

## HISTORIC AND DESIGN REVIEW COMMISSION

April 04, 2018

**HDRC CASE NO:** 2018-134  
**ADDRESS:** 1210 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 937 BLK 2 LOT N 100 FT OF 2, W TRI 5 FT OF 1 & S 8 FT OF N 100 FT OF 1  
**ZONING:** C-1,HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Kinchloe House  
**APPLICANT:** Richard Theis  
**OWNER:** RTJM, LLC  
**APPLICATION RECEIVED:** March 16, 2018  
**60-DAY REVIEW:** May 15, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a front yard wood picket fence featuring three (3) feet in height and a gate spanning across the driveway.

### 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 1210 S Alamo was constructed circa 1928 in the Folk Victorian architectural style. The structure is a two-story, multi-family structure with a wraparound porch and patio.
- b. FENCE LOCATION - The applicant has proposed to install a wood picket fence to span the width of the property, including a gate spanning across the driveway. According to the Guidelines for Site Elements 2.B.ii, new front yard fences should not be introduced within historic districts that did not historically have them. While staff finds that a fence was not currently present on this property, fences are found along S Alamo St and within the King William Historic District. Additionally, per the Guidelines for Site Elements 2.C.i., privacy fences, including the proposed driveway gate, should be set back from the front façade to reduce their visual prominence. Staff finds that the fence should turn at the driveway to meet the corner of the structure, rather than spanning across the driveway as proposed. Staff finds that the driveway gate, if included, should be set back behind the front façade plane of the structure.
- c. FENCE DESIGN - According to the Guidelines for Site Elements 2.B.i., the design of the fence should respond to the design and materials of the primary historic structure or structures of a similar style in the neighborhood in relation to scale, transparency, and character. Staff finds that the proposed wood picket fence is appropriate for a Folk Victorian home.

**RECOMMENDATION:**

Staff recommends approval based on finding b and c with the following stipulations:

- i. The fence turns at the driveway to meet at the corner of the structure, rather than spanning across the driveway as proposed.
- ii. The driveway gate be set behind the front façade plane of the structure or removed from the request.
- iii. No portions of the fence shall exceed four feet in height.

**CASE MANAGER:**

Huy Pham

**CASE COMMENT:**

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.



1210 S Alamo

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1210  
HERNANDEZ  
WILLIAM  
ANNOUNCER

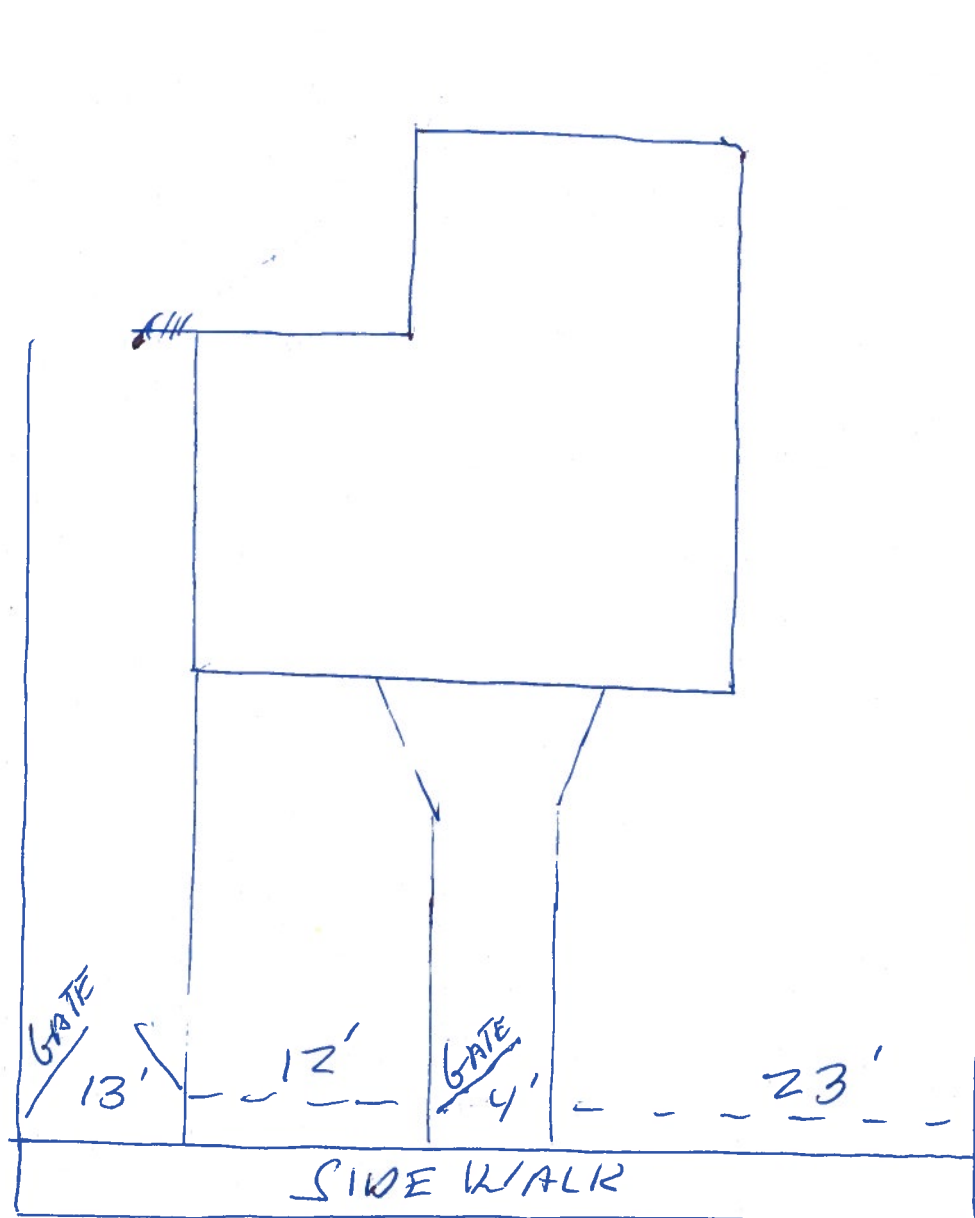
**CITY of SAN ANTONIO**  
**NOTICE of HEARING**  
**HISTORIC & DESIGN**  
**REVIEW COMMISSION**

**ADDRESS:** 1210 S ALAMO ST  
**REQUEST:** Front yard fence - wood picket

**HEARING DATE:** April 04, 2018  
at 3:00 PM

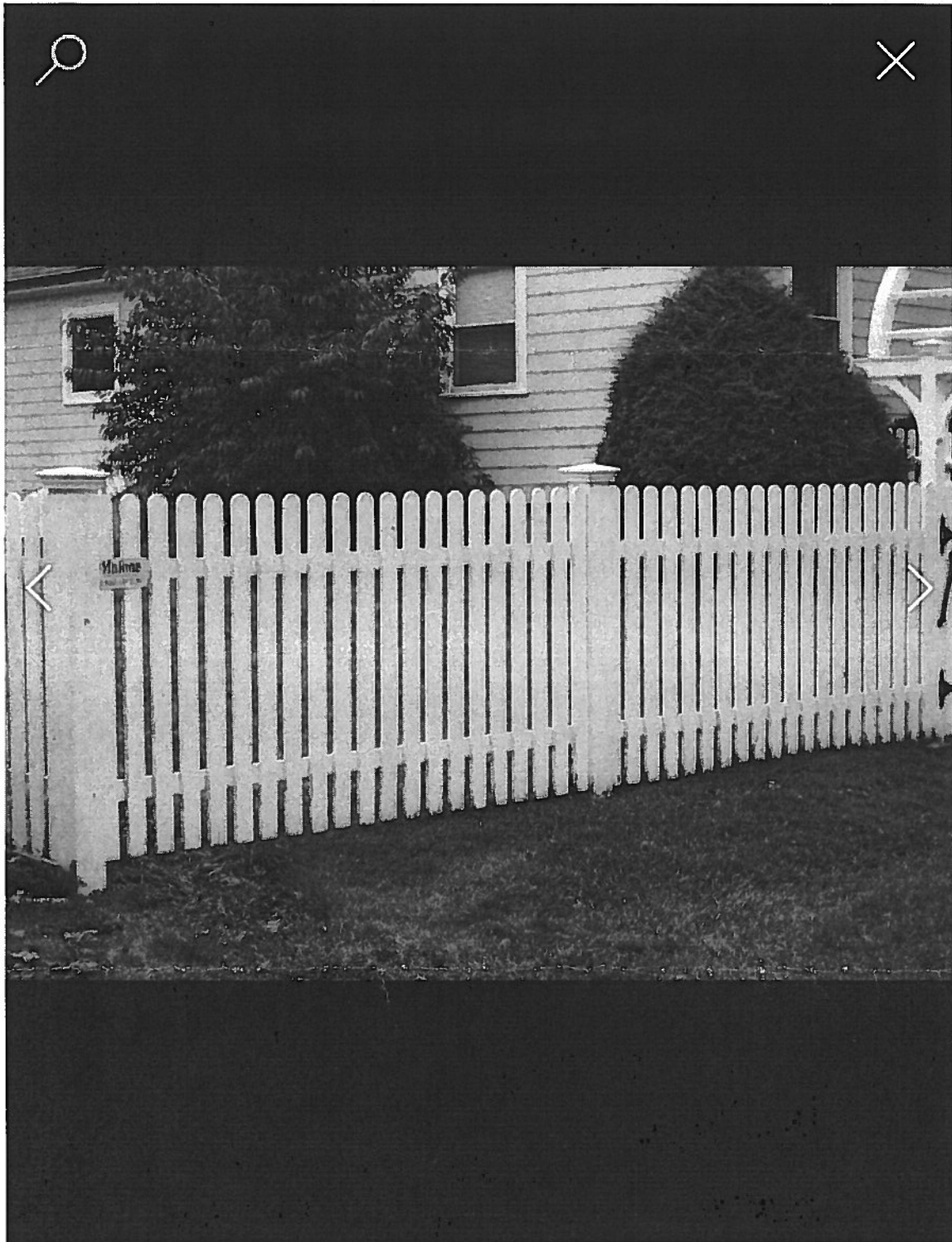
**ALL HDRC MEETINGS TAKE PLACE AT 101 N. ALAMO**  
If you have any questions or comments, please call (210) 207-3000 or email [hdrc@sanantonio.gov](mailto:hdrc@sanantonio.gov).  
For more information on the Historic Design Review Commission, visit [www.sanantonio.gov/hdr](http://www.sanantonio.gov/hdr).





S. ALAMO ST

Q pictures of picket fence



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