ANTONIO TX 78202

PROJECT STATUS:

CONSTRUCTION DOCUMENTS

ISSUE DATE:

EXTERIOR
ELEVATIONS

A4.1