

## HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

**HDRC CASE NO:** 2017-646  
**ADDRESS:** 524 E EVERGREEN  
**LEGAL DESCRIPTION:** NCB 398 BLK 18 LOT 7 & E 10 FT OF 6  
**ZONING:** RM-4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Frank Velez/Ability Construction & Iron Works  
**OWNER:** Pedro Rodriguez  
**TYPE OF WORK:** wrought iron front yard fence  
**APPLICATION RECEIVED:** December 06, 2017  
**60-DAY REVIEW:** February 05, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install front yard wrought iron fence at 5 feet in height.

### APPLICABLE CITATIONS:

#### 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.
- 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 524 E Evergreen was constructed circa 1925 in the minimal traditional architectural style and a contributing structure to the Tobin Hill Historic District. The structure is a corner lot at cross-street Kendall and featured a chain-link fence prior to the installation of 6-foot tall metal fence posts in November 2017.
- b. FENCE – The applicant is requesting to replace the existing chain-link fence with 5-foot tall wrought

iron fencing spanning the front yard on E Evergreen to the rear corner on cross-street Kendall, including an arched driveway gate towards the rear of the property. Any replacement must be consistent with the Historic Design Guidelines and development standards related to front yard fencing. Per the Guidelines, front yard fences should not exceed four feet in height. Staff finds the proposed height should be reduced to be consistent with the Guidelines.

- c. **DESIGN/MATERIAL**—The applicant proposed to use wrought iron fencing with an arched gate. Wrought iron fences are found throughout the Tobin Hill Historic District. Staff finds that the proposed fence is appropriate provided that no portion of the fence exceeds four feet in height including the rear gate.

**RECOMMENDATION:**

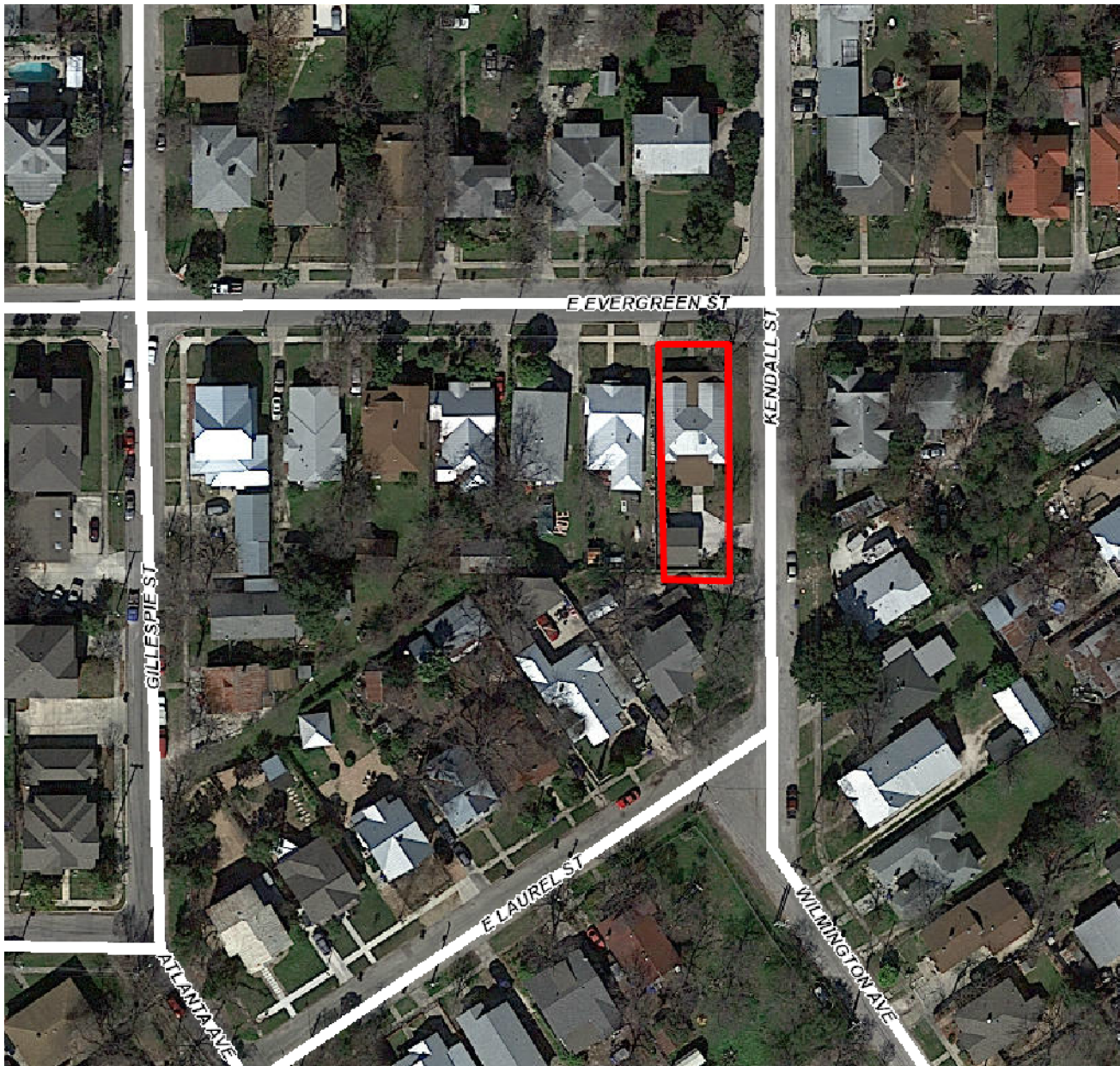
Staff recommends approval of the installation of a front yard wrought iron fence on this corner lot with the stipulation that no portion of the fence exceeds four feet in height.

**CASE COMMENT:**

A Notice of Investigation was posted on the property on December 5, 2017. The applicant submitted for HDRC approval on December 8, 2017.

**CASE MANAGER:**

Huy Pham



524 E Evergreen

Powered by ArcGIS Server

Printed: Dec 14, 2017

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524 East Evergreen Street

Evergreen St

Kendall St

Kendall St

Evergreen St

Google





E Evergreen St

420 East  
Evergreen Unit 9

E Evergreen St

Kendall St

E Evergreen St

524 East Evergreen Street

E Evergreen Ct

E Evergreen St

E Laurel St

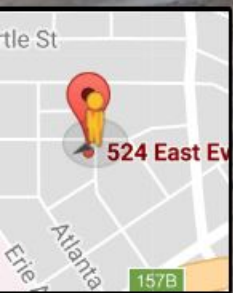
E Laurel St

Google

Wilmington Ave

E Euclid Ave







KENDALL

E. EVERGREEN

MACADAMIZED

DW. PIPE  
6" W. PIPE

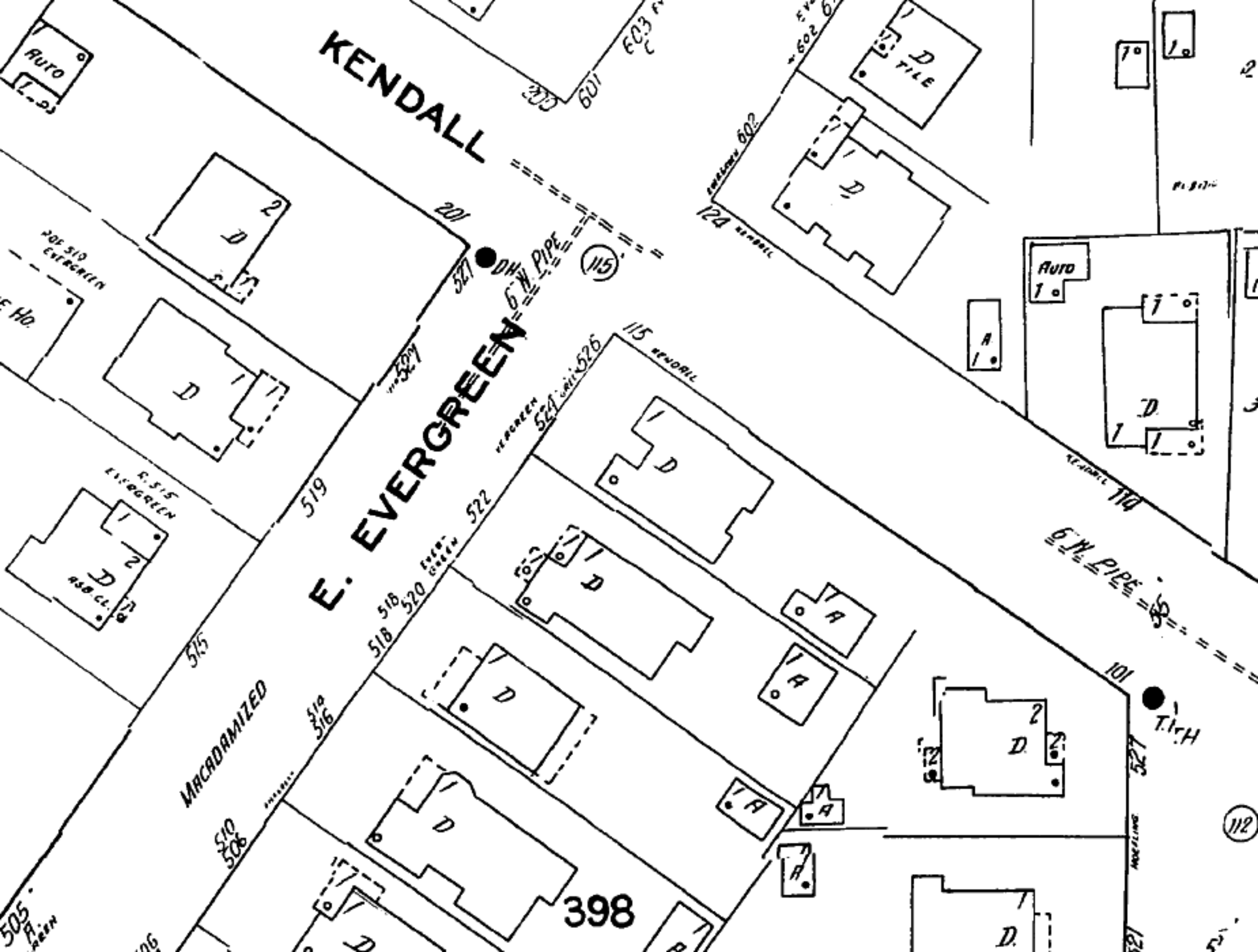
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1.

6" W. PIPE  
6"

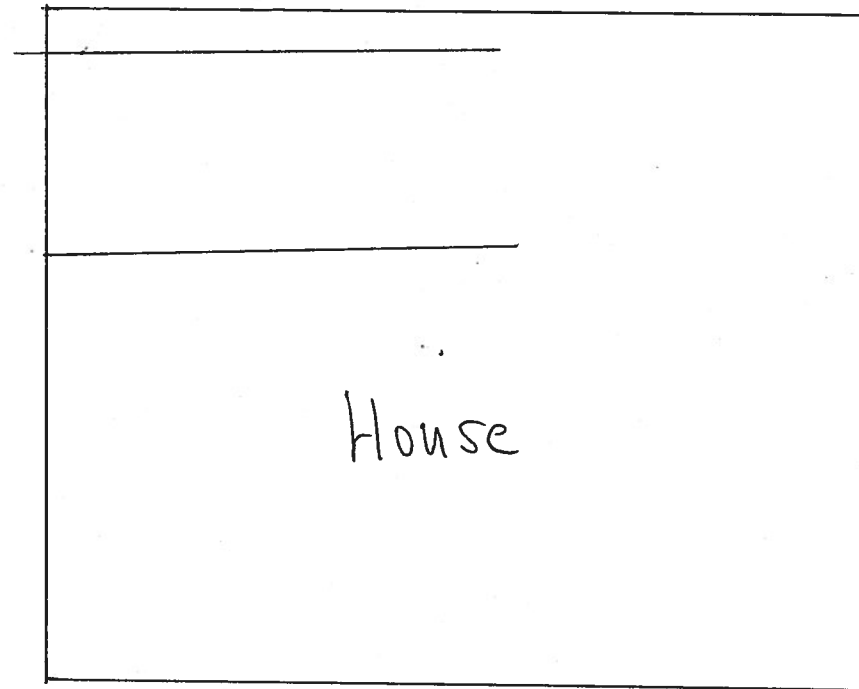
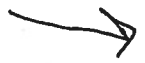
T.H.

398

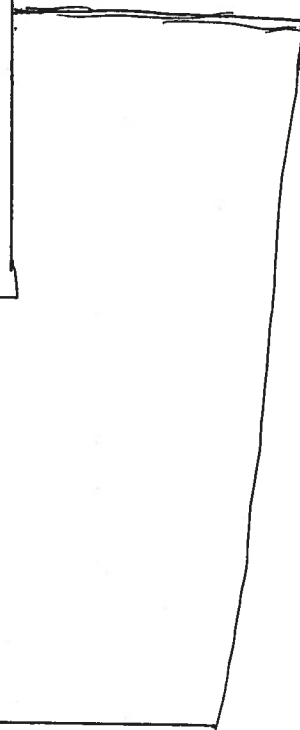
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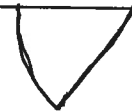
Sliding  
gate  
14'-0"



House



Evergreen





35 Years Experience

Quality

Custom Work

## ABILITY CONSTRUCTION & IRON WORKS

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Model #AMP-3



Triads & Rings



Quad-Flares



Model #AMP-2





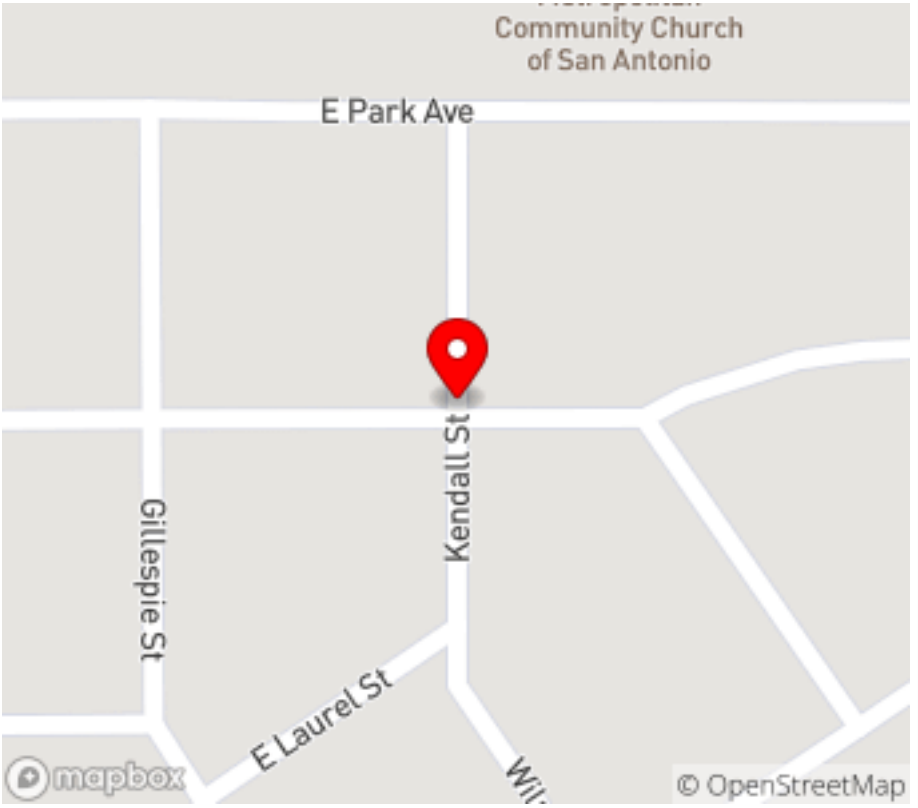






## Investigation Report

### Property

Address	524 E Evergreen
District/ Overlay	Tobin Hill
Owner Information	Pedro Rodriguez
Location Map	
	Lat: 29.4428463962861 Long: -98.4881705905151

### Site Visit

Date	12/04/2017
Time	12:54 PM (-6 GMT)
Present Staff	Huy Pham
Present Individuals	None
Types of Work Observed	Site Elements
Amount of Work Completed	75%
Description of work	6ft tall metal fence posts with concrete footing have been installed in front yard of home.

### Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	posted "Notice of Investigation"
Deadline to contact office	12/04/2017





## Investigation Report

### Documentation

#### Photographs



12/04/2017 12:55 PM