

HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2020

HDRC CASE NO: 2020-401
ADDRESS: 509 NOLAN ST
LEGAL DESCRIPTION: NCB 546 BLK 19 LOT W 51.08 FT OF 12
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Tom Marino/MARINO TOM
OWNER: Tom Marino/MARINO TOM
TYPE OF WORK: Front yard fence
APPLICATION RECEIVED: August 25, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 46 inch tall wrought iron front yard fence.

APPLICABLE CITATIONS:

5.Guidelines for Site Elements

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 509 Nolan was constructed circa 1915 in the Minimal Traditional style, first appears on the 1951 Sanborn map, and contributes to the Dignowity Hill Historic District. The one-story single-family structure features symmetrical front façade configuration with a centered door flanked by two sets of windows on each side, a covered porch, and a front dormer.
- b. FENCE – The applicant has proposed to install a 46-inch tall wrought iron front yard fence that turns at the driveway to the corner of the house and features a driveway gate behind the front façade plane of the house.
- c. FENCE DESIGN – The applicant has proposed to install a wrought iron front fence, matching the fence design in the submitted example photo. Per the Guidelines for Site Elements 2.B.i., new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character; the design of fence should respond to the design and materials of the house or main structure. Staff finds that a wrought iron front is consistent with the Guidelines and appropriate within the district.

- d. FENCE LOCATION – The applicant has proposed to install the fence at the front property line and turning at the driveway to the corner of the house with a driveway gate set behind the front plane of the house. Per the Guidelines for Site Elements 2.B.ii., applicants should 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. Staff finds that fences are found on Dawson on similar properties and within the Dignowity Hill Historic District.
- e. FENCE HEIGHT – The applicant has proposed to install a fence with a height of four-feet. Per the Guidelines for Site Elements 2.B.iii., applicants should 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. Staff finds the proposed height is consistent with the Guidelines

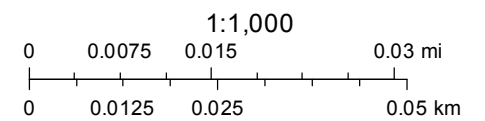
RECOMMENDATION:

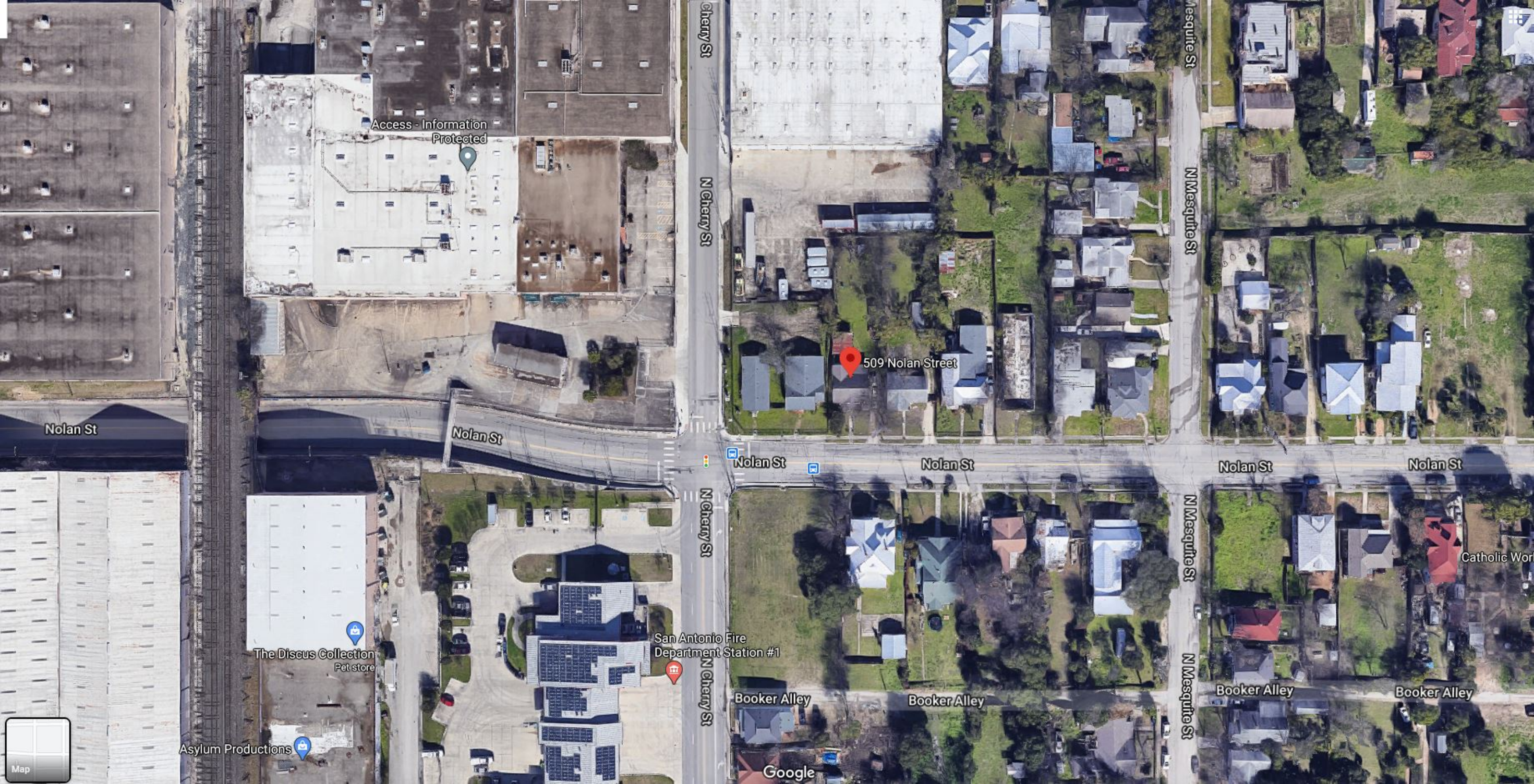
Staff recommends approval based on the findings.

509 Nolan



September 8, 2020





Access - Information Protected

509 Nolan Street

Nolan St

Nolan St

Nolan St

Nolan St

Nolan St

Nolan St

The Discus Collection
Pet store

San Antonio Fire
Department Station #1

Asylum Productions

Booker Alley

Booker Alley

Booker Alley

Booker Alley

Catholic Wor

Google

Map



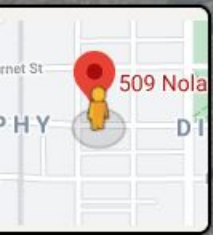
N Cherry St

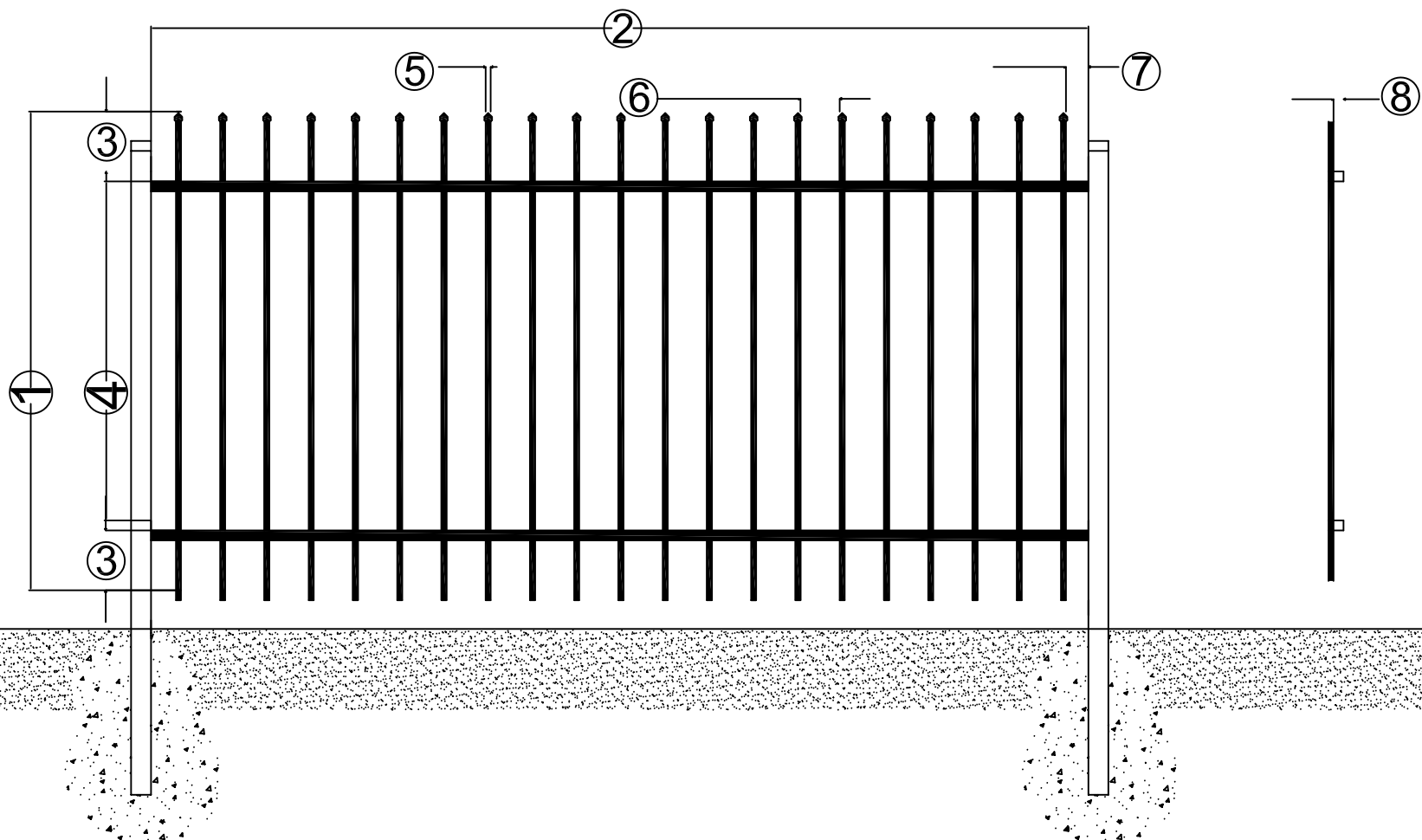
Nolan St

509 Nolan Street

Google







① 46"	⑤ 3-15/16"
② 7'-10"	⑥ 5/8" X 18Ga
③ 6"	⑦ 3-15/16"
④ 2'-10"	⑧ 1" X 16Ga

Strength

ISAIAH 40:29-31



Ornamental Fencing



I NTERNATIONAL
A RCHITECTURAL
M ETALS

PRODUCT: PRESSED POINT PANEL

PRODUCT NUMBER: PP 4X8-58

DRAWING REVISION DATE:

206 East. Hwy 80 Phone: (972)564-3388
 Forney Texas, 75126 Fax: (972)564-3001
 WWW.IAM-METALS.COM

MISC NOTES:

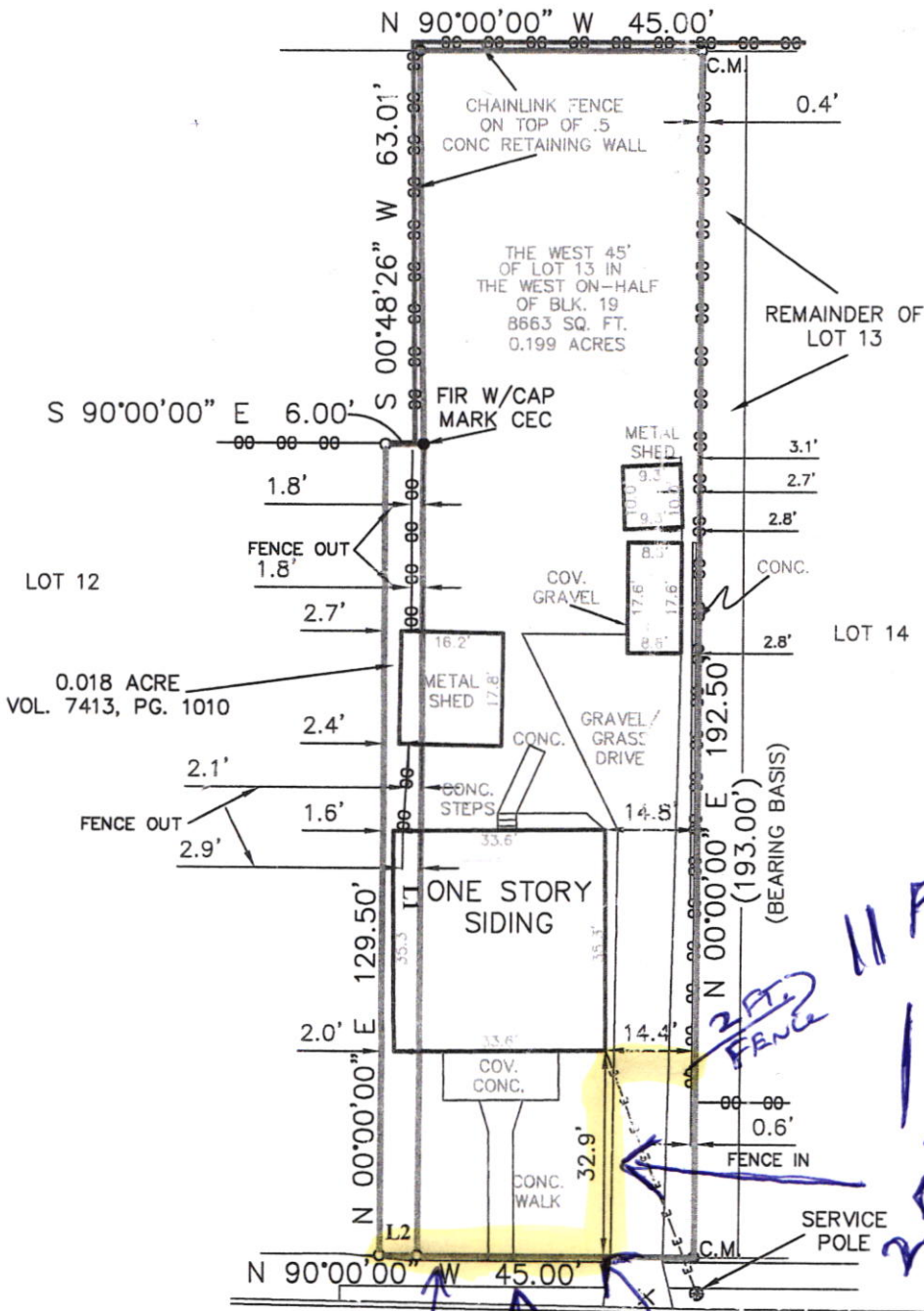
LINE	BEARING	DISTANCE
L1	S 00°00'00" E	129.50'
L2	N 90°00'00" W	6.00'

NOTE:
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.
THIS IS REPRESENTATION OF THIS SURVEYORS BEST
INTERPRETATION OF RECORD INFORMATION.



SCALE: 1"=30'

LOT 9A



509 NOLAN STREET
(55.6' R.O.W.)

THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 9542, PAGE 174, DEED AND PLAT RECORDS, VOL. 7476, PG. 1092, VOL. 7507, PG. 649, VOL. 8278, PG. 578, VOL. 8372, PG. 1696, VOL. 9296, PG. 1768, VOL. 9538, PG. 1806, VOL. 10984 PG. 1855, VOL. 13185, PG. 869, AND VOLUME 7530, PAGE 28, REAL PROPERTY RECORDS, AND VOL. 7413, PG. 1010, VOL. 10512, PG. 1009, AND VOL. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

PROPERTY ADDRESS
509 NOLAN STREET

BORROWER
TOM MARINO

PROPERTY DESCRIPTION

THE WEST 45 FEET OF LOT 13, BLOCK 19 NEW CITY BLOCK 546, AND 0.018 ACRES OUT OF LOT 12, BLOCK 19, NEW CITY BLOCK 546, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. BEING FURTHER DESCRIBED IN VOLUME 7413, PAGE 1010, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

Westar Alamo
LAND SURVEYORS, INC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR
- = FND 1/2 IRON ROD
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- X = FND "X" ON CONCRETE
- E- = OVERHEAD ELECTRIC



I, WILL PERRIN, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

WILL PERRIN
Registered Professional Land Surveyor
Texas Registration No. 5443

G.F. NO. 20082069

JOB NO. 34403

DRAWN BY: JW
TITLE COMPANY: CHIGAO TITLE

DATE: MARCH 26, 2008

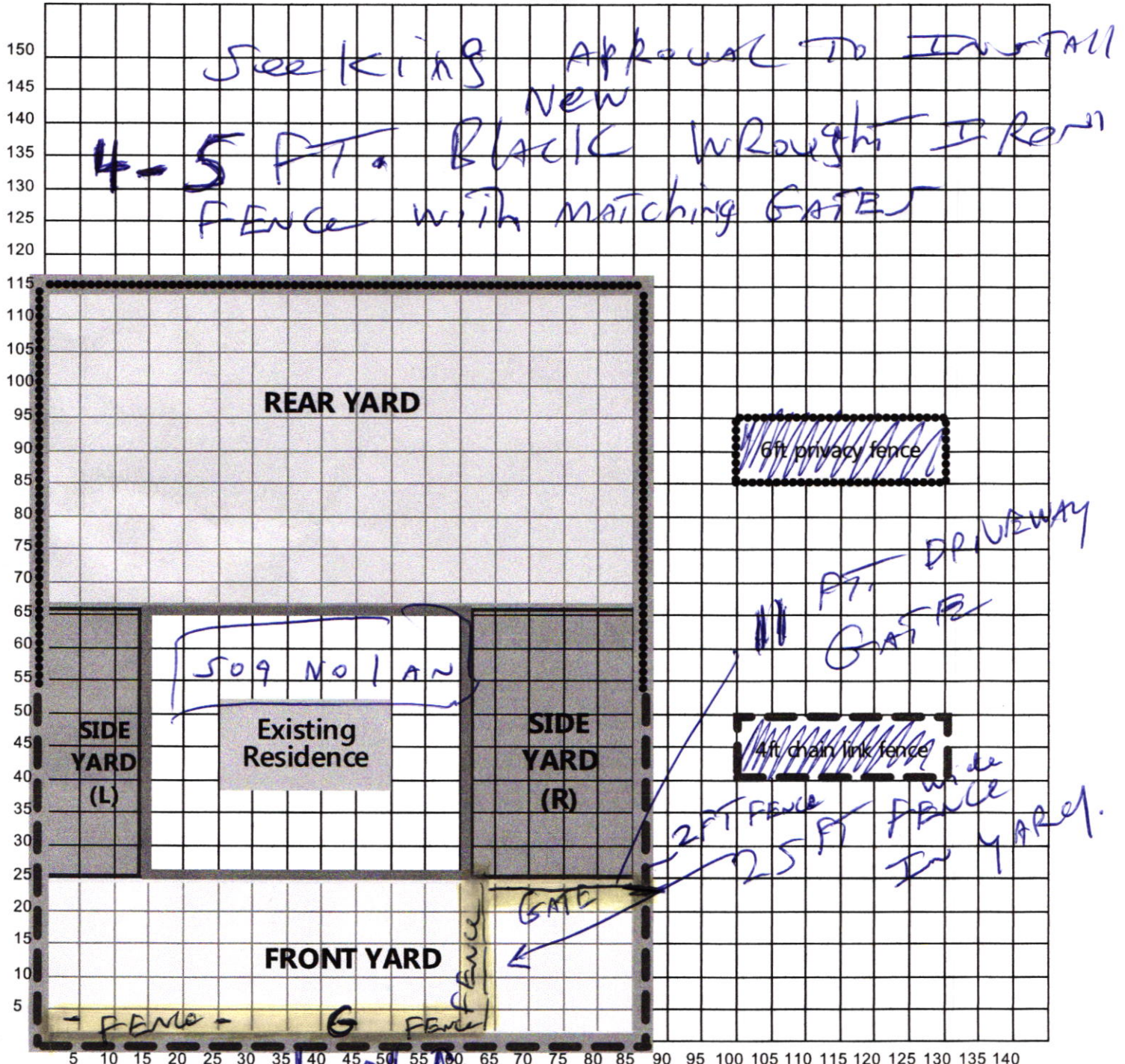
PLOT (SITE) PLAN

(SAMPLE ONLY)

Address: 509 NOLAN ST. SA TX 78202

Lot: see survey-attached Block: see survey NCB: _____

REAR



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

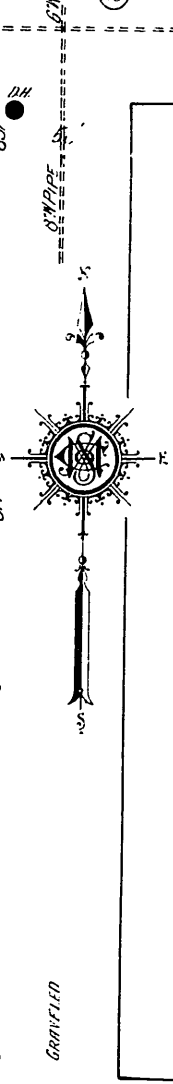
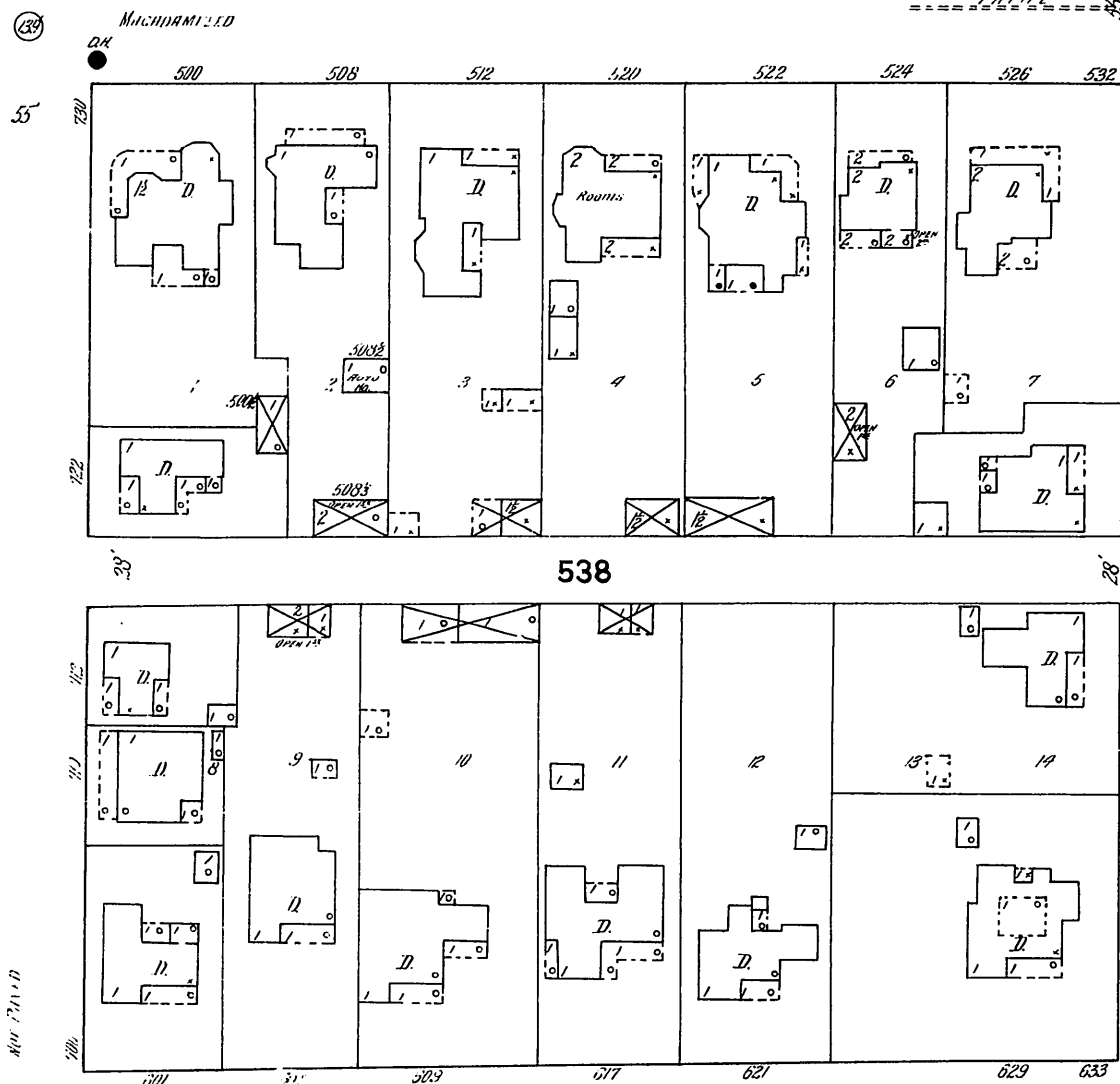
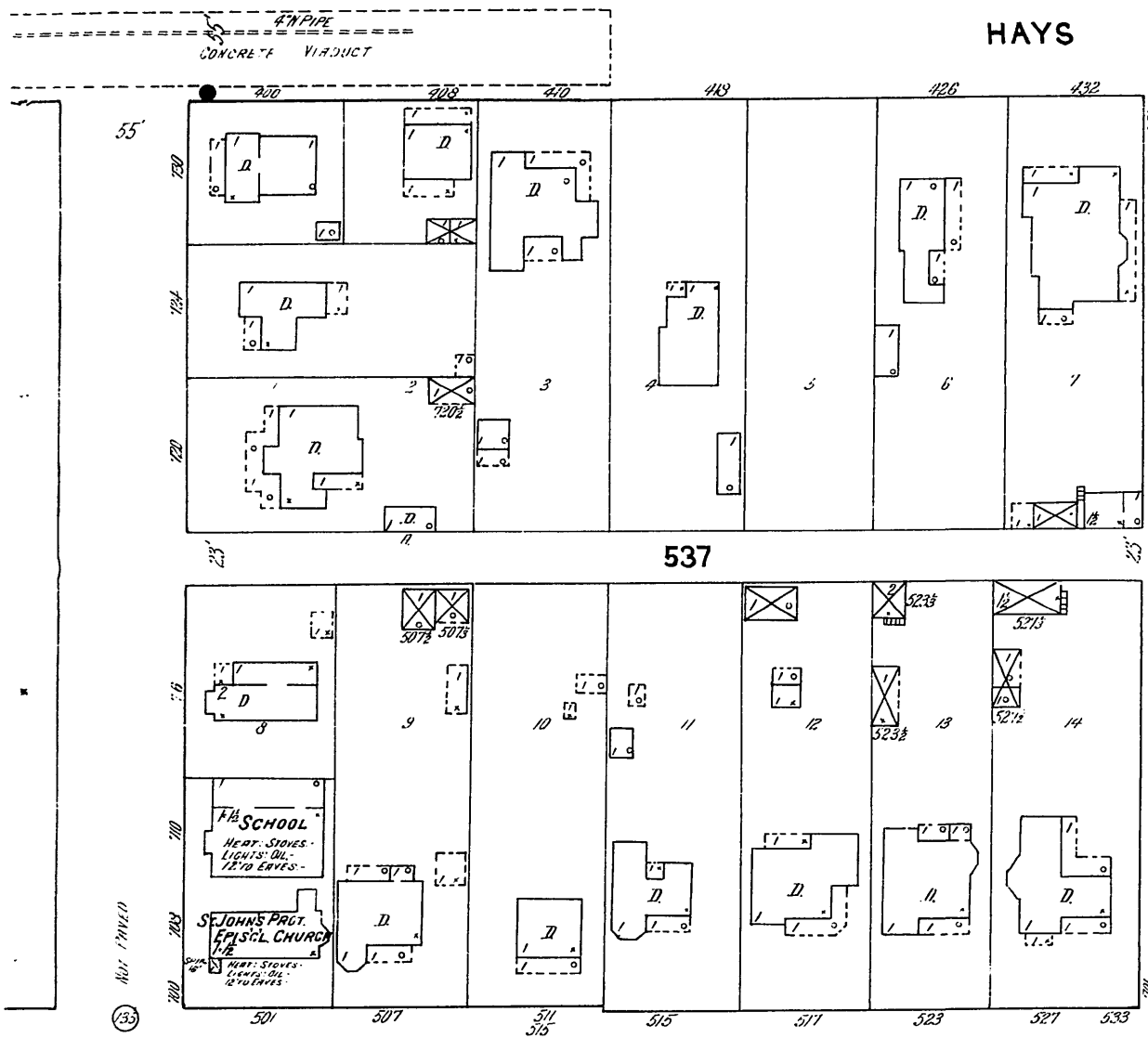
Applicant Signature: _____

Date: 18 AUG. 20

Jan Marino
(210) 213-1248 Pg. 2 of 3 **OWNER**

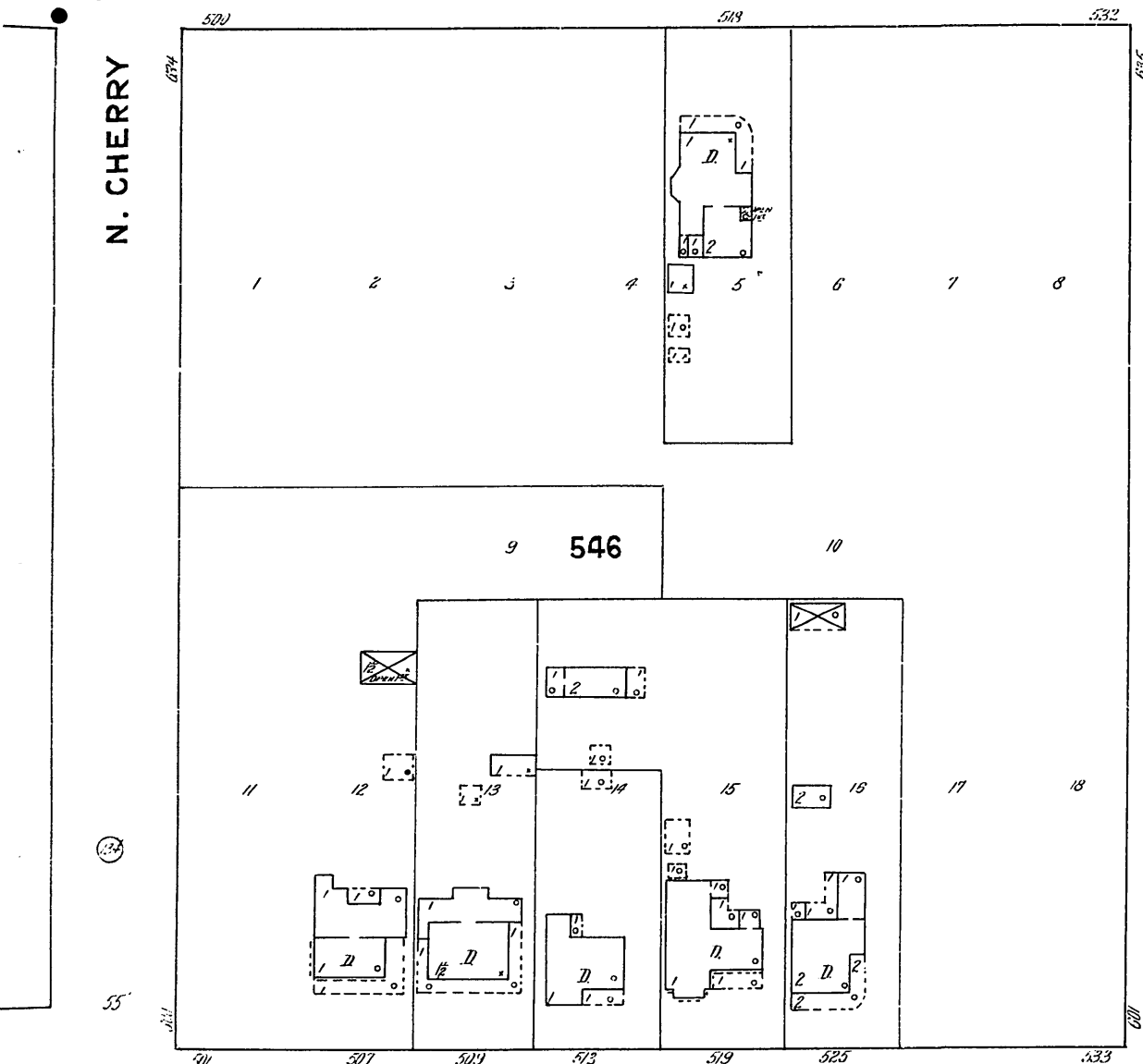
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HAYS



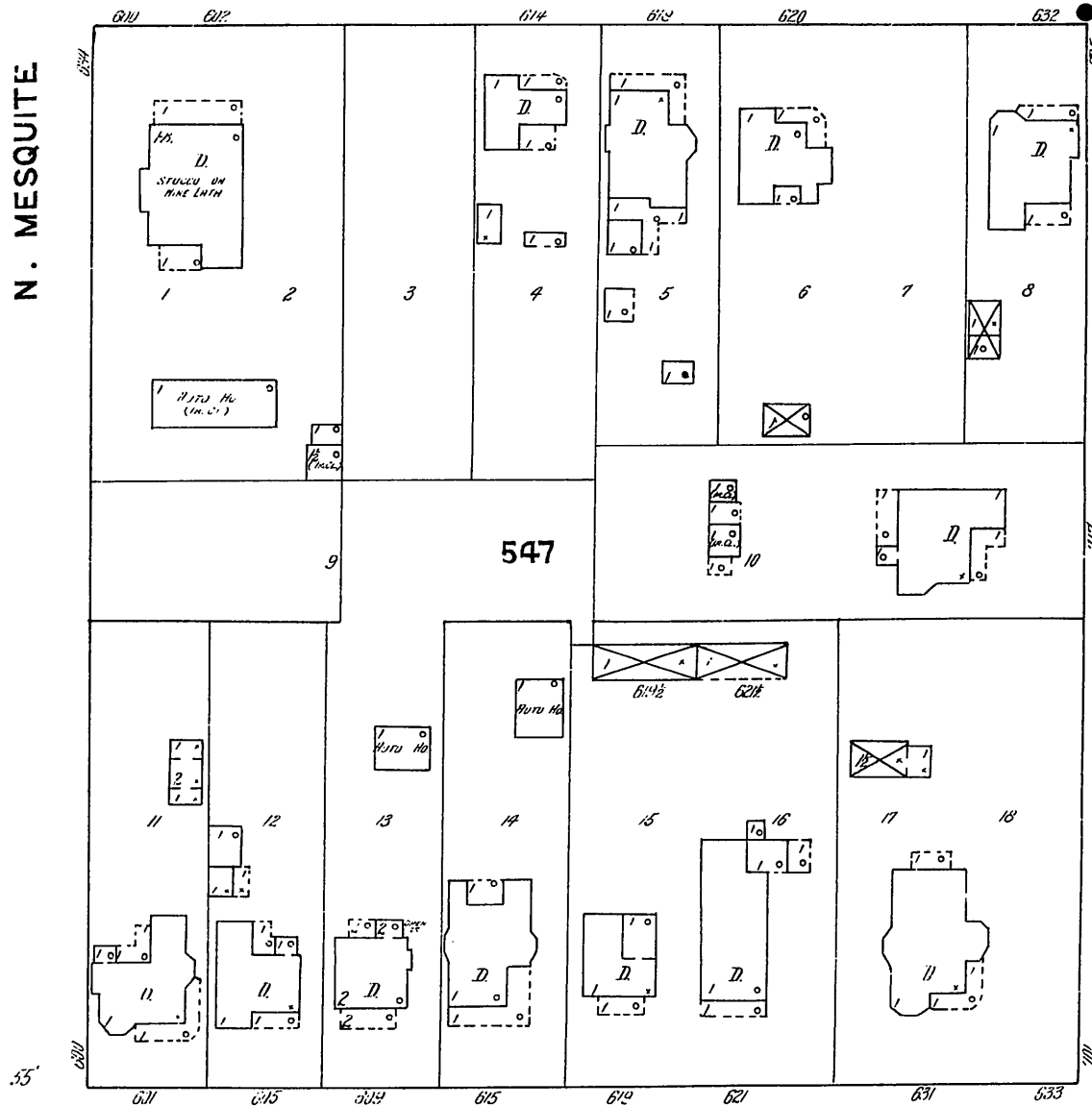
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BURNETT



NOT PAVED

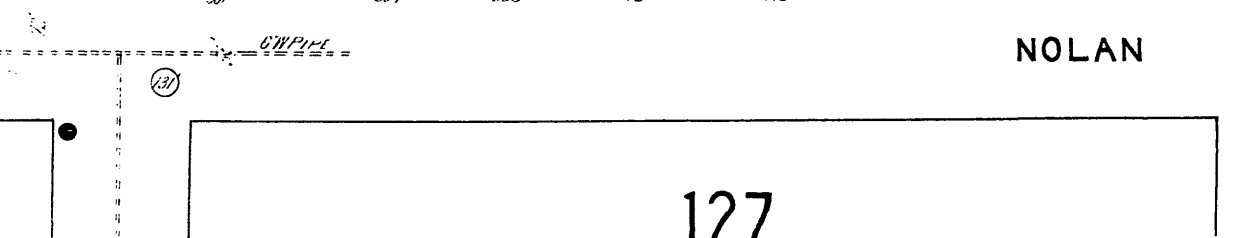
N. MESQUITE



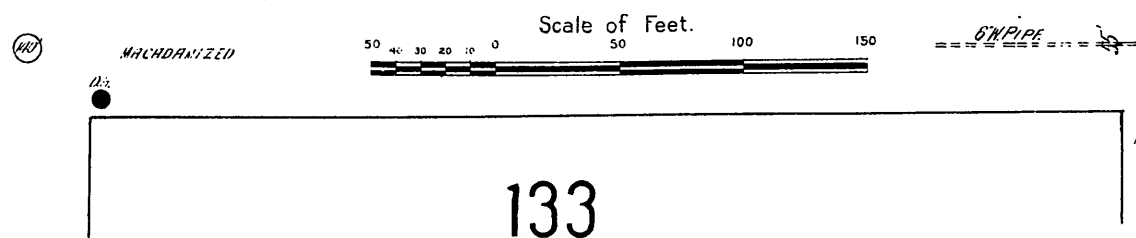
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N. HACKBERRY

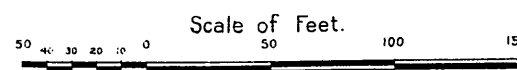
NOLAN

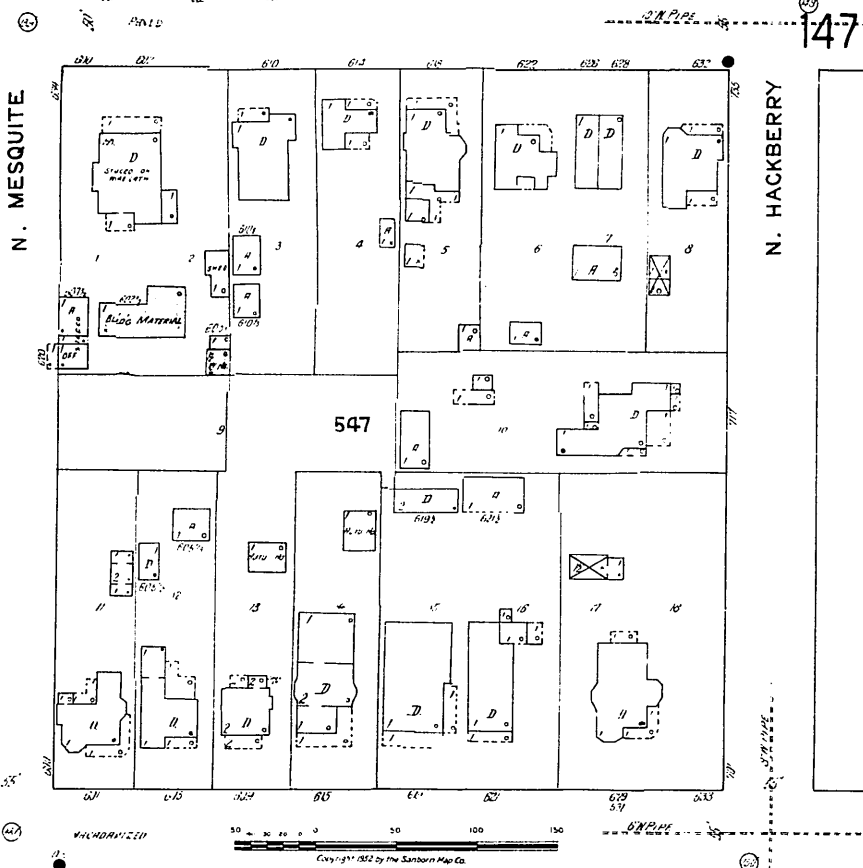
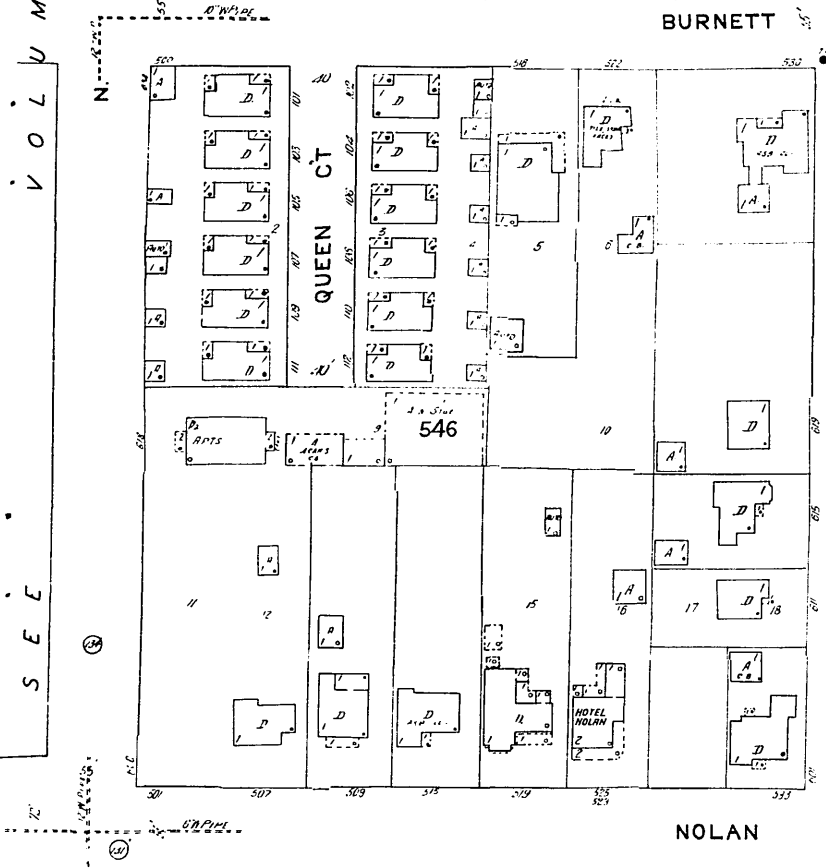
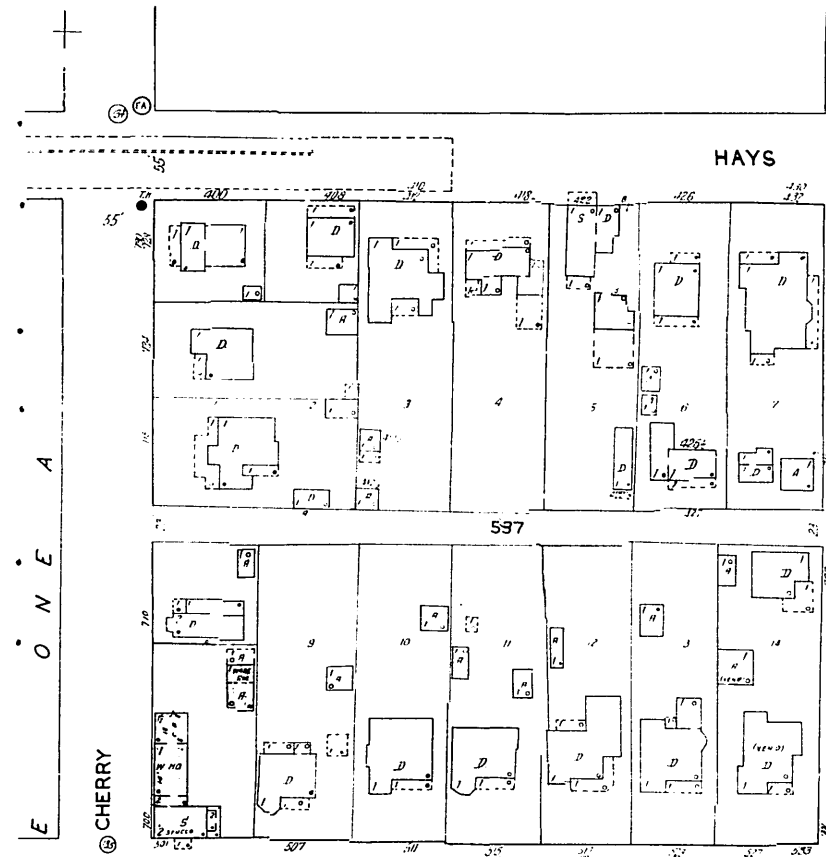


MACHINIZED



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VOLUME ONE

SEE

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