

HISTORIC AND DESIGN REVIEW COMMISSION

May 16, 2018

HDRC CASE NO: 2018-206
ADDRESS: 215 BARRERA
LEGAL DESCRIPTION: NCB 713 BLK 10 LOT SW 98.0 FT OF 4
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: Weingartz, Fritz - House
APPLICANT: Cynthia McBride Snell
OWNER: Cynthia McBride Snell
TYPE OF WORK: Front Yard Fencing
APPLICATION RECEIVED: April 30, 2018
60-DAY REVIEW: June 29, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new front yard fence featuring metal-frame cattle panel with a driveway gate.

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 historic structure at 215 Barrera was constructed circa 1913 in the Folk Victorian style. The structure is a one-story, single-family residential structure featuring a traditional L-plan, crossed gabled

roofs, a covered porch with wood columns and railing. The structure is contributing to the Lavaca Historic District and is individual designated as the Fritz Weingartz House historic site.

- b. FENCE LOCATION - The applicant has proposed to install a cattle panel fence to span the width of the property, including a gate spanning across the driveway. According to the Guidelines for Site Elements 2.B.ii, new front yard fences should not be introduced within historic districts that did not historically have them. While staff finds that a fence was not currently present on this property, fences are found on Barrera and within the Lavaca Historic District. According to the Guidelines for Site Elements 2.C.i., privacy fences should be set back from the front façade to reduce their visual prominence. 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. Staff finds that the driveway gate, if included, should be set back behind the front façade plane of the structure.
- c. FENCE DESIGN - According to the Guidelines for Site Elements 2.B.i., the design of the fence should respond to the design and materials of the primary historic structure or structures of a similar style in the neighborhood in relation to scale, transparency, and character. Staff finds that the proposed metal-frame cattle panel picket fence is not appropriate for the Folk Victorian style of the home. Staff finds that a wood picket, wrought iron, or wood-framed cattle panel fence would be appropriate.

RECOMMENDATION:

Staff recommends approval based on finding b and c with the following stipulations:

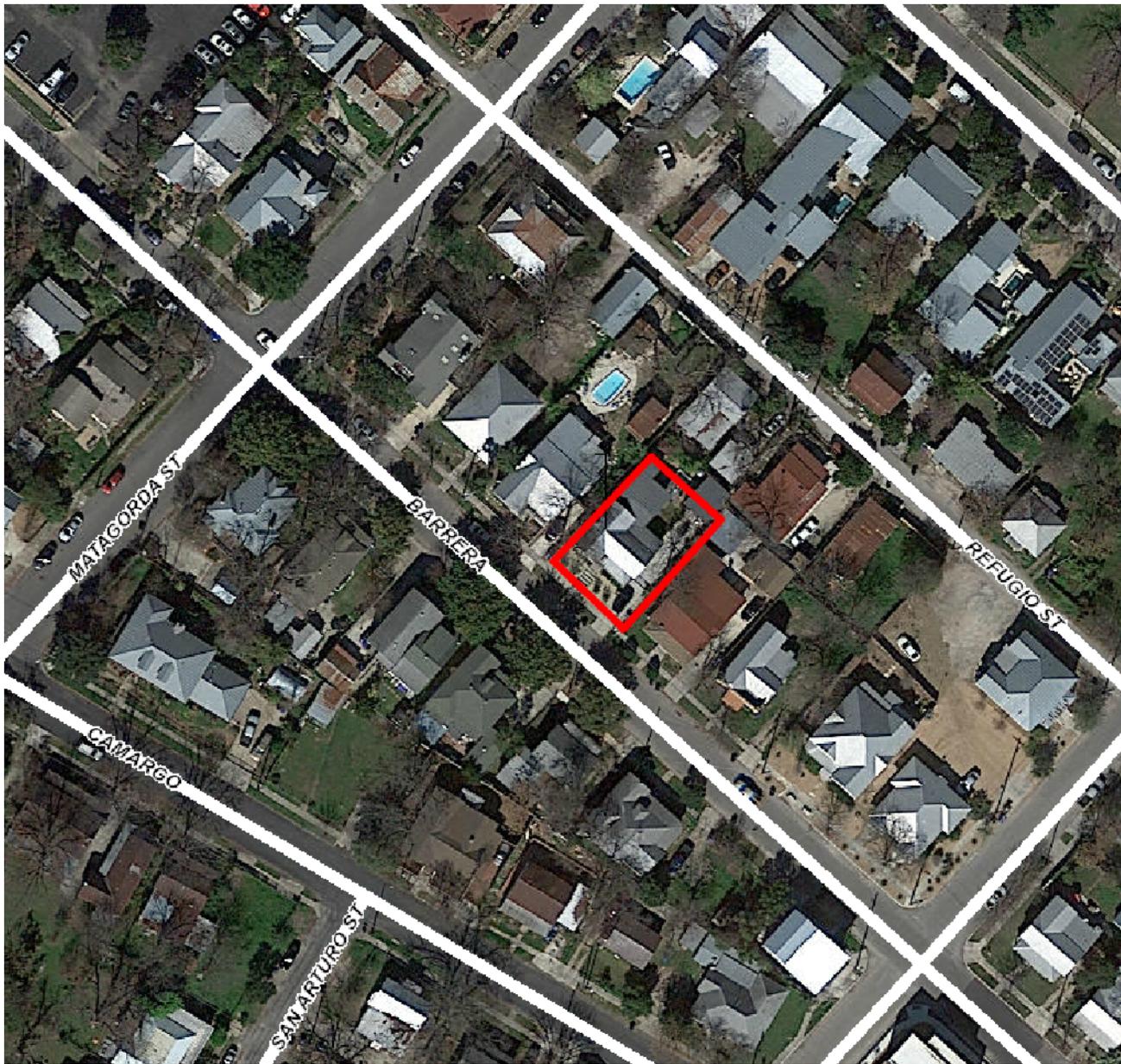
- i. The cattle panel fence should feature wood framing with metal wire.
- ii. The fence should turn at the driveway to meet at the corner of the structure, as opposed to spanning across the driveway in the front.
- iii. The driveway gate should be located behind the front façade plane of the structure or removed from the design.
- iv. That no portion of the fence exceed four feet in height.

CASE COMMENT:

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



215 Barrera

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Printed: May 10, 2018

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215 Barrera St
San Antonio, Texas
Google, Inc.
Street View - Dec 2017



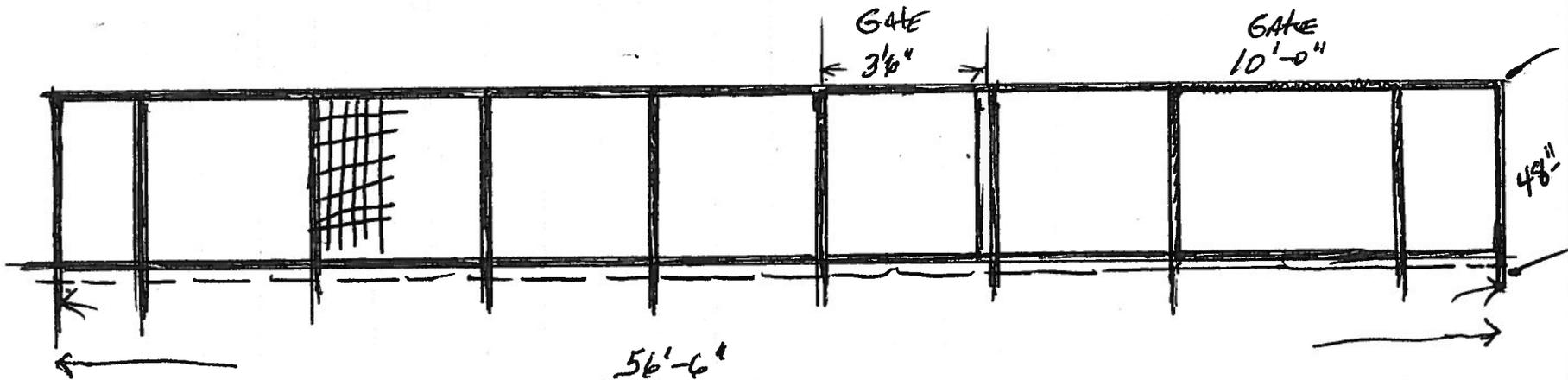
RE: Fence Request
215 Barrera 78210

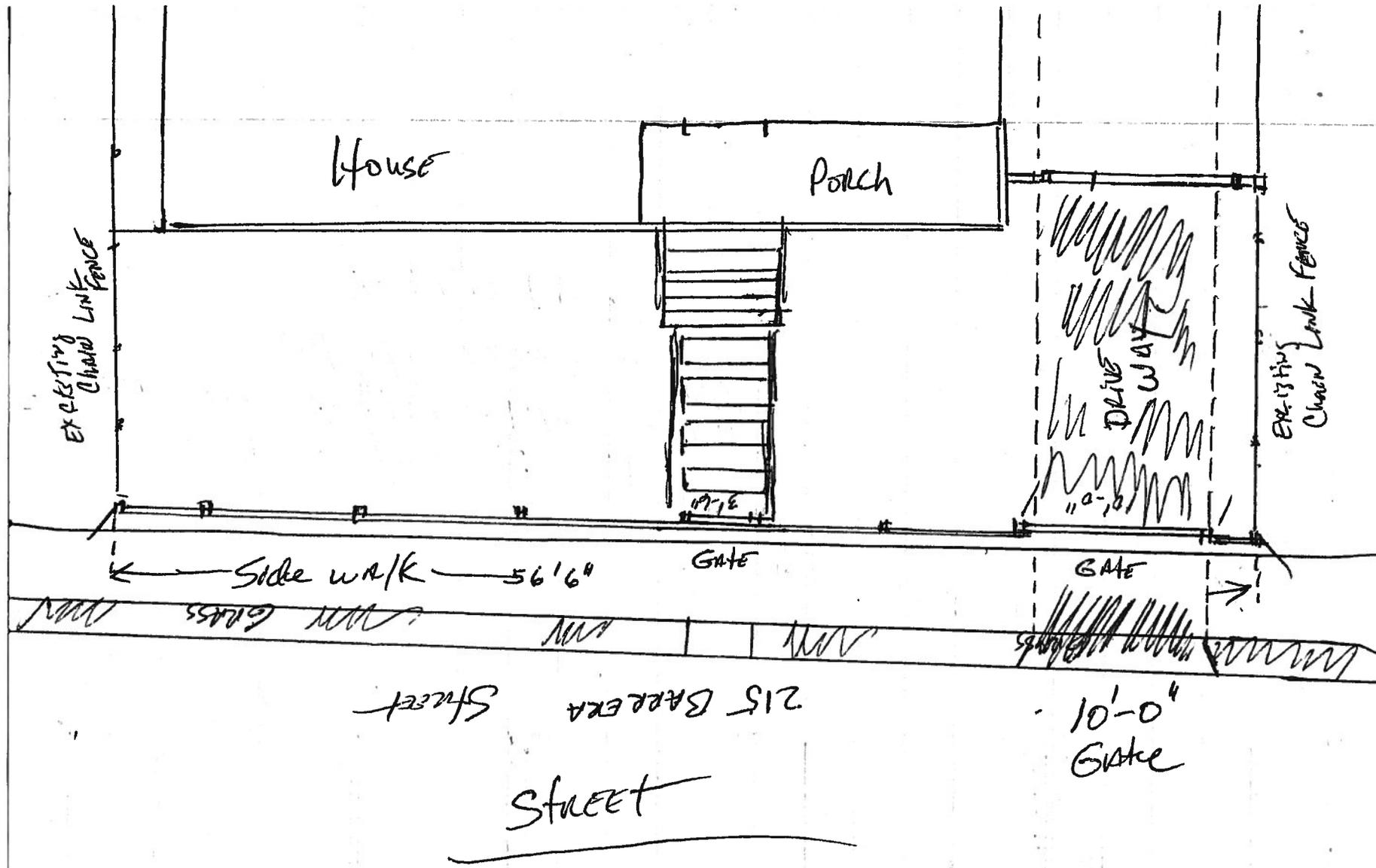
4/30/18
Pg. 1

← MATERIALS

FRAMES 2" x 2" sq. tube
WIRE 4" x 4" or 4" x 2" 6 gauge wire

FENCE 48" TALL - All work welded















Neighbor on Lavaca

May 10, 2018 at 4:56:31 PM
220 Barrera St
San Antonio TX 78210
United States



CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 215 BARRERA
REQUEST: Front Yard Fencing - cattle panel
with driveway gate

HEARING DATE: May 16, 2018 at 3:00 PM

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO
If you have any questions or concerns, please call (210) 207-0035 or email info@sapecervation.com

May 10, 2018 at 4:56:42 PM
215 Barrera St
San Antonio TX 78210
United States

