

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2016

Agenda Item No: 7

HDRC CASE NO: 2016-322
ADDRESS: 620 WILLOW DR
LEGAL DESCRIPTION: NCB 1301 BLK 2 LOT N 34.2 FT OF W 133.5 FT OF 10, E 76 FT OF 10 & 12
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Elias Reyes
OWNER: Elias Reyes
TYPE OF WORK: Fencing
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 4' wood picket fence in the front yard.

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.
- 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 posts of the proposed fence posts have been installed without prior approvals. The applicant has submitted the documentation required.
- b. Staff made a site visit on August 8, 2016, and found the fence posts have installed and there is a front lawn.
- c. The applicant is proposing to install a 4' tall wooden picket fence along the front and side property line. According to the Guidelines for Site Elements 2.B., fences should appear similar in design, location, height, and material to those used historically within the district. Also, according to the San Antonio's Historic Resources section of the Guidelines, front yard fences were historically found in the district. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval as submitted based on finding c.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

Work was done without approval and the applicant has submitted all required items.



Flex Viewer

Printed: Aug 10, 2016

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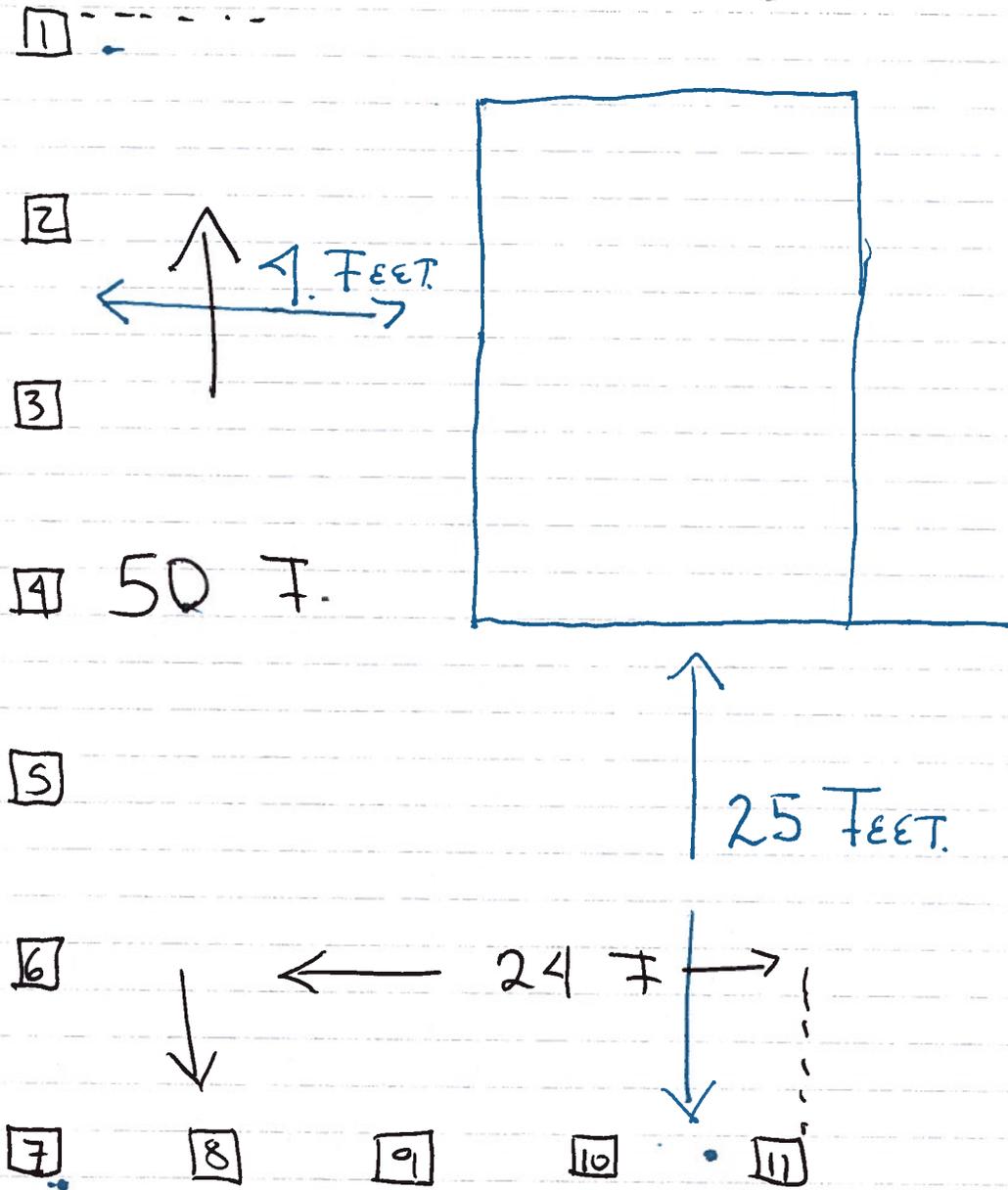
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- I will build a fence 1 foot higher with L form pka drawing. It will be 50 feet long with 7 posts on the longest side, and 24 feet long with 1 post on the shortest side.
- Every single post will be 7 feet long separate from each one.
- I will set lying 2 studs 2x4x7 between every post and I will set 1x4x4 with 1 pinche between they.
- Finally everything will be cover with natural barnish.

