

HISTORIC AND DESIGN REVIEW COMMISSION

July 07, 2021

HDRC CASE NO: 2021-288
ADDRESS: 820 NOLAN ST
LEGAL DESCRIPTION: NCB 563 BLK 7 LOT 4
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Eric Estopinal
OWNER: Eric Estopinal
TYPE OF WORK: Exterior modifications, roofing modifications, window replacement
APPLICATION RECEIVED: June 14, 2021
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. Install composite siding on the existing addition to match the profile of that on the historic structure, which is asbestos siding.
2. Modify the height of the existing addition's shed roof to provide additional interior height.
3. Replace the roof on the rear addition with a standing seam metal roof to match that of the historic structure.
4. Replace all existing windows with an aluminum clad wood window.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

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.

Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

Historic Design Guidelines, Chapter 3, Guidelines for 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. Rooftop 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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction and additions:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The historic structure at 820 Nolan Street was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style, and features a side window bay, a standing seam metal roof and a front facing gabled roof. The structure features numerous modifications, including the construction of rear additions, modifications to an original rear porch, and the installation of occasional vinyl windows.
- b. **SIDING REPLACEMENT** – The applicant has proposed to install composite siding on the existing addition to match the profile of that on the historic structure, which is asbestos siding. Generally, staff finds this request to be appropriate. Staff finds that the proposed composite siding should feature a smooth finish and an exposure that matches that of the existing, visible siding on the historic structure.
- c. **ROOF MODIFICATION** – The applicant has proposed to modify the height of the existing addition's shed roof to provide additional interior height. Generally, staff finds the proposed modifications to be appropriate; however, staff finds that the proposed modifications should not impact the historic structure's roof form or profile.
- d. **STANDING SEAM METAL ROOF** – The applicant has proposed to replace the existing roof with a standing seam metal roof. This is appropriate and consistent with the Guidelines. Staff finds that the proposed standing

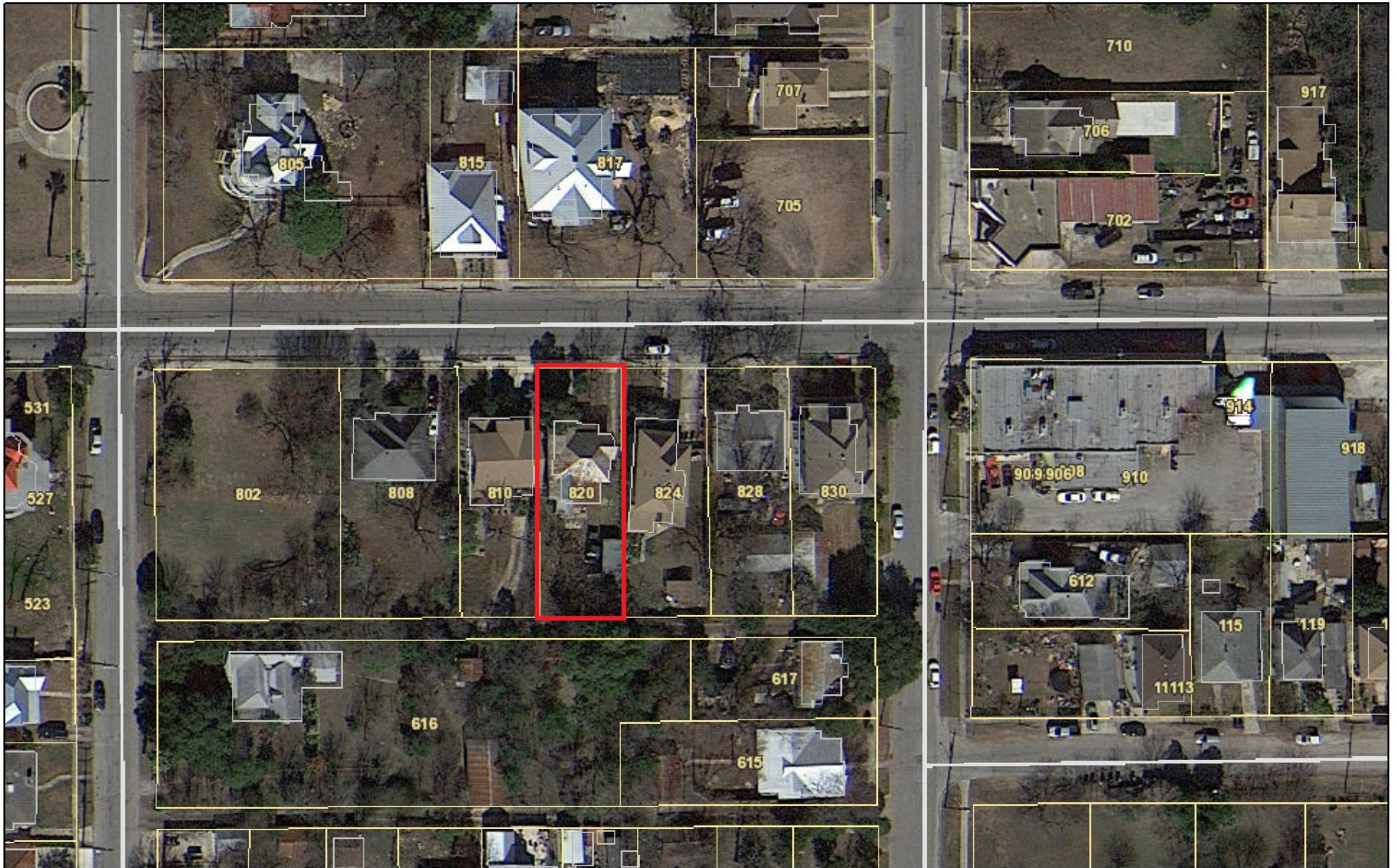
seam metal roof should feature panels that are smooth and 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.

- e. WINDOW REPLACEMENT – The existing historic structure and associated additions currently feature a combination of wood and vinyl windows. At this time, the applicant has proposed to replace all windows with an aluminum clad wood window.
- f. WINDOW REPLACEMENT – OHP staff performed a site visit on June 25, 2021, and found there to be a number of existing wood windows on site. The existing wood windows feature a two over two profile and are in a repairable condition. Staff finds that the proposed vinyl windows in both the historic structure and the rear additions are eligible for replacement; however, staff finds that they should be replaced with a product that conforms with staff's standards for windows in new construction and additions.
- g. WINDOW REPLACEMENT – As noted in finding e, the applicant has proposed to install an aluminum clad wood window. The submitted product is not consistent with the Guidelines, as the profile and material are not consistent with the existing, two over two wood windows.

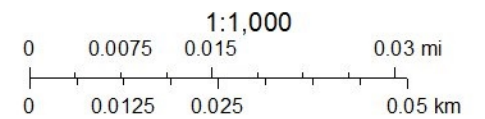
RECOMMENDATION:

- 1. Staff recommends approval of item #1, siding replacement, based on finding b with the stipulation that the proposed siding feature a smooth finish and an exposure that is consistent with that of the original wood siding.
- 2. Staff recommends approval of item #2, modifications to the height of the additions roof, based on finding c, with the stipulation that the modifications do not impact the historic structure's roof form or profile.
- 3. Staff recommends approval of item #3, the installation of a standing seam metal roof, based on finding d, with the stipulations that the proposed standing seam metal roof feature panels that are smooth and 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- 4. Staff does not recommend approval of item #4, window replacement, based on findings e through g. Staff recommends that all existing, wood windows be repaired. Non-original windows may be replaced; however, they should be replaced with a wood window that matches the profile of the original, when located within the historic structure's footprint. Windows in the additions may be replaced with an aluminum clad wood or wood window that is consistent with staff's standard specifications for windows in new construction and additions.

City of San Antonio One Stop



July 2, 2021



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If provided, contractor/subcontractor to review Owner "image" photos and details and confirm all related details and finishes prior to commencement of construction.

Construction means, methods, and materials are solely the jurisdiction of the contractor/subcontractor and are not described in these plans. Exact detailing, structural, mechanical, electrical, waterproofing and flashings are to be determined by the contractor/subcontractor except as noted or described within these drawings. In all cases, the most stringent requirements of all applicable federal, state, county, and local city building, mechanical, electrical, plumbing, and fire codes, laws, ordinances, and regulations must be met. If the contractor/subcontractor or any subcontractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances, and regulations then the contractor/subcontractor in violation shall bear all costs of repair arising out of non-conforming work. All such codes, ordinances, dead restrictions and regulations take precedence over any part of these drawings which may be deficient or in conflict. All plan dimensions and area calculations must be verified by contractor/subcontractor prior to bidding, submittal of proposals or cost estimates or entering into any contracts or subcontracts. All dimensions must be field verified prior to commencement of construction, ordering of materials or fabrication of products. Plan square footages and area calculations indicate on plans are estimates only. Contractor/subcontractor shall do their own area takeoffs and confirm actual square footages. Notify the designer immediately of any discrepancies between plan area calculations and area calculations. DO NOT SCALE FROM DRAWINGS. Contractor/subcontractor shall confirm and verify location of all structures in relation to building lines or setbacks, property lines and easements. Notify the designer immediately with any discrepancies.

GENERAL NOTES:

PLANS MEET 2015 IRC

1. No changes shall be made without consulting the designer first.
2. All Bedroom doors to be 1" above carpet and 2" above concrete, unless stained concrete
3. Floors to be finished floor.
4. All doors to be 8'0" tall unless noted otherwise
5. All exterior doors to be blocked out 1 1/2" at slab and installed with recessed 2x6 below threshold.
6. 2x6 below threshold to be anchored to slab and sealed to prevent water infiltration.
7. 1R1S height = 72" after finish floor, 2R1S height = 84" after finish floor to top of shelf, bottom rod at 42" after finish floor, 3R3S height= 38" to bottom, 76" to middle and 112" to top.
8. Garage walls and ceiling to be textured, standard trim
9. All load bearing walls over 10'6" high to be 2x6 balloon framing.
10. Verify egress requirements w/window manufacturer

ROOF FRAMING NOTES:

1. All lumber to be #2 SYP, 19% M.C., unless noted otherwise.
2. All hips, ridges, and valleys to be one mill size larger than the rafters they are supporting, unless noted otherwise.
3. Transfer all load bearing points to foundation unless noted otherwise.
4. Brace or purlin all rafters to load bearing walls or beams if span is greater than maximum according to the 2015 IRC
5. All rafter splices shall be braced
6. Purlins to be same depth of rafters they are supporting unless noted otherwise.
7. U.N.O All rafters to be 2x8's #2 SYP @ 24" o.c. with 2x10 hip, ridge and valley rafters.
8. All exterior openings to be load bearing.
9. Provide collar ties at 4'-0" o.c. on all ridges.
10. Builder accepts full responsibility for checking layout to assure current conformity to local building codes. Should any changes be made to this layout by the builder or his representatives, builder accepts full liability for amended layout.
11. Framing contractor to compare all framing plans from structural engineer or truss manufacturer to this layout. Any discrepancy should be reported to the builder immediately.
12. Sub-contractor shall not cut or otherwise alter any pre-fabricated or engineered framing

ELECTRICAL NOTES:

1. Breaker box to be located on interior wall in garage- see plan
2. All plugs and smoke detectors per local codes and located on plan.
3. Smoke detectors must be a min. 30" from RAG and should be interconnected so that the activation of one will activate all others.
4. All smoke detectors should be in an area accessible by 16' extension ladder or a 6' step ladder.
5. Plug for irrigation at 40" AFF in garage
6. Exterior Garage coach lights to be at 7'-0" AFF
7. Block and wire for fan/ lights at all bedrooms and game room
8. Prewire for low voltage OH door opener, opener button to be at 5'0" AFF
9. Doorbell button to be at 42" AFF himes per plan- 6" down from ceiling
10. Bath vanity plugs to be at 41 1/2" AFF
11. Install GFCI plugs at all vanities and kitchen counter taps
12. Kitchen countertop plugs and switches to be 4'-4" AFF to the top of the box
13. Security key pads to be located above switches- Foyer, Master Bedroom and Garage Door
14. Walk-in closet lights to be 18" from shelf
15. HVAC contractor to supply and install all exhaust fans, electrician to provide wiring
16. Recessed lighting fixtures to be installed as required by IECC 502.13
17. Provide electric conduit in slab for island and floor plugs- per plan
18. Soffit plugs to be exterior rated and switched as shown on plan
19. All landscape lighting to be powered by timer per plan
20. Mechanicals to be located in attic and accessible per plan
21. Dimmer Switch locations per homeowner
22. Wiring for Smart House System (if selected) (Security, Audio, Lighting, Integration, etc.) to be located per supplier per Homeowner's specifications. If located below stairs or in closet, HVAC contractor to provide fresh air and exhaust for media equipment.
23. Provide switch to Pool Lighting (if applicable).
24. Verify Electrical/Plumbing requirements with pool contractor.
25. All light switches to be "rocker" type. Switches and plugs to be White Decora.

ELEVATION NOTES:

1. Masonry material to within 12" of the finished grade or terrace
2. All roof stacks and flashing must be painted to match roof color
3. All windows to be trimmed with 2x material at siding/stucco locations
4. Provide flashing surround of all windows and exterior doors.
5. Masonry above all windows and doors to be supported by steel lintels on masonry-each side (including where wood headers are designated).
6. All masonry ledges to be 5 1/2"
7. All masonry projections to be 3/4" u.n.o.
8. Provide Masonry expansion joints every 20' and within 10' of edge of house
9. Vent Attic thru Ridge Vent on Metal Roof (Verify)

SMOKE DETECTORS:

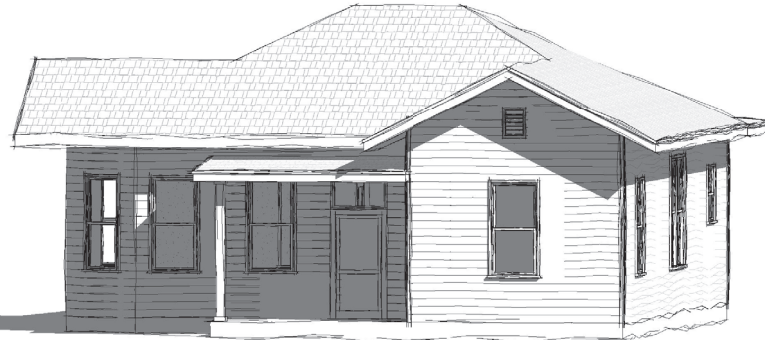
Provide Smoke Alarms- hard wired, interconnected, battery back-up, at each sleeping room and immediate common area outside of sleeping rooms. If applicable, on each additional story including basements and habitable attics. In accordance with 2015 IRC Sec R314

CARBON MONOXIDE ALARMS:

Provide Carbon Monoxide Alarm- hard wired with battery backup, installed outside each separate sleeping area in the immediate vicinity bedrooms in dwelling units within which fuel-fired appliances and/or have an attached garage. In accordance with of the 2015 Sec R315

PROVIDE PERIMETER FENCING DURING CONSTRUCTION

SHEET NUMBER	SHEET NAME
G00	COVER SHEET
A100	FLOORPLAN
A201	ELEVATIONS
A402	WINDOW SCHEDULE



Remodel

820 Nolan St, San Antonio, TX 78202

Neighbourhood: DIGNOWITY HILL HIST DIST
Zoning: R-4
Zoning Overlays: Null

These plans have been prepared by Eleni Z. Beteokodu, CPBD# 44-797 stamp and signature provided in black for regulatory submittals.



Remodel

820 Nolan St, San Antonio, TX 78202

REVISED

6.10.21	Permit

COVER SHEET

Drawn By

Checked By

Date

G00

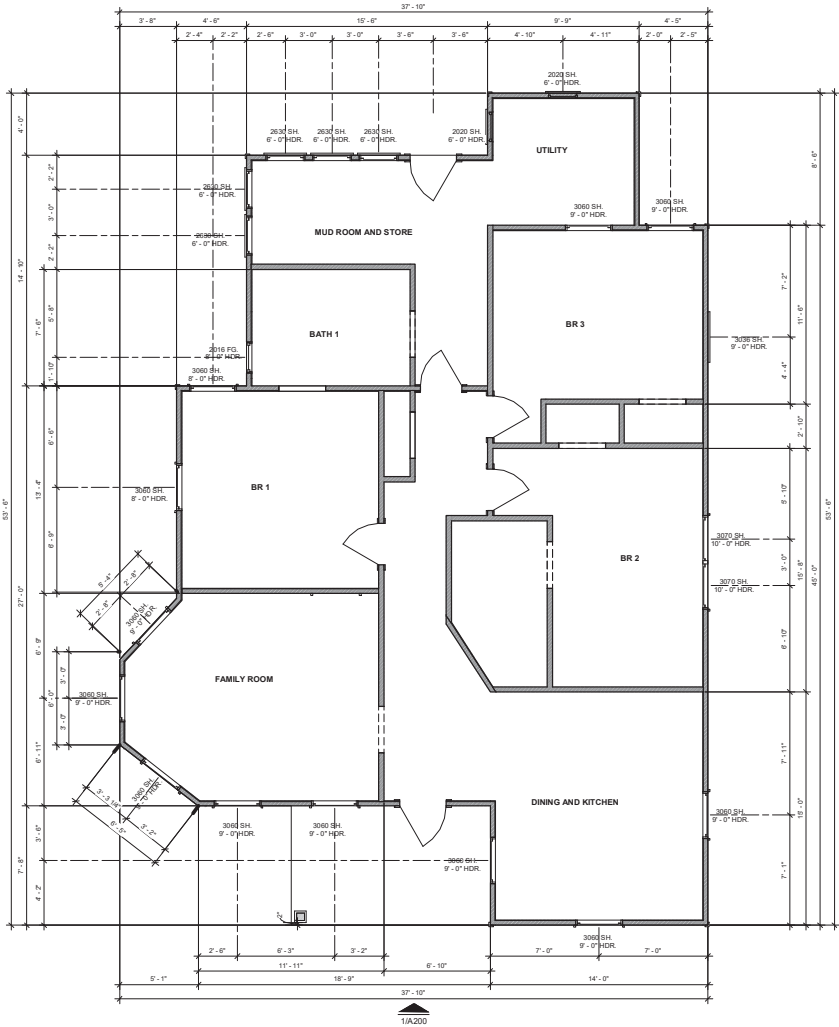
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20x200



1 FIRST FLOOR PLAN
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

These plans have been prepared by Eleni Z. Betekeadu, CPBD# 44-797 stamp and signature provided in black for regulatory submittals.



Remodel

820 Nolan St. San Antonio, TX 78202

REVISED	
6.10.21	Permit

FLOORPLAN

Drawn By
Checked By
Date

A100

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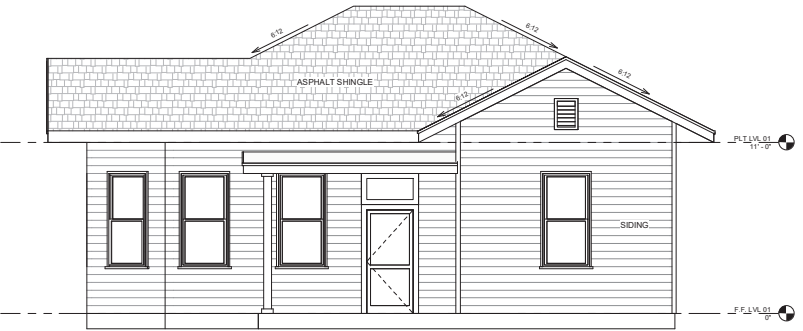
4 RIGHT EXTERIOR ELEVATION
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



3 REAR EXTERIOR ELEVATION
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



2 LEFT EXTERIOR ELEVATION
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



1 FRONT EXTERIOR ELEVATION
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

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Remodel
820 Nolan St. San Antonio, TX 78202

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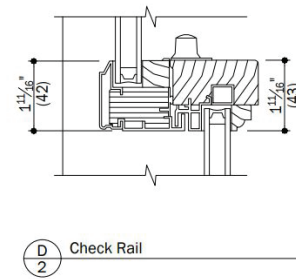
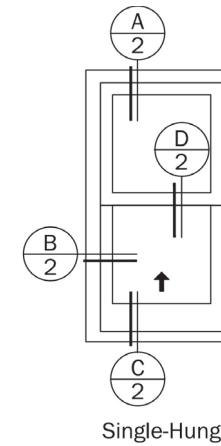
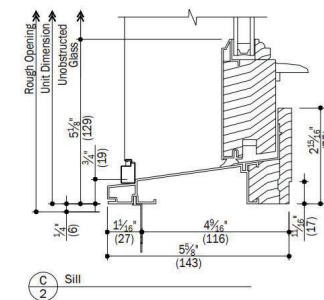
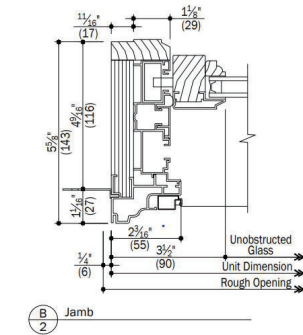
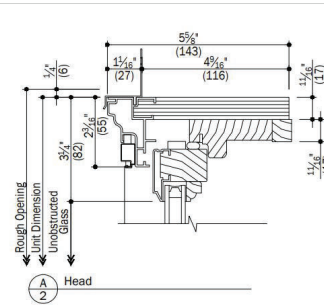
ELEVATIONS
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Date

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Window Schedule		
Width	Height	Type
3'-0"	6'-0"	3060 SH
3'-0"	6'-0"	3060 SH
3'-0"	6'-0"	3060 SH
3'-0"	7'-0"	3070 SH
3'-0"	7'-0"	3070 SH
2'-6"	3'-0"	2630 SH
2'-6"	3'-0"	3060 SH
2'-6"	3'-0"	2020 FG
2'-6"	3'-0"	2630 SH
2'-6"	3'-0"	2630 SH
2'-6"	3'-0"	3060 SH
2'-6"	3'-0"	3060 SH
2'-6"	3'-0"	3060 SH
2'-6"	3'-0"	3060 SH
2'-6"	3'-0"	2020 FG
2'-6"	3'-0"	2630 SH
2'-6"	3'-0"	3060 SH
2'-6"	3'-0"	3060 SH
2'-6"	3'-0"	3060 SH
2'-6"	3'-0"	3060 SH
2'-6"	3'-0"	2020 FG
2'-6"	3'-0"	2630 SH
2'-6"	3'-0"	3060 SH



820 Nolan St, San Antonio, TX 78202

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820 Nolan St
San Antonio TX 78202
United States

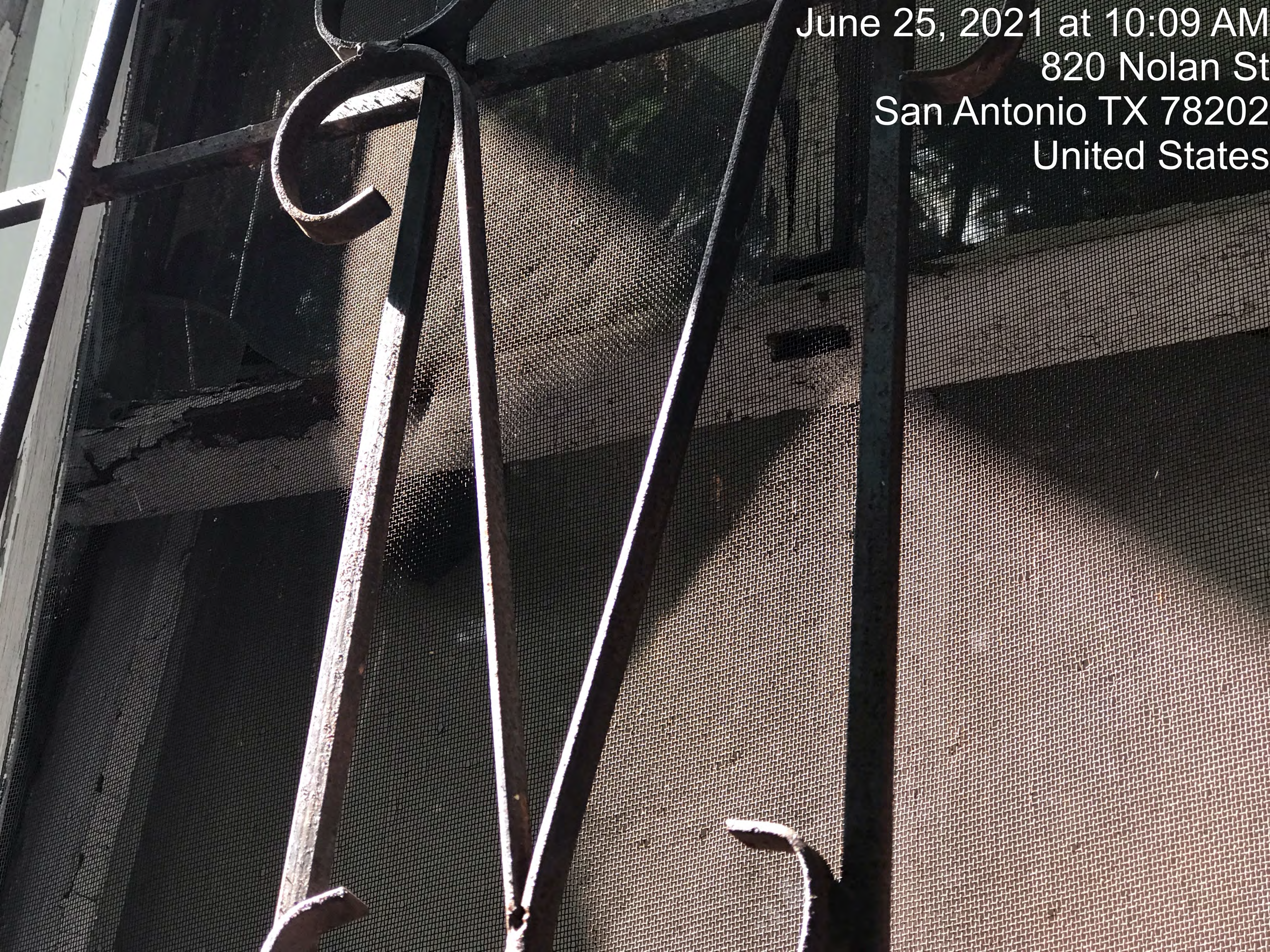
Parent Vaccine Information
Report (due 10/1/2021)

Applicant's Name	John Doe
Child's Name	John Doe
Child's Date of Birth	10/1/2019
Child's Sex	Male
Child's Race	White
Child's Ethnicity	Hispanic or Latino
Child's Address	820 Nolan St San Antonio, TX 78202
Child's Phone Number	(210) 123-4567
Child's Email Address	john.doe@email.com
Child's School	San Antonio Public School
Child's Teacher	Ms. Smith
Child's Doctor	Dr. Jones
Child's Allergies	None
Child's Medical History	None
Child's Vaccination History	None
Child's Immunization Status	Not Immunized
Child's Immunization Due Date	10/1/2021
Child's Immunization Location	San Antonio Public School
Child's Immunization Cost	None
Child's Immunization Insurance	None
Child's Immunization Refund	None
Child's Immunization Waiver	None
Child's Immunization Exemption	None
Child's Immunization Status	Not Immunized
Child's Immunization Due Date	10/1/2021
Child's Immunization Location	San Antonio Public School
Child's Immunization Cost	None
Child's Immunization Insurance	None
Child's Immunization Refund	None
Child's Immunization Waiver	None
Child's Immunization Exemption	None

June 25, 2021 at 10:09 AM
820 Nolan St
San Antonio TX 78202
United States



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