

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

HDRC CASE NO: 2017-619
ADDRESS: 204 NOLAN
LEGAL DESCRIPTION: NCB 557 BLK 40 LOT S IRR 175.9 FT OF 1 & S 181.9 FT OF 2
ZONING: D, HS
CITY COUNCIL DIST.: 2
DISTRICT: Healy-Murphy Historic District
LANDMARK: Dullnig / Schneider House
APPLICANT: Fernando Aguilar/Slay Architecture
OWNER: City of San Antonio
TYPE OF WORK: Gutter installation on front porch
APPLICATION RECEIVED: November 8, 2017
60-DAY REVIEW: January 7, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to removal an original, integral porch gutter and replace with a surface mounted gutter and downspouts. This modification includes the removal of the existing, decorative fascia and replacement with a flat profiled fascia.

APPLICABLE CITATIONS:

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

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.

FINDINGS:

- a. The historic structure at 204 Nolan was constructed circa 1895 and is commonly known as the Dullnig/Schneider House. The structure features Folk Victorian architectural elements as well as a plaster coated limestone façade.
- b. The applicant is requesting a Certificate of Appropriateness for approval to removal an original, integral porch gutter and replace with a surface mounted gutter and downspouts. This modification includes the removal of the existing, decorative fascia and replacement with a flat profiled fascia. The Guidelines for Exterior Maintenance

and Alterations 7. notes that porches and porch elements are to be repaired to match the existing. The removal of the integral gutter and decorative fascia would result in the removal of a character defining feature and is not consistent with the Guidelines. Staff recommends that the existing, integral gutter as well as decorative parapet remain as original constructed. Repairs are eligible for administrative approval.

RECOMMENDATION:

Staff does not recommend approval based on finding b. If the HDRC finds that circumstances such as maintenance issues warrant approval to remove the integral gutter, then staff finds the simple, half-round gutter to be an acceptable alternative solution.

CASE MANAGER:

Edward Hall

November 6, 2017

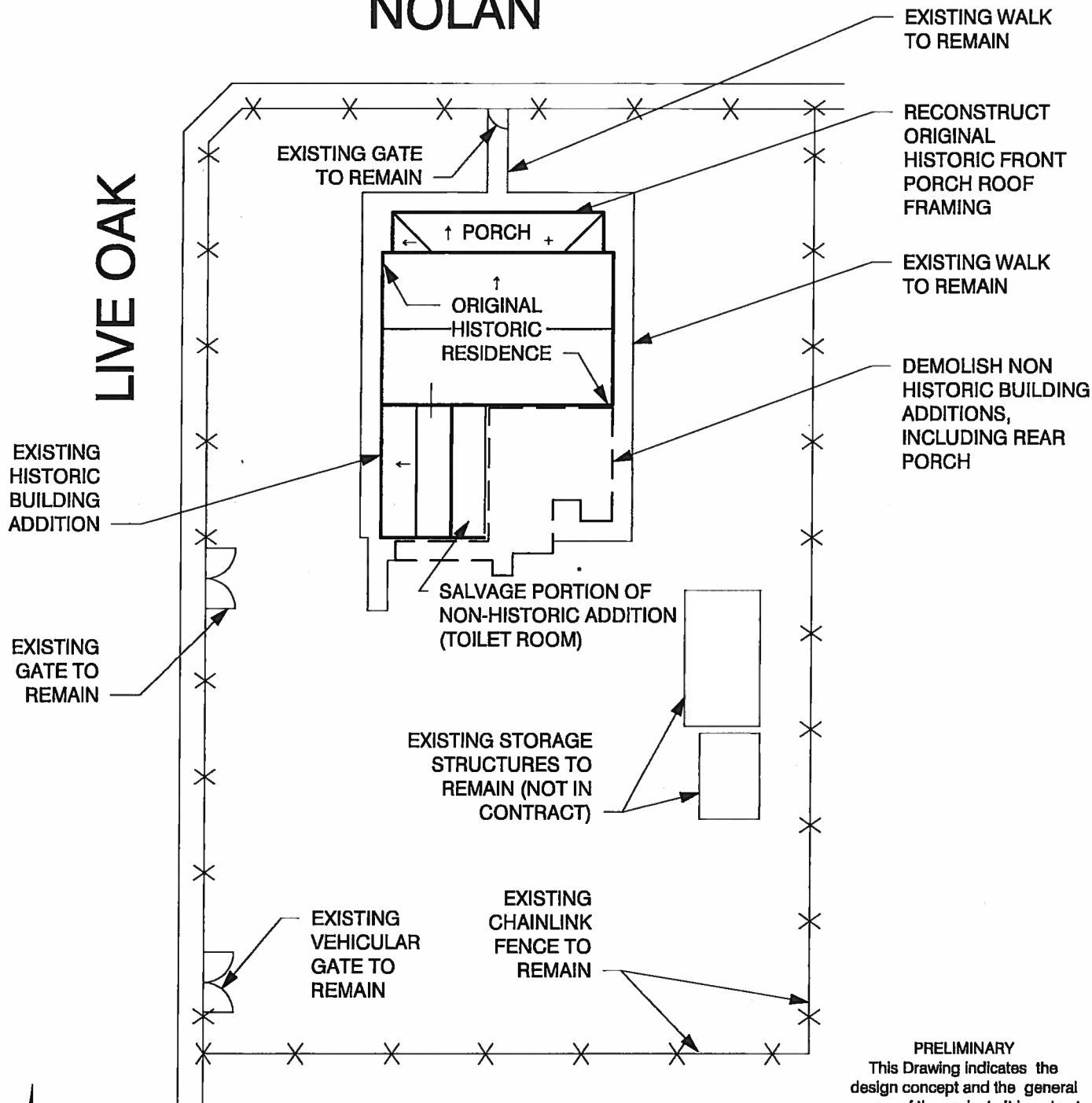
RE: Dullnig Structure Stabilization Scope of Work
204 Nolan Street San Antonio, TX 78202

The intent of the proposed scope of work is to bring this City of San Antonio owned building that has been identified as a Vacant Building by the Office of Historic Preservation up to the minimum maintenance requirements as outlined in City of San Antonio Ordinance No. 2014-06-19-0461. The scope of work can be summarized as stabilizing & weatherproofing existing Historic Building & Addition, and demolishing Non-Historic Additions, except for a toilet room addition.

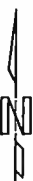
Existing Condition	Proposed
Cement Plaster, apprx. 3/4" thick	Remove and replace with new 3/4" Portland Cement-Based Plaster. Refer to attached specification.
Limestone Masonry	Remove cement plaster, re-point limestone and stabilize movement, install new 3/4" cement plaster, painted to match existing.
Asphalt Shingle Roof	Remove and replace with Prefinished Standing Seam Metal Roof
Metal Porch Roof	Remove and replace with Prefinished Standing Seam Metal Roof
Porch Roof Framing	Demo, salvage and rebuild.
Existing Half Round Gutters at eaves of Original Historic Residence	Replace with new half-round gutter profile.
Existing Round Downspouts	Replace with new round downspouts.
Integral Gutter at Front Porch	Remove built in porch gutter, replace with surface mounted gutter and downspouts. This includes replacing existing decorative fascia profile with a flat profile to provide proper attachment for new surface mounted gutter.
Wood Front Porch Columns	Reinforce porch columns with post.
Front Porch Decorative Wood Brackets & Trim	Reconstruct missing brackets and decoration based on existing profiles. Repaint to match existing.
Porch Decking	Replace with new tongue and groove deck planks, painted to match existing.
Wood Windows – West Side	Reconstruct to match existing
Wood Windows – North, South & East Sides	Patch and repair existing windows. Repaint to match existing.
Window AC Units & Cages	Remove entirely.
Wood Shutters	Reconstruct and repaint to match existing.
Wood Siding – Non Historic Addition	Salvage wood siding for reinstallation at new exterior wall to enclose the portion of the Non-Historic Addition that is remaining. Remove and salvage wood siding from Non-Historic Addition that is being demolished. Reinstall salvaged wood siding at new

	exterior wall to enclose the portion of the Non-Historic Addition that is remaining. The profile of this siding is #105 which is different from the siding used on the Historic Addition, so there will be a distinction between the historic material and the non-historic material.
Unlevel Cedar Piers at Historic Addition	Foundation of wood framed Historic Addition to be made level with new concrete piers as required.
Non-Historic Building Addition	Demolish easternmost portion. Portion of Non-Historic Addition to remain to provide a toilet room. A portion of the Non-Historic Addition is to remain to provide access to an existing toilet room. If all of the Non-Historic Addition were to be removed, this would leave the building without any toilet facilities and would make the building non-occupiable.
Non-Historic Rear Porch & Ramp	Demolish entirely. Provide new wood temporary stairs at new exterior entrance.
Historic Wood Doors	Make secure and install interior security mesh. Historic wood doors and transoms that are currently on the interior of the building were at one time exterior doors. With the demolition of the non-historic portion of the addition, these doors will become exterior again.

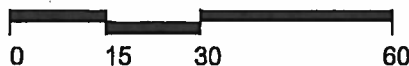
NOLAN



PRELIMINARY
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Not for regulatory approval, permitting or construction.
 REGISTERED ARCHITECT
 MADELINE ANZ SLAY
 LICENSE NO. 16442
 Date: 10/26/17



1 SITE PLAN
 1" = 30'-0"



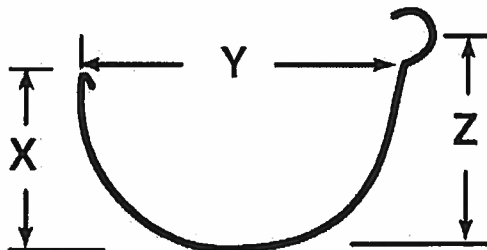
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1 OF 9

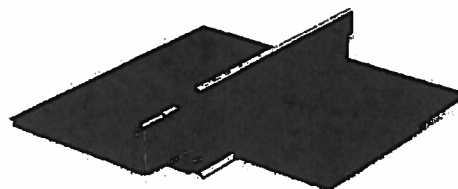
DULLNIG STRUCTURE STABILIZATION
CITY OF SAN ANTONIO
204 NOLAN STREET, SAN ANTONIO, TEXAS

SLAY
 ARCHITECTURE

SAN ANTONIO
 123 Altgelt Ave
 San Antonio, Texas 78201
 T: (210) 736-3009
LAREDO
 9901 McPherson Ave, Ste 104
 Laredo, Texas 78045
 T: (956) 791-0405



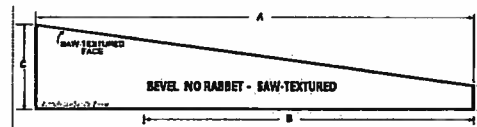
HALF ROUND GUTTERS



STANDING SEAM METAL ROOF



EXISTING #105 SIDING
PROFILE



EXISTING BEVELED
SIDING PROFILE

SELECTED PAINT COLORS TO BE
SUBMITTED AND APPROVED AT A
LATER TIME. ALL COLORS TO
MATCH EXISTING.

PAINT

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COLOR SELECTION
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REAR ELEVATION

REPLACE MAIN HOUSE
ASPHALT SHINGLE ROOF
ON WOOD FRAME
ADDITION WITH NEW
STANDING SEAM METAL
ROOF

LEVEL & STABILIZE
FOUNDATION OF
HISTORIC WOOD FRAME
ADDITION

PAINT HISTORIC WOOD
SIDING

SALVAGE TOILET ROOM
PORTION OF NON-
HISTORIC WOOD FRAME
ADDITION



REAR ELEVATION

DEMOLISH NON-HISTORIC
WOOD FRAME ADDITION
INCLUDING PORCH AND
RAMP

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EXISTING CONDITIONS

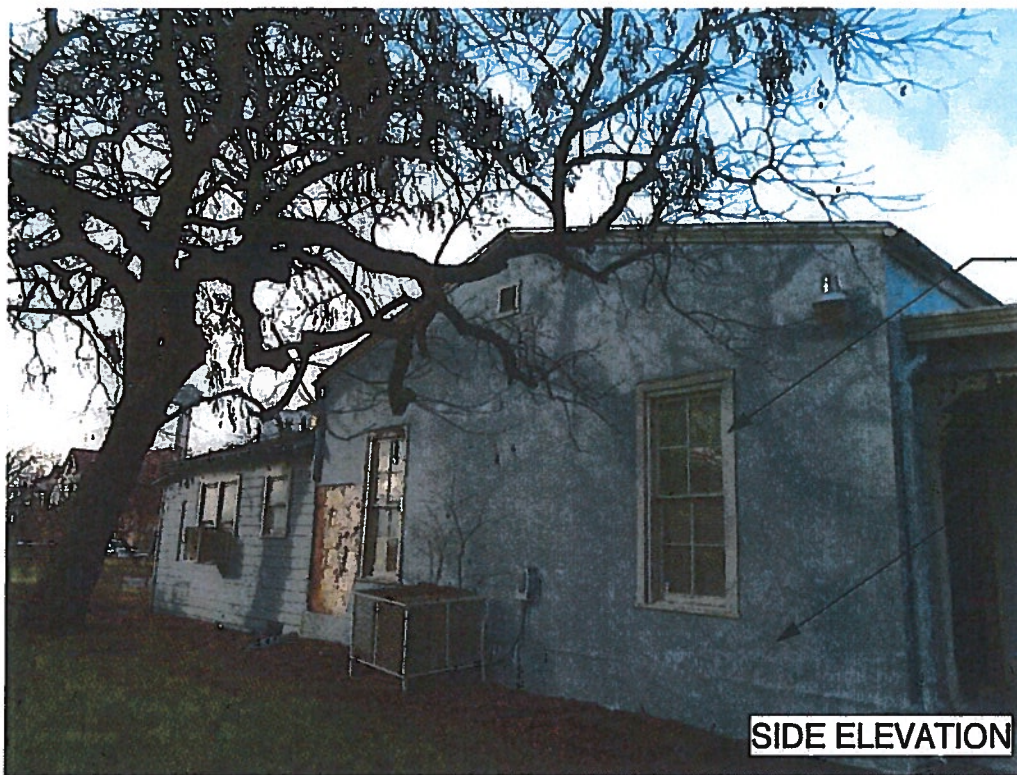
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PATCH & REPAIR
EXISTING WOOD
WINDOW, PAINT

REPLACE CEMENT
PLASTER WITH NEW, PAINT
(TYP.)

SIDE ELEVATION



REPLACE PORCH ROOF
FRAMING INCLUDING
METAL ROOF

RECONSTRUCT MISSING
BRACKET/DECORATION

REINFORCE PORCH
COLUMN WITH POST.
SALVAGE COMPONENTS
FOR REINSTALLATION,
(TYP.)

REPLACE WOOD DECK
PLANKS WITH NEW, PAINT

SIDE ELEVATION

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**WINDOW & LIMESTONE
WEST ELEVATION**

REPLACE CEMENT
PLASTER WITH NEW, PAINT
(TYP.)

REMOVE AC UNITS &
CAGES, (TYP.)

RECONSTRUCT WOOD
WINDOWS AND SHUTTERS.
SALVAGE EXISTING
COMPONENTS FOR
REINSTALLATION (TYP.)

RE-POINT MASONRY &
STABILIZE MOVEMENT,
(TYP.)



PORCH NORTH ELEVATION



BRACKET DETAIL AT PORCH

RECONSTRUCT MISSING
BRACKET/DECORATION TO
MATCH EXISTING SIZE & PROFILE

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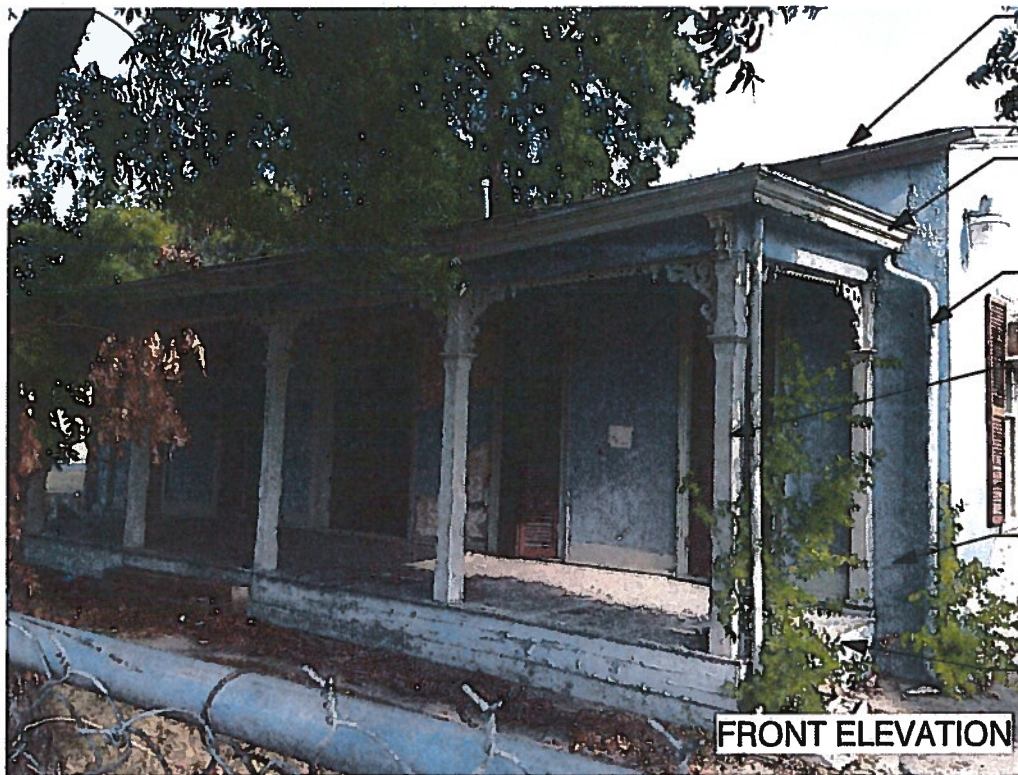
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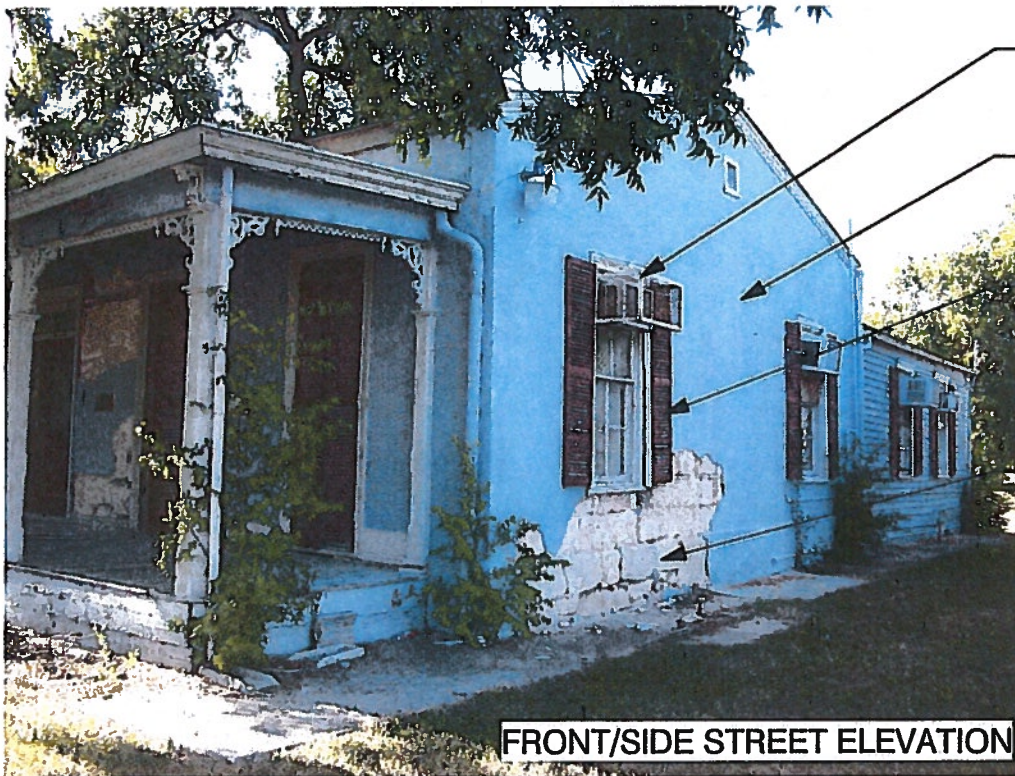
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FRONT ELEVATION

- REPLACE MAIN HOUSE ASPHALT SHINGLE ROOF WITH NEW STANDING SEAM METAL ROOF
- REPLACE PORCH ROOF FRAMING INCLUDING METAL ROOF
- REPLACE GUTTER & DOWNSPOUTS, (TYP.)
- REINFORCE PORCH COLUMN WITH POST. SALVAGE COMPONENTS FOR REINSTALLATION, (TYP.)
- REPLACE CEMENT PLASTER WITH NEW, PAINT (TYP.)
- REPLACE WOOD DECK PLANKS WITH NEW, PAINT



FRONT/SIDE STREET ELEVATION

- REMOVE AC UNITS & CAGES, (TYP.)
- REPLACE CEMENT PLASTER WITH NEW, PAINT (TYP.)
- RECONSTRUCT WOOD WINDOWS AND SHUTTERS. SALVAGE EXISTING COMPONENTS FOR REINSTALLATION (TYP.)
- RE-POINT MASONRY & STABILIZE MOVEMENT, (TYP.)

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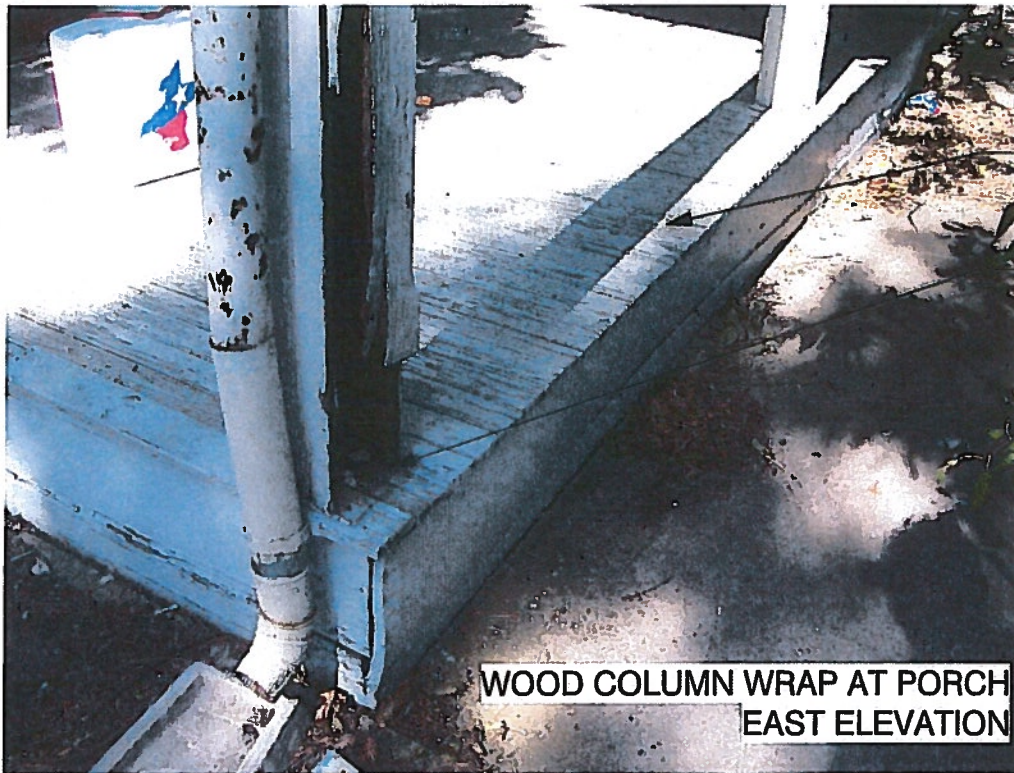
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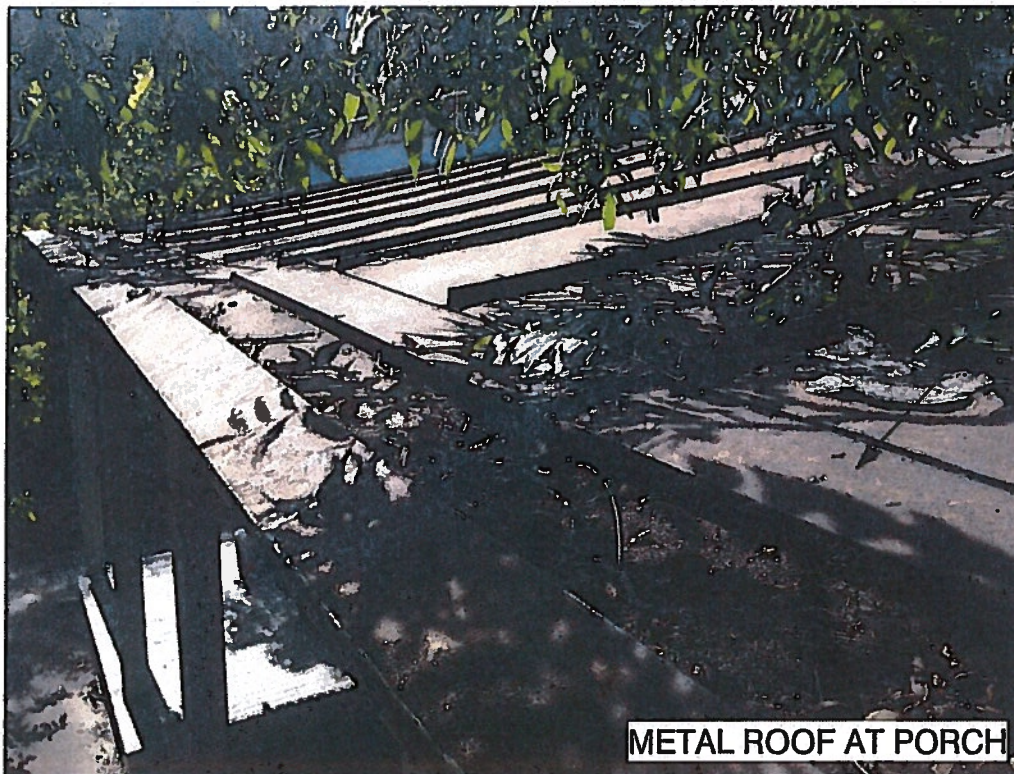
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REPLACE WOOD DECK
PLANKS WITH NEW, PAINT

REINFORCE PORCH
COLUMN WITH POST.
SALVAGE COMPONENTS
FOR REINSTALLATION,
(TYP.)

WOOD COLUMN WRAP AT PORCH
EAST ELEVATION



REPLACE BUILT-IN GUTTER
WITH HALF ROUND METAL
GUTTER AND ROUND
DOWNSPOUT

REPLACE PORCH ROOF
FRAMING INCLUDING
METAL ROOF WITH NEW
METAL ROOF

METAL ROOF AT PORCH

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