

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

HDRC CASE NO: 2017-299
ADDRESS: 312 E MYRTLE
LEGAL DESCRIPTION: NCB 1751 BLK 6 LOT N 110.5FT OF 4
ZONING: MF-33 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Christine King
OWNER: Christine King
TYPE OF WORK: Replace existing front fence gate
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace an existing non-original wrought iron gate with a new gate made of salvaged materials.

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.

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 primary structure located at 312 Myrtle a 1-story single family home constructed in 1927 in the Folk Victorian style. A 2003 survey of Tobin Hill notes that the home had not undergone major alterations and featured a patterned tin roof as a character defining feature. The home is a contributing structure in the Tobin Hill Historic District. The applicant is requesting approval to replace the gate of a non-original front fence with a new gate made of salvaged materials.
- b. HEIGHT – The proposed gate will match the height of the existing wrought iron fencing in the front yard, which is approximately four feet in height. According to Guideline 2.B.iii, front yard fences and gates should be limited to a maximum of four feet. Staff finds the proposal consistent with the guidelines.
- c. MATERIAL – The applicant has proposed to install a new gate made of a solid white panel and salvaged objects. The objects include gaskets, thin gears, and faucet handles. The fence will also feature organic shapes and elements that mimic flowers and leaves with pops of yellow. The surrounding white wrought iron fencing will remain. According to the Historic Design Guidelines for Site Elements, new fences should be compatible with the main structure and utilize materials historically used in the district. While the proposed gate design is more modern and eclectic in nature relative to historic precedents, staff finds the design minimally intrusive and compatible with the remaining white wrought iron fencing. Staff finds the proposal acceptable.

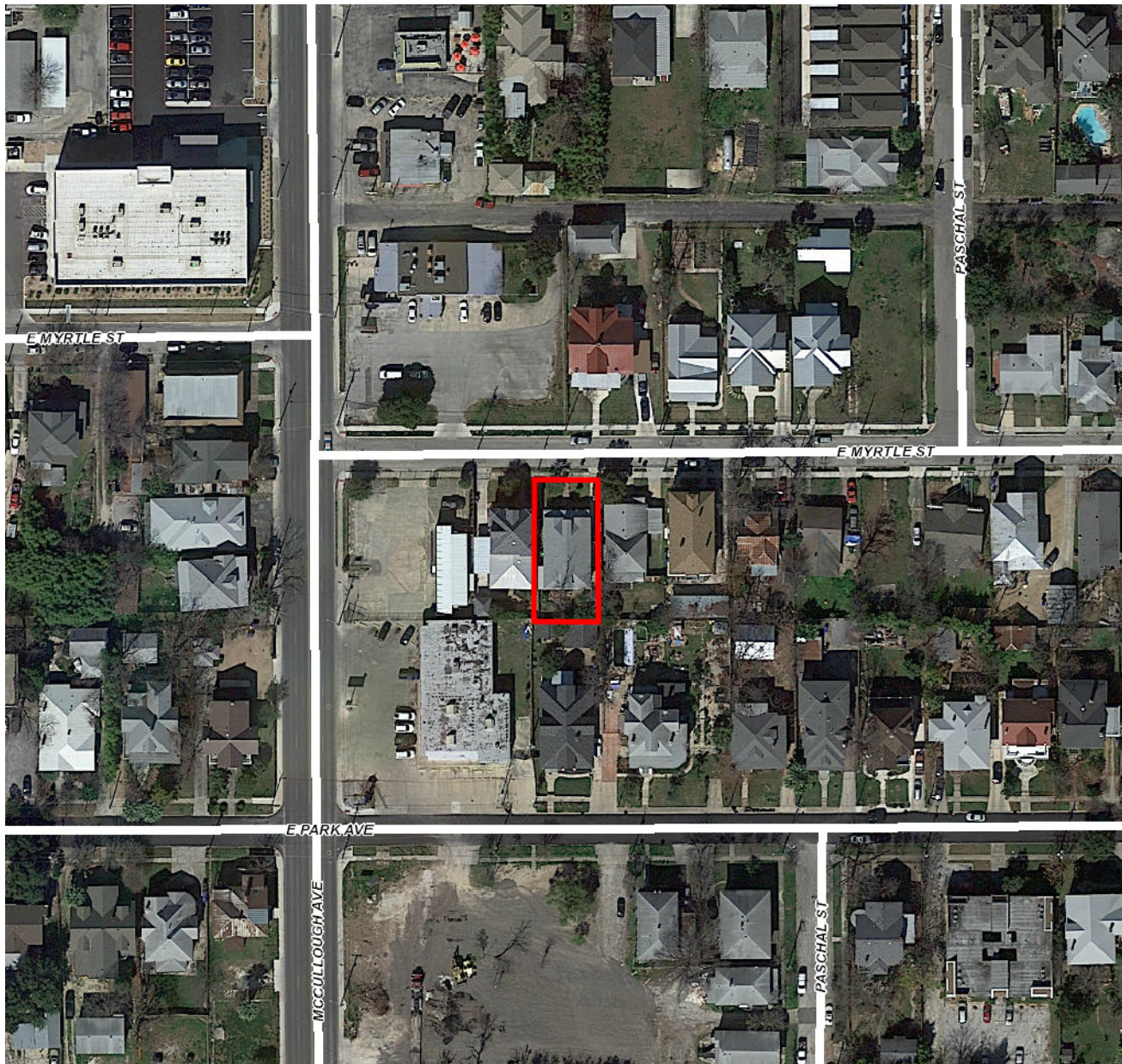
RECOMMENDATION:

Staff recommends approval based on findings a through c with the following stipulations:

- i. That the applicant submits the final gate design to staff for final approval prior to receiving a Certificate of Appropriateness.
- ii. That the fence complies with Historic Design Guidelines standards and is a maximum height of four (4) feet. 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.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

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shed

wood fence

metal fence

driveway

HOUSE

YARD

fence

YARD

fence

fence

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GATE

sidewalk

INDIE ST



above: current gate

below: proposed gate design

