

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2017

HDRC CASE NO: 2017-108
ADDRESS: 517 E MISTLETOE
LEGAL DESCRIPTION: NCB 863 BLK LOT 18 & W 4.5 FT OF 19
ZONING: R-6
CITY COUNCIL DIST.: 1
APPLICANT: Lori Orr
OWNER: Nancy Gill, Lynn Swanson
TYPE OF WORK: Fencing
REQUEST:

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

1. Remove existing chain link fence enclosing the backyard of the property.
2. Install a new picket fence enclosing the front yard of the property using wood pickets with French Gothic detail.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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:

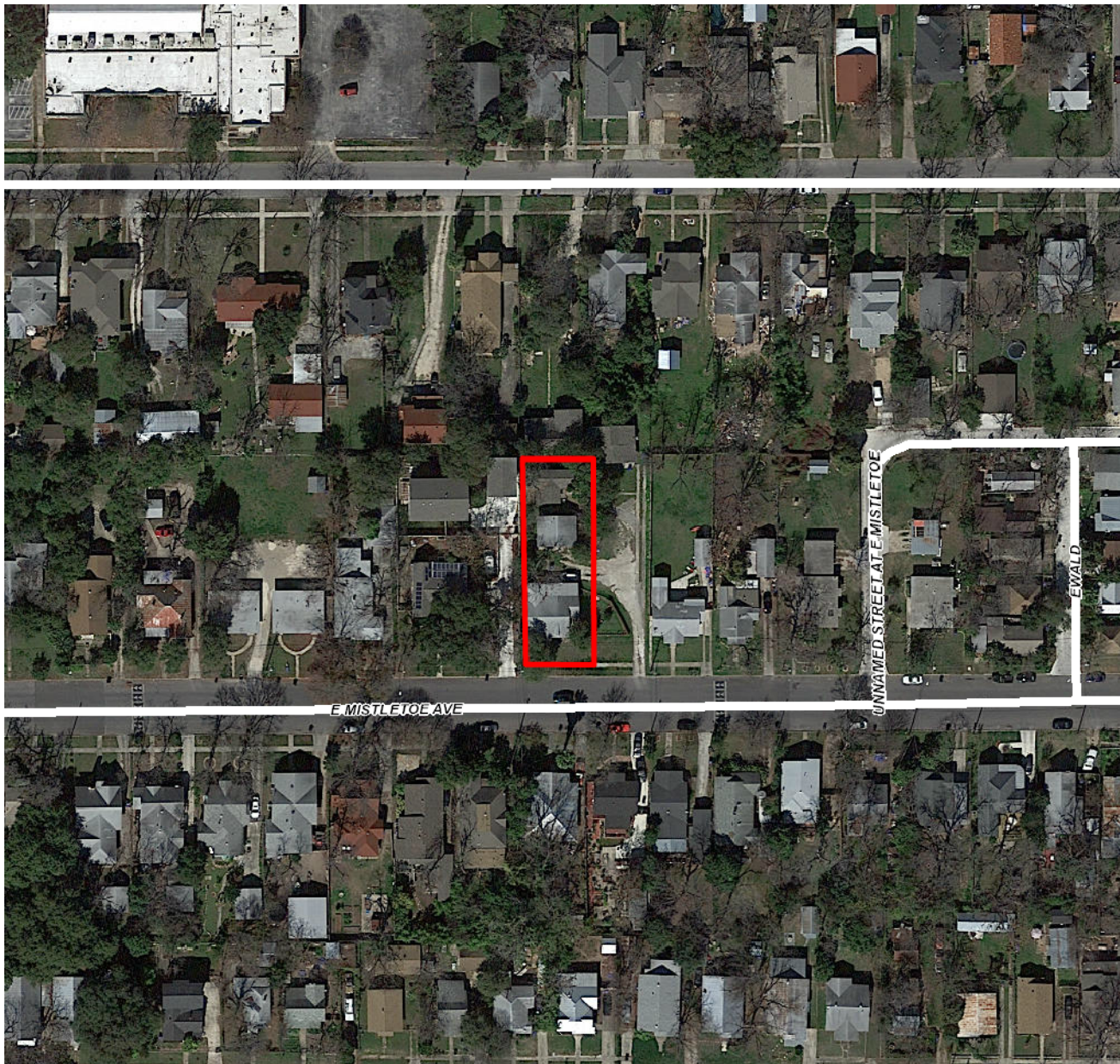
- a. The structure at 517 E. Mistletoe is one-story house with Craftsman style elements. It is a contributing structure within the pending Tobin Hill North Historic District. Per UDC Sec. 35-453, when a pending district is recommended by the commission for designation, property owners shall follow the historic and design review process until a final resolution from City council is made.
- b. According to the Historic Design Guidelines, chain link fences are prohibited within a historic district. Staff finds request to remove the chain link fence to be appropriate.
- c. According to the Historic Design Guidelines for Site Elements, the appropriateness of a front yard fence is dependent on the conditions of a specific historic district. There are several examples of fences installed in the front yard of properties in the proposed district, including wood picket style fences. However, the fences located along E Mistletoe are characteristically lower than four feet. Examples of nearby fences can be found at 305 E Mistletoe, 720 E Mistletoe, 319 E Mistletoe, 316 E Mistletoe. Staff finds the proposal to install a picket fence appropriate.

RECOMMENDATION:

1. Staff recommends approval to remove the existing chain link fence based on finding b.
2. Staff recommends the approval of the construction of a new fence enclosing the front yard based on finding c with the stipulation that the fence is no taller than 36 inches.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 09, 2017

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

ADDRESS: 1571 E MUSTLETTE
REQUEST: TRENT VARD TENCING
HEARING DATE: APRIL 15 2017
TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT
(214) 315-9174

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO







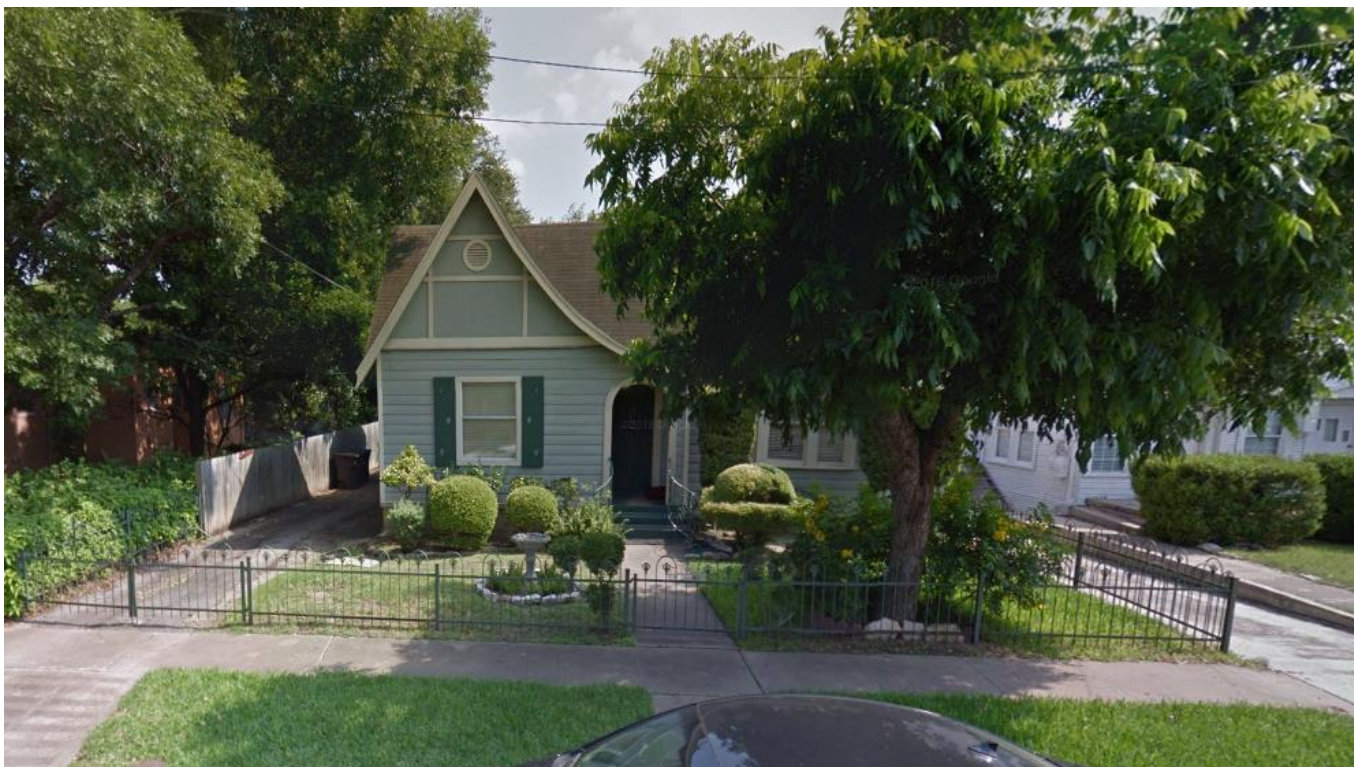




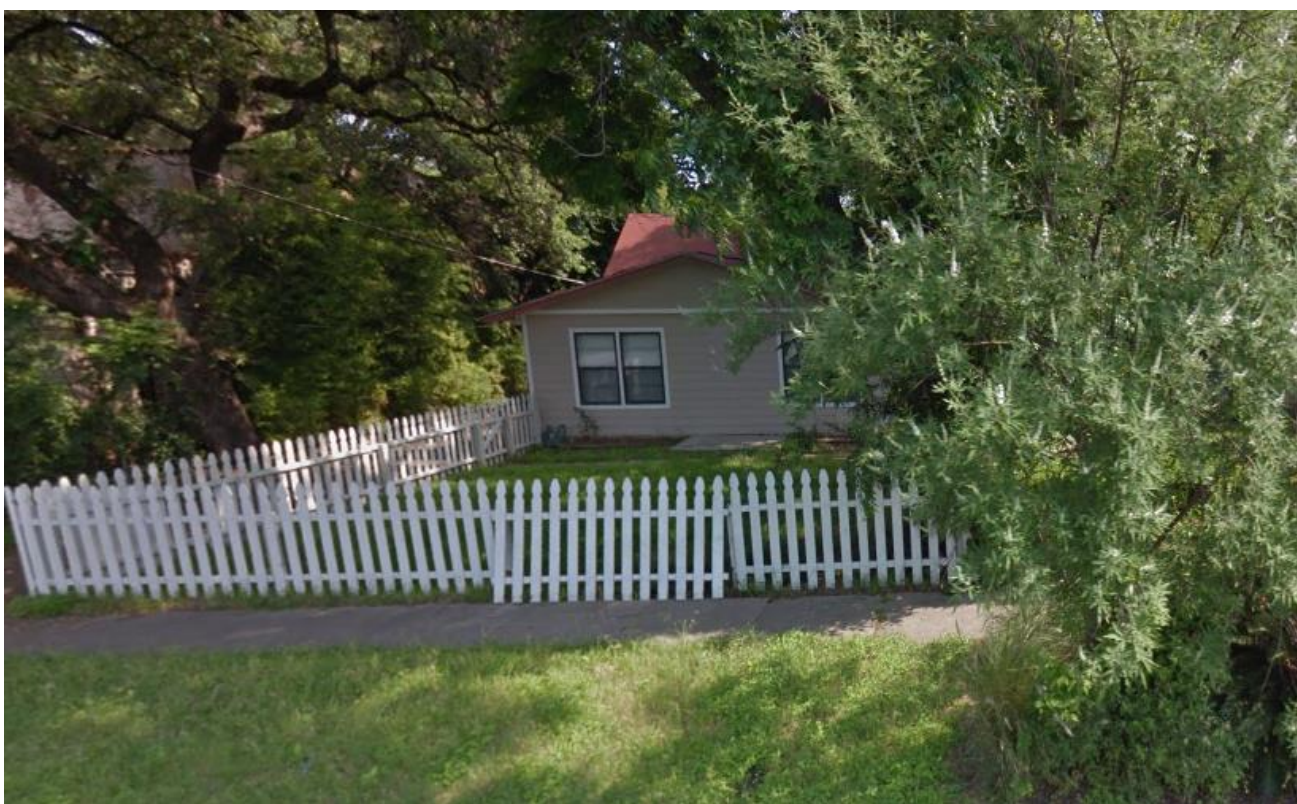
720 E Mistletoe



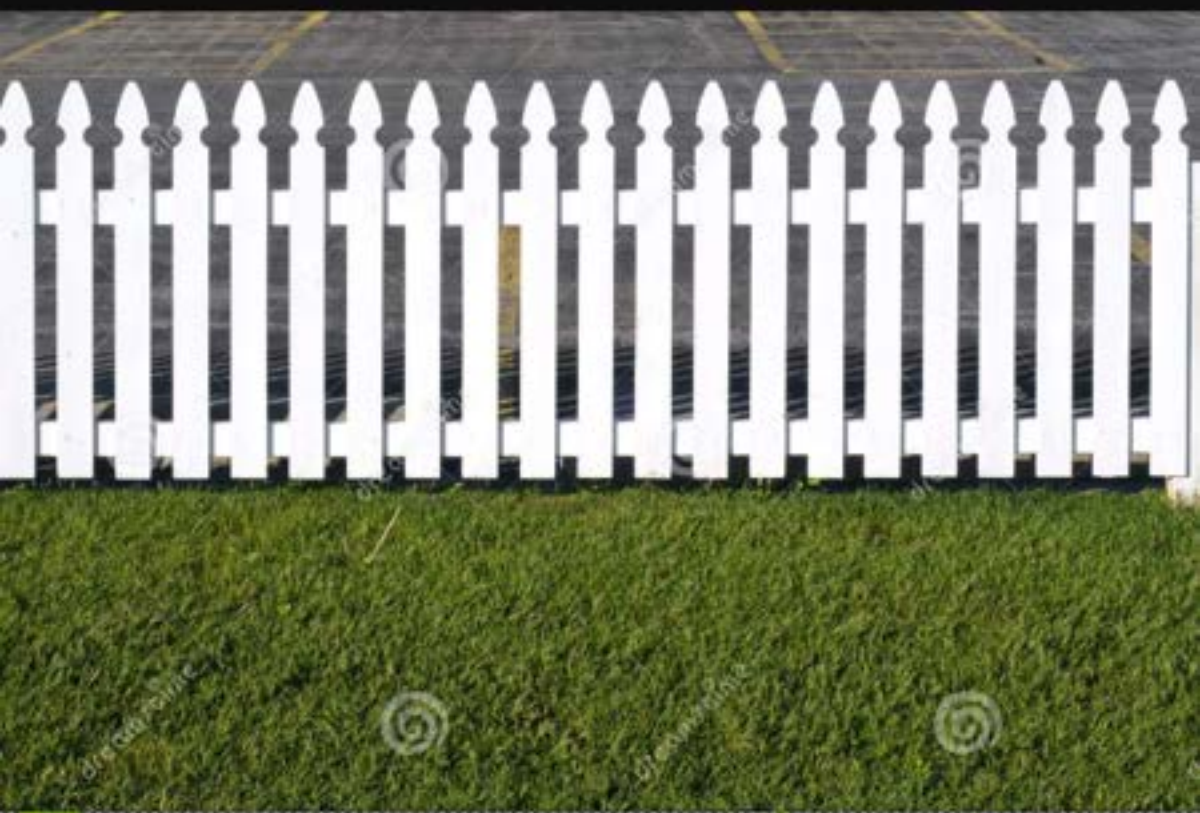
319 E Mistletoe



316 E Mistletoe



305 E Mistletoe



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