

# HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

**HDRC CASE NO:** 2019-637  
**ADDRESS:** 705 E GUENTHER ST  
**LEGAL DESCRIPTION:** NCB 2882 BLK 7 LOT 1&2  
**ZONING:** RM-4,HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** McManus / Heinan House  
**APPLICANT:** Margaret Benavides Dohrer  
**OWNER:** Margaret Benavides Dohrer  
**TYPE OF WORK:** Installation of front yard fencing  
**APPLICATION RECEIVED:** October 18, 2019  
**60-DAY REVIEW:** December 17, 2019  
**CASE MANAGER:** Stephanie Phillips

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new front and side yard wood picket fence measuring 4 feet in height.

## 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 705 E Guenther is a 2.5-story single family structure constructed circa 1908 in the Folk Victorian style with Neoclassical and Italianate influences. The structure features woodlap siding, a double gable roof featuring decorative wood shingles, one over one wood windows, and an asymmetrical 2-story porch with simple Doric columns and dentil detailing. The home is contributing to the King William Historic District and is a locally designated landmark with the common name McManus / Heinan House.
- b. FENCE DESIGN AND HEIGHT – The applicant has proposed to install a new wood picket front and side yard fence measuring 4 feet in height. The house is located on a corner lot and the proposed fencing will extend from the neighboring property line on E Guenther to behind the front elevation of the house on the side street along Constance St, connecting to an existing wood privacy fence measuring 6 feet in height. 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, and character. Staff finds that wood picket fencing is appropriate for the district based on existing and historic fence styles.
- c. FENCE LOCATION – According to the Historic Design Guidelines, new front yard fences should follow historic fence placements in the district. The proposed fence will follow the established fence line along E Guenther and will extend beyond the front elevation of the house on the side street along Constance St, connecting to an existing wood privacy fence. Staff finds the proposal consistent with the Guidelines, but finds that a more formalized and accurate site plan should be provided to staff that shows the existing property lines, fencing, and structures to scale prior to receiving a Certificate of Appropriateness.

## **RECOMMENDATION:**

Staff recommends approval of the installation of front and side yard fencing based on findings a through c with the following stipulation:

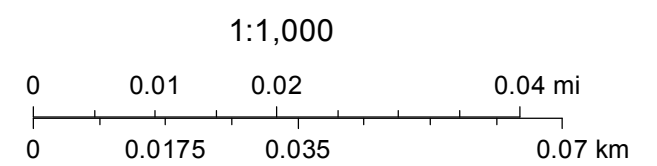
- i. That the applicant submits an accurate and to-scale site plan to staff for review and approval prior to receiving a Certificate of Appropriateness as noted in finding c.
- ii. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.



# City of San Antonio One Stop



October 31, 2019











Constance











## PLOT (SITE) PLAN

(SAMPLE ONLY)

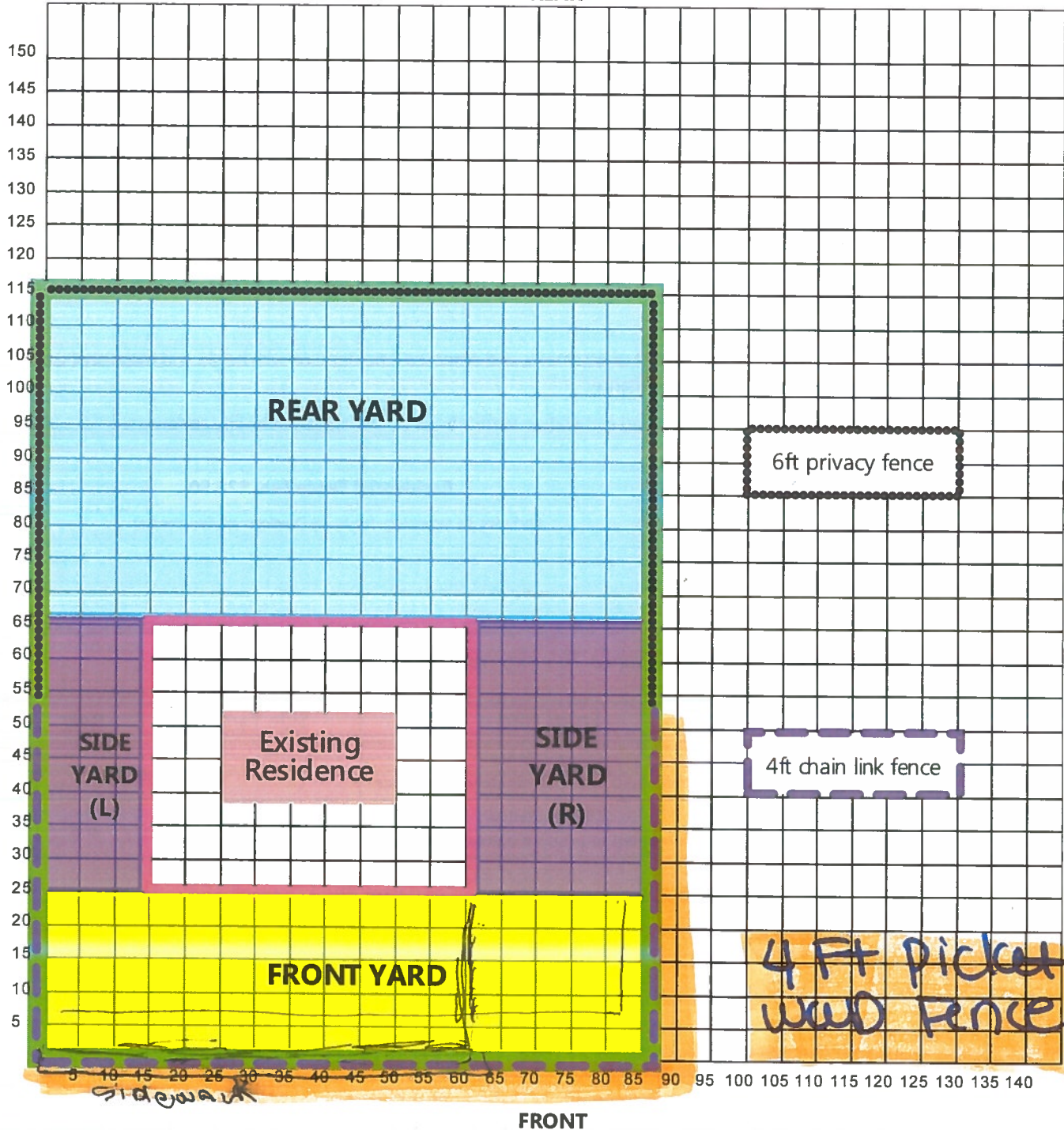
Address: 705 E. GUENTHER ST, SAN ANTONIO, TEXAS 78210

Lot: \_\_\_\_\_

Block: \_\_\_\_\_

NCB: \_\_\_\_\_

REAR



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Applicant Signature: Margaret B. Baker

Date: 10-17-19















