

# HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No:

**HDRC CASE NO:** 2016-441  
**ADDRESS:** 2127 W SUMMIT  
**LEGAL DESCRIPTION:** NCB 6825 BLK LOT 30 & E 35 FT OF 29  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Cari Bower  
**OWNER:** Richard Weinhold/Modern Homes, LLC  
**TYPE OF WORK:** Install side yard fence  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a 6' brick fence behind front façade in front of the right side covered porch. The fence would span the 20' distance between the right façade and the right property line.

## 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.
- 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 main structure at 2127 W Summit is a two story brick colonial home. The home is located in the Monticello Park Historic District, and this property was designated in 1997.
- b. There is an existing 6' rear wood privacy fence along the rear, left and right property lines. The applicant is

proposing to construct a 6' brick fence behind front facade in front of the right side yard to enclose the rear yard. The wall will be 20' long, made of brick with wrought iron detail, and two brick columns. According to the Guidelines for Site Elements 2.C., privacy fences should be in locations where they would historically exist, appear similar to other historic fences in the district, and use a material similar to other historic fences in the district. Staff finds location and height appropriate, but finds the material and design not consistent with the Guidelines as historically the brick wall would not be in that location and the wrought iron design is not compatible with the architecture style of the main structure. Staff recommends the wall be made of an alternate material, and be a simpler design more compatible with the style of the main structure.

**RECOMMENDATION:**

Staff recommends approval based on finding a through b with the stipulation that the wall be made of an alternate material and be a simpler design more compatible with the style of the main structure.

**CASE MANAGER:**

Lauren Sage

**CASE COMMENTS:**

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

Powered by ArcGIS Server

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2127

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

ADDRESS: 2127 W SUMMIT

REQUEST: METAL ROOF PERMITS & TV VIEWER

HEARING DATE: NOV 16 2016

TIME: 8 AM

FOR MORE INFORMATION CONTACT  
(210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

FOR SALE  
210-207-4505  
ANY CITY VIEW









6' fence/wall to be installed here



Cari Bower  
1400 E Grayson ST  
San Antonio, TX 78202  
202-251-5106

Historic District & Design Review Commission  
City of San Antonio  
Office of Historic Preservation  
1901 S Alamo  
San Antonio, TX 78204

Re: Narrative to Accompany HDRC Application Form – 2127 W Summit Avenue

Dear Sir/Madam:

I am in the process of purchasing the property at 2127 W Summit Avenue, with a closing date of November 7, 2016.

I would like to construct a fence to enclose the front of the property to the right as you face the property. Right now, there is no type of fencing in the front on that side of the house making the backyard and all back windows and doors completely accessible to anyone.

The fence I would like to have constructed will be brick with brick columns to match the façade of the house and match the design of the attached, 2-car garage.

I have enclosed pictures to depict where the fence would be located and exactly what it would like (through a somewhat crude cut and paste photo-shopping).

Best regards,



Cari Bower

Dimensions of fence would be 6 feet high  
by 20 feet wide.









PROPOSED ENCE DESIGN - RIGHT SIDE YARD





An aerial photograph of a residential property. A blue rectangular outline highlights a specific area containing a house with a grey roof and a large, cleared dirt area. A red pin is placed on the property, with a red line extending from it towards the bottom right. A yellow arrow points to this red line. The surrounding area includes trees, other houses, and a road at the bottom.

2127 West  
Summit Avenue

proposed  
fence  
location

W Summit Ave



LEFT





LEFT





RIGHT SIDE YARD





## RIGHT SIDE COVERED PORCH





RIGHT SIDE COVERED PORCH - FAVING W SUMMIT





RIGHT SIDE COVERED PORCH - FACING RIGHT FACADE





FRONT RIGHT CORNER





REAR YARD

