

HISTORIC AND DESIGN REVIEW COMMISSION

February 20, 2019

HDRC CASE NO: 2019-046
ADDRESS: 605 NOLAN
LEGAL DESCRIPTION: NCB 547 BLK 19 LOT W 48 FT OF 12
ZONING: R-6, CD, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Nicolas Rivard
OWNER: Nicolas Rivard
TYPE OF WORK: Construction of a 2-story, rear accessory structure
APPLICATION RECEIVED: January 25, 2019
60-DAY REVIEW: March 26, 2019
REQUEST:

The applicant is requesting conceptual approval to construct a rear accessory structure on the lot at 605 Nolan, located within the Dignowity Hill Historic District. Modifications to the site will also include the installation of a rear yard parking area.

APPLICABLE CITATIONS:

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.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a rear accessory structure on the lot at 605 Nolan, located within the Dignowity Hill Historic District. Modifications to the site will also include the installation of a rear yard parking area. The historic structure on this lot was constructed circa 1910 in the Folk Victorian style and is found on the 1912 Sanborn Map.
- b. **CONCEPTUAL APPROVAL** –Conceptual approval is the review of general design ideas and principles (such as

scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.

- c. **SETBACKS & ORIENTATION** – The Guidelines for New Construction 5.B. state that the predominant garage orientation found along the block should be matched. Additionally, historic setback patterns of similar structures should be followed. The applicant has proposed to locate the accessory structure at the rear of the property, where accessory structures are historically located. Additionally, the applicant has proposed a rear setback to be consistent with the rear setbacks of other, rear accessory structures found on this block. Staff finds the applicant's proposed setbacks and orientation appropriate.
- d. **MASSING** – The Guidelines for New Construction 5.A.i. notes that new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing and form. The applicant has noted an overall proposed height of 26' – 8". The height of the primary historic structure on the lot is 27' – 6". The applicant has sited the proposed new construction toward the rear of the site. Given the subordinate height and distance from the right of way at Nolan, staff finds the proposed massing to be appropriate.
- e. **BUILDING SIZE** – The applicant has proposed a footprint of approximately 900 square feet. The Guidelines for New Construction 5.A.ii. notes that new accessory structures should be no larger in plan than 40 percent of the primary historic structure's footprint. Staff finds that the size of the lot allows for the proposed footprint in relationship to that of the primary historic structure.
- f. **CHARACTER** – The Guidelines for New Construction 5.A.iii. notes that new garages and outbuildings should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed materials that include corrugated metal siding, corrugated metal roofing, aluminum windows, composite decking and metal mesh guardrails. The proposed materials are not consistent with those found on the primary historic structure and are not consistent with the Guidelines. Staff finds that an asphalt shingle roof or a standing seam metal roof that feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. If a ridge cap is preferred, the profile is to be submitted to staff for review and approval. Siding and guardrails that feature metal materials are not found historically within the district.
- g. **WINDOW MATERIALS** – As noted in finding f, the applicant has proposed aluminum windows. Staff finds that a double-hung, one-over-one wood windows or aluminum-clad wood windows be used.. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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 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.
- h. **SITE WORK** – The applicant has proposed automobile parking at the rear of the site, between the primary historic structure and the proposed rear accessory structure. Staff finds the proposed parking location to be appropriate; however, staff finds that pervious paving should be used.

RECOMMENDATION:

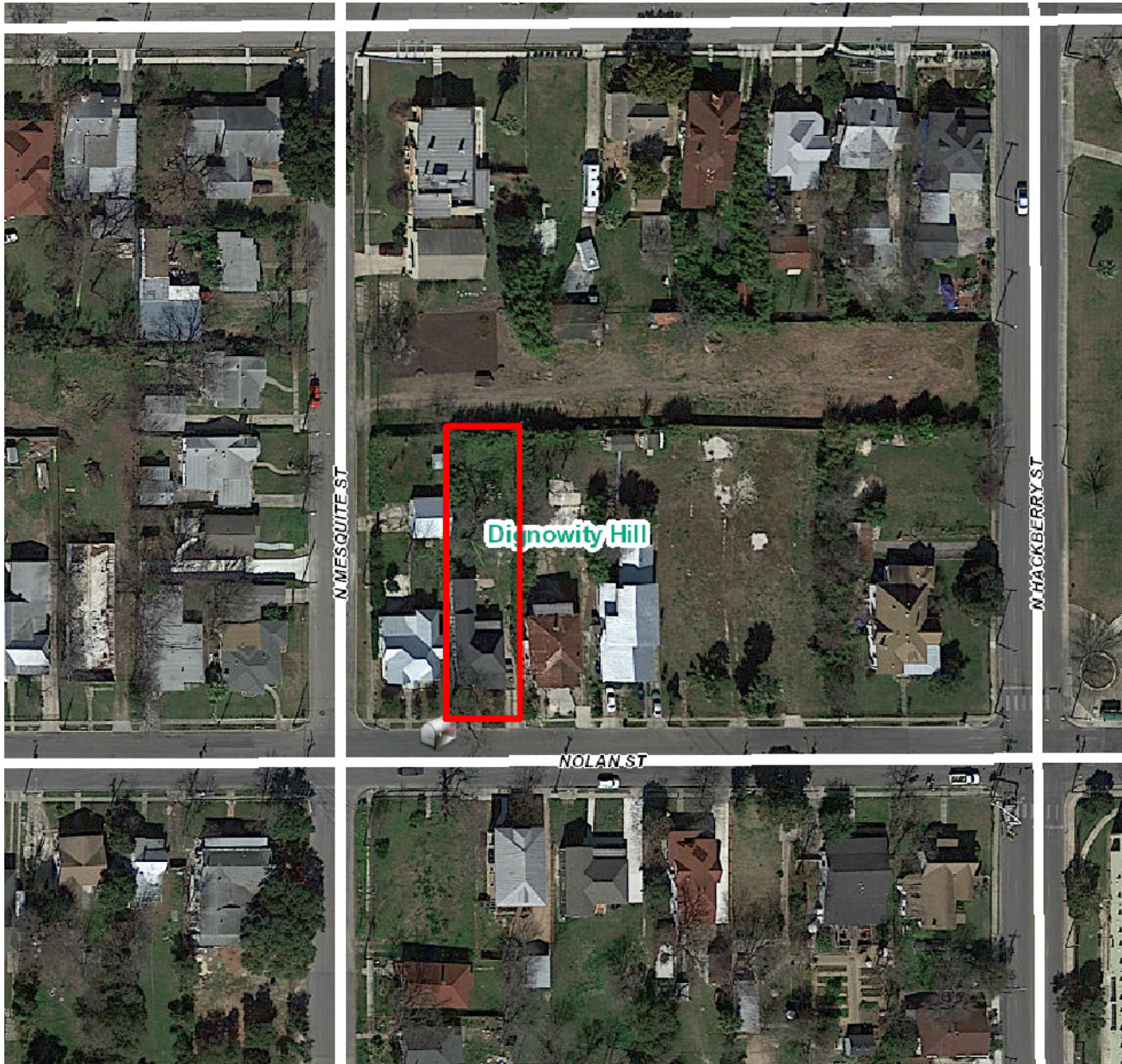
Staff recommends conceptual approval of the proposed building size and massing based on findings a through h with the following stipulations:

- i. That either wood siding or composite siding featuring a smooth finish and an exposure of four inches be used based on finding f.
- ii. That either an asphalt shingle or a standing seam metal roof be used as noted in finding f. 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 a low profile ridge cap. The low profile ridge cap should be submitted to staff for review and approval.
- iii. That wood railings be installed in place of the proposed metal mesh railing as noted in finding f.
- iv. That wood or aluminum clad wood windows be installed. The proposed windows should feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". 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.

CASE MANAGER:

Edward Hall



Flex Viewer

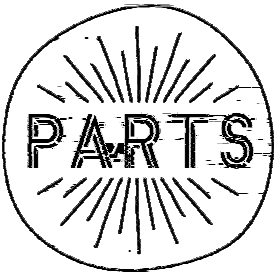
Powered by ArcGIS Server

Printed: Feb 08, 2019

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605 Nolan St



Structural Engineer

Mechanical

Plumbing

Electrical / Lighting

Life Safety / Fire Protection

Fire Alarm and Sprinkler Design

DIGNOWITY DUPLEX

Enter address here



| No. | Date | Description |
|-----|------------|-------------|
| 2 | 01/17/2019 | CONCEPT SET |

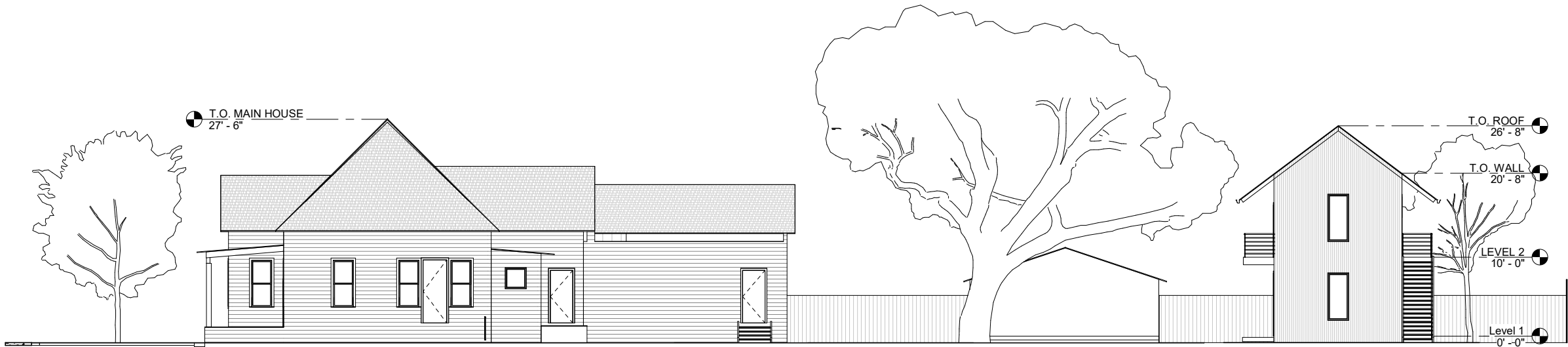
Site Plan

FOR REVIEW ONLY

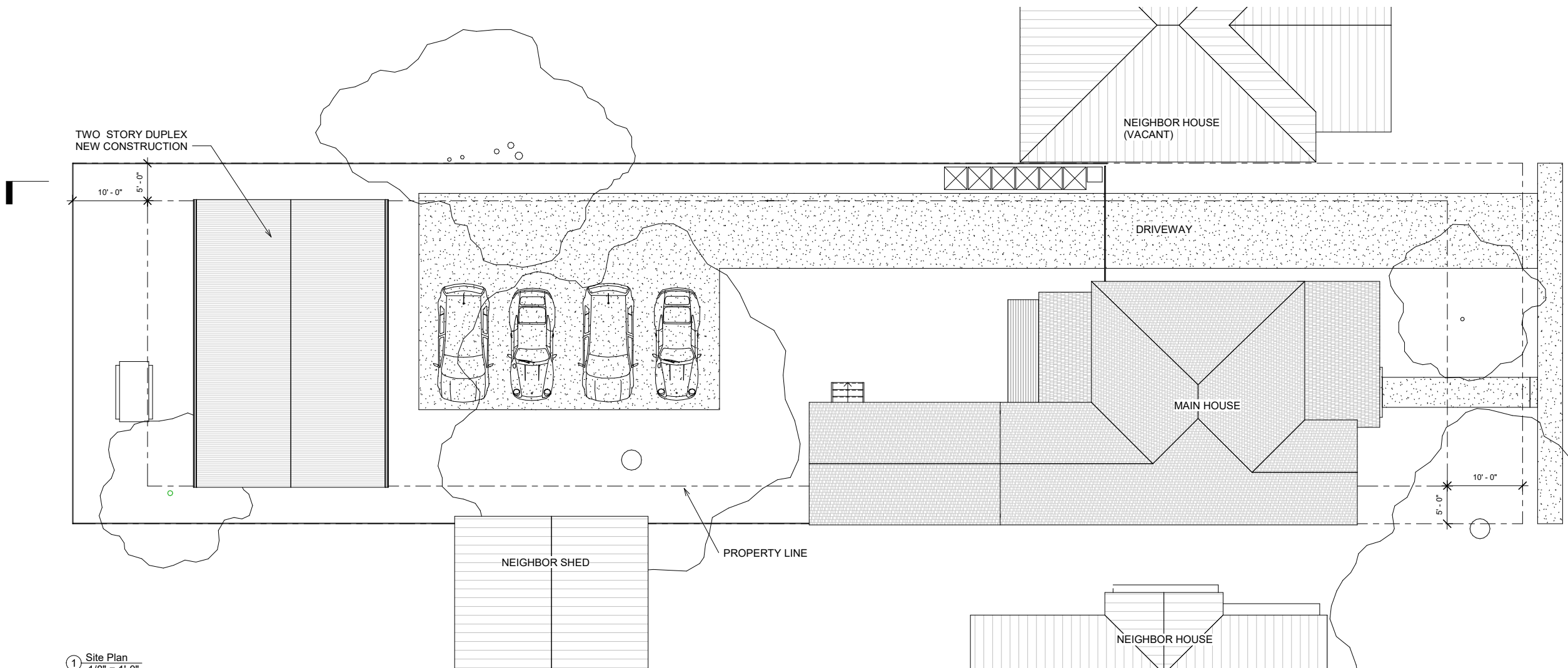
NICOLAS RIVARD - REGISTRATION #
REGISTERED ARCHITECT, TEXAS

| | |
|-----------------------|-----------|
| Project number | 1901 |
| Date | 1/17/2019 |
| Drawn by / Checked by | Author |

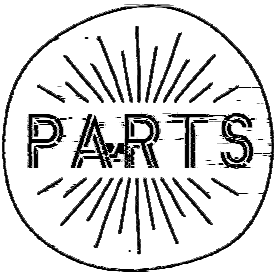
A102



② Site Section Looking West
1/8" = 1'-0"



① Site Plan
1/8" = 1'-0"



Structural Engineer

Mechanical

Plumbing

Electrical / Lighting

Life Safety / Fire Protection

Fire Alarm and Sprinkler Design

DIGNOWITY DUPLEX

Enter address here



| No. | Date | Description |
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| | 01/17/2019 | CONCEPT SET |

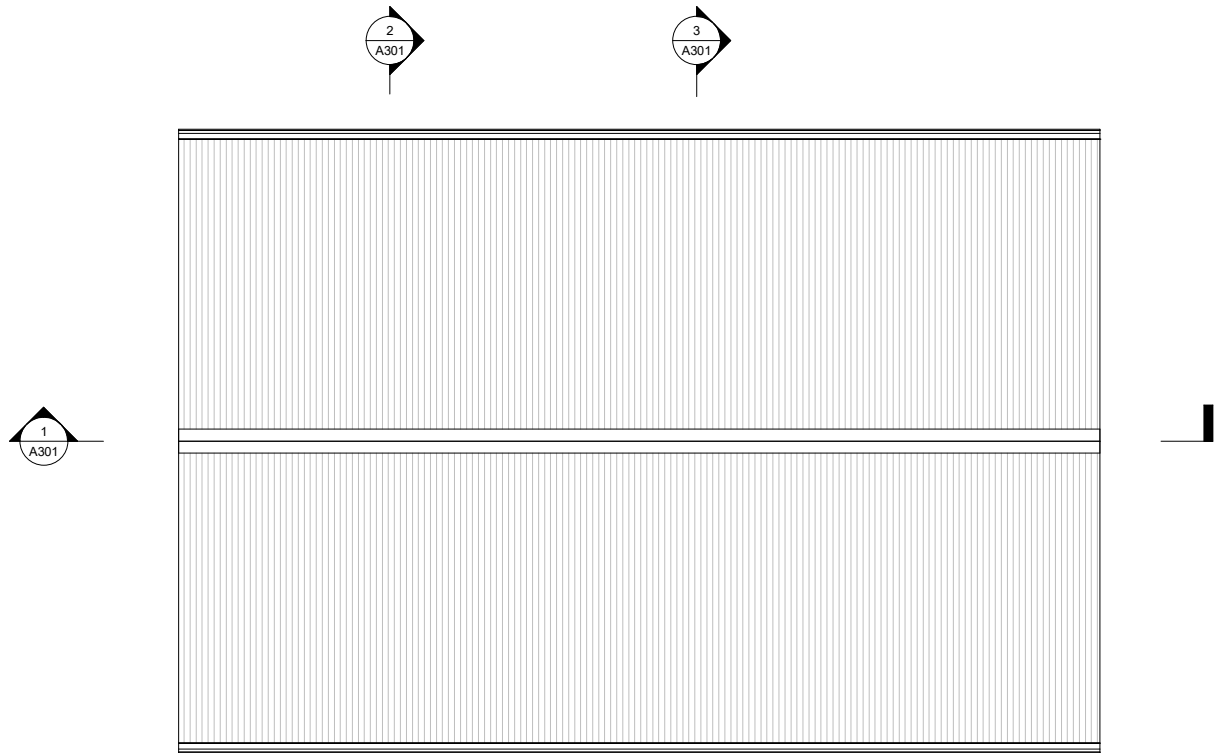
Floor Plans

FOR REVIEW ONLY

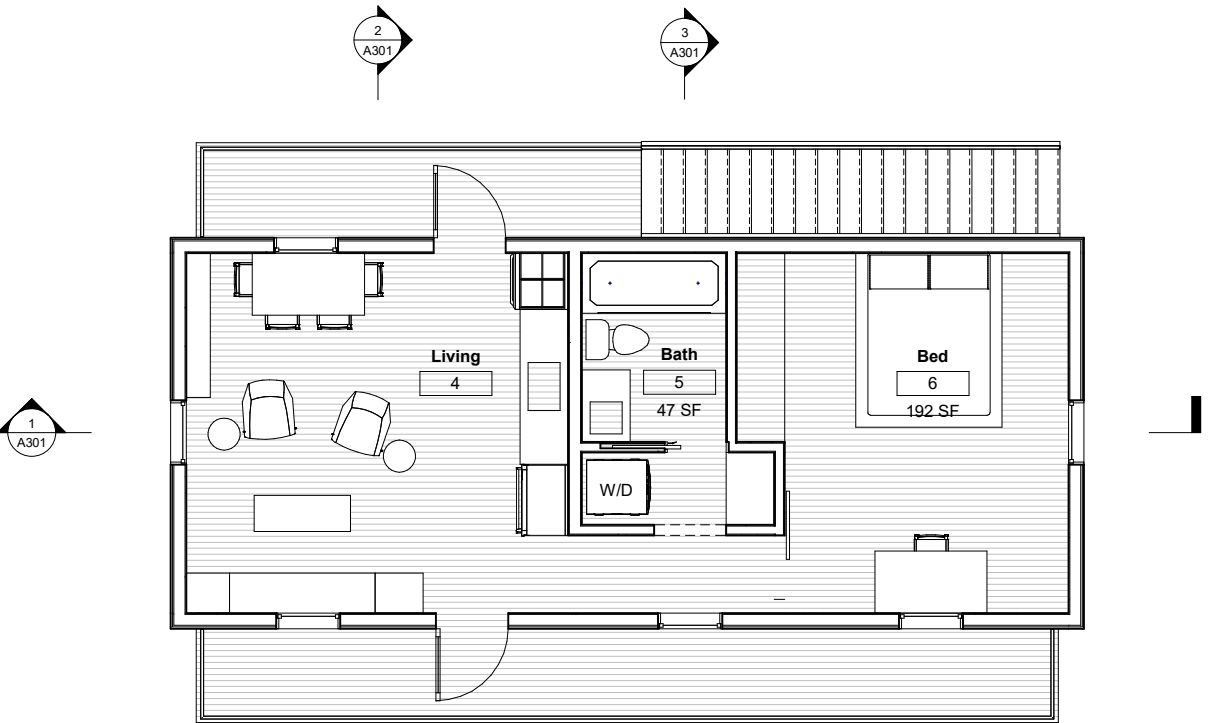
NICOLAS RIVARD - REGISTRATION #
REGISTERED ARCHITECT, TEXAS

Project number 1901
Date 1/17/2019
Drawn by / Checked by NMR

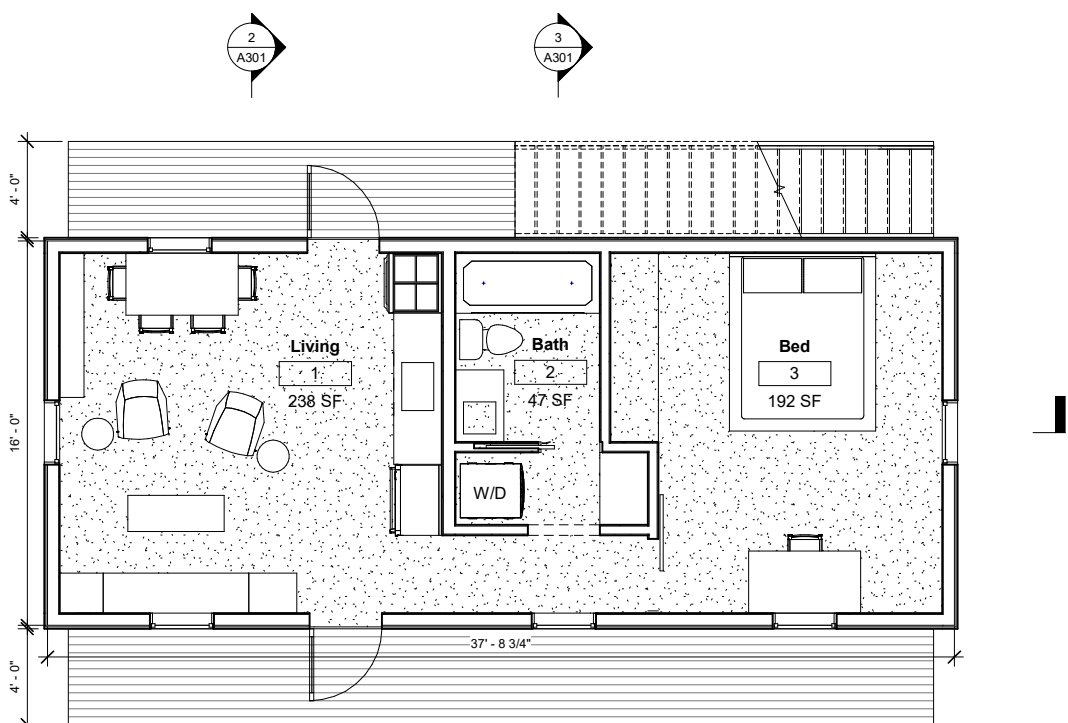
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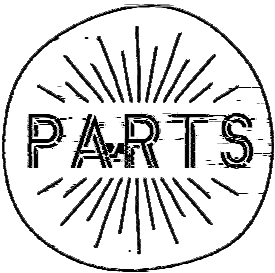
3 ROOF PLAN
1/4" = 1'-0"



2 Level 2 Plan
1/4" = 1'-0"



1 Level 1 Plan
1/4" = 1'-0"



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DIGNOWITY DUPLEX

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| No. | Date | Description |
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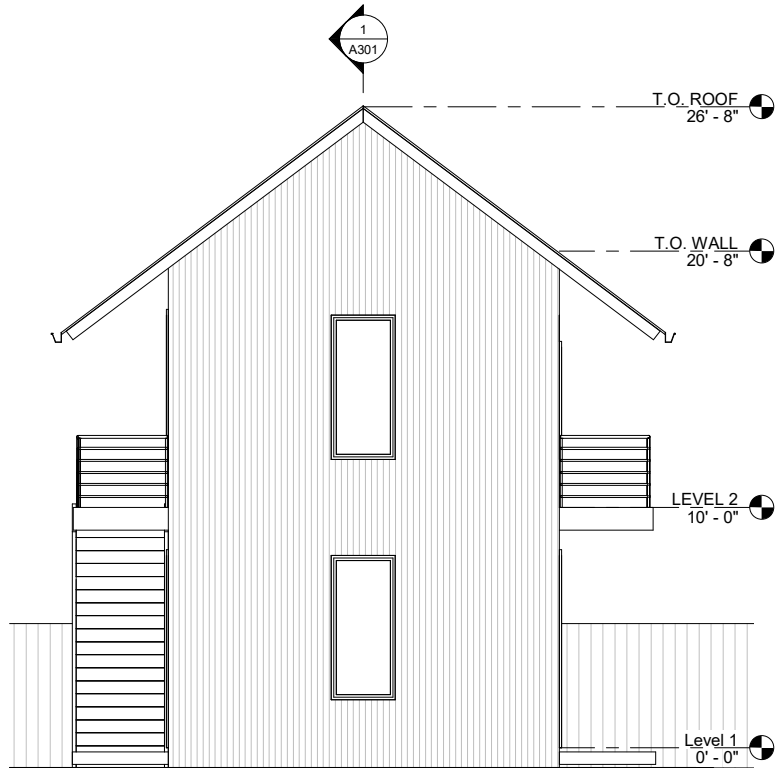
Building Elevations

FOR REVIEW ONLY

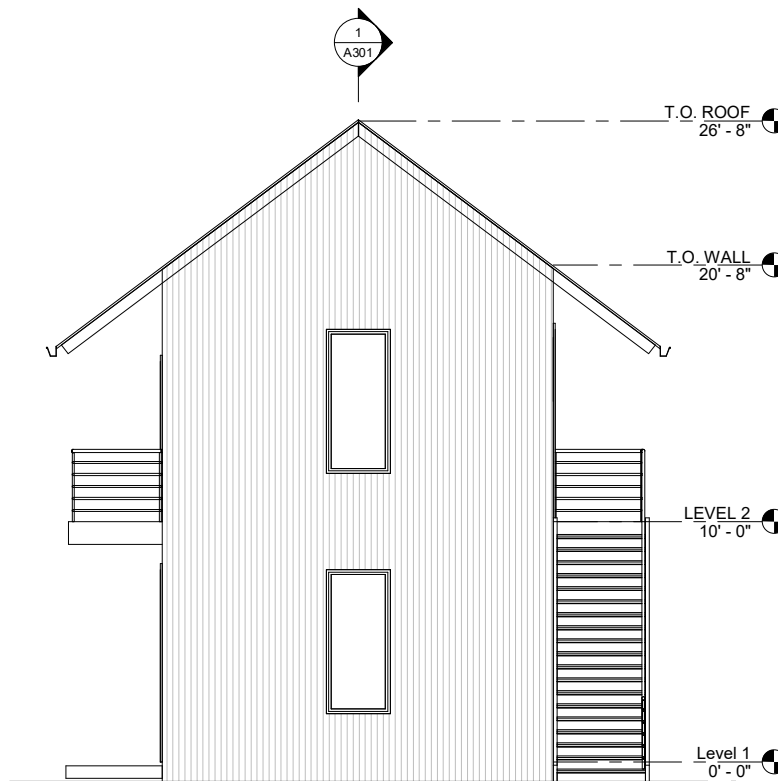
NICOLAS RIVARD - REGISTRATION #
REGISTERED ARCHITECT, TEXAS

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| Project number | 1901 |
| Date | 1/17/2019 |
| Drawn by / Checked by | NMR |

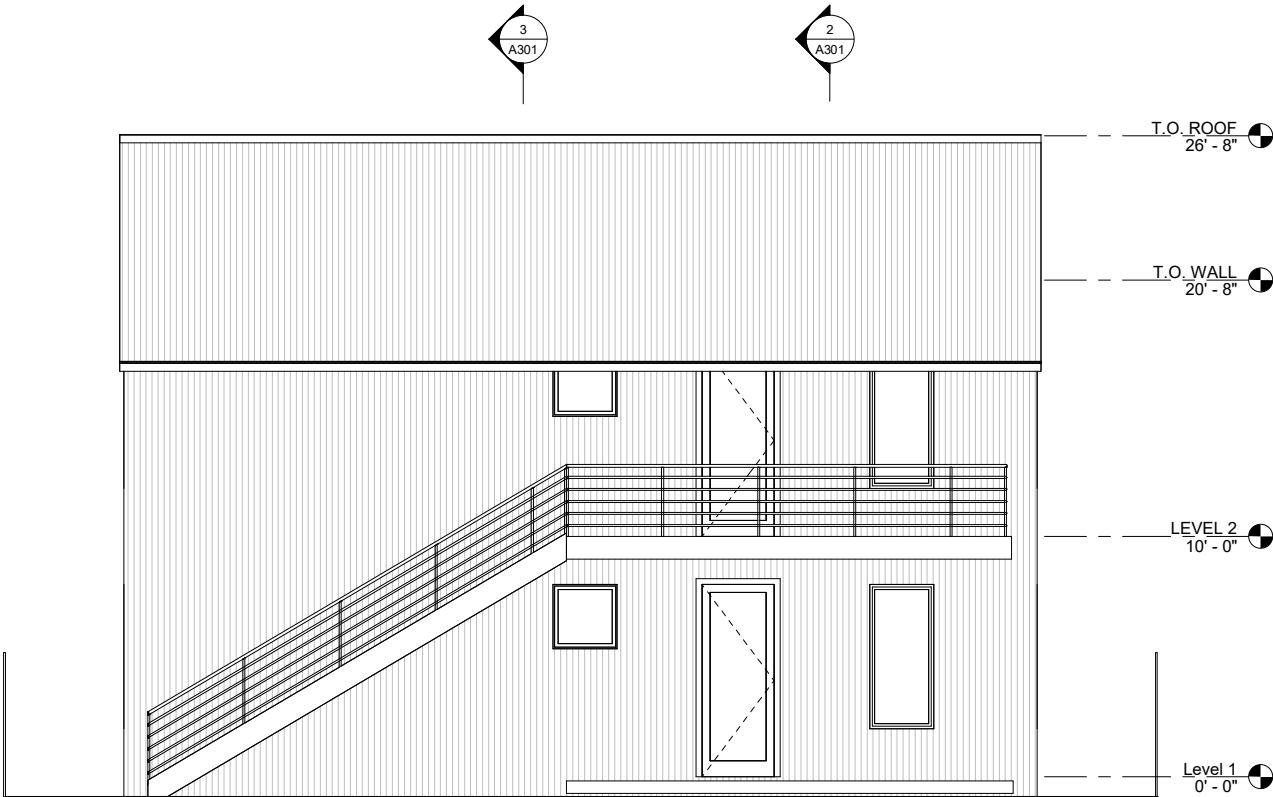
A201



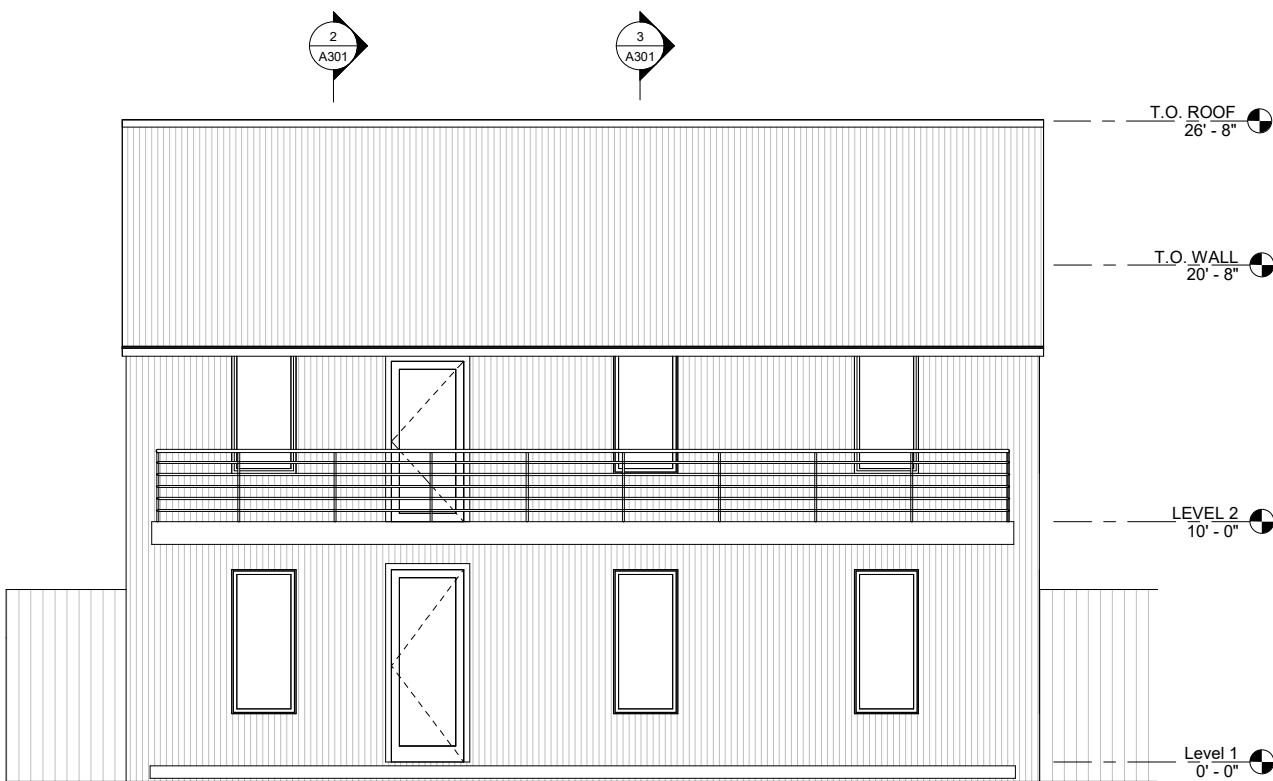
④ West
1/4" = 1'-0"



② East Elevation
1/4" = 1'-0"



③ North Elevation
1/4" = 1'-0"



① South Elevation
1/4" = 1'-0"

Photos

Street View



Before



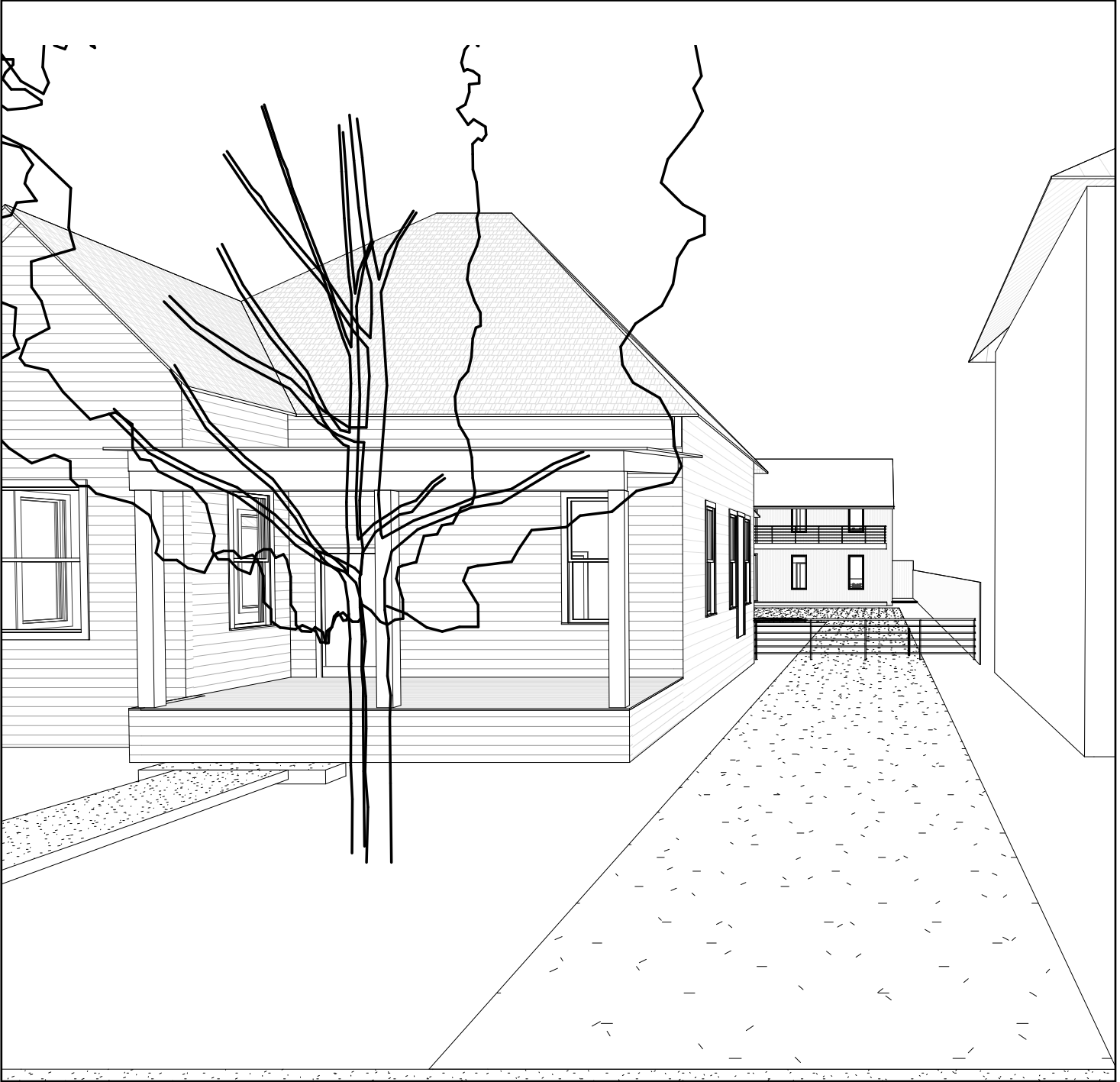
After

Photos

Driveway View



Before



After

Photos

Building Site



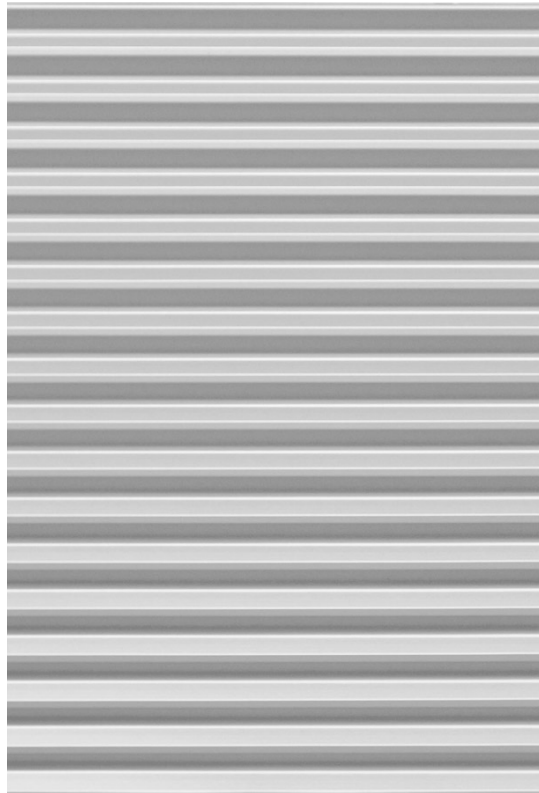
Eye Level View



Aerial

Building Materials

Preliminary Selections



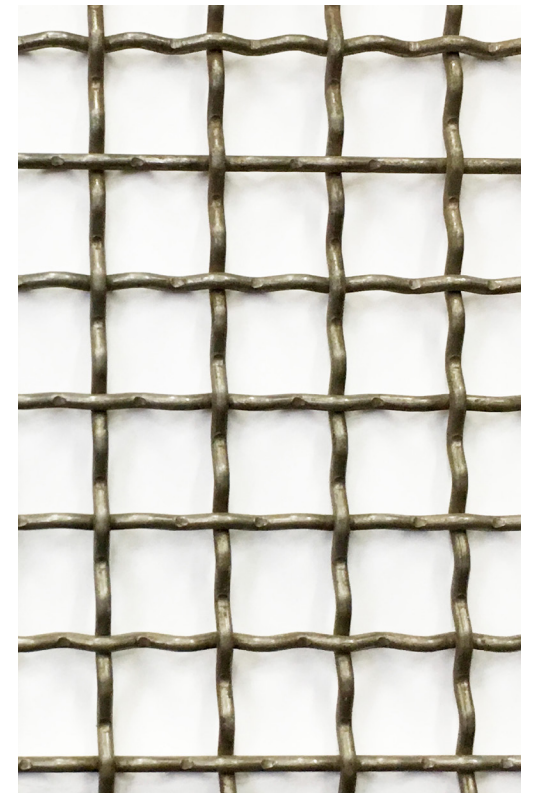
**Corrugated Metal
Siding + Roof
Paint Grip Finish**



**Aluminum Windows
Milgard or Similar**



**Composite Decking
Gray**



Metal Mesh Guardrails

Precedents

Metal Buildings Nearby



Precedents

Contemporary, compatible home on historic Arsenal St.
Modern material palette + interpretation of traditional forms

