

HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

HDRC CASE NO: 2022-146
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/WALNUT COMPANY INVESTMENTS LLC
OWNER: Eric Estopinal/WALNUT COMPANY INVESTMENTS LLC
TYPE OF WORK: Amendment to a previously approved design regarding window replacement
APPLICATION RECEIVED: February 15, 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 amend the previously approved window profile for replacement windows at 820 Nolan Street, located within the Dignowity Hill Historic District.

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.

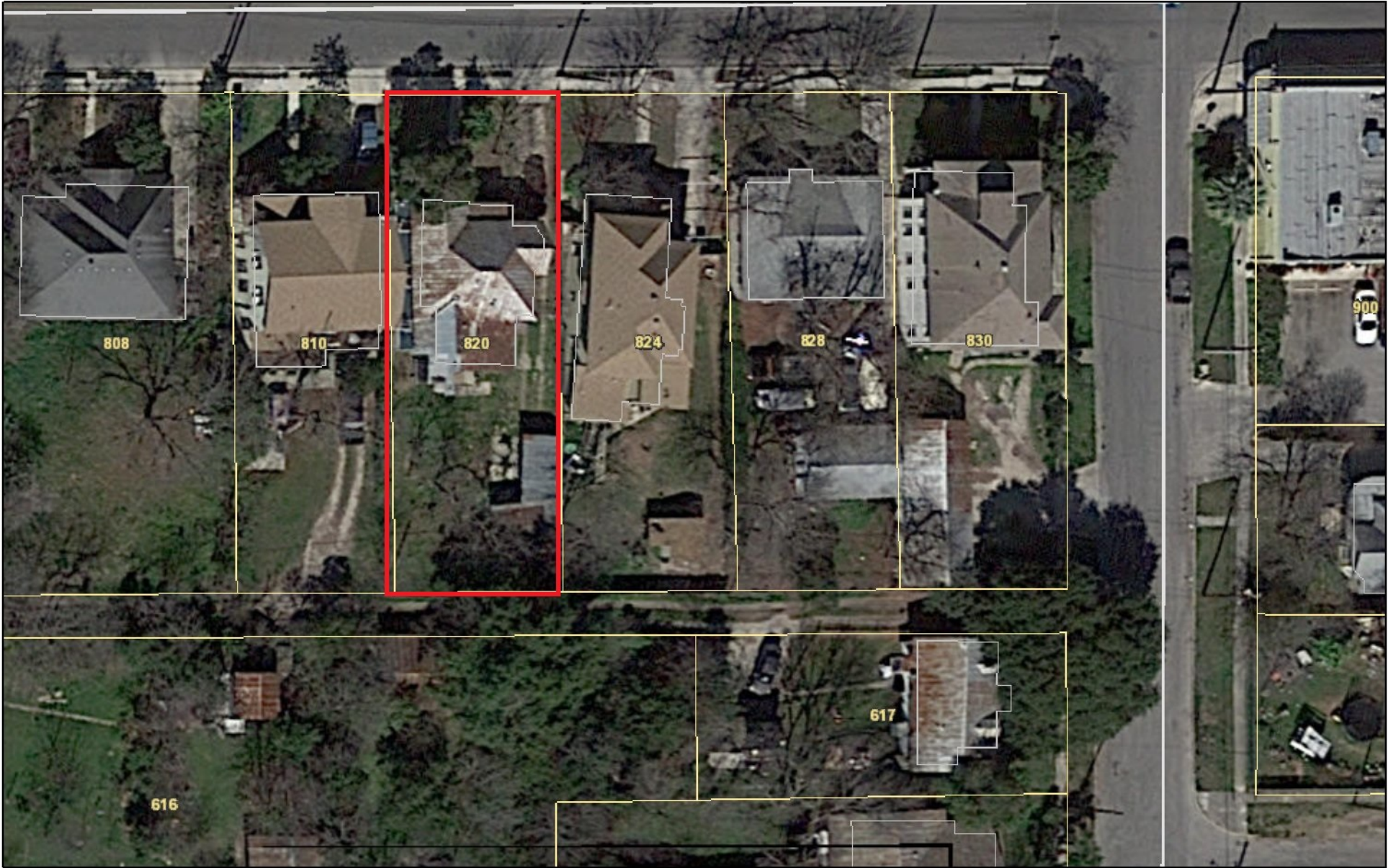
FINDINGS:

- 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. At this time the applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved window profile for replacement windows at 820 Nolan Street, located within the Dignowity Hill Historic District.
- b. **PREVIOUS APPROVAL** – At the September 1, 2021, Historic and Design Review Commission hearing the applicant received a approval to repair three existing wood windows that feature a two over two profile that are to be installed in the side window bay and to replace all other windows (wood, aluminum and vinyl) with two over two profile aluminum clad wood windows that meet staff's standards for replacement windows.
- c. **CURRENT REQUEST** – The applicant has noted the inability to find a two over two window that meet staff's standards for windows in new construction. The applicant has proposed to use baffles/faux divided lites to accomplish a two over two profile.
- d. **STANDARD SPECIFICATIONS** – OHP staff's standard specifications for replacement windows notes that faux divided lites and internal grilles should not be used in replacement windows. Staff finds the proposed use of any faux divided lite element to be inappropriate and inconsistent with both staff's standards and the Guidelines.

RECOMMENDATION:

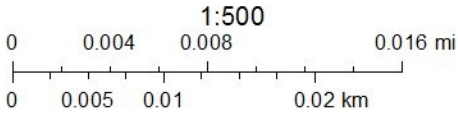
Staff recommends the applicant install wood or aluminum clad wood windows that are consistent with staff's standards for replacement windows. Additionally, recommends the applicant explore the installation of salvaged two over two wood windows.

City of San Antonio One Stop



March 11, 2022

□ COSA City Limit Boundary



COPYRIGHT © 2020 DESIGNER

These drawings are copyrighted works and are not to be duplicated in part or whole without written consent of DESIGNER. These plans are developed for a specific project and remain property of DESIGNER. These plans are for a single use only, any duplication for another project is strictly prohibited.

All dimensions and call-outs to be verified by builder prior to construction. DESIGNER assumes no liability for any structure built from these plans. No changes shall be made without consulting the designer first.

These drawings and the information herein contained are the sole intellectual property of Designer and may not be reproduced in any manner without the company's written consent. These drawings constitute what is normally considered within the construction industry as a "builder set" in as they are intended to convey the design intent only. The implementation of the plans requires a general contractor/subcontractor thoroughly knowledgeable with applicable building codes and methods of construction. The plans are intended to provide basic information regarding site work, electrical, mechanical, plumbing, and other trades to substantially complete construction of the structure. Exact material specifications and selections from agreed "allowances" are to be confirmed with the owner prior to ordering and/or installation.

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, deed 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

- No changes shall be made without consulting the designer first.
- All Bedroom doors to be 1" above carpet and 2" above concrete, unless stained concrete
- Floors to be finished floor.
- All doors to be 8'0" tall unless noted otherwise
- All exterior doors to be blocked out 1 ½" at slab and installed with recessed 2x6 below threshold.
- 2x6 below threshold to be anchored to slab and sealed to prevent water infiltration.
- 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.
- Garage walls and ceiling to be textured, standard trim
- All load bearing walls over 10'6" high to be 2x6 balloon framing.
- Verify egress requirements w/window manufacturer

ROOF FRAMING NOTES:

- All lumber to be #2 SYP, 19% M.C. unless noted otherwise.
- All hips, ridges, and valleys to be one mill size larger than the rafters they are supporting, unless noted otherwise.
- Transfer all load bearing points to foundation unless noted otherwise.
- Brace or purlin all rafters to load bearing walls or beams if span is greater than maximum according to the 2015 IRC
- All rafter splices shall be braced
- Purlins to be same depth of rafters they are supporting unless noted otherwise.
- U.N.O All rafters to be 2x8's #2 SYP @ 24" o.c. with 2x10 hip, ridge and valley rafters.
- All exterior openings to be load bearing.
- Provide collar ties at 4'-0" o.c. on all ridges.
- 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.
- 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.
- Sub-contractor shall not cut or otherwise alter any pre-fabricated or engineered framing

ELECTRICAL NOTES:

- Breaker box to be located on interior wall in garage- see plan
- All plugs and smoke detectors per local codes and located on plan.
- Smoke detectors must be a min. 30" from RAG and should be interconnected so that the activation of one will activate all others.
- All smoke detectors should be in an area accessible by 16' extension ladder or a 6' step ladder.
- Plug for irrigation at 60" AFF in garage
- Exterior Garage coach lights to be at 7'-0" AFF
- Block and wire for fan/ lights at all bedrooms and game room
- Prewire for low voltage OH door opener, opener button to be at 5'0" AFF
- Doorbell button to be at 42" AFF himes per plan- 6" down from ceiling
- Bath vanity plugs to be at 41 ½" AFF
- Install GFCI plugs at all vanities and kitchen counter tops
- Kitchen countertop plugs and switches to be 4'-4" AFF to the top of the box
- Security key pads to be located above switches- Foyer, Master Bedroom and Garage Door
- Walk-in closet lights to be 18" from shelf
- HVAC contractor to supply and install all exhaust fans, electrician to provide wiring
- Recessed lighting fixtures to be installed as required by IECC 502.13
- Provide electric conduit in slab for island and floor plugs- per plan
- Soffit plugs to be exterior rated and switched as shown on plan
- All landscape lighting to be powered by timer per plan
- Mechanicals to be located in attic and accessible per plan
- Dimmer Switch locations per homeowner
- 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.
- Provide switch to Pool Lighting (if applicable).
- Verify Electrical/Plumbing requirements with pool contractor.
- All light switches to be "rocker" type, Switches and plugs to be White Decora.

ELEVATION NOTES:

- Masonry material to within 12" of the finished grade or terrace
- All roof stacks and flashing must be painted to match roof color
- All windows to be trimmed with 2x material at siding/stucco locations
- Provide flashing surround at all windows and exterior doors.
- Masonry above all windows and doors to be supported by steel lintels on masonry-each side (including where wood headers are designated).
- All masonry ledges to be 5 ½"
- All masonry projections to be ¾" u.n.o.
- Provide Masonry expansion joints every 20' and within 10' of edge of house
- 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

These plans have been prepared by Eleni Z. Befekadu, 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

Remodel

820 Nolan St, San Antonio, TX 78202

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

Neighbourhood: DIGNOWITY HILL HIST DIST
Zoning: R-6
Zoning Overlays: Null



COVER SHEET

Drawn By

Checked By

Date

G00

NOT FOR CONSTRUCTION

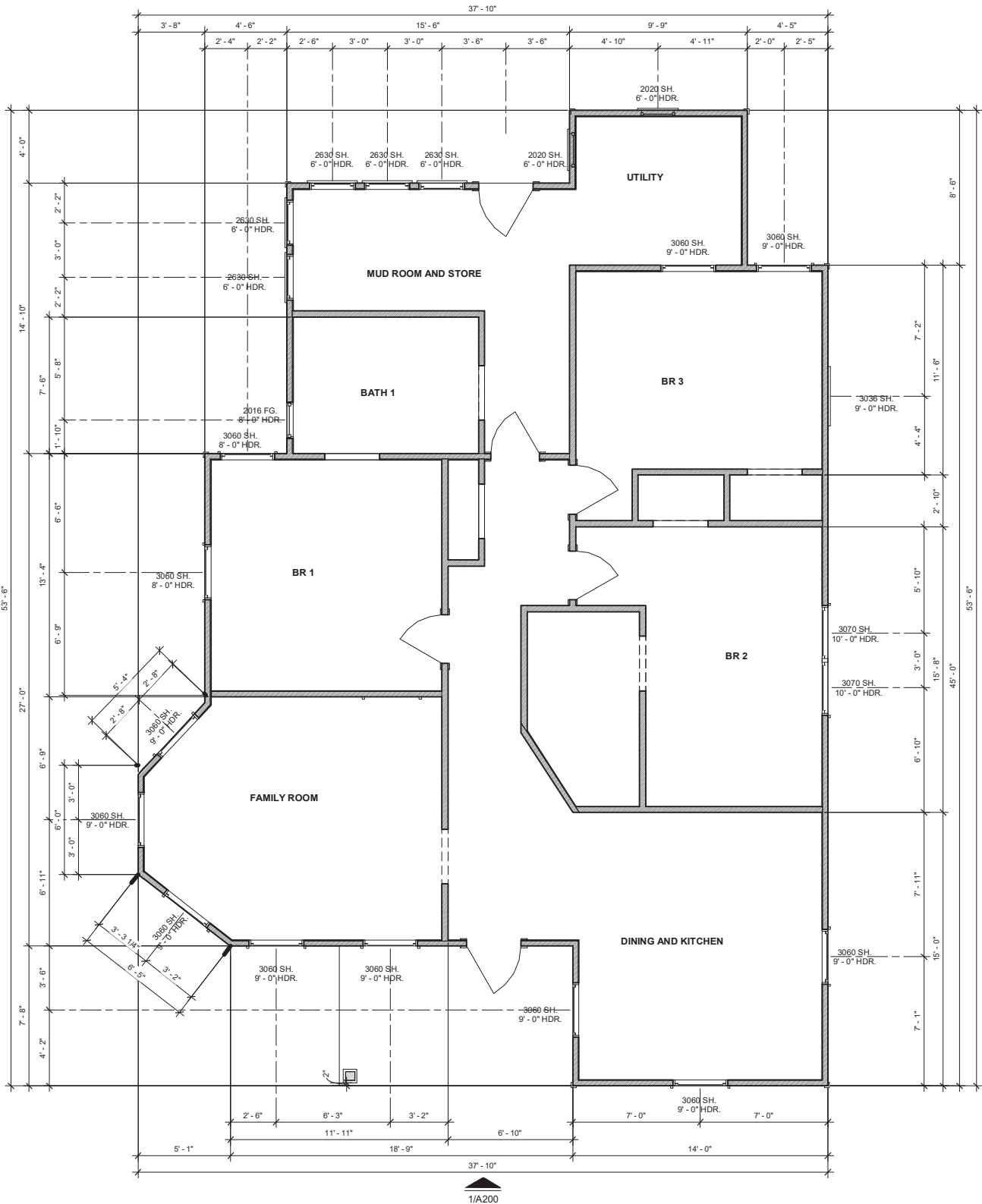
6/10/2021 10:21:46 PM

COPYRIGHT © 2020 DESIGNER

These drawings are copyrighted works and are not to be duplicated in part or whole without written consent of DESIGNER. These plans are developed for a specific project and remain property of DESIGNER. These plans are for a single use only, any duplication for another project is strictly prohibited.

All dimensions and call-outs to be verified by builder prior to construction. DESIGNER assumes no liability for any structure built from these plans. No changes shall be made without consulting the designer first.

2/A200



1 FIRST FLOOR PLAN

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

These plans have been prepared by Eleni Z. Befeakadu, 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

NOT FOR CONSTRUCTION

6/10/2021 10:21:42 PM

COPYRIGHT © 2020 DESIGNER
These drawings are copyrighted works and are not to be duplicated in part or whole without written consent of DESIGNER. These plans are developed for a specific project and remain property of DESIGNER. These plans are for a single use only, any duplication for another project is strictly prohibited.

All dimensions and call-outs to be verified by builder prior to construction. DESIGNER assumes no liability for any structure built from these plans. No changes shall be made without consulting the designer first.

These plans have been prepared by Eleni Z. Befeckadu, 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

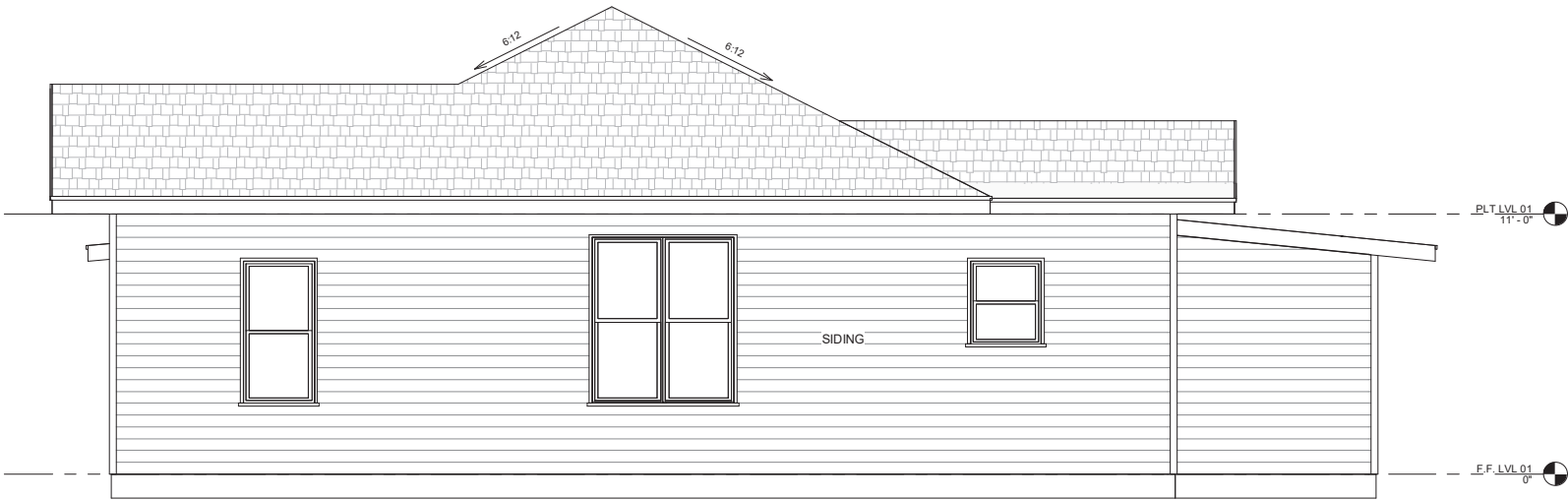
ELEVATIONS

Drawn By
Checked By
Date

A200

NOT FOR CONSTRUCTION

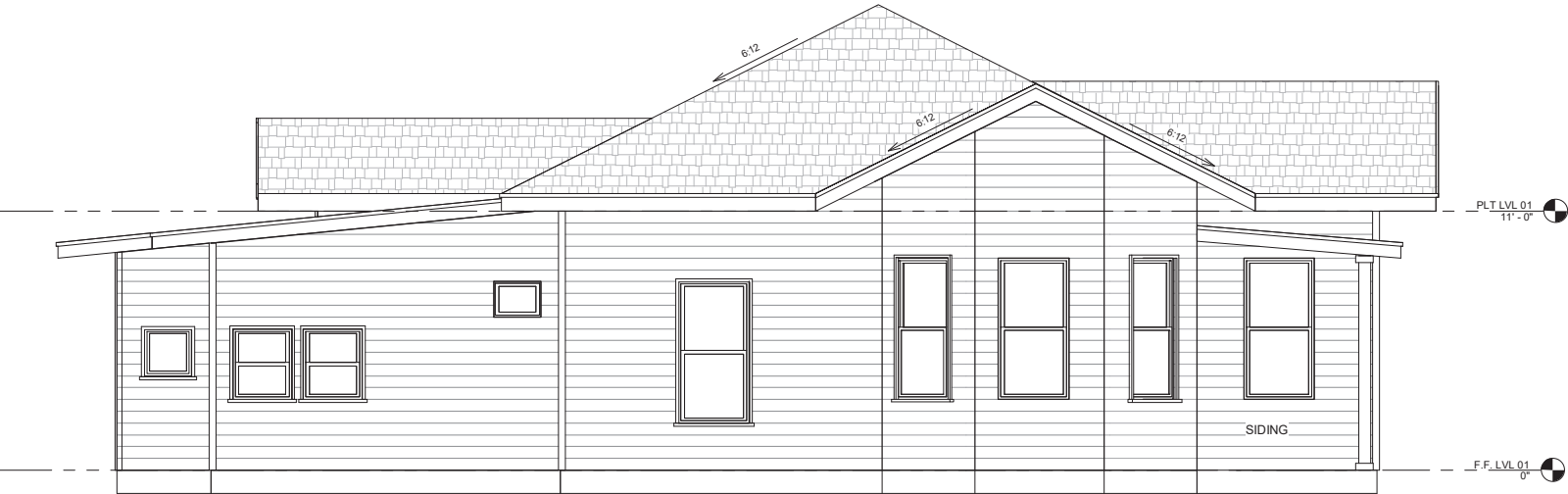
6/10/2021 10:21:42 PM



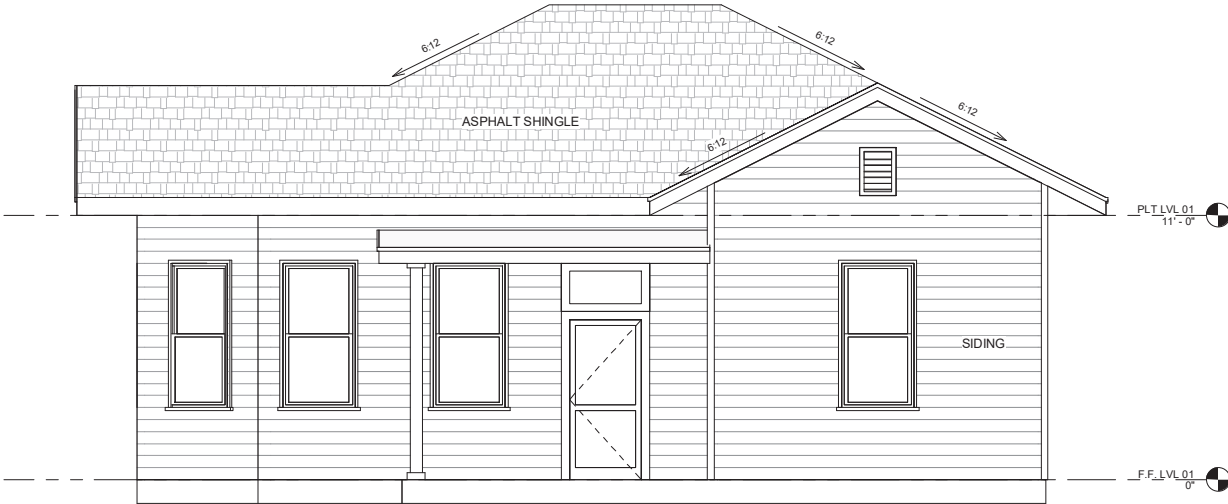
4 RIGHT EXTERIOR ELEVATION
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



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)



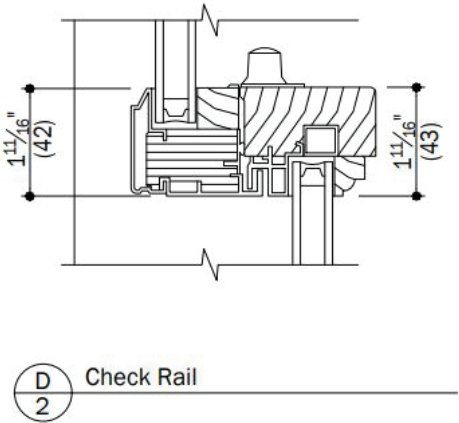
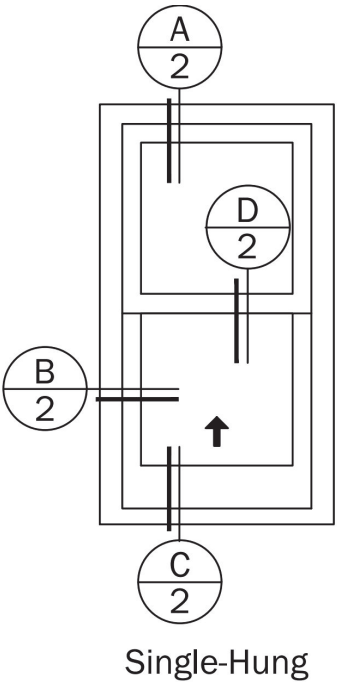
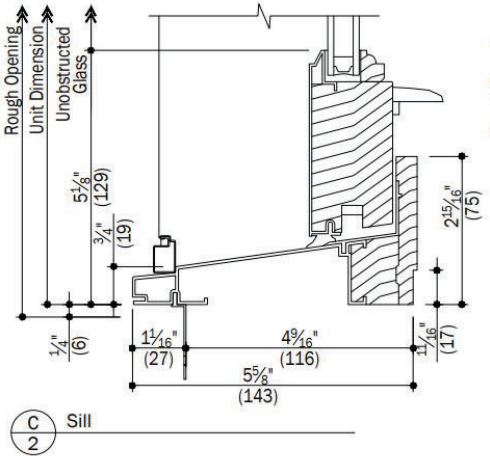
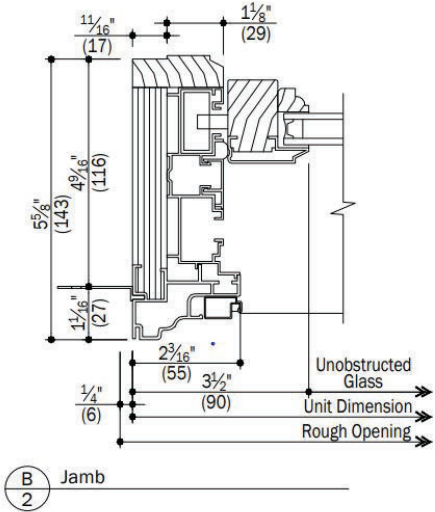
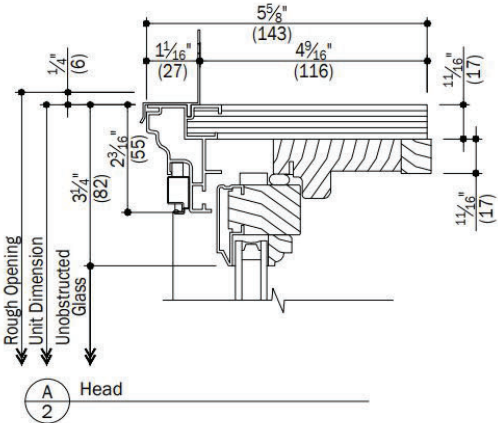
1 FRONT EXTERIOR ELEVATION
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

COPYRIGHT © 2020 DESIGNER

These drawings are copyrighted works and are not to be duplicated in part or whole without written consent of DESIGNER. These plans are developed for a specific project and remain property of DESIGNER. These plans are for a single use only, any duplication for another project is strictly prohibited.

All dimensions and call-outs to be verified by builder prior to construction. DESIGNER assumes no liability for any structure built from these plans. No changes shall be made without consulting the designer first.

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.
3'-0"	6'-0"	3060 SH.
2'-0"	2'-0"	2020 FG.
2'-6"	3'-0"	2630 SH.
2'-6"	3'-0"	2630 SH.
3'-0"	6'-0"	3060 SH.
3'-0"	6'-0"	3060 SH.
3'-0"	6'-0"	3060 SH.
3'-0"	3'-6"	3036 SH.
2'-6"	3'-0"	2630 SH.
2'-6"	3'-0"	2630 SH.
2'-0"	2'-0"	2020 FG.
3'-0"	6'-0"	3060 SH.
3'-0"	6'-0"	3060 SH.
3'-8"	2'-0"	3020FG.
3'-0"	6'-0"	3060 SH.
2'-0"	1'-6"	2016 FG.
1'-6"	2'-0"	16x20
3'-0"	6'-0"	3060 SH.



This details are from supplier and are not to scale.

These plans have been prepared by Eleni Z. Befeckadu, 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

WINDOW SCHEDULE

Drawn By

Checked By

Date

A402

NOT FOR CONSTRUCTION

6/10/2021 10:23:10 PM

















