

HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2015

Agenda Item No: 8

HDRC CASE NO: 2015-414
ADDRESS: 1003 NOLAN
LEGAL DESCRIPTION: NCB 1660 BLK H LOT S 152 FT OF 9
ZONING: R6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Leah Rattray
OWNER: Leah Rattray
TYPE OF WORK: Conceptual approval of rear porch enclosure
REQUEST:

The applicant is requesting conceptual approval to enclose an existing second level open air balcony.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. The structure at 1003 Nolan currently features a rear second level open air balcony. The applicant has proposed to enclose this balcony, maintaining the original footprint and install two windows to be directly above the existing window openings on the first level.
- b. According to the Guidelines for Exterior Maintenance and Alterations 7.B.ii., alterations to side and rear porches should result in a space that functions and is visually interpreted as a porch. Staff finds that in general, the applicant's proposal to enclose the second level balcony is appropriate, however, the applicant should incorporate existing features such as the column grid, balcony recession and column bay dimensions into the new design.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a and b with the following stipulation:

- i. That the applicant should incorporate existing features such as the column grid, balcony recession and column bay dimensions into the new design.

CASE MANAGER:

Edward Hall





Flex Viewer

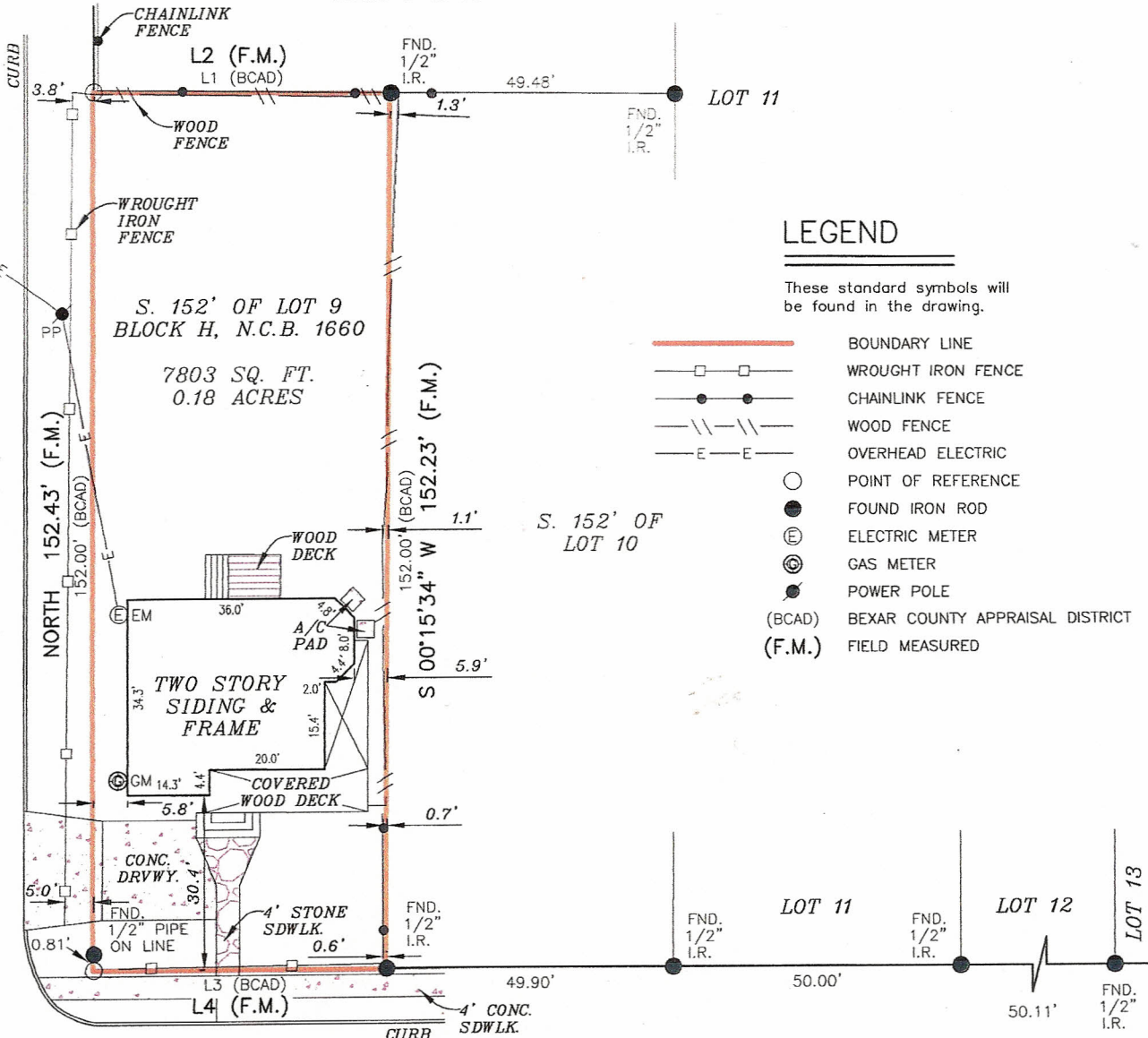
Powered by ArcGIS Server

Printed: Oct 13, 2015

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LINE	BEARING	DISTANCE
L1	---	50.00'
L2	S 89°46'20" E	51.57'
L3	---	50.00'
L4	WEST	50.88'

N. 64' OF
LOTS 9 & 10



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WROUGHT IRON FENCE
- CHAINLINK FENCE
- //—//— WOOD FENCE
- E—E— OVERHEAD ELECTRIC
- POINT OF REFERENCE
- FOUND IRON ROD
- ⊕ ELECTRIC METER
- ⊗ GAS METER
- ⊙ POWER POLE
- (BCAD) BEXAR COUNTY APPRAISAL DISTRICT
- (F.M.) FIELD MEASURED

WILLOW ST.
(PUBLIC R.O.W.)

NOLAN
(A.K.A. NOLAN ST. - 55.6' R.O.W.)

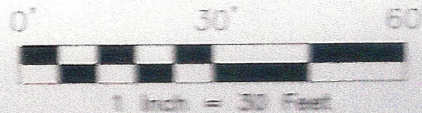
SURVEYOR'S NOTE:

THE BEARING SHOWN HERE ARE ASSUMED. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 48029C 0415 C, effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

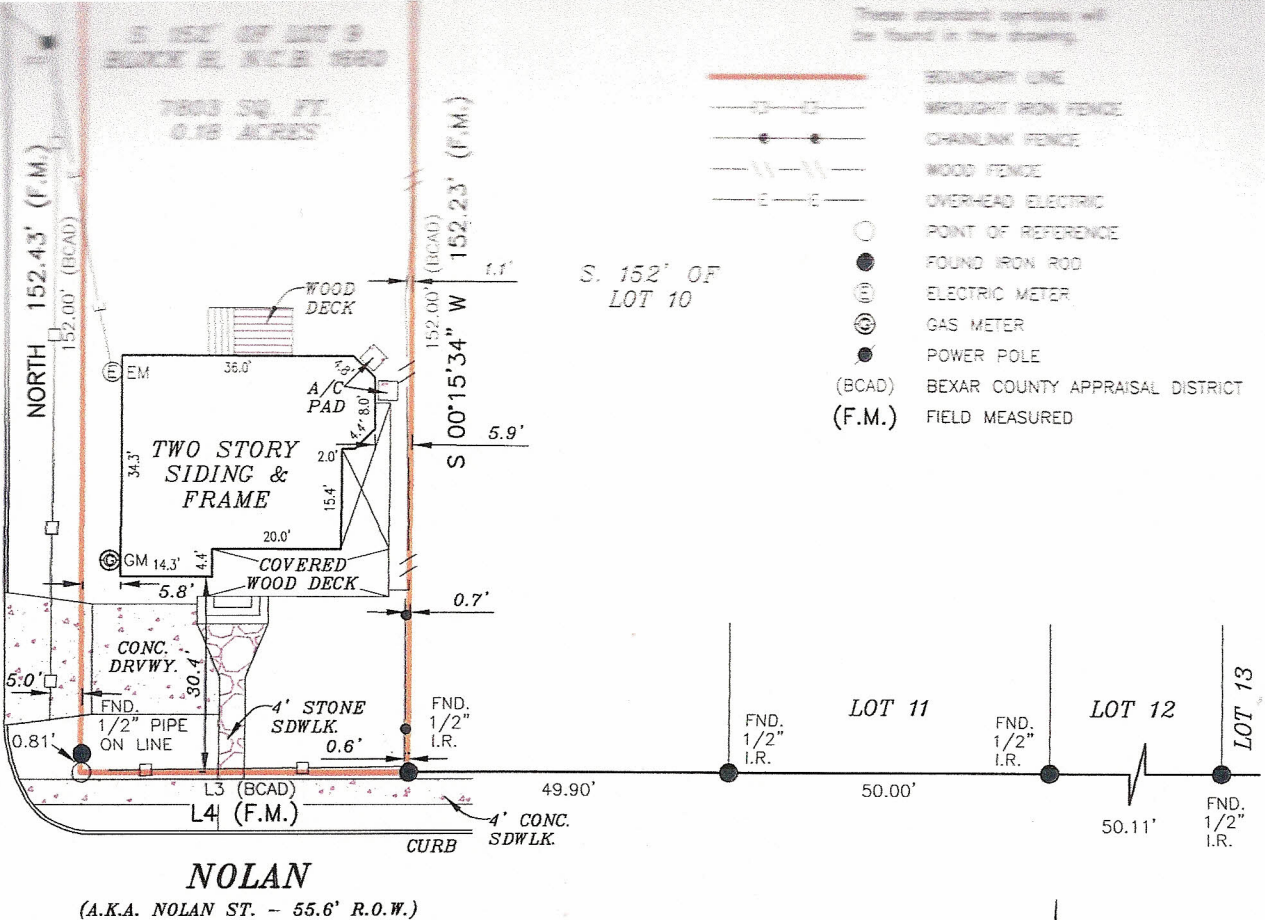
GRAPHIC SCALE



[Faded text containing surveyor information and legal notices]

[Faded text containing final survey information]

WILLOW ST.
(PUBLIC R.O.W.)



NOLAN

(A.K.A. NOLAN ST. - 55.6' R.O.W.)

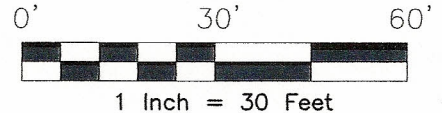
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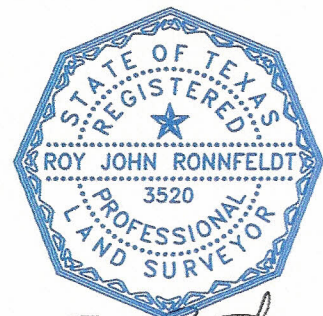
GRAPHIC SCALE



I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to EXCEL TITLE GROUP, LLC and GARDNER FINANCIAL SERVICES, LTD. that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
Borrower/Owner: LEAH RATTRAY
Address: 1003 NOLAN GF No. 13-0002105SAR
Legal Description of the Land:
THE SOUTH 152' OF LOT 9, BLOCK H, NCB 1660, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

FINAL "AS-BUILT" SURVEY

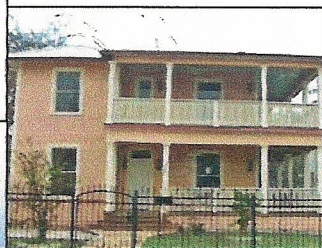
JOB NO.:	1312018175	NO.	REVISION	DATE
DATE:	12/04/13			
DRAWN BY:	MN/SM			
APPROVED BY:	RJR			



Roy Ronnfeldt
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



AMERISURVEYORS LLC
20079 Stone Oak Parkway Suite # 1230 San Antonio, Texas 78238
Phone: (210) 367-2200 Fax: (210) 320-1043





1003



















