

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-635
ADDRESS: 705 N PINE ST
817 NOLAN
LEGAL DESCRIPTION: NCB 549 BLK 9 LOT S 83.5 FT OF 7 & 8
NCB 549 BLK 9 LOT 5&6
ZONING: IDZ, R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Guadalupe I & Willie A Francois
OWNER: Guadalupe I & Willie A Francois
TYPE OF WORK: Fencing, driveway modifications, gazebo installation
APPLICATION RECEIVED: November 29, 2017
60-DAY REVIEW: January 28, 2018
REQUEST:

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

1. Amend a previously approved fencing design to include metal fence posts instead of wood fence posts for a hog wire fence.
2. Install a prefabricated, metal gazebo on the vacant lot at 705 N Pine.
3. Install a driveway to feature a width at the existing concrete approach and apron of fourteen (14) feet to taper to ten (10) feet in width.
4. Install red brick pavers beneath two mature pecan trees instead of concrete.

APPLICABLE CITATIONS:

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.

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.

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 features 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. At the March 1, 2017, Historic and Design Review Commission hearing, the applicant received a Certificate of Appropriateness to install fencing, an open air porch, a front sidewalk, a rear accessory structure, a concrete

driveway and landscaping. At this time, the applicant is requesting a Certificate of Appropriateness to amend the previously approved fencing and portions of the sidewalk as well as to install a metal, prefabricated gazebo on the lot.

- c. **FENCING** – The applicant has proposed to amend the previously approved COA for cattle panel fencing to feature wood posts and rails for metal posts and rails. Per the Guidelines for Site Elements 2.A.i. notes that new fencing should appear similar to those used historically throughout the district in terms of their scale, transparency and character. Wood fences are found commonly throughout the Dignowity Hill Historic District; both in the form of wooden picket fences and cattle panel fences. A cattle panel fence that features metal posts and rails is a fencing detail commonly found on commercial or industrial properties. Staff finds the originally approved, wood fencing to be appropriate.
- d. **GAZEBO** – The applicant has proposed to install a prefabricated, metal gazebo on the vacant lot at 705 N Pine, the lot at the corner of N Pine and Nolan. The Guidelines for New Construction 5.A. notes that new accessory structures should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff does not find the use of metal to be appropriate for the proposed structure. Metal is not a building material found historically throughout the Dignowity Hill Historic District.
- e. **DRIVEWAY** – The applicant has proposed to install a driveway to feature an initial width of fourteen (14) feet to taper to ten (10) feet in width that will feature a slight curve. At the March 1, 2017, HDRC hearing, the applicant proposed a straight driveway. The Guidelines for Site Elements 5.B.i. notes that driveways in historic districts typically do not exceed ten (10) feet in width. Additionally, the Guidelines note that new driveways should be similar to those found historically in the district in regards to their materials, width and design. Staff finds that a tapered, curved driveway is not consistent with the Guidelines. Staff finds that the applicant should install a straight driveway that features ten (10) feet in width.
- f. **BRICK PAVERS** – The applicant has proposed to install brick pavers beneath two mature pecan trees where concrete was previously approved to remove the ability for tree roots to displace the concrete. Staff finds this request to be appropriate.

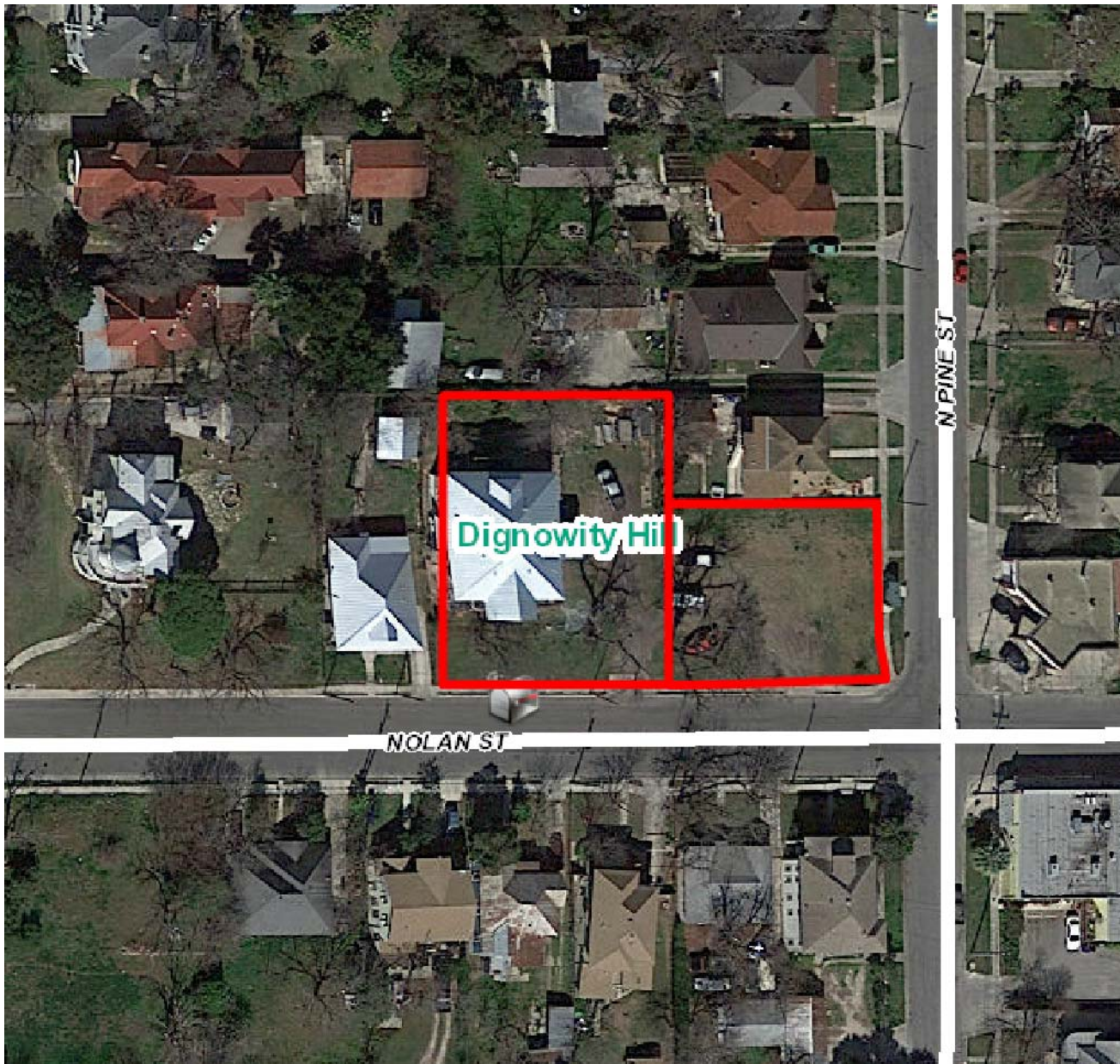
RECOMMENDATION:

Staff does not recommend approval of items #1 through #3, the proposed fencing modification, installation of a prefabricated, metal gazebo and driveway modifications based on findings c, d and e. Staff finds that the previously approved fence with wood posts and rails as well as a straight driveway to feature ten (10) feet in width to be appropriate.

Staff recommends approval of item #4, the installation of brick pavers beneath two mature pecan trees to replace previously approved concrete.

CASE MANAGER:

Edward Hall



Flex Viewer

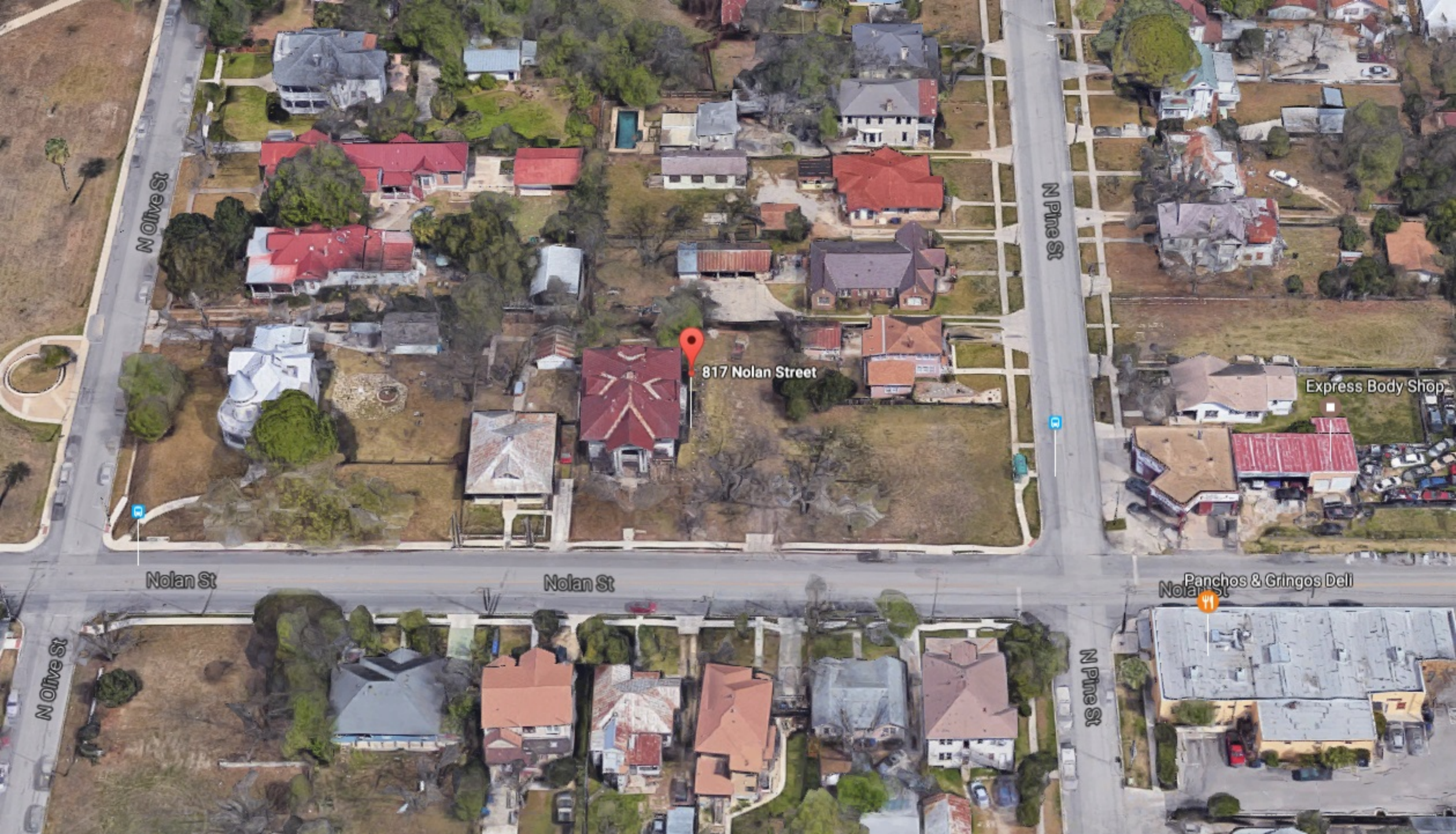
Powered by ArcGIS Server

Printed: Feb 20, 2017

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N Olive St

N Pine St

817 Nolan Street

Express Body Shop

Nolan St

Nolan St

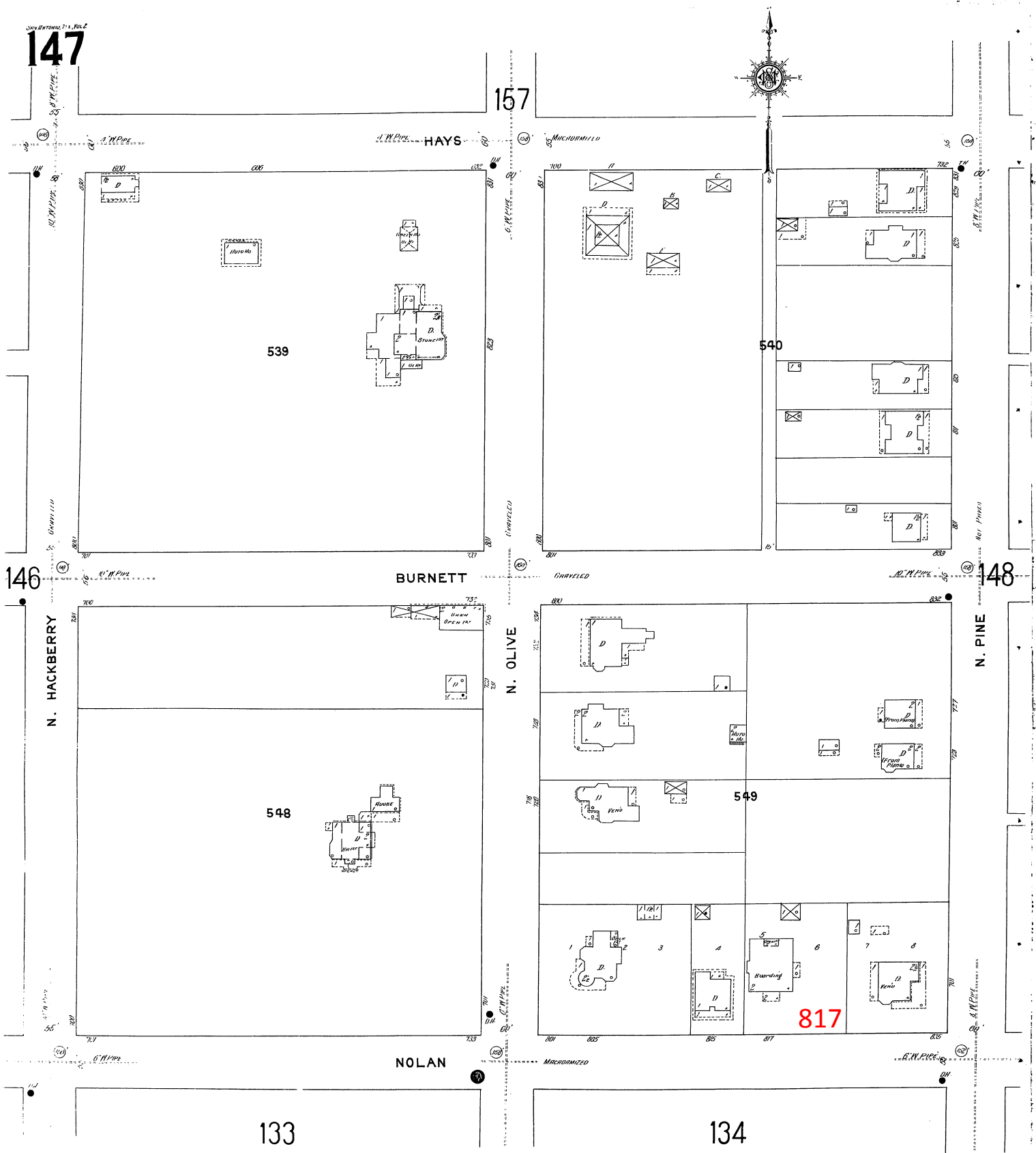
Panchos & Gringos Deli

Nolan St

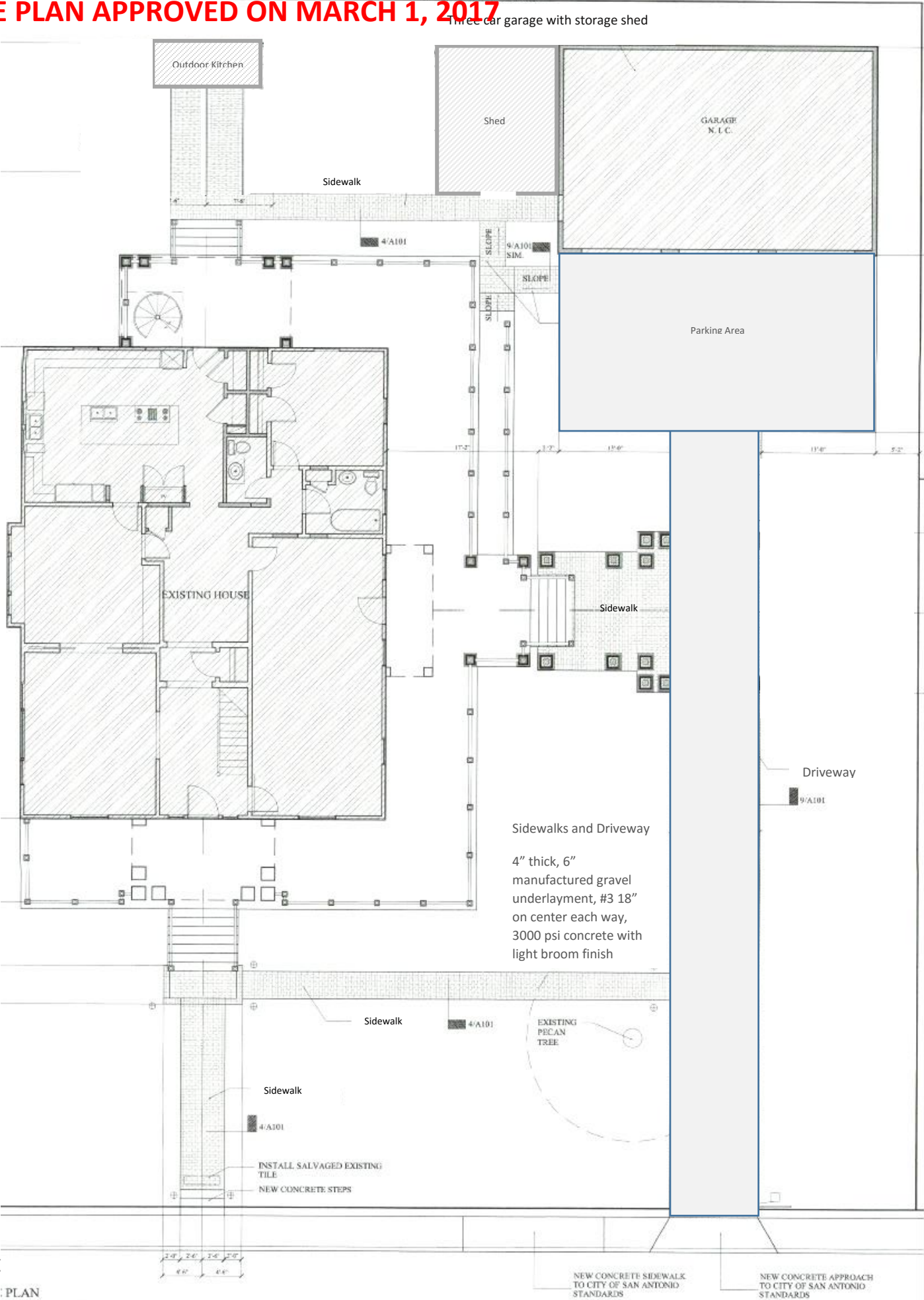
N Olive St

N Pine St

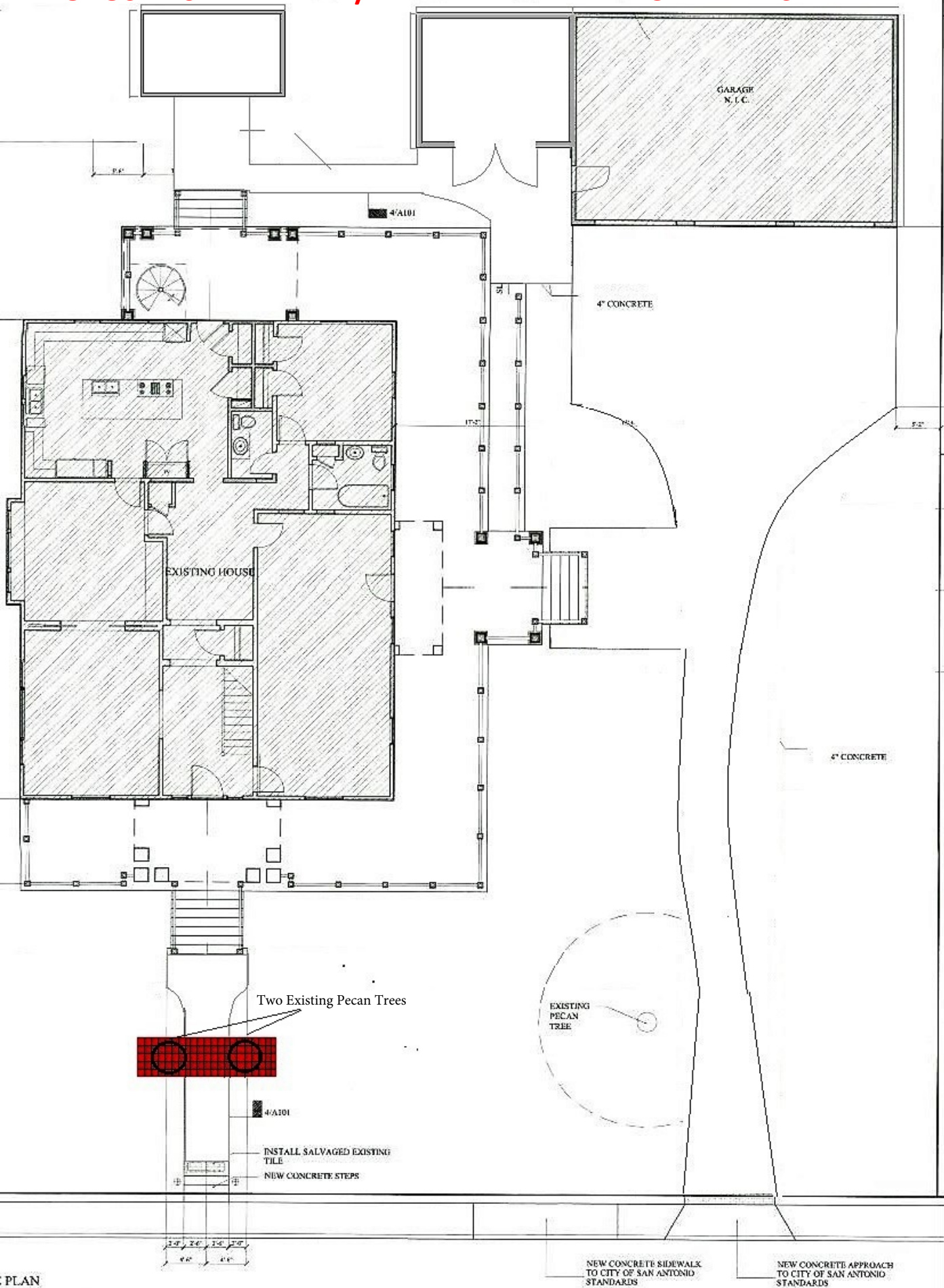
1912 Sanborn



SITE PLAN APPROVED ON MARCH 1, 2017



PLAN





Metal Gazebo

Circumference: 25'

Pole Height: 12'





PROPOSED METAL GAZEBO

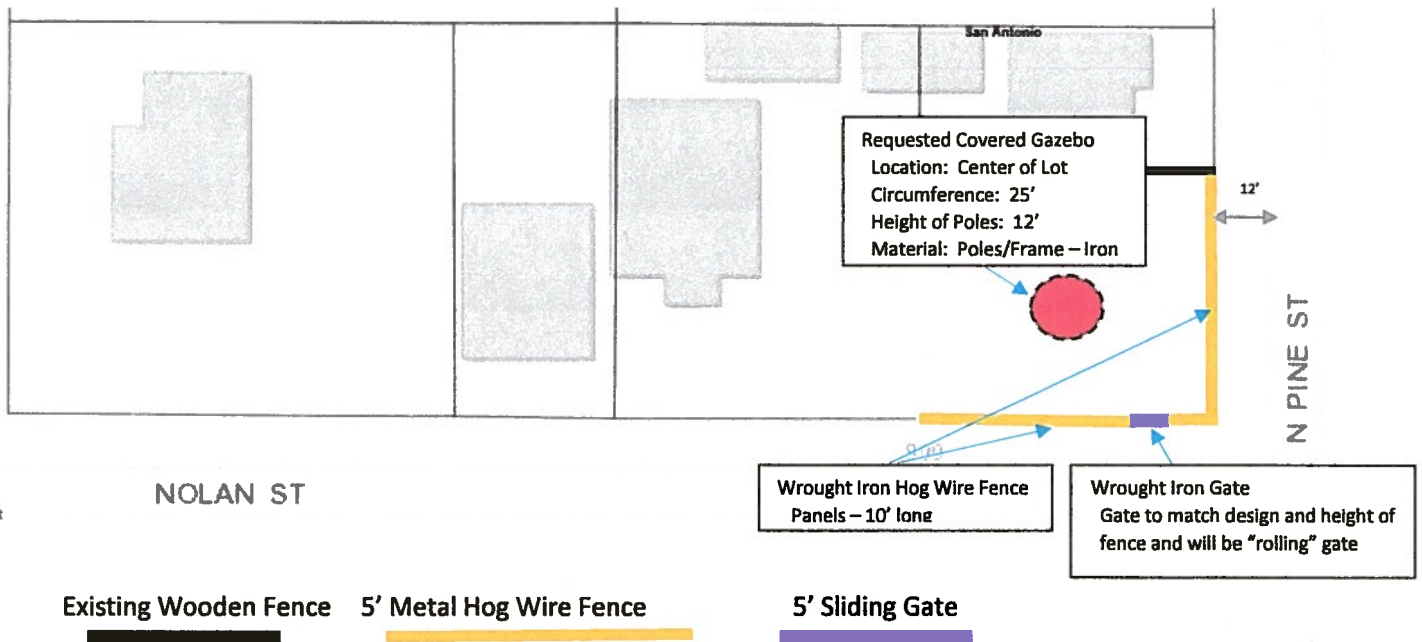


PROPOSED METAL GAZEBO



PROPOSED METAL GAZEBO

705 N. Pine Property Line



Birdseye View of Nolan and Pine





PROPOSED METAL FENCING



Metal Hog Wire Fence

10' Panels

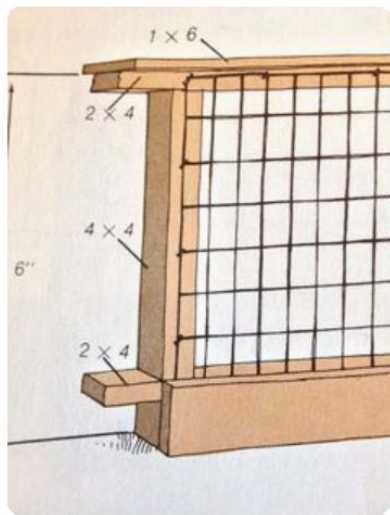
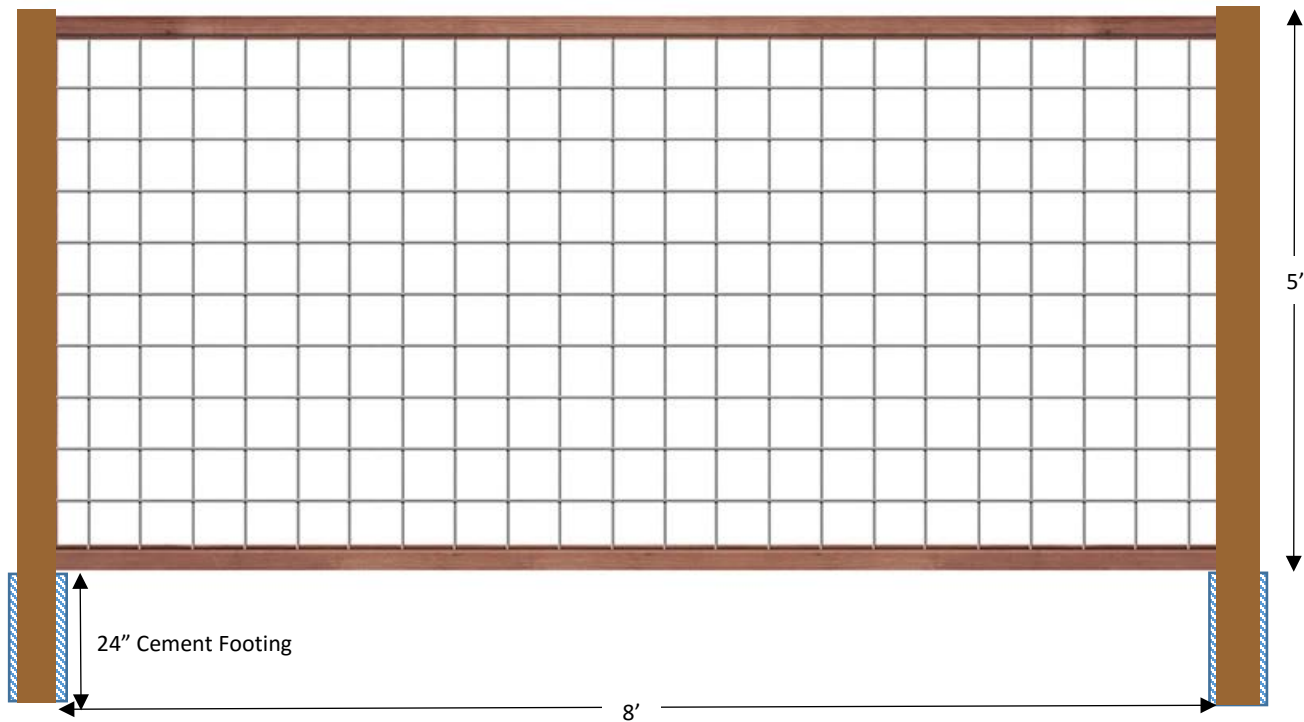
5' High

Sliding Gate will look exactly like rest of fence

Design of original request of Hog Wire Fence



FENCING APPROVAL ON MARCH 1, 2017.



FENCING APPROVED ON MARCH 1, 2017.

