

# HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2023

**HDRC CASE NO:** 2023-121  
**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/HANDLER WENDY W  
**OWNER:** Wendy Handler/HANDLER WENDY W  
**TYPE OF WORK:** Construction of a wood deck at the front of the historic structure  
**APPLICATION RECEIVED:** March 27, 2023  
**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 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.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for 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.

## FINDINGS:

- a. 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.

- b. 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.
- c. 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 facade. 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:

- i. 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.
- ii. 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.
- iii. 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.

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HAYS

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N. MESQUITE

BURNET

NOT PAVED

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NOLAN

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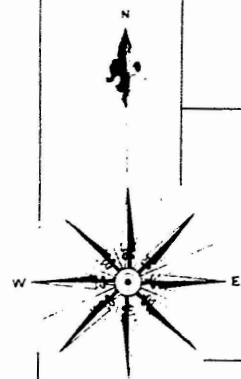
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Scale of Feet.

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162 CHERRY

N. HACKBERRY 16





1994 SURVEY PHOTO





I currently have a set of cement steps and landing into my front door that has moved away from the homes foundation. There is now a gap of approximately one inch between the porch and home. Additionally, movement has increased the step up into the house to a full 12". The cement steps themselves are all different heights, the tallest being 8". There is no railing on the sides of the steps. I have attached photos of all of these issues. Entry to the home has become difficult and my 82 year old mother can no longer get up the step from the porch landing into the house. I have looked at the homes in my neighborhood and cement steps are non-standard/historical.

The house is surrounded by homes with wood porches and steps with railings. For all these reasons, I am requesting approval to have a porch and new set of steps built. The porch will extend over an old cement slab, the purpose of which I have never known, but it is cracked along its border with the house and these cracks plus the gap between the porch and the front door allow for critter intrusion.





601













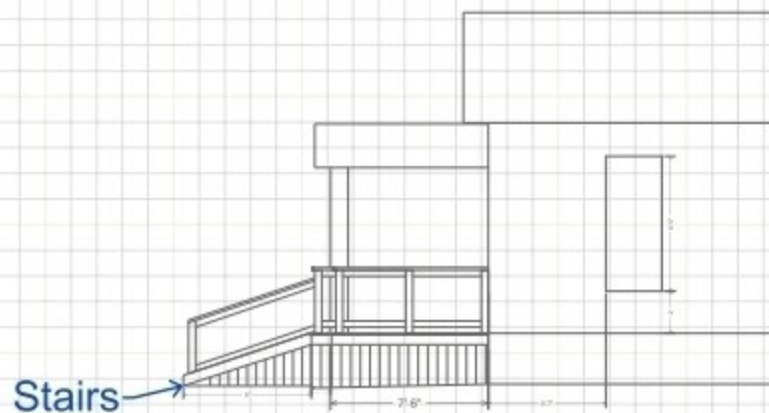
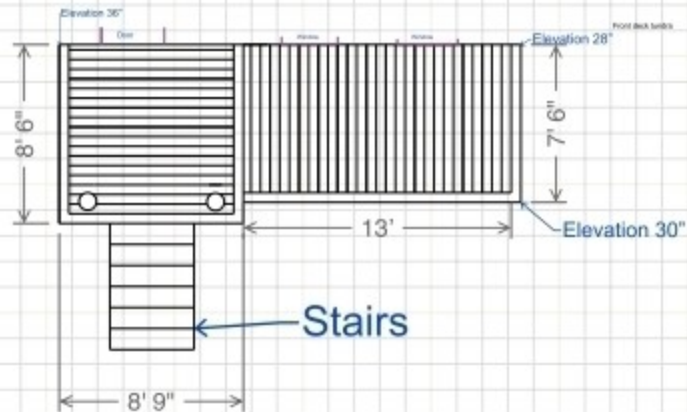














## Available Colors

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## Available Profiles

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Grooved-edge decking gives a clean, fastener-free appearance to the surface of your Deckorators deck. Stowaway™ hidden fasteners are a perfect way to discreetly secure deck boards to joists using the grooved edges.



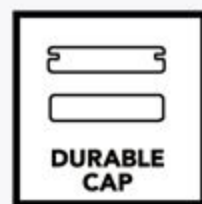
The solid-edge profile is ideal when board edges are visible, such as picture-frame boards or stair treads. Solid deck boards should be fastened through the top of the board using composite deck screws.



# Voyage Decking

A mineral-based composite deck board designed with vertical grain for enhanced traction.

Voyage decking is part of our patented mineral-based composite technology line, which provides the industry's best strength-to-weight ratio. Featuring a fiber-like structure similar to wood, Voyage has unmatched strength that is nearly 35% lighter than traditional composites and similar in weight to PVC. Voyage varied-plank decking is now available in four different widths to create that custom, wood floor look. Also, there is virtually no thermal expansion or contraction and is warranted for installation in the ground or water.



Our exclusive mineral-based composite material holds less heat than other composite deck board materials. Its unique cap contains infrared reflective materials to reduce solar heat gain and is engineered with micro-embossing that reduces the surface-to-skin contact.

- Won't splinter, sag, chalk or crack
- Stain- and fade-resistant cap stock
- Can be used as [residential cladding](#)
- 12' length in grooved-edge only
- 16' and 20' lengths; solid- and grooved-edge
- 8" and 11¼" [fascia](#) available in 12' lengths



