

# HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2020

**HDRC CASE NO:** 2020-216  
**ADDRESS:** 2160 W SUMMIT AVE  
**LEGAL DESCRIPTION:** NCB 6826 BLK 0 LOT 16 E 40 OF 17  
**ZONING:** R-6  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Sarah Manzke/MANZKE SARAH S & MARC D &  
**OWNER:** Sarah Manzke/MANZKE SARAH S & MARC D &  
**TYPE OF WORK:** Modify existing rear privacy fence  
**APPLICATION RECEIVED:** May 11, 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 two additional feet of height to the existing 6-foot-high rear privacy fence.

## 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.

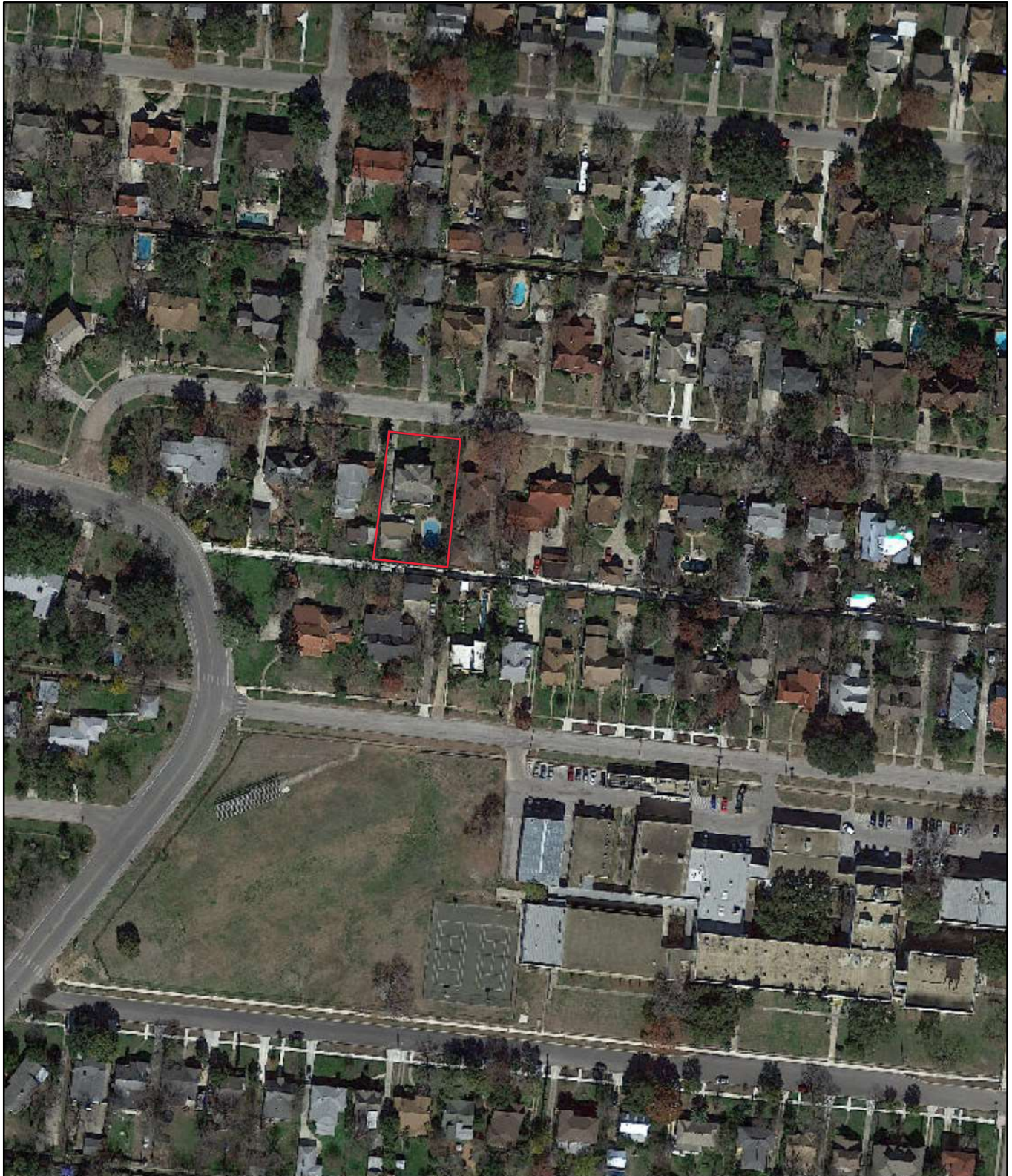
## **FINDINGS:**

- a. The property at 2160 W Summit Carolina is a 2-story, single-family residence constructed circa 1920. It features a composition shingle cross-hip roof with wide overhanging eaves, a front façade chimney with decorative features, painted brick cladding, and six-over-six windows. It is contributing to the Monticello Park Historic District.
- b. FENCE REPLACEMENT – The applicant has proposed to install 2 additional feet of horizontal cedar board and post fencing to the existing 6-foot-high rear privacy fence along the east property line. 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. Staff does not find the proposal consistent with the Guidelines or the Unified Development Code.

## **RECOMMENDATION:**

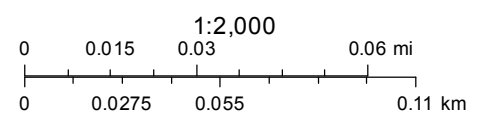
Staff does not recommend the approval based on findings a through b.

# City of San Antonio One Stop



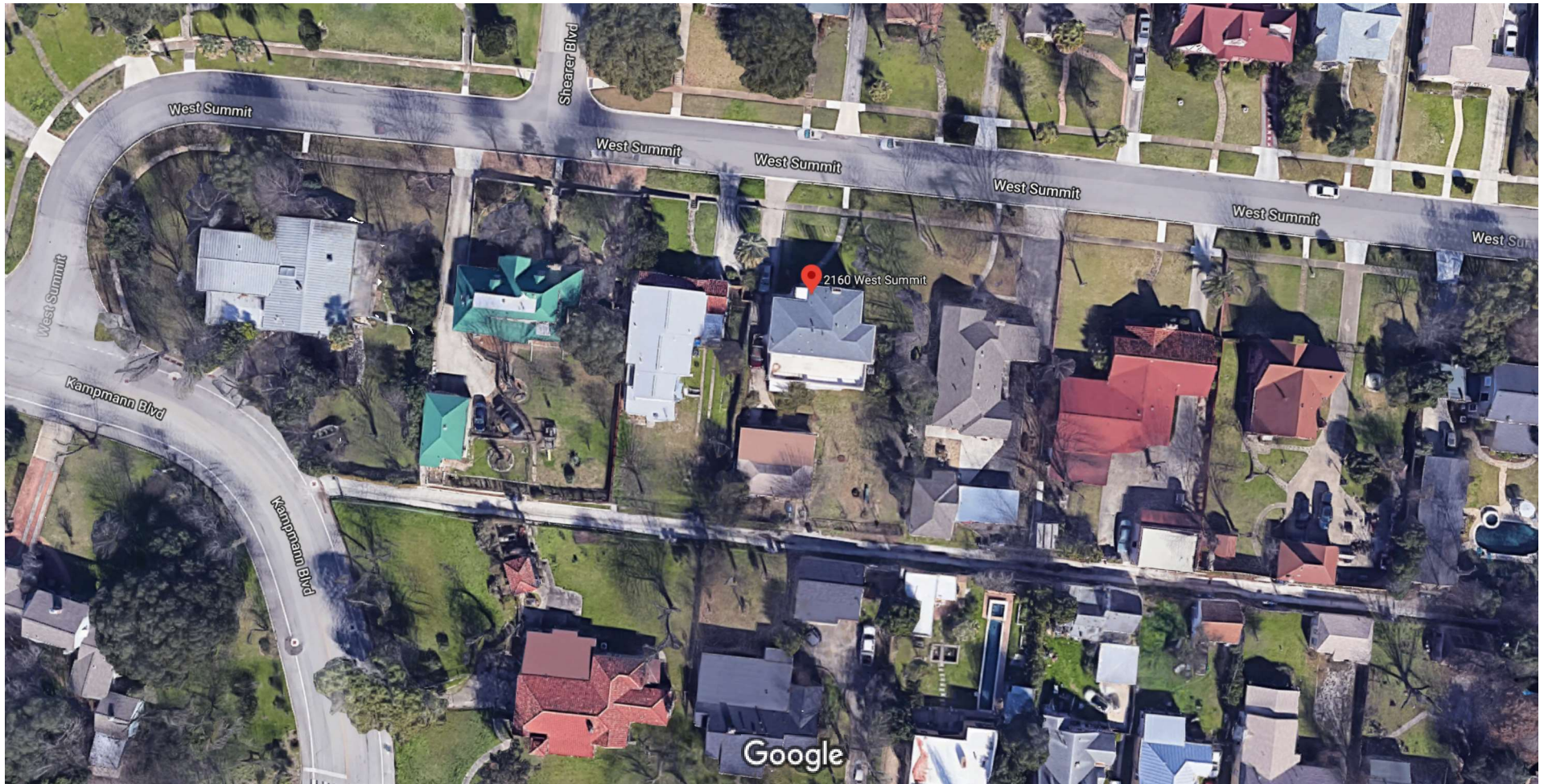
May 26, 2020

— User drawn lines





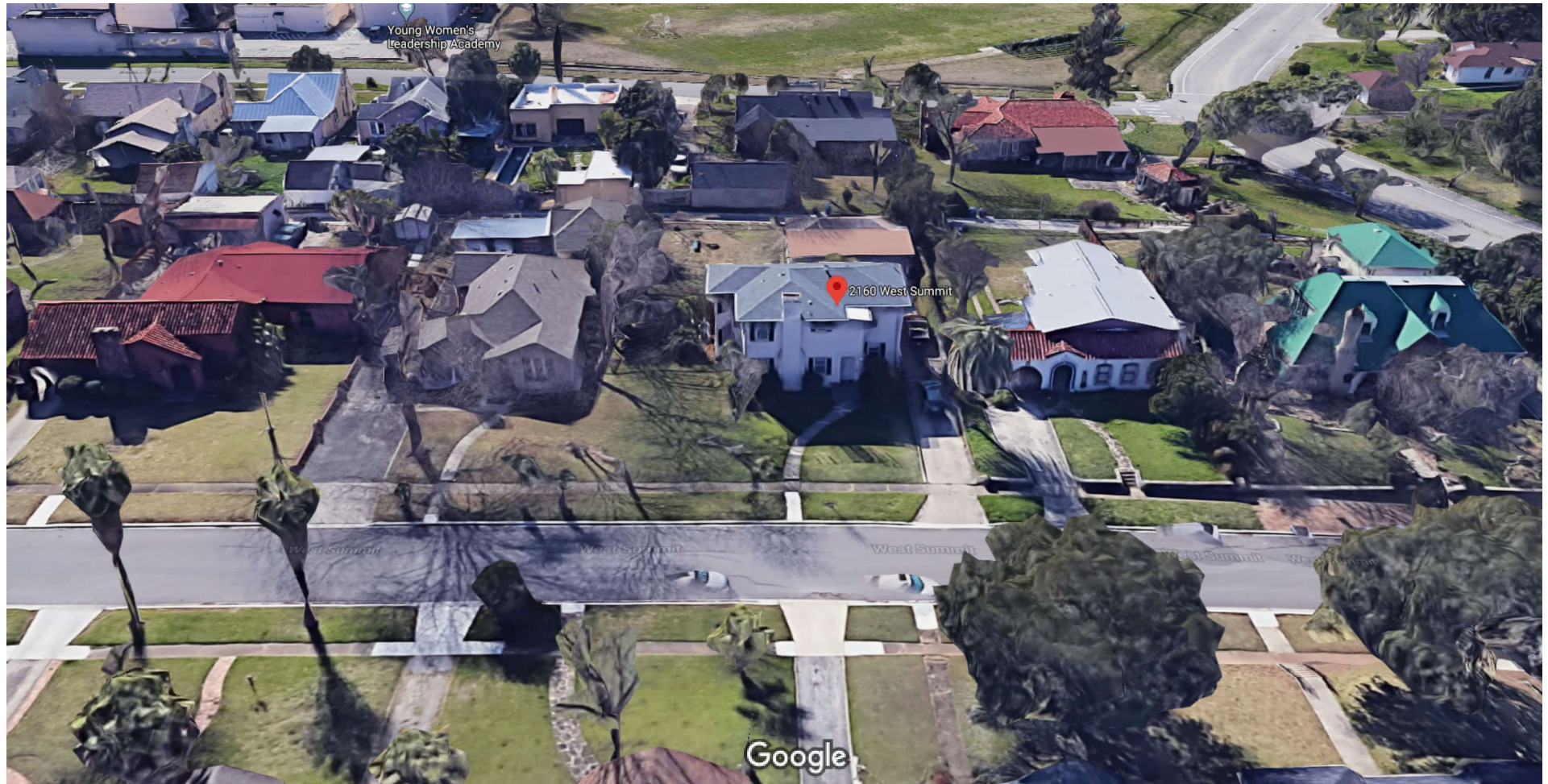
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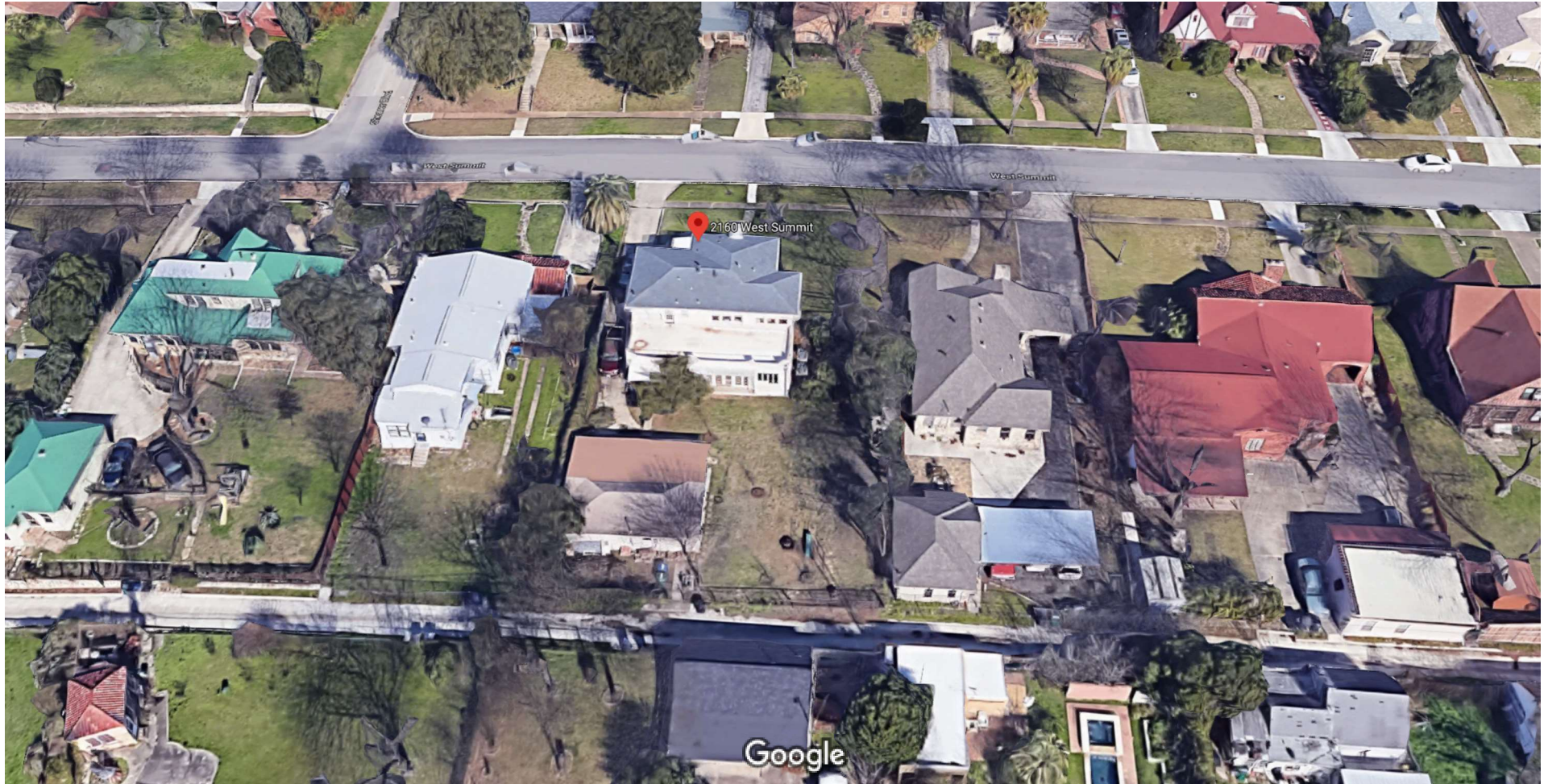
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W. SUMMIT AVE.

90' - 0" OA

157' - 0" OA

56' - 4 1/2"

100' - 7 1/2"

ALLEY  
90' - 0"

GARAGE

109' - 1 1/2"

1 SITE PLAN  
SCALE :: 1" = 20'



SITE PLAN

2160 W SUMMIT AVE.  
SAN ANTONIO, TX 78201

NOT FOR PERMITTING,  
CONSTRUCTION, OR  
REGULATORY APPROVAL

A101



