

HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2016

Agenda Item No: 8

HDRC CASE NO: 2016-193
ADDRESS: 407 DEVINE ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT 2 W 10 FT OF 3
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Adriene Wilson
OWNER: Adriene Wilson
TYPE OF WORK: Fencing
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron fence in the front yard at 407 Devine.

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.
- 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 applicant has proposed to install a wrought iron fence in the front yard of the property at 407 Devine. According to the Guidelines for Site Elements 2.B.i., new fences should appear similar to those used historically within the district in terms of their scale, transparency and character. Many properties within the Lavaca Historic District feature front yard fences similar to the applicant's proposal. This is consistent with the Guidelines for Site Elements 2.B.i. and ii.
- b. Per the Guidelines, the height of new fences within the front yard is to be a maximum of four (4) feet in height. The applicant has not specified an overall height of the proposed fencing. The applicant has noted that the fence will be four feet in height.
- c. The applicant has noted that a driveway and front sidewalk gate will be installed to the east side of the historic structure's porch. The applicant should ensure that no part of the proposed gates exceed four (4) feet in height.
- d. The property to the immediate west of 407 Devine features a fence that runs parallel to the sidewalk at the public right of way. Staff finds that the applicant's proposed fence should share the same setback as the adjacent property's fence.

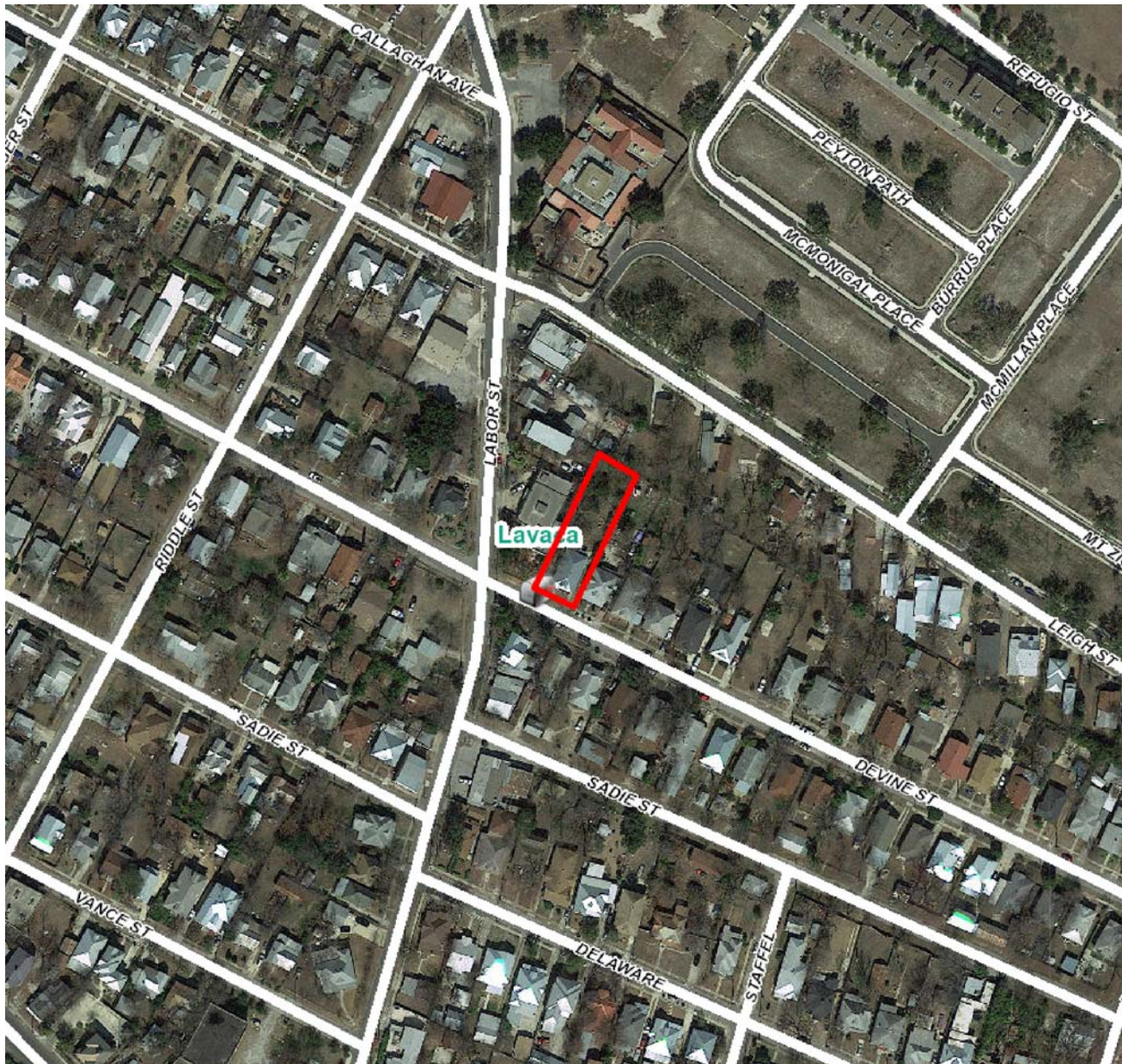
RECOMMENDATION:

Staff recommends approval based on findings a and b with the following stipulations:

- i. That the proposed gates not exceed four feet in height.
- ii. That the applicant's fence share the same setback as the fence on the property to the immediate west.

CASE MANAGER:

Edward Hall

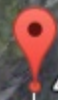


Flex Viewer

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Printed: May 18, 2016

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407 Devine St

Labor St

Devine St

Devine St

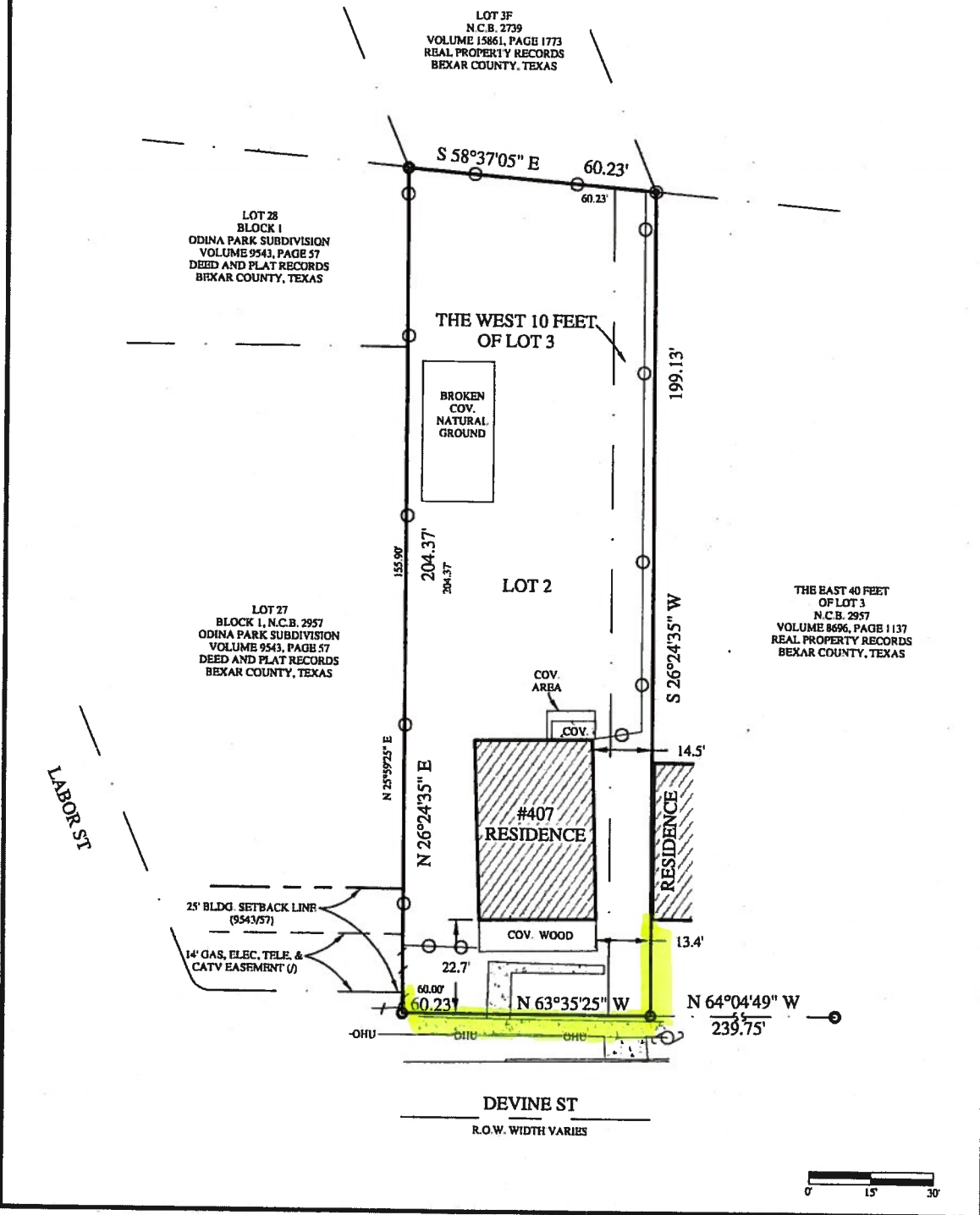
Devine St

ne St

Labor St

Labor St

BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CONS)



SURVEY OF: LOT 2 AND THE WEST 10 FEET OF LOT 3, BLOCK 1, NEW CITY BLOCK 2957, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

ADDRESS 407 DEVINE ST ACCORDING TO:
JOHNSON SURVEYING JOB NO. 488-034-000
CERTIFIED TO: TEXAS MORTGAGE CAPITAL CORPORATION
MISSION TITLE, LP

RECORD INFORMATION
N89°27'41"E
63.00'
AS MEASURED IN FIELD
S33°29'20"W
161.24'

Legend:
CHAIN LINK FENCE
WOOD FENCE
CONCRETE
1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)

O.H.U. OVERHEAD UTILITY
UTILITY POLE
COV. COVERED
(VOLUME/PAGE)
1/2" IRON ROD SET WITH YELLOW
CAP MARKED "RPLS 5578"

JOHNSON SURVEYING, INC.

Registered Professional Land Surveyor
17890 BLANCO RD, STE. 306, SAN ANTONIO, TX 78232
(210) 858-9838 * (210) 247-6138 fax

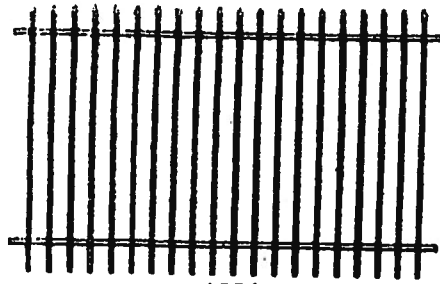
I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HERON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION. SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED ARE SHOWN ON DRAWING OR BY REFERENCE.

JOEL CHRISTIAN JOHNSON, R.P.L.S.

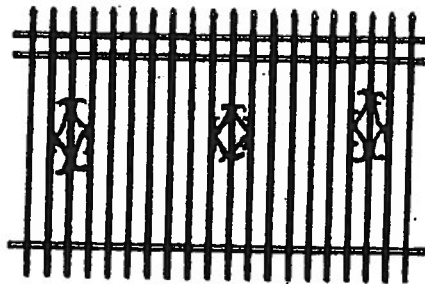
AUGUST 13, 2013
DATE



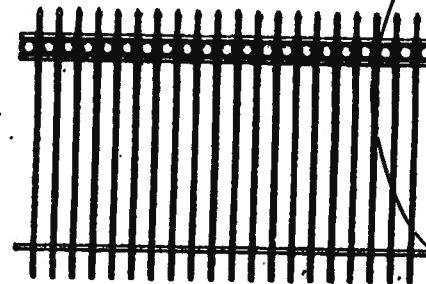
Selection of Ornamental Iron Fencing Styles



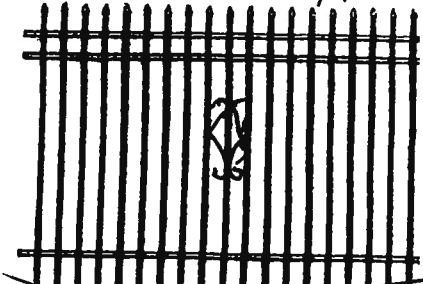
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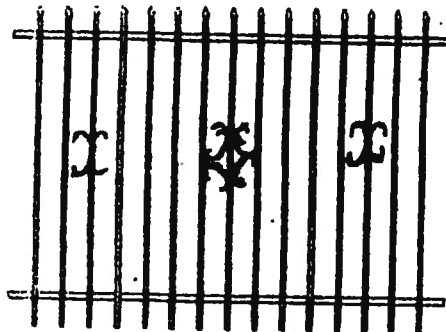
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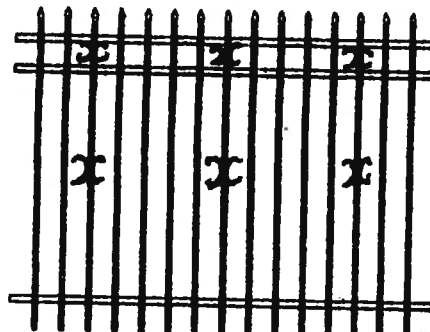
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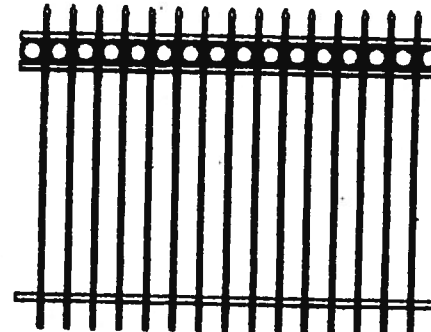
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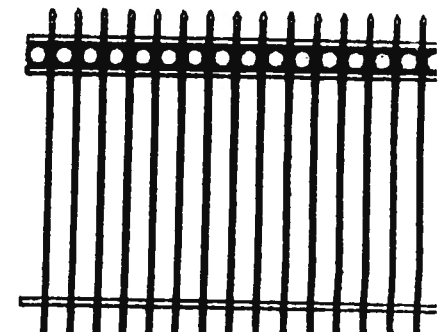
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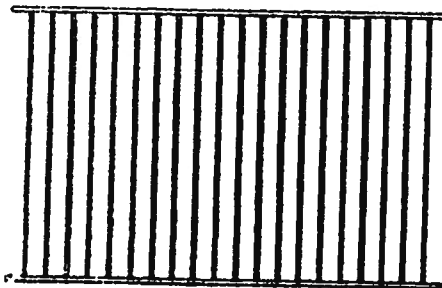
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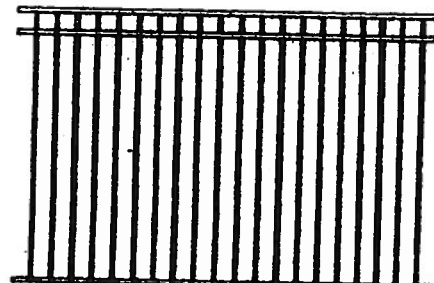
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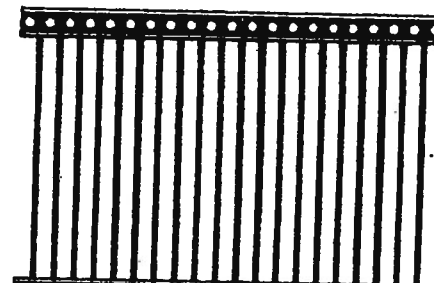
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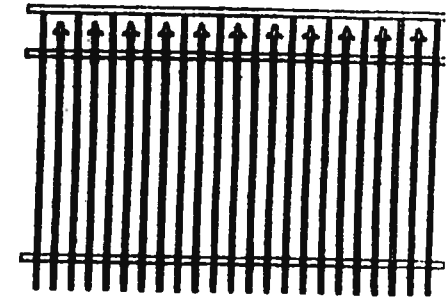
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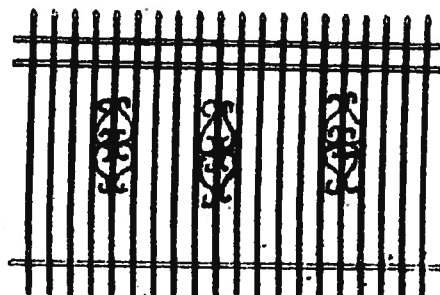
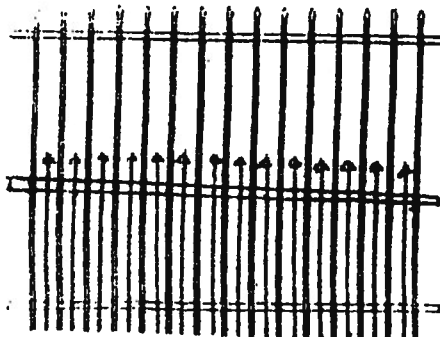
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4003



4008



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