

# HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

**HDRC CASE NO:** 2017-145  
**ADDRESS:** 1123 NOLAN  
**LEGAL DESCRIPTION:** NCB 1665 BLK 1 LOT 15 & E 25 FT OF 16  
**ZONING:** R-6  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Cullen Jones  
**OWNER:** Cullen Jones  
**TYPE OF WORK:** Replace chain link fence in front yard with wrought iron fence

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing chain link fence along the front sides of the yard with wrought iron. The height is requested to be four feet and gradually increase to five feet to meet the existing five foot wrought iron fence fronting the sidewalk.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 1. Topography

#### A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

### 2. Fences and Walls

#### A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

#### B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining

wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

#### C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

#### **FINDINGS:**

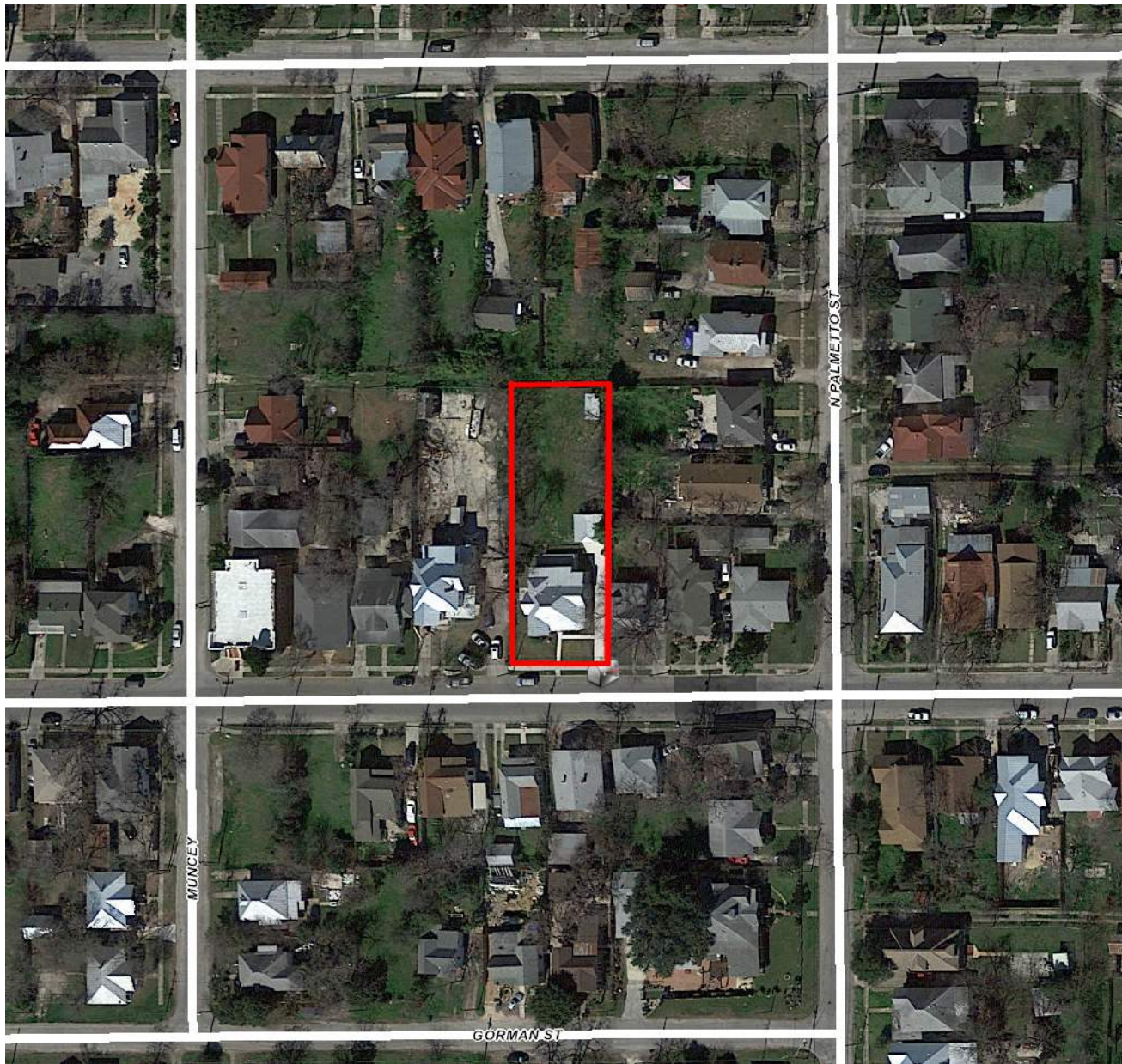
- a. The structure located at 1123 Nolan is a single-family home designed in the Queen Anne style. The home features several characteristic Queen Anne details, including a hipped roof with front gable, deep asymmetrical porch, and turned wood balusters. The 1994 district survey notes that the house is contributing and significant due to its design, plan, and materiality.
- b. FENCE MATERIAL – The applicant has proposed to replace an existing five foot chain link fence along the sides of the front yard with a wrought iron fence to match the existing front fence. Staff finds the removal of the chain link fence acceptable and the proposal for a wrought iron fence in the side yards to match the existing front yard fence materiality consistent with the guidelines.
- c. FENCE HEIGHT – The applicant has proposed that the new fence to be four feet with a gradual stepped increase in height to meet the existing five foot fence along the sidewalk. Staff finds this proposal acceptable.

#### **RECOMMENDATION:**

Staff recommends approval based on findings b through c. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

#### **CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

Printed: Apr 14, 2017

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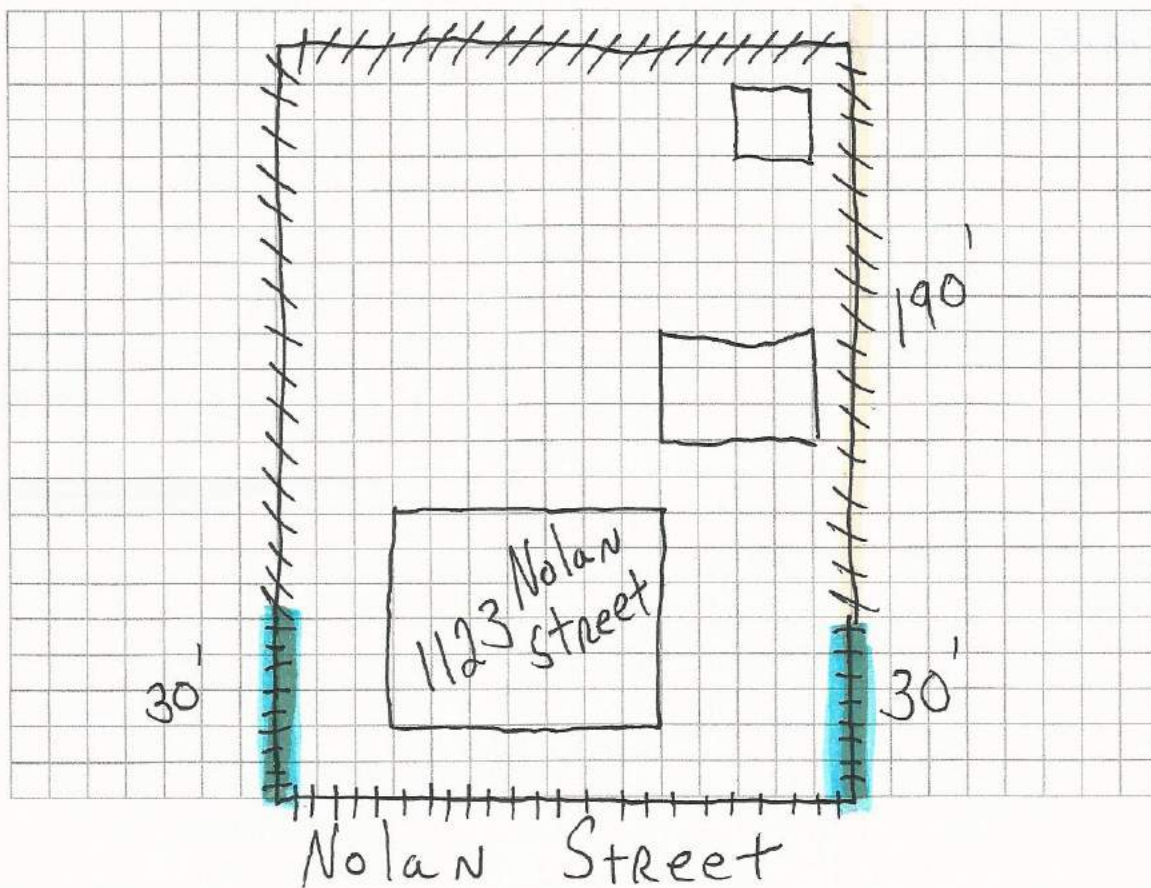




1125

1125





# PLOT (SITE) PLAN

(SAMPLE ONLY)

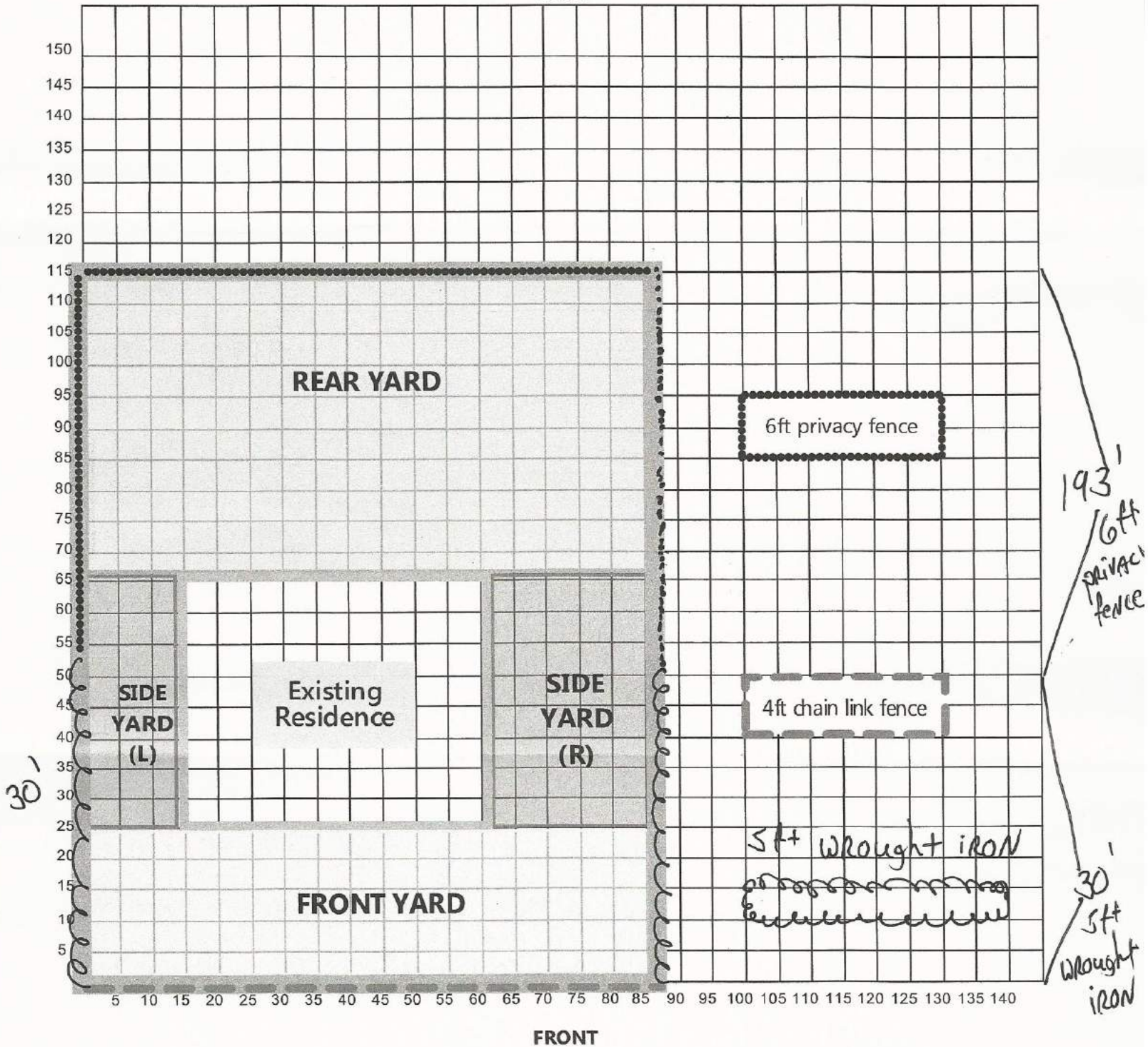
Address: 1123 Nolan St.

Lot: 15 & E 25ft

Block: 1

NCB: 1665

REAR



FRONT

I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

2-20-17



















































