

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2016

Agenda Item No: 20

HDRC CASE NO: 2016-279
ADDRESS: 630 E GUENTHER ST
LEGAL DESCRIPTION: NCB 939 BLK 2 LOT 12
ZONING: RM4 H HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Meerscheidt House
APPLICANT: Catherine Nored/Nored Architecture
OWNER: Linda Couch
TYPE OF WORK: Front yard fencing
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install front yard fencing at 630 E Guenther.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 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 applicant is requesting a Certificate of Appropriateness for the installation of a front yard fence at 630 E Guenther in the King William Historic District. The proposed fence was installed without a Certificate of Appropriateness. Staff performed a site visit on July 13, 2016, and found the fence to be approximately 44 inches at its tallest point.
- b. According to the Guidelines for Site Elements 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. The applicant has proposed plum mahogany fence which sits atop a brick base of approximately eight (8) inches in height. There are examples of historic fences throughout the King William Historic District of wood fences that are atop a brick base. Staff finds this proposal appropriate.
- c. The height of fences should be limited to not more than four feet in height when located within the front yard. The applicant's height of approximately 44 inches is consistent with the Guidelines.
- d. While the applicant's proposed materials are appropriate, staff finds the overall design of the fence inappropriate. Historic fences throughout the King William Historic District, regardless of material, rarely feature a horizontal

element serving as a cap. As it is constructed, the front yard fence features elements that resemble a porch railing. Staff recommends the applicant redesign this element of the fence.

RECOMMENDATION:

Staff recommends approval of the proposed fence with the following stipulations:

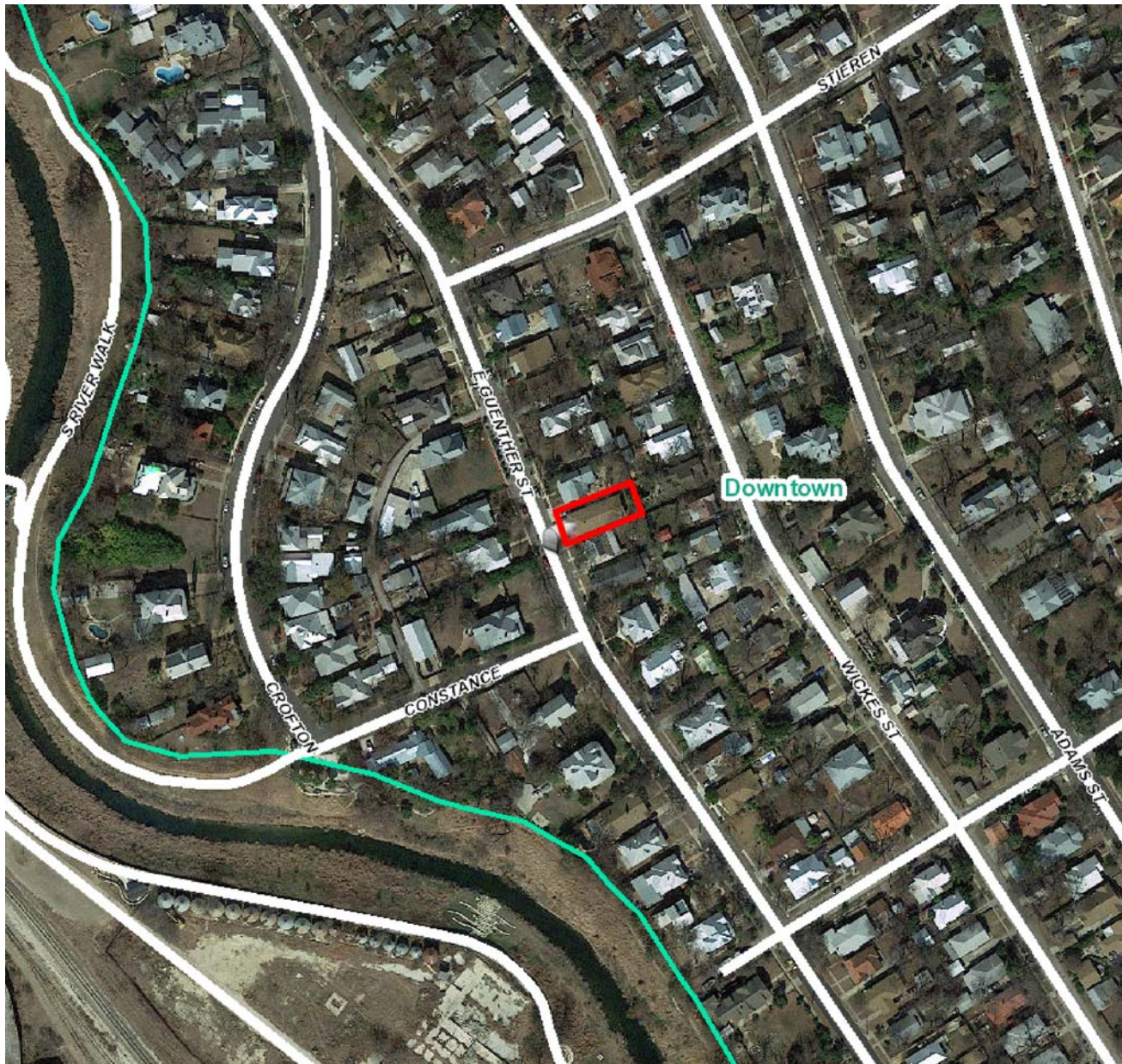
- i. That the applicant remove the horizontal cap element and introduce a traditional picket element.
- ii. That the applicant maintain a fence with one (1) finish color.

CASE MANAGER:

Edward Hall

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.



Flex Viewer

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Wickes St



630 E Guenther St

E Guenther St

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E Guenther St

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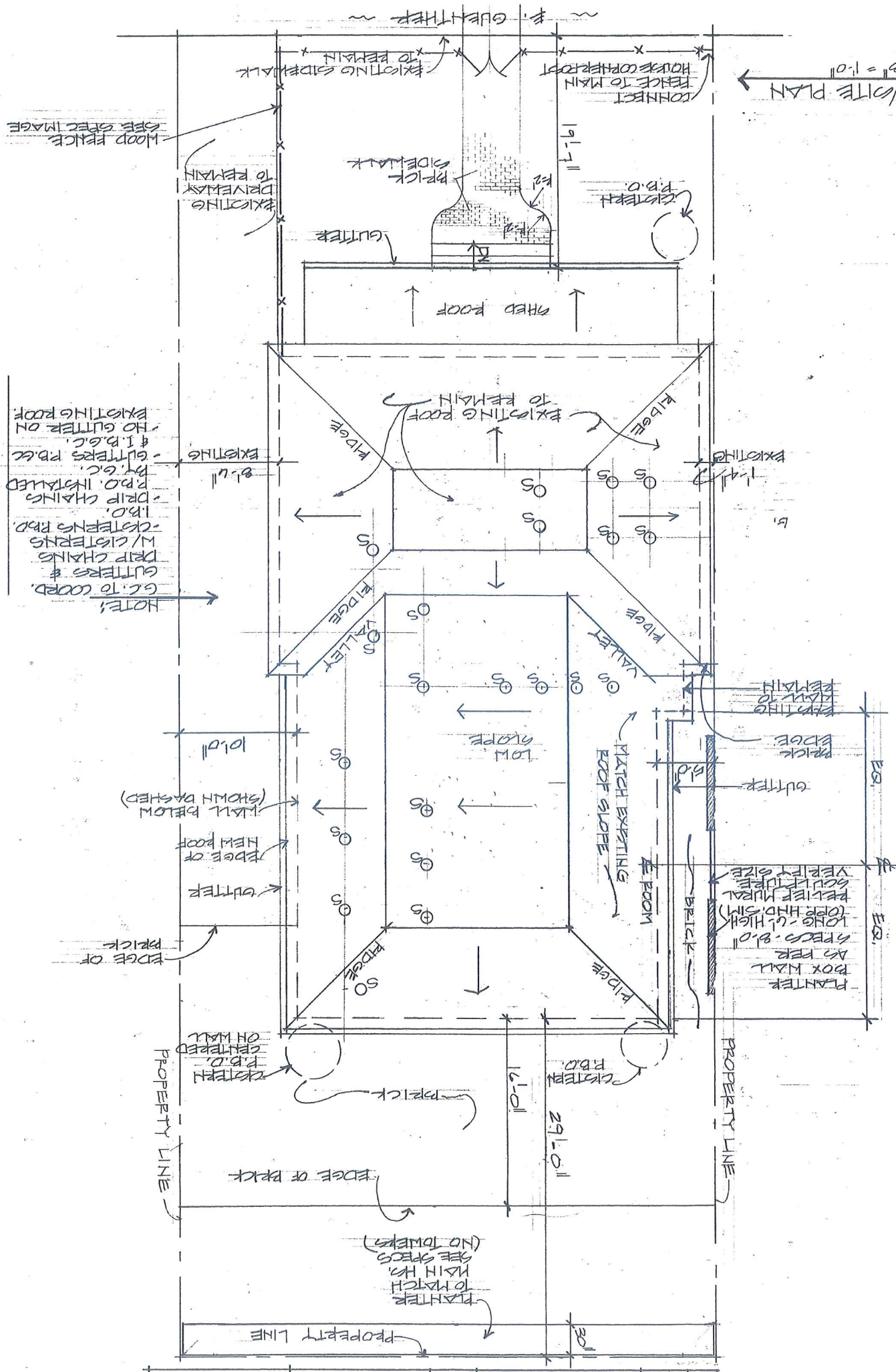






630

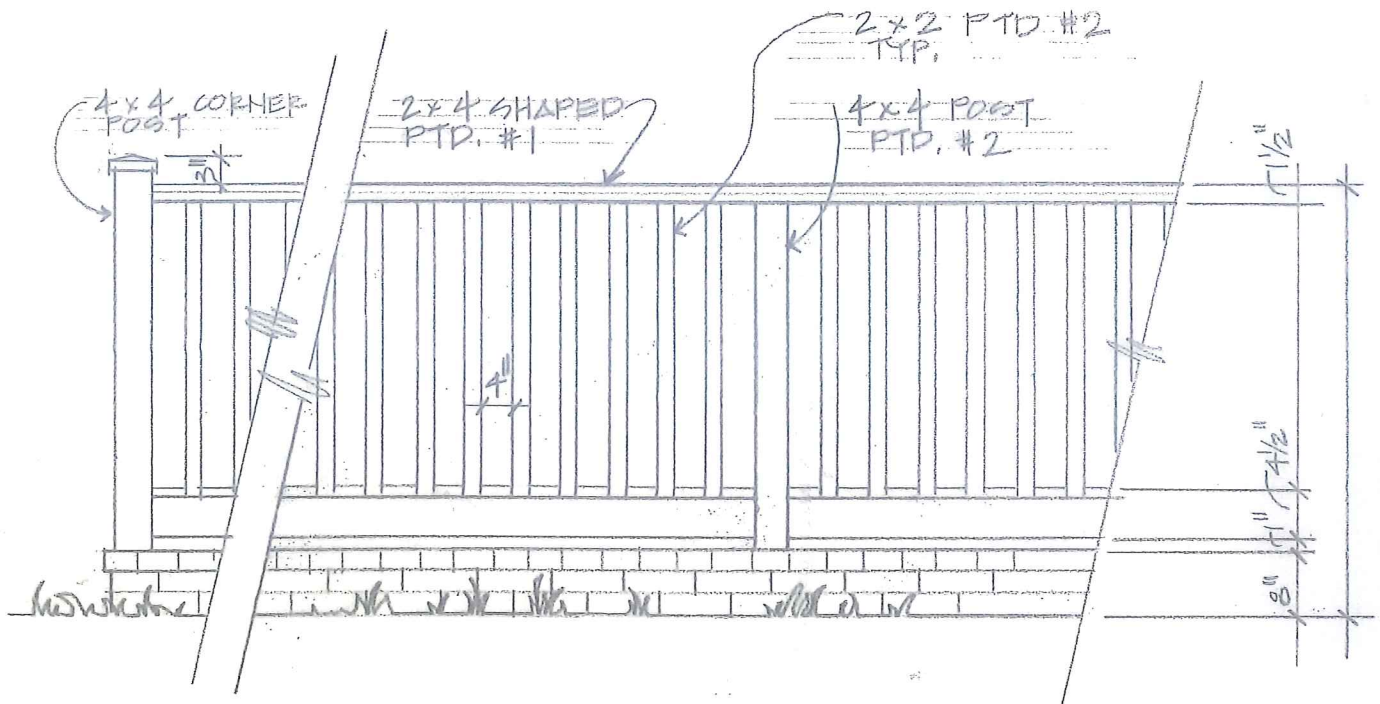
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Call 602-630-1234
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We are looking for a tenant who
can afford to pay \$1,200 per month.





#1 - PLUM MAHOGANY
SW 3105.0

#2 - PEARLY WHITE
SW 7009



COUCH STUDIO - 630 E. GUENTHER ST.

GC: 1/2" = 1'-0"

6-29-2016

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