

HISTORIC AND DESIGN REVIEW COMMISSION

August 15, 2018

HDRC CASE NO: 2018-381
ADDRESS: 121 SAN ARTURO
LEGAL DESCRIPTION: NCB 923 BLK 1 LOT SE 74.2 FT OF 5
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Salvador Flores
OWNER: Salvador Flores
TYPE OF WORK: Fencing; remove chimney
APPLICATION RECEIVED: July 18, 2018
60-DAY REVIEW: September 17, 2018
REQUEST:

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

1. Remove an existing chimney from the primary historic structure.
2. Replace the existing chain link fence with a cattle panel fence.

APPLICABLE CITATIONS:

2. Fences and Walls

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.

FINDINGS:

- a. The primary structure at 121 San Arturo is a 1-story single family structure and was constructed circa 1900 in the Folk Victorian style. The structure features a traditional L-plan, an inset covered porch with gingerbread details, a stained glass window on the front-facing gabled bay, wood lap siding, and a standing seam metal roof. The structure features a brick chimney and a chain link fence spanning across the front of the property.
- b. CHIMNEY REMOVAL – The applicant has proposed to remove an existing brick chimney. The chimney is located near the southwestern roof pitch of the 1-story structure. As noted by staff on a site visit conducted on August 2, 2018, the chimney has been removed without approval Certificate of Appropriateness.. The location of the chimney has since been reframed and roofed. According to the Historic Design Guidelines, existing roof vents should be preserved. The chimney is original to the structure and visible from the public right-of-way. Staff does not find the chimney removal consistent with the Guidelines.
- c. FENCE LOCATION – The applicant is requesting to install a fence spanning across the front yard including a driveway gate. The proposed fence line will meet the corning of the commercial structure at 636-644 S Presa and neighboring chain link fence at 117 San Arturo. 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. Staff finds that fences are

found on San Arturo and in the Lavaca Historic District. Staff finds the proposed location and configuration of the new fence appropriate.

- d. **FENCE DESIGN** – The applicant is requesting to install front yard fencing that features 4ft tall cattle panel fence with wood framing and metal wire. 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. Cattle panel fencing is found at 202 San Arturo and within the Lavaca Historic District. Staff finds the proposed design and height of the fence appropriate.

RECOMMENDATION:

- i. Staff does not recommend that removal the chimney. Staff recommends that the chimney be reconstructed to match the profile of the original.
- ii. Staff recommends of approval of the front yard fence with the stipulation that no portion exceeds four feet in height.

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

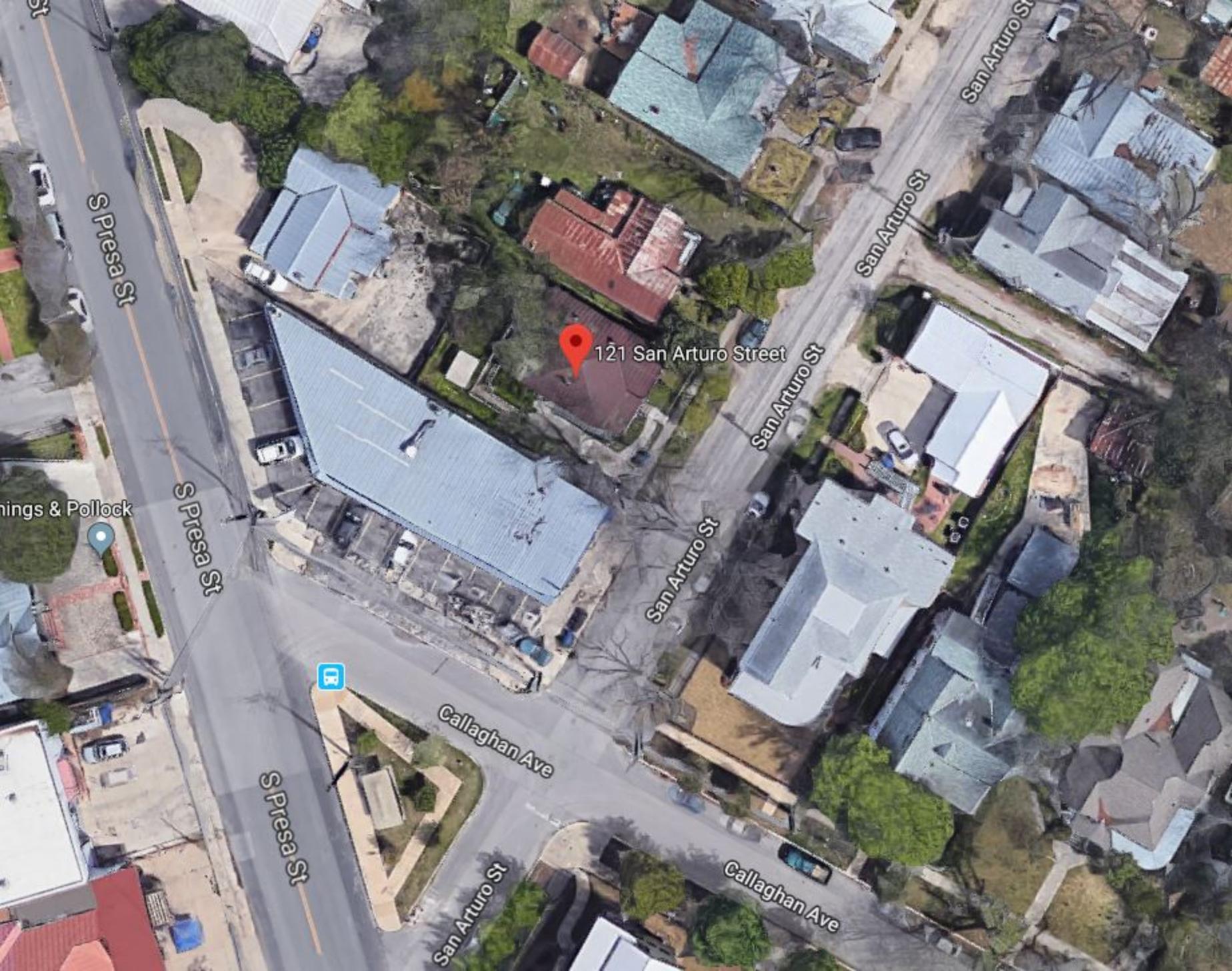


121 San Arturo

Powered by ArcGIS Server

Printed: Aug 07, 2018

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121 San Arturo Street

S Presa St

San Arturo St

San Arturo St

San Arturo St

San Arturo St

S Presa St

hings & Pollock



Callaghan Ave

S Presa St

San Arturo St

Callaghan Ave





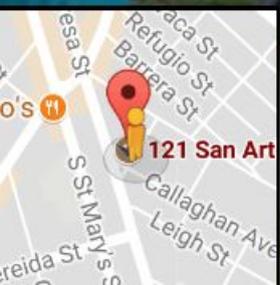
121 San Arturo St

San Antonio, Texas

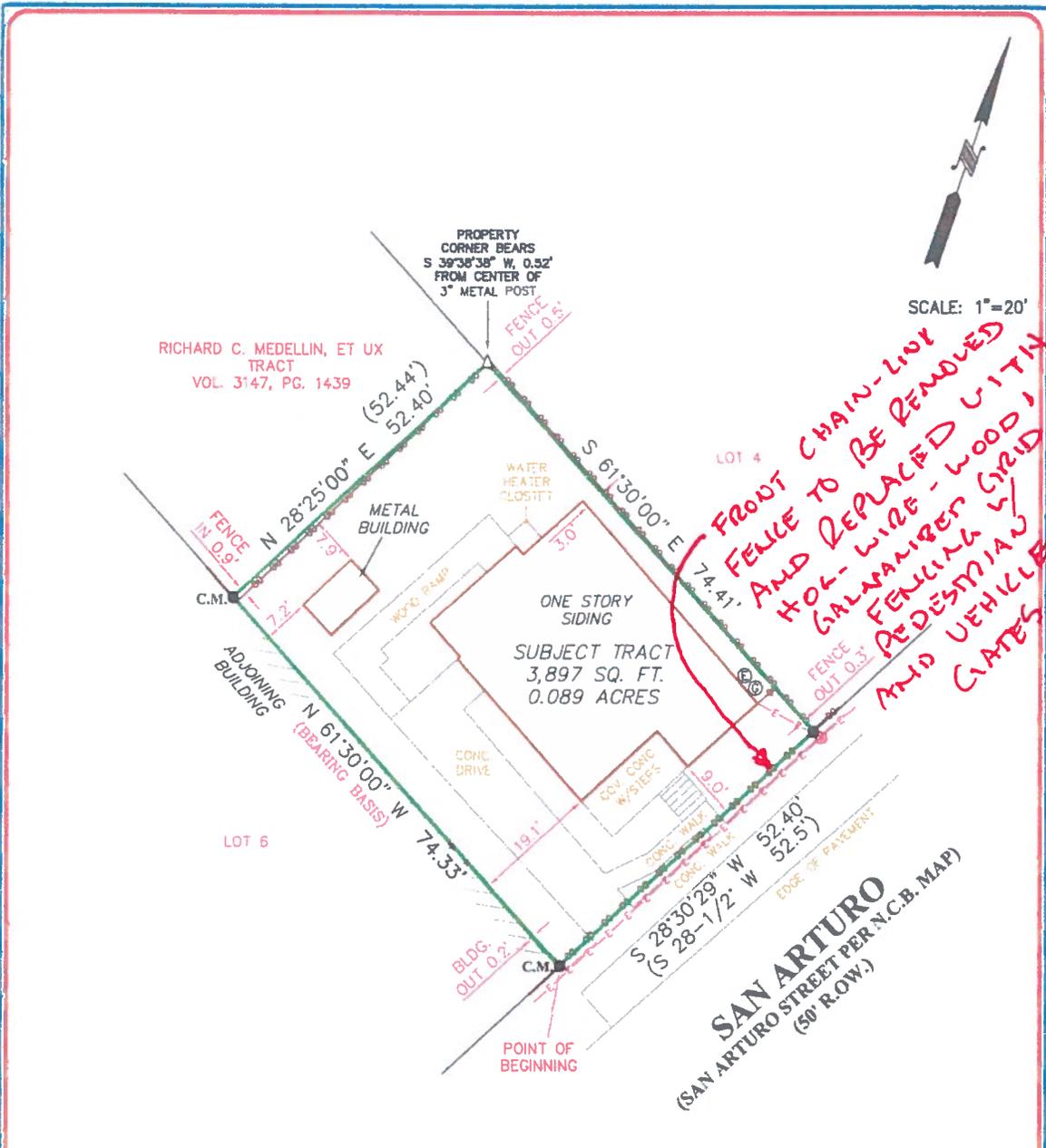


Google, Inc.

Street View - May 2011



Google



SCALE: 1"=20'

RICHARD C. MEDELLIN, ET UX
TRACT
VOL. 3147, PG. 1439

PROPERTY CORNER BEARS
S 39°38'38" W, 0.52'
FROM CENTER OF
3" METAL POST

**FRONT CHAIN-LINK
FENCE TO BE REMOVED
AND REPLACED WITH
HOE-WIRE-WOOD
GALVANIZED
FENCING WITH
PEDESTAL
AND VEHICLE
AND GATES**

ONE STORY
SIDING
SUBJECT TRACT
3,897 SQ. FT.
0.089 ACRES

SAN ARTURO
(SAN ARTURO STREET PER N.C.B. MAP)
(50' R.O.W.)

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.
NOTE: BEARINGS SHOWN HEREON ARE BASED ON N.C.B. MAP 923, ACCORDING TO THE MAP THEREOF RECORDED IN CIVIL ENGINEER SURVEY BOOK 1, PAGE 256 OF THE CITY OF SAN ANTONIO MUNICIPAL ARCHIVES AND RECORDS.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 46020C, Panel No. 0415-B, which is dated 08/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



Property Address:
121 SAN ARTURO (SAN ARTURO STREET PER N.C.B. MAP)
Property Description:
Being 0.089 acres of land, more or less, out of Lot 5, Block 1, New City Block 923, in the City of San Antonio, Bexar County, Texas, according to the map thereof recorded in the City of San Antonio Municipal Archives and Records; said 0.089 acres being the same property described in a Texas Home Equity Affidavit and Agreement recorded in Volume 9306, Page 385, Official Public Records, Bexar County, Texas, said 0.089 acres being more particularly described by metes and bounds attached hereto.

OWNER:
T.B.D.

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78008
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- ▲ = CALCULATED POINT
 - = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - ⊕ = POWER POLE
 - ⊙ = ELECTRIC METER
 - ⊗ = GAS METER
 - E— = OVERHEAD ELECTRIC
 - = CHAIN LINK FENCE



I, MARK J. EWALD, 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.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095



12

426

Alvino & Beyond
753-343-7440

Alvino & Beyond
753-343-7440