

## HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2016

Agenda Item No: 14

**HDRC CASE NO:** 2016-425  
**ADDRESS:** 3127 MISSION RD  
**LEGAL DESCRIPTION:** NCB 7689 BLK 15 LOT 18  
**ZONING:** R-6 CD H  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** Steven Salas  
**OWNER:** Steven Salas  
**TYPE OF WORK:** Installation of fencing, signage  
**REQUEST:**

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

1. Install wrought iron fencing at the property at 3127 Mission Road that is to span approximately 130' along Mission Road and approximately 155' along E Huff Avenue. The applicant has proposed for the fence to feature heights that include both four (4) and six (6) feet.
2. Install signage on the gate of the proposed fence.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

#### 2. Fences and Walls

##### 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.

### FINDINGS:

- a. The applicant has proposed to construct a wrought iron fence on the property at 3127 Mission Road. The applicant has proposed to construct the fence to span approximately 130' along Mission Road and approximately 155' along E Huff Avenue. The applicant has proposed for the fence to feature heights that include both four (4) and six (6) feet. There is existing fencing on the east and north property lines.
- b. According to the Guidelines for Site Elements, new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency and character. Front yard fences are commonly found on nearby historic properties; typically featuring materials that include wood, wrought iron and chain link.

Additionally, the design of a new fence should respond to the design and materials on the main structure.

- c. The applicant has proposed to construct a wrought iron fence to surround a commercial structure. Staff finds this material appropriate for both the property and district; however, staff does not find the proposed fence design appropriate. The applicant has proposed a wrought iron fence that features multiple angled pickets creating a fan-like design. Staff finds that this design is inconsistent with the character of fences found throughout the Mission Historic District.
- d. In regards to height, the applicant has proposed for a height of four (4) feet along Mission Road and a portion of E Huff. Toward the rear of the primary structure, the applicant has proposed a height of six (6) feet to extend to the property line. This six (6) foot tall portion of fencing would front E Huff Avenue. Per the Guidelines for Site Elements 2.B.iii., the height of fences in the front yard should not exceed four (4) feet in height. Additionally, per UDC Section 35-614(a)(2)(a), no fence exceeding three (3) feet in height within the city or ETJ shall be erected, constructed, or built on a corner lot within the area formed by measuring twenty-five (25) feet in each direction from the street curb. Staff recommends the applicant reduce the overall height of the fence to comply with both the UDC and Historic Design Guidelines.
- e. The applicant has proposed to install signage on the gate of the proposed fence that is to read “Hacienda Salas Artplex, Gallery and Studios” that is to be mounted on the proposed gate. The applicant has proposed for the gate to feature six (6) feet in height, inconsistent with the Guidelines. Staff finds the proposed signage and the gate to which it is to be attached is inconsistent with fencing and gate design found in the Mission Historic District. Staff recommends the applicant revise the proposed signage and gate to be more appropriate for the district.

#### **RECOMMENDATION:**

Staff does not recommend approval of items #1 and #2 based on findings c through e. Staff recommends the applicant reduce the overall height of the fence to be consistent with the Historic Design Guidelines and Unified Development Code as well as simplify the fence’s design to be consistent with the Historic Design Guidelines as well as fences found throughout the Mission Historic District.

#### **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Oct 21, 2016

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Lupita's Cafe



3127 Mission Road

E Huff Ave

E Huff Ave

E Huff Ave

E Huff Ave

Mission Rd

Pacheco Dr





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

ADDRESS: 3127 MISSION

REQUEST: INSTALLATION OF FENCING, SIGNAGE

HEARING DATE: NOV 2 20 16

TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT  
(210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

Oct 27, 2016, 12:30:24 PM





132'

40'

116'





6'

HACIENDA SALAS ARTPLEX  
GALLERY AND STUDIOS

3127 MISSION RD.

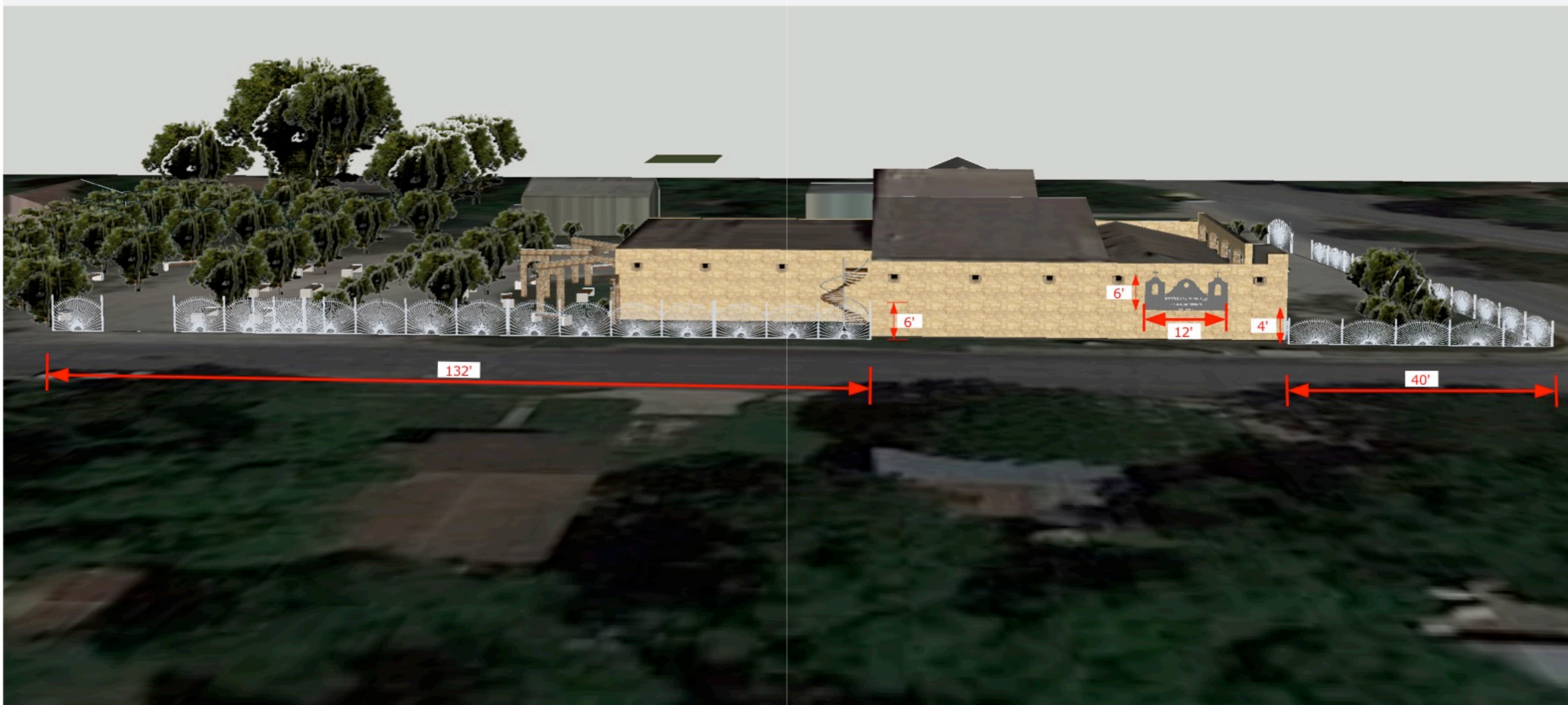
12'



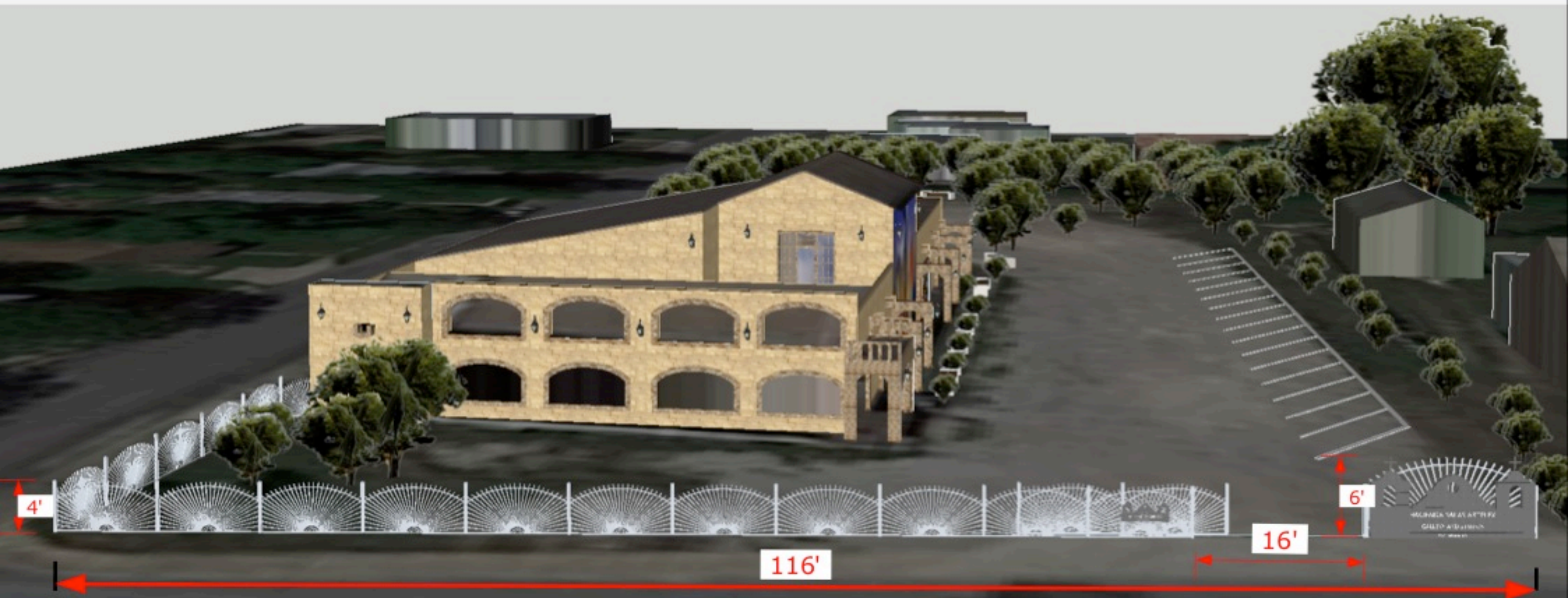
EXAMPLE OF PROPOSED FENCING















132'

40'

116'





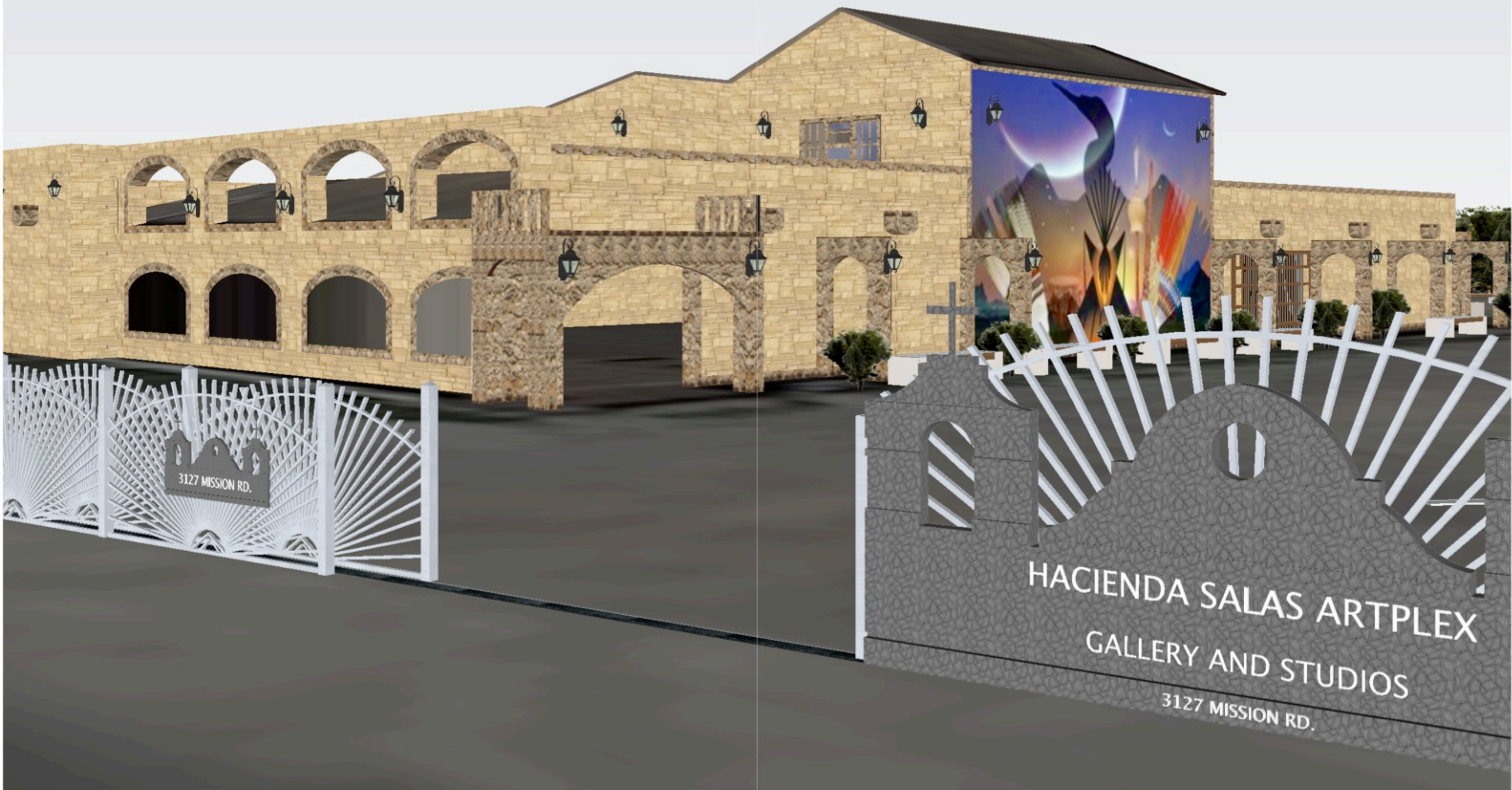












3127 MISSION RD.

HACIENDA SALAS ARTPLEX  
GALLERY AND STUDIOS  
3127 MISSION RD.





VIEW TOWARD THE CORNER OF MISSION AND E HUFF





VIEW FROM PUBLIC RIGHT OF WAY AT MISSION ROAD





VIEW FROM E HUFF





VIEW ALONG E HUFF