

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

HDRC CASE NO: 2020-136
ADDRESS: 428 E MYRTLE
LEGAL DESCRIPTION: NCB 1752 BLK 5 LOT 17
ZONING: R-6,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Lisa McCorquodale-Robalin
OWNER: Alfonso Robalin/ROBALIN ALFONSO G JR
TYPE OF WORK: Installation of front yard fencing
APPLICATION RECEIVED: March 15, 2020
60-DAY REVIEW: May 15, 2020
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new iron front yard fence measuring four feet in height, to include a pedestrian gate.

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:

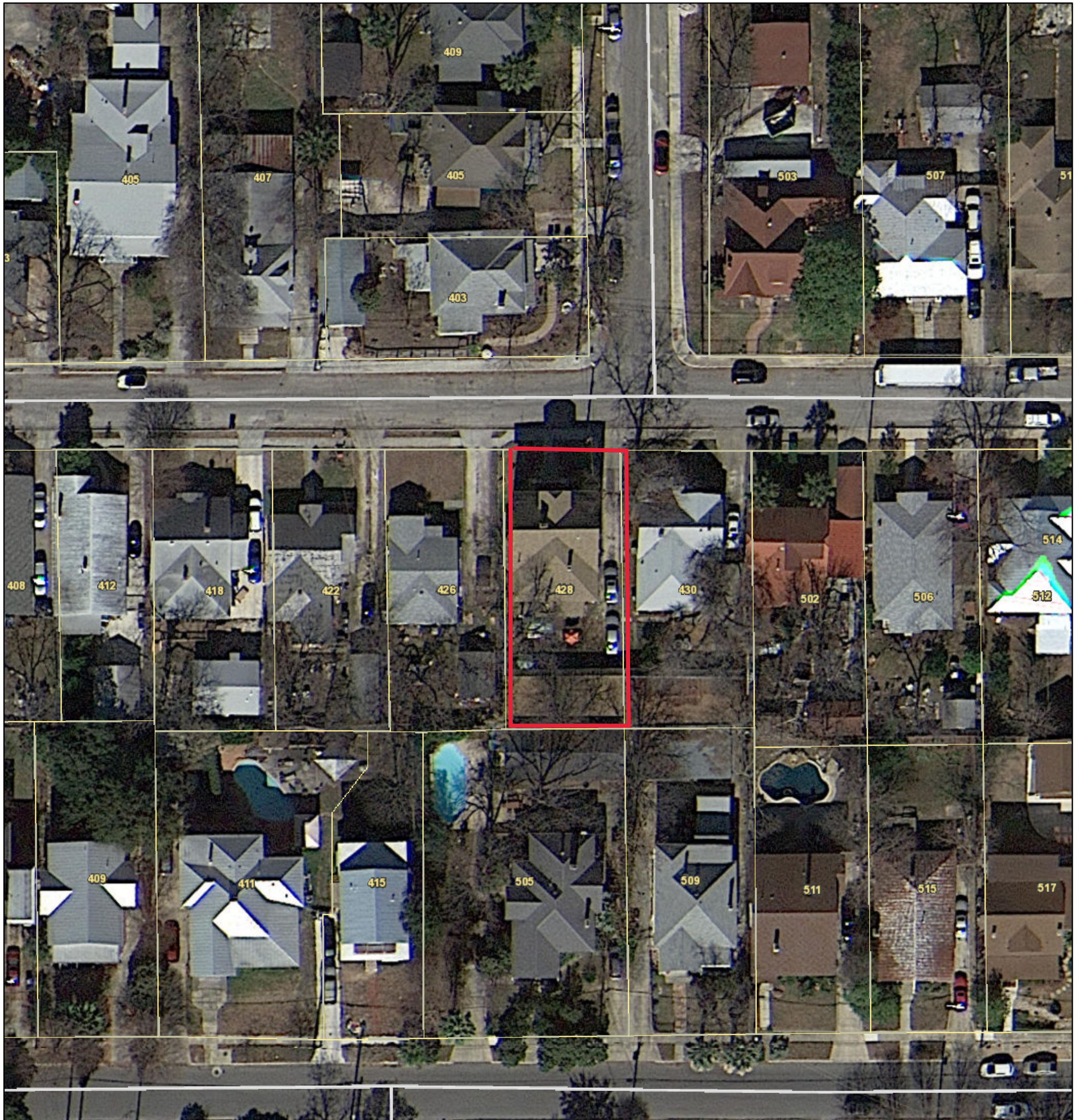
- a. The primary structure located at 428 E Myrtle is a two-story single-family residence constructed circa 1917 in the American Foursquare style. The home features a combination side-gable and hipped roof, front-facing dormer with jerkinhead roof, and wood one-over-one windows. The home is contributing to the Tobin Hill Historic District.
- b. FENCING – The applicant has proposed to install front yard fencing to measure approximately 4 feet in height. As proposed, the fencing will be constructed of black aluminum with small finials and a flat top bar. The pedestrian gate is to be located at the existing front walkway and will be rounded. The fencing will turn at the driveway and no front driveway gate along the sidewalk is proposed. According to the Historic Design Guidelines, front yard fencing should not be introduced where fencing did not historically exist, or in locations where fencing is not common. Where fencing is proposed, the design, material, and style should be similar to those found traditionally in the district or historically. Staff generally finds fencing appropriate for this property due its location, but finds that the overall design should be modified to feature a more traditional finial and gate design, similar to original and replicated wrought iron as found in the immediate vicinity and historically.

RECOMMENDATION:

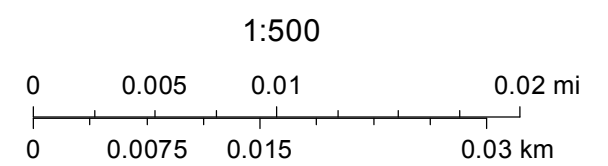
Staff recommends approval based on findings a and b with the following stipulations:

- i. That the fencing feature a more traditional finial and gate design, similar to original and replicated wrought iron fencing in the vicinity, without a top flat bar.. The applicant is required to submit an updated design to staff prior to the issuance of a Certificate of Appropriateness.
- ii. 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. Front yard fences shall not exceed four (4) feet in height at any point. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

City of San Antonio One Stop



March 26, 2020





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AN IMPORTANT CORONAVIRUS UPDATE >



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Lifestyle/in-use images: accessories not included

Freedom (Actual: 3.91-ft x 6.026-ft) Standard Concord Black Aluminum Spaced Picket Flat-Top Decorative Metal Fence Panel

Item # 384419 Model # 73002310

★★★★☆ (1)