

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 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)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.
- 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.

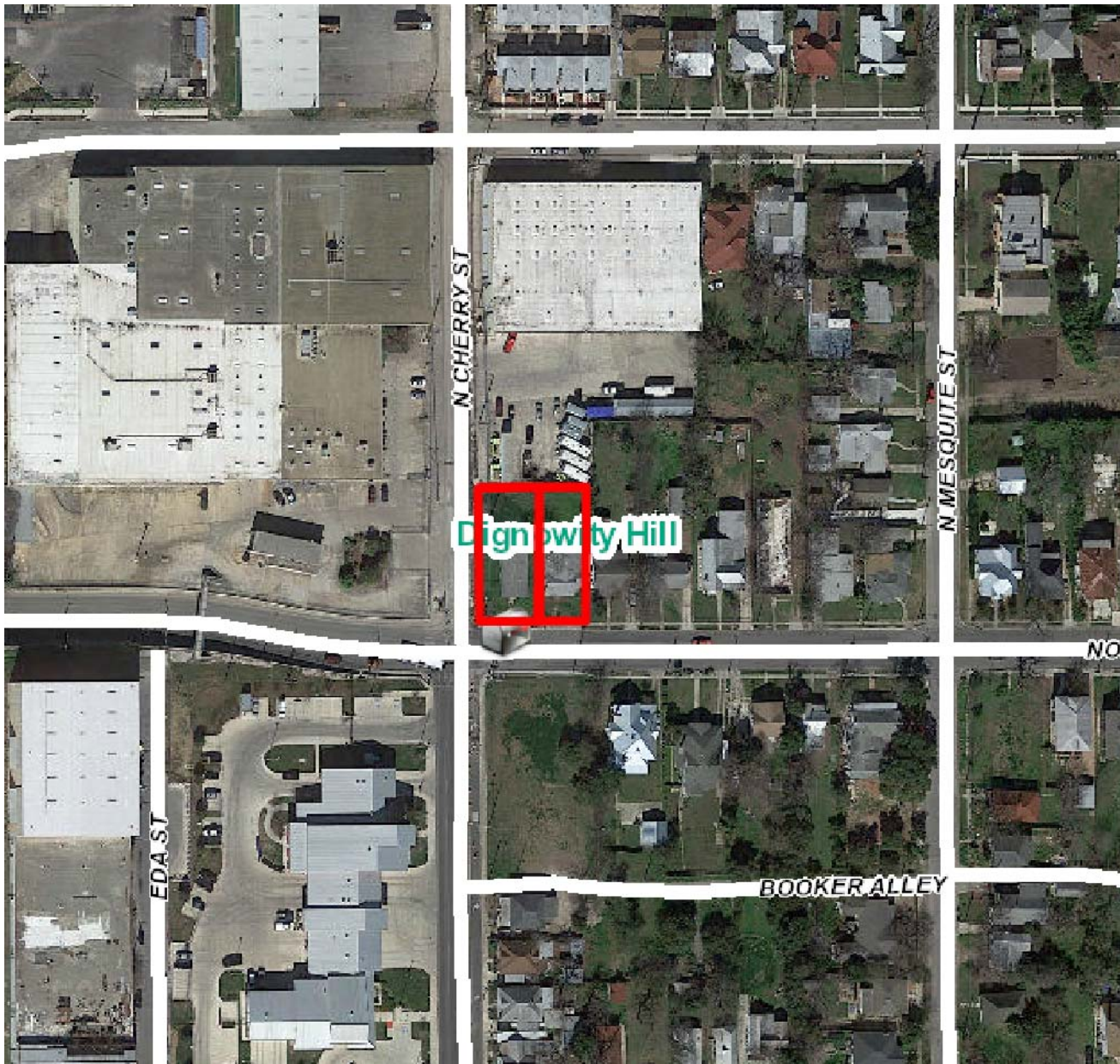
FINDINGS:

- 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. This request was heard at the May 3, 2017, Historic and Design Review Commission hearing where it was referred to the Design Review Committee.
- b. **DESIGN REVIEW COMMITTEE** – The request was reviewed by the Design Review Committee on May 10, 2017, where committee members noted that all proposed window openings should be consistent in size with historic window openings, noted that existing openings should remain and noted that a finish floor elevation should be established to determine the height of the proposed deck.
- c. **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.
- d. **EXTERIOR MODIFICATIONS** – The applicant has proposed exterior modifications to the structures at both 503 and 507 Nolan which includes the removal of a front window opening, the centering of the front door, the installation of new window openings and install canopied above each door. The applicant has noted on the application documents that each opening will feature similar windows. Staff finds that a window with a traditional dimension should be added and that each opening should feature traditional proportions. The installation of large, fixed frame windows is not appropriate.

RECOMMENDATION:

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

CASE MANAGER:



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 25, 2017

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CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Demolition and Designation Committee**

DATE: MAY 10, 2017 HDRC Case# _____

ADDRESS: 503-507 NOLAN Meeting Location: 1901 SALADO

APPLICANT: RICHARD GROSS

DDC Members present: DR. AZZA VAMAL, EDUARDO A GARZA

Staff present: EDUARDO HALL

Others present: _____

REQUEST: EXTERIOR MODIFICATIONS, WINDOW MODIFICATIONS, CONSTRUCTION
OF DECKING AROUND STRUCTURES

503

COMMENTS/CONCERNS: ALL: FOR 503, SAMPLES OR ADDITIONAL INFO
SHOULD BE PROVIDED. THE PROPOSED OPENINGS ARE VERY CONTEMPORARY.
WINDOW OPENINGS SHOULD BE CONSISTENT IN REGARDS TO PROPORTIONS.
EG: INCONSISTENCIES WITH THE CONSTRUCTION DOCUMENTS SHOULD
BE ADDRESSED.

507

EG: QUESTIONS REGARDING EXISTING WINDOWS. ALL EXISTING
DOOR (MAIN ENTRANCE) SHOULD REMAIN. EG: QUESTIONS REGARDING
PROPOSED DECK - PROPOSED HEIGHTS SHOULD BE NOTED. A FINISH FLOOR
ELEVATION SHOULD BE ESTABLISHED. STEPS SHOULD BE CONSOLIDATED.
COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

5/10/17

Date

503 Nolan Amendment

DEVELOPMENT DEPARTMENT

2017 MAY 12 PM 3:49

As per the suggestion of the architectural review committee, we made the following changes.

- 1) Added overhangs at front and back door
- 2) Made new windows on all sides same size and proportion

507 Nolan Amendment

As per the suggestion of the architectural review committee, we made the following changes.

- 1) Front of House
 - a. We kept the small roof overhang over the existing door
 - b. We kept the existing secondary door of the addition
 - c. We made the window $\frac{1}{2}$ scale of the rest of the windows of the house
- 2) Right Side of House
 - a. We kept the windows proportional in size to each other
- 3) Left Side of House
 - a. We made the windows in proportion to each other, full size or $\frac{1}{2}$ size
- 4) Back of House
 - a. We made the windows in proportion to the windows on the rest of the house

503 & 507 Nolan Amendment

As per the suggestion of the architectural design committee, we have made the following changes.

1) Deck Levels

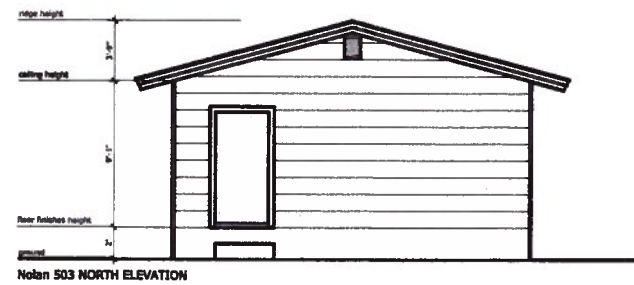
- a. We made the deck one level and made usual stairs with rails whenever there was a difference in level between the house opening and the deck
- b. We removed the multiple levels of the deck

503 Nolan Back + Right

DEVELOPMENT DEPARTMENT

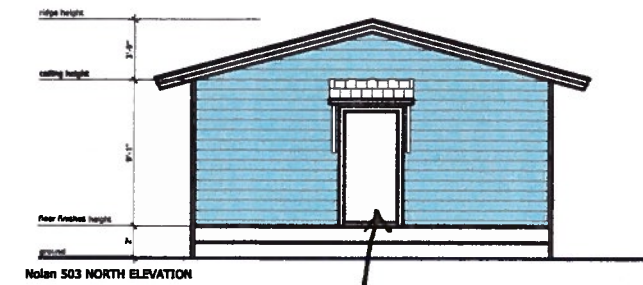
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Existing



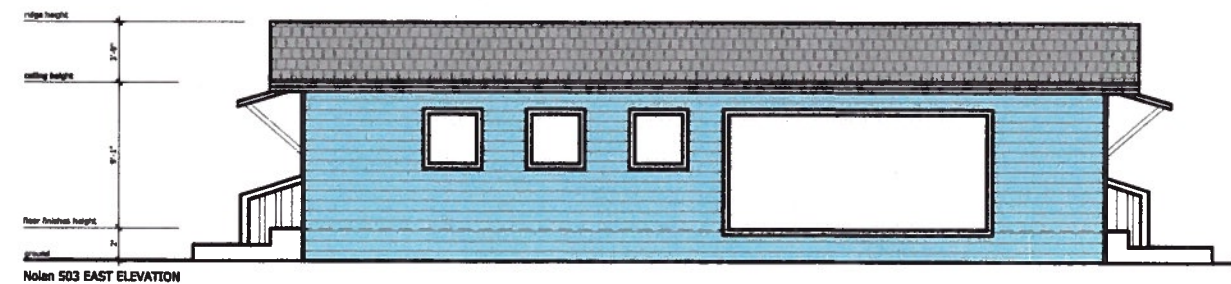
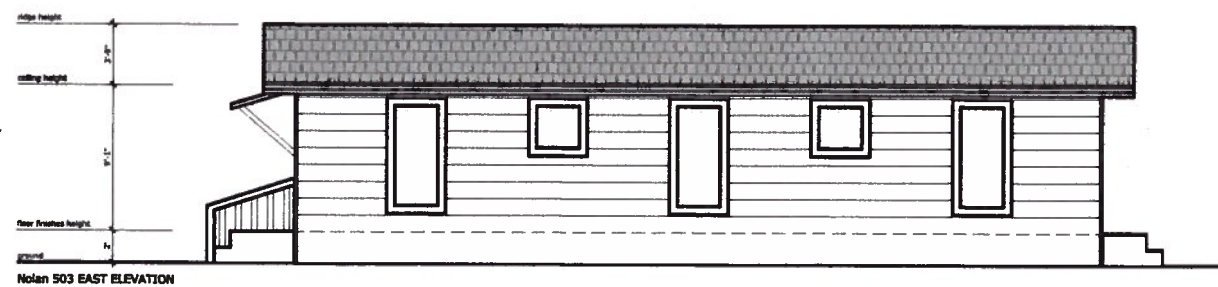
Back

Proposed



Move door to center -
add overhang to match front

Right



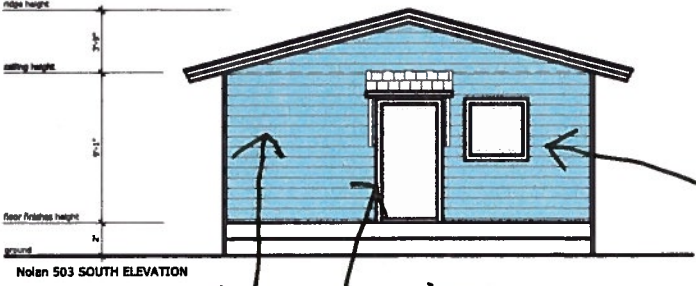
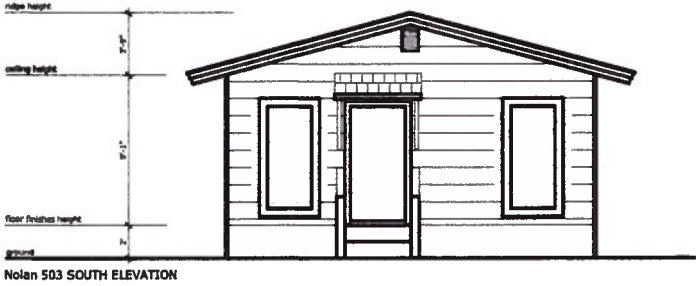
remove windows + add 3 proportional windows
add large sliding glass

503 Nolan Front + Left

Existing

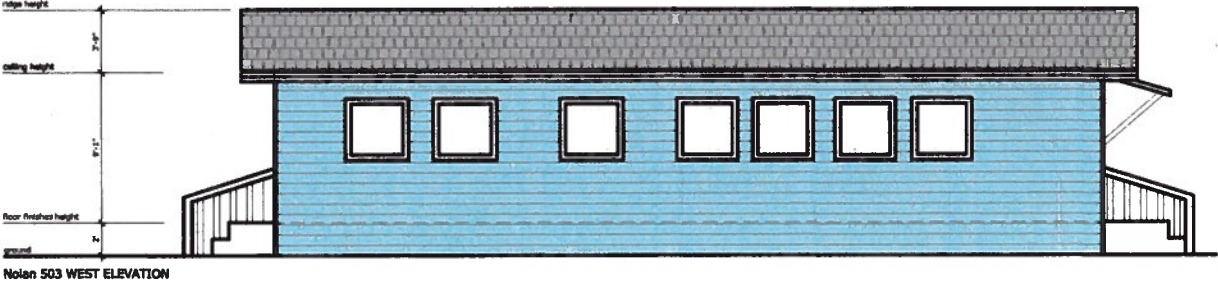
Proposed

Front



Remove window
center door with overhang
new window in proportion to other windows

Left

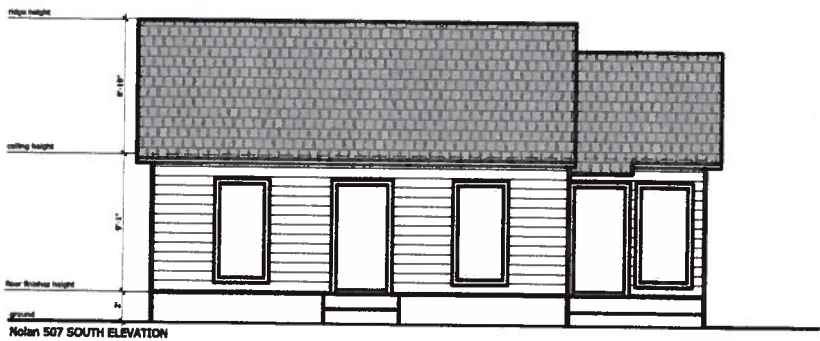


remove windows
make all windows same size

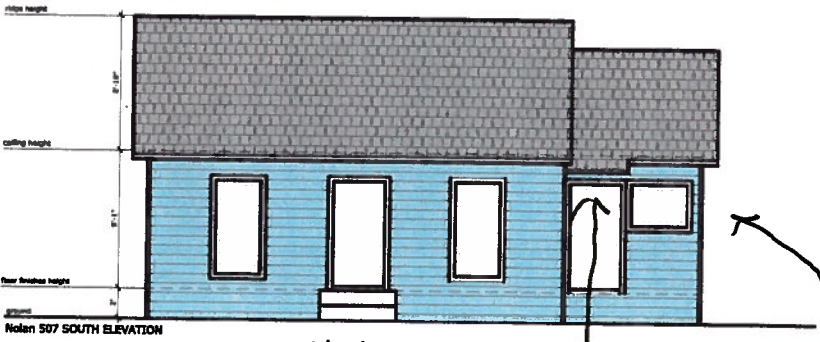
507 Nolan Front + Right

Existing

Front

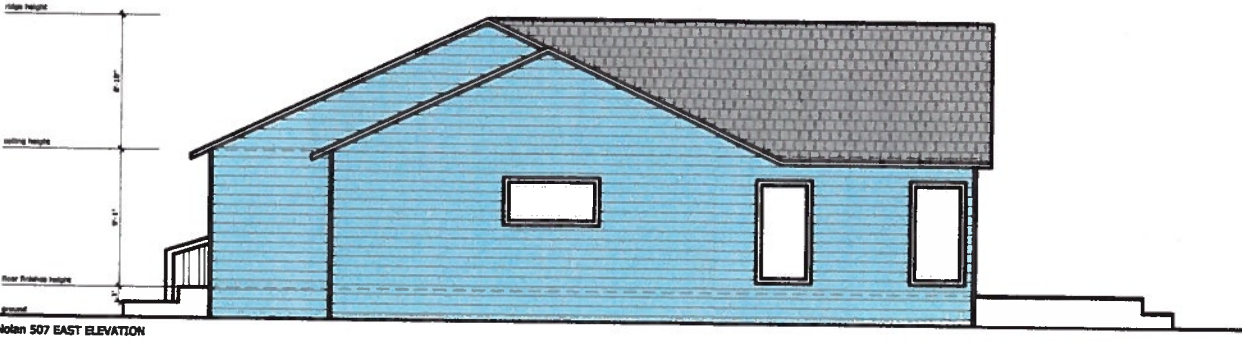
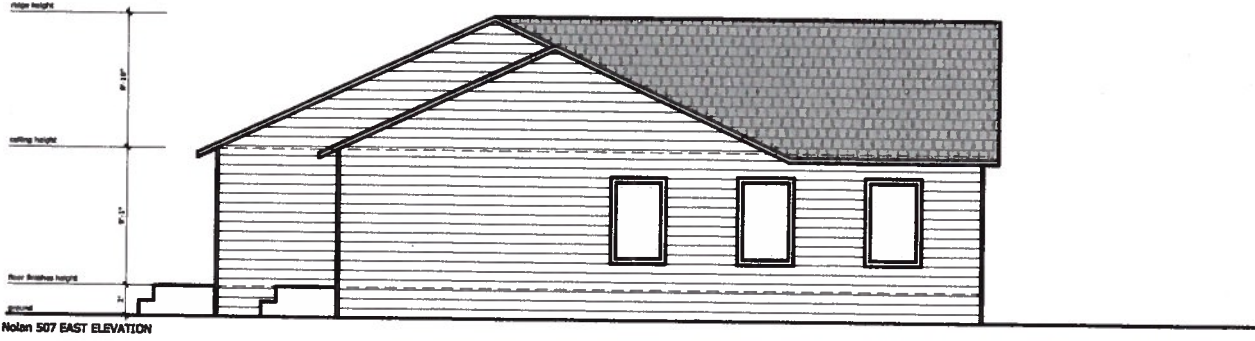


Proposed



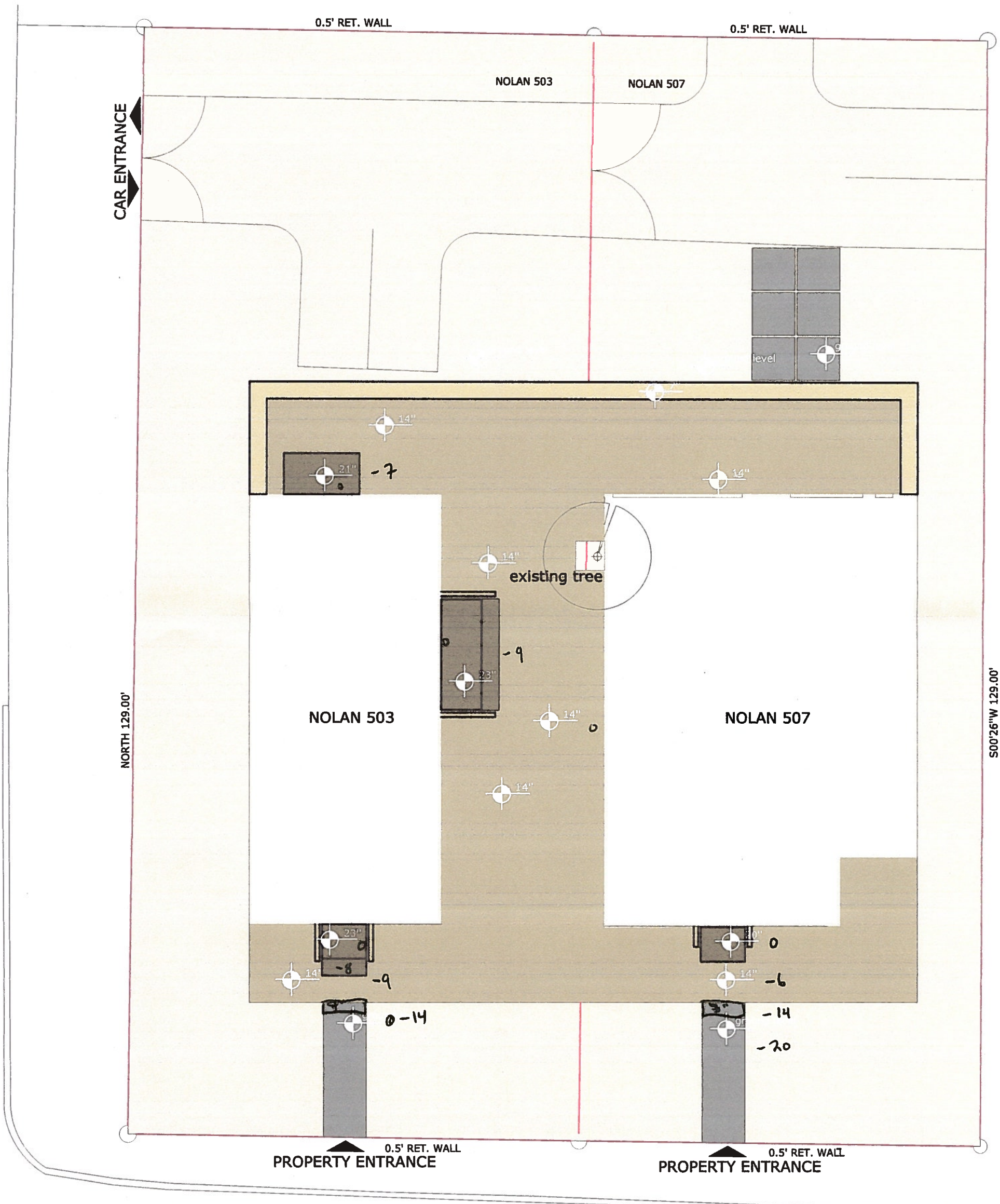
Kept addition door + roofline
Made window 1/2 proportion to other windows

Right



Made new windows same size + proportion

503 + 507 Deck



503 Nolan			507 Nolan		
	House Level	Above Ground		House Level	Above Ground
Front	0	23"	Front	0	20"
Side	0	23"	Side	0	14" > slope
Back	0	21"	Back	0	14"







503 Nolan Street

Nolan St

Nolan St

Nolan St

N Cherry St

