

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-017
ADDRESS: 630 NOLAN ST
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, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Kuba Zarobkiewicz
OWNER: Kuba Zarobkiewicz
TYPE OF WORK: Fencing, amendment to previously approved fencing
APPLICATION RECEIVED: January 03, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

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

1. Replace the existing 3ft, wood picket fence with a 4 ft, black, wrought iron fence.
2. Install a 6 ft wood privacy fence along the south (rear) and west perimeter of the property.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- Preserve*—Retain historic fences and walls.
- 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.
- 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

- 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.
- 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.
- 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.
- 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.
- 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.

C. PRIVACY FENCES AND WALLS

- Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- Location*—Do not use privacy fences in front yards.

When new fences are appropriate to the site-specific conditions of the property, applicants must also ensure that the style, height, and configuration of the fence line is also appropriate per the Historic Design Guidelines for Site Elements and the Unified Development Code 35-514.

- Rear fence - Rear yard privacy fences should be no taller than 6 feet in height and feature wood construction. Historic evidence may support installing stone, masonry, or stucco walls.
- Front fence - Front yard fences should match the height of neighboring fences or limited to 4 feet in height and be compatible with the heights of adjacent historic fences. Historic evidence may support installing stone, masonry, or stucco walls and fence bases.
- Fence styles - While maintaining respect to individual architecture styles and historic districts, the most common appropriate fence type includes (a) black wrought iron, (b) painted wood picket, and (c) wood-framed cattle-panel/hog-wire.

Nonconforming fences - Chain-link, barbed wire, corrugated metal, and make-shift fences should be avoided.

Grandfathered items may be replaced with appropriate fencing but should not be reconstructed or expanded upon.

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. The structure is located at the corner of Nolan and N Hackberry and is contributing to the Dignowity Hill Historic District. A fence request was previously approved in January 2019 to replace an existing chain-link fence with a wood picket fence at this address with the stipulation that the front yard fence not exceed 3ft to remain consistent with fence designs in the vicinity.
- b. FRONT FENCE INSTALLATION – 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 wrought iron 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.
- c. REAR FENCE INSTALLATION – The OHP Fences policy document recommends that rear yard fences should be no taller than 6ft in height and feature wood construction; Guideline 2.C.i of the Historic Guidelines for Site Elements states that privacy fences should be set back from the front façade. The location, height, and construction of the proposed rear privacy fence is consistent with these guidelines.

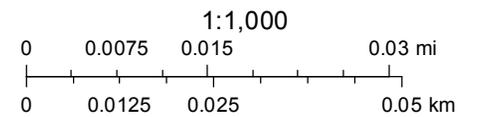
RECOMMENDATION:

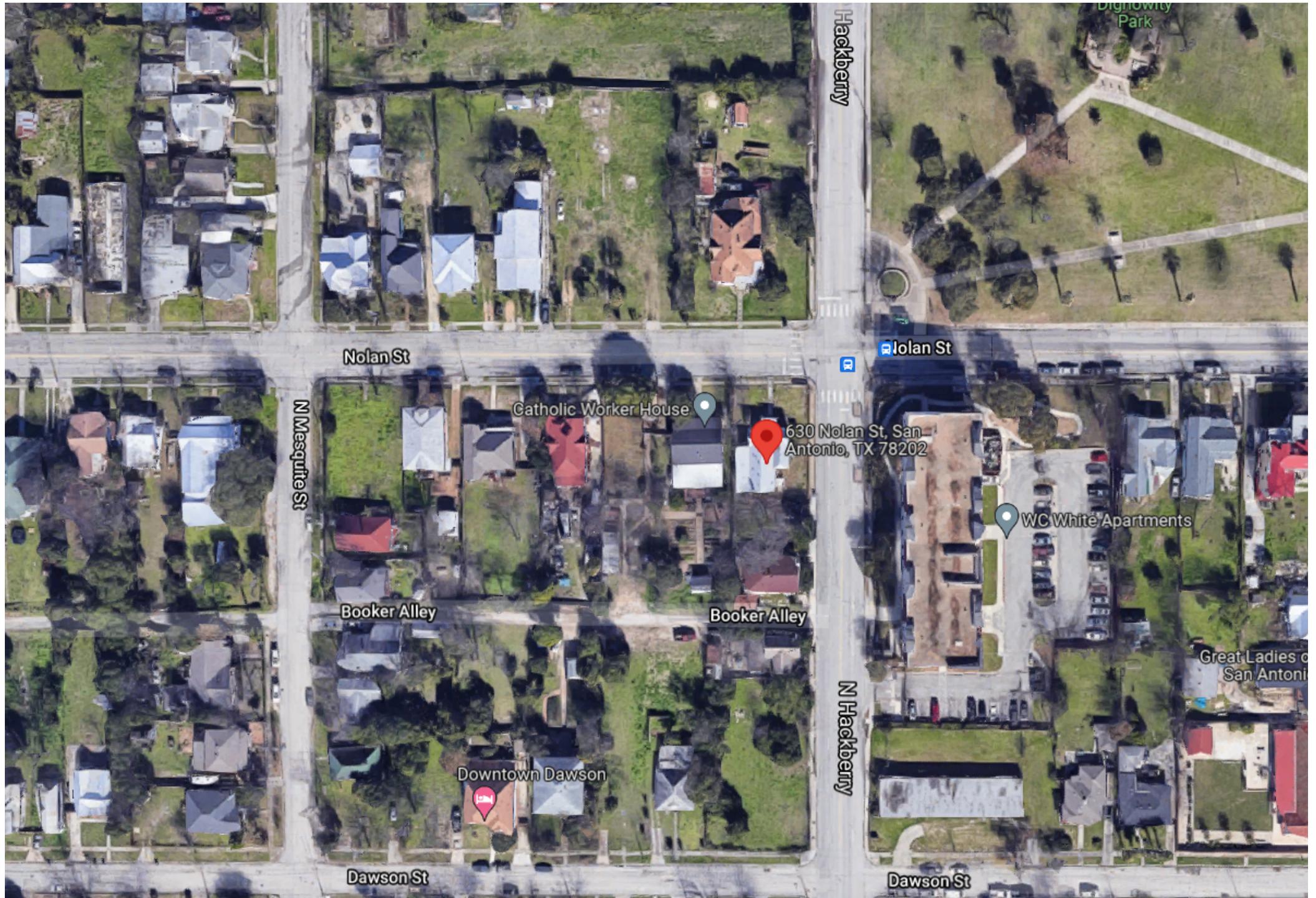
1. Staff recommends approval of item 1 with the stipulation that the new wrought iron fence should not exceed 3ft based on finding b.
2. Staff recommends approval of item 2 based on finding c, with the stipulation that the final construction height does not exceed 6ft, and that the rear fence is set back from the front façade of the house. Additionally, the fencing must be permitted and meet the development standards outline in UDC Section 35-514.

City of San Antonio One Stop

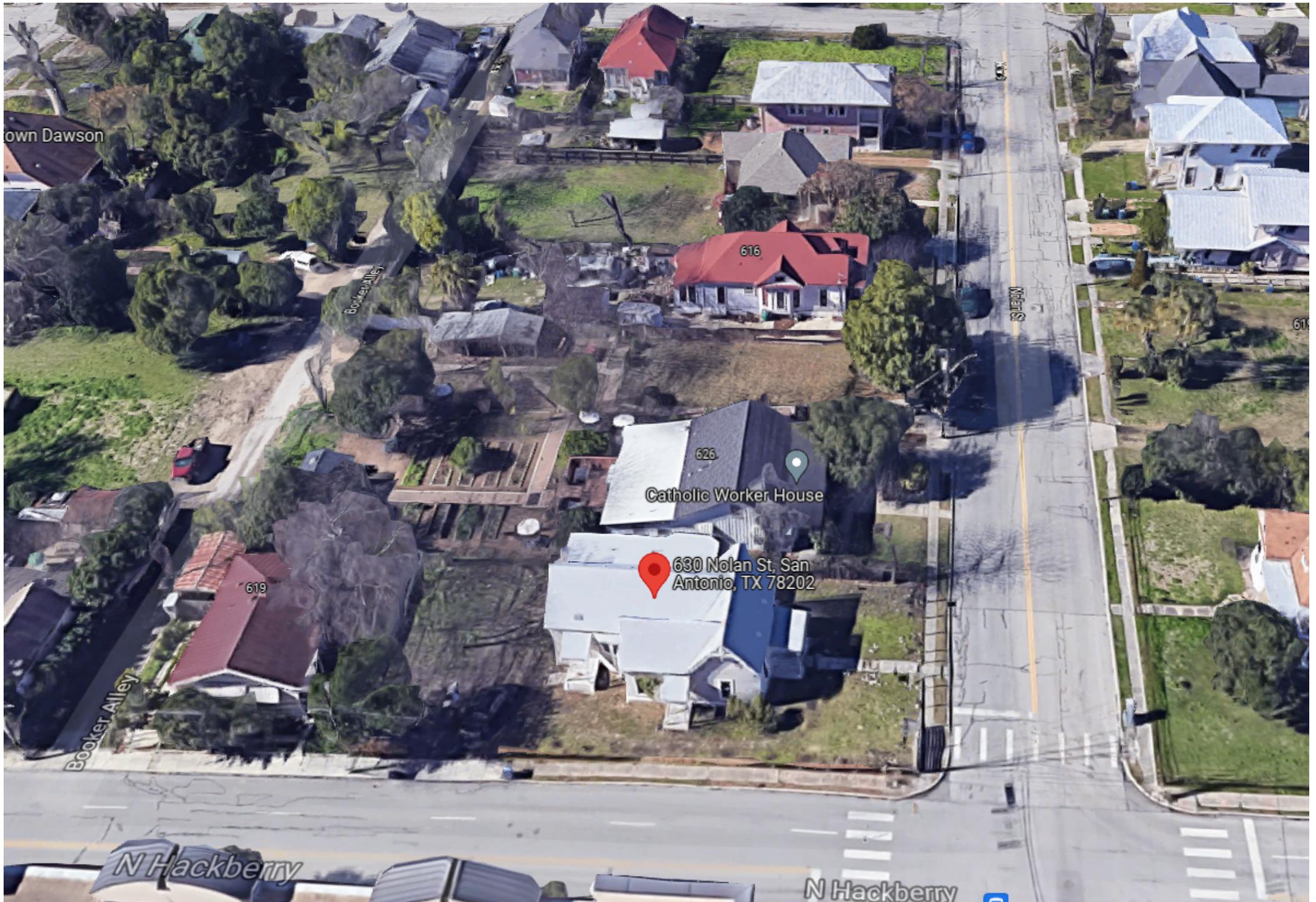


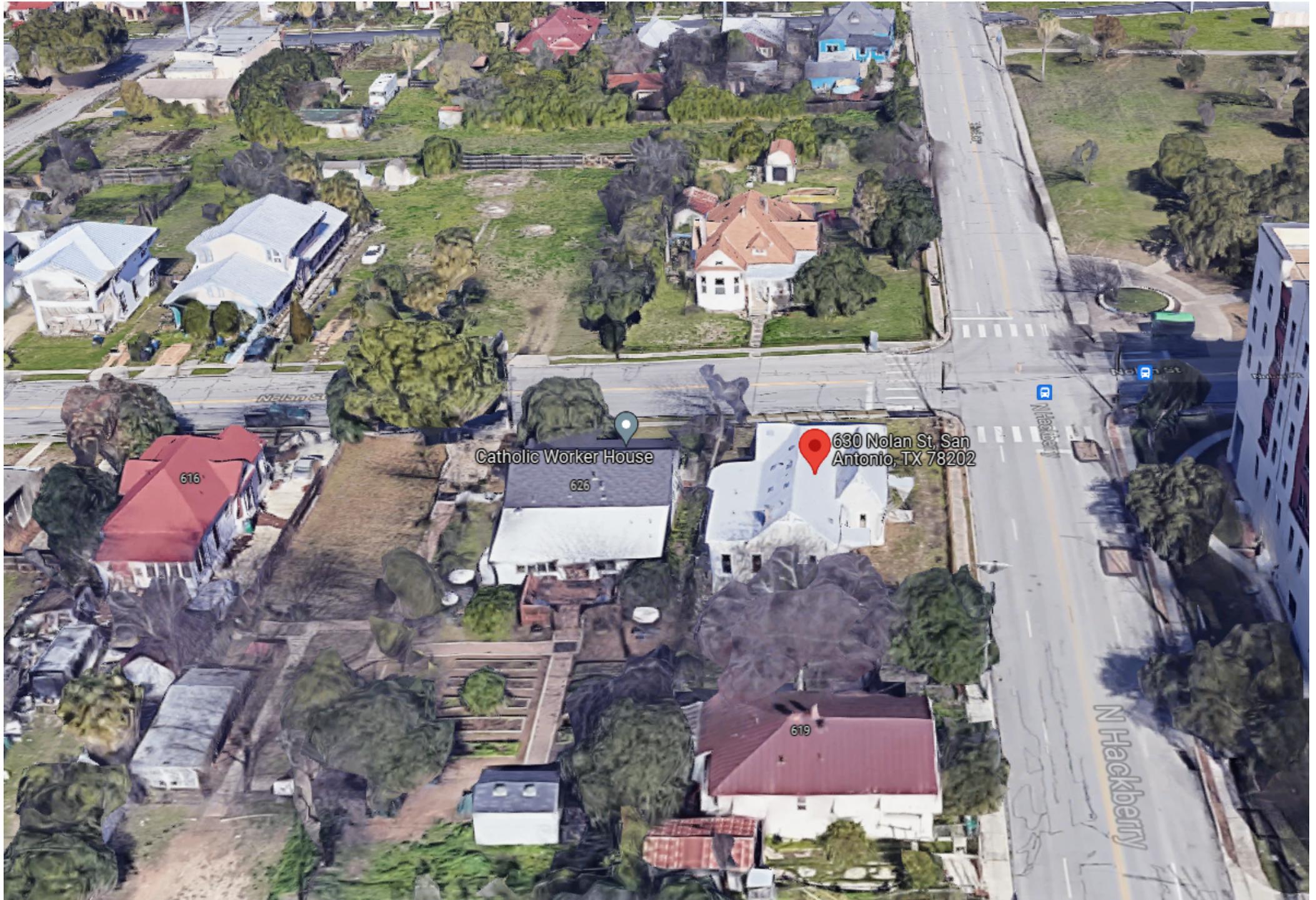
January 14, 2022















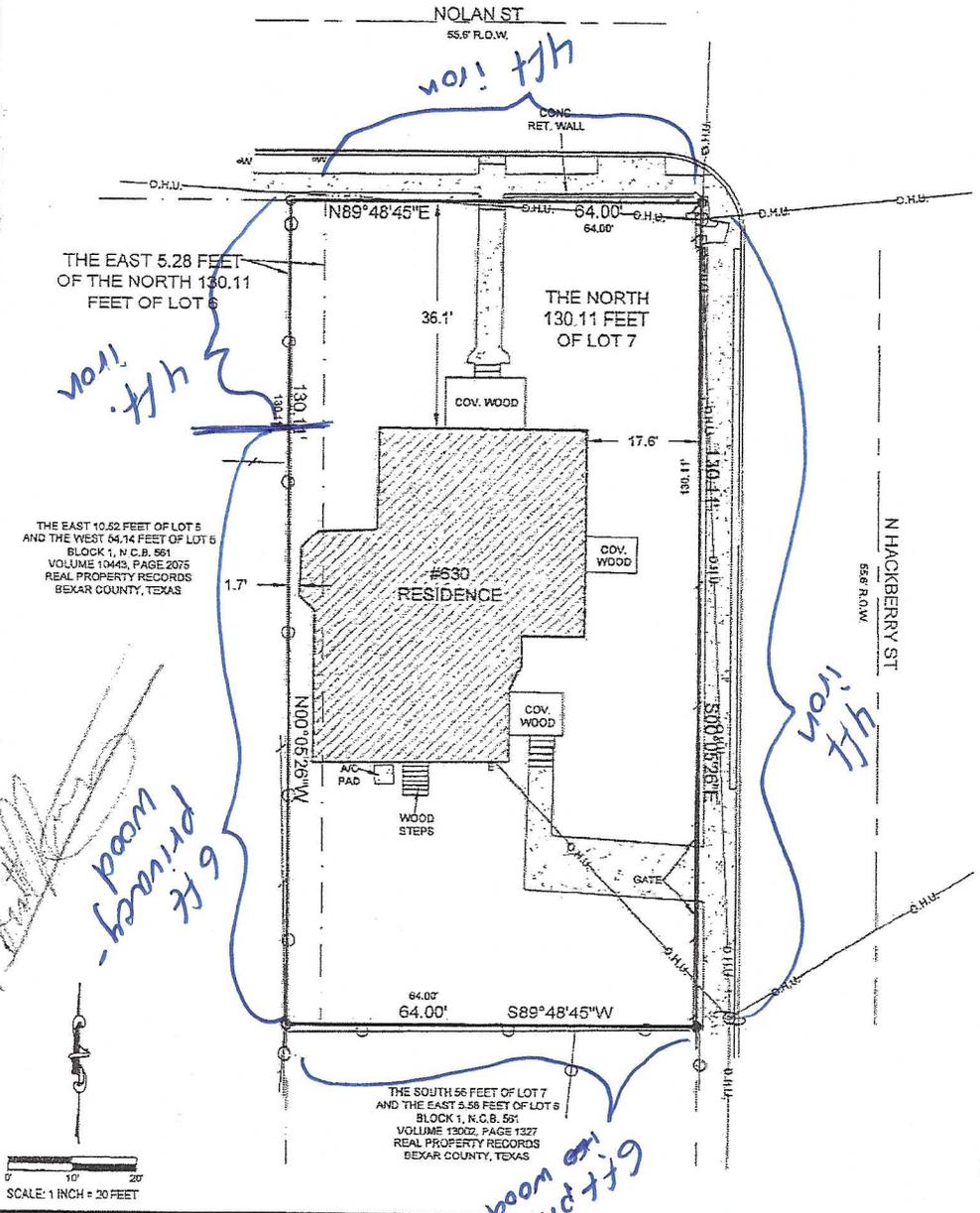






SUBJECT TO THE FOLLOWING RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS ACCORDING TO SCHEDULE B OF TITLE COMMITMENT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY ISSUED OCTOBER 17, 2019, G.F. NO. 19-0007475SAP: NONE NOTED

NOTE: BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS)



SURVEY OF: THE NORTH 130.11 FEET OF LOT 7 AND THE EAST 5.28 FEET OF THE NORTH 130.11 FEET OF LOT 6, BLOCK 1, NEW CITY BLOCK 561, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

ADDRESS: 630 NOLAN, SAN ANTONIO, TX 78202
 JOB NO.: 894-582
 CERTIFIED TO: SCOTT FLEMING: UNITED WHOLESALE MORTGAGE
 EXCEL TITLE GROUP, LLC

RECORD INFORMATION
 189°27'41"E
 65.07'
 AS MEASURED IN FIELD
 S33°29'20"W
 161.24'

Legend:

○ CHAIN LINK FENCE	COV. COVERED	E - ELEC. METER
▭ WOOD FENCE	(VOLUME/PAGE)	W - WATER METER
▭ CONCRETE		
○ METAL FENCE POST FOUND	● 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS"	

MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS

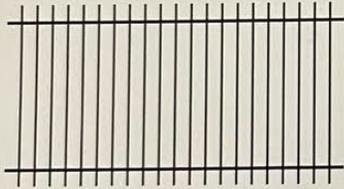
1035 Central Parkway North, San Antonio, Texas 78232
 (210) 546-1127 Fax: (210) 545-9502 www.mbcengineers.com
 FIRM REGISTRATION NUMBER: T&B.P.E. 734 & T&B.P.L.S. 1001720

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREOF DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY REFLECTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION, SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED ARE SHOWN ON DRAWING OR BY REFERENCE.

Joel Christian Johnson
 JOEL CHRISTIAN JOHNSON, R.P.L.S.
 NOVEMBER 17, 2019
 DATE:







Picket Style, 2 Rail

Black powder coated, welded panel, 21 pickets, with pre-installed picket plugs. Pickets are 5/8", 18 gauge. Rails are 1"x1", 16 gauge, tubular.

Part Number	Width (ft.)	Height (ft.)
595812 ✂	8	4 ✂



WOODEN PRIVACY FENCE: 6FT TALL, 8 FOOT WIDE

Blackberry
Magnolia Hill Historic District 600

SPEED
LIMIT
30

