

HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2016

Agenda Item No: 11

HDRC CASE NO: 2016-158
ADDRESS: 528 NOLAN
LEGAL DESCRIPTION: NCB 560 BLK 18 LOT 7 & E 9.72 FT OF 6
ZONING: R6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Candid Rogers
OWNER: Fabien Jacob
TYPE OF WORK: Construction of an addition, rear porch and roofing
REQUEST:

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

1. Demolish a non-contributing rear addition and construct a new rear addition of approximately 580 square feet.
2. Replace the existing asphalt shingle roof with a standing seam metal roof.
3. Reconstruct a historic porch at the rear, east façade.
4. Construct a 6-foot stucco masonry wall to create a courtyard on the east side of the house.

APPLICABLE CITATIONS:

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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

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.

1. Massing and Form of Residential Additions

A. GENERAL

i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.

iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

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

iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. Relationship to front facade—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. Location – Do not use privacy fences in front yards.

FINDINGS:

- a. The applicant has proposed to demolish a non-contributing addition on the east façade of the original structure constructed where an original porch was located. In addition to the removal of the non-contributing addition, the applicant has proposed to replace the existing asphalt shingle roof with a new standing seam metal roof. Staff finds both of these proposals appropriate. The applicant should ensure that the new roof feature panels that are eighteen to twenty-one inches in width, crimped seams that are one to two inches in height, a low profile ridge cap and a galvalume finish.
- b. Where the existing, non-contributing addition is located, the applicant has proposed to reconstruct an original side

porch. According to the Guidelines for Exterior Maintenance and Alterations 7.B.v., porches should be reconstructed based on accurate evidence of the original, such as photographs or examples from nearby similar properties. The applicant has proposed for the reconstructed porch to feature simple 6" x 6" cedar columns and a foundation height matching the front porch. While photographic evidence is not available, staff finds the proposed materials to be consistent with the Guidelines.

- c. Toward the rear of the primary historic structure, the applicant has proposed to construct a rear addition of approximately 580 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the rear addition to feature a shed roof and to be located apart from the footprint of the original structure. Both of these proposed architectural elements are appropriate and consistent with the Guidelines for Additions.
- d. Regarding scale, massing and form, the applicant has proposed for the addition to feature matching foundation heights and comparable floor to ceiling heights as the original structure. This is consistent with the Guidelines for Additions 1.A.
- e. The applicant has noted that materials for the proposed addition will include cedar columns, cedar siding, gray metal siding, a standing seam metal roof and aluminum clad wood windows. While metal siding is not a common material seen in the Dignowity Hill Historic District, staff finds the applicant's proposed use as a secondary material only for the addition is appropriate since the proposed metal will be limited to the addition only and solely located at the rear of the property. Staff finds that wood siding or stucco for the small portion that meets the original stone house on the east elevation would be more appropriate.
- f. Currently, a chain link fence runs along the side property line at N Mesquite. The applicant has proposed to remove a portion of the chain link fence along N Mesquite and replace it with a six (6) foot tall masonry wall to be coated in stucco. The construction of this wall will create a courtyard on the east side of the primary historic structure. The proposed location, height and materials are appropriate for their location. However, staff finds permanent masonry connections to the original stone house should be avoided if possible. Terminating the wall behind the stone portion of the house would be more appropriate and would not impact the historic masonry.

RECOMMENDATION:

Staff recommends approval with the following stipulations:

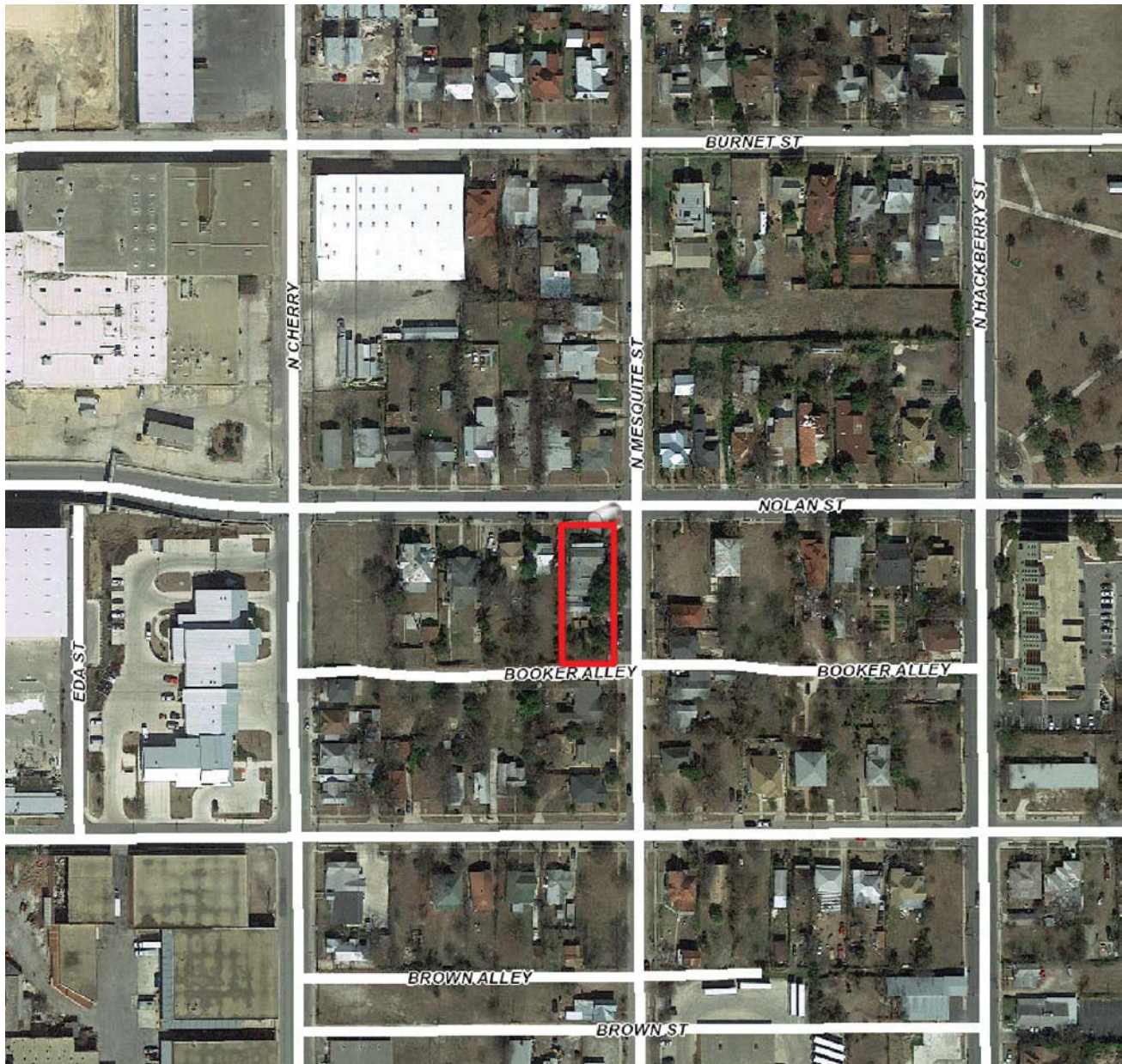
1. That wood siding or stucco be used for the small portion on the east façade instead of the proposed metal cladding based on finding e. Staff recommends approval of metal cladding for the primary addition at the rear of the property; and
2. That the proposed masonry courtyard wall terminate behind the stone house based on finding f.

CASE COMMENT:

On the provided site plan, the applicant has noted a future accessory structure. This accessory structure is not included in the current request.

CASE MANAGER:

Edward Hall

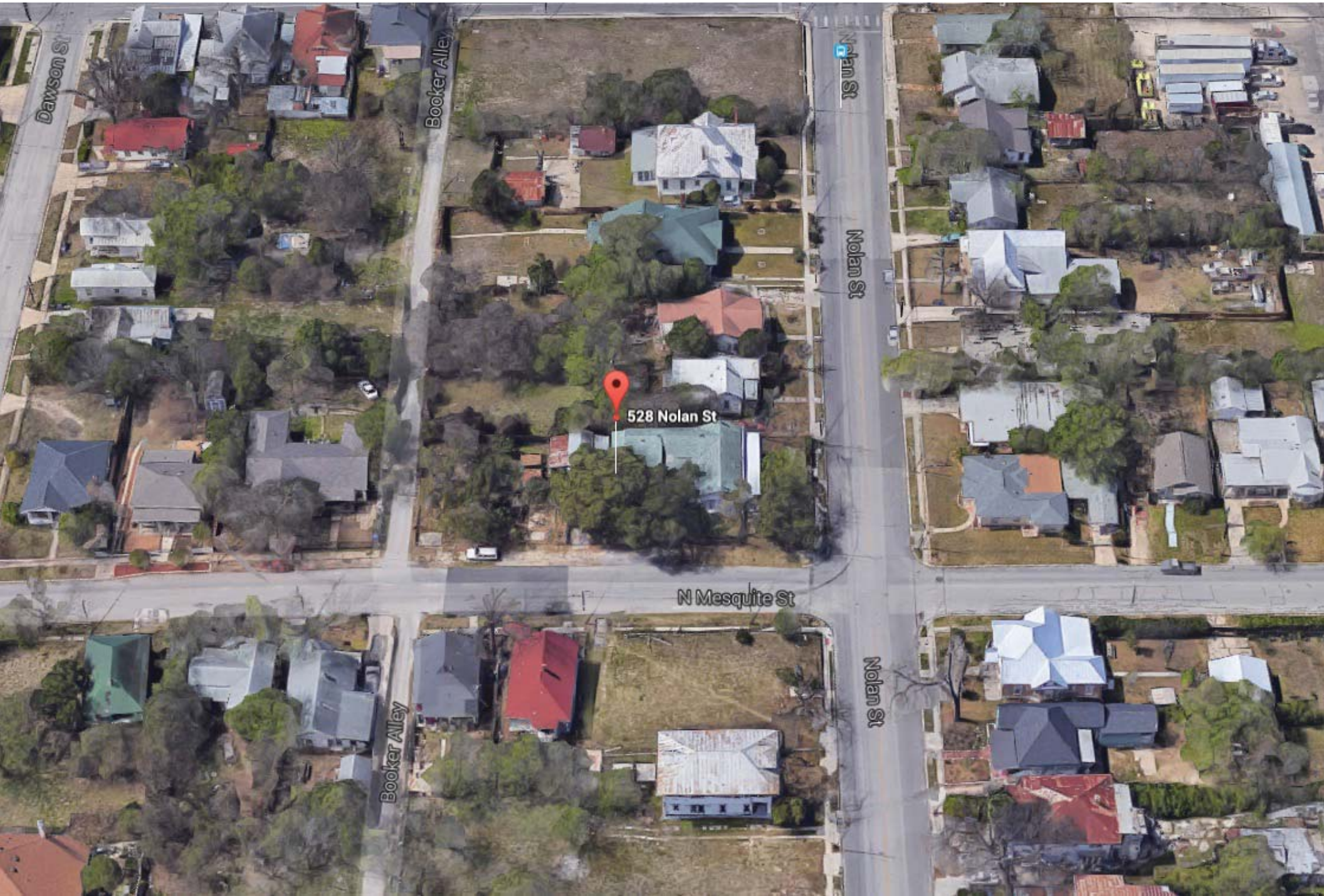


Flex Viewer

Powered by ArcGIS Server

Printed: Apr 25, 2016

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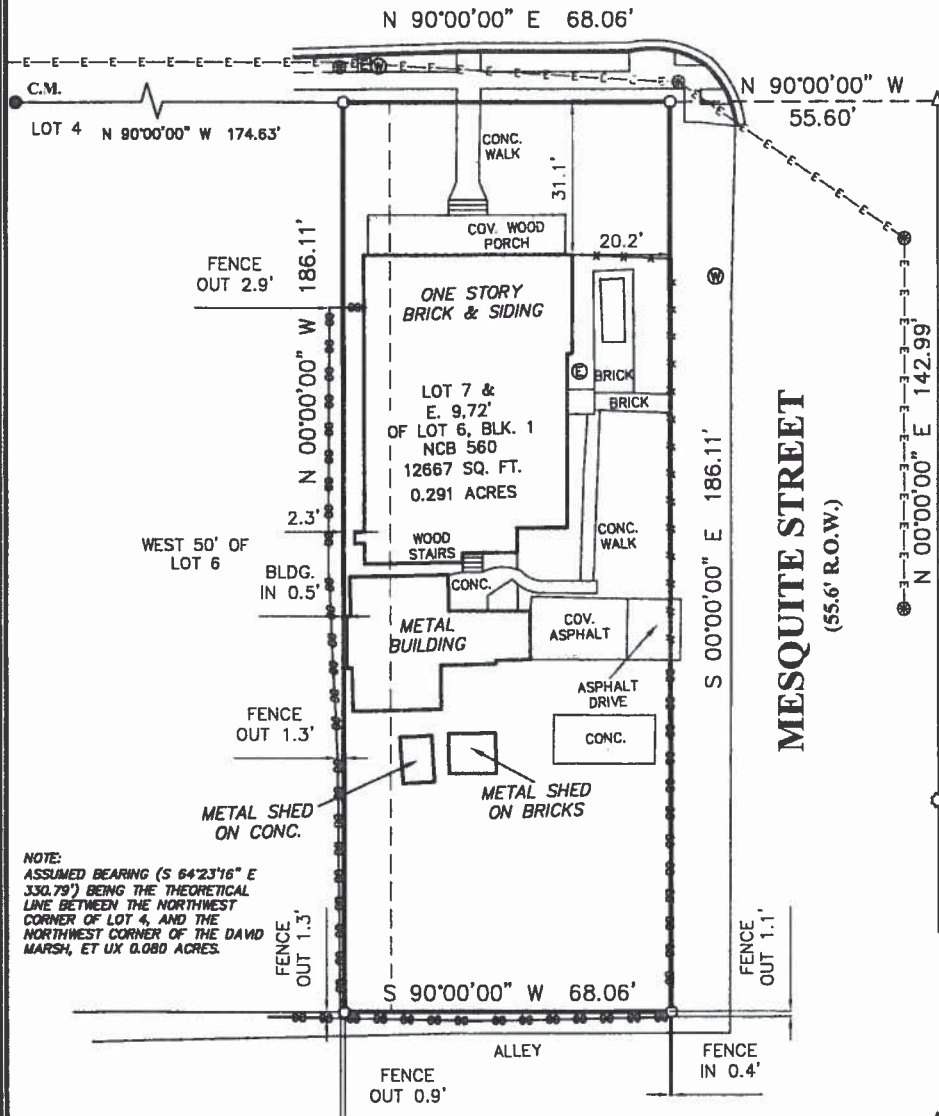






NOLAN

(55.6' R.O.W.)(NOLAN STREET PER PLAT)



SCALE: 1"=30'

FOCAL DESIGN BUILDERS LLC.
0.1750 ACRES
VOL. 16983, PG. 196

DAVID MARSH, ET UX
0.080 ACRES
VOL. 14520, PG. 82

NOTE:
ASSUMED BEARING (S 64°23'16" E 330.79') BEING THE THEORETICAL LINE BETWEEN THE NORTHWEST CORNER OF LOT 4, AND THE NORTHWEST CORNER OF THE DAVID MARSH, ET UX 0.080 ACRES.

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.
NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480290, Panel No. 04156, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.

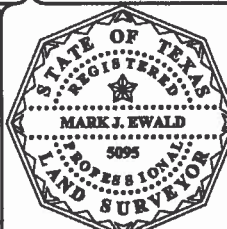


Property Address:
528 NOLAN (NOLAN STREET PER PLAT)
Property Description:
LOT 7 AND THE EAST 9.72 FEET OF LOT 6, BLOCK 1,
NEW CITY BLOCK 560, IN THE CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS.

Owner:
CAROLINE M. HAGGARD AND FABIAN M. JACOB

FIRM REGISTRATION NO.
10111700
Westar
Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1038 MELOTTES, TEXAS 78023-1038
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
 - 1/2" IRON ROD TO BE SET
 - FND 1/2" IRON ROD
 - RECORD INFORMATION
 - BUILDING SETBACK
 - CONTROLLING MONUMENT
 - WATER METER
 - POWER POLE
 - CHAIN LINK FENCE
 - FND SPINDLE
 - WATER METER
 - ELECTRIC BOX
 - OVERHEAD ELECTRIC
 - PICKETT FENCE
 - ELECTRIC METER
 - CALCULATED POINT



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. 4043005158 JOB NO. 83589 TITLE COMPANY: ALAMO TITLE COMPANY DATE: 03/11/2015

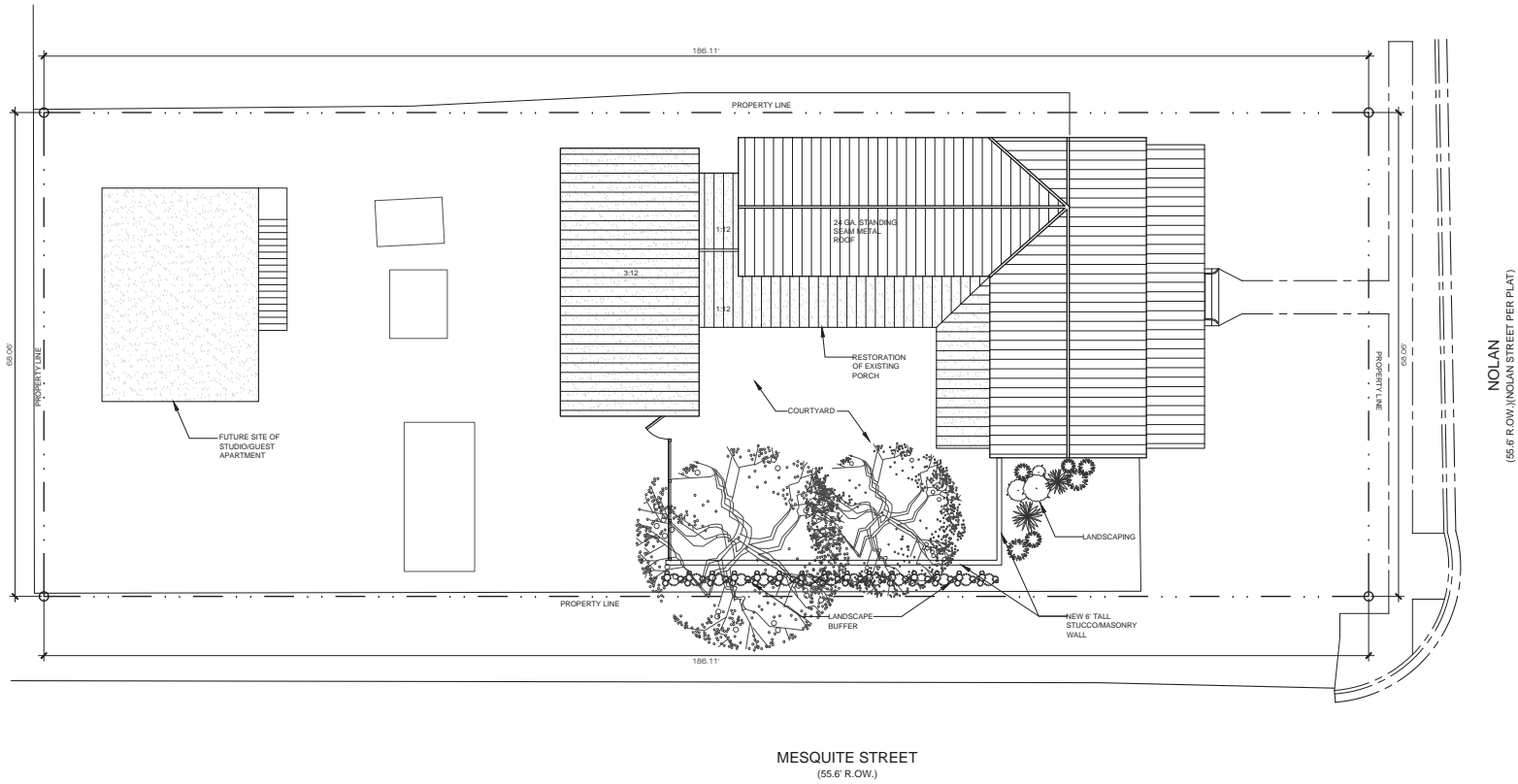
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1 SITE PLAN

Scale: 1/8" = 1'-0"



LOT 7 &
E. 9.72'
OF LOT 6, BLK. 1
NCB 560
12667 SQ. FT.
0.291 ACRES



Project:

Date: 3/25/2016

Sheet Contents:
SITE PLAN

Sheet No.

JACOB RESIDENCE
428 NOLAN
SAN ANTONIO, TEXAS

Architect:

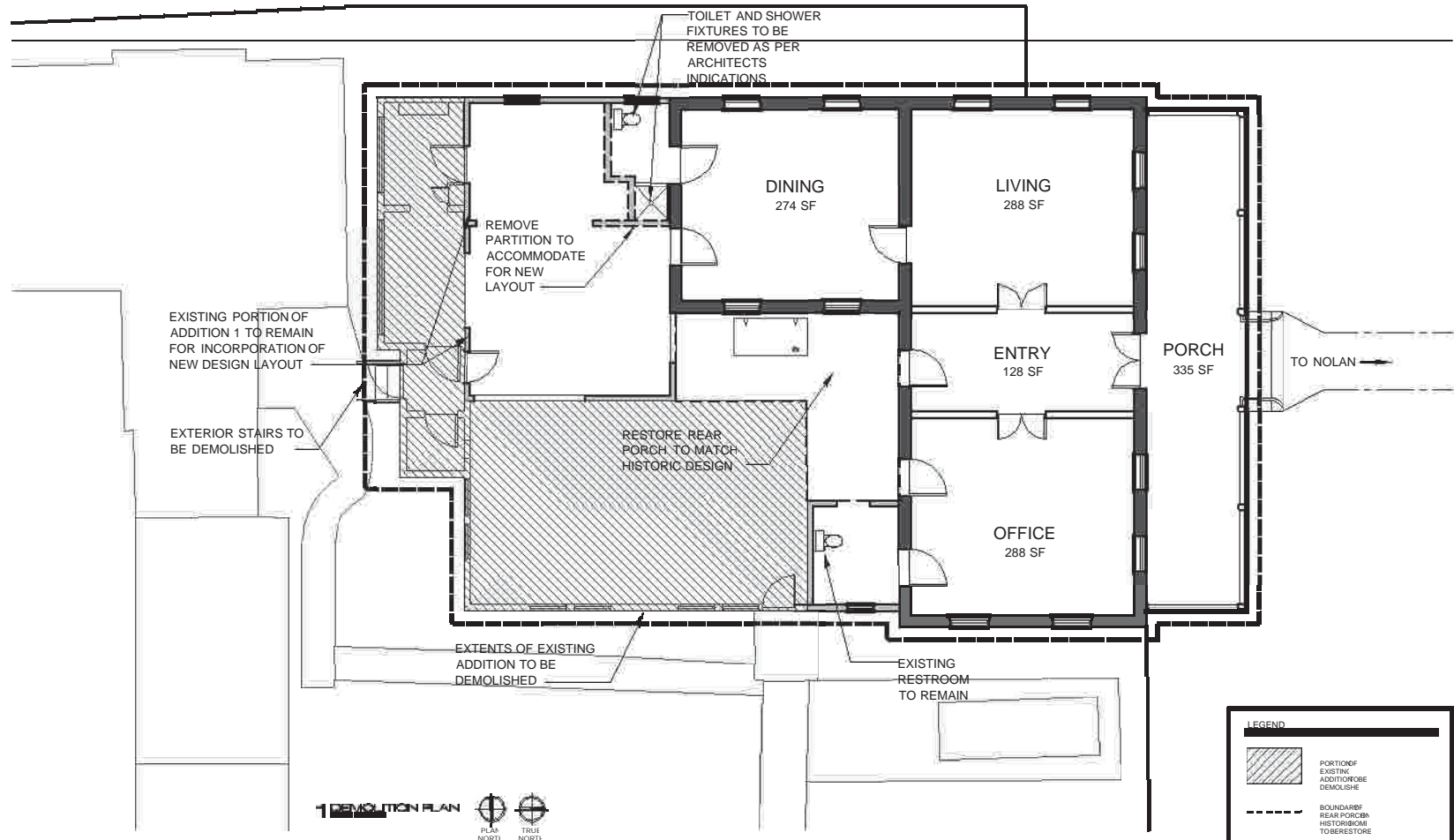
Candid Rogers Studio

215-1 Grovelton
San Antonio, TX 78210

Office: 210.444.1051
candidrogersstudio@gmail.com

Project No. 16-001

A1.0



Candid Rogers Studio

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Office 210.444.1051
candidstudio@rogstudio.net

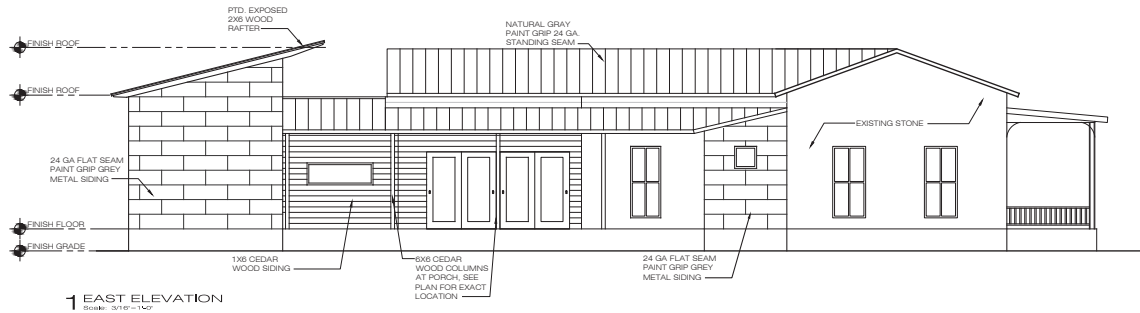
JACOB RESIDENCE
428 NOLAN
SAN ANTONIO, TEXAS

Project

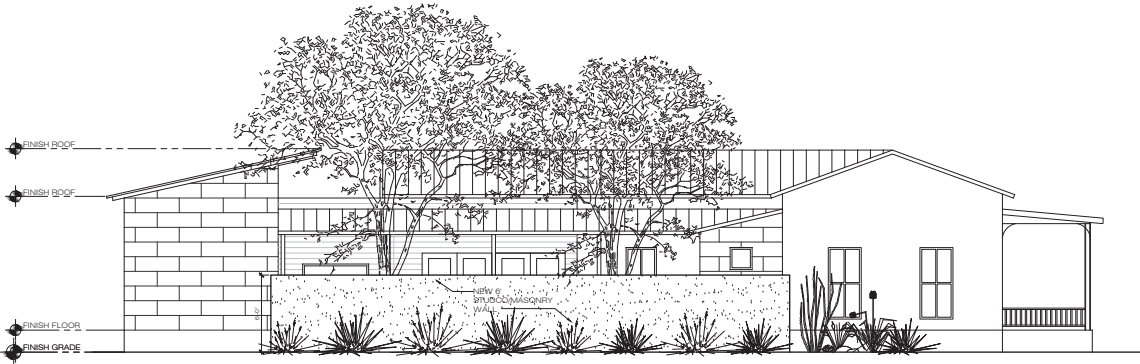
Date:

Sheet Content

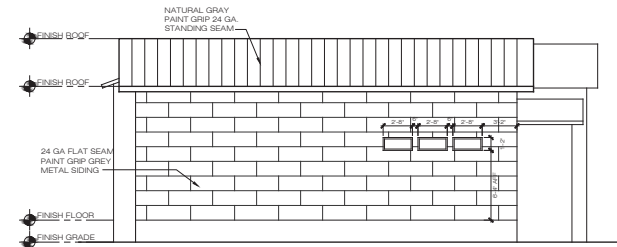
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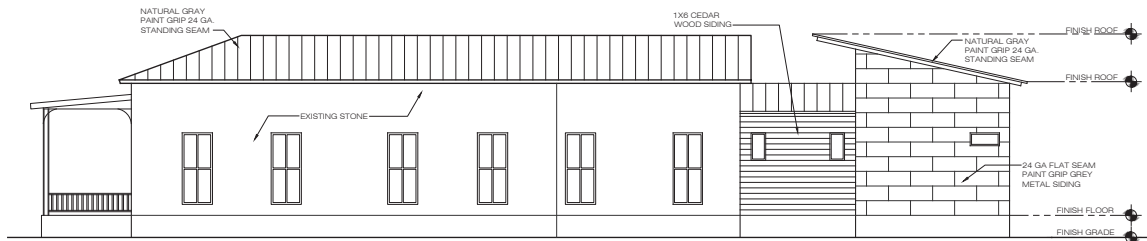
1 EAST ELEVATION
Scale: 3/16"=1'-0"



2 EAST ELEVATION - STREET VIEW
Scale: 3/16"=1'-0"



3 SOUTH ELEVATION
Scale: 3/16"=1'-0"



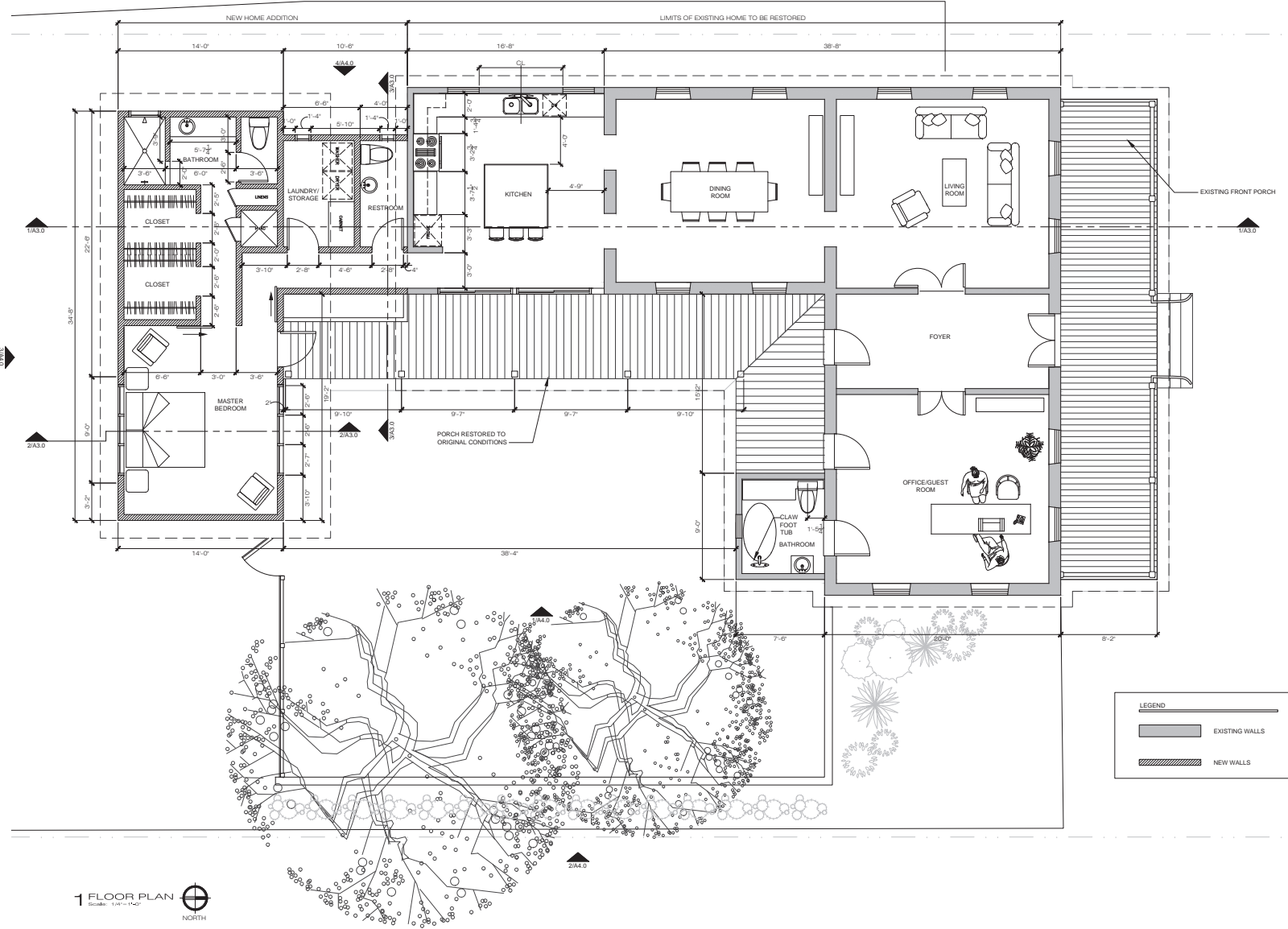
4 WEST ELEVATION
Scale: 3/16"=1'-0"

Architect
Candid Rogers Studio
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San Antonio, TX 78210
Office: 210.444.1051
candidstudio@icloud.com

JACOB RESIDENCE
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Project:
Date: 3/25/2016
Sheet Contents:
EXTERIOR ELEVATIONS
Sheet No.

A4.0



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Project:
Date: 3/25/2016
Sheet Contents:
FLOOR PLAN
Sheet No.
A2.0