

HISTORIC AND DESIGN REVIEW COMMISSION

October 03, 2018

HDRC CASE NO:	2018-483
ADDRESS:	327 WICKES
LEGAL DESCRIPTION:	NCB 939 BLK 2 LOT 8
ZONING:	RM-4, HS
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	McCartney House
APPLICANT:	Ana Lisa Garza
OWNER:	Ana Lisa Garza
TYPE OF WORK:	Fence replacement including front driveway gate
APPLICATION RECEIVED:	September 12, 2018
60-DAY REVIEW:	November 11, 2018

The applicant is requesting a Certificate of Appropriateness for approval to replace a non-original fence with a 4-foot tall wrought iron front yard fence including a front driveway gate.

APPLICABLE CITATIONS:

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.

FINDINGS:

- a. The historic structure at 327 Wickes was constructed circa 1900 and is first found on the 1904 Sanborn Map. The structure was constructed in the Folk Victorian style, is contributing to the King William Historic District, and is individually designated at the McCartney House historic site. The single-family, one-story structure features a traditional L-plan, a covered porch with architectural details typical of the style, and non-original wrought iron fence spanning across the front yard terminating before the driveway.
- b. **EXISTING FENCE** – The existing fence is a simple, black wrought iron fence at approximately 3-foot tall with a 1-foot tall “dog panel.” The fence currently spans across the front yard and terminates the driveway. Staff finds that the existing fence is not original to the structure and is eligible for removal and replacement.
- c. **FENCE LOCATION** - The applicant has proposed to install a 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. Staff finds that a non-original fence is installed on the property, and that fences are found on Delaware and within the Lavaca 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.

- d. FENCE DESIGN – The applicant has proposed the new fence to feature a wrought iron design and four 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 the wrought iron fence is found within the Lavaca Historic District and with Folk Victorian homes.

RECOMMENDATION:

Staff recommends approval based on finding b through d 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. 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

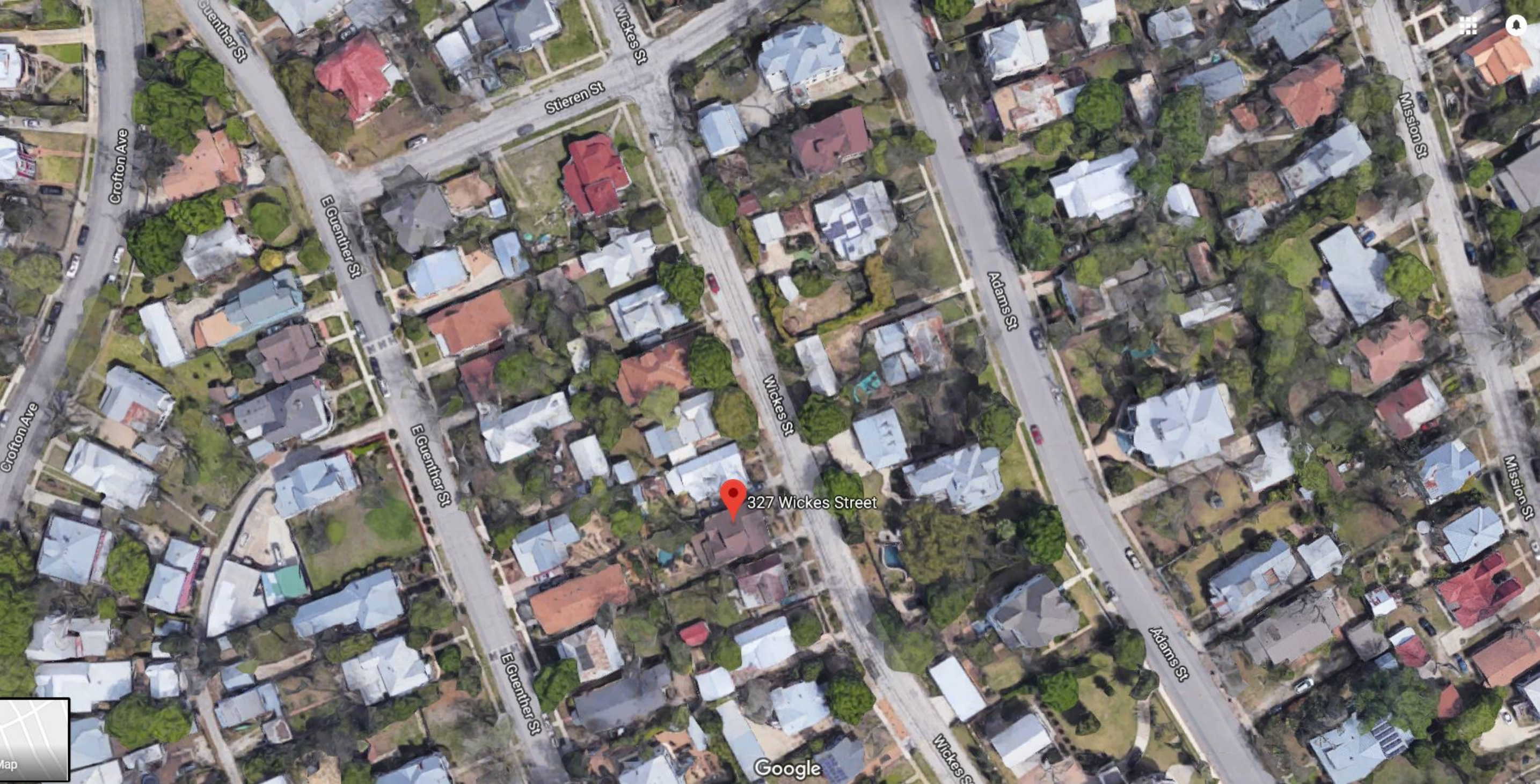


327 Wickes

Powered by ArcGIS Server

Printed: Sep 26, 2018

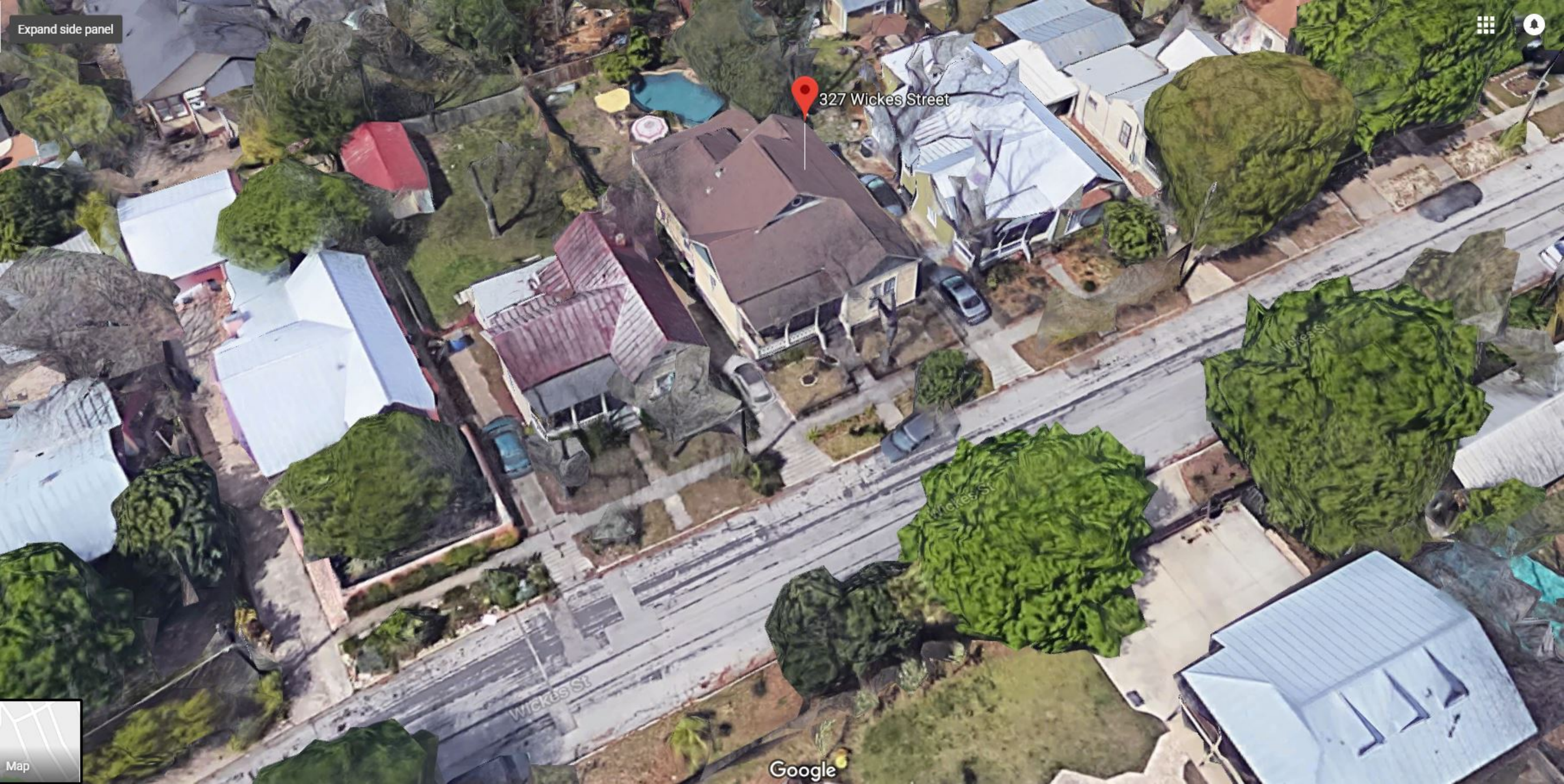
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327 Wickes Street

Google

Map



Expand side panel



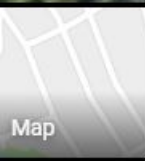
327 Wickes Street

Wickes St

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Wickes St

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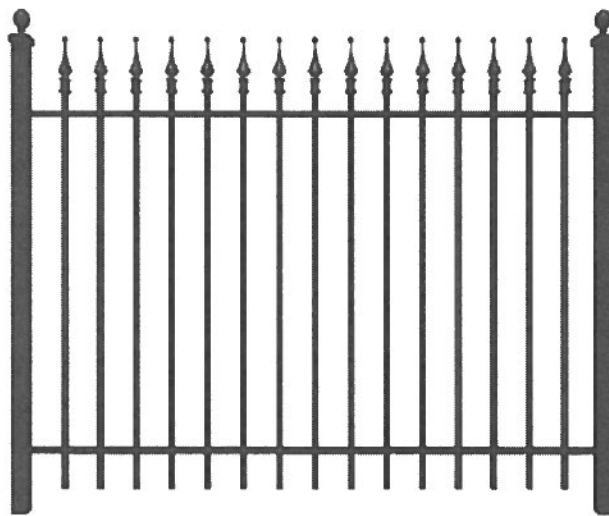
Map







Classic



The name says it all. Our Classic style is a timeless look. Available for immediate Quick Ship.

TRADITIONAL

36"h \$22.12 per foot

48"h \$23.71 per foot

25

24

ADAMS

2880

WICKES

2881

E. GUENTHER

CONSTANCE

CROFTON

AV.

23

0

2882

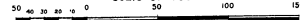
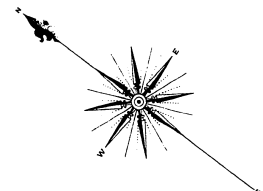
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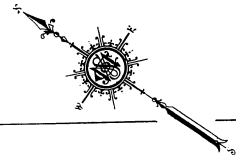
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939

940

Scale of Feet.





359

WICKES

NOT PAVED

E. GUENTHER

CONSTANCE

BARBE

2882

940

941

GREENWOOD

SAN ANTONIO AV.

S. FLORES

HARLANDALE HOT SULPHUR BATHS

Best Bathing, No Cure -
First Class - Best Service -
Largest - Best - Finest Work -
Superior - Most Complete -

Located 6 Miles S.E. of P.O.

Scale of Feet

0 50 100 150

0