

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2017

HDRC CASE NO: 2017-113
ADDRESS: 109 W FRENCH PLACE
LEGAL DESCRIPTION: NCB 1884 BLK LOT 1
ZONING: C-2
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Daniel Lumbreras
OWNER: Jaimie Galvan
TYPE OF WORK: Installation of fence
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an iron fence with a gate.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

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 structure at 109 W French Place is a three story, contemporary apartment complex located within the Monte Vista Historic District. The applicant is requesting approval to install a 4 foot tall iron fence and gate to enclose a proposed dog park. The enclosed area is visible from W French Pl.
- b. According to the Historic Design Guidelines for Site Elements, new fences should use materials similar to fences in the district. The San Antonio Academy, located directly across the street on Main Ave, features an iron fence surrounding the property. Staff finds the proposal consistent with the guidelines.
- c. Fences should be limited to the 4 feet in height, according to Guideline 2.B.iii. Staff finds the proposal consistent

with this guideline.

RECOMMENDATION:

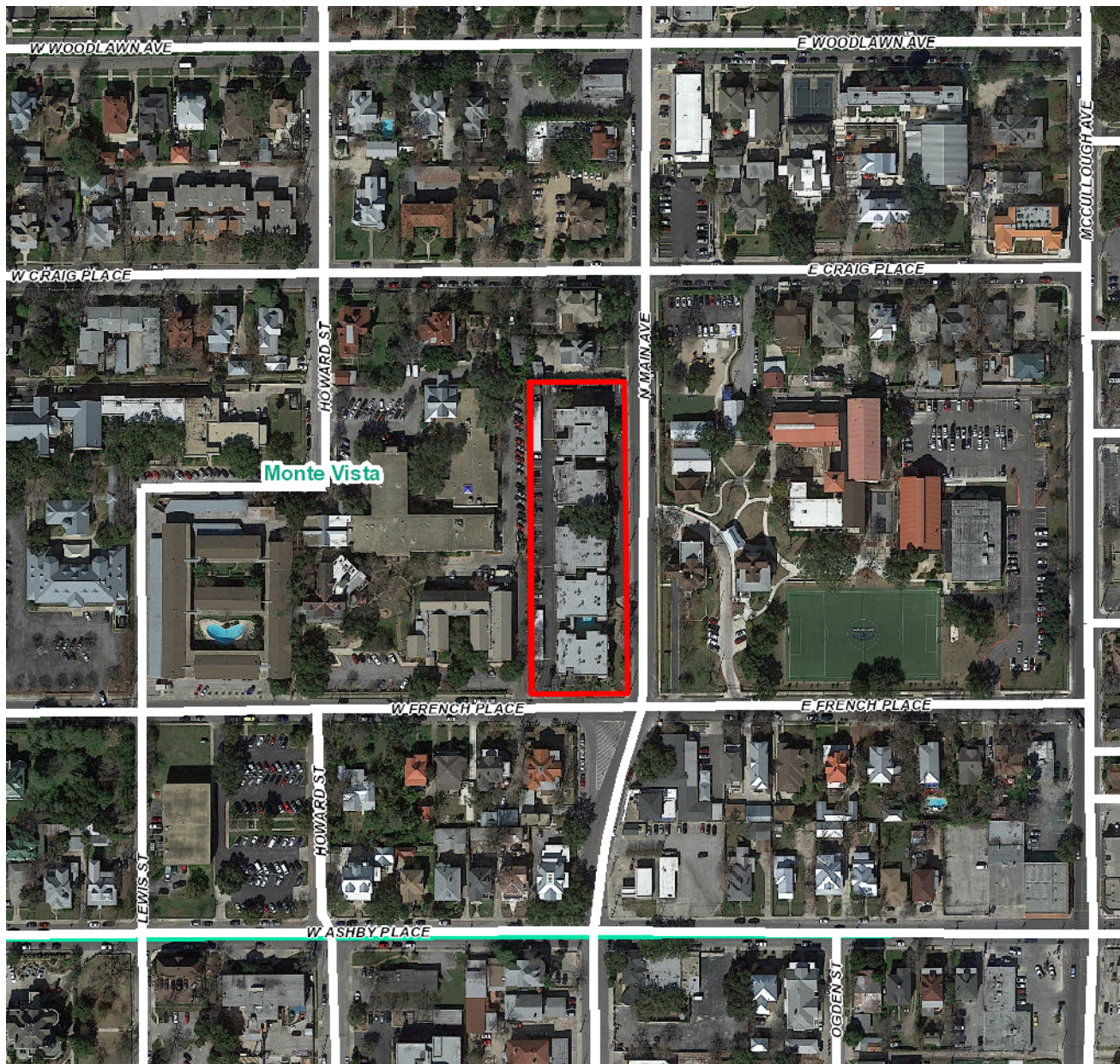
Staff recommends approval based on findings a through c.

CASE MANAGER:

Stephanie Phillips

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

Powered by ArcGIS Server

Printed: Mar 08, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



109

FOR RENT
Call 866-866-8666
www.866-866-8666.com

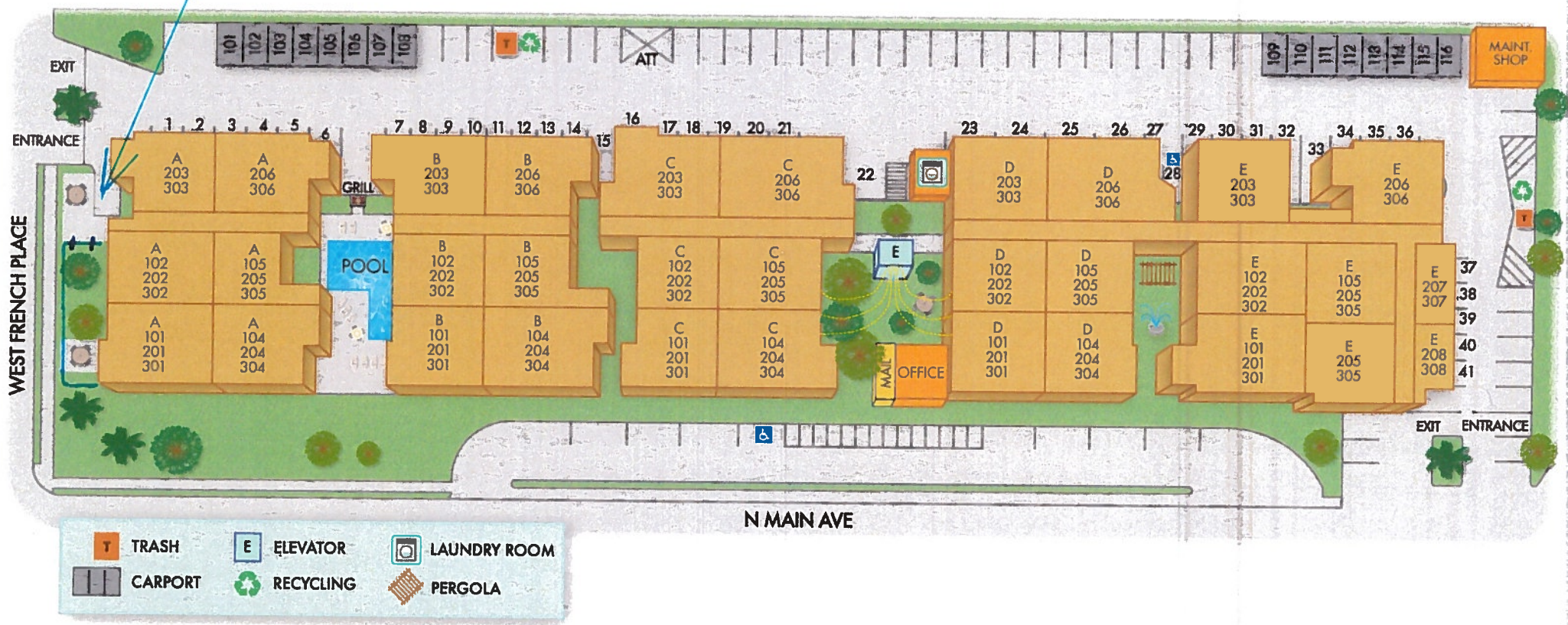
866-866-8666

French Place Apartm

— = gate



Dog Park



French Place Apartments Dog Park Project

Project Id # FR000183

Project Name: Dog park Fence

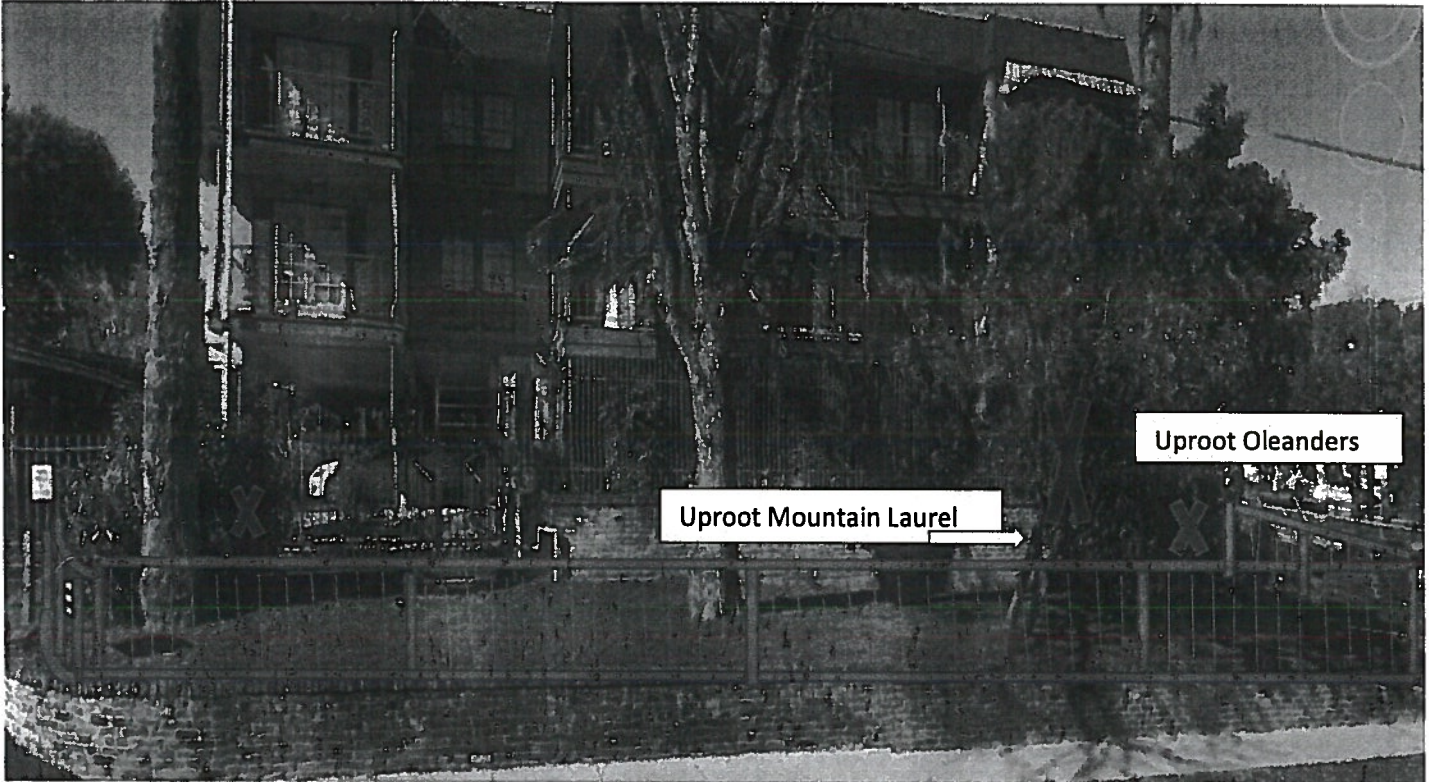
Project Owner: Jaime Galvan

Project owner contact information: Cell 210-314-0703 Email: jgalvan@venterralive.com

Project Location: French Place Apartments 109 West French San Antonio TX

W/0 4045
(Job 213)

Contractor is responsible for pulling any required permits with City of San Antonio and Historical district for this project prior to beginning work and posted on site. This project is to add an additional 140 LF three Sided Iron Fence to existing: Build (1) access gate 4' W X 4' H with self-closing mechanism w/ header to prevent sagging, contractor must neatly remove exiting brick and concrete footer at access gate and install matching brick paver in mortar pad. Access gate must have Commercial Outdoor push button Key Gate lock. Fence must have 1/2" vertical square metal tubing fence pickets must be set at 2" centers; Fence must have a 1" square tube top and bottom runner; 2" post to be set every 10 Feet in concrete a minimum of 16" deep. Fence to be butted up to the existing brick eliminating any possibility of small dogs to get through voids. All Tubing must be capped to prevent water penetration; fence to be primed and painted with Sherwin Williams recommended metal Primer and Sherwin Williams Steel Master Paint (color to be selected by Venterra Management. Contractor is responsible for coordinating painting prep and application instructions with Sherwin Williams Account Reps. Contractor is responsible for uprooting two oleander bushes and Texas Laurel them must be hauled off site. Dirt needs to be added once tree and two bushes are removed for neat finish. Contractor must field verify scope, there may be irrigation lines contractor needs to take into consideration when adding post for this project. Contractor is responsible for ALL tax, material, labor and equipment for this project. Contractor is not allowed to use property dumpster for construction debris.



- ① Fence PERMIT
- ② HISTORIC





French Place