

HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2017

HDRC CASE NO: 2017-200
ADDRESS: 607 E MISTLETOE
LEGAL DESCRIPTION: NCB 863 BLK LOT 21
ZONING: R-6 H
CITY COUNCIL DIST.: 1
APPLICANT: David Honkala
OWNER: David Honkala
TYPE OF WORK: New front yard fence installation
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new wrought iron front yard fence to be four feet in height.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

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.

C. PRIVACY FENCES AND WALLS

- i. *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.
- ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

- a. The structure located at 607 E. Mistletoe is one-story single family home with Craftsman style elements. The home features exposed roof rafter tails and a distinctive front porch gable located on center with the primary gable. It is a contributing structure in 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. **FENCE MATERIAL** – The applicant has proposed install a wrought iron fence in the front and side yards of the property. The fencing material will match existing front and side yard fence in the neighboring property at 609 E. Mistletoe. Staff finds the proposal for a wrought iron fence in the side yards to match existing front yard fence materiality in the district consistent with the guidelines.
- c. **FENCE HEIGHT** – The applicant has proposed the new fence to be a height of four feet to match the existing front yard fence height of the neighboring property. The Historic Design Guidelines stipulate that front yard fencing should be no taller than four feet. Staff finds the proposal consistent with the guidelines.
- d. **FENCE LOCATION** – The applicant has proposed to align the new fence with the setback of the existing neighboring fence. The existing fence at 609 E. Mistletoe is set back approximately 10 feet from the sidewalk. Staff finds the proposal appropriate for the proposed district and consistent with the guidelines and UDC requirements.

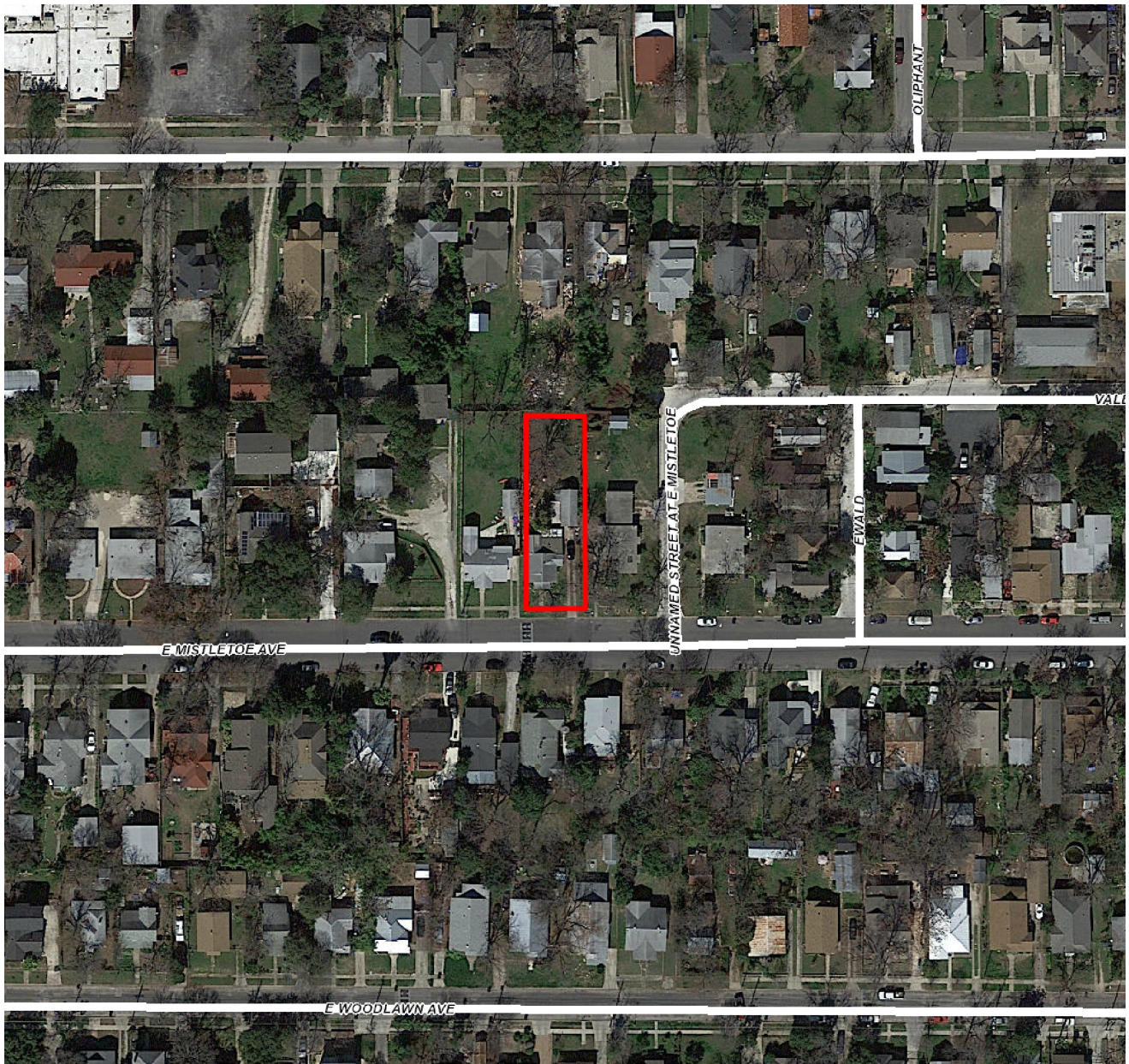
RECOMMENDATION:

Staff recommends approval of the fence installation based on findings a through d with the following stipulations:

- i. That all fencing in the front yard be no taller than four feet to comply with the Certificate of Appropriateness issued on May 20, 2015. 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.
- ii. That the setback matches that of the neighboring property's fence at approximately 10 feet as indicated in the application and site plan.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 27, 2017

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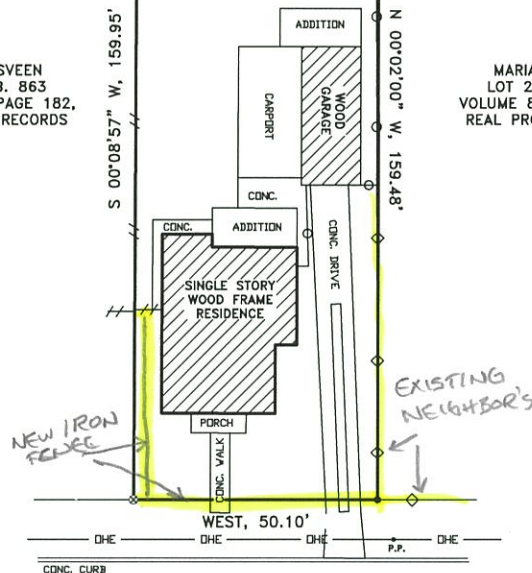
POMA PROPERTIES LLC
LOT 21, N.C.B. 861
VOLUME 17530, PAGE 1700,
REAL PROPERTY RECORDS

S 89°27'43" E, 49.59'

LOT 21
N.C.B. 863

KYLE J. BRUSVEEN
LOT 20, N.C.B. 863
VOLUME 17643, PAGE 182,
REAL PROPERTY RECORDS

MARIA S. ZEBOUNI
LOT 22, N.C.B. 863
VOLUME 8901, PAGE 2098,
REAL PROPERTY RECORDS



E. MISTLETOE AVE.

PLAT LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- ⊗ PIPE FOUND
- DENOTES FENCE POST
- △ DENOTES HWY. R.O.W. MONUMENT
- ⊖ DENOTES CHAIN-LINK FENCE LINE
- ✕ DENOTES BARB WIRE FENCE LINE
- ⌘ DENOTES WOOD FENCE LINE
- ⊙ DENOTES STEEL FENCE LINE
- DHE— DENOTES OVER HEAD ELECTRIC LINE
- P.P. DENOTES POWER POLE
- M.P. DENOTES METER POLE

LOT 21 BLOCK -- N.C.B. 863

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

ADDRESS: 607 E. MISTLETOE AVE.

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SURVEY FOR DAVID HONKALA (G.F.) REFERENCE: NONE

NOTE:

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER MATTERS OF RECORD, (EASEMENTS, SETBACK LINE, ETC.) WHICH MAY AFFECT THIS TRACT MAY NOT BE SHOWN HEREON.

BEARING BASIS - WEST- FROM MONUMENT FOUND ON THE NORTH LINE OF E. MISTLETOE AVE. AS SCALED FROM NEW CITY BLOCK MAP FILED IN THE CITY OF SAN ANTONIO RECORDS.



MARTINEZ

SURVEYING AND MAPPING CO.

FIRM # 101822-00

8546 BROADWAY SUITE 225

SAN ANTONIO, TX, 78217

(210) 829-4244

MSM

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat.

This 30TH day of JUNE, 20 16 A.D.

REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482

JOB No. 16-6-21