

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

HDRC CASE NO: 2019-178
ADDRESS: 318 REFUGIO ST
LEGAL DESCRIPTION: NCB 714 BLK 11 LOT N 51.5 FT OF 5
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Nataly Jennings
OWNER: Nataly Jennings
APPLICATION RECEIVED: March 28, 2019
60-DAY REVIEW: May 27, 2019
CASE MANAGER: Adam Rajper
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing front yard picket fence with a new 4-foot tall galvanized steel cattle panel fence and driveway 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 318 Refugio is a 1-story single-family structure constructed circa 1920 in the Folk Victorian style. The home features a front porch with turned wood posts, front-facing gable, and one over one wood windows. The home is contributing to the Lavaca Historic District.
- b. FENCE DESIGN – The applicant has proposed to install a new cattle panel front yard fence. According to the

Historic Design Guidelines, new front yard fences should appear similar to those used historically within the district in terms of their scale, transparency, character, and materials. In the surrounding vicinity and within the Lavaca Historic District, typical fence types for Folk Victorian style homes include vertical wood picket, wrought iron, and cattle panel fences. Staff finds that the proposed fence is consistent with the Guidelines.

- c. FENCE LOCATION – The applicant has proposed to install a new fence that spans across the driveway instead of turning at the driveway to meet the corner of the house. According to the Historic Design Guidelines, new front yard fences should follow historic fence placements in the district. Staff finds that the fence should turn at the driveway to meet the corner of the structure, rather than spanning across the driveway as proposed.
- d. FENCE HEIGHT – The applicant has proposed to install a new 4-foot tall fence. According to the Historic Design Guidelines, new front yard fences should be limited to a maximum of four feet. Staff finds that the proposed fence is consistent with the Guidelines.
- e. FENCE MATERIALS – The applicant has proposed to install a cattle panel fence with galvanized steel posts and rails. According to the Historic Design Guidelines, new front yard fences should be constructed of materials that are similar to those historically used in the district and are compatible with the primary structure. As evidenced by fences in the district, cattle panel with wood posts are most common and consistent with the materiality of contributing structures in the Lavaca Historic District. Staff finds wood to be an appropriate material for posts and rails.

RECOMMENDATION:

Staff recommends approval of the new front yard fence based on findings a through c with the following stipulations:

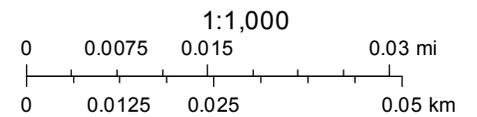
- i. That the fence turn at the driveway to meet the corner of the structure and the driveway gate, if included, be set back behind the front façade plane of the structure, as noted in finding b. The applicant is required to submit updated documents that reflect this change to staff for review and approval prior to receiving a Certificate of Appropriateness.
- ii. That the fence be a maximum of four feet in height, as noted in finding d. 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.
- iii. That the fence posts and rails be constructed of wood, as noted in finding e. The applicant is required to submit material specifications to staff for review and approval prior to receiving a Certificate of Appropriateness.

City of San Antonio One Stop



April 11, 2019

— User drawn lines



CoSA



Reyes Foreclosure Service

318 Refugio Street

Google





FOR SALE

FOR SALE

COA Application: Front Fence

Address: 318 Refugio St. San Antonio, TX 78210

NCB: 714 Block:11 Lot:5

Proposed Work

Seeking replacement of existing front and side picket fence with 40" cattle panel metal fence. Seeking to add non-motorized driveway gate to protect against roaming dogs and intrusion. We have a cat colony (registered through the City of San Antonio) at our address and there is a recurring problem of roaming dogs (owned and stray) in the neighborhood.

Materials to be used

Fence post and rails made of steel, primed and painted with exterior latex paint (dark brown)
Panels will be galvanized steel wire mesh (2" x 4"). Posts will be custom made steel 3"x3".
Rails will be custom made steel.
See attached detail of paint and fence specifications

Photographs of Current Structure

Front



Side Yard



Front Fence Area



Sample of Similar fences within Lavaca Neighborhood, for similar style historic home (these all include driveway gates)

1. 228 Lavaca St



2. 215 Barrera St



3. 130 Delaware St



4. 315 Leigh St



5. 323 Callaghan Ave



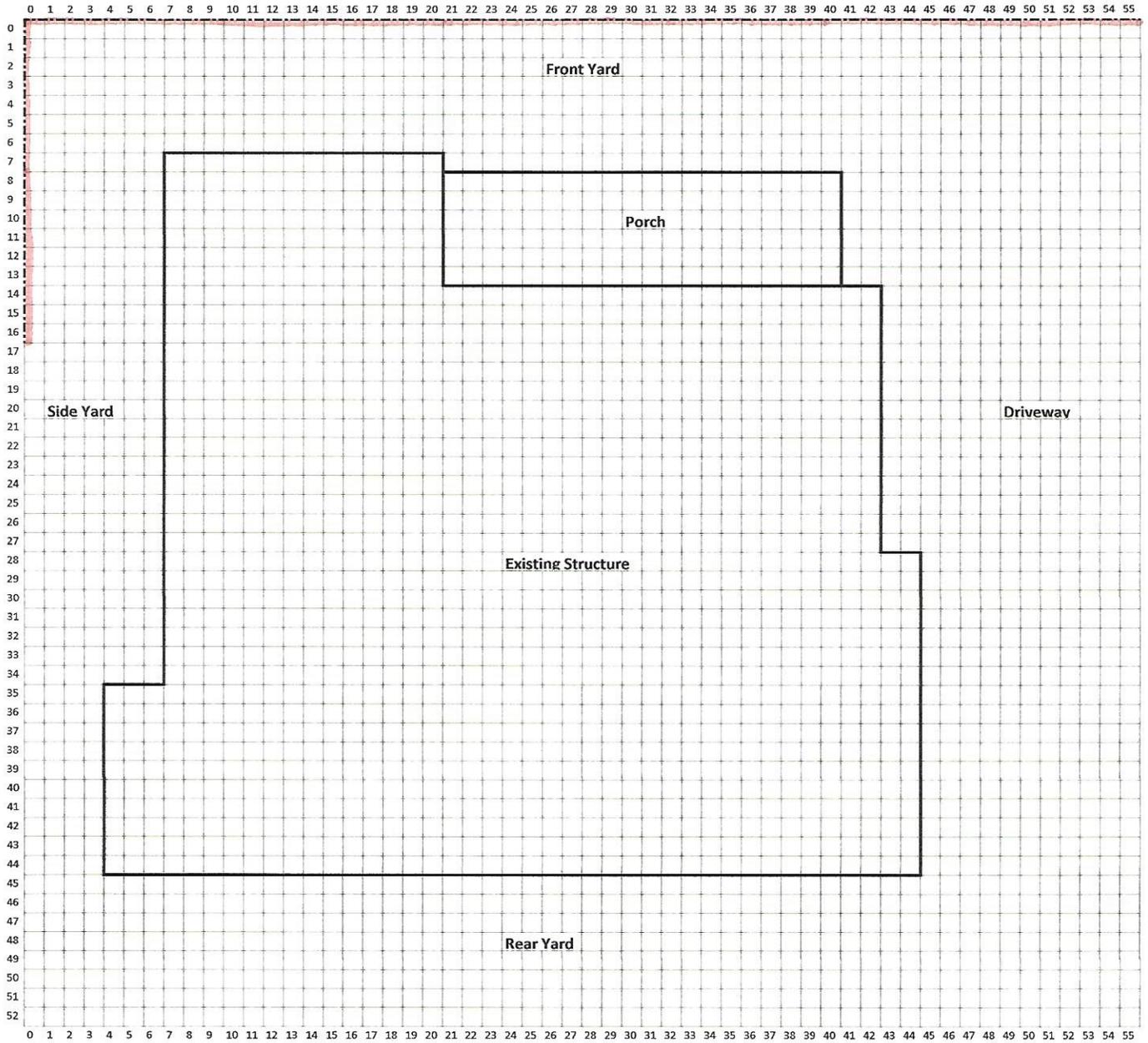
PLOT (SITE) PLAN

Address: 318 Refugio St. San Antonio, TX 78210

Lot: 5

Block: 11

NCB: 714



 Proposed 40' metal fence



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- » GALVANIZED WELDED WIRE
- » VINYL COATED WELDED WIRE
- » FENCE POSTS
- » RABBIT FENCE
- » DEER FENCING
- » SPECIALS

2 X 4 12.5 Gauge

Galvanized Before Welded 2 x 4 12.5 Gauge 36"x100'



Price: \$86.00

36" x 100'
Item #: 4210036100
Weight: Approx. 70 lbs

Quantity:

NEW JERSEY
1-800-WIRE MAN (947-3626)



Delivery
Material delivered nationwide and to US ports for overseas shipments.

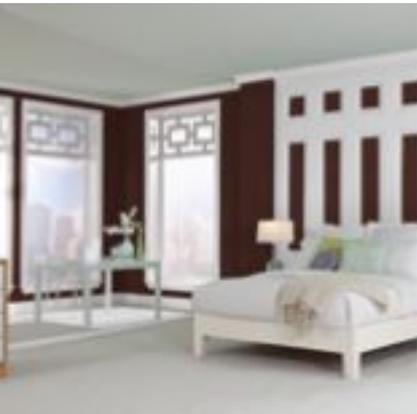
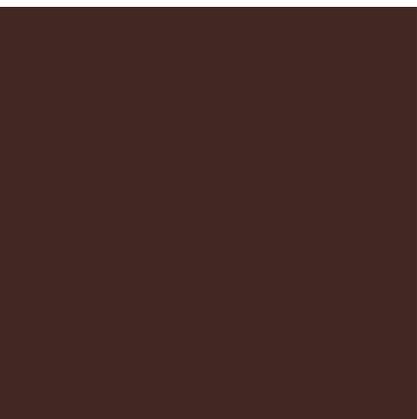


Pick-Up Center
Material in-stock for pickup at our warehouse facility



SW 2838 Polished Mahogany

Interior/Exterior



Color Details

Color Family: Historic Color

RGB Value: R-67 | G-39 | B-34

Hexadecimal Value: #432722

LRV: 3

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

MY STORE:

NOTES:

We can also be reached by phone at: 1-800-4-SHERWIN (1-800-474-3794)