

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

HDRC CASE NO: 2020-142
ADDRESS: 1115 NOLAN ST
LEGAL DESCRIPTION: NCB 1665 BLK 1 17 & W 25 FT OF 16
ZONING: R-6 CD, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: San Antonio San Antonio/MONGEON CHRISTOPHER &
OWNER: San Antonio San Antonio/MONGEON CHRISTOPHER &
TYPE OF WORK: Amendment to issued COA
APPLICATION RECEIVED: March 13, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend the design of new, rear accessory structure approved on February 5, 2020, to feature one, double-wide garage door, instead of two, single-wide garage doors.

APPLICABLE CITATIONS:

- 4. Guidelines for New Construction
- 5. Garages and Outbuildings

A. DESIGN AND CHARACTER

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

FINDINGS:

- a. The primary historic structure at 1115 Nolan was constructed circa 1915 and features two stories in height with double height porch columns, a wraparound front porch, and front and side gabled roofs. The structure contributes to the Dignowity Hill Historic District.
- b. **CASE HISTORY** – The Historic and Design Review Commission approved the construction of a two-story rear accessory on December 20, 2017. The Certificate of Appropriateness was reissued on February 5, 2020, including site modifications including rear yard parking and landscaping.
- c. **GARAGE DOORS** – The applicant has proposed to amend the design of the rear accessory structure to feature one, double-width door instead of two, single-wide doors. Per the Guidelines for New Construction 5.A.v., applicants should incorporate garage doors with similar proportions and materials as those traditionally found in the district. Staff finds that double-wide garage doors are not historically found in the district and the garage should feature two separate vehicle bays and door openings. Minor modifications to the garage door widths and/or their spacing may be considered for administrative approval if the two, single-width door configuration remains.

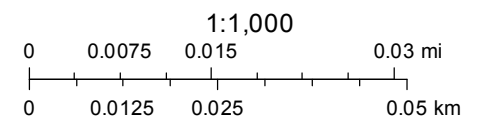
RECOMMENDATION:

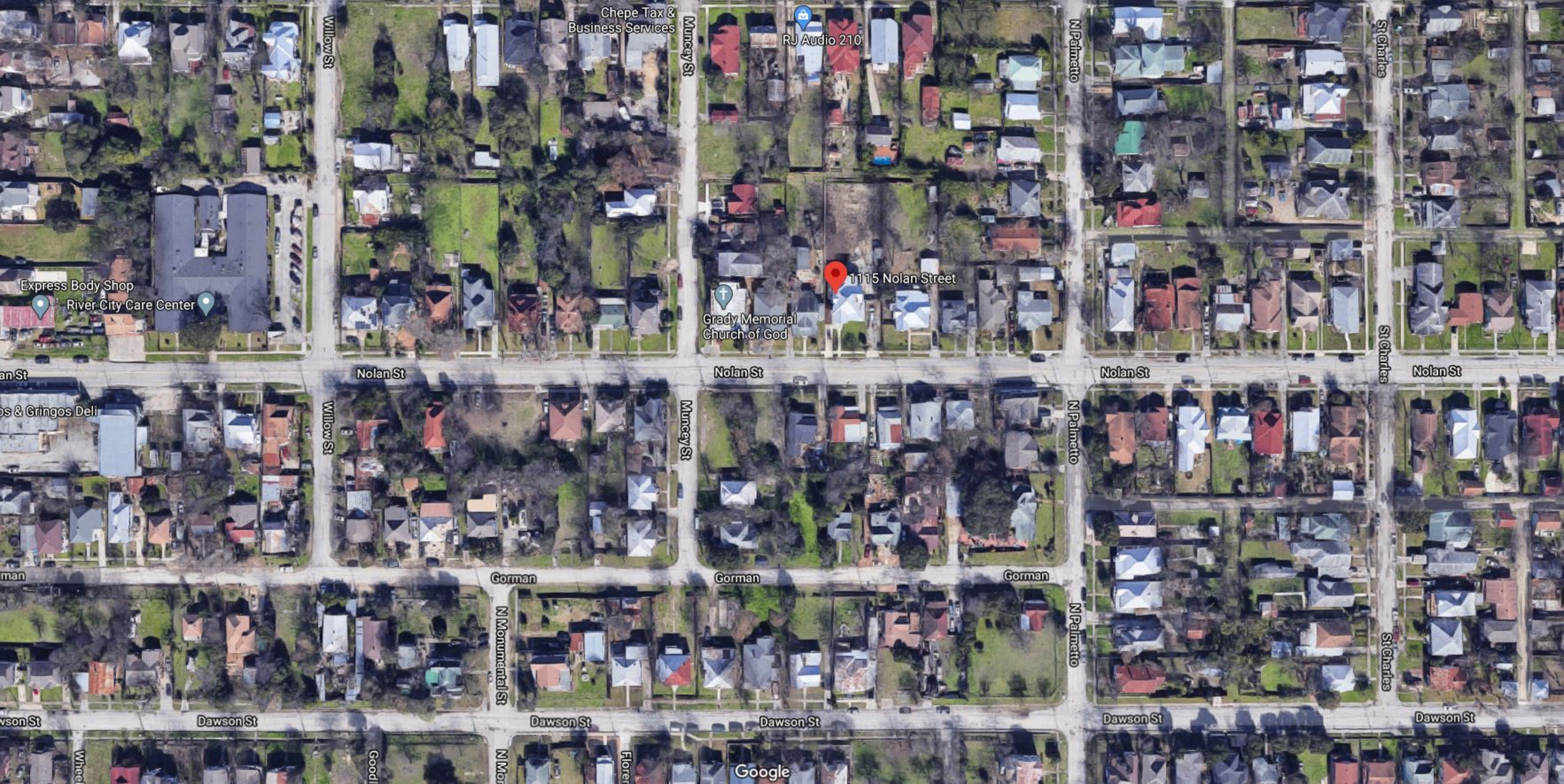
Staff does not recommend approval based on finding c. Minor modifications to the garage door widths and/or their spacing may be considered for administrative approval if the two single-width configuration remains.

1115 Nolan



March 24, 2020





Express Body Shop
River City Care Center

Chepe Tax &
Business Services

RJ Audio 210

Grady Memorial
Church of God

1115 Nolan Street

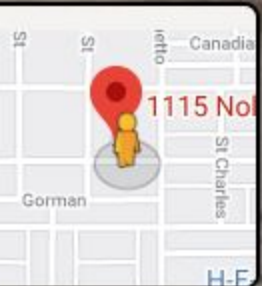
Google



1118 Nolan St
San Antonio, Texas

Google

Street View





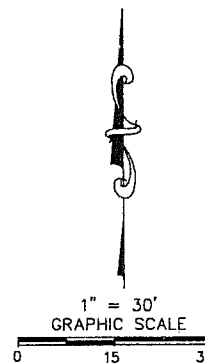
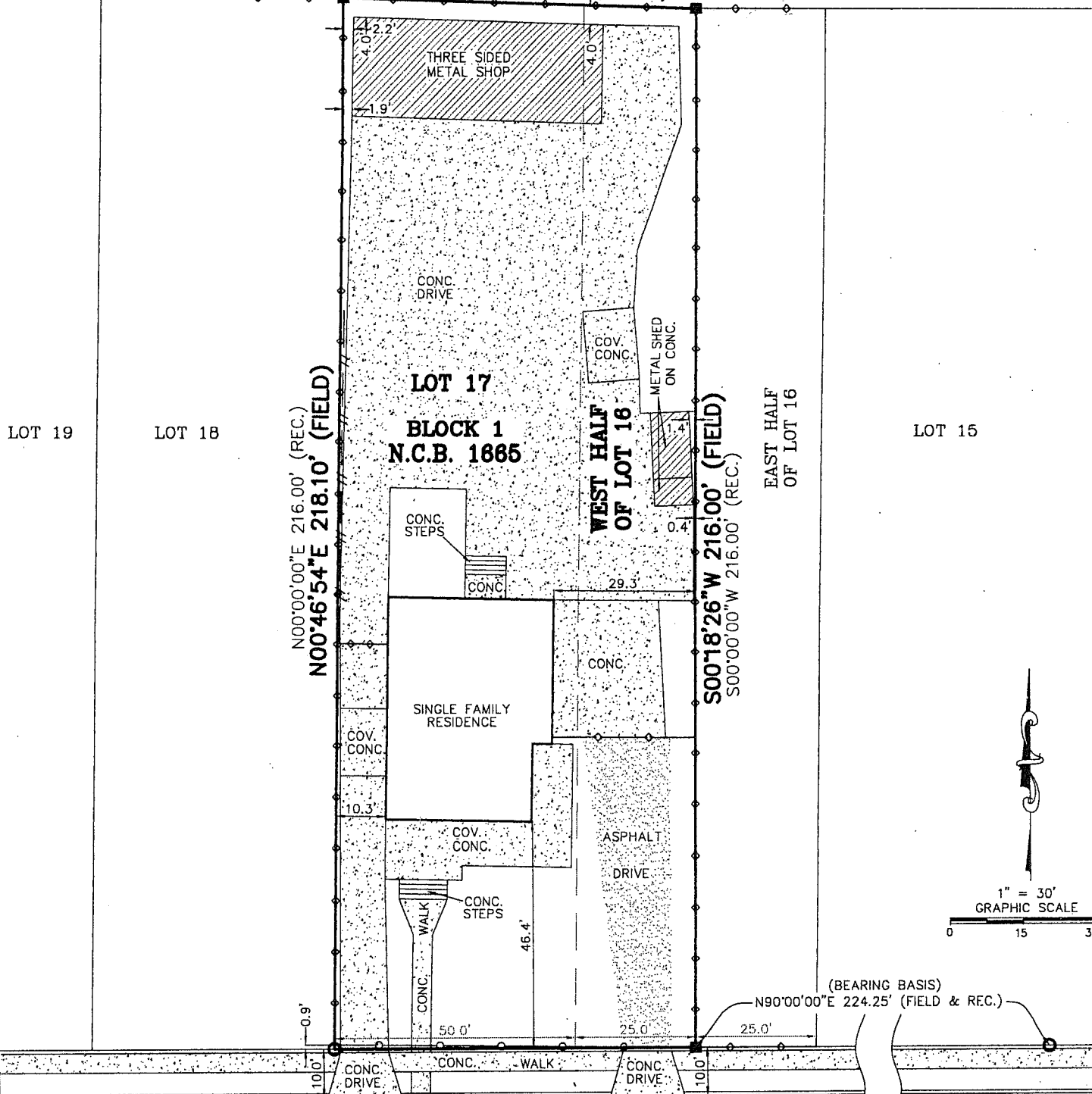
Grady Memorial
Church of God

1115 Nolan Street

Google

NOTE: DUE TO LACK OF RECORD DATA
THIS SURVEY IS PER FIELD CONDITIONS.

ALLEY
S90°00'00"E 75.00' (REC.)
S88°22'08"E 73.21' (FIELD)



LEGEND:
// = WOOD FENCE
◇ = CHAIN LINK FENCE
X = BARBED WIRE FENCE
○ = FND 1/2" IRON ROD
● = SET 1/2" IRON ROD
■ = FENCE POST

NOLAN
(VARIABLE WIDTH R.O.W. ASPHALT PAVEMENT)

NOTE: BEARINGS PROTRACTED PER
BEXAR COUNTY APPRAISAL DISTRICT RECORDS.

THIS SURVEY IS ACKNOWLEDGED
AND ACCEPTED BY:

Lloyd Washington
Mattie W. Washington

BUYER: LLOYD WASHINGTON & MATTIE W. WASHINGTON		ADDRESS: 1115 NOLAN
TITLE COMPANY: FIDELITY NATIONAL TITLE		G.F. NO.: 07-31021890
LOT: 17 & THE WEST HALF OF 16	BLOCK: 1	N.C.B.: 1665
SUBDIVISION: ~		
CITY: SAN ANTONIO	COUNTY: BEXAR	STATE: TEXAS
PLAT RECORDED IN: VOLUME ~ PAGE ~ DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.		

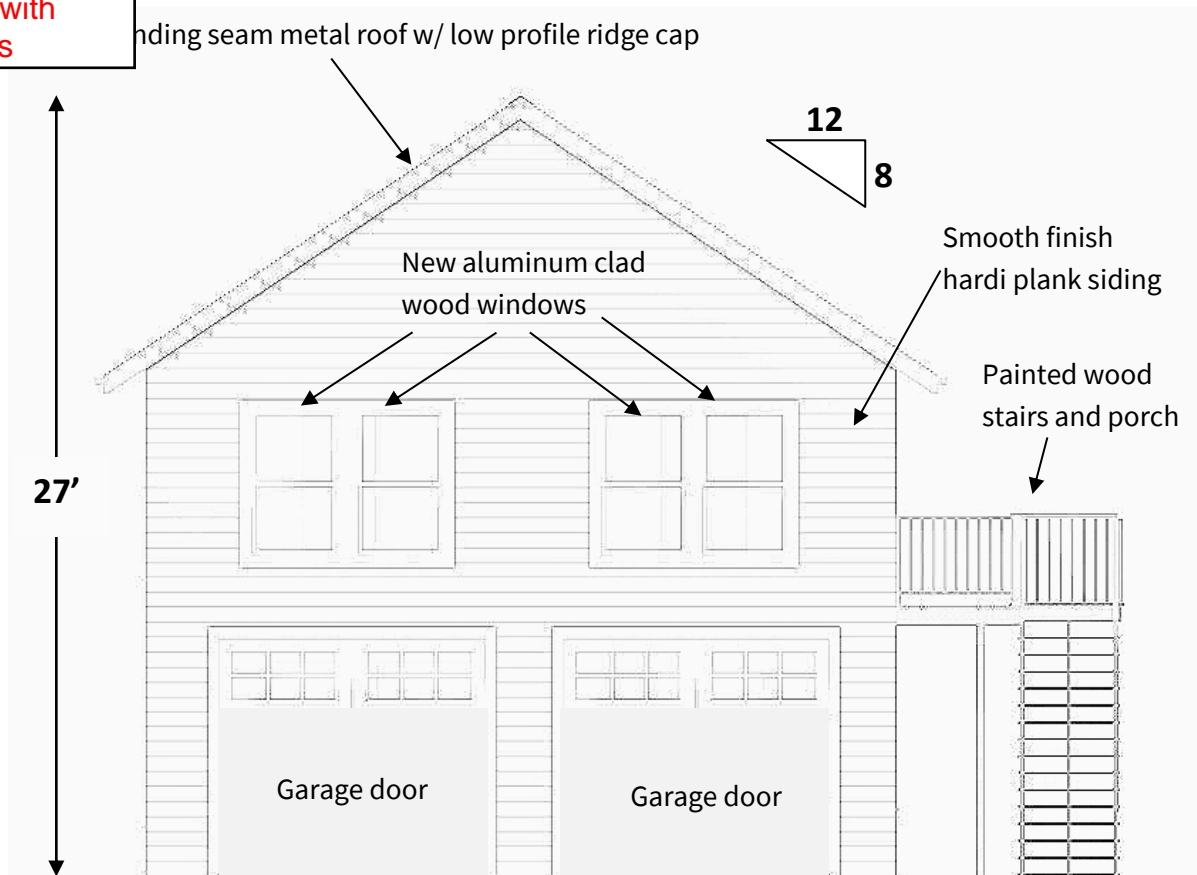
THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:
VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

 P.O. BOX 100442 SAN ANTONIO, TEXAS 78201 PHONE: 210-534-6700 FAX: 210-534-9673	<p>1) UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.</p> <p>2) THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p> <p>3) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.</p> <p>4) SET PINS TO BE COMPLETED UPON RECEIPT OF FINAL PAYMENT.</p>	<p>STATE OF TEXAS COUNTY OF BEXAR</p> <p>I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTIES AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY OR AS SHOWN ABOVE.</p> <p>THIS 29TH DAY OF MARCH 2007, A.D.</p> <p><i>Peter A. Aguirre</i> PETER A. AGUIRRE, R.P.L.S. 5464</p>
	DRAWN BY: WOLFF D&D JOB NO: 7-3424-025 FIELD WORK COMPLETED: 3-29-07	

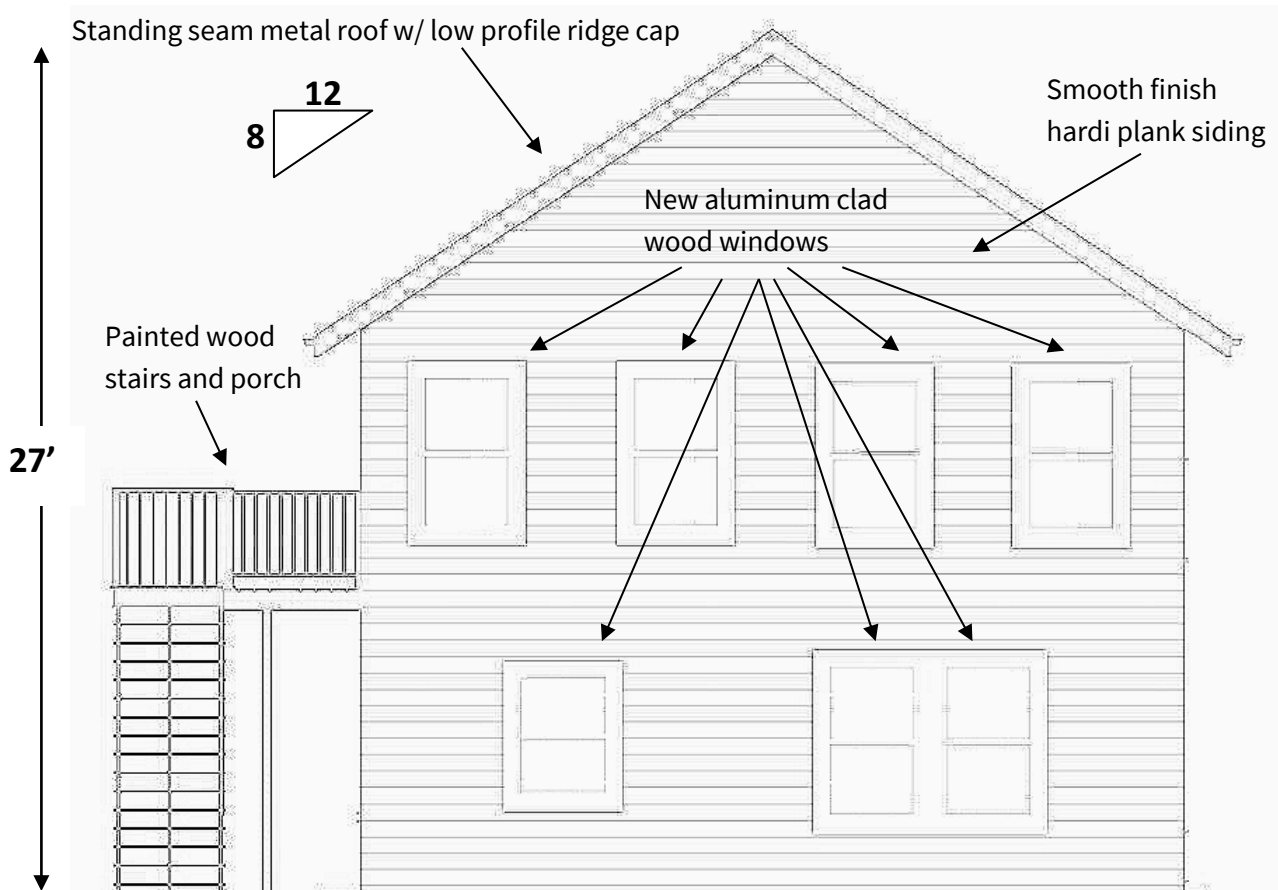
Current request - one
double-wide garage door



Approved with stipulations



East Facing Elevation

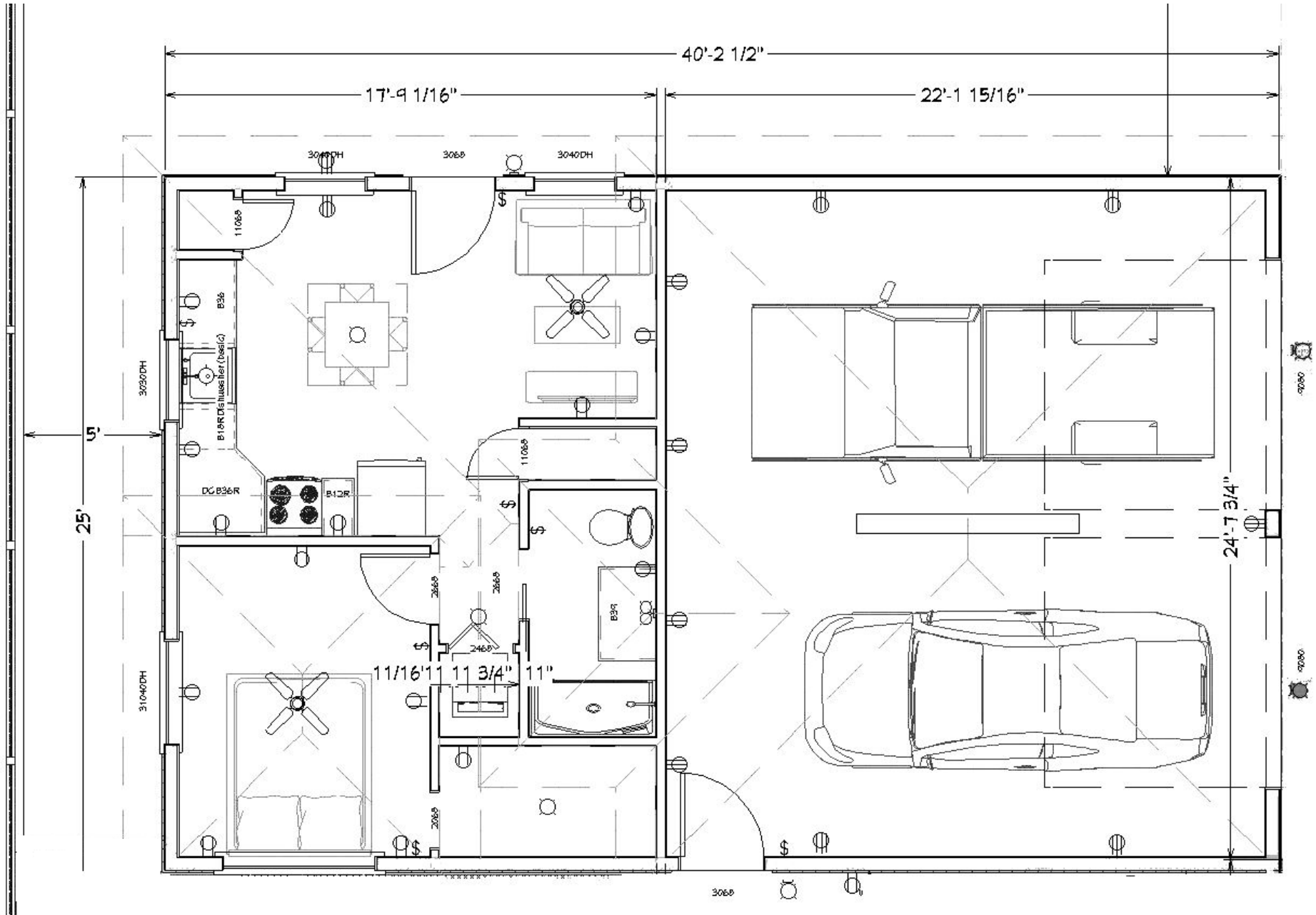


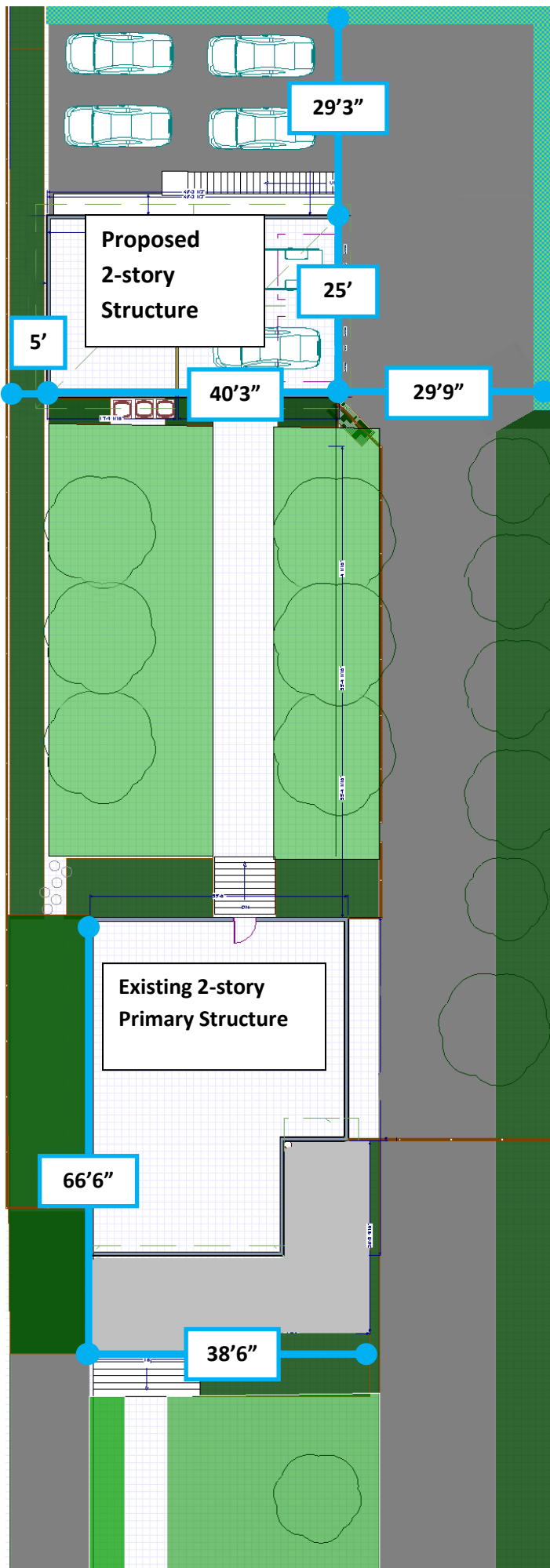
West Facing Elevation

Approved with
stipulations

First Floor Plan

First floor unit is 416 sq. ft.





Site Plan

1115 Nolan Street

Approved with
stipulations

Property Info

0.3719 Acres (16,200 sqft.)

75 ft. width by 216 ft. depth

NCB 1665, Block 1, Lots 17 & West 25 ft. of 16

Existing Structure Info

Existing 2-story Structure approx. 38' x 67'

2,156 sqft. footprint

Proposed Structure Info

Proposed 2-story Structure 40.3' x 25'

1,005 sqft. footprint

1,336 sqft. conditioned space

Proposed Structure Setback Info

Required East Setback: 5'; Actual: 29'9"

Required West Setback: 5'; Actual: 5'

Required North Setback: 10'; Actual: 29'3"

Paved/Hard Surface/Driveways Info

All paved/hard surfaces on site plan currently exist as paved/hard surfaces. There is no sqft. increase in paved/hard surfaces included in this development.

Off Street Parking Areas

2 car garage, 5 spots at rear of property, additional space in front driveways.

Landscaping

Dark green spaces are areas where native shrubs and trees, both large and understory, will be utilized. Light green areas represent grass lawn. The blue/green checkered area is a rain garden to help absorb rainwater runoff.

Other Infrastructure

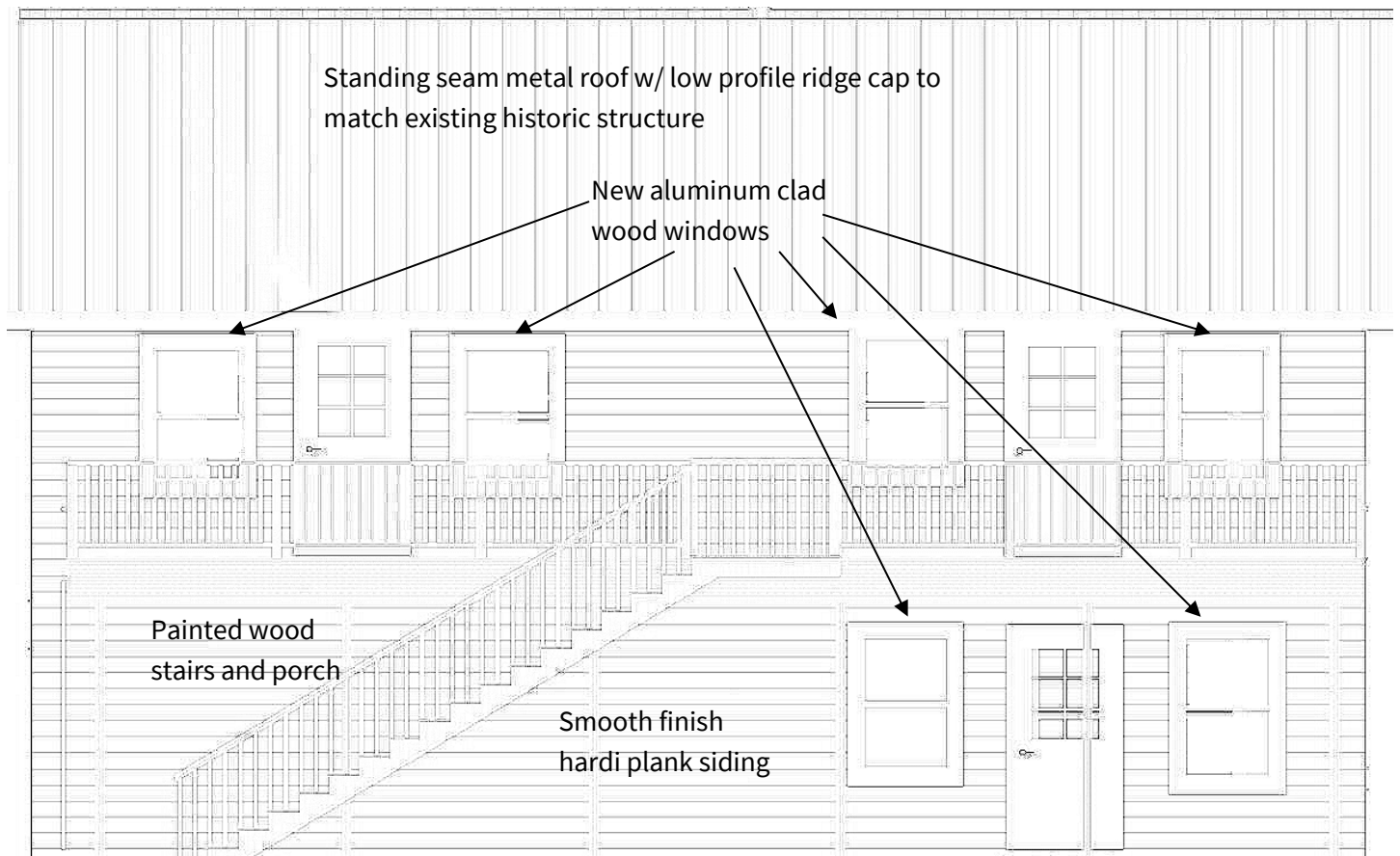
A wooden framed porch with staircase will be attached to the North side of the proposed structure for access to 2nd story units.

Intended Use of the Property

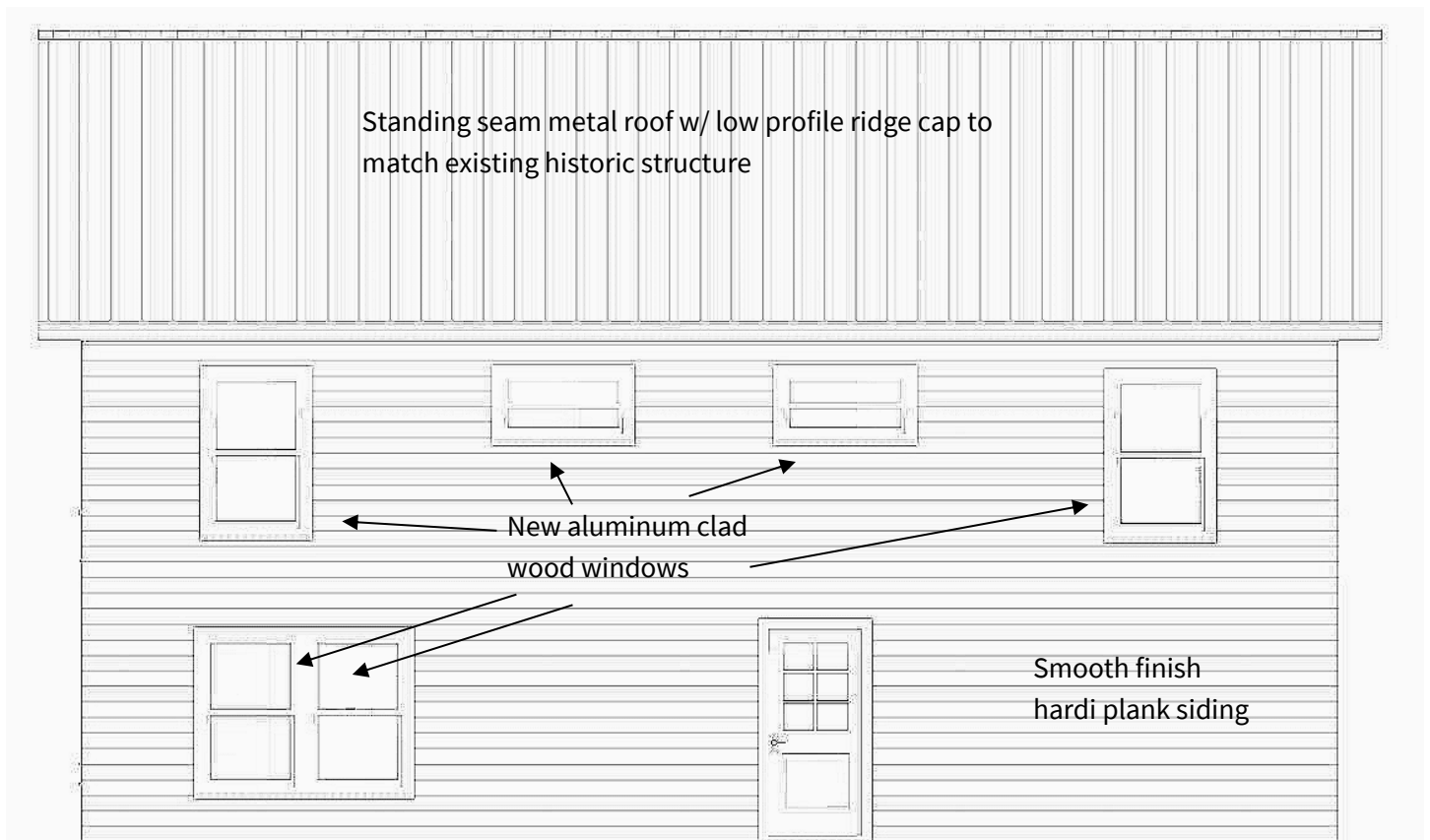
The intended use is Residential. R-6 CD zoning allows us 4 primary dwellings on the property. The existing primary structure is 1, and 3 units plus a 2-car garage will be constructed in the proposed 2-story structure.

Scale: 1-inch = 21 feet

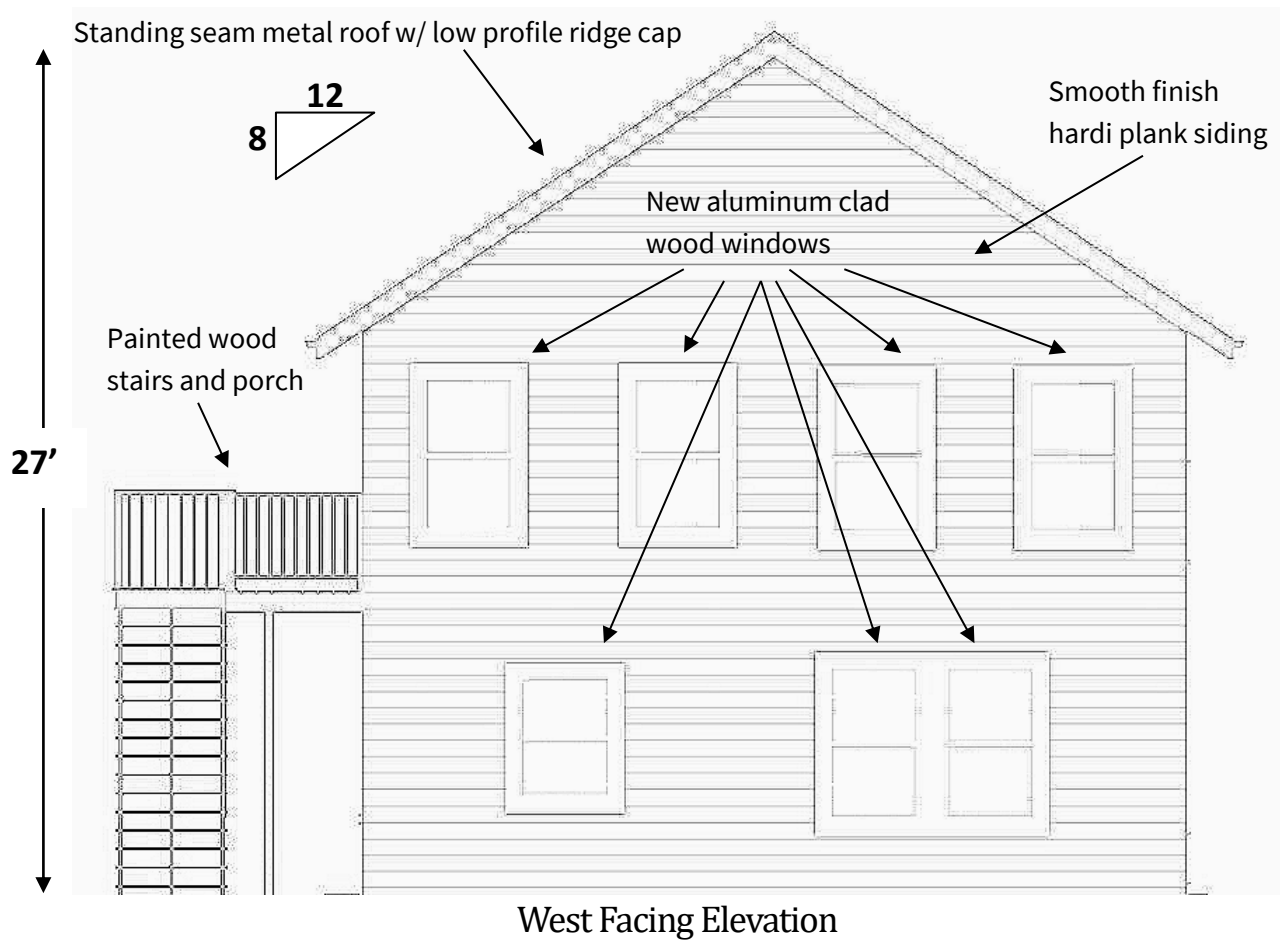
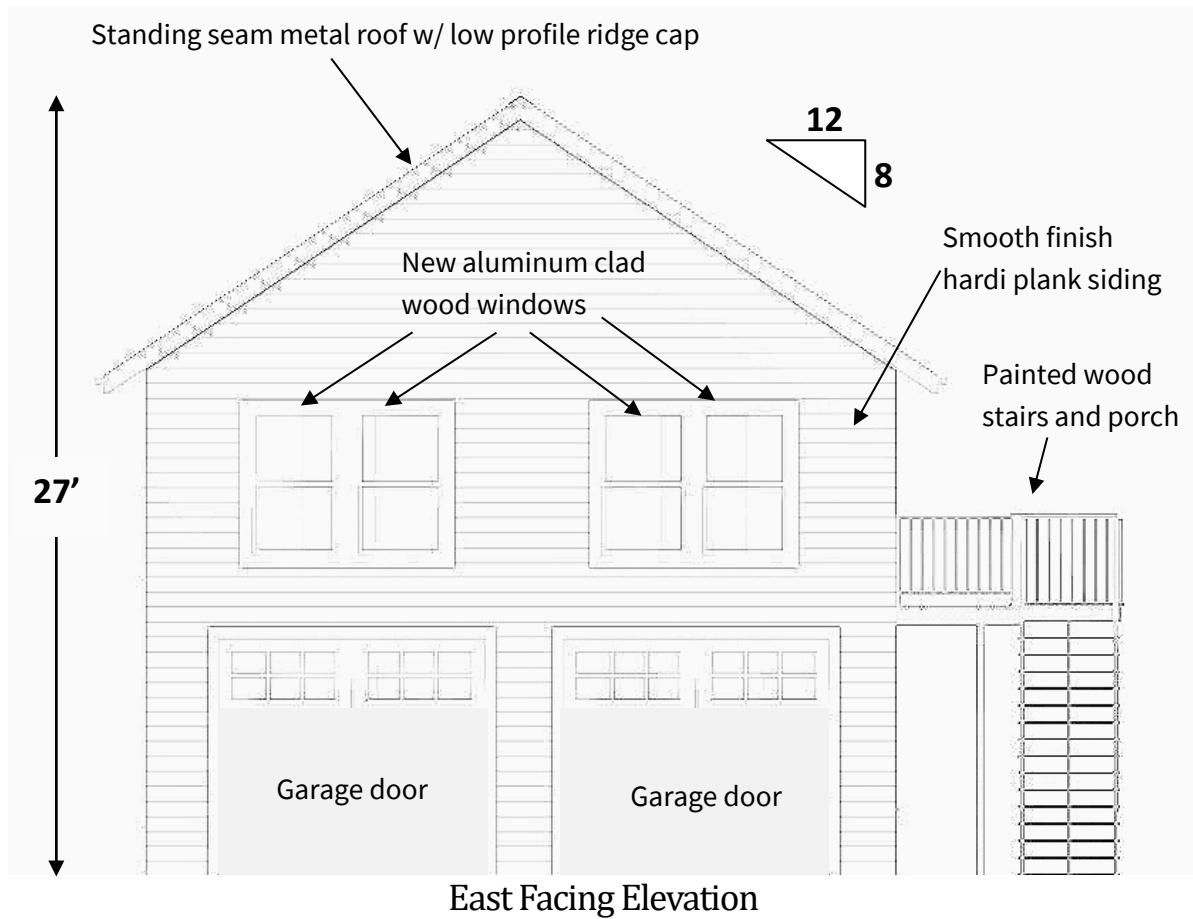




North Facing Elevation



South Facing Elevation





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

February 5, 2020

HDRC CASE NO: 2020-034
ADDRESS: 1115 NOLAN
LEGAL DESCRIPTION: NCB 1665 BLK 1 17 & W 25 FT OF 16
HISTORIC DISTRICT: Dignowity Hill
PUBLIC PROPERTY: No
APPLICANT: Christopher Mongeon/MONGEON CHRISTOPHER & - 1115 NOLAN ST
OWNER: Christopher Mongeon/MONGEON CHRISTOPHER & - 1115 NOLAN ST
TYPE OF WORK: New construction

REQUEST:

The applicant is requesting a Certificate of Appropriateness for 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.

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 1,005 square feet.

b. PREVIOUS APPROVAL – This request was reviewed and approved by the Historic and Design Review Commission on December 20, 2017. Certificates of Appropriateness are valid for 180 days, and the issued Certificate of Appropriateness subsequently expired on June 18, 2018.

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.

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. Since conceptual approval, the applicant has incorporated

additional landscaping areas and buffers including a perimeter rain garden.

f. MATERIALS – The applicant has proposed materials which include Hardi board siding, aluminum clad wood windows, a standing seam metal roof and wood stairs and porches. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap should not be used. All Hardi siding should feature a smooth finish and an exposure of four (4) inches and a thickness of $\frac{3}{4}$ ". Staff finds the proposed wood stairs and porches appropriate.

g. WINDOW MATERIALS – The applicant has proposed to install aluminum clad wood windows. Regarding window installation, 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. Details on each should be submitted to staff for review.

h. 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.

i. 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.

j. MECHANICAL EQUIPMENT – The applicant has noted the screening of all mechanical equipment through the installation of fencing and a privacy enclosure. This is consistent with the Guidelines.

k. 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 and landscaping areas. Staff finds the appropriate.

l. 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 structure and the proposed accessory structure. Staff finds this location appropriate. Per application documents, the applicant has noted additional parking locations along the driveway. The applicant has noted that the existing driveway and curbcuts will not be altered.

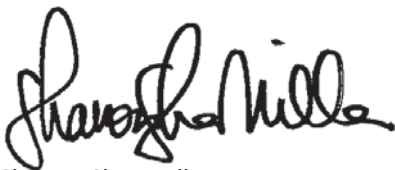
RECOMMENDATION:

Staff recommends that the Historic and Design Review Commission extend the Certificate of Appropriateness for an additional 180 days with the following stipulations:

- i. That all window specifications be adhered to as noted in finding g.
- ii. 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 and a standard galvalume finish.
- iii. That all Hardi siding feature an exposure of four (4) inches, $\frac{3}{4}$ " thickness and a smooth finish.

COMMISSION ACTION:

Approved with staff's stipulations.



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.



1115 Nolan

Requested Modification to Certificate of Appropriateness
HDRC Case No. 2020-034



Previously Approved
Two Single Garage Doors

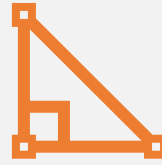
APPLICANT PRESENTATION



Current Request
One Double Garage Door



Functional Necessity



Structure placement and driveway were originally designed by my wife and me (non-architects)



Does not comfortably accommodate the turning radius of my vehicle



Least impactful modification is double wide door

Why the Design is Appropriate

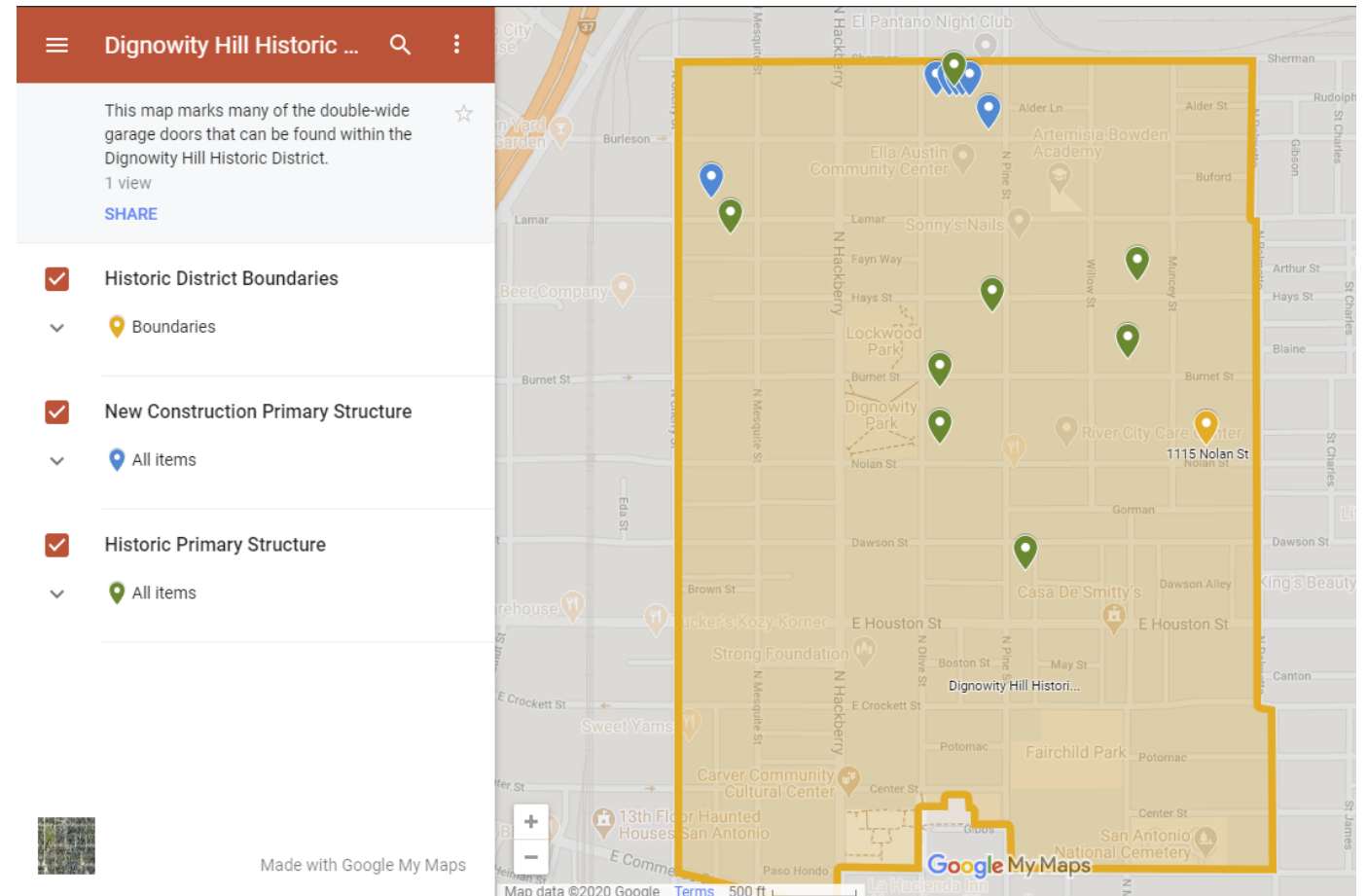


There are many examples of double wide garage doors within the Dignowity Hill Historic District



The garage door will not be visible from the street

Double-wide Garage Door Historic District Study



<https://bit.ly/1115NolanGarageDoor>



1138 N Olive Street



1142 N Olive Street



1146 N Olive Street



1150 N Olive Street



1158 N Olive Street



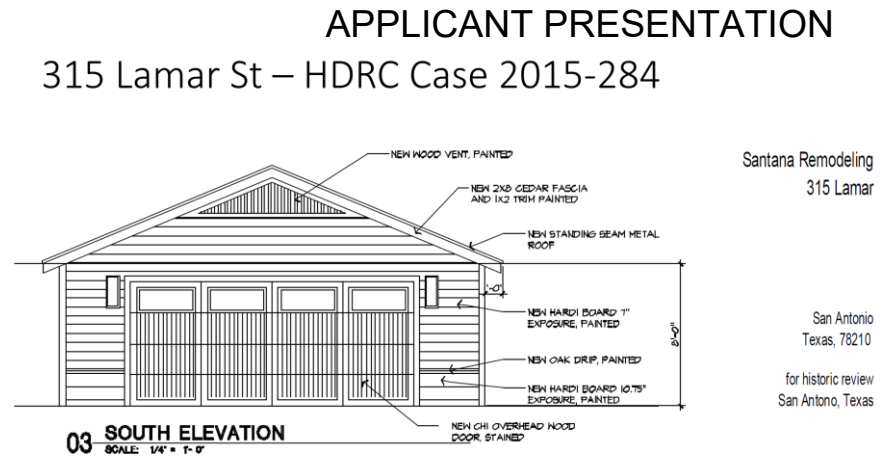
1103 N Pine Street



1124 N Olive Street
Visible from Olive Street



315 Lamar Street
Visible from Lamar Street



315 Lamar Street, continued



322 Lamar Street
Visible from Lamar Street



1015 Burnet Street
Visible from Burnet Street



825 N Pine St
Visible from Hays Street



917 Hays Street
Visible from Hays Street

CITY OF SAN ANTONIO
OFFICIAL WEBSITE

Office of Historic Preservation

Search

Request Type: Search By:

Date From: Date To:

House Number: 917 Street Name: hays

Street Name Search Type: ☐ Starts ☒ Contains ☐ Ends

Search New Search

Historic District: Dignowity Hill Landmark:

Request Summary: Construction of a rear addition and detached accessory structure

Total Requests Found: 11

Request Nbr	Request Date	Address	Common Name	Structure Name	Applicant	Action Taken	Action Date	Detail
2016-5259	05/24/2016	1917 HAYS ST			San Antonio Housing Authority	COA	05/27/2016	More...
2017-9895	08/23/2017	917 HAYS ST			Ace Total Renovation	COA	08/23/2017	More...
2017-10658	11/16/2017	917 HAYS ST			King, Bob	CA	12/19/2017	More...
					Alamo Construction Company	HDRCCOA	01/02/2018	More...
2018-12184	05/18/2018	917 HAYS ST			King, Bob	CA	09/20/2019	More...
					Alamo Construction & Demolition			
2018-12786	07/25/2018	917 HAYS ST			Boudine, Alan	COA	07/25/2018	More...
2018-12841	08/02/2018	917 HAYS ST			King, Bob	COA	08/02/2018	More...
					Alamo Construction & Demolition			
2018-13070	08/31/2018	917 HAYS ST			Boudin, Allan and Julie	CA	07/23/2019	More...
2018-13079	08/31/2018	917 HAYS ST			Boudin, Allan and Julie	COA	08/31/2018	More...
2018-13153	09/10/2018	917 HAYS ST			Boudin, Allan & Julie	CA	10/02/2018	More...
2018-13261	09/24/2018	917 HAYS ST			King, Bob	COA	09/24/2018	More...
					Alamo Construction & Demolition			
2018-13278	09/25/2018	917 HAYS ST			Boudin, Alan	COA	09/25/2018	More...

917 Hays Street, continued



518 N Pine Street
Visible from Pine Street



805 Nolan St
Visible from Olive Street



732 N Olive Street
Visible from Burnet Street

CITY OF SAN ANTONIO
HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS
April 03, 2013

HDRC CASE NO: 2013-088
ADDRESS: 732 N Olive
LEGAL DESCRIPTION: NCB 549 BLK 9 LOT ARB A-14
HISTORIC DISTRICT: Dignowity Hill Historic District
APPLICANT: Stan Dodd 66705 Whitby rd
OWNER: Neelish and Belinda Narukar
TYPE OF WORK: New construction of garage and driveway

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to:
1. Demolish existing one car garage.
2. Remove existing wood fencing to construct a new driveway. The proposed new driveway will be 12 ft, wide close to the street and will flare out closer to the garage to allow access.
3. Construct a new two car garage. The proposed garage will be 30'x25' with a gable composition shingle roof. The walls of the proposed garage will be the lowest and bottom siding. The garage overhead door will be wood.
4. Install a 6 ft. high motorized gate across the front of the driveway.

FINDINGS:
a. According to the Dignowity Hill Historic District survey, the house at 732 N. Olive was built in 1874 in the Victorian Italianate style.
b. According to the Sanborn Maps the existing garage building was built after 1902. It is not a contributing structure to the Dignowity Hill Historic District.
c. Historically, the property had an accessory building near its south east corner. Corner properties along Burnet Street and Olive Street typically have accessory buildings to the rear of the main structure that are accessed through side streets. Building an accessory structure at this location follows the development pattern of the area.
d. The proposed garage will use materials that complement the main structure. The massing, size and scale of the proposed garage will not overwhelm or cause adverse effect to the existing structure or its context.
e. Ribbon driveways are generally more appropriate to use in historic districts than a solid concrete driveway. Driveways found along Burnet Street are either ribbon or unpaved driveways with a simple apron at the street. Although the location of the proposed driveway is appropriate, reducing the amount of concrete helps maintain the overall character of the property and therefore a solid concrete driveway is not appropriate at this location consistent with the Guidelines for Site Elements (S.E.).
f. An existing fence surrounding the back yard of the property exists. Installing a motorized gate at this location is appropriate in this case.

RECOMMENDATIONS:
1. Staff recommends approval of Item 1 as submitted based on finding a.
2. Staff does not recommend approval of Item 2 as submitted based on finding e. Staff recommends that an unpaved driveway or a ribbon driveway no wider than 10 feet and a simple apron at the curb is used instead.
3. Staff recommends approval of Item 3 as submitted based on findings c and d.
4. Staff recommends approval of Item 4 as submitted based on finding f.

COMMISSION ACTION:
Approval of staff recommendations with the stipulation that drive be a 10' ribbon driveway filled in with pavers and a concrete parking pad.
Applicant agreed to the stipulation at the HDRC meeting on April 3, 2013.
Sharon Shea Miller
Historic Preservation Officer

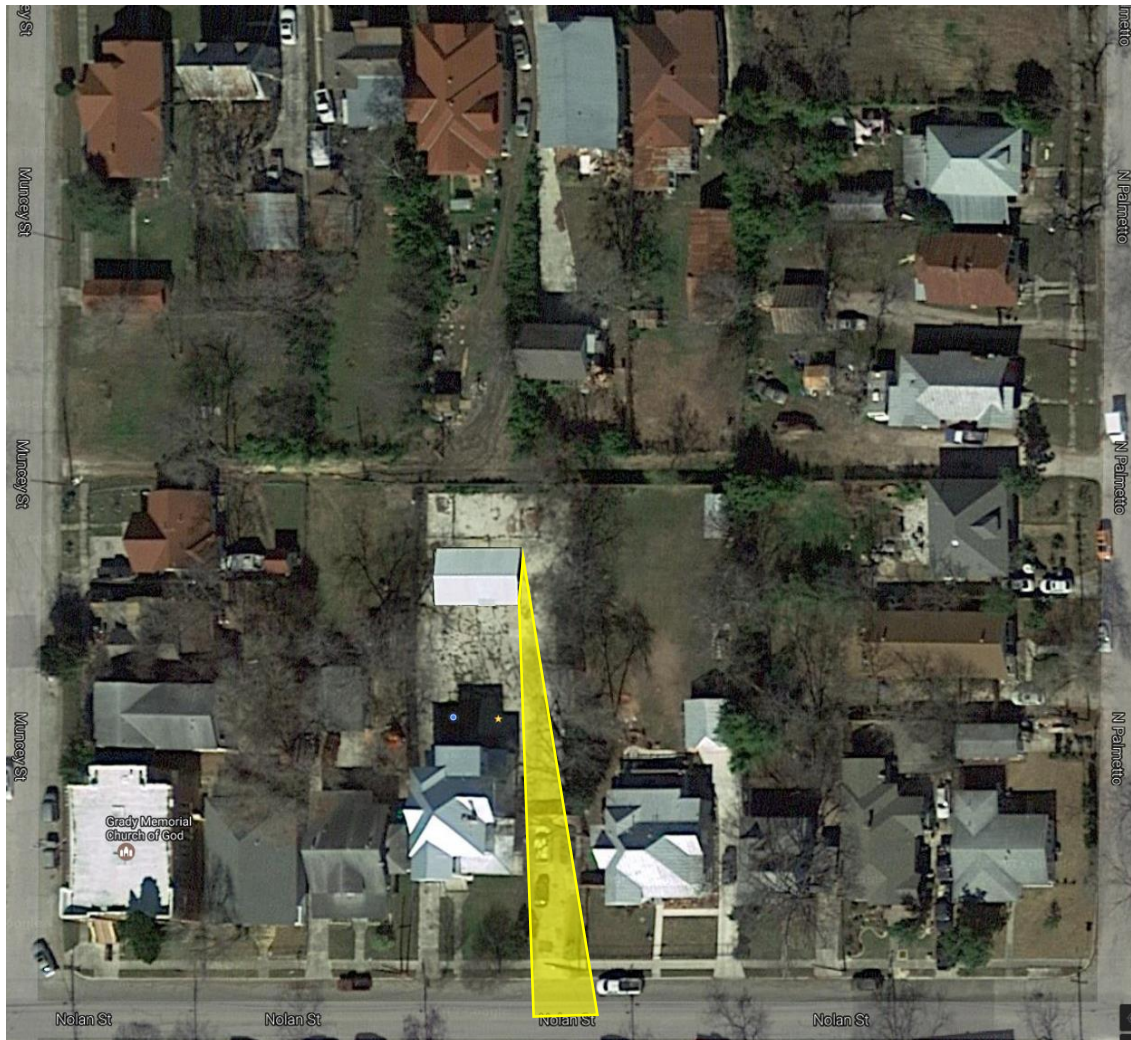
732 N Olive Street, continued
Staff Recommended, HDRC Approved

Garage Door Not Visible from the Street

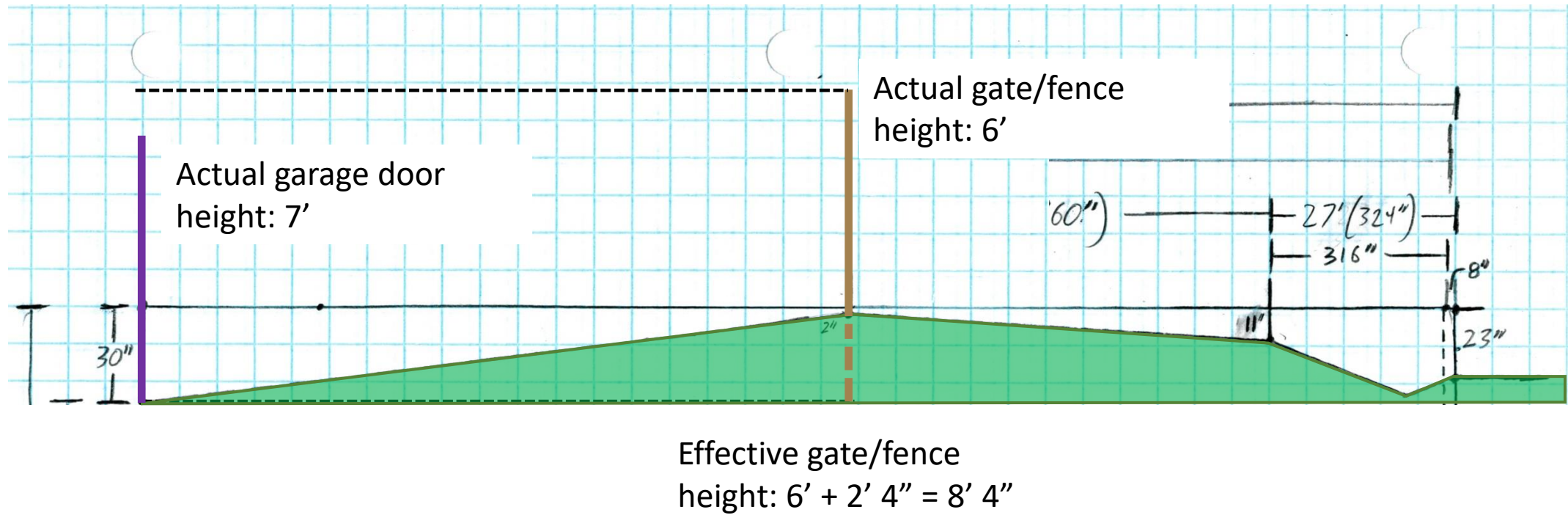


Nolan St. Frontage

Garage Door Not Visible from the Street



Garage Door Not Visible Over the Gate/Fence



Request for Approval

1. Request is driven by functionality / usefulness
2. There are many examples of double wide garage doors within the Dignowity Hill Historic District
3. The garage door will not be visible from the street