

HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

HDRC CASE NO: 2018-449
ADDRESS: 613 MISSION ST
LEGAL DESCRIPTION: NCB 2914 BLK 3 LOT 15
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Nick & Leigh Anne Lester
OWNER: Nick & Leigh Anne Lester
TYPE OF WORK: Installation of front yard fencing
APPLICATION RECEIVED: August 28, 2018
60-DAY REVIEW: October 27, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install front yard fencing at 613 Mission.

APPLICABLE CITATIONS:

5. Guidelines for Site Elements
2. Fences and Walls

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 primary structure at 613 Mission was constructed circa 1910 in the Craftsman style and is contributing to the King William Historic District. The one-story single-family structure features a crossed-gable primary roof with a gable-covered front porch. The front yard features natural lawn flanked by a ribbon driveway leading to a wood privacy fence behind the front façade plane of the structure. The structure first appears on the 1919 Sanborn Map.
- b. **FENCE LOCATION** - The applicant has proposed to install a fence to wrap around the front yard, 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 is not currently present on this property, fences are found on Mission and within the King William Historic

District. According to the Guidelines for Site Elements 2.C.i., privacy fences 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** – The applicant has proposed the new fence to feature metal-framed cattle panel at three (3) feet in height. 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 a traditional wood-framed cattle panel fence is found on a Craftsman duplex at 604 Mission while wrought iron and wood picket fences are more common to the Craftsman style, Mission St, and the King William Historic District. Staff finds that the applicant should explore wrought iron and wood picket options first, then consider the wood-framed cattle panel fence. The applicant has referenced the property at 223 Delaware located in the Lavaca Historic District as a reference to the proposed metal-framed cattle panel fence. Staff finds that the referenced fence was installed without approval in 2012 and does not relate to the King William Historic District.
- d. **FENCE HEIGHT** - Per the Guidelines 2.B.iii, the height of new fences and walls within the front yard should be limited to a maximum of four feet. Staff finds that the proposed three foot tall fence is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of front yard fencing with the following stipulations:

- i. The fence should turn at the driveway to meet at the corner of the structure, as opposed to spanning across the driveway in the front.
- ii. The driveway gate should be located behind the front façade plane of the structure or removed from the design.
- iii. The fence should feature a traditional design including wrought iron, wood picket, or a wood-framed cattle panel as opposed the proposed metal-framed cattle panel.
- iv. That no portion of the fence exceed four feet in height.

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.

CASE MANAGER:

Huy Pham



613 Mission

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Printed: Sep 12, 2018

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Expand side panel



613 Mission Street



Google



613 Mission Street

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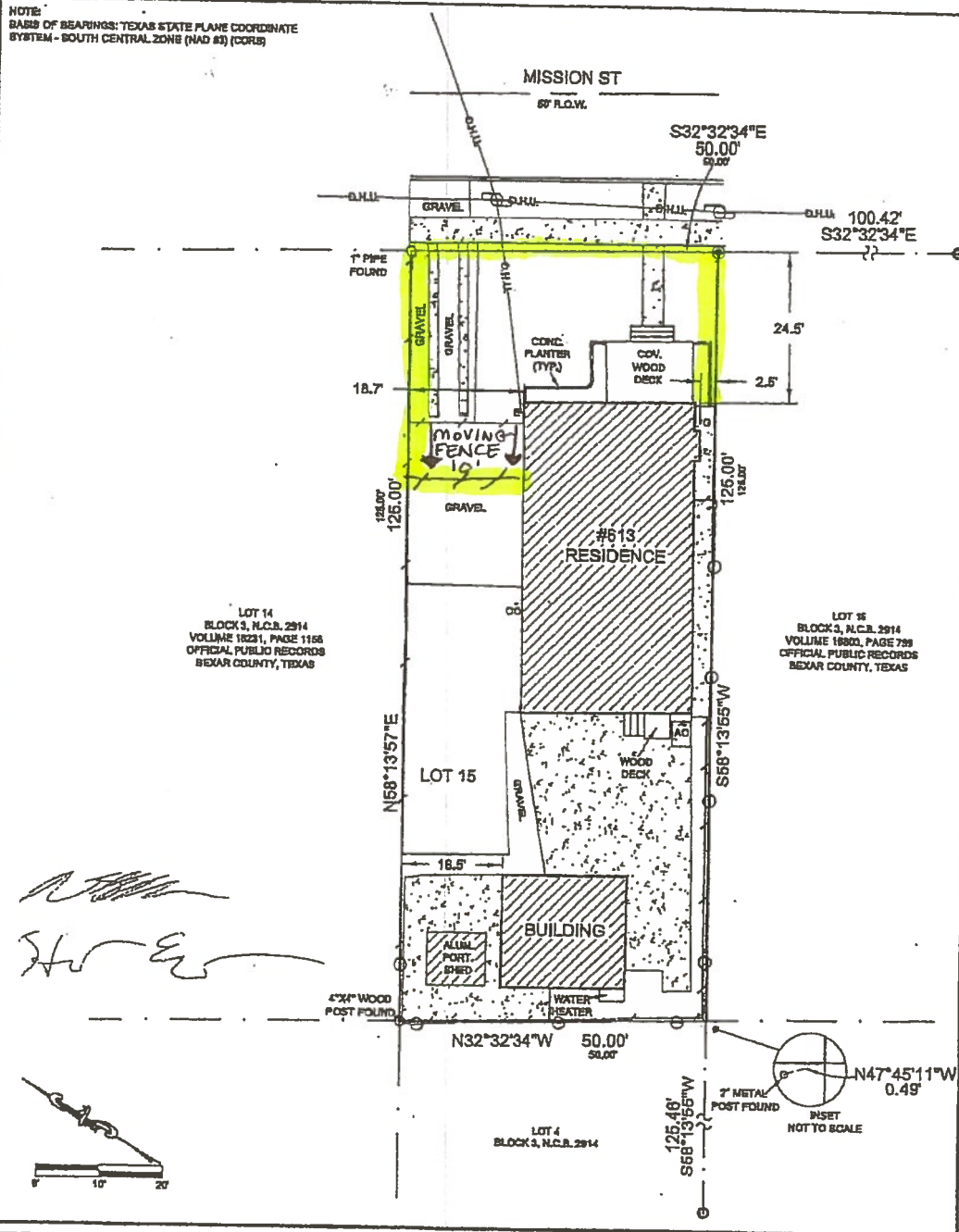






SUBJECT TO THE FOLLOWING RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS ACCORDING TO SCHEDULE B OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ISSUED JULY 13, 2018, O.F. NO. 152501547: NONE NOTED

NOTE:
BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORR)



SURVEY OF: LOT 15, BLOCK 3, NEW CITY BLOCK 2914, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS DESCRIBED IN DEED RECORDED IN VOLUME 4625, PAGE(S) 493 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

ADDRESS: 613 MISSION ST, SAN ANTONIO, TEXAS 78210

JOHNSON SURVEYING JOB NO. 918-001-000

CERTIFIED TO: NICHOLAS ALLEN AND HEATHER EDLBLUTE
FIRST AMERICAN TITLE INSURANCE COMPANY

RECORD INFORMATION
N89°27'41\"/>

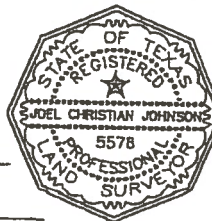
JOHNSON SURVEYING, INC.

Registered Professional Land Surveyor
17890 BLANCO RD, STE. 306, SAN ANTONIO, TX 78232
(210) 535-9533 • (210) 247-6138 fax
FIRM REG. #10140500

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND; AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION. SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED ARE SHOWN ON DRAWING OR BY REFERENCE.

JOEL CHRISTIAN JOHNSON
JOEL CHRISTIAN JOHNSON, R.P.L.S.

JULY 28, 2018
DATE



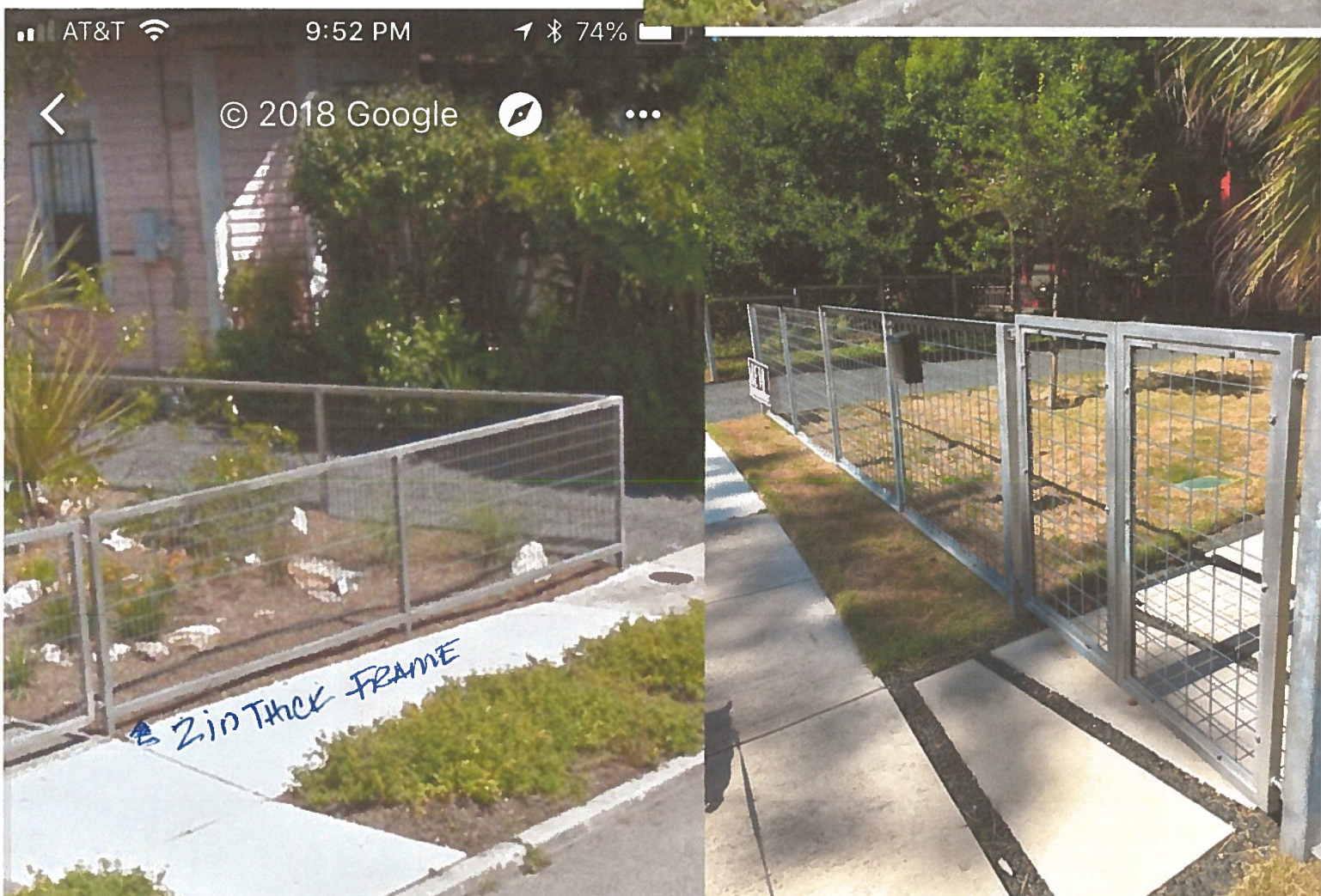
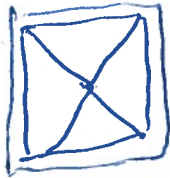
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Muriel Buz

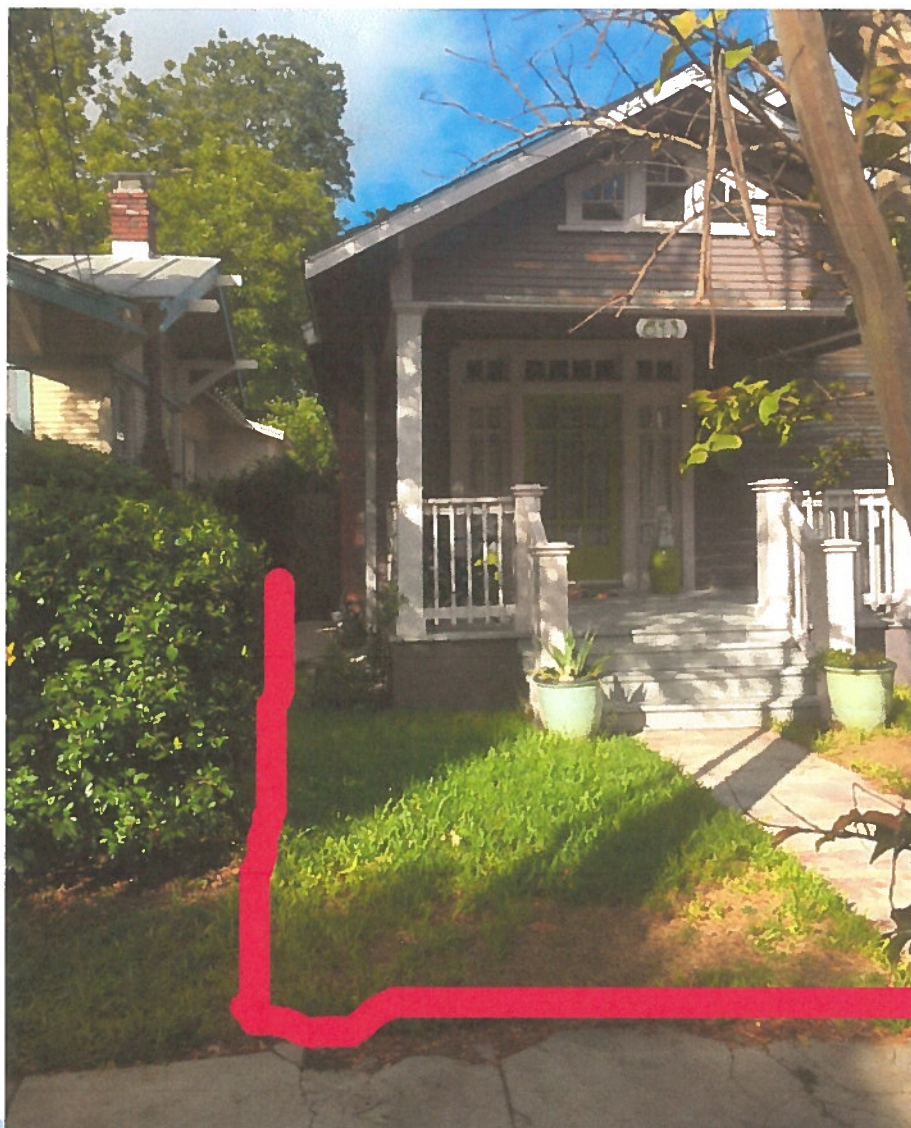
Joel Christian Johnson

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ADD. SHEET
FEB. 1919

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