

HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2018

HDRC CASE NO: 2018-072
ADDRESS: 512 N OLIVE ST
LEGAL DESCRIPTION: NCB 571 BLK 5 LOT N 56 FT OF 9 & 10
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Robert Lund
OWNER: Susan Primelles
TYPE OF WORK: Installation of front yard fencing
APPLICATION RECEIVED: February 02, 2018
60-DAY REVIEW: April 02, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a hog panel front yard fence to be four (4) feet tall with a driveway gate.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

FINDINGS:

- a. The structure at 512 N Olive was constructed circa 1910 and first appears on the 1912 Sanborn Map. The structure features a modified L-plan with gabled roofs and a front porch, typical of Folk Victorian structure. The home is a contributing structure to the Dignowity Hill Historic District.
- b. FENCING – The applicant has proposed to install cattle panel fencing throughout the front yard to feature an overall height of four (4) feet in height to feature a gate at the driveway. This block of N Olive features six residential historic structures, five of which (including 512) have had front yard fencing at one point. The four currently existing front yard fences feature chain-link.
 - a. FENCING – The Guidelines for Site Elements 2.B.ii. notes that fencing should not be installed in a location where one did not historically exist. Additionally, front yard fences should not be introduced within districts that have not historically had them. While this block of N Olive features many lots with non-historic examples of fencing, staff finds that the installation of fencing is appropriate in the Dignowity Hill Historic District.

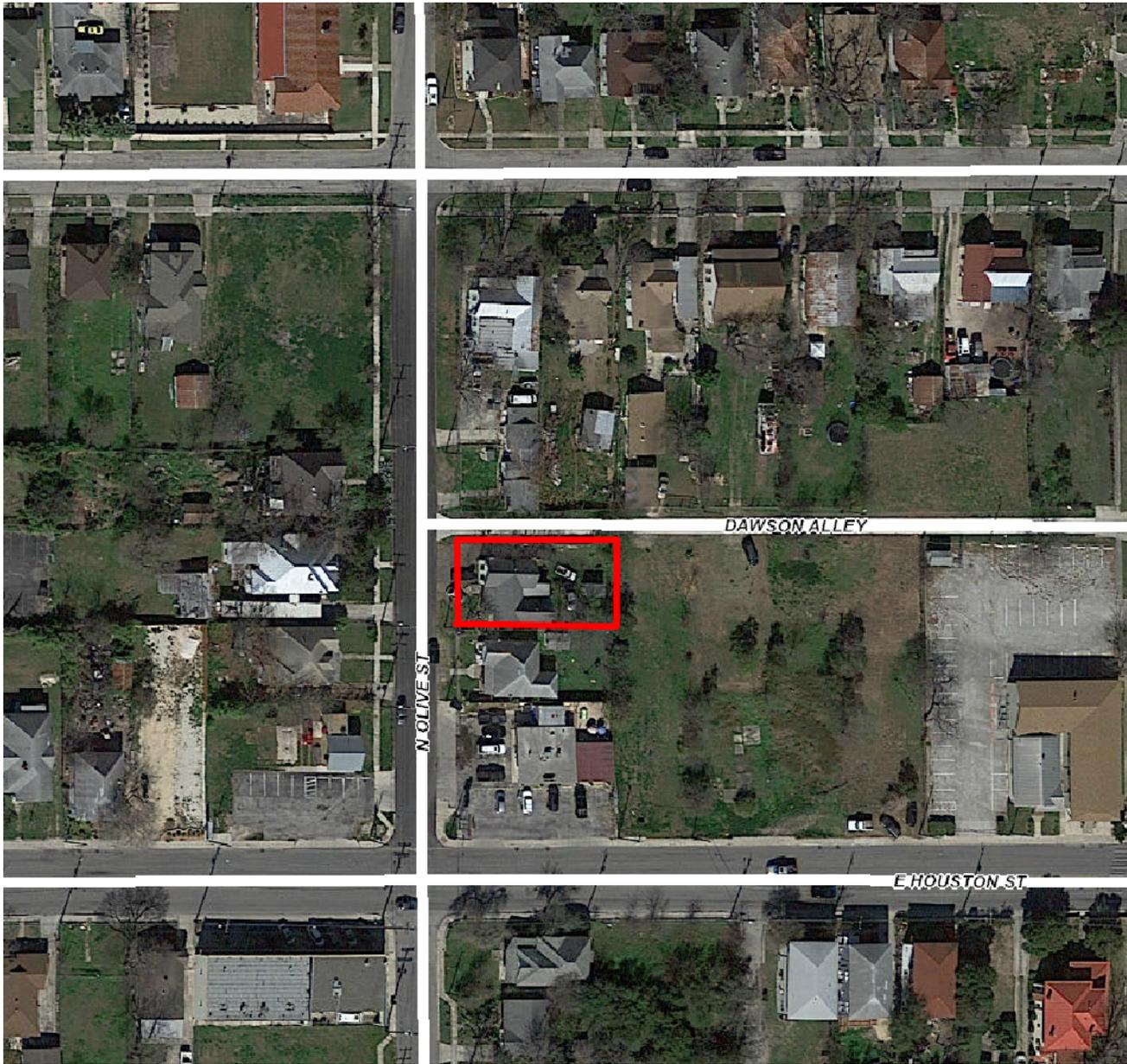
Additionally, the design of the proposed fencing is appropriate for the Folk Victorian style of the historic structure. However, staff finds that the gate should be removed from the design or set behind the front façade plane of the structure.

RECOMMENDATION:

Staff recommends approval based on findings b and c with the stipulation that the proposed gate is set behind the front façade plane or removed from the design. Staff recommends the gate be turned at the driveway to meet the corner of the structure rather than spanning across the driveway with the proposed gate.

CASE MANAGER:

Huy Pham



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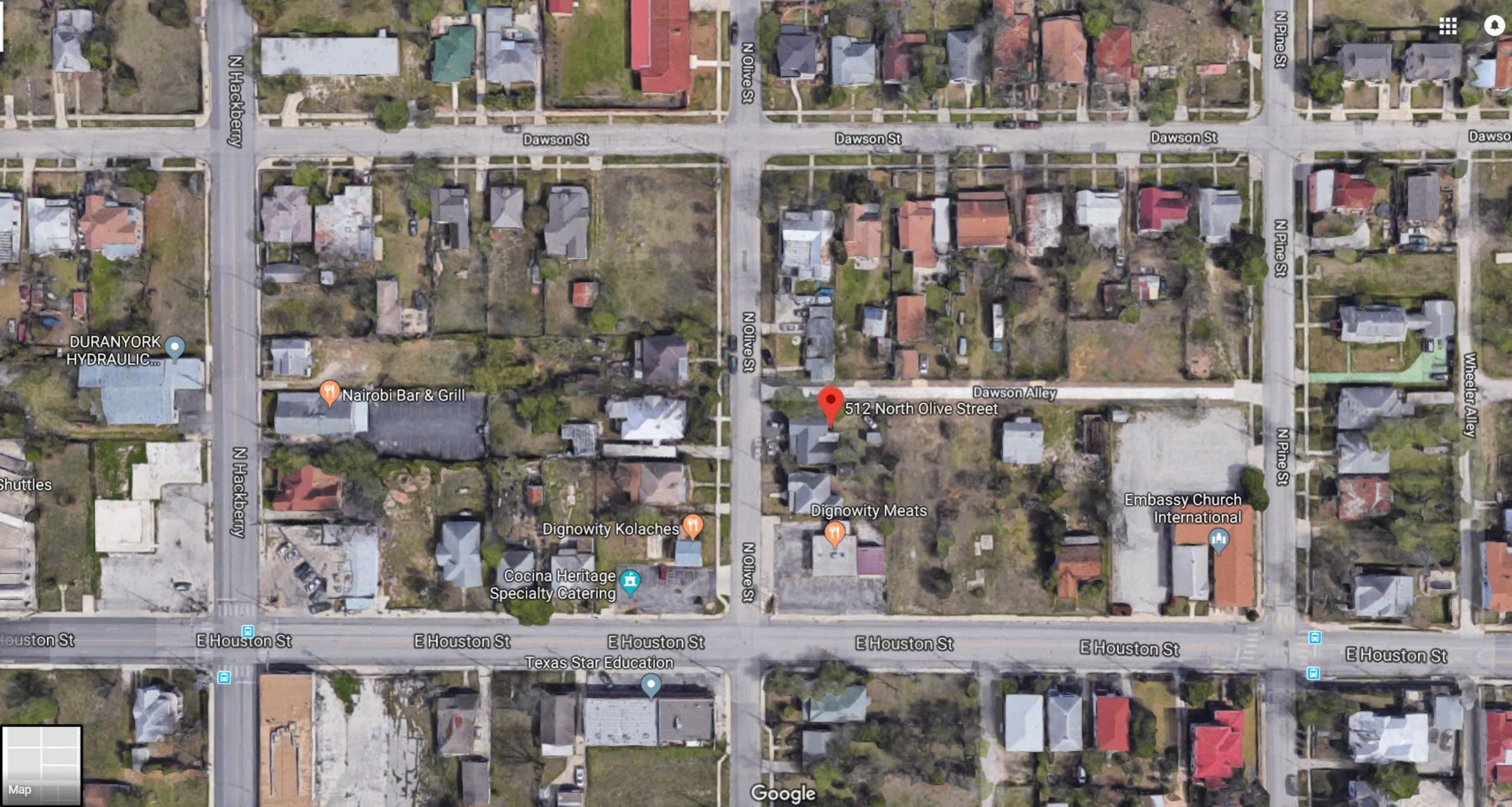


512 N Olive

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Printed: Feb 14, 2018

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N Pine St

N Olive St

N Hackberry

Dawson St

Dawson St

Dawson St

Dawson St

N Pine St

N Olive St

N Hackberry

Nairobi Bar & Grill

512 North Olive Street

Dawson Alley

N Pine St

Wheeler Alley

Embassy Church International

Dignowity Meats

Dignowity Kolaches

Cocina Heritage Specialty Catering

Shuttles

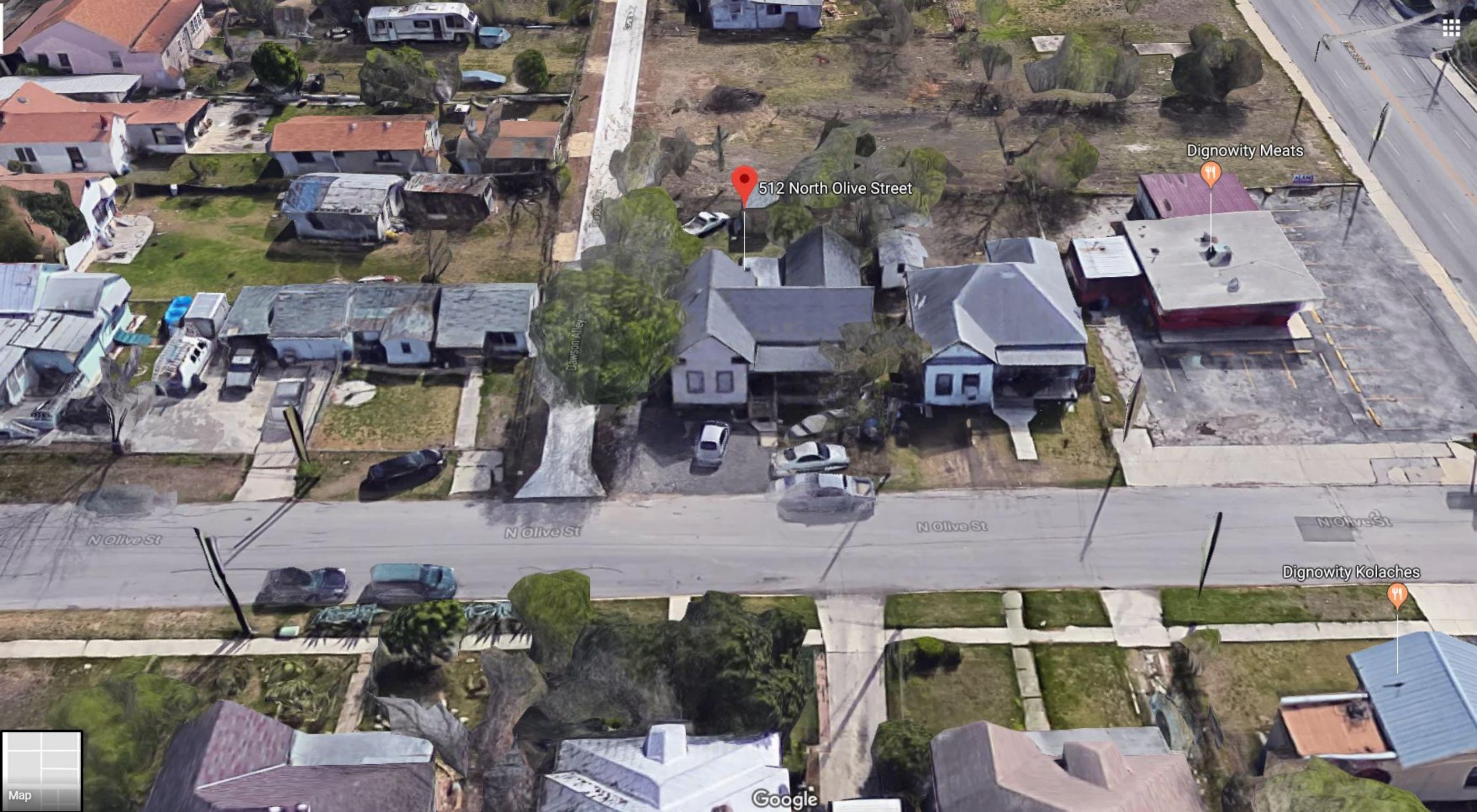
Houston St

E Houston St

Texas Star Education

Map

Google



512 North Olive Street



Dignowity Meats



Dignowity Kolaches

Google



Map

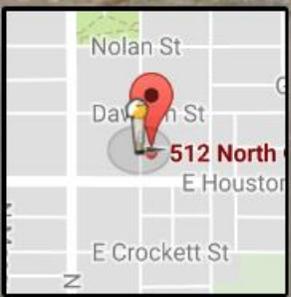
511 N Olive St

San Antonio, Texas

Google, Inc.

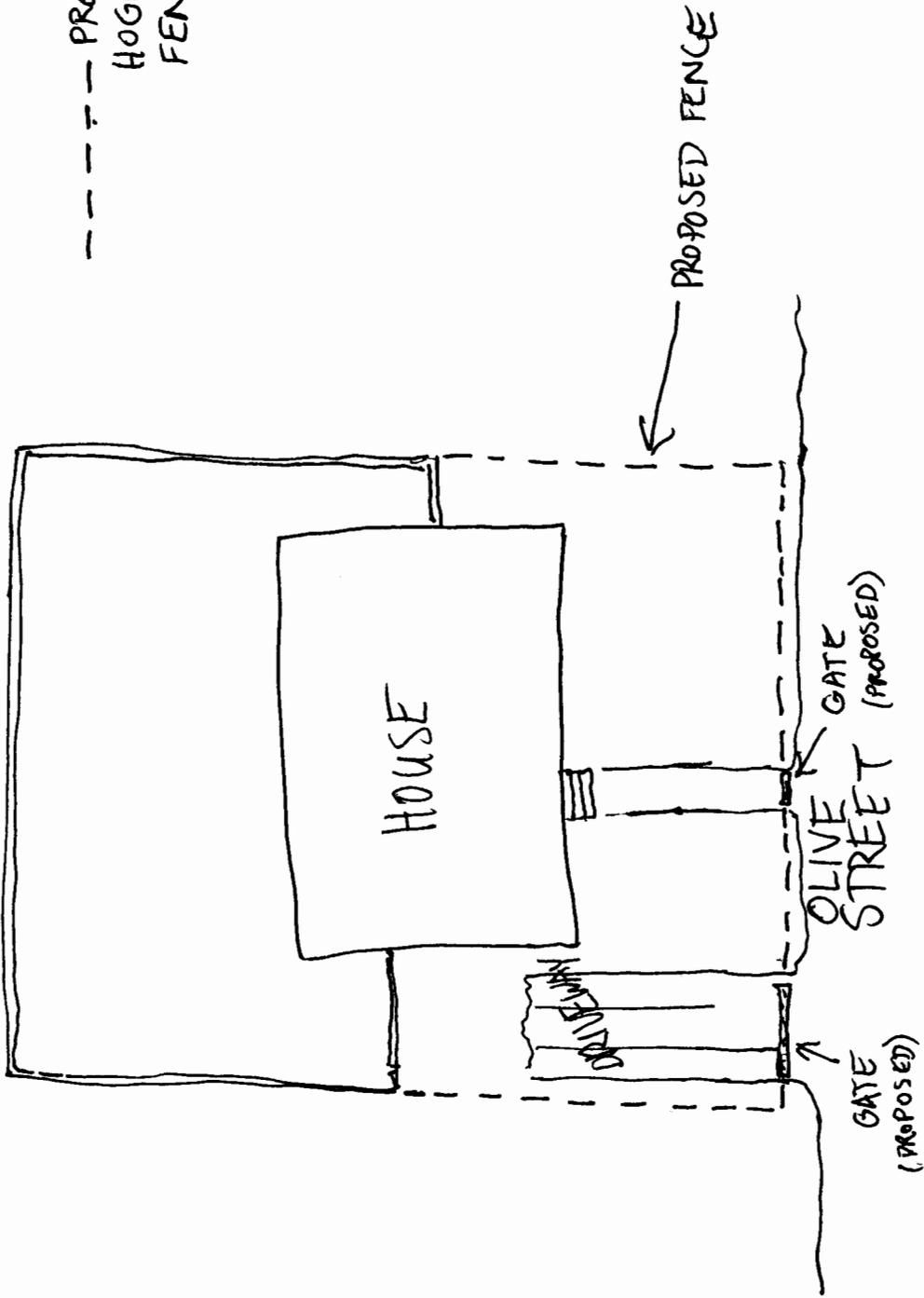
Street View - Apr 2016

N Olive
Dawson



Google

--- PROPOSED
HOGPANEL
FENCE



Materials List for Proposed Fence at 512 Olive St.

Item	Purpose
Quik-krete cement	To anchor vertical fence posts
Pressure treated 4x4	Vertical fence posts
Pressure-treated 2x4	Framing for fence
4-gauge galvanized hog pen panel	To be installed inside framing of fence
Thompson Weatherproof Stain	Add color and durability to wooden components of fence
Assorted gate hardware	





