

## HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2016

Agenda Item No: 17

**HDRC CASE NO:** 2016-041

**ADDRESS:** 107 W ASHBY PLACE

**ZONING:** C3 H

**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District

**APPLICANT:** Kathleen Theresa Hoogland

**OWNER:** Kathleen Theresa Hoogland

**TYPE OF WORK:** New Front Yard Fence

### **REQUEST:**

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

### **APPLICABLE CITATIONS:**

*Historic Design Guidelines, Chapter 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.

#### **Sec. 35-399.04. - Ornamental-Iron Front Yard Fences.**

Section 35-514 of the Unified Development Code limits the height of predominantly open fences within front yard to four (4) feet. Ornamental-iron fences between four (4) feet and six (6) feet in height may be allowed on residential lots, but only after consideration and approval of a special exception by the board of adjustment\*.

- \*1. If, however, the subject property is zoned historic, within a historic district or designated as a historic landmark, a request for an ornamental-iron front yard fence taller than four (4) feet in height shall be considered by the board of adjustment as a variance, rather than as a special exception, but only after review and consideration by the historic and design review commission pursuant to chapter 35, article IV, division 5.
- \*2. If the subject property is within an overlay district which includes design standards that limit the height and design of front yard fences, a request for an ornamental-iron front yard fence taller than four (4) feet in height shall be considered by the board of adjustment as a variance, rather than as a special exception.

### **FINDINGS:**

- a. A stop work order was issued at this property on January 5, 2016, for the installation of a new wrought iron fence without a Certificate of Appropriateness. All appropriate fees have been collected.

- b. The property at 107 W Ashby Place is located in the Monte Vista Historic District. The applicant is proposing to install a new front yard wrought iron fence that is five feet tall. The fence would be secured onto the existing retaining wall, and be painted white.
- c. According to the Guidelines for Site Elements 2.B.ii., new fences should not be installed where they did not historically exist. Although front yard fences are not a common site element within the Monte Vista Historic District, at least two properties on the 100 block of W Ashby Place have wrought iron front yard fences. Given the context of the block, a front yard wrought iron fence is not inappropriate
- d. The proposed fence would be wrought iron. This material is consistent with the Guidelines for Site Elements 2.A.i. in terms of its transparency.
- e. The requested height of the fence is five feet. This is not consistent with the Guidelines for Site Elements 2.B.iii., which recommend front yard fences not exceed a height of four feet.

**RECOMMENDATION:**

Staff recommends approval based on findings b through d with the stipulation that the height of the new fence not exceed three feet.

**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:**

Katie Totman



## 107 W Ashby Place

Monte Vista

Printed: Jan 19, 2016



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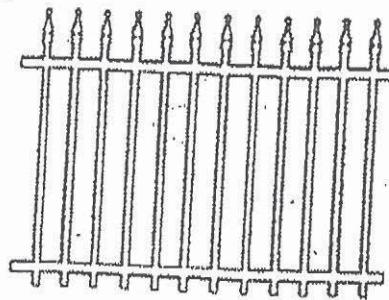
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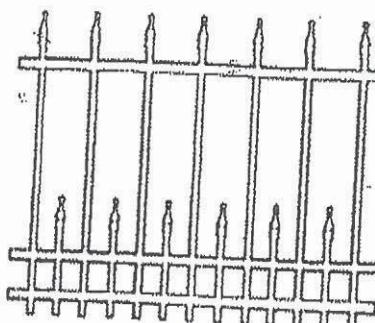
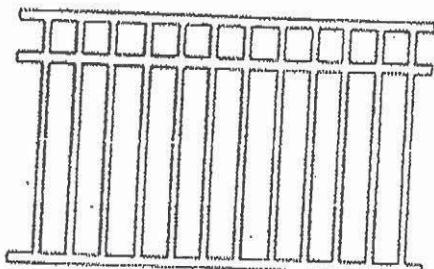
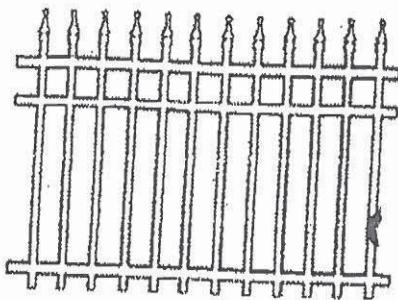
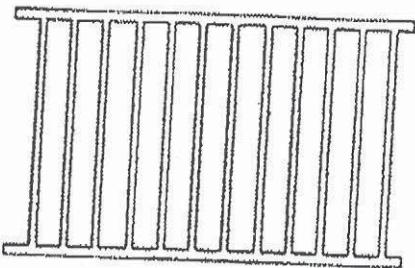
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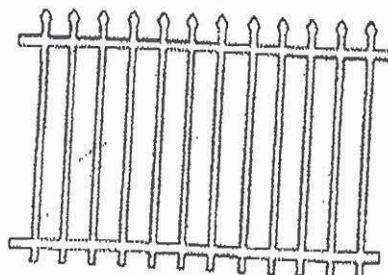
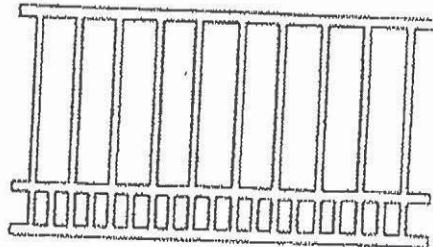
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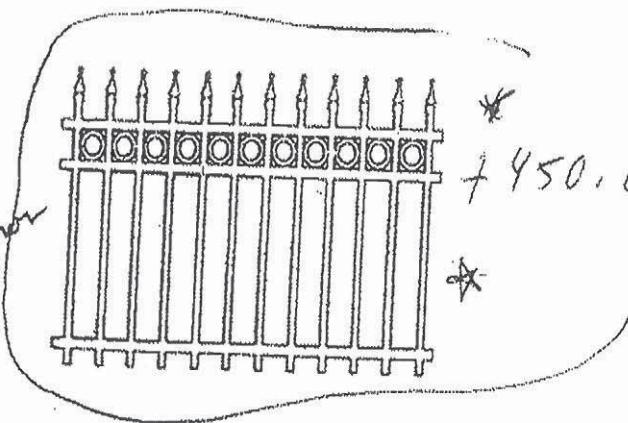
*Fence Styles*



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*white  
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