

HISTORIC AND DESIGN REVIEW COMMISSION

October 03, 2018

HDRC CASE NO: 2018-456
COMMON NAME: 613 CHESTNUT ST
ADDRESS: 424 LAMAR ST
618 LIVE OAK
LEGAL DESCRIPTION: NCB 529 BLK 2 LOT 6
NCB 543 BLK 32 LOT 19 (HEALY-MURPHY CENTER SUBD)
ZONING: IDZ, D,HS
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill, Healy-Murphy Historic District
LANDMARK: St Peter Claver Church and School
APPLICANT: William Maney
OWNER: William Maney
TYPE OF WORK: Relocation of structure from 613 Chestnut St / 618 Live Oak to 424 Lamar St
APPLICATION RECEIVED: September 25, 2018
60-DAY REVIEW: November 24, 2018
REQUEST:

The applicant is requesting final approval to:

1. Relocate the front portion of the 1-story structure from 613 Chestnut St/618 Live Oak to the rear of the lot addressed 424 Lamar in the Dignowity Hill Historic District.
2. Construct a rear addition onto the relocated structure to measure approximately 450 square feet.

APPLICABLE CITATIONS:

UDC Sec. 35-613. - Relocation of a Landmark or Property Located in a Historic District.

(a) In considering whether to recommend approval or disapproval of a certificate application to relocate a building, object or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the following considerations:

- (1) The historic character and aesthetic interest the building, structure or object contributes to its present setting;
- (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
- (3) Whether the building, structure, or object can be moved without significant damage to its physical integrity;
- (4) Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure.
- (5) Balancing the contribution of the property to the character of the historic district with the special merit of the application.

(b) Should an application to relocate a building, object or structure be approved, the historic preservation officer shall ensure that the new location is already zoned historic or shall review whether such location should be designated.

(c) The historic preservation officer may approve applications for relocation for properties deemed noncontributing to the historic character of a historic district.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

ii. *Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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.

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.

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

pipng 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.

ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.

iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

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.

4. Residential Streetscapes

A. PLANTING STRIPS

i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

ii. *Lawns*—Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.

ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.

ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

7. Off-Street Parking

A. LOCATION

i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

- ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
 - iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.
- B. DESIGN**
- i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
 - ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
 - iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The applicant has proposed to relocate the front portion a 1-story structure to the rear of the property of 424 Lamar, located within the Dignowity Hill Historic District. The structure to be moved is currently located at 618 Chestnut St/618 Live Oak and is a 1-story single family home constructed in approximately 1901 in the Folk Victorian style. The main portion of the structure has retained a high degree of original architectural detailing and materials, including the original standing seam metal roof, original wood front porch structure, decorative gingerbreading, original wood jigsaw door detailing, woodlap siding covered by non-original siding, and several original wood windows in proportions and configurations common to the Folk Victorian style. The structure fronts Nolan St and was originally addressed 219 Nolan St. The structure abuts the Healy Murphy Historic District and is 2.5 blocks from the eastern boundary of the Dignowity Hill Historic District.
- b. **CASE HISTORY** – On August 9, 2018, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner for the structure proposed for relocation at 618 Chestnut St/618 Live Oak, which is located within the Dignowity Hill Neighborhood Association boundary. OHP staff conducted research and contacted the Dignowity Hill Neighborhood Association during the 30 day review period provided by UDC Section 35-455. On September 5, 2018, OHP brought forth a finding of historic significance request to the Historic and Design Review Commission (HDRC). The HDRC recommended approval of the designation. On August 31, 2018, OHP staff received an application for relocation of the structure. OHP staff informed the HDRC of the receipt of this application during the discussion for a finding of historic significance at the HDRC hearing on September 5, 2018. The recommendation for a finding of historic significance is pending placement on a City Council agenda until the relocation request has been reviewed by the HDRC. The applicant received conceptual approval for the relocation of the structure from the HDRC on September 19, 2018. If the proposed relocation is approved, then the property will effectively become designated within the Dignowity Hill Historic District and no further action by City Council will be necessary.
- c. **DESIGN REVIEW COMMITTEE** – The applicant met with the Design Review Committee (DRC) on September 25, 2018. The discussion included consideration of final approval for the relocation and details of the proposed new rear addition. The DRC recommended that the proposed addition roofline be lowered to be subordinate to the existing structure to be consistent with the Historic Design Guidelines. The DRC offered advice on how this may be achieved with a gable or hip in conjunction with a shed roof. The DRC was in support of the proposed site plan due to the Sanborn Maps of Fayn Way, which indicated that a primary structure used to exist in the approximate location of the proposed relocation, as well as the development pattern of Fayn Way, which does not feature a prevailing setback pattern. The DRC strongly recommended that the applicant salvages existing woodlap siding and other architectural elements from the “L” element of the existing structure to be reused on an addition. The applicant expressed their wish to incorporate horizontal metal siding on the addition, and the DRC recommend that the applicant provide as much information as possible on the material, including the dimension of the reveal and the edging crimping, profile, and fasteners, for consideration.

Findings for Item #1, relocation:

- d. **DEVELOPMENT PATTERN: LIVE OAK AND ADJACENT NEIGHBORHOOD** – The property abuts the Healy-Murphy Historic District, and is two-and-a-half blocks from the eastern boundary of Dignowity Hill Historic District. In 1888, Margaret Healy Murphy, a former Irish immigrant and educator, opened the St. Peter Claver School and Church on the property that abuts the subject property, at the corner of Live Oak and Nolan Streets. The school became the first private school dedicated to educating African-American children in Texas.

Overtime the property continued to develop, becoming a religious order, Sisters of the Holy Ghost, to stabilize staffing and operation at the school. The Dignowity Hill area was originally settled by Dr. Anthony Michael Dignowity, a physician and Czech immigrant, who built his family home on a hill to the east of town and called it Harmony House (demolished in 1926 and became Dignowity Park). During the latter part of the nineteenth century, Dignowity Hill, as it became known, was home to prominent San Antonio merchants and business owners. Dignowity Hill was an exclusive and affluent residential area in San Antonio due to its high elevation, proximity to downtown, the size of the lots, and lack of city water, which required residents to construct expensive water collecting systems. The arrival of the Southern Pacific Railroad in 1877 significantly changed the neighborhood's built environment and demographic diversity. Industrial development greatly increased with the construction of an iron works factory, the development of a streetcar service trolley line along Burnet Street (1891), and the extension of sewer and water lines to the area around the turn-of-the-century. By 1914, the neighborhood was surrounded by industry on the north and west, commerce on the south, and modest homes on the east. In a very short time wealthy homeowners began to seek new locations for their homes. The neighborhood consisted primarily of small Folk Victorian style houses and Craftsman Bungalows by the 1930s.

- e. **DEVELOPMENT PATTERN: LAMAR ST AND ADJACENT AREA** – The proposed site for relocation is an interior residential lot located on the south side of Lamar St as bounded to the west by N Hackberry St, to the east by Mesquite St, and to the south by Fayn Way. The lot currently contains a 2-story primary structure constructed in 2012. The structure to be relocated would be placed at the rear of the lot fronting Fayn Way and would visually read as rear accessory structure or small single family home. Based on Sanborn Maps, the lot was previously occupied by a 2-story primary structure with a 1-story single family structure and 1-story auto structure at the rear facing Fayn Way. The lot is flanked to the west and to the east by 1-story single family structures designed with Queen Anne and Craftsman influences. Historically, Fayn Way featured a few single family residential structures facing the street, but that context has been largely eroded. Several historic rear accessory structures still exist along Fayn Way. The era of significance of the district is comparable to the age of the structure to be relocated, and the distance from the structure's existing lot to its proposed location is 0.6 miles. The move would restore the structure to a predominantly residential setting that respects the historic context of the structure. Furthermore, adding this structure to the lot fronting Fayn Way would restore lost integrity of this portion of Fayn Way, which originally featured more single family structures along its frontage. The structure would contribute to the Dignowity Hill Historic District.
- f. **SETBACKS & ORIENTATION** – According to the Historic Design Guidelines, the orientation should be consistent with the historic examples found on the block. The applicant has proposed to orient the structure to face Fayn Way, which is consistent with the historic development pattern for rear accessory structures. The applicant has also verified the setback requirements with Zoning. Based on the submitted site plan, staff finds the proposal generally consistent with the Guidelines with the stipulations listed in the recommendation.
- g. **SCALE & MASSING** – Per the Historic Design Guidelines, a height and massing similar to historic structures in the vicinity of the proposed relocated structures should be used. This area of Fayn Way primarily features 1-story structures, most of which are residential in design. Staff finds the proposal consistent with the Guidelines.
- h. **LOT COVERAGE** – According to the Historic Design Guidelines, building footprints should not cover more than fifty (50) percent of the size of total lot area. Based on the submitted site plans, the relocation would not eclipse this percentage. Staff finds the lot coverage appropriate and consistent with the development pattern of the block.
- i. **MATERIALS & ARCHITECTURAL DETAILS** – The structure to be relocated features woodlap siding, a gable roof with original standing seam metal, historically appropriate window patterns and proportions, and architectural details that are characteristic of early 1900s Folk Victorian architecture. Per the Historic Design Guidelines, architectural details should be complementary in nature and should not detract from nearby historic structures. The architectural details of the proposed structure to be relocated are of the era of significance of the Dignowity Hill Historic District and are appropriate for this location. Any restoration efforts, including the removal of non-original siding and additions and the restoration of historic or original materials, are eligible for administrative approval.
- j. **HARDSCAPING & LANDSCAPING** – The applicant has indicated a rear driveway to be introduced on site off Fayn Way on the submitted conceptual site plan. According to the Historic Design Guidelines for Site Elements, driveways that are similar to the historic configuration found on site or in the district should be incorporated. According to Guideline 5.B.i, driveways similar in material found in the district should be used. Rear driveways off alleys are characteristic of the Dignowity Hill Historic District. Additionally, no walkways or landscaping elements are indicated at this time. The applicant is responsible for submitting a comprehensive site plan to staff that indicates all hardscaping materials, locations, and dimensions, as well as any new landscaping to be introduced to the site prior to the issuance of a Certificate of Appropriateness.

- k. MECHANICAL EQUIPMENT – Per the Guidelines, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for accommodating mechanical elements and screening them from the public right-of-way.

Findings for Item #2, rear addition:

- l. FOOTPRINT – The applicant has proposed to construct an addition that totals approximately 500 square feet. According to the Historic Design Guidelines, additions should not double the size of the existing structure. The proposal exceeds this Guideline; however, the addition is replacing a portion of the structure that has been extant in its original location on Nolan St. Additionally, the addition does not overwhelm the lot in terms of footprint and is inset from the sides of the existing structure on both the west and the east. Staff finds the proposed footprint appropriate based on these site and structure-specific considerations.
- m. SCALE AND MASSING – The applicant has proposed to construct a 1-story addition to the rear of the original structure. The ridgeline is proposed to match that of the existing structure. Staff finds the general location consistent with the Guidelines, but finds that the roof height of the addition should be reduced to distinguish the original structure from the addition. Lowering the roofline would create a subordinate condition which is more consistent with the Guidelines.
- n. ROOF – The applicant has proposed a new standing seam metal roof with a hipped configuration. As noted in finding n, staff finds that the ridge height should be reduced and the addition’s roofline should be subordinate to the existing structure, but finds the integration of a hipped roof appropriate.
- o. WINDOWS AND DOORS – The applicant has proposed to install window and doors in proportions and locations that are consistent with the Guidelines. A final material specification is required to receive a Certificate of Appropriateness per the stipulations in the recommendation.
- p. MATERIALITY – The applicant has proposed to clad the addition in horizontal metal siding. The specific details of the siding have not been submitted at this time, but the applicant has expressed verbal and written interest in 20 gauge flat seam metal siding. While metal siding is not a historically common material seen in the Dignowity Hill Historic District, staff finds the applicant’s proposed use as a secondary material only for the addition may be appropriate since the proposed metal will be limited to the addition only and solely located at the rear of the property. Additionally, there is not a predominant existing pattern of siding materiality, orientation, and detailing along Fayn Way as noted in finding e. Staff finds that the proposal may generally appropriate based on these site and structure-specific considerations. Additional information on the metal siding, including reveal dimensions, installation method, and seam detailing, is required prior to receiving a Certificate of Appropriateness.
- q. ARCHITECTURAL DETAILS – The Guidelines state that architectural details should be reflective of their time but rooted in precedents found within the district. Staff finds that the approach to the addition is generally consistent with the Guidelines with the stipulations listed in the recommendation.

RECOMMENDATION:

Item 1, Staff recommends final approval of the relocation of the front portion of the structure located at 613 Chestnut/618 Live Oak based on findings a through k with the following stipulations:

- i. That the applicant provides a comprehensive site plan to staff for review and approval that indicates the dimensions, locations, and materials of all hardscaping, landscaping, mechanical equipment, and mechanical equipment screening, if applicable, as noted in findings j and k.

If the proposed relocation is approved, then the property will effectively become designated within the Dignowity Hill Historic District and no further action by City Council will be necessary.

Item 2, Staff recommends final approval of the rear addition based on findings l through q with the following stipulations:

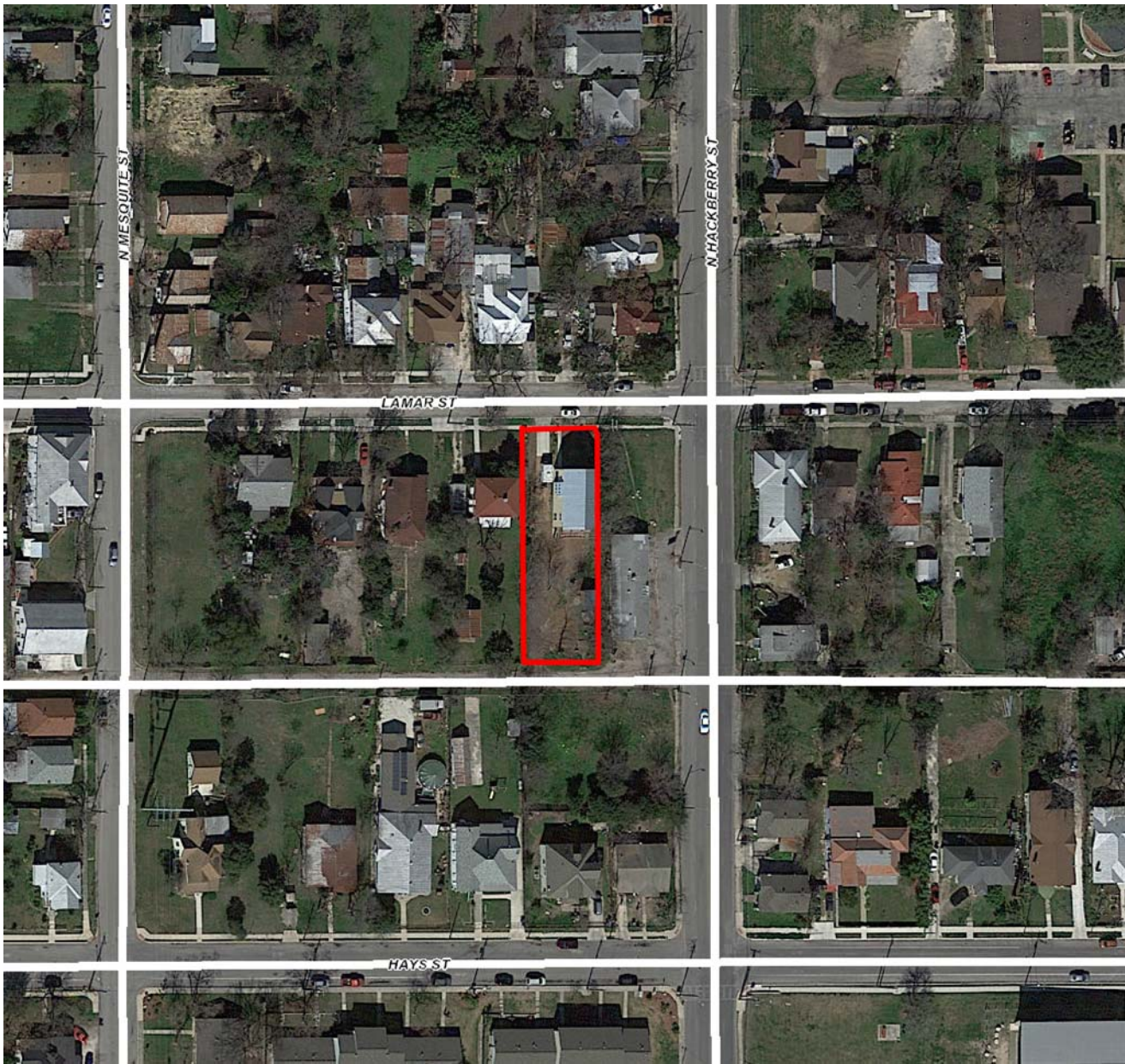
- i. That the applicant reduces the height of the ridgeline to be subordinate to the existing structure as noted in findings m and n. The applicant is required to submit updated dimensioned drawings to staff for review and approval prior to receiving a Certificate of Appropriateness.
- ii. That the applicant submits specifications for the proposed windows and doors. The material should be wood and the windows should meet the following stipulations: meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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 architecturally appropriate sill detail. Window track components must be painted to match the

window trim or concealed by a wood window screen set within the opening.

- iii. That the applicant submits comprehensive details for the proposed metal siding as noted in finding p.

CASE MANAGER:

The applicant met with the Design Review Committee (DRC) on September 25, 2018. The discussion is outlined in finding c. A full case history is outlined in finding b.



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Stephanie Phillips (OHP)

Subject: FW: [EXTERNAL] Updated Site Plan Version
Attachments: image003.png

From: Will Maney
Sent: Wednesday, September 26, 2018 2:28 PM
To: Stephanie Phillips (OHP)
Cc: Michael Weil; Office Of Historic Preservation
Subject: Re: [EXTERNAL] Updated Site Plan Version

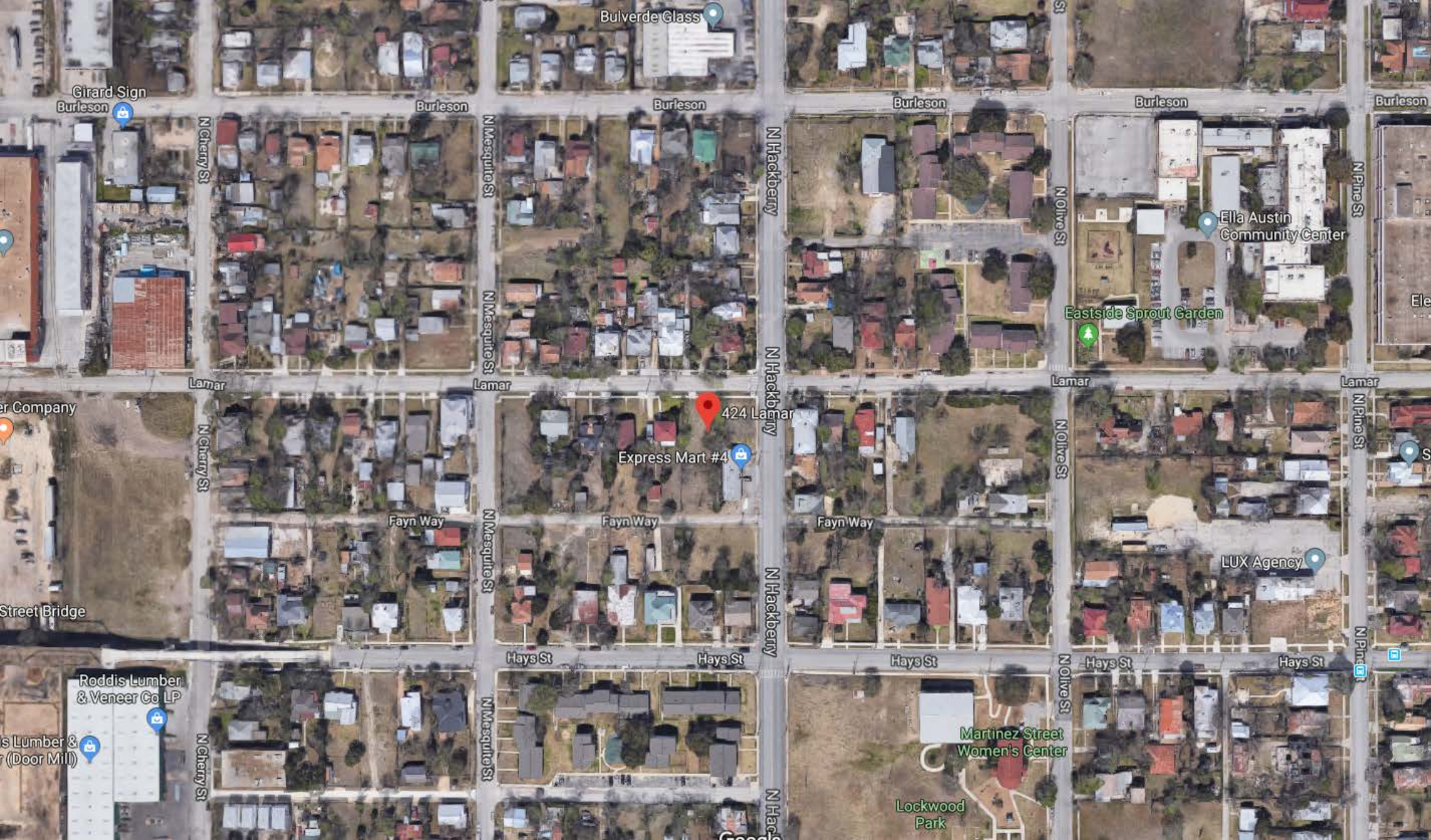
Thanks Stephanie, here is the additional information you requested around a narrative for the application.

The intention of this application is to get a Certificate of Appropriateness to move the front portion of the property from Nolan Street to our property at 424 Lamar. As you can see in the additional photos, elevations and site plans, the historic frontage of the structure would be facing Fayn Way. The existing portion, which measure approximately 450 square feet would be restored, with asbestos removed and the historic siding, windows and doors left in tact in their current location and repaired as needed. The addition, which is also outlined in the application, would be slightly offset from the historic structure to clearly delineate it from the rest of the structure structure. The addition would be clad in standing seam galvalume metal siding with an average width of 20 inch width between ridges running vertically. With the complexity of the project, exact placement of landscaping and AC has not been finalized, we would be returning for approval at a later time for those elements.

Let me know if I missed anything. We are putting a request to Dodson for a letter on his recommendation for the move, not sure when we'll get that but I'll get it to you as soon as possible.

Thanks!
Will Maney

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Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.****



Bulverde Glass

Girard Sign

Burleson

Burleson

Burleson

Burleson

Burleson

N Cherry St

N Mesquite St

N Hackberry

N Olive St

N Pine St

Ella Austin Community Center

Eastside Sprout Garden

Lamar

Lamar

424 Lamar

Express Mart #4

Lamar

Lamar

N Cherry St

N Mesquite St

N Hackberry

N Olive St

N Pine St

Fayn Way

Fayn Way

Fayn Way

LUX Agency

Street Bridge

Hays St

Hays St

Hays St

Hays St

Hays St

Roddis Lumber & Veneer Co LP

N Mesquite St

N Hackberry

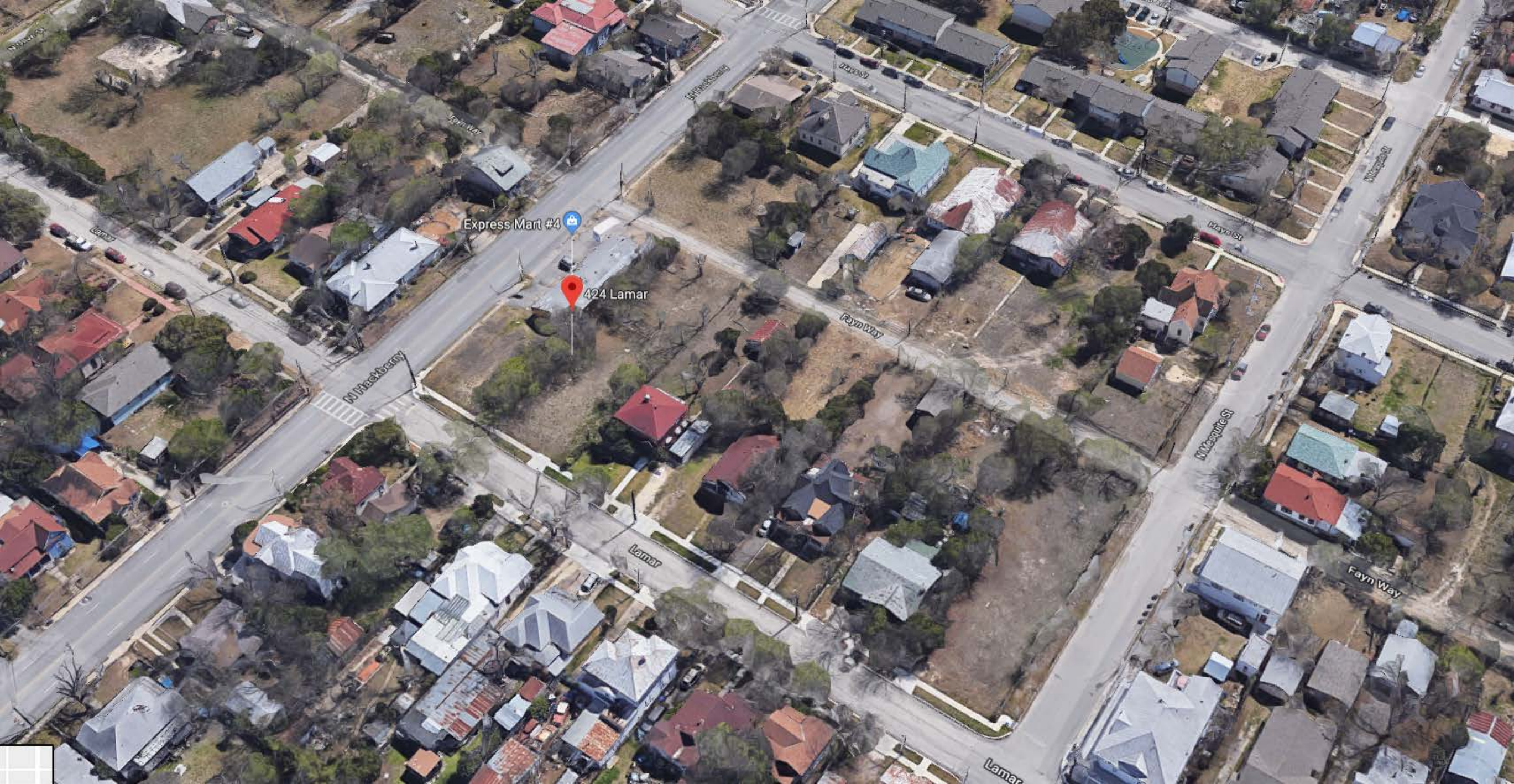
N Olive St

N Pine St

Martinez Street Women's Center

Lockwood Park

Roddis Lumber & Veneer Co LP (Door Mill)



Express Mart #4

424 Lamar

N MacArthur St

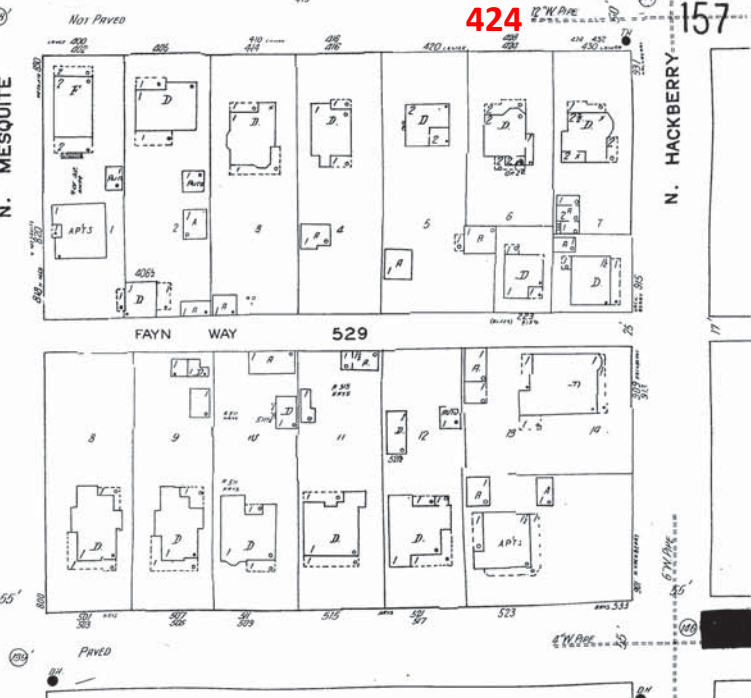
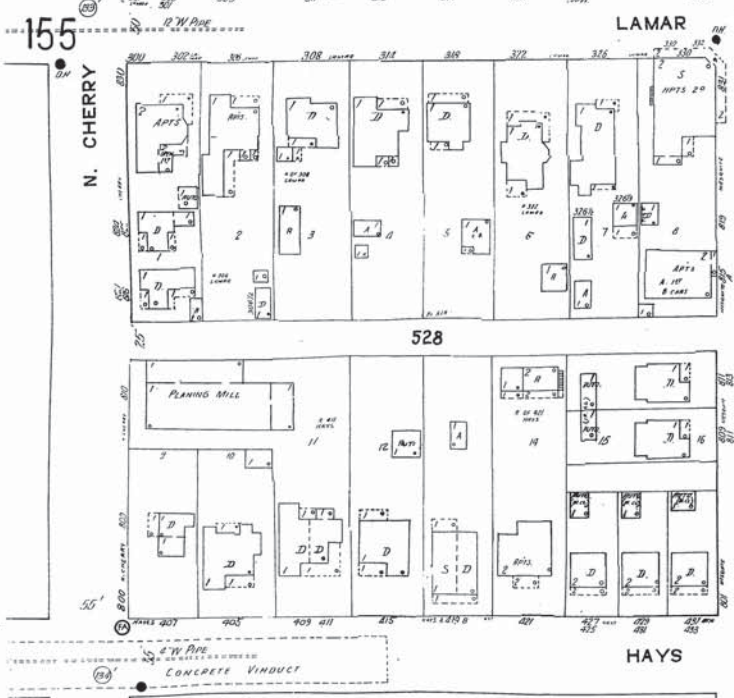
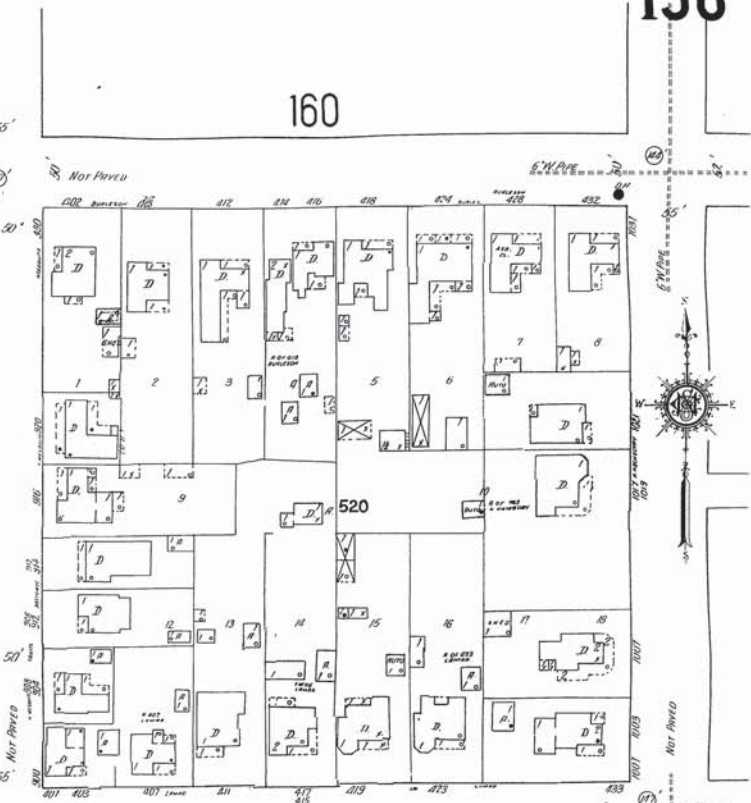
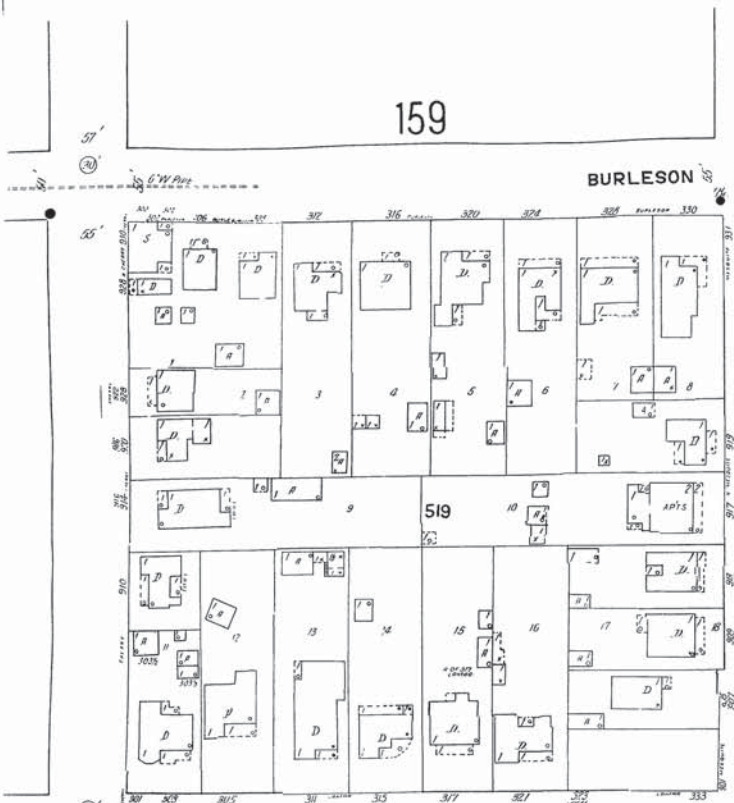
Lamar

Fayn Way

N Measure St

Fayn Way

Lamar





We are pursuing Conceptual Approval to move the front half of the existing structure at approximately 217 Nolan (approximately 30 feet wide by 15 feet deep), as well as adding on something of similar size.

The proposed structure's size can be seen in the site plan (below). The proposed structure would have the asbestos siding removed and the original siding restored on the existing portion. The proposal would keep the door and window openings as-is in the existing structure, with similar openings proposed for the addition. In the site plan, you can get an idea of the rough size of the proposed structure and the proposed roofing form. The addition is proposed to have metal siding similar to the addition at the project at Nolan and Mesquite (picture included below). The house would be facing an active alley way (Fayn Way) with the rehabilitated porch facing the alley.

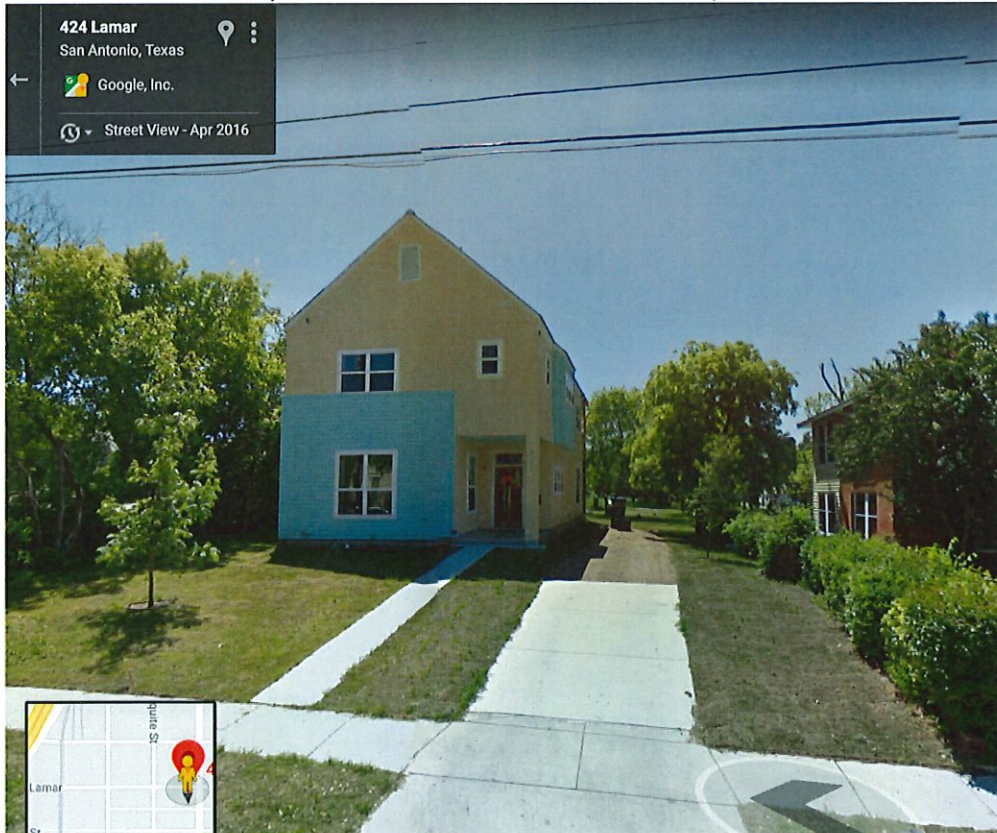
This is a view from the alley way:



We are requesting conceptual approval to use siding similar to this on the addition of a house at Nolan and Mesquite in the Dignowity Hill Historic District:



The structure currently on the lot is at 424 Lamar is a 2 story, new construction home:



LAMAR STREET

EXISTING SIDEWALK

FRONT YARD SETBACK

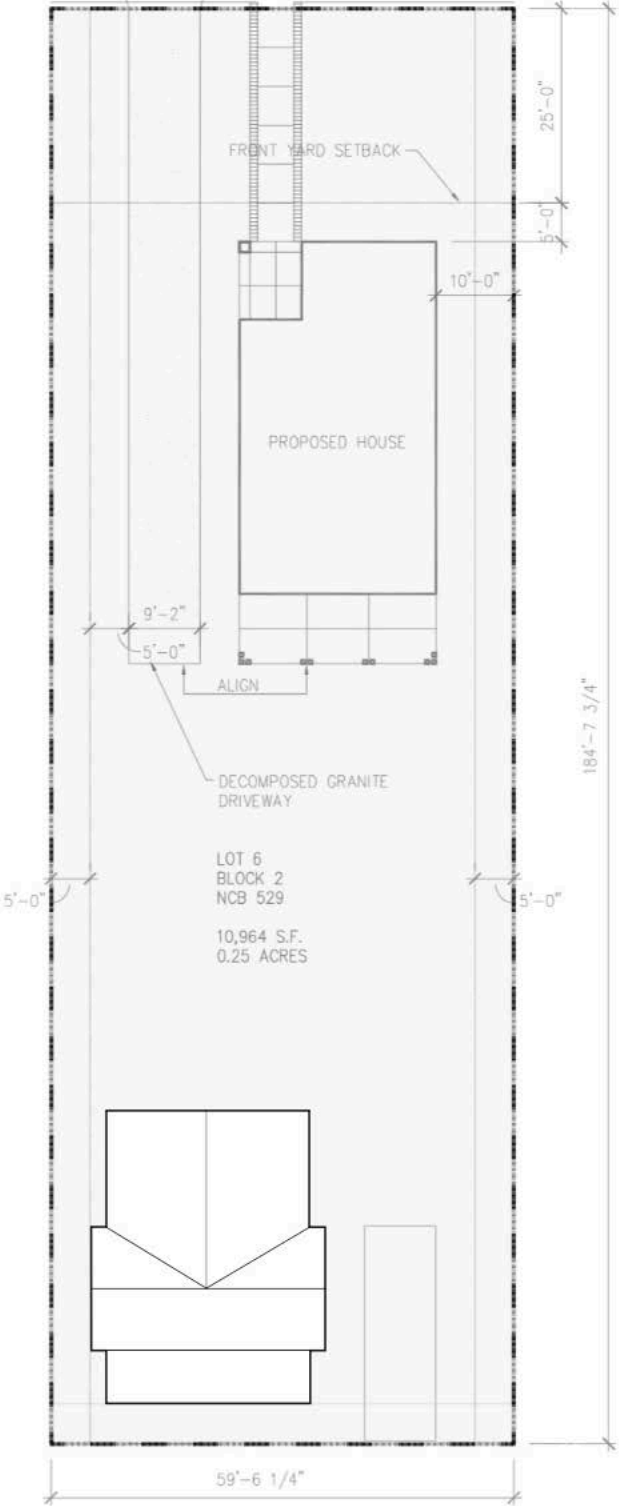
PROPOSED HOUSE

ALIGN

DECOMPOSED GRANITE DRIVEWAY

LOT 6
BLOCK 2
NCB 529

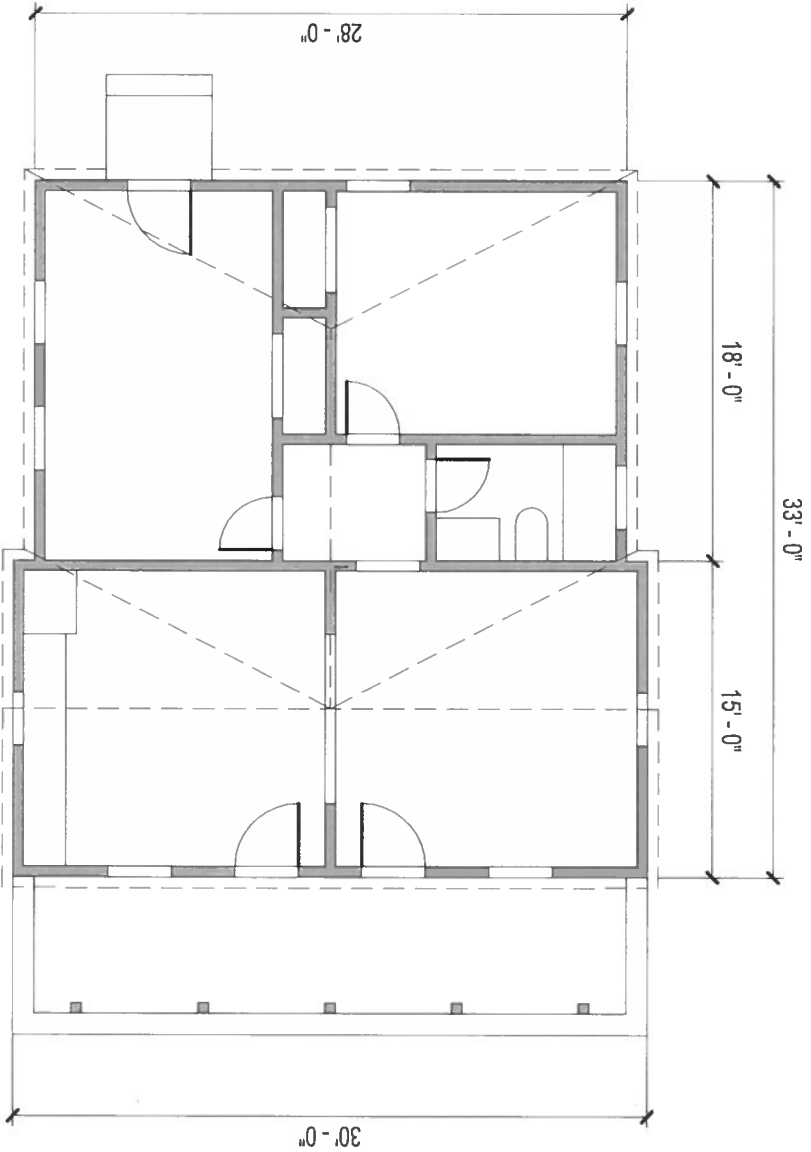
10,964 S.F.
0.25 ACRES

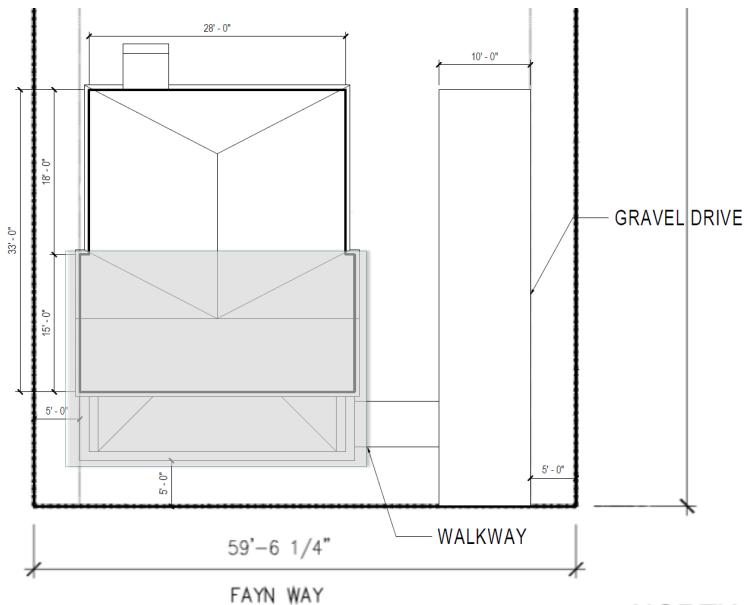


184'-7 3/4"

59'-6 1/4"

FAYN WAY



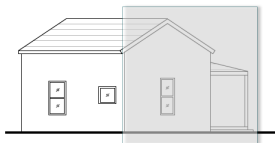


SITE PLAN

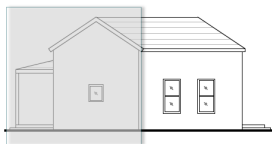
Original structure is indicated in gray.

NORTH





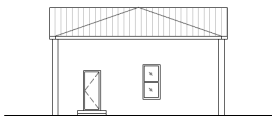
EAST ELEVATION



WEST ELEVATION

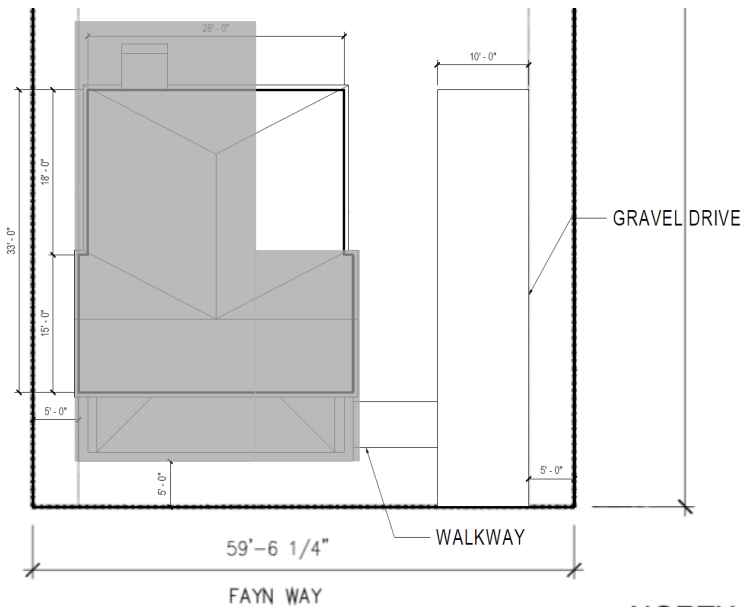


SOUTH ELEVATION



NORTH ELEVATION

Original structure is indicated in gray.



SITE PLAN

Original structure is indicated in gray.

NORTH





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
 PRESERVATION**

**Historic and Design Review Commission
 Design Review Committee
 Report & Recommendation**

DATE: 9/25/2018 HDRC Case# _____

ADDRESS: 424 LAMAR Meeting Location: OHP

APPLICANT: WILL MANEY

DRC Members present: FISH, FETZER

Staff present: STEPHANIE PHILLIPS

Others present: _____

REQUEST: RELOCATION OF STRUCTURE, ADDITION
ON TO ~~STAY~~ STRUCTURE IN NEW LOCATION

COMMENTS/CONCERNS: _____

IS THE REAR "L" MOVING? A: NO, NOT FEASIBLE
PER MOVING CONTRACTOR.

PRIORITY TO REUSE RECLAIMED MATERIAL
ON FRONT OF STRUCTURE.

DISCUSSION ON ON REAR DEMO: FRONT
PORTION IS MOST PROMINENT & PRIORITY.

ADDITION: IS LARGER THAN 50% OF →

COMMITTEE RECOMMENDATION: **APPROVE [] DISAPPROVE []**
APPROVE WITH COMMENTS/STIPULATIONS:

 Committee Chair Signature (or representative)

 Date

HISTORIC STRUCTURE; ALSO 50% OF STRUCTURE WOULD BE LOST IN DEMO.

FOR ADDITION DETAILING: DROP DOWN ROOF TO MITIGATE MAPS. TWO ROOF SHAPES ON BACK, TAKE PLATE DOWN 1-2 FEET. WILL MINIMIZE IMPACT ON EXISTING STRUCTURE COULD BE HIP OR GABLE + SHED OVER OTHER PORTION.

SITE PLAN: ADD REAR DOOR COVER DETAIL TO DRAWINGS.

SETBACK = OK, NO PREVAILING SETBACK EXISTING. ZONING = OK WITH SETBACK.

TREE WOULD BE REMOVED.

MATERIALS: RESTORE EXISTING MATERIALS.

ADDITION = METAL HORIZONTAL SIDING.

CF: VERTICAL ORIENTATION WOULD BE MORE LIKE BOARD & BATTEN. NOT A PREVAILING

PATTERN OF MATERIALS ON ALLEY.
NEED TO ARTICULATE USE CAREFULLY & HAVE A BACKUP CHOSEN. MAYBE FLAT SEAM METAL?



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HOUSES US
3 CHESTNUT

613 Chestnut St. San Antonio, TX 78202

Residential Structure:











