

HISTORIC AND DESIGN REVIEW COMMISSION

July 05, 2017

HDRC CASE NO: 2017-320
ADDRESS: 802 INDIANOLA
LEGAL DESCRIPTION: NCB 714 BLK 11 LOT N 73.2 FT OF 1
ZONING: RM-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Rene and Sylvia Lopez
OWNER: Rene and Sylvia Lopez
TYPE OF WORK: Installation of new front and side yard fencing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install front and side yard fencing, including a gate between the house and the garage towards the interior of the lot. The front yard fencing will be installed on top of an existing 1 foot tall retaining wall and measure 4 feet in height, and the side yard fencing will measure 5 feet in height. The fence will be made of wrought iron.

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 802 Indianola is a one-story single family home with Craftsman elements. It is a contributing structure in the Lavaca Historic District and is located on a corner lot at the intersection of Indianola and Refugio St. The applicant is requesting approval to install a wrought iron fence in the front and side yards of the property. The front fencing will measure 4 feet in height and be installed atop an existing retaining wall measuring approximately 1 foot in height, bringing the total height to 5 feet. The side yard fencing will measure 5 feet in height.
- b. LOCATION – The property does not currently contain fencing. According to the Historic Design Guidelines for Site Elements, front and side yard fences should not be installed in historic districts that have not historically had them. In the Lavaca Historic District, front and side yard fences are historically common. Staff finds the location of the fence appropriate for the property and the particular district.
- c. HEIGHT – The applicant has proposed a fence that measures four feet in height in the front yard. The fencing will be placed atop an existing retaining wall measuring approximately 12 inches in height, bringing the total to 5 feet in height. The applicant has proposed to install a fence that measures five feet in height in the side yard. According to guideline 2.B.iii, front yard fences should be limited to a maximum of four feet. Though the front yard fencing itself measures 4 feet, it will exceed 4 feet as measured from the sidewalk. Staff finds the proposal for a contiguous 5 foot fence inconsistent with the Guidelines.
- d. MATERIALITY – The applicant has proposed that the fence be constructed of wrought iron posts. 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. In this particular area of the district, wrought iron fences are not historically characteristic, as the homes are primarily Craftsman. Common fencing material in this portion of the district is wood slats or wooden posts and cattle panels, which have been approved based on historic context and district characteristics. Staff finds the proposal inconsistent with the Guidelines based on location, site, and district specific considerations.

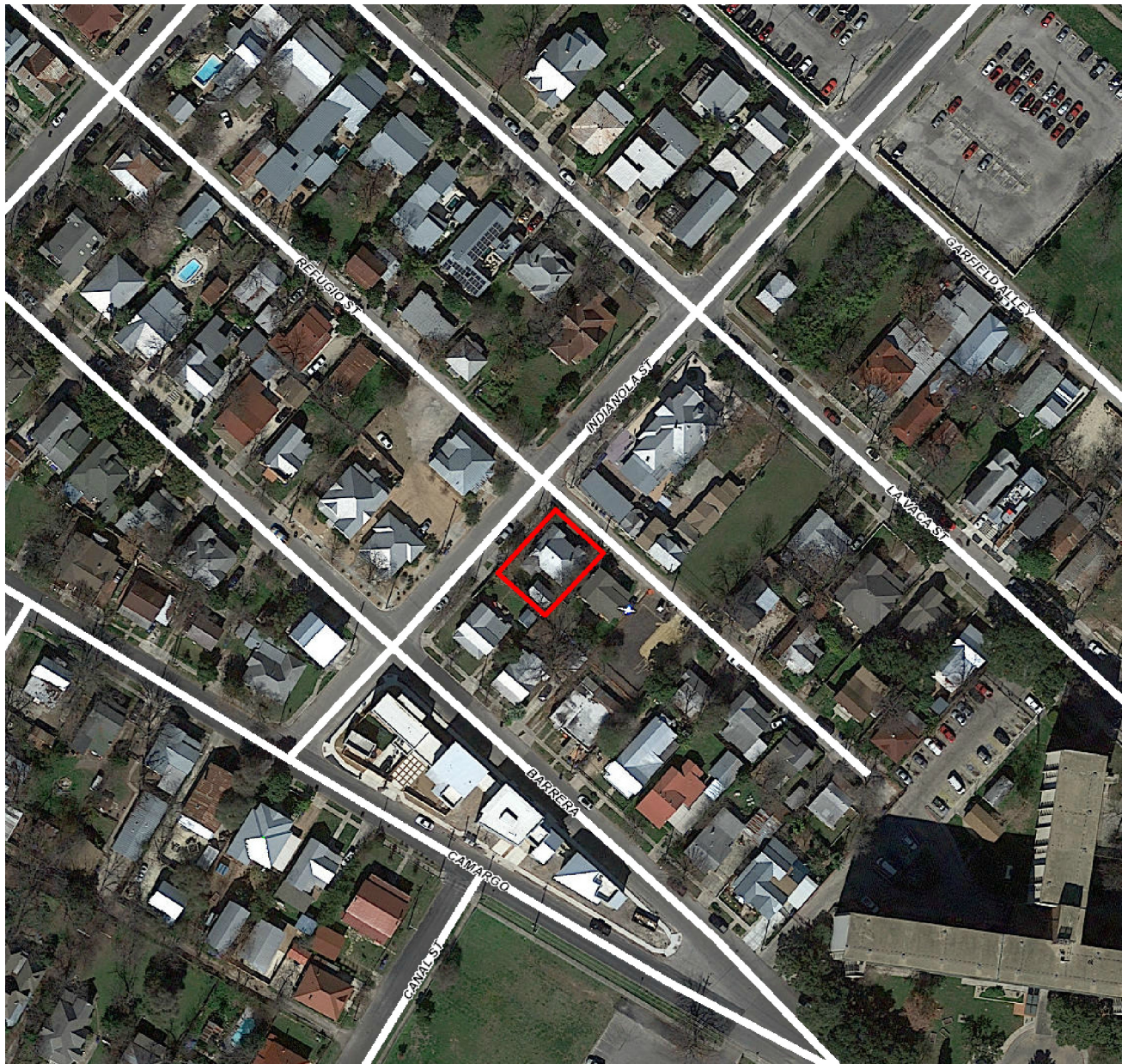
RECOMMENDATION:

Staff recommends approval based on findings a through d with the following stipulations:

- i. That all fencing be no taller than four (4) feet at any point as measured from the sidewalk. 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.
- ii. That the fence be made of wood slats or wooden posts and cattle panels as noted in finding d. The applicant must submit final material specifications to staff for final approval.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 26, 2017

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a Plaza Apartments

802 Indianola Street

ava St

Lavaca St

Lavaca St

Indianola St

Lavaca St

Southwest
Academic Solutions



Refugio St

Indianola St

Refugio St

Refugio St

Refugio St

Refugio St



CITY OF SAN ANTONIO
NOTICE OF HEARING
PLANNING & DESIGN
PUBLIC COMMENT
ADDRESS: 1302 S. ALAMO
REQUEST: [REDACTED]
HEARING DATE: [REDACTED] Time: 5:00 PM
FOR MORE INFORMATION CONTACT
[REDACTED] 214.347.5025
ALL HEARING MEETINGS TAKE PLACE AT THE BALLROOM

Project: Fence

Location: 802 Indianola

Owner: Rene & Sylvia Lopez

Description of project:

Install a wrought iron fence on the side and front of the property. This will provide a secure fenced area for the resident which will provide the following.

Provide security to the resident and outdoor property of the resident.

Provide a secure area for young children while playing on the property.

Provide an area for a pet and adhering to the city code of having pets in a gated area or on a leash.

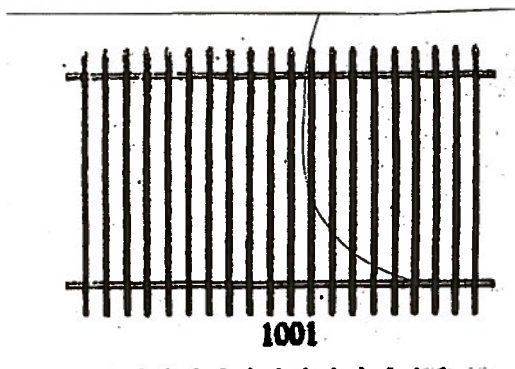
Materials:

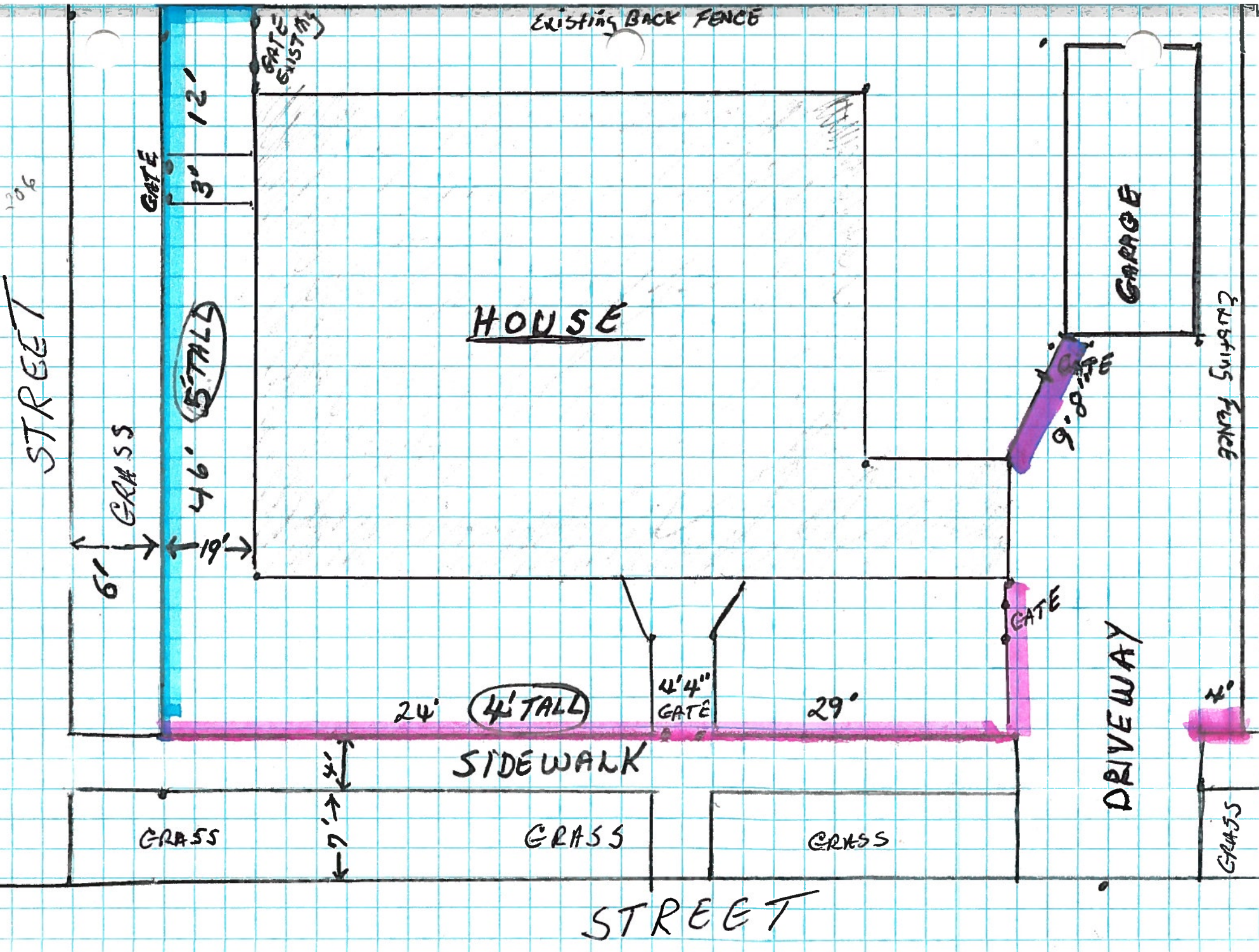
Powder coated wrought iron fence panels (4 and 5 feet tall panels) and post.

Concrete for installing post.

Entry gates as shown on drawing.

Fence Style:











802



