

HISTORIC AND DESIGN REVIEW COMMISSION

January 02, 2019

HDRC CASE NO: 2018-637
ADDRESS: 630 NOLAN
LEGAL DESCRIPTION: NCB 561 BLK 1 LOT 130.11 OF 7 & E 5.58 FT OF N 130.11 OF 6 AT 630 NOLAN
ZONING: R-6
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Christopher Gill/CGRE LTD/ REIX
OWNER: Christopher Gill/CGRE LTD/ REIX
TYPE OF WORK: Front yard fencing
APPLICATION RECEIVED: December 10, 2018
60-DAY REVIEW: February 09, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace existing chain link fence with new four foot tall wood picket fence on property lines adjacent to the Nolan and N Hackberry.

APPLICABLE CITATIONS:

2. Fences and Walls

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 primary structure at 630 was constructed circa 1900 in the Folk Victorian style and first appears on the 1911 Sanborn map. The single-family one-story structure features a symmetrical front façade with a primary turned gable with composition shingles and non-historic chain-link fence wrapping around the property. The structure is located at the corner of Nolan and N Hackberry and is contributing to the Dignowity Hill Historic District.
- b. On a site visit conducted on December 12, 2018, staff found that the chain-link was removed and wood posts were installed prior to the issuance of a Certificate of Appropriateness nor permits. Staff confronted the owner/applicant, who then submitted an HDRC application for review on the same day. This is the second instance of work without approval at this property by the same owner/applicant, last cited on February 13, 2018.
- c. FENCE LOCATION – The applicant has proposed to replace the chain-link fence with a new wood picket fence with featuring a height of four (4) feet on the property lines adjacent to N Hackberry and Nolan . 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. Staff finds that fences are found on Nolan and within the Dignowity Hill Historic District.
- d. FENCE DESIGN – The applicant has proposed the new fence to feature traditional vertical wood pickets and a

height of four (4) feet. 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 simple wood picket fencing is found within the Dignowity Hill Historic District. However, staff finds that a height of three feet would be appropriate in the context of the street corner and in respect to the neighboring corner at 629 Nolan.

RECOMMENDATION:

Staff recommends approval of front yard fencing based on findings c through d with the following stipulations that no portion of the front yard fence exceeds three (3) feet in height, instead of the proposed four (4) feet.

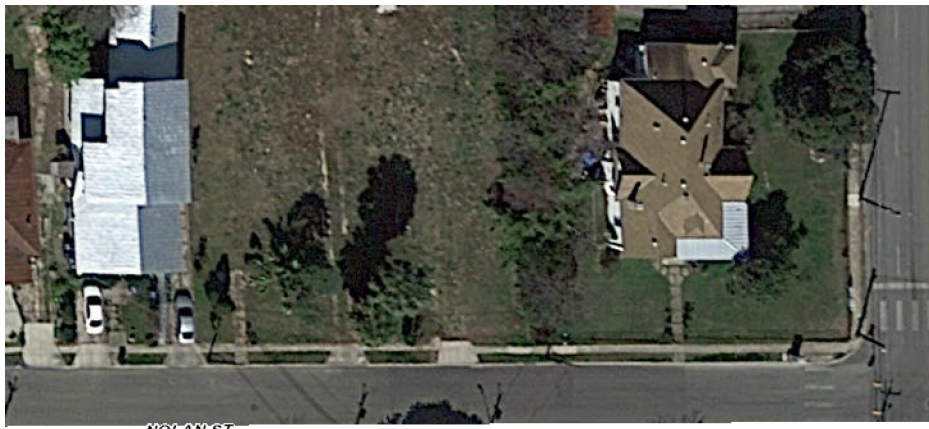
CASE COMMENT:

On a site visit conducted on December 12, 2018, staff found that the chain-link was removed and wood posts were installed prior to the issuance of a Certificate of Appropriateness nor permits. Staff confronted the owner/applicant, who then submitted an HDRC application for review on the same day. This is the second instance of work without approval at this property by the same owner/applicant, last cited on February 13, 2018.

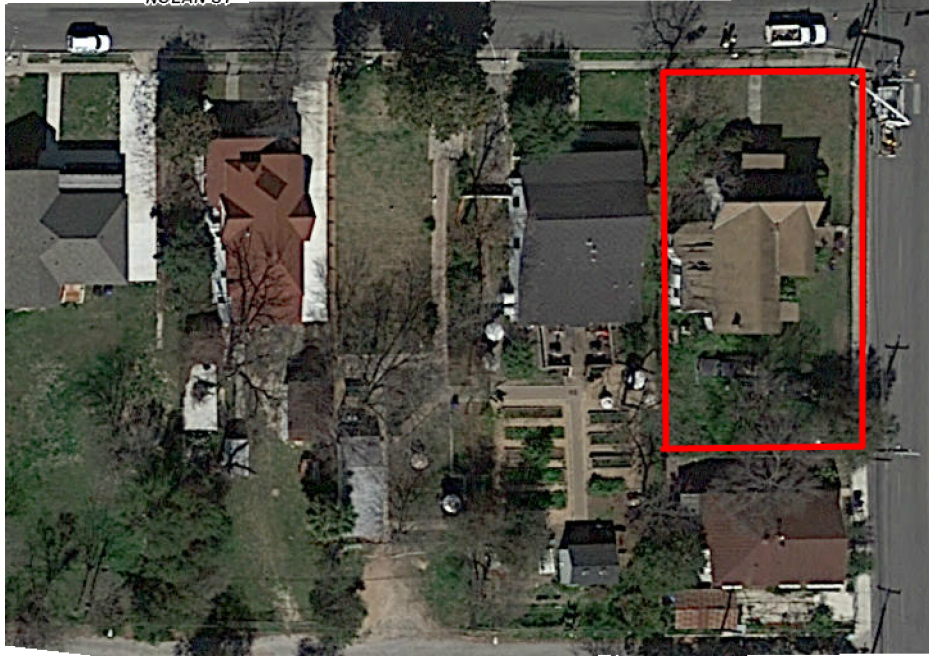
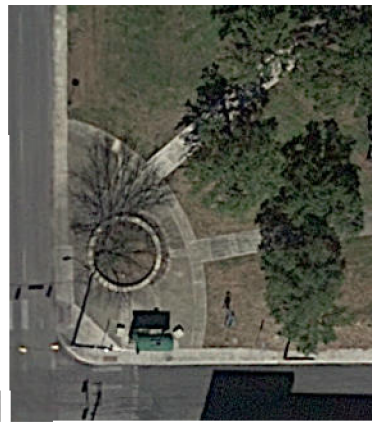
The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Huy Pham



NOLAN ST



N HACKBERRY ST



BOOKER ALLEY



630 Nolan

Powered by ArcGIS Server

Printed: Dec 19, 2018

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net St

Burnet St

New Jerusalem
Missionary Baptist...

Burnet St

Burnet St

Burn

N Cherry St

N Mesquite St

N Hackberry

N Hackberry

N Olive St

N Pine St

Nolan St

Nolan St Catholic Worker House

Nolan St

Nolan St

Nolan St

Panch
Nola

N Cherry St

N Mesquite St

N Hackberry

N Hackberry

N Olive St

N Pine St

San Antonio Fire
Department Station #1

Booker Alley

Booker Alley

Booker Alley

630 Nolan Street

WC White Apartments

Dawson St

Dawson St

Dawson St

Dawson St

Daws

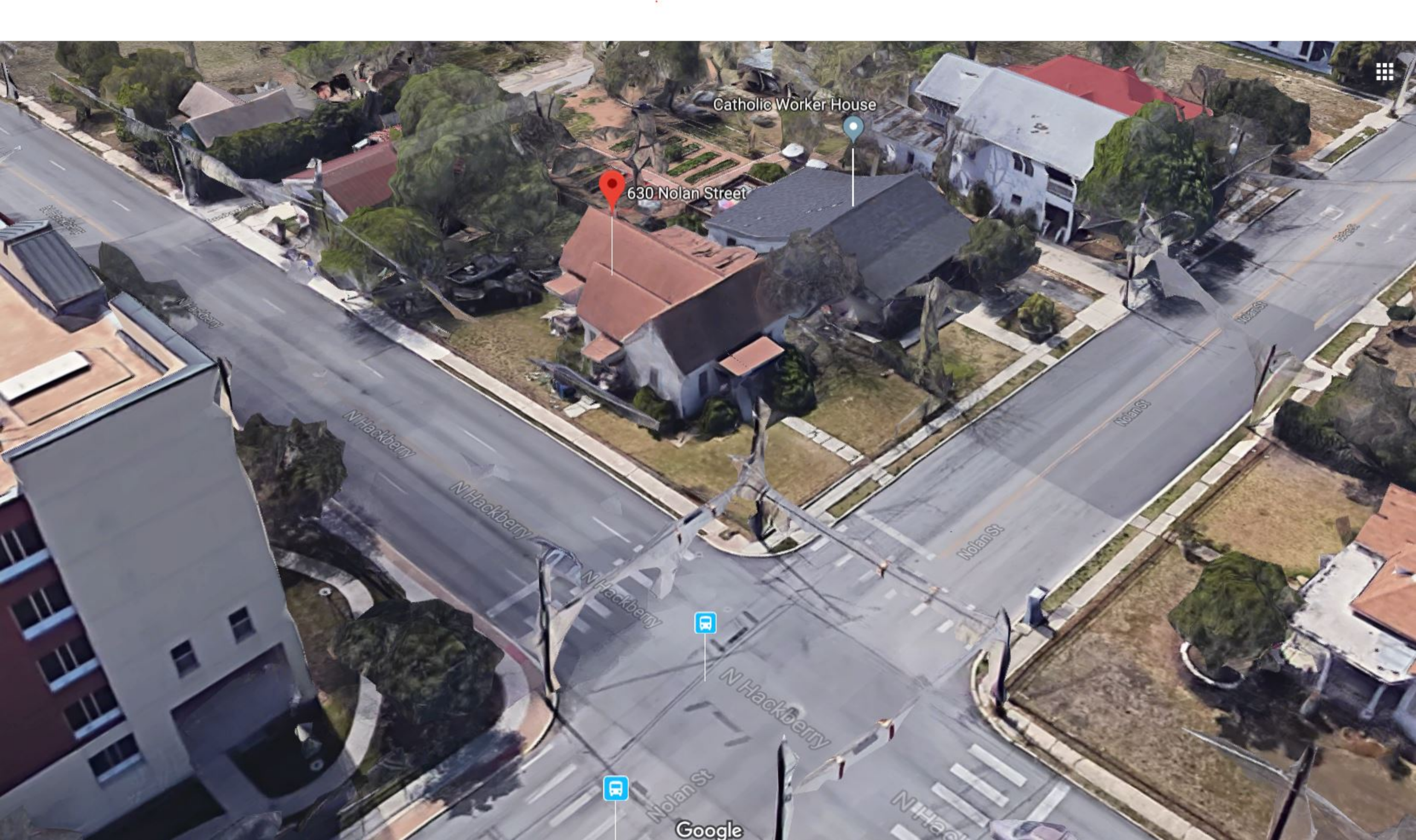
N Cherry

N Mesqu

N

N Olive S

N Pine S



Catholic Worker House

630 Nolan Street

Google

630 Nolan St

San Antonio, Texas



Google, Inc.



Street View - Dec 2017



Google

DIGNOWT

Burnet St



630 Nolan St

Nolan St

Dawson





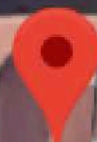
Nolan St

Nolan St



N Hackberry

Catholic Worker House



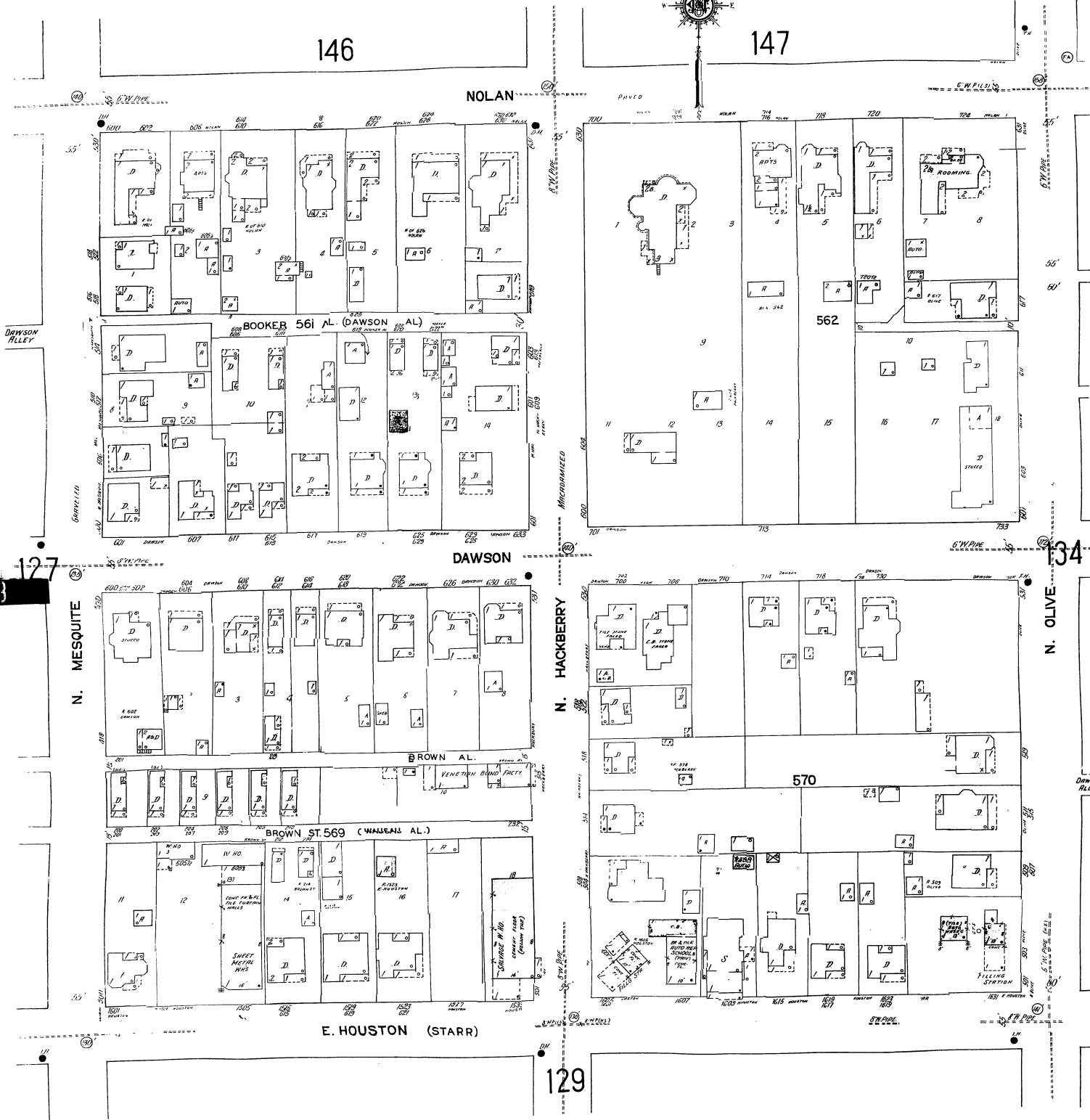
630 Nolan Street

N Hackberry



146

147



Scale of Feet. 0 50 100 150