

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-305
ADDRESS: 1142 IOWA ST
LEGAL DESCRIPTION: NCB 3885 BLK 1 LOT 11
ZONING: RM-4,H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
APPLICANT: Nathan Manfred/French & Michigan
OWNER: Keith Jones/JT Renovations and Properties
TYPE OF WORK: Install front yard fence
APPLICATION RECEIVED: May 12, 2019
60-DAY REVIEW: July 11, 2019
CASE MANAGER: Adam Rajper

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron front yard fence.

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 primary structure located at 1142 Iowa is a 1-story single-family structure constructed c. 1925 in the Craftsman style. The home features a front porch with tapered wood columns, front-facing gable, and wood double hung windows. The home is contributing to Knob Hill Historic District.
- b. FENCE LOCATION—The applicant has proposed to install a new front yard fence behind the existing concrete

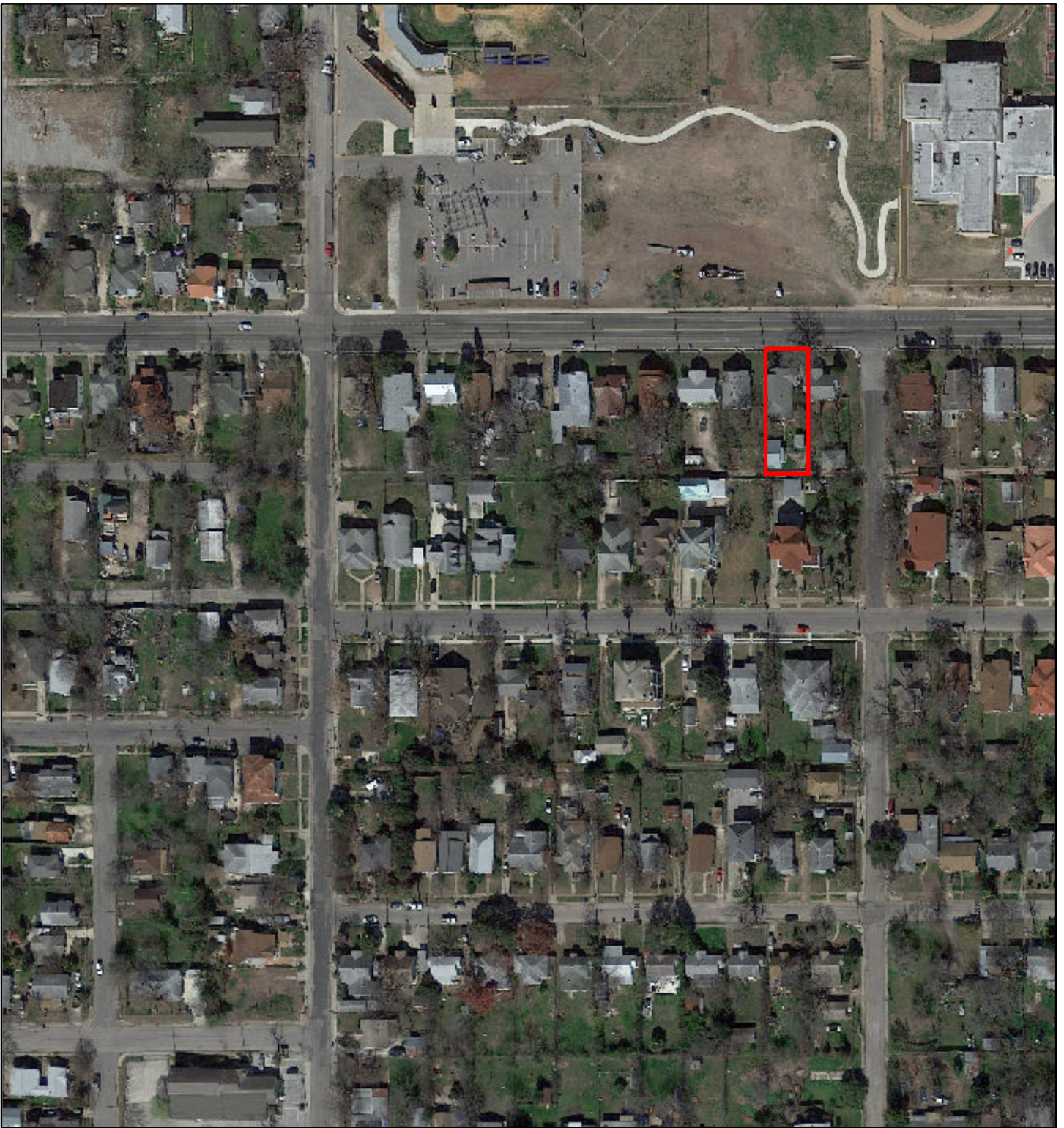
retaining wall along the street. According to Guideline 2.B.ii for Site Elements, the appropriateness of a front fence is dependent on conditions within the district, and new front yard fences should not be introduced within the district if it has not historically had them. Front yard fences are not prevalent in the Knob Hill Historic District, including the block bound by Iowa to the north, St. Anthony to the east, Virginia to the south, and S. Palmetto to the west. Staff finds that the proposal is not consistent with the Guidelines. Moreover, the front yard berm is a character-defining feature of the property and the proposed fence would interrupt this feature. Therefore, staff finds the proposed fence location inconsistent with the Guidelines.

- c. FENCE HEIGHT – The applicant has indicated a fence height of four feet. According to the Historic Design Guidelines, new front yard fences should be limited to a maximum of four feet. Staff finds the proposed fence height consistent with the Guidelines.
- d. FENCE DESIGN AND MATERIALS – The applicant has proposed to install a new wrought iron front yard fence. According to the Historic Design Guidelines, new front yard fences should appear similar to those used historically within the district in terms of their scale, transparency, character, and materials. In the immediate vicinity and within the Knob Hill Historic District, front yard fences are not prevalent. However, typical fence types for Craftsman style homes include wrought iron, vertical wood picket, and cattle panel with wood posts. Staff finds the proposed fence design consistent with the Guidelines.

RECOMMENDATION:

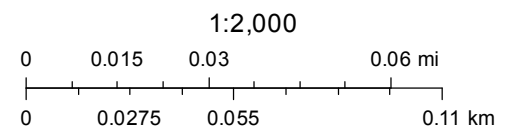
Staff does not recommend approval of the new front yard fence based on finding b.

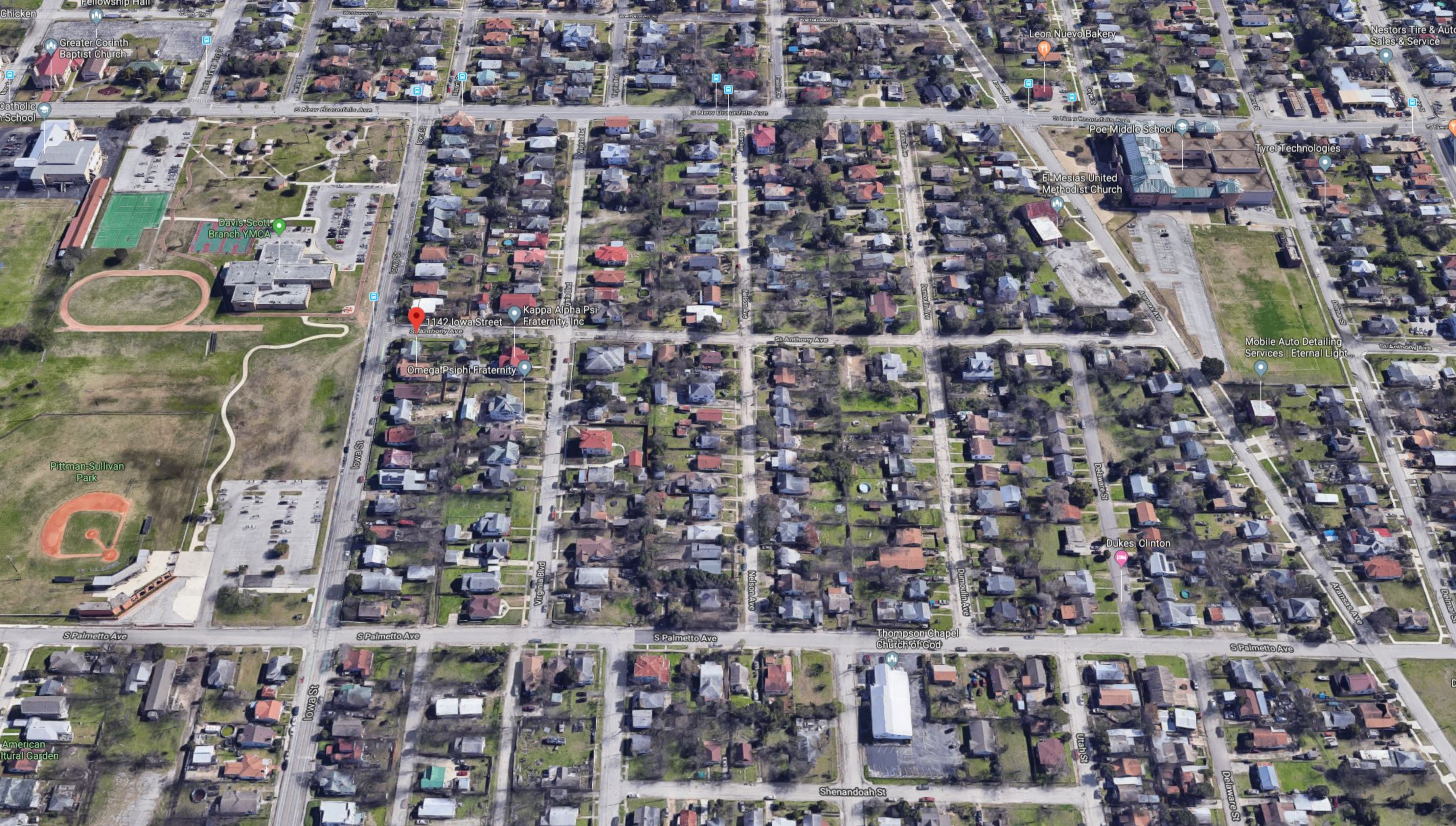
1142 Iowa



May 29, 2019

— User drawn lines







1142 Iowa Street

Kappa Alpha Psi
Fraternity, Inc

Omega Psi Phi Fraternity

Virginia Blvd

Virginia Blvd

Virginia Blvd

Almetto Ave

St Anthony Ave

Fredonia St

Sanders St

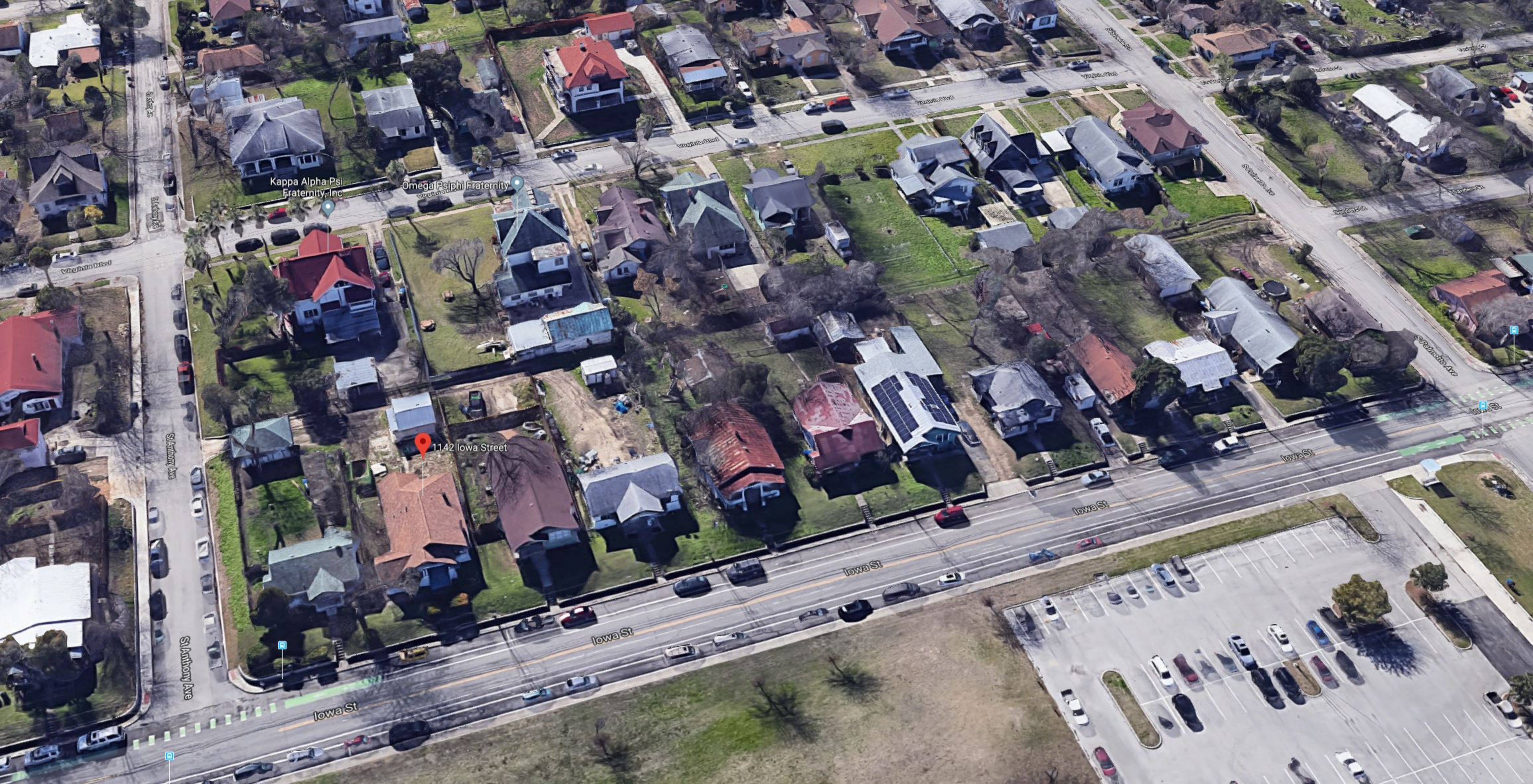
St Anthony Ave

Iowa St

Iowa St

Iowa St

Iowa St



Kappa Alpha Psi
Fraternity, Inc.

Omega Psi Phi Fraternity

1142 Iowa Street

St Anthony Ave

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Iowa St

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1142 Iowa Street

Kappa Alpha Psi
Fraternity, Inc

Omega Psi Phi Fraternity

S Palmetto Ave

S Palmetto Ave



1142 Iowa - San Antonio, Texas 78203



Front of House - Facing Iowa - North



4' Wrought Iron Fence to Sample Image - Proposed Fence to Match

