

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

HDRC CASE NO: 2019-758
ADDRESS: 714 N PINE ST
LEGAL DESCRIPTION: NCB 1659 BLK G LOT 5
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: NAEGER JENNIFER & LEO
OWNER: NAEGER JENNIFER & LEO
TYPE OF WORK: Installation of front yard fencing
APPLICATION RECEIVED: December 20, 2019
60-DAY REVIEW: February 19, 2020
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 5-foot tall wrought iron fence across the front yard with a dual opening mechanical gate at the driveway.

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.

3.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 historic structure at 714 N Pine was constructed in the Folk Victorian style and contributes to the Dignowity Hill Historic District. The two-story single-family structure features a wrap-around porch and balcony with dentil molding on the cornice, a front-facing gable with shake shingles, square columns with capital and base trim, and a brick chimney.
- b. FENCE – The applicant has proposed to install a front yard fence across the front yard meeting at the existing chain-link side fences, including a pedestrian and driveway gate.
- c. DESIGN – The applicant proposed the fence to feature a wrought iron design with finials, rings, and raised pedestrian and driveway gates. Per the Guidelines for Site Elements 2.B.i., new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency,

and character, and respond to the design and materials of the main structure. Staff finds that a wrought iron fence is typical to Folk Victorian style and is generally appropriate. If a motorized driveway gate is approved, equipment should be minimally visible behind the gate.

- d. LOCATION – Per the Guidelines for Site Elements 2.B.ii., new front yard fences or wall should not be introduced within historic districts that have not historically had them. Staff finds that front yard fences are found on N Pine and within the Dignowity Hill Historic District. Additionally, per the Guidelines 3.ii., privacy fences should not be used in the front yard. While fences with front gates are typically stipulated to turn at the driveway, staff finds that the wraparound porch and balcony provides a site condition where setting the driveway gate behind the front façade plane is infeasible.
- e. HEIGHT – The applicant has proposed to install a fence with a height of 5-feet at its tallest point at the pedestrian and driveway gate. Per the Guidelines for Site Elements 2.B.iii., limit the height of new fences and walls within the front yard to a maximum of four feet. Staff finds that no portion of the fence should exceed 4-feet in height including the finials and raised gate portions.

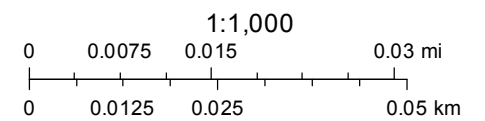
RECOMMENDATION:

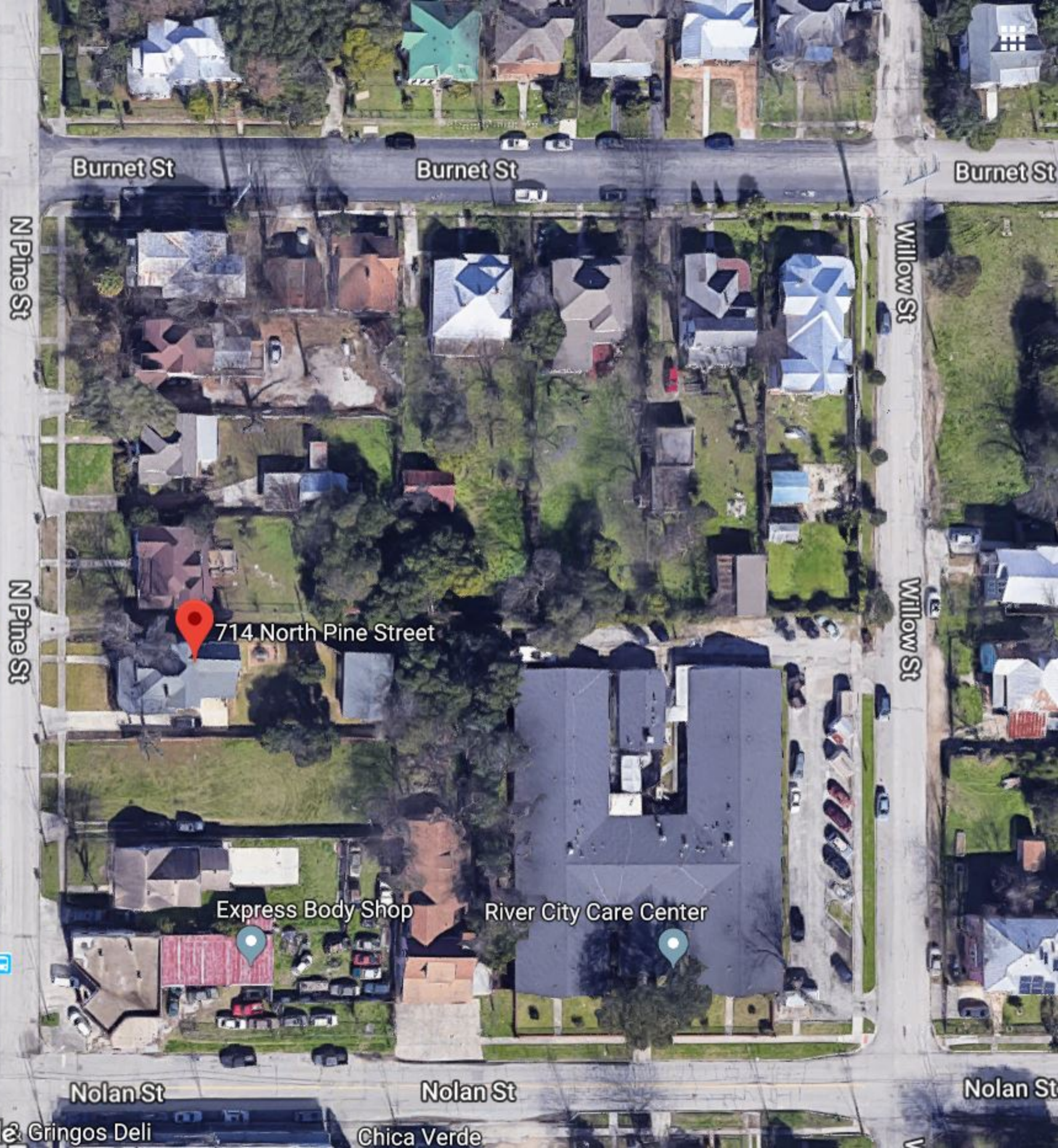
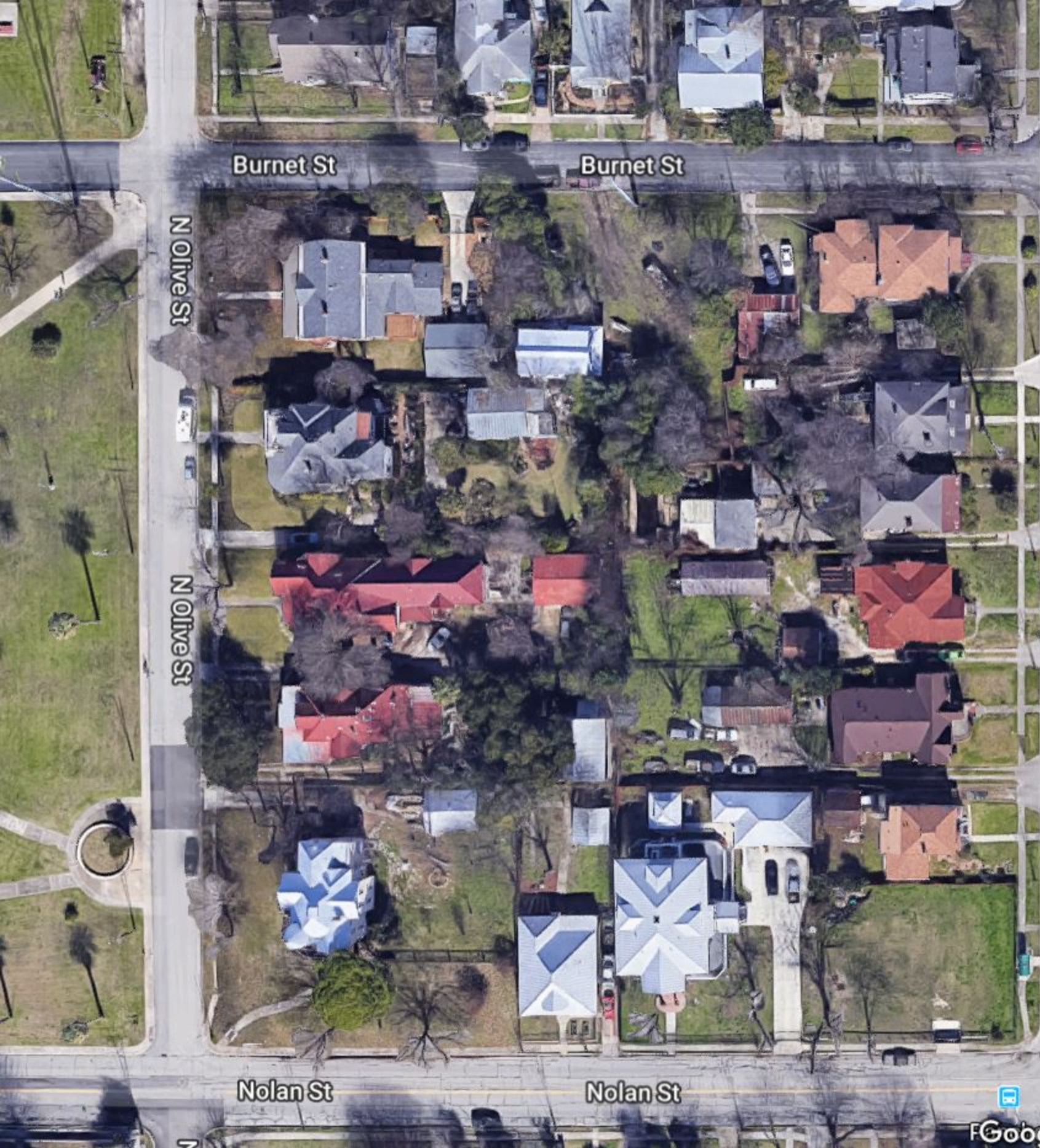
Staff recommends approval based on findings with the stipulation that no portion of the fence exceeds 4-feet in height. If a motorized driveway gate is approved, equipment should be minimally visible behind the gate.

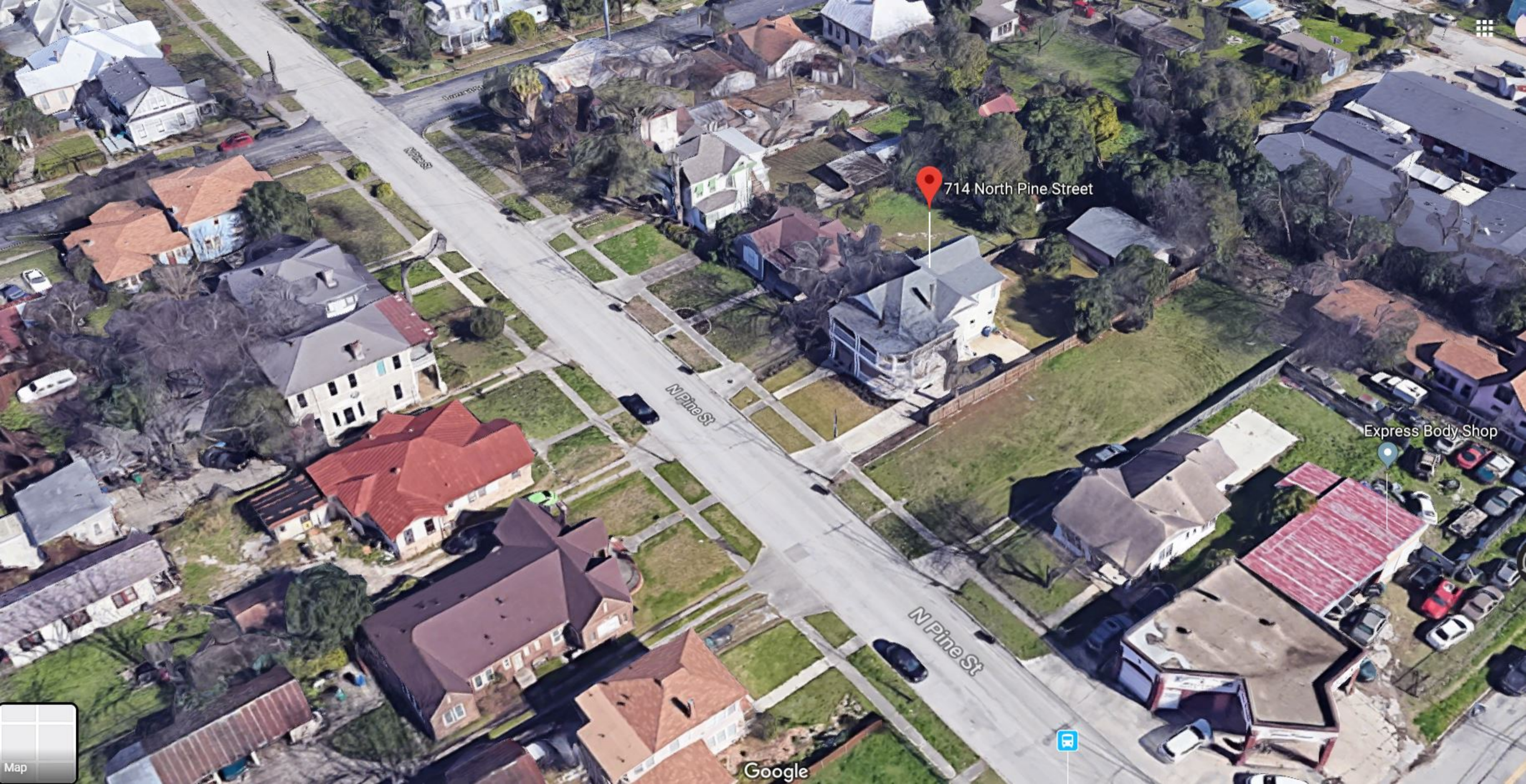
714 N Pine



January 3, 2020







714 North Pine Street

N Pine St

N Pine St

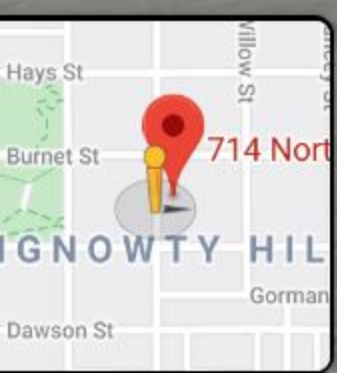
Express Body Shop



Map

Google





THREE
Design Consulting, LLC

1333 Buena Vista St., Ste. 102
San Antonio, Texas 78207
threedesignconsulting@gmail

REVISIONS

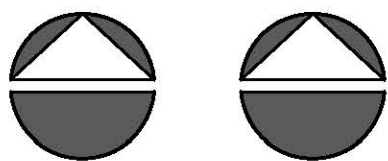
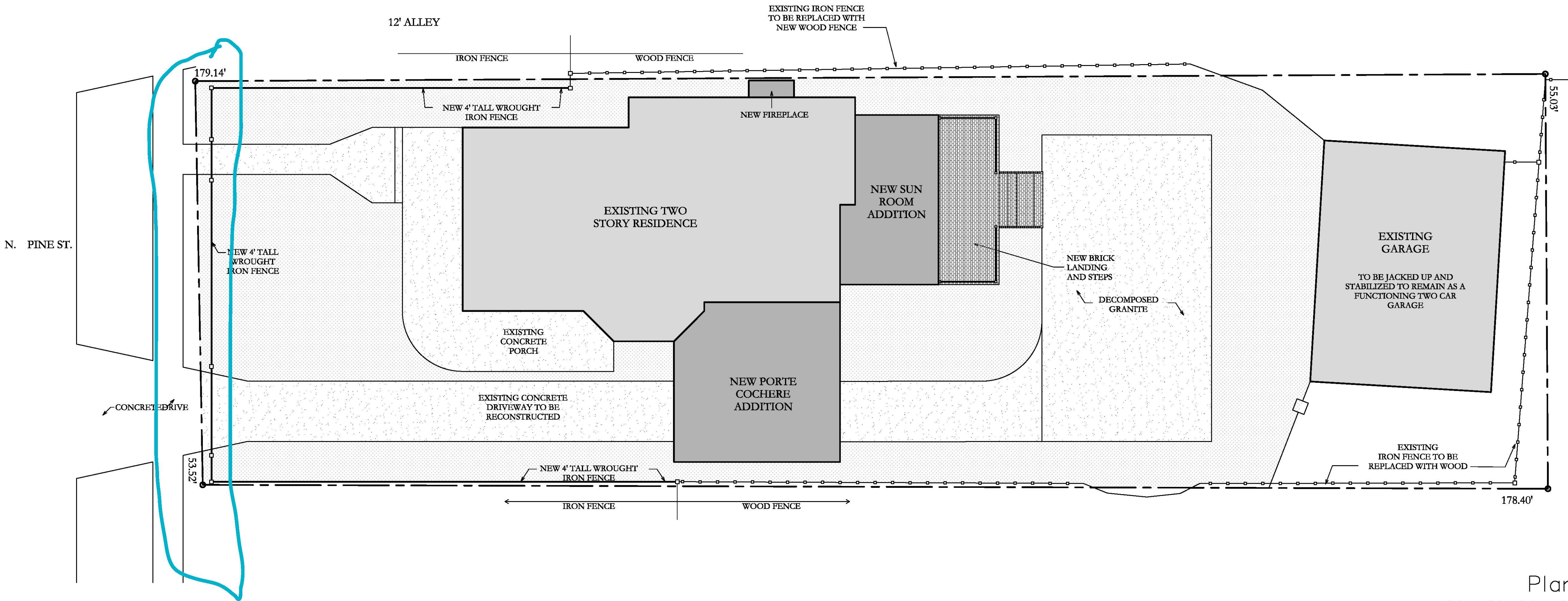
LEGAL DESCRIPTION

PROPERTY ADDRESS 714 N. PINE STREET
SAN ANTONIO TX, 78202

BEING .01 ACRES (1,234 SQ. FT.)
BEING LOTS 11 & 12 OF BLOCK 00, C.B. 4024
IN THE CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS 78012

TOPOGRAPHY LEGEND

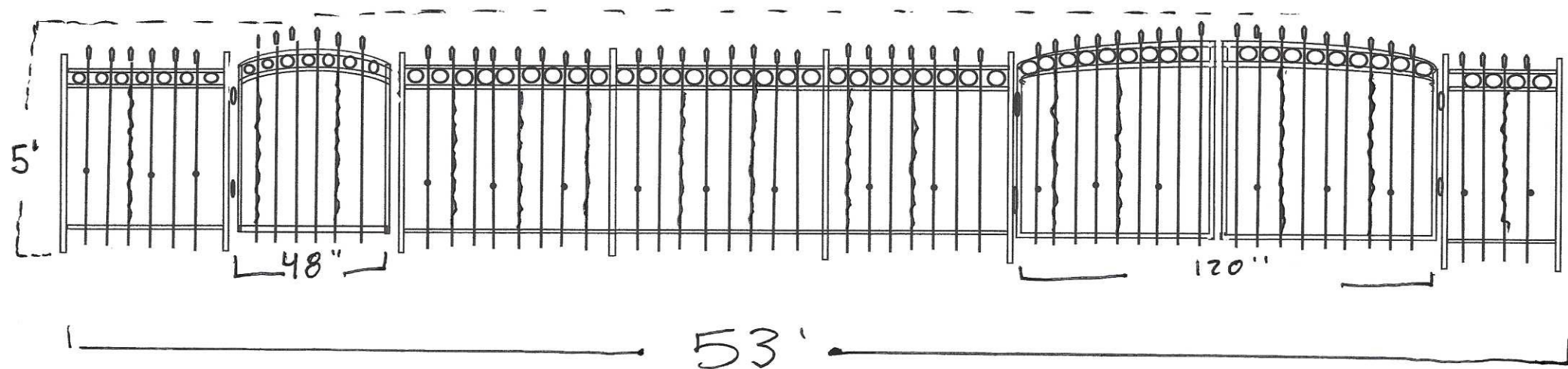
---	EXISTING TOPOGRAPHY
---	PROPOSED TOPOGRAPHY
.....	ABANDONED TOPOGRAPHY



NAEGER RESIDENCE
714 N. PINE STREET
SAN ANTONIO, TEXAS

16NAE MAY 31, 2016
DRAWN BY:





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Done

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