

# HISTORIC AND DESIGN REVIEW COMMISSION

September 05, 2018

**HDRC CASE NO:** 2018-431  
**ADDRESS:** 216 E HUISACHE AVE  
**LEGAL DESCRIPTION:** NCB 3086 BLK 2 LOT 6  
**ZONING:** MF-33, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Patrick Acosta  
**TYPE OF WORK:** Cattle panel fence on side, 9ft tall privacy fence, wood window planters  
**APPLICATION RECEIVED:** August 23, 2018  
**60-DAY REVIEW:** October 22, 2018

## REQUEST:

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

- 1) Install a cattle panel fence on side property line within the front yard.
- 2) Replace non-conforming, nine foot tall wood lattice screen in rear of carport with nine foot tall wood privacy fence.
- 3) Install wood planters on first and second level front façade windows.

## APPLICABLE CITATIONS:

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.
- 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.

### 3. Landscape Design

#### A. PLANTINGS

- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

## FINDINGS:

- a. The primary structure at 216 E Huisache was constructed circa 1935 in the American Foursquare style and first appears on a 1951 Sanborn map. The 2-story structure features three sets of wood double-hung windows and a covered porch on the front façade, an attached carport to side elevation, and a hipped primary roof with a front-facing gabled roof. Prior to 2009, the structure also featured window shutters, four round columns instead of two square columns, a window and wood lap siding on the gable instead of a vent with wood shingles, and a brick walkway from the street to the door instead of the concrete paver and brick front patio. The structure is contributing to the Monte Vista Historic District.
- b. SITE VISIT – On a site visit conducted on August 22, 2018, staff found that a number of alterations were performed prior to the issuance of a Certificate of Appropriateness. Upon verifying which alterations were performed within the past 24 months, staff finds the following items: 1) installation of a cattle panel fence along the side of the front yard, 2) replacement of a non-conforming wood lattice screen with a nine foot tall wooden privacy fence, and 3) installation of wood crate planters under two sets of front façade windows.
- c. FRONT FENCE LOCATION – The applicant has proposed to install a cattle panel fence along the side property line between 216 E Huisache and 226/228 E Huisache. The applicant has noted this fence has replaced an existing, non-conforming chain link fence. Per the Guidelines for New Fences 2.B.ii, new fences should not be introduced where one did not exist historically or in districts that did not have them. Staff finds that side yard fences are found along E Huisache and in the Monte Vista Historic District; however, staff does not find the single cattle panel portion turning parallel to front sidewalk consistent with the pattern of the historic district and should be removed.
- d. FRONT YARD FENCE DESIGN – Per the Guidelines for New Fences 2.B.i, new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character, and the design of fence should respond to the design and materials of the house or main structure. Staff finds that the proposed cattle panel fence does not relate to the American Foursquare style of the house and is rarely found within the Monte Vista Historic District. Staff finds that a wood picket fence would be a more appropriate design.
- e. REAR PRIVACY FENCE – The applicant has proposed to replace a non-conforming, nine foot tall lattice screen installed prior to October 2014, with a new nine foot tall wooden privacy fence featuring horizontal pickets. Staff finds the proposed location of the privacy fence is consistent with the Guidelines 2.C.i and ii. However, staff finds that the privacy fence should be reduced to six feet in height.
- f. WINDOW PLANTERS – The applicant has proposed to install wood planters under two sets of front façade windows featuring wood horizontal wood planks. Per the Guidelines for Plantings 3.A.v., landscape escapes should not be introduced that will obscure the historic structure or are located to retain moisture on walls or foundations or as to cause damage. Staff finds that window planters are common to Monte Vista Historic District and is present on American Foursquare style homes. However, staff finds the proposed design is does not relate to the primary historic structure and should be modified to feature a traditional design that is found within the district and is mounted in a way that does not irreversibly alter or damage the wood siding behind it.

**RECOMMENDATION:**

1. Staff recommends approval of the front yard fence on the side of the property with the following stipulations:
  - i. That the fence features a wood picket design rather than cattle panel.
  - ii. That the fence line only spans along the side property line and the single portion parallel to the sidewalk should be removed.
  - iii. That no portion of the front yard fence exceeds four feet in height.
2. Staff recommends approval of replacing the non-conforming lattice screen with a wood privacy fence with the stipulation that the fence height be reduced to six feet in height.
3. Staff recommends approval of the window planters with the stipulation that the design of the planters feature a traditional design that is found within the district and is mounted in a way that does not irreversibly alter or damage the wood siding behind it.

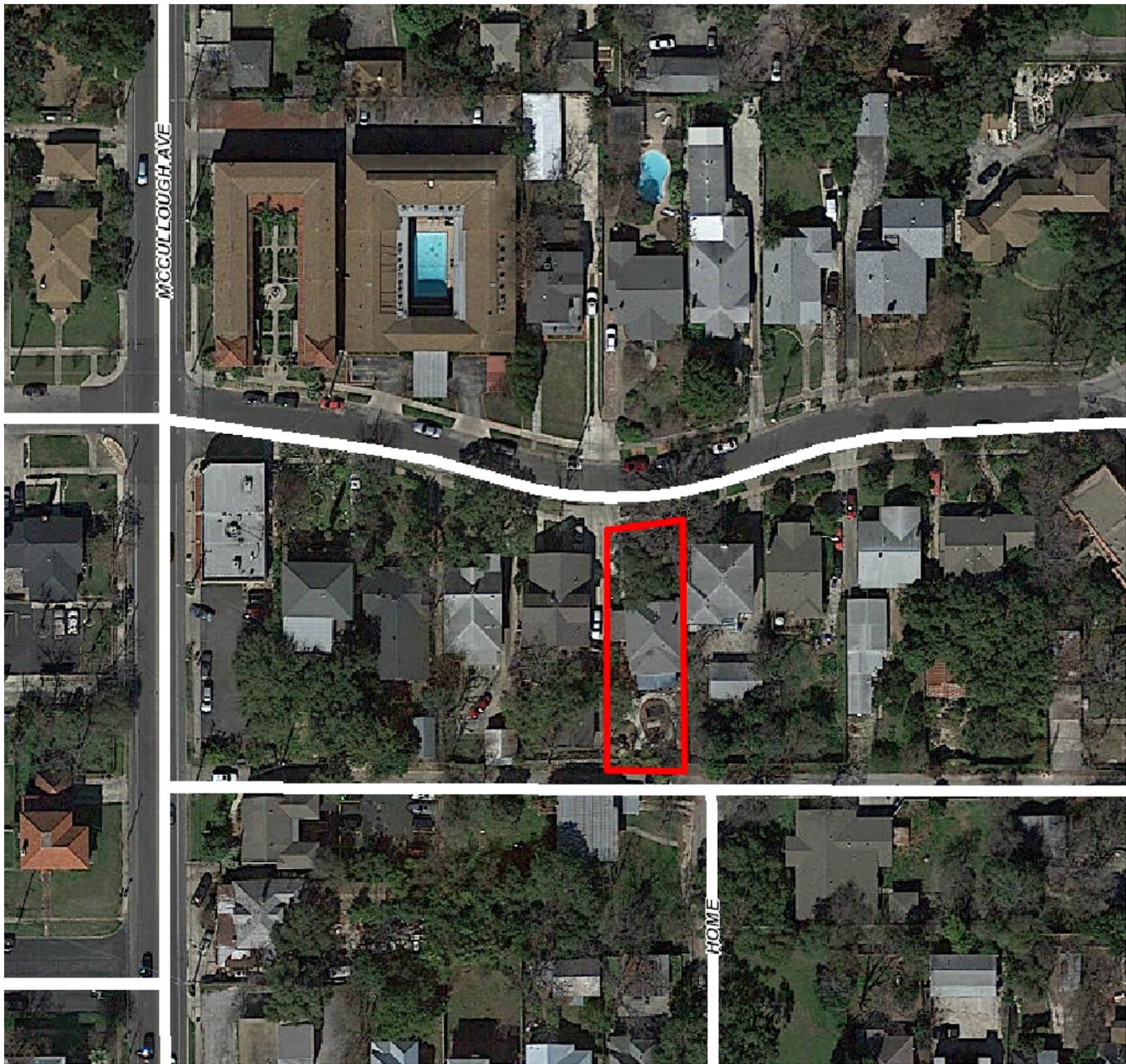
**CASE COMMENT:**

- 1) On a site visit conducted on August 22, 2018, staff found that a number of alterations were performed prior to the issuance of a Certificate of Appropriateness. Upon verifying which alterations were performed within the past 24 months, staff finds the following items: 1) installation of a cattle panel fence along the side of the front yard, 2) replacement of a non-conforming wood lattice screen with a nine foot tall wooden privacy fence, and 3) installation of wood crate planters under two sets of front façade windows.
- 2) 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



216 E Huisache

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Printed: Aug 27, 2018

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McCullough Ave

Huisache Ave

Barbaro

E Huisache Ave

E Huisache Ave

E Huisache Ave

McCullough Ave

Lily's Cookies

McCullough Ave

Trail St

Google

Trail St

Trail St

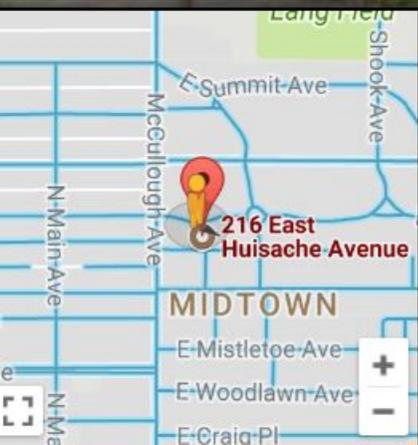
Carleton Ct

216 East  
Huisache Avenue



216 East  
Huisache Avenue





August 22, 2018 at 3:02 PM  
212 E Huisache Ave  
San Antonio TX 78212  
United States



August 22, 2018 at 3:03 PM

216 E Huisache Ave

San Antonio TX 78212

United States



August 22, 2018 at 3:04 PM  
216 E Huisache Ave  
San Antonio TX 78212  
United States



August 22, 2018 at 3:34 PM  
216 E. Hulsahne Ave  
San Antonio, TX 78212  
United States



August 22, 2018 at 3:04 PM  
216 E Huisache Ave  
San Antonio TX 78212  
United States



213  
NEW SAFETY  
MAY 1924  
SCALE 1/8" = 100 FT. TO AN INCH

1703

E. MAGNOLIA AV.

1704

E. MISTLETOE AV.

1705

E. WOODLAWN AV.

1706

E. CRAIG PL.

1721

E. RUSSELL PL.

1722

1723

E. FRENCH PL.

1724

E. ASHBY PL.

206

E. 203 HUISACHE AV.

3086

6085

6086

(3085)

855

863

E. MISTLETOE AV.

868

1707

1708

E. WOODLAWN AV.

1709

(3098)

E. CRAIG PL.

3099

E. RUSSELL PL.

3087

828

EAST MAGNOLIA SCHOOL

852

861

863

204

868

1709

1710

1710

(3098)

E. CRAIG PL.

3099

E. RUSSELL PL.

1715

1716

214

215

214

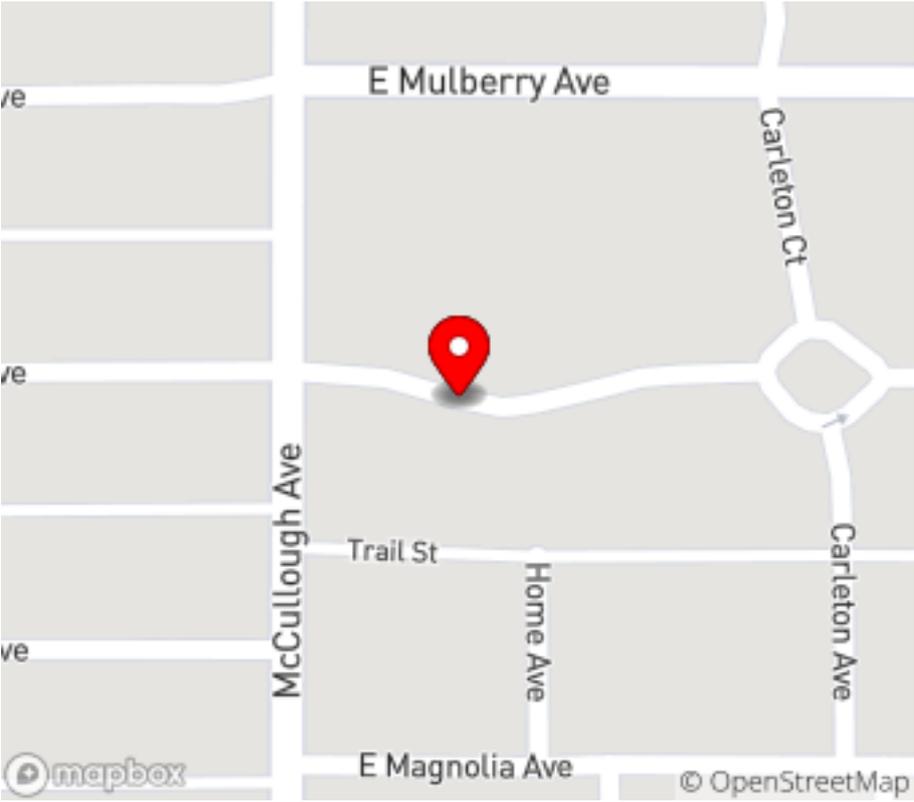
206

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## Investigation Report

### Property

Address	216 E Huisache
District/Overlay	Monte Vista
Owner Information	ACOSTA JOSE P & SARAH C
Location Map	 <p>Lat: 29.455715380136 Long: -98.4911436122715</p>

### Site Visit

Date	08/22/2018
Time	03:05 PM (-5 GMT)
Context	drive-by
Present Staff	Huy Pham
Present Individuals	None
Present Companies	Brad Smilgin Realtor
Types of Work Observed	Exterior Maintenance and Alterations, Site Elements
Amount of Work Completed	Completed
Description of work	Installation of cattle panel fence, wood planters under window frames, 10ft tall wood screen under carport.
Description of interaction	Staff had emailed Brad Smilgin (realtor) on August 21, 2018 prior to posting investigation notice as follow up.

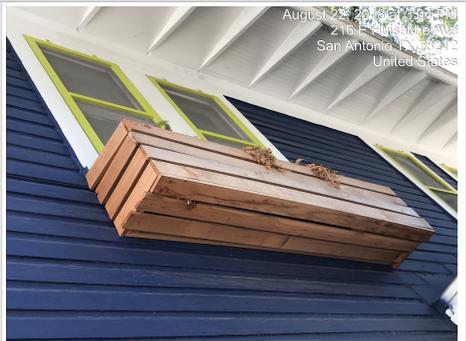
### Action Taken



## Investigation Report

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	posted "Notice of Investigation"
Deadline to contact office	08/22/2018
Will post-work application fee apply?	No

## Documentation

<p>Photographs</p>	 <p>August 22, 2018 at 3:03 PM 216 E Huisache Ave San Antonio TX 78212 United States</p>	 <p>August 22, 2018 at 3:03 PM 216 E Huisache Ave San Antonio TX 78212 United States</p>
	 <p>August 22, 2018 at 3:03 PM 216 E Huisache Ave San Antonio TX 78212 United States</p>	 <p>August 22, 2018 at 3:02 PM 212 E Huisache Ave San Antonio TX 78212 United States</p>
	 <p>August 22, 2018 at 3:02 PM 212 E Huisache Ave San Antonio TX 78212 United States</p>	 <p>August 22, 2018 at 3:04 PM 216 E Huisache Ave San Antonio TX 78212 United States</p>
	 <p>August 22, 2018 at 3:04 PM 216 E Huisache Ave San Antonio TX 78212 United States</p>	 <p>August 22, 2018 at 3:04 PM 216 E Huisache Ave San Antonio TX 78212 United States</p>
	<p>08/22/2018 03:09 PM</p>	