

## HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2018

**HDRC CASE NO:** 2018-305  
**ADDRESS:** 214 MUNCEY  
**LEGAL DESCRIPTION:** NCB 1665 BLK 1 LOT N 45 FT OF 19&20  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Dennis Adams Mengmeng Wang  
**OWNER:** Dennis Adams Mengmeng Wang  
**TYPE OF WORK:** Rear yard fence (corrugated metal); driveway approach widening  
**APPLICATION RECEIVED:** June 15, 2018  
**60-DAY REVIEW:** August 14, 2018

### REQUEST:

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

1. Install shutters on the front window (withdrawn by applicant)
2. Install rear privacy fence featuring wood and metal construction at 6 ft in height
3. Install 15.5 ft apron to meet existing 20ft parking pad with curbing.

### APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

5. Sidewalks, Walkways, Driveways, and Curbing

#### B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

**FINDINGS:**

- a. The structure at 214 Muncey was constructed in 2004. The one-story single-family structure features side and front-facing gable shingle roofs, an inset porch, and aluminum windows. The front yard currently features a 20 feet by 20 feet concrete slab that once functioned as a basketball court and is now used as a parking pad. Approximately 4.5 feet on the neighboring property's driveway apron is located within the property at 214 Muncey and both residents share the driveway to access their respective parking areas.
- b. SHUTTERS – The applicant proposed to install faux shutters on the front windows. Per the Guidelines, shutters should only be installed where they existed historically and should be operable or appear to be operable. Staff does not find the proposed shutters appropriate.
- c. FENCE - The applicant proposed to install rear privacy fencing featuring wood framing with metal panels. Per the Guidelines, metal panels are prohibited as fencing material. Staff finds that wood privacy fencing without metal panels, at 6 ft in height, and located behind the front façade plane is eligible for administrative approval.
- d. DRIVEWAY – The applicant is requesting to install 15.5 ft in width of additional driveway apron to meet the existing 20 ft wide parking pad. Between 214 Muncey and its neighboring property, this installation would create a condition where approximately a 25 ft wide apron would meet a 20 ft wide parking pad and a 7ft wide driveway. Per the Guidelines, driveways in historic districts should not exceed 10 ft in width. Staff finds the proposed 15.5 – 25 ft wide apron not consistent with the Guidelines. Staff finds that the applicant may install an apron tapering up to 10 ft onto their own property without increasing the width of the shared existing apron – or the applicant may install a 10ft apron entirely separate from the shared existing apron.

**RECOMMENDATION:**

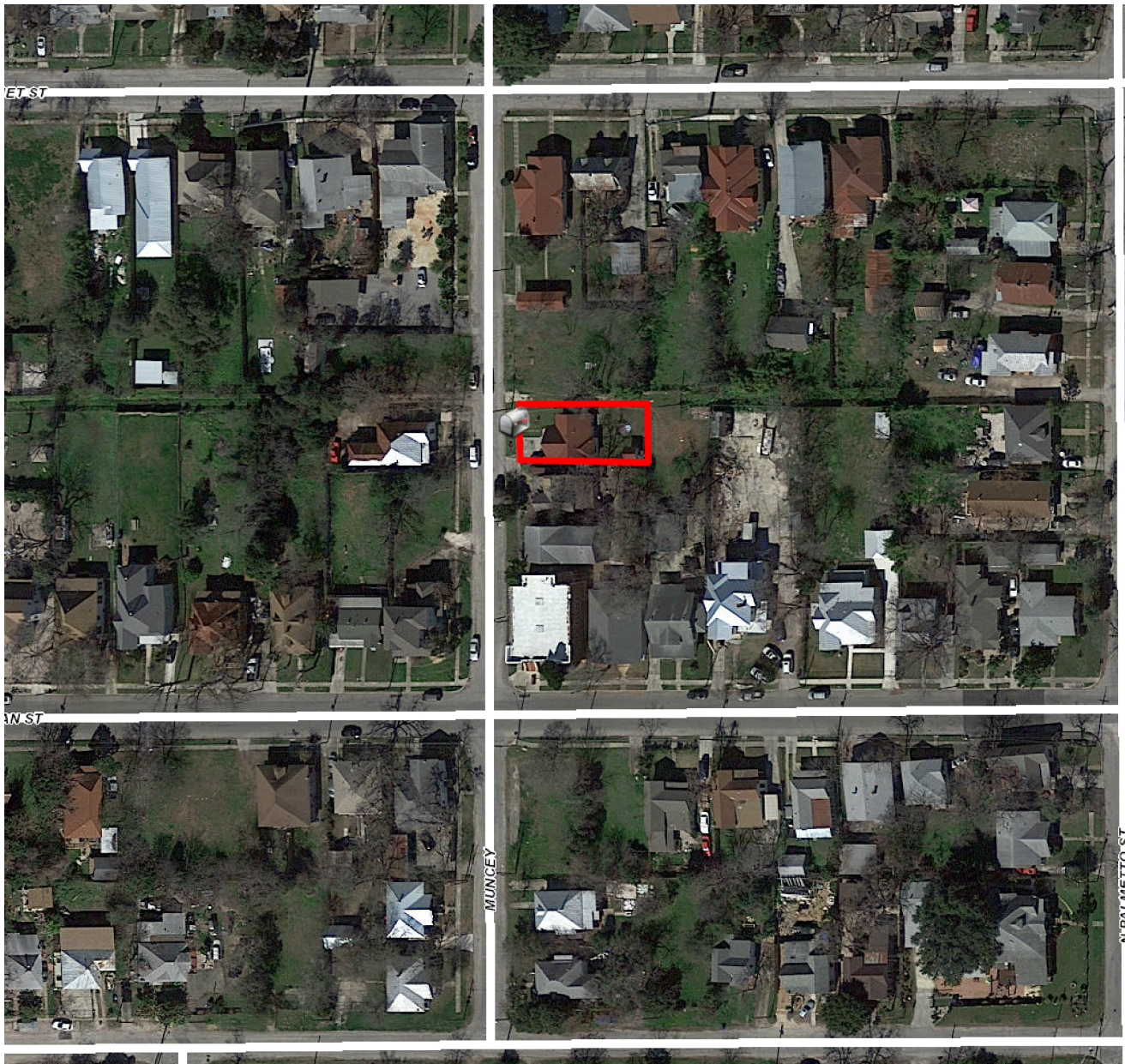
- i. Staff does not recommend approval of the shutters based on finding b (withdrawn by applicant).
- ii. Staff does not recommend approval of the privacy fence proposed based on finding c. A rear privacy fence featuring wood construction without metal panels is eligible for administrative approval.
- iii. Staff does not recommend approval of the driveway as proposed. Staff recommends the applicant taper up to 10 ft from the existing shared apron – or install a 10 ft wide apron entirely separate from the shared existing apron.

**CASE COMMENT:**

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:**

Huy Pham



## Flex Viewer

Powered by ArcGIS Server

Printed: Jun 26, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



P.O. Box 700576,  
San Antonio, Texas  
78270-0576  
(210) 366-4600  
(FAX) 366-4673

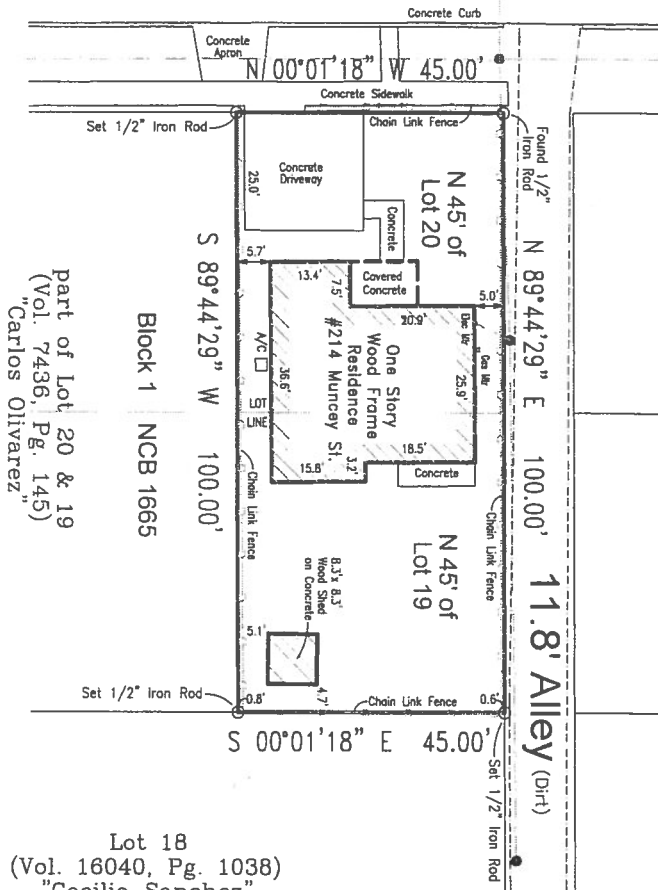
[www.GibbonsSurveying.com](http://www.GibbonsSurveying.com)

Texas Board of Land Surveying Firm No. 10119900

Copyright 2018 Gibbons Surveying & Mapping, Inc.

Muncey St.

(55.6' Wide Public Right of Way)



Lot 18  
(Vol. 16040, Pg. 1038)  
"Cecilia Sanchez"

Scale: 1" = 20'



### A Boundary and Improvement Survey of:

the N. 45' of Lots 19 & 20, Block 1, New City Block 1665, San Antonio, Bexar County, Texas, being that same certain tract recorded in Volume 17670, Page 2039 of the Real Property Records of Bexar County, Texas.

**Borrower:**

**GENERAL NOTES:**


- 1.) This survey is prepared without the benefit of a title confirmation and may not show all markers of record affected by this property.
- 2.) Easement and restriction references are as identified by record information in this office, only.
- 3.) Bearing notation is based on GPS observations. Datum is NAD '83.
- 4.) Coordinates are from State Plane, South Central datum, shown in feet.
- 5.) Found monumentation resulted in bearings and/or distances (often with minimum positional tolerance).
- 6.) This survey is being prepared solely for the use of the current parties (as noted hereon). No conjunction with this transaction, which shall take place within 6 months of this date of this survey.

### References:

Volume 17670, Page 2039 and Volume 9227, Page 2237

I hereby certify that this map represents an actual survey made on the ground by men working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Land Surveying as of this date.

Survey field work completed on: \_\_\_\_\_  
 the 16th day of February, 2018



the 16th day of February, 2018

**GIBBONS SURVEYING & MAPPING, INC.**

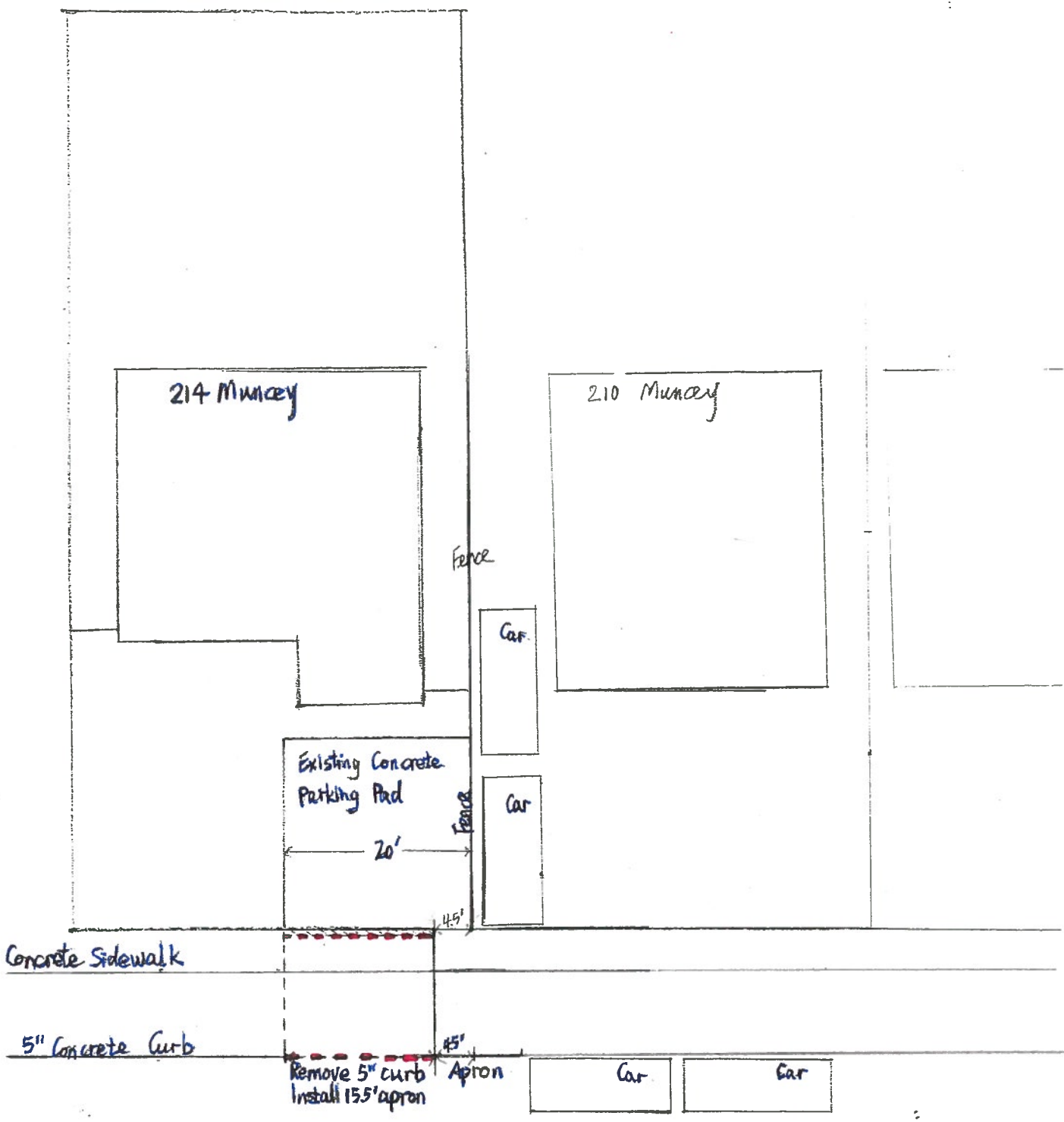
Gray A. Gibbons



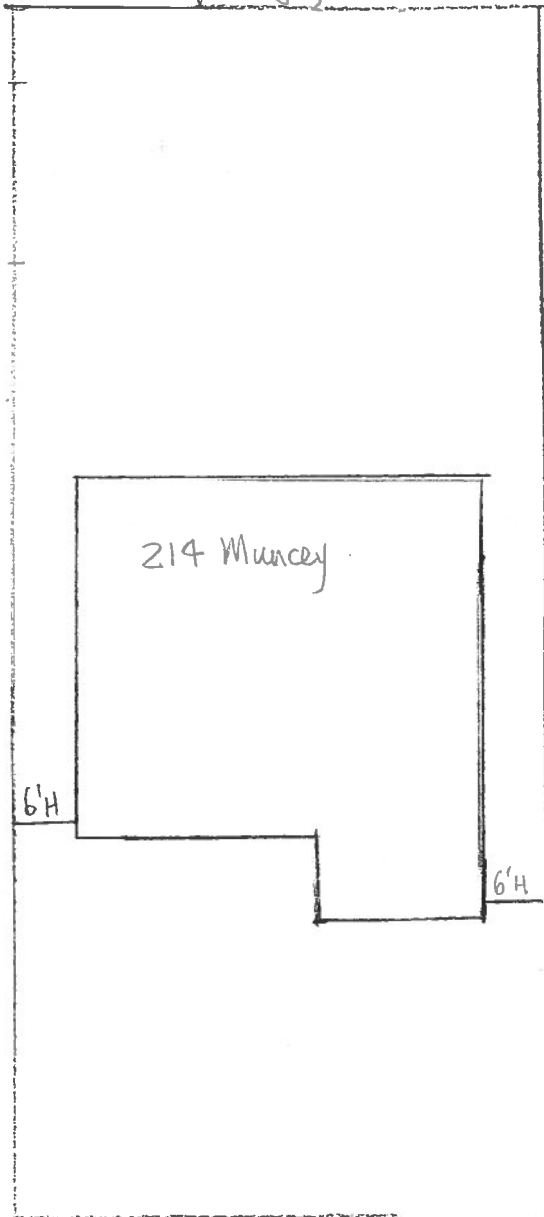


Propose to add a pair of exterior shutters  
to the front right window (1 window only)





6' privacy fence



6' privacy  
Fence

Corrugated  
Metal Panel

6' privacy Fence  
Corrugated Metal Panel

214 Muncey

6'H

6'H















metal privacy fence panels



Pinterest



## bozow.com | Corrugated metal fence, Metal fences and Corrugated metal

Fence Design Decorating 2912833 Inspiration Ideas - Bozow.

Images may be subject to copyright.

### RELATED IMAGES

SEE MORE

