

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2024

HDRC CASE NO: 2024-188
ADDRESS: 509 NOLAN ST
LEGAL DESCRIPTION: NCB 546 BLK 19 LOT W 51.08 FT OF 12
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: john moreno/jeveconst
OWNER: Mary Martin/JEVE CONSTRUCTION LLC
TYPE OF WORK: Front porch column replacement, fenestration modifications
APPLICATION RECEIVED: May 13, 2024
60-DAY REVIEW: July 12, 2024
CASE MANAGER: Edward Hall

REQUEST:

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

1. Replace the existing, non-original front porch columns with Craftsman style front porch columns.
2. Remove an existing, one over one window within a rear addition on the east façade and replace with glass block. The applicant has not proposed to modify the size of the opening.
3. Remove a ganged window opening (2, one over one windows) on the west façade.
4. Remove a ganged window opening (2, one over one windows), an existing door opening and one, single-width window on the north, rear façade. Each of these openings are within rear additions.

APPLICABLE CITATIONS:

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

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 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.

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **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.
- **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Replacement 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 real exterior muntins.
- **COLOR:** Replacement windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

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 509 Nolan Street was constructed circa 1900 and first appears on the 1904 Sanborn Map. Since its construction, the structure has been modified from its original form and footprint and is first found with its current footprint, minus an addition featuring a shed roof, on the 1931 Sanborn Map. The structure, while it features various additions and modifications from its original form, is contributing to the Dignowity Hill Historic District.
- b. PREVIOUS APPROVALS – An Administrative Certificate of Appropriateness was issued on January 25, 2024, for approval to remove non-original vinyl siding, repair wood siding, install new wood skirting, perform foundation repair, paint the exterior of the structure, install a privacy fence and install natural grass on site.
- c. VIOLATION – A Stop Work Order was issued on May 10, 2024, for unapproved modifications to existing window fenestration. Upon additional inspection, OHP staff determined that unapproved work had also been done to the front porch in the removal of the existing porch columns.
- d. SITE VISIT – Office of Historic Preservation staff perform a follow-up site visit on June 10, 2024. At that site visit staff viewed the current condition of the structure.
- e. FRONT PORCH COLUMNS – The applicant has proposed to replace the existing porch columns with Craftsman Style porch columns. As noted in finding a, many elements currently present on this structure are not original, including the front porch and its columns. The Guidelines for Exterior Maintenance and Alterations 7.B.iii. notes that replacement elements should be simple as to not distract from the historic character of the building. Additionally, the Guidelines note that new elements that create a false sense of historic appearance should not be added. Staff finds that the installation of Craftsman Style columns on a structure that is not Craftsman is not consistent with the Guidelines. Staff finds that the column specifications outlined in the adopted Policy Guide for Porch Repair and Reconstruction should be followed; columns should feature capital and base trim and should reference the existing columns regarding profile and appearance. While the current columns are not original (the entire porch is not original), staff finds them to be generally architecturally appropriate for the structure.
- f. WINDOW REMOVAL (East Façade) – The applicant has proposed to remove an existing, one over one window within a rear addition on the east façade and replace with glass block. The applicant has not proposed to modify the size of the opening. While this opening is within an addition and not original, staff finds the installation of glass block within this opening to be inconsistent with the Guidelines. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that new windows should be installed 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. Staff finds that the existing opening should remain and that the existing, one over one wood windows be reinstalled.
- g. WINDOW REMOVAL (West Façade) – The applicant has proposed to remove a ganged window opening (2, one over one windows) on the west façade. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes to preserve existing window openings and to avoid filling in historic window openings. Staff finds the

proposed request to be inconsistent with the Guidelines. Staff finds that the existing openings should remain and that the existing, one over one wood windows be reinstalled.

- h. WINDOW REMOVAL (Rear Façade) – The applicant has proposed to remove a ganged window opening (2, one over one windows), an existing door opening and one, single-width window on the north, rear façade. Each of these openings are within rear additions. Given these openings' locations on the rear façade, staff finds the request to be appropriate as this façade is not visible from the right of way on Nolan Street. Staff finds that all one over one wood windows that were removed should be salvaged for reuse either on site or elsewhere.

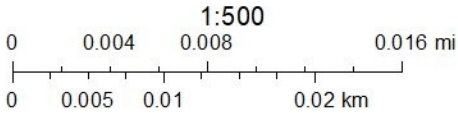
RECOMMENDATION:

1. Staff does not recommend approval of item #1, column replacement, as proposed, based on finding e. Staff recommend the applicant follow the column specifications outlined in the adopted Policy Guide for Porches and Reconstruction should be followed; columns should feature capital and base trim and should reference the existing columns regarding profile and appearance. While the current columns are not original (the entire porch is not original), staff finds them to be generally architecturally appropriate for the structure. Staff recommends the applicant install columns to match the existing.
2. Staff does not recommend approval of item #2, the removal of an existing, one over one window within a rear addition on the east façade and its replacement with glass block, as noted in finding f. Staff recommends that the existing opening should remain and that the existing, one over one wood windows be reinstalled.
3. Staff does not recommend approval of item #3, the removal of a ganged window opening (2, one over one windows) on the west façade, as noted in finding g. Staff recommends that the existing opening should remain and that the existing, one over one wood windows be reinstalled.
4. Staff recommends approval of item #4, the removal of a ganged window opening (2, one over one windows), an existing door opening and one, single-width window on the north, rear façade, based on finding h with the stipulation that all one over one wood windows that are removed be salvaged for reuse either on site or elsewhere.

City of San Antonio One Stop



June 13, 2024



PORCH COLUMNS

Original Columns in Place

Porch column replacement should only occur when original columns are deteriorated beyond repair (50% or more of materials determined to be beyond salvage). Columns that **match the original** in dimension and appearance should be installed when:

- The current columns are believed to be **original**
- There is historical **documentation** (historic photos or drawings)

Alternative materials such as composite materials for original porch columns will be considered on a case by case basis and may be appropriate when consistent in color, texture, dimensions, and finish with the original.



Columns for Use in Porch Reconstruction

Porch columns have often been previously-replaced with inappropriate materials such as metal posts or columns that are incompatible with the architectural style of the house. In these cases, homeowners may wish to restore or reconstruct their porches to an appearance that is more in keeping with the style of their home.

Where the original appearance of porch columns is unknown, homeowners are encouraged to look at local examples on similar homes or reference the **architectural style** of their home:



Victorian



Craftsman



Classical Revival



Colonial Revival

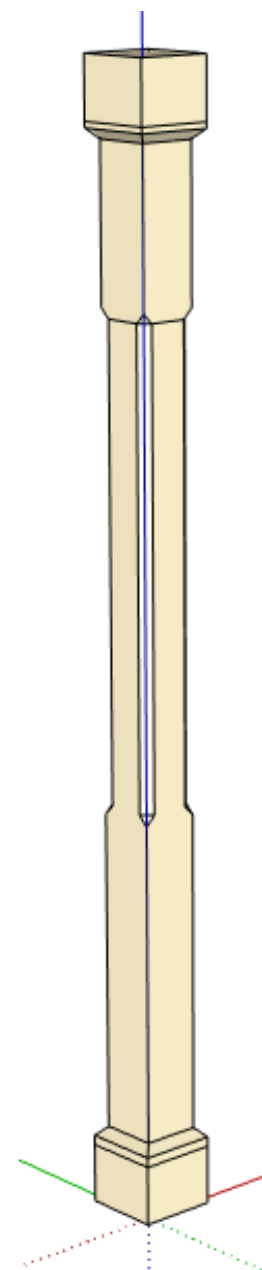
PORCH COLUMNS CONTINUED

Solid Wood Columns for Use in Replacements and New Construction

The Historic Design Guidelines do not require that front porches be fully restored to a historic condition and encourage design interventions that do not compete with or confuse the architectural character of a property. Many homeowners seek to replace non-original or metal posts with solid wood porch columns which may be appropriate in some situations. Consistent with the Guidelines, the following specifications for non-original column replacement as well as porch columns used in new construction are routinely specified by the Historic and Design Review Commission and staff:

New Solid Wood Columns Should:

1. Feature capital and base trim
2. Be no more than six inches square (rounded columns may be more appropriate for colonial revival or classical homes)
3. If square, feature chamfered corners as shown
4. Replicate the appearance of any existing columns or pilasters (if present)



Pictured above: non-original metal posts replaced with wood columns meeting specifications

State: Texas

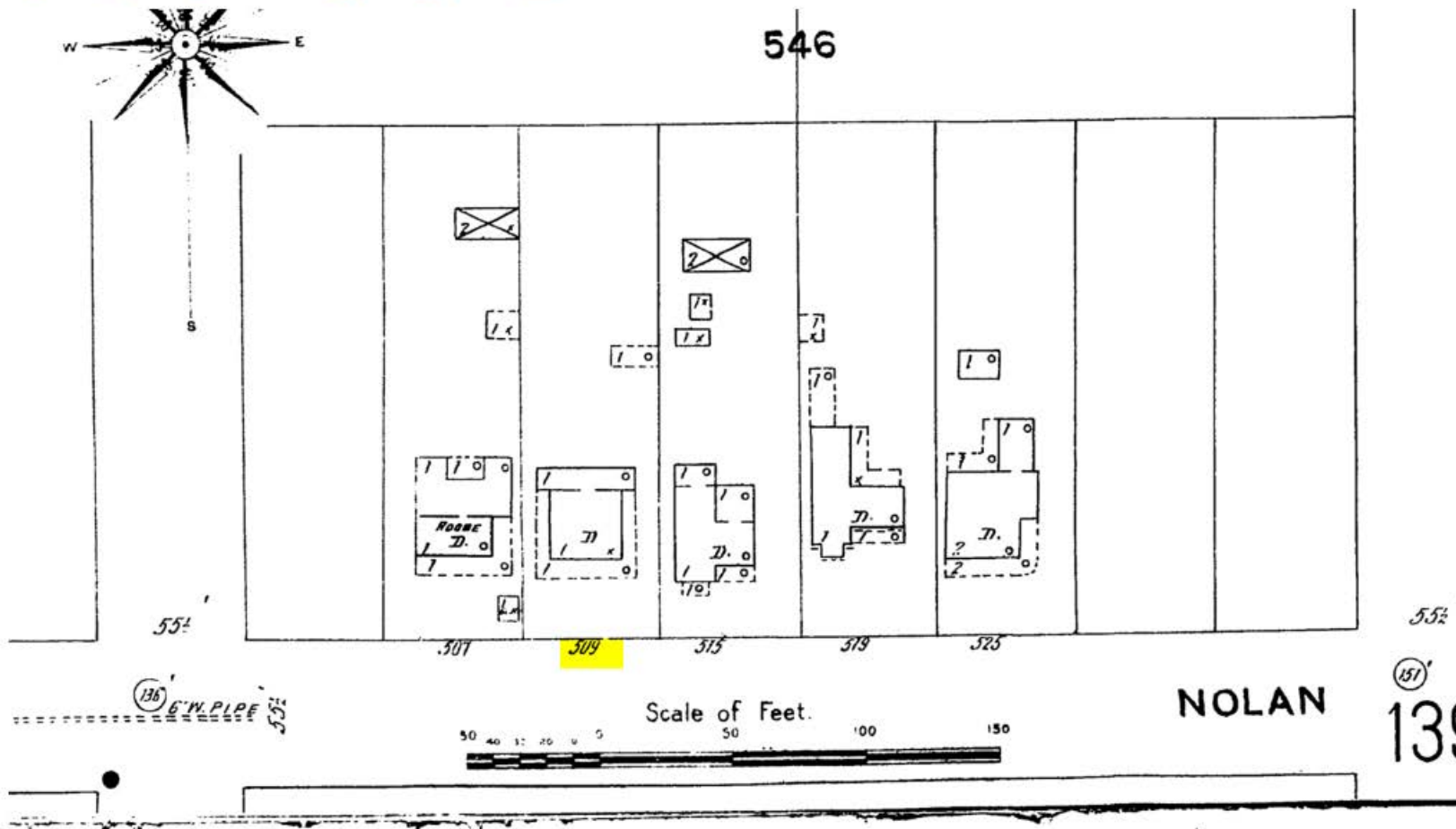
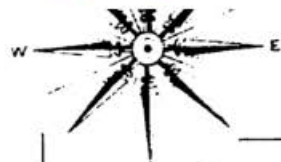
City: San Antonio

Date: 1904

Volume: vol. 2



[Previous](#) [Next](#)

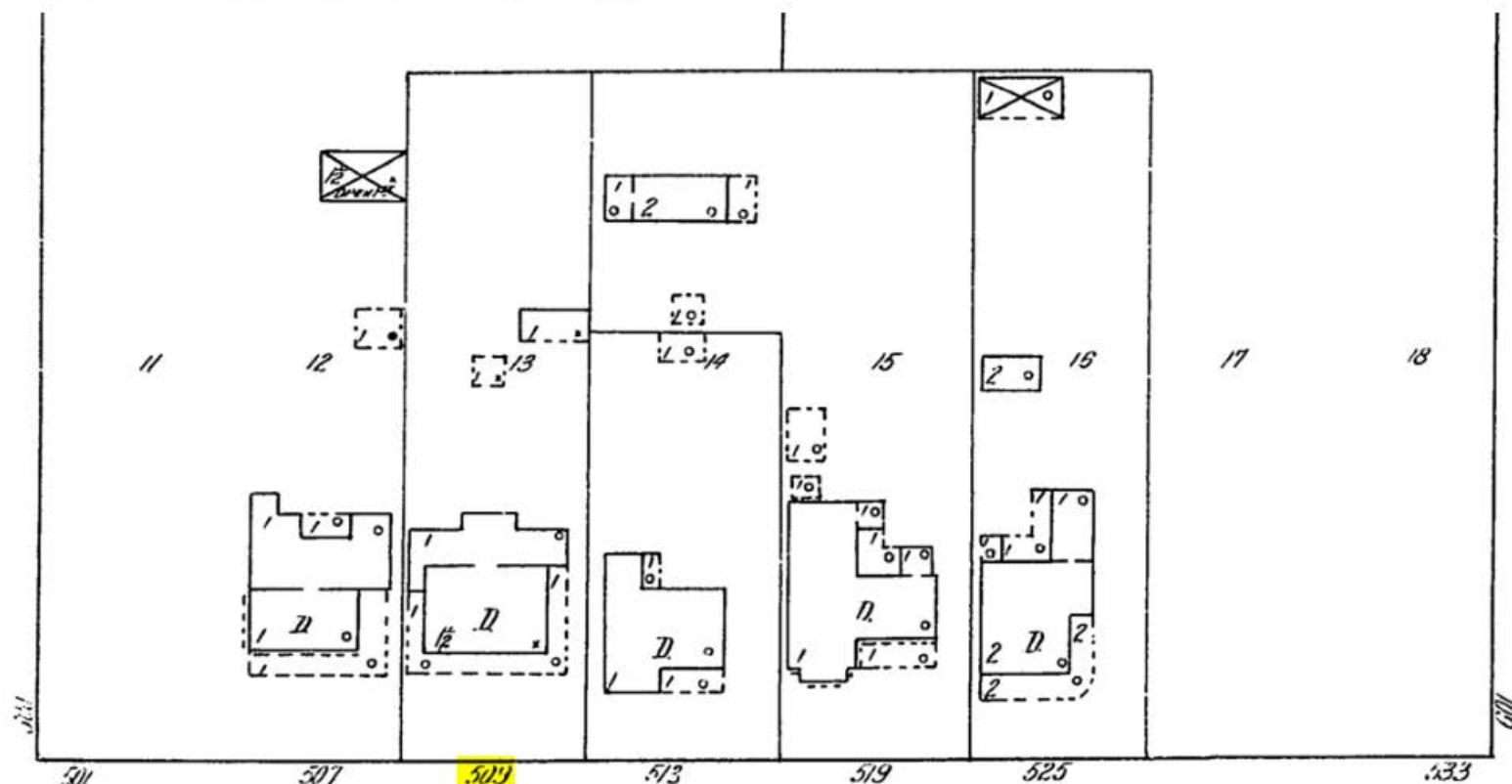


[Back to Browse Maps](#)

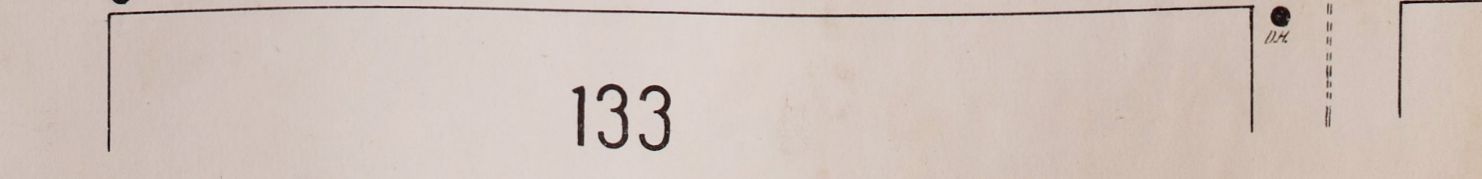
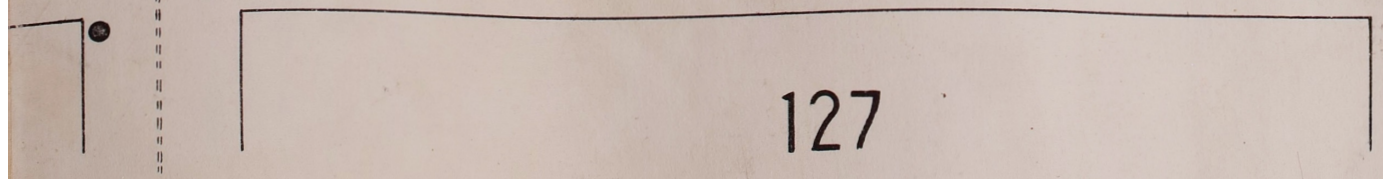
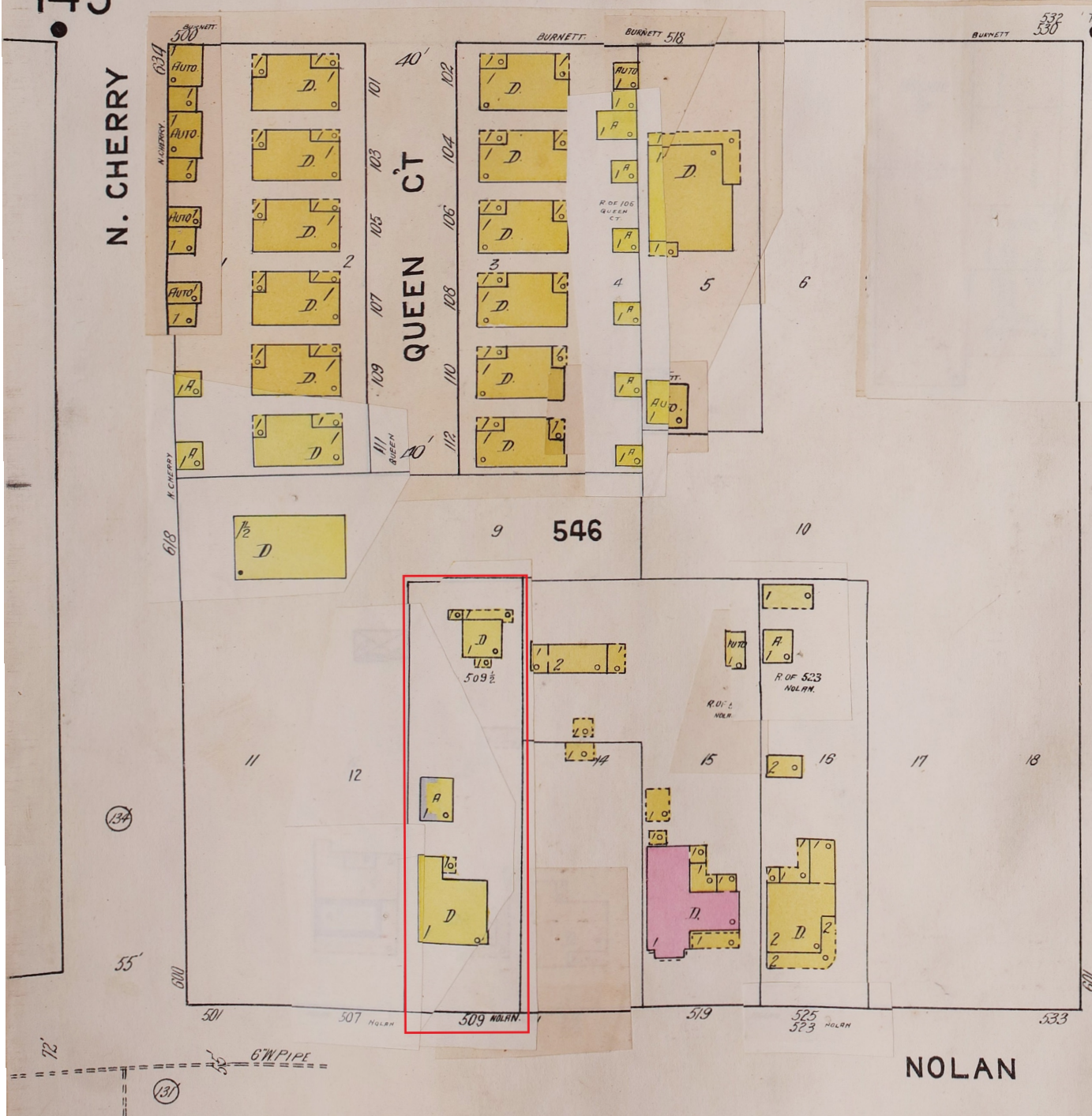
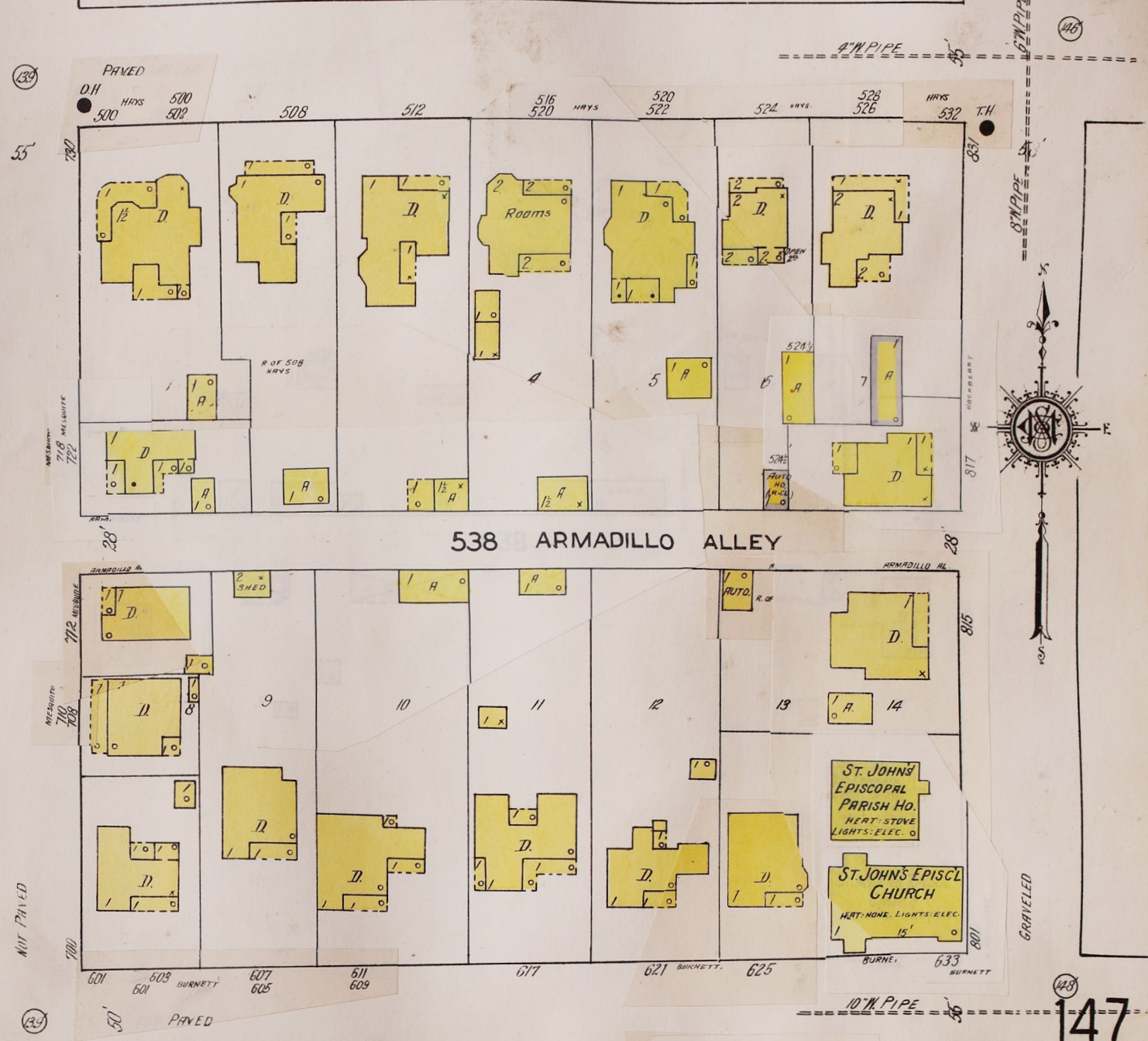
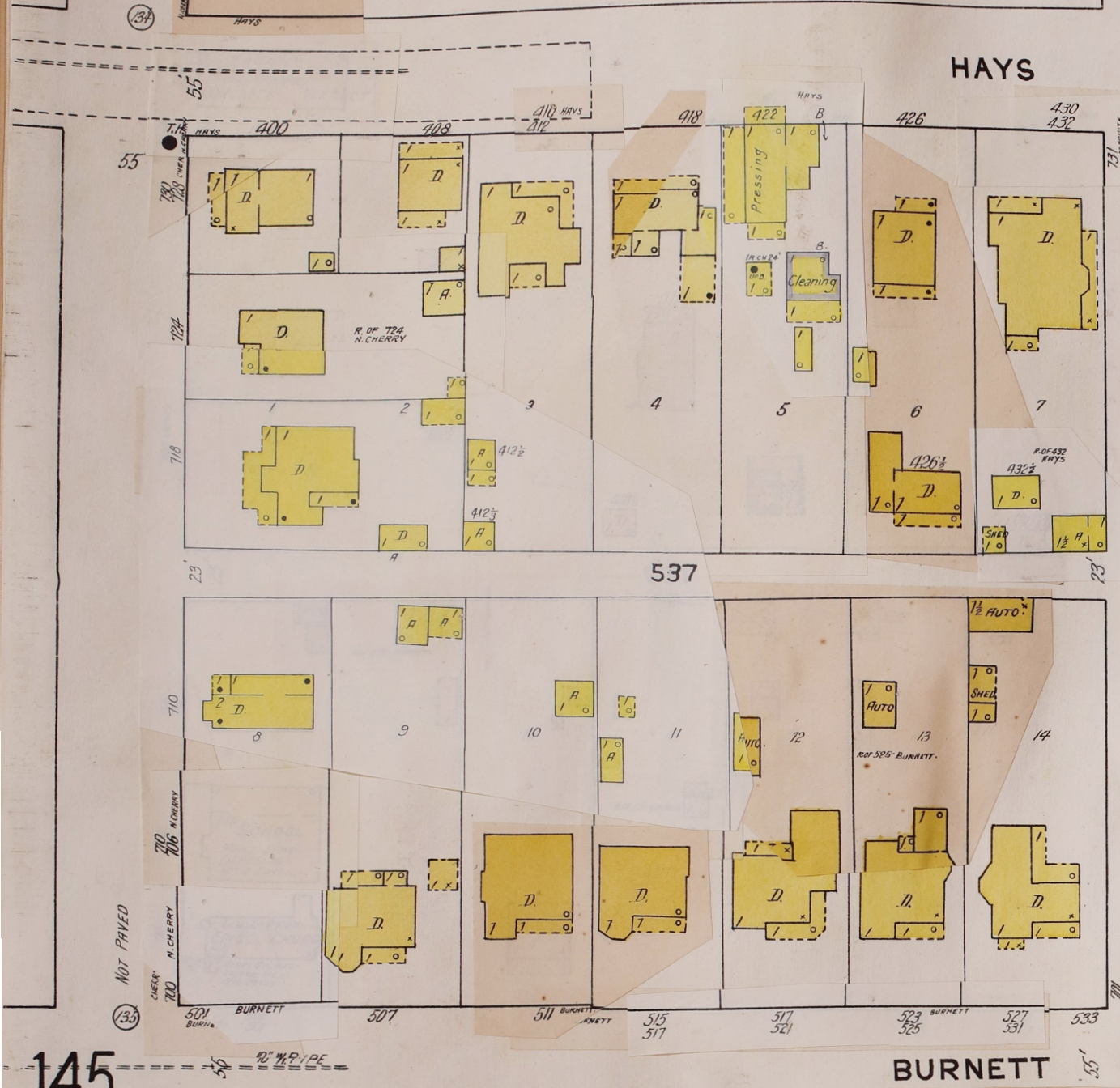
State: Texas City: San Antonio Date: 1911-1924 Volume: vol. 2, 1912



[< Previous](#) [Next >](#)



NOLAN

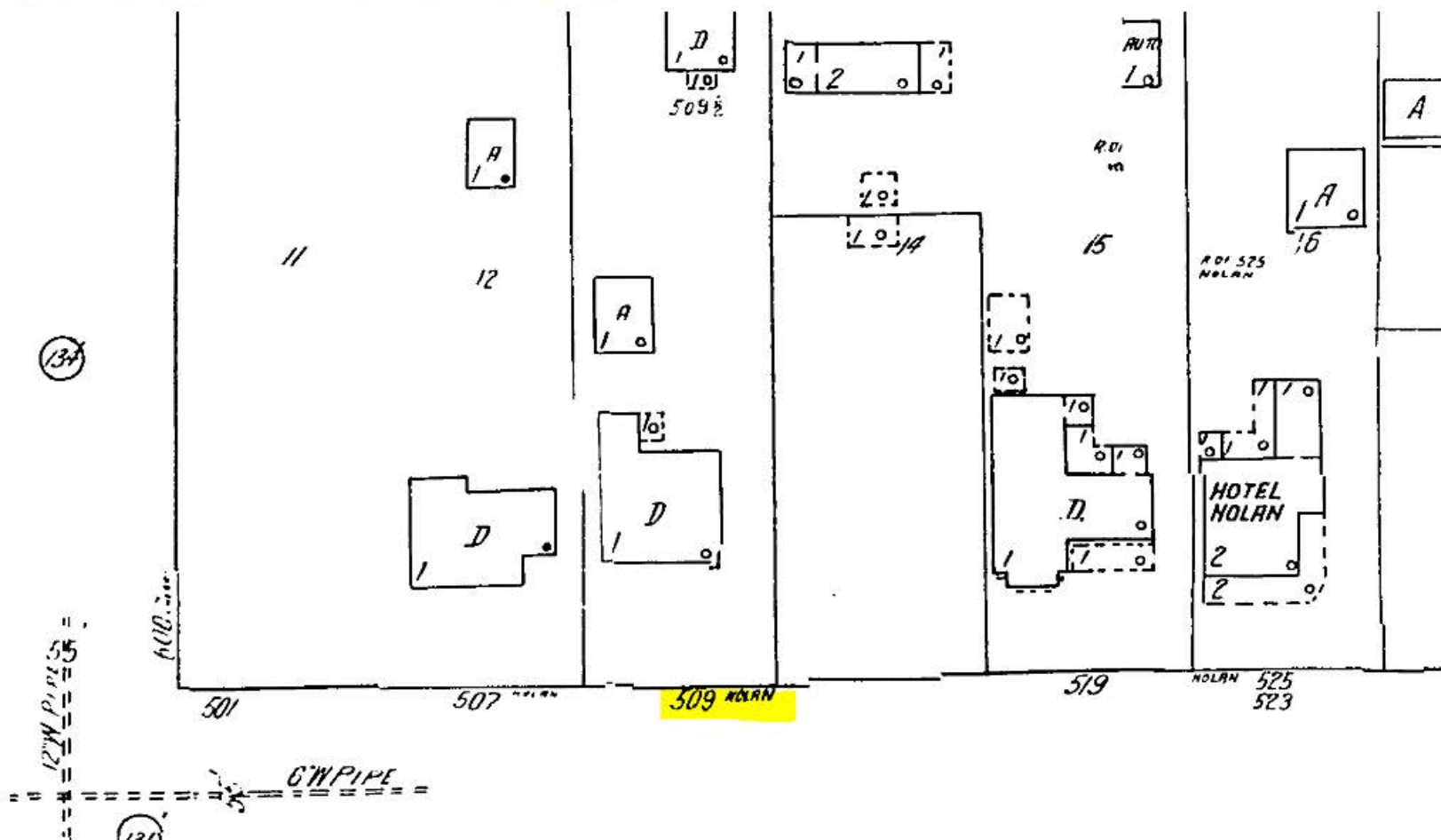


[Back to Browse Maps](#)

State: Texas City: San Antonio Date: 1911-Mar. 1951 * Volume: vol. 2, 1912-Jan. 1951



[Previous](#) [Next](#)





EXAMPLE OF PROPOSED COLUMNS - PROVIDED BY APPLICANT











PHOTO OF REAR FACADE PRIOR TO WORK

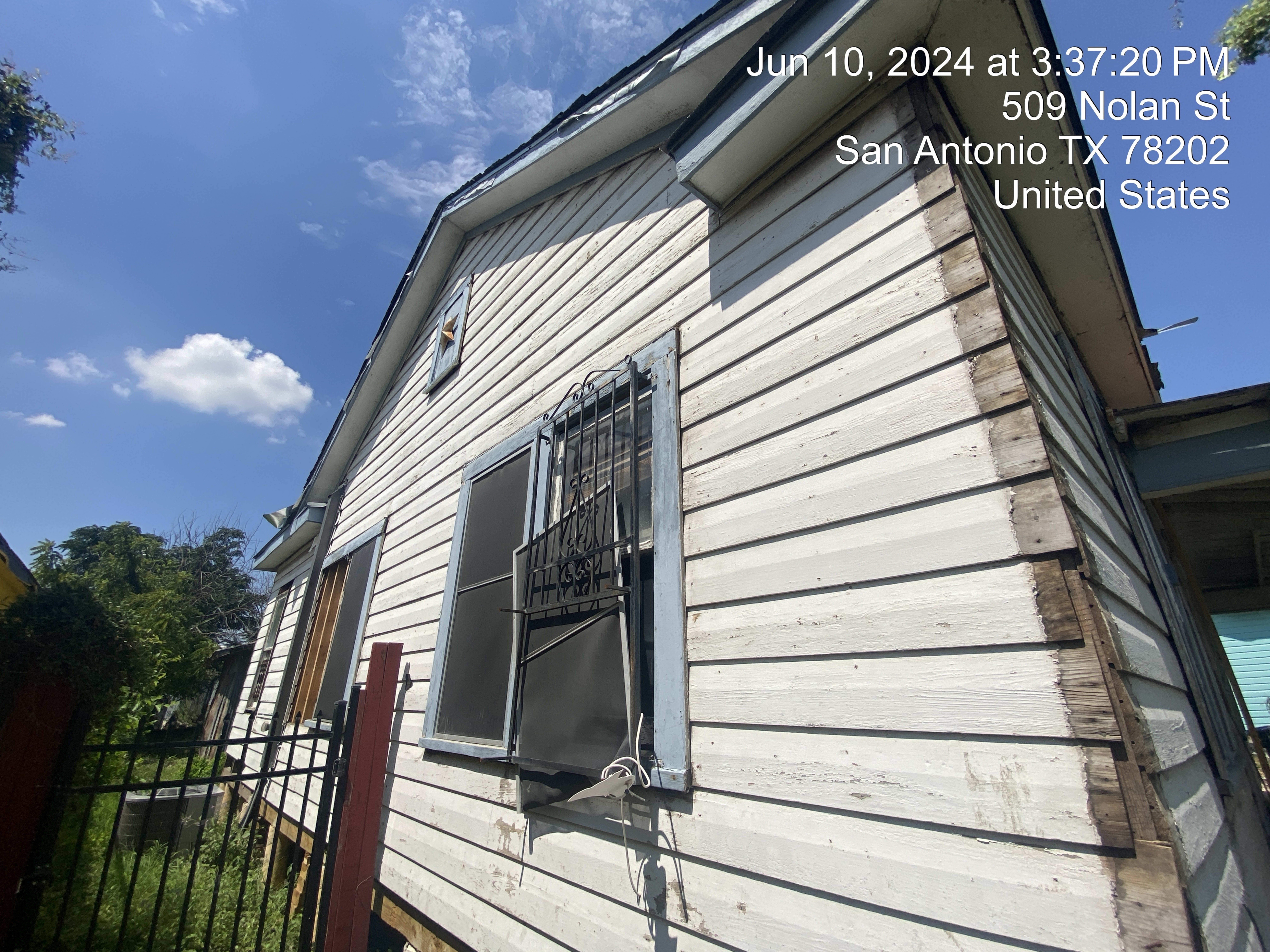
Jun 10, 2024 at 3:37:10 PM
509 Nolan St
San Antonio TX 78202
United States



Jun 10, 2024 at 3:37:06 PM
509 Nolan St
San Antonio TX 78202
United States



Jun 10, 2024 at 3:37:20 PM
509 Nolan St
San Antonio TX 78202
United States



Jun 10, 2024 at 3:36:49 PM
515 Nolan St
San Antonio TX 78202
United States



Jun 10, 2024 at 3:36:36 PM
509 Nolan St
San Antonio TX 78202
United States



Jun 10, 2024 at 3:36:29 PM

509 Nolan St

San Antonio TX 78202

United States



Jun 10, 2024 at 3:27:04 PM
507 Nolan St
San Antonio TX 78202
United States



Jun 10, 2024 at 3:35:55 PM
509 Nolan St
San Antonio TX 78202
United States



Jun 10, 2024 at 3:36:19 PM
509 Nolan St
San Antonio TX 78202
United States





COLUMN EXAMPLE SUBMITTED BY APPLICANT



GLASS BLOCK EXAMPLE SUBMITTED BY APPLICANT

Window is damaged
& would like to cover
w/ siding to match
house.

33' 4"

32" x 60"
window

32" x 32"
window

48" x 60"
window

32" x 60"
window

Window is damaged
beyond repair. would
like to fill with glass
block.

Two 32" x 60"
windows

Two 32" x 60"
windows

Two 32" x 60"
windows

Two 32" x 60"
windows

Two 32" x 60"
windows

Two 32" x 60"
windows

32" x 60"
window

35' 2"



Investigation Report

Property

Address	509 Nolan
District/Overlay	Dignowity Hill

Site Visit

Date	05/10/2024
Time	02:01 PM (-5 GMT)
Context	citizen report, drive-by
Present Staff	Claudia Espinosa
Present Individuals	None
Contractor/Realtor Companies	JEVE CONSTRUCTION LLC
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Initiated
Description of work	Window removal on East and west facades.
Description of interaction	Staff received a report of window removal on the east side of the property. Staff observed window removal on the rear of the east and west facades. No one was on site to discuss the reported violations or COA process. Staff left a SWO on the mailbox.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

Documentation



Investigation Report

Photographs





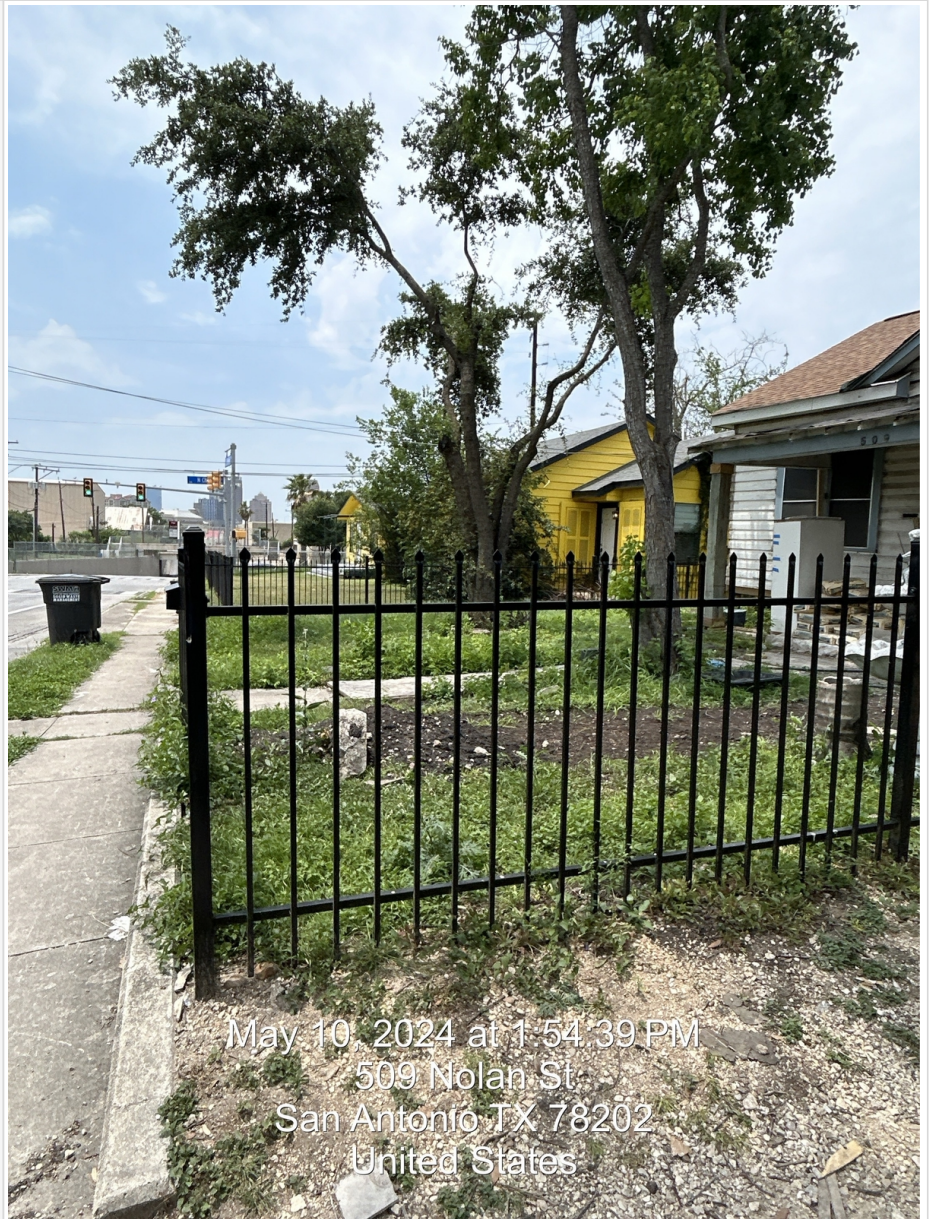
Investigation Report



May 10, 2024 at 1:54:35 PM
509 Nolan St
San Antonio TX 78202
United States



Investigation Report



May 10, 2024 at 1:54:39 PM
509 Nolan St
San Antonio TX 78202
United States



Investigation Report



May 10, 2024 at 1:54:41 PM
509 Nolan St
San Antonio TX 78202
United States



Investigation Report





Investigation Report



May 10, 2024 at 1:54:56 PM
509 Nolan St
San Antonio TX 78202
United States



Investigation Report



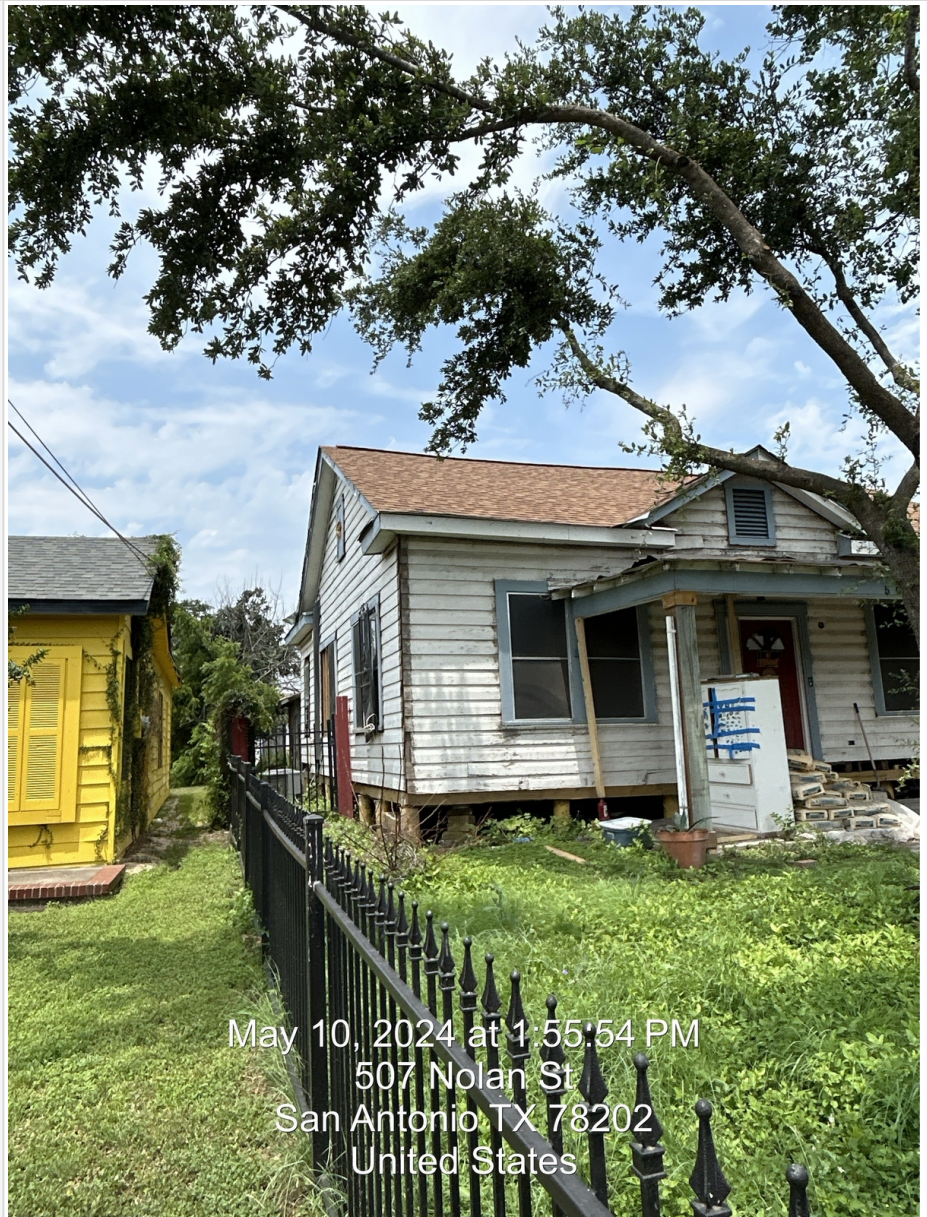


Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report



May 10, 2024 at 1:58:19 PM
509 Nolan St
San Antonio TX 78202
United States

05/10/2024 02:05 PM