

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2020

HDRC CASE NO: 2020-292
ADDRESS: 801 LABOR ST
LEGAL DESCRIPTION: NCB 733 BLK 5 LOT 8 & N 50 FT OF 7 ARB A8
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Rudy Macias/LOCKE-MACIAS CHRISTINA ANN & RODOLFO MACIAS
OWNER: Rudy Macias/LOCKE-MACIAS CHRISTINA ANN & RODOLFO MACIAS
TYPE OF WORK: Front yard fence installation
APPLICATION RECEIVED: June 23, 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:

1. Replace the existing chain link fence on the north elevation with a 4-foot metal cattle panel fence.
2. Install a new 3-foot-high metal cattle panel fence on the front and south elevations.

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 primary structure located at 801 Labor is a 1-story, single family residence constructed circa 1910 with Craftsman and Neoclassical influences. The property first appears on the 1912 Sanborn Map. The home features a full-width front porch, a hipped roof with four dormers, and a symmetrical façade. The home is contributing to the Lavaca Historic District.
- b. **CASE HISTORY** – The applicant’s request was previously heard at the Historic and Design Review Commission (HDRC) hearing on July 15, 2020. During the hearing, the applicant stated that a Certificate of Appropriateness had been previously issued for the side yard fence. Staff was not familiar with a prior approval and did not locate an approval in OHP files during the hearing. The HDRC moved to postpone the case in order to clarify the request and whether any prior approvals had been issued for fencing on the property. Following the July 15th hearing, staff determined that the side yard fencing had already been installed during a site visit on July 16, 2020. The property does not have any previously issued Certificates of Appropriateness for side yard fencing and the property has not been issued a permit for the installation of side yard fencing. The request for both side yard and front yard fencing remains the request under review before the HDRC.
- c. **SIDE YARD FENCING: FENCE DESIGN AND HEIGHT** – The applicant has proposed to replace the existing chain link fence on the north side of the property with a 4-foot-high iron cattle panel fence. The house is located on a corner lot and the proposed fencing will extend from the neighboring property line on Labor to the existing chain link fence at the rear of the property line on Sadie Street. According to the Historic Design Guidelines, new front yard fences should appear similar to those used historically within the district in terms of their scale, transparency, and character. Staff find that cattle panel fencing is generally appropriate for the district but finds that the posts and rails should be wood in lieu of the proposed fully metal fence. As the proposed side yard fence will replace an existing chain link fence, staff finds the fully metal cattle panel fence appropriate.
- d. **FRONT YARD FENCING: FENCE DESIGN AND HEIGHT** – The applicant has proposed to install a 3-foot-high iron cattle panel fence on the front property line. According to the Historic Design Guidelines, new front yard fences should appear similar to those used historically within the district in terms of their scale, transparency, and character. Staff find that cattle panel fencing is generally appropriate for the district but finds that the posts and rails should be wood in lieu of the proposed fully metal fence. Fully wood fencing is more consistent with fence materials historically used in the Lavaca Historic District.
- e. **FENCE LOCATION** – According to the Historic Design Guidelines, new front yard fences should follow historic fence placements in the district. The proposed fence will follow the established fence line along Labor Street and will extend to the rear property line on Sadie Street. The proposed fence will meet an existing chain link fence at the rear property line. Staff finds the proposal consistent with the Guidelines.

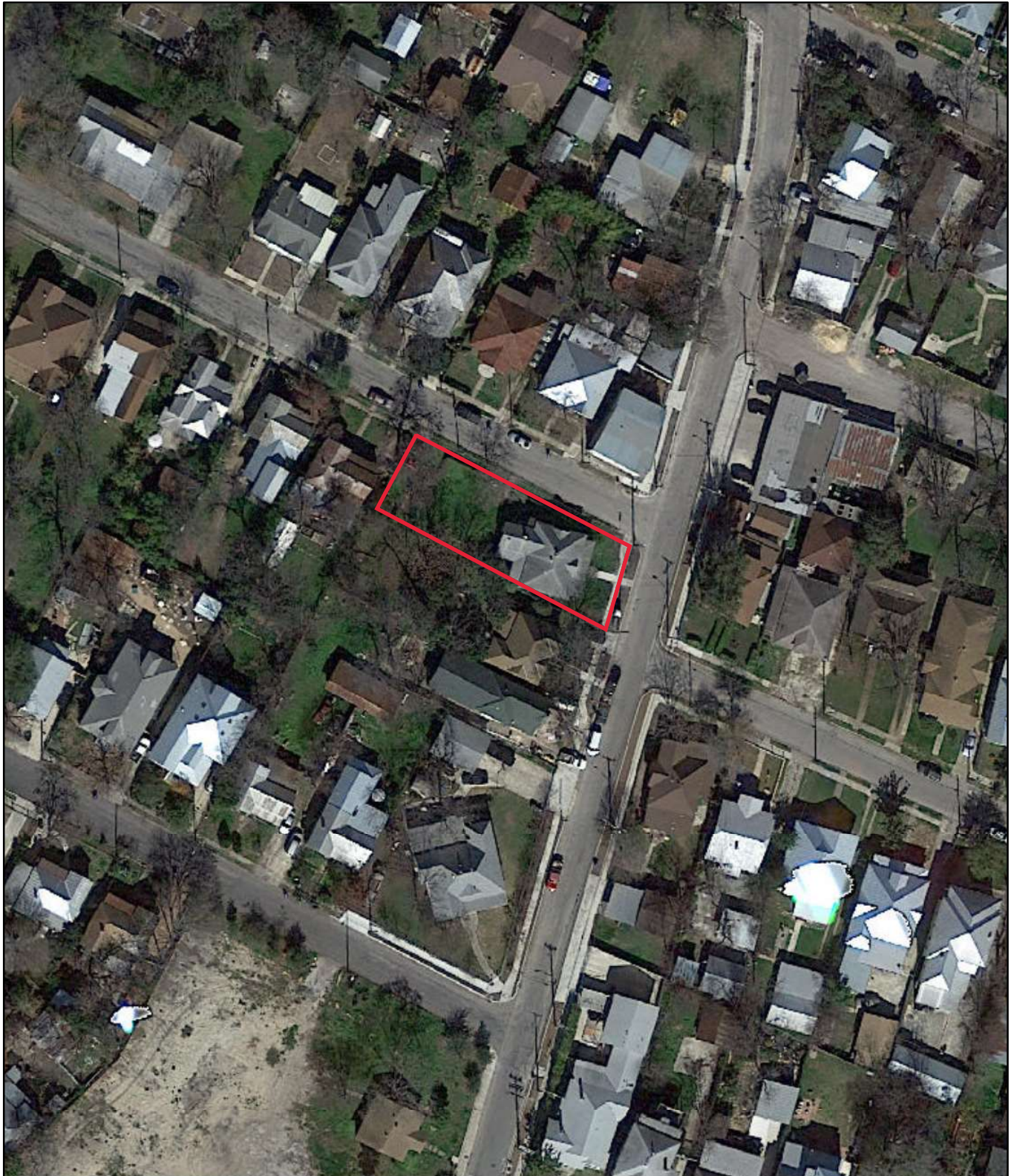
RECOMMENDATION:

Item 1, staff recommends approval of the installation of the side yard fence based on findings a through c.

Item 2, staff recommends approval of the front yard fence installation based on findings d through e with the following stipulations:

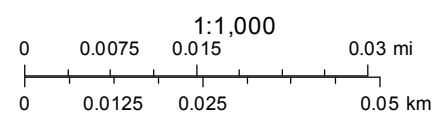
- i. That the posts and rails of the front yard fence are wood in lieu of the proposed fully metal fence as noted in finding d.
- ii. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

City of San Antonio One Stop

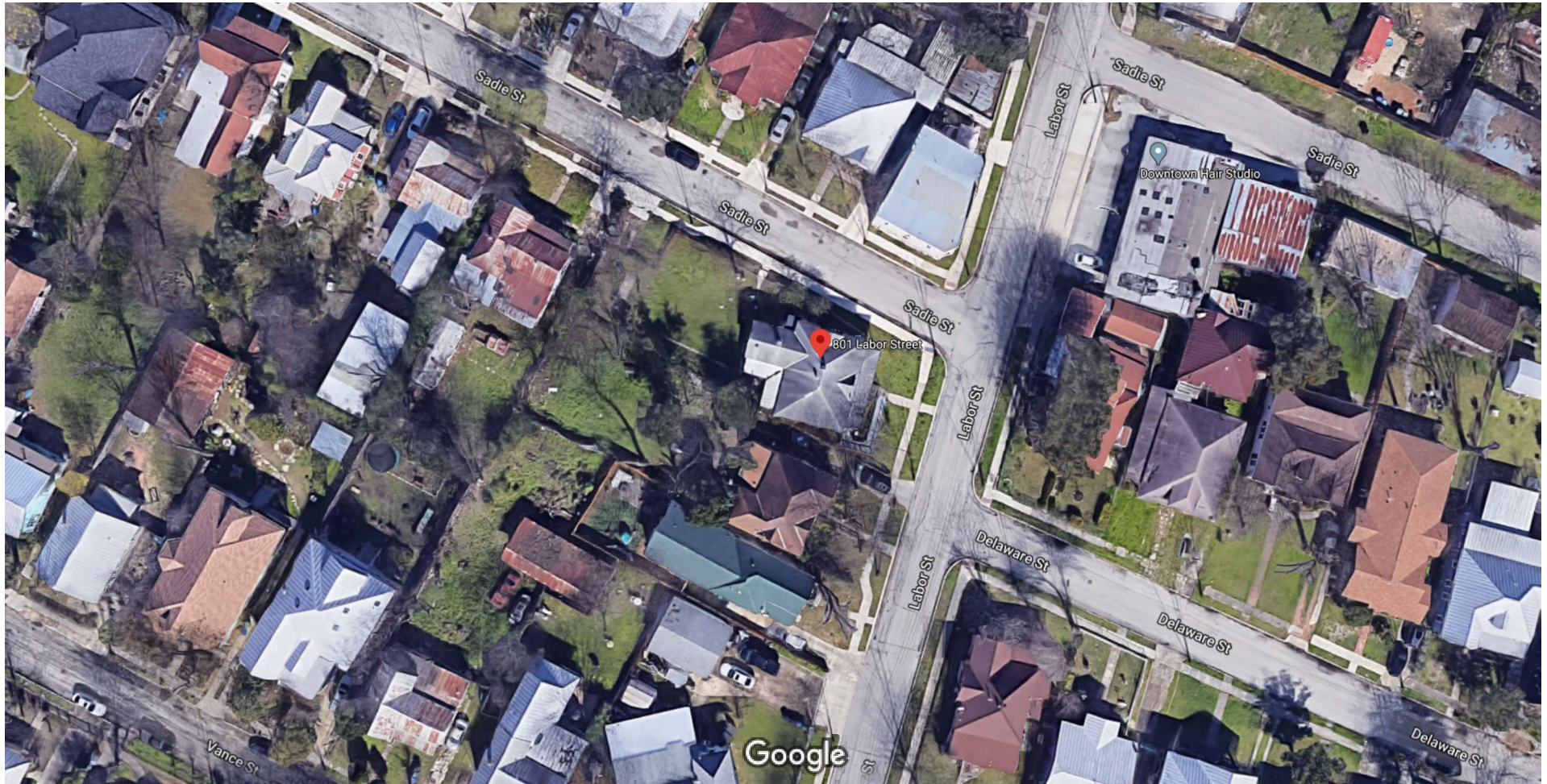


June 30, 2020

— User drawn lines

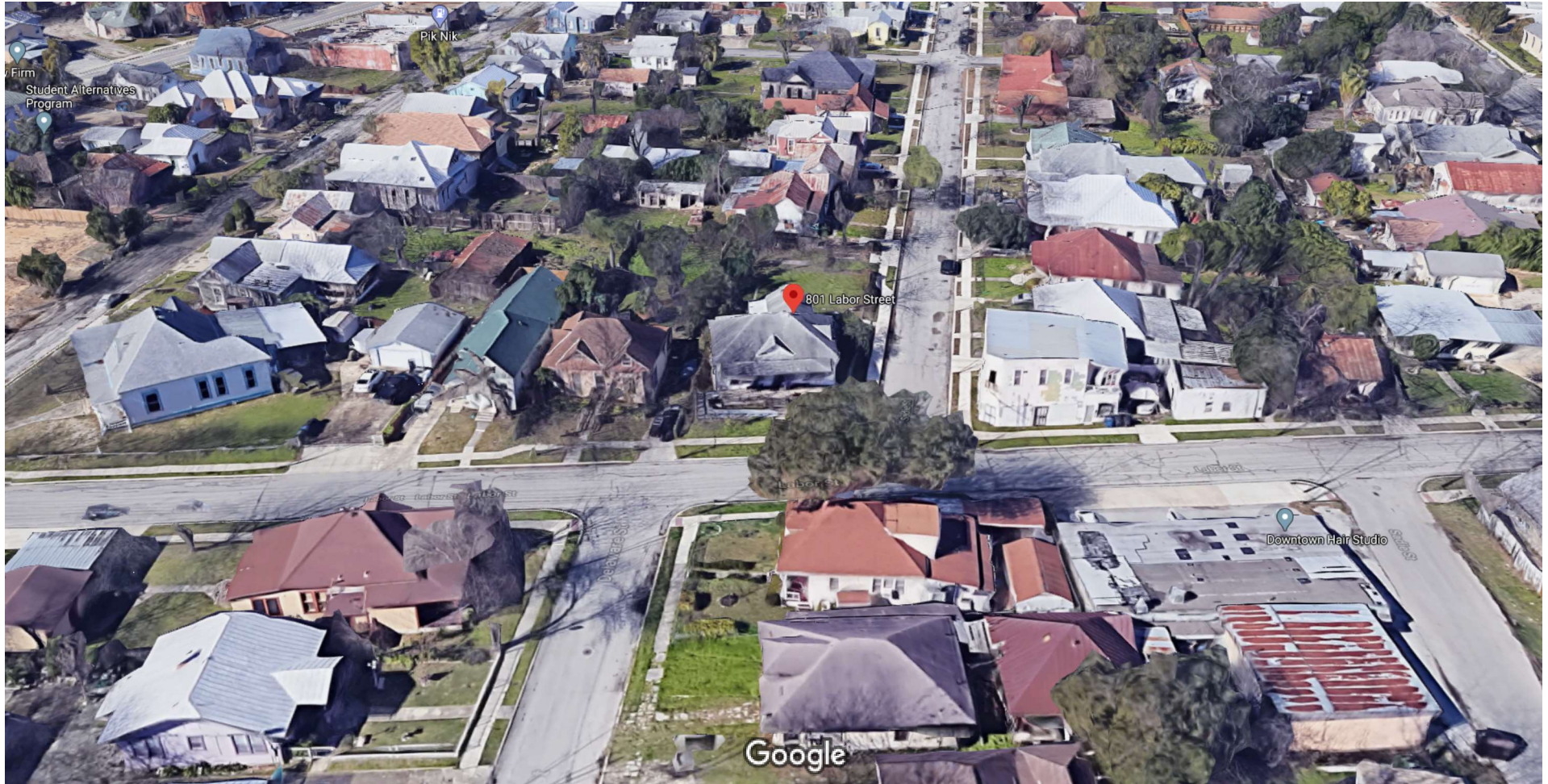


Google Maps 801 Labor St



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

Google Maps 801 Labor St



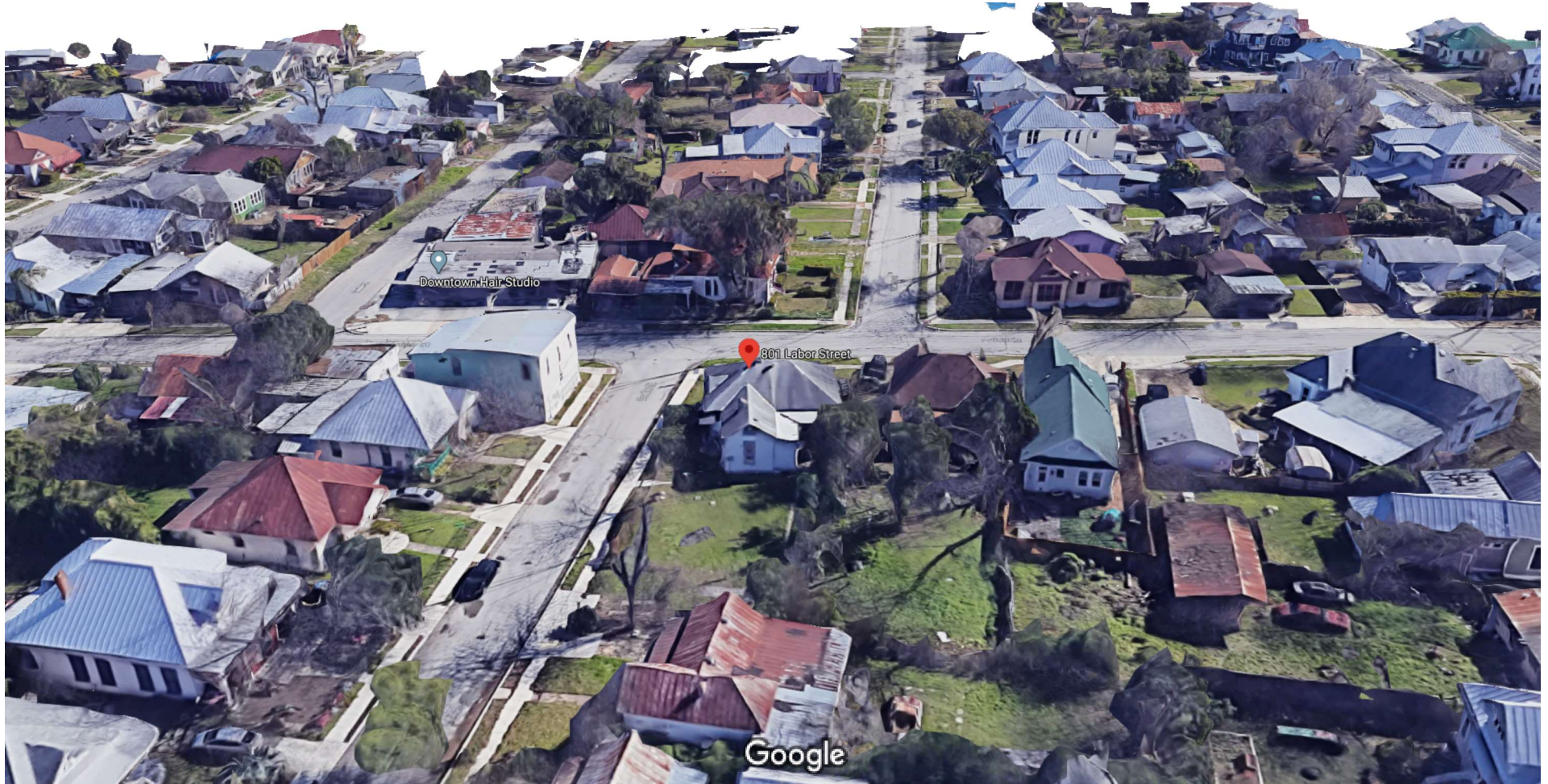
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Google Maps 801 Labor St



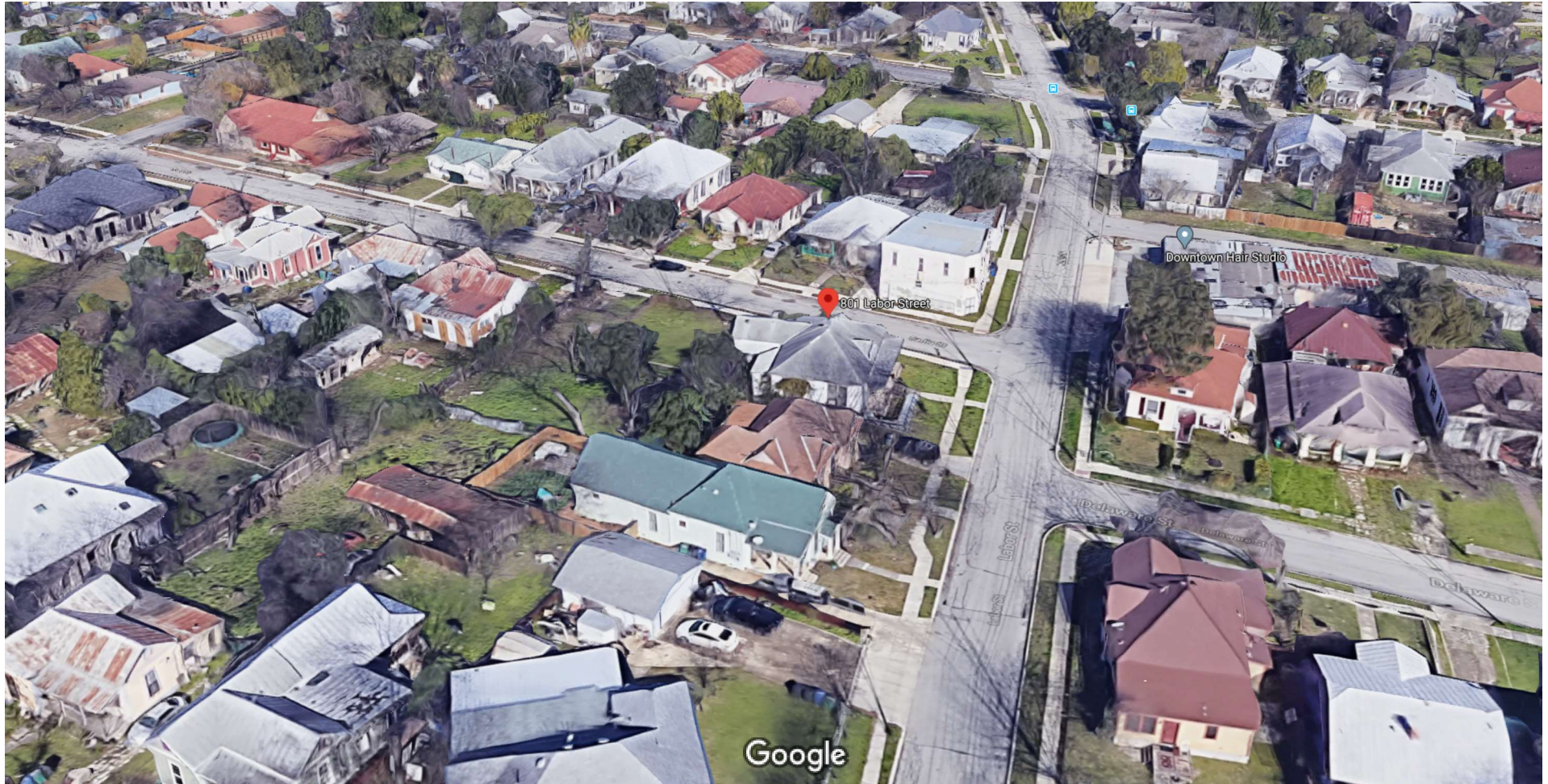
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Google Maps 801 Labor St



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Google Maps 801 Labor St



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801 Labor St.



SADIE ST.
(44.5' R.O.W.-PER NCB MAP)

LEGEND
These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- ORIGINAL LOT LINE
- SET IRON ROD
- FOUND IRON ROD
- ELECTRIC METER
- POWER POLE
- SEWER CLEANOUT
- NEW CITY BLOCK MAP (F.M.)
- FIELD MEASURED



The survey is hereby accepted with the understanding that the surveyor is not responsible for any errors or omissions in the field notes or in the drawing, or for any consequences that may result from the use of the survey.

SURVEYOR'S NOTES:
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.
At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No. 48029C 0415.G, effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

I, **RACHEL LYNN HANSEN**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY** and **EDC REMODELING & CONSTRUCTION** that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
Borrower/Owner: **801 LABOR ST.** GF No. **36288NC**
Address: **801 LABOR ST.**
Legal Description of the Land: **Lot 8 and the North portion of Lot 7, Block 5, New City Block 733, City of San Antonio, Bexar County, Texas.**

PROPERTY PHOTOGRAPH:



AMERISURVEYORS, LLC
1100 NW Loop 430, Suite 546
San Antonio, Texas 78213
Phone (210) 572-1995 Fax (210) 572-1991

RACHEL LYNN HANSEN, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6358





New 3' Fence



Repall
Alondra Spore
540.1.54.



224 Lavaca



228 Lavaca



301 Barrera



215 Barrera



212 Camargo



315 Leigh



226 Camargo



202 Callaghan



140 Callaghan



210 Callaghan



302 Callaghan



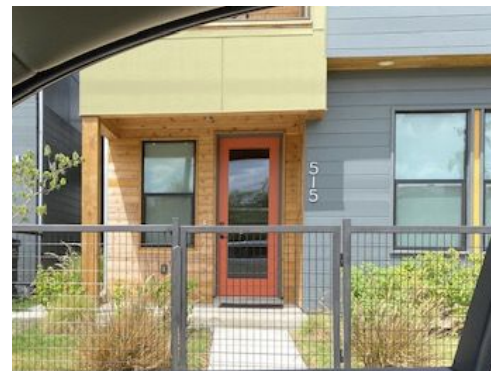
323 Callaghan



330 Callaghan



229 Riddle



515 Labor



Vance / Riddle



Guenther St (near park)



400 block of King William St.



July 16, 2020 at 8:42 AM
300-398 Sadie St
San Antonio TX 78210
United States