HISTORIC AND DESIGN REVIEW COMMISSION
November 04, 2020

HDRC CASE NO:	**2020-482**
ADDRESS:	516 NOLAN ST
LEGAL DESCRIPTION:	NCB 560 BLK 18 LOT 4
ZONING:	R-6, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Jether Farino
OWNER:	Jether Farino
TYPE OF WORK:	Site modifications
APPLICATION RECEIVED:	October 14, 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:
1. Install edging between the front lawn and the driveway featuring a single-width row of limestone masonry and cement mortar
2. Install 2-feet wide planter boxes flanking the front walkway featuring limestone masonry and cement mortar
3. Replace overgrown shrubbery in the front plants strips with grass.

APPLICABLE CITATIONS:
5.Guidelines for Site Elements
1.Topography
A.TOPOGRAPHIC FEATURES
i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2.Fences and Walls
B.NEW FENCES AND WALLS
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.

7.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-scalespecies 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.

C. MULCH
Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

4. Residential Streetscapes
A. PLANTING STRIPS
i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

FINDINGS:

a. The primary historic structure at 516 Nolan was constructed in the Craftsman style and contributes to the Dignowity Hill Historic District. The single-family, one-story residential structure features a symmetrical front façade configuration with a full width inset porch, Craftsman columns, brackets, and rafter tails, and a brick masonry chimney on the eastside.
b. DRIVEWAY EDGE – The applicant has proposed to install edging between the front lawn and the driveway featuring a single-width row of limestone masonry and cement mortar. Per the Guidelines for Site Elements 1.A.iii., applicants should minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design and new site elements should work with, rather than change, character-defining topography when possible. Per the Guidelines for Site Elements 2.B.v., —applicants should construct new fences or walls of materials similar to fence materials historically used in the district. Per the Guidelines for Site Elements 7.B.i., applicant should not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located. Due to the use of mortar making the installation more permanent, staff finds the proposed limestone wall edging to be not found on similar properties within the district and inconsistent with the Guidelines. As the Guidelines for Site Elements 1.A.i encourages the maintenance of the established lawn to help prevent erosion, staff finds that a traditional edging strip at grade and/or a natural intervention without masonry-and-mortar to be more appropriate.
c. WALKWAY PLANTERS – The applicant has proposed to install 2-foot wide planter boxes flanking the front walkway featuring limestone masonry and cement mortar. Per the Guidelines for Site Elements 1.A.iii., applicants should minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design and new site elements should work with, rather than change, character-defining topography when possible. Per the Guidelines for Site Elements 2.B.v., —applicants should construct new fences or walls of materials similar to fence materials historically used in the district. Per the Guidelines for Site Elements 7.B.i., applicant should not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located. Due to the use of mortar making the installation more permanent, staff finds that the proposed limestone planter boxes to be not found on similar properties within the district and inconsistent with the Guidelines. Staff finds that a traditional xeriscaping or plant beds without masonry-and-mortar to be more

appropriate.

d. PLANTING STRIPS – The applicant has proposed to replace overgrown shrubbery in the front plants strips with grass. Staff finds the proposed lawn maintenance is typically eligible for administrative approval if that no large areas of mulch, gravel, or hardscape is introduced without additional review and approval.

RECOMMENDATION:

Staff does not recommend approval of items 1 and 2 based on findings b and c as proposed. Staff recommends that traditional edging strips and xeriscaping with plant beds at grade without permanent walls be installed. The applicant may resubmit a design that is consistent with the Guidelines to staff for administrative approval.

Staff recommends approved of item 3 based on finding d with the stipulation that no large areas of mulch, gravel, or hardscape is introduced to the planting strip without additional review and approval.

516 Nolan

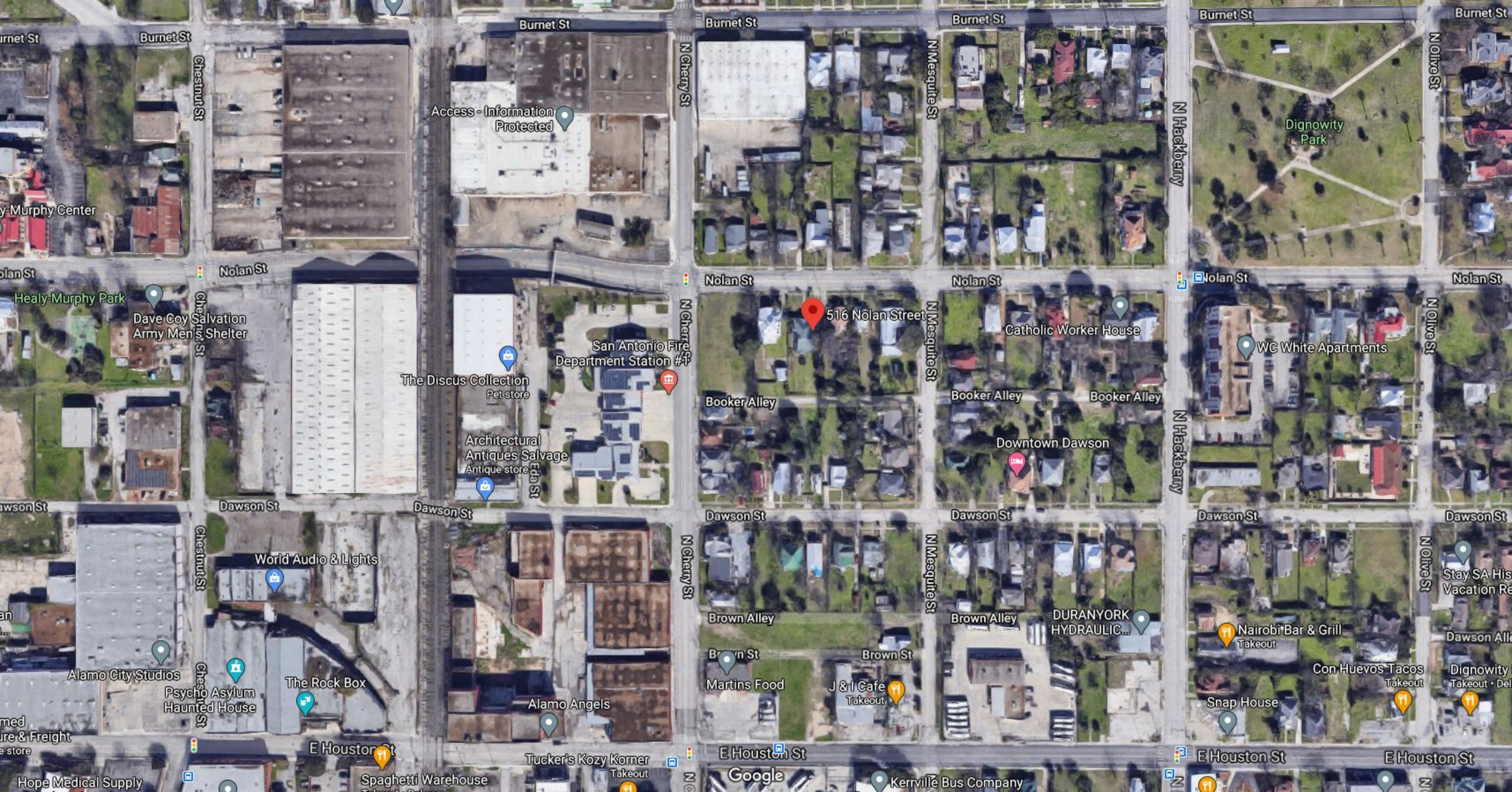
October 28, 2020

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

City of San Antonio GIS
Copyright 10-28-2020


Burnet St
Chestnut St
Access - Information Protected
N Cherry St
N Mesquite St
N Hackberry
Dignowity Park
N Olive St
Nolan St
Healy-Murphy Park
Dave Coy Salvation Army Men's Shelter
516 Nolan Street
Catholic Worker House
WC White Apartments
San Antonio Fire Department Station #1
The Discus Collection
Pet store
Booker Alley
Downtown Dawson
Architectural Antiques Salvage
Antique store
Eda St
Dawson St
World Audio & Lights
Stay SA His Vacation Re
Brown Alley
DURANYORK HYDRAULIC...
Nairobi Bar & Grill
Takeout
Brown St
Alamo City Studios
Psycho Asylum Haunted House
The Rock Box
Martins Food
J & I Cafe
Takeout
Con Huevos Tacos
Takeout
Dignowity
Takeout · Del
Alamo Angels
Snap House
E Houston St
Tucker's Kozy Korner
Takeout
Spaghetti Warehouse
Hope Medical Supply
Kerrville Bus Company
Google

516 Nolan Street
Nolan St
Nolan St
Nolan St
Nolan St
Map
Google

516 Nolan St
San Antonio, Texas
Google
Street View
516 Nola
Google

516
FX4

516