

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO: 2019-316
ADDRESS: 626 AVENUE E
LEGAL DESCRIPTION: NCB 443 BLK 5 LOT 1
ZONING: FBZ T4-2, HS
CITY COUNCIL DIST.: 1
LANDMARK: Schiebel / Richardson House #1
APPLICANT: Thomas Tamez
OWNER: Rey Feo Scholarship Foundation & LULAC Council #2
TYPE OF WORK: Front Yard Fence
APPLICATION RECEIVED: May 28, 2019
60-DAY REVIEW: July 27, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a five-foot (5') tall wrought iron fence in the front yard.

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 626 Avenue E is an individually landmarked historic structure currently zoned FBZ and Historic. This structure is commonly known as the Schiebel-Richardson House #1, was constructed circa 1825 and features a side gable roof, a full width front porch, an “Austin-chalk” façade, a standing seam metal roof, and square front porch columns. The structure is located at the corner of Avenue E and Brooklyn, with I-35/SR 281 a block from its rear. The structure also neighbors the Schiebel-Richardson House #2 historic site, which has been demolished and currently features a billboard sign oriented toward the highway.
- b. FENCE – The applicant is proposing to install a 5 foot (5') tall wrought iron fence in the front yard.
- c. LOCATION – Per the Guidelines for Site Elements 5.2.B.ii., front yard fences should not be introduced in a location that did not historically have them. Staff finds that front yard fences are typical to structures of this architecture style and context.

- d. HEIGHT – Per the Guidelines for Site Elements 5.2.B.iii., front yard fences should be limited to a maximum of four feet (4') in height. Staff finds that the proposed height of five feet (5') is inconsistent with the Guidelines and should be reduced.
- e. DESIGN – The Guidelines for Site Elements 5.2.B.i., the design of the fence should respond to the design and materials of the house or main structure. Staff finds that the proposed wrought iron fence is appropriate to the style of the structure.
- f. COMPLIANCE – A signage request for 626 Avenue E was heard at the HDRC hearing on December 5, 2018, and was denied. The sign was installed prior to approval and has not been removed. Compliance should be met prior the issuance of a Certificate of Appropriateness for fencing.

RECOMMENDATION:

Staff recommends approval based on finding b through f with the following stipulations:

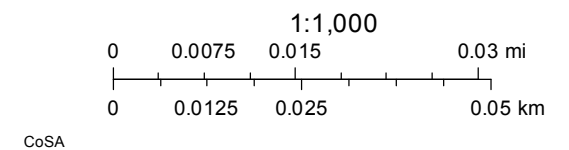
- i. The height of the fence should be reduced to a maximum of four feet (4') in height.
- ii. Unapproved signage must be removed prior to the issuance of a Certificate of Appropriateness for fencing.

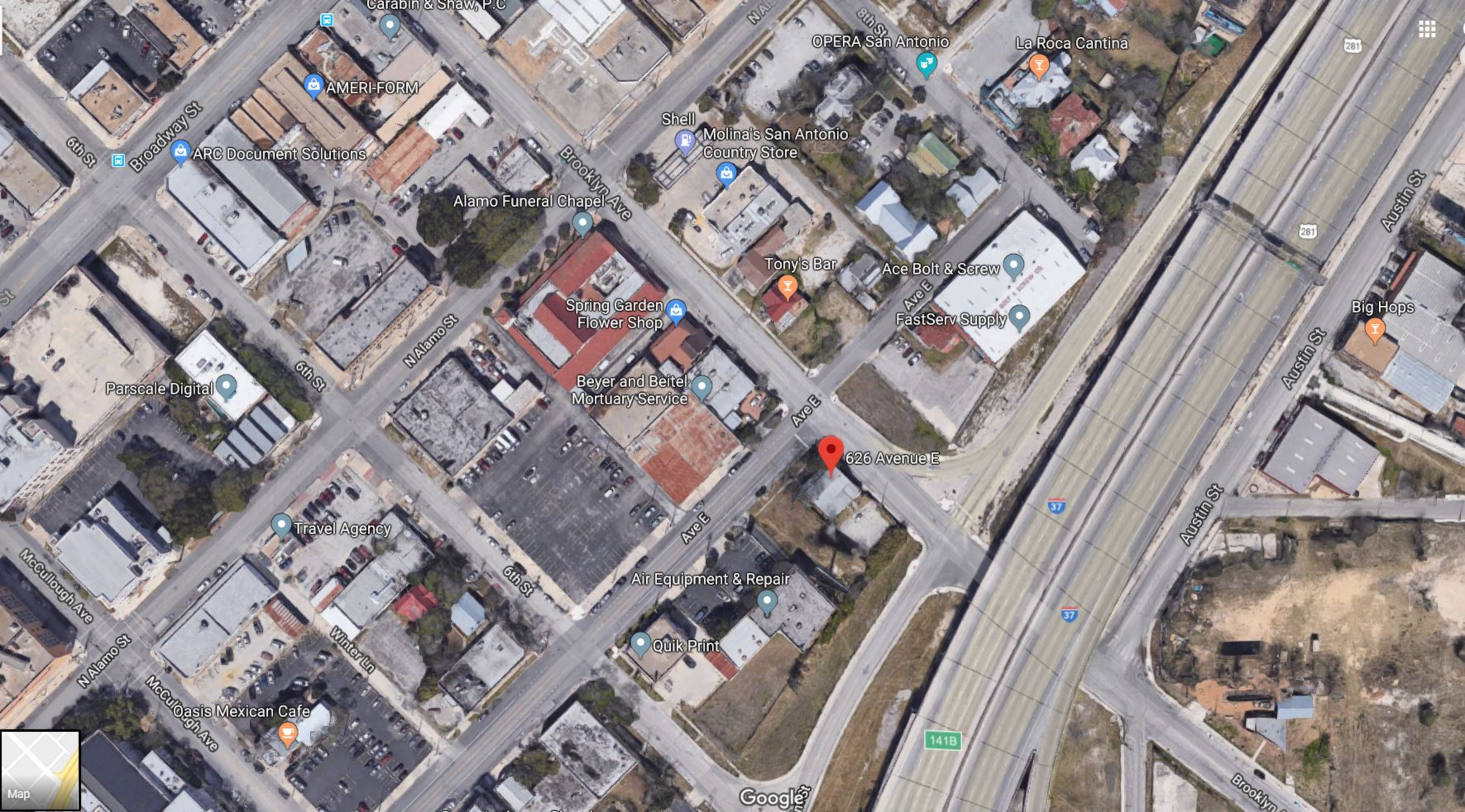
626 Avenue E



June 12, 2019

 COSA City Limit Boundary







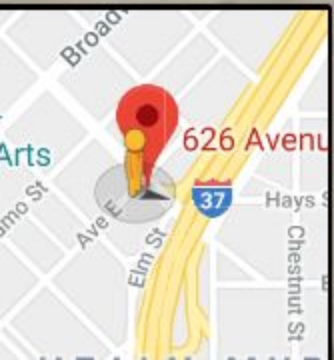
FAST
FASTY

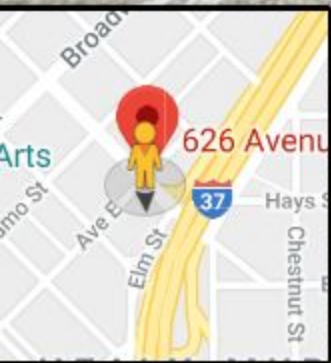
626 Avenue E

Beyer and Beitel
Mortuary Service



Google







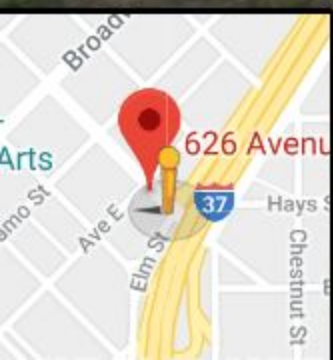
Family Fun
Legendary Dining
TOWER OF THE AMERICAS & CHART HOUSE
EXIT 1400



FOR LEASE
2,200 SF
Offices Retail
JANET KERRICK
210-346-2878
janet@kerrick.com



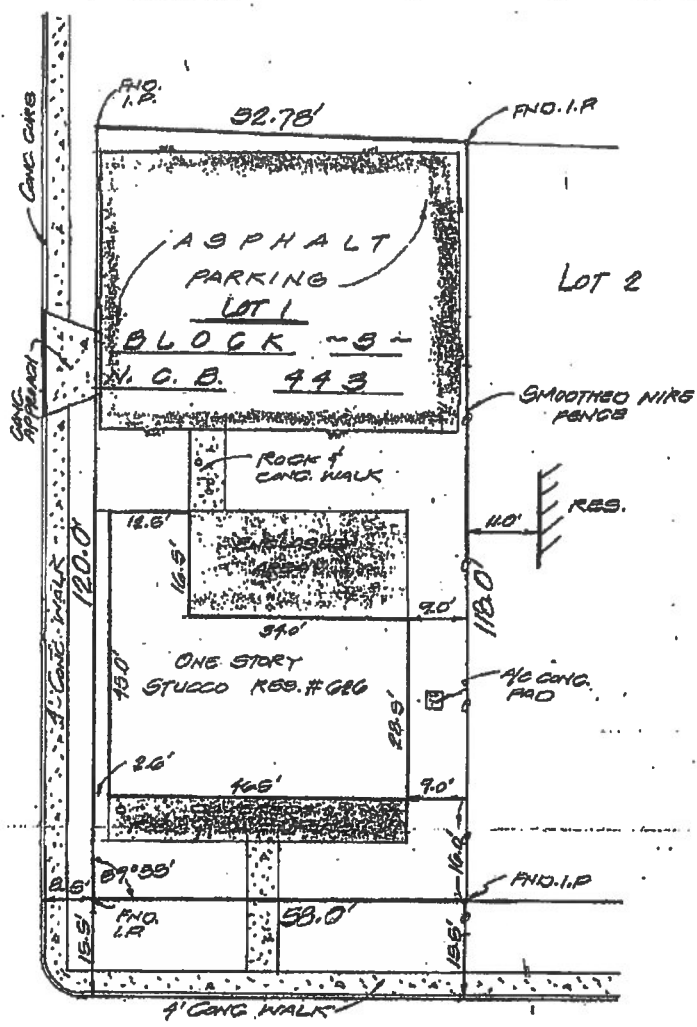
Brooklyn Ave



REVIEWED & ACCEPTED:

Thomas J. Jones

BROOKLYN AVE.
(40.5' P.W.I.T.)



AVENUE E
(77' P.W.I.T. - 78' R.O.W.)

LOT NO. 1 BLOCK NO. 5 N.C.B. NO. 443
SUBD./O.S. _____
SECTION/UNIT _____ VOL. _____ PAGE _____
STREET ADDRESS 826 AVENUE E
CITY SAN ANTONIO COUNTY BEXAR TEXAS
SURVEYED FOR CHICAGO TITLE CO. O.P. NO. 988046
BUYERS CHRISTIE L. GARANT

NOTE:
THE SUBJECT PROPERTY IS NOT SITUATED WITHIN A
100-YEAR FLOOD PLAIN ACCORDING TO THE FLOOD
INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER
18050027D, EFFECTIVE DEC. 13, 19 83,
BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REFERENCE:
VOL. _____ PG. _____ VOL. _____ PG. _____
VOL. _____ PG. _____ VOL. _____ PG. _____
VOL. _____ PG. _____ VOL. _____ PG. _____

S SOUTH TEXAS ENGINEERING, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
4006 CENTERVIEW SUITE 100 • SAN ANTONIO, TEXAS 78209 • (512) 790-5516



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT
IS TRUE AND CORRECT ACCORDING TO AN ACTUAL
SURVEY MADE ON THE GROUND UNDER
MY SUPERVISION AND THAT THERE ARE NO
VISIBLE EASEMENTS OR ENCROACHMENTS EX-
CEPT AS SHOWN ABOVE.
DATE: AUG. 2, 1993
SURVEY ORDER NO.: 198542-00-02
SCALE: 1"=80'
DRAWN BY: D.V.
CHECKED BY: H.S.



BACK YARD

RESIDENCE

VACANT LOT

PRIVACY FENCE

OVERHANG

YARD

GATE

YARD

FRONT SIDEWALK FRONT

PART OF FRONT YARD

SIDEWALK

STREET - BROOKLYN

- FENCE

STREET - AVE E.



← 5' HIGH FENCE

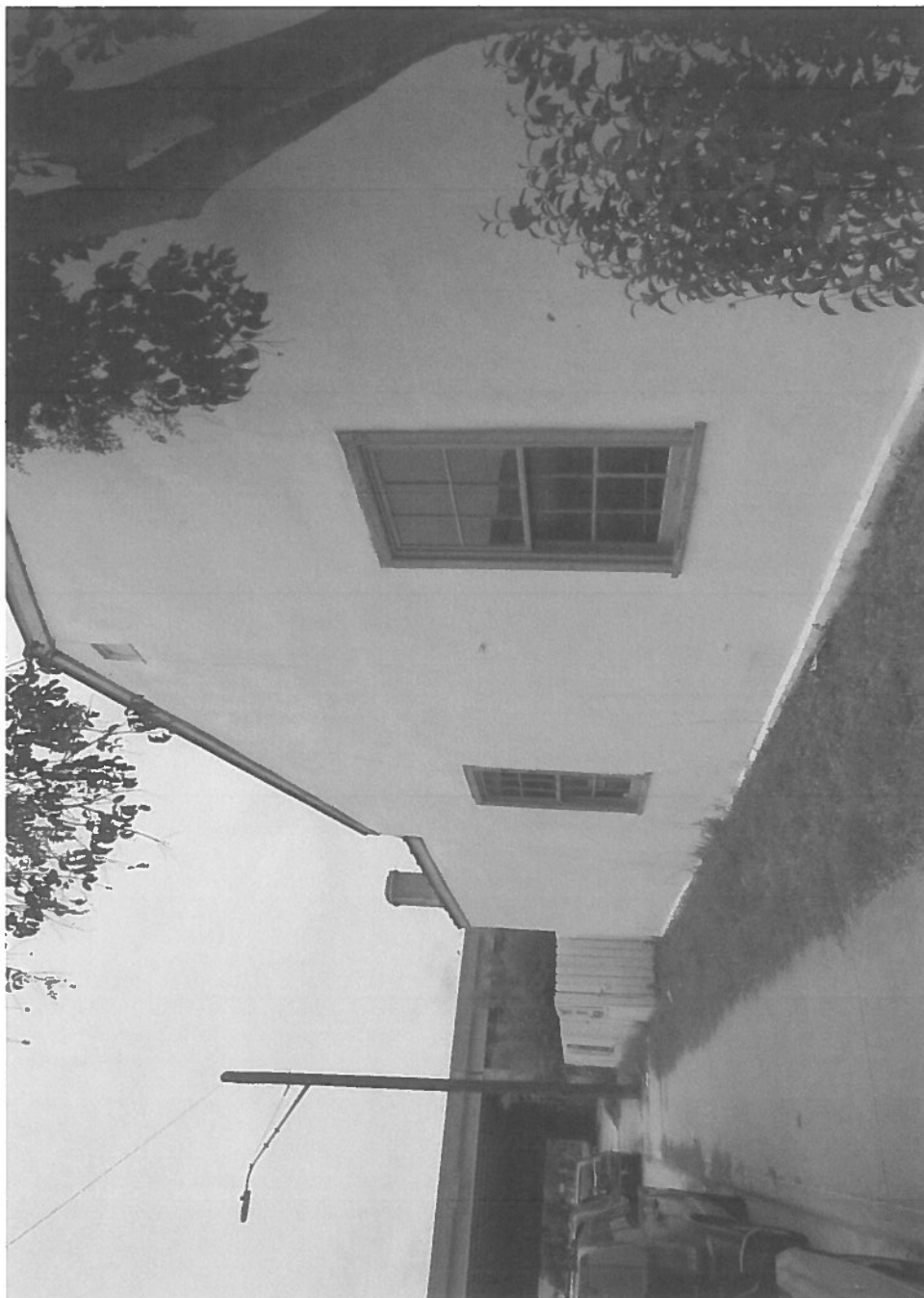


← VACANT LOT

FENCE →



RIGHT HANDSIDE OF PROPERTY



BROOKLYN STREET SIDE