

## HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

**HDRC CASE NO:** 2018-246  
**ADDRESS:** 311 BARRERA  
**LEGAL DESCRIPTION:** NCB 714 BLK 11 LOT S 77.05 FT OF 3  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Steve Newman  
**OWNER:** JS & WS Holdings  
**TYPE OF WORK:** Fence around a vacant lot  
**APPLICATION RECEIVED:** May 11, 2018  
**60-DAY REVIEW:** July 10, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to fence in a vacant lot with cattle panel fencing.

### 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.

### FINDINGS:

- a. The vacant lot at 311 Barrera features a driveway apron and shared rear and side property lines with wood privacy fences. The lot is located within the Lavaca Historic District.
- b. FENCE LOCATION - The applicant has proposed to install a cattle panel fence to span across the front and northeast side of the property where no fence currently exists. 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 that proposed location is consistent with the Guidelines.
- 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 wood-frame cattle panel fence with metal wire is found on Barrera and within the Lavaca Historic District.

**RECOMMENDATION:**

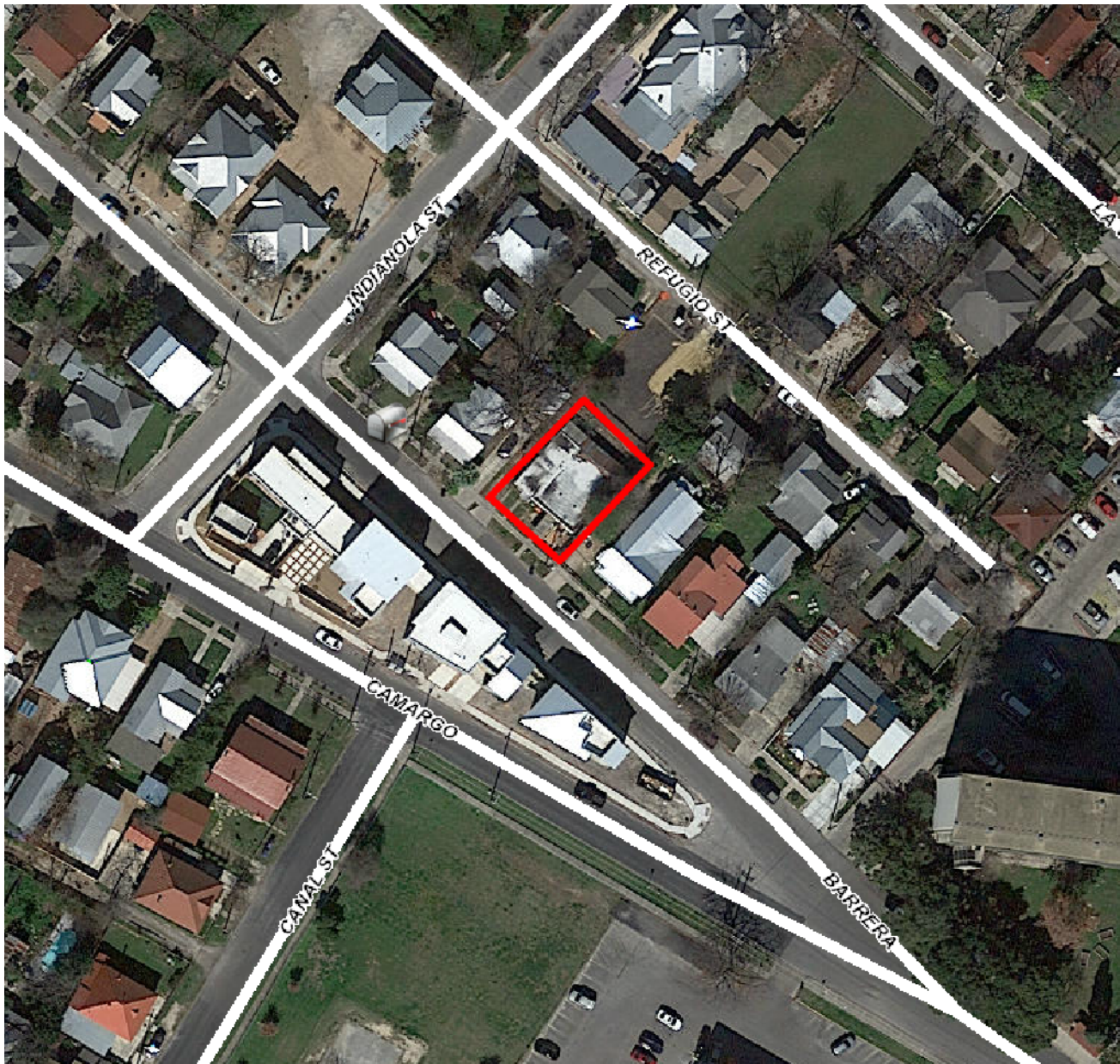
Staff recommends approval of the fence with the stipulation that no portion exceeds four (4) in height in the front and six (6) feet in the rear; for vacant lots, front and rear yards are determined by the front façade planes of the neighboring properties.

**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



311 Barrera

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Printed: May 29, 2018

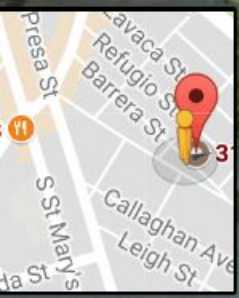
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305 Barrera St

San Antonio, Texas

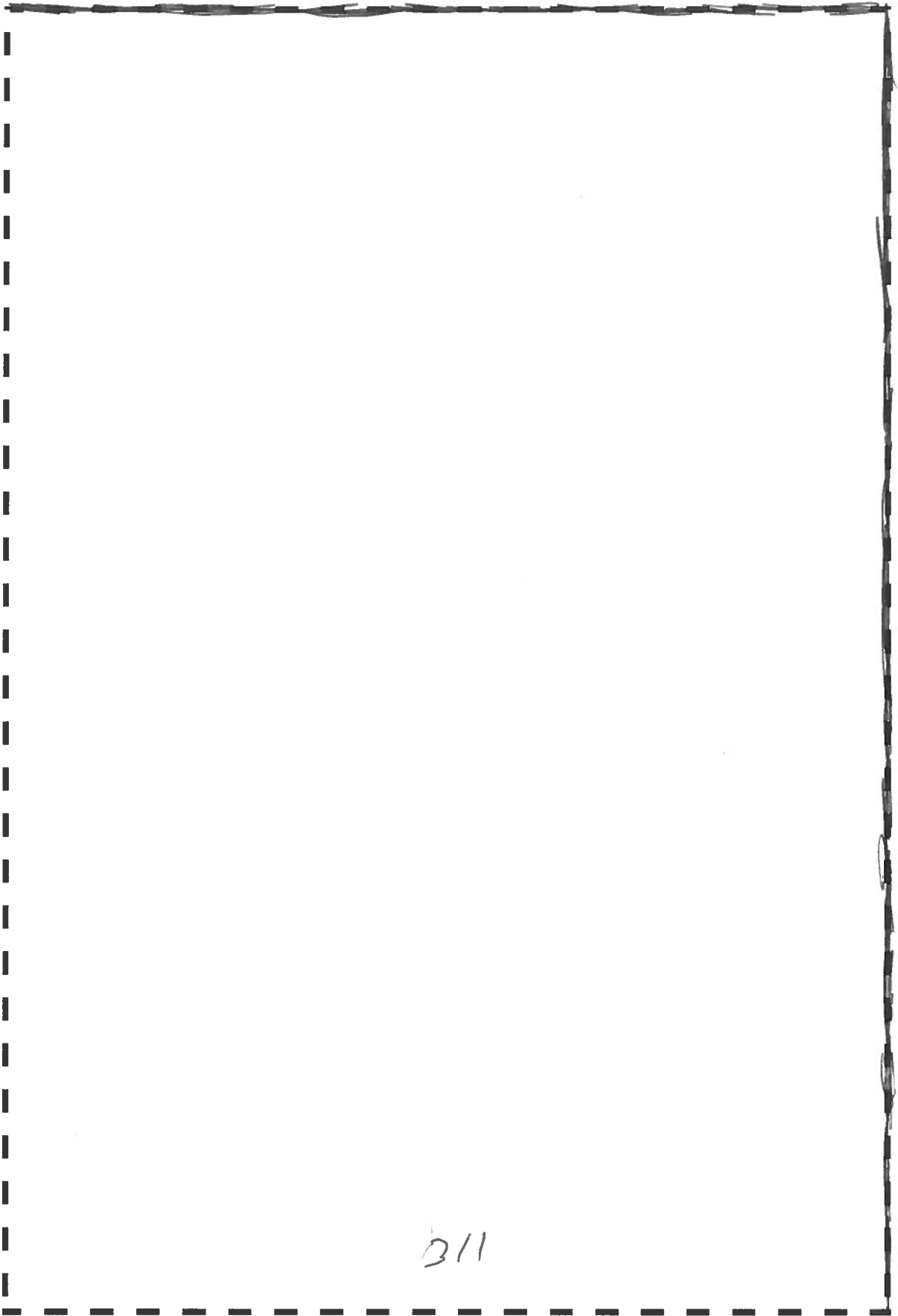
Google, Inc.

Street View - Dec 2017



Google

Existing

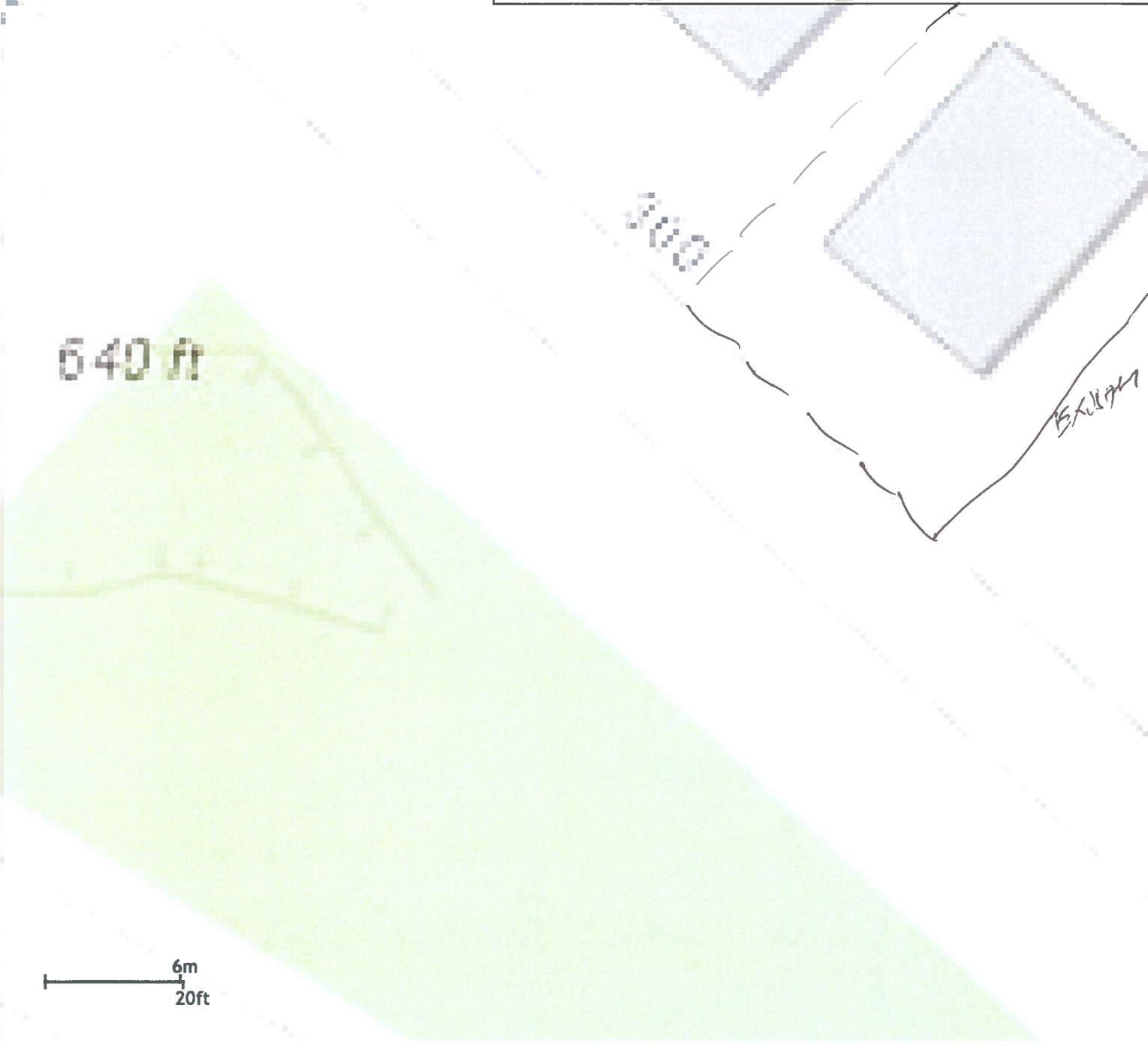
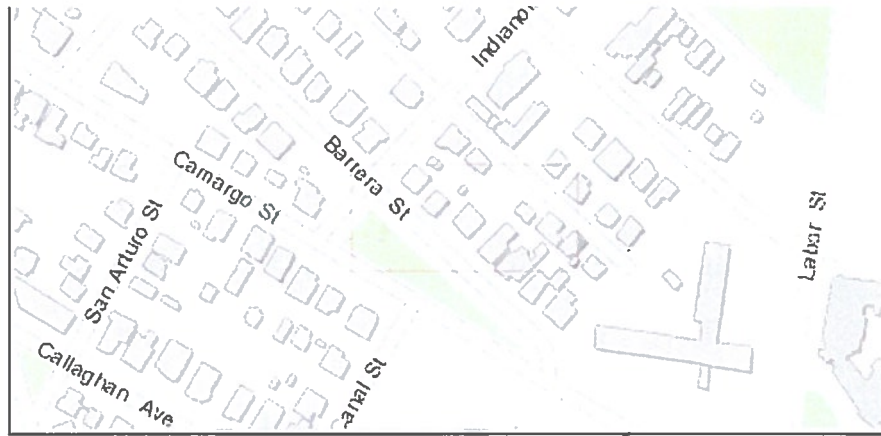


Existing

311

315

Barrera St



Google Maps 202 Callaghan Ave



Image capture: Mar 2016 © 2018 Google

San Antonio, Texas



Street View - Mar 2016

