

HISTORIC AND DESIGN REVIEW COMMISSION

May 16, 2018

HDRC CASE NO: 2018-212
ADDRESS: 616 NOLAN
LEGAL DESCRIPTION: NCB 561 BLK 1 LOT E 50 FT OF 4
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Emilio Ruvalcaba
OWNER: Emilio Ruvalcaba
TYPE OF WORK: Front porch modifications and widening of front walkway
APPLICATION RECEIVED: April 24, 2018
60-DAY REVIEW: June 23, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace damaged wood decking on the front porch floor with concrete.
2. Widen the existing front concrete walkway.

APPLICABLE CITATIONS:

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.

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.

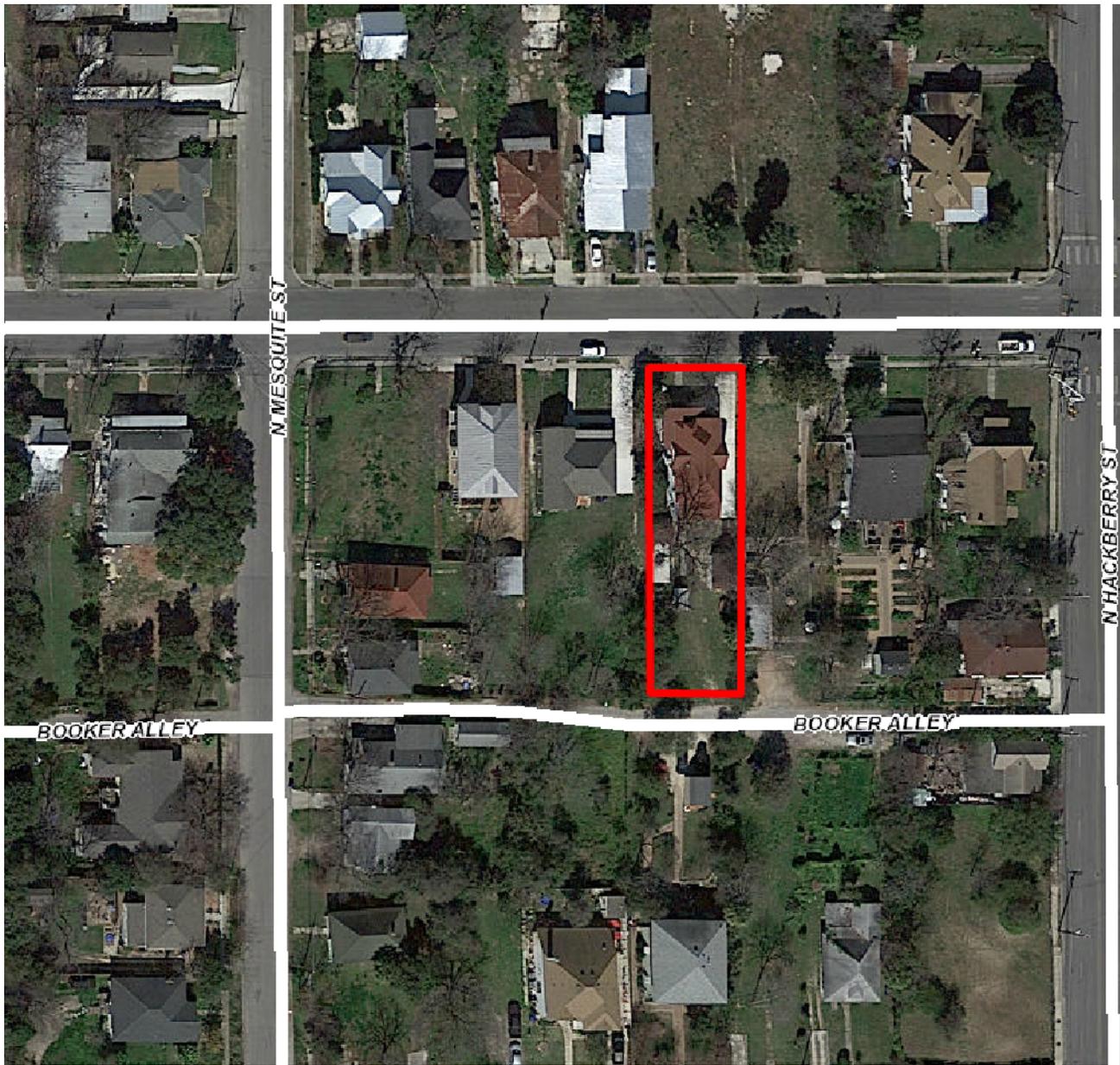
FINDINGS:

- a. The structure at 616 Nolan was constructed circa 1906 in the Folk Victorian style. The one-story single-family structure features shingled hipped and gabled roofs, a dormer, and a wraparound porch with ionic wood columns, traditional wood railing, decking, and steps.
- b. On a site visit conducted on April 19, 2018, staff found that the wood deck and steps have been replaced with poured concrete and the walkway has been replaced with a wider configuration prior to the issuance of a Certificate of Appropriateness.
- c. PORCH – The applicant has proposed to install a concrete deck and steps to replace the wood deck and steps. The Guidelines for Exterior Maintenance and Alterations 7.B.iii notes that replacement should be in-kind or compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish. Staff finds that the concrete replacement is not consistent with the Guidelines and that applicant should return the porch and its steps to their original construction material and configuration.
- d. WALKWAY – The applicant has proposed to modify the existing concrete walkway width from the three feet in width to five feet in width that expands to approximately ten feet in width as it approaches the front porch. The Guidelines for Sidewalks and Walkways 5.A.iii note that alterations to width and alignment should only be considered to preserve a historic tree. Staff finds that the proposal is inconsistent with the Guidelines and the walkway should be returned to its original configuration.

RECOMMENDATION:

Staff does not recommend approval of the modifications to the front porch, steps, and walkway. Staff recommends that the applicant return the features to their original material and form.

CASE MANAGER: Huy Pham



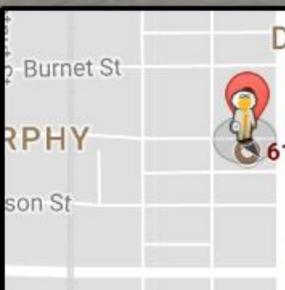
616 Nolan

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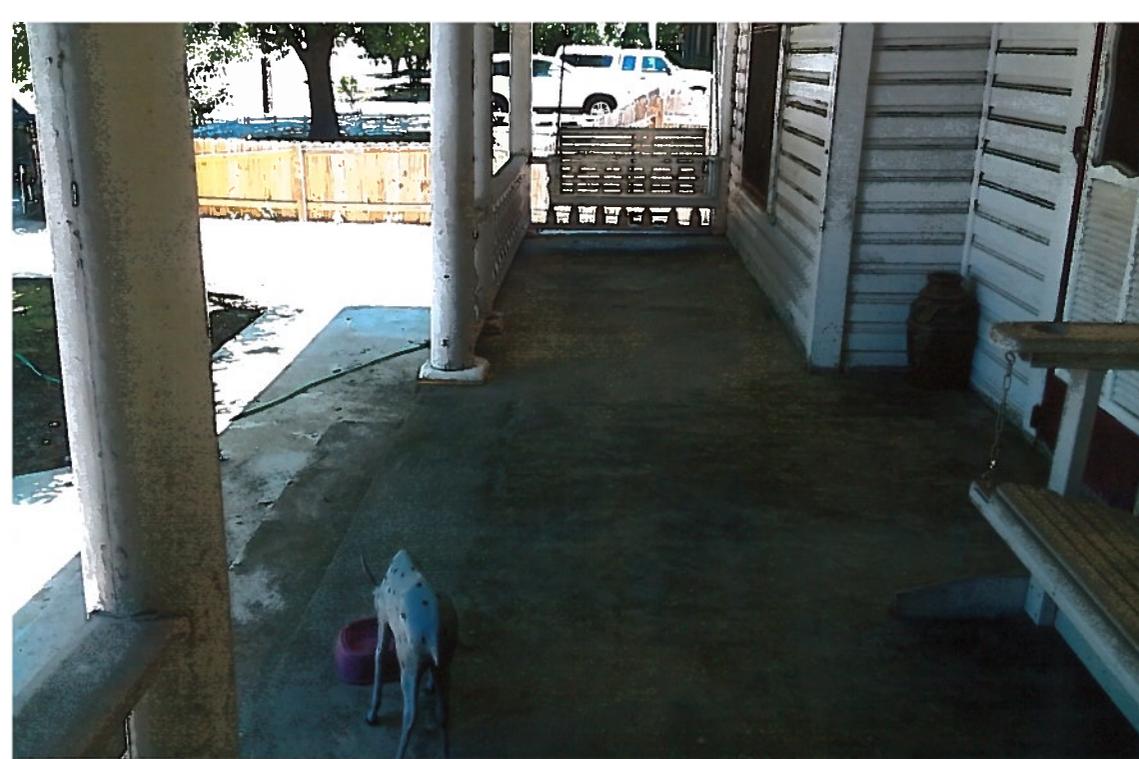
Printed: May 10, 2018

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616 Nolan St
San Antonio, Texas
Google, Inc.
Street View - Apr 2011



Google



**PLOT PLAN
FOR BUILDING PERMITS**

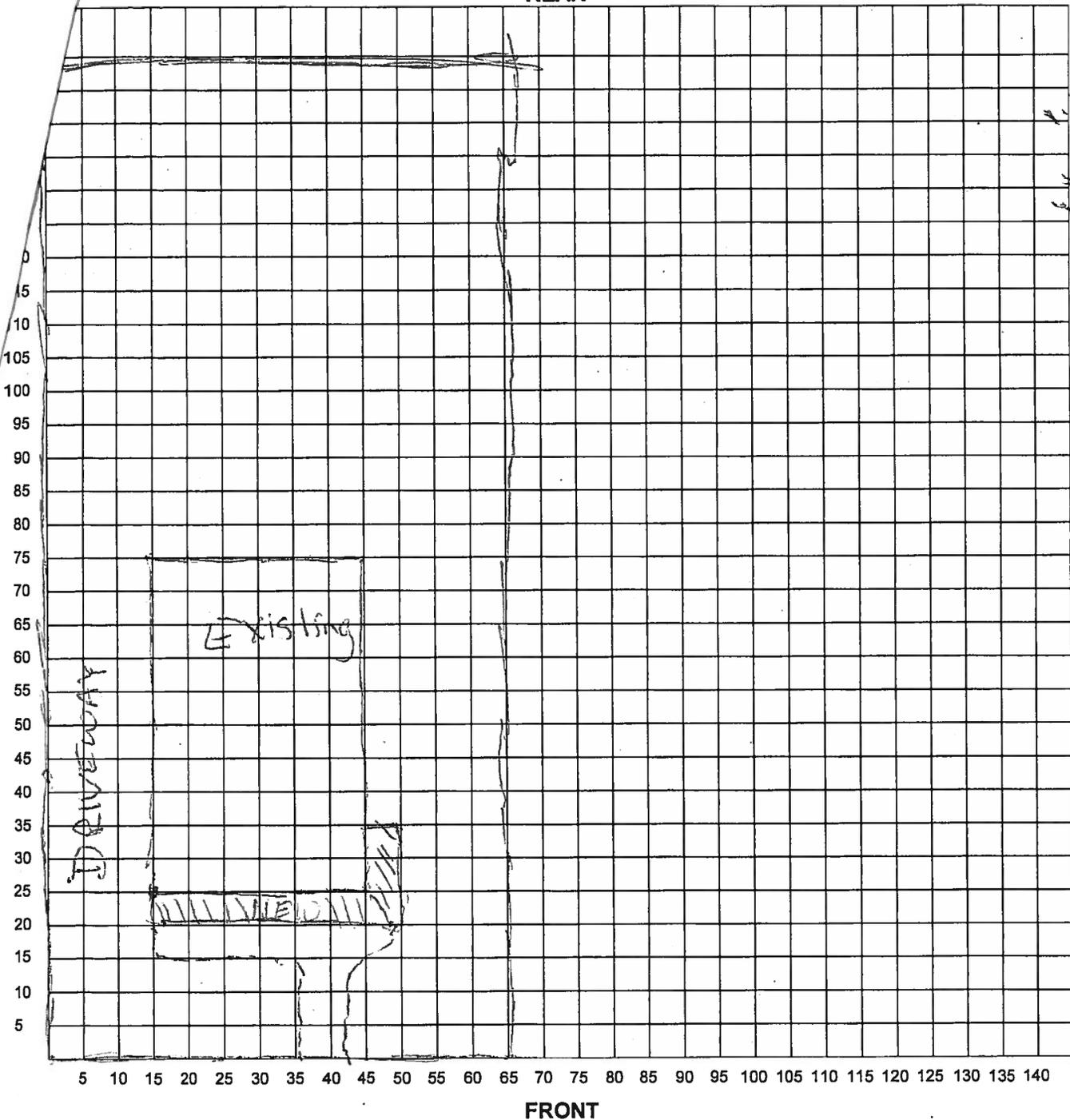
Lelle McLean

Lot: 50

Block: 1

NCB: 561

REAR



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 4/20/2018

Signature of Applicant: [Handwritten Signature]