

HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

HDRC CASE NO: 2017-076
ADDRESS: 817 NOLAN / 705 N PINE
LEGAL DESCRIPTION: NCB 549 BLK 9 LOT 5&6
ZONING: R-6 CD H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Willie A, JR & Guadalupe I Francois
OWNER: Willie A, JR & Guadalupe I Francois
TYPE OF WORK: 817 Nolan - Construction of a rear accessory structure, fencing, site work, exterior modifications to the existing wraparound porch / 705 N Pine – Fencing and landscaping

REQUEST:

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

1. Construct a rear accessory structure to serve as a garage for three vehicles with an attached storage structure.
2. Construct a rear, open air covered patio.
3. Install various concrete walkways on site.
4. Install a concrete driveway to be accessed by an existing curb cut.
5. Install various landscaping elements on site both lots.
6. Install fencing to enclose both lots.
7. Construct a roof over the existing wrap around 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.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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 principle 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.

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.
- 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.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees*—Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. Maintenance*—Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

- a. The structure at 817 Nolan first appears on the 1912 Sanborn maps and originally featured a double height front porch and Craftsman elements including roof brackets and large, square Craftsman style columns. The structure is in the process of being substantially rehabilitated. The lot at the corner of Nolan and N Pine Streets is addressed as 705 N Pine and is currently void of any structures.
- b. **REAR GARAGE & STORAGE STRUCTURE** – At the rear of the lot at 817 Nolan, to the rear of the primary historic structure, the applicant has proposed to construct a garage to accommodate three vehicles as well as an attached storage shed. The applicant has proposed an overall footprint of approximately 1,100 square feet. The Guidelines for New Construction 5.A. states that garages and outbuildings should be visually subordinate to the primary historic structure on the site, should be no larger in plan than 40 percent of the primary historic structure, should relate architecturally to the primary historic structure and should feature windows, doors and garage doors that feature proportions and materials similar to those found historically in the district. The applicant's proposal is consistent with the Guidelines through the use of complementary materials and architectural detailing. The applicant has proposed to install wood garage doors.
- c. **OPEN AIR PATIO** – To the west of the proposed rear garage and storage structure, the applicant has proposed to construct an open air patio and garage structure. The proposed open air patio structure is to feature a footprint of approximately 200 square feet, an overall height of approximately fifteen (15) feet and architectural details that are to match those of the primary historic structure. The applicant has noted the installation of support columns, which staff finds appropriate; however, the proposed columns should be square to complement those of the primary historic structure.
- d. **SETBACKS & ORIENTATION** – For both proposed accessory structure, the applicant has proposed a location, at the rear of the property and setbacks that are both appropriate.
- e. **SIDEWALKS**— Throughout the site, the applicant has proposed to install concrete sidewalks to connect the various proposed structures. In the front yard of 817 Nolan, the applicant has proposed to install a sidewalk leading from the primary historic structure to the sidewalk at the public right of way. There are currently existing concrete steps, but no sidewalk leading to the front porch. The applicant has proposed to replace these existing steps with new steps. Staff finds the installation of the concrete sidewalks on site as well as the replacement of the existing concrete steps appropriate; however, the proposed concrete steps are to match the profile of the existing and the front sidewalk is to be the width of those found historically throughout the Dignowity Hill Historic District.
- f. **DRIVEWAY** – The applicant has proposed to install a new driveway to be accessed by an existing curb cut and approach to facilitate vehicular access to the proposed accessory structure. The applicant has proposed a driveway width of fourteen (14) feet. This is not consistent with the Guidelines for Site Elements 5.B.i., which states that driveways should be no wider than ten (10) feet in width within historic district.
- g. **LANDSCAPING ELEMENTS** – The applicant has received approval from the City Arborist to remove three pecan trees located within the front yard of 817 Nolan. The applicant has proposed to mitigate the removal of these trees per the City Arborist's recommendation as well as plant various Crape Myrtles along the public right of way at N Pine and various other low growing plants along the north property line and around the foundation skirting of the primary historic structure. Staff finds this installation appropriate.
- h. **PORCH ROOF** – The applicant received approval on December 3, 2014, for the construction of a porch to the east façade of the primary historic structure. At this time, the applicant has proposed to construct a roof to cover portions of the historic porch, which were never covered, as well as to construct roof over the recently completed side porch. Per the Guidelines for Exterior Maintenance and Alterations, 7.B.iv., new elements and details that create a false sense of history should not be added to historic structure. Staff finds that the installation of a single story porch roof would both create a false sense of history and be architecturally inappropriate for a historic

Craftsman structure.

- i. FENCING – The applicant has proposed to enclose both lots, 817 Nolan and 705 N Pine with fencing. The applicant has proposed to install a six foot tall wood privacy fence to extent along the western property line to stop at the front façade of the property, a five foot tall iron fence along the public right of way at Nolan, a five foot tall iron gate and five foot tall rolling iron gate for the proposed sidewalk and driveway. At the lot line, the applicant has proposed to install a five foot tall wood post and wire fence and wood gate to extend along both Nolan and N Pine.
- j. FENCING – The Guidelines for Site Elements 2.B. states that fencing should appear similar to those found historically throughout the district in regards to transparency, scale and character, should be located where historically a fence would have existed and should not exceed four feet in height. Staff finds the proposed height and locations of the proposed fencing inappropriate. Historic fences throughout the Dignowity Hill Historic District do not feature recessed gates.

RECOMMENDATION:

Staff recommends approval of items #1 through #6 with the following stipulations:

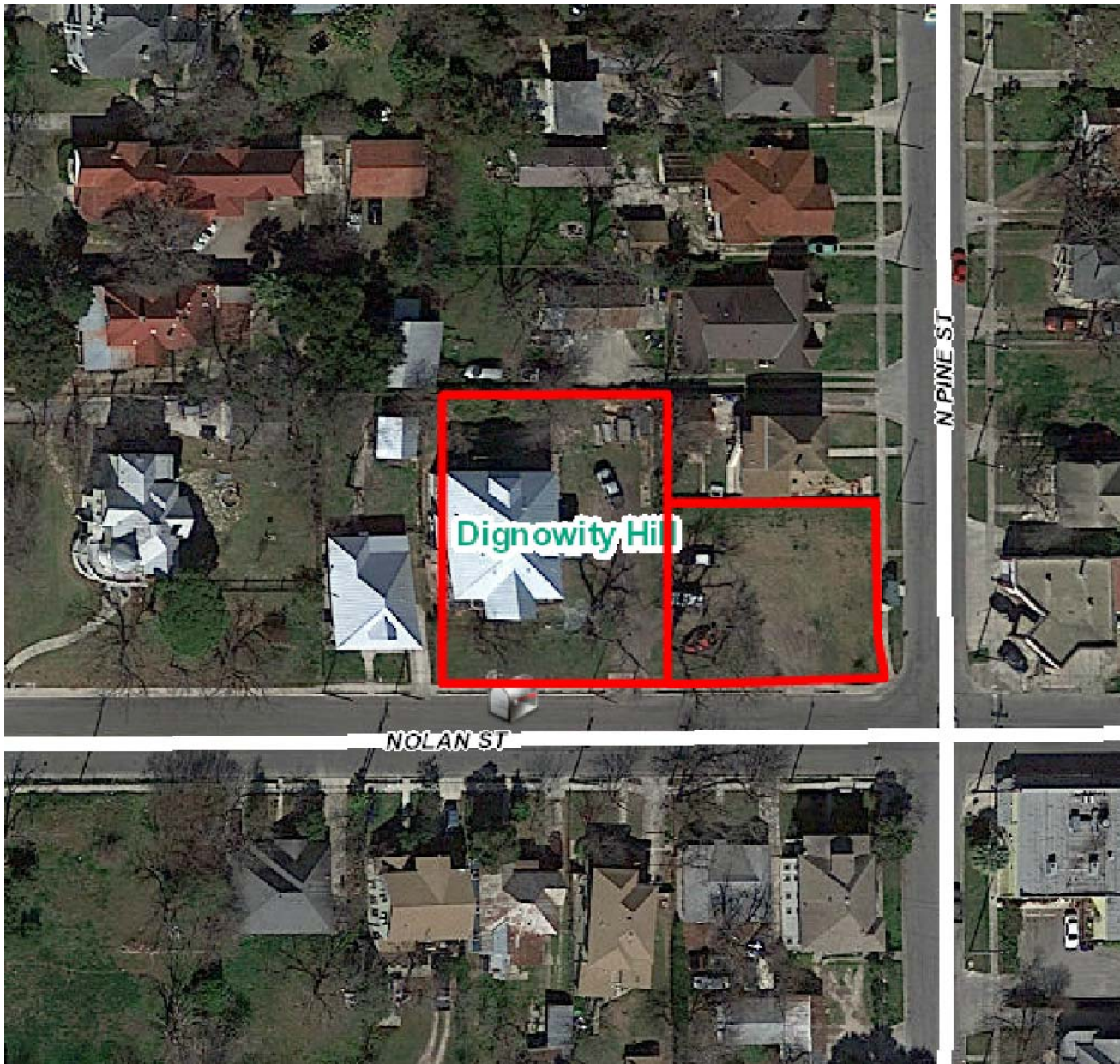
- i. That the applicant install square columns on the proposed open air porch to complement those of the primary historic structure.
- ii. That the proposed front sidewalk and replacement steps feature a width consistent with sidewalks and steps found historically in Dignowity Hill.
- iii. That the applicant install fencing that does not exceed four feet in height except for the proposed privacy fencing.
- iv. That all gates be flush with perimeter fences.
- v. That the applicant submit fencing details to staff noting a height of four (4) feet and overall design.

CASE MANAGER:

Edward Hall

CASE COMMENT:

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.



Flex Viewer

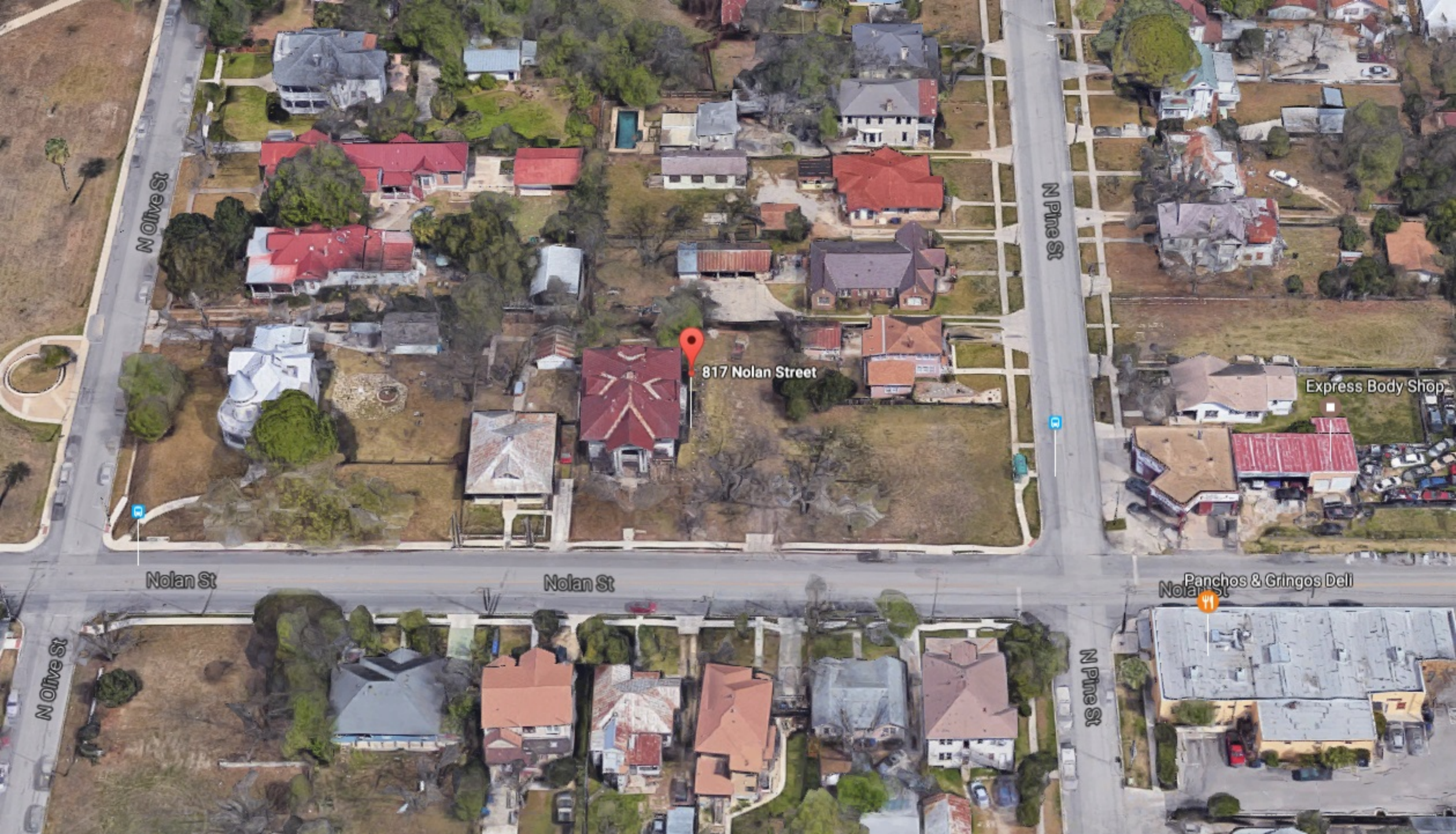
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Printed: Feb 20, 2017

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N Olive St

N Pine St

817 Nolan Street

Express Body Shop

Nolan St

Nolan St

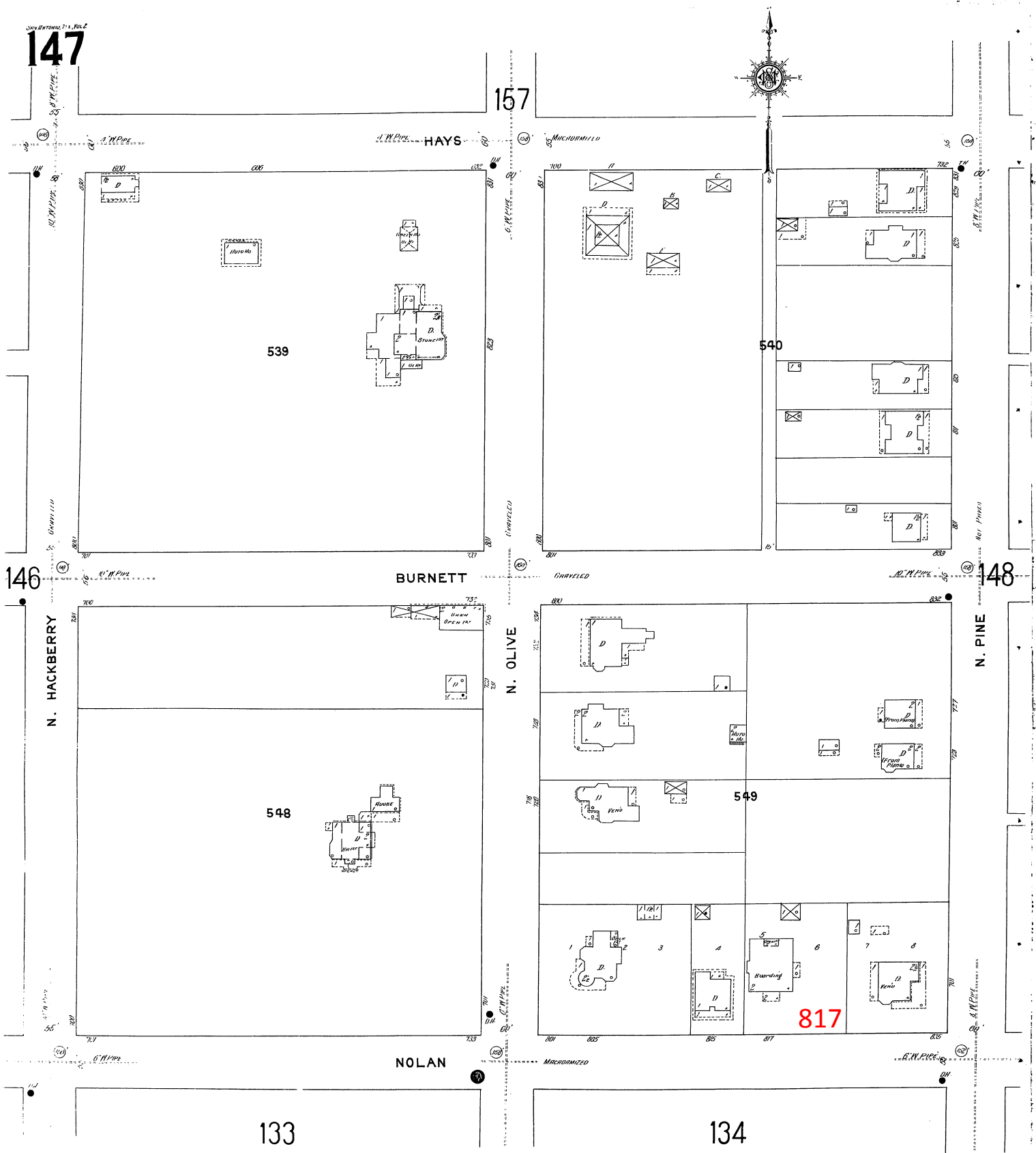
Panchos & Gringos Deli

Nolan St

N Olive St

N Pine St

1912 Sanborn



147

157

146

148

N. HACKBERRY

BURNETT

N. OLIVE

N. PINE

NOLAN

133

134

817

Scale of feet



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: JANUARY 11, 2017

HDRC Case#

ADDRESS: 817 NOLAN

Meeting Location: 1901 S ALAMO

APPLICANT: LULU FRANCOIS

DRC Members present: MICHAEL GUARINO

Staff present: EDWARD HALL

Others present:

REQUEST: FENCING, CONSTRUCTION OF A SHED, GARAGE AND DRIVEWAY,
TREE REMOVAL, WRAP AROUND PORCH

COMMENTS/CONCERNS: MG: QUESTIONS REGARDING EXISTING FENCING.

QUESTIONS REGARDING THE PATTERN OF FENCING ON NOLAN

STREET. IF NO HISTORIC PATTERN OF FENCES EXISTS, FENCES

SHOULD BE AVOIDED; IT APPEARS THAT FENCING MAY BE

APPROPRIATE. THE SCALE OF THE PROPOSED GARAGE AND SHED

ARE APPROPRIATE AS WELL AS LOCATION AND MATERIALS.

PECAN TREES TEND TO NOT TRANSPLANT WELL, CONSULT WITH AN ARBORIST.

QUESTIONS REGARDING THE NEED FOR REMOVAL. WHAT IS ~~THE~~ THE STATE

COMMITTEE RECOMMENDATION: **APPROVE [] DISAPPROVE []**
APPROVE WITH COMMENTS/STIPULATIONS:

NO QUORUM

Committee Chair Signature (or representative)

Date

OF WRAP AROUND PORCH; (PORCH WAS ADDED TO STRUCTURE). THE INSTALLATION OF A NEW PORCH ROOF IS NOT APPROPRIATE. THE WEATHERING OF THE NEW PORCH IS A RESULT OF ITS CONSTRUCTION. THE CONSTRUCTION OF A ROOF WOULD NEGATIVELY IMPACT THE MASSING OF THE HISTORIC STRUCTURE; IT IS A RADICAL TRANSFORMATION.



DATE: JANUARY 11, 2017 HDRC Case#

ADDRESS: 705 N PINE Meeting Location: 1901 S ALAMO

APPLICANT: WLU FRANCOIS

DRC Members present: MILHAEL GUARINO

Staff present: EDWARD WALL

Others present: _____

REQUEST: FENLING

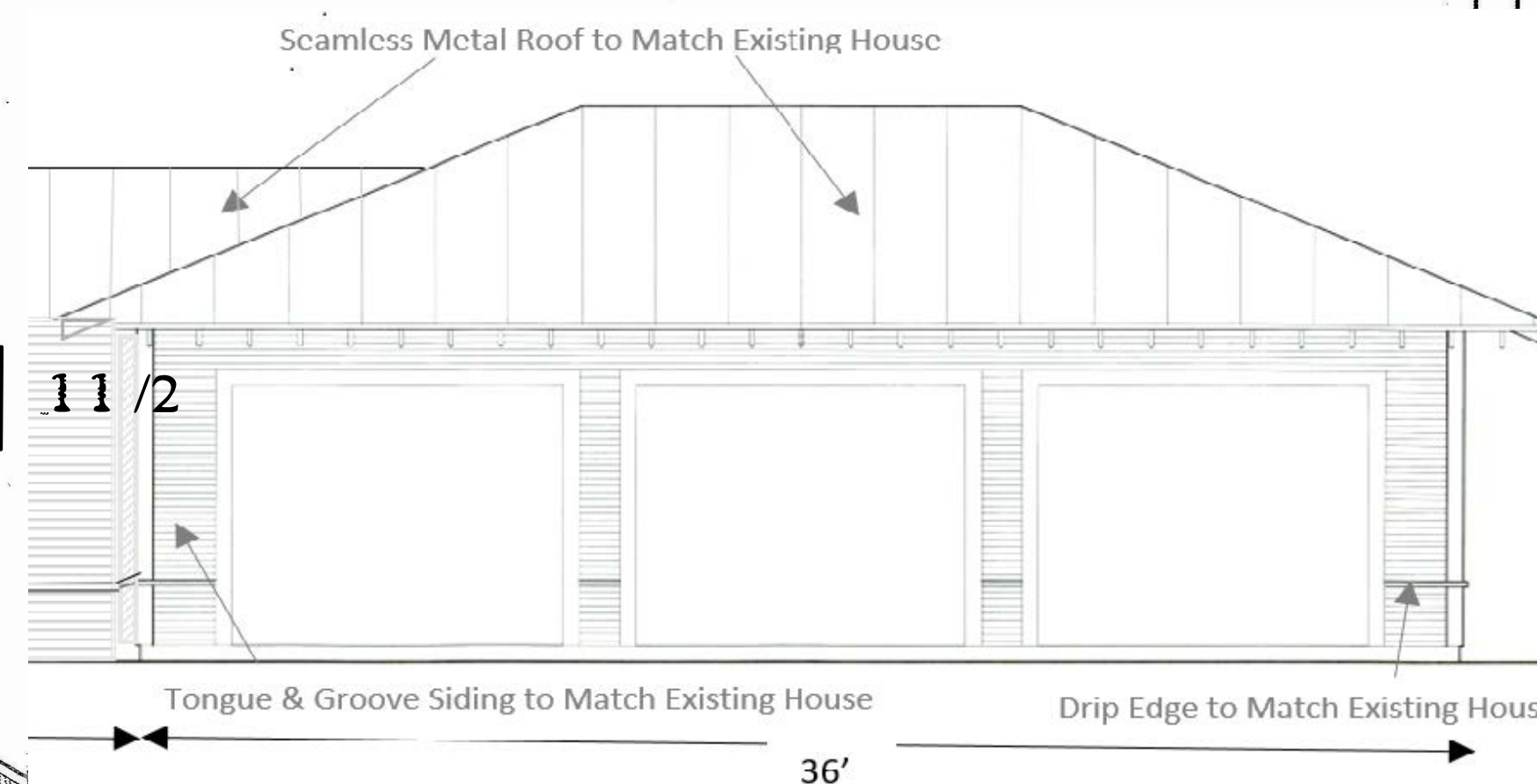
COMMENTS/CONCERNS: MG: PROVIDING ADDITIONAL INFORMATION

REGARDING THE LOCATION OF EXISTING FENCES IN THE NEIGHBORHOOD

COMMITTEE RECOMMENDATION: **APPROVE [] DISAPPROVE []**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

Date _____



RENOVATION & ADDITIONS FOR MR. & MRS. ALLEN FRANCOIS

WILLS-LIPSCOMB ARCHITECTS
ACCUTECH CONSULTANTS, LLC STRUCTURAL ENGINEERING LLC
QUADTECH ENGINEERING, INC.

CONSTRUCTION DOCUMENTS
APRIL 11, 2006

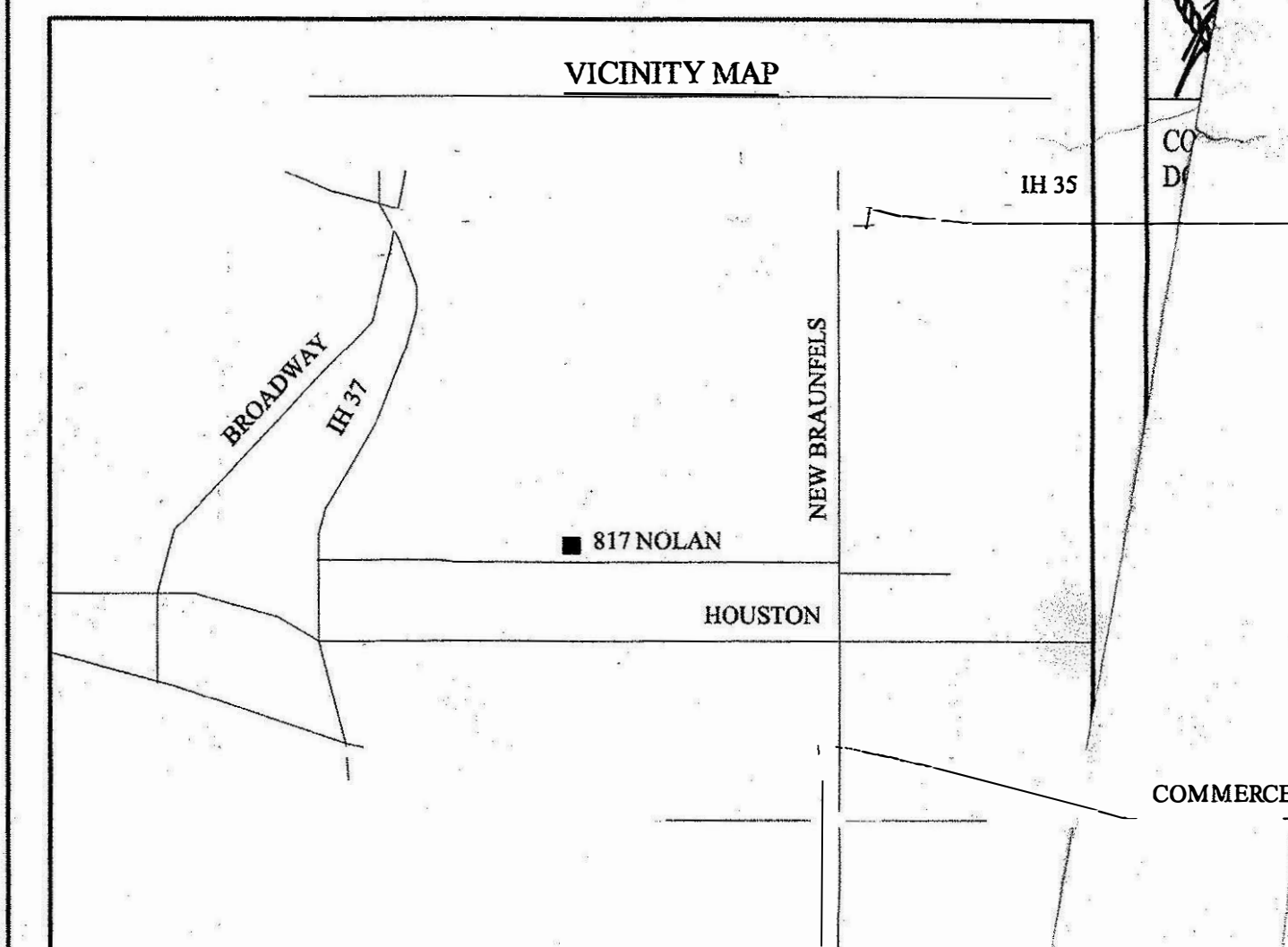
INDEX OF DRAWINGS

G101	GENERAL INFORMATION
D101	DEMOLITION SITE PLAN
D201	DEMOLITION FIRST FLOOR PLAN
D202	DEMOLITION SECOND FLOOR PLAN
D203	DEMOLITION ATTIC FLOOR PLAN
D301	DEMOLITION ELEVATIONS
D302	DEMOLITION ELEVATIONS
A101	SITE PLAN
A201	FIRST FLOOR PLAN
A202	SECOND FLOOR PLAN
A203	ATTIC FLOOR PLAN
A205	GARAGE PLANS & ELEVATIONS
A206	KITCHEN BUILDING PLANS & ELEVATIONS
A301	ELEVATIONS
A302	ELEVATIONS
A401	DOOR & WINDOW SCHEDULES
A501	SITE ELECTRICAL PLAN
A502	FIRST FLOOR ELECTRICAL PLAN
A503	SECOND FLOOR ELECTRICAL PLAN
A504	ATTIC ELECTRICAL PLAN
A701	WALL SECTIONS
A702	WALL SECTIONS
A703	WALL SECTIONS
A704	WALL SECTIONS
S101	FOUNDATION AND PIER FRAMING PLANS
S102	ROOF, ATTIC AND SECOND FLOOR FRAMING PLANS
S201	STRUCTURAL DETAILS
S301	SITE/GRADING PLAN, SCHEDULES, STRUCTURAL SPECIFICATIONS
S302	STRUCTURAL SPECIFICATIONS
S303	STRUCTURAL SPECIFICATIONS
S304	STRUCTURAL SPECIFICATIONS
M101	MECHANICAL FLOOR PLANS
M102	MECHANICAL SCHEDULES

SUMMARY CODE ANALYSIS

- PROJECT NAME AND DESCRIPTION
RENOVATIONS AND ADDITIONS FOR:
MR. & MRS. ALLEN FRANCOIS
- PROJECT LOCATION
817 NOLAN STREET
SAN ANTONIO, TEXAS 78202
- APPLICABLE CODES:
INTERNATIONAL RESIDENTIAL CODE 2003 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE (NOT APPLICABLE)
- OCCUPANCY CLASSIFICATION
R-3 RESIDENTIAL
- CONSTRUCTION CLASSIFICATION
TYPE V B
- HEIGHT & AREA LIMITS
3 STORIES
UL

VICINITY MAP



Renovations and Additions for
MR. & MRS. ALLEN FRANCOIS
817 NOLAN
SAN ANTONIO, TX
WILLS-LIPSCOMB ARCHITECTS
212 E. WILDWOOD
SAN ANTONIO, TX 78212
T 210.865.8713
wllips@aol.com

REVISIONS

Outdoor Kitchen

Shed

GARAGE
N. I. C.

Sidewalk

4/A101

9/A101
SIM.

SLOPE

Parking Area

EXISTING HOUSE

Sidewalk

Driveway

9/A101

4" thick, 6"
manufactured gravel
underlayment, #3 18"
on center each way,
3000 psi concrete with
light broom finish

Sidewalk

4/A101

EXISTING
PECAN
TREE

Sidewalk

4A101

— INSTALL SALVAGED EXISTING TILE

NEW CONCRETE STEPS

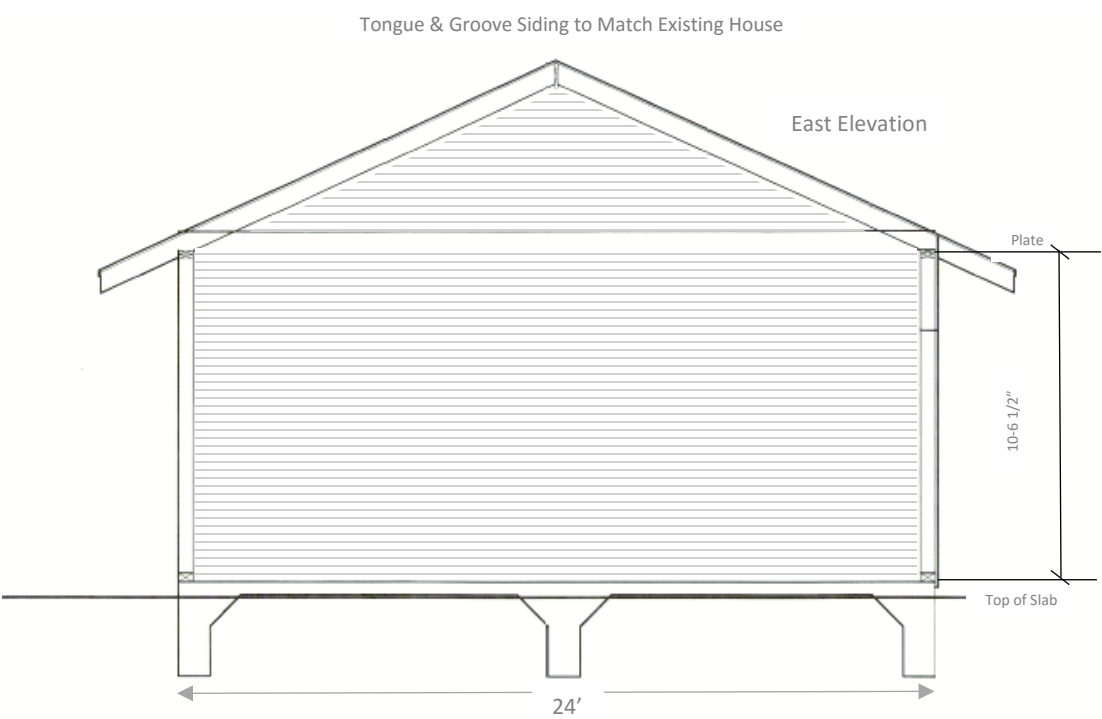
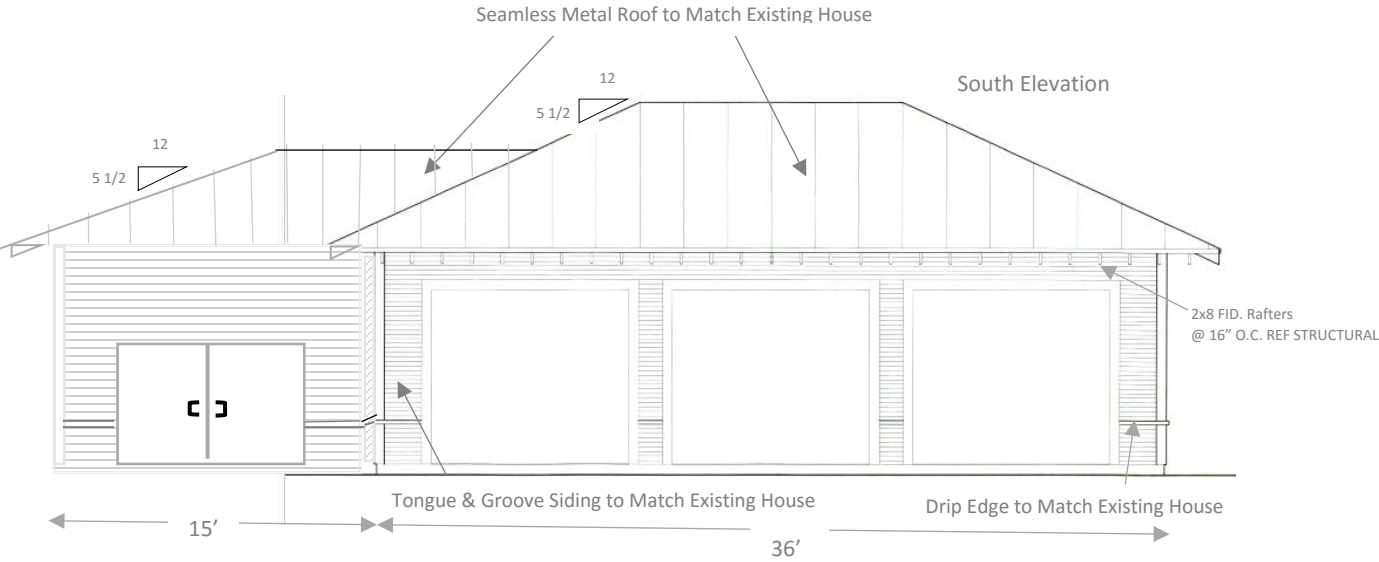
NEW CONCRETE SIDEWALK
TO CITY OF SAN ANTONIO
STANDARDS

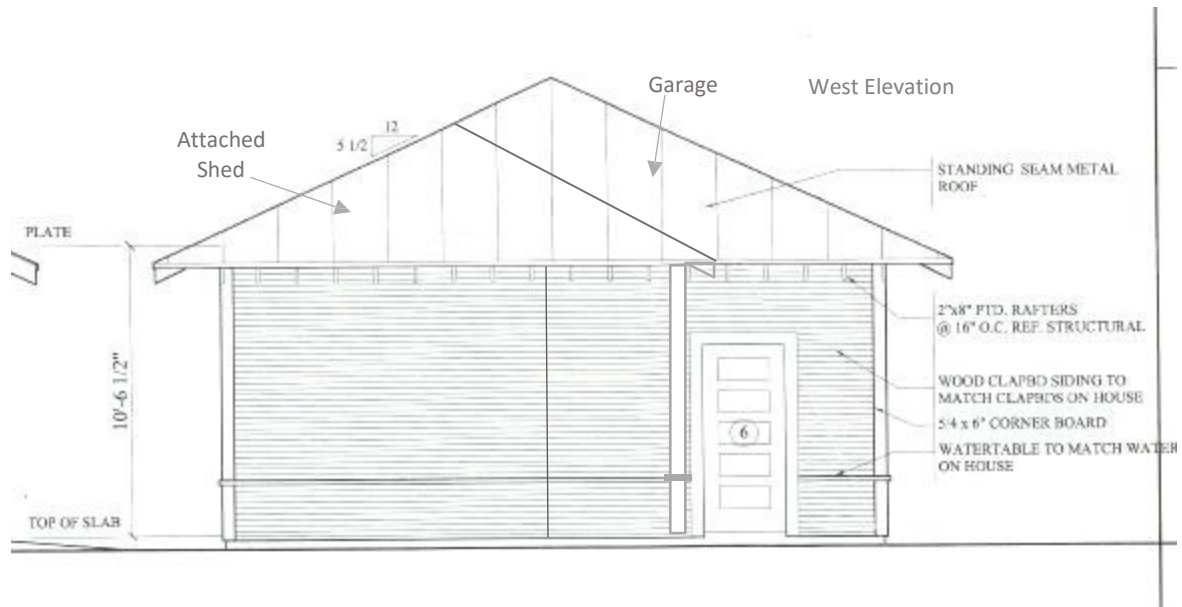
NEW CONCRETE APPROACH
TO CITY OF SAN ANTONIO
STANDARDS

PLAN

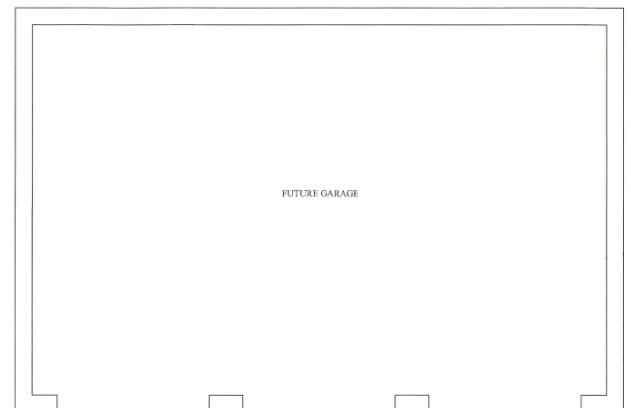
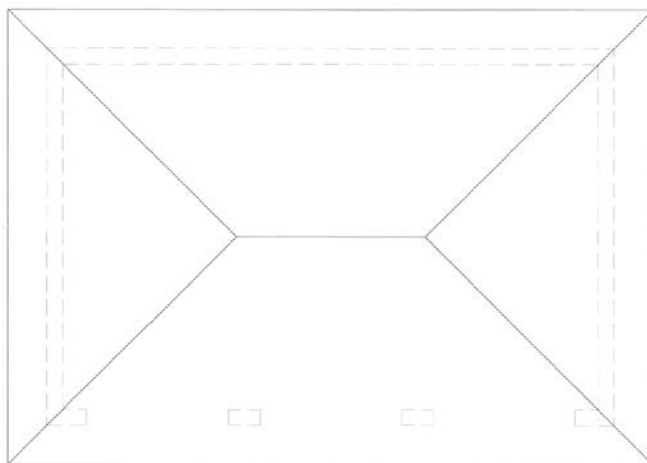
E: $1/8^* = 1'-0''$

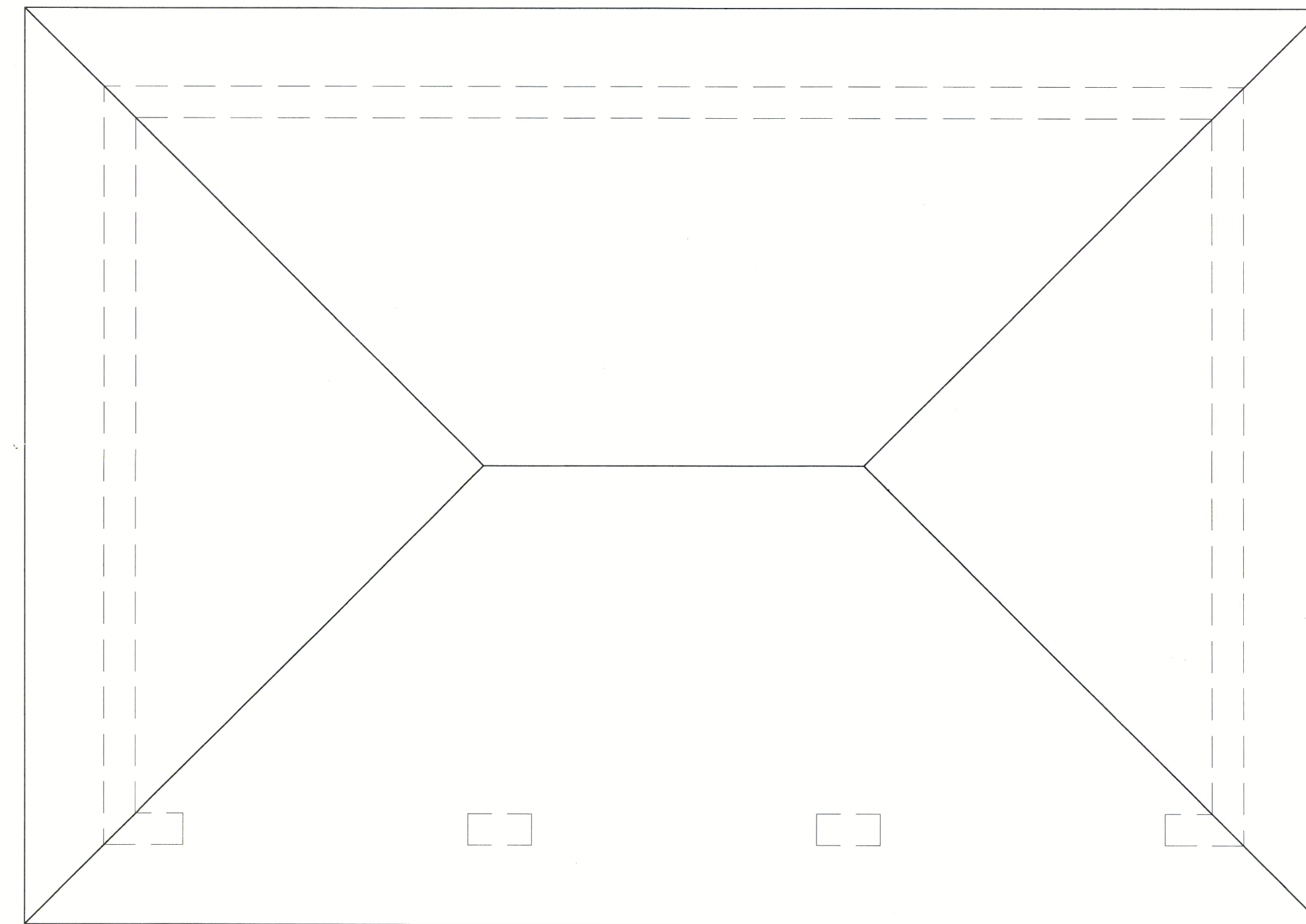
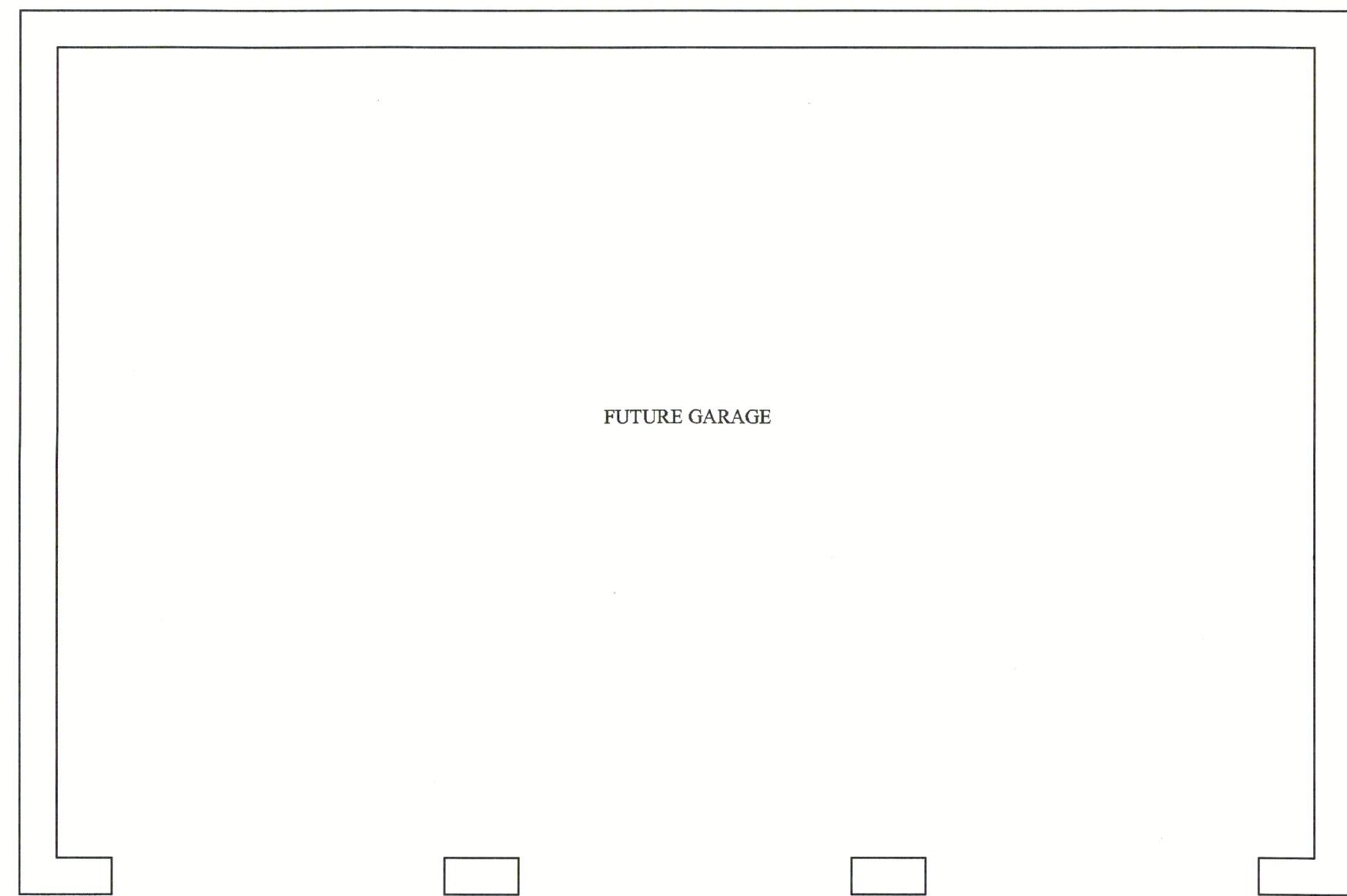
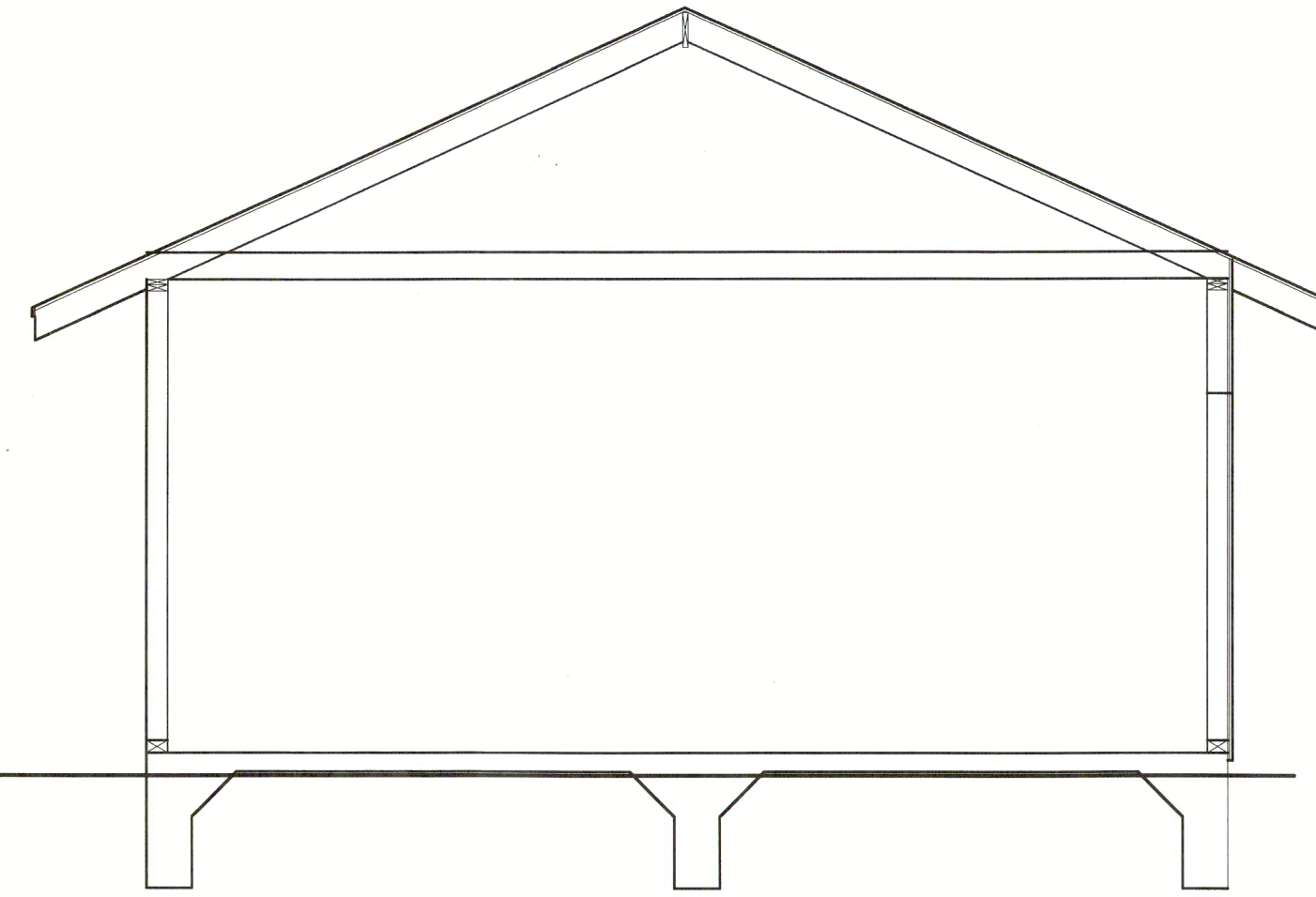
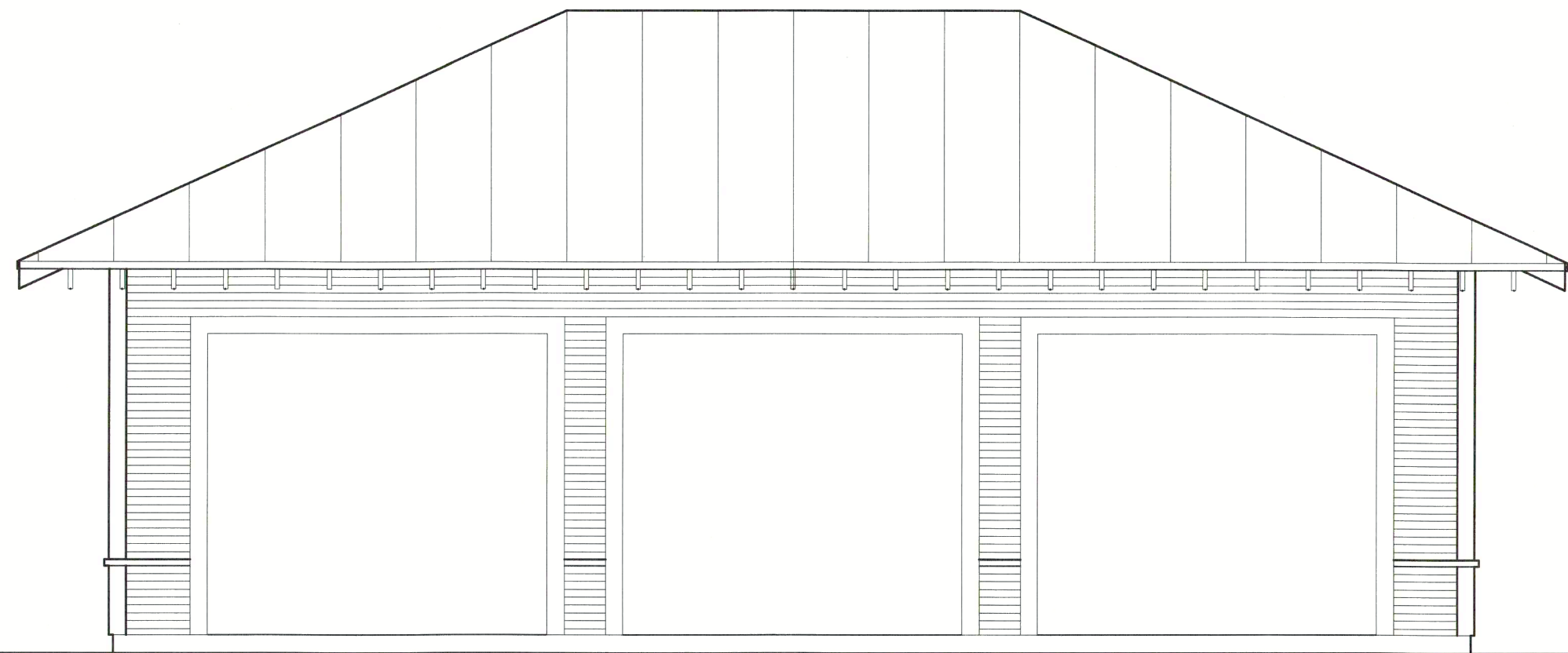
Garage & Shed Elevation





Garage Footprint





Renovations and Additions for

MR. & MRS. ALLEN FRANCOIS
817 NOLAN
SAN ANTONIO, TX

WILLS-LIPSCOMB ARCHITECTS
212 E. WILDWOOD
SAN ANTONIO, TX 78212

willsl@aol.com

P210.805.8713

T210.805.8713

REVISIONS

This document, dated
04/26/2005, authorized
by Jessica Wills-Lipscomb
(registration #16480), is
incomplete. Do not use
for regulatory approval,
permit, or construction.

CONSTRUCTION
DOCUMENTS

DATE 04/26/05

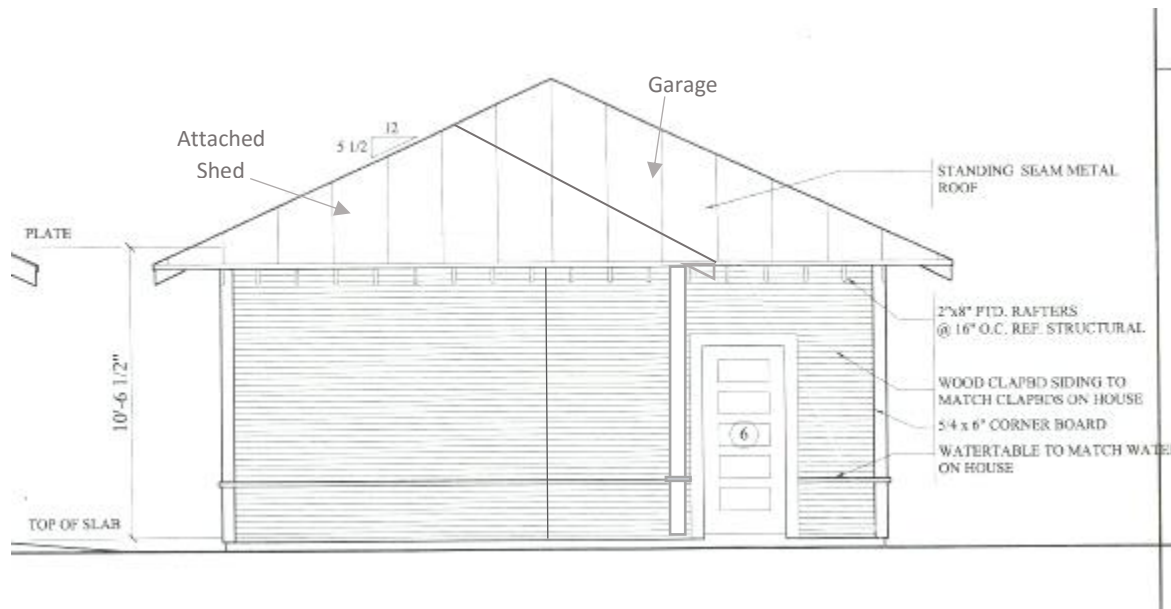
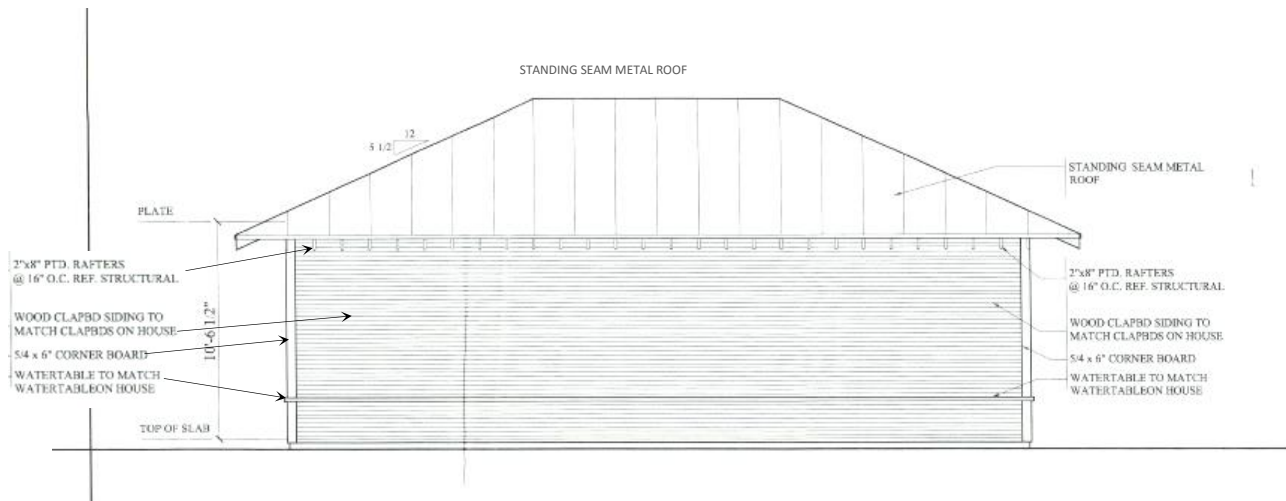
DRWN BY JBW-L

PROJ NO 2004.06

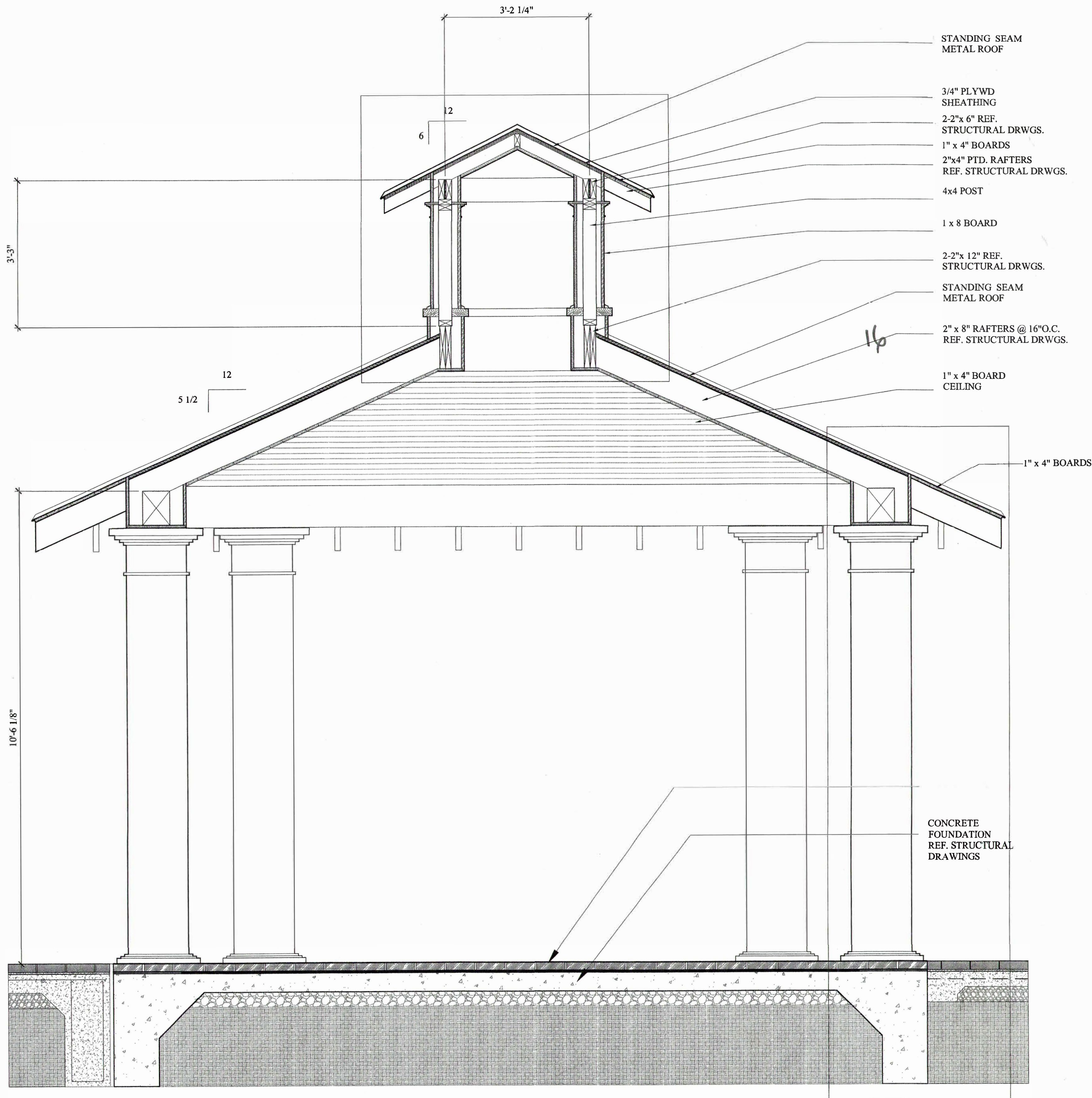
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SHEET NO

A205



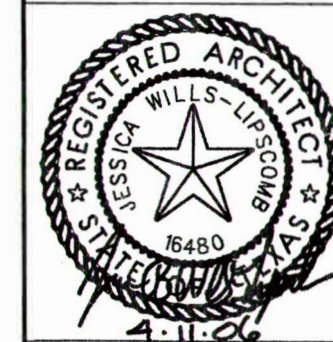
ALLEN AND ALLEN
WP51
2-2"x 6"
REF. STRUCTURAL DWGS.
1" x 10" FLAT STOCK
TRIMMED AS REQ'ED
BLOCKING AS REQ'ED
1" x FLAT STOCK
W/ 3/4 BEAD



18

SECTION THRU PORTE COCHERE
SCALE: 3/4" = 1'-0"

Renovations and Additions for
MR. & MRS. ALLEN FRANCOIS
817 NOLAN
SAN ANTONIO, TX
WILLS-LIPSCOMB ARCHITECTS
212 E. WILDWOOD
SAN ANTONIO, TX 78212
T 210.805.8713
F 210.805.8713
wlls@aand.com



CONSTRUCTION
DOCUMENTS

DATE 04/11/06

DRWN BY JBW-L

PROJ NO 2004.06

CHKD BY JBW-L

SHEET NO

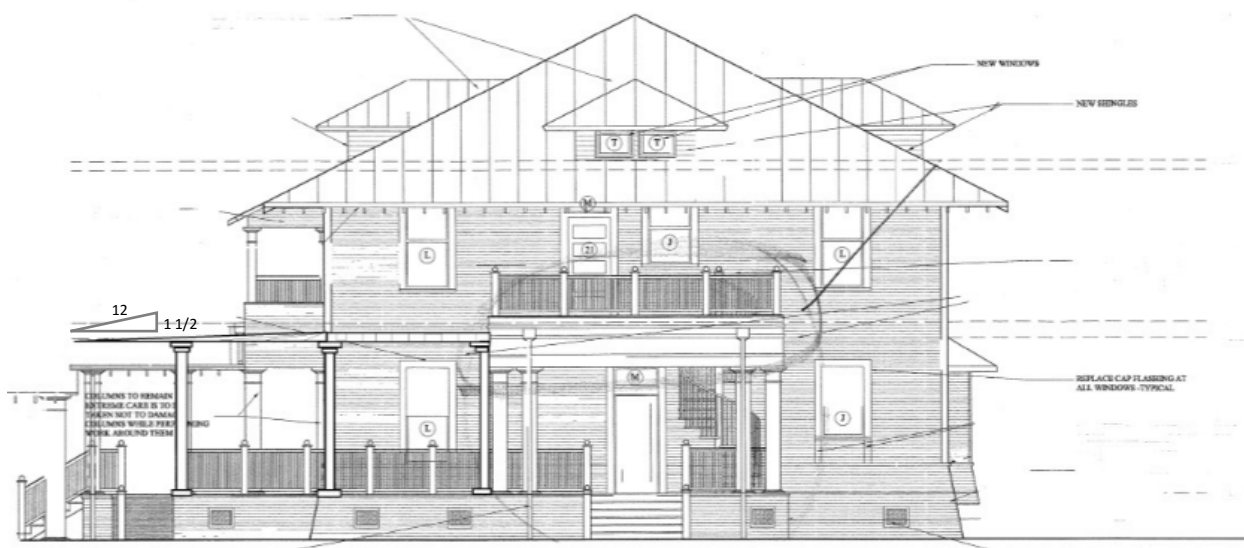
A701

East View of Roof – Version 2



West View of Roof – Version 2











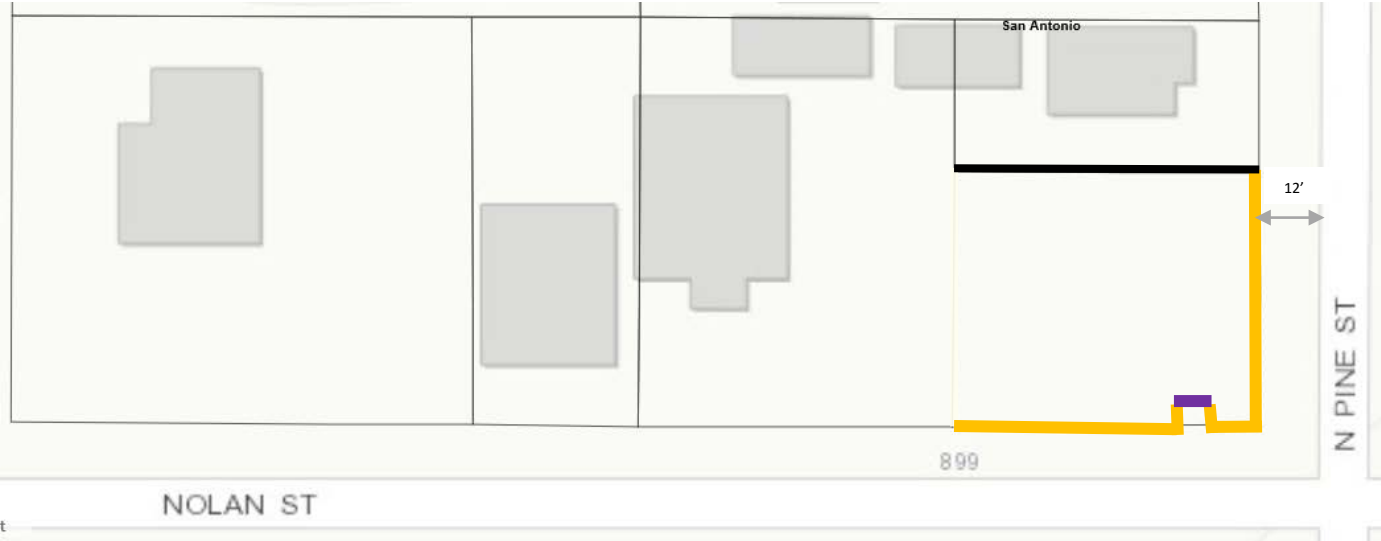
New Tree and Landscaping Plan



Various Plants

- Sego Palms
- Purple Fountain Grass
- Other Grasses
- Roses
- Elephant Ear
- Plumbago
- Lantana
- Texas Palmetto
- Red Bird of Paradise
- Hibiscus
- Iris
- Narcissus
- Canna

705 N. Pine Property Line



Existing Wooden Fence 5' Wooden Post & Wire Fence 5' Wooden Gate

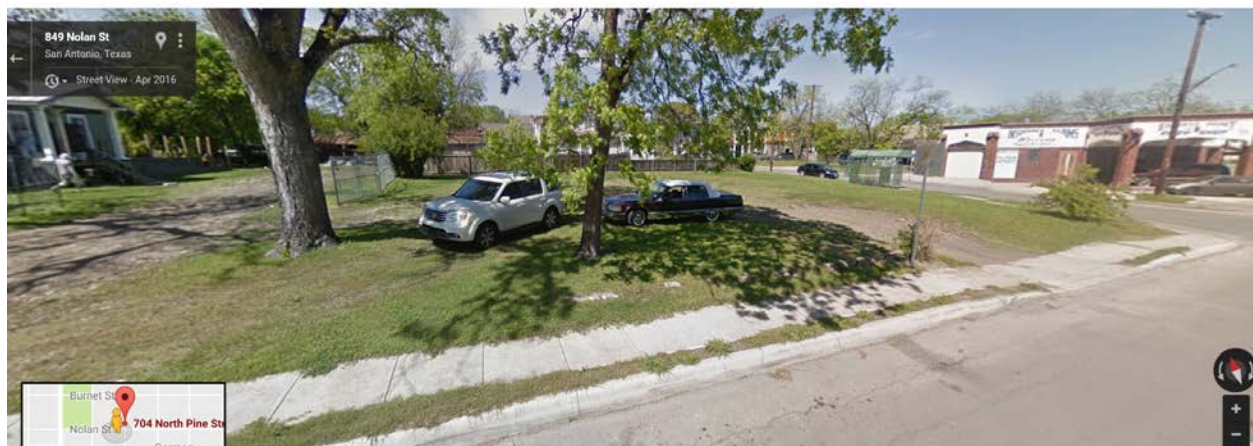
Birdseye View of Nolan and Pine

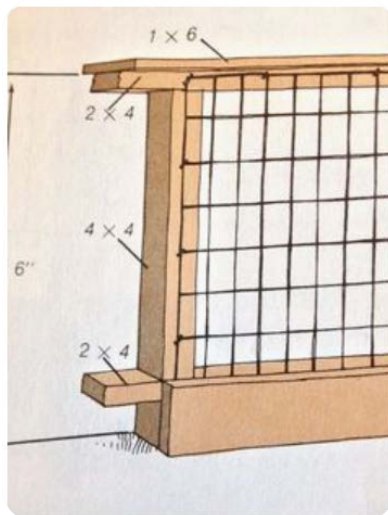
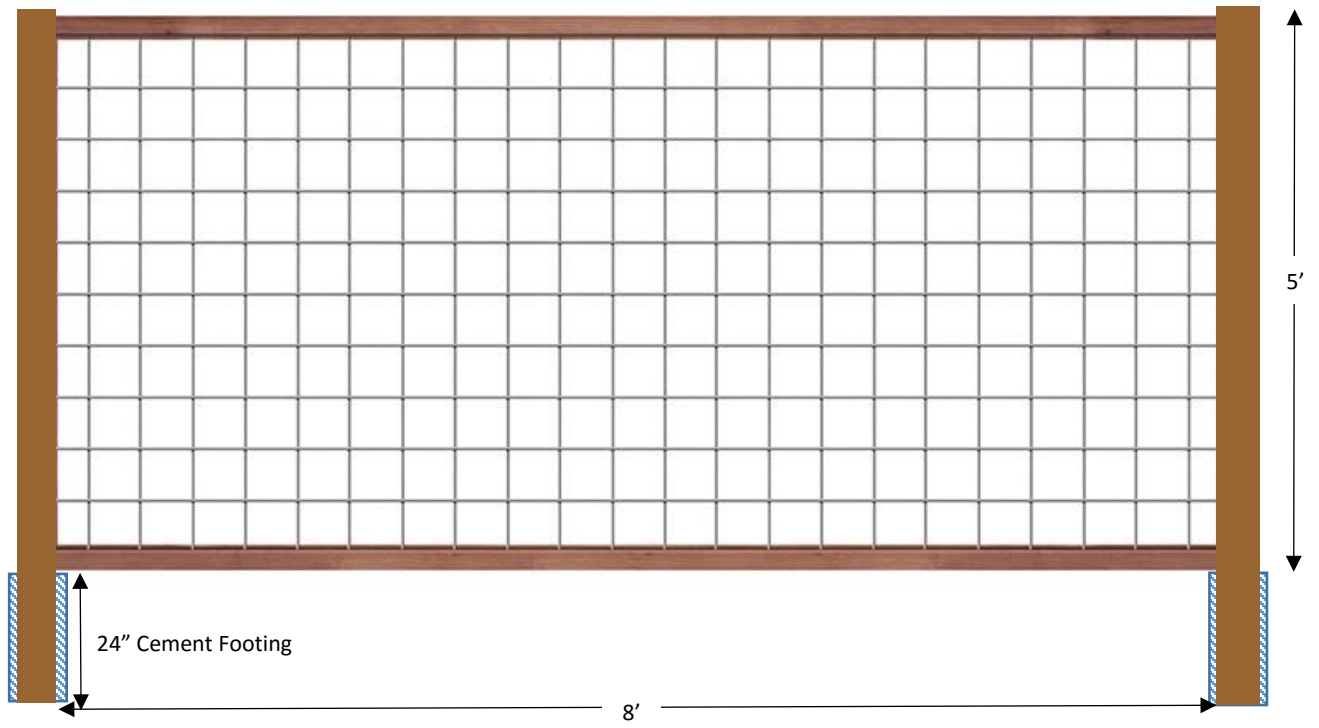


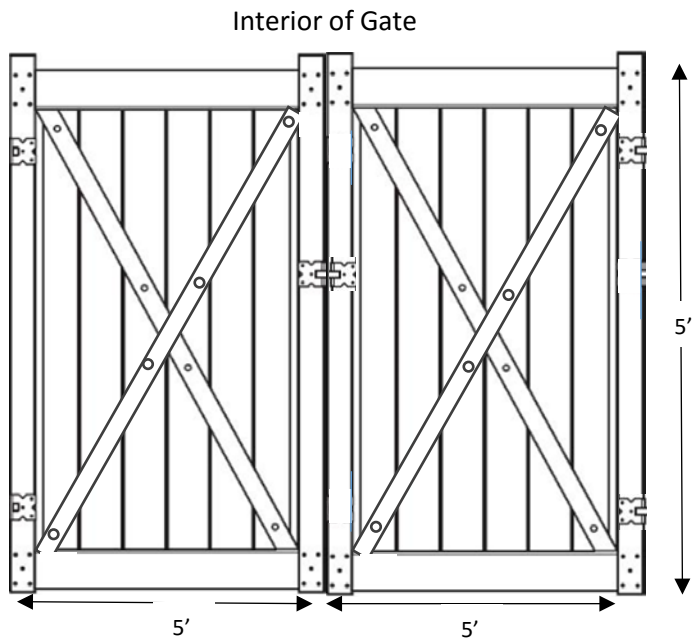
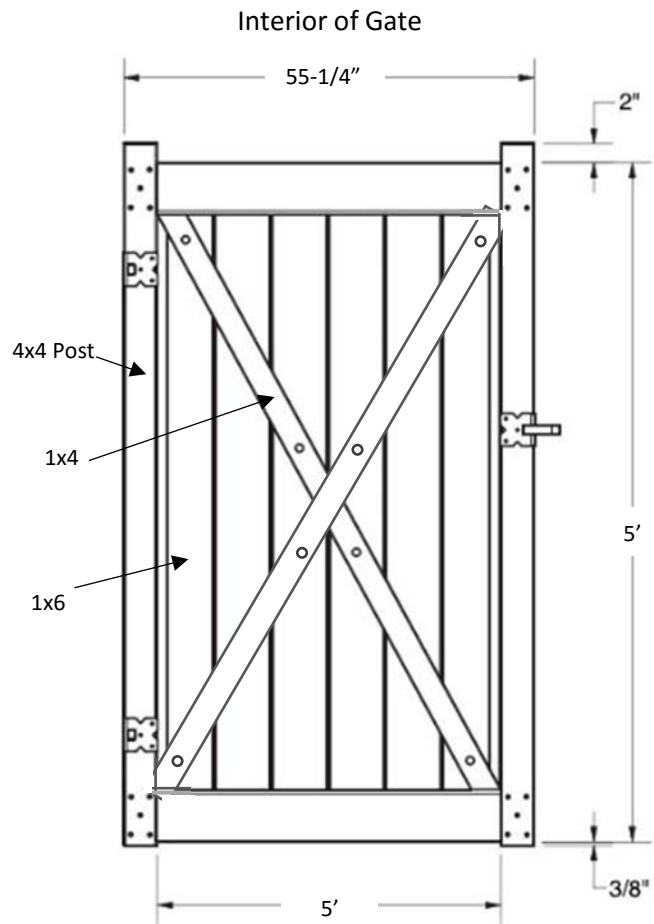
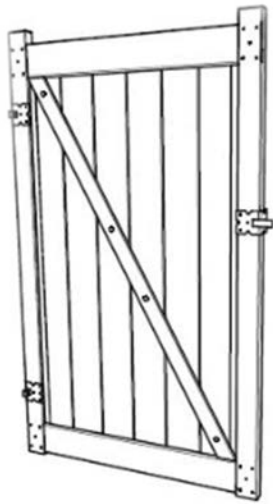
View from N. Pine



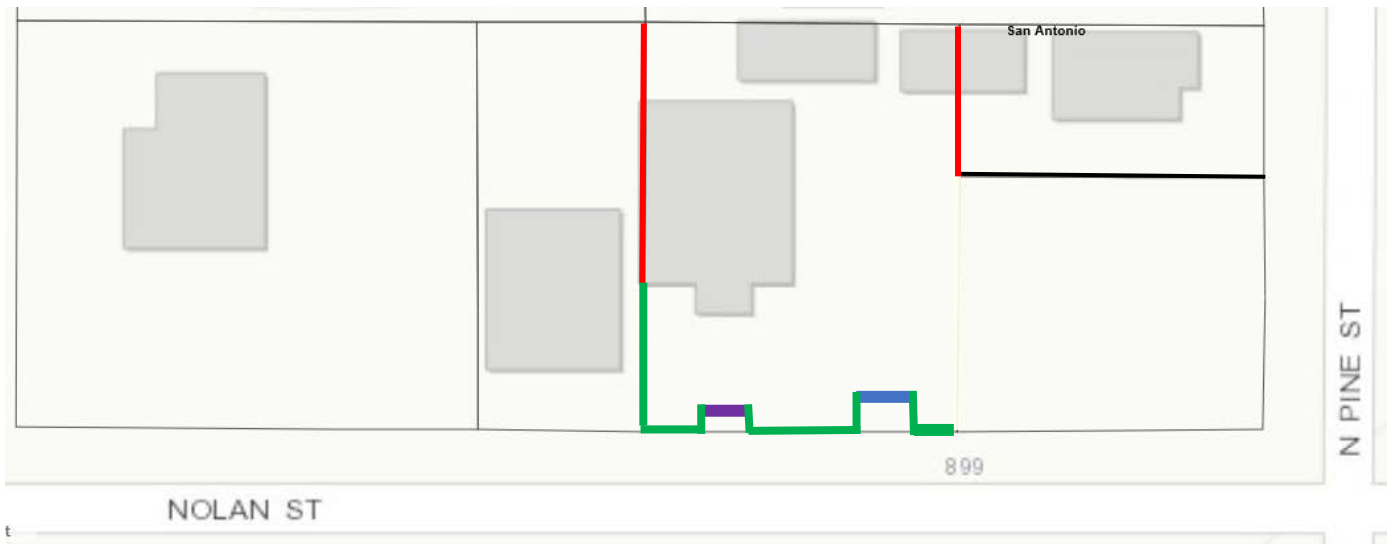
View from Nolan showing entrance into lot







817 Nolan Property Line



Existing Wooden Fence 6' Wood Privacy Fence 5' Iron Fence 5' Iron Gate 5' Rolling Iron Gate

Birdseye View of Nolan and Pine



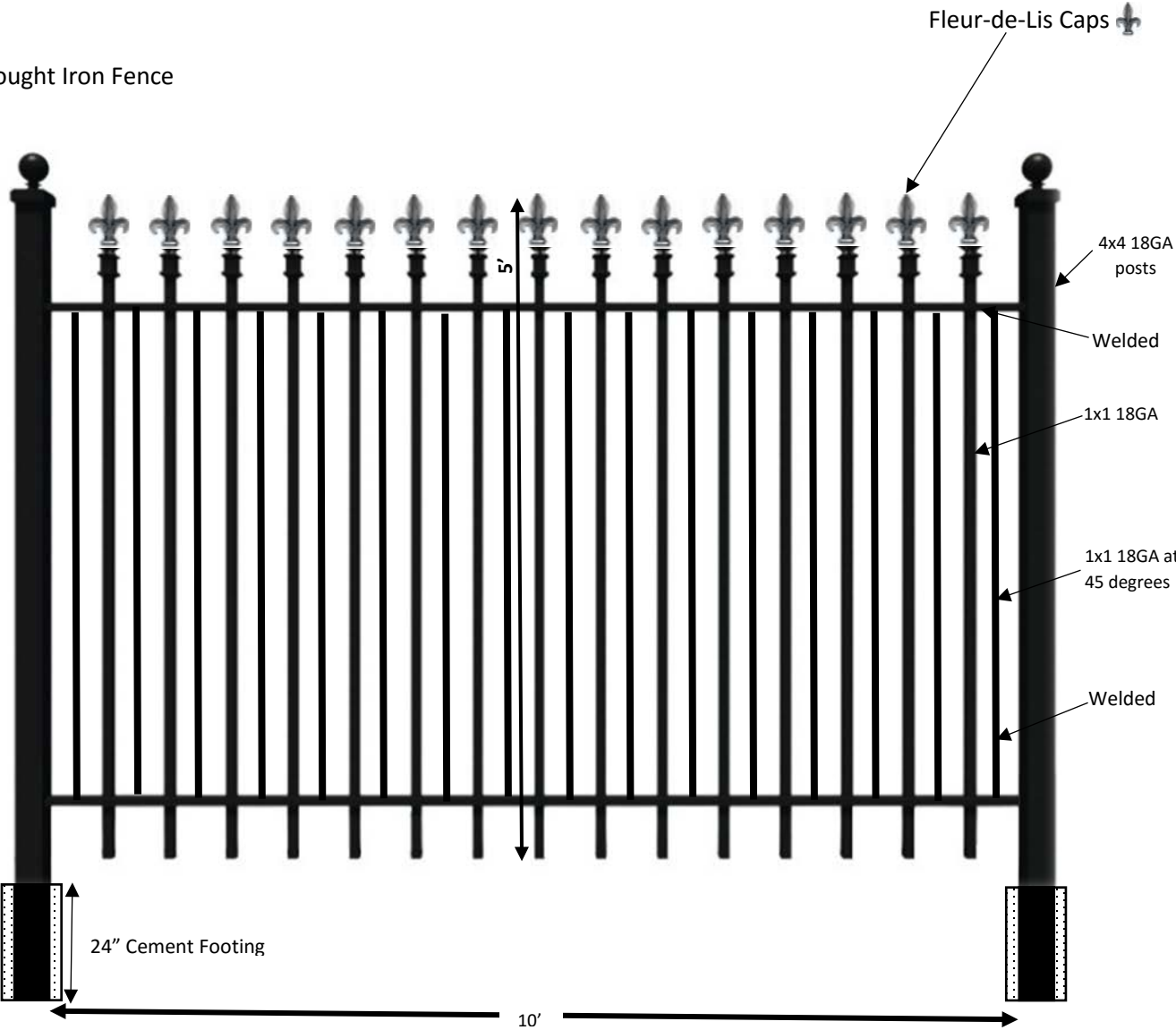
View from Front of Nolan



View from Right Side of Nolan showing future driveway

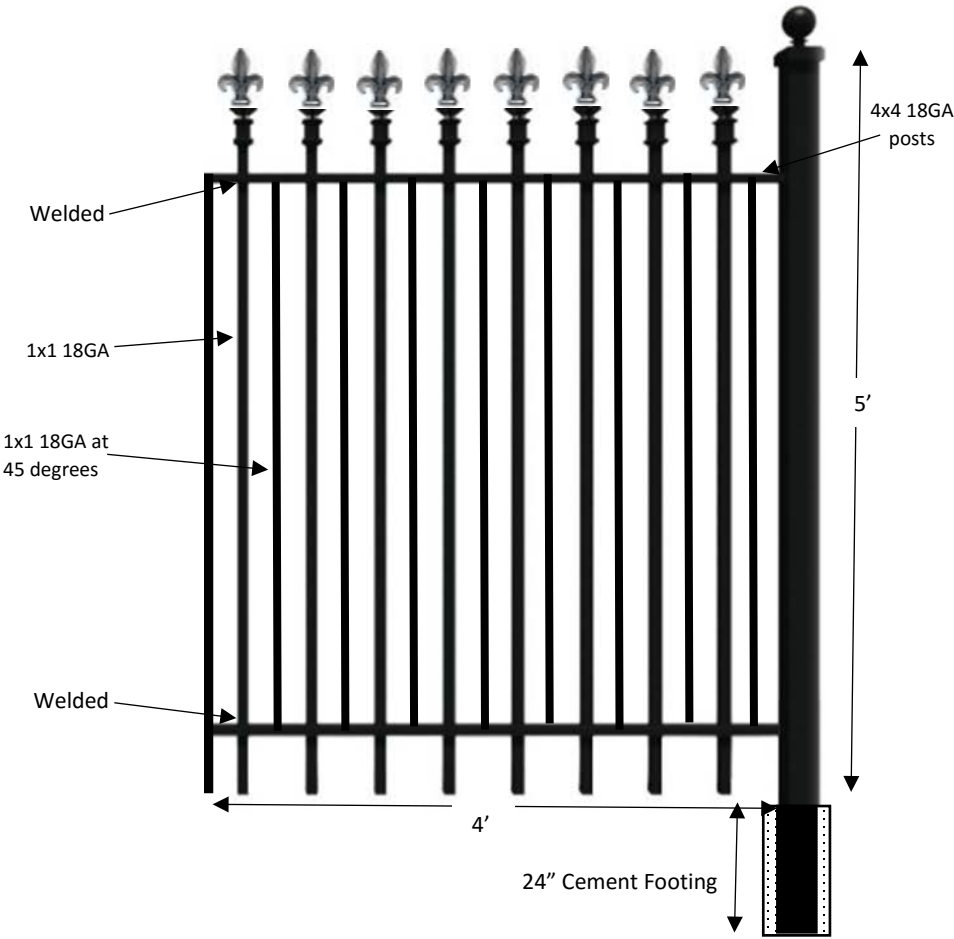


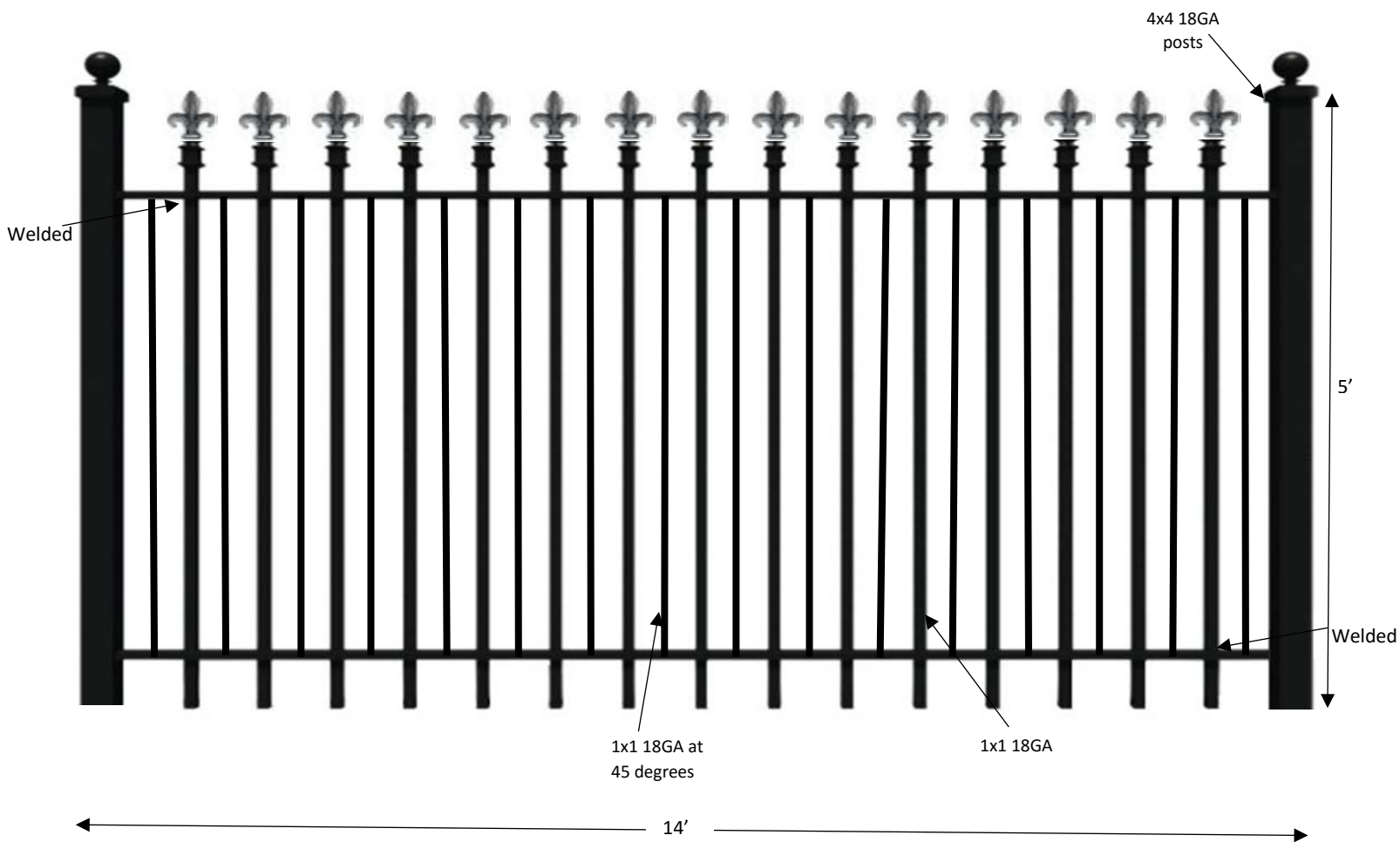
Wrought Iron Fence



Fabricated 10' x 5' panels - 10

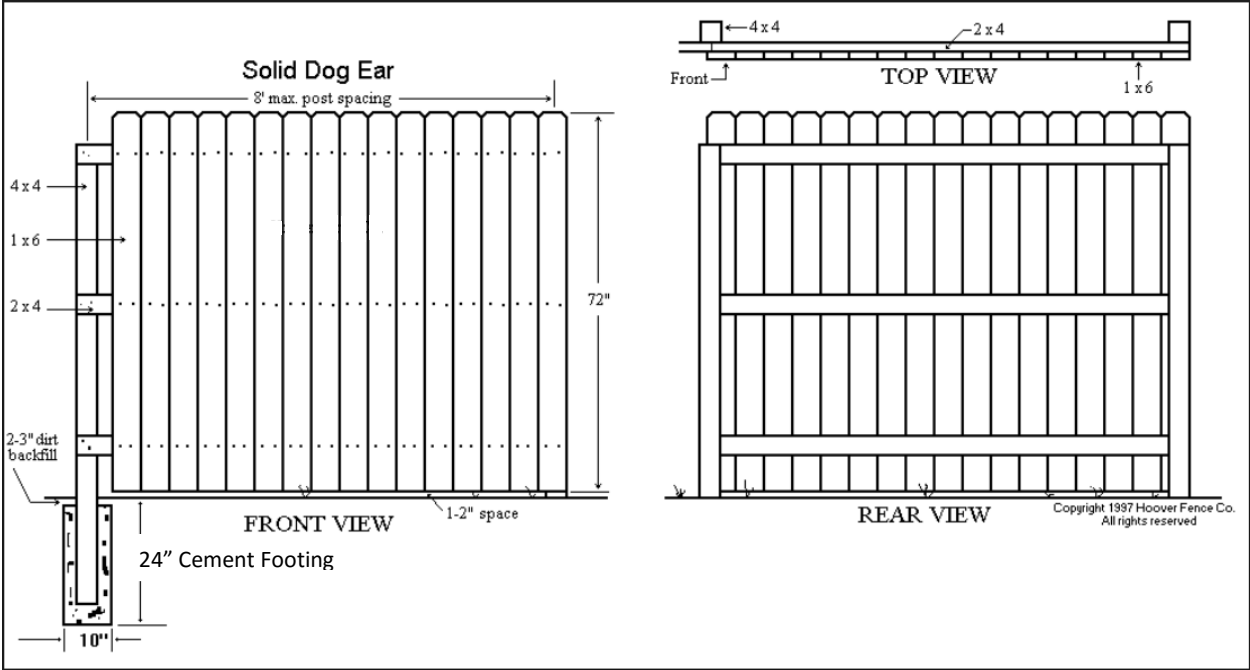
Fab





Fabricated 14' x 5' Electric Gate – 1 gate

Privacy Fence



800 Block of Nolan

815 Nolan



808 Nolan



700 Block of Nolan
724, 720 & 718 Nolan



600 Block of Nolan

629 Nolan



630 Nolan

618 Nolan



519 Nolan



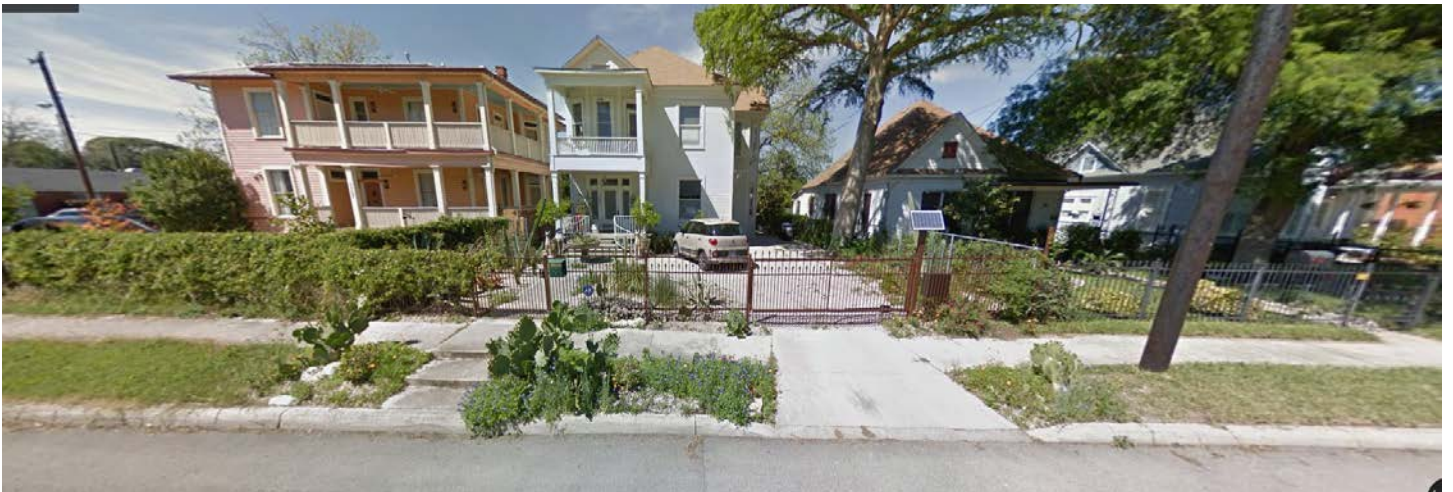
900 Block of Nolan

622 & 626 Nolan



1000 Block of Nolan

1003, 1005 and 1009 Nolan



800 Block of N. Pine

804 N. Pine

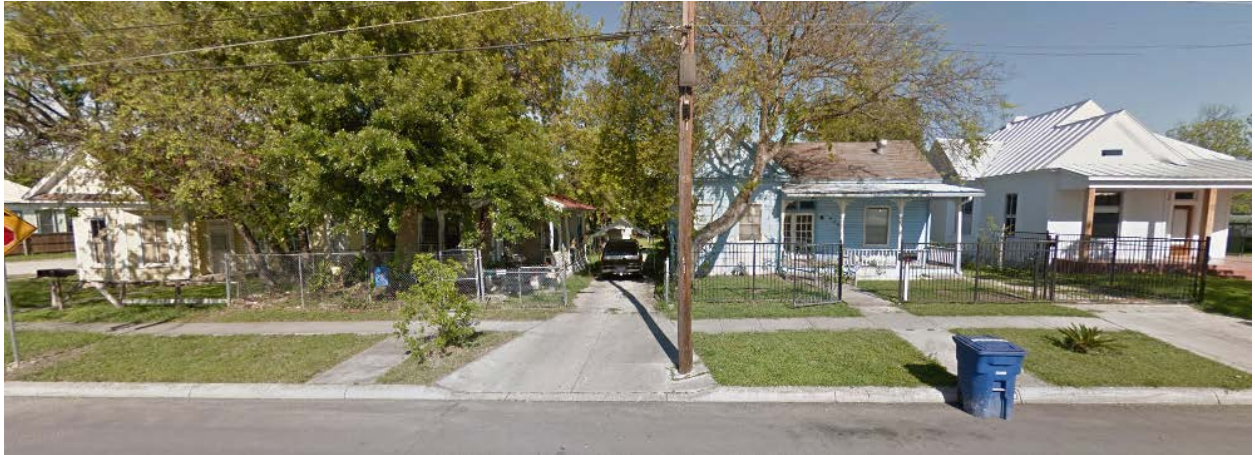


810 N. Pine



900 Block of N. Pine

905 & 909 N. Pine



929 N. Pine



923, 925 and 929 N. Pine



1000 Block of N. Pine

1109 and 1113 N. Pine

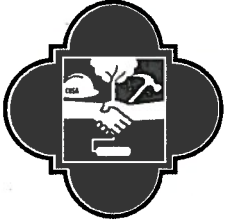


1116 N. Pine



1124 N. Pine





TREE REMOVAL REQUEST

Development Services Tree and Landscape Review

1901 S. Alamo

San Antonio, Texas 78204

Phone: (210) 207-0278

Date of Application: 11/29/2016

Is property in Historic District? ☒ Y ☐ N

Address of Property: 817 Nolan

Applicant: Lulu & Allen Francois

Phone: 210-867-5413

Fax: _____

Email: lulu.francois@dell.com

Owner (if different from applicant): _____

Reason for Removal: We think the one on the left side of driveway is dying, the other two are directly in front of the house and we fear they will grow so big that the roots will eventually impede on the sidewalk.

Were these trees used to meet the Landscape, Tree Preservation or Streetscape Standards? ☐ Y ☒ N

Information on Tree(s):

(Please provide a sketch showing the location of the tree(s) on the property on the reverse of this form or on another sheet.)

Species (Name)	# of Protected Trees (5 inches DBH >)	Diameter (trunk @ 4.5 ft above ground)	General Condition
Pecan		69", 67" and 94" left to right	Excellent & Dying

Applicant's Signature Lulu Francois Date 11/29/2016

(Form will be returned to application with recommendation for action)

FOR OFFICE USE ONLY

Case/ AP # 149782

Date of Inspection: _____ Inspector Initials: _____

City Arborist Recommendation: ☒ Approved ☐ Denied

Conditions of approval/reason for denial:

ok to remove trees. Recommend planting (4)-2" caliper
native medium to large shade trees from Appendix E
of the UDC.

MS

Arborist's Signature

12/7/2016

Date

[Signature]

Historic Preservation Officer

12/7/16

Date



Approved Tree Removal for 817 Nolan



Trees to be removed

Trees in front of house in pathway of sidewalk

