

HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2020

HDRC CASE NO: 2020-289
ADDRESS: 250 BENITA ST
LEGAL DESCRIPTION: NCB 3982 BLK 8 LOT 3
ZONING: R-6, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Reginald Young/YOUNG REGINALD S
OWNER: Reginald Young/YOUNG REGINALD S
TYPE OF WORK: Front yard fence
APPLICATION RECEIVED: June 28, 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 to install 4 -foot tall cattle panel front yard fencing including a front driveway gate.

APPLICABLE CITATIONS:

5.Guidelines for Site Elements

2.Fences and Walls

NEW FENCES AND WALLS—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.

FINDINGS:

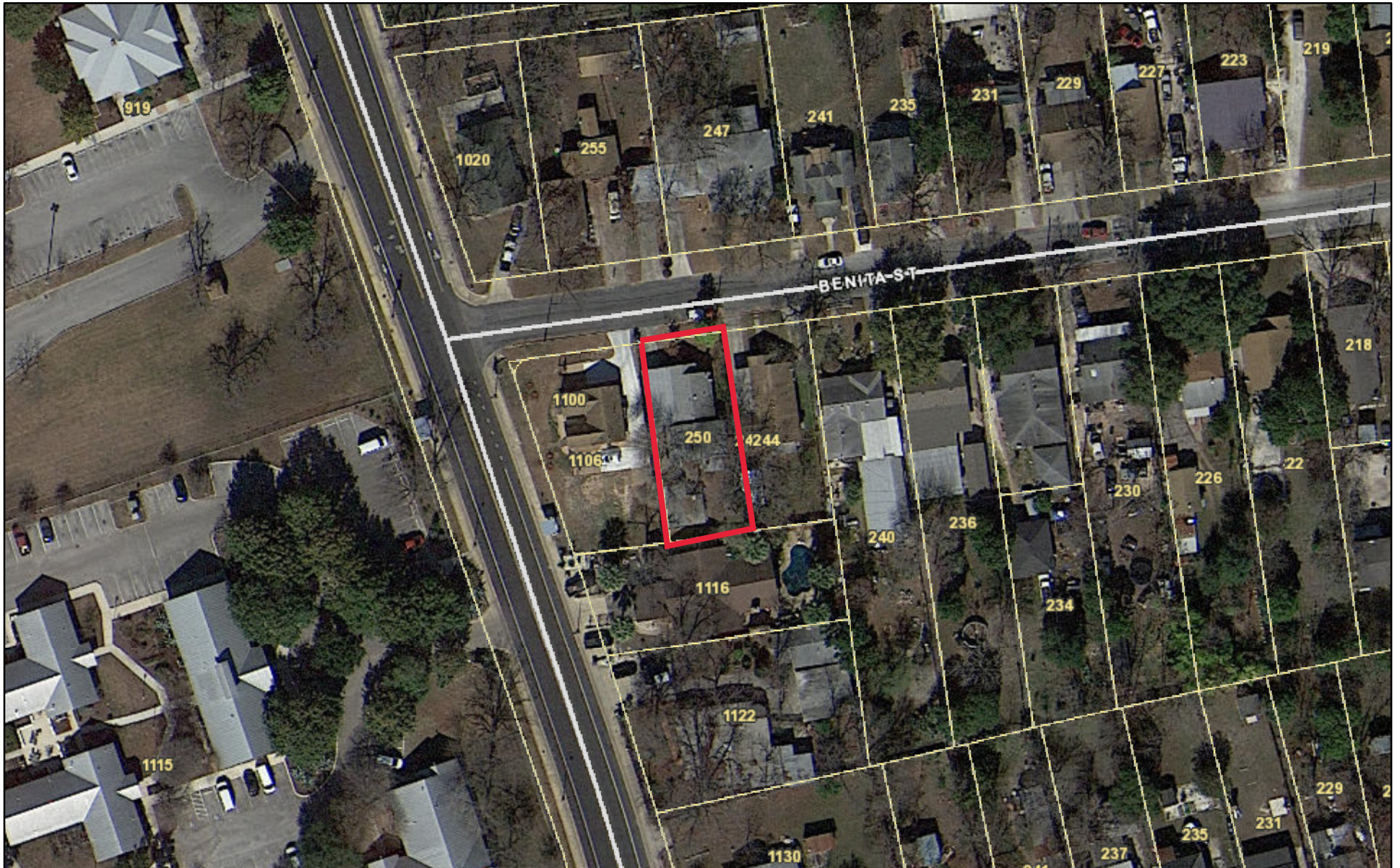
- a. The primary historic structure at 250 Benita was constructed circa 1945 and contributes to the Mission Historic District. The one-story single-family structure features a primary front-facing gable with a subordinate gabled porch, an attached carport, stucco siding, sash windows, and composition shingle roofing.
- b. FENCE DESIGN – The applicant has proposed to install a wood-framed cattle panel fence. 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 cattle panel fences are found on Benita and within the Mission Historic District at similar style structures.
- c. FENCE LOCATION – The applicant has proposed to install the fence at the front of the property including a front driveway gate. 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 Benita and within the Mission Historic District at similar style structures. While front driveway gates are typically recommended against, staff finds that a turned fence into the front porch adjacent to the attached carport presents would be more inappropriate than as proposed.

- d. FENCE HEIGHT - The applicant has proposed to install a four-foot tall front yard fence. 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. Staff finds the proposed height is consistent with the Guidelines.

RECOMMENDATION:

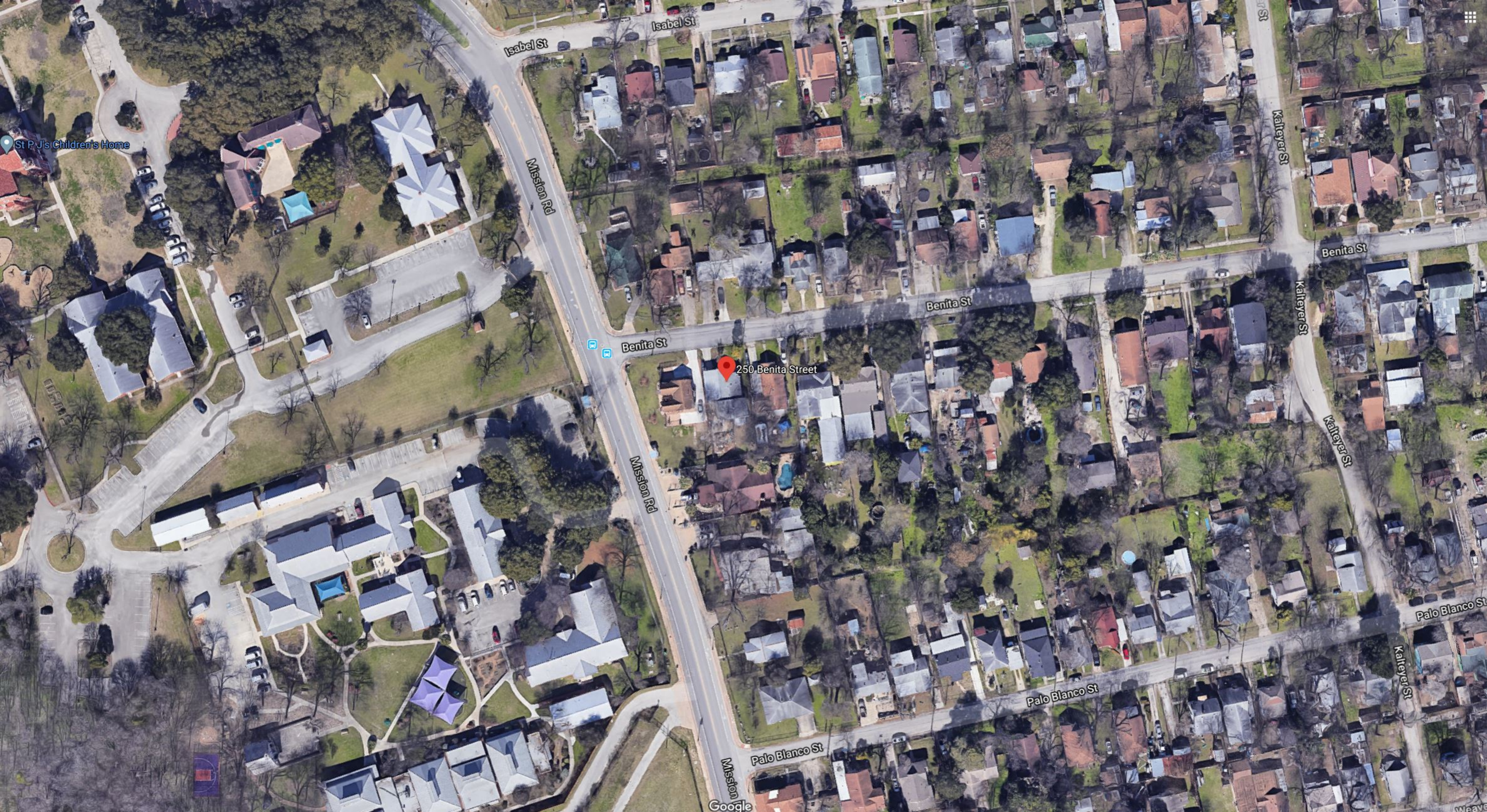
Staff recommends approval based on findings b through d as proposed.

250 Benita



July 8, 2020





St P J's Children's Home

Isabel St

Isabel St

Mission Rd

Benita St

250 Benita Street

Benita St

Mission Rd

Palo Blanco St

Palo Blanco St

Kallever St

Benita St

Kallever St

Kallever St

Palo Blanco St

Kallever St

Mission
Google



250 Benita Street

Benita St

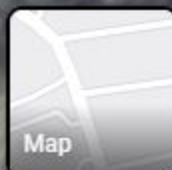
Benita St

Benita St

Mission Rd

Mission Rd

Google





BENITA STREET (50' R.O.W.)

SCALE: 1"=20'

PROPERTY CORNER BEARS
S 17°10'43" E 0.88'
FROM CENTER OF
METAL POST

WD.FENCE
OUT 1.3'

(ASSUMED BEARING)
N 82°00'00" E 50.00'

CONC. DRIVE

COV. CONC.

25' B.S.
(442/387)

ONE STORY
STUCCO &
SIDING

LOT 3, BLOCK 8
N.C.B. 3982
5,950 SQ. FT.
0.137 ACRES

LOT 2

N 08°00'00" W 119.00'

WD.FENCE
OUT 1.2'

CONC. STEPS

A/C PAD

CONC.

FENCE
IN 0.6'

PROPERTY CORNER BEARS
S 83°33'19" E 0.78'
FROM CENTER OF
METAL POST

FENCE
OUT 0.8'

S 82°00'00" W 50.00'

JUAN GERARDO
TORRES, ET AL TRACT
(VOL. 8840, PG. 1280)

N 82°00'00" E
99.67' (100')

N 82°00'00" E
99.95' (100')

Fence will connect
two side fences and
will enclose front
yard -
will connect to
existing
posts.

RESIDENCE ENCLOSES
25' FRONT SETBACK
LINE (442/387)

Fence will cover
50 feet & will
not exceed
48 inches

LOT 4

PROPERTY CORNER BEARS
S 52°02'07" E 0.89'
FROM CENTER OF
METAL POST

BRICK WALL

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 105, PAGES 308-309,
DEED AND PLAT RECORDS; VOLUME 442, PAGE 387, DEED RECORDS OF BEXAR
COUNTY, TEXAS.

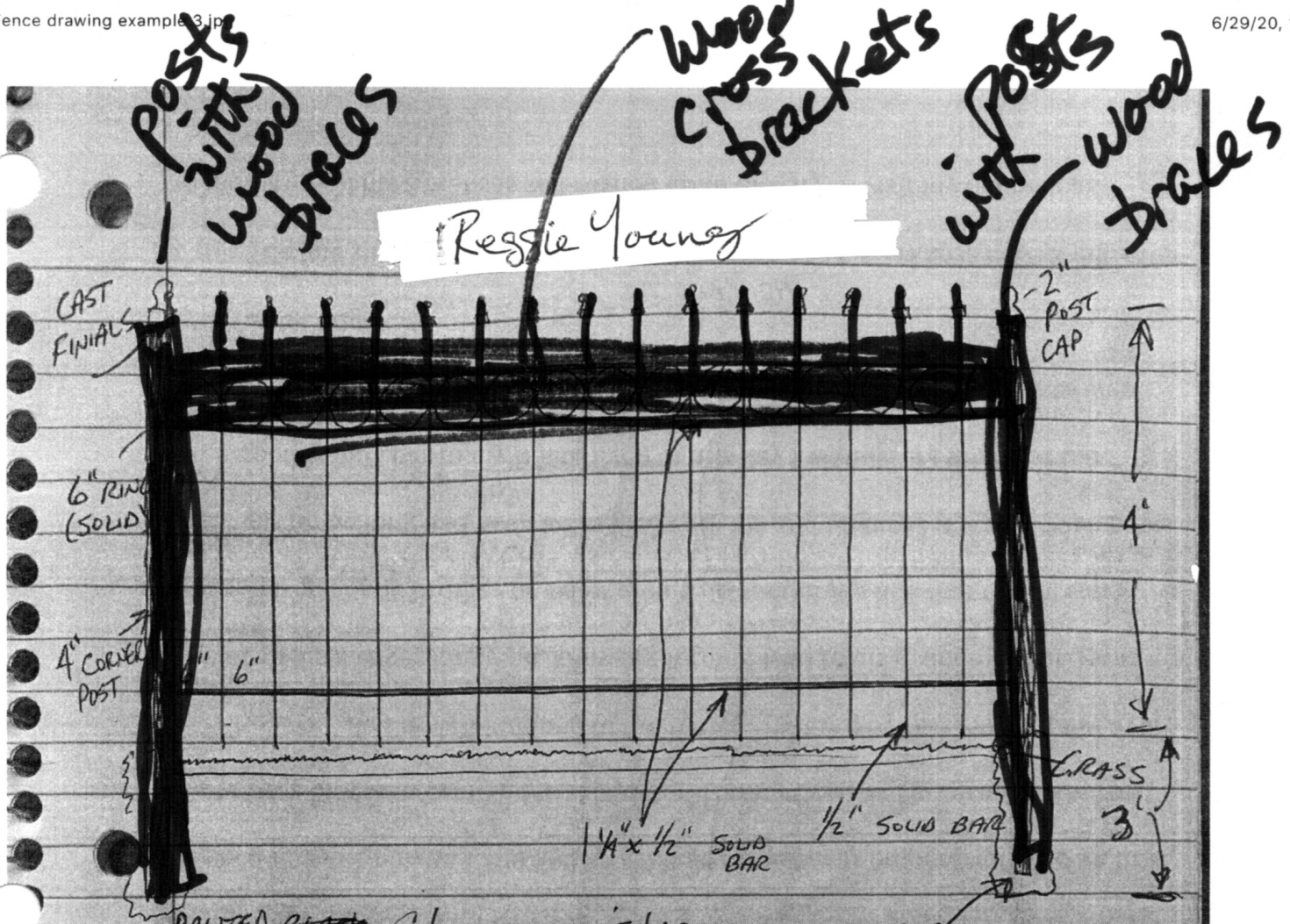
NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

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. 48029C, Panel No. 0415G, which is Dated 09/29/2010. By scaling from that FIRM, it
appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey 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 <https://msc.fema.gov/portal>.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

Rogelio S. y

Property Address:
250 BENITA STREET
Property Description:



- PAINTED ~~BLACK~~ Chrome or Silver CONCRETE
- 1) CAST IRON FINIALS + POST CAPS ✓
 - 2) 6" RINGS Note: no rings
 - 3) 1/2" SOLID PICKETS - ?
 - 4) 1 1/4 x 1/2" SOLID BAR RAILS ✓
 - 5) CONCRETE (3' DEEP) ✓
 - 6) 4" CORNER POST 1/4" WALL THICKNESS ✓
 - 7) 2" LINE POST 1/4" WALL THICKNESS ✓

Note: This ~~is~~ illustration uses the fencing design I would like to use, but I am willing to use the more common wise fencing material as shown in "fencing material 1" photo I sent.

Thanks,
Reggie Young







250

Property of
City of San Antonio





Property of
City of San Antonio

250





250



250

PROTECTED
SimpliSafe

