

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

HDRC CASE NO: 2017-257
ADDRESS: 219 PEREIDA ST
LEGAL DESCRIPTION: NCB 949 BLK S PT 3 LOT E 59.41 FT OF S 8 FT OF 7 & E 59.41 FT OF 8 & A12
ZONING: RM-4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Luis Narro
OWNER: Rao Curran Mathuran
TYPE OF WORK: Installation of front yard fence
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new iron front yard fence measuring 4 feet in height.

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 structure located at 219 Pereida St is one-story single family home constructed in 1910. The home is designed

in the Queen Anne cottage style and features imbricated fish scale shingles in the front pediment and front gable. It is a contributing structure in the King William Historic District. The applicant is requesting approval to erect a new iron front yard fence measuring four feet in height.

- b. LOCATION – The property does not currently contain a front yard fence. According to the Historic Design Guidelines for Site Elements, front yard fences should not be installed in historic districts that have not historically had them. In the King William Historic District, front yard fences are historically common and characteristic. Staff finds the location of the fence appropriate for the particular district.
- c. HEIGHT – The applicant has proposed a fence that measures four feet in height. According to guideline 2.B.iii, front yard fences should be limited to a maximum of four feet. Staff finds the proposal consistent with the guidelines.
- d. MATERIALITY – The applicant has proposed that the fence be constructed of iron posts with metal panels similar in size and appearance to cattle wire panels. According to guideline 2.B.v, new fences should utilize materials that are similar in scale, texture, color, and form as those used in the district. Fences with posts and wire panels are common in the King William Historic District, but the fences characteristic to the district are constructed of wooden posts versus metal. The posts are also thicker in footprint, typically 3x3” or 4x4”, versus the smaller width of the metal posts submitted in the application. Staff finds the materiality inconsistent with the guidelines and the characteristic fencing of the district as submitted.

RECOMMENDATION:

Staff recommends approval of the fencing based on findings a through d with the stipulation that the applicant utilizes cedar posts instead of the submitted metal posts to be consistent with the fencing that is characteristic of the King William Historic District. The applicant must submit final drawings and material specifications to staff for approval prior to receiving a Certificate of Appropriateness. The drawings must indicate the final height, depth, and width of all fence elements, including metal panels, cedar posts, and top and bottom rails. The specifications must indicate the specific materials selected for construction, including color and finish, and must match the submitted drawings.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: May 31, 2017

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219

CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 219 PERDRA
REQUEST: PERMITS/RENOVATION
HEARING DATE: 2015.7.1, 2015 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

219 PEREIDA







DAVID LAWRENCE GUDE MD

(14516 1252 RP)

59.70'(BCAD)

BONHAM ACADEMY

REPLAT II

(9594/29 DPR)

SMOOTH
WIRE FENCE

N 72°51'28" E 59.41'(FIELD)

FNC.
OUT
1.0'

HOG
WIRE FENCE

LOT 7
LOT 8

0.6'
FNC.
OUT

57.00'(BCAD)

N 16°27'12" W 56.60'(FIELD)

SHED
ON CONC.

CARIOS CORTES
& HOPE

(6164/1752 DR)

9.30'(BCAD)

N 71°52'41" E 9.78'(FIELD)

SECOND TRACT
OUT OF LOT 7 & 8
N.C.B. 949

55.92'(FIELD)

SHED
ON CONC.

GLORIA L. GONZALEZ &
TINA MARIE GARZA

(7436/1139 DR)

S 17°31'57" E 58.22'(BCAD)

3.9'

S 71°34'01" W 25.02'(FIELD)

24.00'(BCAD)

0.186 ACRES

SHED
ON CONC.

CONC.

CONC.

DANIEL CARROL

STANFORD & JENNIFER H.

(14359/493)

2.4'

104.00'(BCAD)

N 16°48'35" W 104.45'(FIELD)

FIRST TRACT
EAST 45' OF LOT
12
N.C.B. 949

0.9
FNC.
OUT

104.85'(FIELD)

104.00'(BCAD)

S 16°29'12" E

DOLORE T ALONZO

(6570/1553 DR)

1.4'

19.7'

COV. WOOD
DECK

CONC. STEPS

CONC. CURB

WATER METER

CONC. 1.0' DRIVE

CONC. 1.0' DRIVE

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CONC. 1.0' DRIVE

CONC. 1.0' DRIVE

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CONC. 1.0' DRIVE

S 73°00'00" W 44.64'(FIELD)

S 73°00'00" W 45.00'(BCAD)

(BEARING BASIS)

PEREIDA
(USPS: PEREIDA ST.)
(ST. SIGN: PEREIDA)

* BEING A 0.186 ACRE TRACT OF LAND ALSO
CONSISTING OF TWO TRACTS WITH THE FIRST
TRACT BEING CALLED THE EAST 45' OF LOT 12.,
AND A SECOND TRACT BEING OUT OF
LOTS 7 & 8.

NOTE: NO A/C UNIT ON GROUND
AT THE TIME OF THIS SURVEY.

NOTE: THE BEARINGS ARE AS PROTRACTED
PER BEXAR COUNTY APPRAISAL DISTRICT

NOTE: THIS SURVEY WAS DONE WITHOUT
THE BENEFIT OF A CURRENT TITLE REPORT.
CONFLICTS IN TITLE, EASEMENTS OR
SETBACKS ARE NOT CERTIFIED HEREON.
FIELD CONDITIONS ARE AS SHOWN.

OWNER: RONALD D. WONG

ADDRESS: 219 PEREIDA

TITLE COMPANY: ~

G.F. NO.: ~

LOT: *

BLOCK: ~

N.C.B.: 949

SUBDIVISION: ~

CITY: SAN ANTONIO

COUNTY: BEXAR

STATE: TEXAS

PLAT RECORDED IN: VOLUME ~ PAGES ~

DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: (PER TITLE COMMITMENT)

VOLUME 7675 PAGE 143 DEED RECORDS OF BEXAR COUNTY, TEXAS

VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

LEGEND:

--= WOOD FENCE

◇= CHAIN LINK FENCE

✕= BARBED WIRE FENCE

⊗= WROUGHT IRON FENCE

■= FND FENCE POST

⊗= POWER POLE

⊕= FIRE HYDRANT

○= FND 1/2" IRON ROD

●= SET 1/2" IRON ROD

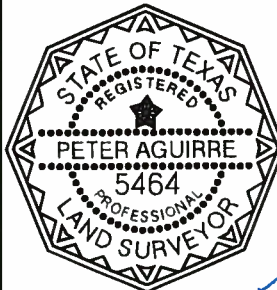
✕= SET "X" ON CONC.



P.O. BOX 100442
SAN ANTONIO, TX 78201
PHONE: 210-534-6700
FAX: 210-534-9873

GENERAL NOTES

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
2. SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS
A TRUE DEPICTION OF CURRENT FIELD CONDITIONS
AND THERE ARE NO ENCROACHMENTS OF BUILDINGS
EXCEPT AS SHOWN ABOVE ACCORDING TO A
SURVEY MADE ON THE GROUND OF THE PROPERTY
COMPLETED UNDER MY SUPERVISION ON THIS,
THE 11th DAY OF FEBRUARY 2016, A.D.

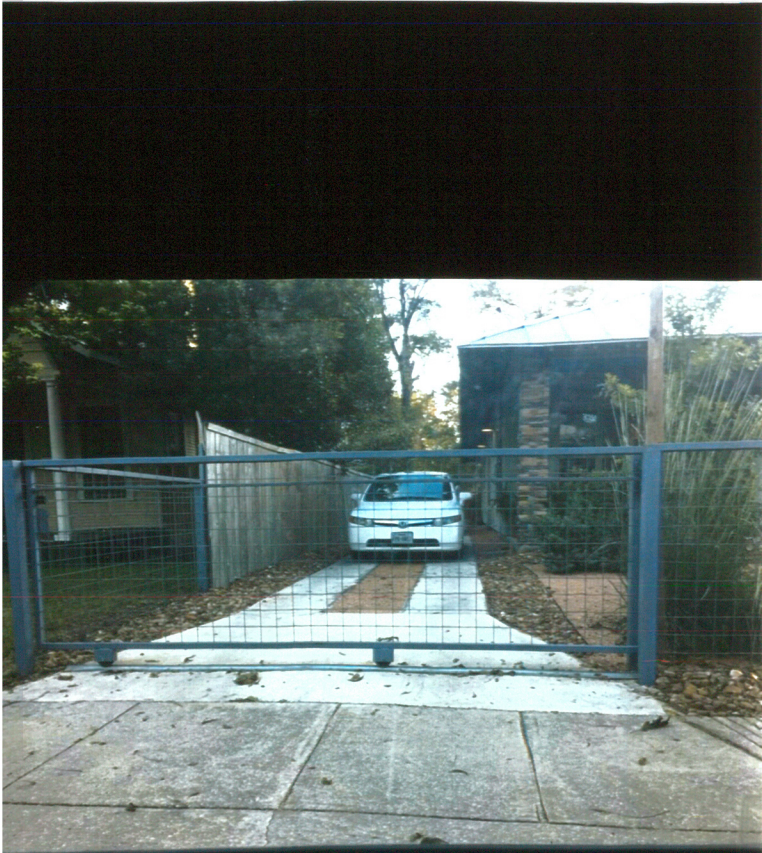
PETER A. AGUIRRE, R.P.L.S. 5464

DRAWN BY: N. ALANIZ

JOB NO: 16-0023-001

FIELD WORK COMP.: FEBRUARY 3, 2016

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EXAMPLE FENCING



EXAMPLE FENCING

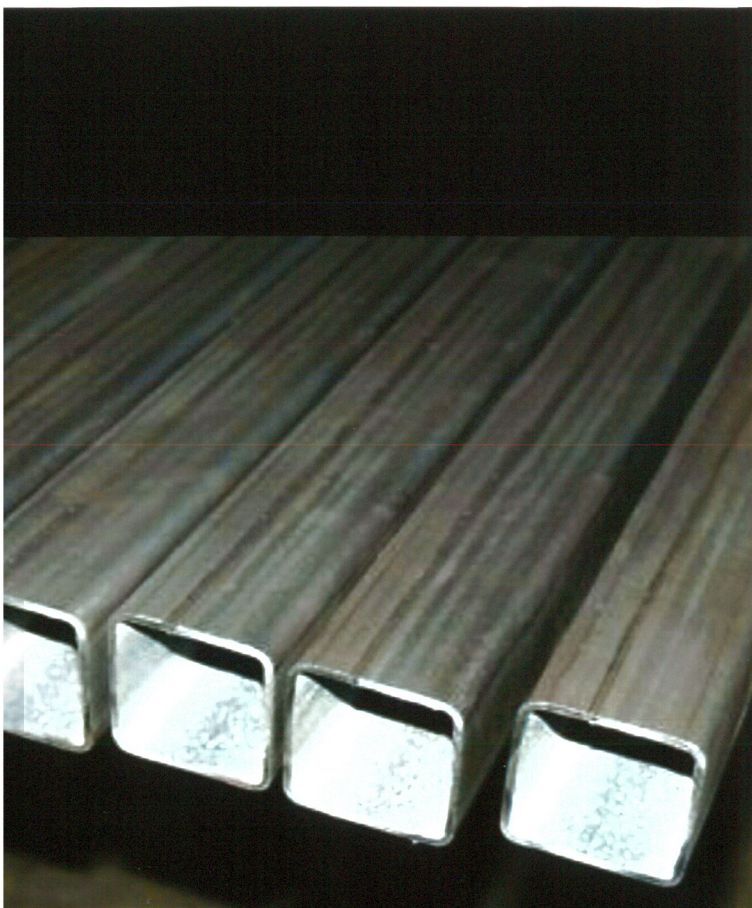




EXAMPLE FENCING



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