

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-311
ADDRESS: 1704 SAN FERNANDO ST
LEGAL DESCRIPTION: NCB 6016 BLK A LOT 3 & W 15 FT OF 2
ZONING: R-4,HL
CITY COUNCIL DIST.: 5
LANDMARK: House
APPLICANT: Thomas Casias
OWNER: Thomas Casias
TYPE OF WORK: Installation of a solid front yard fence
APPLICATION RECEIVED: May 15, 2019
60-DAY REVIEW: July 16, 2019
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a solid, horizontal wood plank fence in the front yard. The fence height is requested to be four feet.

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:

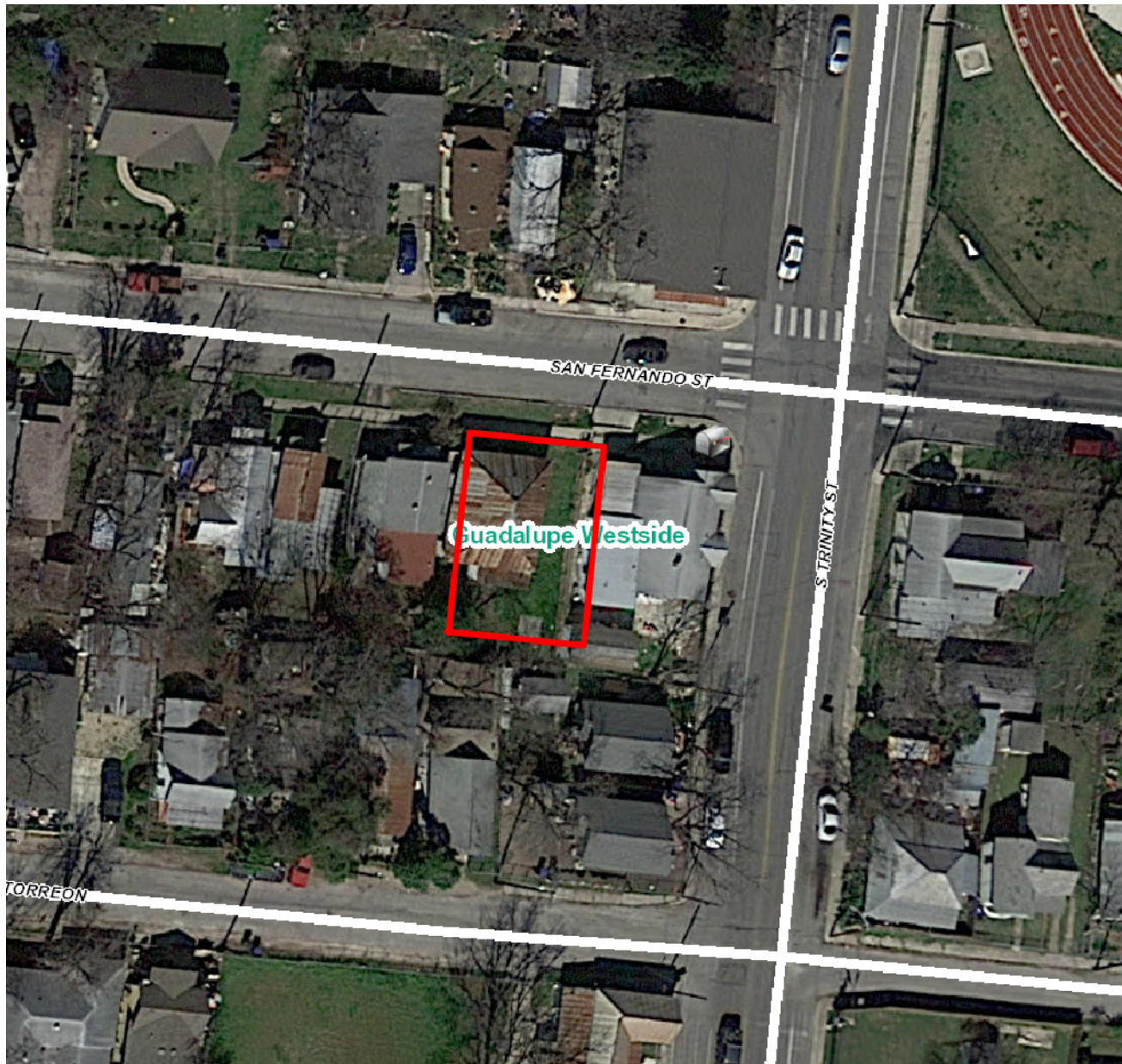
- a. The primary structure located at 1704 San Fernando St was constructed circa 1912-1915 in the Craftsman style and first appears on the 1954 Sanborn Map. The structure features a standing seam metal hipped roof with a front porch with wood columns. The structure is an individually listed local landmark and was designated on August 16, 2015. The applicant is requesting approval to install a solid wooden 4-foot tall fence on the front yard. The fence has already been installed prior to receiving a Certificate of Appropriateness or permit.
- b. FENCE DESIGN AND HEIGHT – The applicant has proposed to install a solid, horizontal wood plank fence in the front yard. The requested height is four feet. Historically, a front yard fence did not exist in this location. According to the Historic Design Guidelines, new front yard fences should appear similar to those used historically in the vicinity in terms of their scale, transparency, and character. New fences are also required to meet development standards as outlined in UDC Section 35-514. While staff finds the general concept of a new front yard fence measuring four feet in height appropriate based on similarly placed fences in the vicinity, staff finds the proposed design to be inconsistent with the Guidelines. The proposed fence design is also in violation of city permitting requirements, which require that front yard fences be predominantly open versus fully solid.
- c. FENCE LOCATION – According to the Historic Design Guidelines, new front yard fences should follow historic fence placements in the vicinity. Based on the existing context and area fences, staff finds the location to be generally appropriate.

RECOMMENDATION:

Staff does not recommend approval of the fence as installed based on findings a through d. Staff recommends that the applicant propose an alternative fence design that complies with the Historic Design Guidelines and city permitting requirements as outlined in UDC Section 35-514, such as vertical wood pickets, cattle panel, or wrought iron.

CASE COMMENTS:

VIOLATION – The requested fence was installed prior to receiving a Certificate of Appropriateness or permit. The installation occurred sometime after April 2016.



Flex Viewer

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Printed: Mar 16, 2018

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1704 San Fernando Street



S Nueces St

San Fernando St

San Fernando St

San Fernando St

S Trinity St

San Fernando St

S Nueces St

1704 San Fernando Street

S Trinity St

St

Torreon St

S Nueces St

Torreon St

Torreon St

Torreon St

S Trinity St

Torreon St

Torreon St

1707 San Fernando St

San Antonio, Texas



Google, Inc.



Street View - Apr 2016



Google





[illegible]

Drive way

House

12 ft

32 ft
fence

1 ft

18 ft

sidewalk

7 ft

Ab proach

curb

< road

2 ft
fence

