HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 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 H, D
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill
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:	August 31, 2018
60-DAY REVIEW:	October 30, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness to relocate 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.

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 4,Guidelines for New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

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

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

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 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 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 Nieghborhood 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. 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. 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 the now 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.

d. 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 several single family residential structures facing the street, but that context has been largely eroded with the exception of one single family structure still fronting Fayn Way on the block. 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.

e. 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 is to provide field measurements to confirm setbacks of adjacent structures and confirm the proposed setbacks. Based on the submitted conceptual site plan, staff finds the proposal generally consistent with the Guidelines with

the stipulations listed in the recommendation.

f. 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.
g. 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.
h. 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.
i. 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 find 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
j. 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.

RECOMMENDATION:

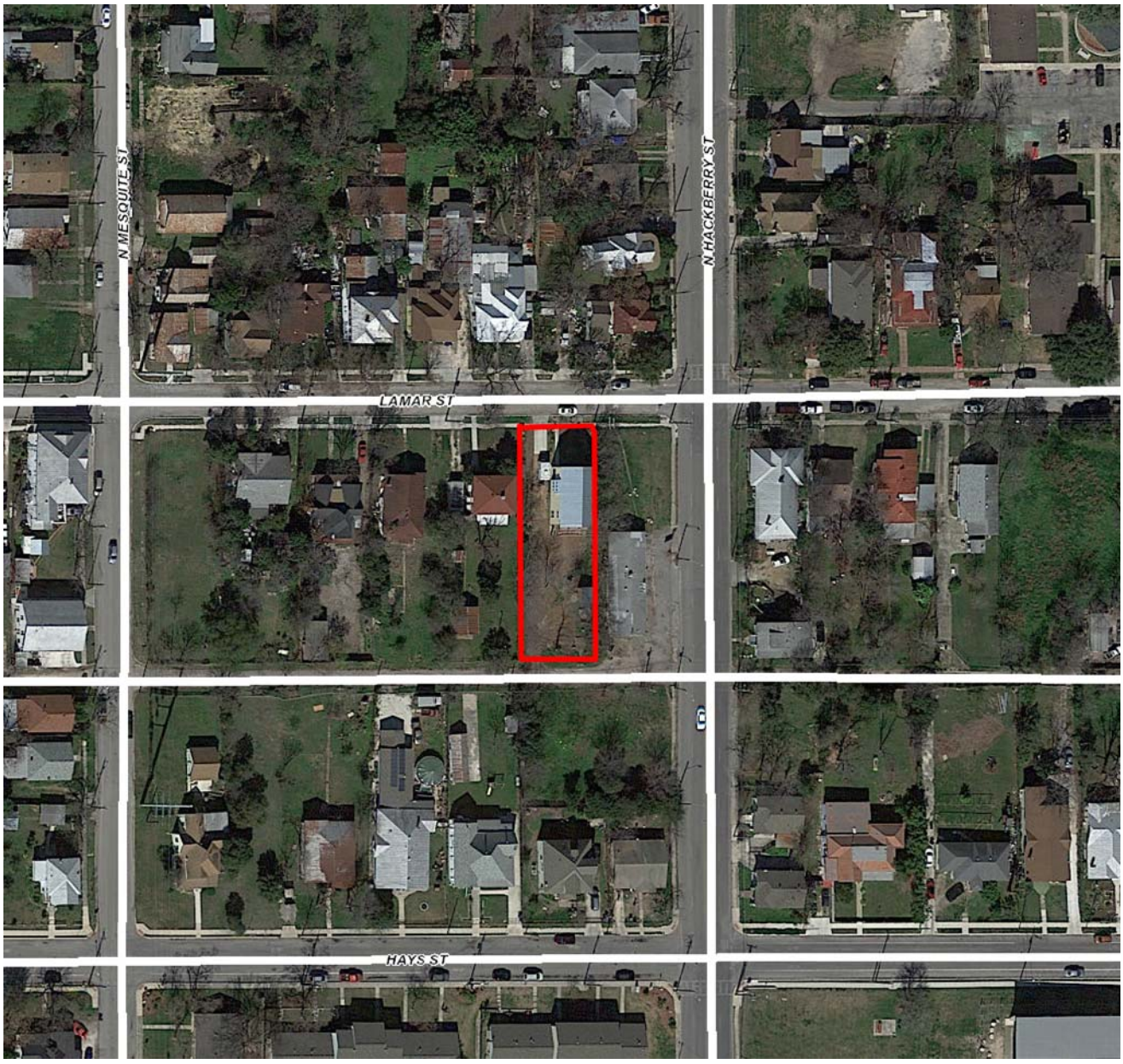
Staff recommends final approval of the relocation of the structure located at 613 Chestnut/618 Live Oak based on findings a through j with the following stipulations:

i. That the applicant provides drawings to staff for review and approval that clearly indicate the proposed location of the structures relative to existing lot lines and indicate all setbacks prior to receiving a Certificate of Appropriateness.
ii. 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 prior to receiving a Certificate of Appropriateness.

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.

CASE MANAGER:

Stephanie Phillips



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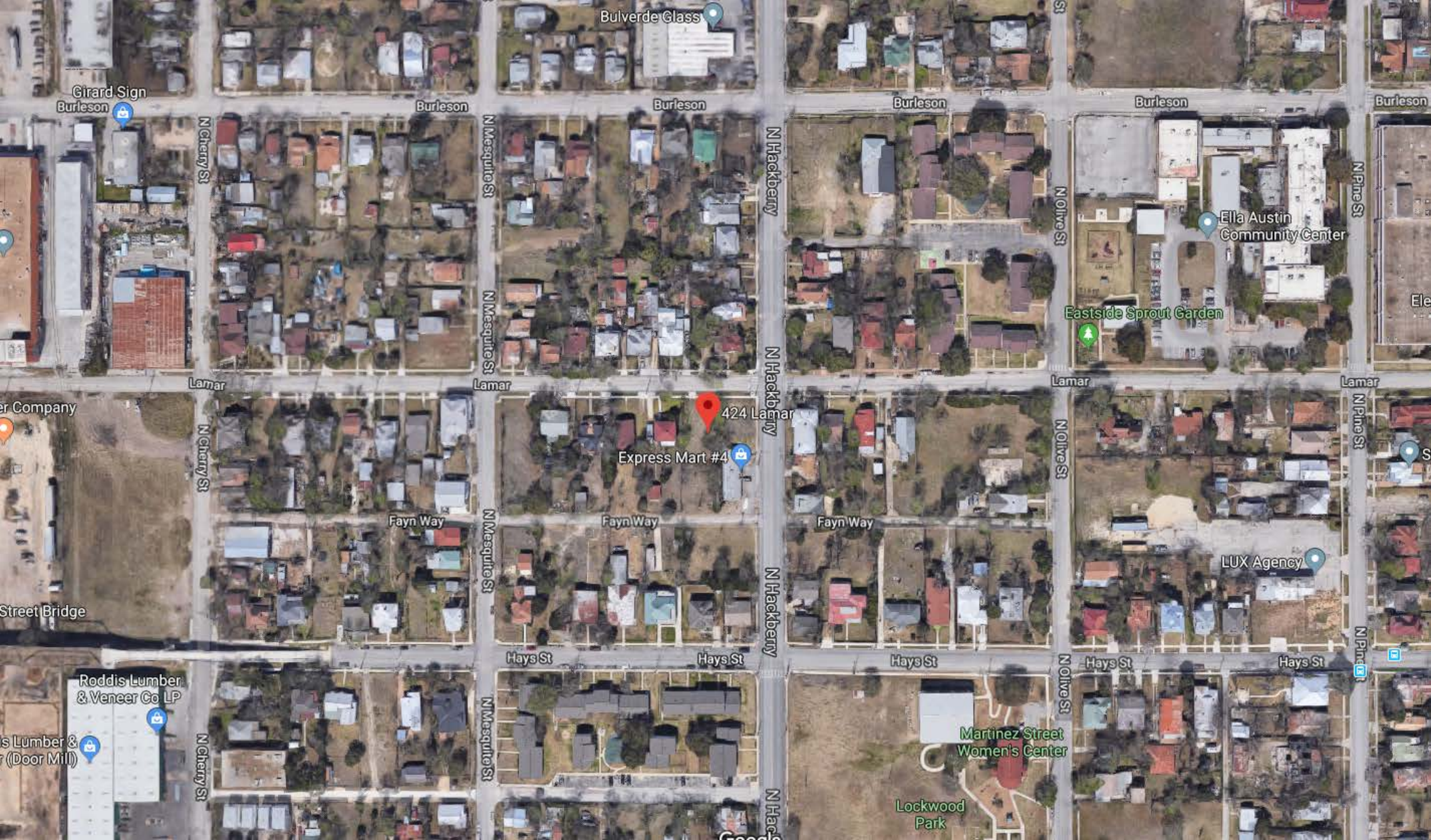
Bulverde Glass
Girard Sign
Burleson
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N Cherry St
N Mesquite St
N Hackberry
N Olive St
N Pine St
Ella Austin Community Center
Eastside Sprout Garden
Lamar
Lamar
Lamar
Lamar
424 Lamar
Express Mart #4
Fayn Way
Fayn Way
Fayn Way
LUX Agency
Hays St
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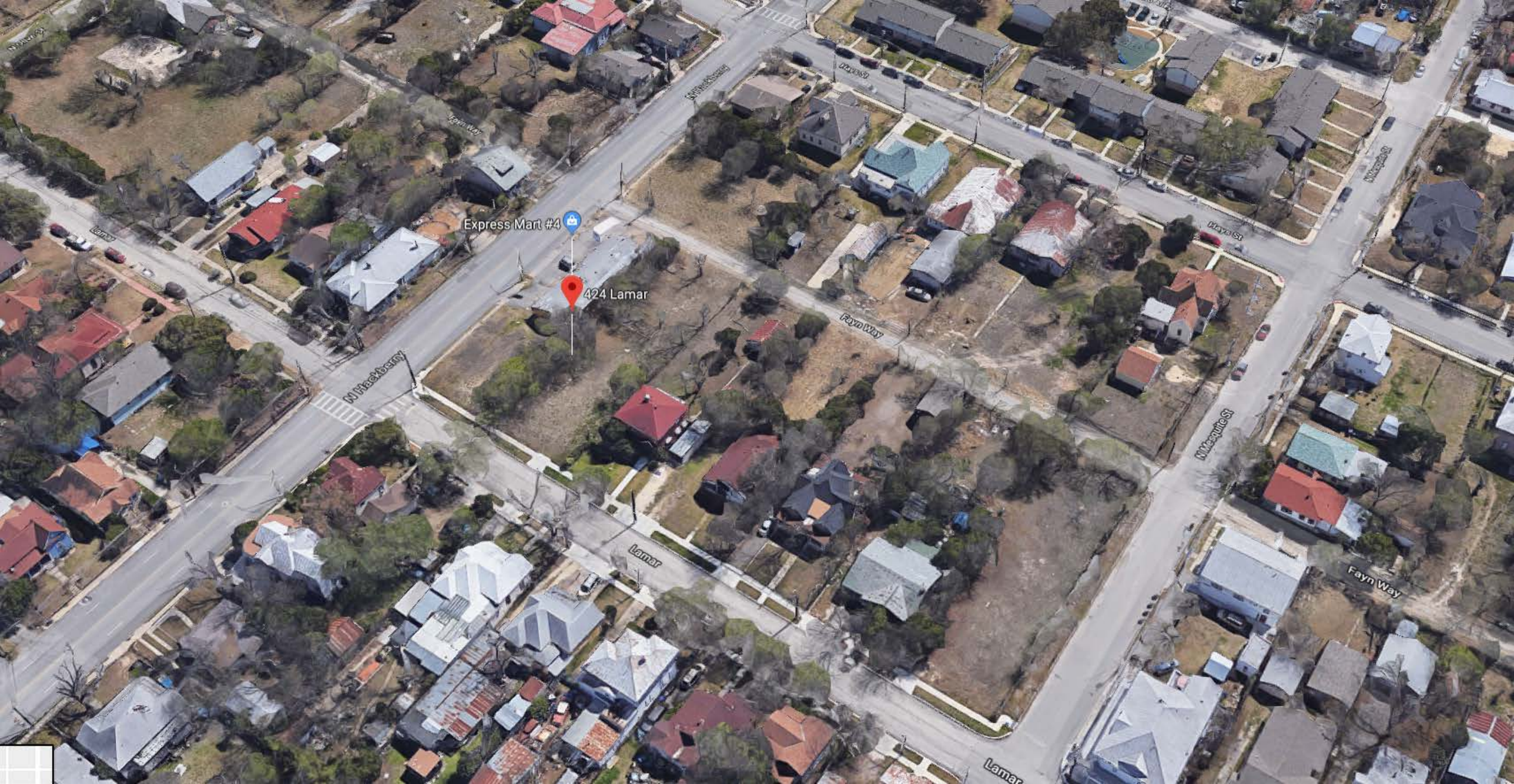
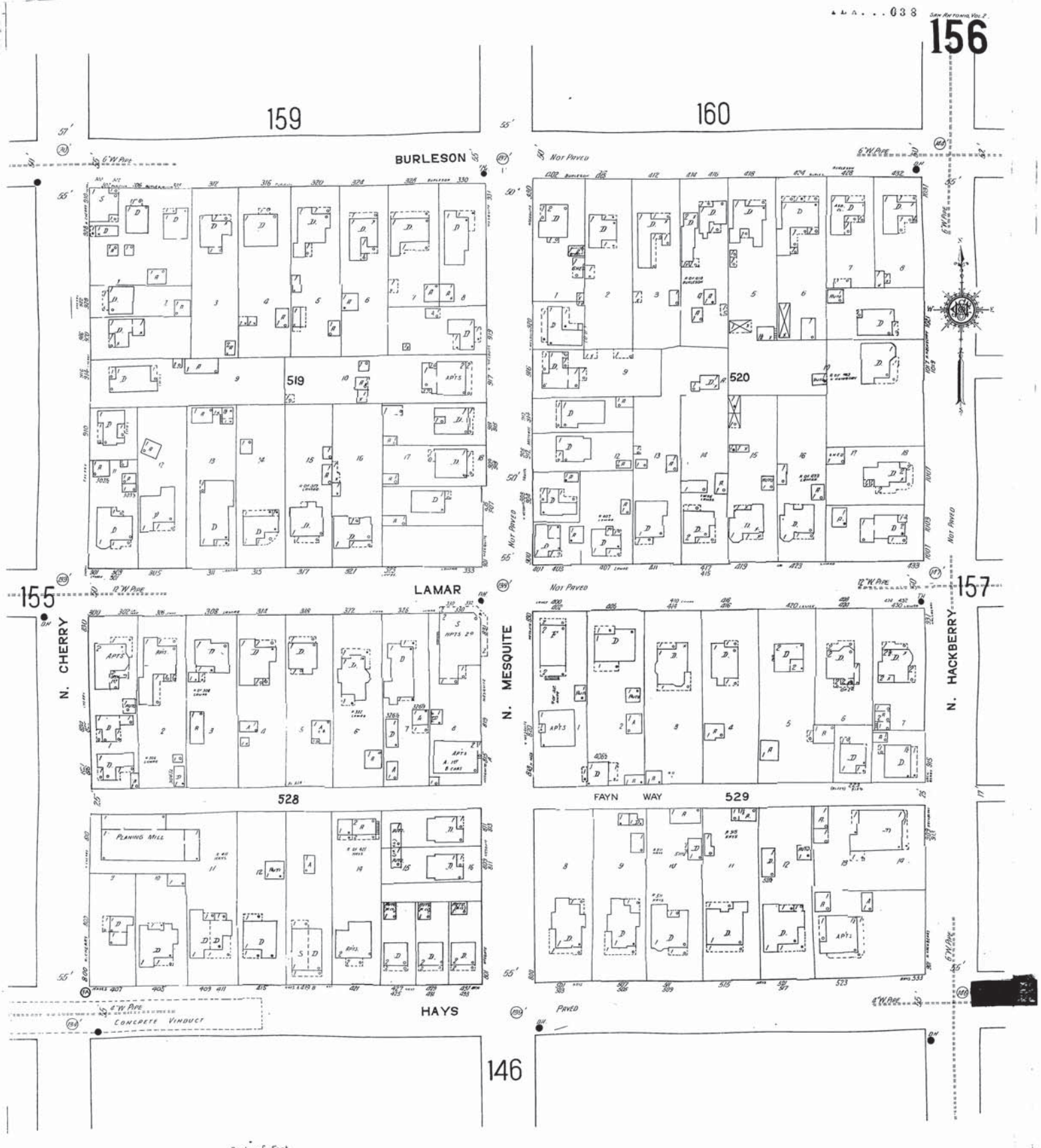
Hays St
Roddis Lumber & Veneer Co LP
Martinez Street Women's Center
Lockwood Park


Express Mart #4
424 Lamar
N Hackberry
Fayn Way
Lamar
N Mesquite St
Fayn Way
Lamar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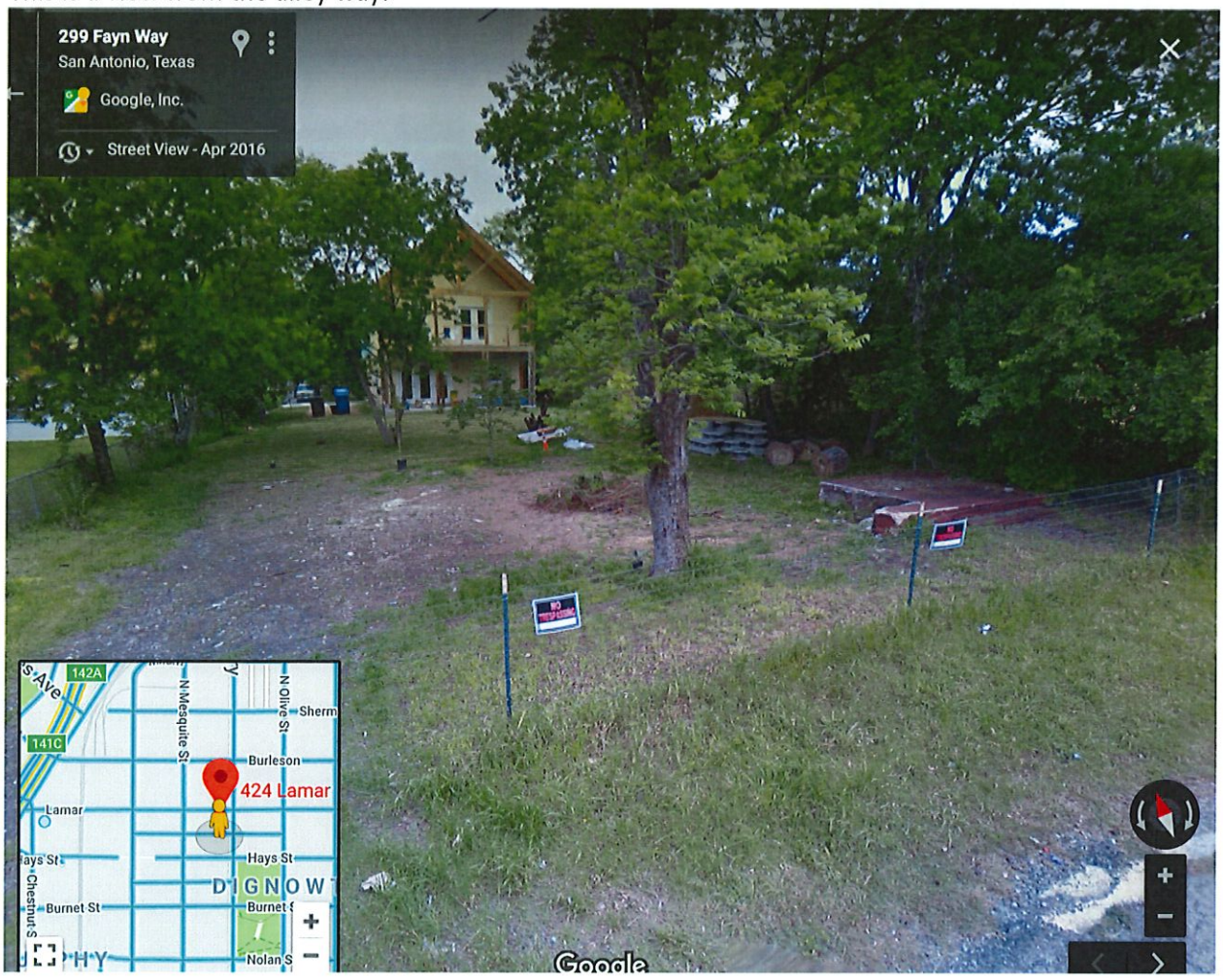
160
BURLESON
LAMAR
HAYS
FAYN WAY
N. CHERRY
N. MESQUITE
N. HACKBERRY
519
520
528
529
155
157
146
6" W. Pipe
Not Paved
Planing Mill
Concrete Viaduct
Scale of Feet.

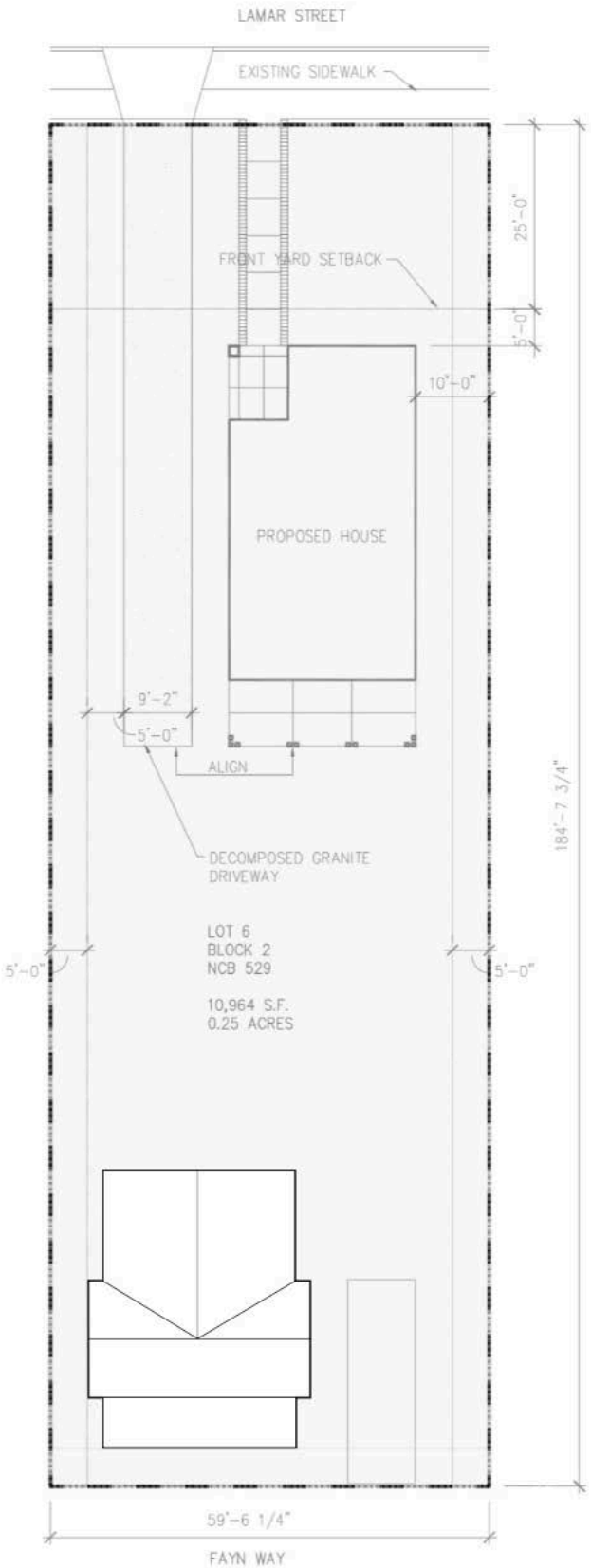

NO
TRESPASSING
Google

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.

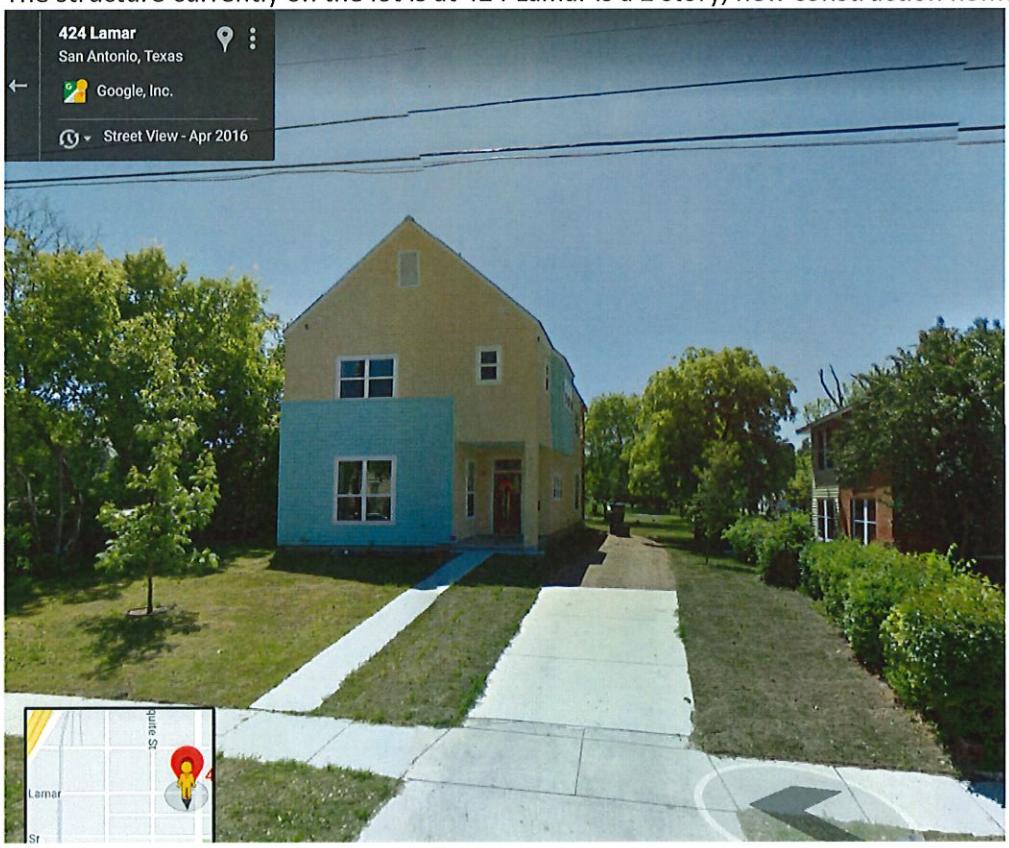
This is a view from the alley way:




LAMAR STREET
EXISTING SIDEWALK
25'-0"
FRONT YARD SETBACK
5'-0"
10'-0"
PROPOSED HOUSE
9'-2"
5'-0"
ALIGN
DECOMPOSED GRANITE
DRIVEWAY
184'-7 3/4"
LOT 6
BLOCK 2
NCB 529
10,964 S.F.
0.25 ACRES
5'-0"
5'-0"
59'-6 1/4"
FAYN 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:



N

Flex Viewer

Powered by ArcGIS Server

Printed:Jul 30, 2018

613 Chestnut St. San Antonio, TX 78202

Residential Structure:


OHP Staff Photos | DDC Site Visit 8/22/18


OHP Staff Photos | DDC Site Visit 8/22/18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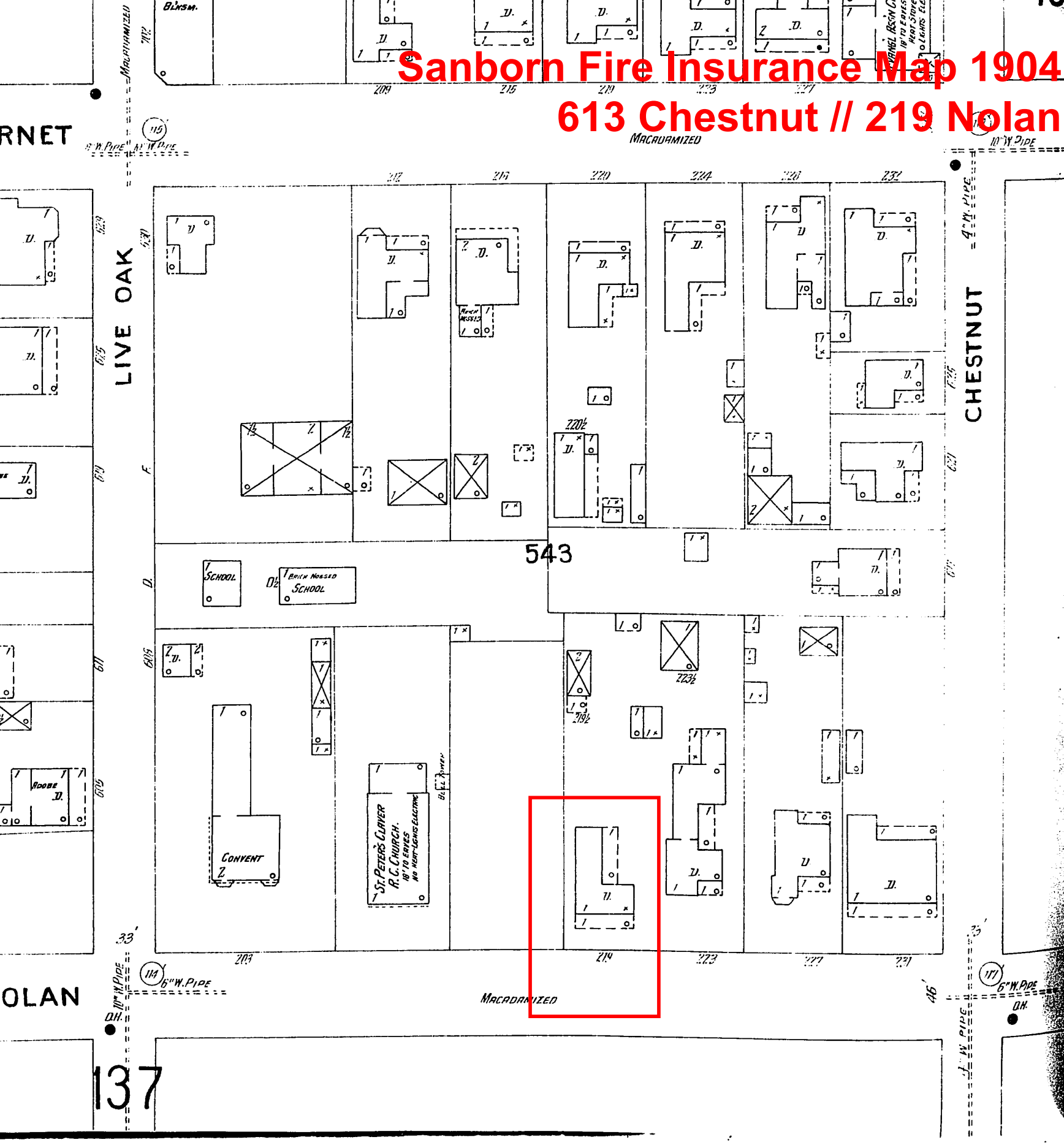
Sanborn Fire Insurance Map 1904
613 Chestnut // 219 Nolan
LIVE OAK
CHESTNUT
MACADAMIZED
543
SCHOOL
BRICK NOGGED SCHOOL
CONVENT
ST. PETER'S CORNER R.C. CHURCH.
ADOBE
209
215
219
223
227
231
137