

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2022

HDRC CASE NO: 2022-218
ADDRESS: 615 NOLAN ST
LEGAL DESCRIPTION: NCB 547 BLK 19 LOT E 7 FT OF 13 & W 42 FT OF 14
ZONING: RM-6, H
CITY COUNCIL DIST.: 2
HIST. DIST. NAME: Dignowity Hill
APPLICANT: Edward S. Y. Estrada / 615 Nolan St
OWNER: Edward S. Y. Estrada / 615 Nolan St
TYPE OF WORK: Addition
APPLICATION RECEIVED: July 19, 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 construct a 316-square-foot rear addition.

APPLICABLE CITATIONS:

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:

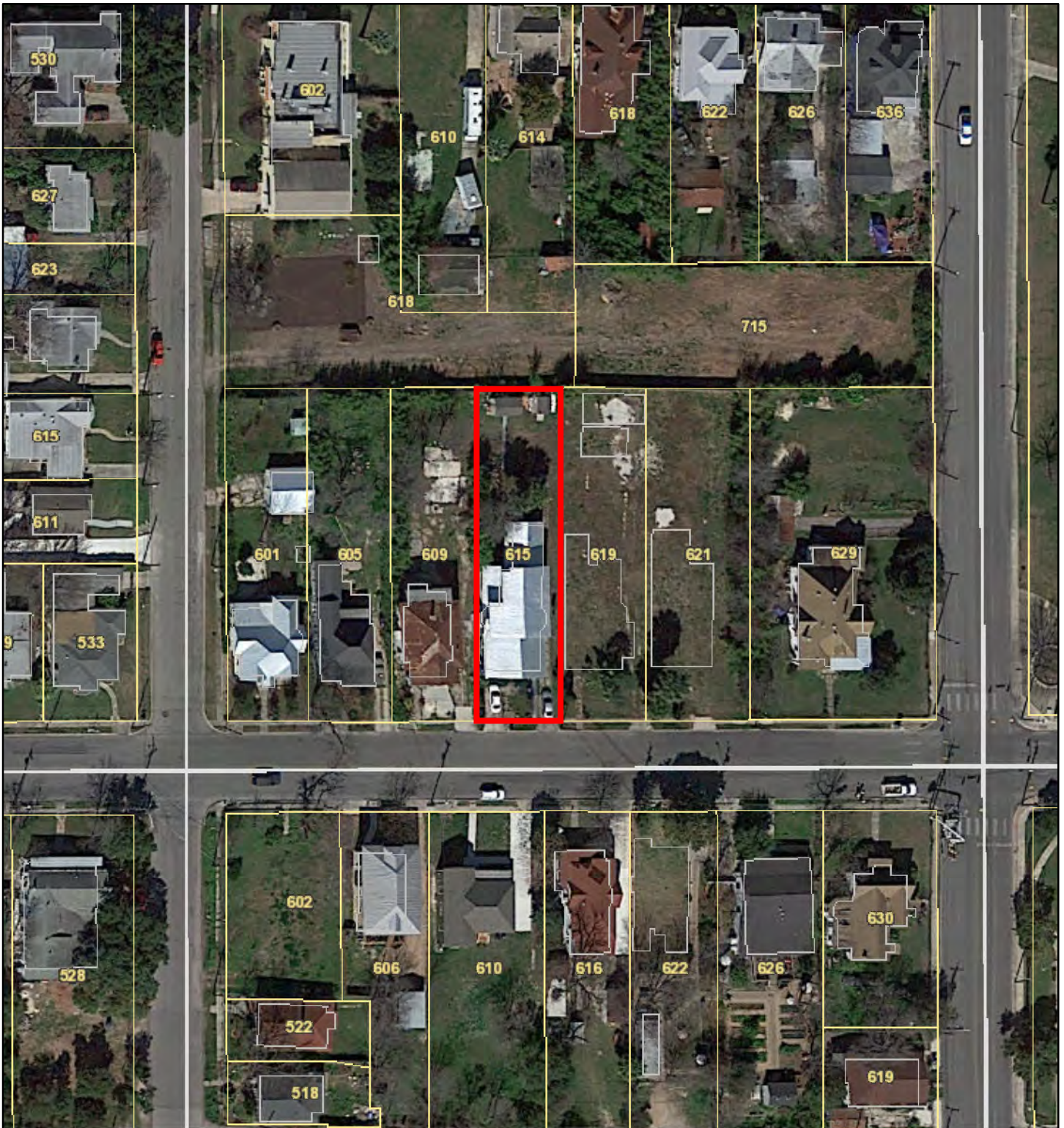
- a. The property at 615 Nolan is a two-story, Craftsman residence built c. 1912. The building features cross-gabled roof form with a front gable featuring decorative wood shingles, wood waterfall siding, an inset wraparound porch, and one-over-one wood windows. The structure contributes to the Dignowity Hill Historic District.
- b. **LOT COVERAGE:** The applicant proposes to construct a one-story 316-square-foot rear addition at the northwest corner of the existing house. The total square footage of the existing primary structure is 2,778 square feet on a lot measuring 9,457 square feet, per BCAD. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. The applicant proposes a total square footage of 3,094 square feet, for approximately 33% lot coverage. Staff finds the proposal consistent with the guidelines.
- c. **MASSING AND FOOTPRINT:** The applicant proposes to construct a one-story 335-square-foot rear addition with ramp. The existing primary structure is 2,778 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that 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. Staff finds the proposed addition consistent with the Guidelines.
- d. **ROOF (MATERIALS):** The applicant proposes a shed roof form that has a brown composition shingle shed roof. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposal inconsistent with the guidelines, and that a standing seam metal roof to compliment the existing structure would be more consistent.
- e. **ROOF (FORM):** The applicant proposes a shed roof that rests below the eaves of the adjacent gable. Staff recommends that the new roof form should tie into existing adjacent roof form to create a smooth transition comparable to those found historically within the district.
- f. **NEW WINDOWS:** The applicant proposes to include two white vinyl windows of different sizes and with false muntins on the addition. Standard Specifications for Windows in Additions and New Construction stipulate that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. The proposed windows do not match the dimensions, material, or configuration of existing windows. Staff finds the proposed windows do not conform to guidelines or Standard Specifications for Windows in Additions and New Construction. 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.
- g. **DOORS:** The applicant proposes a nine-lite non-wood door for the rear addition. Historic Design Guidelines for Additions 3.A.i states that additions should include 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. Staff finds the proposed style of door and the proposed material inappropriate.
- h. **ARCHITECTURAL DETAILS: SIDING:** The applicant proposes to install horizontal matching wood beveled siding on the proposed addition to match the existing siding. Guideline 4.A.ii for Additions states that additions should 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. Staff finds the proposed siding appropriate.
- i. **ARCHITECTURAL DETAILS: SKIRTING:** The applicant proposes to install stucco skirting. Guideline 4.A.ii for Additions states that additions should incorporate architectural details that are in keeping with the architectural style of the original structure. The historic structure has stucco skirting. Staff finds the proposed skirting conforms to guidelines.

RECOMMENDATION:

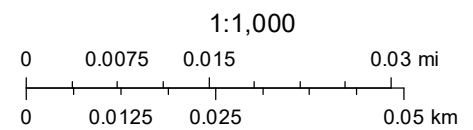
Staff recommends approval of construction of an approximately 316-square-foot rear addition, based on findings a through g, with the following stipulations:

- i. That the applicant install a standing seam metal roof to match the existing structure.
- ii. That the applicant propose a roof form that ties into existing adjacent roof form to create a smooth transition comparable to those found historically within the district.
- iii. That the applicant install one-over-one wood sash windows that relate to the size of windows on the historic structure.
- iv. That the applicant install a wood door.

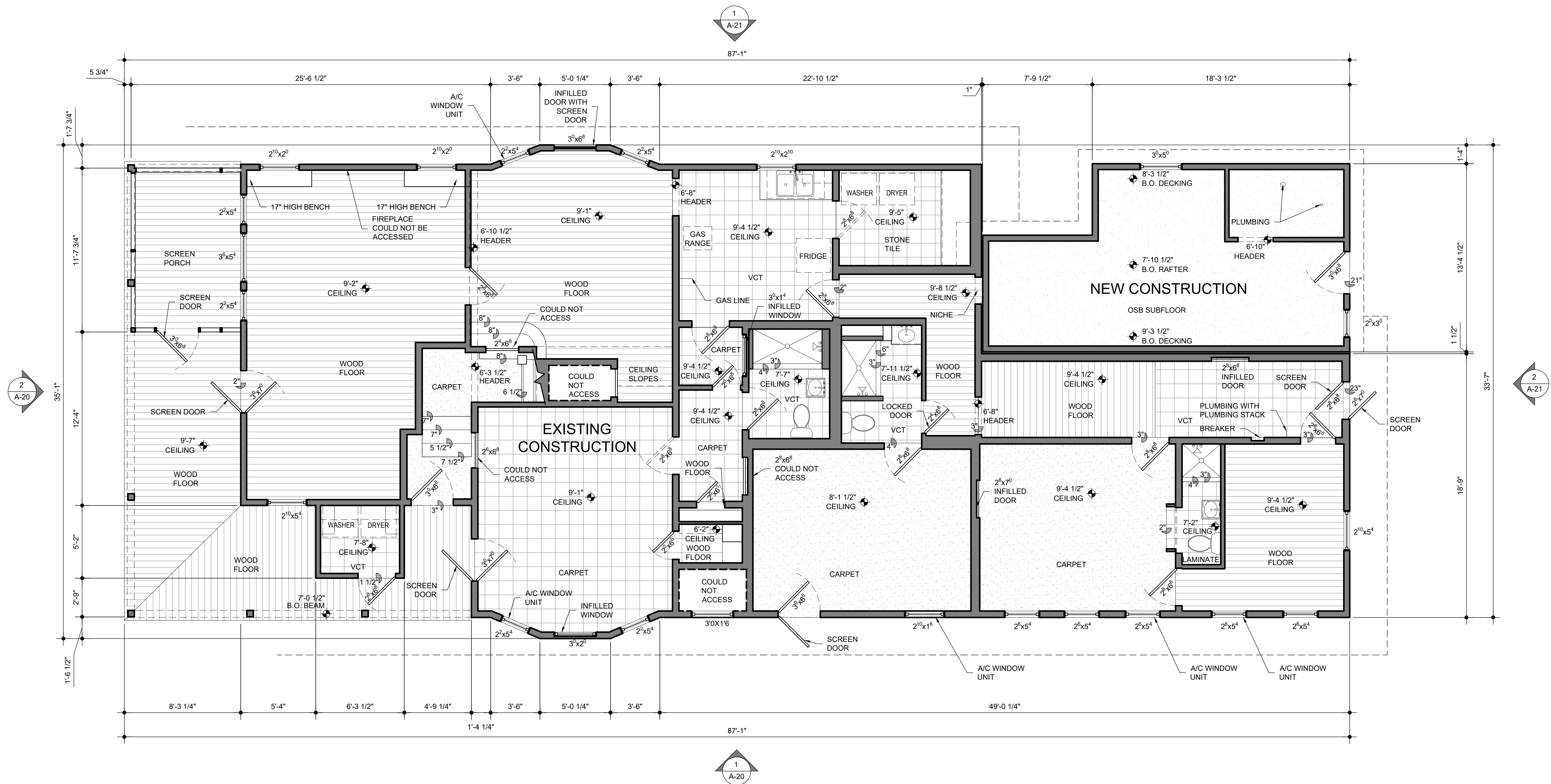
City of San Antonio One Stop



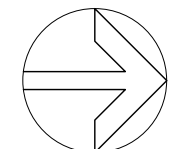
July 28, 2022



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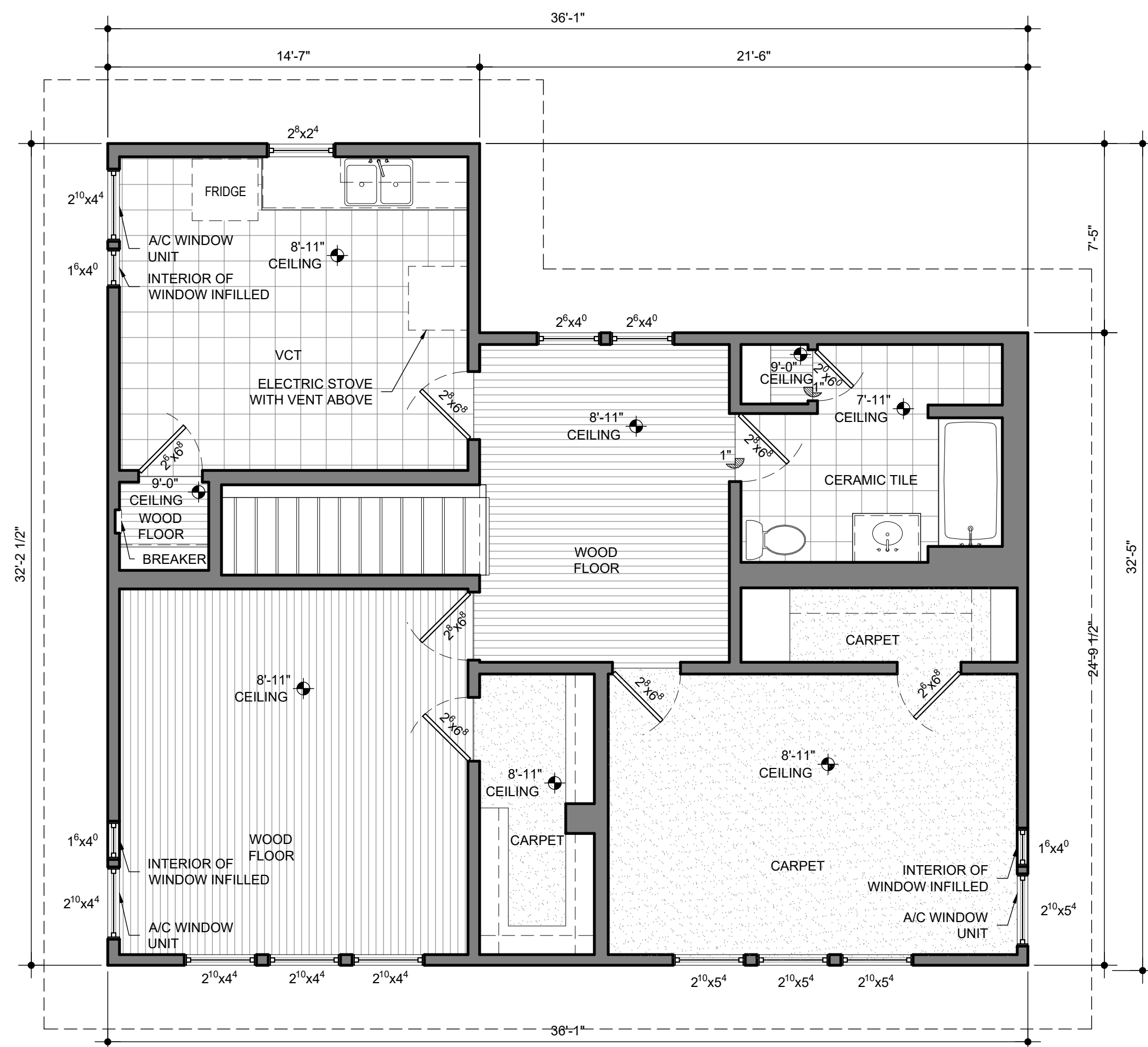


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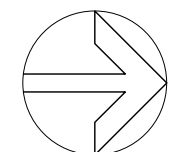


1 1ST FLOOR PLAN

1/4"=1'-0"



NORTH



2 2ND FLOOR PLAN

1/4"=1'-0"

SQUARE FOOTAGE		
FIRST FLOOR	CONDITIONED	1,860 SF
	UNCONDITIONED	938 SF
SECOND FLOOR	CONDITIONED	1,010 SF
TOTAL OF ALL SPACES		3,808 SF



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615 NOLAN ST
SAN ANTONIO, TX

FLOOR PLANS

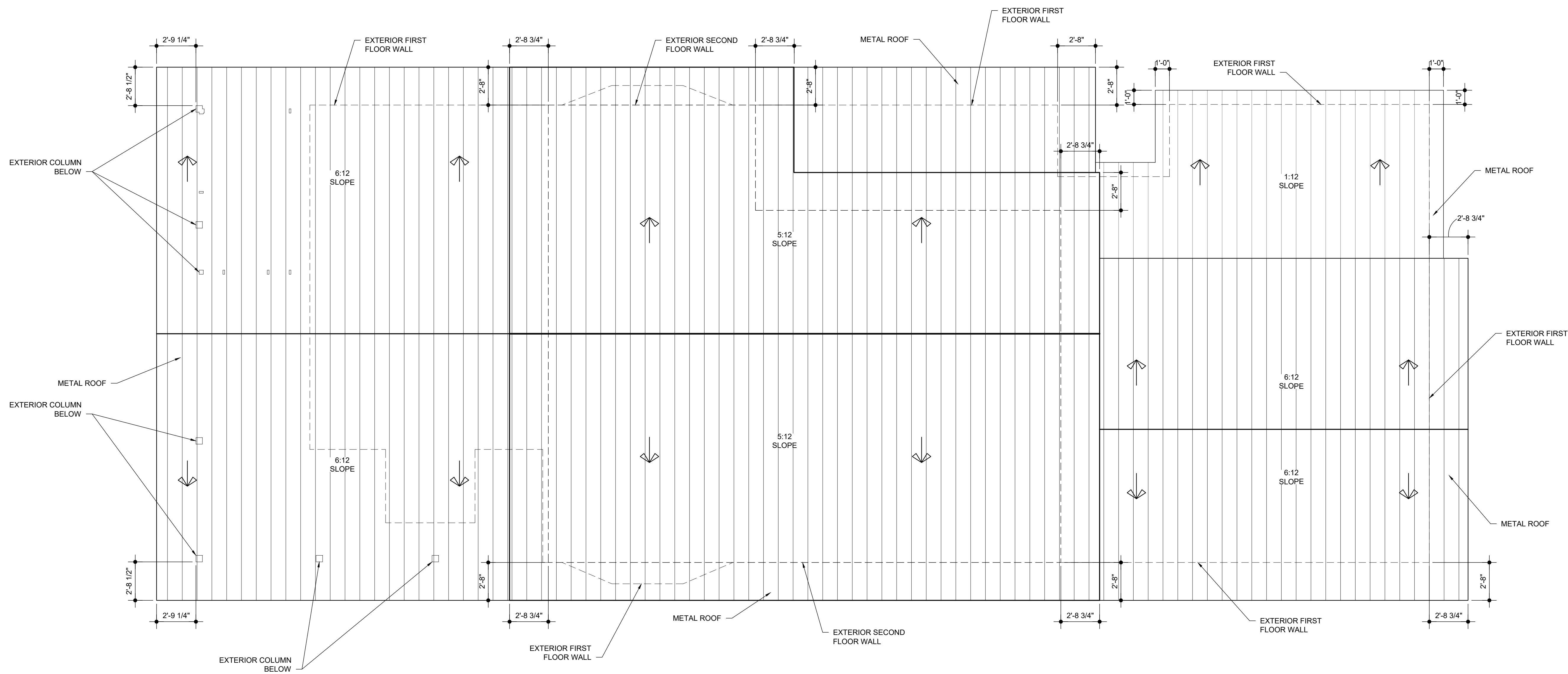
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AS-BUILTS

615 NOLAN ST - AS-BUILTS

DATE: 07.01.22



NORTH

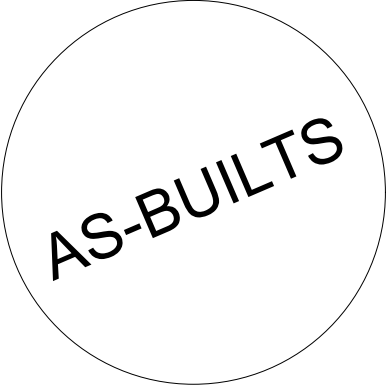
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1/4"=1'-0"

ROOF PLAN



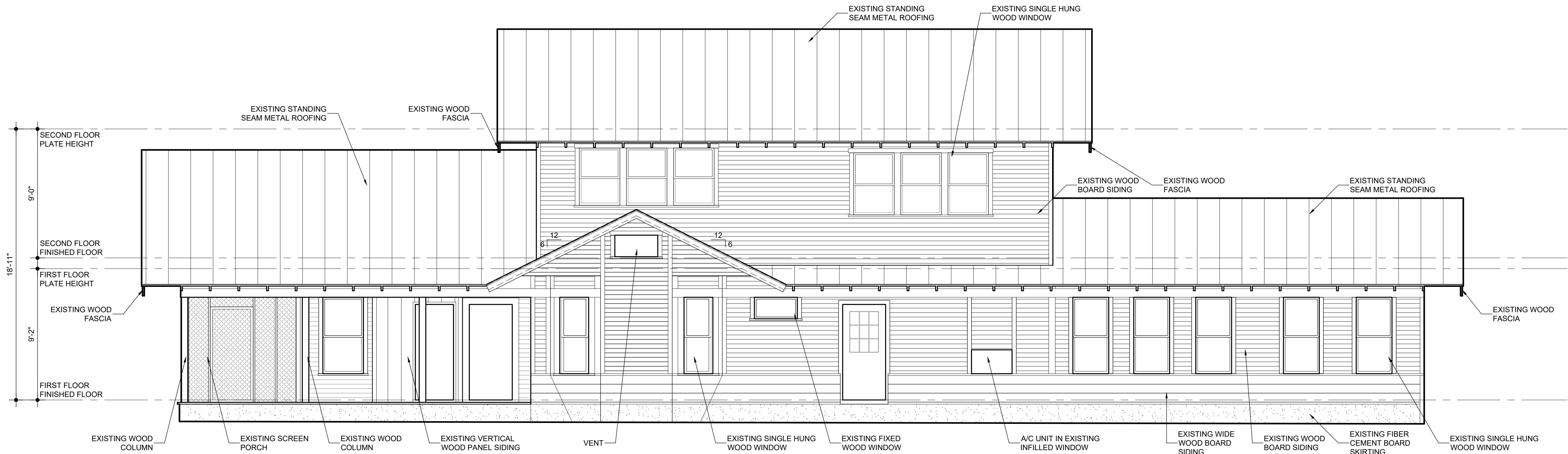
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615 NOLAN ST SAN ANTONIO, TX	DATE: 07.01.22
ROOF PLAN	



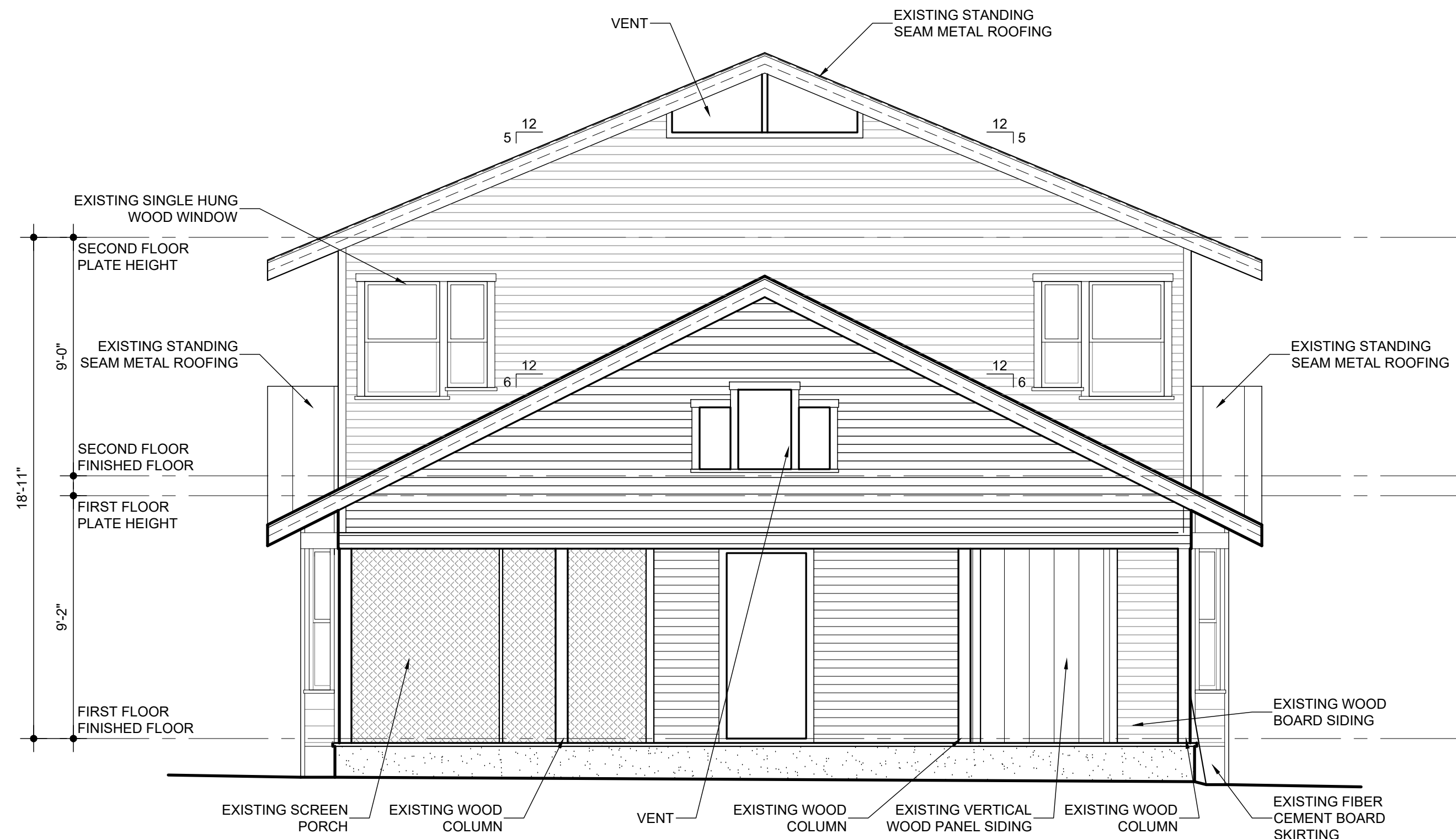
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1/4"=1'-0"

EXTERIOR ELEVATION



2
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1/4"=1'-0"

EXTERIOR ELEVATION

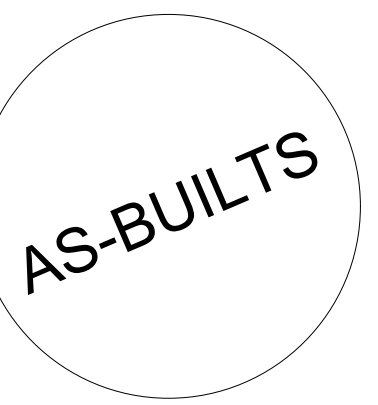


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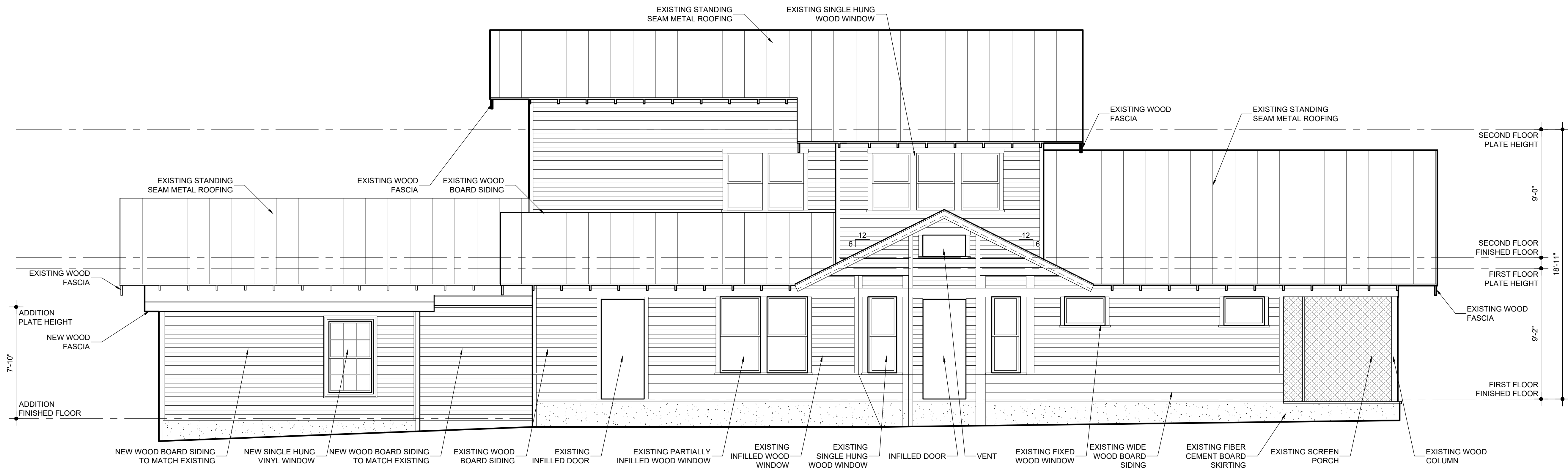
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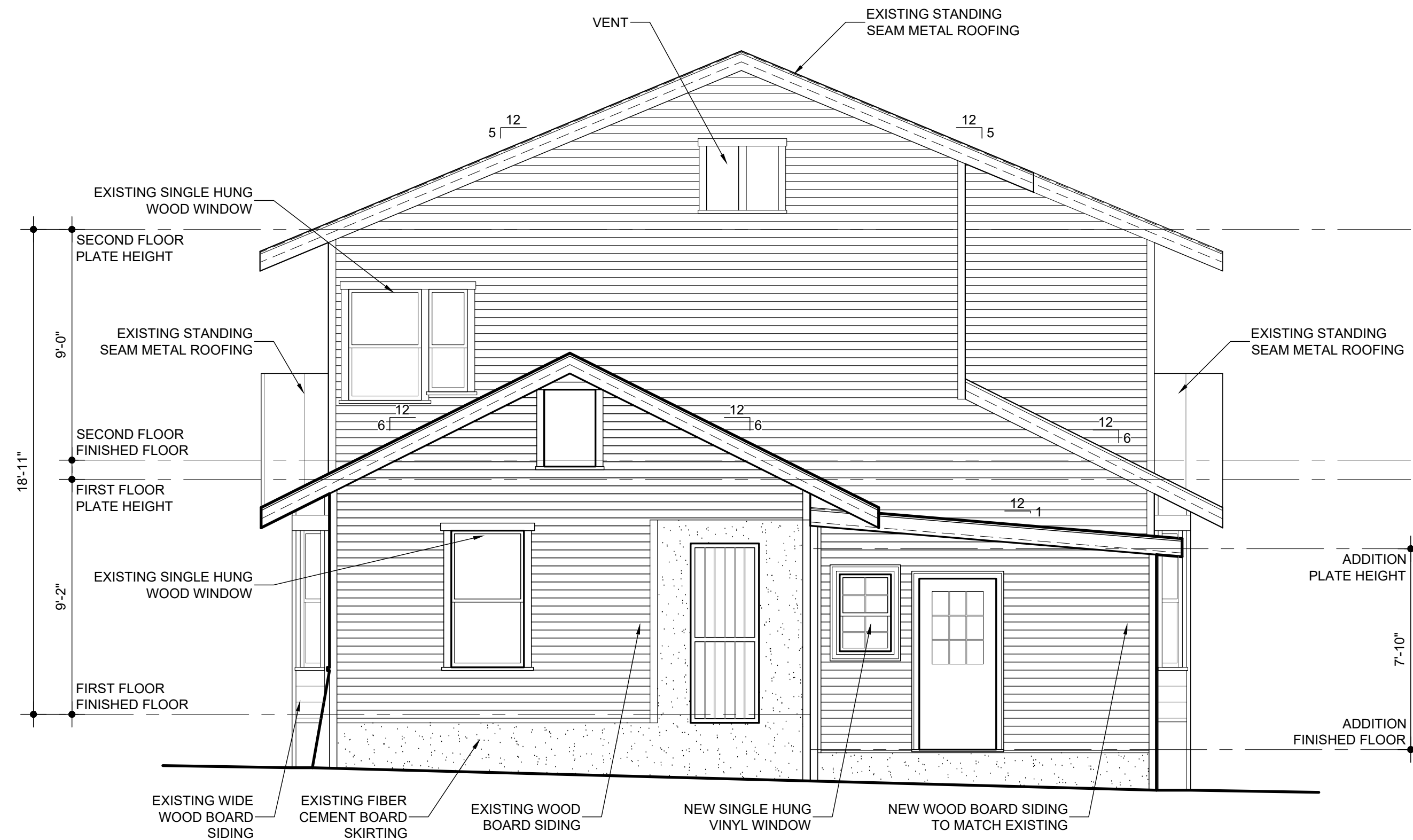
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1/4"=1'-0"

EXTERIOR ELEVATION



2
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1/4"=1'-0"

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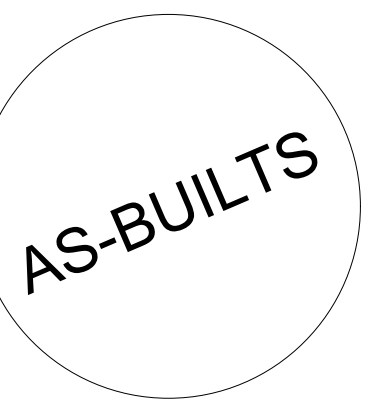


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615 NOLAN ST
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EXTERIOR ELEVATIONS

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Sheet Number

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The addition is a wooden structure, abutted to the existing structure at the east wall and the south wall. Exterior walls are built of 1x6 #D 117 siding (washboard) matching the existing structure. Interior walls, 8 ft. high, will be 5/8 sheetrock. Walls will be insulated with R-13 Kraft faced fiberglass roll insulation. Ceilings will be insulated with Owens Corning R-38 Kraft faced fiberglass insulation, Batt sheets.

Floor is composed of 4x8 sheets of 3/4" OSB boards, Roof is built of 3/4" OSB boards and light brown asphalt shingles. The addition rests on a pier and beam foundation. There are two windows, a front window, 24"x32" on the north wall, and a side window 36"x60" on the west wall. There is one 36" door on the north wall.

The square footage of the addition is 298 sq.ft.

































