

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 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.

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.
- f. MATERIALS – The applicant has proposed materials which include Hardi board siding, vinyl windows, a standing seam metal roof and single 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 or low profile ridge cap and a standard galvalume finish. Staff does not find the installation of vinyl windows appropriate and recommends that wood windows be installed that include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
- 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 recommends conceptual approval at this time based on findings c and d. Staff recommends the applicant address the following concerns prior to receiving conceptual approval:

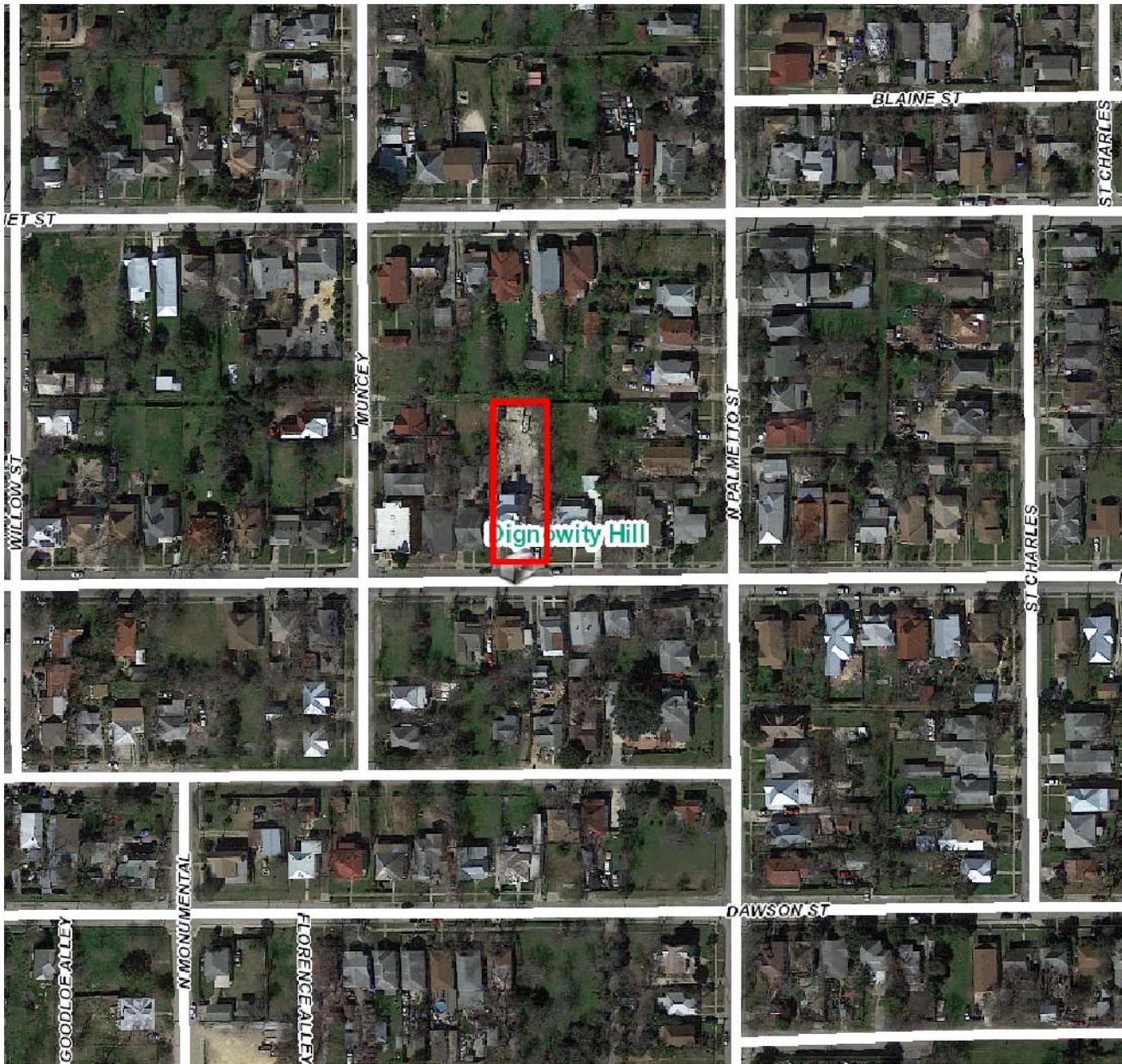
- i. That the applicant explore ways of minimizing massing and height to the greatest extent possible to result in a rear accessory structure that is consistent with the historic examples found throughout the district.
- ii. That the applicant reduce the footprint of the proposed structure to be consistent with the Guidelines for New Construction.
- iii. That the applicant install wood windows that include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
- 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 or low profile ridge cap and a standard galvalume finish.
- v. That all mechanical equipment be screened from view from the public right of way.

CASE MANAGER:

Edward Hall

CASE COMMENT:

The current zoning does not support the total number of proposed residential units.



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 submitted for rezoning from R-6 to RM-4, and is on the Zoning Commission agenda for May 16th. We have been encouraged by our zoning case manager, Angela Cardona, to seek conceptual approval for our project from HDRC. RM-4 was the previous zoning on the property until a blanket rezoning to R-6 in 2012. 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). All but one remaining shed have been removed from the property. We intend to remove this shed when we begin the proposed work.

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 with 1-bedroom / 1-bathroom each. The garage and one dwelling unit of 415 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 1,000 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 properly grade and resurface 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 will serve as the primary access to the property. It will continue to the rear of the property behind the existing privacy gate to access the garage and parking spaces for the additional dwelling units.
 - c. All 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 remain as additional off-street parking space.

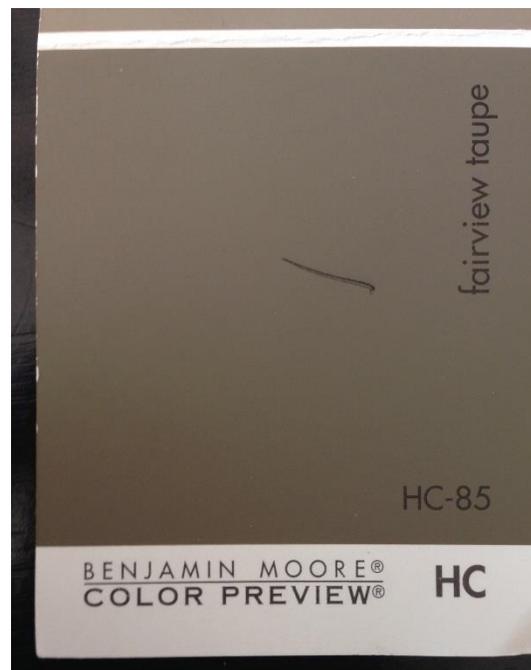
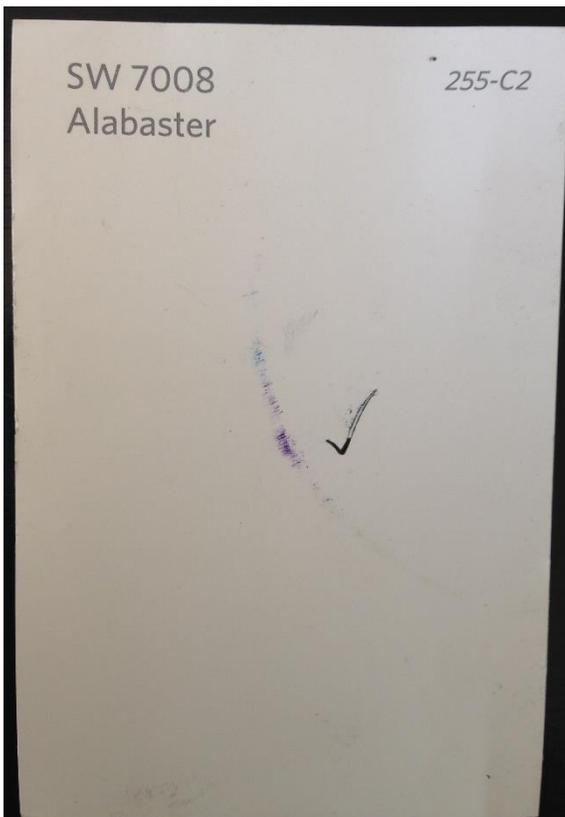
Site plan explanation:

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.

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 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
4. The garage doors will be 2 separate single doors
5. 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







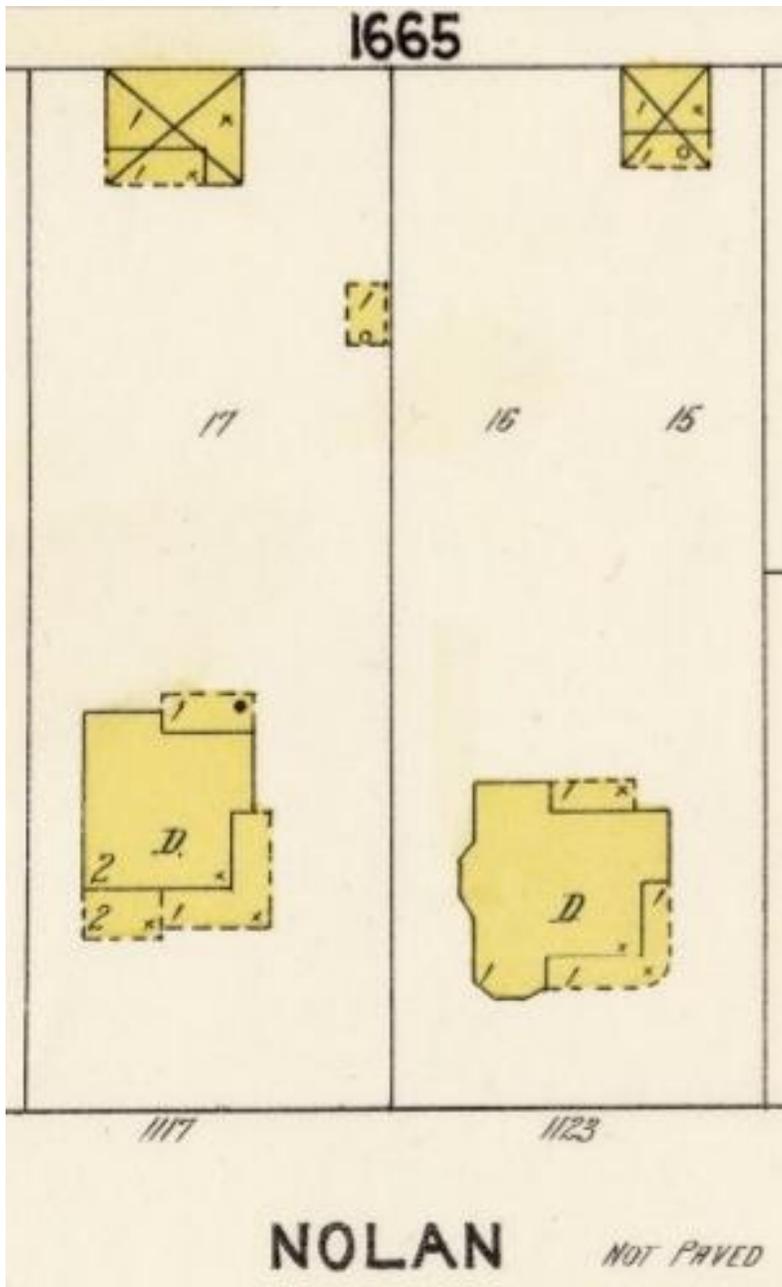


1115 Nolan St



1115 Nolan St

Property in 2014



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

Site plan explanation:

1. Proposed structure is 25' x 40', with a footprint of 1,000 sqft.
2. Proposed location complies with all setbacks (see zoomed in plan on next page)
3. Dark Green areas represent proposed additions of garden beds with native shrubs, trees and flowering plants.
4. Light green solid area indicates outdoor living space, to include drought-tolerant ground cover and other native plants.
5. Light Gray area in front of existing historic house is the existing porch.
6. Dark Gray areas represent driveways and parking space.





View of Elevation from the East



View of Elevation from the South



Elevation View from the West

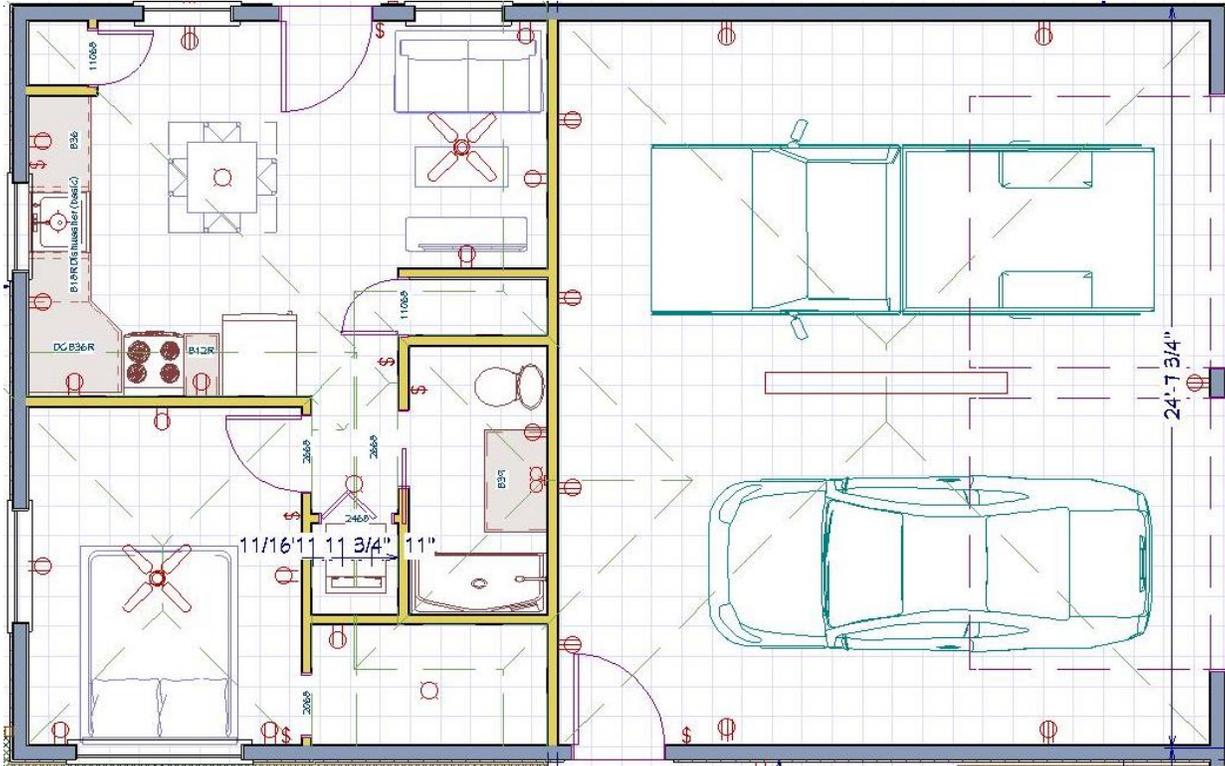


Elevation View from the North

Floor Plans

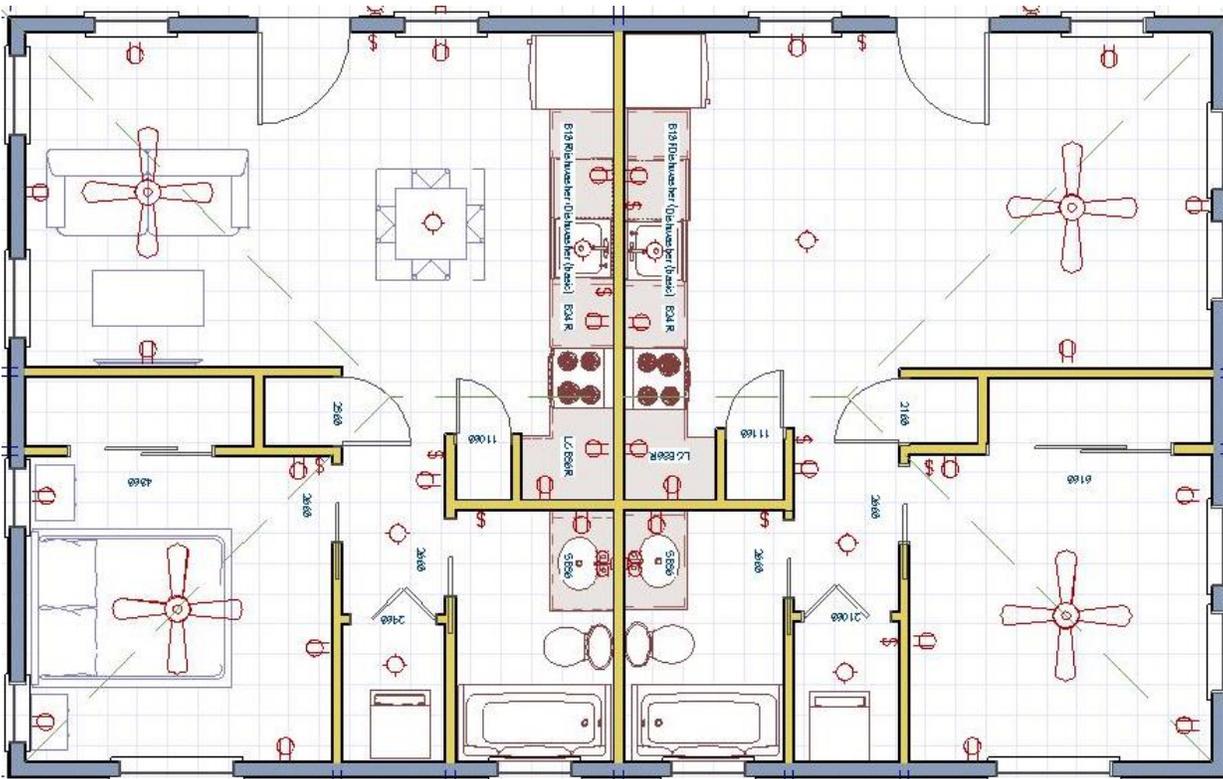
First Floor Plan

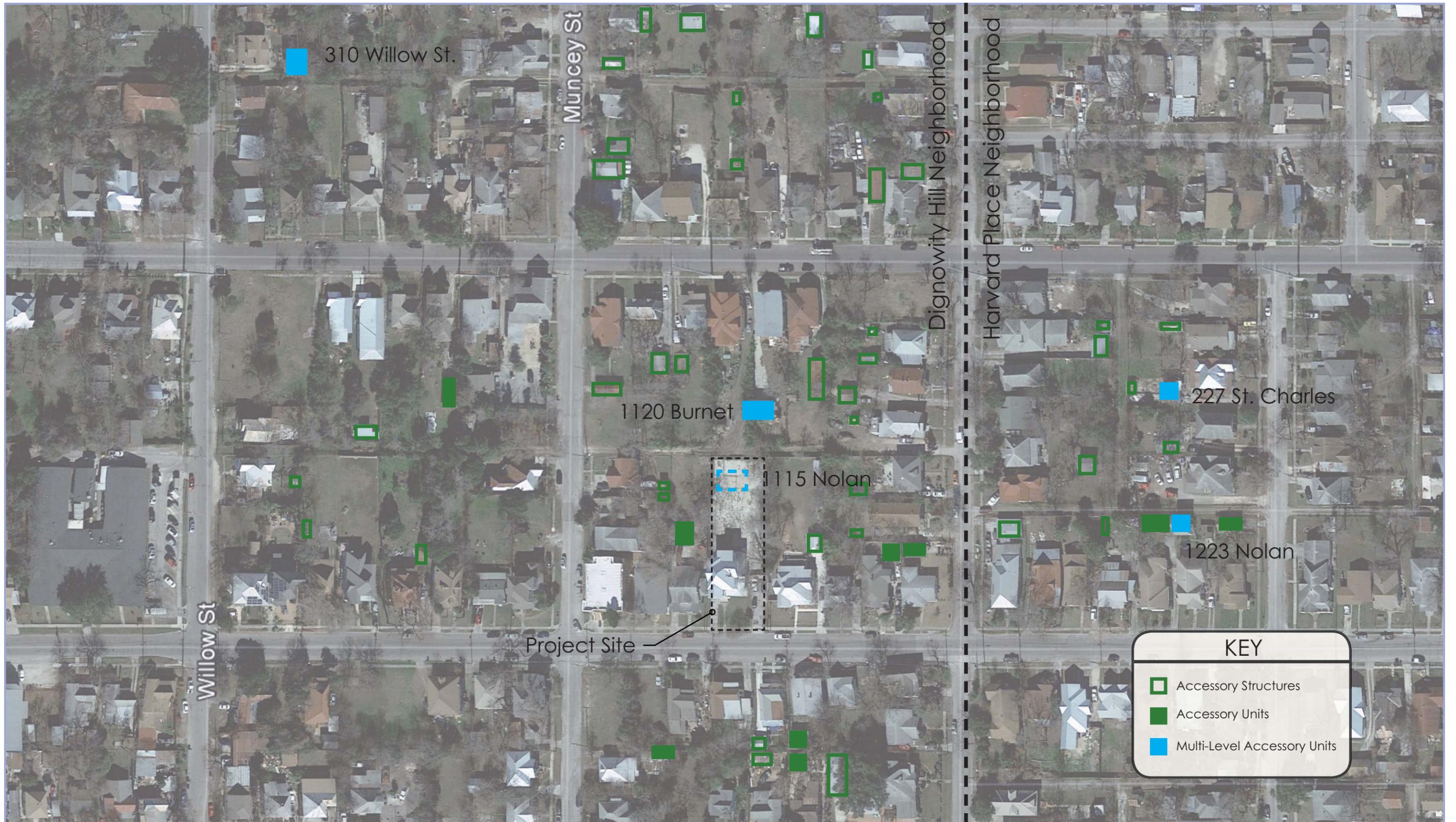
First floor unit is 415 sq. ft.



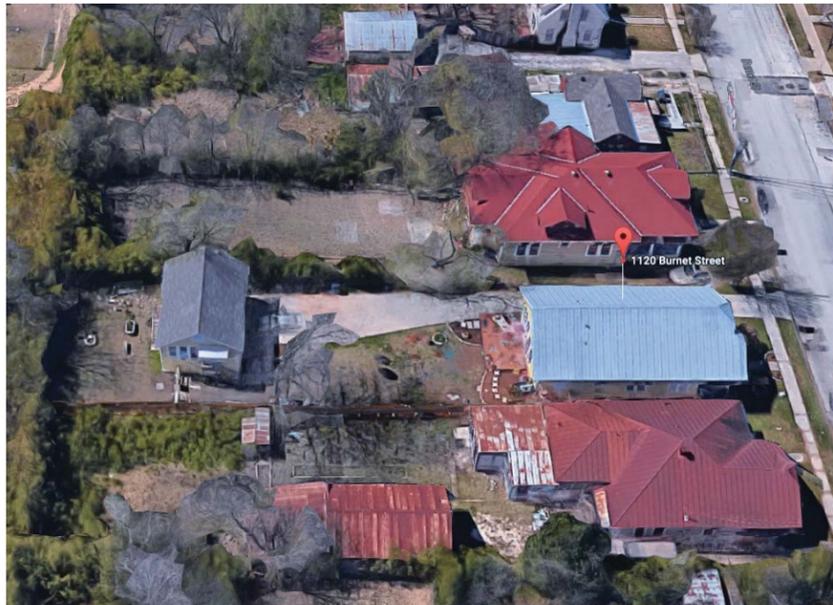
Second Floor Plan

Each unit is 460 sq. ft.





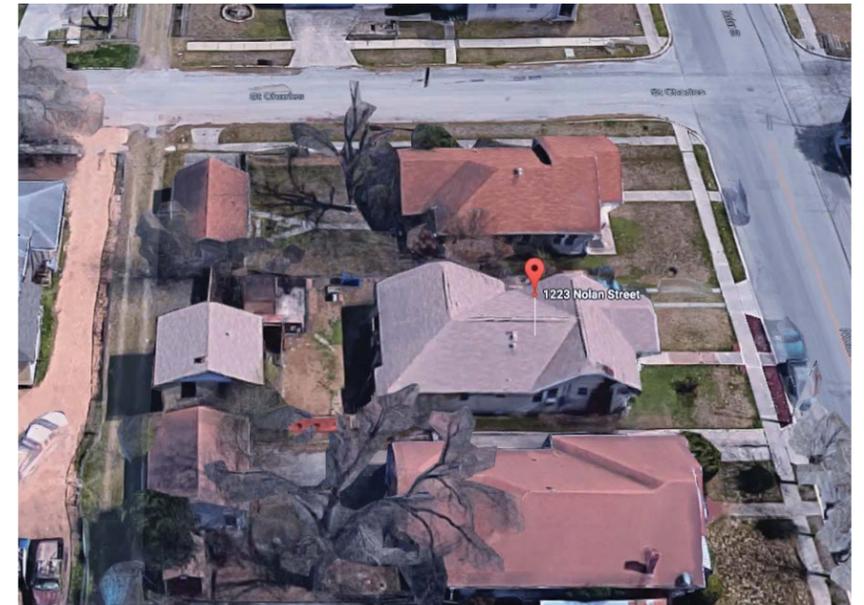
Dignowity Hill - Accessory Structures Study



1120 Burnet St.
+/- 990 SF Footprint



227 St. Charles St. (Out of District)
+/- 515 SF Footprint



1223 Nolan St. (Out of District)
+/- 672 SF Footprint





312 Willow St.
+/- 574 SF Footprint

825 Hays St.
+/- 925 SF Footprint

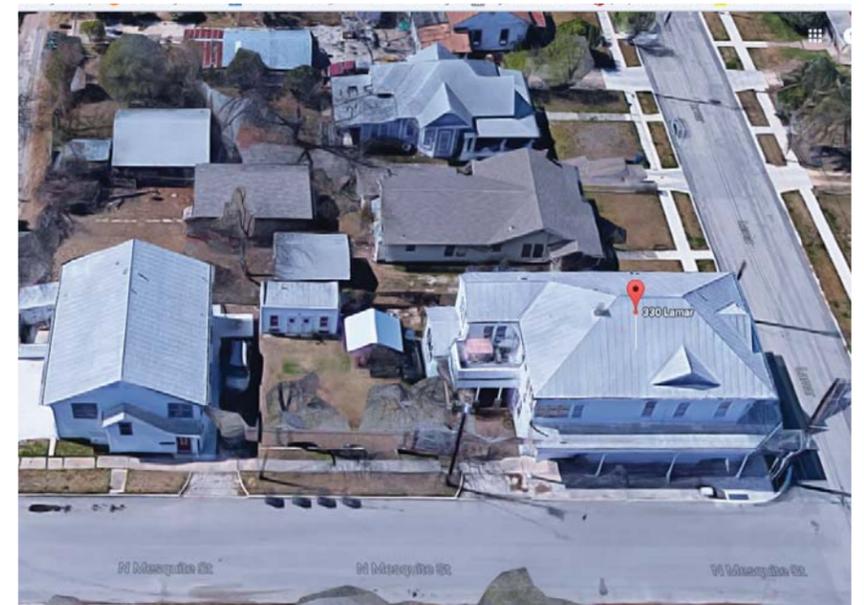
806 N. Pine
+/- 616 SF Footprint



1825 E. Houston
+/- 567 SF Footprint

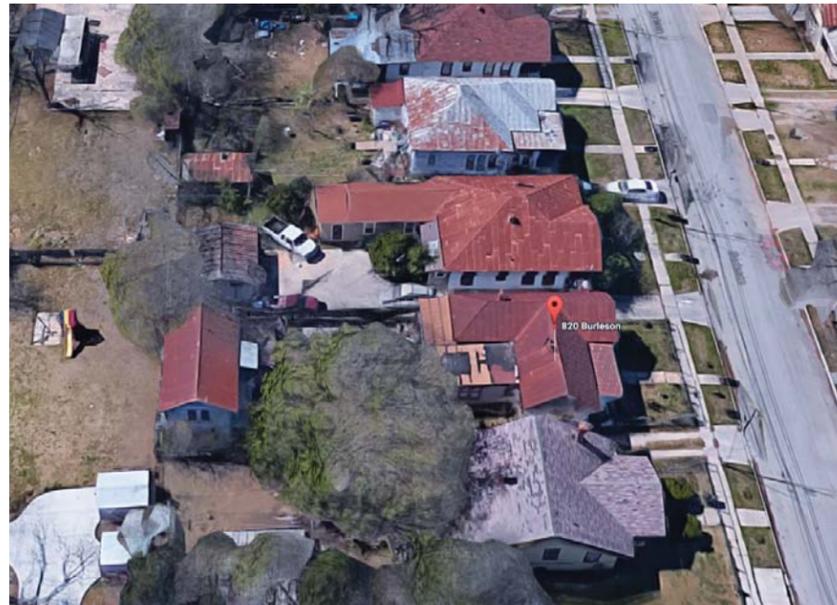
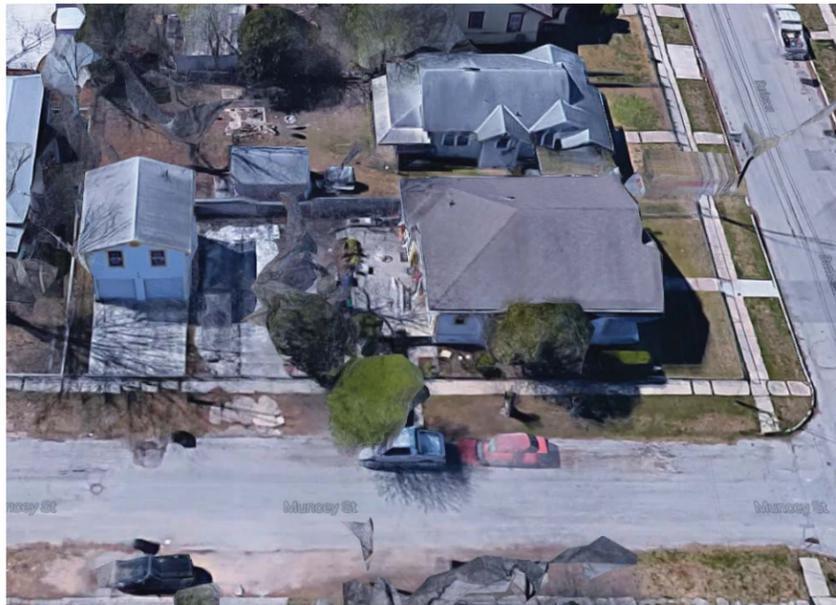


602 Dawson St.
+/- 567 SF Footprint



330 Lamar
+/- 2184 SF Footprint





880 Burleson
+/- 716 SF Footprint

820 Burleson
+/- 680 SF Footprint

1015 N. Palmetto
+/- 768 SF Footprint



Nolan St. Frontage



Burnet St. Frontage (Behind)



Muncey St. Frontage (Side)



Palmetto St. Frontage (Side)