

## HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

**HDRC CASE NO:** 2020-181  
**ADDRESS:** 212 CLAUDIA ST  
**LEGAL DESCRIPTION:** NCB 2877 BLK 2 LOT 7  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Robert Alvarado/South Antonio Builders  
**OWNER:** Jose Ramos/RAMOS JOSE LUIS & SARITA C  
**TYPE OF WORK:** Front yard fencing  
**APPLICATION RECEIVED:** April 07, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Huy Pham

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a front yard fence featuring wood Gothic pickets and two pedestrian gates to feature a maximum height of 42”.

### 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.

### FINDINGS:

- a. The structure at 212 Claudia was constructed circa 1905, first appears on the 1911 Sanborn map, and contributes to the King William Historic District. The one-story, single-family structure features a primary hipped with a front centered dormer, standing seaming metal roofing material, Folk Victorian spindle work and porch railing, classical columns on clapboard-wrapped bases, and wood windows.
- b. FENCE – The applicant has proposed to install a wood picket, front yard fence that turns at the driveway and meets at the corner of the house. Per the Guidelines for Site Elements 2.B.ii., new front yard fences or walls should not be introduced within historic districts that have not historically had them. Staff finds that front yard fences are found on Claudia and throughout the historic district, and that the installation of a front yard fence is appropriate.
- c. FENCE DESIGN - The applicant has proposed to install a wood fence with Gothic style pickets, painted white, and featuring pedestrian gates at the front walkway and side driveway. 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; the design of fences should respond to the design and materials of the house or main

structure. Staff finds that the fence design is appropriate to the style and location of the historic structure.

- d. FENCE HEIGHT – The applicant has proposed to install a fence with 35” pickets and 42” posts in the yard. Per the Guidelines for Site Elements 2.B.iii, applicants should 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. Staff finds the proposed height is consistent with the Guidelines.

**RECOMMENDATION:**

Staff recommends approved based on findings b through d.



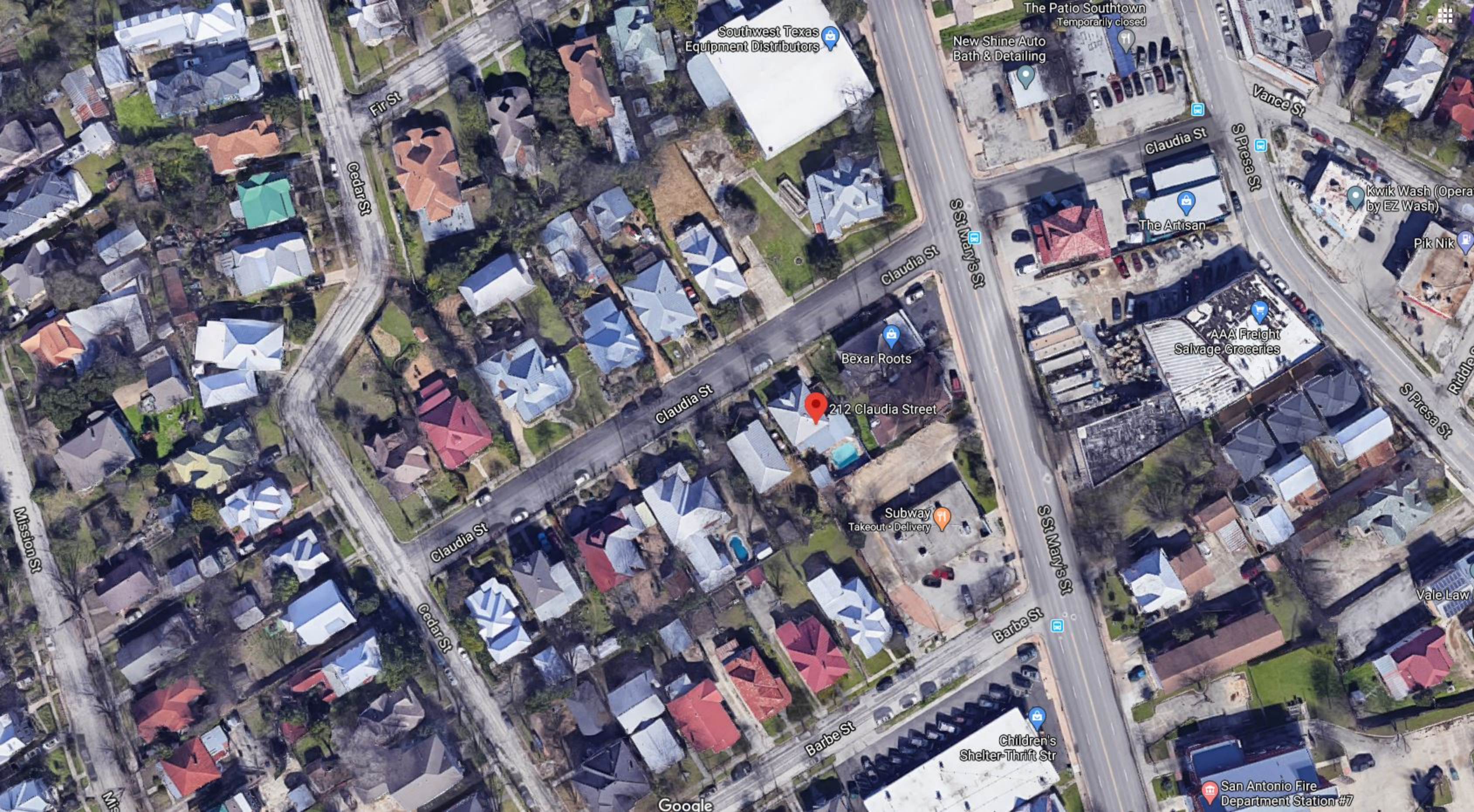
## An aerial photograph of a residential neighborhood with yellow dashed lines delineating individual lots. Each lot is labeled with a number. Lot 212, located east of Claudia St and south of E St, is highlighted with a thick red rectangular border. It contains a house with a blue roof and a swimming pool. Other visible lot numbers include 104, 108, 1249, 215, 217, 221, 227, 233, 237, 232, 236, 522, 519, 523, 607, 609, 615, 619, 623, 1302, 1103, 1111, 1117, 1125, 1127, 1318, 1322, 1326, 1305, 1315, 1303, 202, 216, 222, 226, 232, 236, 522, 519, 523, 607, 609, 615, 619, 623, 1302, 1103, 1111, 1117, 1125, 1127, 1318, 1322, 1326, 1305, 1315, 1303, 202, 216, 222, 226, 232, 236, 522, 519, 523, 607, 609, 615, 619, 623. Streets shown are CLAUDIA ST running diagonally from top-left to bottom-right, and E ST running horizontally at the bottom. A portion of BAR ST is visible on the left edge.

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km





Southwest Texas  
Equipment Distributors

New Shine Auto  
Bath & Detailing

The Patio Southtown  
Temporarily closed

Claudia St

Vance St

S Presa St

Kwik Wash (Oper  
by EZ Wash)

Pik Nik

The Artisan

AAA Freight  
Salvage Groceries

Bexar Roots

212 Claudia Street

Subway  
Takeout • Delivery

S St Mary's St

Barbe St

Children's  
Shelter-Thrift Str

San Antonio Fire  
Department Station #7

Google





Subway  
Takeout • Delivery

212 Claudia Street

Bexar Roots

Claudia St

Claudia St

Claudia St

Google

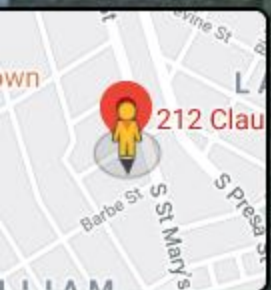




212 Claudia St  
San Antonio, Texas

Google

Street View



Google







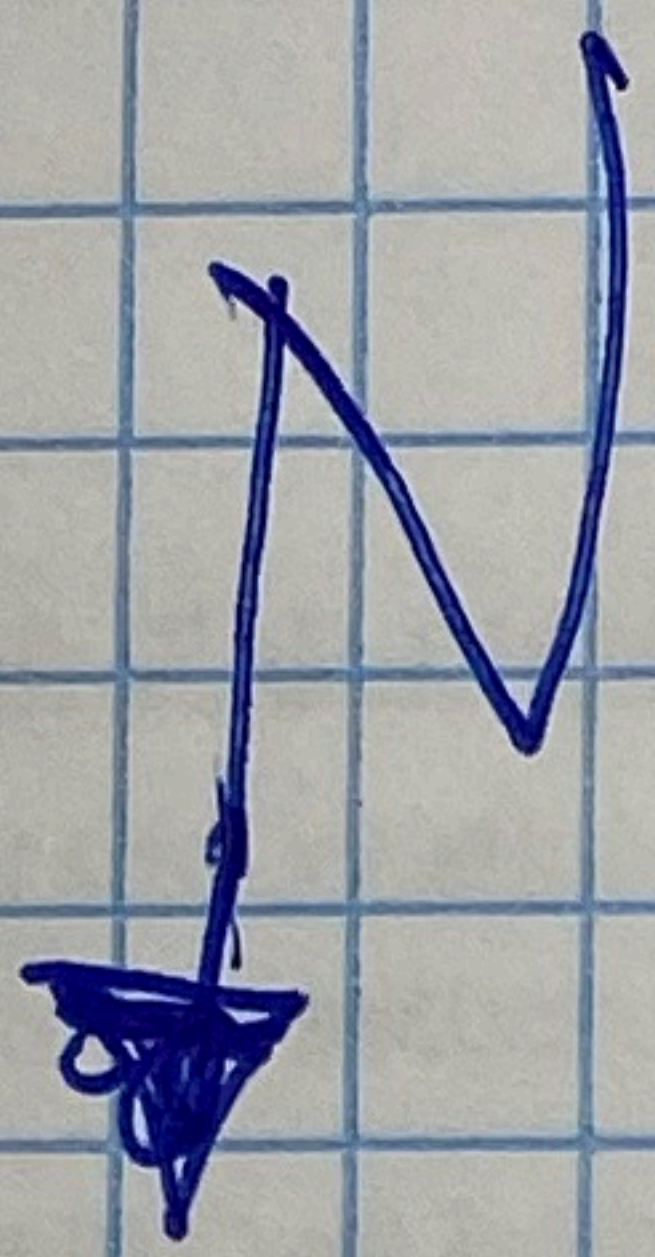




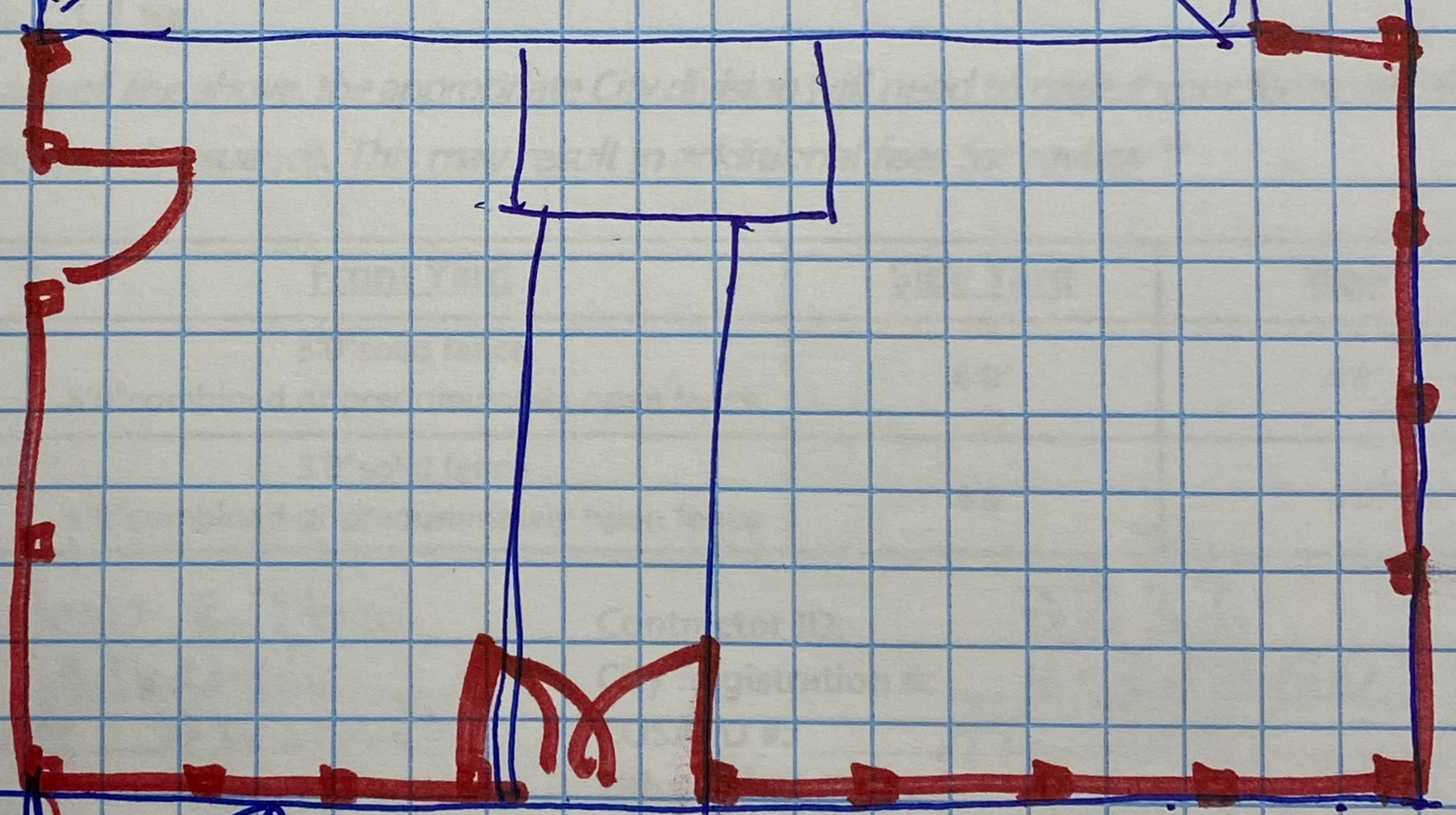








↑  
driveway  
↓



side walk

New French gothic  
wood picket fence  
48" max. height

212 CLAUDIA



4x4 treated  
(paint white)

3/4" CEDAR  
PICKETS  
(paint white)

42"

36"

FRONT  
FENCE

212 CLAUDIA



357

360

STIEREN

MACADAMIZED

JOSKE BROS CO.

FURN. WARE HO.

2966

FIR

MACADAMIZED

2967

2876

CLAUDIA

MACADAMIZED

2877

BARBE

MACADAMIZED

GARDEN

S. PRESA

FAGER ST.

VANCE ST.

S. PRESA

RIDDLE ST.

CEDAR

HENRIETTA

36359

363

