

## HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 26

**HDRC CASE NO:** 2016-453  
**ADDRESS:** 629 NOLAN  
**LEGAL DESCRIPTION:** NCB 547 BLK 19 LOT 17 AND 18  
**ZONING:** R-6 CD H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Russ Tillery/Paradise Decks  
**OWNER:** Richard Garcia  
**TYPE OF WORK:** Construction of a side deck  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a side deck to the historic structure at 629 Nolan.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 7, Guidelines for Exterior Maintenance and Alterations*

#### 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.

### FINDINGS:

- a. The structure at 629 Nolan was constructed circa 1900 in the Folk Victorian style and features a wraparound porch, multiple brick chimneys, front and side window bays and front and side roof gables. The applicant has proposed to construct a side deck addition to the rear of an original bay and in front of an existing addition. According to the Guidelines for Exterior Maintenance and Alterations, new porches, balconies and porte-cocheres should not be added where not historically present. The applicant has proposed the porch to be sited near the rear of the primary historic structure where it will be screened by the historic structure when viewed from the front façade. Staff finds this placement appropriate.
- b. The applicant has noted that cedar decking will be used; which staff finds appropriate. Staff recommends the applicant paint the proposed deck to match this historic structure.
- c. In regards to a porch roof, the applicant has not provided a detail on the covering. Staff recommends the applicant provide a detailed elevation drawing of the proposed cover prior to receiving a Certificate of Appropriateness.
- d. Staff finds that the proposed porch will not negatively impact the historic structure and can be removed without damaging the historic structure.

**RECOMMENDATION:**

Staff recommends approval based on findings a through d with the stipulation that the applicant provide a detailed elevation drawing of the proposed cover prior to receiving a Certificate of Appropriateness.

**CASE MANAGER:**

Edward Hall



NOLAN ST



BOOKER ALLEY



N HACKBERRY ST



## Flex Viewer

Powered by ArcGIS Server

Printed: Nov 07, 2016

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629 Nolan Street

Dignowity  
Park











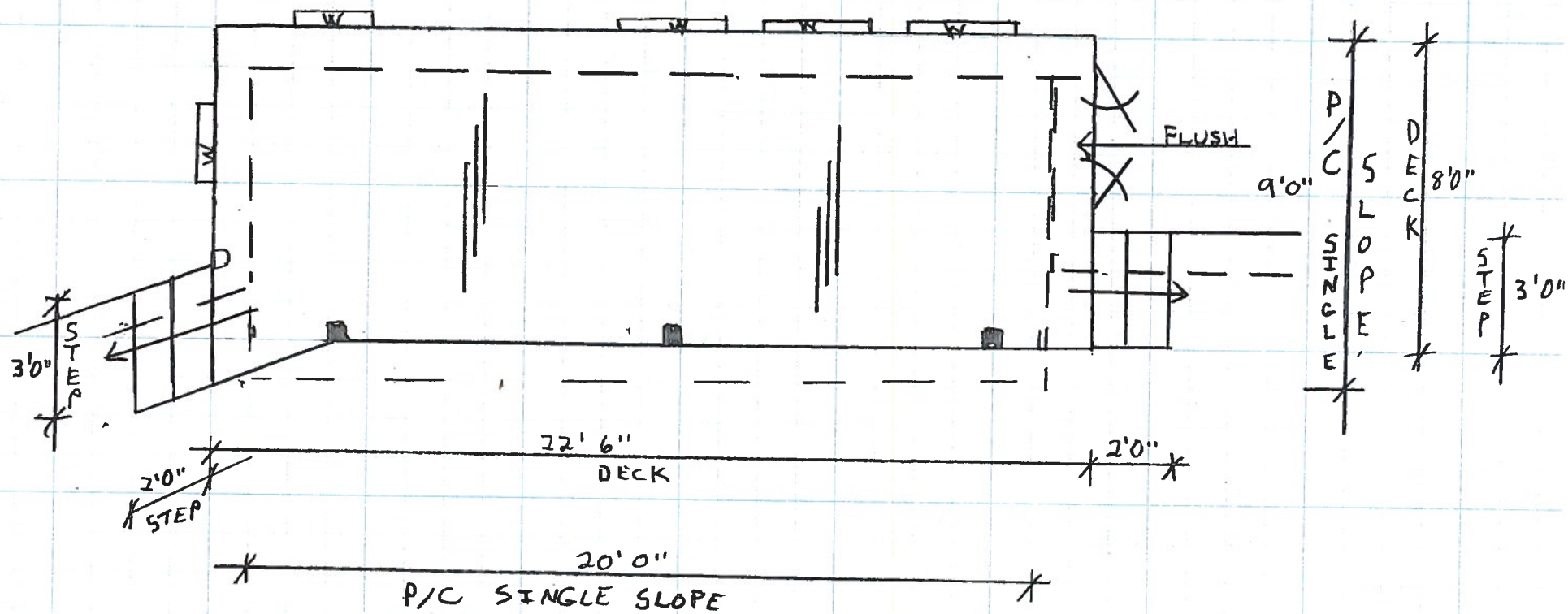








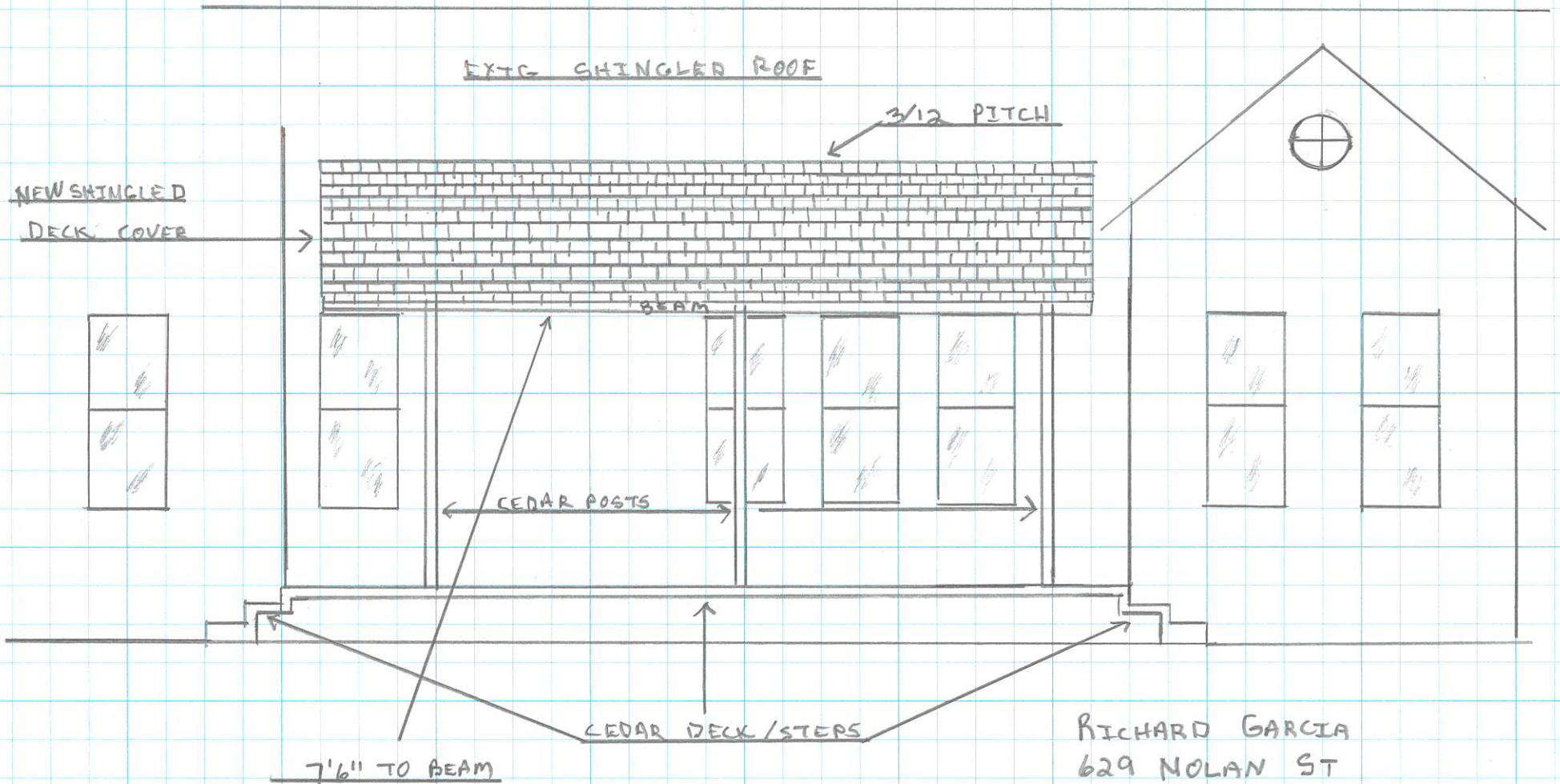
# RESIDENCE



KJC  
9/24/14

RICHARD & OLGA GARCIA  
629 NOLAN ST. 78202  
HM: 223-3779  
CELL: 718-8151

# ELEVATION



@ 11/10/16

RICHARD GARCIA  
629 NOLAN ST  
SAN ANTONIO, TX 78202  
210-223-3779  
210-718-8151



# ADDENDUM FOR PATIO COVERS

ADDENDUM TO CONTRACT # 11967 DATED: 9/24/16 PURCHASER: Richard Garcia  
 INSTALLATION ADDRESS: 629 Nolan St CITY: San Antonio TX. ZIP: 78202

## PATIO COVER TYPE

- ☒ Single Slope ☐ Hip ☐ Gable ☐ Gazebo  
☐ Single Slope with Center Gable

## ATTACHMENT METHOD

- ☐ Eave Attached ☒ Wall Attached ☐ Roof Tie-In  
☐ Free Standing 12'6" to attachment point

## FRAMING MATERIAL SELECTION

- ☒ White Wood ☐ Rough Cedar ☐ Other: \_\_\_\_\_  
☐ 3" Insulated Aluminum ☐ W-Pan Aluminum

If Aluminum-Color Selection: \_\_\_\_\_

## DECKING MATERIAL SELECTION

- ☒ T-111 ☐ Smooth Cedar ☐ OSB (with closed ceiling)  
☐ Other: \_\_\_\_\_

## ROOFING SELECTION

- ☒ Composition Shingles to match existing ☐ V-Crimp Aluminum  
☐ Other: \_\_\_\_\_

## CEILING SELECTION

- ☒ Open Rafter (Rafter and Decking exposed)  
☐ Closed in ceiling ☐ Attach to Rafters ☐ Flat Ceiling  
☐ Type of material to close in ceiling: \_\_\_\_\_

## BEAM TYPE

- ☐ 4x6 Cedar (Maximum Span Between Posts is 6')  
☒ 4x8 Cedar (Maximum Span Between Posts is 8')  
☐ 4x10 Cedar (Maximum Span Between Posts is 10')  
☐ 4x12 Cedar (Maximum Span Between Posts is 12')  
☐ 2x6 Aluminum (Only used on Alum. Covers - Max. Span 8' between posts)  
☐ Other (Describe): \_\_\_\_\_

Install Bracing ☐ Standard 45 degree angle ☐ Arched

☐ Other (Describe): \_\_\_\_\_

## POST TYPE

- ☐ 4x4 Treated Pine ☐ 4x6 Treated Pine ☐ 6x6 Treated Pine  
 \* Treated Pine Posts should be used where the post is in direct contact with the ground.

- ☒ 4x4 Cedar ☐ 4x6 Cedar ☐ 6x6 Cedar  
☐ 2x4 Aluminum Sandwiched Between (2) 2x6 Aluminum

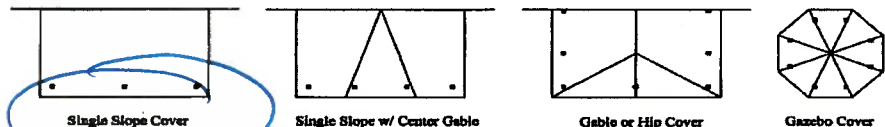
Other (Describe): \_\_\_\_\_

Wrap Post with ☐ Cedar ☐ Other (Describe): \_\_\_\_\_

## POST INSTALLATION INSTRUCTIONS

- ☒ Install on existing concrete with metal post base.  
☐ Install in ground outside existing concrete. (Recommend Treated Pine)  
☐ Install in ground prior to new concrete patio being installed.  
☐ Saw Cut Existing Concrete Patio for footing installation.

## TYPICAL POST LOCATIONS BASED ON COVER TYPE



## OPTIONAL TRIM SELECTION

- ☐ Sun Burst in Center Gable ☐ Sun Burst in Side Gables  
☐ Close in Center Gable (Describe): \_\_\_\_\_

☐ Close in Side Gables (Describe): \_\_\_\_\_

☐ Kneewall over eave to close off new patio roof from existing roof  
 Material selection for kneewall: \_\_\_\_\_

☐ Other: \_\_\_\_\_

☐ TDI REQUIRED ☐ CIBOLO



THE TERMS AND CONDITIONS OF  
 CONTRACT # \_\_\_\_\_ APPLY TO  
 THIS AND ALL SUBSEQUENT  
 ADDENDUMS.

## AGREED AND ACCEPTED:

Purchaser: Richard Garcia

Co-Purchaser: \_\_\_\_\_

Date: 9/24/16

# ADDENDUM FOR DECKS

ADDENDUM TO CONTRACT # 11967 DATED: 9/24/16 PURCHASER: Richard Garcia  
 INSTALLATION ADDRESS: 629 Nolan St. CITY: San Antonio TX. ZIP: 78202

## DECK FRAME-All framing is treated pine with galvanized ring shanknails

Post Type: ☐ 4x4 ☒ 4x6 ☐ 6x6 ☐ Other: \_\_\_\_\_  
 Joist Type: ☒ 2x6 ☐ 2x8 ☐ 2x12 ☐ Other: \_\_\_\_\_  
 Beam Type: ☒ Dbl 2x6 ☐ Dbl 2x8 ☐ Dbl 2x12 ☐ Other: \_\_\_\_\_

## FLOOR BOARDS-All floor boards secured with galvanized screws

Profile ☐ 1x4 ☐ 1x6 ☒ 5/4x6 ☐ 5/4x6 ☐ 2x6  
☒ Radius Edge ☐ Flat Edge  
☐ Slotted for use with hidden fasteners  
 Material ☐ Treated Pine ☒ Western Red Cedar ☐ Redwood  
☐ Ipe (Ironwood) ☐ Tigerwood ☐ Golden Ironwood  
☐ Other hardwood: \_\_\_\_\_  
☐ Composite Type: \_\_\_\_\_  
 Composite Color: \_\_\_\_\_

## HANDRAIL - Decks greater than 30" elevation require a handrail

Height: ☐ 36" ☐ 42" (Decks over 8' elevation required 42")  
 Post Profile: ☐ 4x4 ☐ 4x6 ☐ Other: \_\_\_\_\_  
 Post Material: ☐ Treated Pine ☐ Cedar ☐ Redwood ☐ Ipe  
☐ Other: \_\_\_\_\_  
 Rail Type: ☐ Treated Pine ☐ Cedar ☐ Redwood ☐ Ipe  
☐ Other: \_\_\_\_\_  
 Baluster: ☐ 2x2 Treated Pine ☐ 2x2 Cedar ☐ 2x2 Redwood  
☐ Aluminum Balusters ☐ Standard Black  
☐ Special Order Color: \_\_\_\_\_  
☐ Cable Rail - Standard 9 strand  
☐ Fortress rail - Standard Black  
☐ Other: \_\_\_\_\_  
 Top Cap: ☐ 2x6 Treated Pine ☐ 5/4x6 Cedar ☐ 2x6 Cedar  
☐ 2x6 Redwood ☐ 1x6 Ipe  
☐ Other: \_\_\_\_\_

## Elevation of Deck:

At highest point: 2' At lowest point: 2'

Decks require a minimum of 7" elevation. We do not excavate as this will void all warranties, disturb drainage, and could create a "ponding" area that would hold water and breed mosquitos. Final elevation is determined by the const. manager during pre-measure visit. Decks with less than 7" elevation will require a step up from grade.

## DECK ACCESSORIES: (Location must be shown on attached floor plan.)

Skirting: ☐ Included ☒ Not Included  
☐ Lattice ☐ Diamond ☐ Square  
☐ Solid ☐ Vertical ☐ Horizontal  
☐ Material Type: \_\_\_\_\_  
 Bench: ☐ Standard Bench-approx. 16" height, approx. 18" width  
☐ Bench with back-same approx. dimensions as above with slanted seat area and angle back support.  
☐ Material Type: \_\_\_\_\_  
 Shelf: ☐ Standard shelf at handrail height  
☐ Other: \_\_\_\_\_  
 Planters: ☐ Standard 2'x2' Planter Box - no top  
☐ Standard 2'x2' Planter Box - with top  
☐ Custom Planter-Describe: \_\_\_\_\_  
☐ Material for planter: \_\_\_\_\_  
 Privacy Screen: ☐ Standard 6' tall - 5' deck boards with 1" lattice on top  
☐ Standard Diamond Pattern Lattice Height: \_\_\_\_\_  
☐ Louvered - utilizing deck boards Height: \_\_\_\_\_  
☐ Other-Describe: \_\_\_\_\_  
☐ Material for Privacy Screen: \_\_\_\_\_  
 Gate: ☐ Gate can not exceed 36' width and will be built from cedar.



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 Co-Purchaser: \_\_\_\_\_  
 Date: 9/24/16