

HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 16

HDRC CASE NO: 2016-438
ADDRESS: 502 E DEWEY PLACE
LEGAL DESCRIPTION: NCB 1733 BLK 9 LOT 1 & W 5.6 FT OF 2
ZONING: MF-33 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Jason Balderas
OWNER: Alex Rankin Neely
TYPE OF WORK: New Front Yard Fence
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron fence to be 4' tall in the front yard.

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.
- 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 home at 502 E Dewey is a two-story brick craftsman style home, located in Tobin Hill Historic District, designated in 2007.
- b. There is not an existing front yard fence, but there is an existing rear 6' wrought iron fence enclosing the rear yard. The applicant is proposing to install a wrought iron fence to be 4' tall in the front yard. According to the Guidelines for Site Elements 2.B., front yard fences should only be installed if the district historically had them, should be a maximum of 4 feet in height, and should be consistent with the location, height and design found in the district. Staff found that in Tobin Hill Historic District, wrought iron fences would have been used when the neighborhood was established. Staff finds the proposed fence location, material, height and design appropriate and consistent with the Guidelines.

RECOMMENDATION:

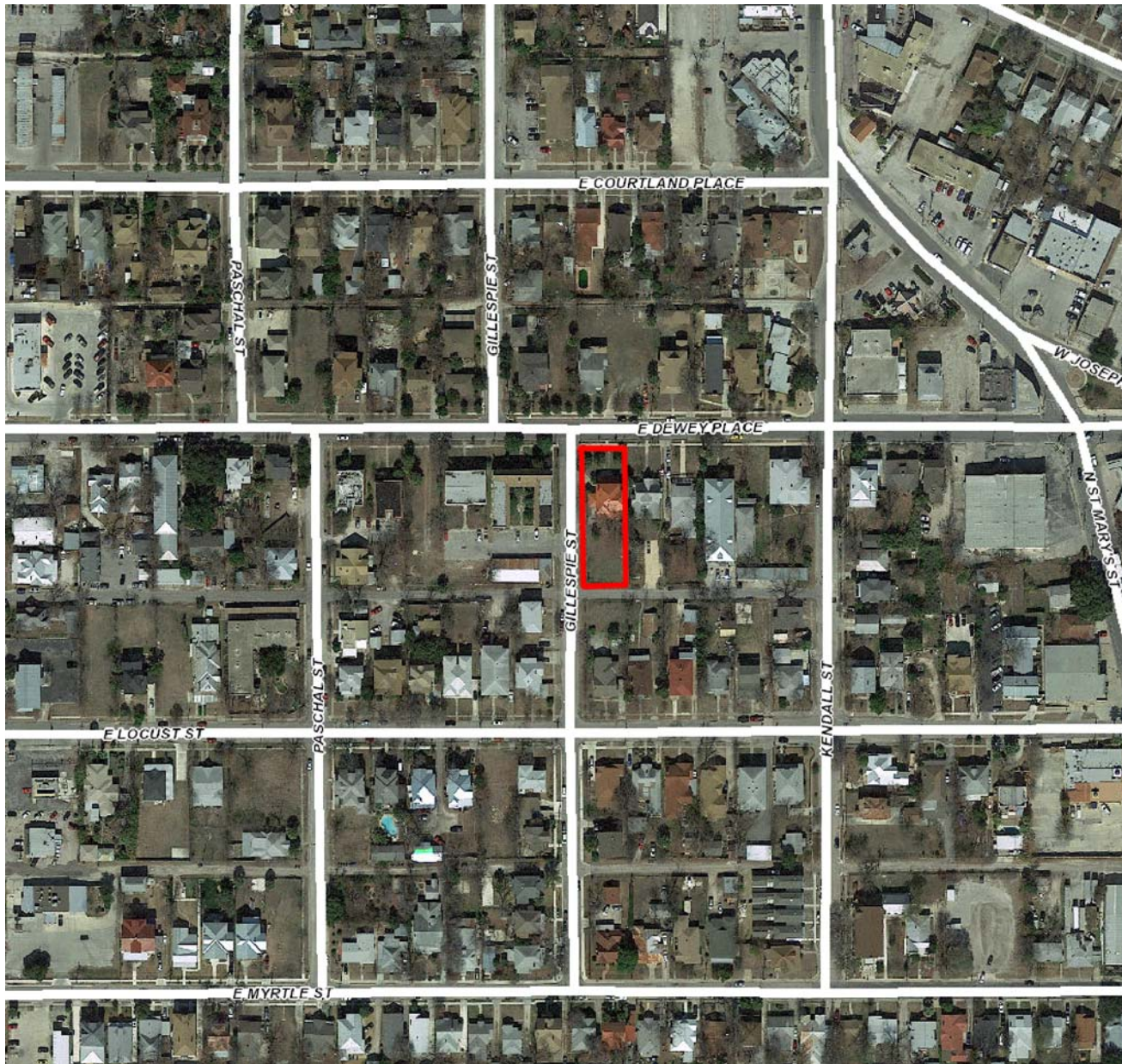
Staff recommends approval as submitted based on findings a through b.

CASE MANAGER:

CASE COMMENTS:

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.



Flex Viewer

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Printed: Nov 08, 2016

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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 502 E 26th St.
REQUEST: INSTALLATION OF FENCING IN FRONT
HEARING DATE: NOV 16 2016
TIME: 2 PM

FOR MORE INFORMATION CONTACT
(210) 255-9274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO





502

ADT





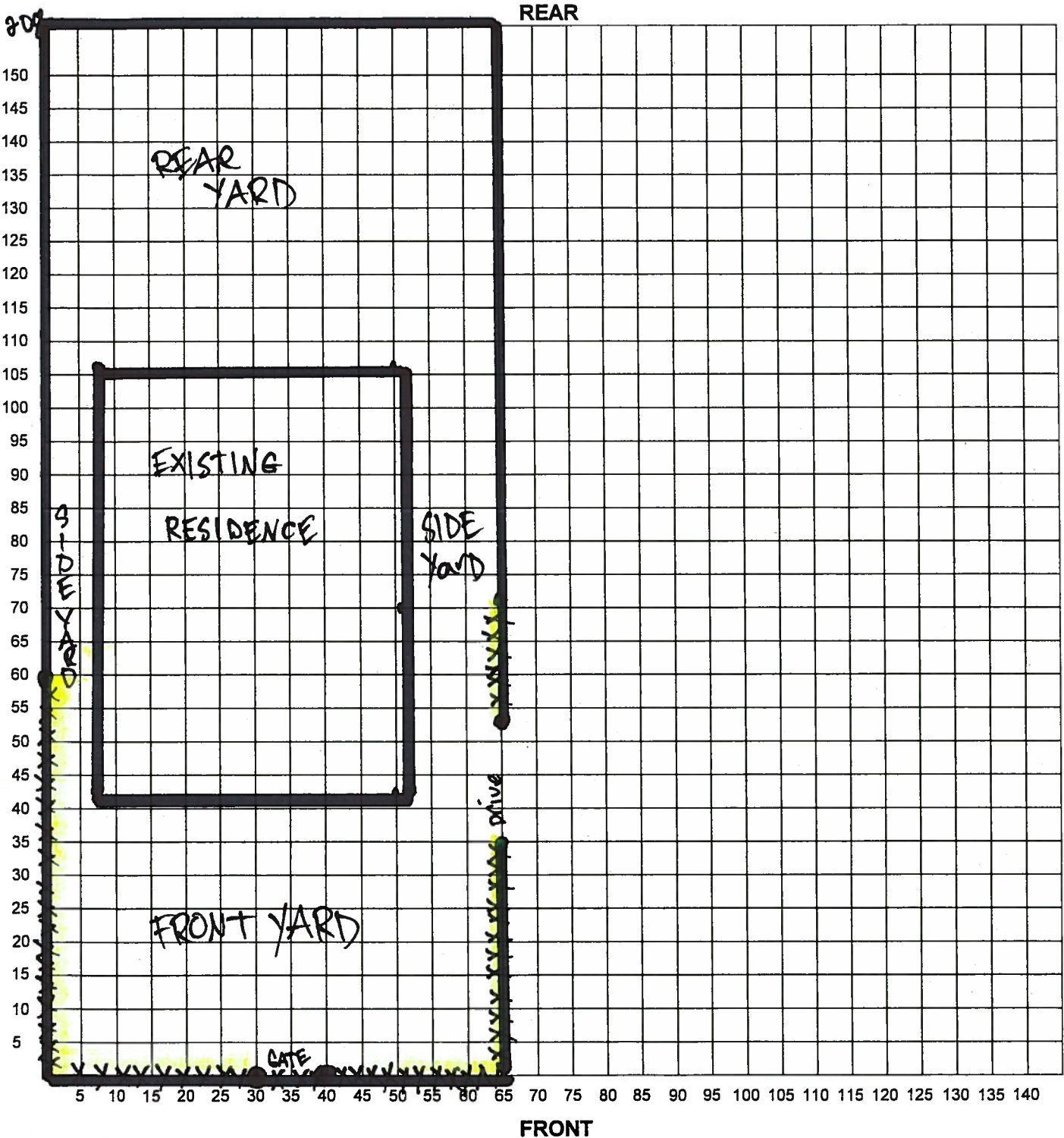
PLOT PLAN
FOR BUILDING PERMITS

Address: 502 DENEY PL

Lot: _____

Block: _____

NCB: _____



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 10/25/16

Signature of Applicant: _____

[Handwritten Signature]



FRONT



FRONT LEFT



RIGHT SIDE



EXISTING BACK FENCE

A photograph of a side front yard. In the foreground, there is a grassy area with some dry leaves. A red wooden fence post is visible in the lower center. In the middle ground, a large palm tree stands prominently. To the left, a brick building is partially visible. In the background, a black metal gate or fence is set up, and a white car is parked further back. The sky is bright and sunny.

SIDE FRONT YARD
NEW FENCE CONSTRUCTION

MATERIALS

1lg 3"x3" sq POST

16g 1"x1" sq TUBING

16g 1/2"x1/2" sq PICKETS

