

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2020

HDRC CASE NO: 2020-340
ADDRESS: 922 NOLAN ST
LEGAL DESCRIPTION: NCB 1666 BLK J LOT 7
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Juan Osorio /VERA CONSUELO U
OWNER: Juan Osorio /VERA CONSUELO U
TYPE OF WORK: Rehabilitation, additions, window replacement, site elements, fenestration modifications, exterior alterations
APPLICATION RECEIVED: July 26, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

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

1. Repair the existing wood siding and install matching wood siding where non-original siding has been installed.
2. Replace the existing, asphalt shingle roof with a new shingle roof.
3. Paint the exterior.
4. Perform exterior modifications including adding new fenestration, and fenestration modifications to the north, south, east and west elevations.
5. Replace one window on the rear façade.
6. Modify the existing roof form by protruding the historic structure's gabled roof to the rear.
7. Reconstruct a side addition to feature a modified roof form.
8. Construct a side carport addition on the east elevation.
9. Construct a side/rear addition on the west elevation behind the proposed reconstructed addition.
10. Remove the full width concrete driveway and install a concrete ribbon strip driveway.
11. Replace the existing front yard walkway with a new walkway featuring a modified profile.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. Inspections—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. Cleaning—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. Paint preparation—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
- v. Repair—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

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 nontraditional 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 originalscreens 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing,

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

FINDINGS:

- a. The historic structure at 922 Nolan Street was constructed circa 1915 in the Folk Victorian style, and is contributing to the Dignowity Hill Historic District. The structure features a traditional L-plan, and many modifications from its original form including fenestration modifications and additions.
- b. **SIDING** – The applicant has proposed to repair the existing wood siding and install matching wood siding where non-original siding has been installed. Staff finds this request to be appropriate. Additionally, staff finds that all existing, original siding is to be repaired in kind. Where repair is not possible, siding should be replaced to match the original.
- c. **ROOF REPLACEMENT** – The applicant has proposed to replace the existing, asphalt shingle roof with a new shingle roof. Staff finds this to be appropriate and consistent with the Guidelines.
- d. **PAINTING** – The applicant has proposed to paint the exterior of the historic structure. Staff finds this to be appropriate and consistent with the Guidelines.
- e. **FENESTRATION MODIFICATIONS** – The applicant has proposed to perform exterior modifications including adding new fenestration, fenestration modifications to all facades, and to modify the existing front door opening. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i. existing window and door openings should be preserved. The proposed fenestration modifications are neither appropriate nor consistent with the Guidelines. Staff finds that the existing window and openings should remain as they exist.

- f. WINDOW REPLACEMENT – The applicant has proposed to replace an existing window on the rear (south) façade. The applicant has not provided information regarding the existing window’s material, nor its proposed replacement. Staff does not find the proposed replacement to be appropriate nor is it consistent with the Guidelines. Existing windows should be repaired.
- g. MODIFIED ROOF FORM – The applicant has proposed to modify the existing roof structure behind the side gabled roof by extruding it to the rear of the structure, above existing square footage that currently features flat or shed roofs. The proposed roof form is to feature contemporary forms and window openings. Generally, staff finds the extension of an existing roof form to the rear to be appropriate; however, the applicant has proposed a roof form that is not consistent with historic examples found within the district, nor is it consistent with the Guidelines. Staff finds that a traditionally proportioned gabled roof should be constructed and that traditionally sized and proportioned dormers should be utilized rather than contemporary skylights.
- h. ADDITION RECONSTRUCTION – The applicant has proposed to reconstruct a side addition to feature a gabled roof form. Currently, the side addition features a shed roof. The applicant has proposed to reconstruct the side addition to feature composite siding. Staff finds the proposed reconstruction to be appropriate; however, staff finds that the proposed siding should match that found on the historic structure, as it currently does. As proposed, the reconstructed addition does not feature fenestration. Staff finds that fenestration should be added. Windows that are consistent with staff’s standards for windows in new construction and additions should be installed.
- i. CARPORT ADDITION – The applicant has proposed to construct a side carport addition to be attached to the east façade of the historic structure at the front façade plane. Per the Guidelines for Additions, additions are to be sited to the side or rear of historic structures to minimize visibility from the public right of way. Additionally, the Guidelines note that additions should not be constructed to the front of a historic structure. Staff finds the proposed carport addition to be inconsistent with the Guidelines.
- j. SIDE ADDITION – The applicant has proposed to construct a side addition to be located to the rear (to the south) of the reconstructed addition noted in finding h. Generally, staff finds the location and footprint of the proposed addition to be appropriate; however, staff finds the proposed roof form, as noted in finding g, to be inappropriate. Additionally, staff finds that the proposed addition should feature siding that matches that of the historic structure, and windows that are consistent with staff’s standards for windows in new construction and additions, found in the applicable citations.
- k. DRIVEWAY – The applicant has proposed to remove the existing, full width concrete driveway and install concrete ribbon strips. Generally, staff finds the proposed driveway modification to be appropriate; however, the driveway should not exceed ten (10) feet in width. Ribbon strips should be infilled with native materials. These materials are to be submitted to staff for review and approval prior to the issuance of a COA.
- l. WALKWAY – The applicant has proposed to replace the existing front yard walkway with a new walkway featuring a modified profile. This is inconsistent with the Guidelines. Staff finds that the existing walkway should be maintained. If the existing walkway is deteriorated beyond repair, staff finds that a new walkway should be installed to match the profile and materials of the existing.

RECOMMENDATION:

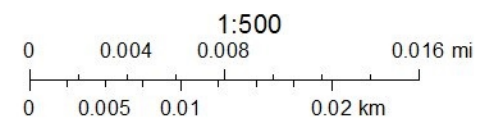
1. Staff recommends approval of item #1, siding repair and replacement based on finding b with the following stipulations:
 - i. That all original siding be repaired in kind.
 - ii. That siding that is beyond repair be replaced with siding that matches the historic siding.
2. Staff recommends approval of item #2, roof replacement, as submitted, based on finding c.
3. Staff recommends approval of item #3, painting, as submitted, based on finding d.
4. Staff does not recommends approval of item #4, fenestration modifications based on finding e. Staff recommends that all existing window and door openings remain as they currently exist.
5. Staff does not recommend approval of item #5, window replacement, as no substantial evidence has been submitted to warrant window replacement. Staff recommends that all existing, wood windows be restored, as noted in finding f.
6. Staff does not recommend approval of item #6, roof form and massing modifications based on finding g. Staff recommends that a traditionally profiled roof with traditionally sized dormers be constructed.

7. Staff recommends approval of item #7, the reconstruction of an existing addition as noted in finding h with the following stipulations:
 - i. That the addition be reconstructed with siding that matches that of the historic structure.
 - ii. That fenestration be added to separate the east façade.
 - iii. That windows that are consistent with staff's standards for windows in new construction be installed.
8. Staff does not recommend approval of item #8, the side carport addition, based on finding i. Staff recommends that the addition be relocated as to not appear in line with the primary façade place of the historic structure.
9. Staff recommends approval of item #9, the construction of a side addition, based on finding j, with the following stipulations:
 - i. That the addition be reconstructed with siding that matches that of the historic structure.
 - ii. That windows that are consistent with staff's standards for windows in new construction be installed.
10. Staff recommends approval of item #10, driveway replacement, based on finding k with the following stipulations:
 - i. That the proposed driveway does not exceed ten (10) feet in width.
 - ii. That the space between the ribbon strips be filled with native landscaping materials. The final selection is to be submitted to OHP staff for review and approval prior to the issuance of a COA.
11. Staff does not recommend approval of item #11, walkway replacement. Staff recommends that the existing walkway be repaired in place. If the existing walkway is deteriorated beyond repair, the replacement walkway should match the existing in material and profile.

City of San Antonio One Stop



August 13, 2020



August 13, 2020 at 11:04 AM
921 Nolan St
San Antonio TX 78202
United States



August 13, 2020 at 11:04 AM

922 Nolan St

San Antonio TX 78202

United States



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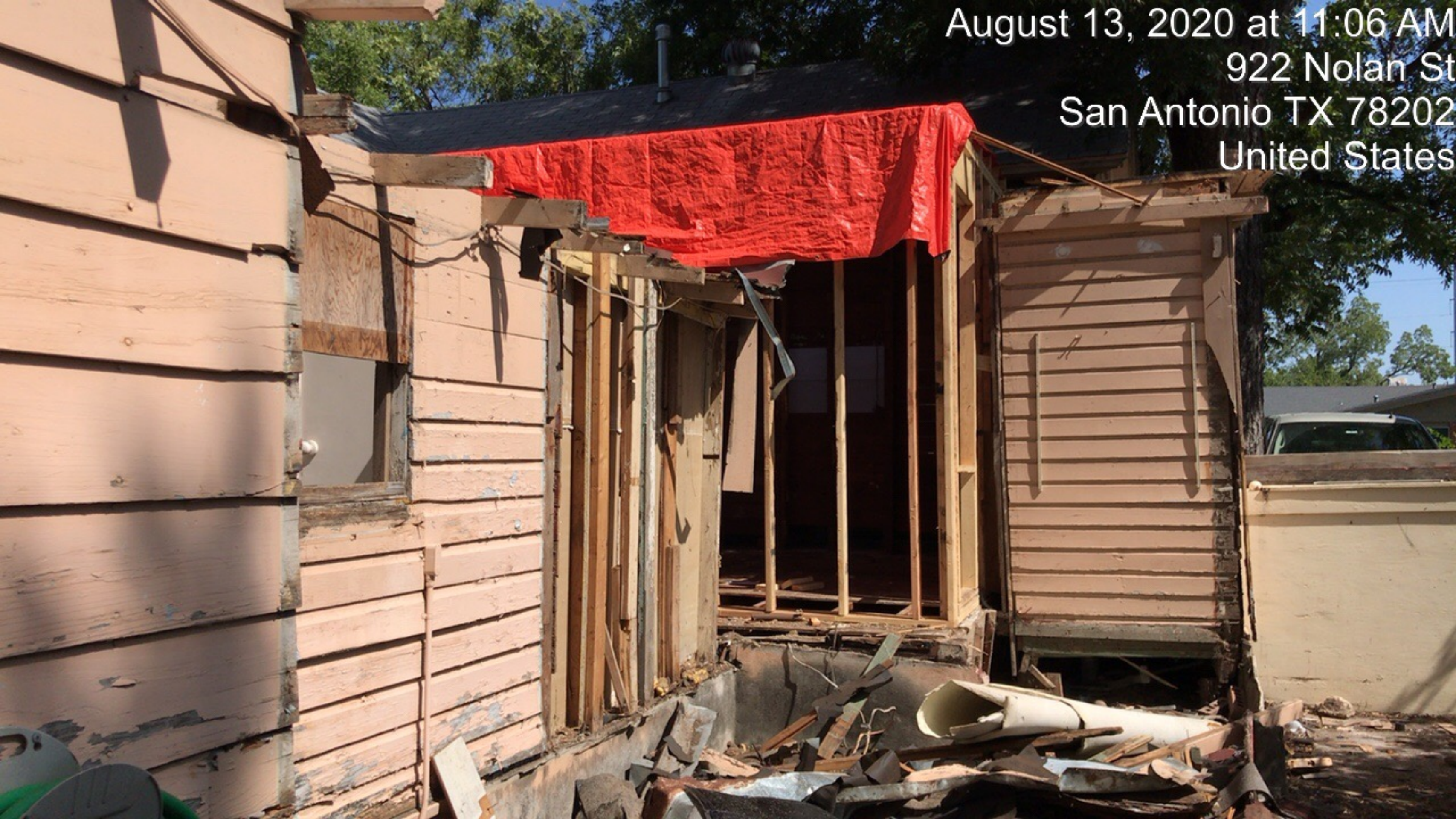
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San Antonio TX 78202
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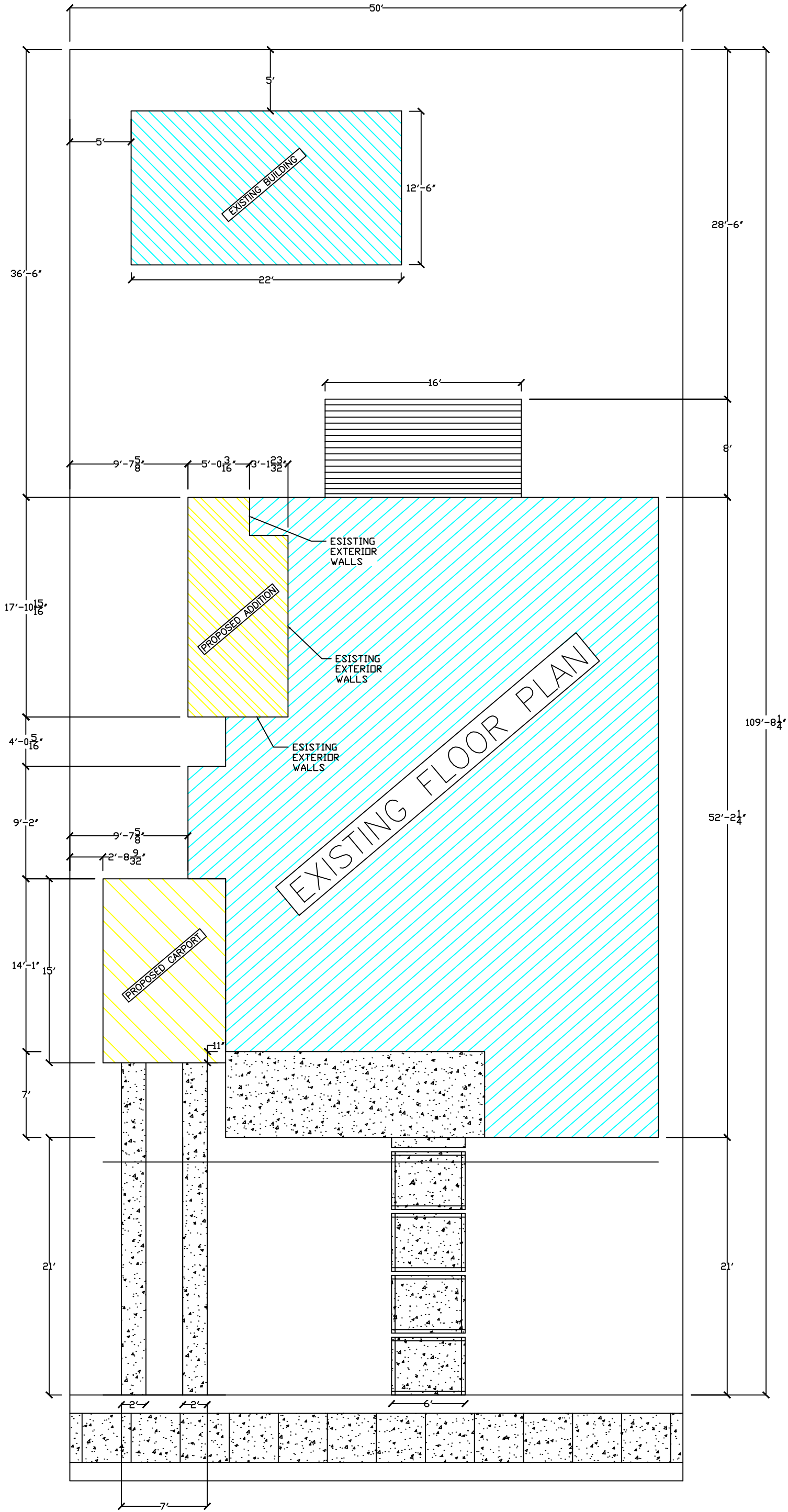
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San Antonio TX 78202
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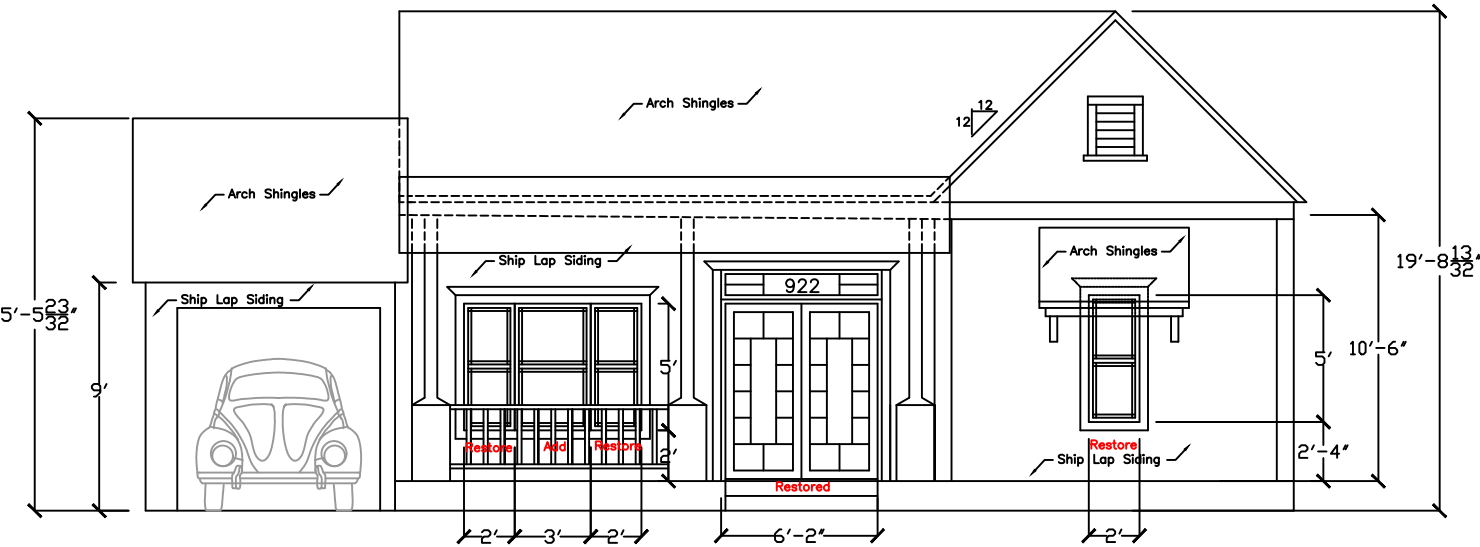


SITE PLAN

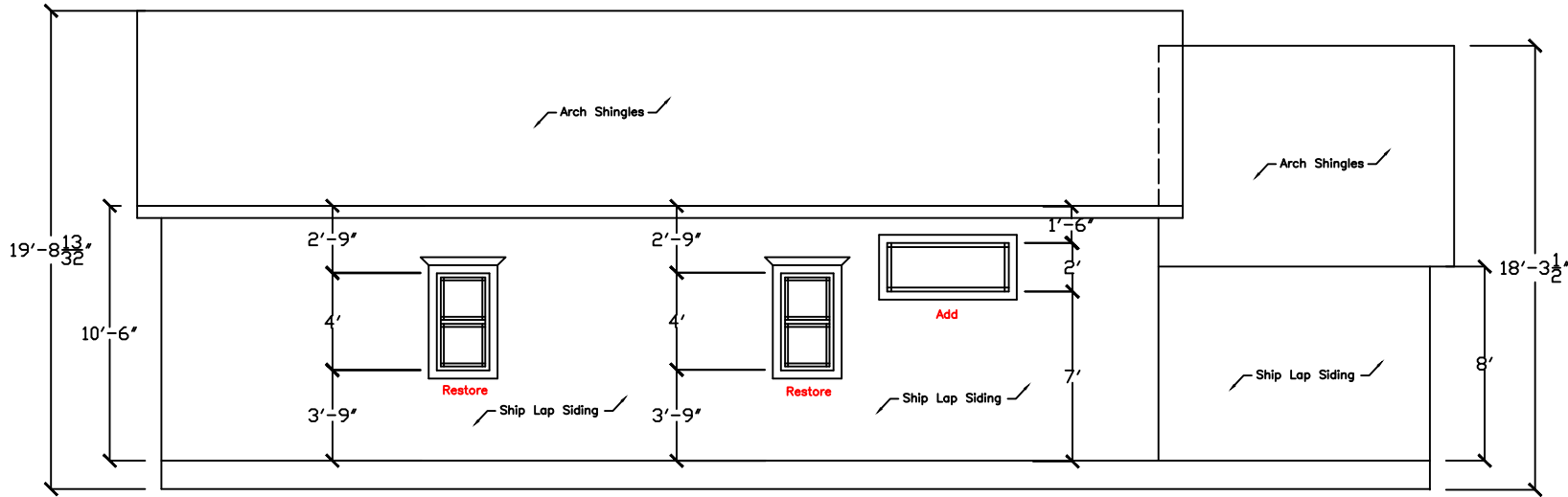


922 NOLAN ST., SAN ANTONIO

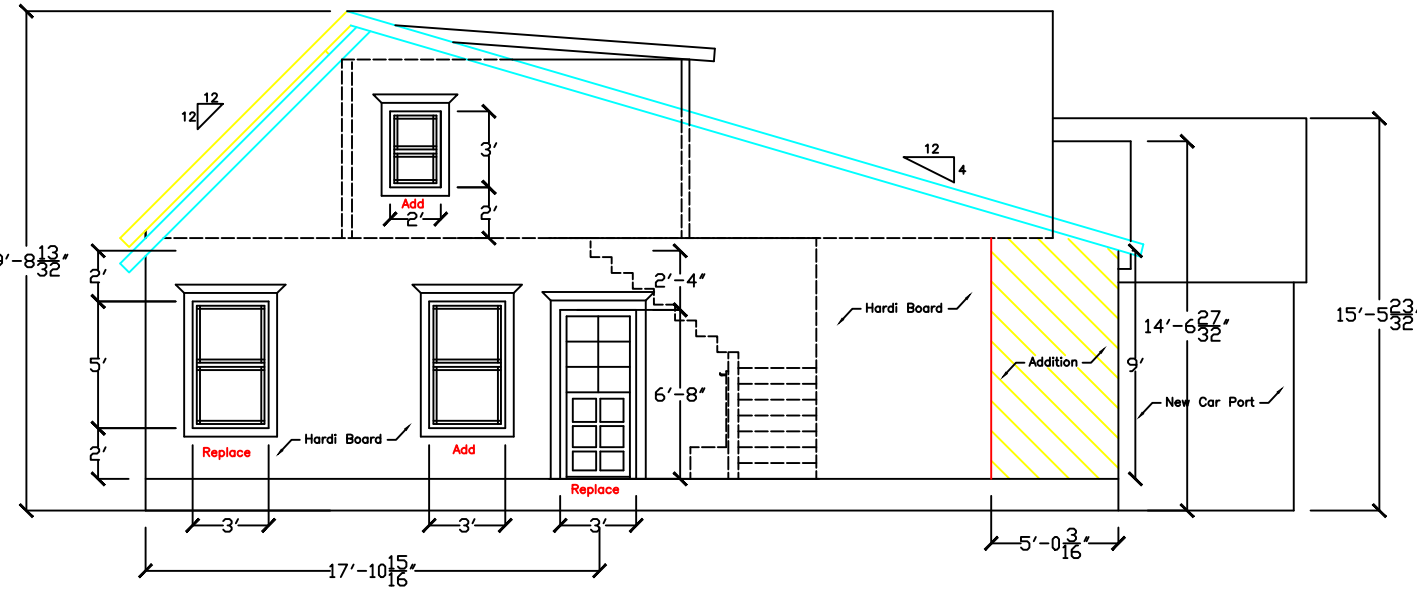
NORTH ELEVATION



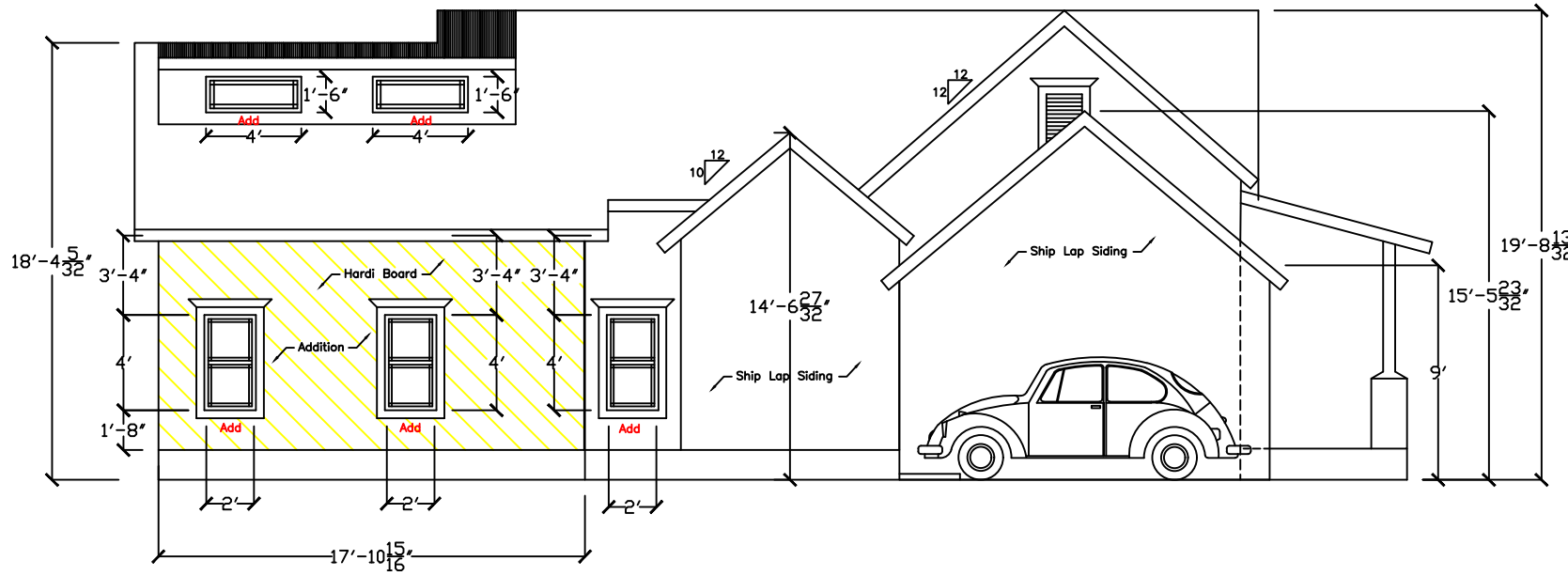
WEST ELEVATION



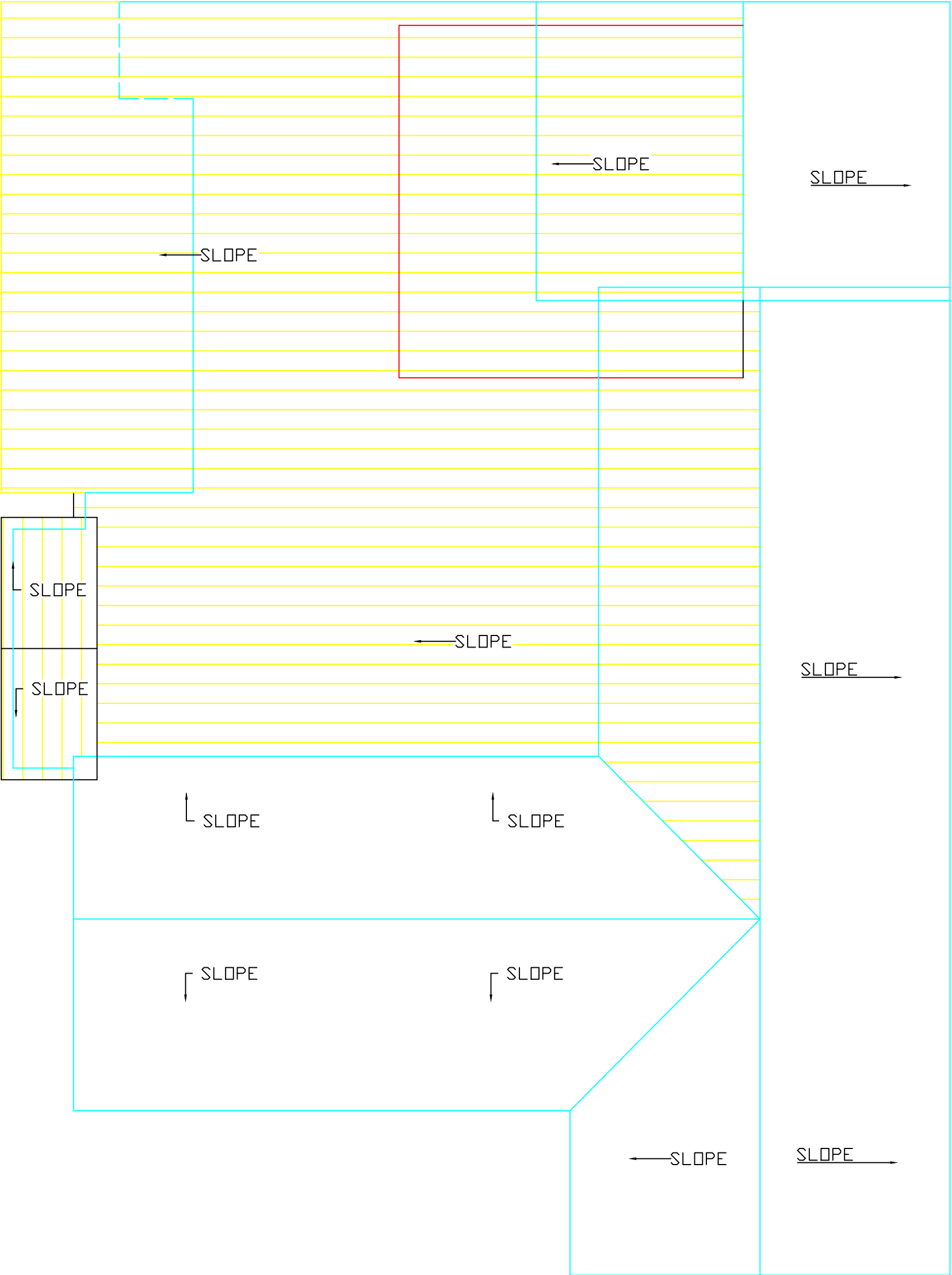
SOUTH ELEVATION



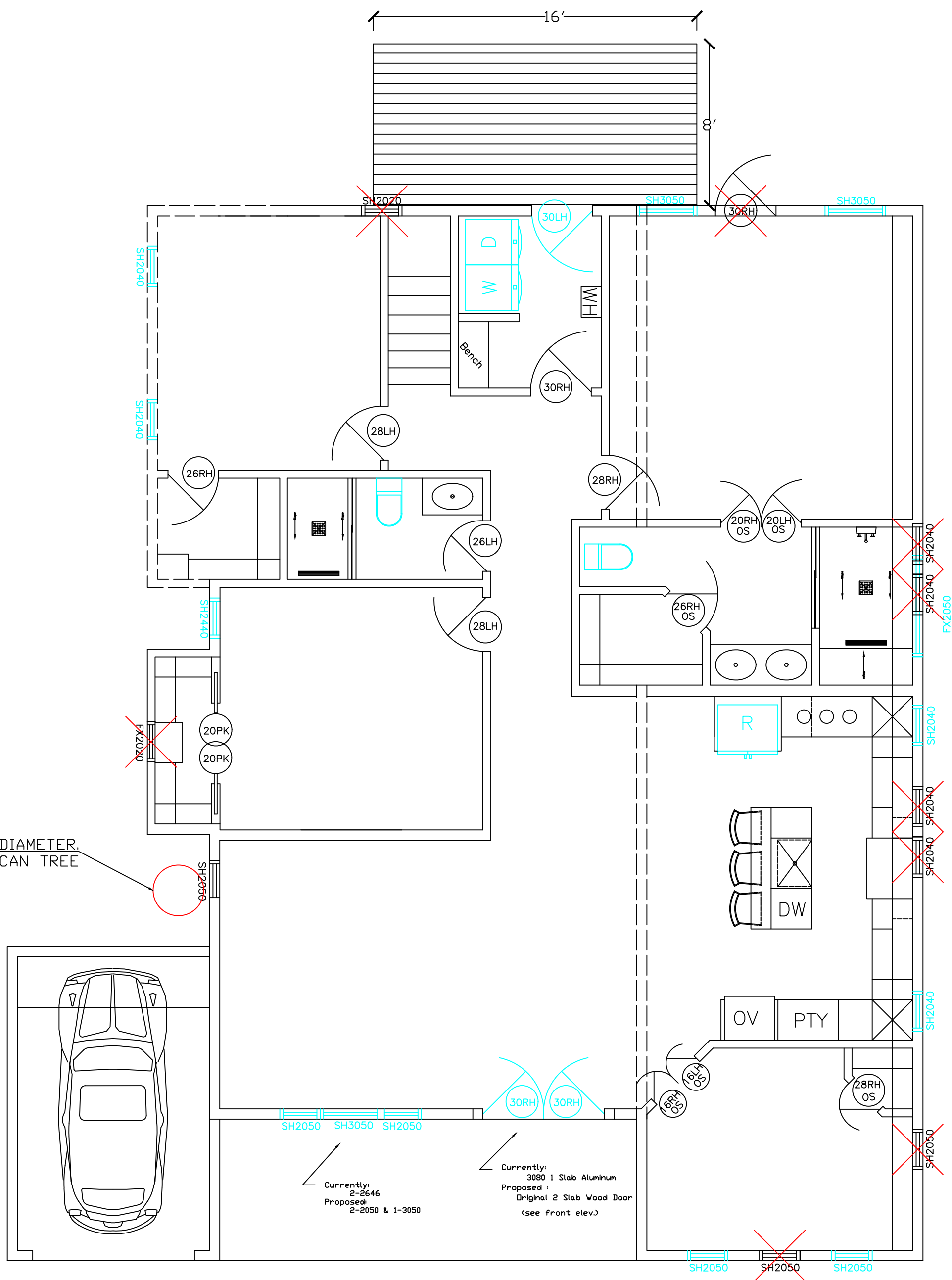
EAST ELEVATION



ROOF PLAN



- EXISTING ROOF LINE
- NEW ROOF TIES IN TO EXISTING RIDGE
- DORMER ROOF LINE



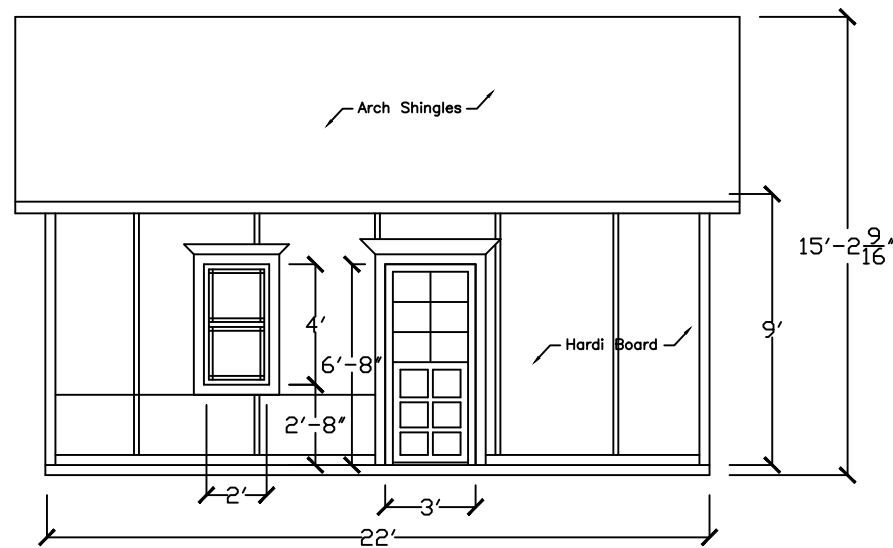
WINDOWS & DOORS TO BE REMOVE/REPLACE

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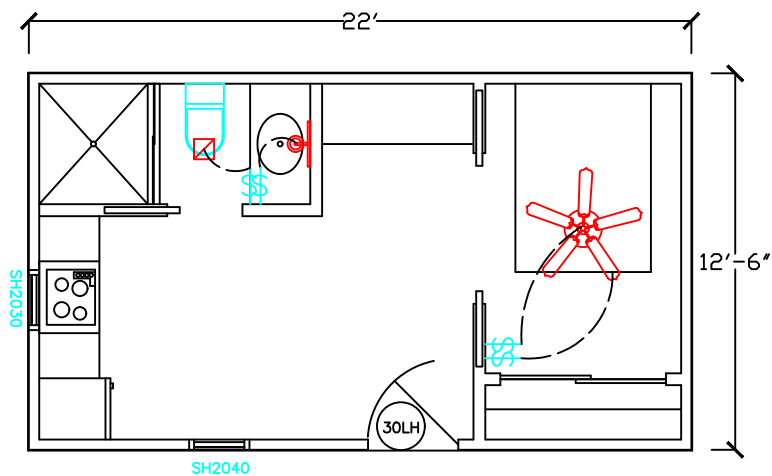
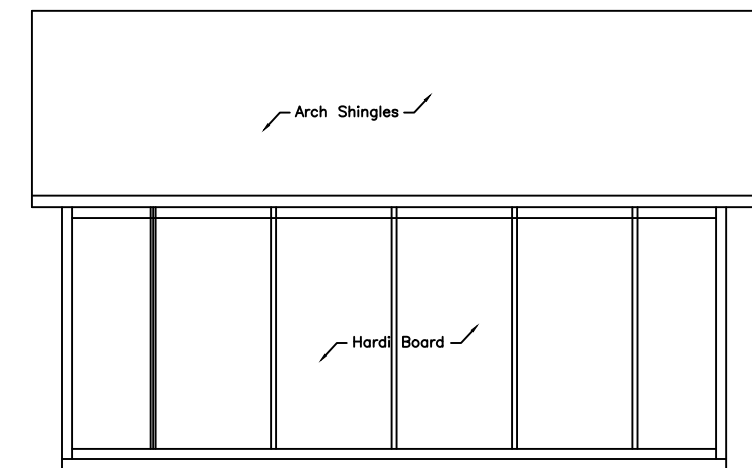
PROPOSED WINDOWS & DOORS

922 NOLAN ST., SAN ANTONIO
Accessory Dwelling Unit

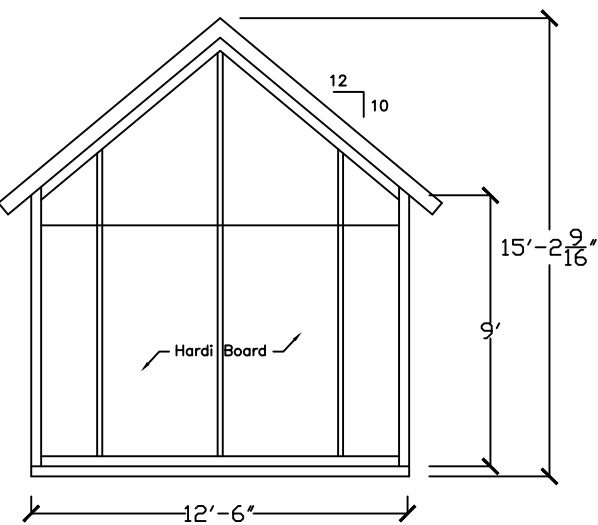
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

