

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2015

Agenda Item No: 14

HDRC CASE NO: 2015-452
ADDRESS: 639 MISSION ST
LEGAL DESCRIPTION: NCB 2914 BLK 3 LOT 21 22, S 10 FT OF 20
ZONING: RM4 H HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: House
APPLICANT: Michael Villarreal
OWNER: Michael Villarreal
TYPE OF WORK: Fencing
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a side yard privacy fence and front yard fence. The proposed side yard privacy fence will be an extension of a wood privacy fence that has been administratively approved to replace an existing chain link fence. The applicant has proposed for the side yard privacy fence to be six feet in height and the front yard fence to be three feet in height.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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 property at 639 Mission sits at the corner of Eagleland Drive and Mission Street at the southern border of the King William Historic District. Front yard fences are common along Mission Street as well as throughout the King William Historic District. Rear and side yard privacy fences are common, however, in unique situations such as this one where the side yard abuts the public right of way at a street, privacy fences are not common. Furthermore, architecturally, the structure at 639 Mission features a wrap-around porch in which the house presents two front facades; one to Mission Street and one to Eagleland Drive. Site elements should respond accordingly to the architecture of the primary historic structure on the property.
- b. The site currently features a chain link fence in the side and rear yard that begins at the rear of the primary historic structure, extends to the public right of way along Eagleland to the rear property line enclosing the rear yard as well as an accessory structure. The applicant has received Administrative Approval to replace this existing chain link fence with a wood privacy fence not to exceed six (6) feet in height.
- c. The applicant has proposed to install a wood picket fence to extend from the location of the existing fencing along the public right of way at Eagleland and along Mission Street, acting as a front yard fence. The applicant has proposed for the side yard fence to be six (6) feet in height from the current fencing location until it reached the side porch of the primary historic structure where the height of the fence is to reduce to three (3) feet in height. The applicant has proposed for a fence height of three (3) feet along Mission Street.
- d. According to the Guidelines for Site Elements, new fences should appear similar to those used historically throughout the district in terms of scale, transparency and character and should be located only where fences historically exist. While there are various properties in the King William Historic District that feature front and side yard fence, most do not feature a side yard that abuts the public right of way. Staff finds the proposed front yard fencing appropriate in terms of materials and height, however, staff finds that a wood privacy fence in the side yard that is six (6) feet in height that extends to the side porch is not appropriate nor consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the front yard fence at the proposed height of three (3) feet.

Staff recommends approval of the side yard fence with the stipulation that the fence be a maximum of (3) feet in height the entire length.

The applicant is responsible for coordination with the City's Transportation and Capital Improvements department regarding visibility impacts to drivers approaching the intersection of Mission Street and Eagleland Drive.

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:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 04, 2015

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Detailed Description of the Project
Property Address: 639 Mission St
Applicant: Michael Villarreal

The purpose of this project is to improve privacy and security by building an appropriately sized and designed cedar fence around the unfenced perimeter of our family home. This portion of the perimeter includes the fascade of the home and a fraction of the side running along Eagleland.

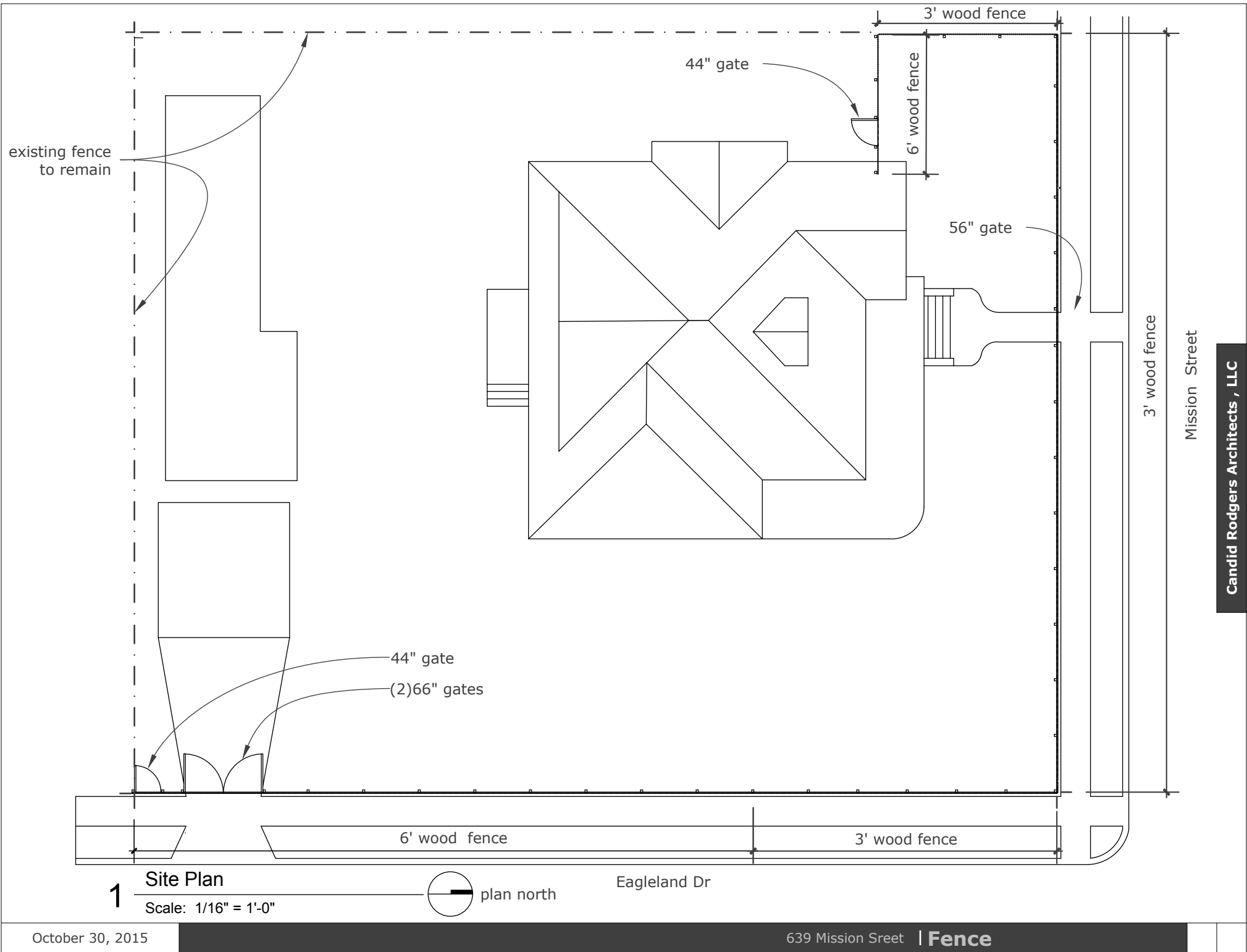
We live on a very busy corner of Eagleland and Mission Street on the southern most edge of the King William Historic District. Every day we experience significant foot and car traffic generated by the neighborhood and Brackenridge High School. While we love seeing the students come and go, and we enjoy the music of the high school band, we also experience students and parents cutting across our corner lot and leaving behind school-related papers such as graded homework assignments. Picking up candy wrappers, half-finished drinks and potato chip bags in our yard is a daily chore. Unfortunately, we have also experienced the theft of our front porch furniture.

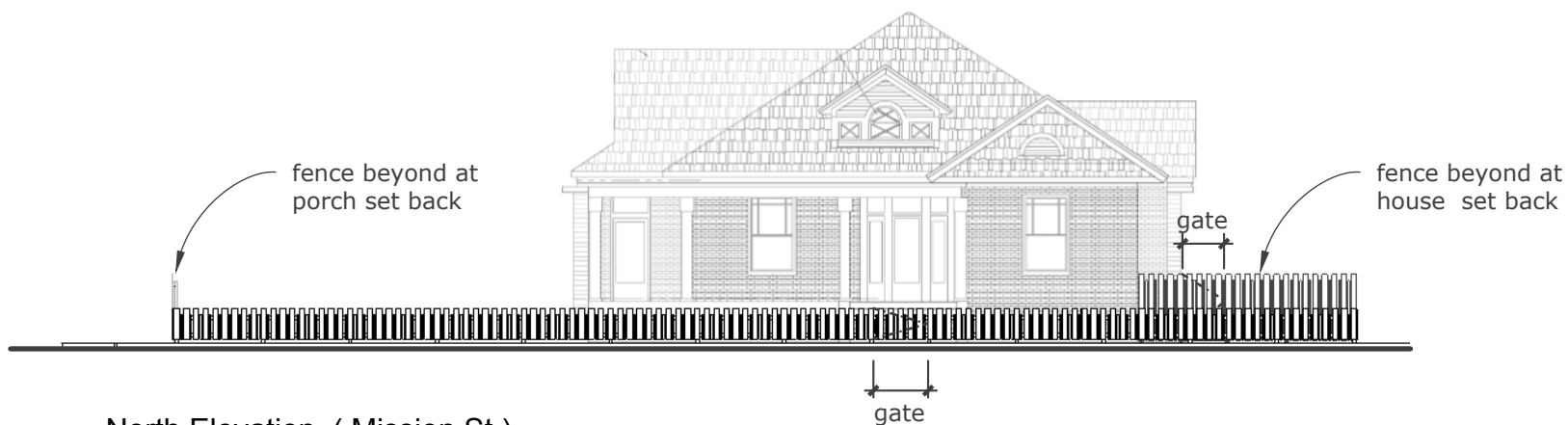
Front yard fences are common on our street. There are 24 homes on our street that have front yard fences. Below is a list of their address numbers. In fact, my front-door neighbor at 640 Mission Street built a front-yard fence for the same purpose I'm proposing to build one.

The design of our proposed fence is appropriate in materials used, size and architecture. The fence will be made of cedar. Planks will run vertically. The height of the front yard fence is 3 feet tall. A portion of the fence that will run along Eagleland towards the middle of the side yard will match in height the rear side yard fence – 6 feet. The transparency is 30% for all portions of the fence. Please find attached a sampling of 8 existing King William homes with similar styles. Finally, our architects also found a collection of photos of historic fences. Ours is inspired by the photo in the upper left corner of the document titled "Historic Fences".

Addresses numbers of homes on Mission Street with Front-Yard Fences

215, 211, 218, 302, 314, 323, 401, 407, 410, 415, 421, 426, 427, 434, 509, 506, 518, 535, 534, 604, 607, 610, 614, 640

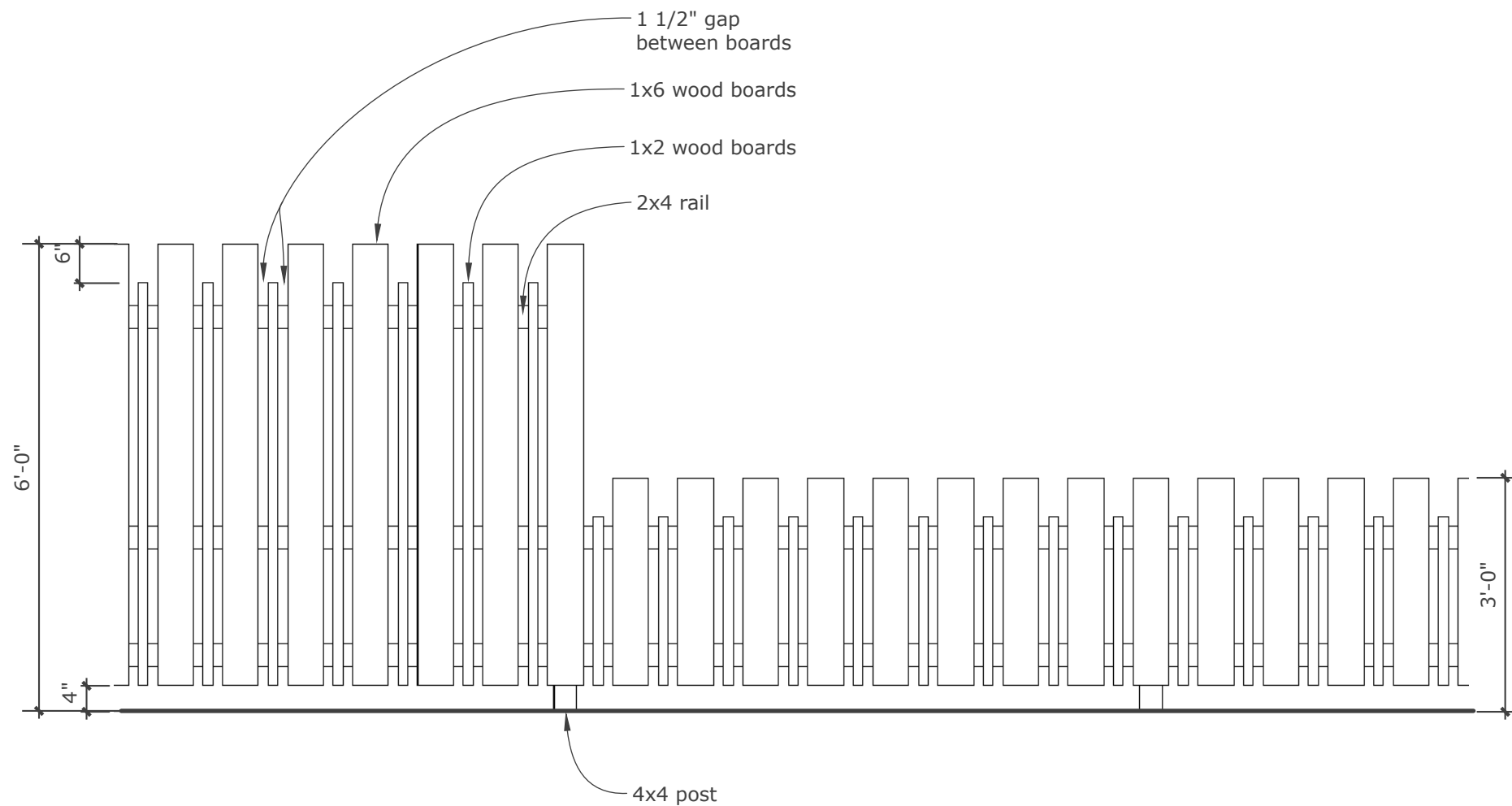




2 North Elevation (Mission St.)
Scale: 1/16" = 1'-0"



3 East Elevation (Eagleland Dr)
Scale: 1/16" = 1'-0"



4 Fence Elevation
Scale: 1/16" = 1'-0"

Our proposed front fence is made of cedar and is 30" tall and 30% transparent.



401 Adams; 46.5" tall; 11% transparent



211 Mission St; 47.5" tall; 30% transparent



Front Neighbor – 640 Mission St – 38" tall; 26% transparent



Crofton; 49" tall; 18% transparent



Guenther; 41" tall; 20% transparent



1004 S Alamo; 37.5" tall; 20% transparent



Crofton; 39" tall; 28% transparent



222 Wicks; 59" tall; 46% transparent



Front of 639 Mission Street



North most side of 639 Mission Street



South most side of 639 Mission Street



South most side and backyard of 639 Mission Street