

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO: 2019-101
ADDRESS: 802 NOLAN
LEGAL DESCRIPTION: NCB 563 BLK 7 LOT W102.6 FT OF 1 AT 802 NOLAN
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
OWNER: Paula and William O'Neal
TYPE OF WORK: Amendment to the previously approved design regarding fenestration and accessory structure setbacks
APPLICATION RECEIVED: February 26, 2019
60-DAY REVIEW: April 27, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved design regarding the following items:

1. The addition of fenestration on the west (N Olive Street) façade.
2. The setback from N Olive Street for the detached accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

4. Architectural Details

A. GENERAL

- Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.
- Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

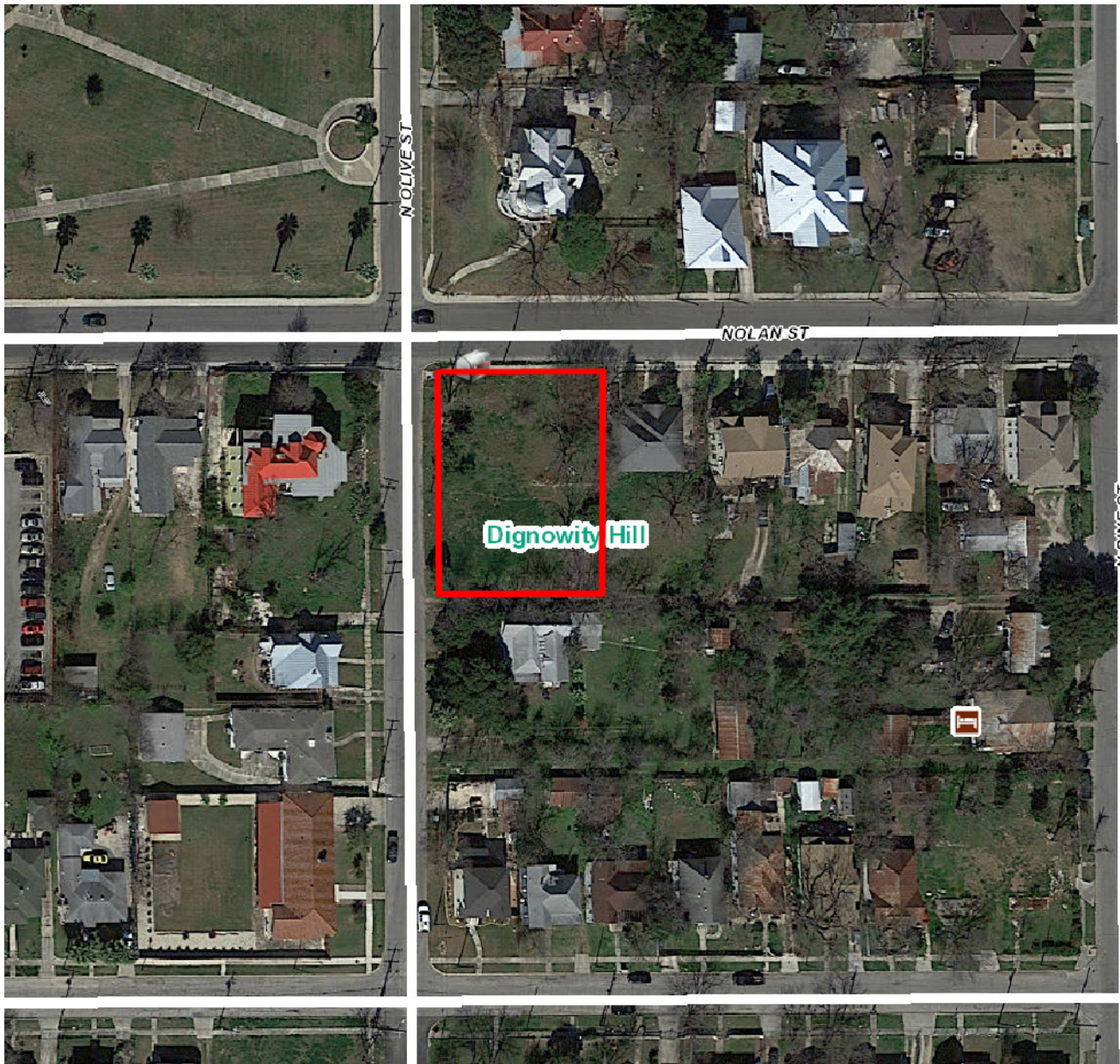
- a. The applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved design regarding the addition of fenestration on the west (N Olive Street) façade and the setback from N Olive Street for the detached accessory structure. Both request items were stipulations of approval when the proposed new construction received final approval from the Historic and Design Review Commission on December 5, 2018.
- b. FENESTRATION – The applicant has proposed to construct the proposed new construction with no window fenestration toward the rear of the proposed new construction. The location that the applicant has proposed to not feature fenestration is to the immediate right of a side entrance. The applicant has noted that due to interior layouts, additional fenestration cannot be added. Staff finds that fenestration at locations to the rear of the side entrance should be included. The use of a faux window installed in front of a furr wall, a faux window with functional shutters with traditional profiles, or windows of smaller proportions may be used.
- c. GARAGE SETBACK – The applicant has noted due to site constraints that the proposed, detached rear accessory structure cannot feature an increased setback on the west side of the property. The proposed new construction is to feature a setback of approximately seven (7) feet from the property line on N Olive. The proposed setback for the rear accessory structure is approximately twenty (20) feet from the property line on N Olive. The historic structure to the immediate south features a setback of approximately forty-five (45) feet from the street. Staff finds that while the proposed accessory structure does not feature a setback greater than that of the neighboring historic structure, it does feature a setback that is greater than that of the primary structure on the lot.

RECOMMENDATION:

1. Staff does not recommend approval of item #1. Staff recommends that fenestration at locations to the rear of the side entrance should be included. The use of a faux window installed in front of a furr wall, a faux window with functional shutters with traditional profiles, or windows of smaller proportions may be used.
2. Staff recommends approval of item #2 with the stipulation that the profile of the apron be traditional and transform to two, separate sets of ribbon strips. The ribbon strips should feature a uniform apron.

CASE MANAGER:

Edward Hall



lex Viewer

we ed by ArcGIS Server

Printed:Feb 2 , 2019

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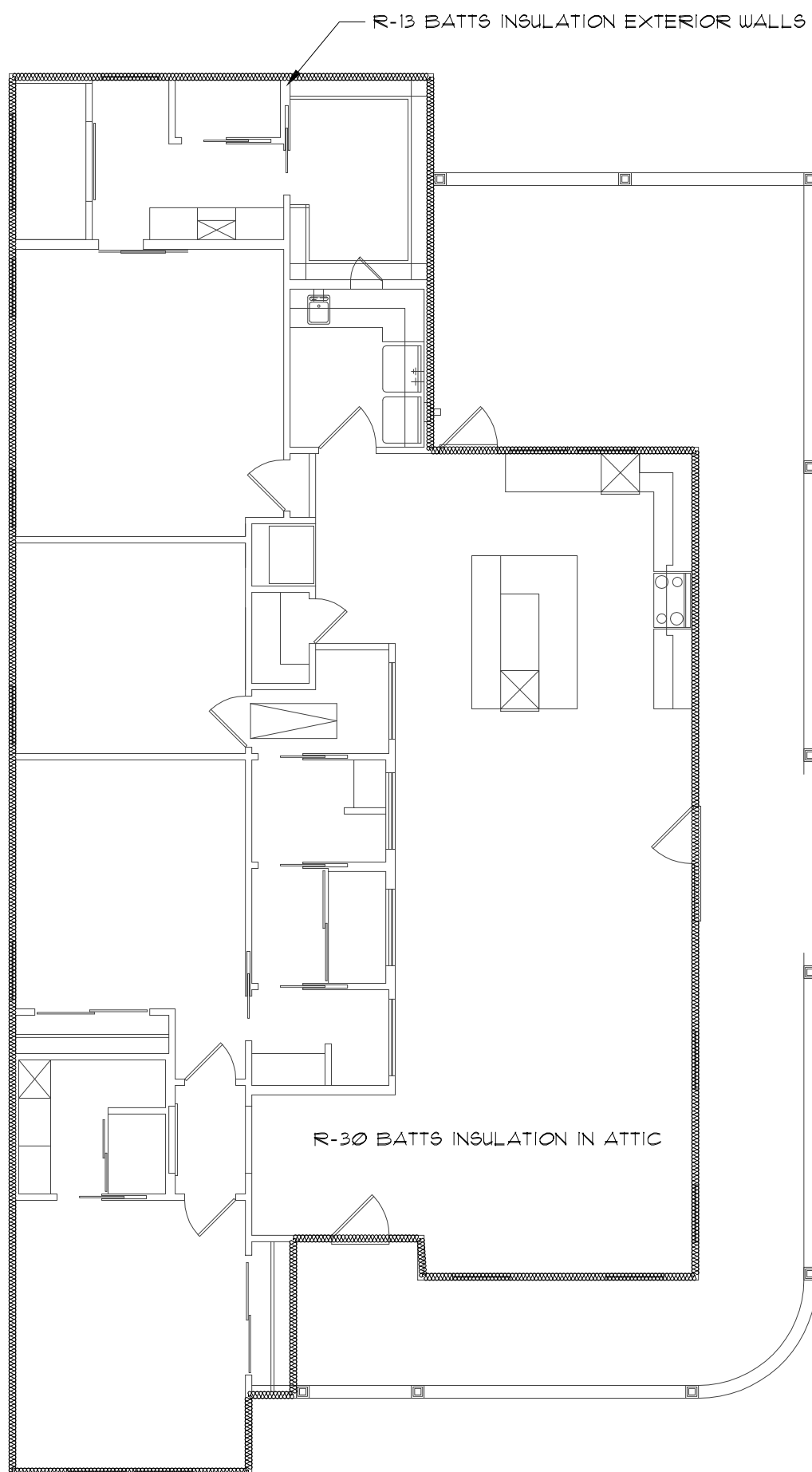
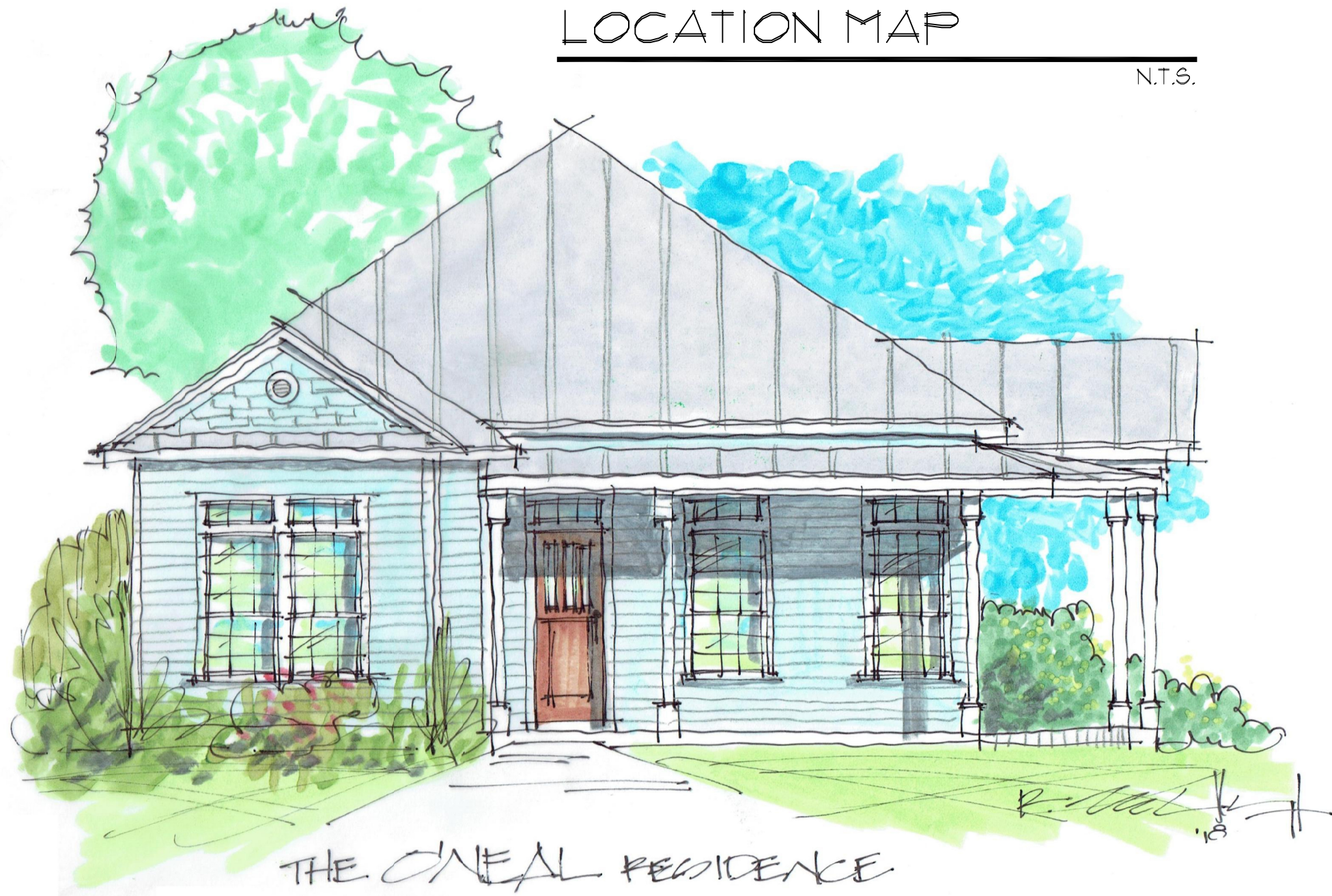
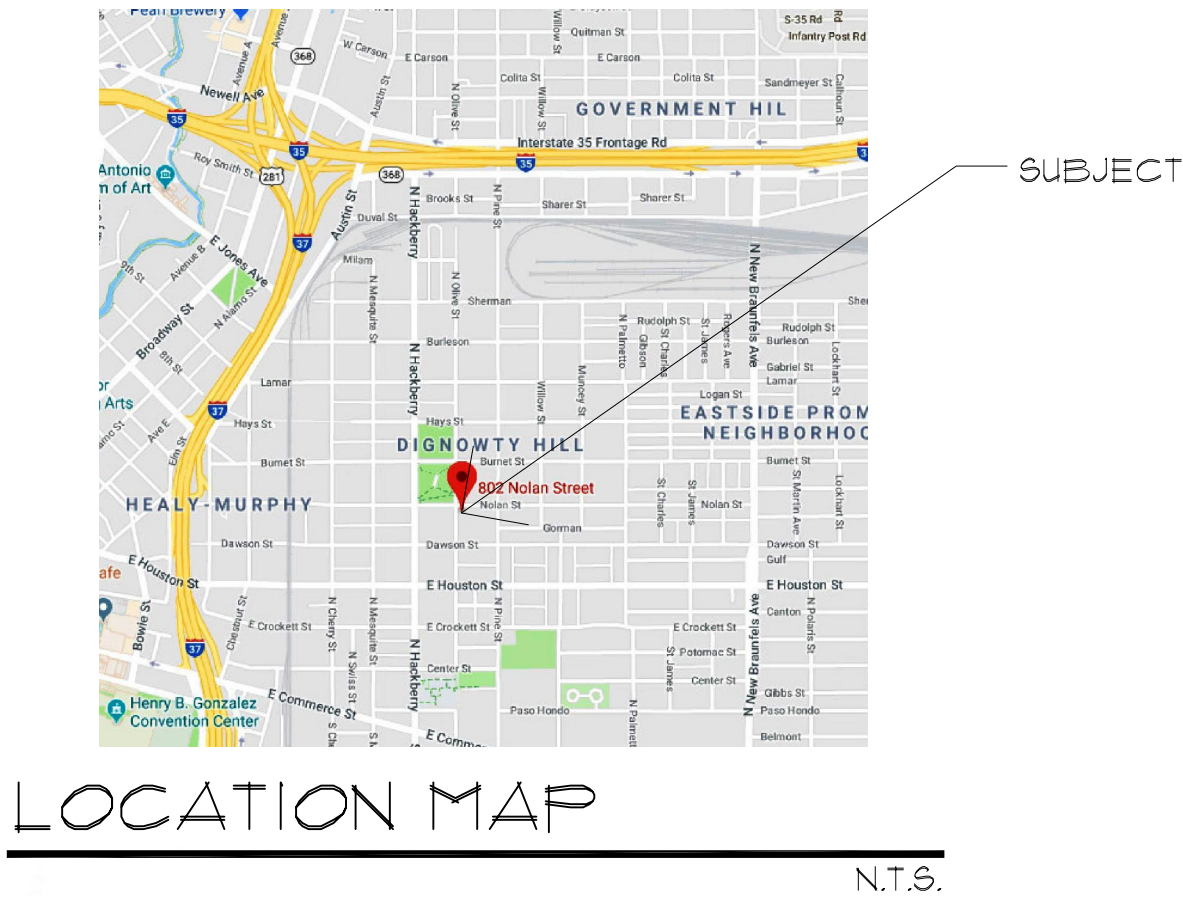


802 Nolan St

Dawson St

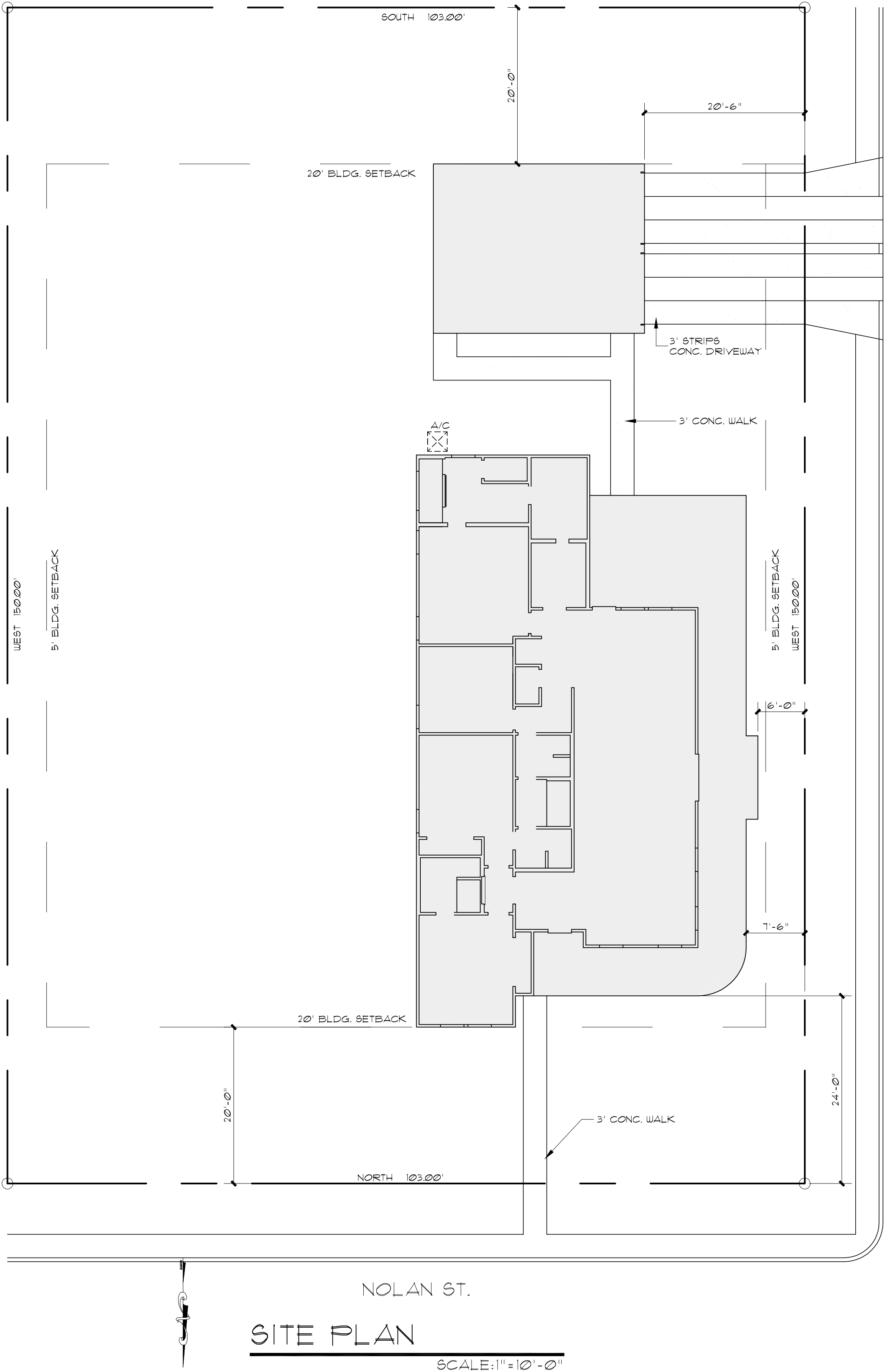
N Olive

THE O'NEAL RESIDENCE
WEST 102.6' OF LOT 1, BLOCK 7, NCB 563,
802 NOLAN ST.
SAN ANTONIO, TEXAS



PREVIOUSLY APPROVED DESIGN

WEST 102.6' OF LOT 1, BLOCK 7,
NCB 563,
802 NOLAN ST.
SAN ANTONIO, TEXAS



SITE PLAN
SCALE: 1" = 10' - 0"

McCullough Design Associates
14255 BLANCO
SAN ANTONIO, TX 78216
PH. 843-1632
ricardo@mccloughda.com

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SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 10.19.2018
PROJECT No:	
SHEET 1 of	5

GENERAL NOTES:
APPLICABLE CODES:
2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS
UNIFIED DEVELOPMENT CODE
2012 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS
2012 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10
(ELECTRICAL)
2012 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS
2012 INTERNATIONAL ENERGY CONSERVATION CODE.

1. ATTIC ACCESS - MINIMUM 22"X30" IRC SECTION 1505.1
2. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WIDTH 20", HEIGHT 24"). MAXIMUM HEIGHT OF SILL TO FLOOR 44". IRC SECTION 310.4

3. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE/NEC/CITY CODE 2012. GROUND FAULT INTERRUPTERS REQUIRED ON EXTERIOR FRONT/REAR OUTLETS, ALSO IN BATHROOM LAVATORIES, APPLIANCES AT KITCHEN COUNTER TOPS, INCLUSIVE OF ISLAND COUNTERTOPS. ELECTRICAL CONVENIENCE OUTLETS SERVING KITCHEN ARTICLE 210-52(c) OF THE 2012 NEC. ACCESS DOORS SHALL BE PROVIDED FOR HYDRO MASSAGE TUB MOTORS. NEC 430-14.

4. FRAMING - ALL FRAMING MEMBERS TO COMPLY WITH IRC CHAPTER 23 FOR SPANS AND MATERIALS, ALSO FOR LOADS AND WEIGHTS. BRICK LINTELS, HEADER BEAMS OVER GARAGES, AND ROOF AND FLOOR TRUSSES TO BE ENGINEERED. STRUCTURE SPANS EXCEEDING 24' REQUIRE ENGINEERING OF SUCH MEMBERS AND ALL SUPPORTING MEMBERS. AT THE TIME OF FRAMING INSPECTION, PROVIDE A COMPLETE SET OF ENGINEERED TRUSS LOADING DESIGN PLANS AND TRUSS LAYOUT PLANS FOR ALL TRUSS APPLICATIONS.

5. GLASS - SAFETY GLAZING REQUIRED IN INGRESS AND EGRESS DOORS, SLIDING DOORS, STORM DOORS, AND DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOL SAUNAS, STEAM ROOMS, BATH ROOMS, AND SHOWER. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. GLAZING FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4. GLAZING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 3' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4.10

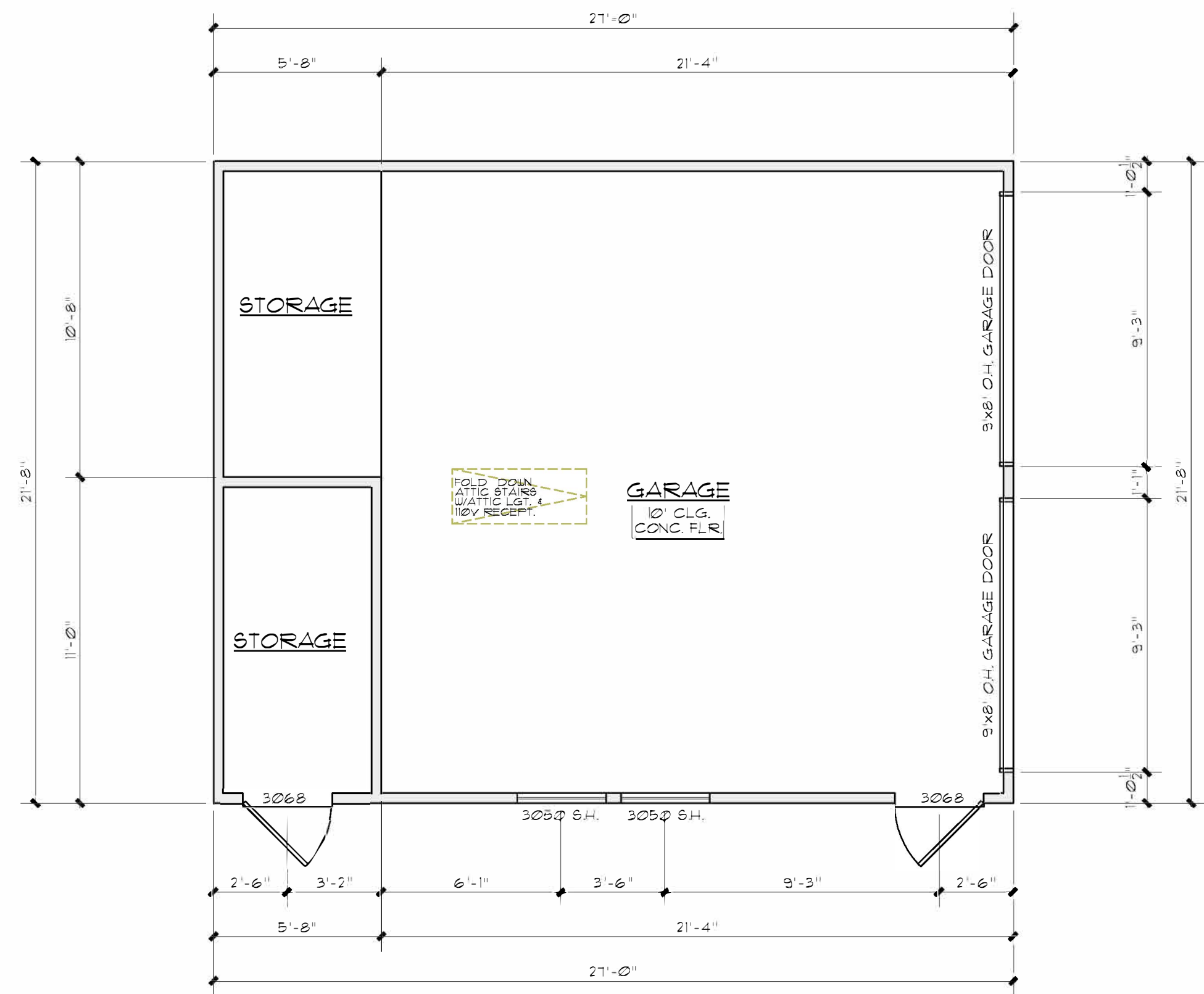
6. PLUMBING, GAS AND SEWER - TO COMPLY WITH THE 2012 UNIFORM PLUMBING CODE AND LOCAL AMENDMENTS. WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER REGARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDING. AMENDMENTS SECTION 509. WATER HEATERS GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE AIRS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS, OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FINISH FLOOR. UPC SECTION 910.1

7. SMOKE DETECTORS - DWELLING UNITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. IRC SECTION 310.31 AND AMENDMENTS 13. STAIRS - STAIR RISERS 8" MAXIMUM. RUN 9" MINIMUM. HANDRAILS 34"-38" AND LANDINGS TO COMPLY WITH IRC SECTION 1006.3

CONTRACTOR NOTES:
WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DETAILS AND DRAWINGS ARE BUILDERS TYPE AND THE DESIGNER OF THIS SET OF PLANS, HERBY NOTIFIES BOTH OWNER AND CONTRACTOR THAT HE, THE "DESIGNER" RELIVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS. ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO MCCULLOUGH WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO ITS SOLE DISCRETION. IT IS THE RESPONSABILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

NOTES:
1. FLOOR PLATE AT 10'-0" AFF
2. A/C UNIT IN ATTIC, PROVIDE 220V AND GAS, PROVIDE LIGHT FIXTURE NEAR UNIT SWITCHES AT ATTIC ENTRANCE, PROVIDE METAL DRAIN PAN WITH OUTSIDE DRAIN LINE, PROVIDE SUBFLOOR WALKWAY TO AND AROUND UNIT CONFORMING TO APPLICABLE CODE, VERIFY LOCATION OF UNIT WITH MECHANICAL AND GENERAL CONTRACTOR.
3. WINDOWS HEADER HT. AT 8'-0" AFF UNLESS OTHERWISE NOTED.

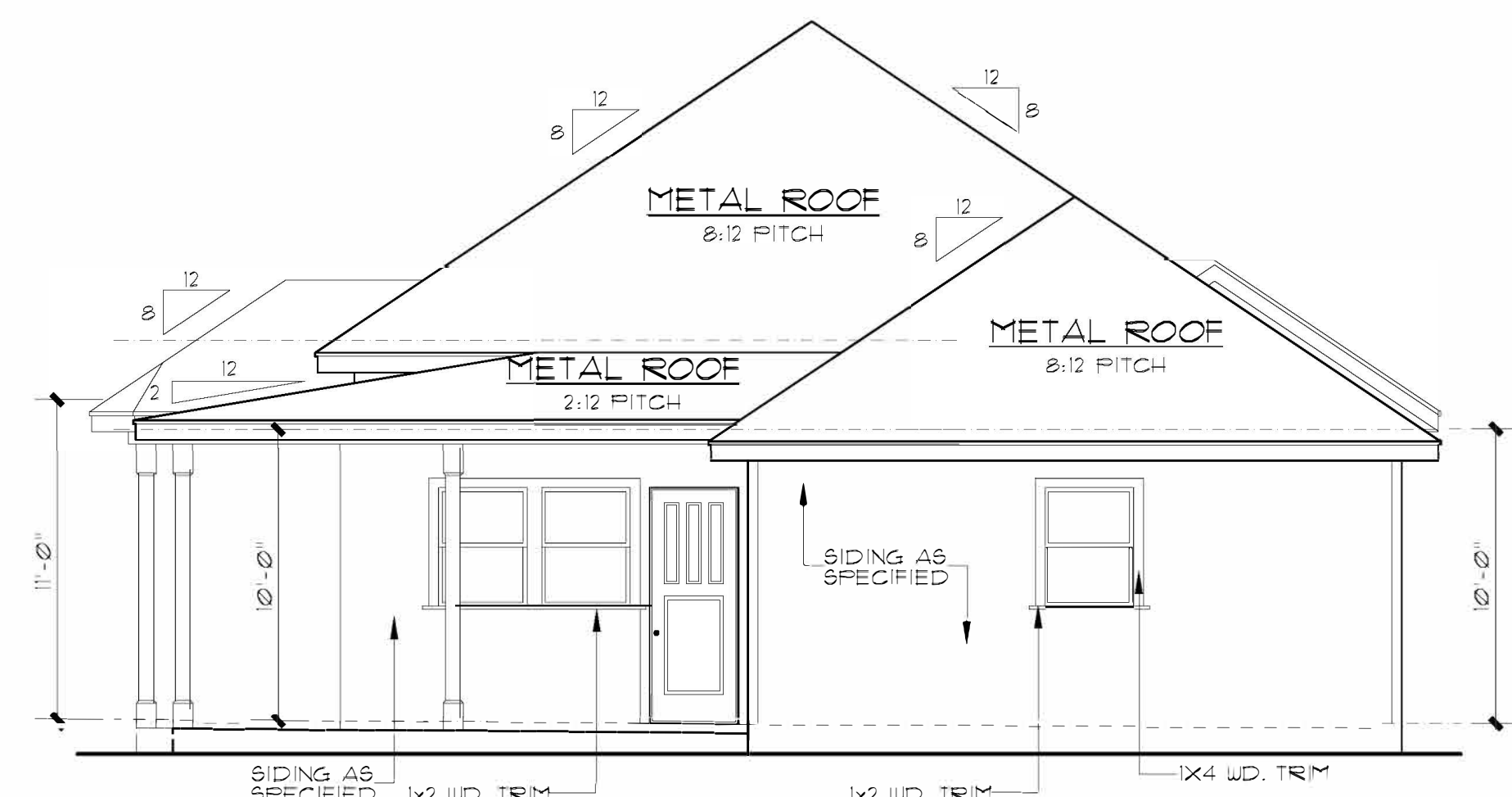
MECHANICAL NOTES:
CLIMATE ZONE: 2
GLAZED PENETRATION SHGC b, e: 0.30



GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



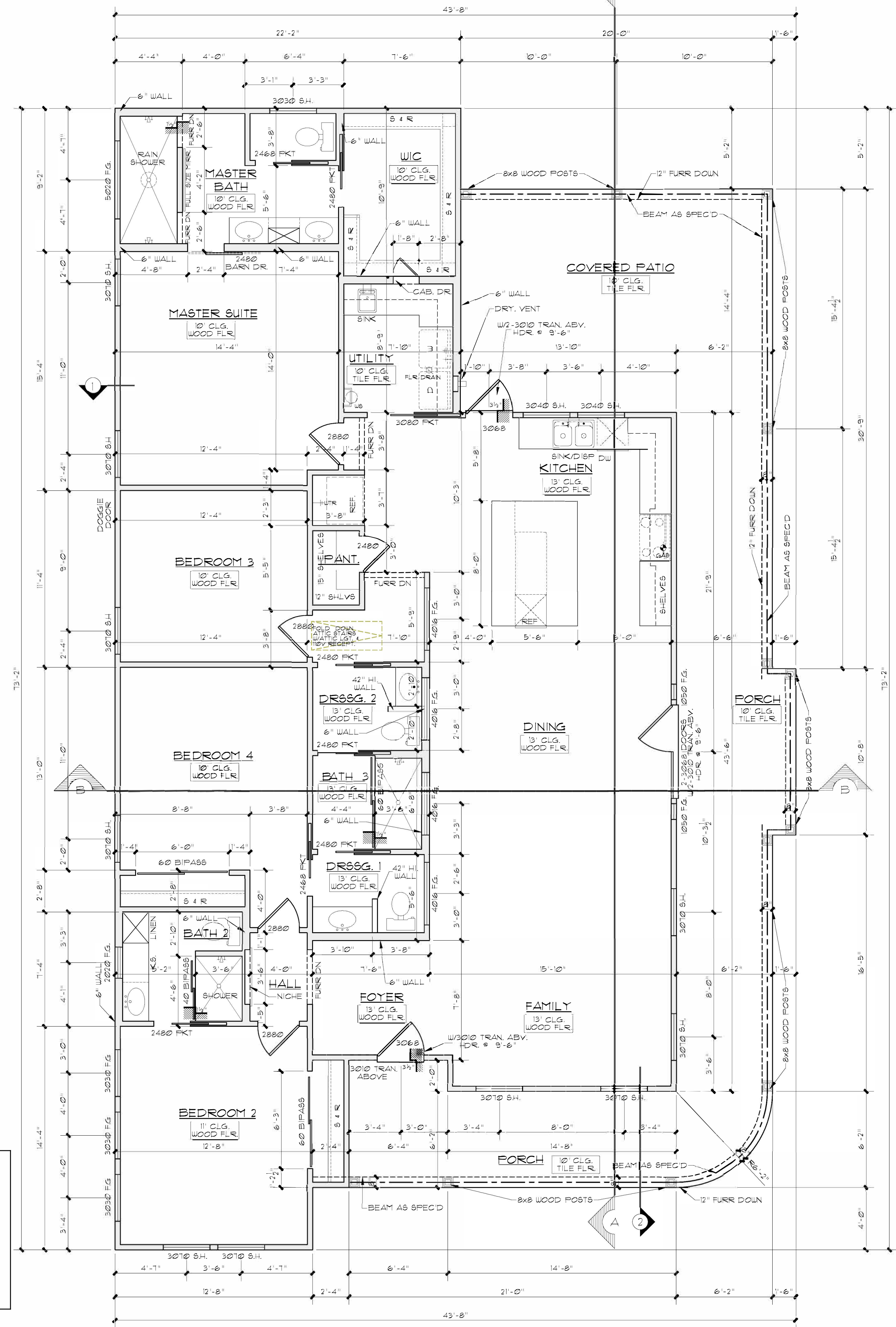
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

AREAS	
TOTAL LIVING	2,129#
PORCH/PATIO	748#
TOTAL BUILDING	2,877#
GARAGE	585#
TOTAL SLAB	3,462#

PREVIOUSLY APPROVED DESIGN



FLOOR PLAN
SCALE: 1/4" = 1'-0"



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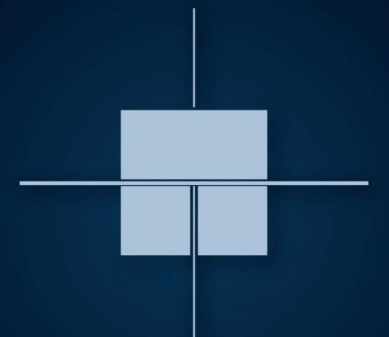
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DATE	ITEM

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CHCKD BY: RAMC	DATE: 10.19.2018
	PROJECT NO:
SHEET 2 of	5

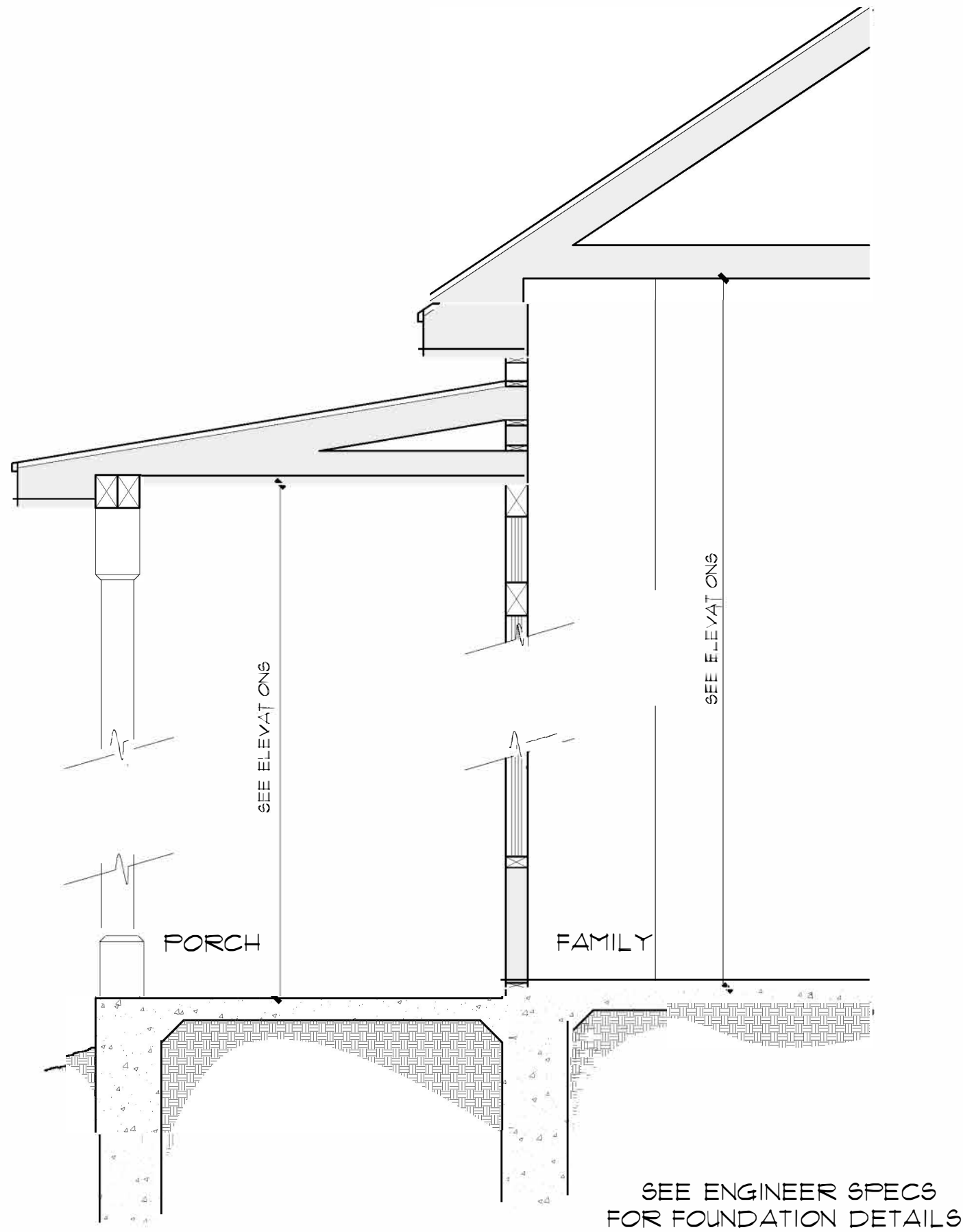
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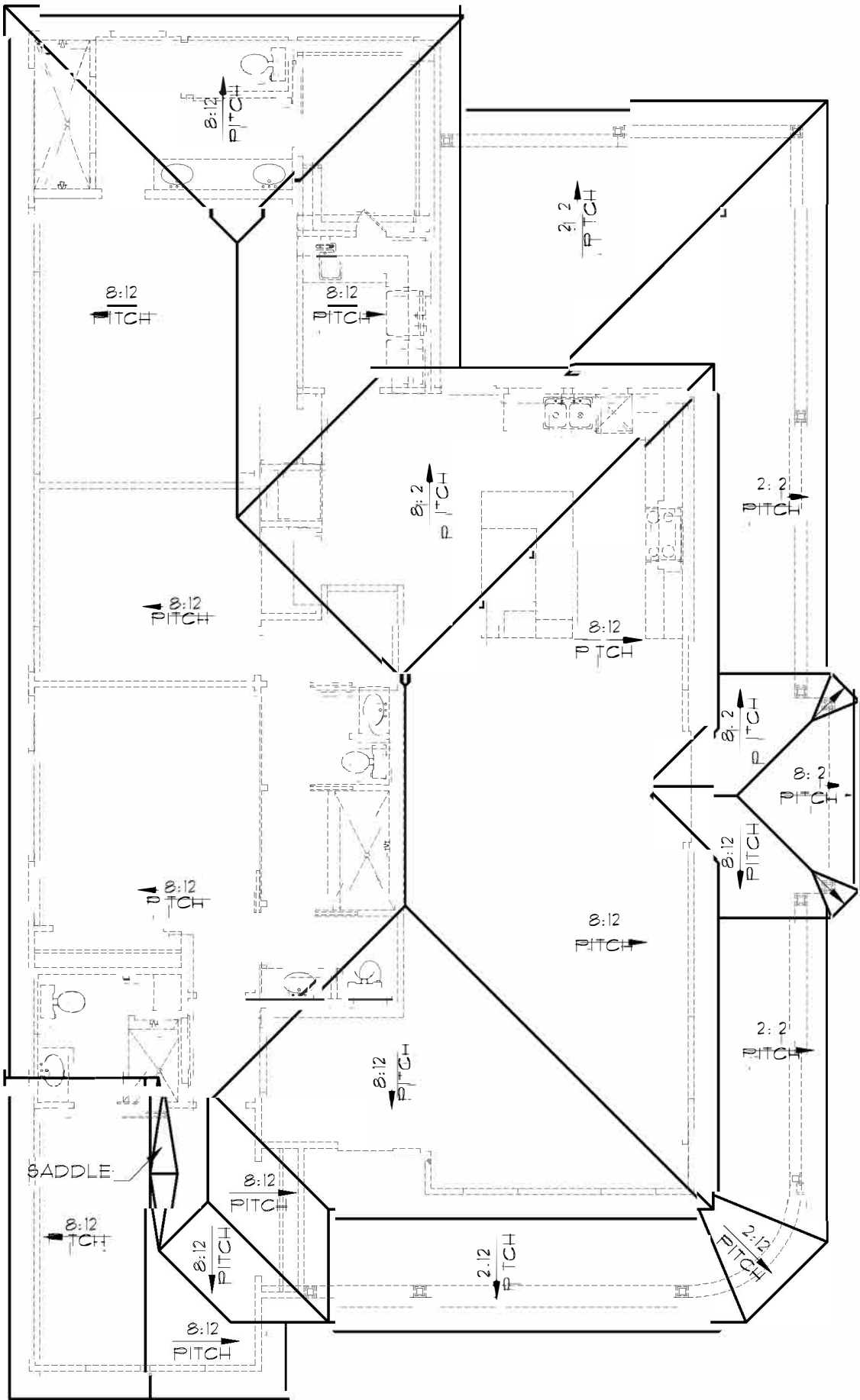
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ASSOCIATES

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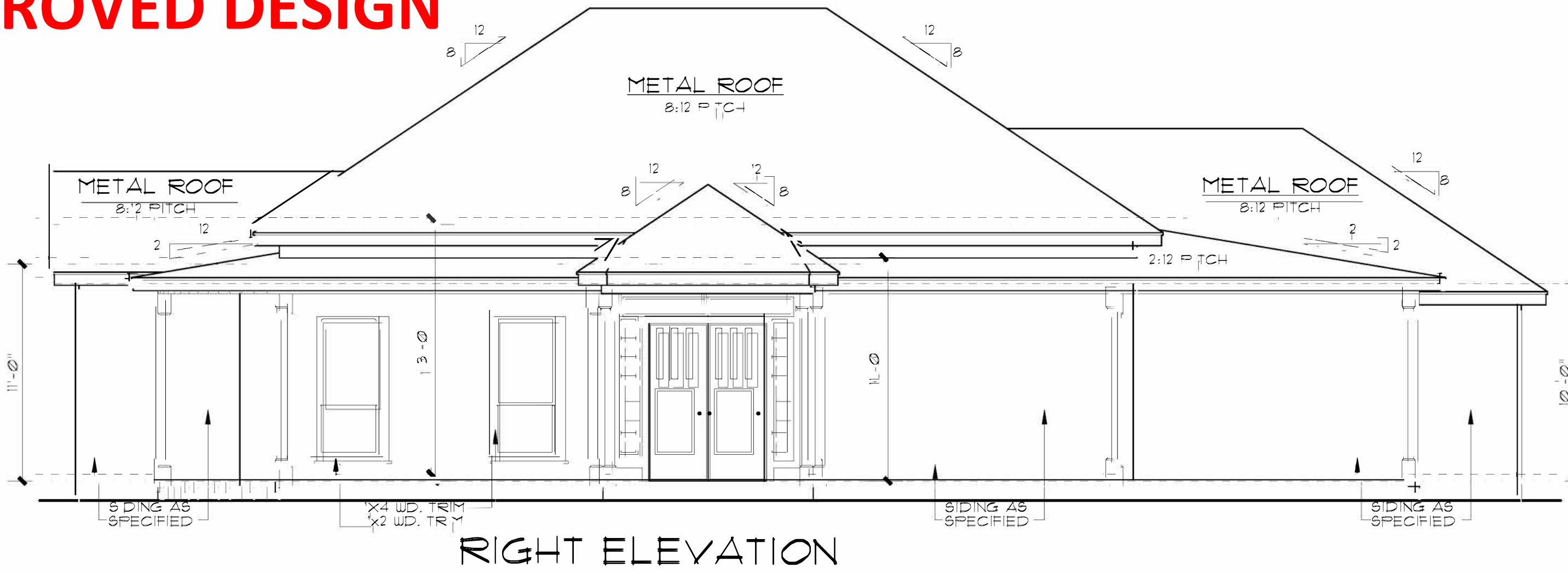


WALL SECTION
SCALE: 1/2" = 1'-0"



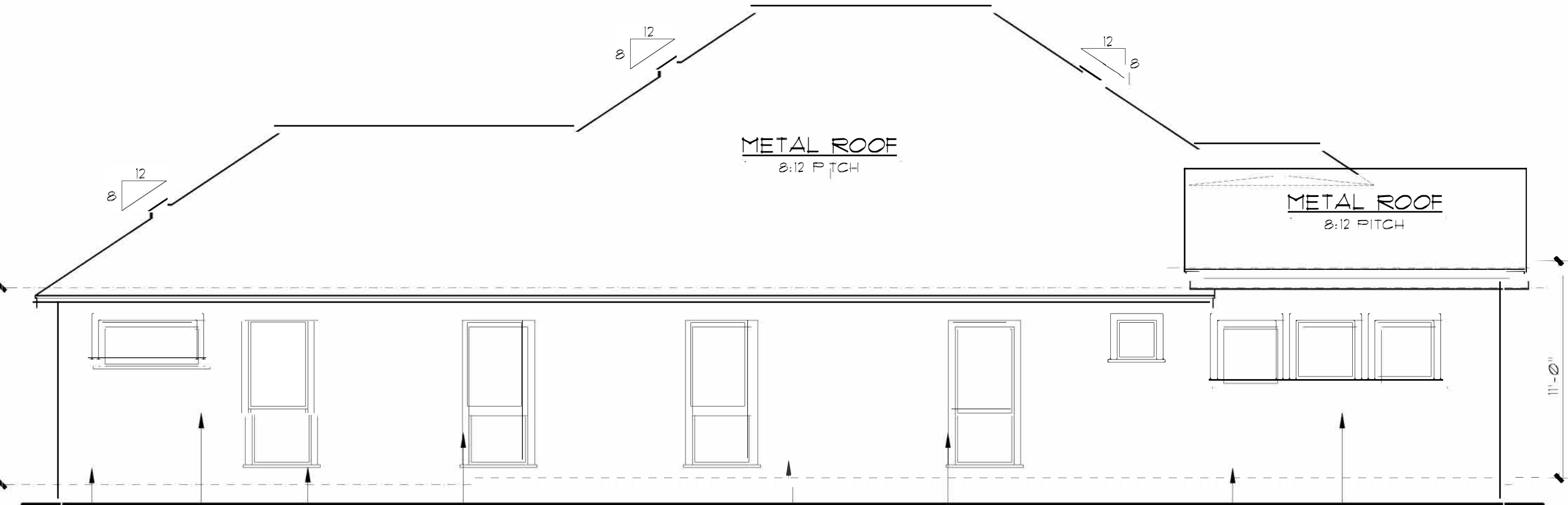
ROOF PLAN
SCALE: 3/16" = 1'-0"

NOTE: ALL ROOF OVERHANGS 6" FROM FRAME,
UNLESS NOTED OTHERWISE



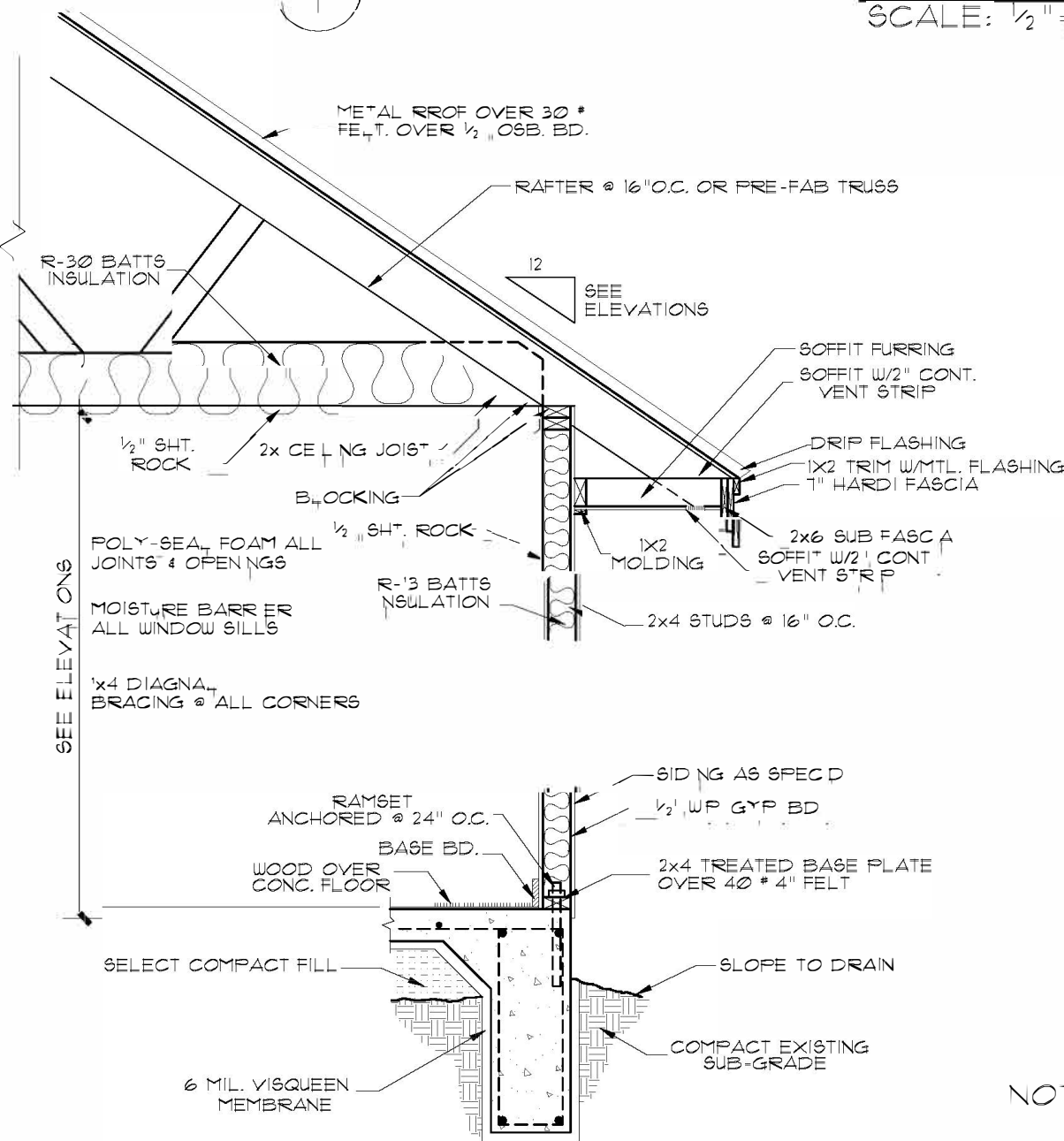
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

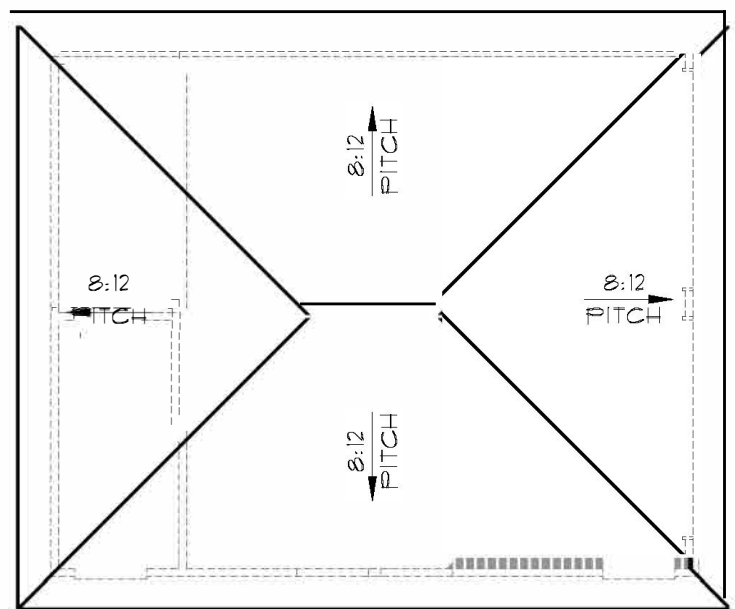


LEFT ELEVATION

SCALE: 3/16" = 1'-0"

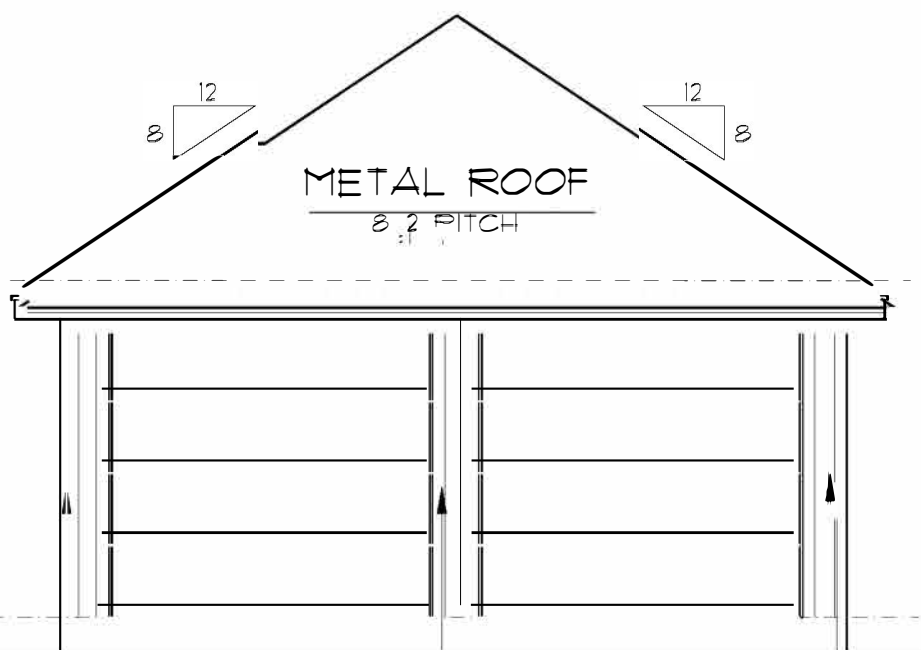


SEE ENGINEER SPECS
FOR FOUNDATION DETAILS



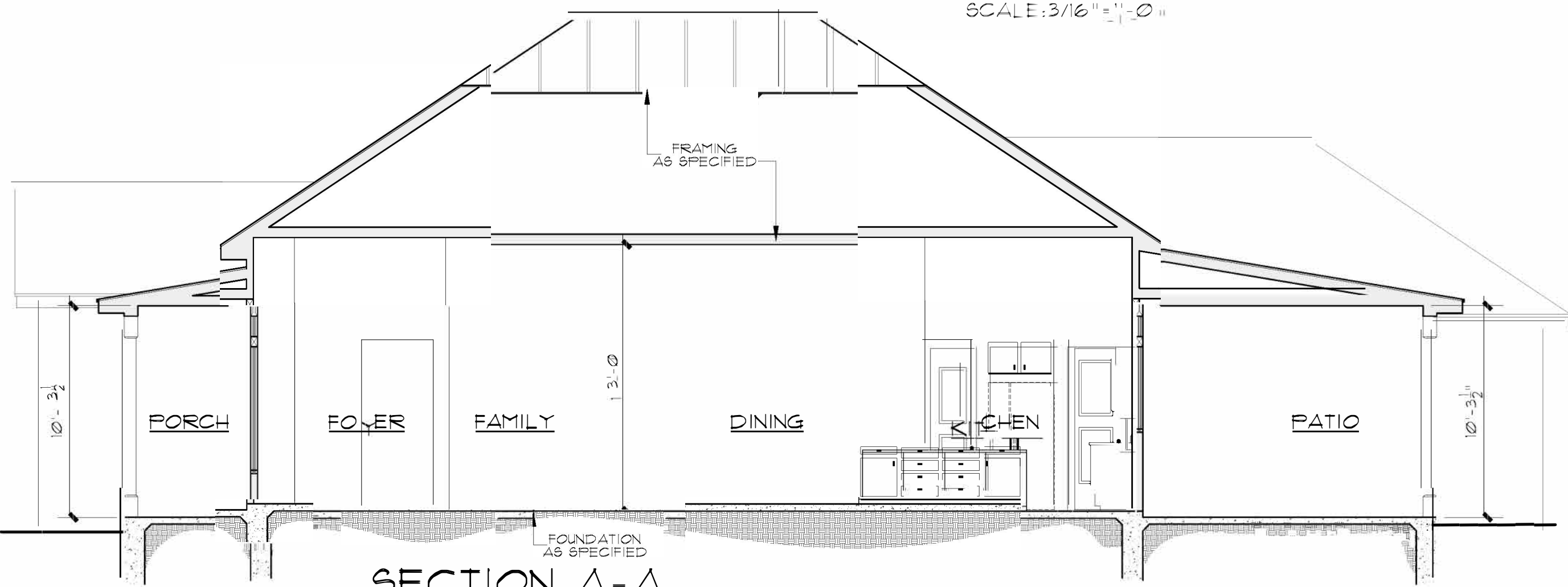
ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTE: ALL ROOF OVERHANGS 6" FROM FRAME,
UNLESS NOTED OTHERWISE



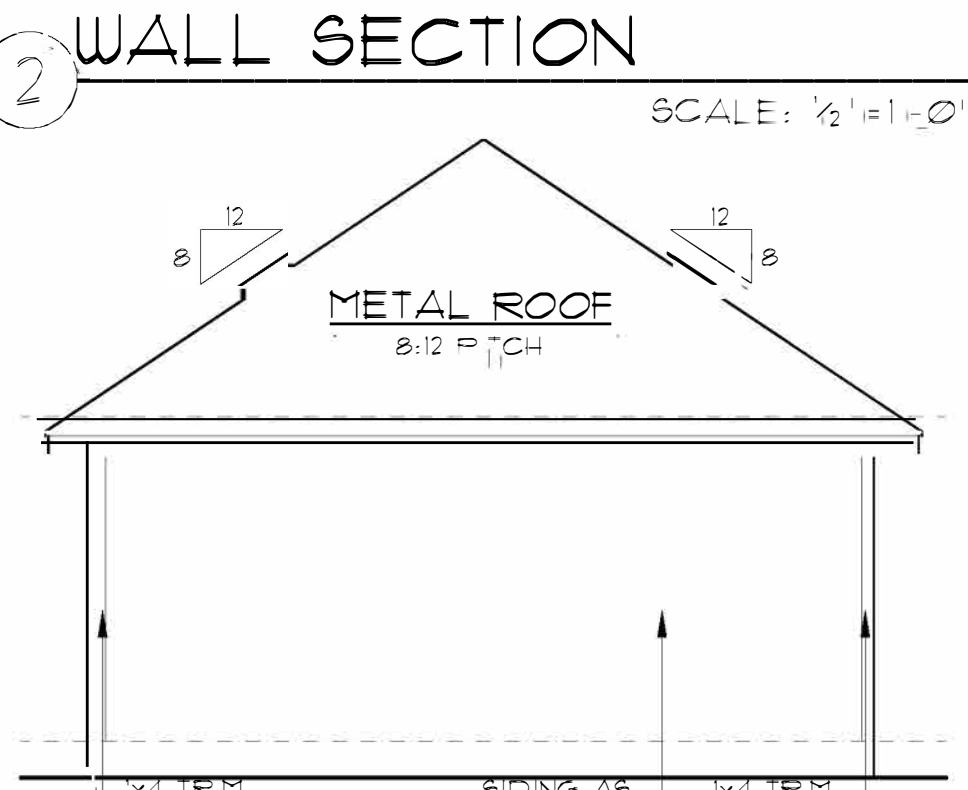
GARAGE REAR ELEVATION

SCALE: 3/16" = 1'-0"



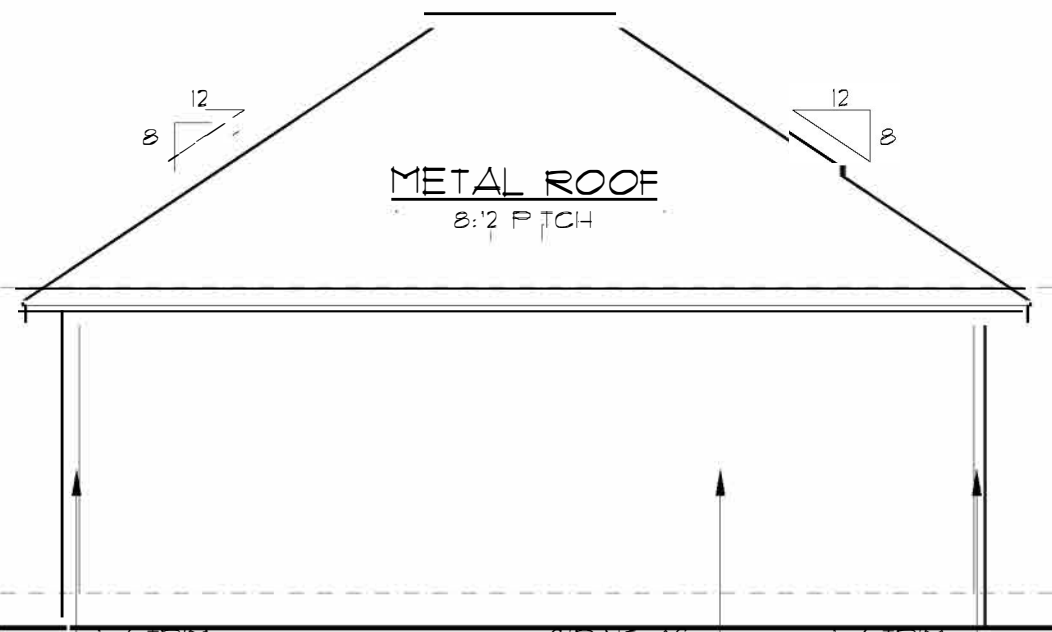
SECTION A-A

SCALE: 3/16" = 1'-0"



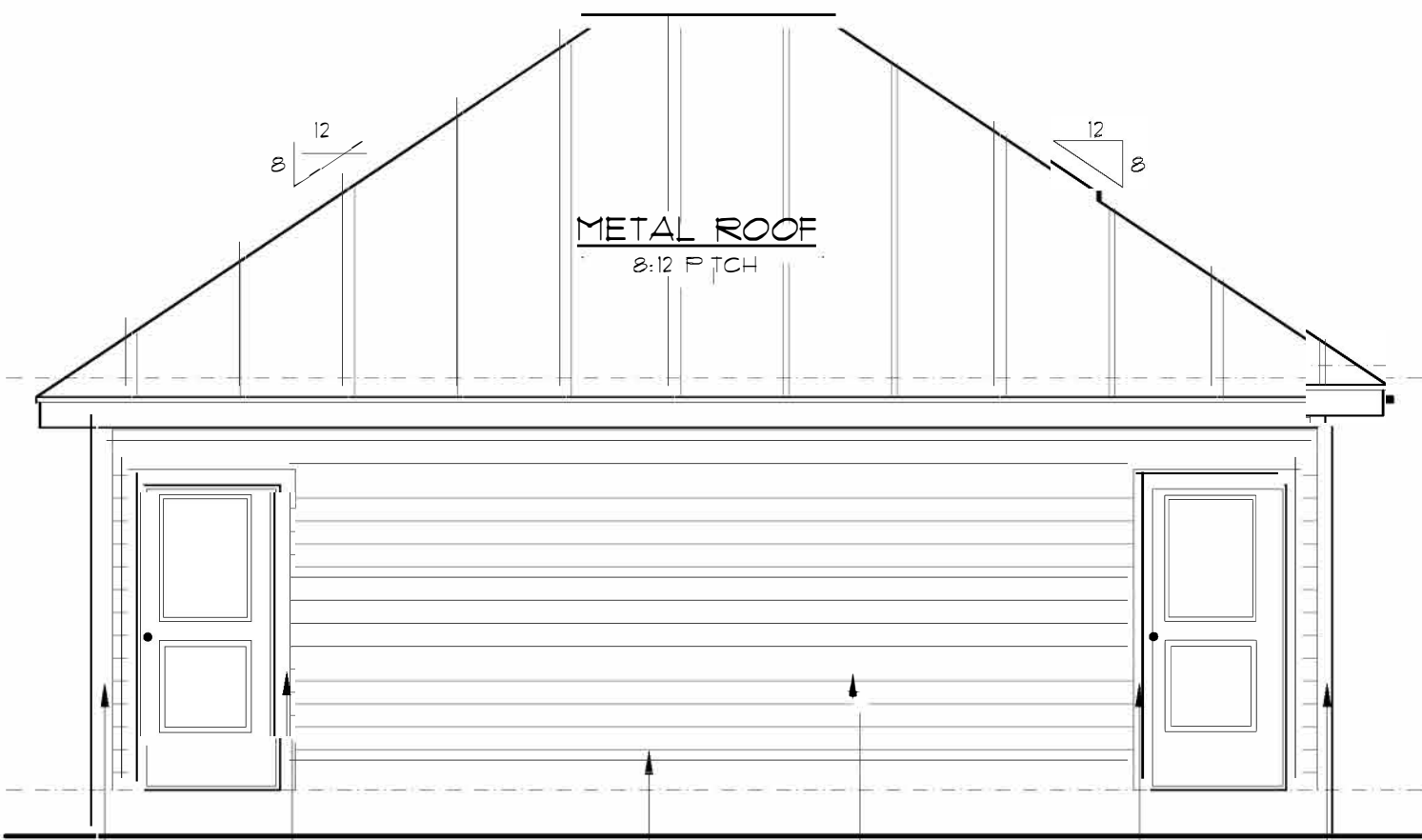
GARAGE REAR ELEVATION

SCALE: 3/16" = 1'-0"



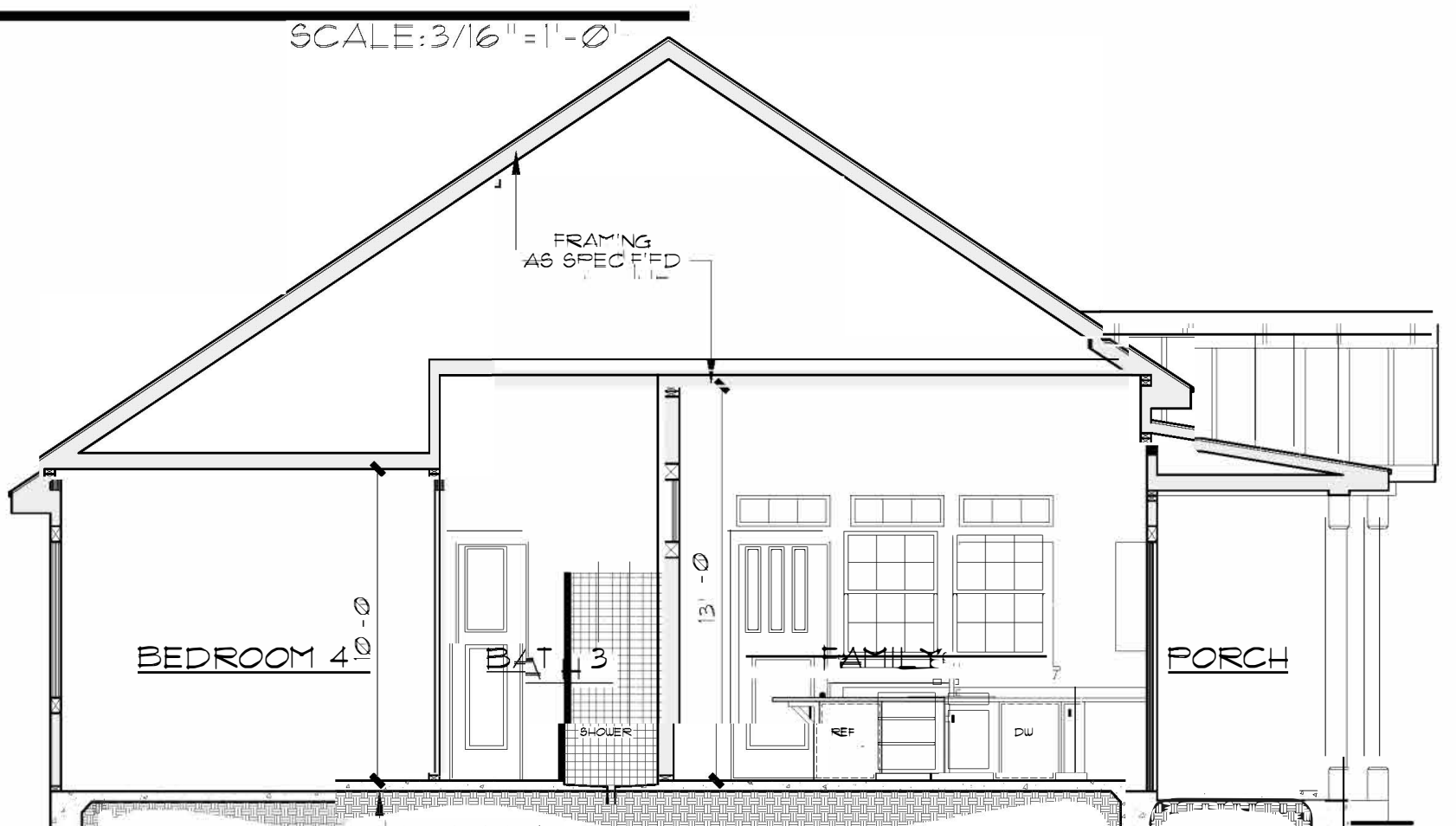
GARAGE REAR ELEVATION

SCALE: 3/16" = 1'-0"



GARAGE FRONT ELEVATION

SCALE: 1/4" = 1'-0"



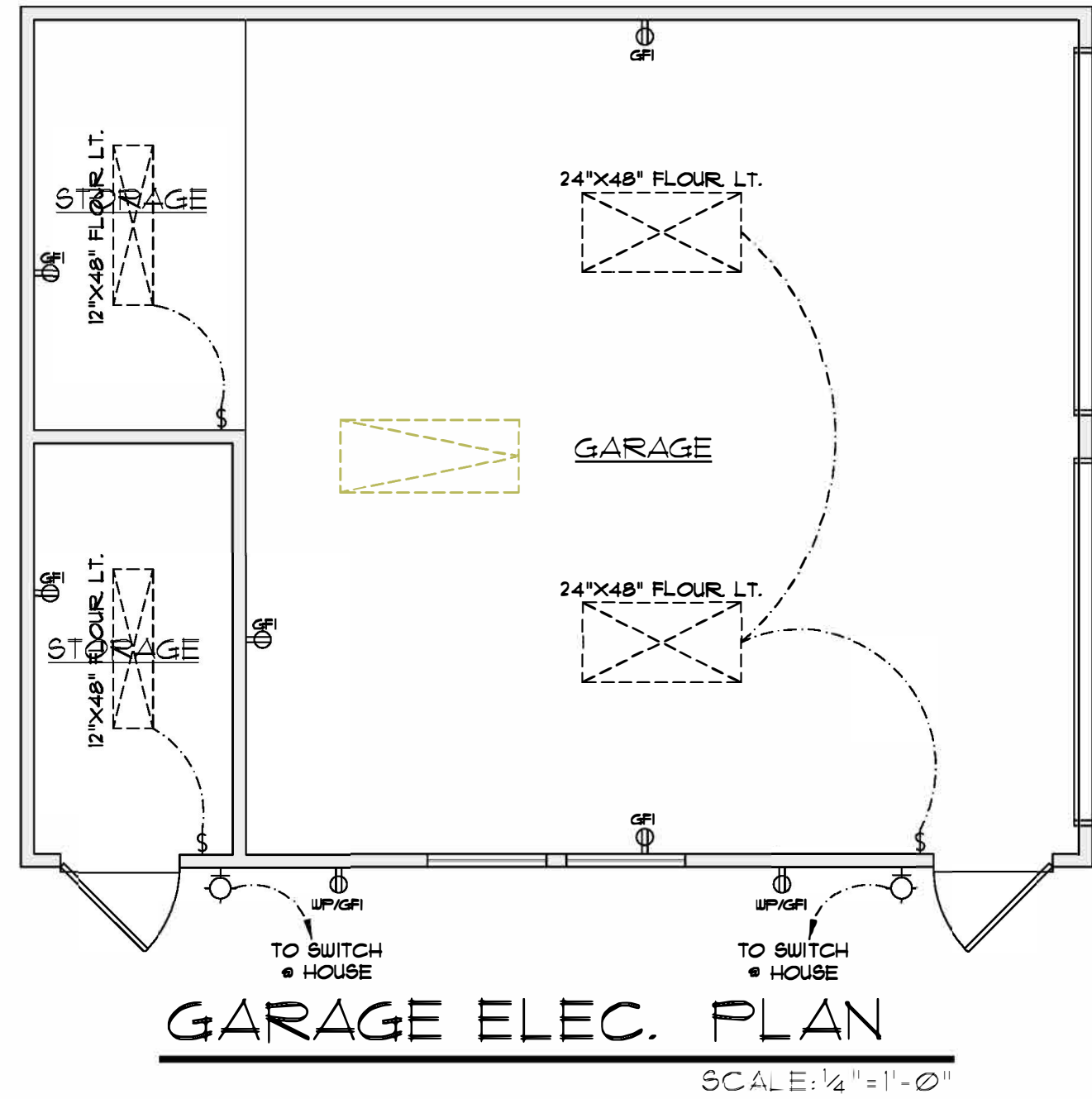
SECTION B-B

SCALE: 3/16" = 1'-0"

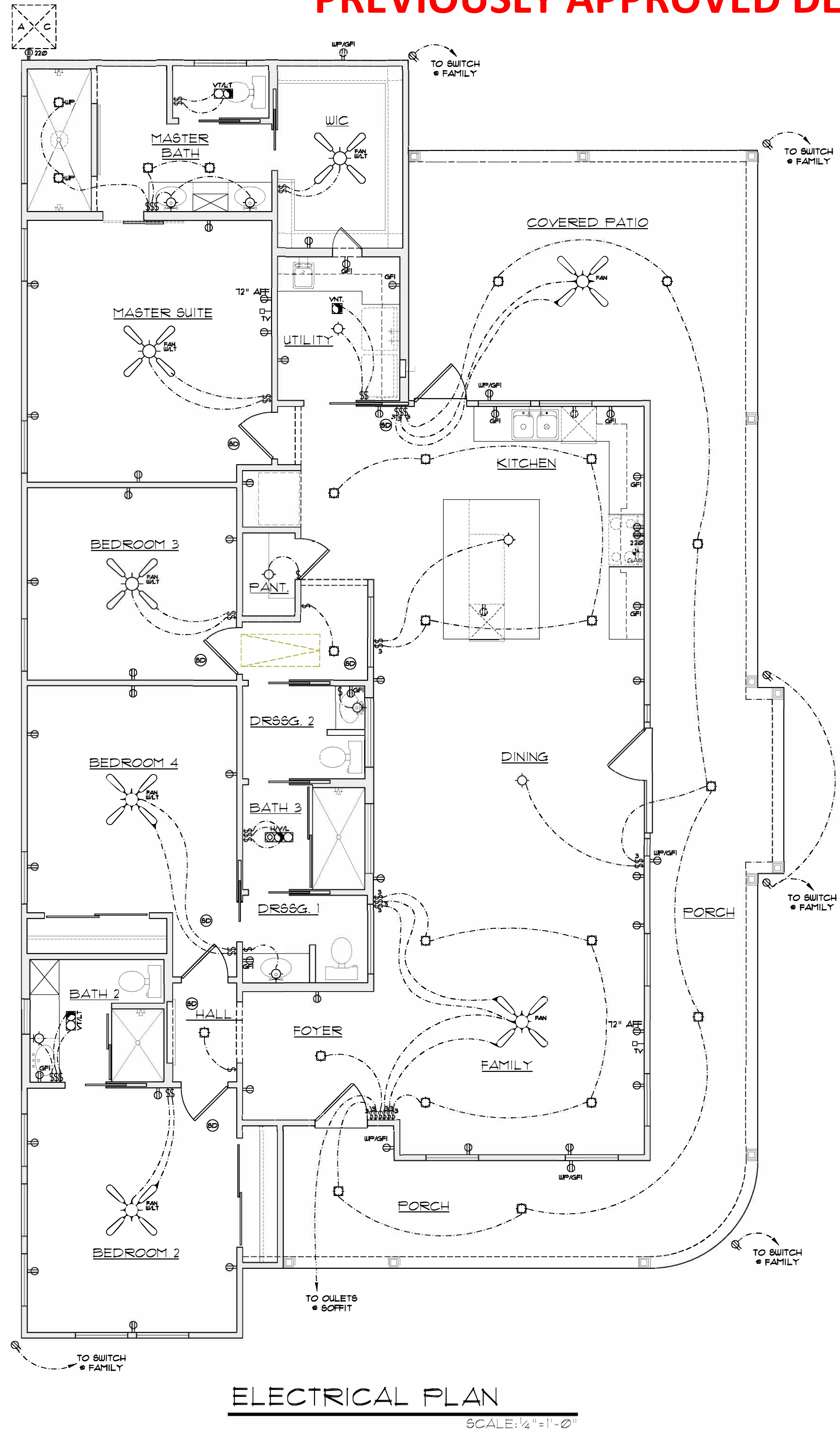
THE O'NEAL RESIDENCE
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GRAPHIC SYMBOLS			
ELECTRICAL		PLUMBING	
	SWITCH		WATER HEATER
	DIMMER SWITCH		WATER SOFTENER
	THREE WAY SWITCH		SHOWER HEAD
	FOUR WAY SWITCH		HOSE BIB FAUCET
	DUPLEX OUTLET		COLD WATER TO REF.
	DUPLEX OUTLET w/ GFI INDICATED		HOT & COLD WATER
	FLOOR OUTLET		FLOOR DRAIN
	UP & DOWN FLOOR OUTLET		GAS LINE
	CEILING OUTLET		GAS REG. (TYP.) VALVE
	DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER		
	ROTARY SWITCH		
	DUPLEX OUTLET		
	WATERPROOF DUPLEX OUTLET		
	J-BOX DUPLEX OUTLET		
	TELEPHONE OUTLET		
	TELEPHONE FLOOR OUTLET		
	TELEVISION OUTLET		HALLOW WALL MOUNTED FIXTURE
	SATELLITE TELEVISION INTERFERENCE LINE		CEILING MOUNT LIGHT FIXTURE
	INTERCOM		RECESSED LIGHT FIXTURE
	SPEAKER OUTLET		WALL MOUNT FLUOR- ESCENT LIGHT FIXTURE
	SMOKE DETECTOR		TRACK MOUNT FIXT.
	THERMOSTAT		UNDER CABINET LIGHT
	ELECTRICAL PANEL		CEILING MOUNT EMERGENCY FAN
	CEILING SWITCH		CEILING MOUNT EMERGENCY FAN
	CHIMES		CEILING MOUNT LIGHT FIXTURE
	KEY SWITCH		WALL MOUNT FIXTURE
	SURFACE MOUNT CLOG. FIXTURE		PULL CHAIN LIGHT
	WALL MOUNT FIXTURE		RECESSED CEILING FIXTURE
	PULL CHAIN LIGHT		RECESSED EYEBALL FIXTURE
	RECESSED CEILING FIXTURE		HALOGEN RECESSED CEILING FIXTURE
	RECESSED EYEBALL FIXTURE		CEILING FAN W/LT.
	HALOGEN RECESSED CEILING FIXTURE		CEILING FAN W/LT.

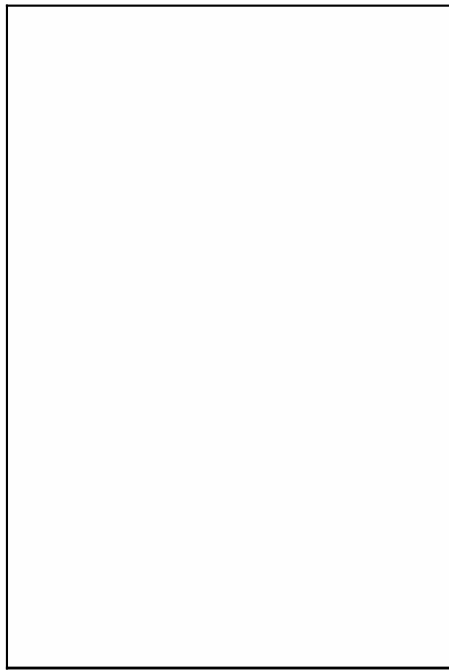


ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

PREVIOUSLY APPROVED DESIGN

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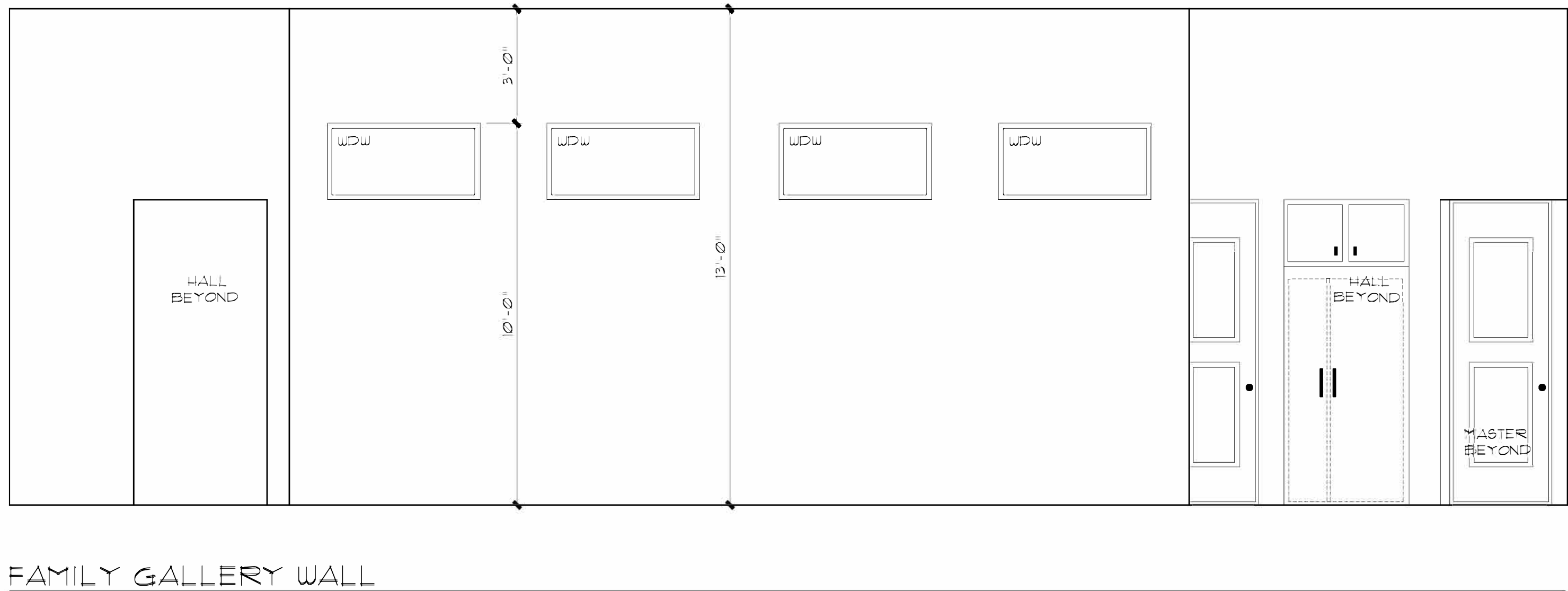
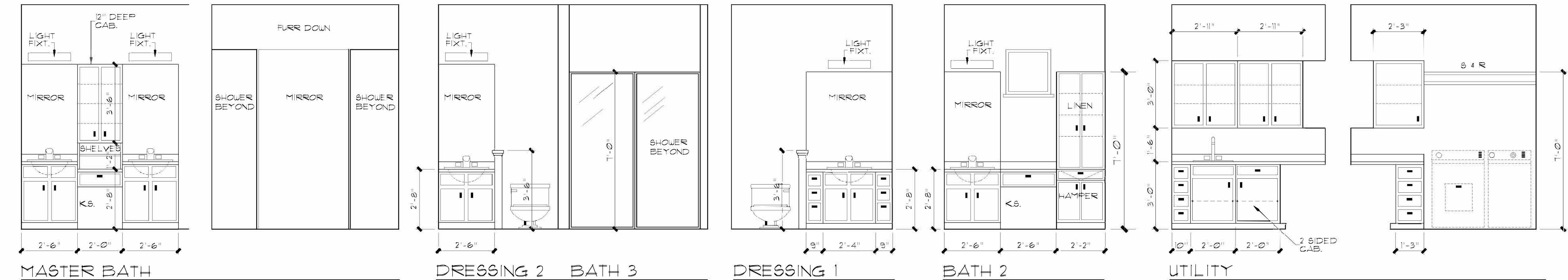
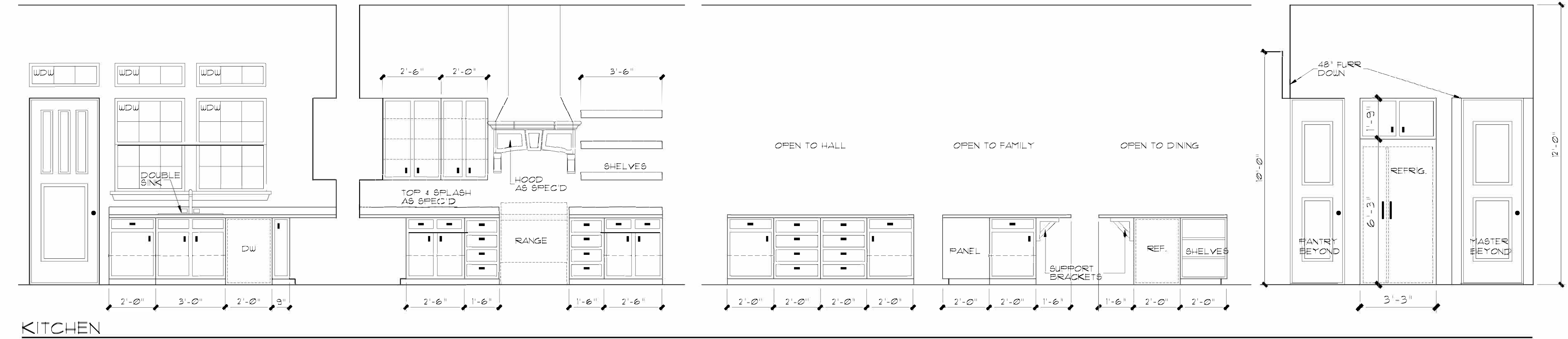
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INTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

THE O'NEAL RESIDENCE
WEST 102.6 OF LOT 1, BLOCK 7, NCB 563,
802 NOLAN ST.
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 10.19.2018
	PROJECT No:
SHEET 5 of	5