

## HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2023

**HDRC CASE NO:** 2023-045  
**ADDRESS:** 922 NOLAN STREET  
**LEGAL DESCRIPTION:** NCB 1666 BLK J LOT 7  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Drew Warwick | JB Woolf Sheds  
**OWNER:** Osorio Properties LLC  
**TYPE OF WORK:** Shed, Concrete Slab, and Driveway Installation  
**APPLICATION RECEIVED:** January 23, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a 12'x20'x9' shed on a slab foundation.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, New Construction*

#### 2. Building Massing and Form

##### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. 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. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

##### B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

##### C. 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 typical with nearby historic facades. 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. *Facade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

##### D. LOT COVERAGE

- i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the 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.

#### 3. Materials and Textures

##### A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For

example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

## B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

## 4. Architectural Details

### A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

## 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 principal 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.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

#### **FINDINGS:**

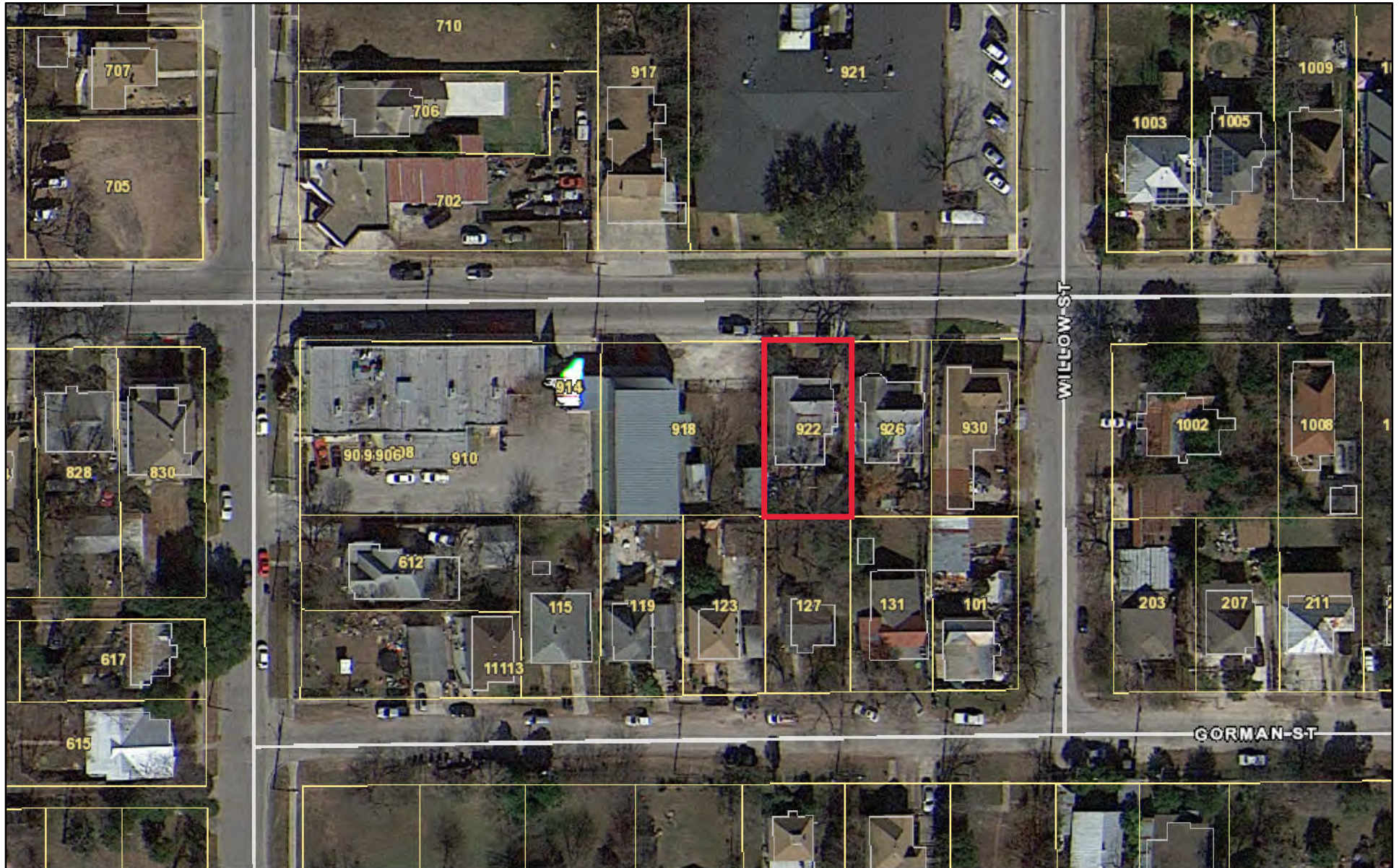
- a. The structure located at 922 Nolan Street is a single-story Folk Victorian style residence. Built in c 1903, the property sits between N Pine and Willow Streets and has an unpainted wood picket fence enclosing the front yard. The house features wood siding, rock veneer and wood porch pillars, and wood windows. The cross-gabled roof of the house is clad in composition shingles, and the gabled area uses wood shakes as an accent feature. One-over-one windows appear alone or ganged. The property contributes to the Dignowity Hill historic district.
- b. **ADMINISTRATIVE APPROVAL:** The applicant requests to extend the existing driveway to match the depth of the house's back façade. This scope of work is eligible for administrative approval and does not require review by the commission.
- c. **COMPLETENESS REVIEW:** The applicant has not submitted accurate, measured construction drawings as required for an application for Certificate of Appropriateness. The applicant has been notified in writing by staff. The applicant is unable to produce the required documentation and continues to request review and approval by the HDRC.
- d. **NEW CONSTRUCTION (SHED):** The applicant requests approval to construct a 12'x20'x9' rear shed on a slab foundation. The shed will feature a composition shingle shed roof and horizontal Hardie board sheet siding painted to match the house. It will feature two full lite doors on the front façade and five windows, two 3x5' vinyl windows and three slim rectangular windows on the front façade. Historic Design Guidelines for New Construction 5.A.i and ii state that new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form and should be no larger in plan than 40 percent of the principal historic structure footprint. The house is 1,870 square feet according to BCAD; the proposed shed is visually subordinate to the house and is 240 square feet, or 12.8% of the square footage of the house. Staff finds the proposed shed conforms to guidelines.
- e. **MATERIALS (SIDING, WINDOWS, AND ROOF):** The applicant has proposed to use horizontal Hardie sheet siding on the exterior of the shed and clad the shed roof in composition shingle. Windows proposed for the shed are vinyl. The Guidelines for New Construction 3.A.i recommends the use of materials that complement the type, color, and texture of materials traditionally found in the district. Staff finds the installation of vinyl windows and Hardie board siding are not consistent with the Guidelines. Staff recommends the applicant install wood windows and lapped Hardie boards with a reveal that matches the siding reveal of the primary structure.

#### **RECOMMENDATION:**

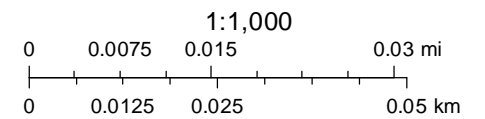
Staff does not recommend approval. The applicant has not submitted the required documentation necessary for review and approval by the HDRC. If the HDRC feels compelled to take action based on the documentation provided, staff recommends that the proposed siding and windows be updated to be more consistent with the Guidelines and that the applicant submit accurate measured drawings and a site plan to illustrate the proposed scope of work.



# City of San Antonio One Stop



February 8, 2023





148

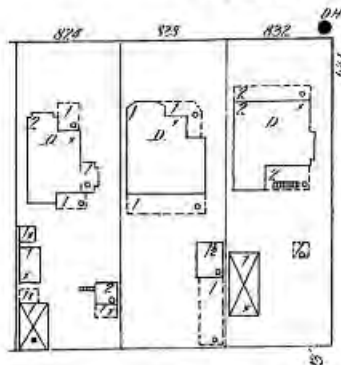
NOLAN

MICRONUMIZED

6" W/ Dyer

(150)

35'

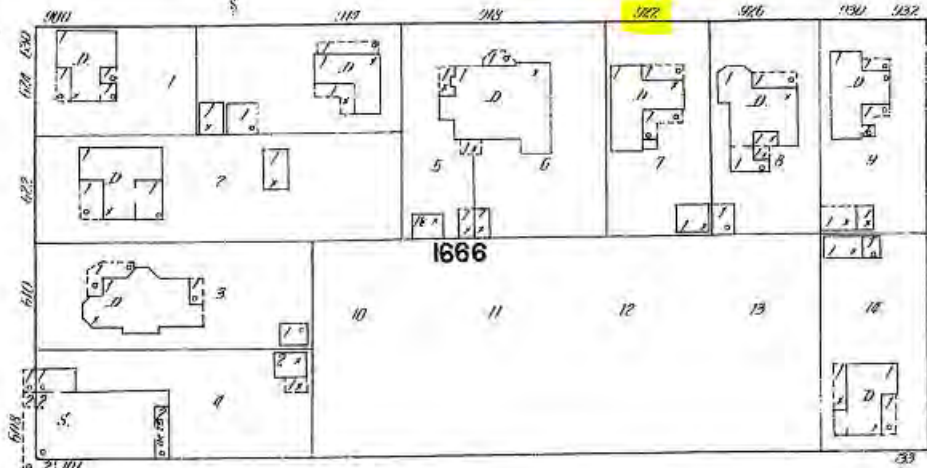


DH

631

60'

6" W/ Dyer



GORMAN

WILLOW 'NOT DAVED

50'

50'

(150)

135





## APPLICATION FOR HISTORIC DISTRICT DESIGNATION

**CITY OF SAN ANTONIO**

OFFICE OF HISTORIC PRESERVATION

1901 S. ALAMO, SAN ANTONIO, TEXAS 78204

P: 210.215.9274 E: OHP@SANANTONIO.GOV

JAN 23, 2023

10:20 AM

DATE RECEIVED

### LOCATION AND CLASSIFICATION

Neighborhood Association Name

Proposed Historic District Name

Approximate number of properties within proposed district boundary

Application must be accompanied by a map of the proposed boundary.

### APPLICANT INFORMATION

Applicant Name

Mailing Address (must be within proposed district)

Business Phone

Home Phone

E-Mail

The Office of Historic Preservation designates landmarks and historic districts on the basis of historical, architectural, and cultural significance. Section 35-607 of the Unified Development Code outlines the Designation Criteria for Historic Districts and Landmarks. Please provide a **Statement of Significance** for why the area meets the criteria for historic district designation as outlined by the Unified Development Code.

I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF AN OWNER(S) OF PROPERTY WITHIN THE PROPOSED BOUNDARY AREA TO REQUEST HISTORIC DESIGNATION OF THIS DISTRICT AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE

DATE

PLEASE SUBMIT THIS FORM ALONG WITH:

- ☒ Photographs of typical examples of buildings within the proposed district
- ☒ Statement of Significance (including a description of the history, architectural styles, and people associated with the district). Please provide references and sources for any research.
- ☒ Map of proposed district boundary

THIS COMPLETED APPLICATION AND SUPPORTING DOCUMENTS MUST BE SUBMITTED IN PERSON TO THE:

Office of Historic Preservation  
Development and Business Services Center  
1901 S. Alamo  
San Antonio, TX 78283-3966  
Telephone: (210) 207-7991

Historic district designation is a zoning overlay that provides protection for historic properties from hasty demolition and inappropriate or incompatible development through a design review process for exterior alterations. Please refer to the City of San Antonio Historic Design Guidelines for additional information, available at: <http://www.sanantonio.gov/historic/HistoricDistrictGuidelines.aspx>.

Proposed

★

wood  
structure  
to match  
Ham

12X20 SHED  
ON SLAB

★

Rowe shingles  
to match

12' wide, 20' Deep  
9' Tall.

★

siding HARDY  
painted to match

NEW EXTENSION DRUGS  
9X39. 351 51 FF





18410 US Hwy 281 N, Suite 108  
San Antonio, TX 78269  
(210) 269-9608  
TBPCLS FIRM NO. 10194244

BUYER/OWNER: JUAN OSORIO

ADDRESS: 822 NOLAN STREET

CITY, STATE, ZIP: SAN ANTONIO, TEXAS, 78202

TITLE COMPANY: STEWART TITLE GUARANTY COMPANY

GF NUMBER: HSWBET22400053



# LAND TITLE SURVEY

LOT 7, BLOCK "J", NEW CITY BLOCK 1666,  
IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

NOLAN STREET

50' R.O.W.  
(NCB 1666)

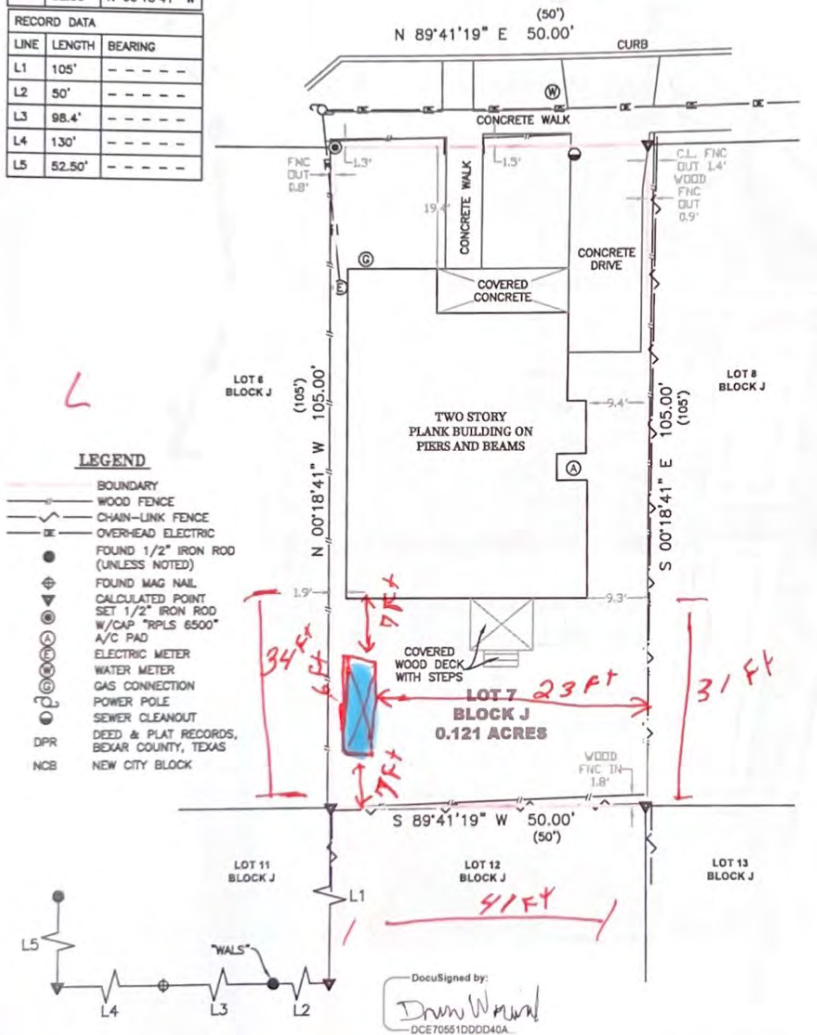
*Front*

FIELD DATA		
LINE	LENGTH	BEARING
L1	105.00'	S 00°18'41" E
L2	50.00'	S 89°41'19" W
L3	97.73'	S 89°41'19" W
L4	130.00'	S 89°41'19" W
L5	52.50'	N 00°18'41" W

RECORD DATA		
LINE	LENGTH	BEARING
L1	105'	-----
L2	50'	-----
L3	98.4'	-----
L4	130'	-----
L5	52.50'	-----

- LEGEND**
- BOUNDARY
  - WOOD FENCE
  - CHAIN-LINK FENCE
  - OVER-HEAD ELECTRIC
  - FOUND 1/2" IRON ROD (UNLESS NOTED)
  - FOUND MAG NAIL
  - CALCULATED POINT SET 1/2" IRON ROD W/CAP "RPLS 6500"
  - A/C PAD
  - ELECTRIC METER
  - WATER METER
  - GAS CONNECTION
  - POWER POLE
  - SEWER CLEANOUT
  - DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
  - DPR
  - NCB
  - NEW CITY BLOCK



SCALE  
1" = 20'

## NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY WAS DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

NO PLOTTABLE RESTRICTIONS DESCRIBED IN SCHEDULE B

ITEM [1], SCHEDULE B WAS DELETED BY STEWART TITLE GUARANTY COMPANY.

ACCORDING TO FEMA MAP NO. 48029C0415G WITH AN EFFECTIVE DATE OF 09/29/2010, AND A REVISION DATE OF 07/11/2022, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I, Cory Blake Silva, Registered Professional Land Surveyor number 6500, do hereby certify that a survey was made on the ground, under my supervision, on date as shown, of the property hereon described, and I do declare there are no conflicts known to me except as shown.

CORY BLAKE SILVA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6500

JOB NO. 220612612

CREW: L.G.  
DATE: 06/23/2022

DRAWN:  
J.N.C.

REVIEW:  
R.B.A. / C.B.S.

REVISION DATE: ---

DATE: 07/01/2022





18410 US Hwy 281 N, Suite 109  
San Antonio, TX 78269  
(210) 369-9609  
TBPELS FIRM NO. 10194244

BUYER/OWNER: JUAN OSORIO

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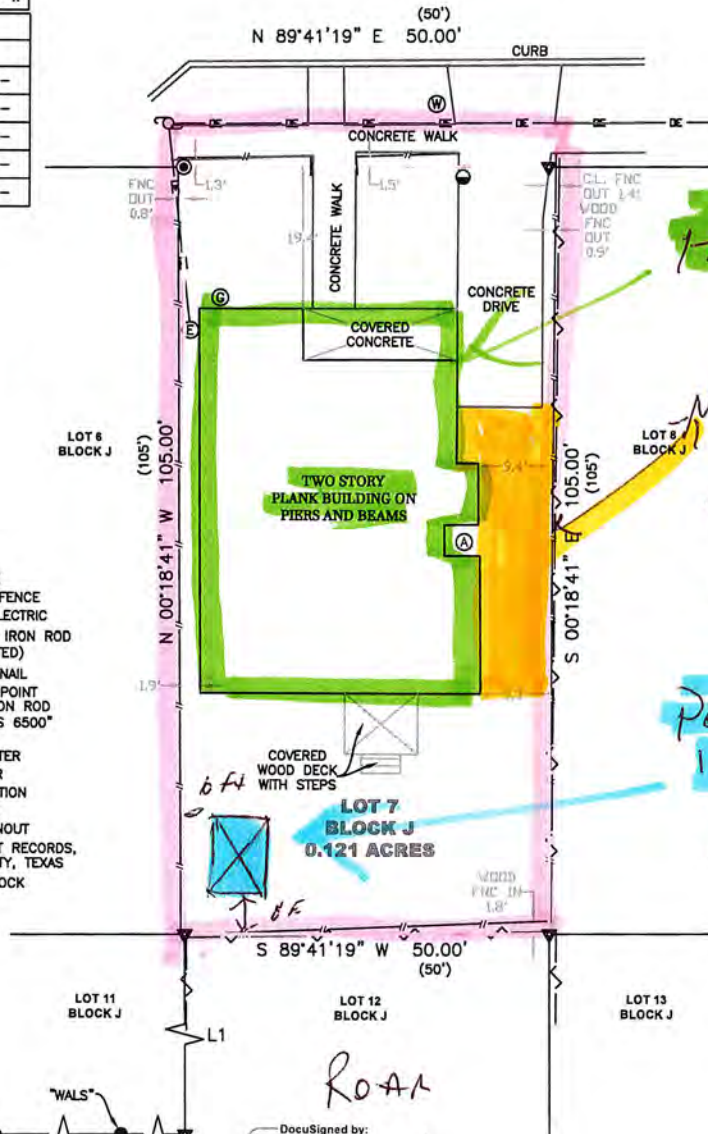
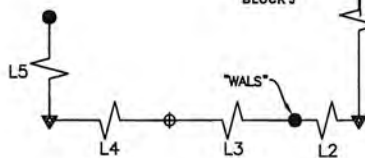
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⊙	A/C PAD
⊙	ELECTRIC METER
⊙	WATER METER
⊙	GAS CONNECTION
⊙	POWER POLE
⊙	SEWER CLEANOUT
DPR	DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
NCB	NEW CITY BLOCK



SCALE  
1" = 20"

Home

Now Driveway Extension

Property Line Home

Proposed 12x20 wood shed on corner

351 ft

RIGHT

DocuSigned by:  
Drew Wain  
DCE70551D0D40A...

ACCORDING TO FEMA MAP NO. 48029C0415G WITH AN EFFECTIVE DATE OF 09/29/2010, AND A REVISION DATE OF 07/11/2022, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

## NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY WAS DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

NO PLOTTABLE RESTRICTIONS DESCRIBED IN SCHEDULE B

ITEM {1}, SCHEDULE B WAS DELETED BY STEWART TITLE GUARANTY COMPANY.

I, Cory Blake Silva, Registered Professional Land Surveyor number 6500, do hereby certify that a survey was made on the ground, under my supervision, on date as shown, of the property hereon described, and I do declare there are no conflicts known to me except as shown.



CORY BLAKE SILVA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6500

JOB NO. 220612612

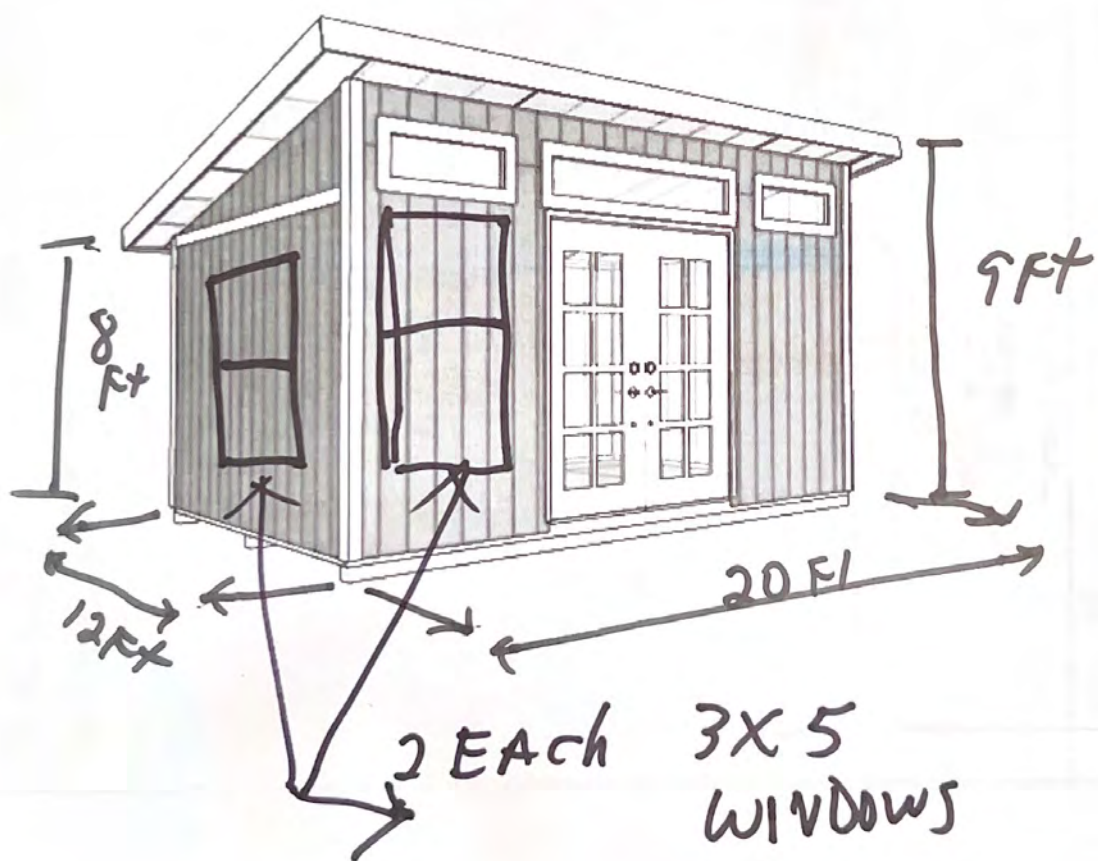
CREW: L.G.  
DATE: 06/23/2022

DRAWN:  
J.N.C.

REVIEW:  
R.B.A. / C.B.S.

REVISION DATE: ---

DATE: 07/01/2022



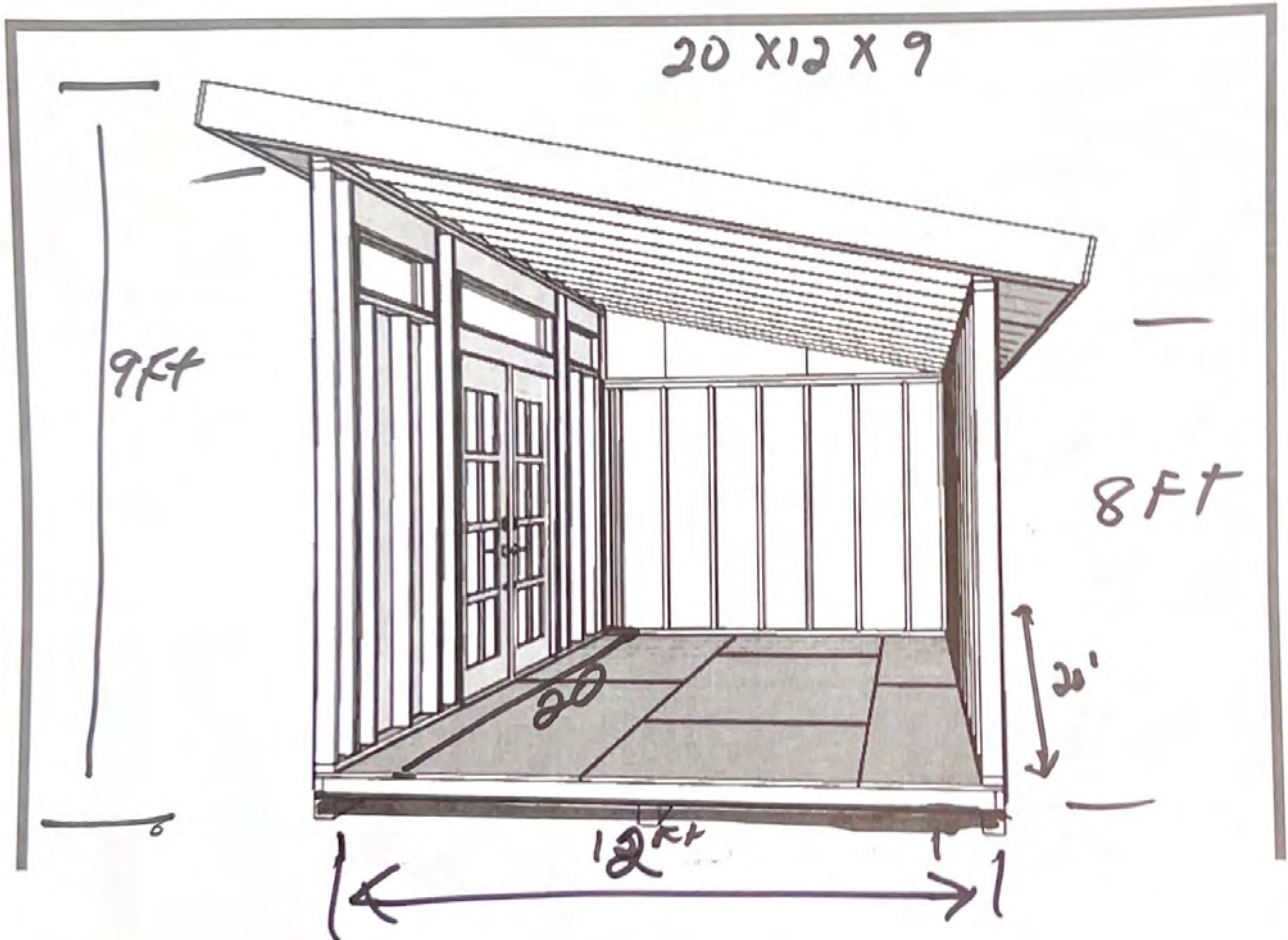
20 X 12 X 9

9ft

8ft

20'

12ft





VIEW

20' wide  
12' Deep  
9' TALL

20 X 12 X 9



~~12 X 10 X 10 \$7,300~~

~~10 X 10 X 10 \$9,400~~

~~12 X 12 X 11 \$8,500~~

~~16 X 12 X 11 \$11,000~~

~~16 X 16 X 12 \$14,400~~

~~20 X 16 X 12 \$17,700~~

Additional Sizes Available

9 TALL

Front wall

All Inclusive • Cement Floor

- Built on site • Heavy Duty 3/4 floor
- Double Top Plate • 16" oc Stud's
- Tyvac House wrap • 12" Boxed Overhang
- Felt Paper • Drip Edge • Lifetime Shingles
- Paint • House Door • House Window

19920

6760 2400  
850  
3510  
~~2960~~ - Bulb  
13160  
15720

6760  
13160

19920

20  
~~20~~  
30  
20

3984  
5976  
5796  
3784  

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79720

6760 1/2

3380  
3380

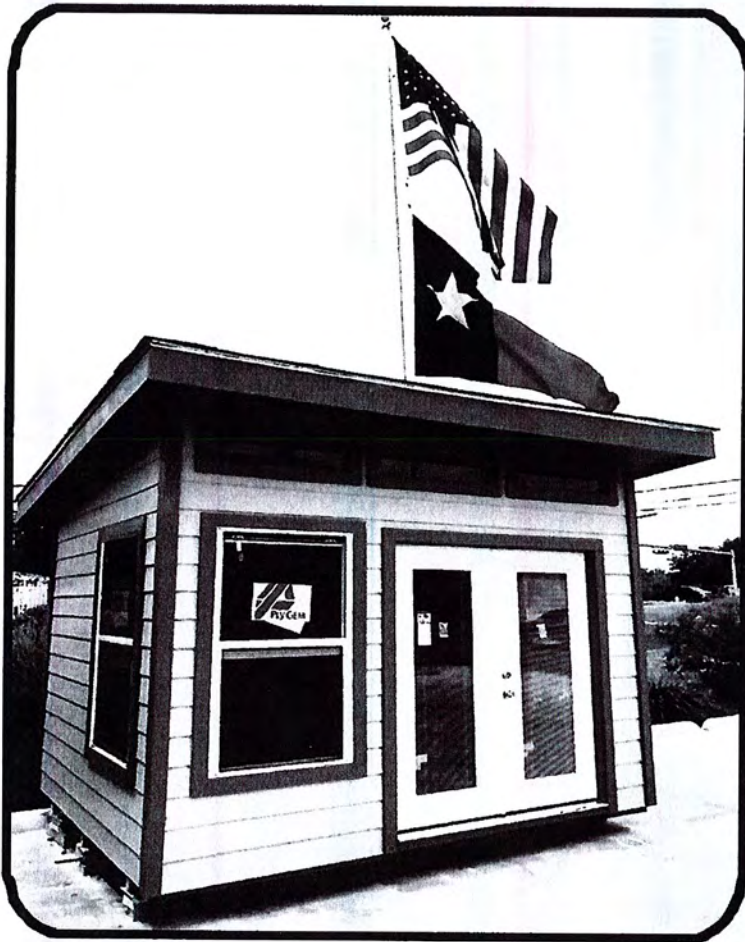
13160

4387  
4387  
4386

3380  
4387  
~~4387~~  
7767



**VIEW**



<del>12 X 10 X 10</del>	<del>\$7,300</del>
<del>16 X 10 X 10</del>	<del>\$9,400</del>
<del>12 X 12 X 11</del>	<del>\$8,500</del>
<del>16 X 12 X 11</del>	<del>\$11,000</del>
<del>16 X 16 X 12</del>	<del>\$14,400</del>
<del>20 X 16 X 12</del>	<del>\$17,700</del>

Additional Sizes Available

12 X 20 X 9

WOOD  
SHEDS

240 sq ft

**All Inclusive**

- Built on site • Heavy Duty 3/4 floor
- Double Top Plate • 16" oc Stud's
- Tyvac House wrap • 12" Boxed Overhang
- Felt Paper • Drip Edge • Lifetime Shingles
- Paint • House Door • House Window



New SHED  
12x20

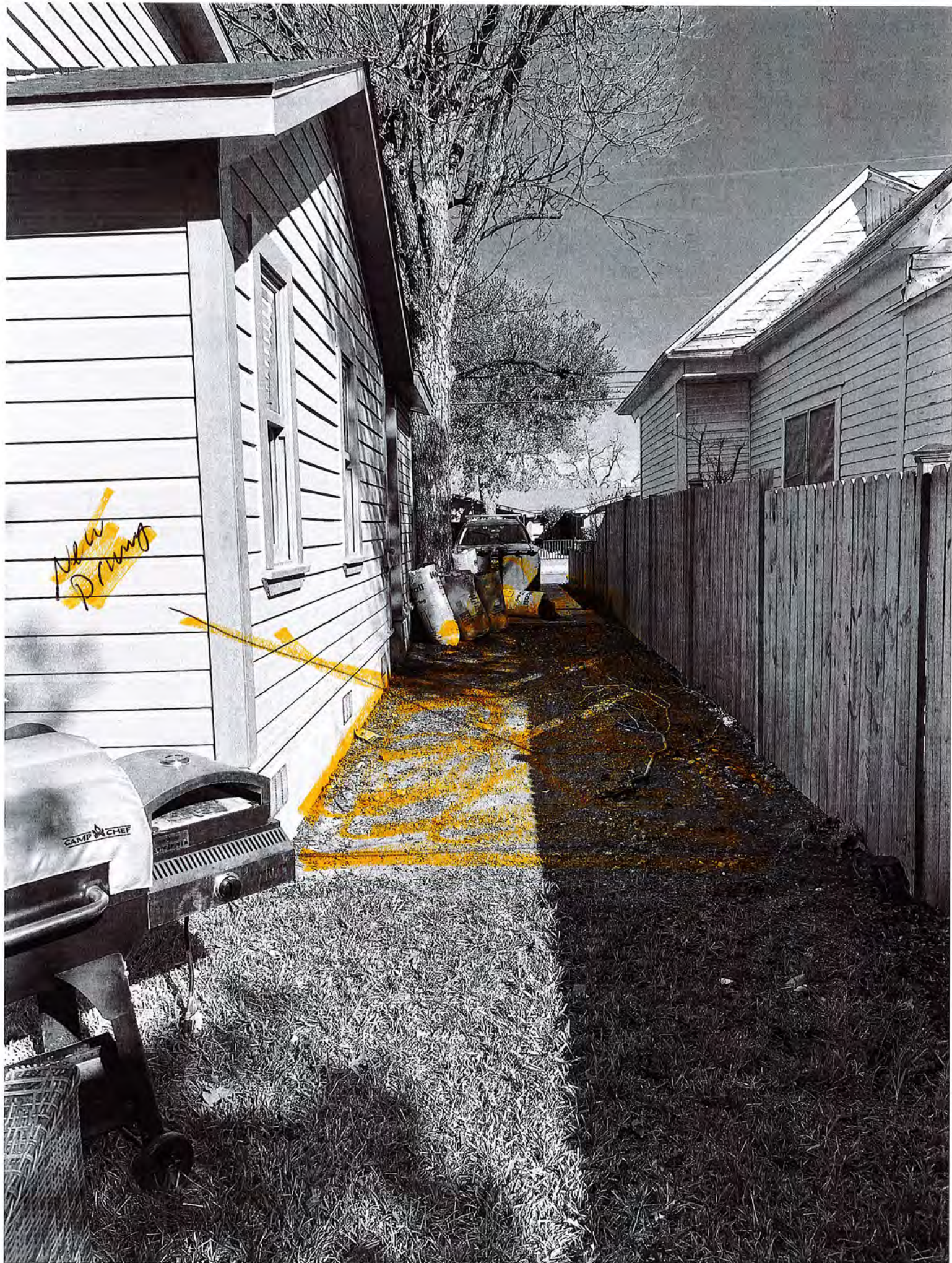






Front  
Home









ROAD OF  
HOME



**Residential Building Contractor**

new Homes, Additions, Structural Remodels - Accessory > 400 sf  
registered with the City of San Antonio

**B WOOLF SHED'S**

**ERRY WOOLF**

registr #: **H-919700**

exp Date: **04/30/2023**



*Michael Shannon*  
Director, Development Services