

# HISTORIC AND DESIGN REVIEW COMMISSION

April 04, 2018

**HDRC CASE NO:** 2018-135  
**ADDRESS:** 311 ROOSEVELT AVE  
**LEGAL DESCRIPTION:** NCB A-20 LOT N IRR 452.46FT OF A-19 ROOSEVELT PARK NON-ADJACENT  
**ZONING:** C-2, H  
**CITY COUNCIL DIST.:** 5  
**DISTRICT:** Mission Historic District  
**APPLICANT:** Eloy Estrada  
**OWNER:** Stone Standard LLC  
**TYPE OF WORK:** Perimeter Fence  
**APPLICATION RECEIVED:** March 09, 2018  
**60-DAY REVIEW:** May 08, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a perimeter fence of wrought iron

## **APPLICABLE CITATIONS:**

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 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 historic structure located at 311 Roosevelt was constructed in 1929 as the Roosevelt Library. The structure is located on an island bound by Lone Star Boulevard to the north, Roosevelt Avenue on both the east and west and W Whittier Street on the south. This structure is located within the Mission Historic District.
- b. **FENCING** – The applicant has proposed to construct a six (6) foot tall, wrought iron fence around the perimeter of the property. The fence will feature a motorized gate to feature six (6) feet in height, 3x3 inch steel posts located every eight feet and pedestrian oriented gates. Staff finds the proposed materials to be consistent with the Guidelines for Site Elements 2.B.
- c. **FENCING** – The Guidelines for Site Elements 2.B.i. notes that new fences should appear similar to those found historically in the district in terms of their transparency and character. Staff finds the proposed style of fence

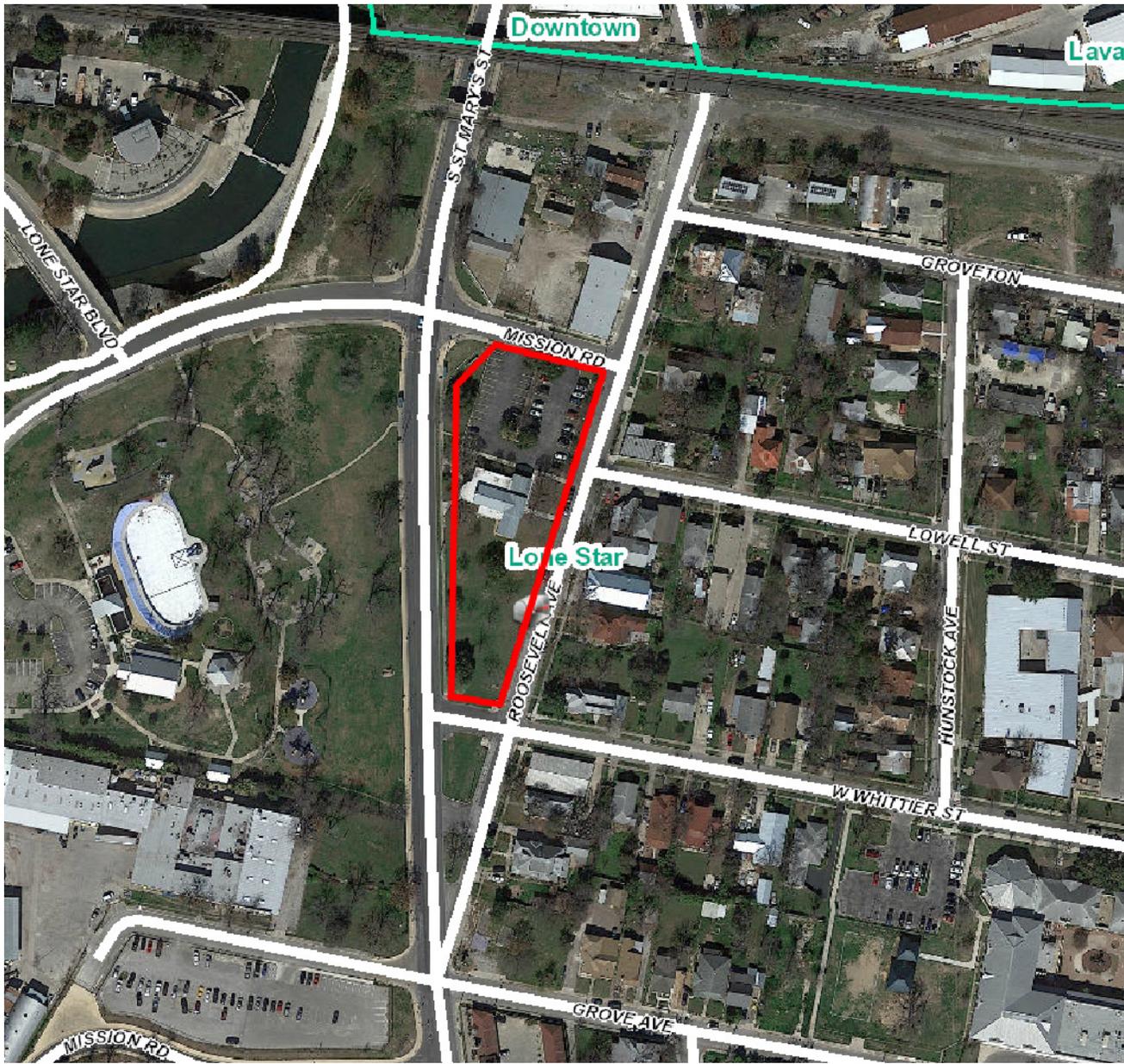
appropriate and given its location along Roosevelt Avenue, the height appropriate.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through c.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 26, 2018

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**STONE STANDARD**  
311 ROOSEVELT AVENUE

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

ADDRESS:	311 ROOSEVELT
REQUEST:	AVE
	Perimeter Fence
HEARING DATE:	April 04, 2018
	at 3:00 PM

ALL HDRC MEETINGS TAKE PLACE AT 180 S. ALAMO



311 Roosevelt Avenue

Roosevelt Ave

Roosevelt Ave

Roosevelt Ave

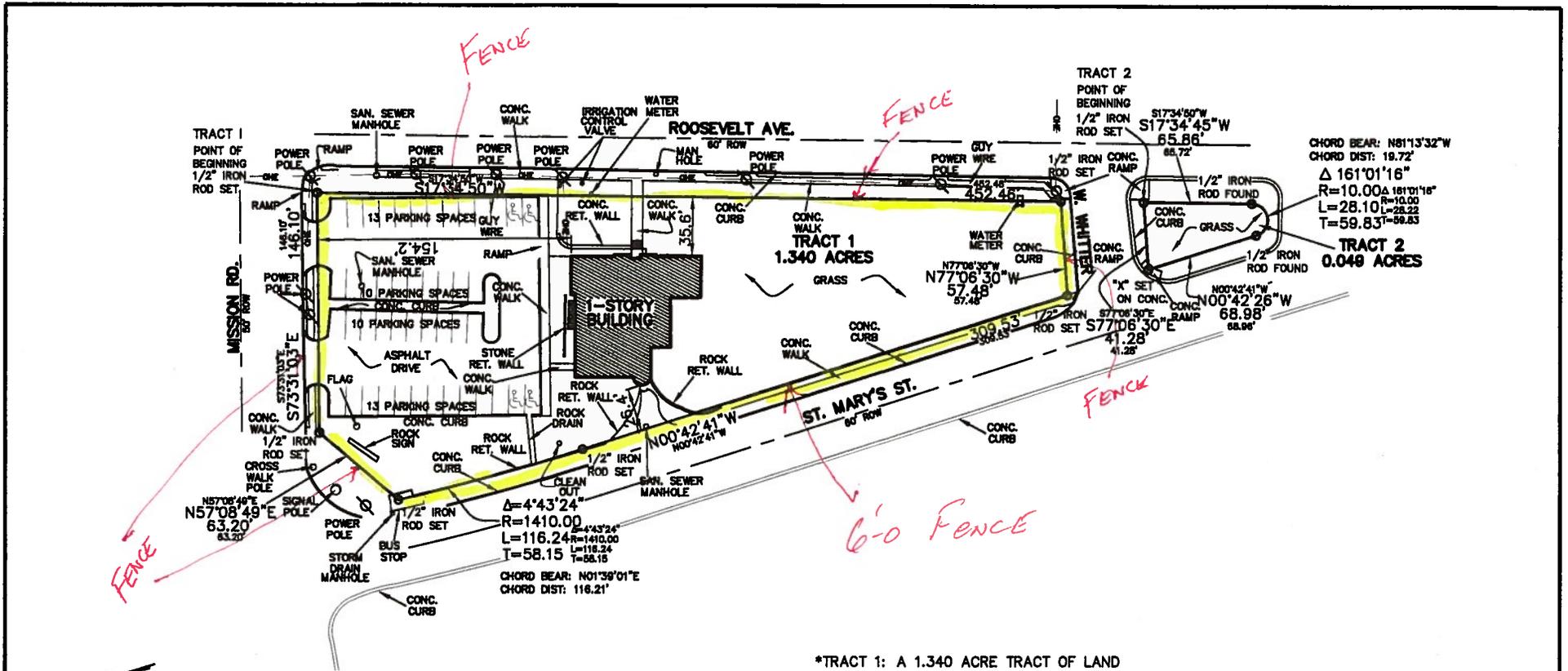
Roosevelt Ave

Roosevelt Ave

St Mary's St

Mission Rd

Star Blvd



\*TRACT 1: A 1.340 ACRE TRACT OF LAND  
\*\*TRACT 2: A 0.049 ACRE TRACT OF LAND

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY TO CHICAGO TITLE OF TEXAS, L.L.C. THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASMENTS SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN. COPYRIGHT © 2012 STEPHEN G. COOK ENGINEERING, INC. ALL RIGHTS RESERVED

STEPHEN G. COOK, R.P.L.S.



N45°00'00"E 100.00'	RECORD INFORMATION	S45°00'00"W 100.00'	AS MEASURED IN FIELD	X BARBED WIRE	Δ SMOOTH WIRE	/ WOOD FENCE
				o IRON FENCE	◇ CHAIN LINK FENCE	

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOL. --	PAGE --	RECORDS	VOL. --	PAGE --	RECORDS
VOL. --	PAGE --	RECORDS	VOL. --	PAGE --	RECORDS



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REGISTERED LAND SURVEYORS 210/481-2533 \* FAX: 210/481-2150  
WWW.SGCE.NET

LOT(S) \*\*\* BLOCK -- N.C.B. --  
-- VOLUME 603 PAGE 98-100  
OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.  
WITNESS MY HAND AND SEAL THIS 6 DAY OF JULY 20 12  
BUYER RIDGEMONT INVESTMENT GROUP, L.L.C.  
ADDRESS 311 ROOSEVELT AVE. OF NO. 4311004652  
STEPHEN G. COOK, INC. JOB NO. 999-888-078A DRAWN BY: N.A. DISK: CAD/S SURV. BY AP

