

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2016

Agenda Item No: 9

HDRC CASE NO: 2016-127
ADDRESS: 630 E CARSON
LEGAL DESCRIPTION: NCB 1264 BLK 3 LOT E 13.8 OF N 118.5 OF 7 & N 118.5 OF 8 OR 7A & 8A
ZONING: R6 H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Don Shin
OWNER: Don Shin
TYPE OF WORK: Fencing and Tax Certification
REQUEST:

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

1. Install front and side yard fencing.
2. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Site Elements

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.

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.

UDC Section 35-618. Tax Exemption Qualifications:

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the

historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

FINDINGS:

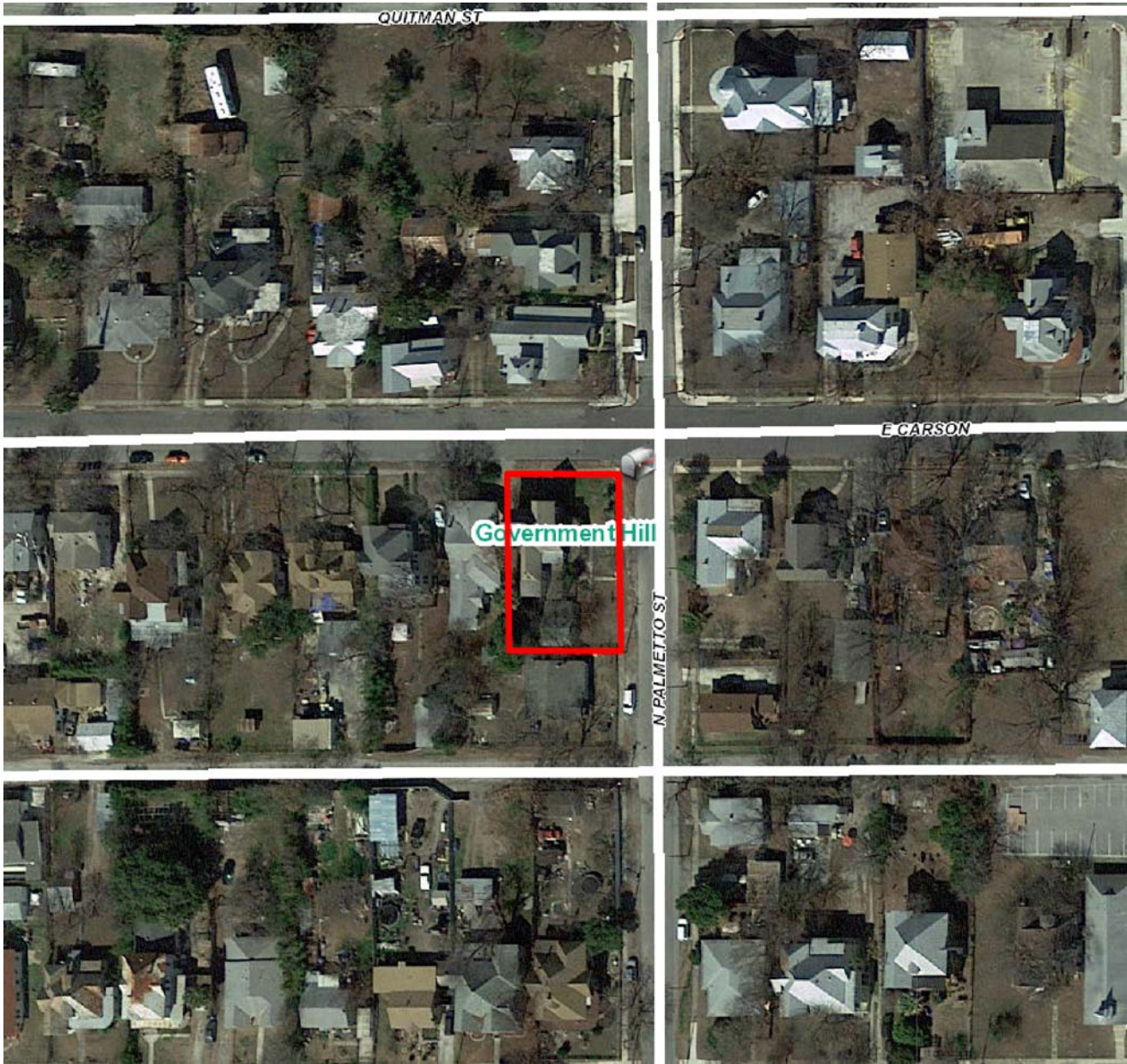
- a. The applicant has proposed to install front, side and rear yard fencing at 630 E Carson, a corner lot fronting both E Carson and N Palmetto.
- b. According to the Guidelines for Site Elements 2.B.i., new fences should appear similar to those used historically throughout the district in terms of their scale, transparency and character. The applicant has proposed to construct a wooden picket fence to be three feet in height, consistent with examples found on this block of E Carson as well as those found throughout the Government Hill Historic District. Additionally, there is a low stone wall on the property that runs parallel with N Palmetto; a feature of a previous fence at that location.
- c. According to the Guidelines for Site Elements 2.B.iii., the height of new fences and walls within the front yard should not exceed four feet in height. The applicant has proposed a fence to be three (3) feet in height in the front yard fronting E Carson as well as in the side yard along N Palmetto from north of the N Palmetto entrance of the structure to the corner of the lot at the intersection of E Carson and N Palmetto. The applicant previously received administrative approval to construct a six foot tall wood privacy fence to span from the southernmost portion of the lot along N Palmetto up to the side entrance of the structure, facing N Palmetto. This is consistent with the Guidelines.
- d. The applicant has requested Historic Tax Certification for the property for a number of rehabilitative efforts that have received Administrative Approval including siding repair, fencing and a number of electrical, mechanical and plumbing improvements.
- e. The applicant has met all of the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer including a cost estimate, timeline for project completion and a set of architectural documents.

RECOMMENDATION:

Staff recommends approval of items #1 and #2 as submitted based on findings a through e.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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**FOR
BLDG PERMITS**

NCB 1264

[illegible]

3/2/16

Notes


Signature of Assistant



Colita St

N Palmetto

Colita St

Colita St

630 E Carson

N Palmetto

E Carson

E Carson

not house, only fence
type purple



← front
sample









630 E. Carson, San Antonio TX 78208
Plans for Restoration and Rehabilitation

Project	Cost	time to completion
① Add Wood flooring through out house	\$ 8,000	3/22/16
② Install wood fence	\$ 5,000	3/21/16
③ Replace electrical meters and wires	\$ 4,000	3/2/16
④ Fix any gas leaks and water heater	\$ 3,000	3/6/16
⑤ add AC to each room	\$ 8,000	3/20/16
⑥ replace and add new siding	\$ 4,000	3/20/16
⑦ remove and add new Kitchen Cabinets, stove, refrigerator, floor, and dishwasher	\$ 15,000	3/15/16
⑧ remove & add new bathroom cabinets, shower tub, and fixtures	\$ 15,000	4/1/16
total	\$ 62,000	4/15/16