

HISTORIC AND DESIGN REVIEW COMMISSION

October 4, 2017

HDRC CASE NO: 2017-250
ADDRESS: 1115 NOLAN
LEGAL DESCRIPTION: NCB 1665 BLK 1 17 & W 25 FT OF 16
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Christopher Mongeon
OWNER: Christopher & Lauren Mongeon
TYPE OF WORK: Construction of a two story rear accessory structure, hardscaping, rear yard parking
REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a two story rear accessory structure at 1115 Nolan.
2. Perform site modifications including the removal of existing hardscaping and the installation of rear yard automobile parking locations.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- 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.
- Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- 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.
- 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.
- Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- 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.
- 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

- 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.
- Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- 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 5, Guidelines for Site Elements

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.

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 structure at 1115 Nolan was constructed circa 1915 and features two stories in height with double height front porch columns, a wraparound front porch and front and side gabled roofs. At the rear of the primary historic structure, the applicant has proposed to construct a two story rear accessory structure to contain a garage and dwelling unit on the first floor and dwelling units on the second floor. The proposed footprint is approximately 1,000 square feet.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on May 30, 2017. At that meeting, committee members commented that the massing of the proposed accessory structure is appropriate, asked questions regarding the locations of parking and recommended that the applicant provide a detailed landscaping plan and additional information regarding the proposed exterior staircase.
- c. MASSING & FORM – Per the Guidelines for New Construction 5.A.i., new garages and outbuildings should be visually subordinate to the primary historic structure on the lot in terms of their height, massing and form. The applicant has noted an overall height of twenty-seven (27) feet. The primary historic structure features an overall height of thirty-seven (37) feet. Double height accessory structures are not common in the Dignowity Hill Historic District. Staff finds that the construction of a two story rear accessory structure may be appropriate provided that the applicant explore ways of minimizing massing and height to the greatest extent possible. The proposed accessory structure should not be dissimilar to those found historically in the district.
- d. BUILDING SIZE – The Guidelines for New Construction 5.A.ii. notes that new accessory structures should be no larger in plan than forty (40) percent of the primary historic structure’s footprint. Per the applicant’s provided site plan, the proposed structure’s footprint will exceed that which is recommended by the Guidelines. The applicant has proposed a footprint of approximately 1,000 square feet. This is not consistent with the Guidelines. Staff finds that the applicant should reduce the footprint of the proposed structure to be consistent with the Guidelines for New Construction.
- e. SITE MATERIALS – The majority of the rear of the lot is currently covered in concrete paving. The applicant has proposed to reduce the existing amount of concrete paving by adding natural lawn areas between the primary historic structure and the proposed accessory structure. It would also be appropriate to create additional areas of landscaping to reduce the overall amount of proposed paving and mitigate storm water runoff onto the neighboring properties.
- f. MATERIALS – The applicant has proposed materials which include Hardi board siding, vinyl windows, a standing seam metal roof and two single width garage doors. The applicant has noted that the proposed Hardi siding will feature a smooth finish. Staff finds that the Hardi siding should feature an exposure of four inches. Additionally, the proposed standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Staff does not find the installation of vinyl windows appropriate. Staff finds that wood or aluminum clad wood windows should be installed. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Details on each should be submitted to staff for review.

- g. GARAGE DOORS – The applicant has proposed garage doors that are single in width and feature top row window lights. Staff finds that the proposed garage doors are generally consistent with the Guidelines.
- h. ORIENTATION & SETBACKS – Per the Guidelines for New Construction 5.B.i. the predominant garage orientation found along the block should be matched. Additionally, accessory structure should feature a setback that is consistent with the historic examples found in the neighborhood. Staff finds the proposed orientation, placement and setbacks to be appropriate and consistent with the Guidelines for New Construction 5.B.
- i. MECHANICAL EQUIPMENT – The applicant has not noted the location of proposed mechanical equipment. All mechanical equipment is to be screened from view from the public right of way.
- j. SITE WORK – The property currently features a rear yard that is predominantly concrete. The applicant has proposed to remove portions of the existing concrete and install natural turf. Staff finds the appropriate.
- k. REAR YARD PARKING – The Guidelines for Site Elements 7.A.i. notes that the preferred location for on-site parking is at the rear of the site, behind the primary historic structure. The applicant has proposed to locate parking for five (5) automobiles to the rear of both the primary and proposed accessory structure. Staff finds this location appropriate. The applicant has noted that the existing driveway and curbcuts will not be altered.

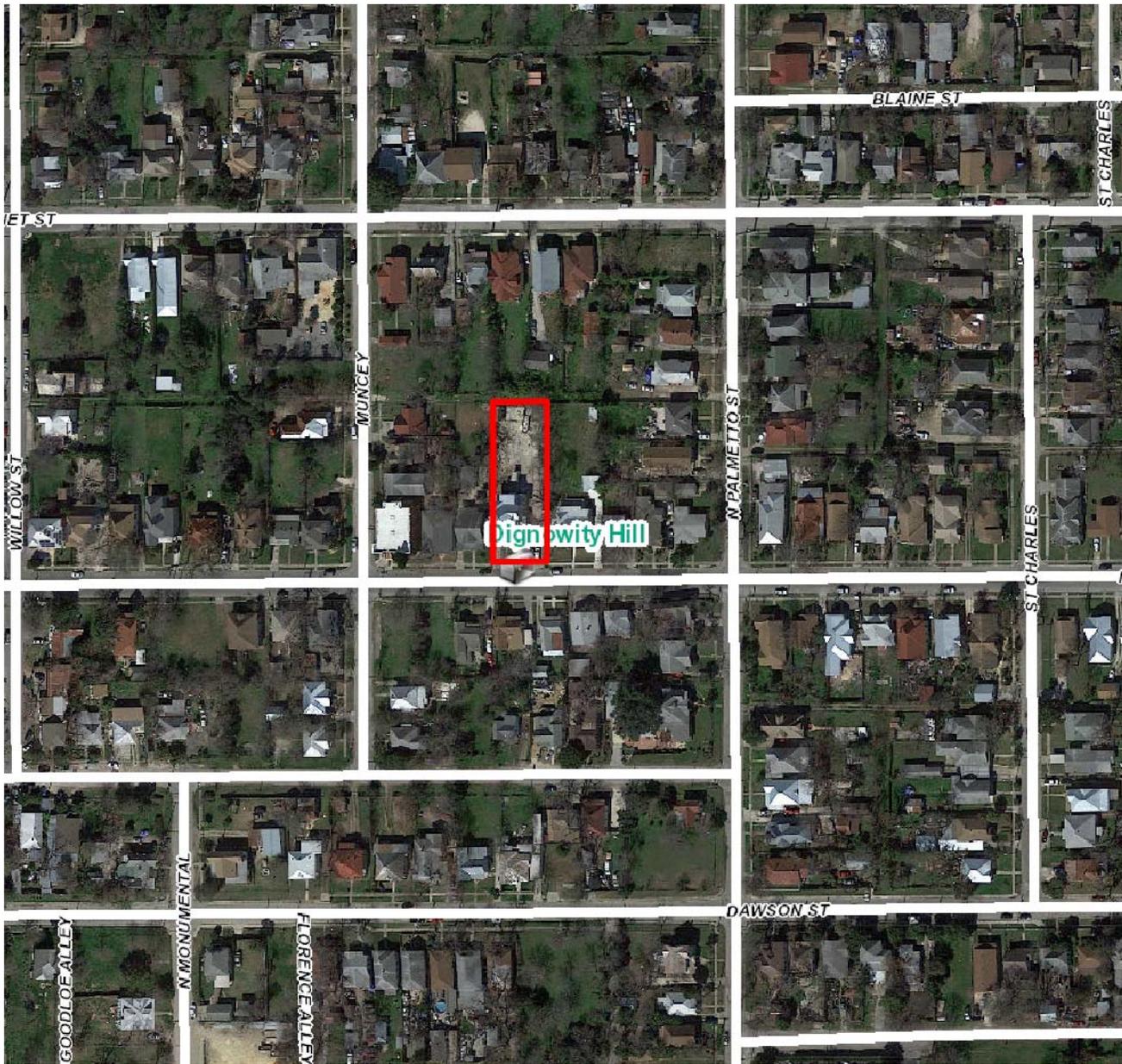
RECOMMENDATION:

Staff does not recommend conceptual approval at this time based on findings c and d. Staff recommends the applicant address the following concerns prior to receiving conceptual approval:

- i. That the applicant explore ways of minimizing massing and height to the greatest extent possible to result in a rear accessory structure that is consistent with the historic examples found throughout the district.
- ii. That the applicant reduce the footprint of the proposed structure to be consistent with the Guidelines for New Construction.
- iii. That wood or aluminum clad wood windows be installed. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Details on each should be submitted to staff for
- iv. That the proposed standing seam metal roof feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- v. That all mechanical equipment be screened from view from the public right of way.
- vi. That additional landscaped areas be added to reduce storm water runoff onto the neighboring properties and public right of way.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: May 30, 2017

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Grady Memorial
Church of God

1115 Nolan Street

Nolan St

Nolan St

Nolan St

Nolan St



1115 Nolan Proposed Work for Backyard and New Structure

The property has been rezoned from R-6 to R-6 CD, with a conditional use for 4 primary dwellings, subject to the site plan submitted. The historic structure on the property is and will remain our owner-occupied, single-family home.

The property at 1115 Nolan includes lot 17 and the west ½ of lot 16, with a total of 75 feet of frontage and 216 feet of depth with an alley at the back. The total lot size is 16,200 sq. ft.

Currently, there is about 8,000 sq. ft. of open space in our backyard which is 90% impervious ground cover, consisting of broken and unlevel sections of concrete. The previous owner used the property as a mechanic's shop. It was covered with multiple outbuildings (see photos).

1. We propose to build a new 2-story structure toward the rear of our lot, which will contain a 2-car garage and 3 small dwelling units. The garage and one dwelling unit of 416 sq.ft. will comprise the first floor of the structure; the second and third dwelling units, each 460 sq.ft., will comprise the second floor. The footprint of the proposed structure is 1,005 sq.ft.
2. We will reduce the impervious ground cover from 90% of the backyard to less than 50%. We also intend to remove an additional 120 sq.ft. of concrete from the front driveway along the West side of the principal historic structure, to be replaced with more permeable green space with additional trees and shrubs.
3. We will resurface and properly grade existing driveways
 - a. Existing driveway locations and curb cuts on the property will remain (except where removed as noted in #2 above)
 - b. Existing East driveway is 16 feet wide and continues to the rear of the property behind the existing privacy gate. It will serve as the primary vehicle access to the property, proposed structure, and parking spaces for the additional dwelling units.
 - c. All required parking for additional units will be handled off street. We have designated 7 parking spaces (2 in the garage for our primary residence, 5 spots for routine parking).
 - d. West driveway will be truncated and serve as additional off-street parking space.

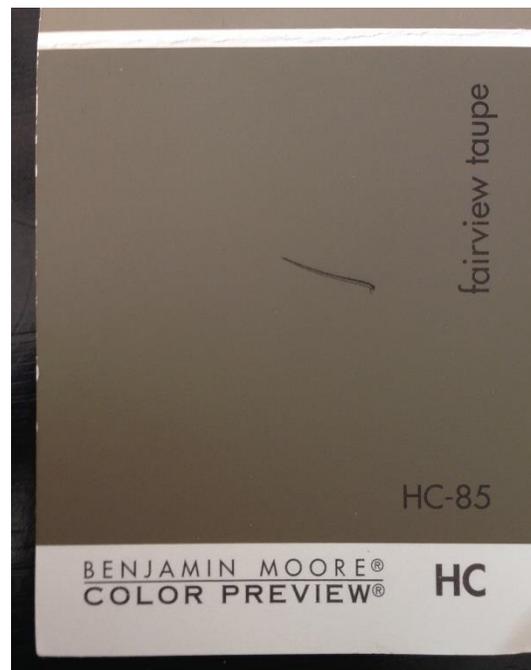
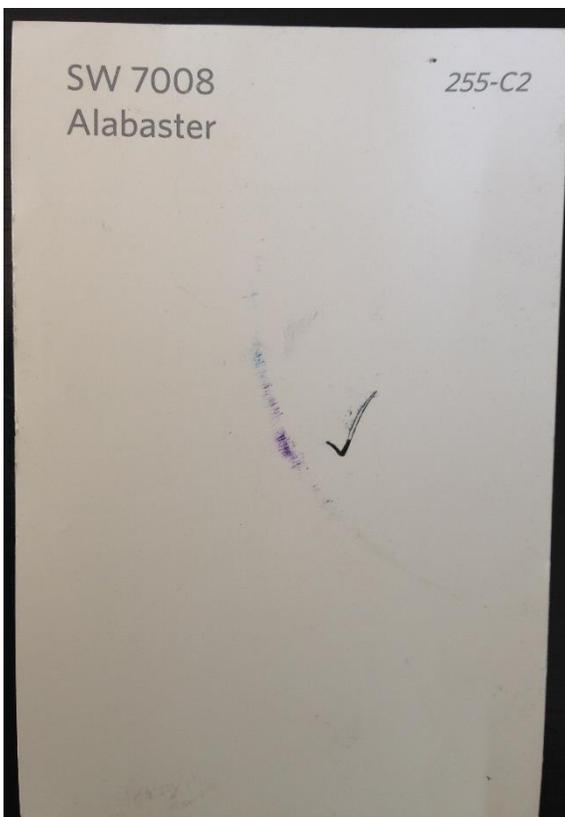
Site plan explanation:

1. Dark Green areas represent proposed additions of garden beds with native shrubs, trees and flowering plants.
2. Light green solid area indicates outdoor living space, to include drought-tolerant ground cover and other native plants
3. Light Gray area in front of existing historic house is the existing porch
4. Dark Gray areas represent driveways and parking space.
5. Mechanical equipment will be located on the south side of the proposed structure, screened from view from the public right of way by the existing historic structure, fencing, and a privacy enclosure.

Material Specifications

1. The proposed structure will be covered with Hardi board siding with a smooth finish with a profile comparable to the historic siding on the primary historic structure.
2. Vinyl windows will be used, in a style, size, and proportion in keeping with the windows on the historic structure (see photos), and will be recessed within the window frame, and feature traditional wood trim and sill details.
3. The roof will be a standing seam metal roof, in keeping with the standing seam metal roof on the existing historic structure, with panels that are 18 – 21 inches in width, seams that are 1 to 2 inches in height, and a low profile ridge cap with a standard galvalume finish.
4. The garage doors will be 2 separate single doors.
5. The proposed exterior staircase and porch will be constructed of wood and painted.
6. The paint colors will be the same as the colors for the primary structure. (Primary structure exterior renovation is not yet complete. Note the designs for the primary structure exterior and the paint colors have received a Certificate of Appropriateness).
 - a. Exterior siding to be painted in previously HDRC approved Fairview Taupe.
 - b. Exterior trim and to be painted in previously HDRC approved Alabaster.

Paint Colors / Samples







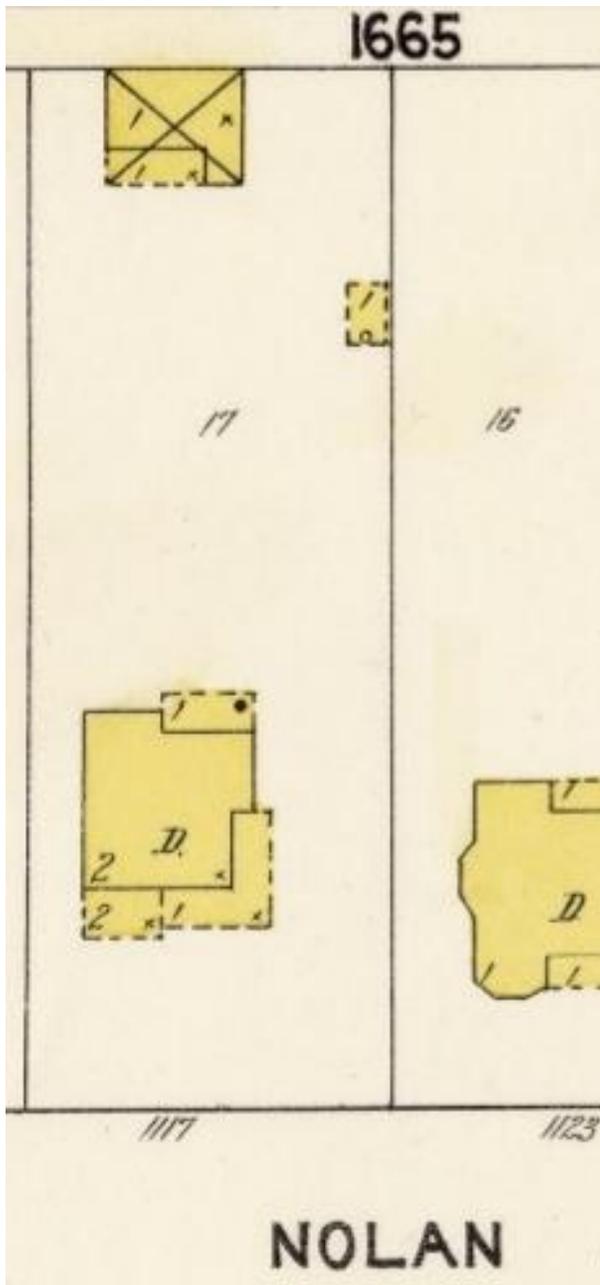


1115 Nolan St



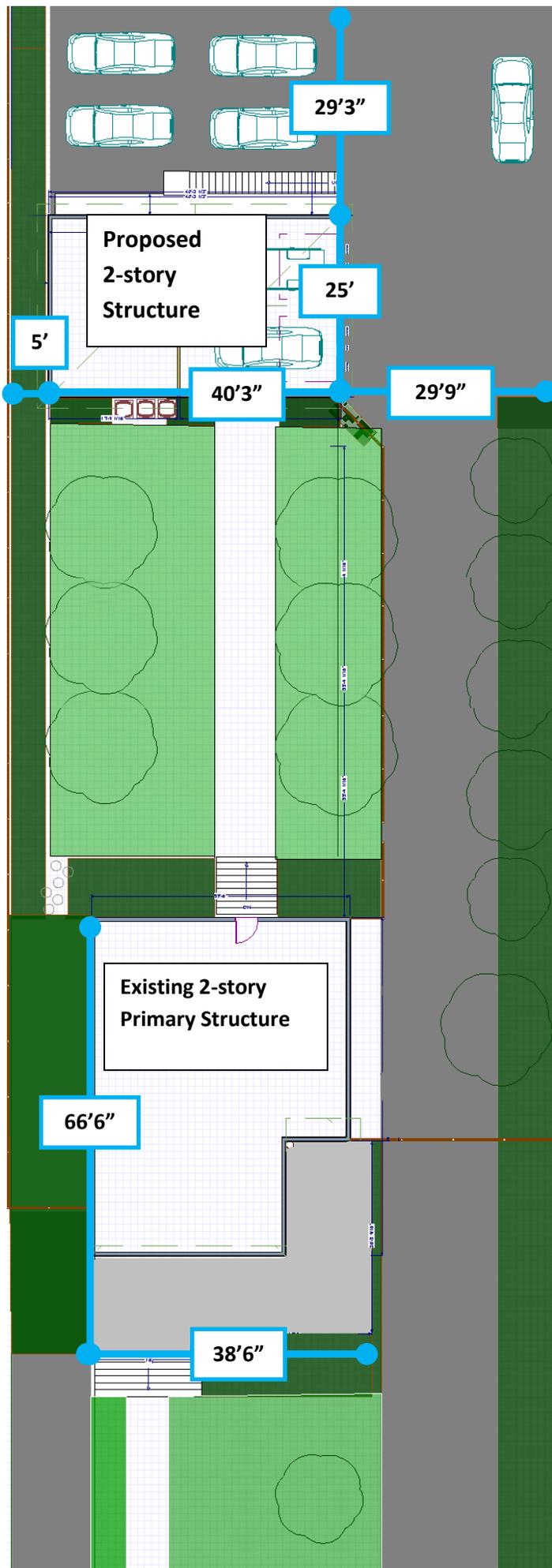
1115 Nolan St

Property in 2014



1912 Sanborn map of 1115 (then 1117) Nolan shows an outbuilding at the rear of lot, and another small outbuilding on the east side of the lot

Z2017111 Site Plan 1115 Nolan Street



Property Info

0.3719 Acres (16,200 sqft.)
75 ft. width by 216 ft. depth
NCB 1665, Block 1, Lots 17 & West 25 ft. of 16

Existing Structure Info

Existing 2-story Structure approx. 38' x 67'
2,156 sqft. footprint

Proposed Structure Info

Proposed 2-story Structure 40.3' x 25'
1,005 sqft. footprint
1,336 sqft. conditioned space

Proposed Structure Setback Info

Required East Setback: 5'; Actual: 29'9"
Required West Setback: 5'; Actual: 5'
Required North Setback: 10'; Actual: 29'3"

Paved/Hard Surface/Driveways Info

All paved/hard surfaces on site plan currently exist as paved/hard surfaces. There is no sqft. increase in paved/hard surfaces included in this development.

Off Street Parking Areas

2 car garage, 5 spots at rear of property, additional space in front driveways.

Landscaping

Native trees, both large and understory, will be utilized in green spaces and along property lines.

Other Infrastructure

A wooden framed porch with staircase will be attached to the North side of the proposed structure for access to 2nd story units.

Intended Use of the Property

The intended use is Residential. R-6 CD zoning allows us 4 primary dwellings on the property. The existing primary structure is 1, and 3 units plus a 2-car garage will be constructed in the proposed 2-story structure.

Scale: 1-inch = 21 feet





Elevation View from the East



Elevation View from the West



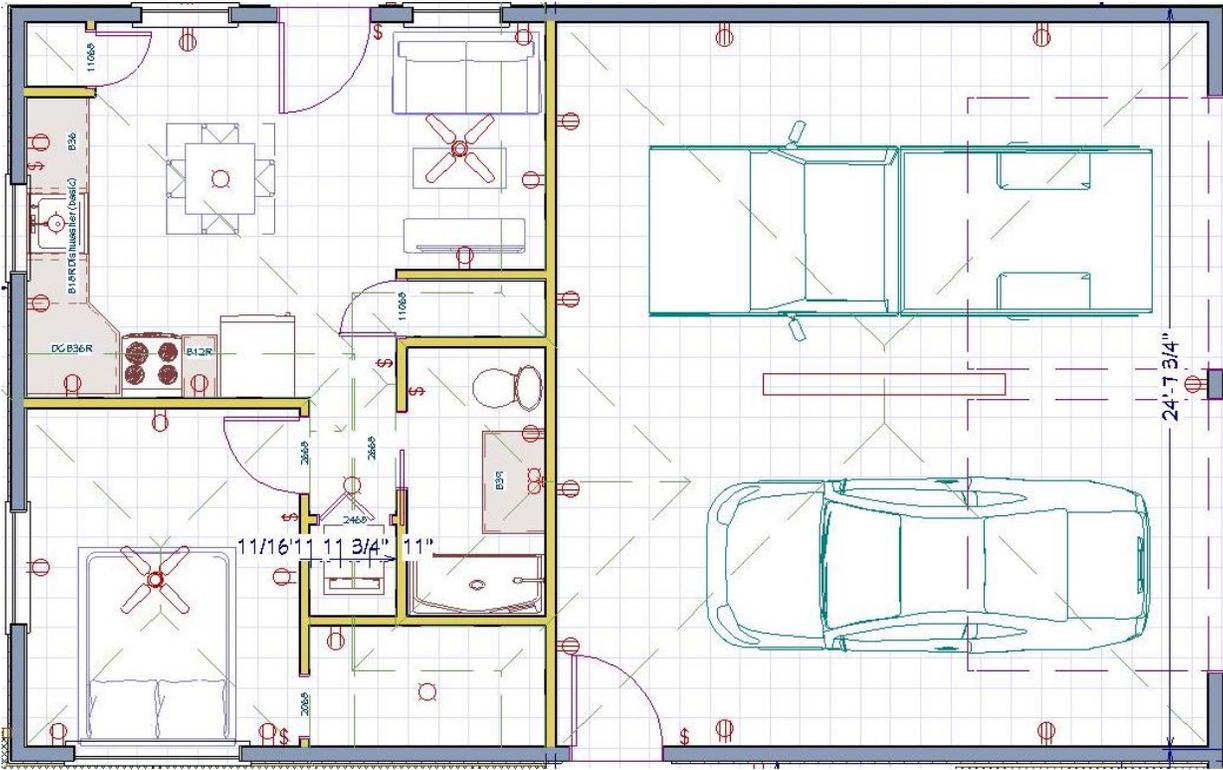
Elevation View from the North



Elevation View from the South

Floor Plans

First Floor Plan - First floor unit is 416 sq. ft.



Second Floor Plan - Each unit is 460 sq. ft.

