

## HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

**HDRC CASE NO:** 2023-045  
**ADDRESS:** 922 NOLAN STREET  
**LEGAL DESCRIPTION:** NCB 1666 BLK J LOT 7  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Jerry Woolf | JB Woolf Sheds  
**OWNER:** Drew Warwick  
**TYPE OF WORK:** Shed addition and front door replacement  
**APPLICATION RECEIVED:** January 23, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a 20Wx12Lx10H feet backyard shed on a concrete slab.
2. Replace and install a double front door to include frosted glass.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, 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.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

##### 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.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.

- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

### *Historic Design Guidelines, Chapter 4, New Construction*

## 2. Building Massing and Form

### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

### B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Facade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

### D. LOT COVERAGE

- i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction 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.

## 3. Materials and Textures

### A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

#### 4. Architectural Details

##### A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

#### 5. Garages and Outbuildings

##### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

##### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

#### 6. Mechanical Equipment and Roof Appurtenances

##### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

##### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

#### *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 structure located at 922 Nolan Street is a single-story Folk Victorian style residence. Built c 1903, the property sits between N Pine and Willow Streets and has an unpainted wood picket fence enclosing the front yard. The house features wood siding, rock veneer and wood porch pillars, and wood windows. The cross-gabled roof of the house is clad in composition shingles, and the gabled area uses wood shakes as an accent feature. One-over-one windows appear alone or ganged. The property contributes to the Dignowity Hill historic district.
- b. ADMINISTRATIVE APPROVAL – Shown in the site plan is the proposed extension of the existing driveway to terminate at the house's back façade. The driveway addition will measure nine feet in width and thirty-nine feet in length. This scope of work is eligible for administrative approval and has been approved.
- c. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles. Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval. The applicant previously received conceptual approval from the HDRC on February 15, 2023, with the following stipulations:
  - i. That the applicant confirm the existing width of the driveway. ***This stipulation has been met.***
  - ii. That the applicant state the width of the proposed driveway. ***This stipulation has been met.***
  - iii. That the applicant submit accurate and measured elevation drawings of the proposed shed. Not renderings of example sheds. ***This stipulation has been met.***
  - iv. That the applicant submit an accurate and measured site plan that includes all scopes of work. ***This stipulation has been met.***
- d. CASE HISTORY – On April 20, 2022, the previous property owner's application was reviewed by the HDRC. Concerning the proposed double front doors, the HDRC stated that the doors can be replaced; however, the glass for each door must be clear.
- e. NEW CONSTRUCTION (SHED) – The applicant requests approval to construct a 20Wx12Lx10H feet rear shed on a slab foundation. The shed will feature a composition shingle shed roof and horizontal Hardieboard siding with a seven-inch profile painted to match the house. It will feature two fifteen-lite doors on the front façade and five windows, two 3Wx5H feet aluminum windows on the front façade and three 3Wx1H feet fixed wood transom windows on the top of the front façade. Historic Design Guidelines for New Construction 5.A.i and ii state that new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form and should be no larger in plan than 40 percent of the principal historic structure footprint. The house is 1,870 square feet; the proposed shed is visually subordinate to the house and is 240 square feet, or 12.8% of the square footage of the house. Staff finds the proposed shed conforms to Guidelines.
- f. FRONT DOOR – The HDRC previously approved door replacement with a stipulation that clear glass be used. The applicant requests approval to retain the frosted glass as installed. The Guidelines for Exterior Maintenance and Alterations 6.B.i. states that the replacement of doors should be in-kind when possible and to ensure features match the size, material, and profile of the historic element. Staff finds that the installed doors are wood and generally conform to the Guidelines in terms of material. The installed glass is atypical of historic doors.

- g. MATERIALS (SIDING & ROOF) – The applicant has proposed to use seven-inch profile horizontal Hardieboard siding on the exterior of the shed to match the profile of the house and clad the shed roof in composition shingles. The Guidelines for New Construction 3.A.i recommends the use of materials that complement the type, color, and texture of materials traditionally found in the district. Staff finds the proposed materials generally conform to the Guidelines, although a siding reveal of 4-6 inches is typically recommended.
- h. MATERIALS (WINDOWS & DOORS) – The applicant has proposed to install two white aluminum windows, three white clerestory wood windows, and two fifteen-lite steel French doors on the front façade. The Guidelines for New Construction 5.A.iii. states that outbuildings must relate to the period of construction of the principal building on the lot using complementary materials and simplified architectural details. Staff finds the proposed materials generally conform to the Guidelines; however, the use of manufacture white is typically discouraged.

**RECOMMENDATION:**

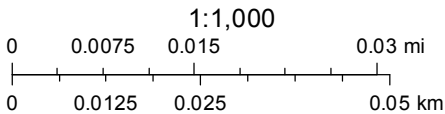
Staff recommends approval of items 1-3 based on findings a through f, with the following stipulations:

- i. That the applicant use lapped Hardieboard siding featuring a smooth finish and 4-6" exposure.
- ii. That all windows adhere to the adopted policy guide for windows regarding installation depth and finish.
- iii. That compatible wood doors with traditional glass be installed based on the Guidelines.

# City of San Antonio One Stop



February 8, 2023





148

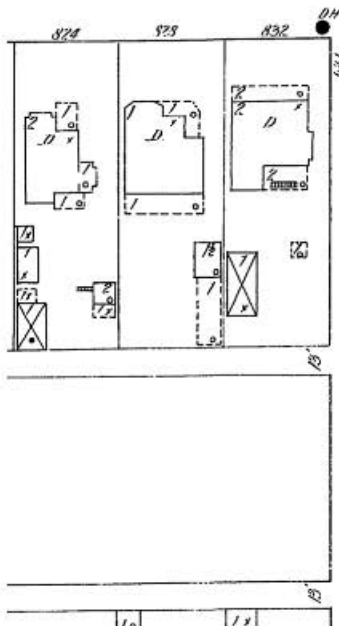
NOLAN

MICRONIMIZED

6" W. Pipe

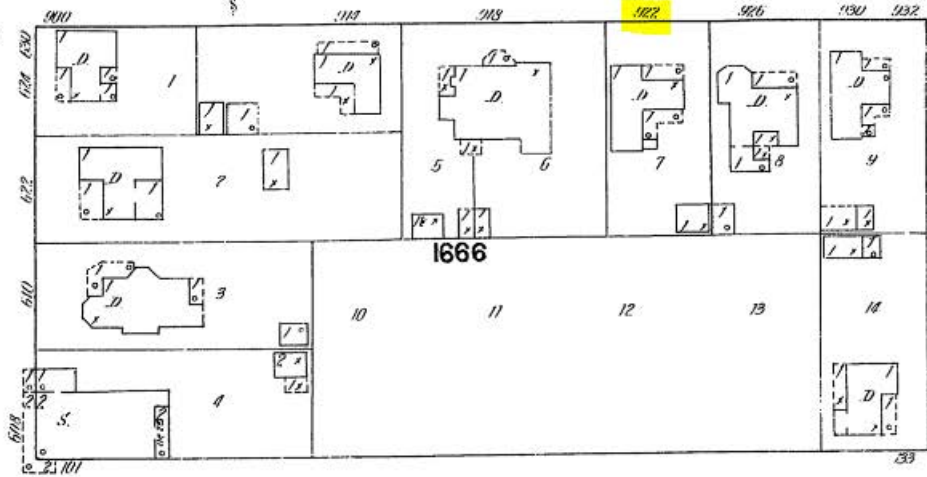
150'

55'



6" W. Pipe

50'



WILLOW 'NOT PAVED

GORMAN

135



922



NO  
PARKING  
ANYTIME  
TOW AWAY ZONE

TEXAS  
6177JH









HDRC CASE NO:2023-045

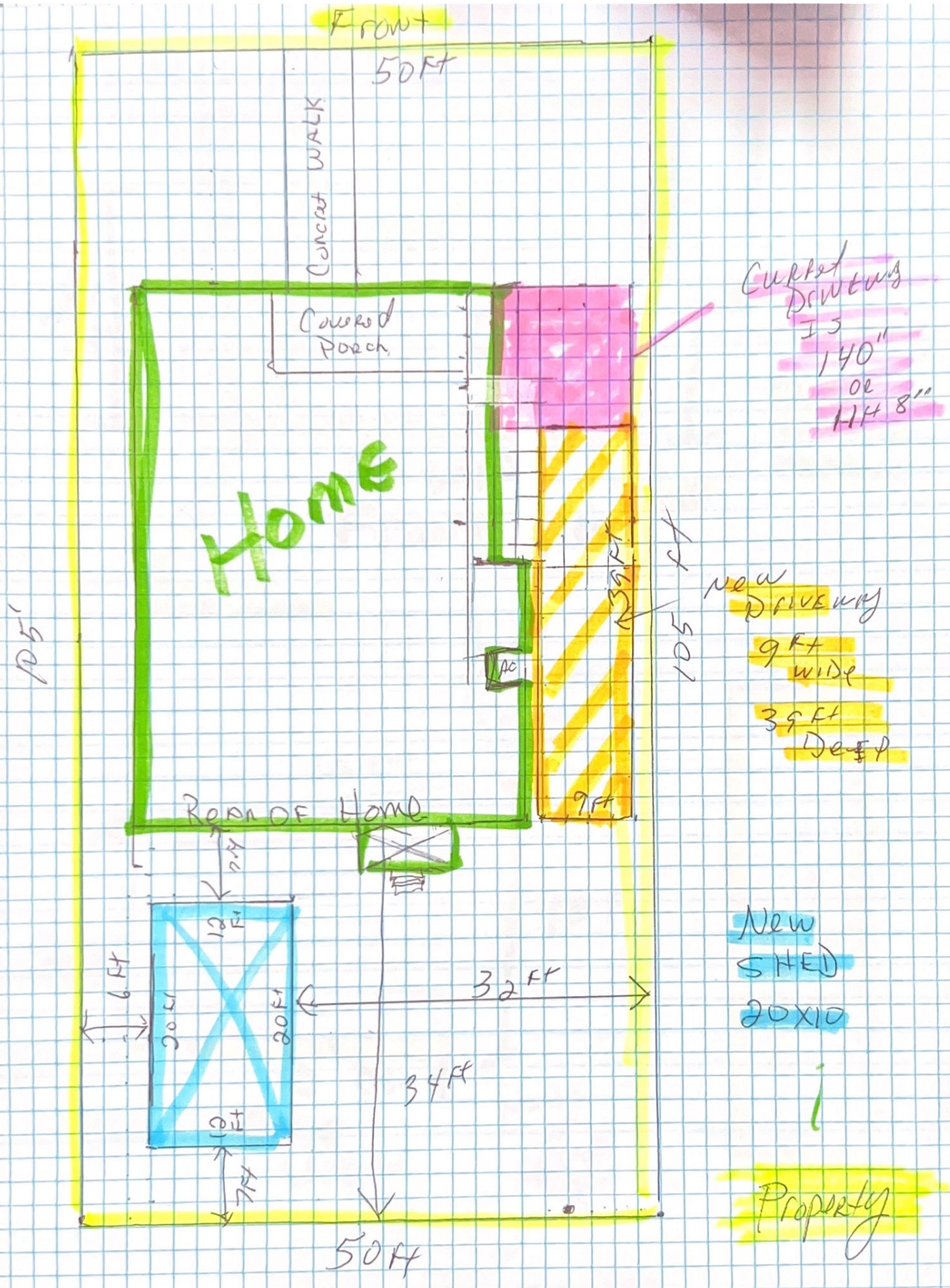
922 NOLAN

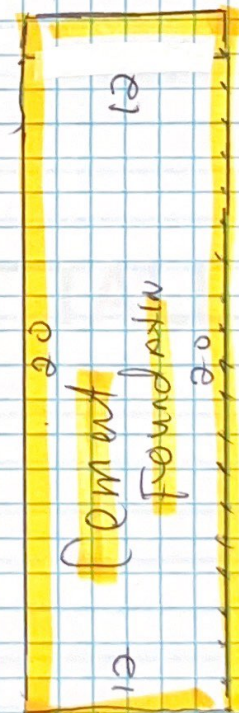
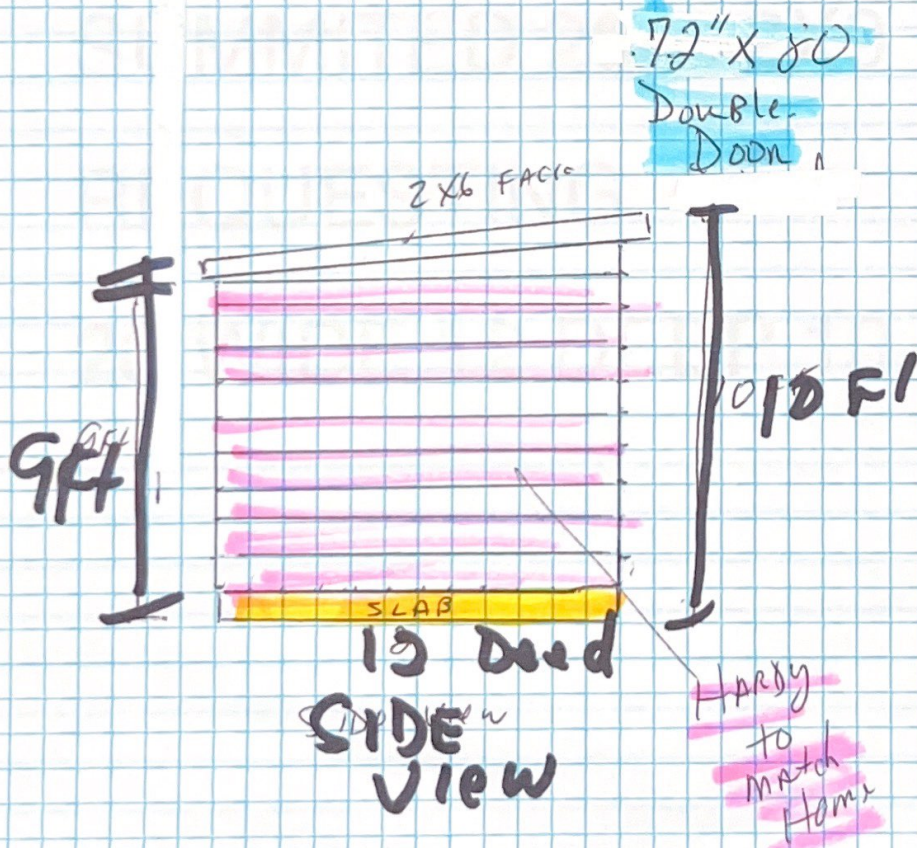
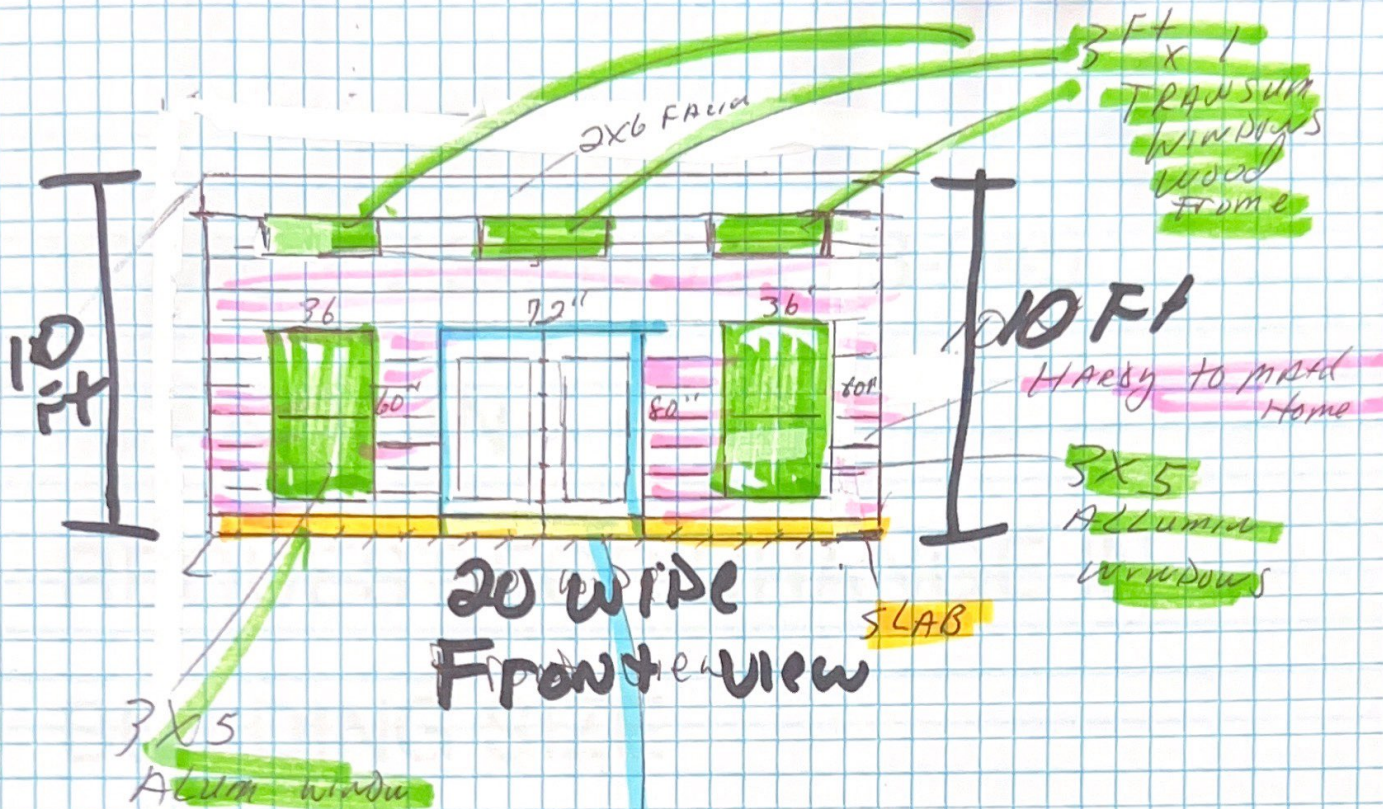
REQUEST FOR CHANGE IN  
BUILDING SIZE

SUMMITTED 20X12X9

REQUESTING

20 WIDE 12 DEEP 10 FT TALL





2x6 FACING

9ft

10ft 6in

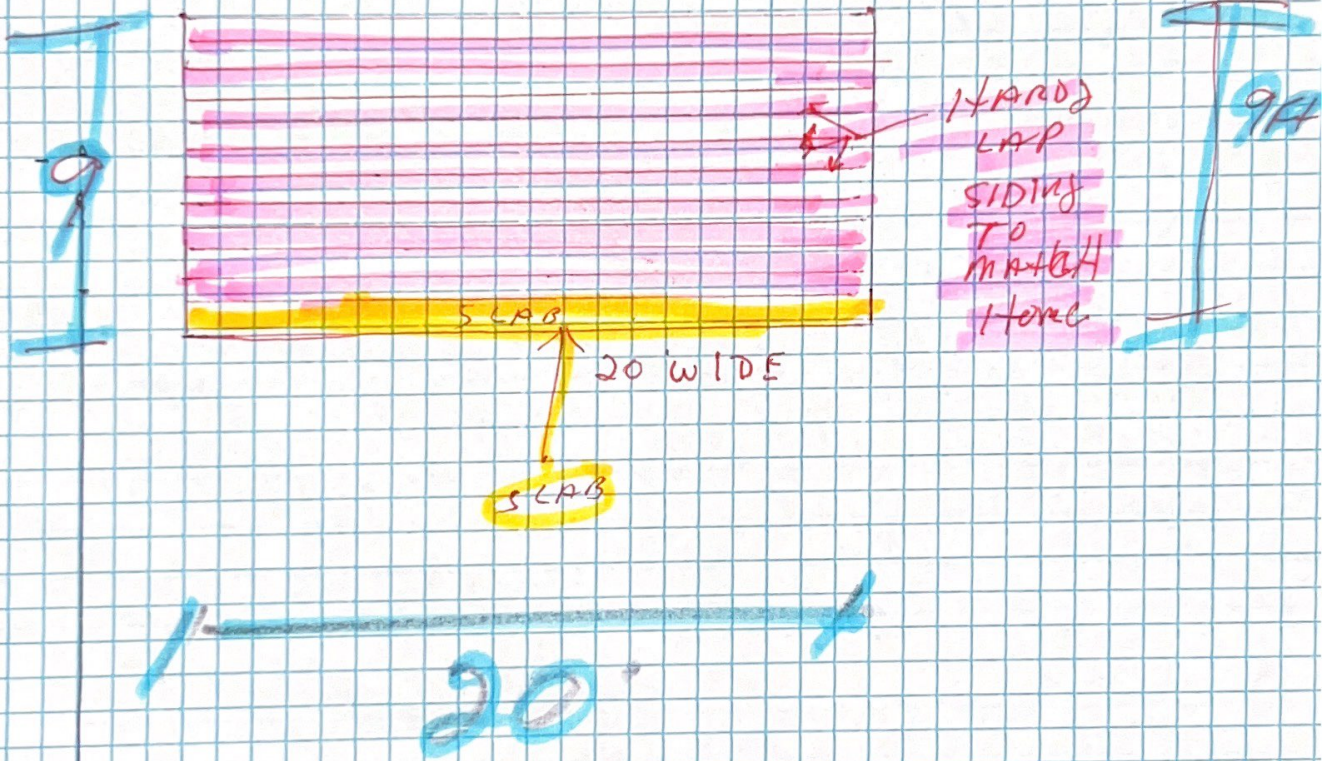
SLAB

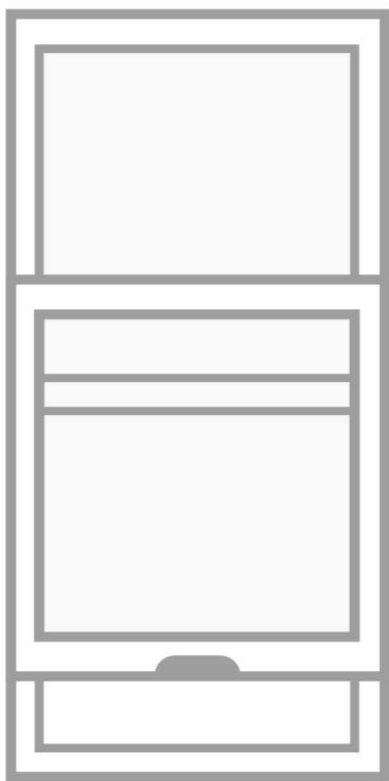
13 Dead  
SIDE VIEW

Hardy  
to  
match  
Home



# Rear Elevation





Single Hung



**ALUMINUM WINDOWS & DOORS**



**310 & 410 Windows & Doors**





As the #1 Manufacturer of Windows in North America, Ply Gem understands the window and door needs of today's homeowners. Ply Gem aluminum windows are durable, energy efficient, and require only minimal maintenance. Get the styles and performance options you need with Ply Gem windows and patio doors at The Home Depot.



### **310 Aluminum Window**

Dependable value and performance.



### **410 Aluminum Window**

Value and performance in a narrower frame for a larger viewing area.

---

## **Features**

- Dual lift rails on the sash for easy opening and closing
  - Bottom sash is removable to make cleaning easier
  - Nailing fin simplifies installation of the sturdy 2-7/16" frame depth
  - Reduced environmental impact - made with 75% recycled material
  - Insulated glass and Warm Edge spacers save energy
  - Weather resistant with a sloped sill that drains water away from the window
  - Meets Texas Dept. of Insurance (TDI)
-

**From:** [Jerry Woolf](#)  
**To:** [Bryan Morales \(OHP\)](#)  
**Subject:** Re: [EXTERNAL] Windows and door info  
**Date:** Friday, February 24, 2023 2:43:24 PM

---

# 35.25 in. x 59.25 in. 310 Series White Aluminum Single Hung Window

On Feb 24, 2023, at 2:37 PM, Bryan Morales (OHP)  
<[Bryan.Morales@sanantonio.gov](mailto:Bryan.Morales@sanantonio.gov)> wrote:

Received! One more question, are you proposing the 310 or 410 aluminum windows?

---

**\*\*THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.\*\***

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.

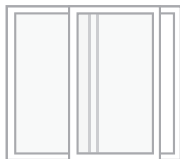
**\*\*THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.\*\***

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.

# **Styles**



Single Hung



Sliding Window



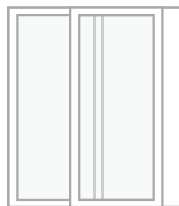
Architectural  
Shapes



Operating Arch  
Single Hung



Picture Fixed



Sliding Patio Door  
(Available in 410  
Series only)

# **Colors**



White



Bronze

# **Grille Options**

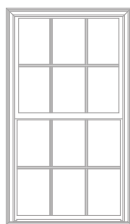


5/8" Flat Grilles  
Between Glass



3/4" Flat Grilles  
Between Glass

# **Grille Patterns**



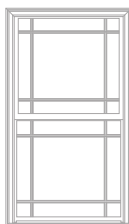
Colonial



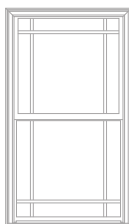
Half  
Colonial



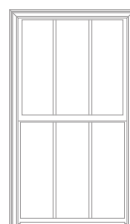
Plaza



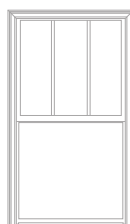
Prairie



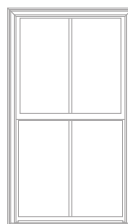
Perimeter  
Prairie



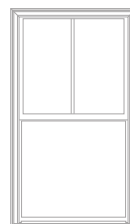
Three over  
Three



Three over  
One



Two over  
Two



Two over  
One

# **Glass/Energy Efficiency**

- HP<sup>SC</sup>** High Performance Solar Cooling HP<sup>SC</sup> features specialty Low-E<sup>SC</sup> glass coupled with Argon gas sealed between the glass panes for increased insulation against temperature transfer. It deflects the sun's heat and can greatly reduce solar heat gain, fade damage and cooling costs in warmer regions.
- HP** High performance glass package with Low-E glass and Argon gas sealed between the glass panes provides increased energy efficiency in any climate, along with solar fade protection.
- Low-E<sup>SC</sup>** For homes in warmer regions, Low-E<sup>SC</sup> glass deflects the sun's heat to reduce solar heat gain, fade damage and cooling costs.
- Impact** Impact glass protects against windborne debris in extreme weather. In addition, it provides added security against break-ins and reduces outside noise. Available in 410 Series only.

Performance	310	410
Design Pressure (DP) Rating	35	50
Texas Dept. of Insurance (TDI) Evaluation	WIN435	WIN1396
Meets Florida Building Code	–	FL14039.1, FL14634 & FL15943



**20 Year**  
Manufacturer  
Glass  
Warranty

**20 Year**  
Warranty

### **Peace of mind.**

Our products are built to strict industry standards, rigorously tested and independently certified. We confidently back them with a 20-year Warranty that includes 20-year glass coverage. For multi-family installations, we offer a 10-year warranty.

## **Special Order**

### **Don't see what you need?**

We offer a full range of styles and sizes available through Special Order. Ask an Associate for help.



The Home Depot is a trademark of Home Depot Product Authority, LLC or its affiliates. Ply Gem Windows & Doors and the Ply Gem Windows & Doors logo are trademarks of Ply Gem Industries, Inc. ©2019 Ply Gem Industries, Inc. MS/0519



# Details

Bore Type	Double Bore
Color Family	White
Color/Finish	White Primed
Core Type	Solid Core
Door Configuration	Double Door
Door Glass Insulation	Double-Glazed, Low-E
Door Handing	Left-Hand/Inswing
Door Type	French Patio Door
Features	Lockset Bore (Double Bore), Tempered Glass, Weatherstripping
Finish Type	Primed
Frame Material	Wood
Hinge Type	Standard

Steves & Sons

72 in. x 80 in. Element Series Left-Hand 15-Lite Low-E External Grille Primed White Steel  
Patio Door

★★★★★ (83) ✓



GLASS

1 2 3

CLEAR

# Dimensions

Actual Door Height (in.)	79.5 in
Actual Door Thickness (in.)	1.75
Actual Door Width (in.)	71 in
Door Height (in.)	79.5 in
Door Thickness (in.)	1.75 in
Door Width (in.)	71 in
Nominal Door Height (in.)	80 in
Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	72 in
Rough Opening Height (In.)	80 in

Brighten any room in your home with this Steves & Sons Patio Door. This ENERGY STAR qualified 1-3/4 in. door is pre-assembled in a fully weather-stripped frame for easy installation. The door is assembled with nickel hinges and the patio door and frame are primed and ready to finish in a color of your choice.

- Top quality galvanized steel with polystyrene core construction provides energy efficiency and security
- Interlocking stile edge provides structural rigidity
- High performance bronze weather stripping provides a tight seal against drafts
- Assembled with Low-E tempered glass for energy efficiency
- Primary door is doubled bored for lockset with deadbolt and heavy duty astragal on secondary door for added security

# Product Details



- Galvanized steel door provides protection from rust
  - Double bored with security plate adds strength and security
  - Primed surface makes it easy to paint
- 

**Model#:** STLFFC7280LI

**Sku#:** 1001242467

**Internet#:** 205741587