

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2022

HDRC CASE NO: 2022-361
ADDRESS: 1127 NOLAN ST
LEGAL DESCRIPTION: NCB 1665 BLK 1 LOT C
ZONING: R-6, H
CITY COUNCIL DIST.: 2
HIST. DIST. NAME: Dignowity Hill
APPLICANT: Garrett Cox/1127 NOLAN ST
OWNER: Garrett Cox/1127 NOLAN ST
TYPE OF WORK: Partial demolition, addition
APPLICATION RECEIVED: June 7, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to demolish a small water heater closet and construct a 28'x16' rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

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. *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

- ii. *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

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.

- **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.
- **TRIM:** 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:** 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:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood 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.

FINDINGS:

- a. The applicant requests a Certificate of Appropriateness for approval to demolish a rear water heater closet and construct a 28'x16' rear addition.
- b. The property at 1127 Nolan is a one-story, single-family Folk Victorian residence built in 1909 with a rear addition built by 1966. The addition may have an earlier build date, but aerial photograph available for 1955 and 1963 do not clearly show conditions of the north/rear elevation. The address first appears in the 1909 San Antonio city directory and on Sanborn Fire Insurance maps in 1912. The primary composition shingle roof form is cross-gable, with a shed roofs extending over the front porch and rear mass. Windows are predominately one-over-one with one-over-one wood screens; there are metal-frame windows on the north side of the rear addition. The house is predominately clad in wood siding, with Hardi board lap siding on the north elevation and water heater closet. The house contributes to the Dignowity Hill historic district.
- c. **DEMOLITION OF REAR WATER HEATER CLOSET:** The applicant requests approval to demolish a rear water heater closet located at the northeast corner of the house. The house first appears on the 1931 Sanborn Fire Insurance map with a two-story rear porch. Staff finds the rear porch demolition appropriate since the existing one-story porch is not original to the structure.
- d. **REAR ADDITION:** The applicant requests approval to construct a one-story addition to the rear of the property. Staff finds the proposed addition generally appropriate.
- e. **FENESTRATION CHANGES:** The applicant requests approval to infill a door and window on the east elevation of the existing c. 1966 addition. The addition was constructed by 1966 and is not original to the house. Staff finds infilling the door generally appropriate, but infilling the window causes a condition that does not conform to guidelines since it leaves the north half of the east elevation without any windows. Staff finds that removing the existing window does not conform to guidelines.
- f. **WINDOWS (ADDITION):** The applicant proposes to include two 24"x60" wood windows, one 24"x36" wood window, and three ganged 30"x60" windows on the north elevation of the proposed addition and one 30"x60" window on the west elevation to match existing wood windows on that elevation. The applicant shared with staff that he plans to find salvaged wood windows for the project. Staff finds the use of salvaged wood windows appropriate, but recommends windows that are 60" tall all be 30" wide to match conditions on the existing addition. Staff finds the 24"x36" wood window on the north elevation generally appropriate. All windows, regardless of size, should be one-over-one and wood sash.
- g. **DOOR (ADDITION):** The applicant proposes moving a door from the east side of the existing rear addition to the east side of the proposed addition. Staff finds this generally appropriate, but finds the style of the existing door

inappropriate. The new door should match the Folk Victorian house in style, such as half-lite wood door, commonly found on secondary entrances of Folk Victorian homes.

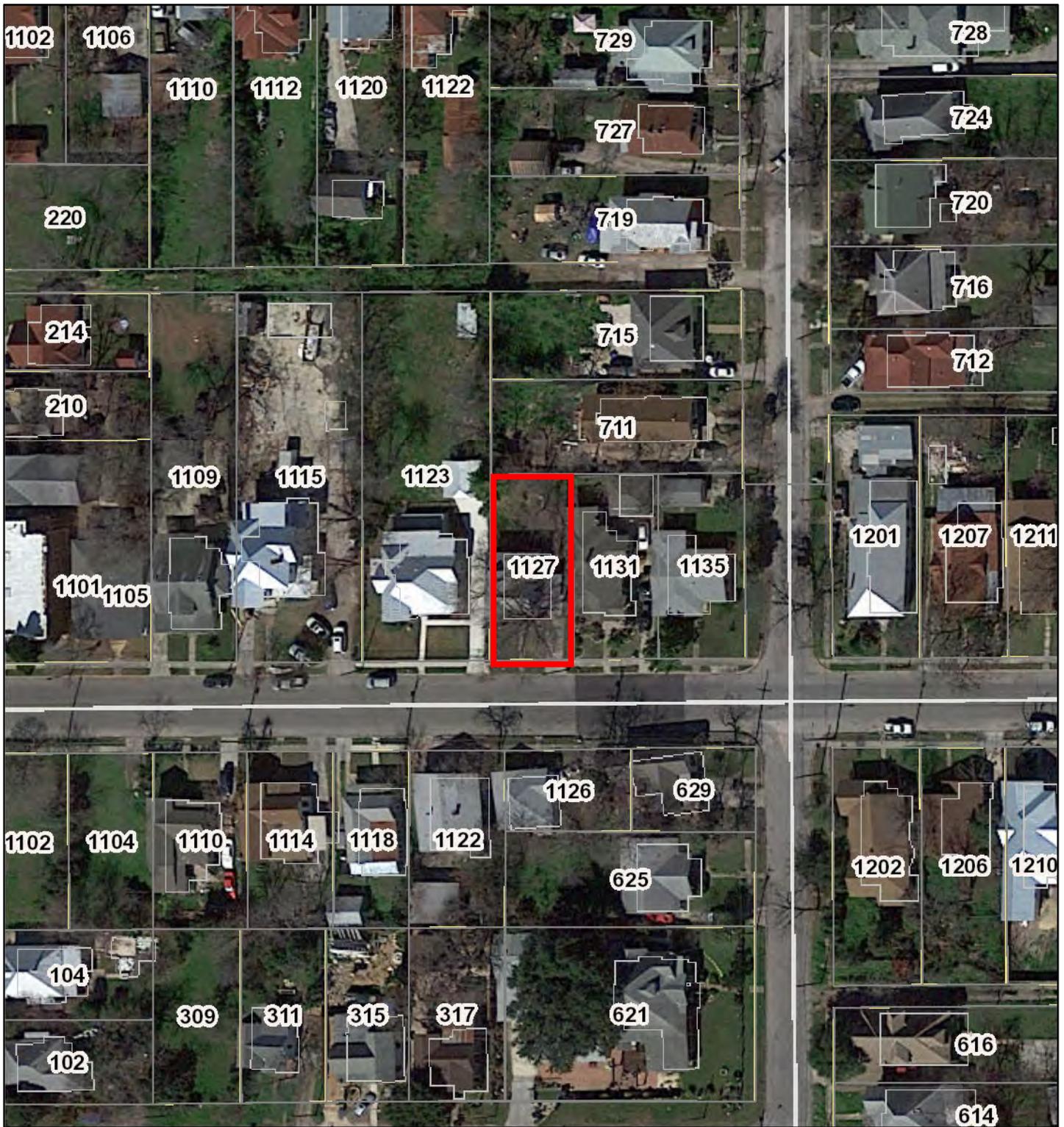
- h. ARCHITECTURAL DETAILS (ADDITION): The applicant proposes to install wood siding on the proposed addition to match the existing siding. Staff finds the siding should match that on the 1909 phase of the house in profile and dimensions.
- i. ROOF (ADDITION): The applicant proposes cladding the roof of the proposed addition in composition shingle to match the existing house. Staff finds this appropriate.

RECOMMENDATION:

Staff recommends approval of the request to demolish a small water heater closet and construct a 28'x16' rear addition, based on findings a through i, with the following stipulations:

- i. That the existing east window on the c. 1966 addition remain.
- ii. That one-over-one wood sash windows on the north elevation measuring 60" in height be 30" in width to match existing conditions.
- iii. That the applicant propose an appropriate style of door for the east elevation of the proposed addition.
- iv. That wood siding on the proposed addition match the 1909 phase of construction in profile and dimensions.
- v. That the applicant submit more detailed construction documents prior to release of the COA.

City of San Antonio One Stop

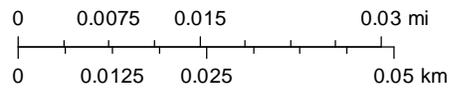


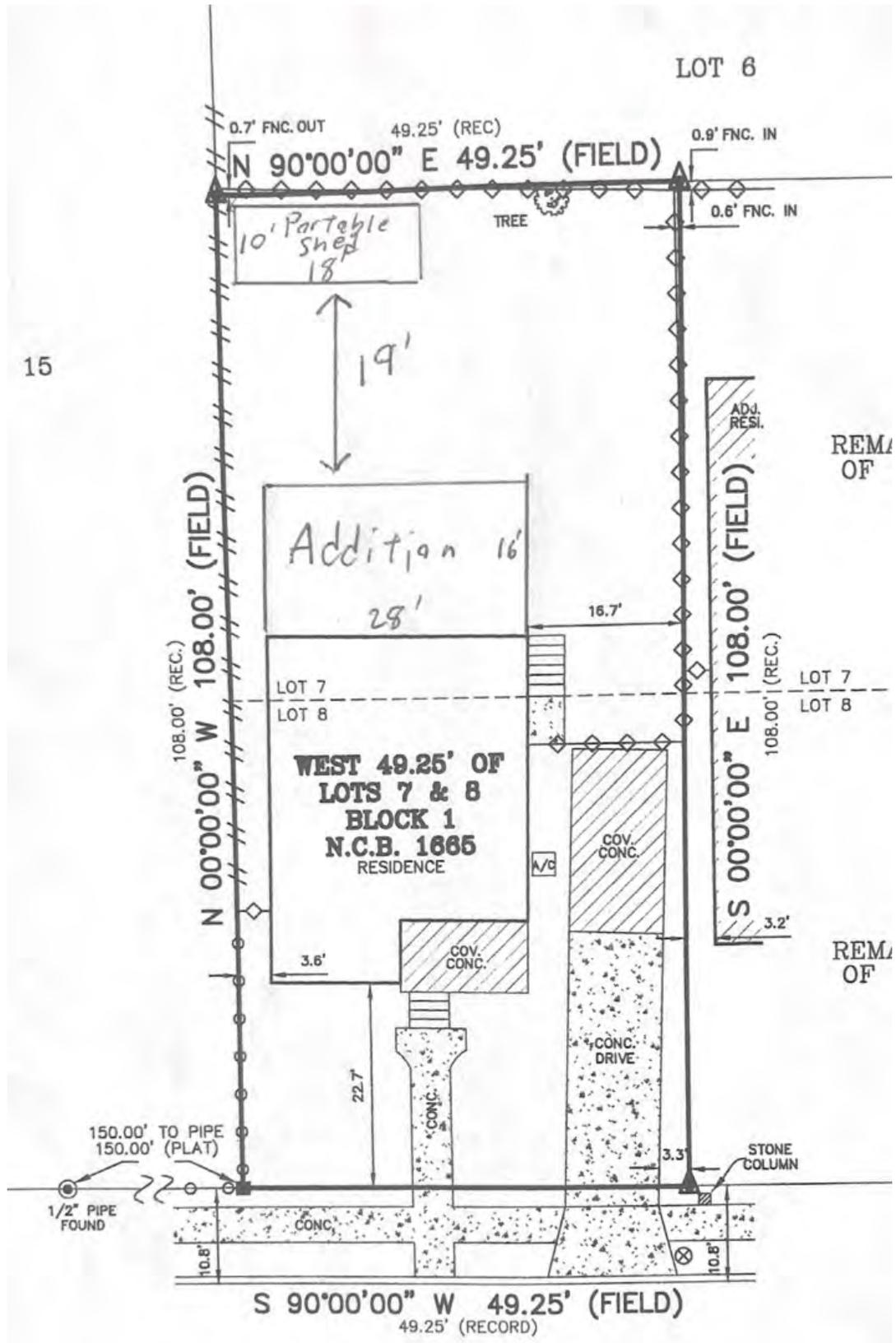
July 13, 2022

1:1,000

-  CoSA Addresses
-  Community Service Centers
-  Pre-K Sites
-  CoSA Parcels
-  BCAD Parcels

 COSA City Limit Boundary





15

LOT 6

0.7' FNC. OUT 49.25' (REC) N 90°00'00" E 49.25' (FIELD) 0.9' FNC. IN

10' Portable Shed 18' TREE 0.6' FNC. IN

19'

Addition 16' 28'

ADJ. RESI.

REMA OF

108.00' (REC.) W 108.00' (FIELD)

108.00' (REC.) E 108.00' (FIELD)

LOT 7 LOT 8

LOT 7 LOT 8

WEST 49.25' OF LOTS 7 & 8 BLOCK 1 N.C.B. 1685 RESIDENCE

16.7'

3.6'

108.00' (REC.)

REMA OF

3.2'

22.7'

150.00' TO PIPE 150.00' (PLAT)

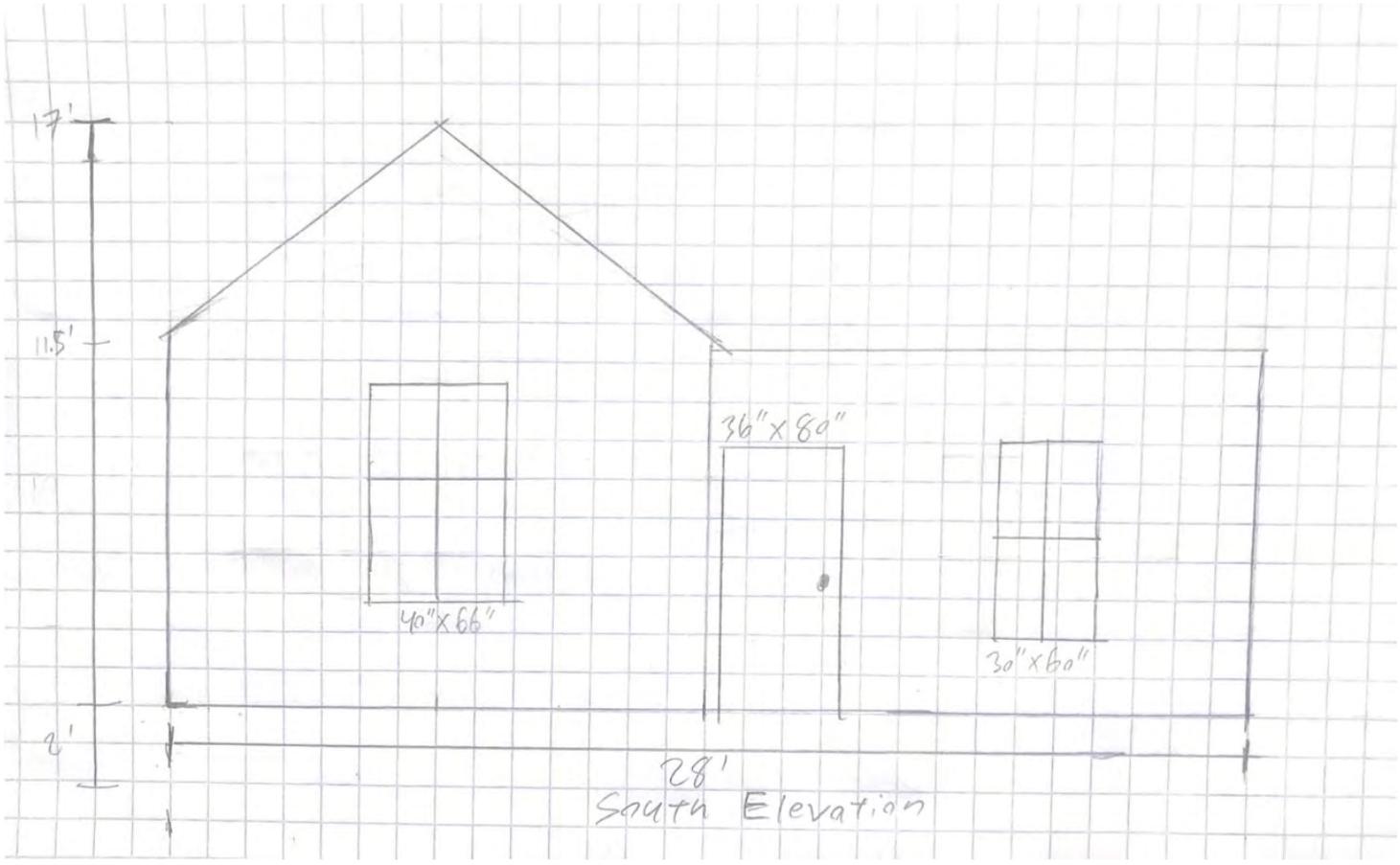
1/2" PIPE FOUND

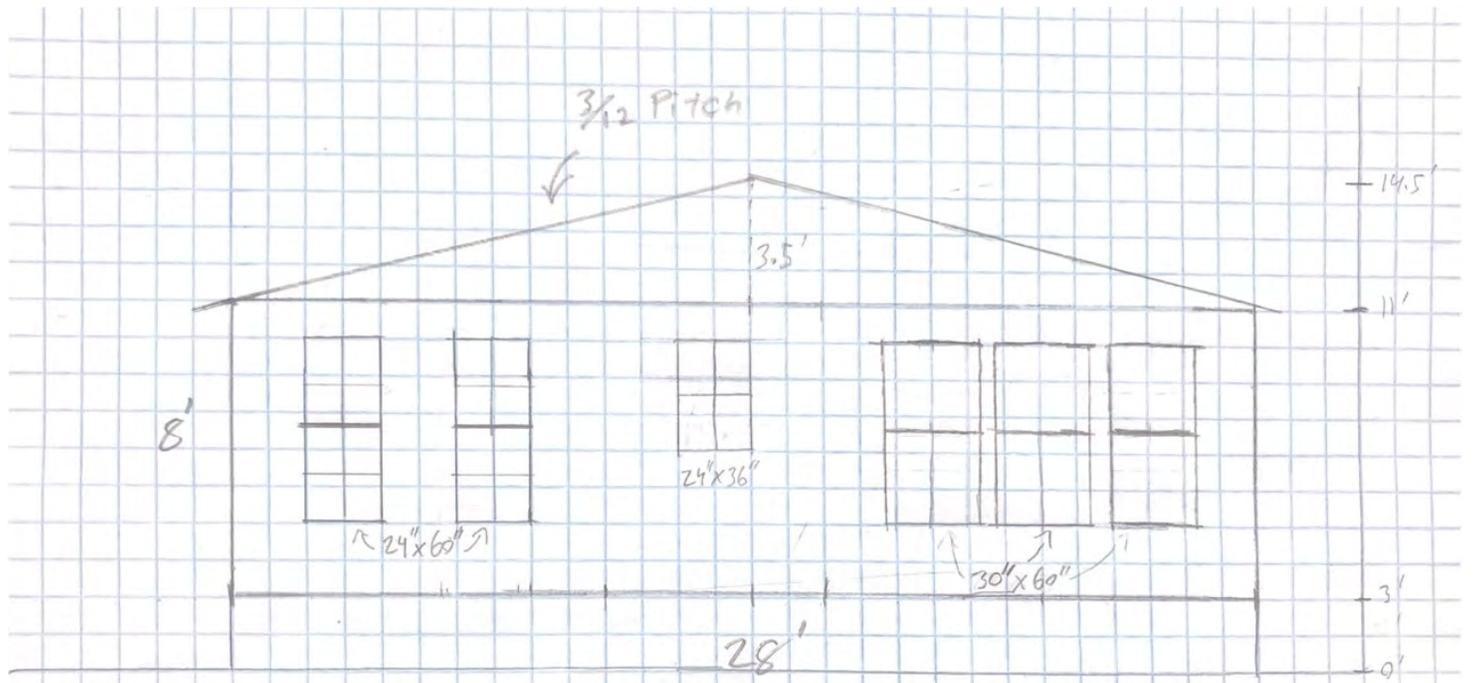
STONE COLUMN

S 90°00'00" W 49.25' (FIELD) 49.25' (RECORD)

NOLAN ST.

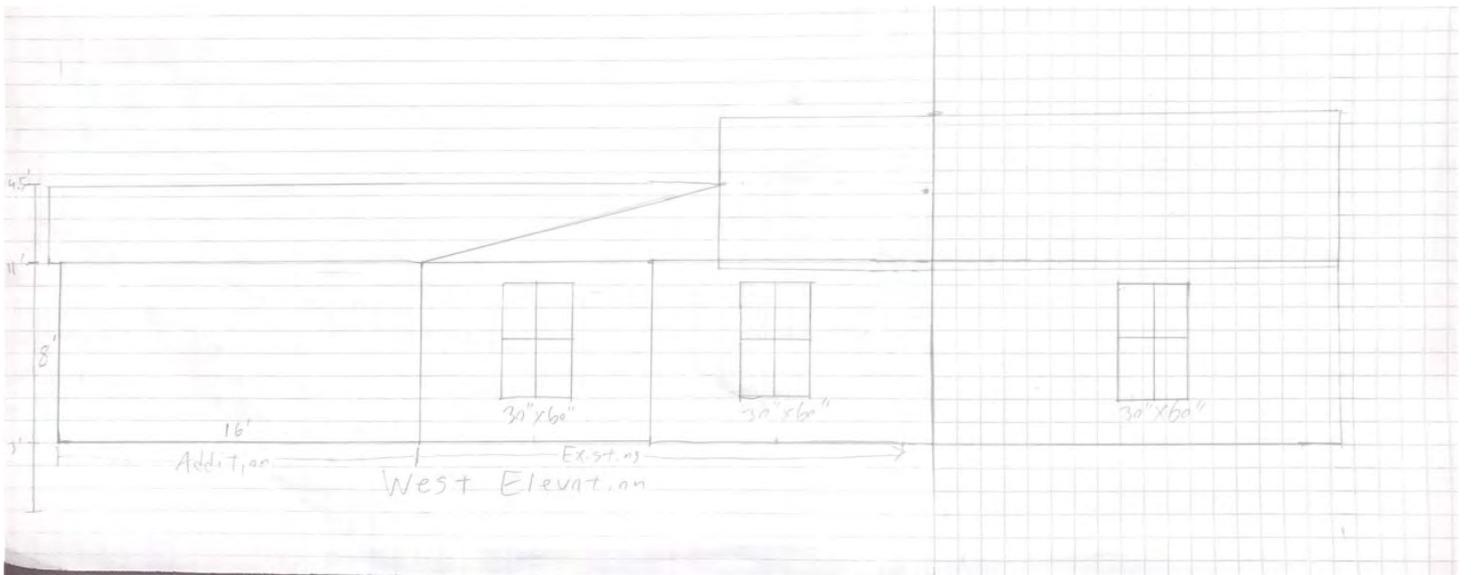
(USPS: NOLAN ST.)
 (50' R.O.W., ASPHALT PAVEMENT)
 (RECORDED AS: NOLAN STREET)

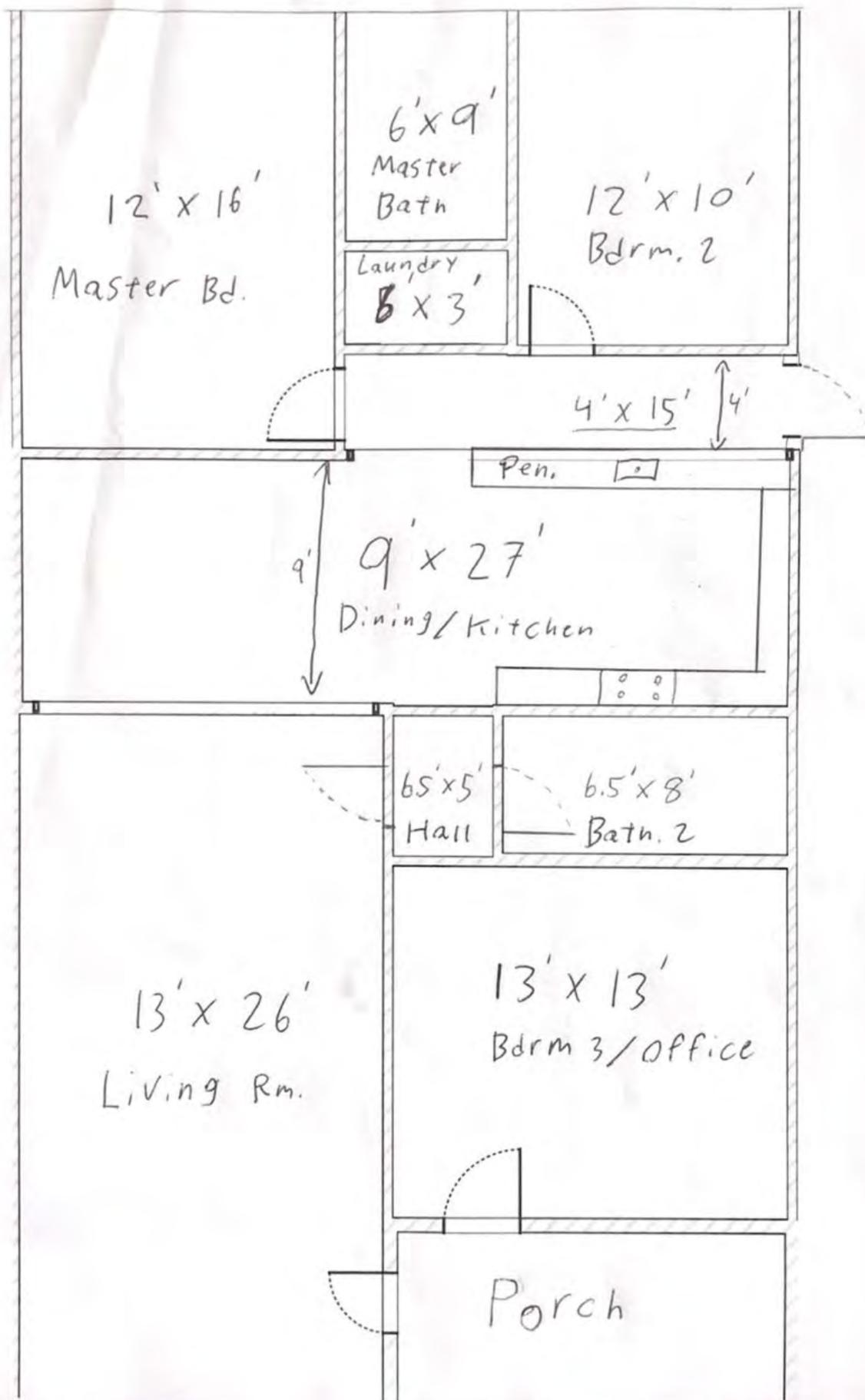




Back of House
North Elevation









127







