

HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2020

HDRC CASE NO: 2020-384
ADDRESS: 503 CEDAR ST
LEGAL DESCRIPTION: NCB 2878 BLK 3 LOT 1&2
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: SAN ANTONIO SAN ANTONIO/MARTIN JAMES HILLERY III
OWNER: SAN ANTONIO SAN ANTONIO/MARTIN JAMES HILLERY III
TYPE OF WORK: Rear privacy fence installation
APPLICATION RECEIVED: August 25, 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 construct a 6-foot-tall wooden privacy fence at the rear of the property and install an electric gate across the driveway at the rear of the property, to be in line with the existing front yard fences along Mission St.

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 503 Cedar was constructed in the Folk Victorian style and first appears on the Sanborn map in 1912. The structure is a 1-story, single-family residence featuring a modified hip metal roof, a rounded front porch, wood cladding, and one-over-one wood windows. The property is contributing to the King William Historic District.
- b. FENCE DESIGN AND HEIGHT – The applicant has proposed to install a 6-foot-high wood rear privacy fence at the rear of the property. According to Guideline 2.B.i for Site Elements, new fences should appear similar to those used historically in 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. The applicant has proposed to install an electric driveway gate at the rear of the property. Vehicle gates should be set behind the façade plane of the house and not span across the front of the driveway. As a driveway gate currently exists at the rear of the property, staff finds the proposal appropriate.
- c. FENCE LOCATION – The applicant has proposed to install a 6-foot-high wood rear privacy fence at the rear of the property to be in line with the existing front yard fences on Mission Street. An existing chain link fence and driveway gate is currently located at the rear of the property. The existing rear fence and gate is set back from the rear property line along Mission Street. The property features a unique site condition as it fronts Cedar Street and the rear of the property faces Mission Street. All other properties located on Mission Street feature structures that front Mission Street. Guideline 2.C.i for Site Elements states that privacy fences should be set back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce visual prominence. According to Guideline 2.C.ii for Site Elements, do not use privacy fences in front yards. Although the applicant is proposing to install a privacy fence in the rear yard of the property, the rear yard at 503 Cedar reads as a front yard and the installation of a 6-foot-high rear privacy fence in line with the existing front yard fences on Mission Street is inconsistent with the Guidelines. Staff finds the proposal inappropriate.

RECOMMENDATION:

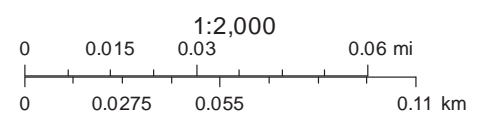
Staff does not recommend approval of the fence installation based on findings a through c. Staff recommends that the applicant install a 6-foot-tall wooden privacy fence in the same location as the existing rear fence.

City of San Antonio One Stop

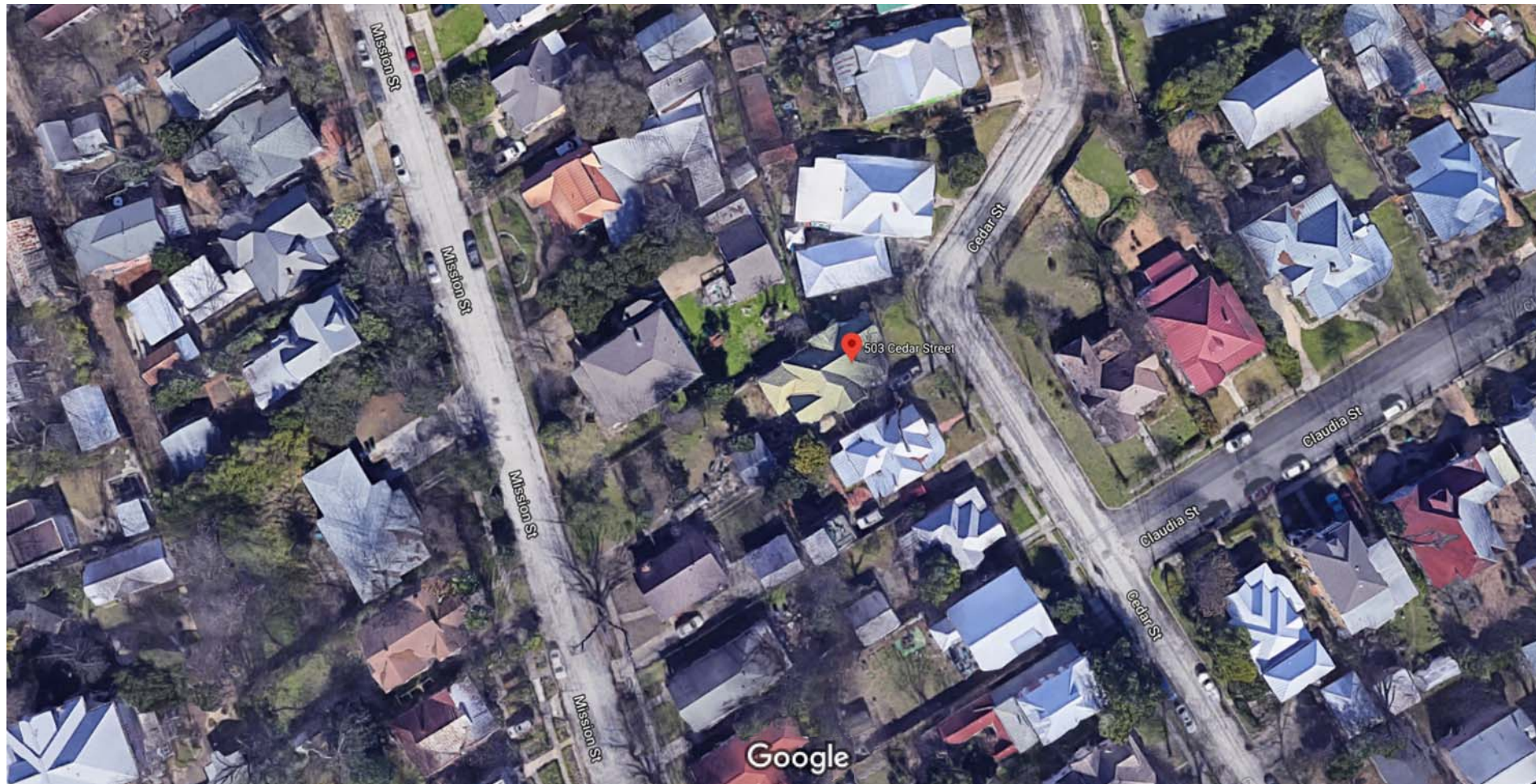


September 8, 2020

— User drawn lines



Google Maps 503 Cedar St



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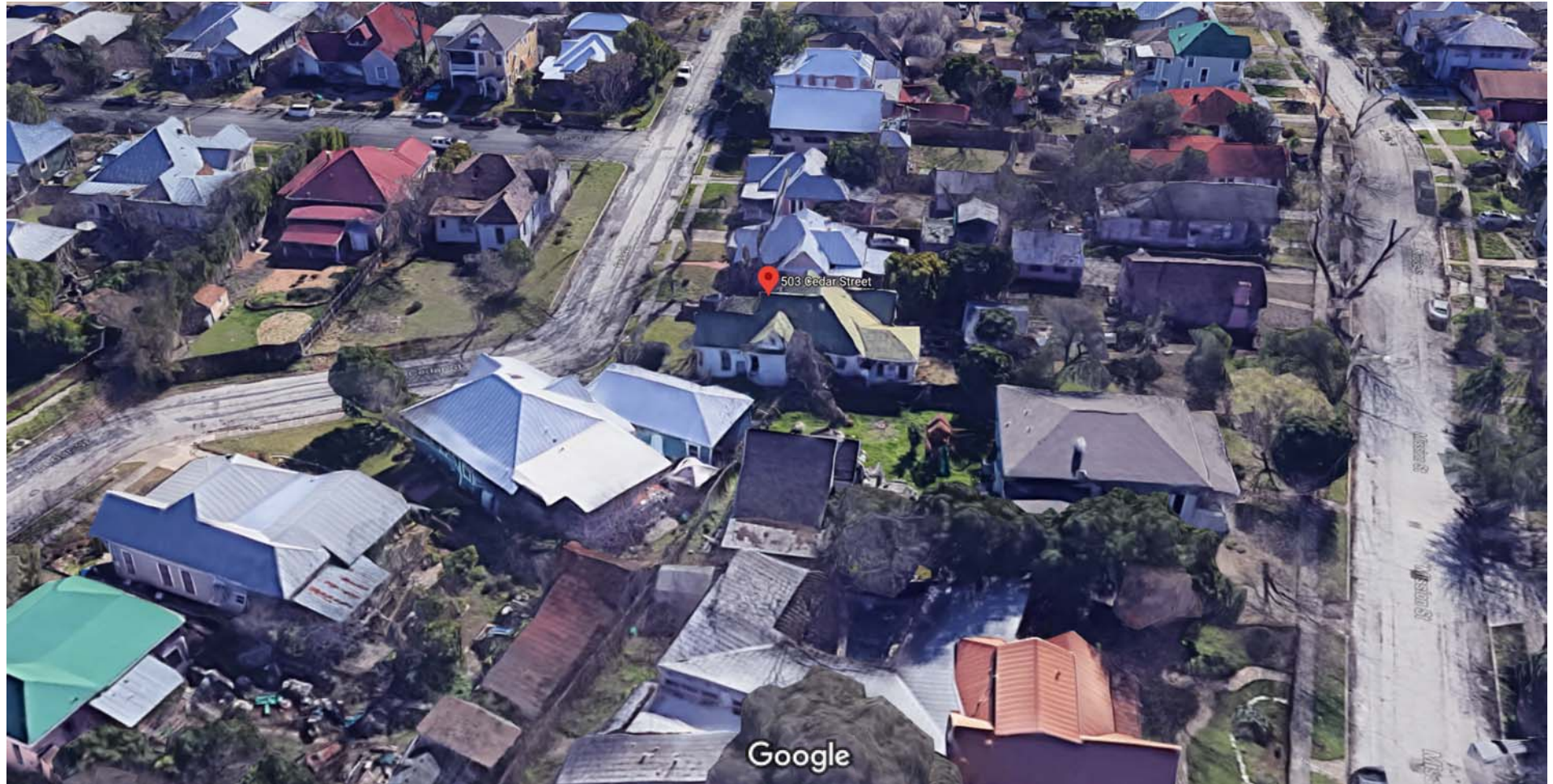
Google Maps 503 Cedar St



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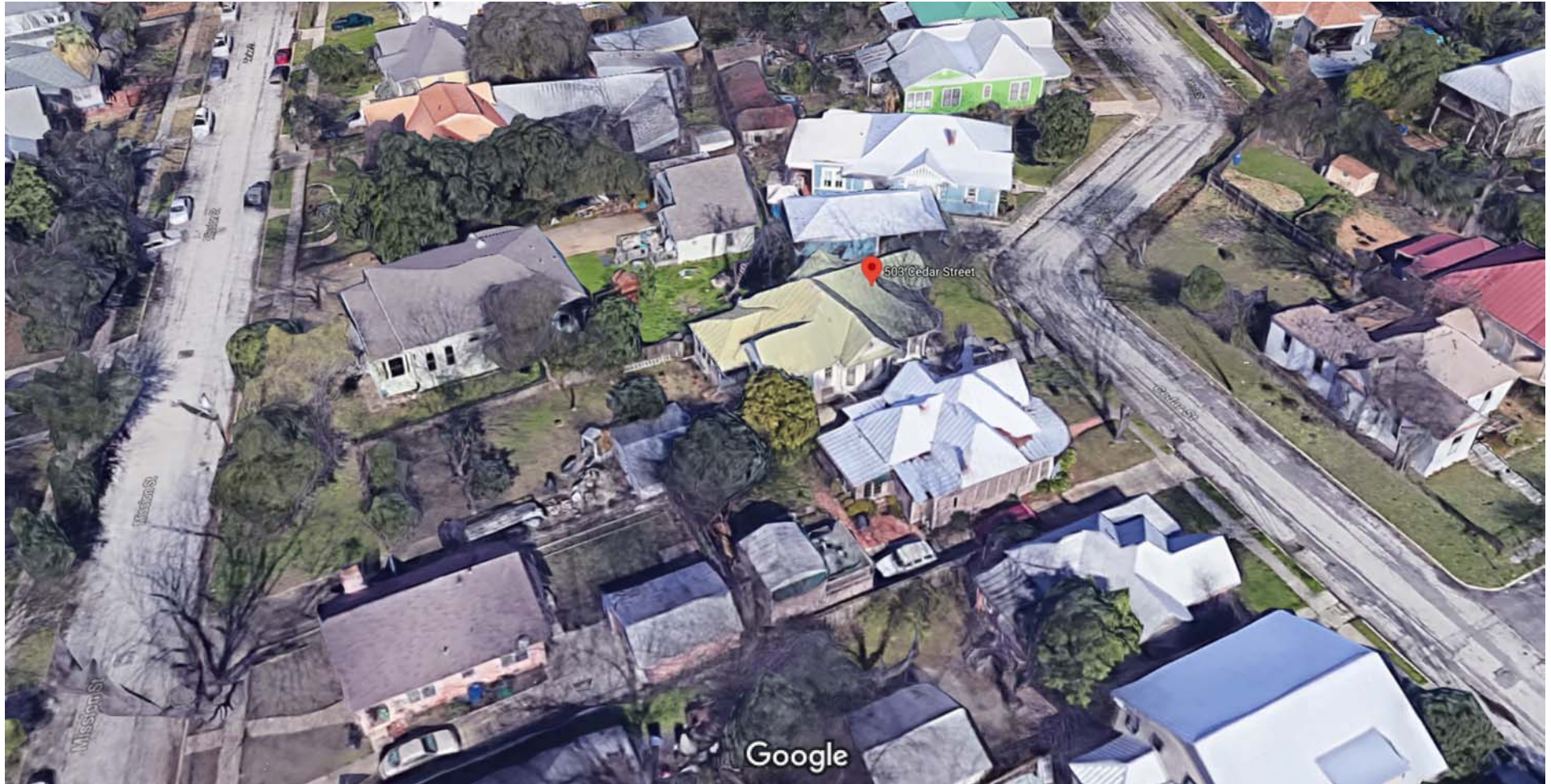
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Google Maps 503 Cedar St



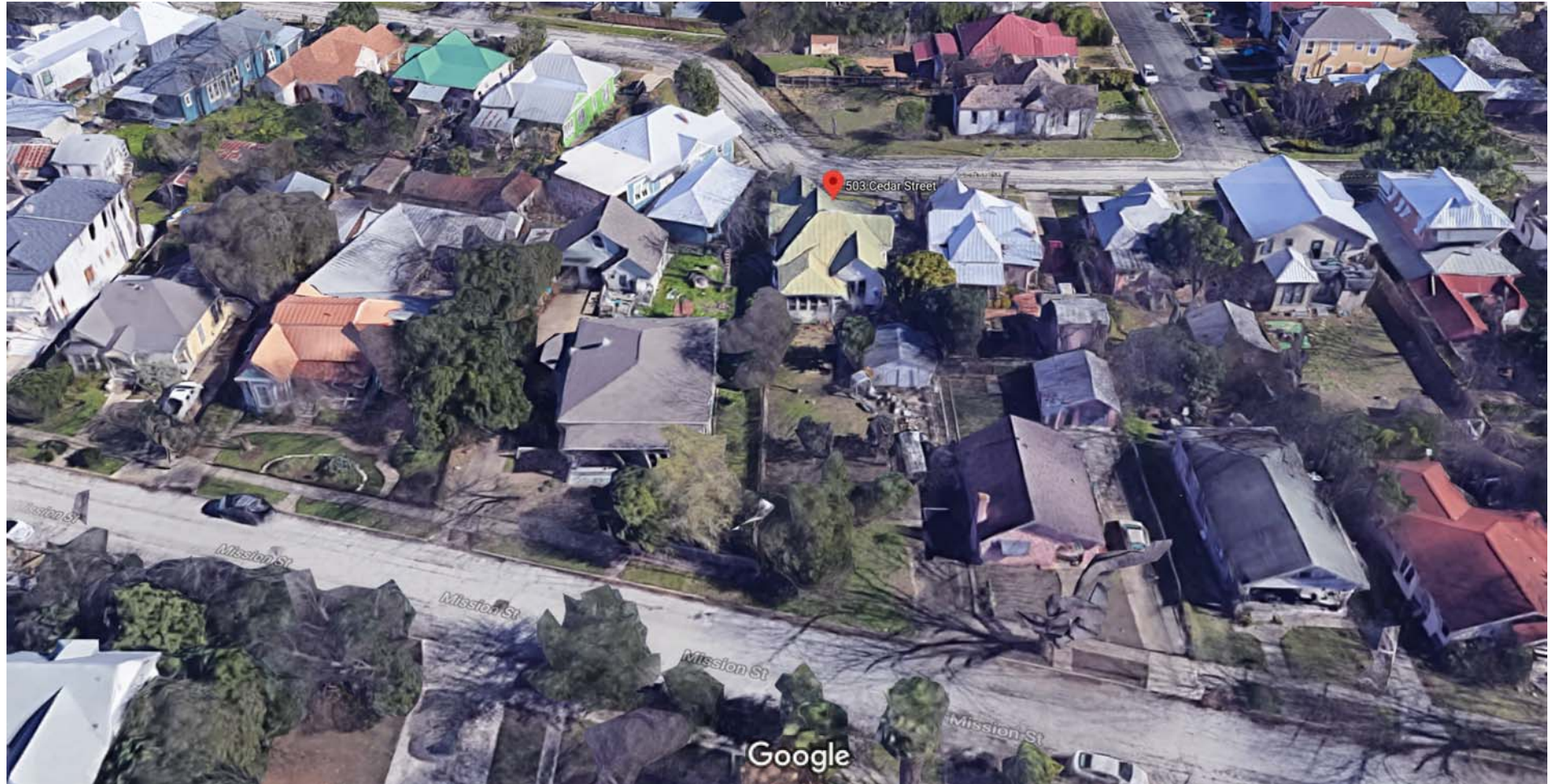
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Google Maps 503 Cedar St



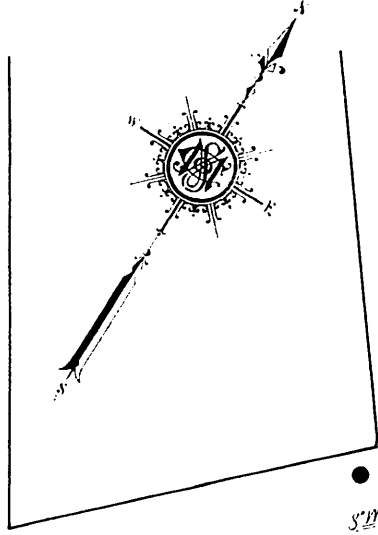
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Google Maps 503 Cedar St



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San Antonio Vol. 4
359



358

357

STIEREN

362

WICKES

Macadamized

947

ADAMS

Macadamized

946

MISSION

Macadamized

2880

2879

BARBE

Macadamized

2878

360

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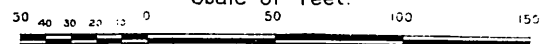
CLAUDIA ST

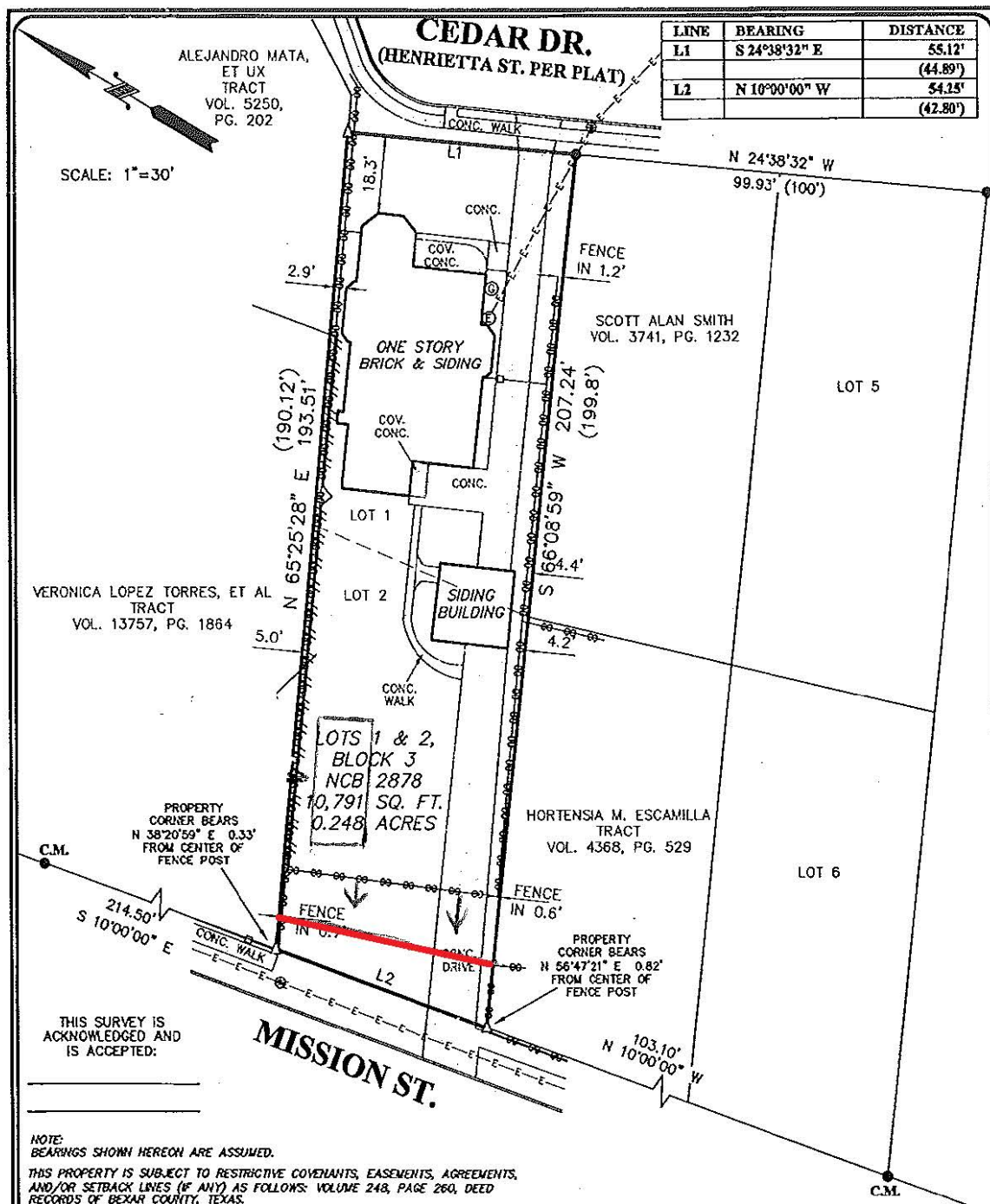
HENRIETTA

HENRIETTA

363

Scale of Feet.





Property Address:
503 CEDAR DRIVE (HENRIETTA ST. PER PLAT)
Property Description:

LOTS 1 AND 2, BLOCK 3, NEW CITY BLOCK 2878, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:
JAMES HILLERY MARTIN III

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- Δ - CALCULATED POINT
- - FIND 1/2" IRON ROD
- () - RECORD INFORMATION
- B.S. - BUILDING SETBACK
- C.U. - CONTROLLING MONUMENT
- ⊕ - POWER POLE
- - OVERHEAD ELECTRIC
- - WOOD FENCE
- - CHAIN LINK FENCE
- - METAL FENCE
- ⊙ - ELECTRIC METER
- ⊙ - GAS METER

DRAWN BY: BLE / JR



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. 1502945880

JOB NO. 65513

TITLE COMPANY: RB TITLE

DATE: 07/17/2015





503 Cedar Street

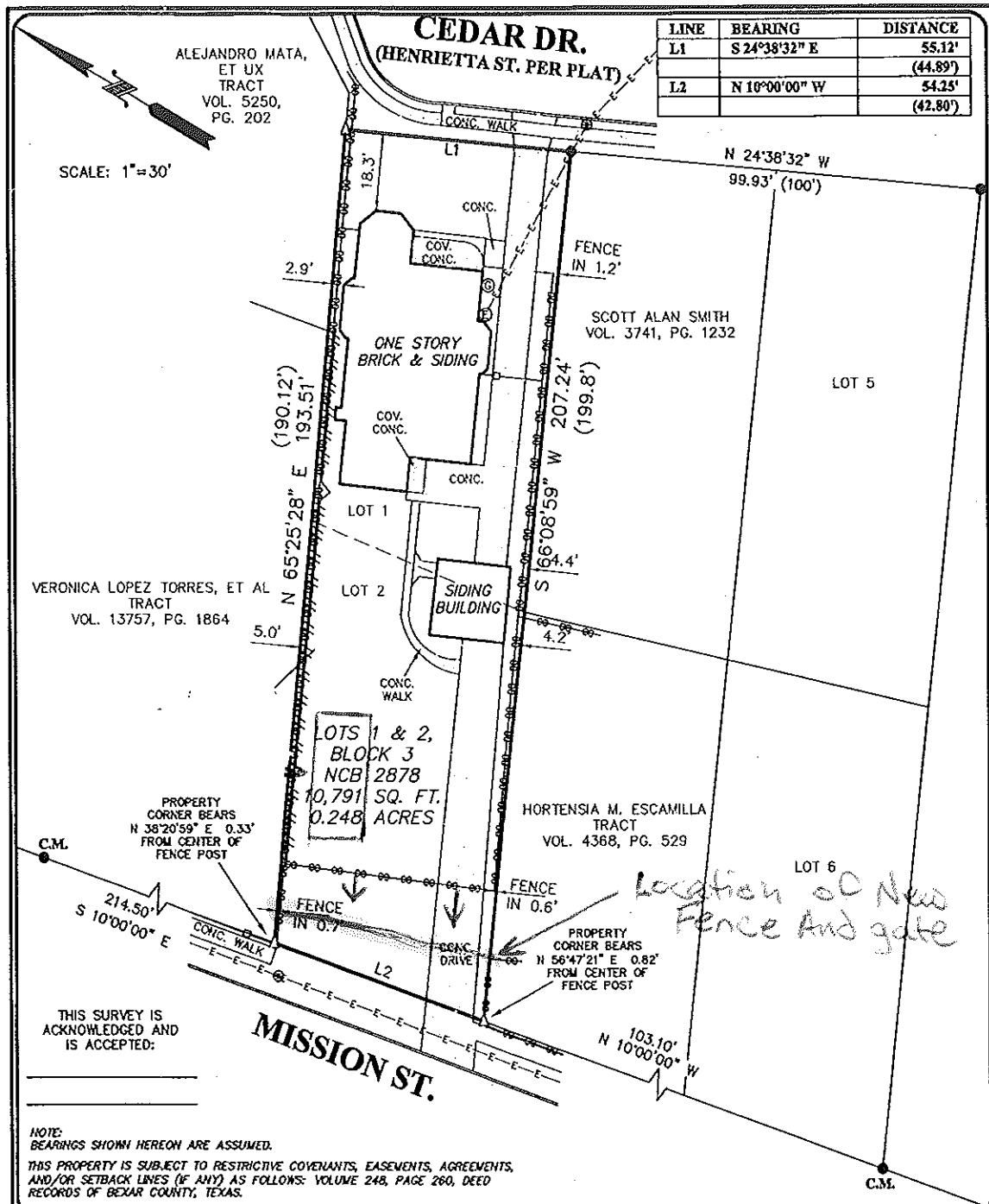
7 St











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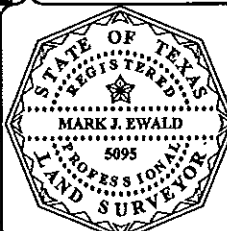
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