

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2022

HDRC CASE NO: 2022-145
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 /OSORIO PROPERTIES LLC
OWNER: Juan Osorio /OSORIO PROPERTIES LLC
TYPE OF WORK: Fencing, fenestration modifications, amendment to a previously approved design, porch modifications
APPLICATION RECEIVED: February 25, 2022
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. Perform fenestration modifications to the historic structure including modifications to and removal of existing windows, transom windows and doors.
2. Replace the historic fish scale siding beneath the gable with cedar shakes.
3. Replace all existing wood windows with new wood windows.
4. Install faux tile porch columns to replace the existing, wrought iron columns.
5. Install a full width concrete driveway in place of the previously approved ribbon strip driveway.
6. Install front yard fencing.
7. Install side and rear yard fencing.
8. Construct a rear addition that feature profile modifications to the original roof form.

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.

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.

Standard Specifications for Replacement Windows

Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- **MATERIALS:** 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.
- **SASHES:** 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.

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 facade 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.

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.

4. Architectural Details

A. GENERAL

- i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

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:

- **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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Element

2. Fences and Walls

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

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.

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. PREVIOUS REVIEW – At the September 2, 2022, Historic and Design Review Commission Hearing, the HDRC approved siding repair, shingle roof replacement, painting, the reconstruction of a side addition, the construction of a rear addition, and the installation of a ribbon strip driveway. Modifications to the rear roof form were approved with the stipulation that OHP staff review the modification. Window replacement, the construction of a side carport and front sidewalk modifications were not approved. This request was heard by the HDRC on March 16, 2022, where it was referred to the Design Review Committee. A site visit was held on March 22, 2022, where Committee members inspected the work that had been performed.
- c. VIOLATION – OHP Staff issued a Stop Work Order on November 9, 2021, for various scopes of unapproved work. The posted Stop Work Order as well as multiple emailed notices were ignored.
- d. FENESTRATION MODIFICATIONS – The applicant has proposed modifications to the existing fenestration profile including the removal of window openings on the front porch, modifications to the size of window openings, the removal of transom window openings and the widening of the historic front door openings. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i. existing window and door openings should be preserved. The fenestration modifications are neither appropriate nor consistent with the Guidelines. Staff finds that all modifications to the original fenestration profiles should be restored.
- e. FISH SCALE SIDING – The applicant has proposed to replace the existing, historic fish scale siding beneath the front gable with cedar shake siding. The Guidelines for Exterior Maintenance and Alterations 1.B.i. notes that original façade materials should be preserved. The replacement of the original siding is not appropriate and is not consistent with the Guidelines. Staff finds that salvaged fish scale siding should be installed in place of the replacement cedar shake siding.
- f. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, wood windows with new wood windows. No information supporting the replacement of original windows has been submitted to OHP staff. Staff finds the replacement of the original windows to be inappropriate and inconsistent with the Guidelines. Staff finds that two over two windows should be reinstalled to match those found historically on site.
- g. FAUX TILE PORCH COLUMNS – The applicant has proposed to install porch columns to feature faux tile featuring various colors. The proposed column materials are not consistent with those found historically in the district. Staff finds that the columns that have been constructed feature a profile, proportions and materials that are inconsistent with the Guidelines and the previous review. Staff finds that the columns should be reduced in size, feature a profile change to be proportionate and be wrapped in wood.
- h. DRIVEWAY – The applicant has proposed to install a full width driveway in place of the previously approved ribbon strip driveway. Staff finds the installation of a full width driveway to be appropriate; however, the width should not exceed ten (10) feet in width, per the Guidelines.
- i. FRONT YARD FENCING – The applicant has proposed to install front yard fencing. The proposed fencing features wood pickets and a height of approximately three (3) feet in height. Staff finds the proposed fencing to be appropriate; however, staff finds that no driveway gate should be installed.
- j. SIDE YARD FENCING – The applicant has proposed side and rear yard fencing. Staff finds the installation of privacy fencing to be appropriate; however, fencing shall not exceed six (6) feet in height and should be located behind the frontmost windows on the side facades.
- k. ADDITION/ROOF MODIFICATION – The applicant has proposed to construct a rear addition that features profile modifications to the original roof form and modified fenestration profiles. At the September 2, 2022, HDRC hearing, OHP staff did not recommend approval of the proposed roof form as it featured a contemporary roof form. Staff recommends that the applicant propose a gabled roof form, consistent with the Guidelines. The commission approved the modification with the stipulation that the final construction documents be reviewed by OHP staff to ensure consistency with the OHP's recommendation. Staff finds the construction roof form to be inconsistent with the Guidelines.

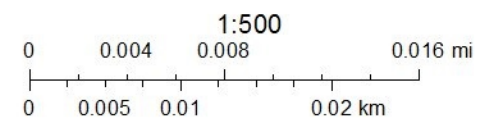
RECOMMENDATION:

1. Staff does not recommend approval of item #1, removal of window openings on the front porch, modifications to the size of window openings, the removal of transom window openings and the widening of front porch doors based on finding d. Staff recommends all original openings be restored to their original profiles.
2. Staff does not recommend approval of item #2, the replacement of the original fish scale siding with cedar shake shingles. Staff finds that the original fish scale profile should be reinstalled.
3. Staff does not recommend approval of item #3, window replacement, based on finding f. Staff recommends historic wood windows be reinstalled that match the profile of those that were removed.
4. Staff does not recommend approval of item #4, the installation of faux tile on the new porch columns. Staff recommends that the columns should be reduced in size, feature a profile change to be proportionate and be wrapped in wood.
5. Staff recommends approval of item #5, the installation of a full width concrete driveway with the stipulation that the driveway not exceed ten (10) feet in width, as noted in finding h.
6. Staff recommends approval of item #6, the installation of front yard fencing based on finding i with the following stipulations:
 - i. That at no location shall the fence exceed four (4) feet in height.
 - ii. That if a driveway gate is installed, it is located behind the front façade of the house.
7. Staff recommends approval of item #7, the installation of side and rear yard privacy fencing with the following stipulations:
 - i. That at no location shall the fence exceed six (6) feet in height.
 - ii. That the privacy fencing be located behind the front most windows on the side facades.
8. Staff does not recommend approval of item #8, the construction of a rear addition with a shed roof form. Staff recommends the applicant install a gable roof. Staff finds the modified fenestration profile of the addition to be appropriate.

City of San Antonio One Stop



August 13, 2020



November 9, 2021 at 11:43 AM
922 Nolan St
San Antonio TX 78202
United States













Property of
City of San Antonio

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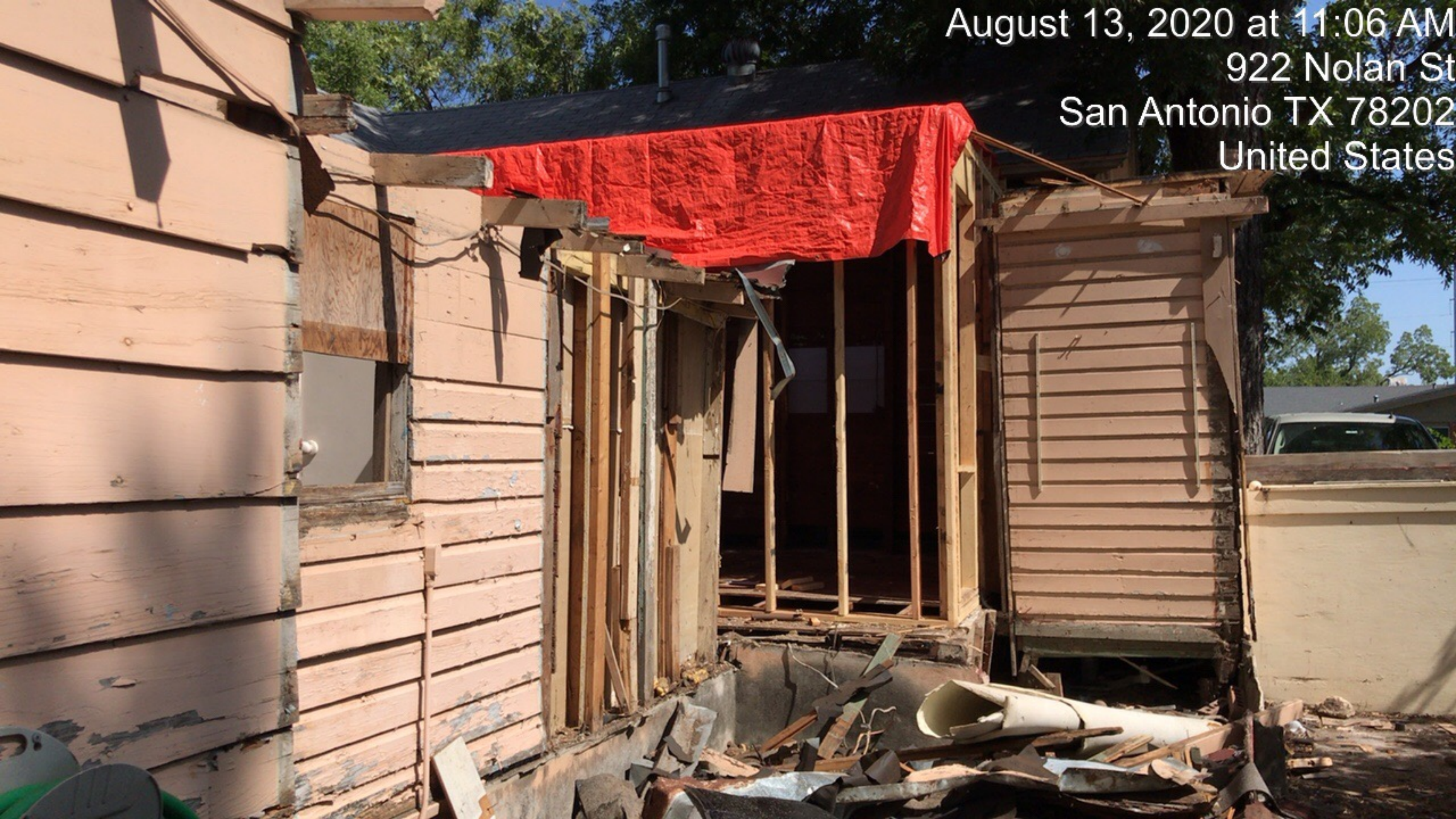
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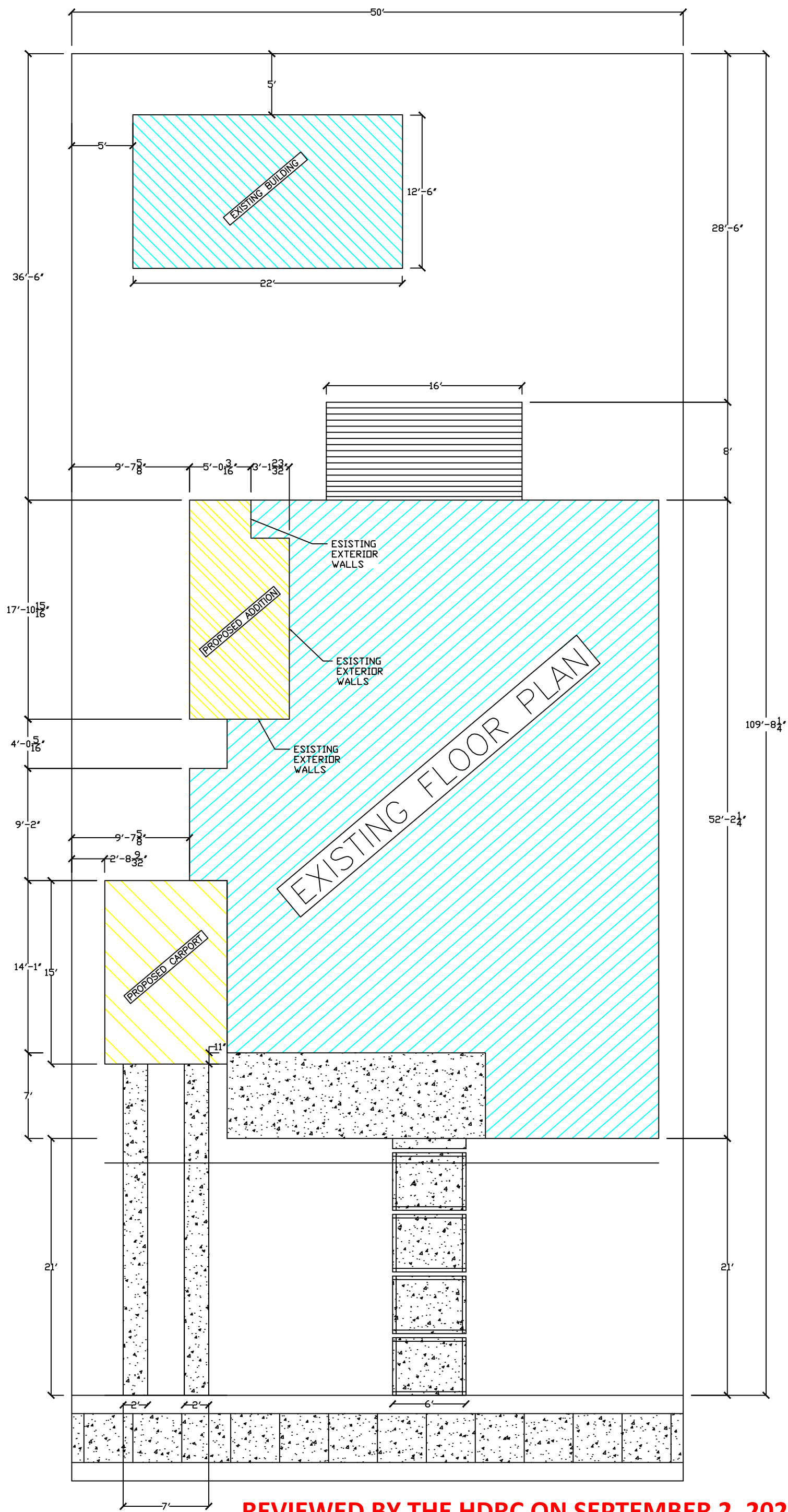
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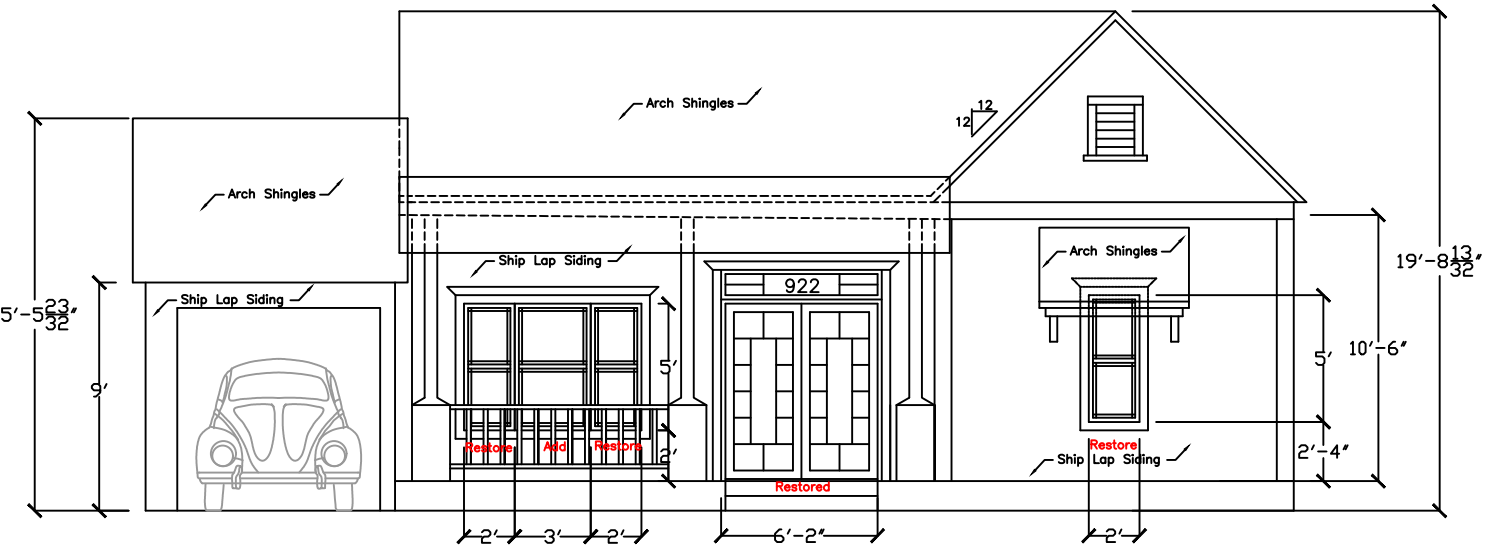
SITE PLAN



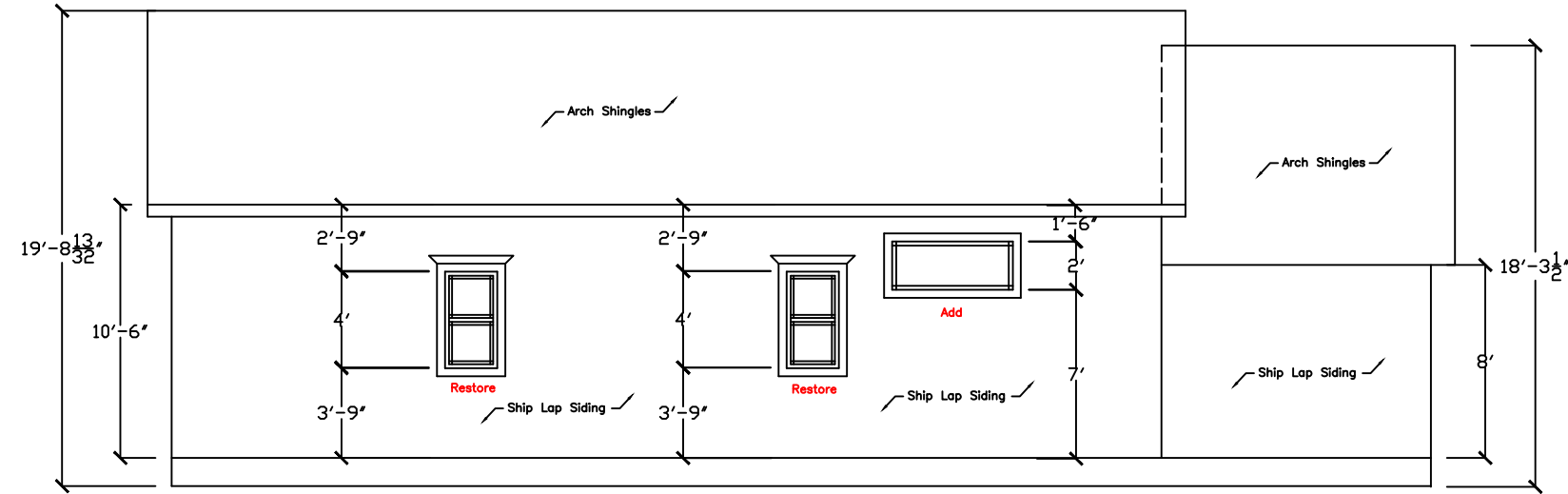
REVIEWED BY THE HDRC ON SEPTEMBER 2, 2020

922 NOLAN ST., SAN ANTONIO

NORTH ELEVATION

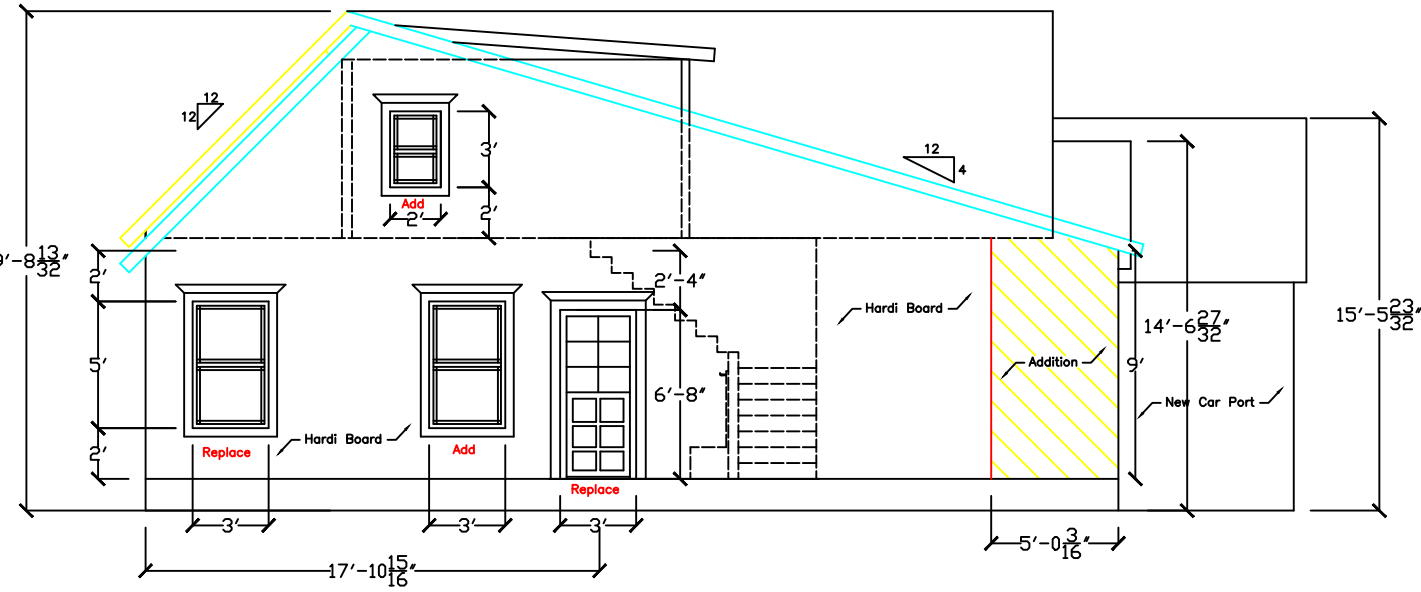


WEST ELEVATION

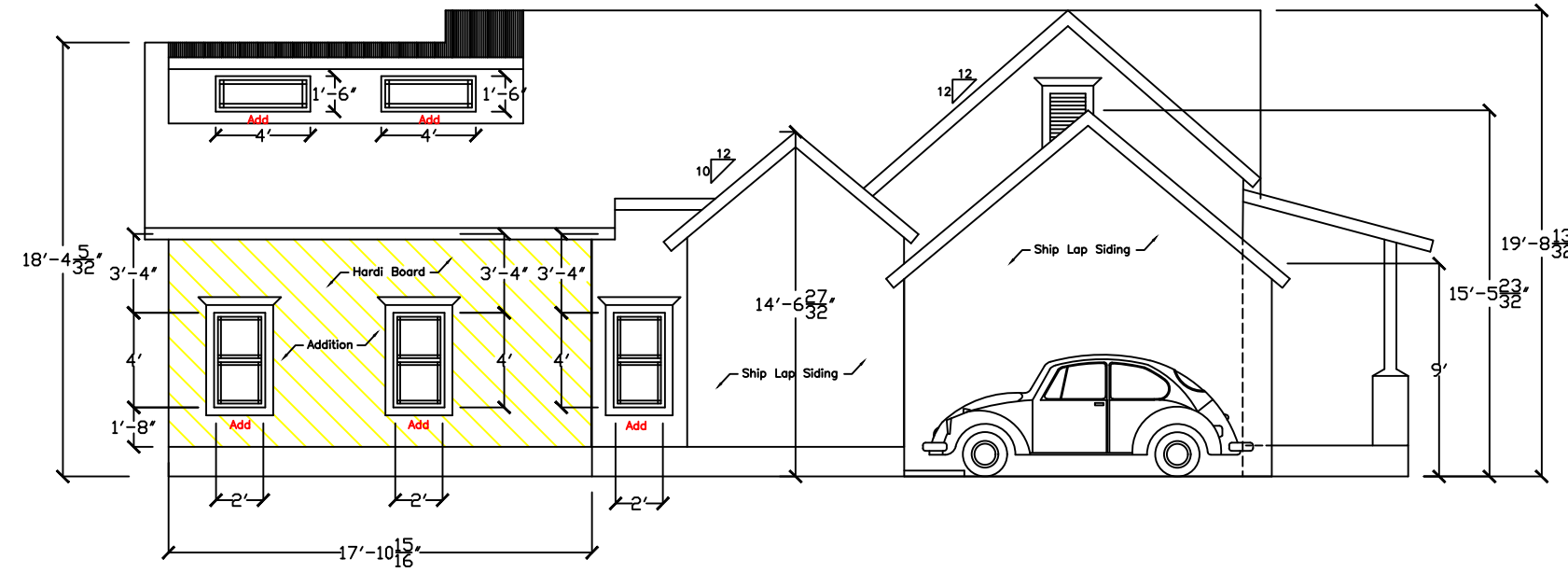


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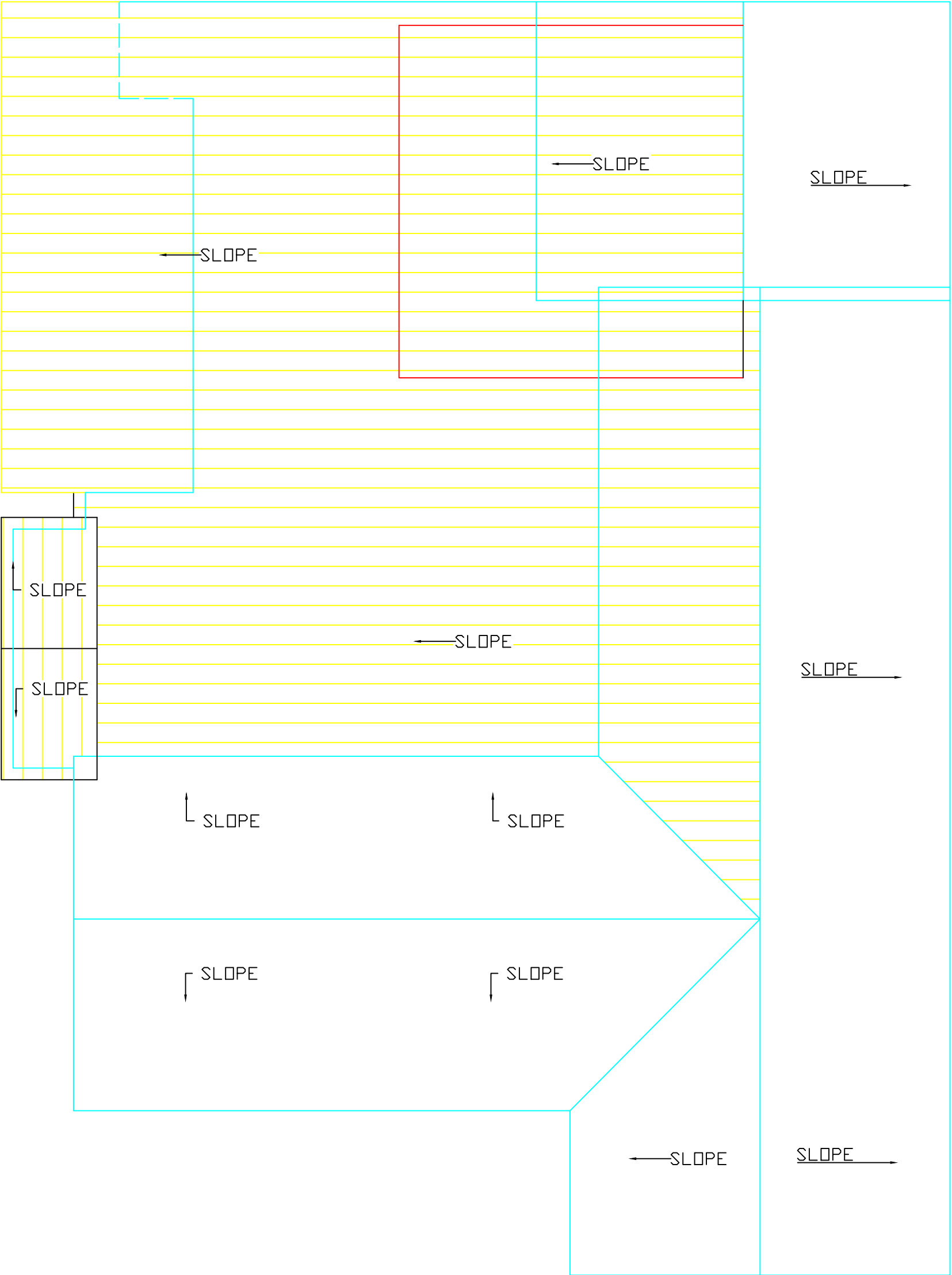
SOUTH ELEVATION



EAST ELEVATION



ROOF PLAN



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

REVIEWED BY THE HDRC ON SEPTEMBER 2, 2020

PRODUCED BY AN AUTODESK STUDENT VERSION


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PROPOSED WINDOWS & DOORS