

## HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

**HDRC CASE NO:** 2018-517  
**ADDRESS:** 215 NELSON AVE  
**LEGAL DESCRIPTION:** NCB 3888 BLK 4 LOT 16  
**ZONING:** RM-4  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Knob Hill Historic District  
**APPLICANT:** Jordan Mengele/SoTex Property Brothers  
**OWNER:** Jordan Mengele/SoTex Property Brothers  
**TYPE OF WORK:** Install concrete driveway, modify accessory structure  
**APPLICATION RECEIVED:** September 19, 2018  
**60-DAY REVIEW:** November 18, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Amend the previously approved ribbon driveway to instead install a fully paved concrete driveway.
2. Modify existing accessory shed to function as garage.

### APPLICABLE CITATIONS:

5. Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

#### 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.

2. Guidelines for Exterior Maintenance and Alterations

#### 9. Outbuildings, Including Garages

##### A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

**FINDINGS:**

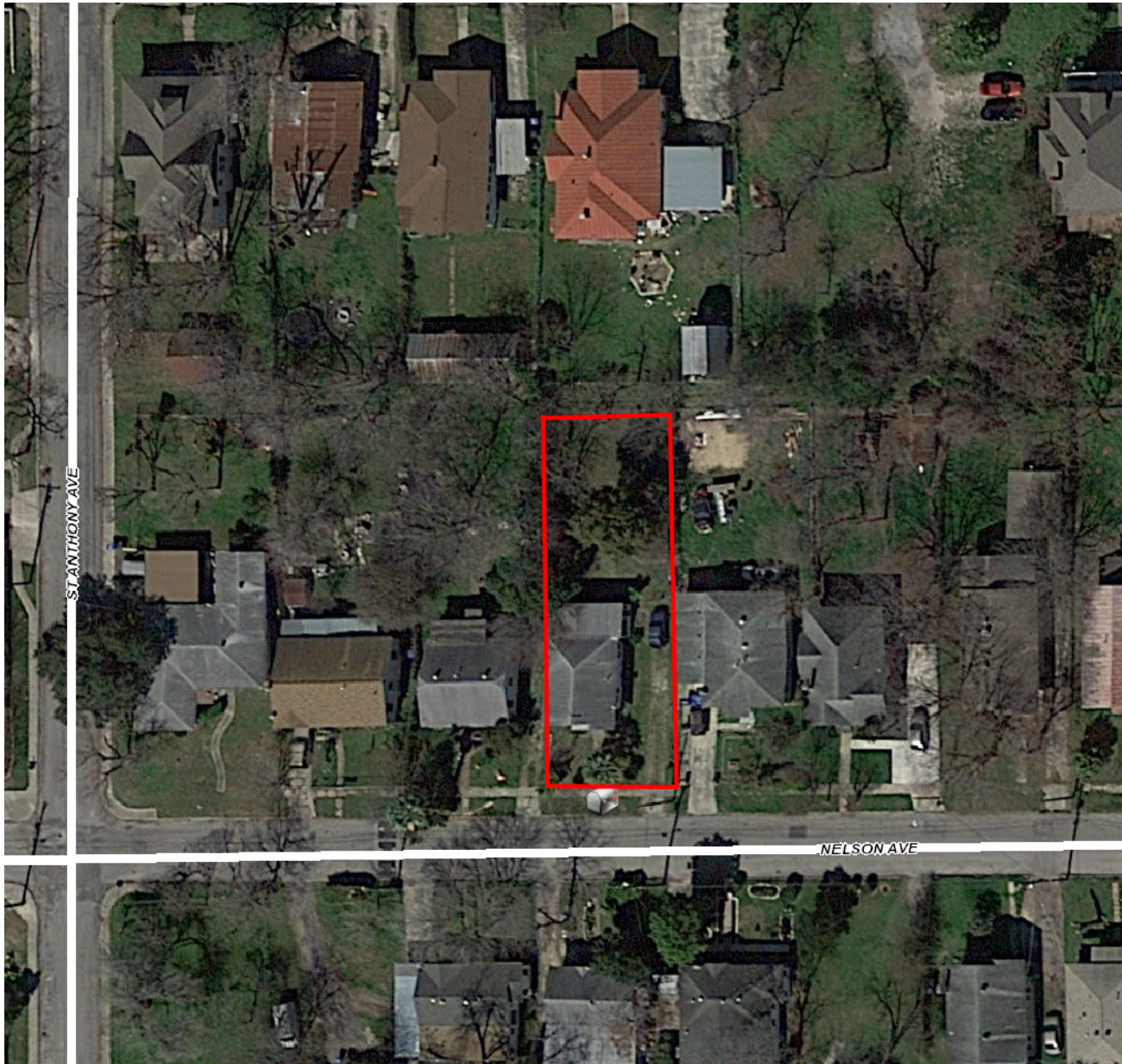
- a. The primary structure at 215 Nelson was constructed circa 1928 in the Craftsman style and first appears on a 1951 Sanborn Map. The one-story, single-family residential structure features both a front facing gabled and rear hipped roof, wood lap siding, and a covered porch. Recently issued administrative approvals include: demolition of non-original rear addition, window repair, porch repair with column replacement, fencing, removal of vinyl siding, wood siding repair, and the removal of overgrown plantings. The primary and accessory structures are contributing to the Knob Hill Historic District.
- b. DRIVEWAY – The applicant is requesting approval to amend the previously approved installation of a ribbon driveway to instead feature a fully paved concrete driveway with a matching dimension (10 feet wide by 80 feet long). The property currently features only a deteriorated driveway apron leading to a natural lawn. One ribbon driveway is found with a Craftsman style residential structure on the block while the rest feature poured concrete or unpaved driveways. The Guidelines for Site Elements 5.B.a. note that driveway configurations should incorporate materials, width, and design of the driveway that would be historically found on the lot. Driveways should feature a width no wider than ten feet and minimal impervious paving to increase storm water filtration. While staff finds that a fully paved concrete driveway is appropriate, staff encourages the applicant to commit to the previously approved ribbon driveway to reduce the installation of new impervious surfaces.
- c. ACCESSORY STRUCTURE – The applicant has proposed to modify the existing rear accessory to function as a detached garage. On August 15, 2018, the applicant submitted an application for non-contributing status for the rear accessory structure. The structure was determined to be contributing, noted in a COA issued on August 24, 2018. The review describes the structure as a one-story accessory structure featuring a gabled roof, wood board-and-batten siding, a side opening with no door, and front-facing carriage doors. The structure appears on the 1951 Sanborn Map. While several original materials exist, and the original footprint appears to be intact, the structure does not have a foundation and has begun to lean. While staff finds that the structure is rapidly deteriorating, the structure is still contributing to the district.
- d. ACCESSORY STRUCTURE MODIFICATIONS – The applicant has proposed to keep the structural framing including the footprint and general form intact, while replacing the board-and-batten with wood lap siding, the carriage doors with a three-panel garage door and installing a composition shingle roof. Staff finds that the proposed modifications are inconsistent with the Guidelines for Maintenance and Exterior Alterations 9.B.ii noting that replacements should be made in-kind using similar scale, proportion, color, and materials as the original historic structure. Staff also finds the alteration from the carriage door to the three panel garage door is inconsistent with the Guidelines, noting that replacement doors should be compatible with those found on historic garages in the district as well as with the principal structure, especially when visible from the public right-of-way.

**RECOMMENDATION:**

1. Staff recommends approval of item #1 the installation of a ribbon driveway with the stipulation that the width does not exceed ten (10) feet.
2. Staff recommends approval of item #2, the repair of the rear accessory structure and the necessary modifications to function as a garage based on finding c and d with the following stipulations:
  - i. That the replacement items are made in kind/
  - ii. That the applicant submit to staff a garage door detail that relates to the existing carriage doors in material and profile.

**CASE MANAGER:**

Huy Pham



215 Nelson

Powered by ArcGIS Server

Printed: Aug 07, 2018

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215 Nelson Avenue

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Google















215 NELSON AVE

REVISED PLAN 9/17/2018

- 1 - Requesting approval to install 10'x80' solid one car driveway.
- 2 - Requesting approval to convert the existing shed into a garage.

- 1 - Requesting approval to install 10'x80' solid driveway.

On September 5<sup>th</sup> 2018 we received approval to install a ribbon driveway however after talking to several contractors they all recommend installing a solid driveway due to the soil in the area. All contractors state that the soil on the lot is prone to shifting and will cause the ribbon driveway to crack and become an eye sore. We are seeking approval to install a one car solid driveway that will be 10ft by 80ft leading up to the garage. Many homes on the block have solid one car driveways.

- 2 - Requesting approval to convert the existing shed into a garage.

On September 5<sup>th</sup> 2018 we received approval to demo the existing shed. The bones (2x4s) of the shed are in good shape and many of the 2x4s can be saved. We are seeking approval to convert the existing shed into a one car the garage (12'x20'). The siding on the existing shed is in bad shape and will need to be replace with 117 siding to match the siding on the home. The old siding on the shed will be donated to an antique store to be repurposed. The roof will be the same material as the home to match. When I was attending the last meeting on September 5<sup>th</sup> a few home owners around the area were concerned about theft and they all mentioned they don't have a garage, I can see having a garage as a huge benefit to a home owner giving them added security as protection for their belongings. A few homes on the block have garages, the next door neighbor being one of them.

Thank you  
Peter and Jordan  
BlueRock Homes  
210-883-8553

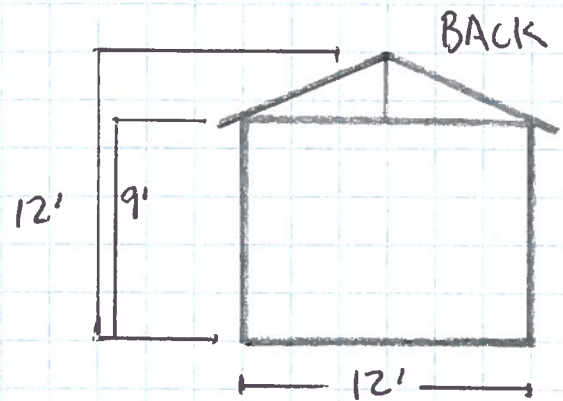
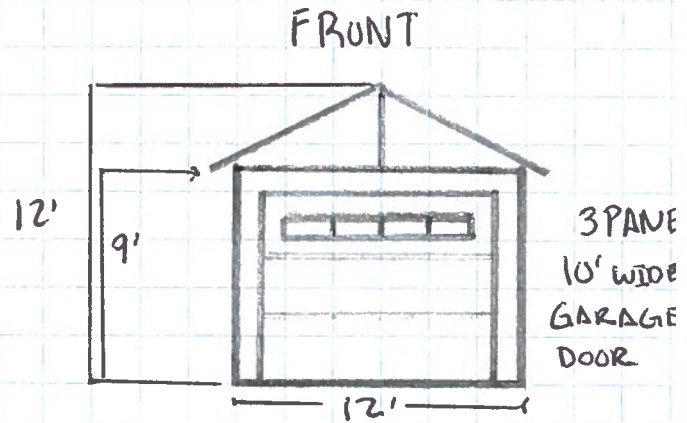
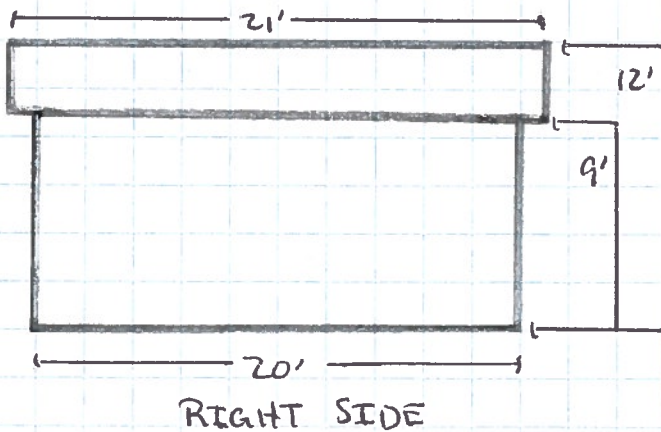
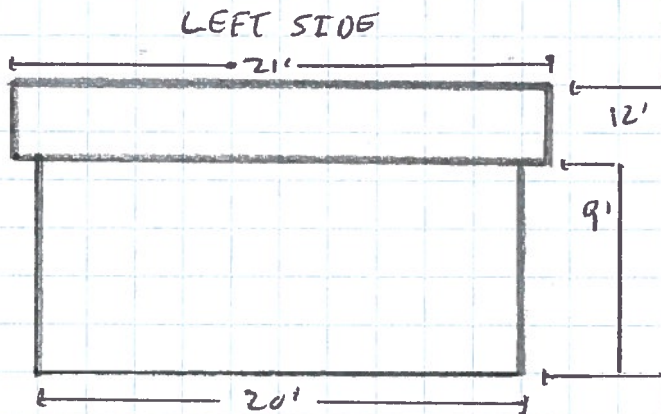
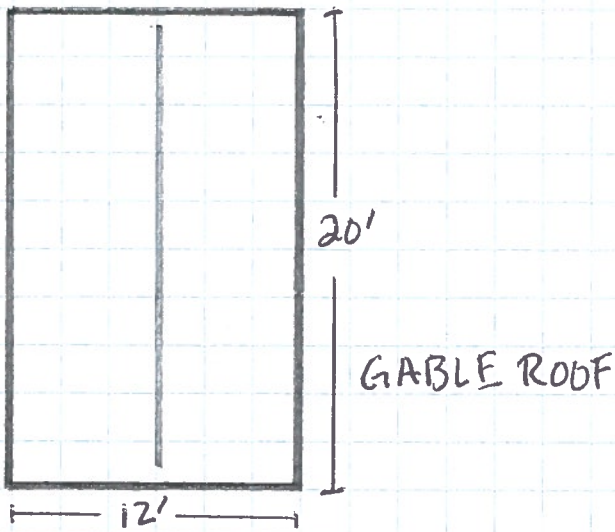


2'  
2'  
SCALE

215 Nelson Ave

Revised 9/17/11

Requesting to Convert Shed  
to Garage



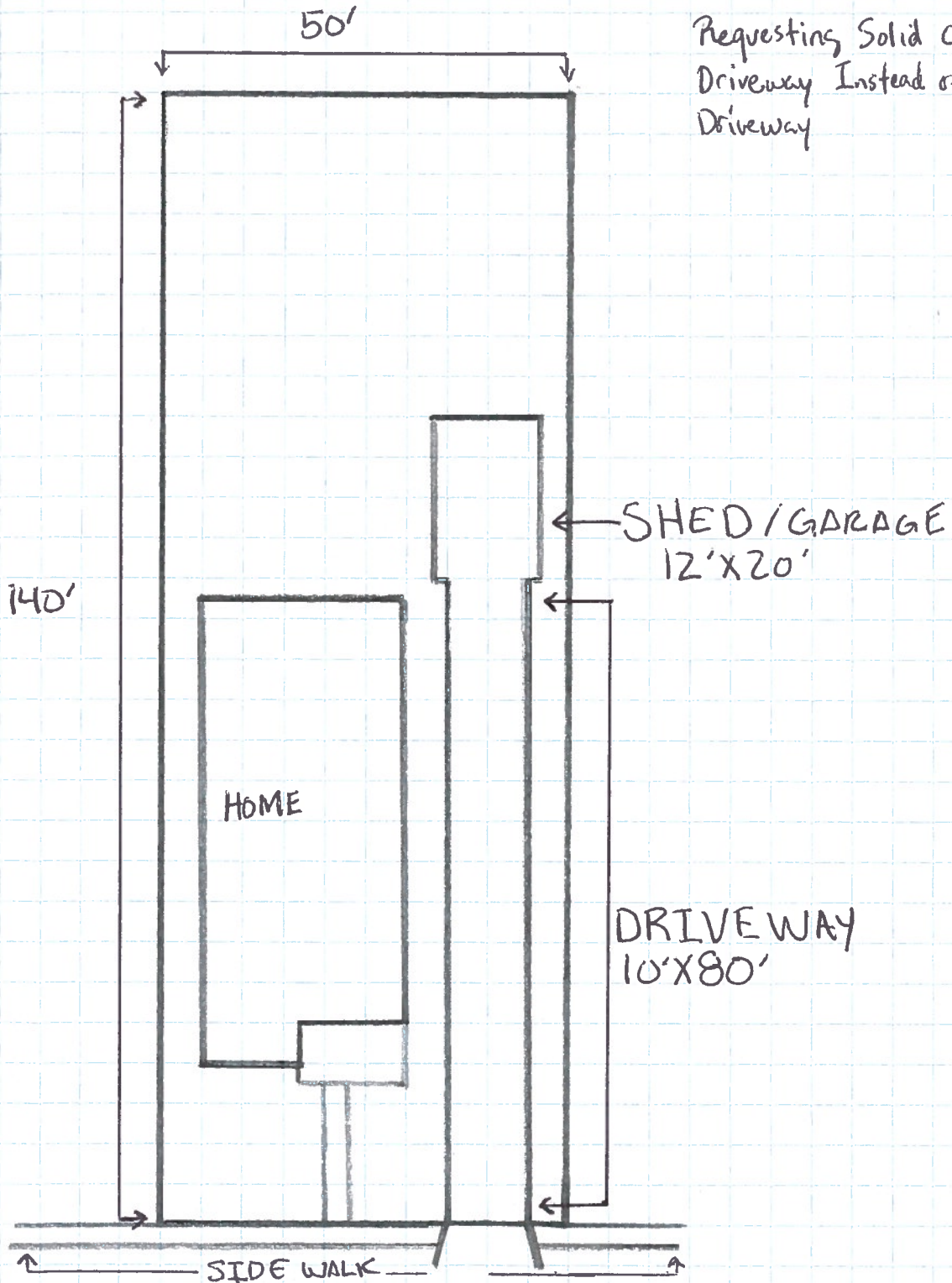


Revised 9/17/18

215 Nelson Ave

Site Plan

5'  
5'  
SCALE

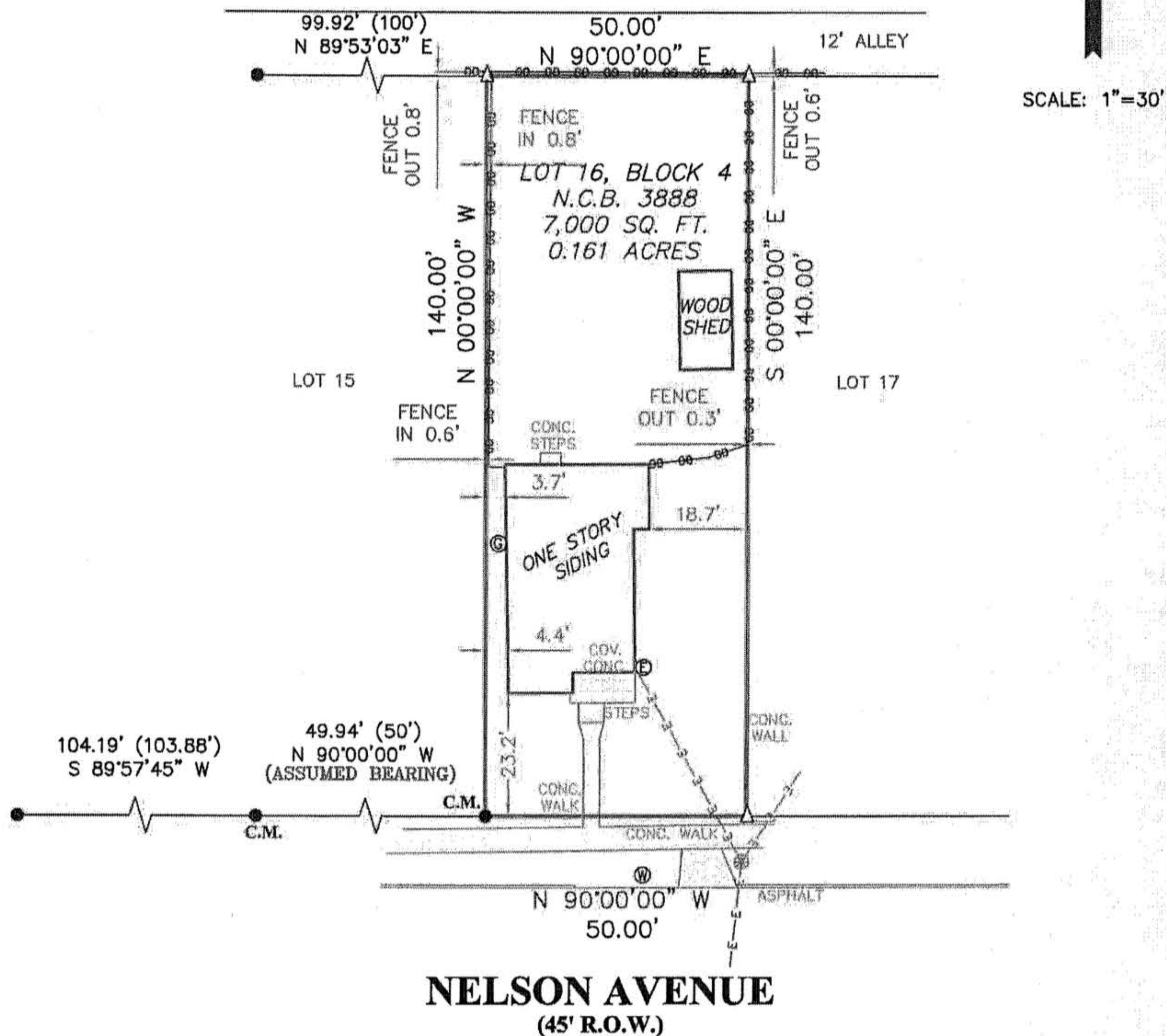


Requesting Solid One Car  
Driveway Instead of Approved Rib  
Driveway



Done

## Survey - New.pdf

**NOTE:**

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 443, PAGE 262, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**NOTE:**

THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.  
THIS SURVEY IS THE SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

**FLOOD ZONE INTERPRETATION:** IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415 G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://www.fema.gov/portal>.

**Property Address:**

215 NELSON AVENUE

**Property Description:**

LOT 16, BLOCK 4, NEW CITY BLOCK 3888, NOB HILL ADDITION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 105, PAGE 262, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

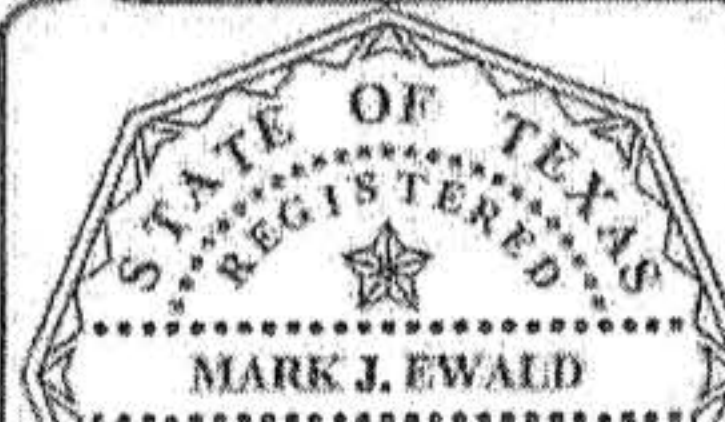
**Owner:**

SOTEX PROPERTY BROS LLC

FIRM REGISTRATION NO.  
10111700

**LEGEND**

- △ = CALCULATED POINT
- = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- E— = OVERHEAD ELECTRIC
- F— = CHAIN LINK FENCE
- ⊙ = GAS METER



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.