

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2022

HDRC CASE NO: 2022-382
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: Construction of a 2-story, rear accessory structure
APPLICATION RECEIVED: July 14, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, rear accessory structure at 1024 Dawson, located within the Dignowity Hill Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.

- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, rear accessory structure at 1024 Dawson, located within the Dignowity Hill Historic District.
- b. **CONCEPTUAL APPROVAL** – The applicant received conceptual approval to construct a 2-story, rear accessory structure at the March 3, 2021, Historic and Design Review Commission hearing with the stipulations noted below. Since that time, the design of the proposed new construction has changed.
 - 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. *This stipulation has been met.*
 - 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. *This stipulation has been met.*
- 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 approximately 600 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 a height of 22' – 10 ½". The applicant has submitted a massing study with a perspective from the right of way on Dawson noting that the proposed new construction would no be visible from the right of way at Dawson. Generally, staff finds the proposed height to be appropriate.
- e. **ORIENTATION & SETBACK** – 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. Generally, staff finds the proposed new construction to be appropriate; however, staff finds that the small, fixed windows on the west façade should be modified to feature traditional opening sizes in a one over one profile. Staff finds that additional fenestration should be added to both the east and west facades in locations that are currently void of fenestration. 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.

- g. CHARACTER – The applicant has proposed a cantilevered profile facing the right of way at Dawson Alley. Generally, the proposed form is not found historically within the district; front porches with porch massing and detailing are, however. Staff finds that the applicant should incorporate traditional porch massing rather than cantilevered roof forms.
- h. WINDOW MATERIALS – At this time the applicant has not proposed a specific window product. Staff finds that the applicant should install wood or aluminum clad wood windows that are consistent with staff's standards for windows in new construction.

RECOMMENDATION:

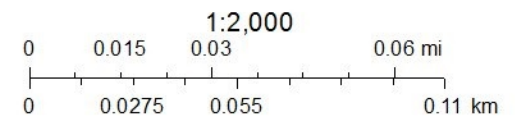
Staff recommends approval based on findings a through f with the following stipulations:

- i. That all windows feature sash profiles, and that fenestration should be added to both the east and west 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.
- ii. That the applicant install wood or aluminum clad wood windows that are consistent with staff's standards for windows in new construction, as noted in finding h and in the applicable citations.
- iii. That the applicant revise the Dawson Alley design to feature a traditional porch element rather than a cantilevered element.

City of San Antonio One Stop



June 11, 2020





1024 Dawson St, San Antonio, TX 78202

Dawson Alley

Pickett Family Center

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CONSTRUCTION NOTES:

1. SUBCONTRACTORS SHALL VISIT PROJECT SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, AND TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY AMBIGUOUS ITEMS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR AND RESIDENTIAL DESIGNER IN WRITING PRIOR TO SUBMITTING PROPOSAL.
2. THE CONTRACTOR AND ALL SUBCONTRACTORS ARE TO COMPLY WITH FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
3. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE DESIGNER BEFORE CONTINUING THE WORK.
4. NOTIFY DESIGNER OF ANY VARIATION REQUIRED IN THE DIMENSIONS NOTED FOR INSTALLATION OF EQUIPMENT BEFORE CONTINUING WITH THE WORK.
5. VERIFY DIMENSIONS BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK.
6. FLOOR PLAN(S) DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE.
7. PROVIDE BLOCKING AS REQUIRED FOR PROPER SUPPORT OF WALL AND CEILING MOUNTED EQUIPMENT.
8. SHOULD THE CONTRACTOR SUSPECT THAT HAZARDOUS MATERIALS ARE PRESENT, IMMEDIATELY NOTIFY OWNER TO ARRANGE FOR PROPER REMOVAL OF ANY AND ALL HAZARDOUS MATERIALS.
9. CONTRACTOR SHALL REMOVE CONSTRUCTION WASTE AND DEBRIS FROM PROJECT SITE ON A DAILY BASIS, AND DISPOSE OF ITEMS IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODE REQUIREMENTS.

GENERAL NOTES:

APPLICABLE BUILDING CODES & AUTHORITIES
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

A. BUILDER SHALL VERIFY: ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANGS & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (W/ RESPECT TO DRAINAGE AND FLOOD PLAIN ISSUES), COVERAGE % AND ALL DEED RESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.

B. BUILDER & ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY OWNER OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.

D. ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 5.7 SQFT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20" FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE FLOOR PER IRC SEC 310.1.

E. ALL STAIRS HANDRAILS SHALL BE 36" AFF PER R311.5.6 AND GUARDRAILS SHALL BE 42" AFF PER R312.1

F. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 10'-0" OF A/C COMPRESSOR (GFI IF NOT IN SOFFIT).

G. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IRC SEC. R313.2 SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS AND IN ROOM IMMEDIATELY OUTSIDE BEDROOMS.

H. WALLS SHALL BE BRACED IN ACCORDANCE OF IRC SEC R602.10.

I. GLAZING SHALL COMPLY WITH IRC SEC. R308.4. (PROVIDE SAFETY GLAZING IN DOORS, IN WINDOWS WITHIN 24" OF DOORS AND IN SHOWER ENCLOSURES)

J. ROOF OVERHANG SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.

K. ALL STAIRWAYS SHALL BE MIN. 3'-6" W (3'-0" CLEAR BETWEEN HANDRAILS) WITH MAX RISER HEIGHT OF 7-3/4" AND MIN. TREAD DEPTH OF 10" WITH 1" NOSE PER R311.5.1

L. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND UNDERSIDE OF STAIRS PROTECTED WITH 5/8" GYPSUM BOARD.

RESIDENTIAL DESIGNER

JOSE RIVAS 210.870.0233

DERIVAS89@GAMIL.COM

STRUCTURAL ENGINEERING

VILLARREAL DESIGN GROUP

JOSE I. VILLARREAL, PE 210.725.6100

JOSE@VILLARREALDESIGN.COM

-- ARCHITECTURAL SHEET INDEX --

A0.01	COVER
A1.01	SITE PLAN
A1.02	FLOOR PLANS
A1.03	ROOF PLAN
A2.01	EXTERIOR ELEVATIONS
A2.02	EXTERIOR ELEVATIONS
A2.04	INTERIOR ELEVATIONS
A3.01	WALL SECTIONS

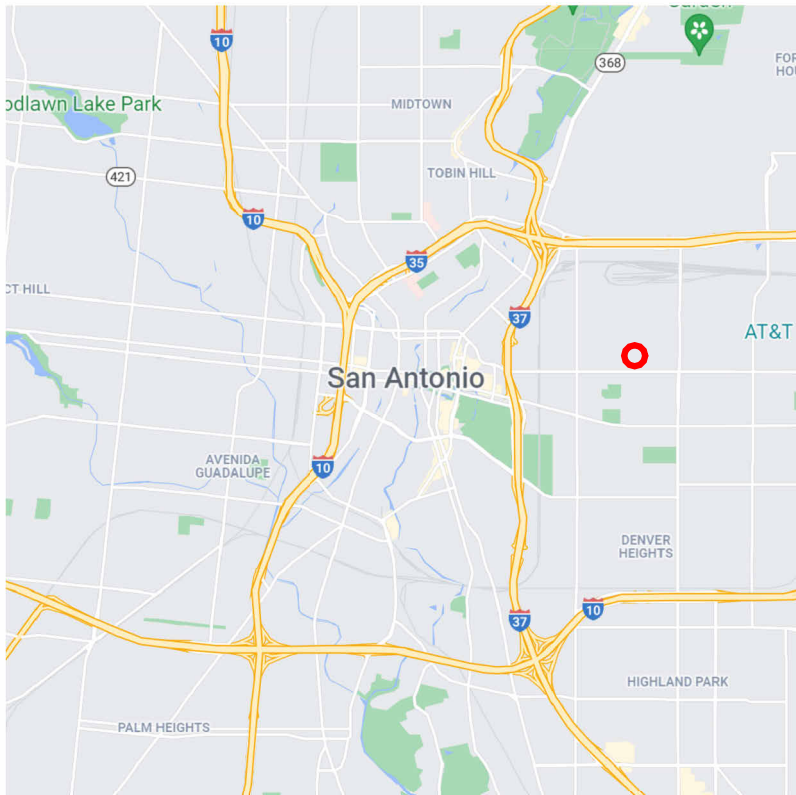
-- ELECTRICAL SHEET INDEX --

E1.1	POWER & LIGHTING LAYOUT
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-- STRUCTURAL SHEET INDEX --

S-1	FOUNDATION DETAILS
S-2	FOUNDATION PLAN
S-3	WIND BRACING PLANS
S-4	FRAMING PLAN
S-5	FRAMING PLANS
S-6	WALL DETAILS

LOCATION MAP - CITY



CODE REVIEW SUMMARY

BUILDING TYPE: SINGLE FAMILY
ZONING: RM-4

ACCESSORY DWELLING
1024 DAWSON STREET

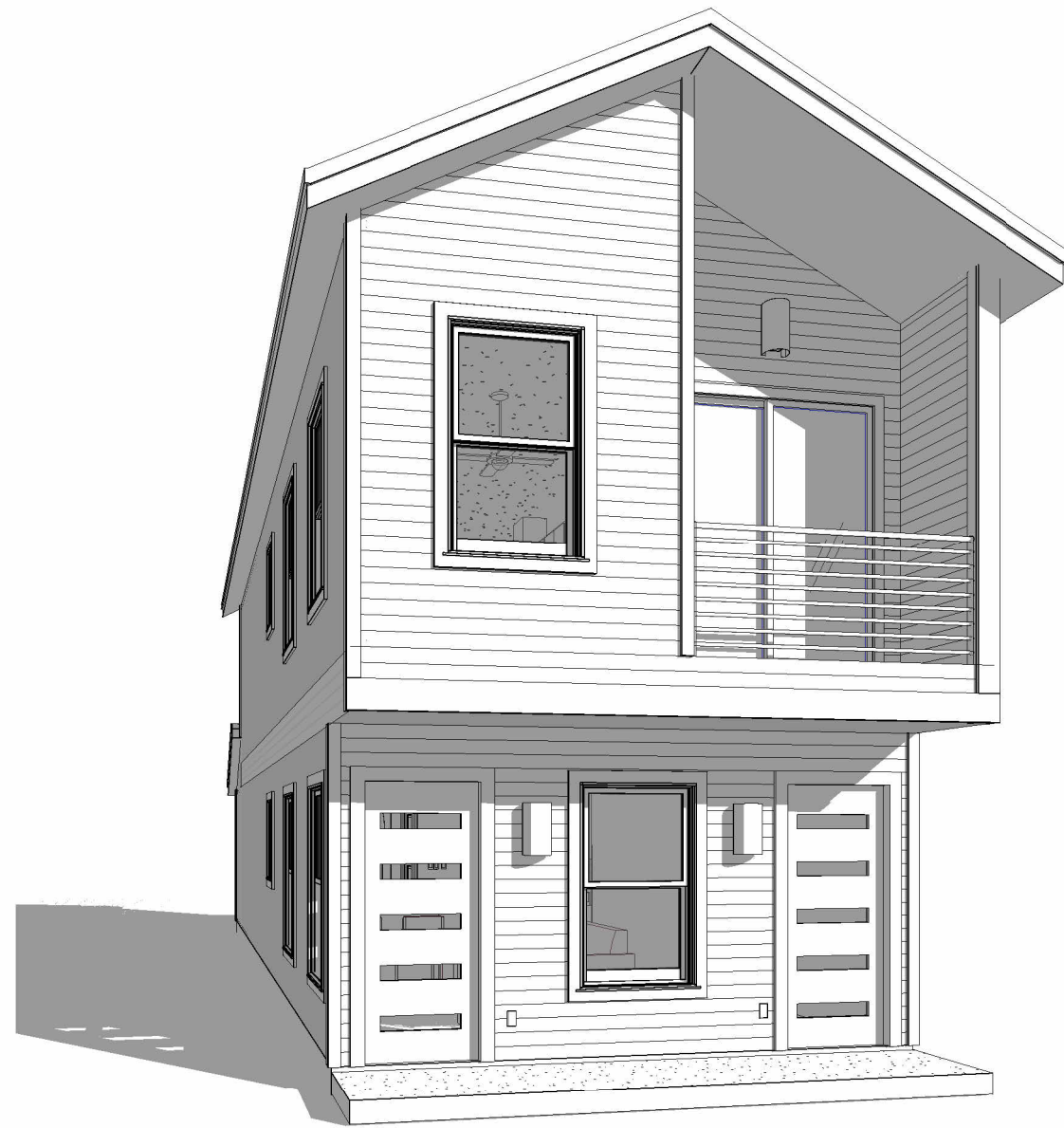
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CONDITIONED

FIRST FLOOR: 600 SF

SECOND FLOOR: 623 SF

TOTAL CONDITIONED AREA: 1,223 SQFT
UNCONDITIONED ENCLOSED AREA 95 SQFT



OWNER INFORMATION

MARK FLINN

210-831-7930

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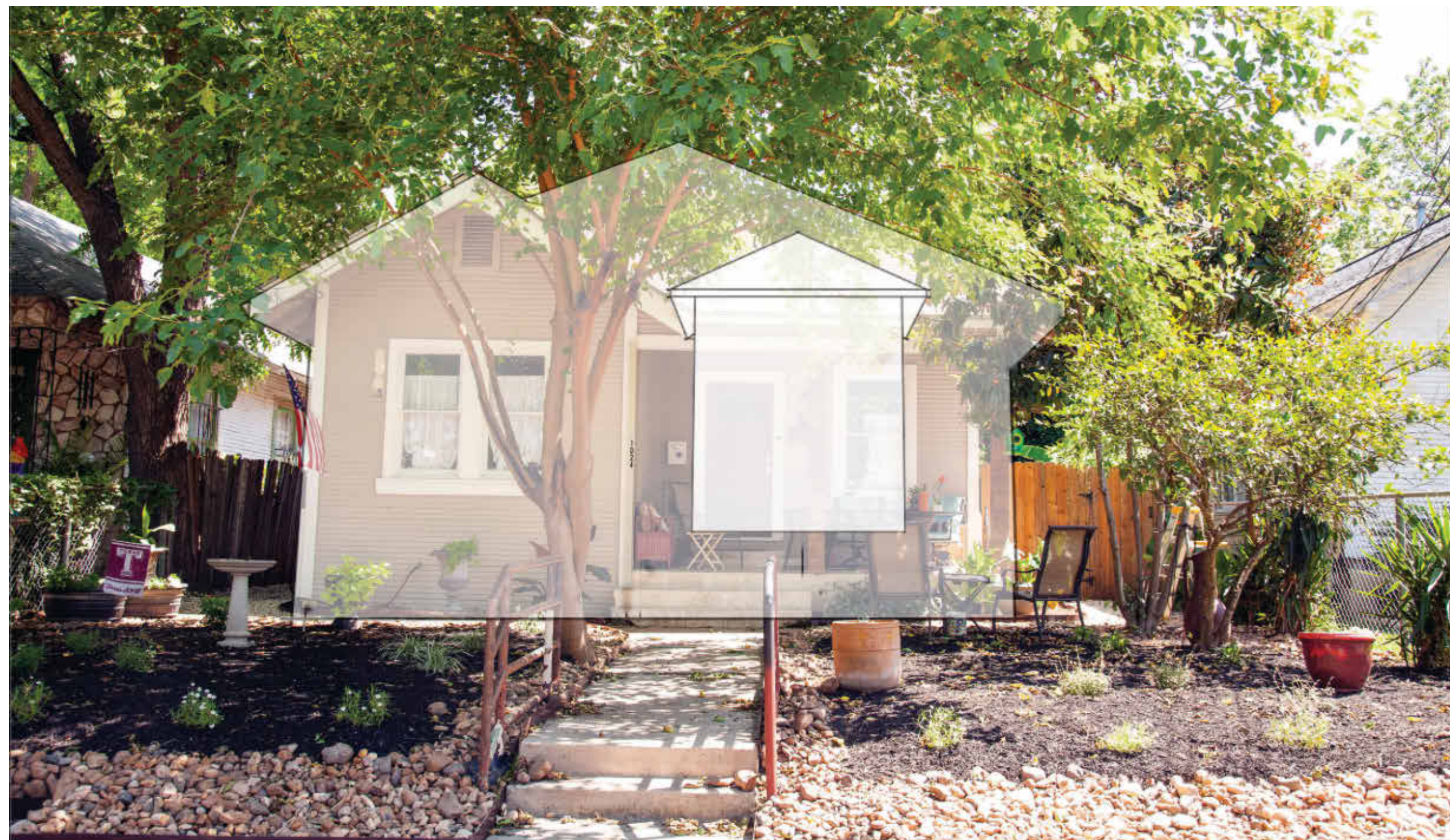
COVER

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SCALE: 1" = 6'-6"

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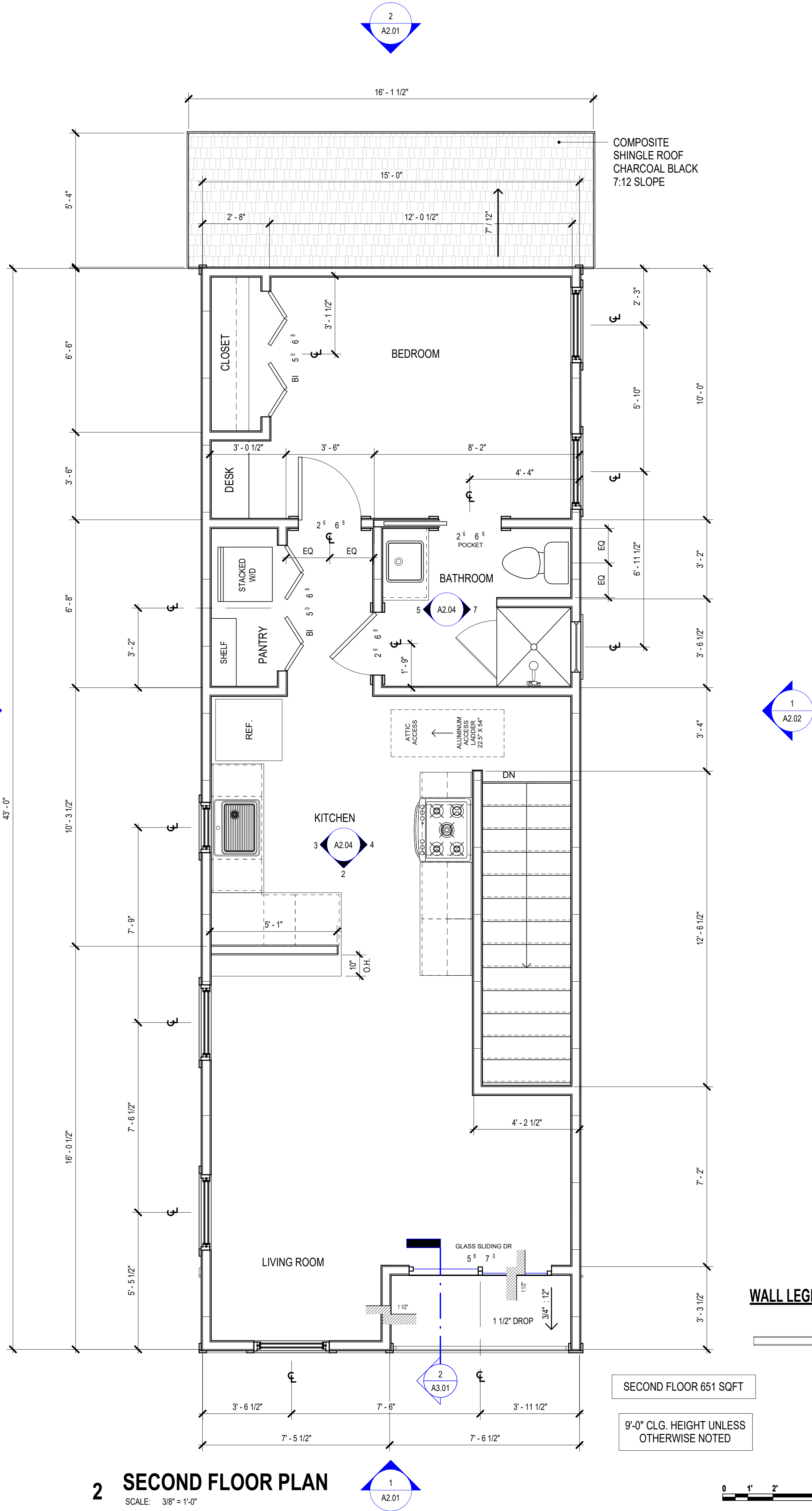
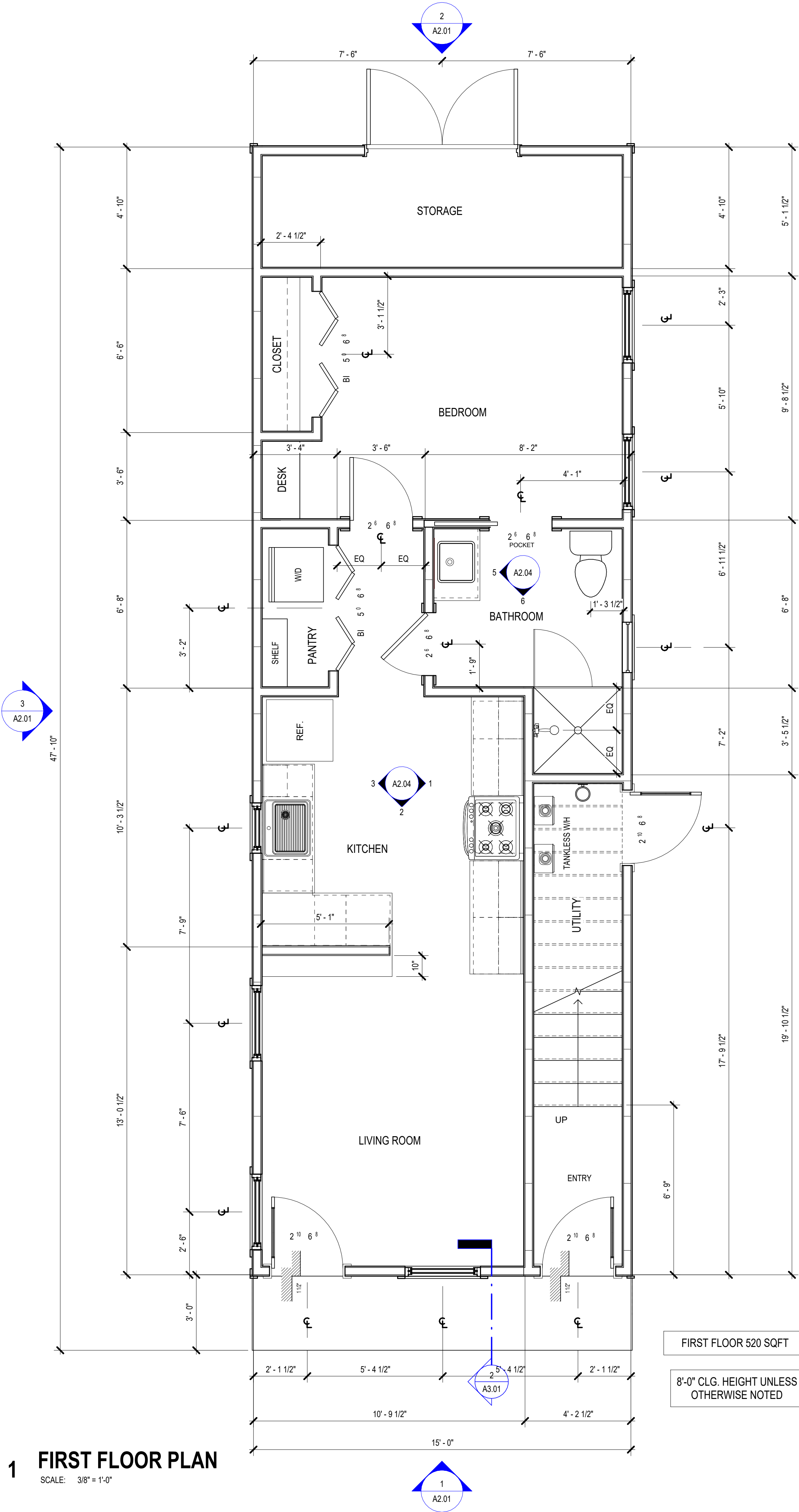
SITE PLAN

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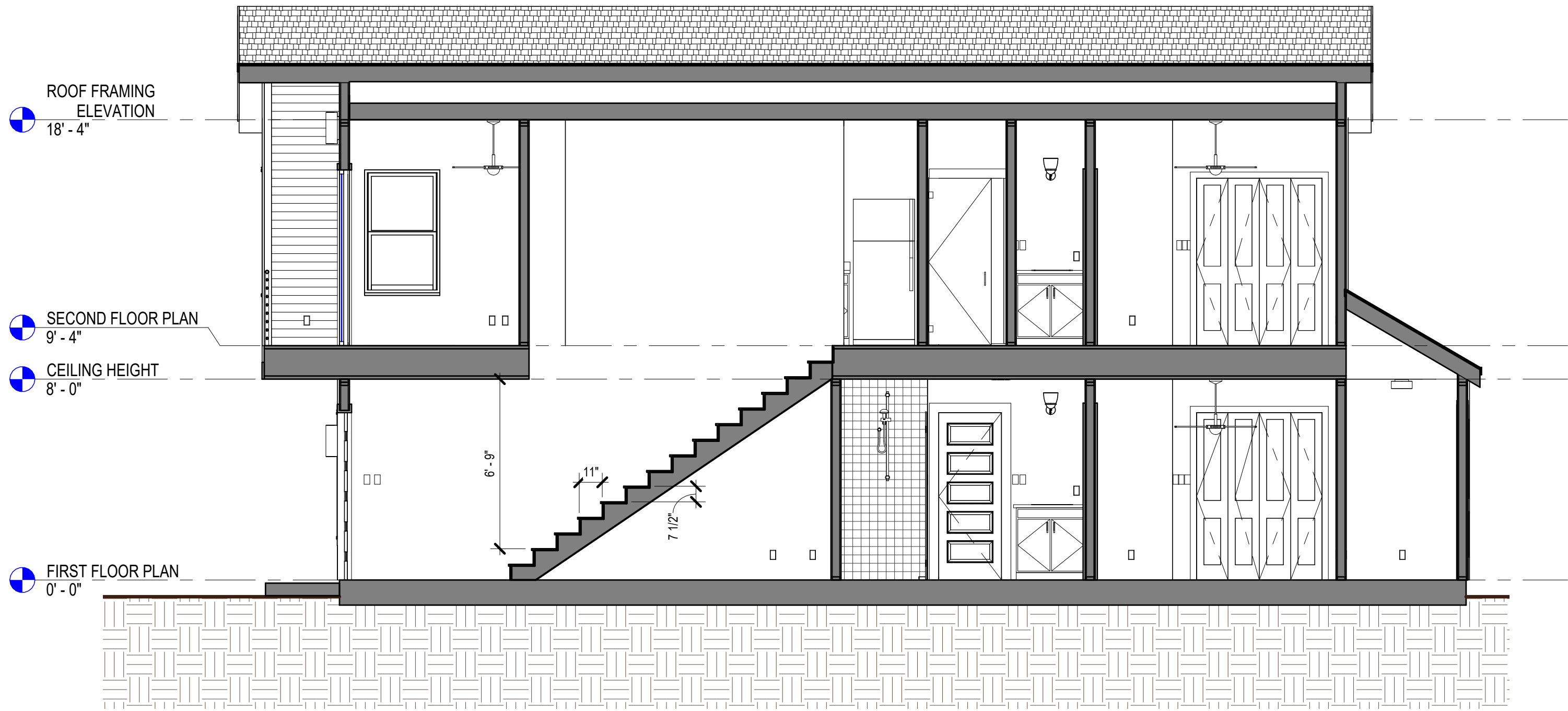
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FLOOR PLANS

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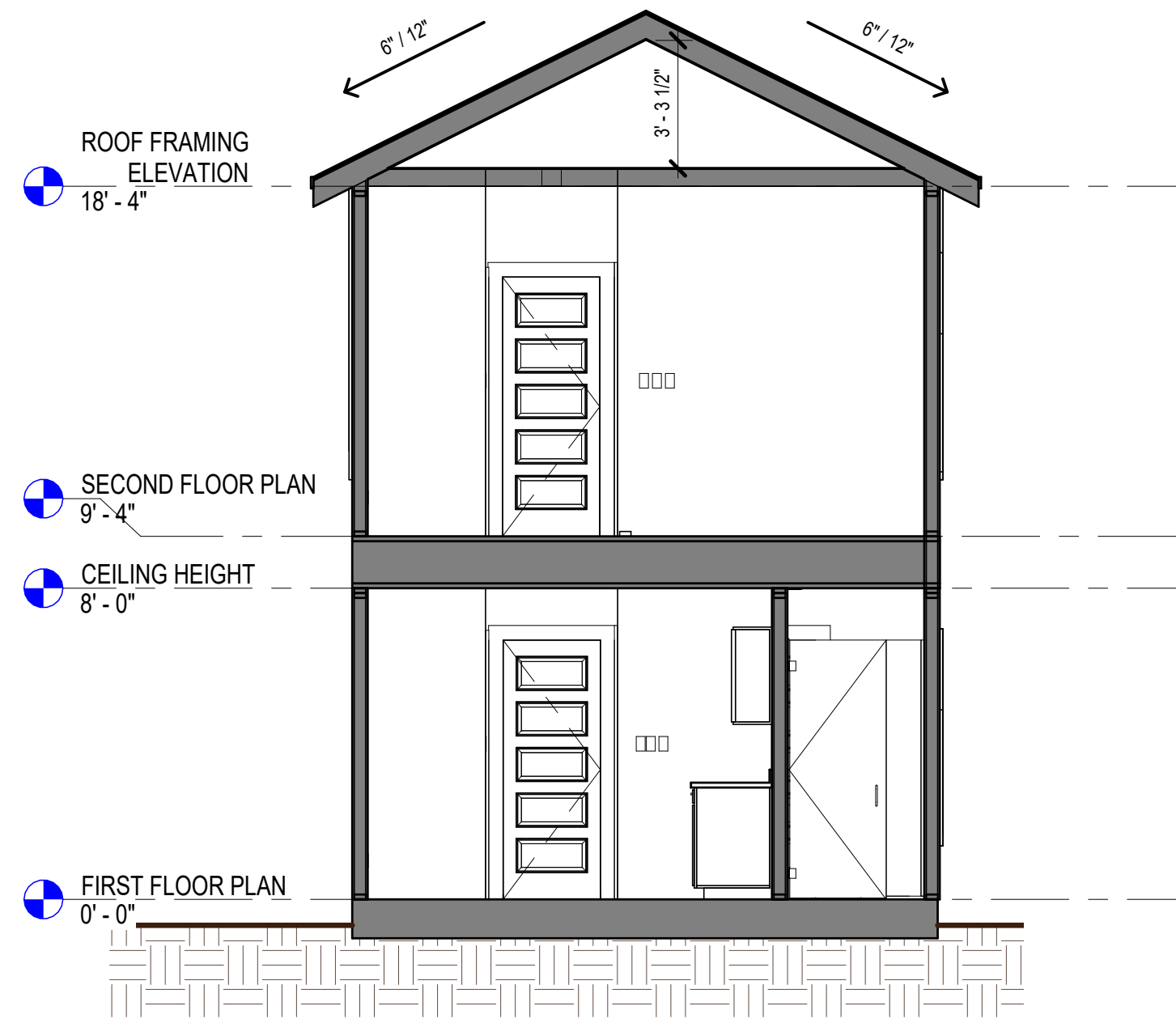
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2 BUILDING SECTION / STAIR DETAIL

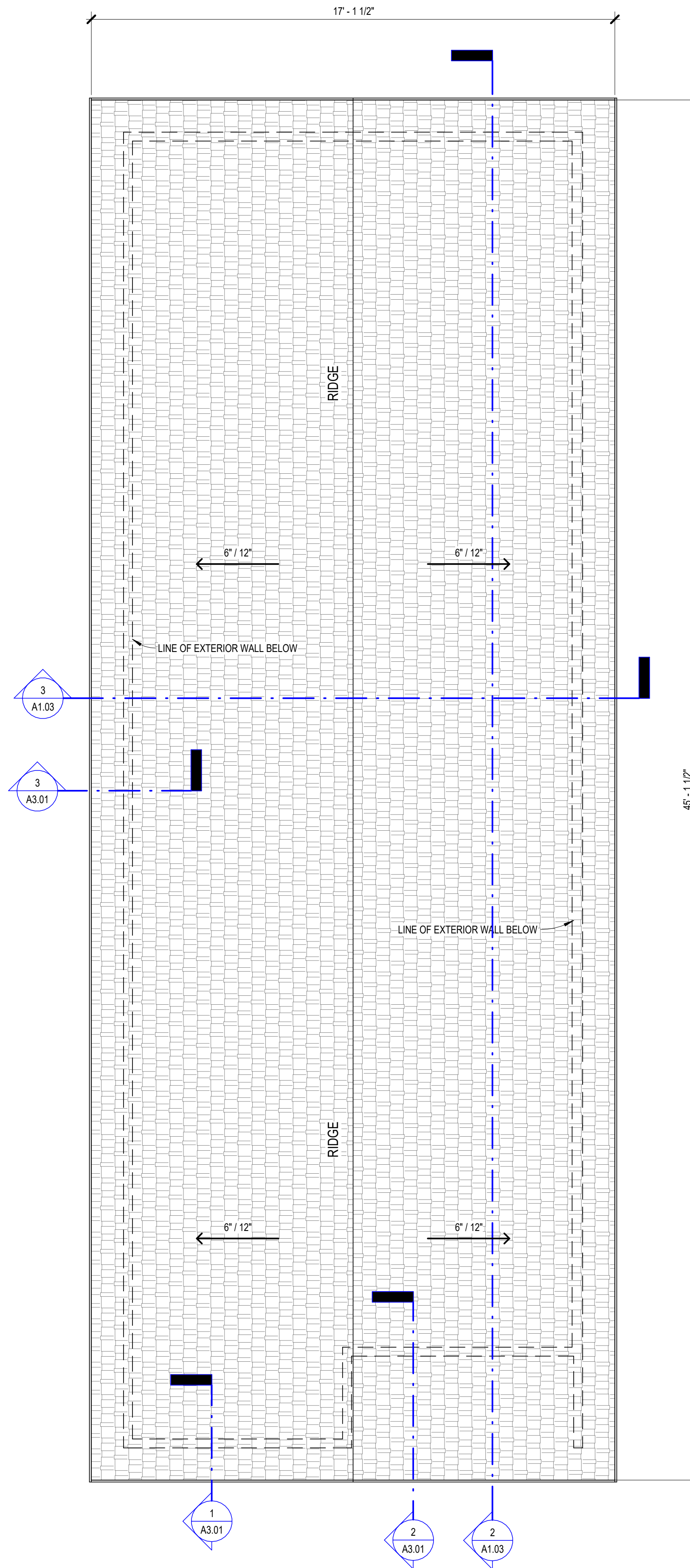
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IRC 2018
R311.7.1 - STAIR WIDTH: 36" MIN
R311.7.5.1 - RISERS: 7 3/4" MAX
R311.7.5.2 - TREADS: 10" MIN
R311.7.8.1 - HANDRAIL HEIGHT: 34"-38"
R312.1.2 - GUARDRAIL HEIGHT: 36" MIN



3 BUILDING SECTION 2

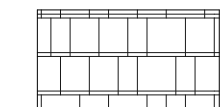
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1 ROOF PLAN

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

ROOF LEGEND:



COMPOSITE SHINGLE ROOF
CHARCOAL BLACK



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ROOF PLAN

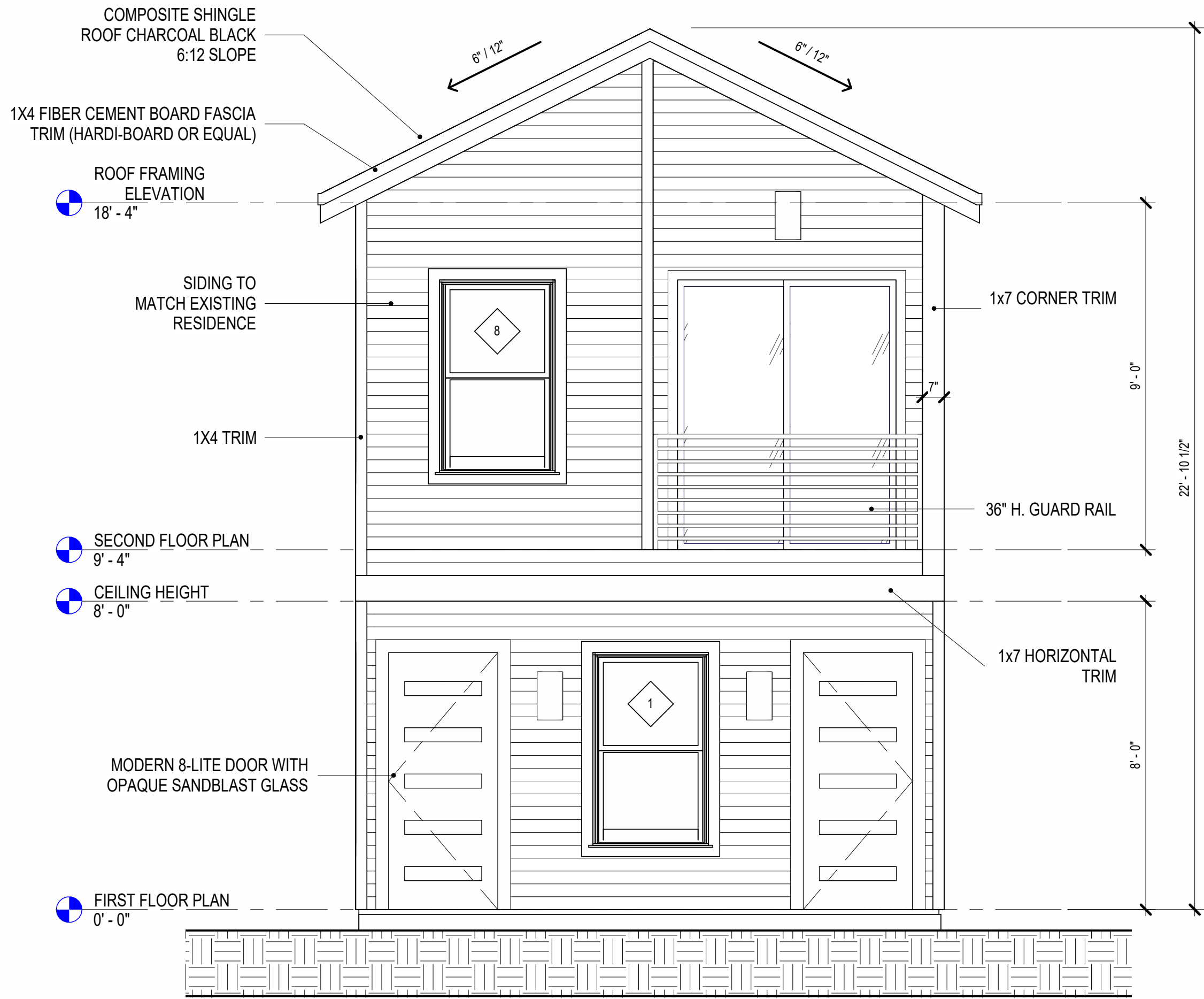
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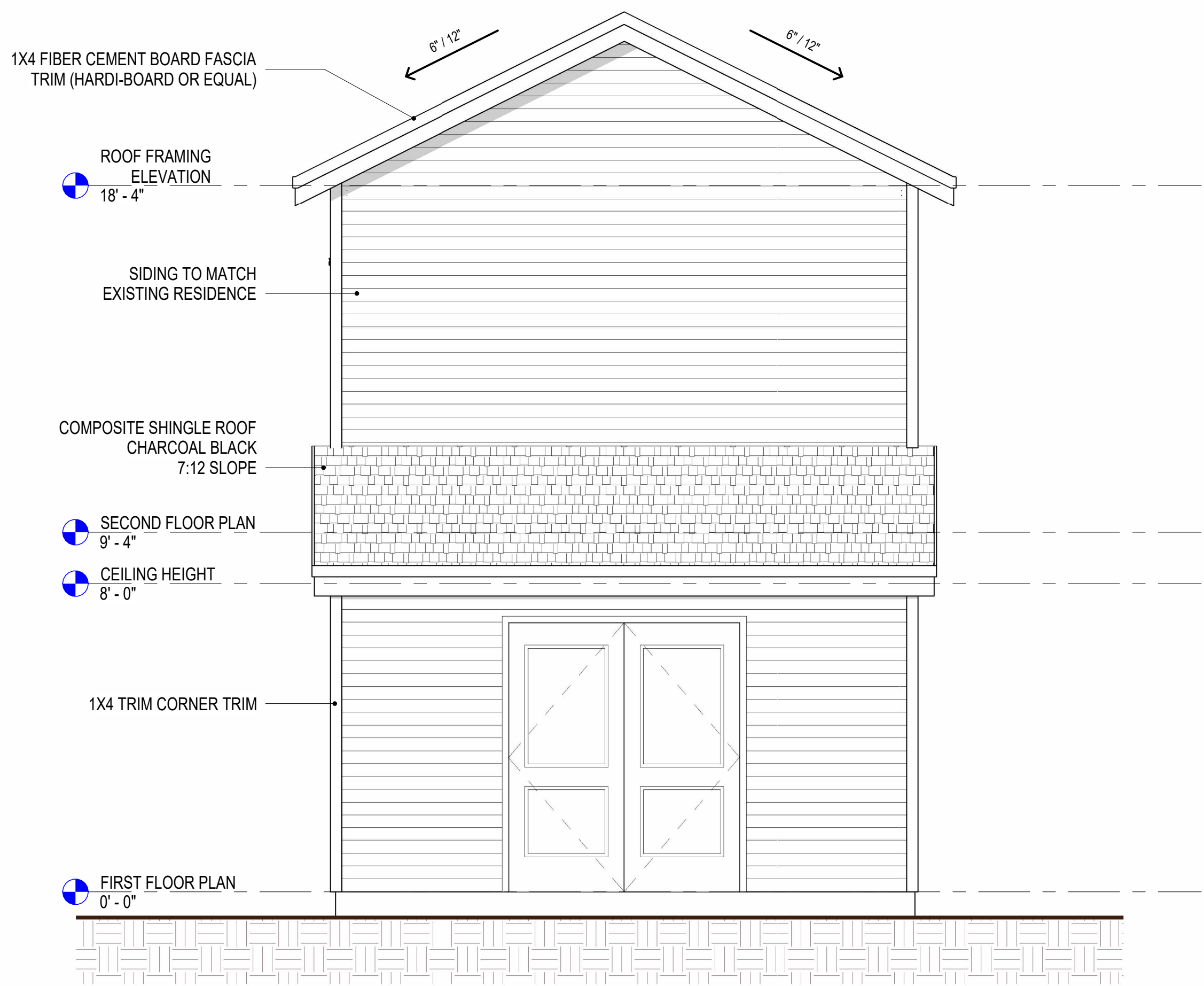
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1 FRONT ELEVATION
SCALE: 3/8" = 1'-0"



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



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

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EXTERIOR
ELEVATIONS

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

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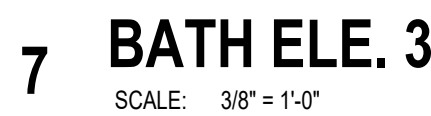
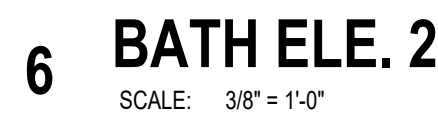
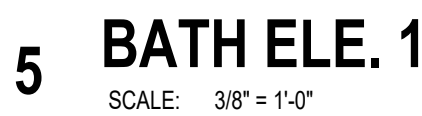
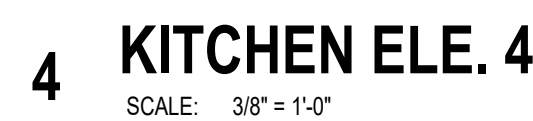
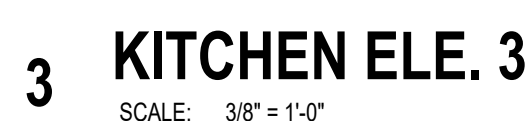
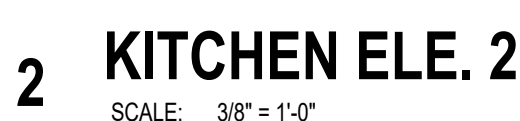
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**EXTERIOR
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INTERIOR ELEVATIONS

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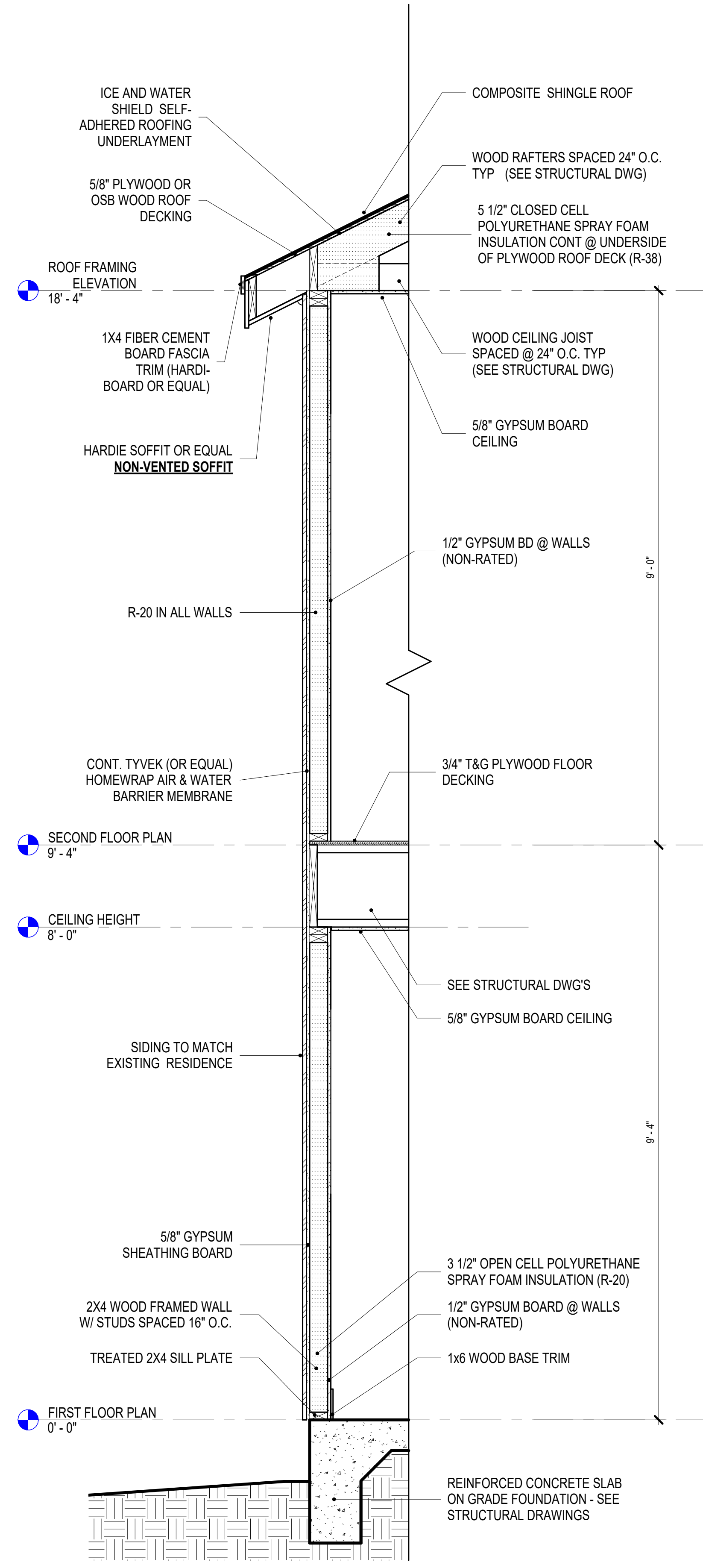
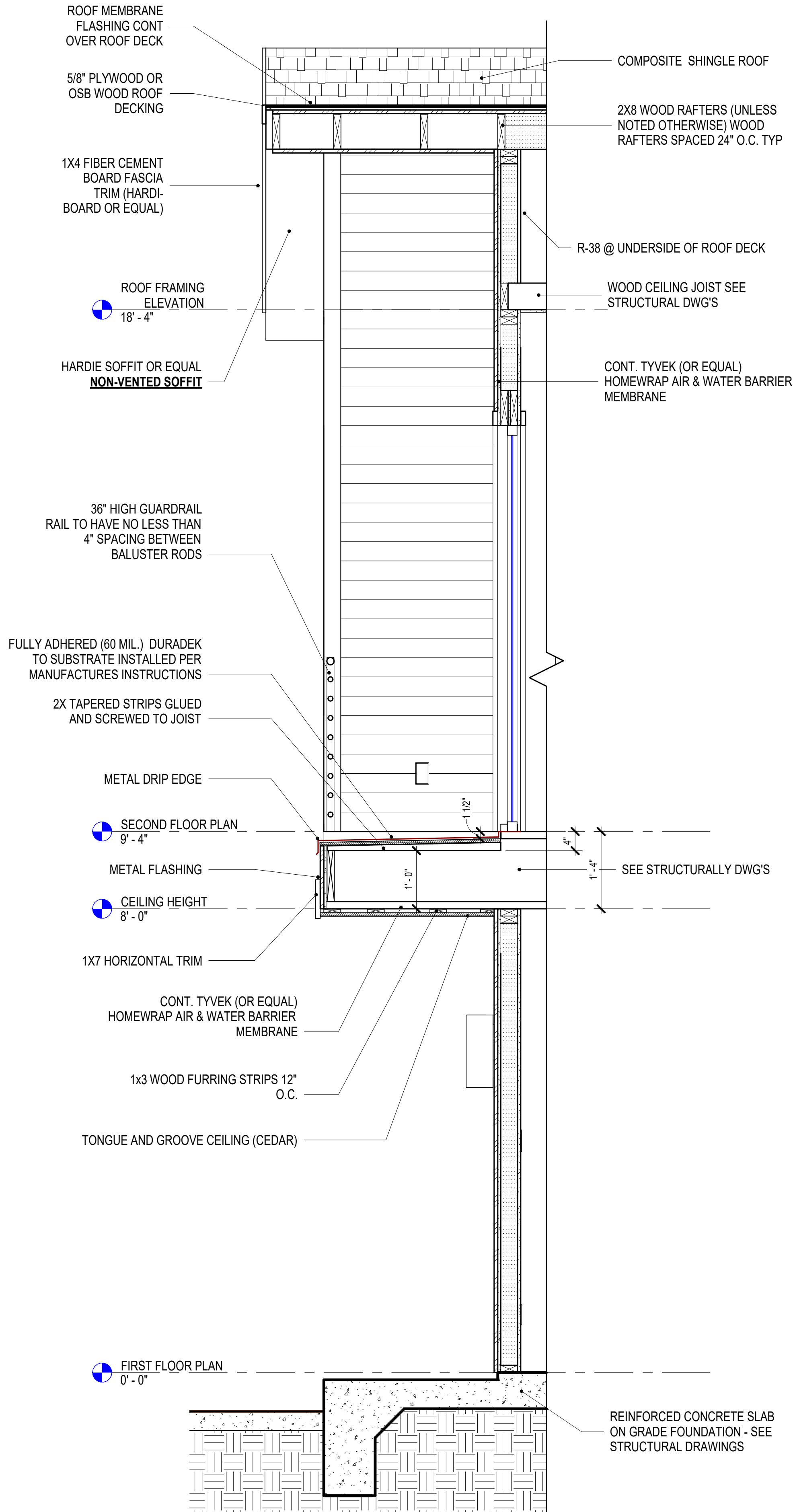
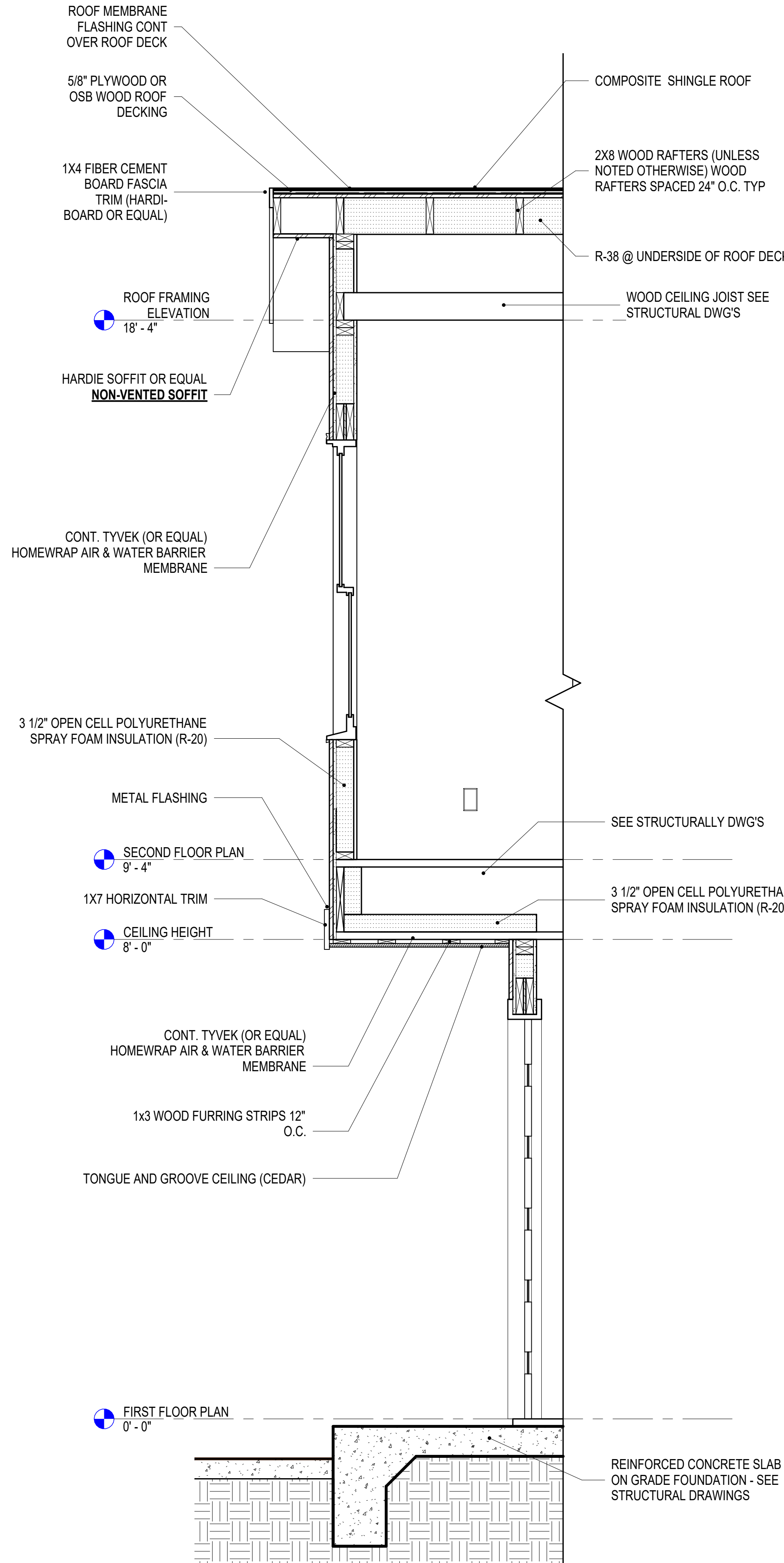
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WALL SECTIONS

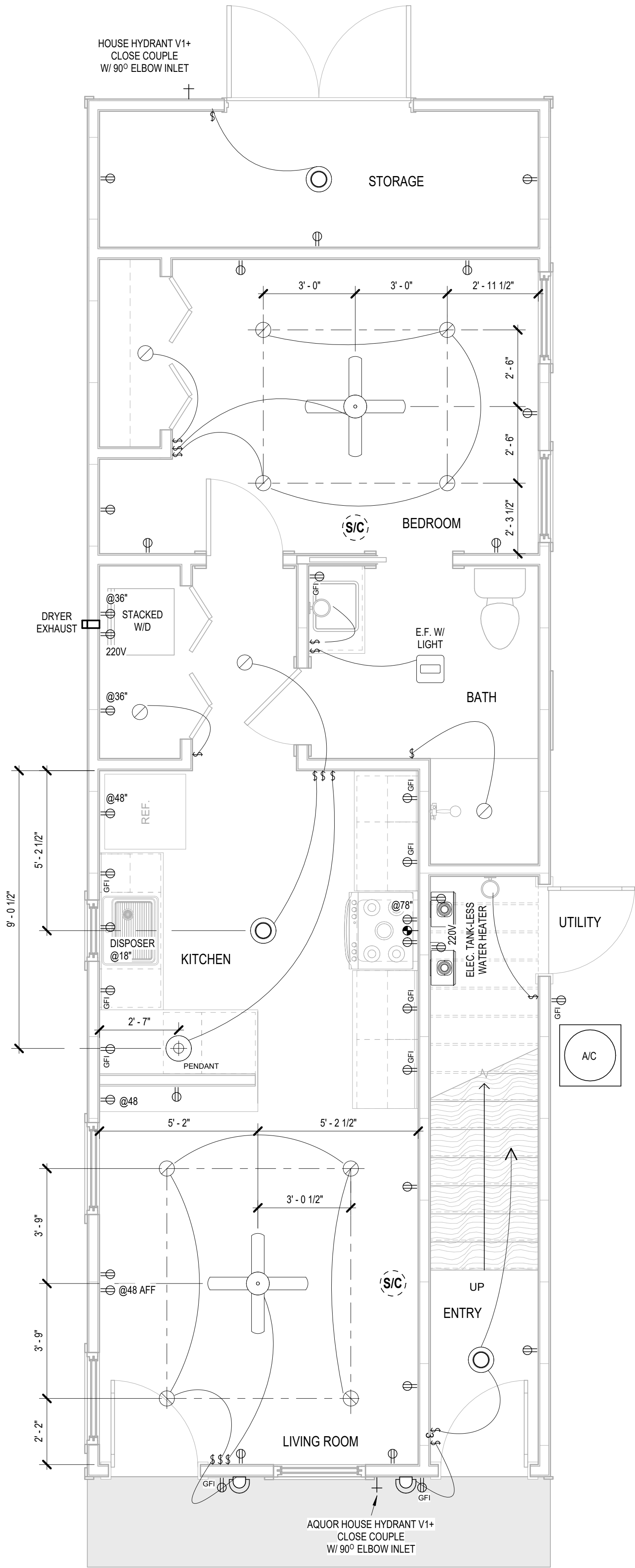
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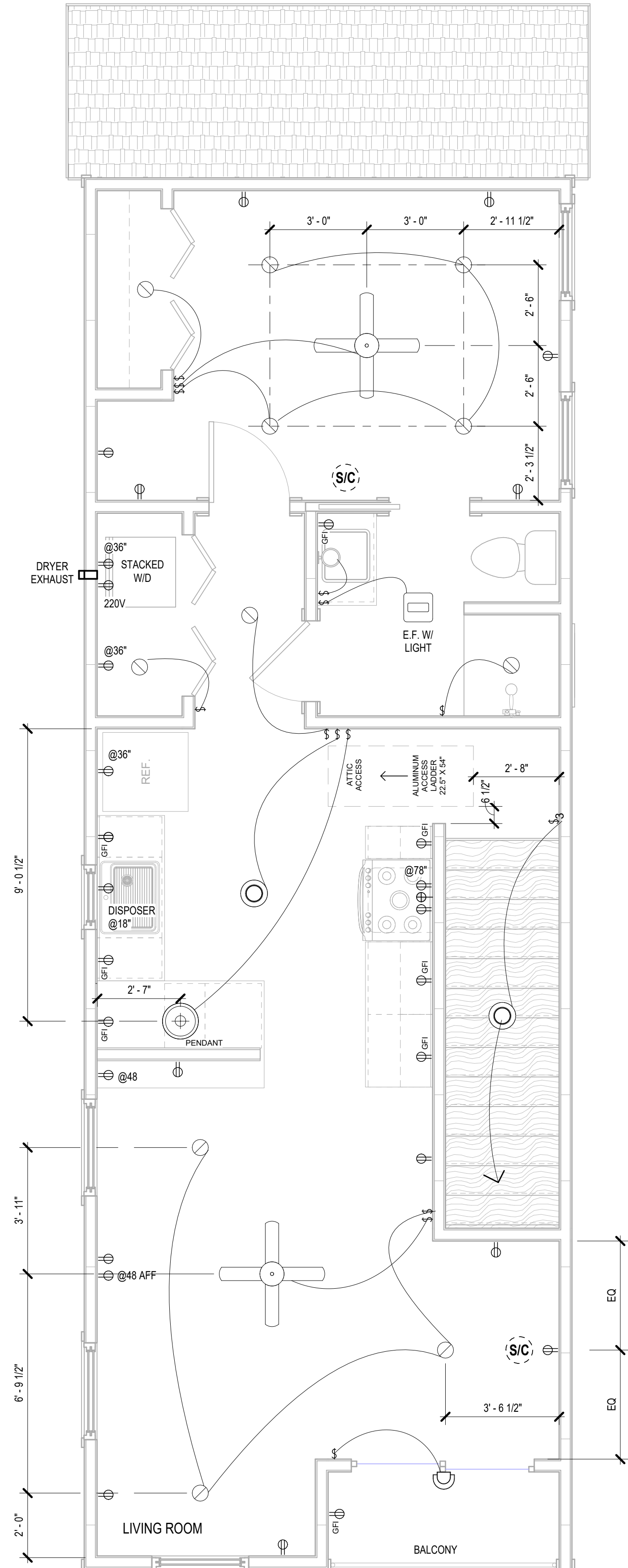
1 FIRST FLOOR PLAN

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



2 SECOND FLOOR PLAN

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



ELECTRICAL LEGEND	
	OUTLET FLOOR-DUPLEX
	OUTLET GFI SINGLE
	OUTLET DUPLEX - SINGLE
	LIGHTING SWITCH 3-WAY
	SINGLE POLE
	DOWNLIGHT RECESSED CAN
	CEILING MOUNT LIGHT
	INTERIOR WALL SCONCE
	EXTERIOR WALL SCONCE
	DOWNLIGHT UNDER CABINET
	CHANDELIER
	VANITY WALL MOUNT LIGHT
	CEILING FAN WITH LIGHT KIT
	COMBO SMOKE AND CARBON MONOXIDE DETECTOR
COMMUNICATION:	
	CABLE
	TELEPHONE

OWNER INFORMATION
MARK FLINN
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POWER & LIGHTING
LAYOUT

SHEET
E1.1

OWNERS PROJECT NUMBER:









