

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2018-243
ADDRESS: 503 NOLAN
507 NOLAN
LEGAL DESCRIPTION: NCB 546 BLK 19 LOT S 126 FT OF 11
NCB 546 BLK 19 LOT S 129.86 FT OF 12
ZONING: RM-6, R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Richard Gross
OWNER: Enrlour Investments
TYPE OF WORK: Front and side yard fencing
APPLICATION RECEIVED: May 11, 2018
60-DAY REVIEW: July 10, 2018
REQUEST:

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

1. Front yard metal fencing wrapping around both properties.
2. Rear wood privacy spanning between both properties.

APPLICABLE CITATIONS:

5. Guidelines for Site Elements

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.

FINDINGS:

- a. The two (2) historic structures at 503 and 507 Nolan was constructed circa 1940. They are both constructed in the minimal traditional architectural style and feature one story each with asbestos siding and shingle roofs.
- b. FENCE LOCATION - The applicant has proposed to install (1) a metal fence wrapping around the front of 507 Nolan to the rear side of 503 Nolan and (2) a wood fence spanning between both properties set behind their front façade planes. According to the Guidelines for Site Elements 2.B.ii, new front yard fences should not be introduced within historic districts that did not historically have them. While staff finds that a fence was not currently present on this property, fences are found on Nolan and within the Dignowity Hill Historic District. According to the Guidelines for Site Elements 2.C.i., privacy fences should be set back from the front façade to reduce their visual prominence. Staff finds that that proposed location is consistent with the Guidelines.
- c. FENCE DESIGN - According to the Guidelines for Site Elements 2.B.i., the design of the fence should respond to the design and materials of the primary historic structure or structures of a similar style in the neighborhood in

relation to scale, transparency, and character. Staff finds that the proposed metal fence is more fitting for commercial or contemporary properties. The fence should feature a design that is more appropriate for residential use.

RECOMMENDATION:

Staff recommends approval of both fence installations based on finding b and c with the following stipulations:

- i. No portion of the fence shall exceed four (4) feet in the front yard and six (6) feet in the rear yard of each property.
- ii. The metal fence should feature a design that is more appropriate for residential use. A final drawing or example photo must be submitted to staff prior to the issuance of a Certificate of Appropriateness.

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.

CASE MANAGER:

Huy Pham



503 and 507 Nolan

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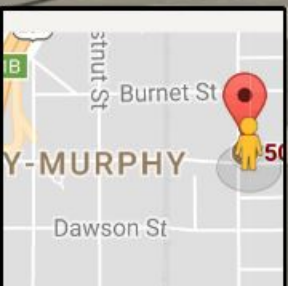
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503 Nolan St
San Antonio, Texas



Street View - Dec 2017





-  existing chain link fence
-  new 4' metal fence
-  new 6' metal fence
-  new metal gate
-  wood Privacy Fence 6'

























Nolan Fence

Friday, May 11, 2018

7:33 AM

Install new metal fencing along the Nolan Side of 503&507 Nolan Street.

Fencing alongside Nolan Street will include entry gates for the houses.

The metal fencing alongside Cherry Street will include metal driveway gate.

New fence along the partial perimeter of 507/511 Nolan will be same metal fencing.

Wood Privacy Fence to be put in between 503&507 Nolan

Front Fencing to be 4' in height and side fencing to be 6' in height