

HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2017

HDRC CASE NO: 2017-202
ADDRESS: 503 NOLAN
507 NOLAN
LEGAL DESCRIPTION: NCB 546 BLK 19 LOT S 126 FT OF 11
NCB 546 BLK 19 LOT S 129.86 FT OF 12
ZONING: RM-6, R-6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Richard Gross
OWNER: Enlour Investments
TYPE OF WORK: Exterior modifications, window replacement
REQUEST:

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

1. Construct a deck between 503 and 507 Nolan and a deck to surround both structures.
2. Perform exterior modifications to 503 Nolan that include the removal of window and door openings and fenestration alterations.
3. Perform exterior modifications to 507 Nolan that include the removal of window and door openings and fenestration modifications.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural

style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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:

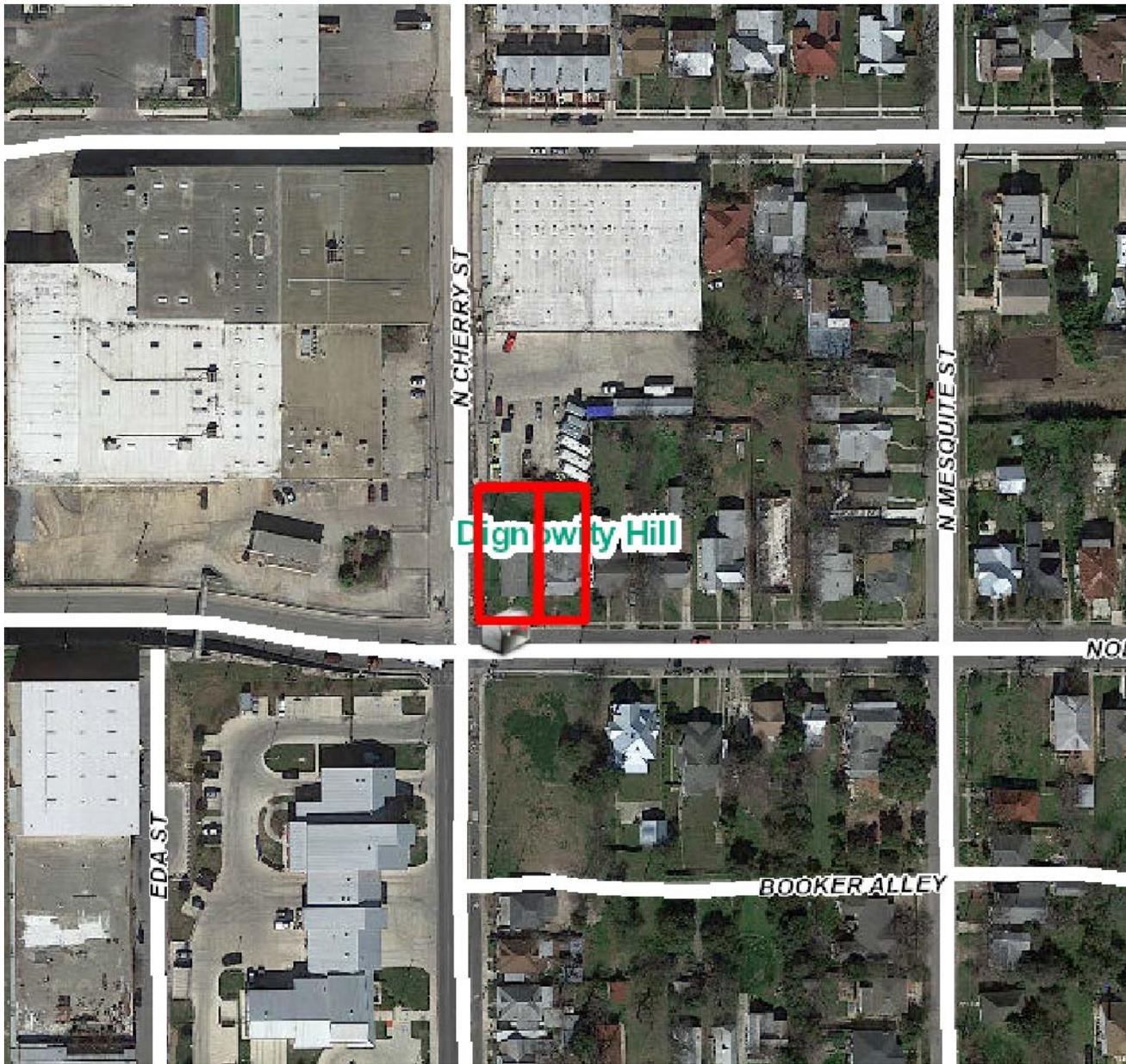
- a. The structure at 503 Nolan was constructed circa 1955 and features simple architectural elements including a front and rear gabled roof. The structure at 507 Nolan appears on the 1951 Sanborn map and features side gabled roofs and traditional architectural features.
- b. DECKS – Between both structures, the applicant has proposed to construct a wooden deck. Additionally, the applicant has proposed to construct a wooden deck to surround both structures. The Guidelines for Exterior Maintenance and Alterations note that porches should be constructed based on the architectural style of the building and historic patterns. Throughout the Dignowity Hill Historic District, historic porches are featured on the front and side of historic structures; however, there is no historic example for the construction of a deck to surround a historic structure nor is there a historic example of the connection of two separate historic structures. Staff does not find the proposed decks appropriate nor are they consistent with the Guidelines.
- c. EXTERIOR MODIFICATIONS – The applicant has proposed exterior modifications to the structure at 503 Nolan that includes the removal of a front façade window, the relocation of an existing rear door, the removal of 4 windows on the left elevation and the installation of seven (7) new windows openings and the removal of five (5) windows on the right side of the house and the installation of three (3) new window openings and a sliding glass door. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., existing window and door openings should be preserved. Additionally, historic window and door openings should not be enclosed. The applicant’s proposed modifications are not consistent with the Guidelines.
- d. EXTERIOR MODIFICATIONS – The applicant has proposed exterior modifications to the structure at 507 Nolan that includes the removal the removal of a window and side door on the front façade, the removal of three (3) windows and one (1) door on the rear façade of the house and the installation of one (1) window and two (2) sliding glass doors, the removal of five (5) windows on the right side of the house with the installation of (1) one window and the replacement of three windows with three (3) new windows at different locations. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., existing window and door openings should be preserved. Additionally, historic window and door openings should not be enclosed. The applicant’s proposed modifications are not consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval of items #1 through #3 based on findings b through d.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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503 Nolan Street

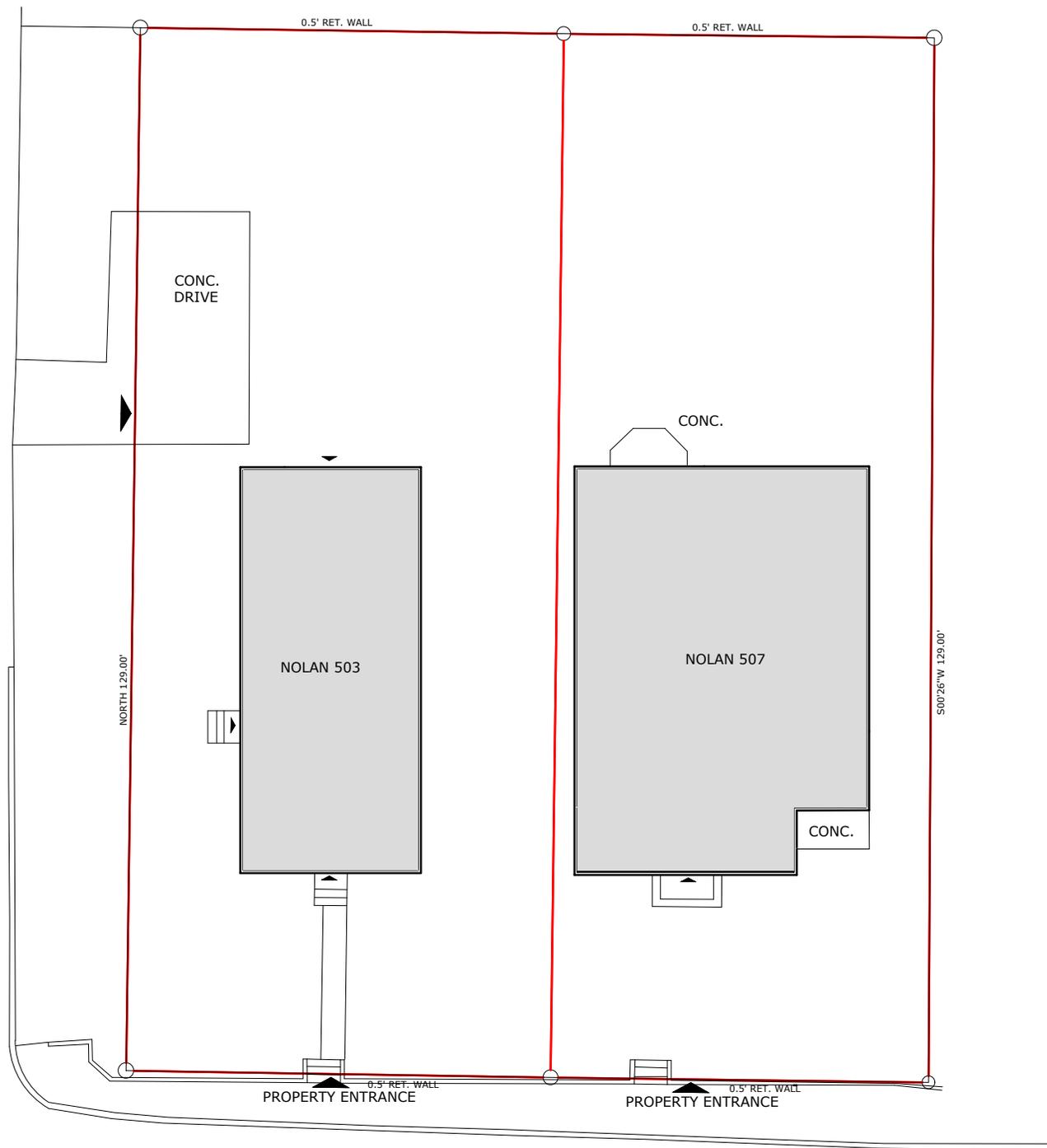
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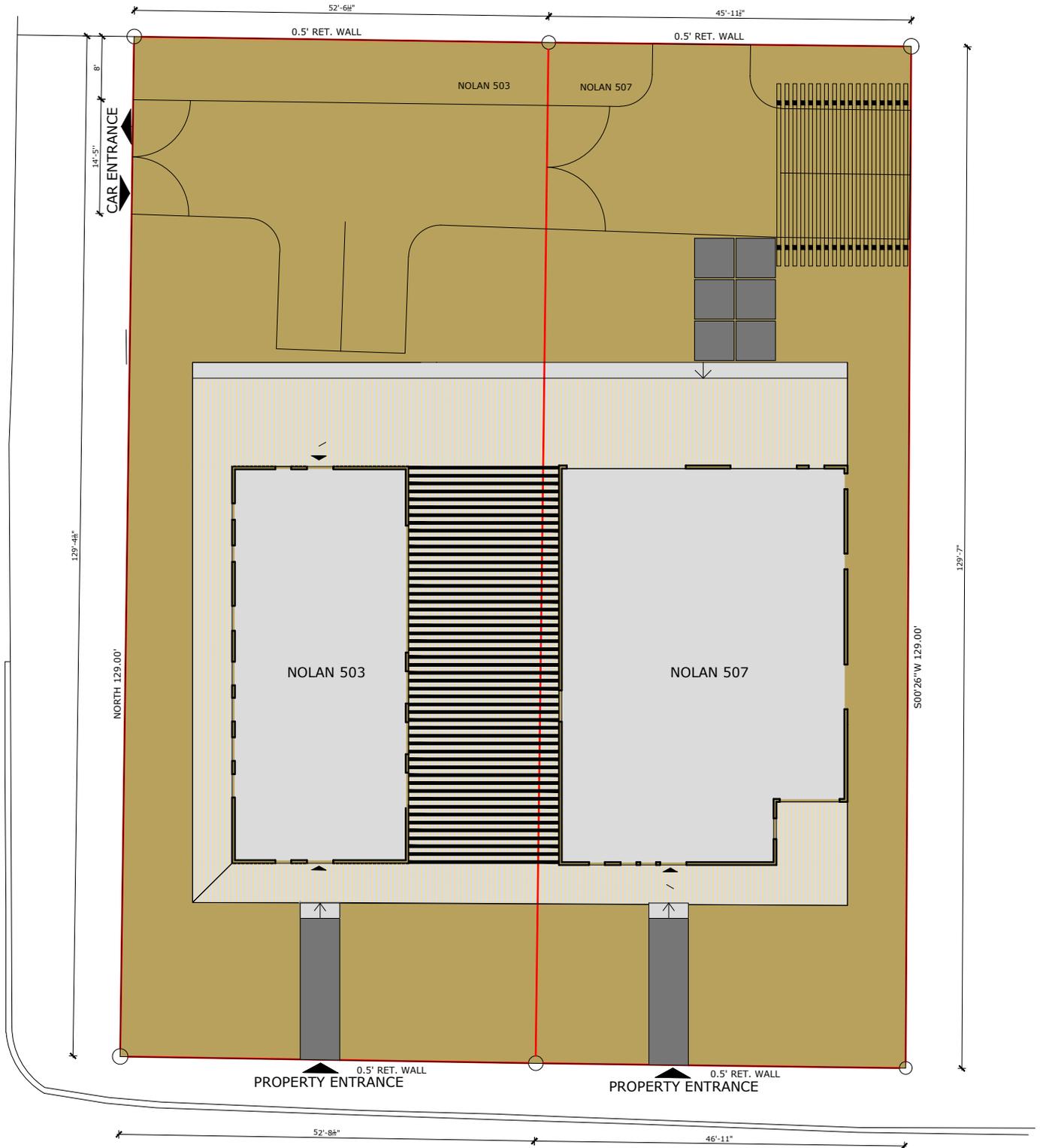
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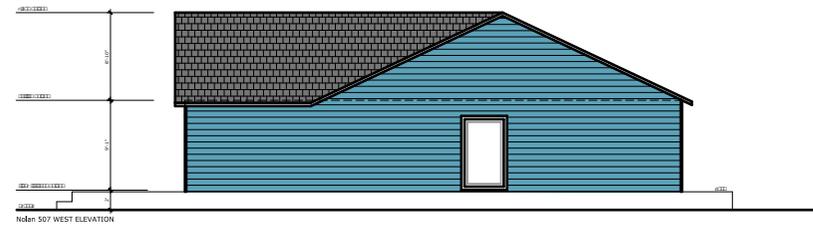
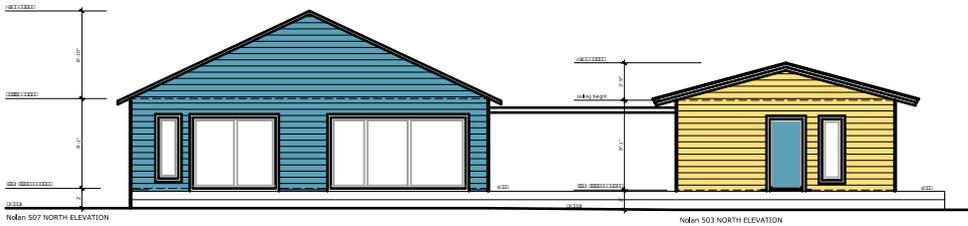
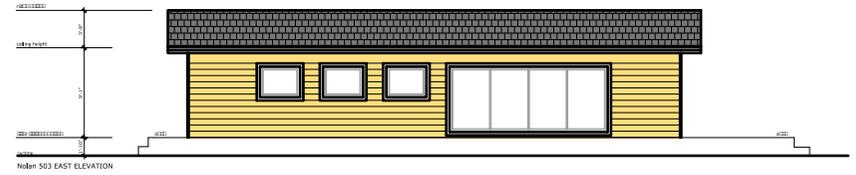
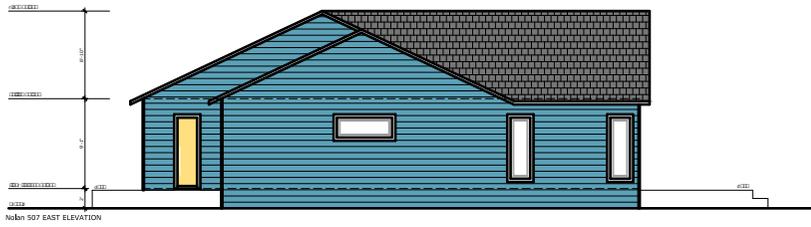
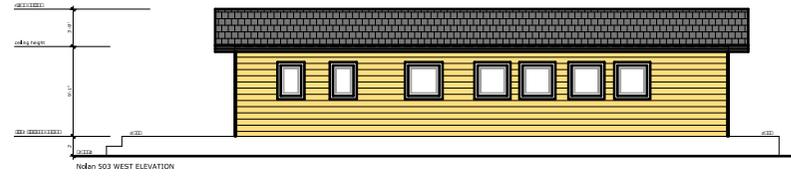
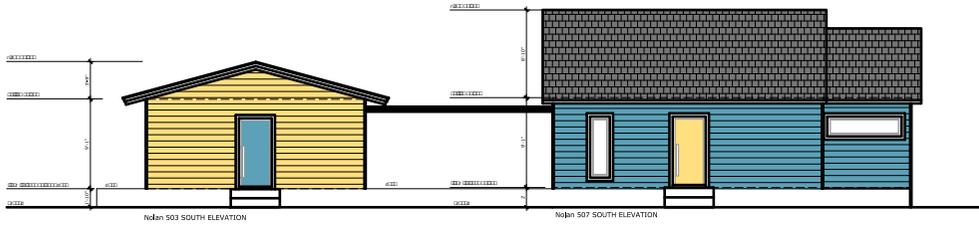
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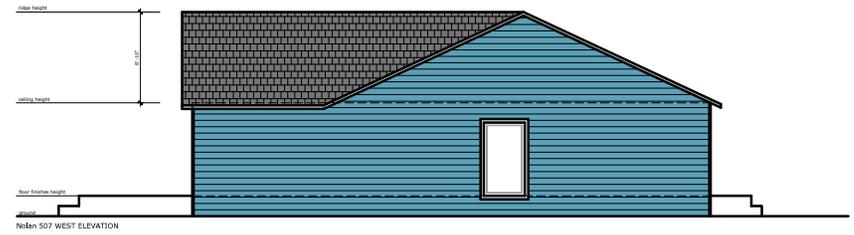
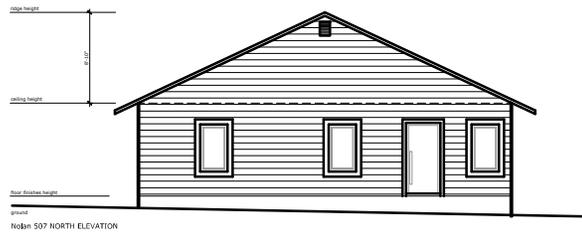
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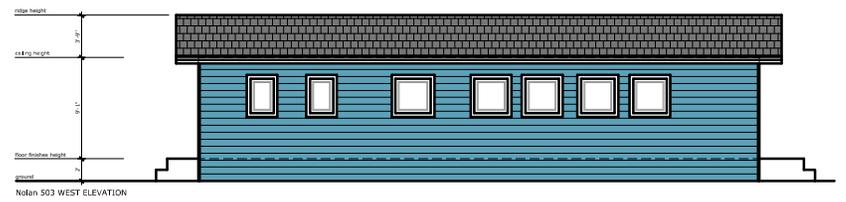


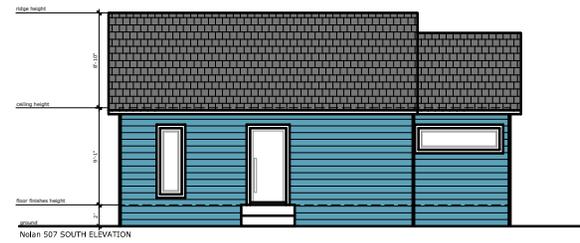


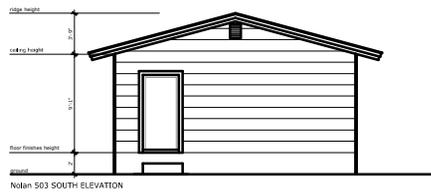








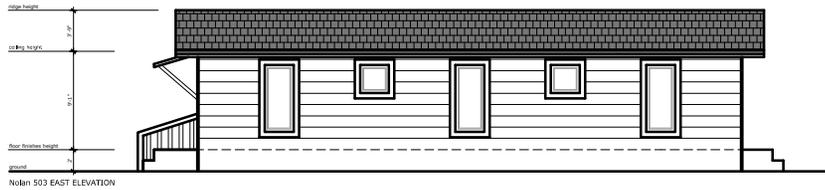




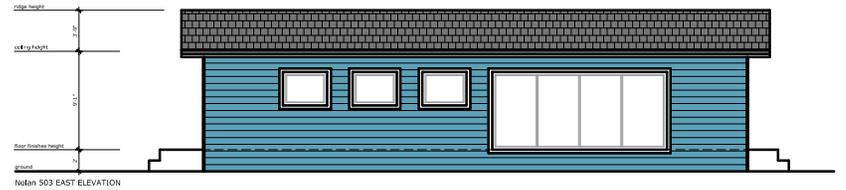
Nolan 503 SOUTH ELEVATION



Nolan 503 SOUTH ELEVATION



Nolan 503 EAST ELEVATION



Nolan 503 EAST ELEVATION