

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2020

HDRC CASE NO: 2020-215
ADDRESS: 307 CAROLINA ST
LEGAL DESCRIPTION: NCB 3011 BLK 9 LOT 11
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: JEFF COYLE/COYLE JEFFREY M & KATIE J JARL
OWNER: JEFF COYLE/COYLE JEFFREY M & KATIE J JARL
TYPE OF WORK: Rear fence replacement with 8-foot-high fence
APPLICATION RECEIVED: May 14, 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 replace the rear fence with an 8-foot-high wood privacy fence with lattice work on top.

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.

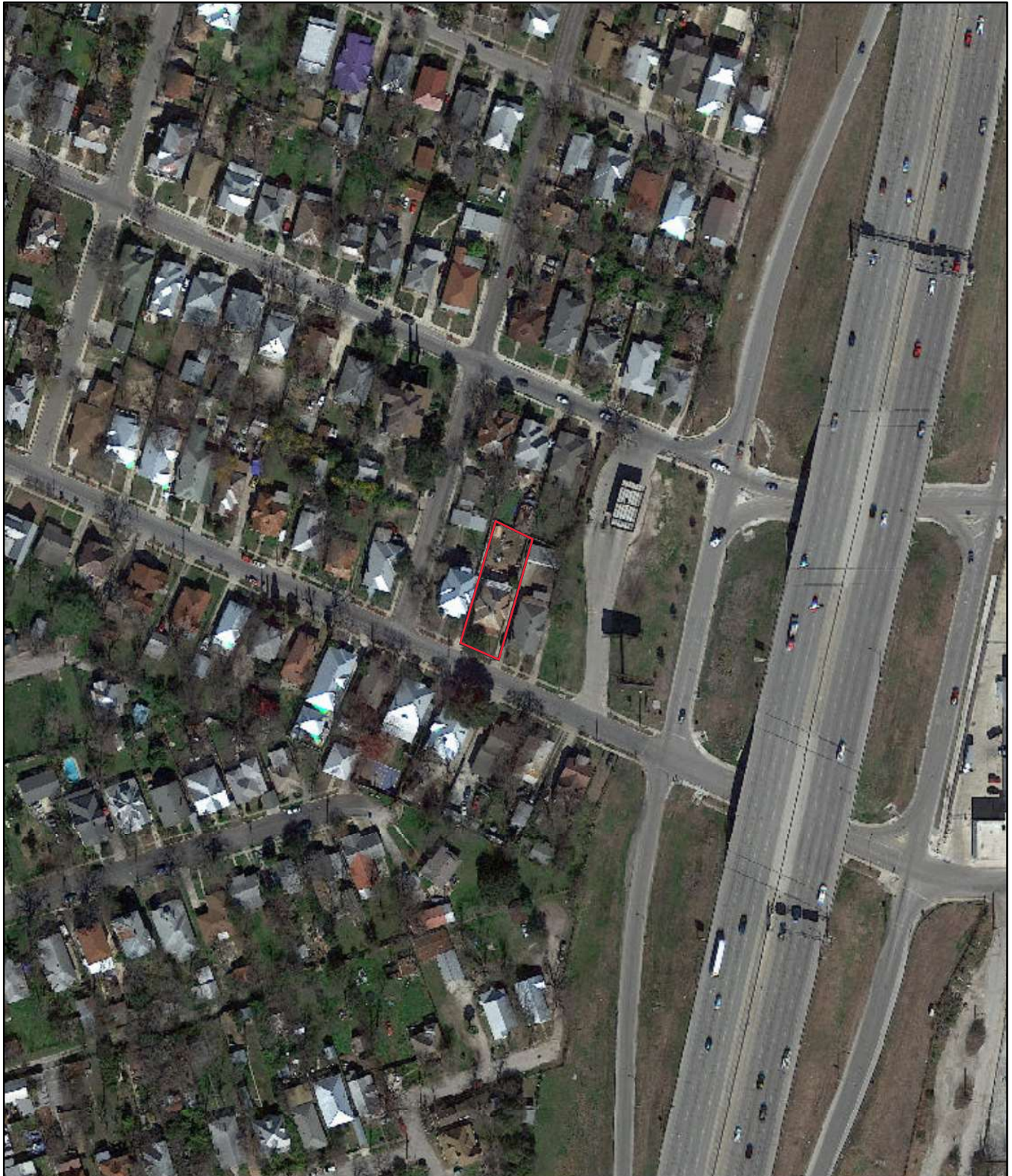
FINDINGS:

- a. The property at 307 Carolina is a 1-story, single-family residence constructed circa 1912. It features a metal hip roof, a deep-set front porch, wood cladding, and one-over-one wood windows. It is contributing to the Lavaca Historic District.
- b. **FENCE REPLACEMENT** – The applicant has proposed to replace an existing 6-foot-high wood rear privacy fence with an 8-foot-high wood rear privacy fence featuring a lattice detailing at the top. Guidelines 2.A.ii for Site Elements states that existing fencing should be replaced only when deteriorated sections are beyond repair. Replacement materials should match to the color, texture, size, profile, and finish of the original. Guideline 2.B.v for Site Elements states that new fences should be constructed 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. UDC Section 35-514(c)(1) states that the maximum height permitted for rear yard fences is 6 feet.
- c. **SITE CONDITIONS** – The east side of the property is near a former fuel station and the I-37 overpass. The property is surrounded by other residential properties to the east, north, and west. Although 6 feet is normally an appropriate height for rear privacy fencing, the proposed additional 2 feet of fencing is not solid. Staff finds that as the proposed 2 additional feet of fencing is partially transparent it may be appropriate for the site conditions, given the proximity of the property to the interstate and a vacant former fuel station.

RECOMMENDATION:

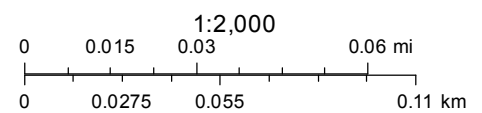
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

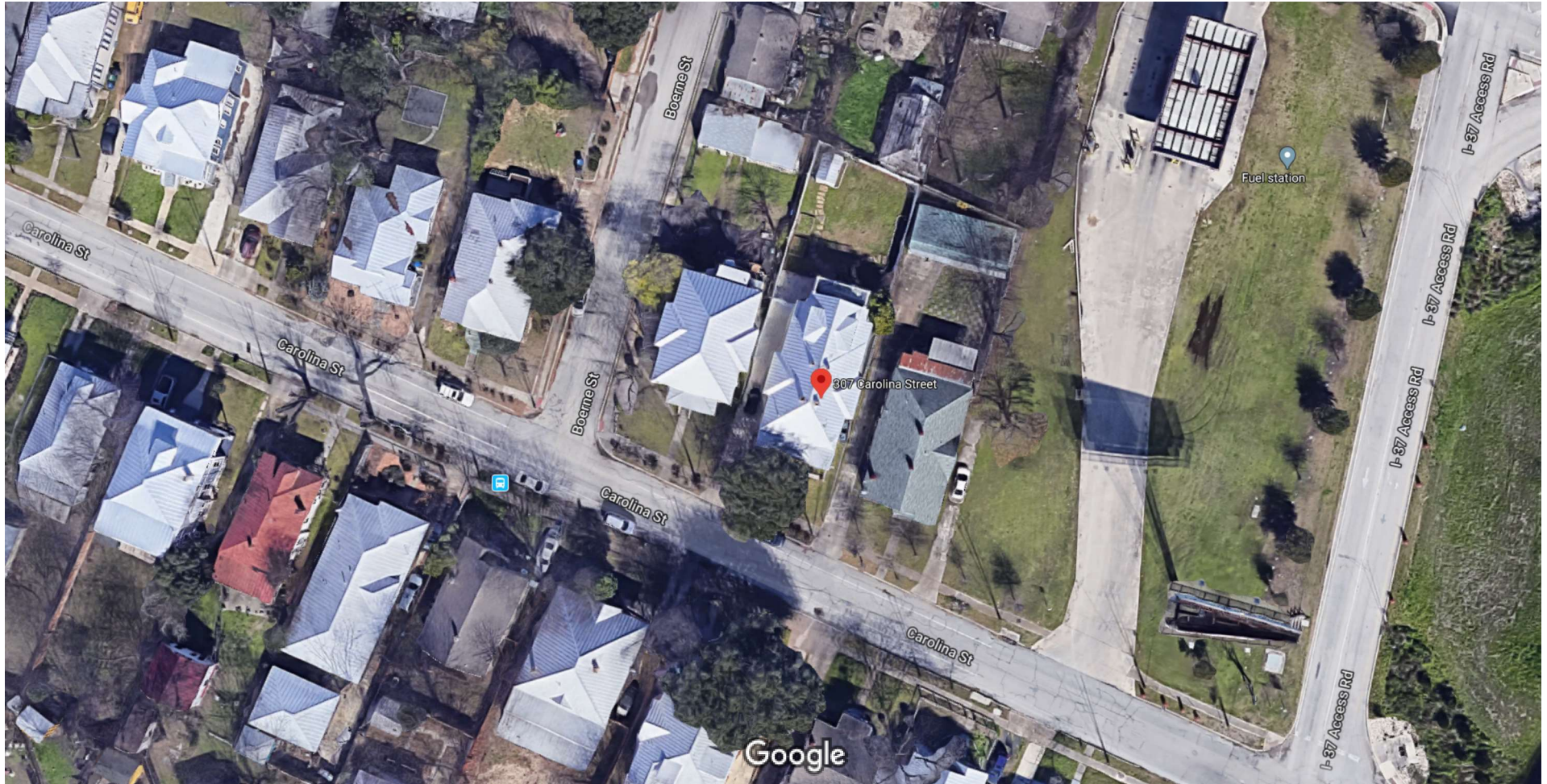


May 26, 2020

— User drawn lines

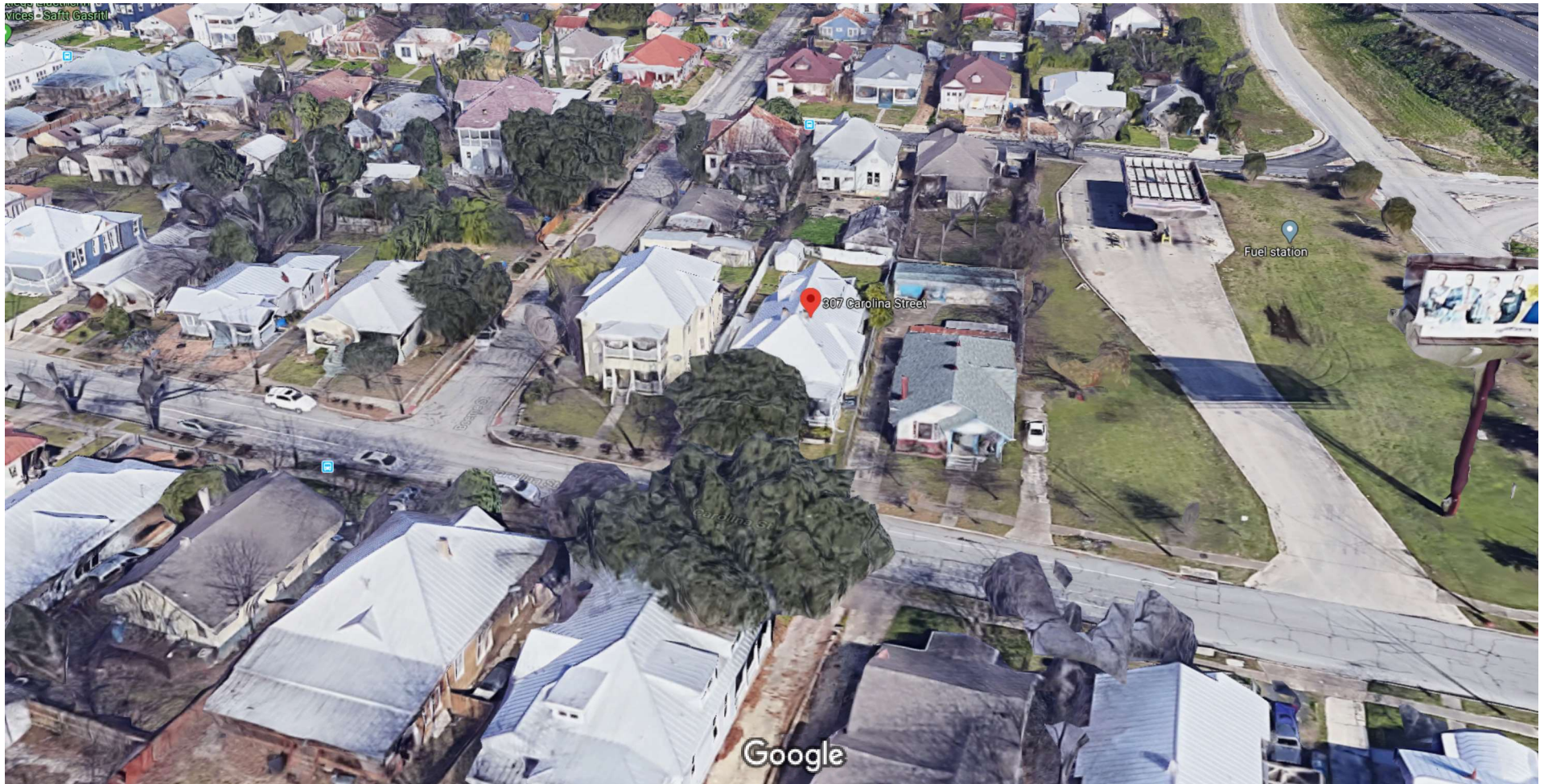


Google Maps 307 Carolina St



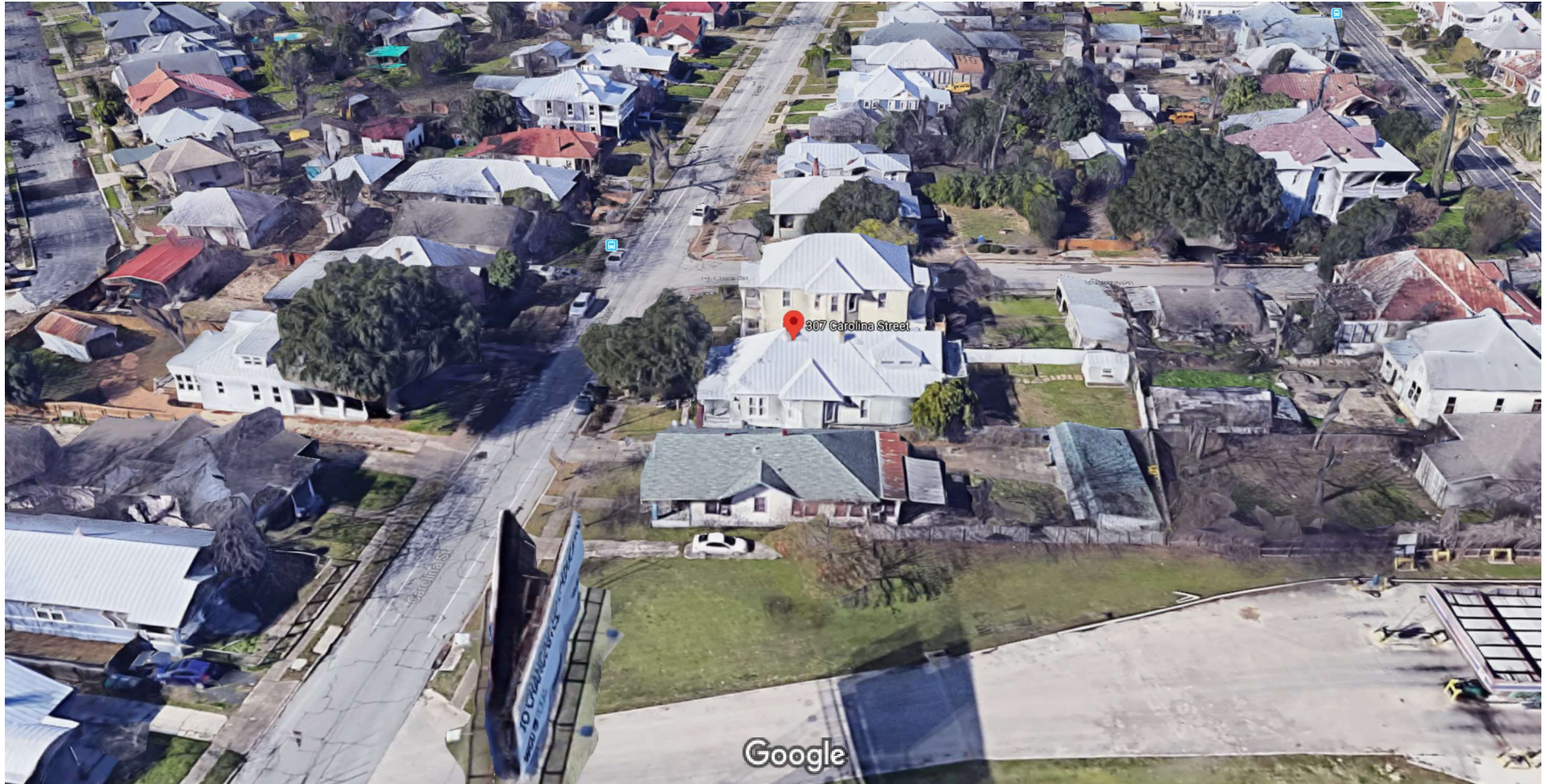
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Google Maps 307 Carolina St



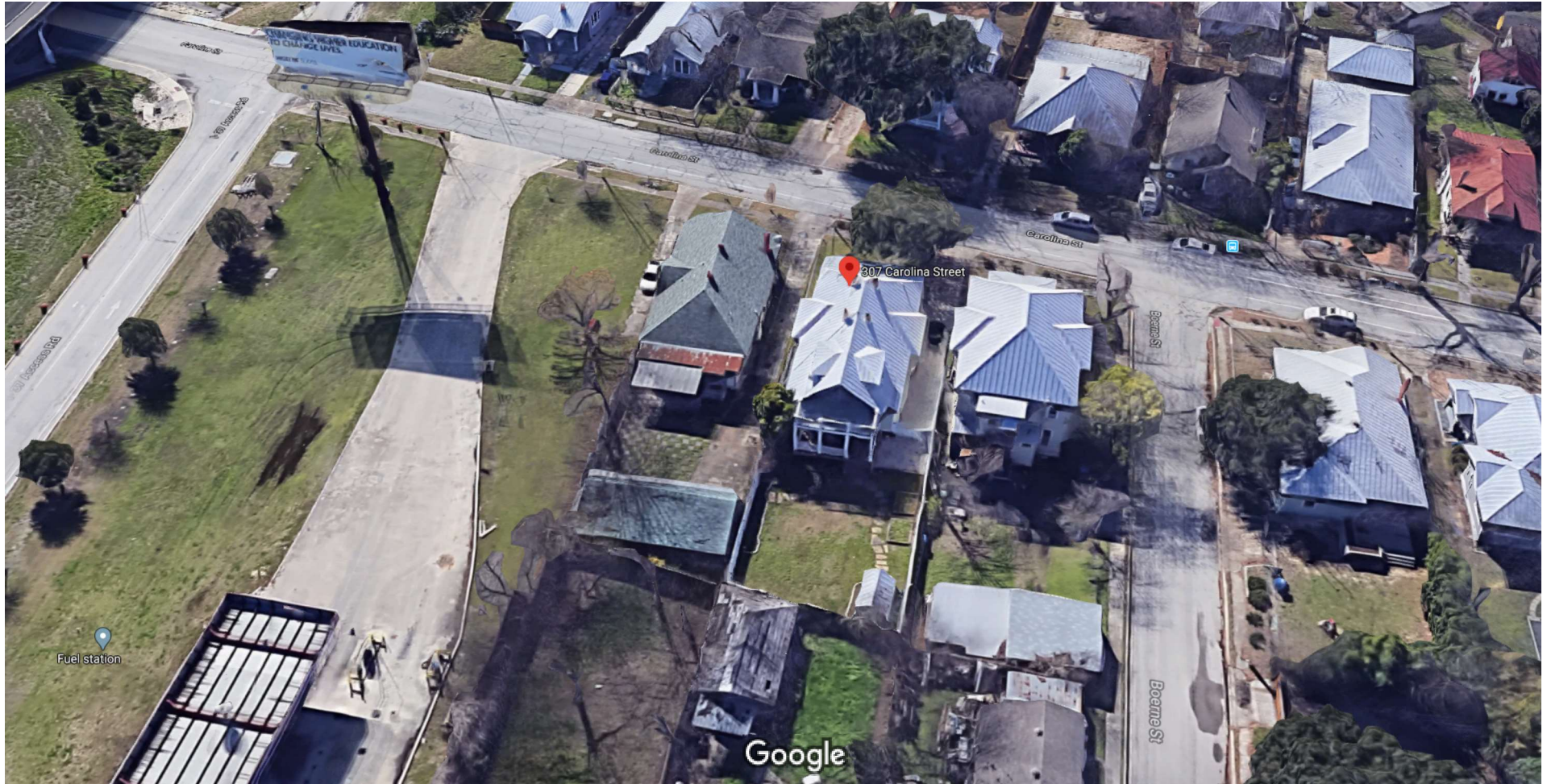
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