

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2024

HDRC CASE NO: 2024-058
ADDRESS: 601 NOLAN ST
LEGAL DESCRIPTION: NCB 547 BLK 19 LOT 11
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Wendy Handler
OWNER: Wendy Handler
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: January 31, 2024
60-DAY REVIEW: April 1, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification and Verification for the property at 601 Nolan.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

UDC Section 35-618 Tax Exemption Qualifications:

(e) *Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

- a. The primary structure located at 601 Nolan is a 1-story, single-family residence constructed circa 1900 in the Queen Anne style. The structure first appears on the 1904 Sanborn Map. The structure features a standing seam metal hip roof with two projecting front gables, the west gable crowns a projected bay, wood siding, one-over-one wood windows and an asymmetrical front porch. The property is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes a kitchen remodel, flooring repair, wood element replacement, closet installation, wall repairs, water softener installation, exterior repairs, repainting, and front porch installation.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

- d. Staff conducted a site visit on February 1, 2024, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- e. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. Approval of Tax Verification by the HDRC for work completed in 2023, means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2024. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

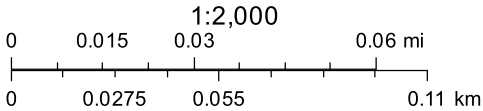
Staff recommends approval based on findings a through f.

City of San Antonio One Stop



February 2, 2024

— User drawn lines



Historic Rehabilitation Application

601 Nolan Street, San Antonio, TX 78202

In early 2023, I (Wendy Handler, owner) embarked on a plan to rehabilitate the deficiencies to both the interior and exterior of my home.

Specific to the exterior:

- Rotting clapboard siding and peeling paint
- Broken/cracked stucco
- Non-original cement porch cracked and shifted away from front door

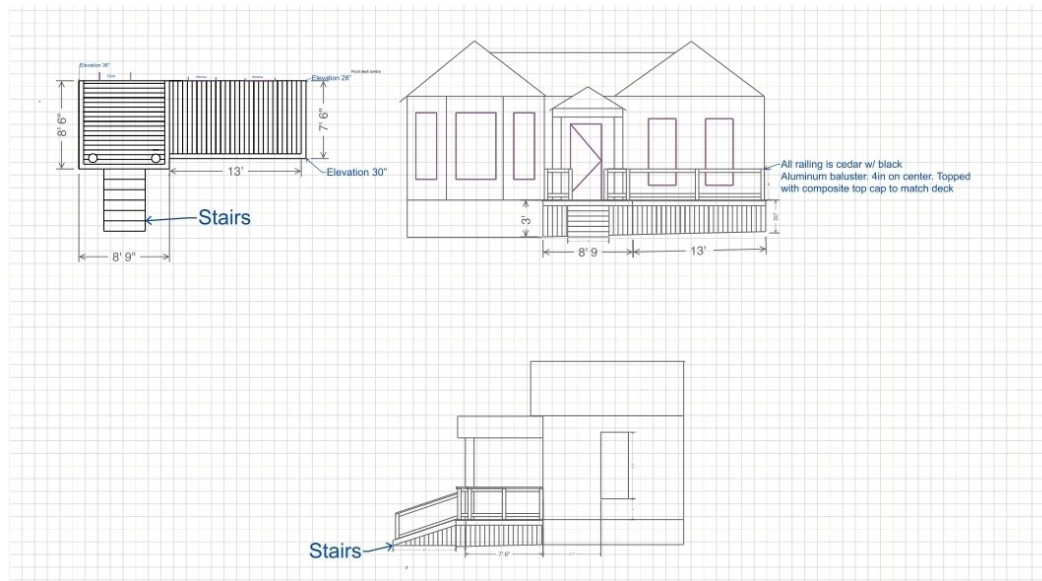
EXTERIOR PLAN

The plan was submitted to and approved by the Historic Review Board and included repairing and replacing stucco and wood siding as necessary, repainting entire facade, and adding a front porch and porch steps in line with historic appropriateness. The HDRC COA is attached to this document, as are the design plans.

Below is image of home prior to updates:



Exterior plan for front porch and OHP Approval:



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

April 19, 2023

HDRC CASE NO: 2023-121
ADDRESS: 601 NOLAN ST
LEGAL DESCRIPTION: NCB 547 BLK 19 LOT 11
HISTORIC DISTRICT: Dignowity Hill
PUBLIC PROPERTY: No
APPLICANT: Wendy Handler/HANDLER WENDY W - 601 NOLAN ST
OWNER: Wendy Handler/HANDLER WENDY W - 601 NOLAN ST
TYPE OF WORK: Porch/Patio

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a wood deck to cover the existing, nonoriginal concrete porch at 601 Nolan Street. The proposed deck will extend to the side (east) of the existing concrete porch.

FINDINGS:

- This historic structure at 601 Nolan was constructed circa 1900 and first appears on the 1904 Sanborn Map. The historic structure originally featured a wraparound front porch. Since its construction, the original porch has been removed, the front façade infilled where the recessed porch previously existed, and a concrete porch has been installed. This structure is contributing to the Dignowity Hill Historic District.
- PORCH DECK** – At this time, the applicant is requesting a Certificate of Appropriateness for approval to construct a wood deck to cover the existing, non-original concrete porch at 601 Nolan Street. The proposed deck will extend to the side (east) of the existing concrete porch, following the general location of the wraparound porch. The proposed deck will not feature a new cover and will not alter the profile of the existing porch roof. The Guidelines for Exterior Maintenance and Alterations 7.B.v. notes that porches should be reconstructed based on accurate evidence of the original. If no such information exists, the design should be based on the architectural style of the historic structure and historic patterns. Generally, staff finds the construction of an uncovered wood deck to be appropriate. Staff finds the proposed deck to be reversible in nature and will not obscure any original architectural elements. Additionally, staff finds the deck's proposed location to be generally consistent with the location of the structure's original porch.
- PORCH DECK (Details)** – The applicant has noted that the existing columns will be retained, that composite decking will be installed featuring a 1x5.5 profile, that cedar and aluminum railings will be installed, that vertical skirting will be installed and that a set of new wood steps will be constructed that extend out from the current porch form. Staff finds the installation of composite decking to be appropriate as this decking is not replacing original decking, in an original location; however, staff finds that decking should feature a width of three (3) to five (5) inches and be installed perpendicular to the front façade. Staff finds that porch and step railings should be constructed of wood and feature top and bottom rails and be separated from the decking by approximately three (3) inches. Staff finds that the proposed deck's skirting should feature horizontal siding to match that of the historic structure or be stucco to match the existing skirting.

RECOMMENDATION:

Staff recommends approval based on finding a through c with the following stipulations:

- That the proposed composite decking be installed perpendicular to the front façade of the historic structure and feature a width of three (3) to five (5) inches in width.
- That both porch and step railings feature wood construction, top and bottom rails and be separated from the decking by approximately three (3) inches. The top rail should feature a 2x4 board, 1x2 rail trim, 1.5 square pickets and a 2x4 bottom rail.
- That the proposed porch skirting match the siding of the historic house or be stucco to match the existing skirting. The installation of composite skirting in a horizontal profile would also be appropriate. Composite skirting should feature a smooth

finish and an exposure that is similar to that of the siding on the historic structure.

COMMISSION ACTION:

Approved with staff's stipulations.



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with

Examples of exterior issues include:



Specific to the interior, problems included:

- 1950's era kitchen faucet with leak that could not be repaired due to non-existent replacement parts



- Kitchen cabinets and drawers too warped to close properly and without backs on lower cabinets (open to unfinished, uninsulated exterior wall)



- Significant cracks in walls and ceilings of all rooms



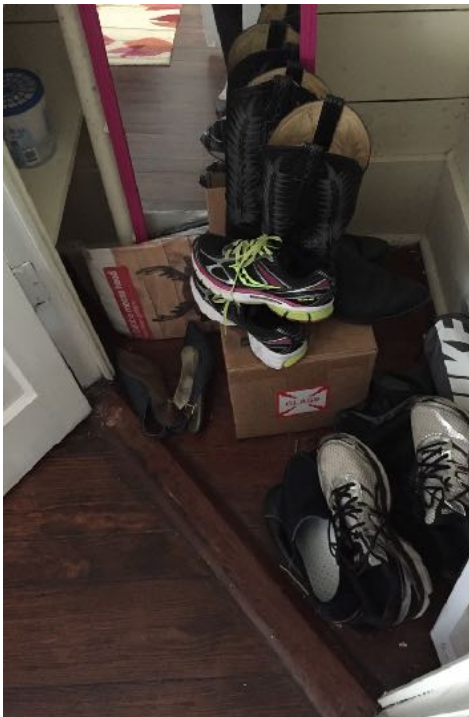
- Hole inside kitchen cabinet thru to pier and beam under home

- Bedroom with old, non-active termite damage to floorboard/moulding



- Bedroom without closet other than 9sq ft triangular corner cabinet

Illustrations are bottom of small triangular closet and closet once door was removed



INTERIOR PLAN

The interior plan was to put in all new kitchen cabinets and countertop, sink and faucet, replace aging appliances, repair hole in floor. In the bedroom with the termite damage, rotted wood would be replaced. In the bedroom lacking a closet, one was to be built. Four of the rooms with the most significant wall cracks were to be repaired and the rooms repainted.

To protect the plumbing from the issues we have experienced due to hard water, including frequent pinhole leaks and clogged faucets, a water softener was to be installed.

COMPLETION of WORK

Two general contractors were employed.

For the exterior work, we hired Chris Preetorious, principal of Agile Construction TX. He oversaw the repair/replacement of all rotting wood and broken stucco on the exterior of the home, the repainting of home, and the construction of the approved porch. He also oversaw the installation of the water softener.

Interior work was managed by Fred Leach, general contractor. His tradespeople removed the old kitchen and installed new cabinets and countertops, tile backsplash, appliances, and replaced floorboards where necessary. They took out small corner closet in bedroom and built a usable closet. They removed termite damaged wood and replaced. They repaired wall and ceiling cracks in four rooms and repainted those rooms.

The attached spreadsheet itemizes the expenses of these projects.

I have detailed receipts for all of these expenses, as well.

I have omitted the cost of the following major appliances because it does not appear to me that they are included in the calculation for historic rehabilitation tax purposes: refrigerator, dishwasher, wall ovens or cooktop, although ovens and cooktop are “built in.”

SCHEDULE of WORK

Water softener - June 2023

Exterior Repairs and Painting - April-June 2023

Porch - July-August 2023

Interior work - October-November 2023

PHOTOS of FINISHED WORK: Exterior

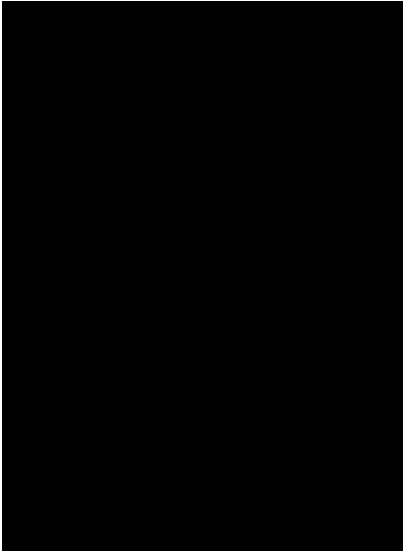


Water softener installed:

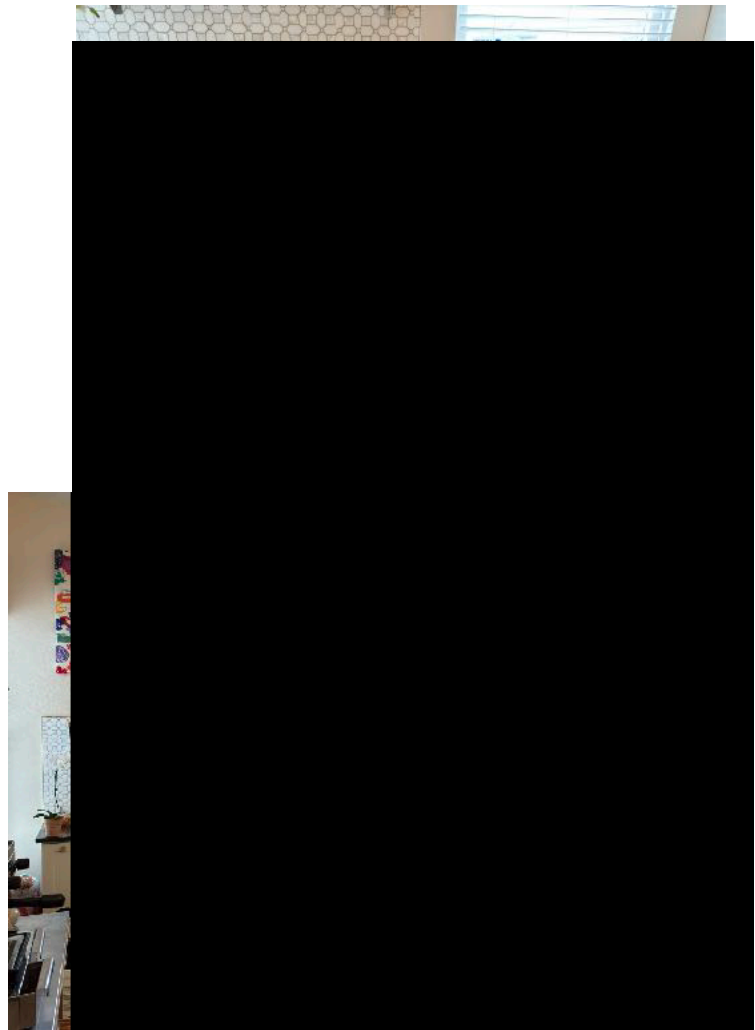
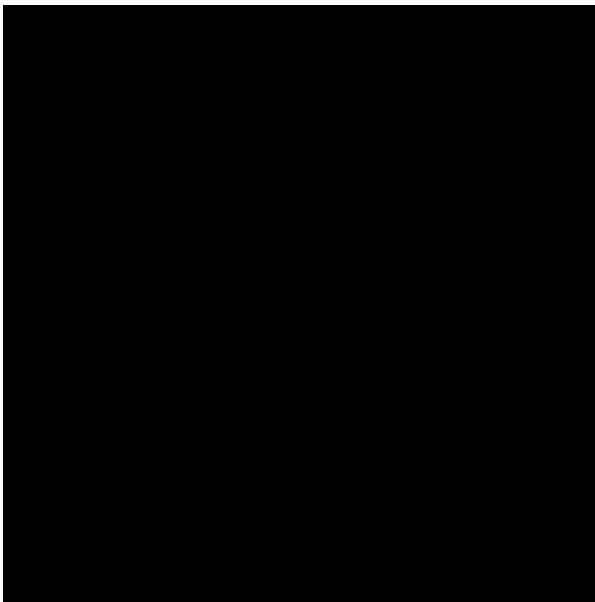


PHOTOS of FINISHED WORK: Interior

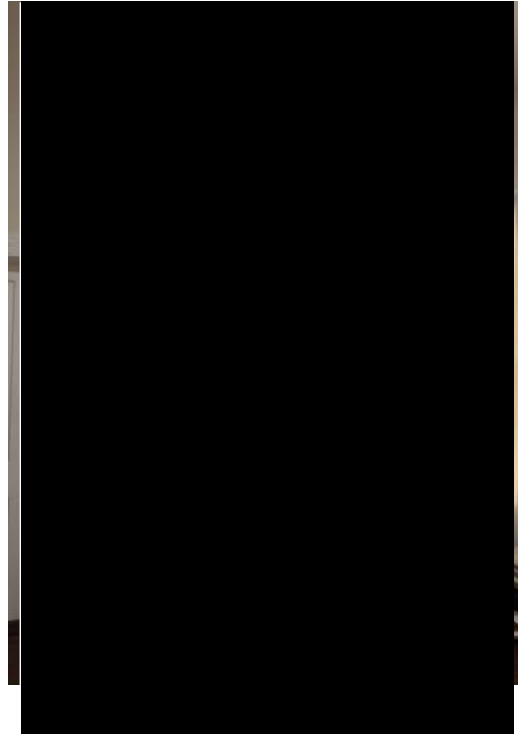
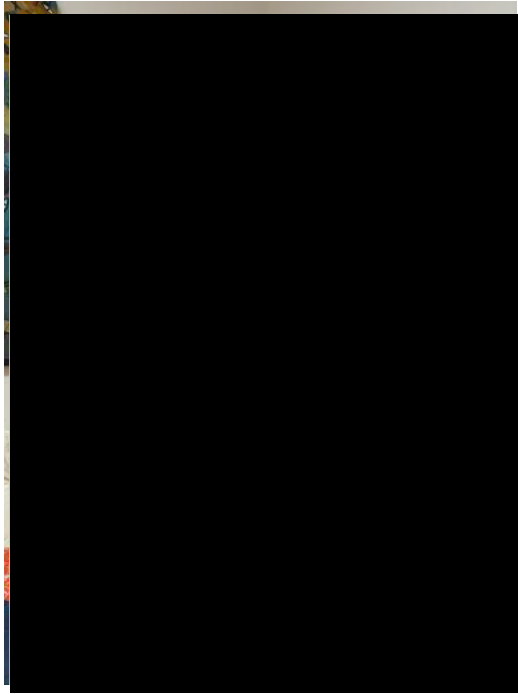
Cracks repaired and walls repainted:



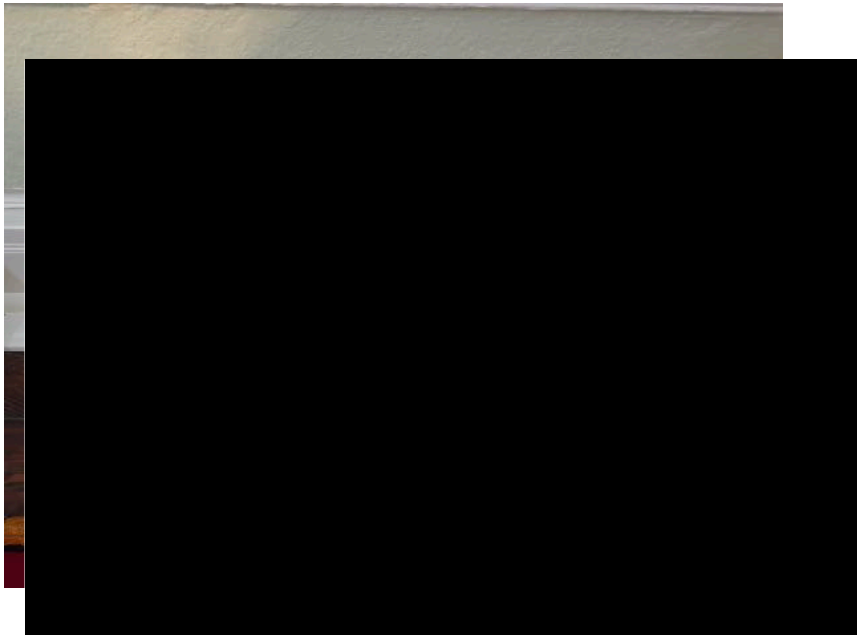
Kitchen structure repaired and finishings updated:



Bedroom corner cabinet removed. Full closet built:



Floor and trim replaced in bedroom with termite damage:





TEXAS HOME CHECK
Professional Real Estate Inspection Services
Texas Registered Firm #1829
Loren H. Drum, P.E.

August 19, 2023

City of San Antonio
Development Services Department
1901 South Alamo
San Antonio, TX 78204

RE: City of San Antonio Permit RES-DCK-PMT23-32401207
New 198 SF Deck Constructed at the front of Existing Residence
For Contractor, Redbeard Decks and Designs at:
601 Nolan Street, San Antonio, TX 78202

ENGINEER INSPECTION REPORT

FRAMING INSPECTIONS:

I have inspected the property known as 601 Nolan Street, San Antonio, TX 78202. I inspected the new structural beam, foundations and ledger attachment to existing concrete slab foundation.

FINDINGS:

The framing for the new front porch was found to be satisfactory. Foundations were properly set in concrete and ledger properly attached to the existing original residence. The railings and steps were installed properly. All the construction meets or exceeds the current 2021 International Residential Code and City of San Antonio Codes and Ordinances. **The construction of the new front porch is approved as completed.**

OPINION:

It is my opinion that the as-built framing, foundations, attachments, railings and stairs built over the original front stoop structure of this residence meets the current adopted City of San Antonio Building Codes and the 2021 International Residential Codes and we **APPROVE THE PORCH PROJECT** as completed.

This letter is furnished to serve as a supplement to the City of San Antonio inspection records for this property. This letter is to approve the **NEW DECK CONSTRUCTED** as-built, to allow the close out the referenced COSA permit.

Respectfully submitted,

Loren H. Drum, P.E.
Texas Professional Engineer # 34664

