

HISTORIC AND DESIGN REVIEW COMMISSION

May 07, 2025

HDRC CASE NO: 2025-101
ADDRESS: 626 NOLAN ST
622 NOLAN ST
LEGAL DESCRIPTION: NCB 561 BLK 1 LOT E 10.52 FT OF 5 & W 54.14 FT OF 6
NCB 561 BLK 1 LOT W IRR 49.25 FT OF 5
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Adan Ochoa/AO Design, LLC
OWNER: DAWSON NOLAN DEVELOPMENT LLC
TYPE OF WORK: Construction of five, 2-story residential structures
APPLICATION RECEIVED: April 18, 2025
60-DAY REVIEW: June 17, 2025
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct five, 2-story residential structures at 622 and 626 Nolan Street, located within the Dignowity Hill Historic District. Three structures will be constructed on the lot addressed as 622 Nolan and two structures will be constructed to the rear of the historic structure at 626 Nolan.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

8. Medium Density and Multifamily

A. SITE SELECTION & DEVELOPMENT

- i. Location & Context* – The size, depth, and accessibility of lots varies from district to district, and block to block. Regardless of allowable density by zoning, the existing development pattern will inform what building forms and sizes are achievable under the Historic Design Guidelines. Consider lots that historically featured higher density or commercial uses as opportunities for multifamily infill, or lots that allow for the addition of larger building forms or groupings away from the public realm.
- ii. Building Separation & Groupings* – Incorporate multiple dwelling units into historically-common building sizes and forms within the established context area. For example, in context areas having larger buildings, four units may be appropriately combined into a single, two-story building form. In context areas with smaller buildings, a more
- iii. Preservation of Open Space* – As multiple buildings are proposed for a site, they should be separated and scaled in a manner that preserves open space consistent with the established context area. For example, if the context area predominately consists of a primary structure separated from a rear accessory structure by a common distance, then the proposed development should follow a similar pattern. Preserved open space may be used for common areas, amenity space, or uncovered parking.

B. FAÇADE ORIENTATION & ENTRANCES

- 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 front setback of buildings within the established context area where a variety of setbacks exist.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage. Street-facing facades that are void of fenestration or a street-facing entrance are strongly discouraged.

C. SCALE, MASSING, AND FORM

- i. Building Footprint* - New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Using the established context area as reference, limit the total 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. Similarly, individual building footprints should not exceed the average building footprint of primary structures in the established context area by more than 50%.
- ii. Impervious Cover* – In addition to building footprints, other areas of impervious lot coverage (such as parking pads or driveways) should be minimized. Developments with building footprints that meet or exceed 50% of the total lot area should utilize pervious and semi-pervious paving materials and stormwater retention strategies wherever possible.
- iii. Building Height*—Design new construction so that its height and overall scale are consistent with historic buildings in the established context area. In residential districts, the overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize the following strategies: (a) Half Stories - Incorporating additional height into half stories or fully within traditional sloped roof forms is strongly encouraged. (b) Transitions - Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition to the neighboring properties. (c) Roof Form – Utilize roof forms that reduce visual prominent when viewed from the street such as hip, side gable, or hip-on-gable (jerkinhead).
- iv. Traditional Forms and Spatial Relationships* – In residential districts, there is often an established pattern of a larger, primary structure facing the street with smaller, accessory structures located at the rear of the property. Design and site new buildings to be consistent with this development pattern where evident within the established context area.
- v. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on historic buildings within the established context area.

D. ARCHITECTURAL FORMS

- i. Primary Roof Forms* - Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those found in the established context area. Flat or shed roofs are not typical of primary structures in San Antonio’s residential historic districts and should be avoided.
- ii. Porches* – Utilize traditional front porch depths and forms to establish a pedestrian scale along the street frontage. Porch designs should be similar in dimension and form as those found on historic buildings within the established context area.
- iii. Bays* – Separate building massing into distinguishable architectural bays consistent with historic buildings within the established context area. This is best accomplished through a change in wall plane or materials, or by aligning appropriately-scaled fenestrations.

E. 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 found within the established context area. 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. Window Specifications* – All windows used in new construction should adhere to adopted guidelines and policy for windows in terms of type, materials, proportions, profile, and installation details. A summary is provided on this page for reference.

F. PARKING AND ACCESS

- i. Location* – Site parking areas centrally within a development or to one side of the proposed structures. Limiting on-site parking to the traditional front yard space is strongly discouraged.
- ii. Parking Surfaces & Design* – Pervious or semipervious surfaces are strongly encouraged. Incorporate parking opportunities into a comprehensive landscaping and hardscaping plan that is consistent with the Historic Design Guidelines.

iii. *Garages* - Attached garages, especially front-loading garages, are strongly discouraged. Detached garages designed to be consistent with this chapter may be considered where lot coverage allows. Uncovered surface parking is encouraged when the recommended building-to-lot ratio has been exceeded.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

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.

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.

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 is requesting conceptual approval to construct five, 2-story residential structures at 622 and 626 Nolan Street, located within the Dignowity Hill Historic District. Three structures will be constructed on the lot addressed as 622 Nolan and two structures will be constructed to the rear of the historic structure at 626 Nolan.
- 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. **INFILL DESIGN APPLICATION SUPPLEMENT** – At this time the Infill Design Application Supplement has not been completed. This supplement is a requirement of final approval and should be completed prior to the applicant submitting an application for final approval.
- d. **CONTEXT & DEVELOPMENT PATTERN** – This block of Nolan features ten historic structures that feature orientations towards Nolan Street. Three of these structures feature 2-stories in height. The lot at 622 Nolan is void of structures with the exception of one, detached carport structure located at the rear. Staff finds this accessory structure to be non-contributing. One, single-story historic structure is located at 626 Nolan. The rear of this lot is void of structures. Both lots feature direct access to Booker Alley.
- e. **SETBACKS** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has provided a setback diagram using an aerial photo that notes a setback for the 2-story house fronting Nolan. Per the diagram, this setback appears to be greater than the historic setbacks on the block. Staff finds this to be appropriate and consistent with the Guidelines. When returning to the Commission for final approval, staff finds that a site plan noting the proposed setback in relationship to others on the block should be submitted.
- f. **ORIENTATION** – According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed for the structure fronting Nolan to be oriented towards Nolan, consistent with the Guidelines. Additionally, the applicant has proposed for the four rear structures to be oriented towards an interior driveway. Generally, staff finds this to be appropriate.
- g. **SCALE & MASS** – Per the Guidelines for New Construction 8.C.iii a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. The applicant has proposed new construction that features 2-stories in height. Per the Guidelines, a 2-story structure may be appropriate provided that it does not exceed the height of adjacent structures by fifty (50) percent. The applicant has proposed for the structure fronting Nolan to feature an overall height of 25' – 0". The applicant has proposed for the rear four structures to feature an overall height of 23' – 5". Generally, staff finds the proposed heights to be appropriate as there are historic 2-story structures on this block; however, staff finds that the applicant should provide measurements of the heights of adjacent historic structures to confirm consistency with the Guidelines.
- h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 8.b.v., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights ranging between two (2) and three (3) feet in height. Staff finds that a foundation height that is consistent with the Guidelines should be proposed for each structure.
- i. **ROOF FORM** – The applicant has proposed for the new construction fronting Nolan to feature a hipped roof, and for the four rear structures to feature front facing gabled roofs. Both roof forms are found historically within the Dignowity Hill Historic District. Staff finds the proposed roof forms to be appropriate and consistent with the Guidelines.
- j. **LOT COVERAGE** – The Guidelines for New Construction 8.C.i. notes that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Footprints of new construction should be limited to no more than fifty (50) percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. At this time, the applicant has not provided a building to lot ratio for either lot. The lot at 622 Nolan features a total size of 9,212 square feet, per BCAD. The lot at 626 Nolan features a total size of 12,090 square feet, per BCAD. The applicant is responsible for complying with the Guidelines regarding lot coverage.
- k. **MATERIALS** – The applicant has proposed for the new construction to feature D-105 profile siding, composite siding, aluminum clad wood windows, and asphalt shingle roofs. Generally, staff finds the proposed materials

to be appropriate and consistent with the Guidelines. Composite siding should be smooth finished with no faux wood grain and be installed to feature an exposure of approximately four (4) inches. The proposed aluminum clad wood windows should adhere to the adopted standards for windows in new construction. Product specifications for materials should be submitted for review and approval when returning to the Commission for final approval.

- l. WINDOW MATERIALS – As noted in the above findings, the applicant has proposed to install aluminum clad wood windows. Generally, staff finds the proposed windows to be appropriate; however, windows should adhere to the adopted standards for windows in new construction. Product specifications for windows should be submitted for review and approval when returning to the Commission for final approval.
- m. FENESTRATION PROFILE (Nolan Structure) – The applicant has provided a front elevation that notes the proposed fenestration pattern. Generally, staff finds the proposed window sizes to be consistent with those found historically within the district.
- n. FENESTRATION PROFILE (Rear Structures) – The applicant has provided elevations for the four rear structures. Generally, these each feature window sizes that are consistent with those found historically within the district; however, staff finds that fenestration should be added to each side façade. Additionally, staff finds that the applicant should consider centering the second story grouped windows beneath the gable.
- o. PORCH DESIGN (Nolan Structure) – The applicant has proposed a porch design that is representative of four-square Craftsman structures. Generally, staff finds the proposed porch massing to be appropriate; however, staff finds that columns should be redesigned to be representative of the style and massing of the proposed porch.
- p. PORCH DESIGN (Rear Structures) – The applicant has proposed for the rear structures to feature a recessed porch with no distinctive roof elements. Typically, historic structures feature roof massing that is incorporated into the massing of the residential structure and that features an individual roof profile or roof element. Staff finds that additional architectural detailing should be added at the porch location.
- q. ARCHITECTURAL DETAILS (Nolan Structure) – Generally, staff finds the proposed architectural details to be appropriate; however, as noted in the above findings, staff finds that the proposed porch columns should feature increased massing and a redesign that related them to those found historically within the district. Additionally, staff finds that the dormer's windows should be reconfigured to better represent those found historically within the district.
- r. ARCHITECTURAL DETAILS (Rear Structures) – The applicant has proposed for the four rear structures to feature identical façade arrangement. Staff finds that the applicant should incorporate variations in to each structure's façade, including varying façade arrangements, material profiles, and fenestration profiles. Additionally, as noted in finding n, staff finds that additional fenestration should be added to side facades and that the applicant should consider centering the second story grouped windows beneath the gable.
- s. DRIVEWAY – Each existing lot currently features a driveway, and both meet along the dividing property lines of each lot. The applicant has proposed to install one central driveway to provide vehicular access into the lot to feature a total width of twenty-five (25) feet, and two install an addition driveway on each lot provide parking for the front two structures. The Guidelines for Site Elements 5.A.i. notes that new driveway should incorporate a similar driveway configuration as to what is found historically. Typically, historic driveways are no wider than ten (10) feet in width. Staff finds that the proposed center drive should be no wider than ten (10) feet. If additional width is required by code to accommodate emergency vehicles, it should be accomplished through the use of materials that also serve as landscaping elements, such as grasscrete. Regarding the two additional driveways, in the sideyard of both lots, staff finds that both should be eliminated as they would result in front yard parking.
- t. PARKING – The applicant has proposed on site parking for each of the rear structures. The proposed parking is located between each of the four rear structures. Generally, staff finds that all parking should be located no further forward than the rear yard space behind the front two structures.
- u. FRONT WALKWAY – Historically, a front walkway led from the front porch of the historic structure at 622 Nolan to the sidewalk at the right of way. The Guidelines recommend that front walkways match those found historically within the district regarding width and profile. Staff finds that a front walkway should be added leading from the proposed new construction at 622 Nolan to the sidewalk at the right of way.
- v. MECHANICAL EQUIPMENT – The applicant has note noted the location of mechanical equipment at this time. Per the Guidelines, mechanical equipment should be screened from view from the right of way. The applicant is responsible for complying with the Guidelines regarding the screening of mechanical equipment.
- w. LANDSCAPING – The applicant has not provided a landscaping plan at this time. A detailed landscaping plan should be developed and submitted for review and approval when returning to the Commission for final approval.

RECOMMENDATION:

Staff recommends conceptual approval of the general lot layout, building footprint and building orientation with the following stipulations:

- i. That a site plan noting the proposed setback in relationship to others on the block be submitted for review and approval when returning to the Commission for final approval, as noted in finding e.
- ii. That the applicant provide measurements of the heights of adjacent historic structures to confirm that the proposed structures' heights are consistent with the Guidelines, as noted in finding g.
- iii. That foundation heights that are consistent with the Guidelines be incorporated as noted in finding h. A foundation height of at least one (1) foot should be installed.
- iv. That the applicant provide lot coverage percentages, as noted in finding j.
- v. That composite siding feature exposures of no more than four inches and no faux wood grain finish. Windows are to adhere to the adopted standards for windows in new construction. All materials specifications are to be submitted when returning to the Commission for final approval.
- vi. That fenestration is added to each side façade of the four rear structures and that the applicant consider centering the second level windows beneath the front facing gable, as noted in finding n.
- vii. That the front porch of the structure facing Nolan Street feature columns that respond to the structure's architectural design and that the rear structures feature a roof element at each porch, as noted in finding o and p.
- viii. That the rear structure's feature various façade elements, fenestration profiles and material profiles to distinguish them as unique designs, as noted in finding q.
- ix. That the applicant reduce the width of the proposed central driveway to no more than ten (10) feet in width. If additional width is required by code to accommodate emergency vehicles, it should be accomplished through the use of materials that also serve as landscaping elements, such as grasscrete. Additionally, staff recommends that the two proposed side driveways be eliminated as they introduce front yard parking conditions.
- x. That a front walkway be added from the front porch of the structure facing Nolan to the sidewalk at the right of way, as noted in finding u.
- xi. That all mechanical equipment located in a manner that is screened from view from the public right of way, as noted in finding v.
- xii. That a detailed landscaping plan be submitted for review and approval when returning to the Commission for final approval, as noted in finding q.
- xiii. That the required Infill Design Application Supplement is submitted when returning to the Commission for final approval, as noted in finding c.



EagleViewImage
Captured: Feb 14, 2025

20 ft

10 m

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Description of Scope of Work

622-626 Nolan Ave.

Client respectfully submits this request to the Historic and Design Review Commission in support of the proposed Dorothy Day Townhomes at 622 and 626 Nolan Street. The project is centered on preserving and enhancing the historical character of the Dignowity Hill Historic District while introducing a thoughtful infill development that respects the neighborhood's scale and architectural heritage. We are seeking conceptual approval to accommodate this project, which includes townhomes designed with a commitment to historic aesthetics, private outdoor spaces, sustainable landscaping, and integrated parking solutions. We are dedicated to working closely with the Dignowity Hill Neighborhood Association to ensure that the development aligns with the community's vision and contributes positively to the historic fabric of the area.

To help achieve this request, the client will restore the existing property located at 626 Nolan. This structure throughout the years has had very little upkeep. The client will be leveling the entire structure, while removing the back slope roof and creating a more common gable roof. Research is underway to determine if the existing siding was originally a combination of two different styles of siding or if it originally had one specific siding. All existing windows will be restored by replacing broken glass, new glazing, damaged jambs, trim, stools or sills and will be fully functional.

As 626 Nolan has already an existing structure the lot at 622 was demolished prior to the new ordinance of deconstruction. The client feels that the previous structure had it been maintained would have given great significance to the area. The client is proposing to construct a two story structure that will sit on a slab and grade foundation. The structure will be set back to align with the existing properties and will have a similar design that once stood. The property will have a 10' driveway and a walkway that will connect the driveway to a traditional front porch with a covered asphalt shingle roof. The structure will be wood frame covered with D-105 siding (Yellow Pine) and its windows will be aluminum clad-wood frame one over one. Although these windows will be manufactured with today's modern methods, they will still contain a historic appearance with proportions and recessed distances as required by OHP. The structure will maintain its previous size and massing while using modern materials and approved architectural details such as chamfered columns on the front porch.

Located directly in back of 622 - 626 Nolan, the client is requesting to have (4) individual two-two story houses constructed. These houses will sit parallel to one another of which (2) will reside directly in back of each house on 626-622 and will be facing east and west. The proposed structures will sit on a slab and grade foundation and will be constructed with today's modern methods and materials, while containing some historical architectural details. The property will have a 10' driveway and a walkway that will connect the traditional front porch to the street. The driveway will be separated from its neighboring structure with a 6' louver fence. The structure will be wood frame covered with hardi

plank lap-siding and its windows will be aluminum clad-wood frame one over one with traditional awnings that will sit above them. Although these windows will be manufactured with today's modern methods, they will still contain a historic appearance with proportions and recessed distances as required by OHP. Each structure will be identical in size and massing, but not in orientation, while using modern materials and approved architectural details such as chamfered columns on the front porch.

The client would like to "Thank You" for your time and consideration on their project.

Dorothy Day Townhomes on Nolan

Located at:

626 & 622 Nolan St.

Contact:

Patrick Vance

210.854.8642

patrick@dawsonnolan.com



DAWSON NOLAN
DEVELOPMENT

Introduction

Dawson Nolan Development

Dawson Nolan Development (DND) was established by father and son duo, Paul and Patrick Vance, following the relocation of the Catholic Worker House to Towne Twin Village (TTV) in East San Antonio. Paul, a steadfast supporter of the Catholic Worker House, continues to serve on TTV's board of directors. Patrick, a Baylor University graduate with a degree in real estate, has successfully developed projects totaling over \$100 million nationwide. Together, they recognize the dynamic growth occurring in downtown San Antonio and the Dignowity Hill neighborhood. DND is committed to developing well-planned communities that honor and preserve the area's rich history while contributing to its vibrant future.



626 Nolan before Catholic Worker



626 Nolan Today

“Dignowity Hill is in many ways the picture of what a neighborhood should be. It’s a civic organism that grows and changes while it instigates growth and change. It’s a group of people who want children to learn and play, professionals and young couples to make their dreams a reality, families to flourish, and retirees to stay involved.” — Bekah McNeel, San Antonio Report

Development Vision

Redefine Urban Living

Architectural Approach

- Commitment to maintaining the historic aesthetic of Dignowity Hill, aligning with the neighborhood's preservation goals.

Key Features

- **Parking Solutions:** Each home will include dedicated space for two cars, addressing common parking challenges in urban settings.
- **Private Yards:** Emphasis on providing private outdoor spaces for residents to enhance quality of life.
- **Landscaping:** Focus on sustainable and attractive landscaping to enrich the neighborhood's green space and promote environmental responsibility.

Community Engagement

- Commitment to working closely with the historic district and residents to ensure the project aligns with community values and expectations.



Renderings

Aerial



View From Nolan St



Current Photos (622-626 Nolan)

North Elevation

Booker Alley View Looking North (622)



Booker Alley View Looking North (622)



Booker Alley View Looking North (626)



Booker Alley View Looking North (626)



South Elevation

Nolan Street View Looking South (626)



Nolan Street View Looking South (622)



East Elevation

View Looking East From (622) to (626)



View Looking East From (622) to (626)



View Looking East From (622) to (626)



View Looking East From (622) to (626)



View Looking East From (622) to (626)



View Looking East From (622) to (626)



West Elevation

View Looking West From (626) to (622)



View Looking West From (626) to (622)



View Looking West From (626) to (622)



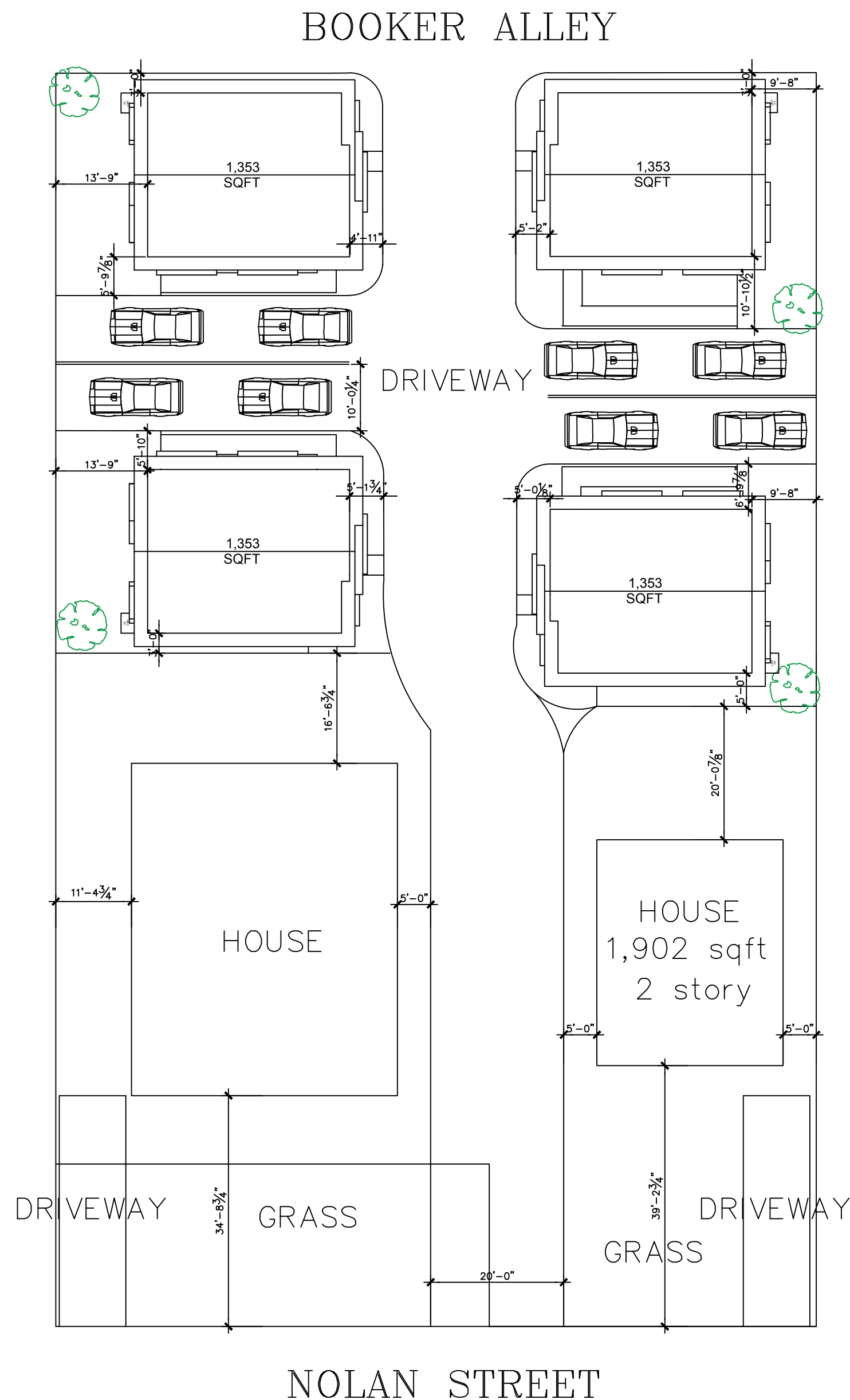
Adjacent Houses:



630 Nolan an



618 Nolan



3b SCHEMATIC SITE PLAN
Scale: 1/16" = 1'-0"

ADDRESS
622 - 626 Nolan St.
PORTION OF LOT XX
BLK X N.C.B. XXXX

General Notes

1. THE INTENT OF THESE DRAWINGS IS TO PROVIDE LEVEL, AND SQUARE CONSTRUCTION UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER FOR CLARIFICATION.
2. DO NOT SCALE DRAWINGS: ALL DRAWINGS SHALL HAVE PREFERENCE OVER SCALED AND FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ DESIGNER BEFORE COMMENCING WORK.
3. DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER PRIOR TO COMMENCEMENT OF WORK. OWNER AND/OR PROJECT DESIGNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS AND SETBACK REQUIREMENTS.
4. VERIFY EXACT LOCATION OF REMODEL AT JOB SITE WITH OWNER.
5. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND COORDINATE W/ENGINEER/ DESIGNER ON ANY DISCREPANCIES.
6. CONTRACTOR SHALL VERIFY AND CONFORM TO ALL LOCAL CODES, DEED RESTRICTIONS AND REQUIREMENTS GOVERNING THIS PROJECT. WORKMANSHIP SHALL CONFORM TO STANDARD TRADE PRACTICES.
7. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER.
8. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND MUST BE REVIEWED WITH ENGINEER/ DESIGNER.
9. CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S LATEST WRITTEN SPECIFICATIONS AND INSTRUCTIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE WATERPROOFING / FLASHING JOB AND SHALL NOTIFY DESIGNER IN WRITING OF ANY CONDITIONS THAT MAY REQUIRE FLASHING NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS SO THAT THE DESIGNER CAN ASSIST IN THE PROPER DETAILING OF SUCH CONDITIONS. IF THE CONTRACTOR FINDS ANY DETAILS WHICH ARE UNSOUND OR IF HE/SHE IS ABLE TO RECOMMEND AN ALTERNATE APPROACH WHICH IS SUPERIOR TO THE DESIGNER'S DETAILS, IT IS HIS/HER DUTY TO NOTIFY THE ENGINEER/ DESIGNER BEFORE PROCEEDING WITH THE WORK.
11. ALL WORK TO BE PERFORMED IN ACCORDANCE TO 2021 IBC.
12. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR BETTER. CONTACT ENGINEER FOR MATERIAL CHANGE APPROVAL.
13. PROVIDE DETAIL INSTRUCTIONS ON TREE TRIMMING AND/ OR REMOVAL.

SITE PLAN

AO DESIGN, LLC
ADAN OCHOA
234 GROSVENOR
SAN ANTONIO, TEXAS
T. 210-632-2154
E. aodesign.ochoa@gmail.com

622 - 626 NOLAN ST.

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4	D1.0 DEMOLITION PLAN
5	D1.1 DEMOLITION ELEVATION
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21	S1.5 CEILING JOIST PLAN
22	S1.6 ROOF RAFTER PLAN
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24	S1.8 TYP. WALL BRACING DETAIL

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DESIGNER: ADAN OCHOA

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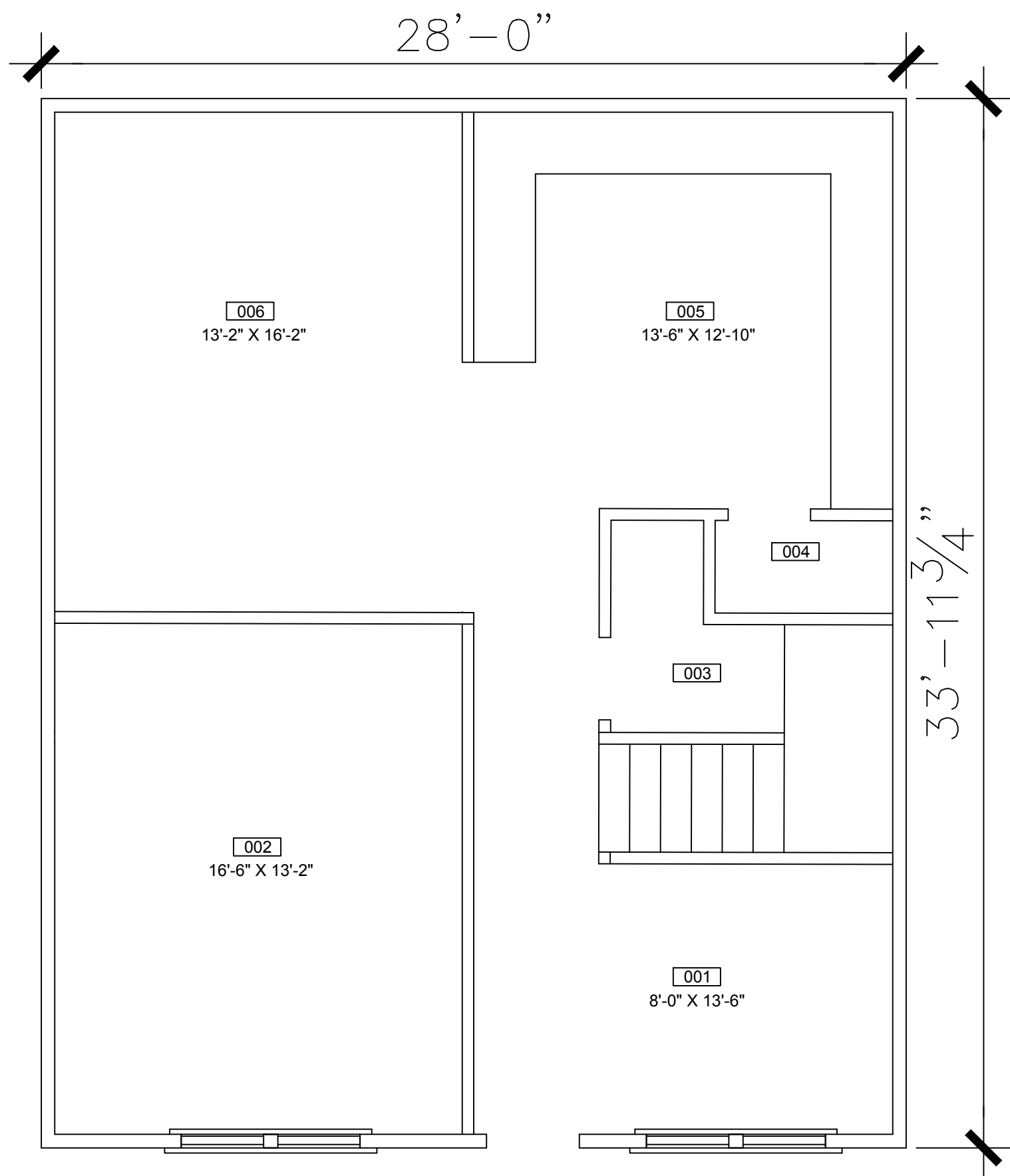
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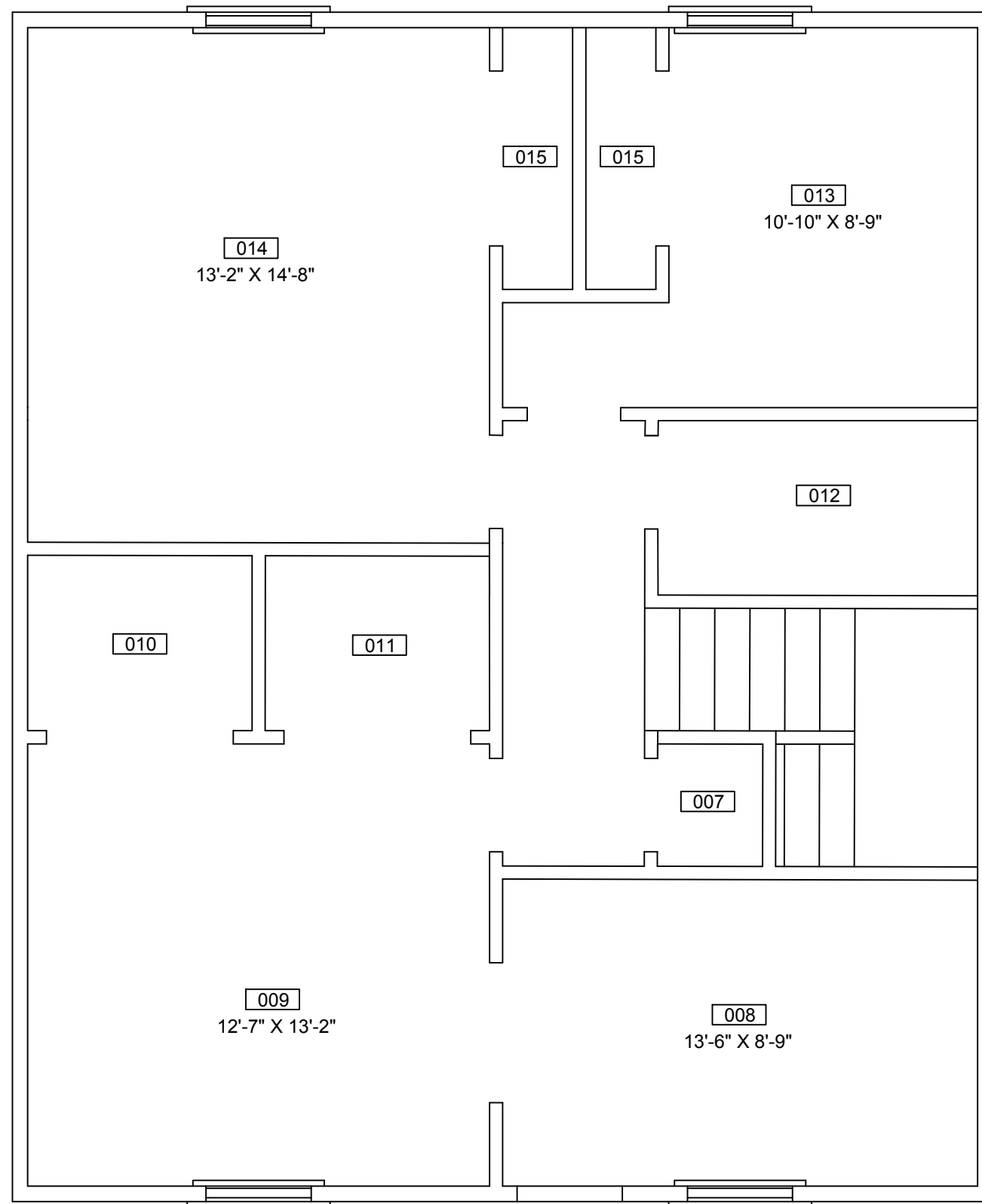
OVERALL FLOOR PLAN (622 NOLAN)



3 South Elevation
Scale: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

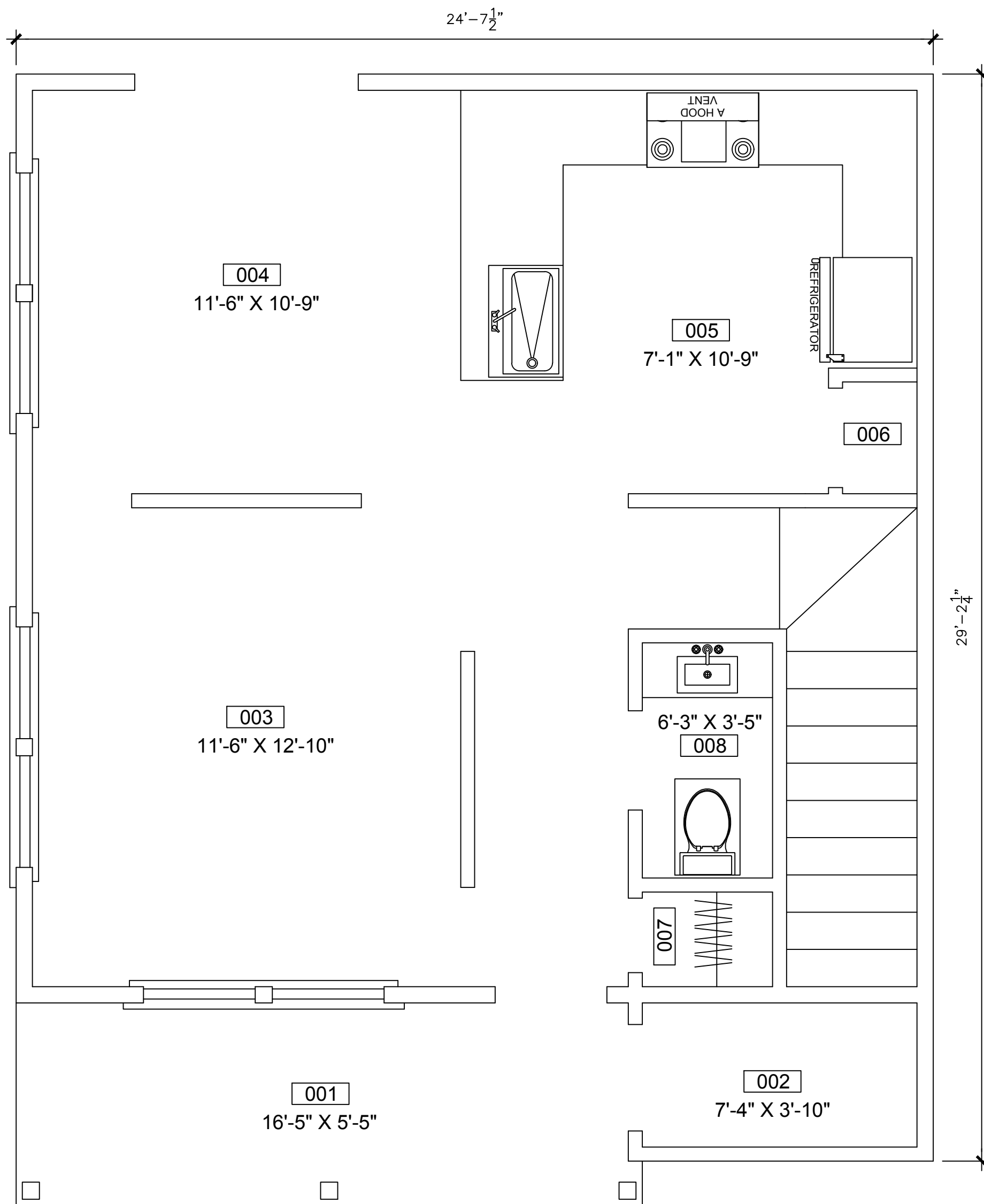
LEGEND		
001	FOYER	007 WASHER/ DRYER
002	LIVING ROOM	008 MASTER BATH
003	HALF BATH	009 MASTER BEDROOM
004	PANTRY	010 HIS CLOSET
005	KITCHEN	011 HER CLOSET
006	DINING ROOM	012 SHARED BATHROOM
		013 BEDROOM #1
		014 BEDROOM #2
		015 CLOSET
1,902 CONDITIONED SQFT		

OVERALL FLOOR PLAN (SCHEMATIC UNIT 1-4)

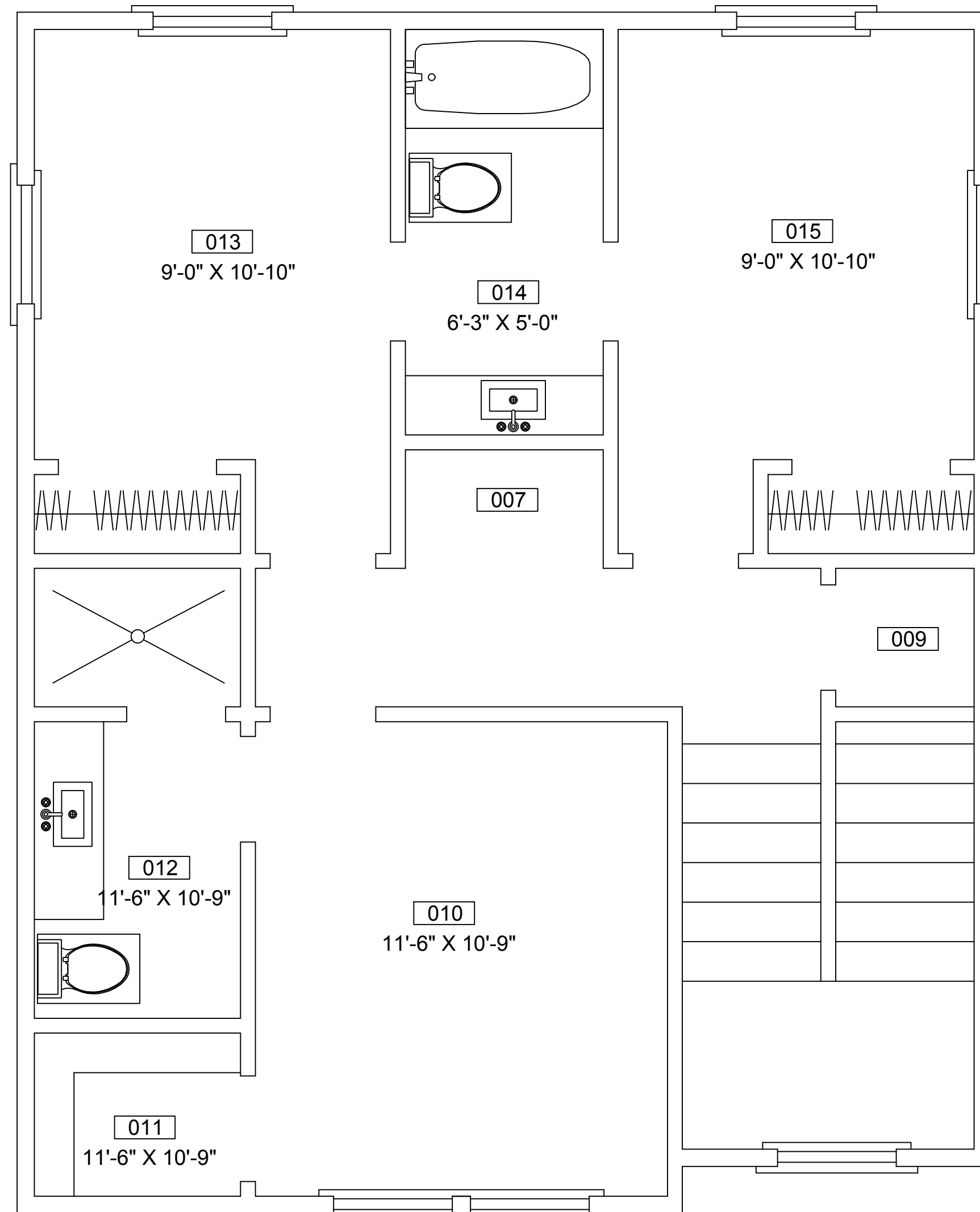
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1 **FIRST FLOOR PLAN**
Scale: 3/8" = 1'-0"



2 **SECOND FLOOR PLAN**
Scale: 3/8" = 1'-0"

LEGEND

001	PORCH	007	CLOSET	013	BEDROOM #1
002	STORAGE ROOM	008	HALF BATH	014	SHARED BATH
003	LIVING ROOM	009	WASHER/ DRYER	015	BEDROOM #2
004	DINING ROOM	010	MASTER BEDROOM		
005	KITCHEN	011	MASTER CLOSET		
006	PANTRY	012	MASTER BATHROOM		

1,353 CONDITIONED SQFT



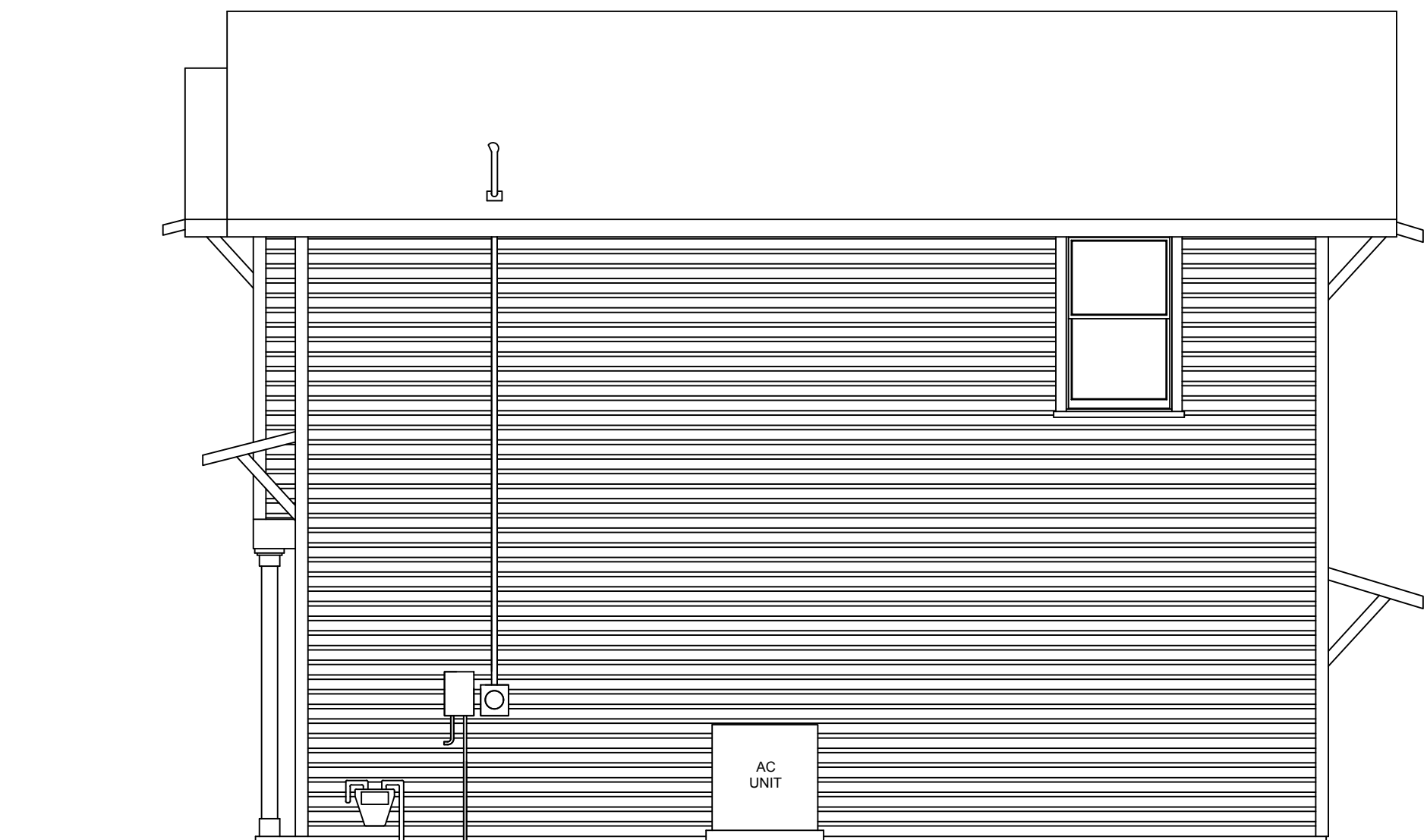
1 Elevation
Scale: 1/4" = 1'-0"



2 Elevation
Scale: 1/4" = 1'-0"



3 Elevation
Scale: 1/4" = 1'-0"



4 Elevation
Scale: 1/4" = 1'-0"

ELEVATION (SCHEMATIC UNIT 1-4)

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