

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

HDRC CASE NO: 2019-616
ADDRESS: 1910 E HOUSTON ST
LEGAL DESCRIPTION: NCB 1372 BLK 40 LOT 40 (HOUSTON STREET DEVELOPMENT)
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: SA HOUSTON STREET DEVELOPMENT PARTNERS LLC
OWNER: SA HOUSTON STREET DEVELOPMENT PARTNERS LLC
TYPE OF WORK: Front and rear yard fence
APPLICATION RECEIVED: October 15, 2019
60-DAY REVIEW: December 14, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 4 foot tall cattle panel fence around the property, excluding the driveway.

APPLICABLE CITATIONS:

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.

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 at 1910 E Houston was constructed in 2018. The two-story single-family structure features architectural details that are influenced by the Craftsman style historic structures within the Dignowity Hill Historic District, namely the primary gabled roofs with shed roof covered porch and square columns. New construction of similar structures is planned for the three vacant lots surrounding the property.
- b. FENCE DESIGN – The applicant has proposed to construct a 4 foot tall cattle panel fence around the property, excluding the driveway. Per the Guidelines for Site Elements 5.B.i., 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. Staff finds that cattle panel fences are

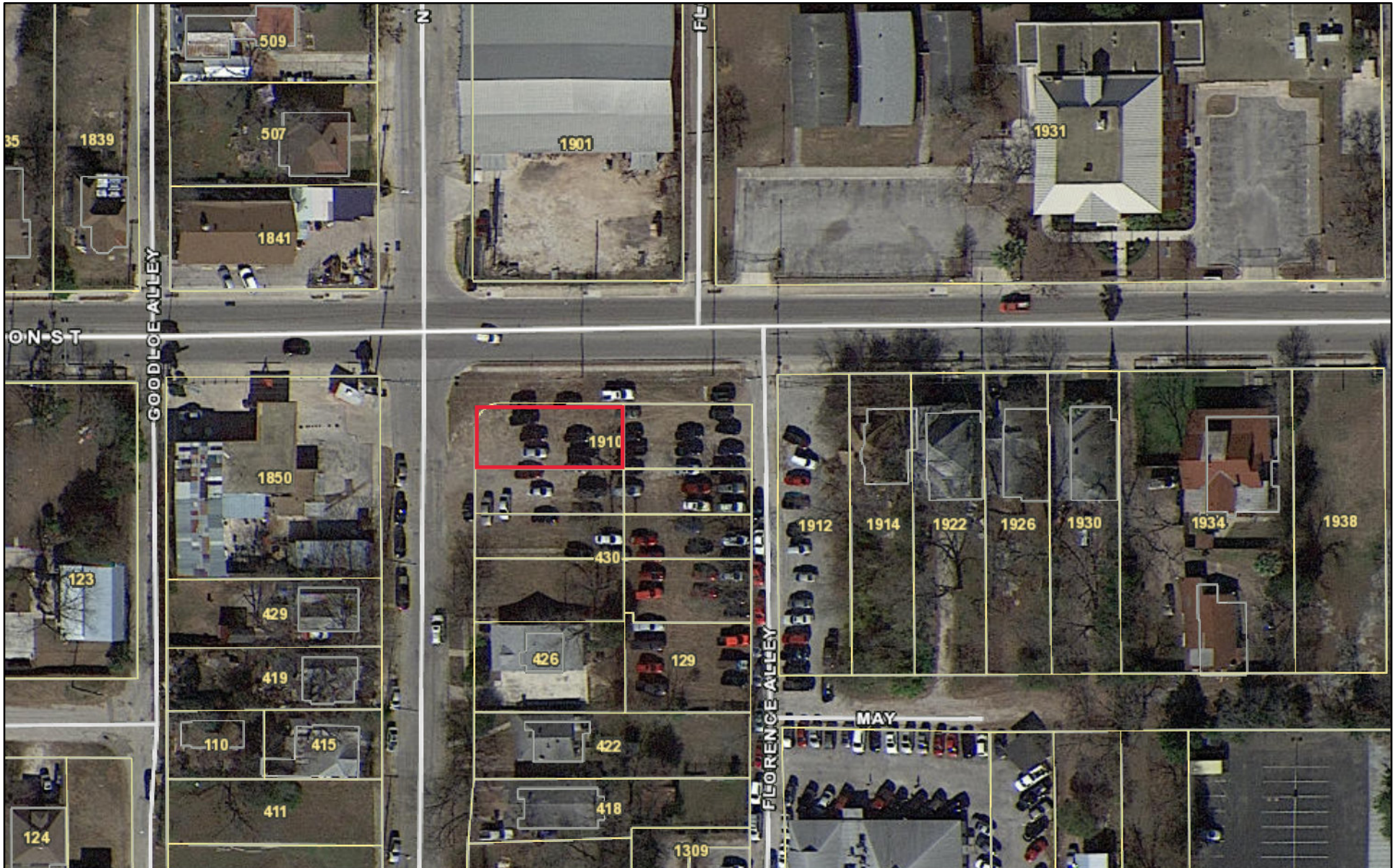
found within the Dignowity Hill Historic District.

- c. FENCE LOCATION - The applicant has proposed to construct a 4 foot tall cattle panel fence around the property, excluding the driveway. Per the Guidelines for Site Elements 5.B.ii., applicants should 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. Staff finds that fences are front and rear yard fences are found within the Dignowity Hill Historic District. At this time, fence enclosure of the driveway and a front driveway gate has not been requested and should be avoided; a rear driveway gate and privacy fencing that meet standard specifications may be approved administratively.
- d. FENCE HEIGHT - - The applicant has proposed to construct a 4 foot tall cattle panel fence around the property, excluding the driveway. Per the Guidelines for Site Elements 5.B.iii., applicants limit the height of new fences and walls within the front yard to a maximum of four feet. Staff finds that the proposed height is consistent with the Guidelines.

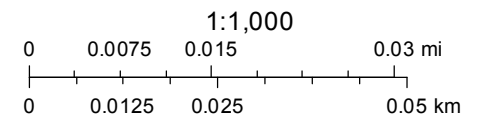
RECOMMENDATION:

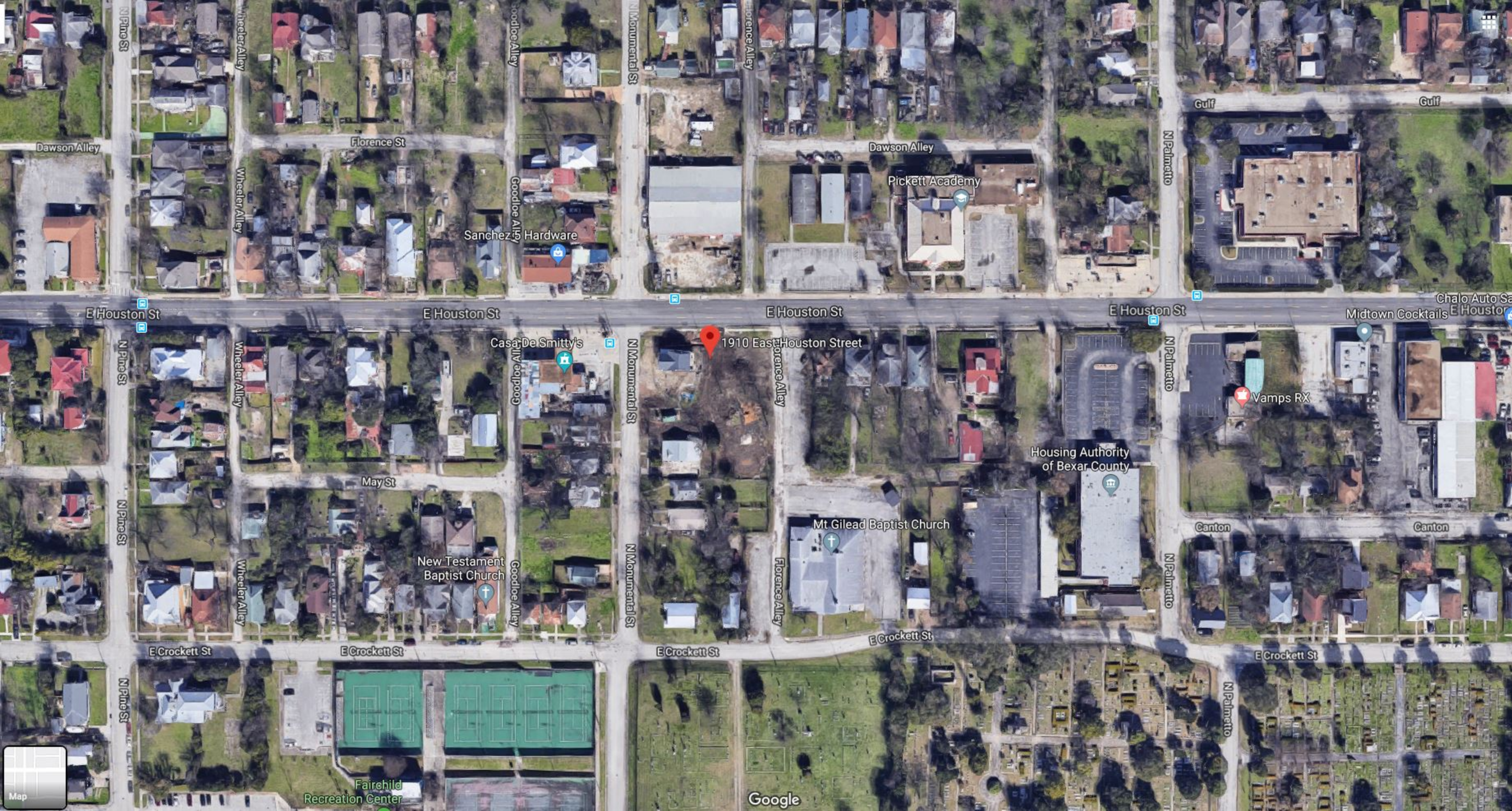
Staff recommends approval based on findings b through d with the stipulation that no portion of fencing in front of the front façade plane exceeds 4 feet in height. A rear driveway gate and privacy fencing that meet standard specifications may be approved administratively.

1910 E Houston



October 17, 2019







Mt Gilead Baptist Church

Casa De Smitty's

1910 East Houston Street

Florence Alley

N Monumental St

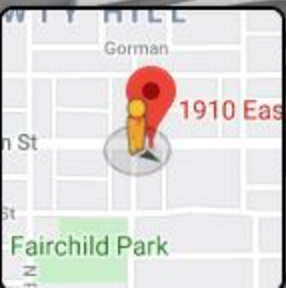
E Houston St

E Houston St

Florence Alley

Map

Google

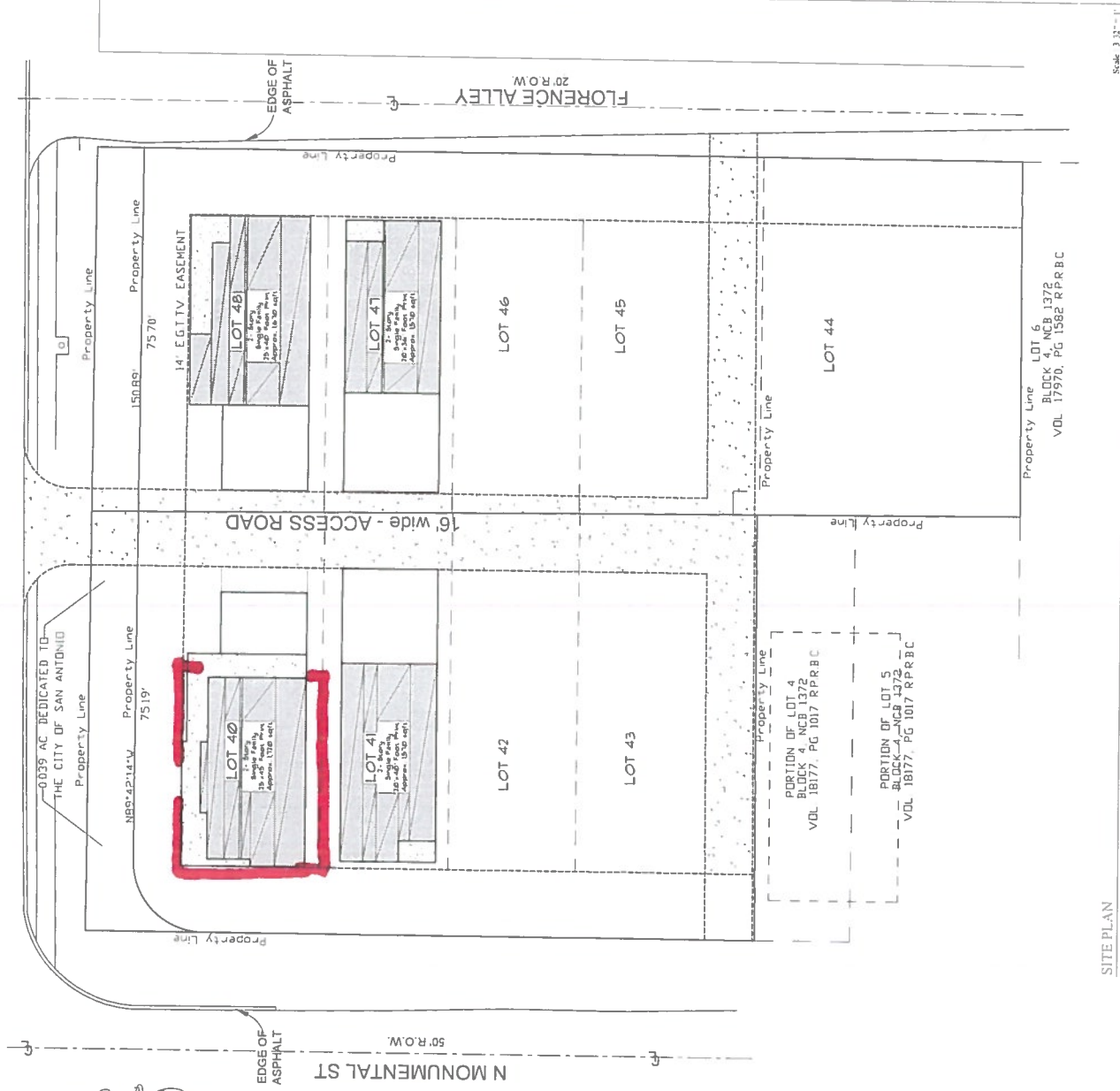






OHP Staff Recommendation Response:

- i. That the applicant ensure that foundation heights are consistent with the Guidelines and within one foot of those found historically in the vicinity of the proposed new construction as noted in finding g.
RESPONSE:
 All finish floor heights will be a minimum 12" above grade
 That proposed fixed windows feature sashes and that additional fenestration be added to facades that are currently void of fenestration.
RESPONSE:
 Elevation have been revised to reflect the sashes in all windows and added more elements at voided fenestration
- ii. That all composite siding feature an exposure of four inches and a smooth finish.
RESPONSE:
 All horizontal siding will be James Hardie, 25" lap siding which gives a finished exposed 6" reveal
- iii. Standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. If a ridge cap is to be used, it shall be presented to staff at the time of final approval and should be minimal in profile with a height of less than two inches.
RESPONSE:
 All metal roofs illustrated are to be 21" Galvalume panels with a max of 2" tall seams
- iv. That wood or aluminum clad wood windows be installed has not noted window materials. Staff recommends the installation of wood or aluminum clad wood windows. While manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
RESPONSE:
 All windows are to be aluminum clad with dark brown finish color. Installation of all windows will be recessed as required by HDRC design criteria with window trim material surround to provide additional depth to the window profile
- v. That column details be submitted to staff when returning for final approval as noted in finding m.
RESPONSE:
 Please detail on elevation sheets
- vi. That gable returns/soffit boxes be eliminated as noted in finding n.
RESPONSE:
 Complete and illustrated on each sheet
- vii. That the proposed new construction on lot 48 feature a transom window above the proposed front door and a window or door on both levels one and two where the wraparound porch terminates.
RESPONSE:
 Request has been drawn in on Lot 48 front elevation. Second level only has access to patio on West elevation
- viii. The proposed new construction on lot 47 should feature a smaller window adjacent to the front door, or a centered door with side lites and a transom window. All transom windows should feature divided lites.
RESPONSE:
 Request has been drawn in for elevation at Lot 47



SITE PLAN

Scale: 3/32" = 1'

Sheet Number: 1

HOUSTON STREET DEVELOPMENT

SCHEMATIC PROPOSAL

LOTS 40-48
SAN ANTONIO, TEXAS

Issue Date
2/5/2018







SPEED
LIMIT
30







