

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

HDRC CASE NO: 2019-449
ADDRESS: 519 NOLAN
LEGAL DESCRIPTION: NCB 546 BLK 19 LOT 15 & E 5.58 FT OF 14
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Aaron Peterson/PETERSON AARON
OWNER: Aaron Peterson/PETERSON AARON
TYPE OF WORK: New construction
APPLICATION RECEIVED: August 01, 2019
60-DAY REVIEW: September 30, 2019
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an accessory structure at the rear of the property at 519 Nolan. The applicant has proposed for the rear accessory structure to feature a footprint of approximately 900 square feet.

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 a Certificate of Appropriateness for approval to construct an accessory structure at the rear of the property at 519 Nolan. The applicant has proposed for the rear accessory structure to feature a footprint of approximately 900 square feet, and to be located to the right (east) of an existing accessory structure. The historic structure at 519 Nolan was constructed circa 1900 and is found on the 1904 Sanborn Map. The historic structure features a masonry façade, a metal roof and a traditional L-plan. The structure was constructed in the Folk Victorian style.
- b. 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 within the district. Generally the proposed setbacks and orientation are appropriate and consistent with the Guidelines.

- c. **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 proposed an overall height of approximately eighteen (18) feet in height. Generally, the proposed height is consistent with the Guidelines.
- d. **FOOTPRINT** – As noted in finding a, the applicant has proposed a footprint to feature 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. The existing historic structure features a footprint of approximately 1,660 square feet. The total lot size is approximately 11,200 square feet. The proposed footprint is not consistent with the Guidelines as it is more than 40 percent of the primary historic structure’s footprint.
- e. **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 for the structure to feature metal panel walls. Staff finds the proposed materials to be inconsistent with the Guidelines.
- f. **MATERIALS** – As noted in finding e, the applicant has proposed for the structure to primary consist of metal panels. This is inconsistent with the Guidelines. Staff finds that accessory structures located within historic district should feature materials that are consistent with those found on historic accessory structures; typically, wood framing, wood siding and a standing seam metal roof. Staff finds that composite siding would be an appropriate alternative for wood siding.
- g. **WINDOWS** – The applicant has noted the installation of three windows, but has not specified window materials at this time. Staff finds that windows should feature an overall profile that is complementary of the windows found on other accessory structures within the district. Additionally, 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. **GARAGE DOORS** – The applicant has proposed metal, overhead rolling garage doors. Generally, staff finds that wood doors would be most appropriate for the Dignowity Hill Historic District.

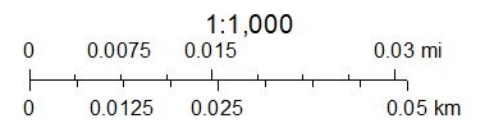
RECOMMENDATION:

Staff does not recommend approval based on findings a through h. Staff recommends that the applicant proposed materials that are comparable to those historically used for accessory structures within the Dignowity Hill Historic District.

City of San Antonio One Stop



August 13, 2019



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167

528

529

HAYS

NOT PAVED

537

538

N. MESQUITE

NOT PAVED

BURNET

546

547

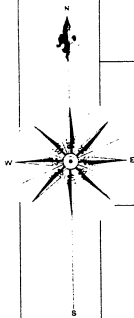
519

NOLAN

139.

Scale of Feet.

McGORMICK



50 100 150

$\frac{dP}{d\lambda}$

④ MICHRAMIZED

4" N PIPE

538

12-51 NOT PHVED

147

N. MESQUITE

N. HACKBERRY

519

NOLAN

127

133

Scale of Feet



519 Nolan Detached Garage Project:

Items included:

- 1) Drawing of proposed building with elevations and footprint
- 2) 3D modeling pictures of all sides of the new proposed building
- 3) Measured site plan, including setbacks, on recent survey from 2018
- 4) Photos of the front of the house and backyard

Proposed materials:

Metal building consisting of steel structure.

- Roof Galvalume to match the original roof on the main house in color and style
- Siding will also be metal but will be painted to match the tan/limestone color of the main house.
- Trim, soffits, and garage doors will be white to also match main house
- 2ft eaves added on sides to mimic main house architecture

Side note:

I'm putting together an application for the tax incentive for substantial rehabilitation of the main house. I currently have an open administrative approval repairing the roof on the main house and porch, and to allow for the replacement of the gingerbread trim that was damaged by rot/water intrusion on the porch. My point in telling you this, is that my intention since my purchase of this property is to restore and fix the issues that have been majorly neglected by past owners.

I am the home owner, not a flipper. This 1890 Folk Victorian is my dream house and I plan to live in it for many, many years. The proposed detached garage provides more functionality to the property, while being respectful to the character of the main property and of the neighborhood, Dignowity Hill. Due to the placement of the garage, it will be blocked almost entirely by the main house. It starts 152 feet back from the street, and will be all but invisible to passersby. Regardless, I've taken care to make decisions on colors and the style of architecture (roof slope, eaves, etc..) to make it fit in well.

Please kindly approve my application, so that I can move towards permitting with the city.

Front of House



Backyard



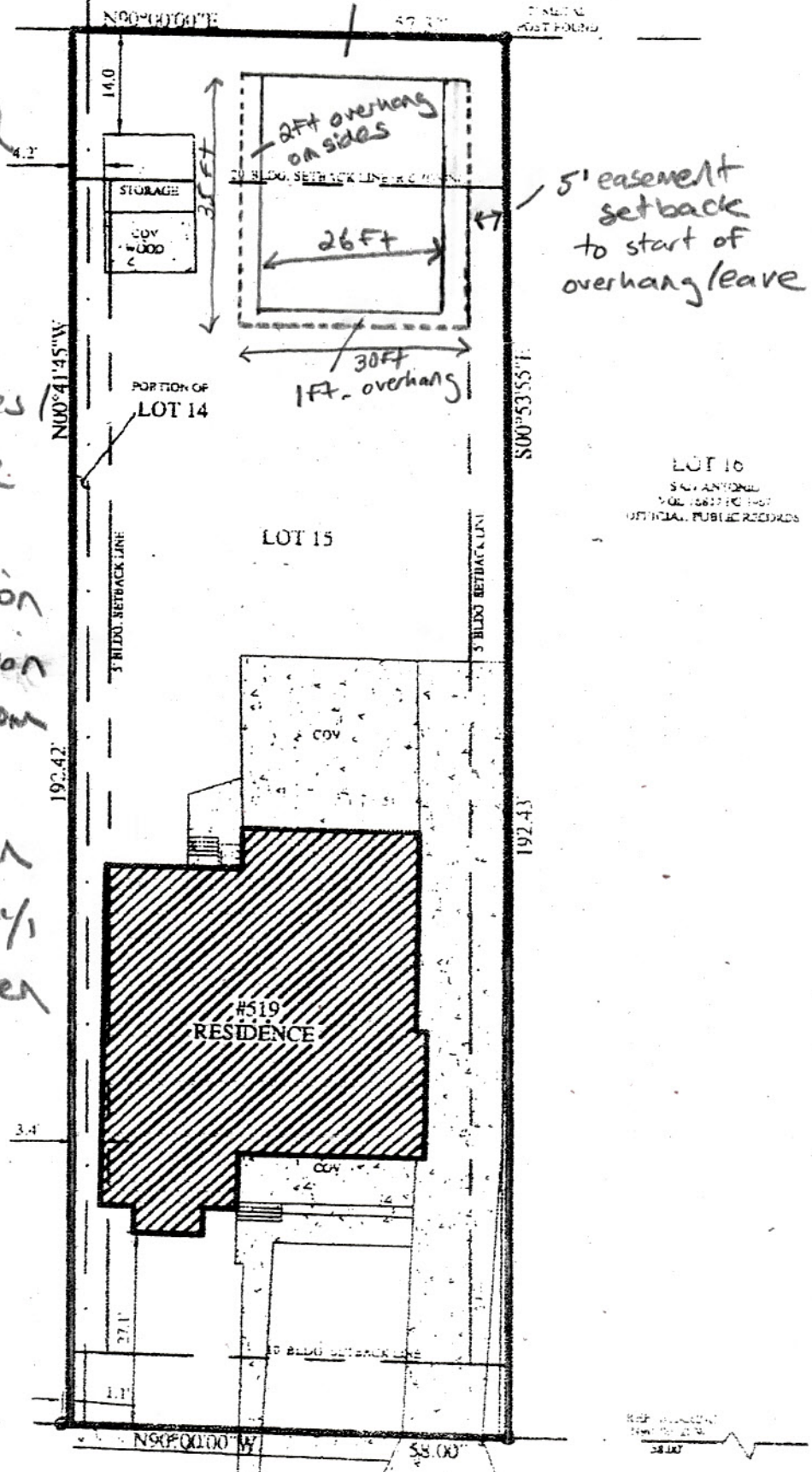
Proposed location of garage (in yellow)



LOT 10

5' No overhang on bldg

26' x 34' detached
Garage bldg. 2ft eaves
on sides and 1ft eave
on front to mimic/match
style of the house. Eaves/
overhangs will stay outside
of the required 5ft
setbacks. Due to elevation
of main house and location
requested (152 ft back from
the street) garage will
almost entirely be hidden
from the street. Either way,
the style and colors chosen
will perfectly match the
original home.



163

528

167

529

HAYS

NOT PAVED

162

N. CHERRY

537

538

N. MESQUITE

BURNET

NOT PAVED

N. HACKBERRY

546

547

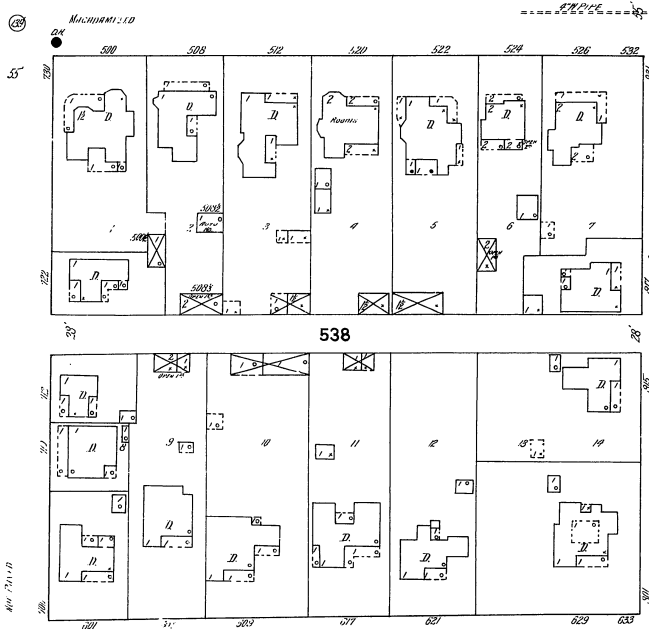
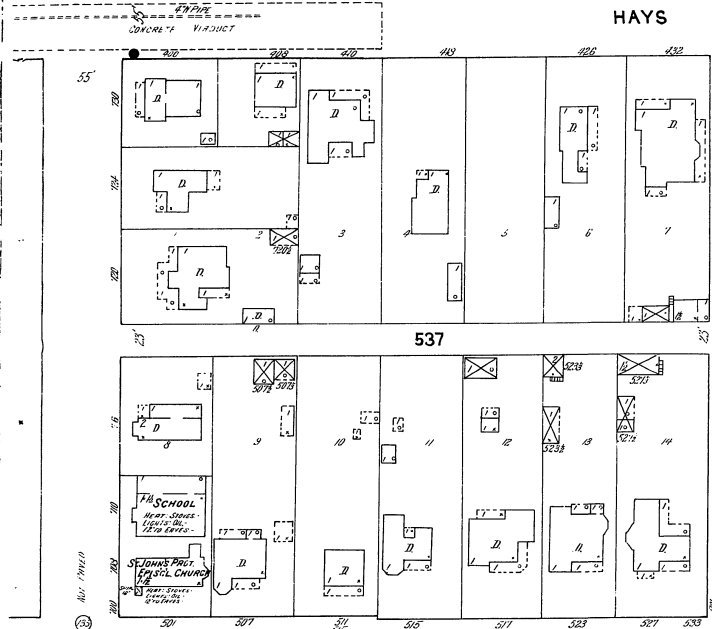
NOLAN

139.

Scale of Feet.

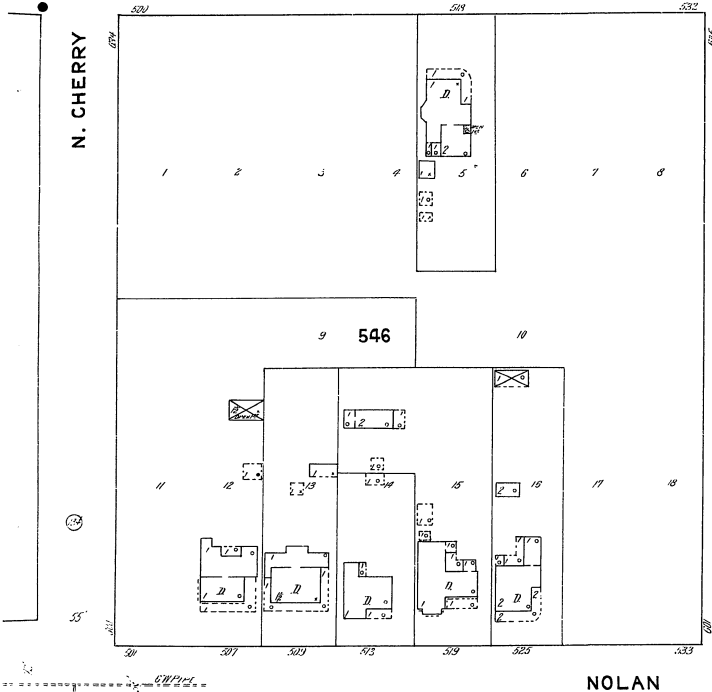
McGORMICK

HAYS

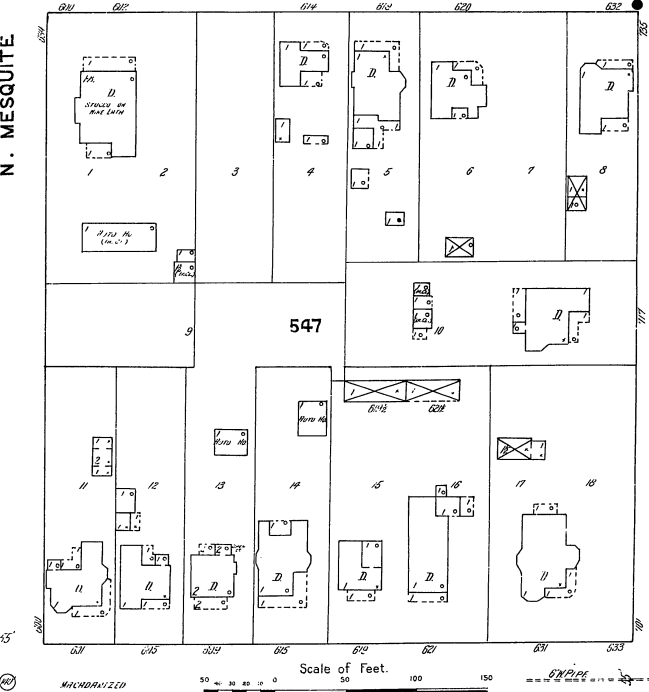


BURNETT

N. CHERRY

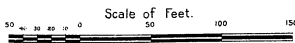


N. MESQUITE



N. HACKBERRY

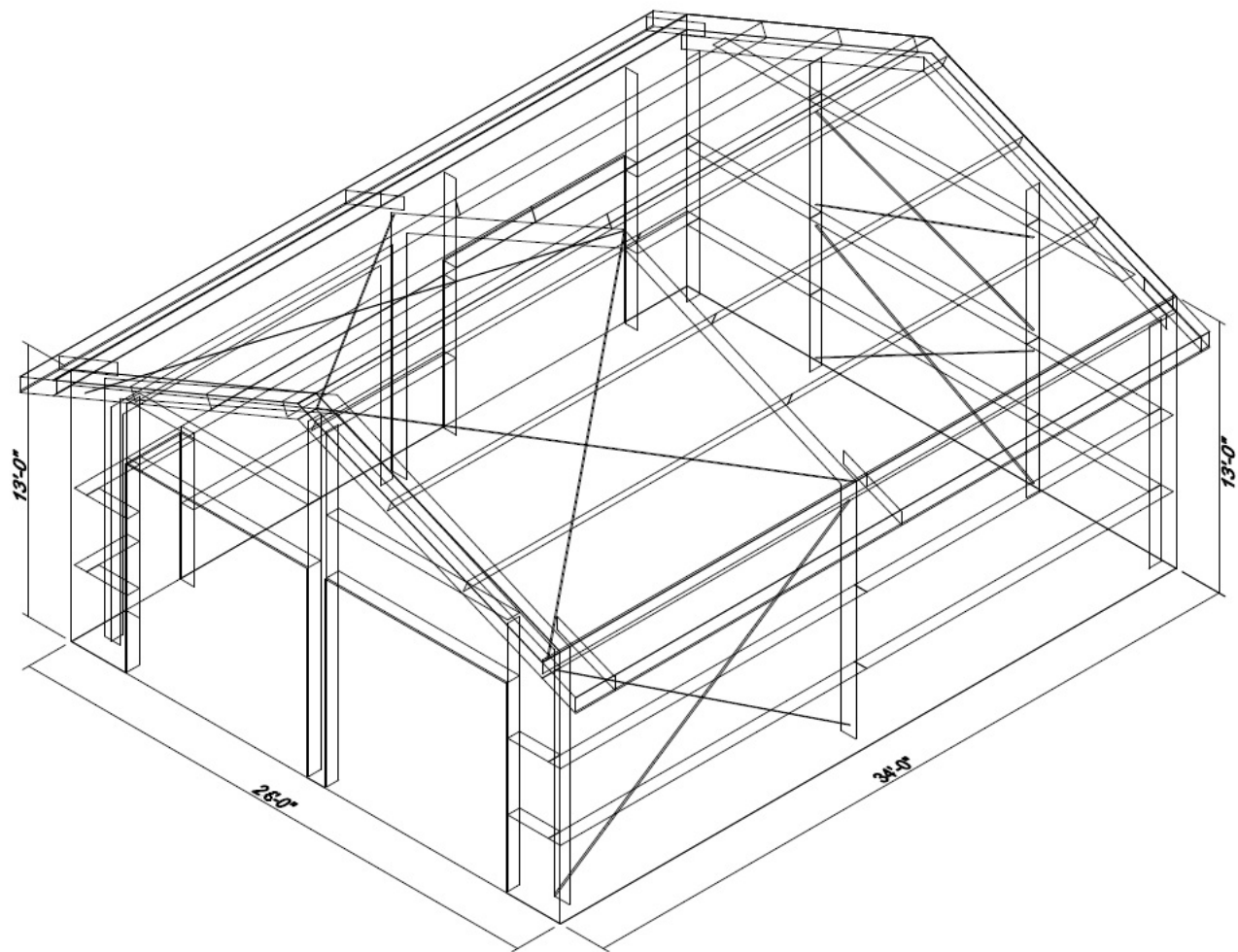
NOLAN



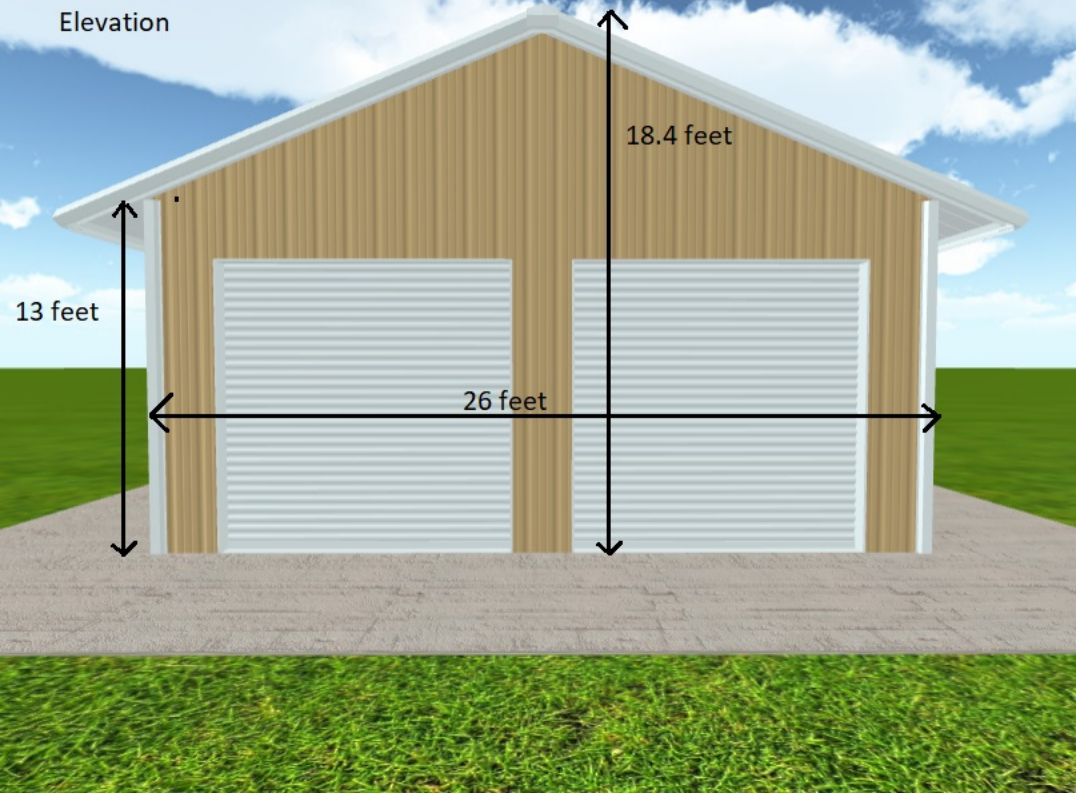


519 Nolan St

Booker Alley



North
Elevation

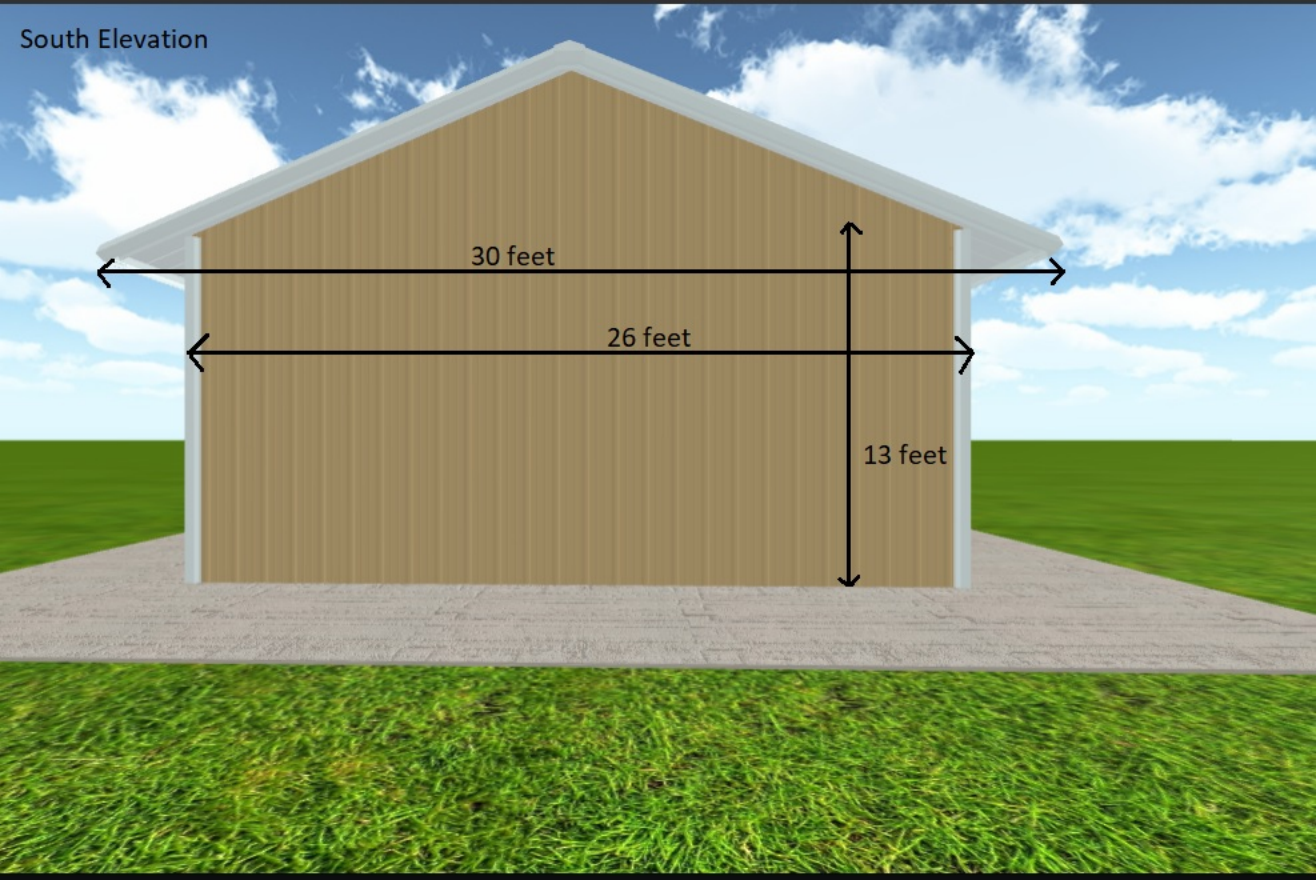


18.4 feet

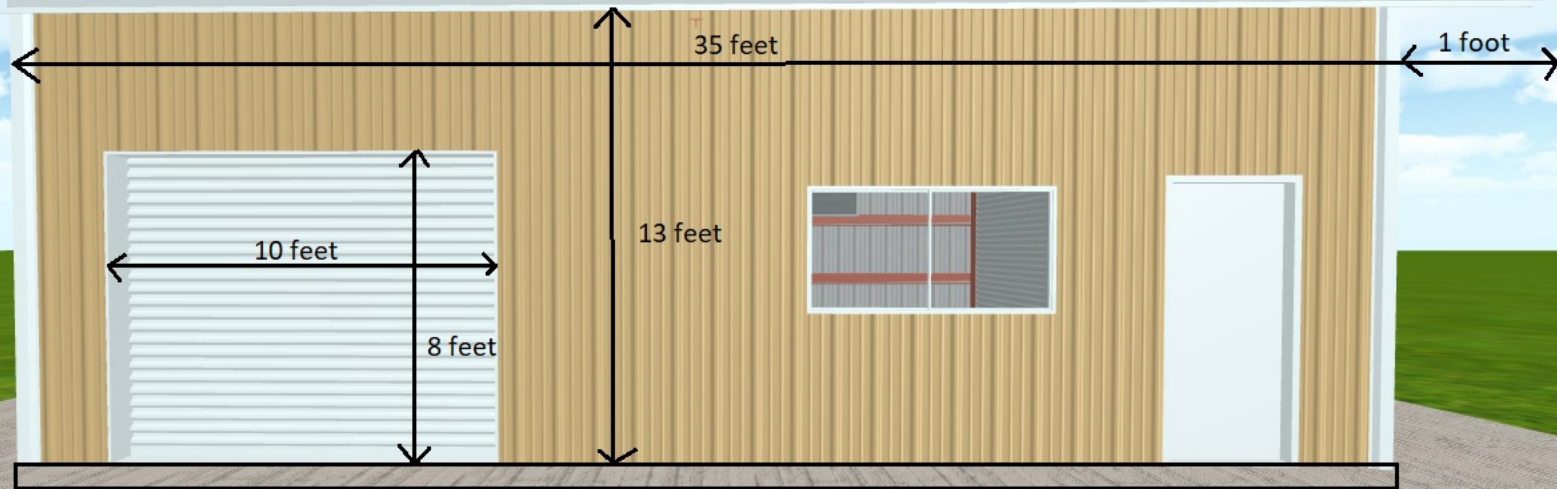
13 feet

26 feet

South Elevation



East Elevation



4 inch Concrete slab on Grade beneath garage

West Elevation

