

## HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2020

**HDRC CASE NO:** 2020-240  
**ADDRESS:** 602 E CARSON  
**LEGAL DESCRIPTION:** NCB 1264 BLK 3 LOT E 55.8 OF N 134.15 OF 2 OR 2B  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** Linda Lira/LIRA LINDA  
**OWNER:** Linda Lira/LIRA LINDA  
**TYPE OF WORK:** Fence replacement with new driveway gate  
**APPLICATION RECEIVED:** May 19, 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:

1. Repair/replace the existing front yard fence;
2. Re-install a missing pedestrian gate at the front fence;
3. Install a chain-link sliding driveway gate

### 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.

#### 6.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.

#### 5. Sidewalks, Walkways, Driveways, and Curbing

##### B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces

**FINDINGS:**

- a. The primary historic structure at 602 E Carson was constructed circa 1925, first appears on the 1951 Sanborn map, and contributes to the Government Hill Historic District. The two-story duplex features a primary turned-gabled with a west-flanking front porch, wood lap siding, and wood sash windows.
- b. FENCE REPAIR – The applicant has proposed to repair the existing wood picket fence and replace fully deteriorated or missing elements, including the installation of a pedestrian gate. Per the Guidelines for Site Elements 2.B.v., applicants should install new fences or walls of materials similar to fence materials historically used in the district. 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 should be used. Staff finds that the existing 4' tall wood picket fence is consistent with those found historically in the district and style of the house and may be repaired in-place with matching materials.
- c. DRIVEWAY GATE – The applicant has proposed to install a sliding driveway gate featuring a 20' width and chain-link, at the front of the driveway. Per the Guidelines for Site Elements 2.B.iv., chain-link fencing is a prohibited material. Per the Guidelines for Site Elements 5.B.i., historic driveways are typically no wider than 10 feet. Staff finds that the proposed driveway gate is inappropriate in location, width, and design. The front yard fence should instead turn at the driveway to meet the corner of the house, the driveway gate is set behind the front yard plane of the house, and features an appropriate wood design; fences and gates set behind the front of the house may feature a maximum height of 6 feet.

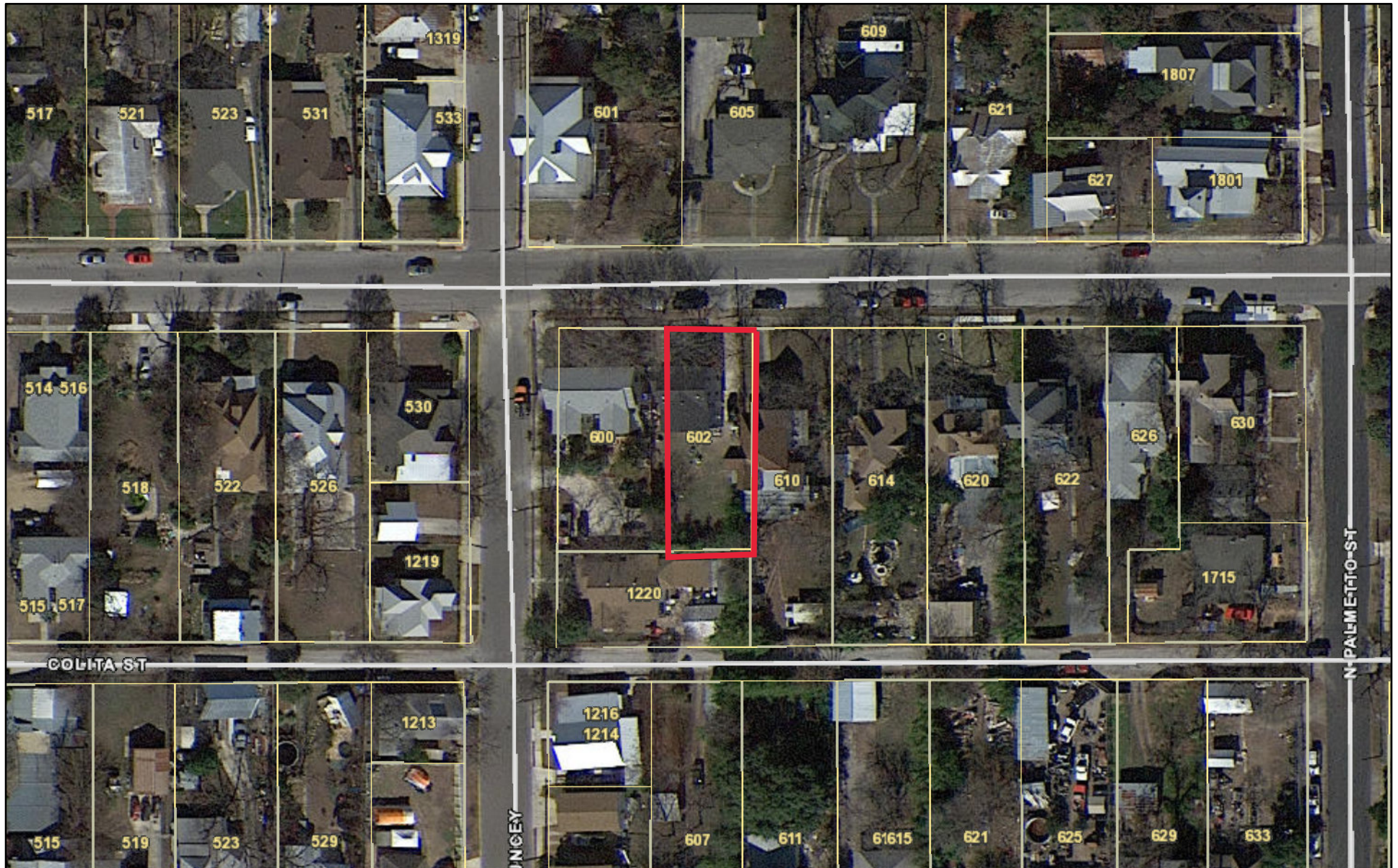
**RECOMMENDATION:**

Staff recommends approval of in-kind wood fence repair and pedestrian gate installation based on finding b.

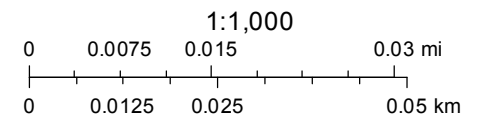
Staff does not recommend approval of the driveway gate as proposed based on finding c. Staff recommends the following:

- i. That the front yard fence turn at the driveway to meet the corner of the house rather than span the driveway at the right of way.
- ii. That the driveway gate be set behind the front façade of the house.
- iii. That the proposed fence feature a design that is consistent with the Guidelines.
- iv. That the rear privacy fence not exceed six (6) feet in height.

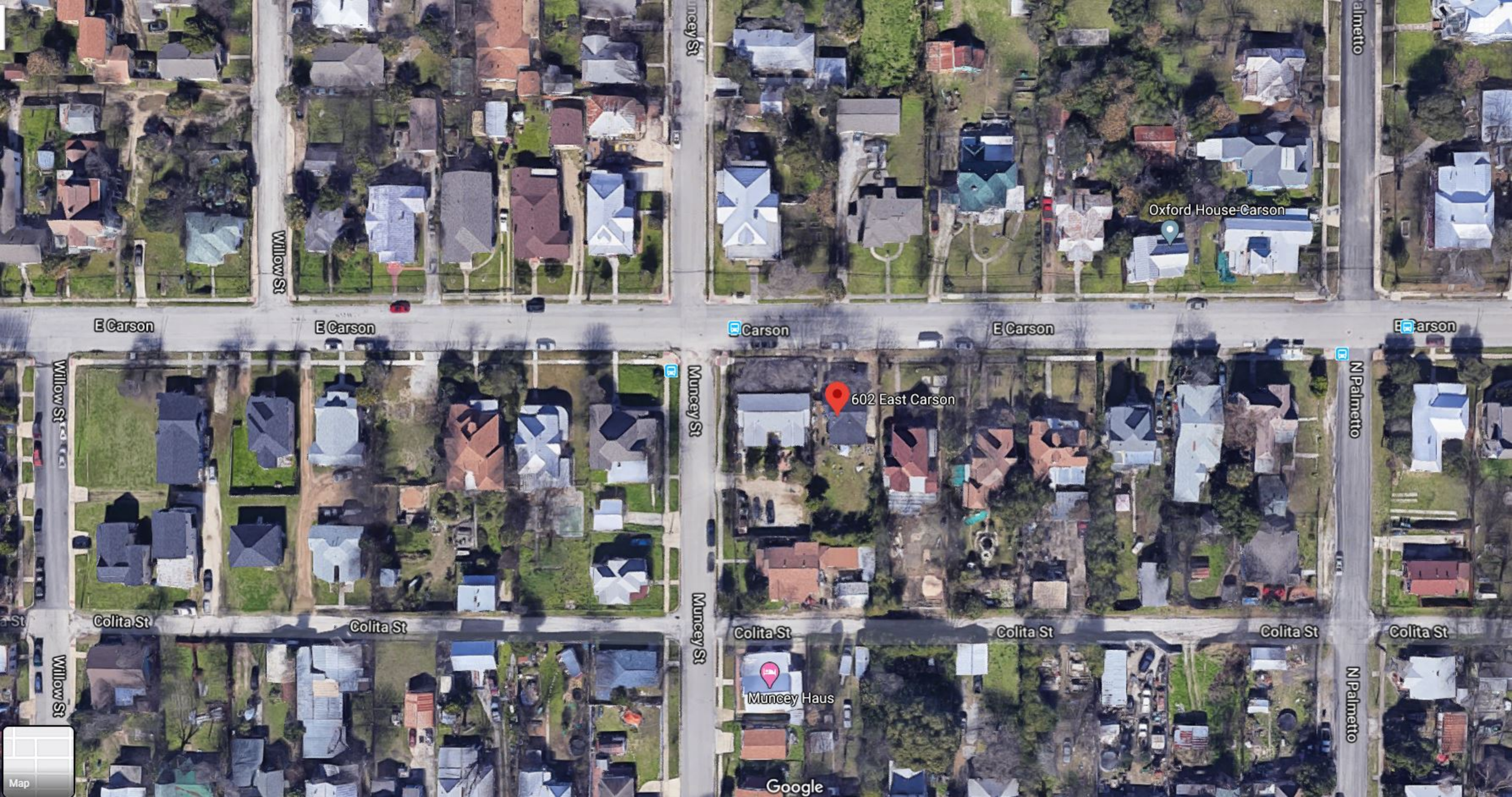
# 602 E Carson



June 12, 2020







N Palmetto

Oxford House-Carson

E Carson

N Palmetto

Colita St

N Palmetto

E Carson

602 East Carson

Colita St

Colita St

Muncey Haus

Google

Muncey St

Muncey St

Muncey St

E Carson

Colita St

Willow St

E Carson

Colita St

Willow St

Willow St







602 East Carson

E Carson

E Carson


Google




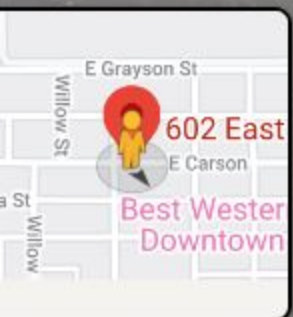




602 E Carson  
San Antonio, Texas

 Google

 Street View









Proposal  
All About Fence + Repair  
(210) 650 3388 Joe Dedo  
SATX. 78218

Page # \_\_\_\_\_ of \_\_\_\_\_ pages

PROPOSAL SUBMITTED TO: Mr. Rodriguez		JOB NAME: Rodriguez	JOB #
ADDRESS: 602 E. Carson St. 78208		JOB LOCATION: 602 E. Carson St.	
San Antonio TX. 78208		DATE: 5-19-20	DATE OF PLANS
PHONE #	FAX #	ARCHITECT	

We hereby submit specifications and estimates for:

installing 50ft. with 1-20' opening  
slide gate, with 48" High Chain link Fence. 2 3/8" corner +  
gate posts, 1 5/8" line posts, 1 3/8" top rail. All parts set  
in concrete 24" deep. Remove, haul off old Fence.

Total \$1,350.00

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

\$ \_\_\_\_\_ Dollars

with payments to be made as follows: When Job complete.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully  
submitted

Joe Dedo

Note — this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.  
Payments will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_



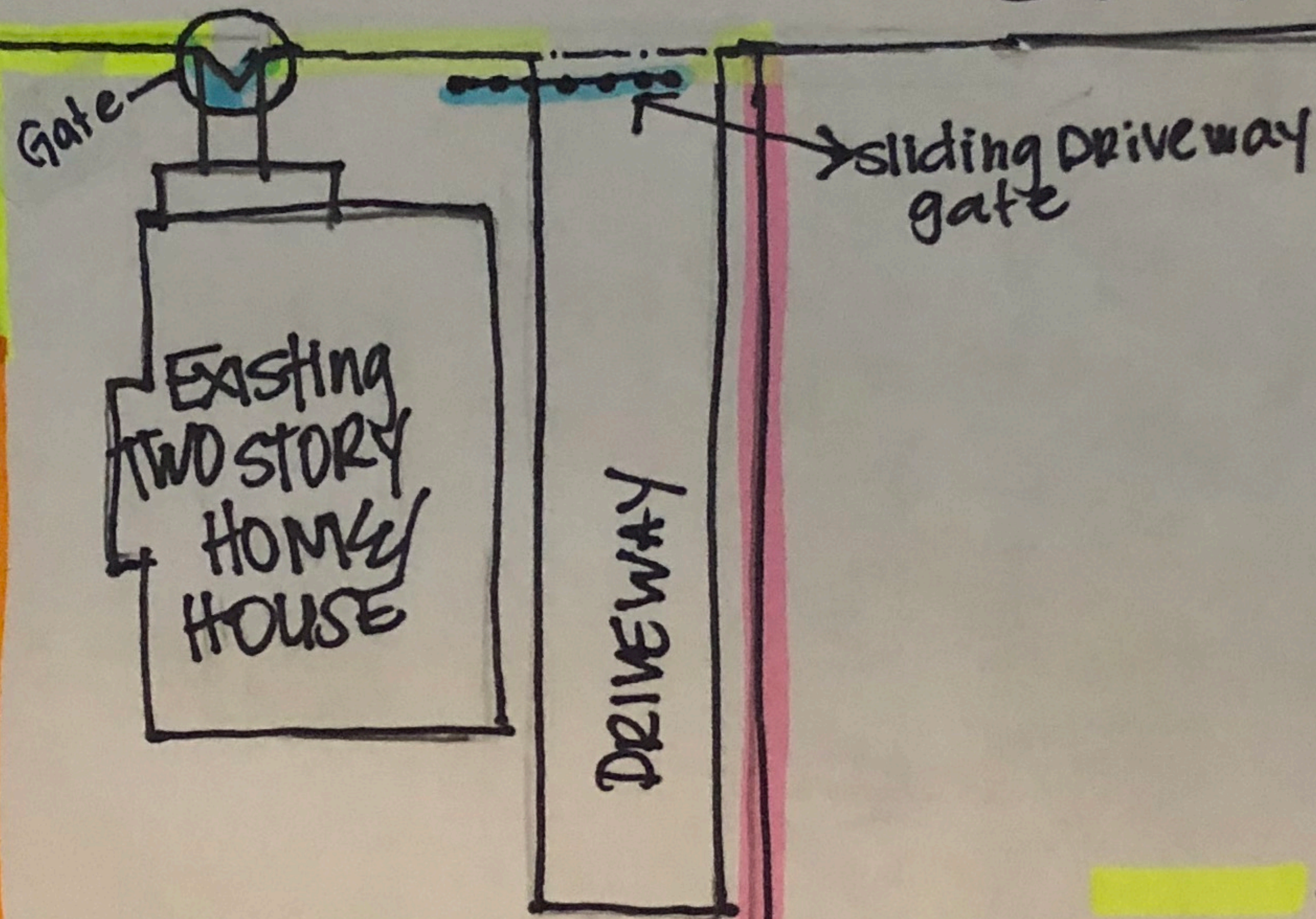
MUNCEY ST

CARSON ST.

CARSON ST.

COLITA ST

COLITA ST



- 48" picket Fence
- 6' privacy Fence
- CHAIN LINK Fence
- Replacement Gate + sliding Driveway Gate









602 & 604  
E. AMSON

NO  
TRESPASSING

604

602











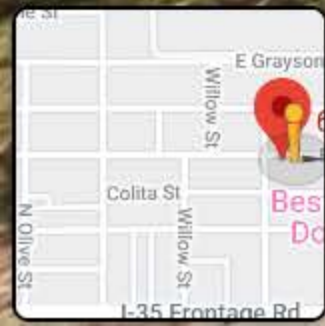
607 E Carson  
San Antonio, Texas



Google



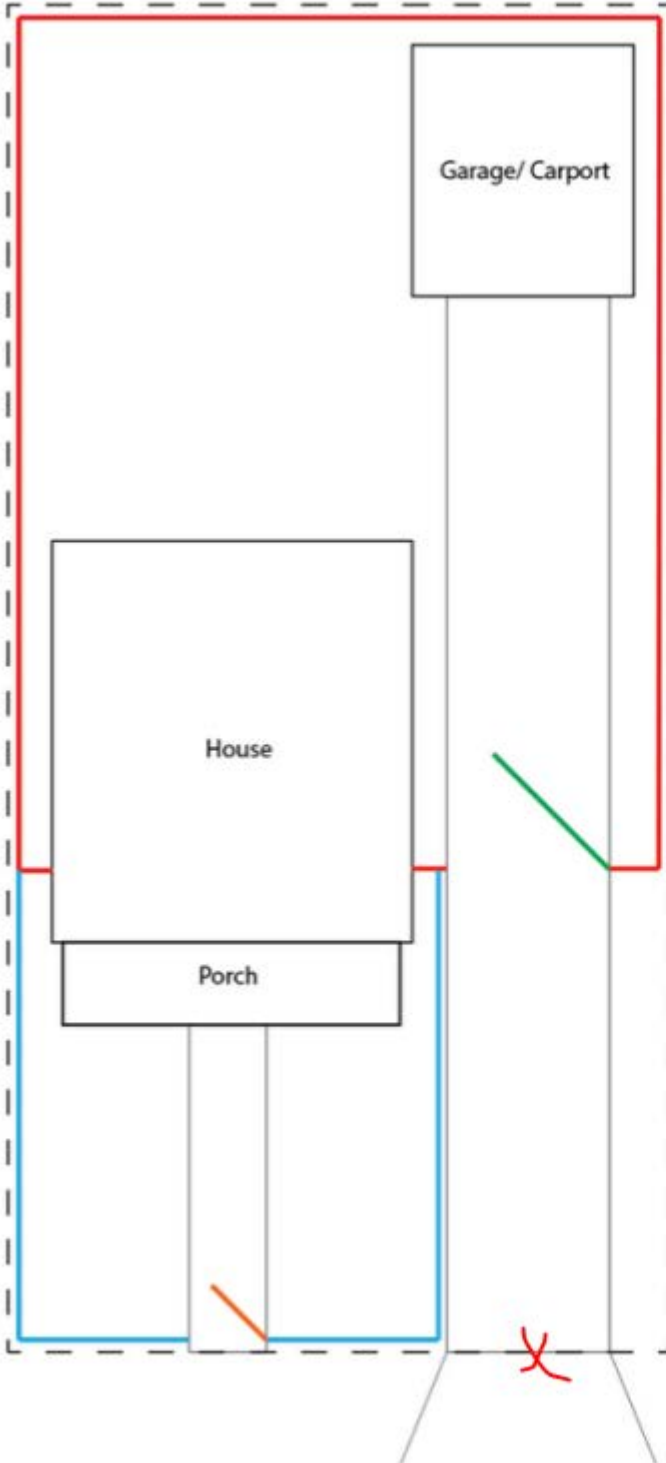
Street View



Google



## EXAMPLE OF A SITE PLAN WITH AN APPROPRIATE FENCE LINE



- **REAR FENCE** - Rear yard privacy fences should be no taller than 6 feet in height and feature wood construction.
- **FRONT FENCE** - Front yard fences should match the height of neighboring fences or limited to 4 feet in height.
- **PEDESTRIAN GATES** - Pedestrian gates should be located at the intersection 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.
- **VEHICLE GATES** - Vehicle gates should be set behind the front facade plane of the house and not span across the front of the driveway. A front vehicle gate may be considered if the site features an atypical condition including: (a) a wraparound porch, (b) a narrow driveway less than 10 feet wide, and/or (c) front driveways abutting rear yards or commercial properties.