

## HISTORIC AND DESIGN REVIEW COMMISSION

March 21, 2018

**HDRC CASE NO:** 2018-107  
**ADDRESS:** 1128 VIRGINIA BLVD  
**LEGAL DESCRIPTION:** NCB 3887 BLK 3 LOT 7&8  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Knob Hill Historic District  
**APPLICANT:** Andre and Anna Hernandez  
**OWNER:** Andre and Anna Hernandez  
**TYPE OF WORK:** Front yard fence  
**APPLICATION RECEIVED:** February 27, 2018  
**60-DAY REVIEW:** April 28, 2018

**REQUEST:** The applicant is requesting a Certificate of Appropriateness for approval to install wrought iron fence featuring 4 feet in height in the front yard.

### APPLICABLE CITATIONS:

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:

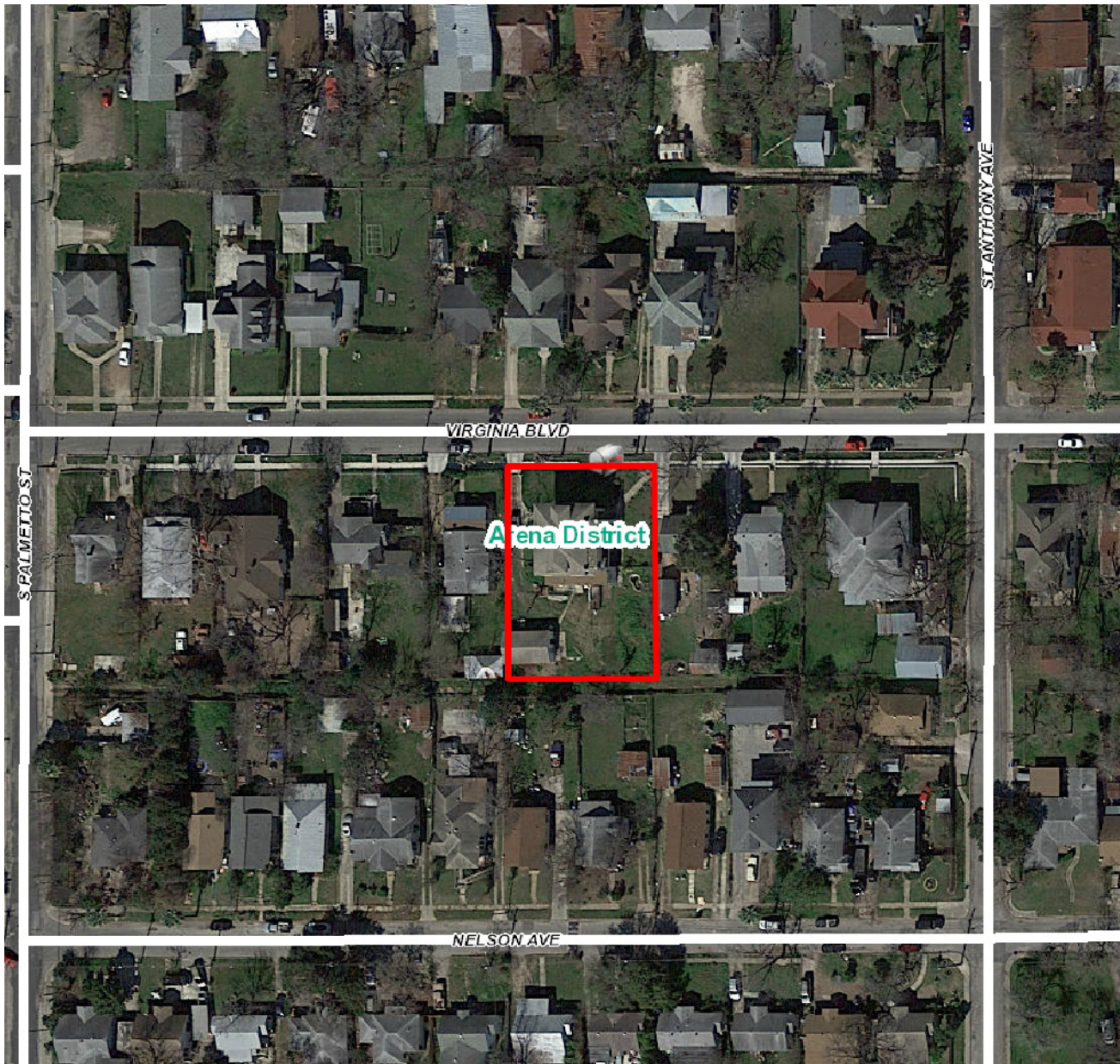
- a. The structure at 1128 Virginia was constructed circa 1911 featuring an American Foursquare configuration; it is a two-story structure featuring front and side porches and balconies splitting at the northeastern corner, a hipped roof with a front dormer, and a stucco finish.
- b. FENCE – The applicant is proposing to install wrought iron fencing in the front yard featuring four (4) feet in height.
- c. DESIGN - Per the Guidelines 5.B.i. new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Staff finds that wrought iron fences are found on the block and within the Knob Hill Historic District. Staff also finds that the wrought iron fence is compatible with the style of the home.
- d. LOCATION – Per the Guidelines 5.B.ii, new fences and walls should be avoided where one did not historically exist, particularly in the front yard nor introduced within historic districts that did not historically have them. At this time, only one of nine properties on the block feature front yard fencing. However, staff finds that front yard fencing is commonly found in the Knob Hill Historic District and as well with other properties of this home's style and scale.

### RECOMMENDATION:

Staff recommends approval to install wrought iron front yard fencing based on findings b through d with the stipulation that no portion of the fence exceeds four (4) feet in height.

**CASE MANAGER:**

Huy Pham



## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 16, 2018

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Healy Murphy  
Child Care Center

1128 Virginia Boulevard

Virginia Blvd

Virginia Blvd

Virginia Blvd

Virginia Blvd





Iowa St

Iowa St

Iowa St

Iowa St

Iowa St

Iowa St

S Palmetto Ave

St Anthony Ave

St Anthony Ave

St Anthony Ave

S Palmetto Ave

S Palmetto Ave

Nelson Ave

Sanders St

Fredonia St

Virginia Blvd

Virginia Blvd

Google

Kappa Alpha Psi Fraternity, Inc

Omega Psi Phi Fraternity

1128 Virginia Boulevard

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Nelson Ave









🔍 rod iron fence





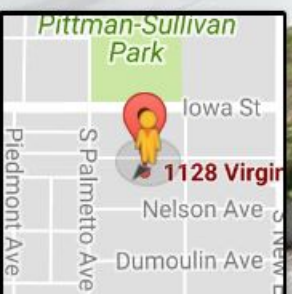
1131 Virginia Blvd  
San Antonio, Texas



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Street View - Apr 2016



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