

HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2016

Agenda Item No: 3

HDRC CASE NO: 2016-090
ADDRESS: 226 CLUB DR
LEGAL DESCRIPTION: NCB 6702 BLK 12 LOT 22, E 25 FT OF 21
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Margaret Alaniz
OWNER: Margaret Alaniz
TYPE OF WORK: Installation of front porch railing
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 30" tall, black iron railing around the front porch at 226 Club Drive.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, 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.
- 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.
- 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.

FINDINGS:

- a. The property at 226 Club Drive is located in the Monticello Park Historic District. The applicant is proposing to install a 30" tall black, iron railing around the front porch of the home. There is no existing front fence or railing. There is a black iron fence and gate on the property, behind the front façade, extending over the driveway.
- b. According to the Guidelines for Site Elements 2.B.ii., new fences should be installed where they historically existed, and front yard fences appropriateness is dependent on condition within its respective historic district. Staff made a site visit on February 17, 2016, and found that front porch fences are common on the street and in the Monticello Park Historic District. Staff finds a front porch fence appropriate.
- c. According to the Guidelines for Site Elements 2.B.iii., front yard fences should not exceed four feet. Staff finds the 30" height proposal consistent with the Guidelines.
- d. According to the Guidelines for Site Elements 2.B.i., new fences should appear similar to those historical used in terms of the scale, transparency, and character and the design should respond to the design and materials of the house. Staff finds that the material and design proposed are consistent with the Guidelines.

RECOMMENDATION:

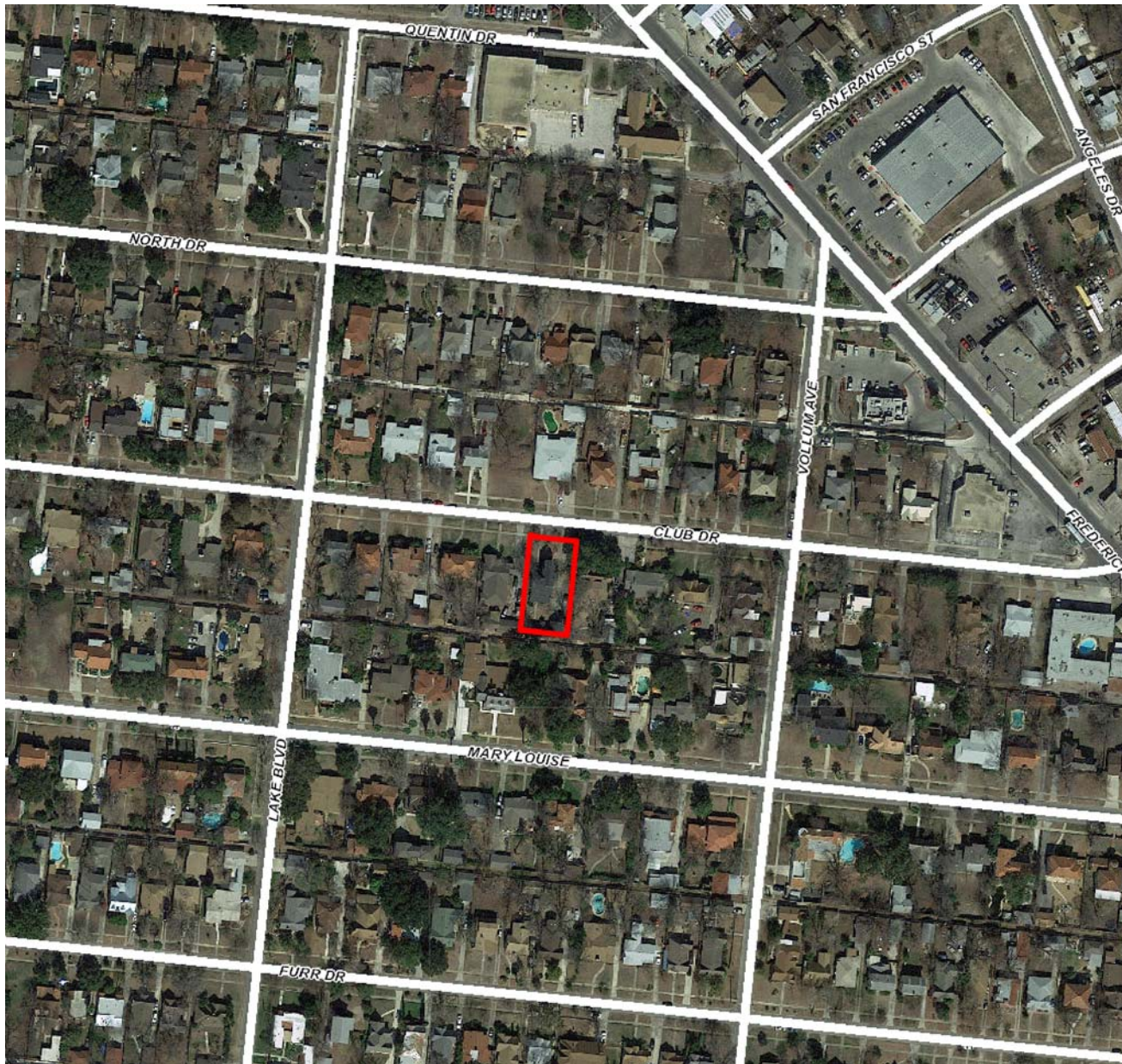
Staff recommends approval based on finding a through d.

CASE MANAGER:

Lauren Sage

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 the UDC Section. 35-514.



226 Club Drive

Fencing

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226 Club Drive - FRONT

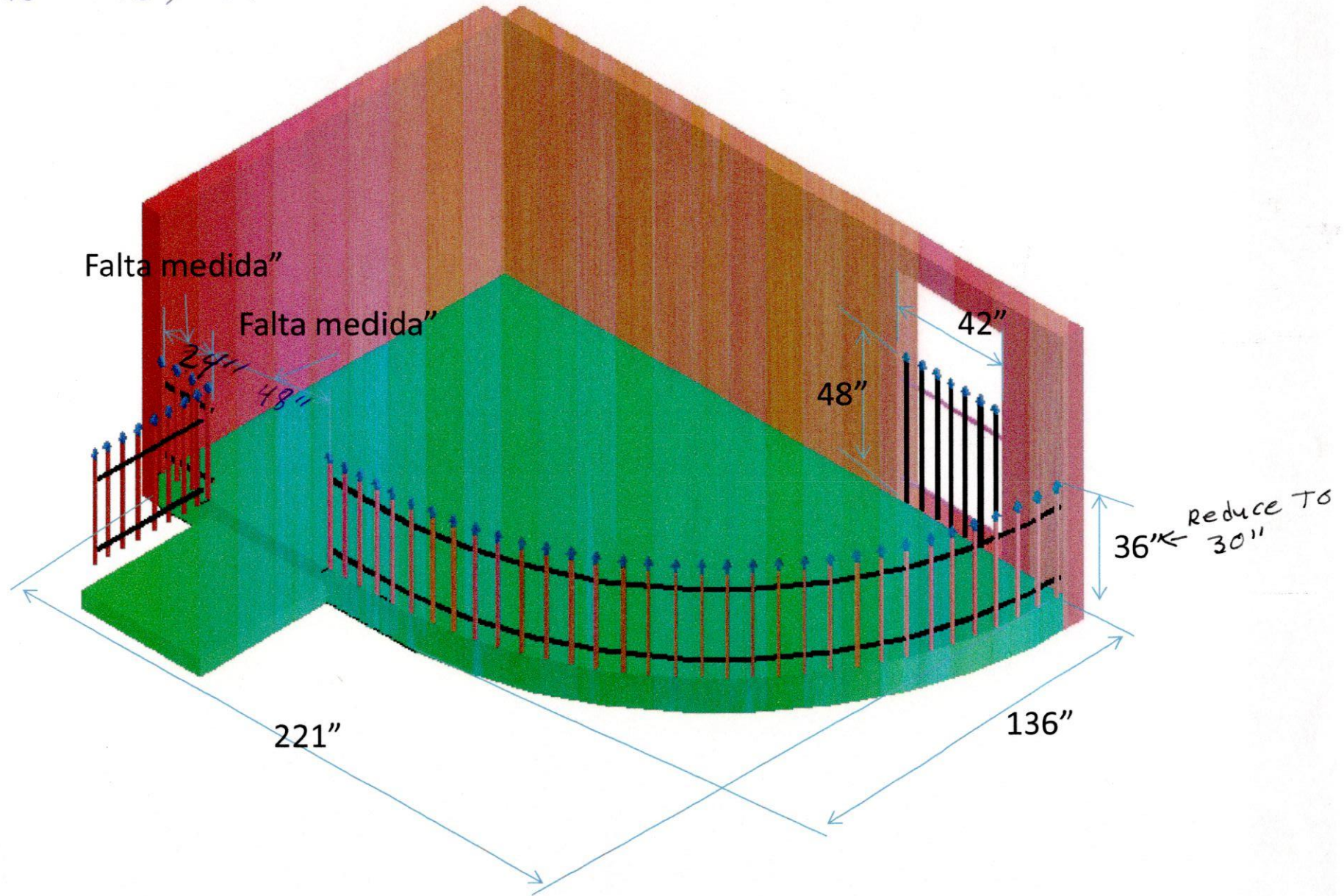




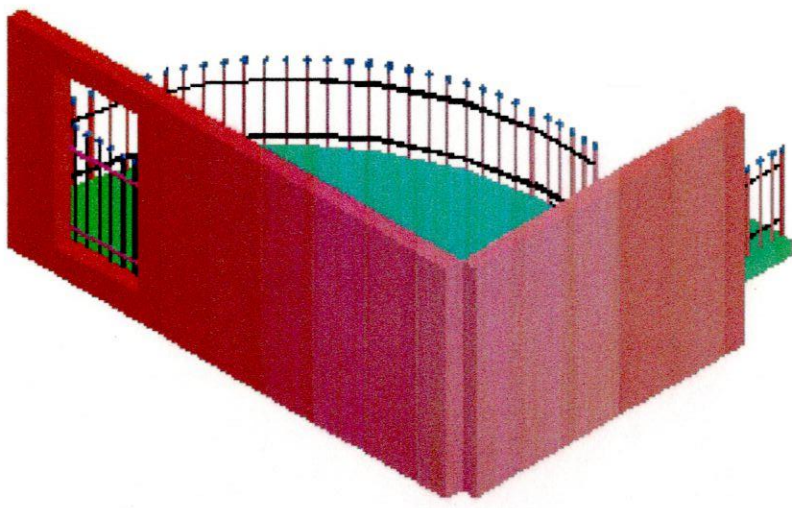
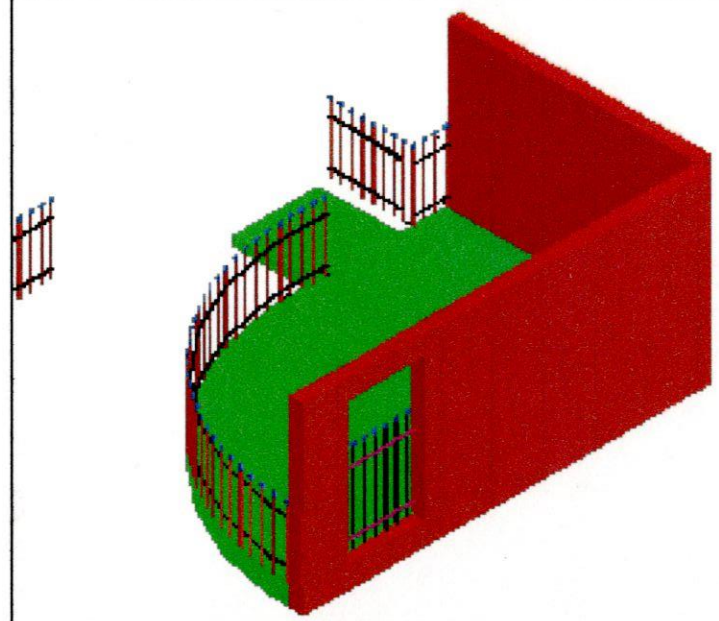
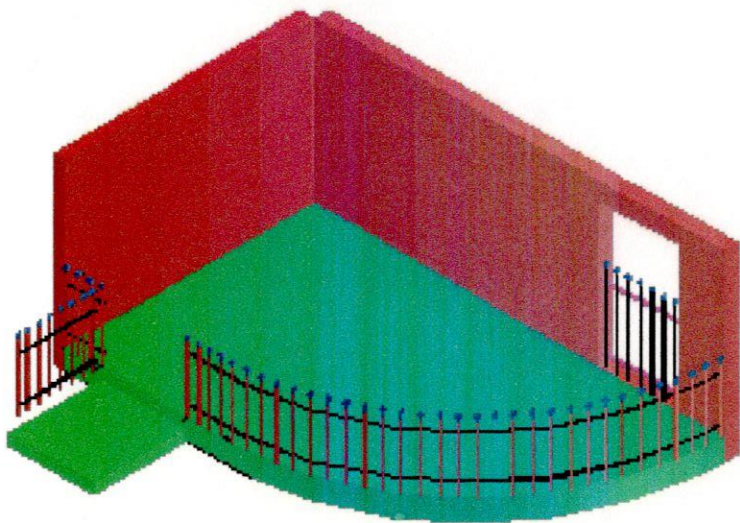
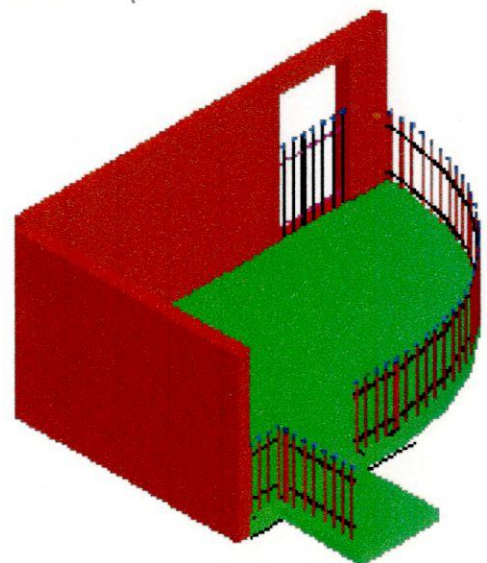
226 CLUB DR'S
FRONT,
SOUTHWEST
VIEW OF 234
CLUB DR'S
PORCH FENCE

Maggie Alaniz

226 Club Dr.
San Antonio, TX 78201



Maggie Alaniz
226 Club Dr.
San Antonio, TX 78



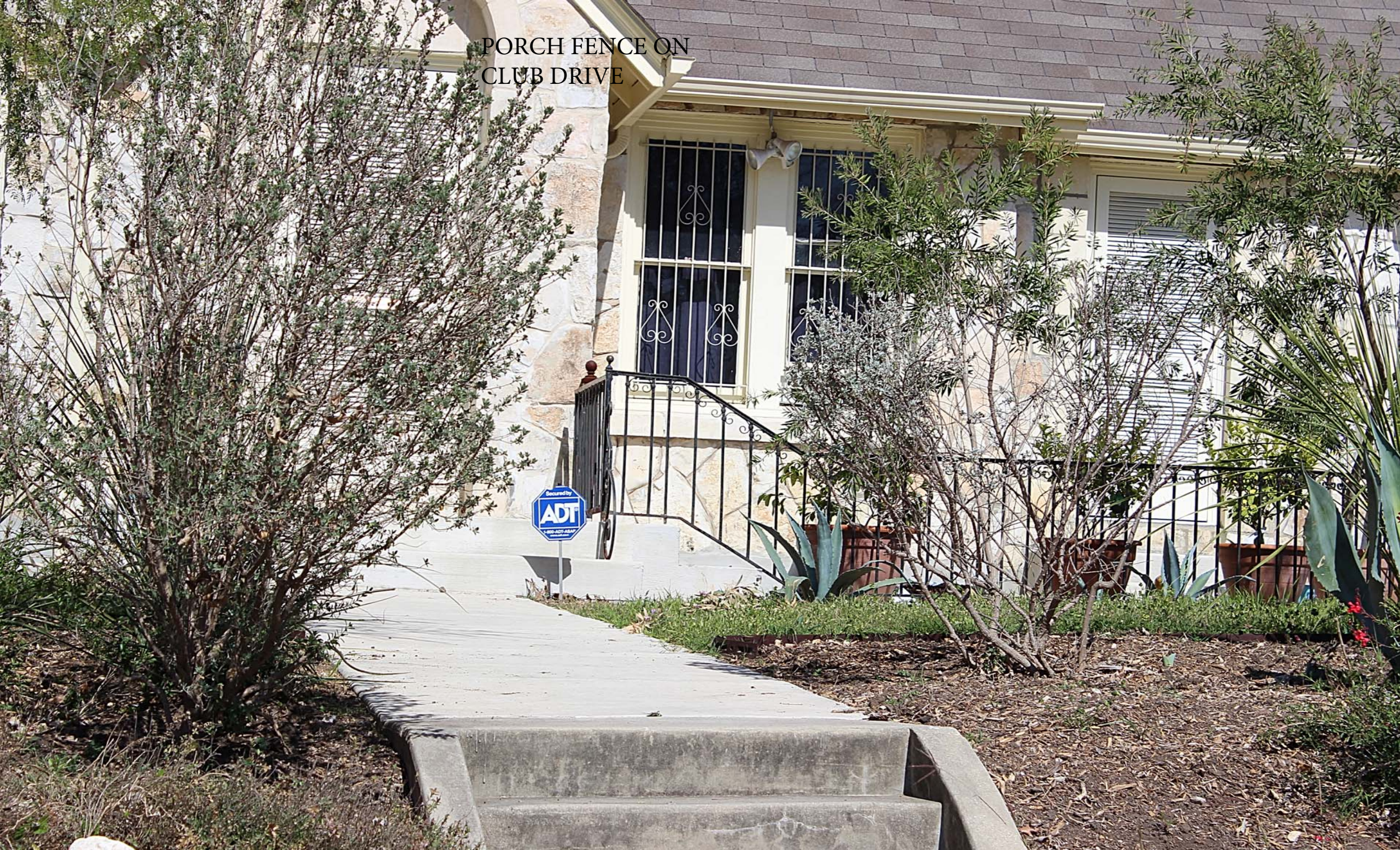
(50' R.O.W.)



PORCH FENCE ON CLUB DRIVE



PORCH FENCE ON
CLUB DRIVE



PORCH FENCE IN
MONTICELLO PARK
HISTORIC DISTRICT



226 CLUB DR

3FT
Fencing



226 CLUB DR



226 CLUB DR



226 CLUB DR

226

Fence

GATE

Fence

Welcome





Gate To be painted black

234 CLUB DR

next door neighbor





next-door neighbor

234 CLUB DR

neighbor across the street to the side

