

# HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

**HDRC CASE NO:** 2020-170  
**ADDRESS:** 534 MISSION ST  
**LEGAL DESCRIPTION:** NCB 2878 BLK 3 LOT 18  
**ZONING:** RM-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Joshua Thomas/THOMAS JOSHUA & JERNIGAN MEGAN H  
**OWNER:** Joshua Thomas/THOMAS JOSHUA & JERNIGAN MEGAN H  
**TYPE OF WORK:** Front yard fence installation  
**APPLICATION RECEIVED:** April 08, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 3-foot-tall front yard perimeter fence.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 1. Topography

#### A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

### 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 534 Mission was constructed circa 1925 in the Craftsman style and first appears on the Sanborn maps in 1951. It is a 1-story, single-family residence featuring a rectangular plan, a composition shingle side gable roof, wood and stucco cladding, wood windows, and prominent front porch columns. The property is contributing to the King William Historic District.
- b. FRONT YARD FENCE INSTALLATION – The applicant has proposed to install a 3-foot-high wood picket front yard fence painted to match the primary structure, featuring a pedestrian gate. Guideline 2.B.ii for Site Elements stipulates that applicants should avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. Guideline 2.B.ii for Site Elements additionally states that the appropriateness of a front yard fence or wall 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. Properties within the King William Historic District often feature front yard fences. The applicant has provided examples of front yard fences at nearby properties on Mission and Guenther Streets. Due to the precedent of front yard fences on the street and within the King William Historic District and due to the reversibility of fence installation, staff finds the proposal generally appropriate.
- c. FRONT YARD FENCE DESIGN – The applicant has proposed to install a wood picket front yard fence similar to the existing wood picket front yard fences at 401 Mission and 222 E Guenther. Guideline 2.B.i for Site Elements states that new fences and walls should appear similar to those used historically within the district in terms of scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure. Wood picket fencing is the most appropriate style for a Craftsman style home and exist in the King William Historic District. Staff finds the proposal appropriate.
- d. FRONT YARD FENCE HEIGHT – The applicant has proposed to install a 3-foot-high front yard fence. Guideline 2.B.iii for Site Elements states that the height of new fences and walls within the front yard should be limited to four feet. Staff finds the proposal consistent with the Guidelines.
- e. FRONT YARD FENCE CONFIGURATION – The applicant has proposed to install the front yard fence that will begin where the existing privacy fence line terminates. On the west side of the property, the existing rear privacy fence terminates behind the front façade plane. On the east side of the property, the rear privacy fence terminates at the front façade plane. Guideline 2.C.i for Site Elements stipulates that privacy fences should be set back from the front façade of the building, rather than aligning with the front façade of the structure to reduce their visual prominence. As the rear privacy fence is existing, staff finds the configuration of the proposed front yard fence to be appropriate.
- f. PEDESTRIAN GATE INSTALLATION – The applicant has proposed to install a pedestrian gate across the front yard walkway. Pedestrian gates should be located at the intersection of the property’s walkway and the public sidewalk. Pedestrian gates should relate to the design of the fence while maintaining the 4-foot height limit. Staff finds the proposal appropriate.

### RECOMMENDATION:

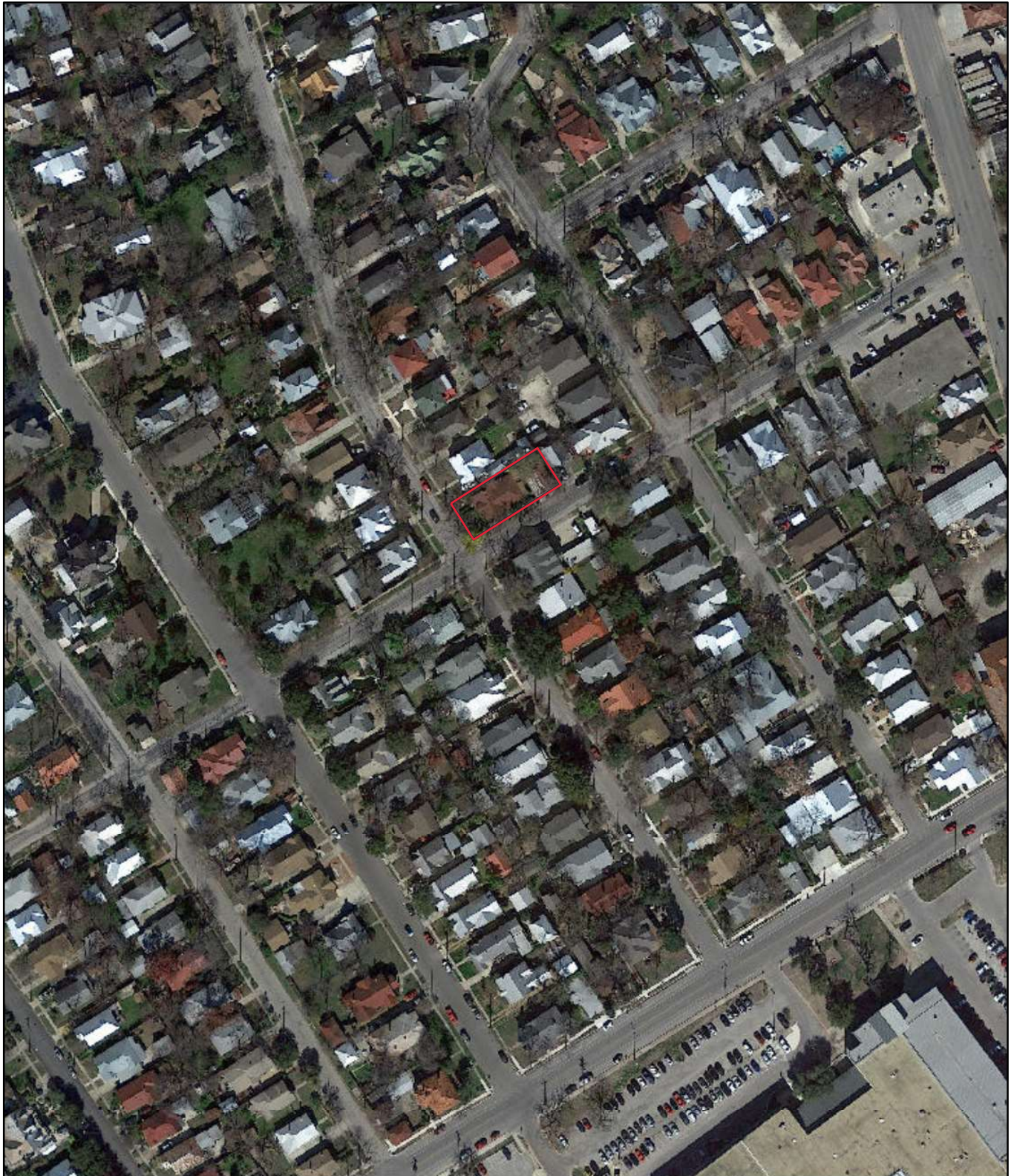
Staff recommends approval of proposed front yard fence installation based on findings a through m with the following stipulation:

- i. That the applicant submits final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.



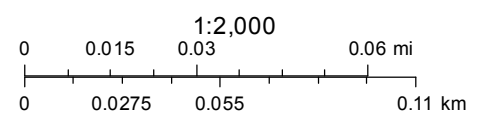


# City of San Antonio One Stop



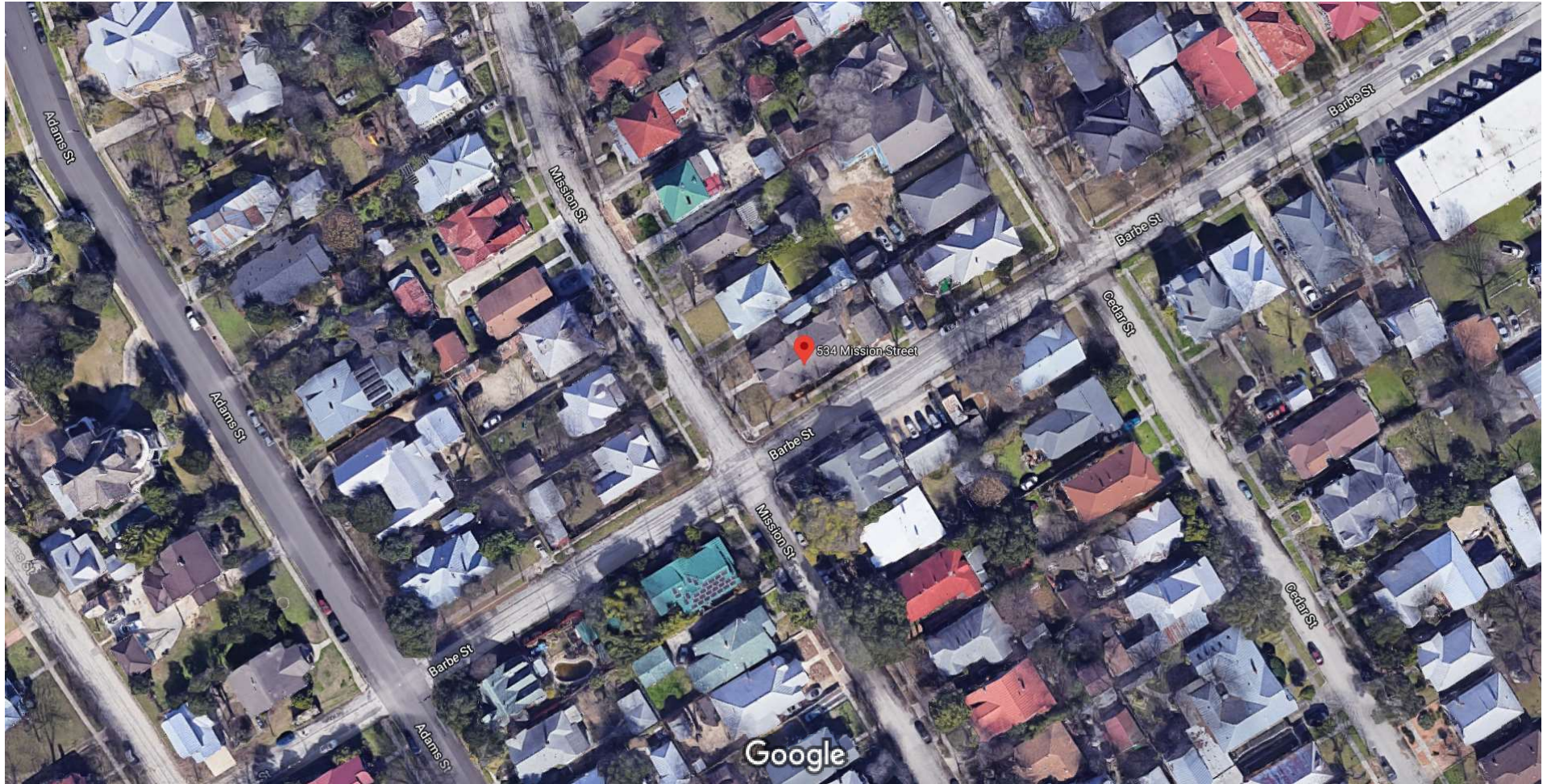
May 6, 2020

— User drawn lines





## Google Maps 534 Mission St



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft



Google Maps 534 Mission St



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft



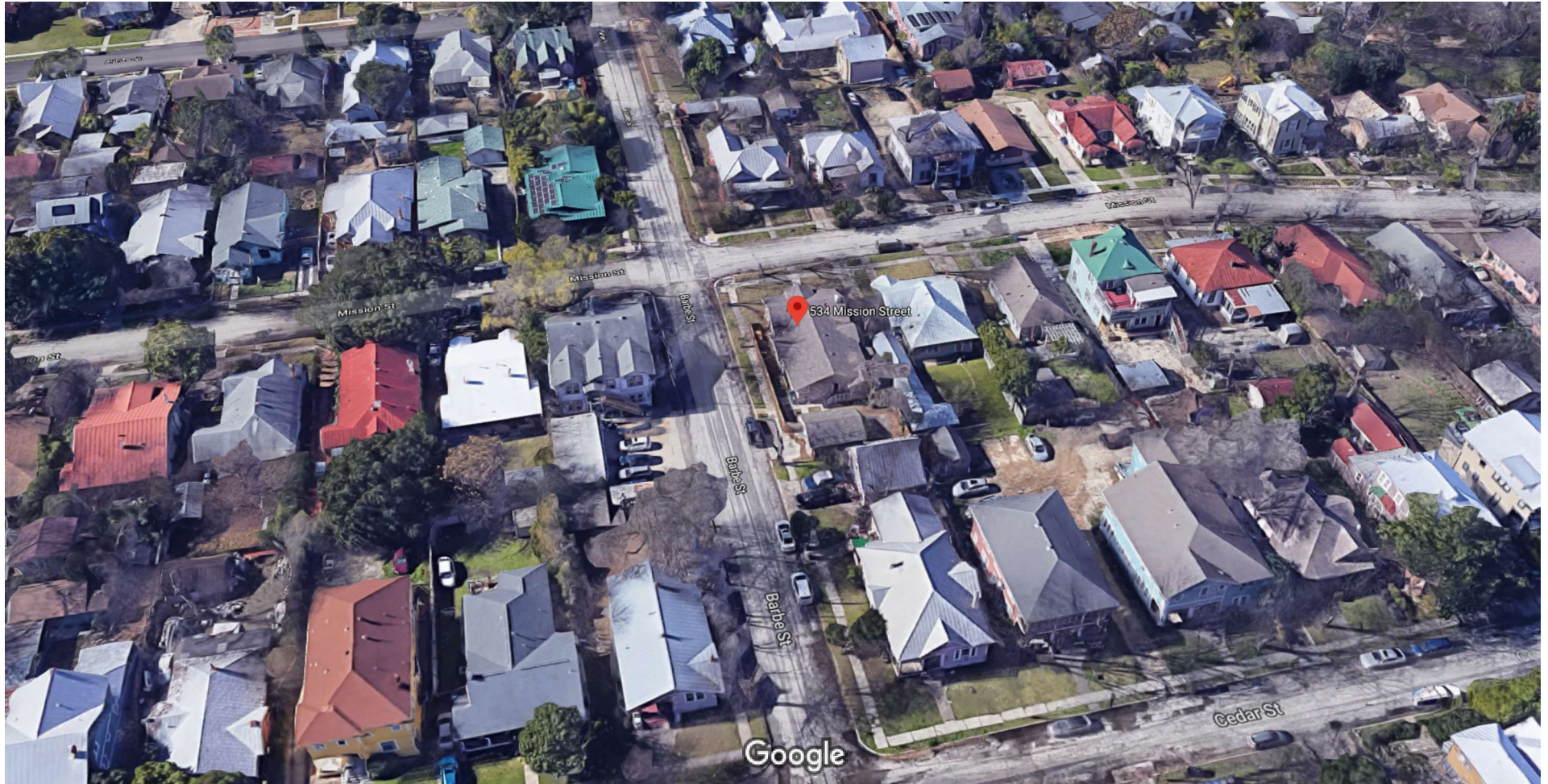
## Google Maps 534 Mission St



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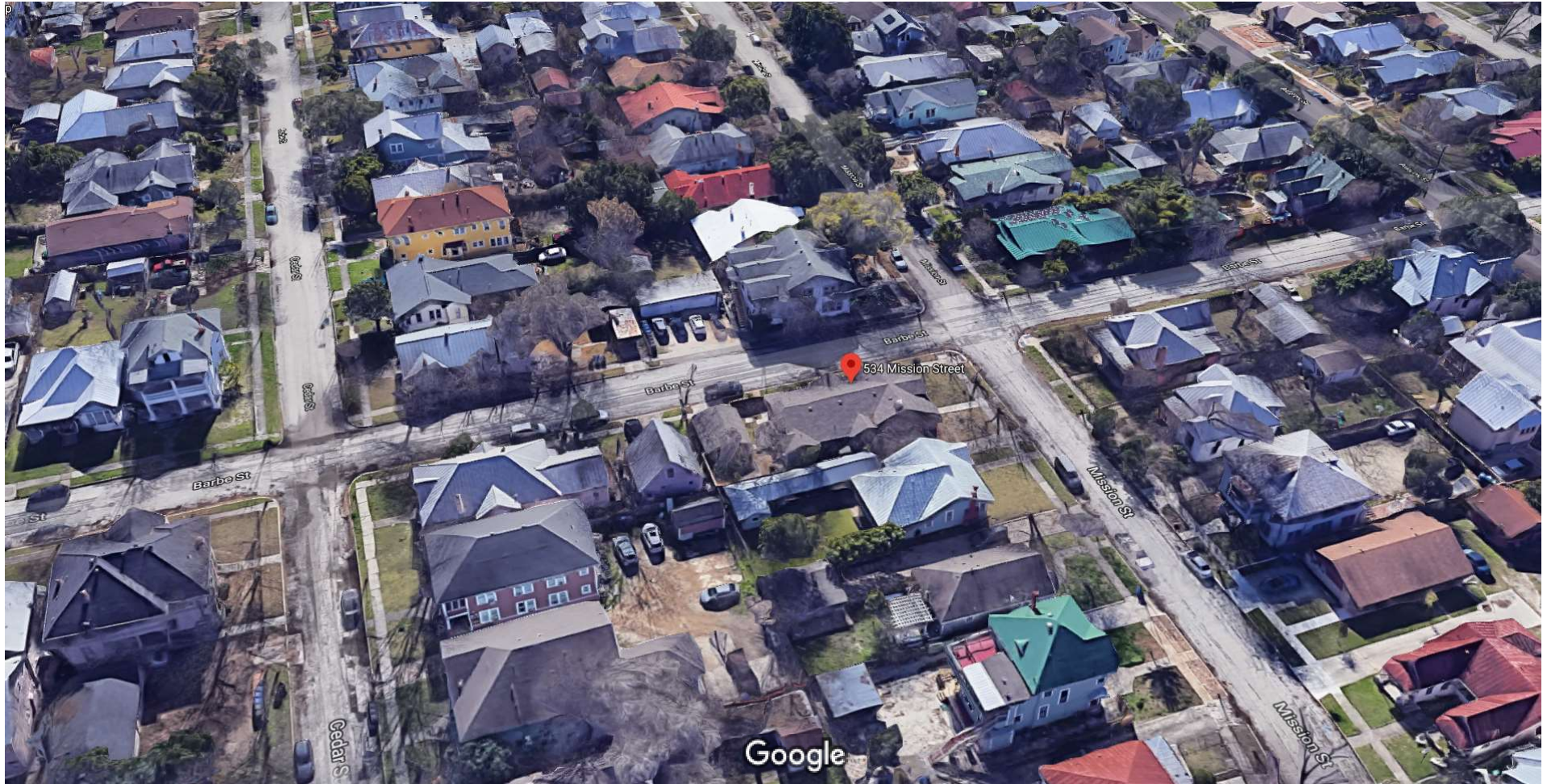
Google Maps 534 Mission St



Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft



## Google Maps 534 Mission St



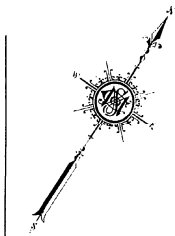
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359

TEX 040

1951



358

357

STIEREN

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WICKES

ADAMS

MISSION

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360

2880

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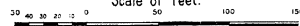
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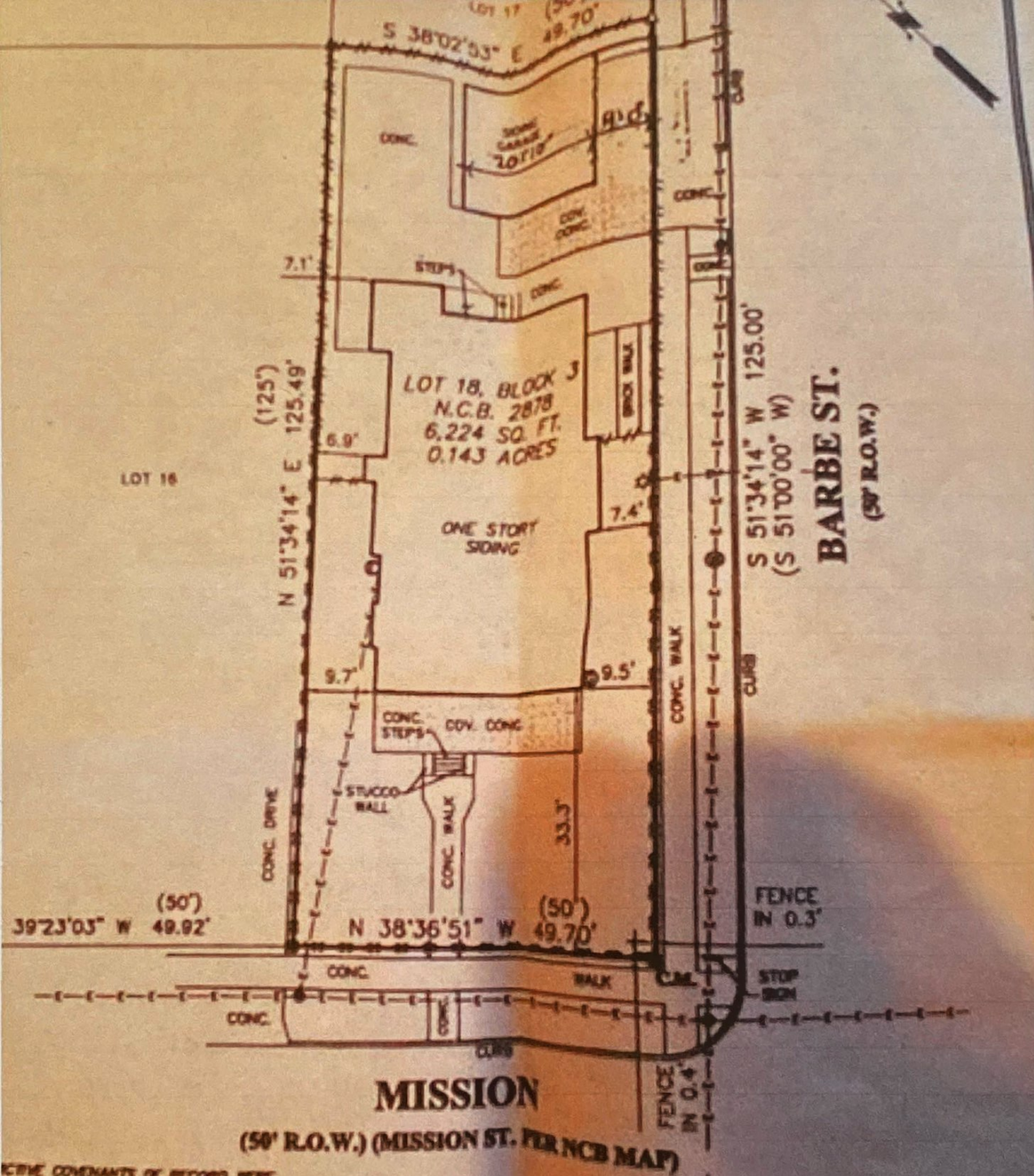
440

363

Scale of feet.







ACTIVE COVENANTS OF RECORD HERE

BASES (N 39°00'00" W 89.61') BEING  
LINE BETWEEN FOUND IRON RODS  
SOUTH CORNER OF LOT 18 AND THE  
LOT 16 AS REFERENCED HEREIN.

HEREIN ARE ASSURED.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

NOTICE: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND  
AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE  
IN A FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 40000  
portion of the property may be in Flood Zone(s) X. Because this is a Secondary  
than to interpret the information set out in FEMA's FIRM, as described above. The  
of agree with the interpretations of FEMA's FIRM, as described above. The  
and laws may be subject to change.

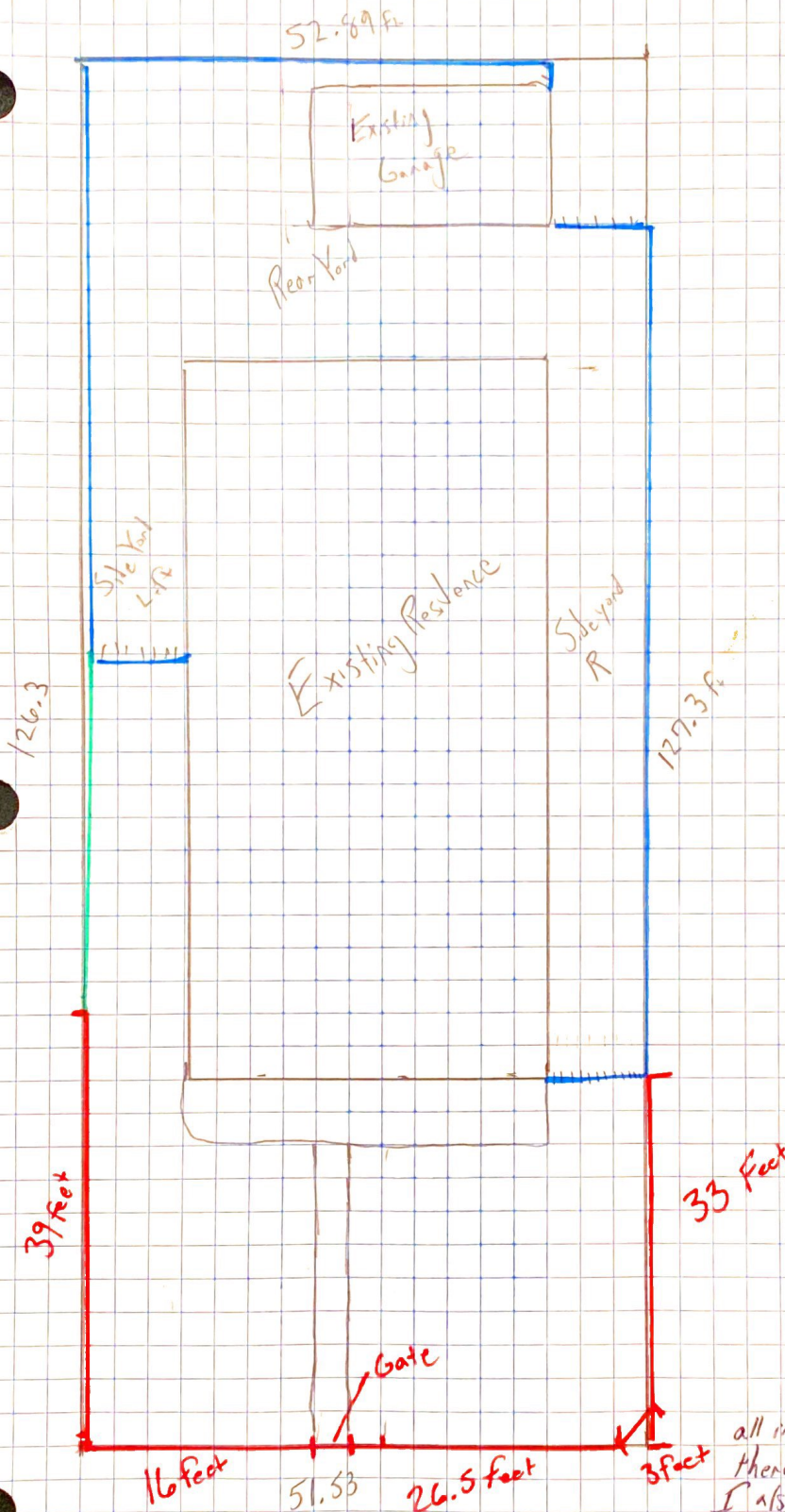


Address 534 Mission St  
San Antonio TX 78210

Lot : 18

Block: 3

N.C.B. 2878



4 Foot Existing ChainLink Fence

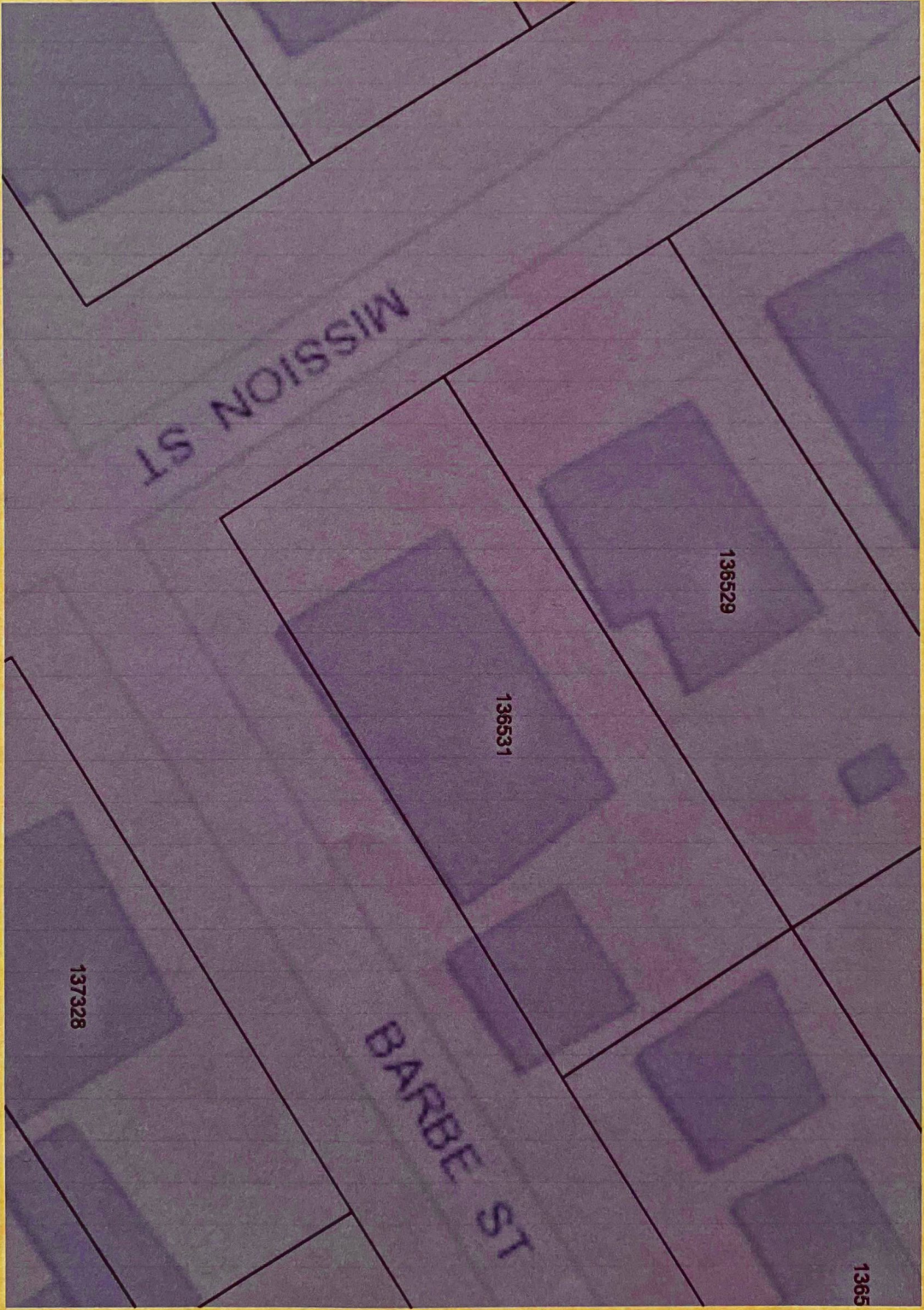
5 Foot Existing Wood Fence

3 Foot Front Yard Fence  
Application

I certify 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.

*[Signature]* 11/7/2020









401 Mission Street



222 E. Guenther Street

The above photos represent the style of wood fence we would like to install. We will paint to match the trim of our existing home pictured below.



534 Mission Street





## Residential Fence Permit Application

(For Commercial – See the [Commercial Fence Permit Application](#))

All work must conform to current Building Codes and City Ordinances.

**\*\* Fence repairs equal to 25% or less of the length of the existing fence do not require a fence permit \*\***

Residential retaining walls – complete Commercial Building Application and see Information Bulletin 171

Date: 1/7/2020 Owner Name: Joshua Thomas / Megan Jennings  
Address: 534 Mission St. San Antonio TX 78210  
Fence Height: Front: 3 foot Rear: \_\_\_\_\_

**Fence Material Type:** Refer to [IB223 – Commercial/Residential Fences](#) for detailed information on materials and installation requirements

☒ Wood ☐ Chain Link ☐ Wrought Iron ☐ Pre-Cast Concrete Panels  
☐ Brick ☐ Masonry ☐ Stone ☐ Other: \_\_\_\_\_

### Detailed site plan required:

Must show lot size, location of existing structures, locations of easements, and proposed fence location with height and material of each new/repared fence section. See provided example for assistance.

The following list will help ensure proper permitting and installation verifications by the appropriate City reviewers.

Corner lot: ☒ Yes ☐ No  
Historical District: ☒ Yes ☐ No  
Flood Zone: ☐ Yes ☐ No  
Vacant lot: ☐ Yes ☐ No  
Overlay or Conservation District: ☐ Yes ☐ No

**Residential Fence Fee: \$26.50**

(includes 3% technology fee & 3% Development Services fee)

**\*\* NOTE: If you checked, "Yes" to any of the above, the appropriate City division will need to review your fence permit application prior to permit issuance. This may result in additional fees for review \*\***

| Permitted Use                          | Front Yard  | Side Yard | Rear |
|--|---|-----------|------|
| Single-Family or Mixed Residential Use | 3'0" solid fence<br>5'0" combined or predominately open fence | 6'0"      | 6'0" |
| Vacant Lot                             | 3'0" solid fence<br>6'0" combined or predominately open fence | 6'0"      | 6'0" |

Contractor/Homeowner: Joshua Thomas  
Registered Lic. Holder: \_\_\_\_\_  
Authorized Agent Name: \_\_\_\_\_  
Escrow: YES NO  
Phone #: 915-361-9760

Contractor ID: \_\_\_\_\_  
City Registration #: \_\_\_\_\_  
COSA ID #: \_\_\_\_\_  
Other COSA ID #: \_\_\_\_\_  
Email: \_\_\_\_\_

By signing the application as the home owner or contractor, I certify that I have read and understand the requirements for fence installations. I further certify that the information I have provided is true and correct and hereby agree that if the permit is issued all provisions of the City Ordinance will be complied with whether herein specified or not and that compliance with the Unified Building Code is required. I understand that the permit belongs to the property owner and I am an authorized agent. "The City of San Antonio only enforces City, State and Federal zoning and development ordinances and statutes and does not enforce covenants and deed restrictions (CC&Rs). It is imperative and incumbent upon you the applicant to verify the existence of any CC&Rs that may be applicable to your project. See [Information Bulletin 234](#) for additional information."

Applicant Signature: \_\_\_\_\_