

HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2021

HDRC CASE NO: 2021-019
ADDRESS: 1110 VIRGINIA BLVD
LEGAL DESCRIPTION: NCB 3887 BLK 3 LOT 3 & W 25 FT OF 4
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
APPLICANT: Stephanie Ramirez/RAMIREZ STEPHANIE MICHELLE
OWNER: Stephanie Ramirez/RAMIREZ STEPHANIE MICHELLE
TYPE OF WORK: Front yard fence
APPLICATION RECEIVED: January 11, 2021
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 install a front yard cattle panel fence and relocating the side yard privacy to the property line.

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.

FINDINGS:

- a. The primary structure located at 1110 Virginia is a one-story Craftsman single-family residence constructed in c. 1910. The home features one-over-one wood windows, a cross gable roof covered with composition shingles and supported by wood brackets, a front porch and porte cochere supported by paired square columns. The home is contributing to the Knob Hill Historic District.
- b. **DESIGN** – The applicant has proposed to install a cattle panel front yard fence. Per the Guidelines for Site Elements 2.B.i., 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. While cattle panel fences are most common on Craftsman style houses in Dignowity Hill and Lavaca Historic Districts, staff find that they are not found in Knob Hill and that a wood picket or wrought

iron fence would be more appropriate for the structure.

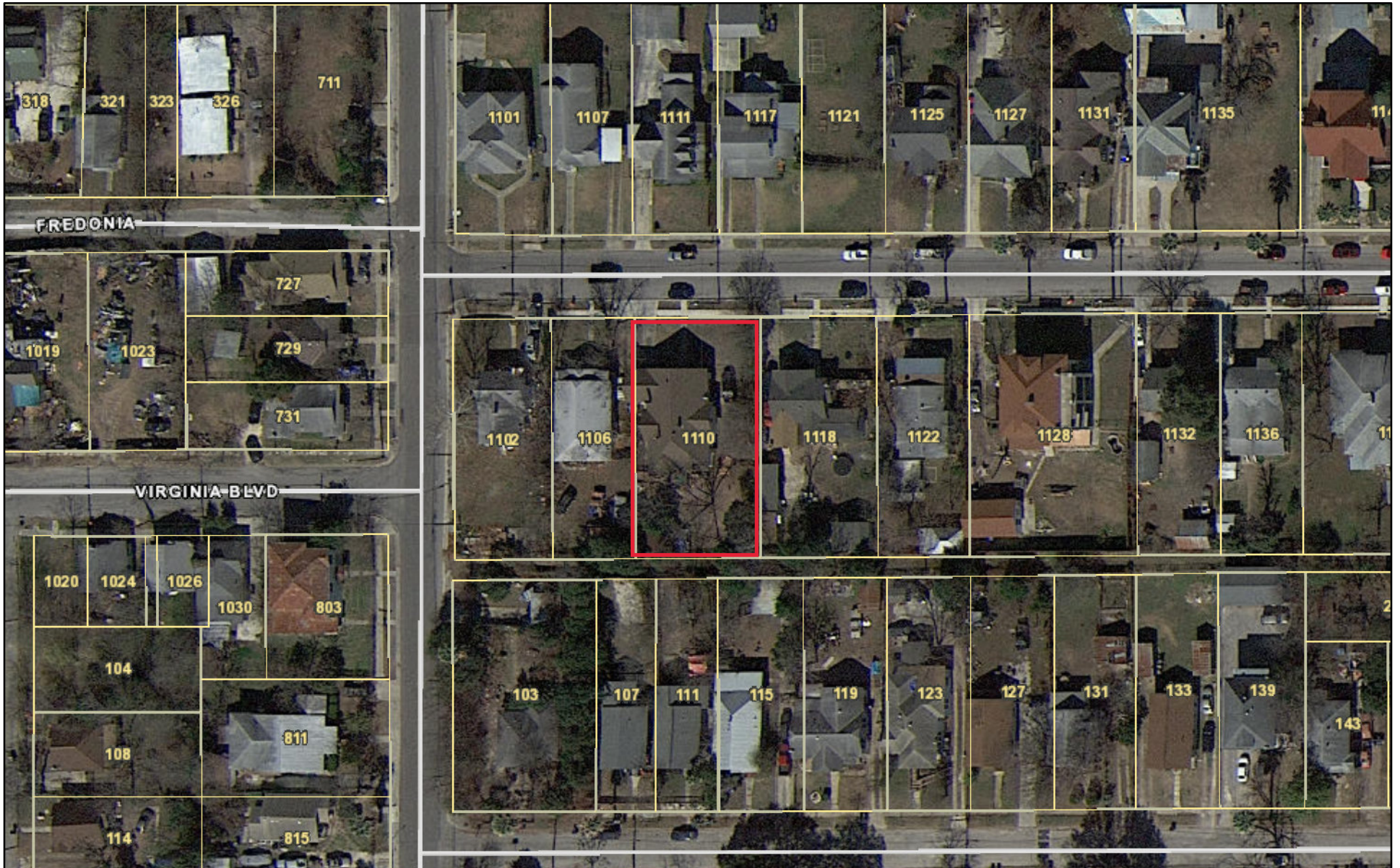
- c. LOCATION – The applicant has proposed to install a front yard fence including a gate spanning across the front of the front of the driveway. Per the Guidelines for Site Elements 2.B.ii., applicants should avoid installing a fence or wall in a location where one did not historically exist, particularly 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. Staff finds that fences are found within the district and unobstructed front lawns are not a character defining feature of this block of the district. Additionally, while front driveway gates are atypical, staff finds that the side-flanking porte-cochere allows for a front gate instead of turned and set behind the front façade plane of the house.
- d. HEIGHT – The applicant has proposed to install a fence height of 4 feet. Per the Guidelines for Site Elements 2.B.iii., applicants should 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. Staff finds that the proposed height is consistent with the Guidelines with the stipulation that electrical and mechanical equipment, is used, should be set behind the fence and minimally visible.
- e. PRIVACY FENCE – The applicant proposed to relocate the side and rear portions of the existing wood privacy to the property line, effectively widening the rear yard approximately 2 feet in the side directions. Staff finds the proposal is eligible for administrative approval with the stipulation that no 6 feet portions extend beyond the front façade plane of the house.

RECOMMENDATION:

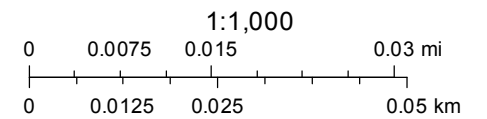
Staff recommends approval based on findings b through e with the following stipulations:

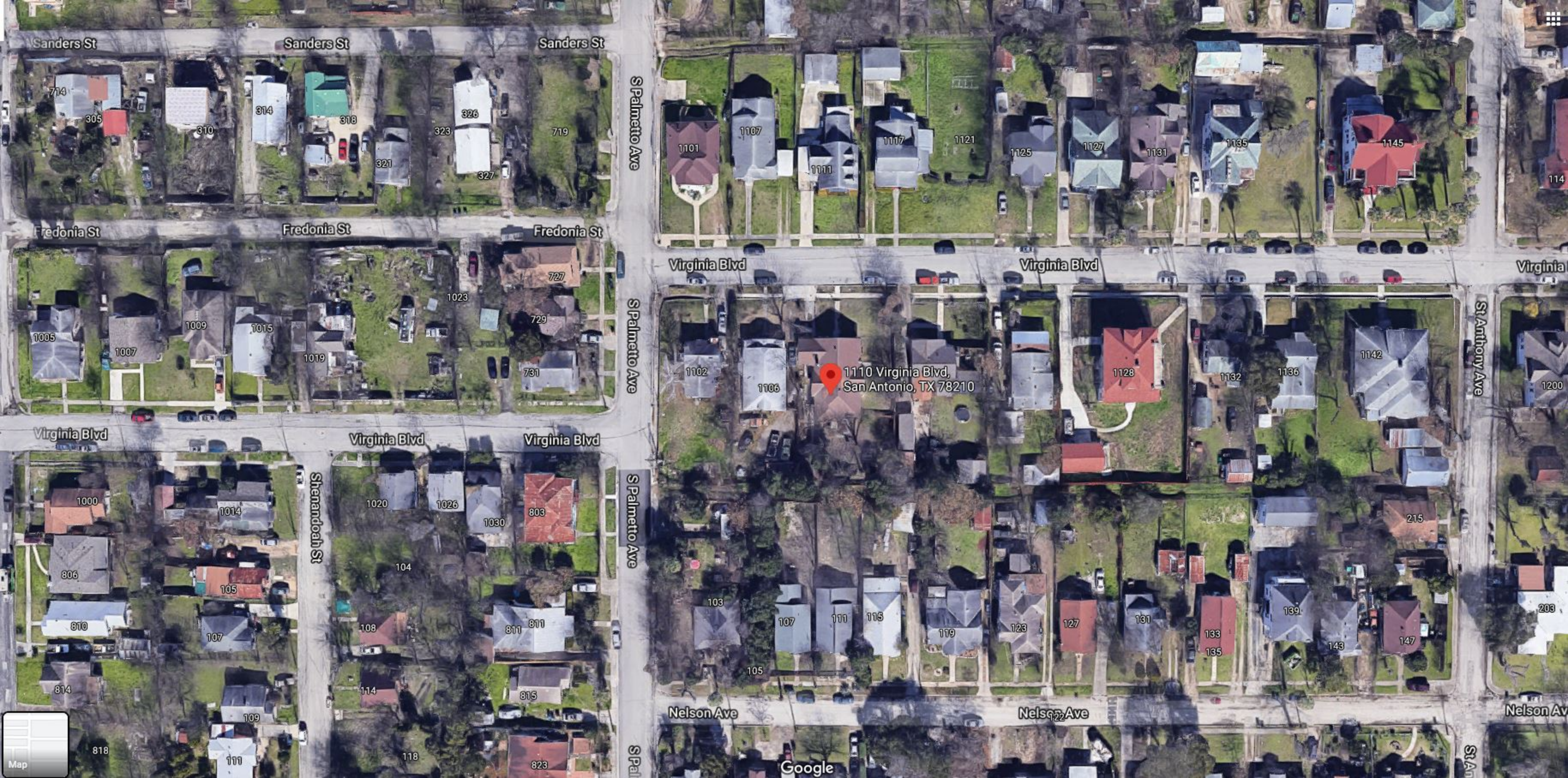
- i. That the fence design feature wood picket or wrought iron instead of cattle panel. A final fence design must be submitted to staff prior to installation.
- ii. That no portion of the front yard fence exceed 4-feet in height including electrical and mechanical equipment, which should be set behind the fence and minimally visible.
- iii. That no portion of the 6 feet tall privacy fence extends beyond the front façade plane during the relocation to the appropriate property line.

1110 Virginia



January 27, 2021





Sanders St

Sanders St

Sanders St

S Palmetto Ave

Virginia Blvd

Virginia Blvd

Virginia

St Anthony Ave

Fredonia St

Fredonia St

Fredonia St

S Palmetto Ave

Virginia Blvd

Virginia Blvd

Virginia Blvd

S Palmetto Ave

Nelson Ave

Nelson Ave

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1110 Virginia Blvd,
San Antonio, TX 78210



Google



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San Antonio, TX 78210

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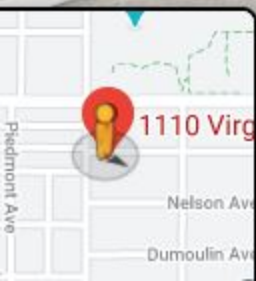
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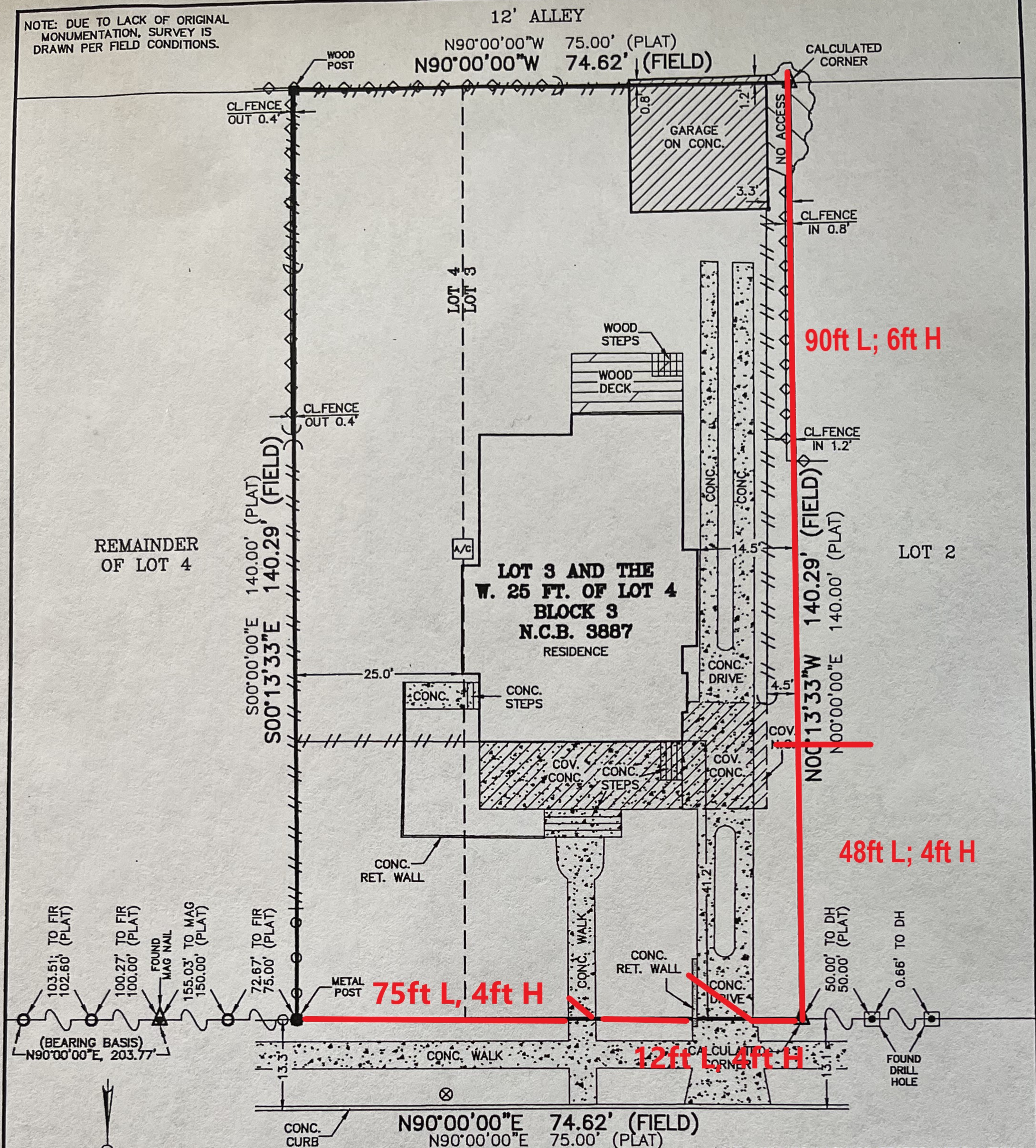
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NOTE: DUE TO LACK OF ORIGINAL MONUMENTATION, SURVEY IS DRAWN PER FIELD CONDITIONS.



NOTE: DUE TO LACK OF RECORD INFORMATION, BEARINGS SHOWN HEREON ARE ASSUMED.

VIRGINIA BLVD.
(USPS: VIRGINIA BLVD.)
(55' R.O.W., ASPHALT PAVEMENT)
(PLATTED AS: VIRGINIA BOULEVARD)

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

INSURED: EMILY GROSS AND HOWARD P. HENDERSON		ADDRESS: 1110 VIRGINIA BLVD.		LEGEND:			
TITLE COMPANY: OLD REPUBLIC TITLE		G.F. NO.: 37120NC		--= WOOD FENCE	⊗ = POWER POLE		
LOTS: 3 AND THE WEST 25 FEET OF LOT 4		BLOCK: 3	N.C.B.: 3887	⊖= CHAIN LINK FENCE	⦿ = FIRE HYDRANT		
SUBDIVISION: KNOB HILL ADDITION				⊘= HOG WIRE FENCE	○ = FND. ½" IRON ROD		
CITY: SAN ANTONIO		COUNTY: BEXAR	STATE: TEXAS	-○= WROUGHT IRON FENCE	● = SET ½" IR		
PLAT RECORDED IN: VOLUME 105 PAGE 262		DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		■ = FND. FNC. POST	✕ = SET "X" ON CONC		
RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE "B" OF THE REFERENCED TITLE COMMITMENT: REFER TO TITLE COMMITMENT FOR ADDITIONAL ITEMS.							
VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS		VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	
VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS		VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	
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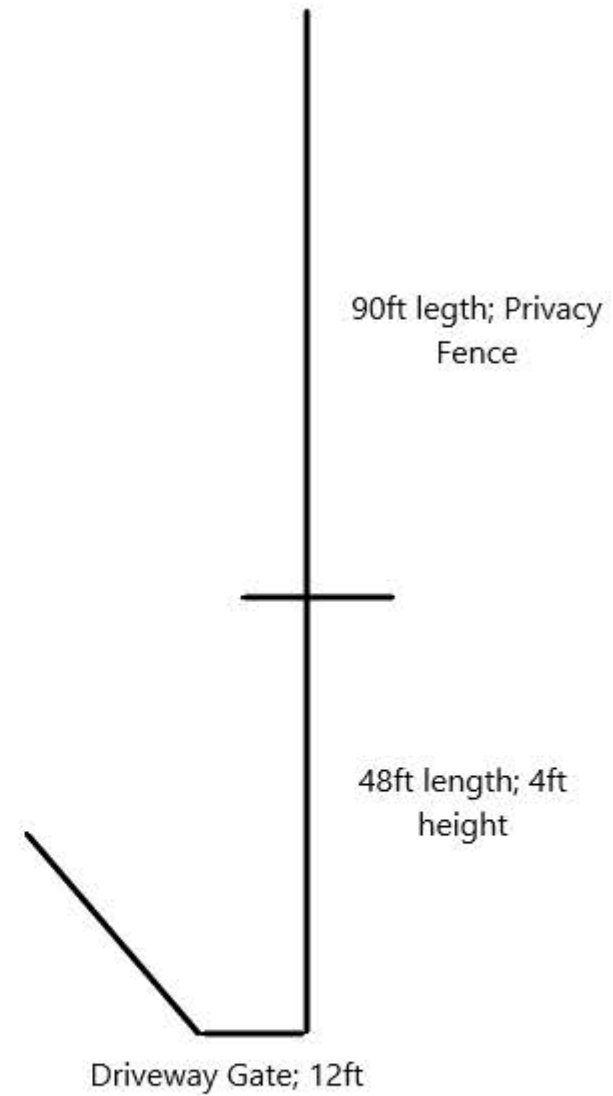
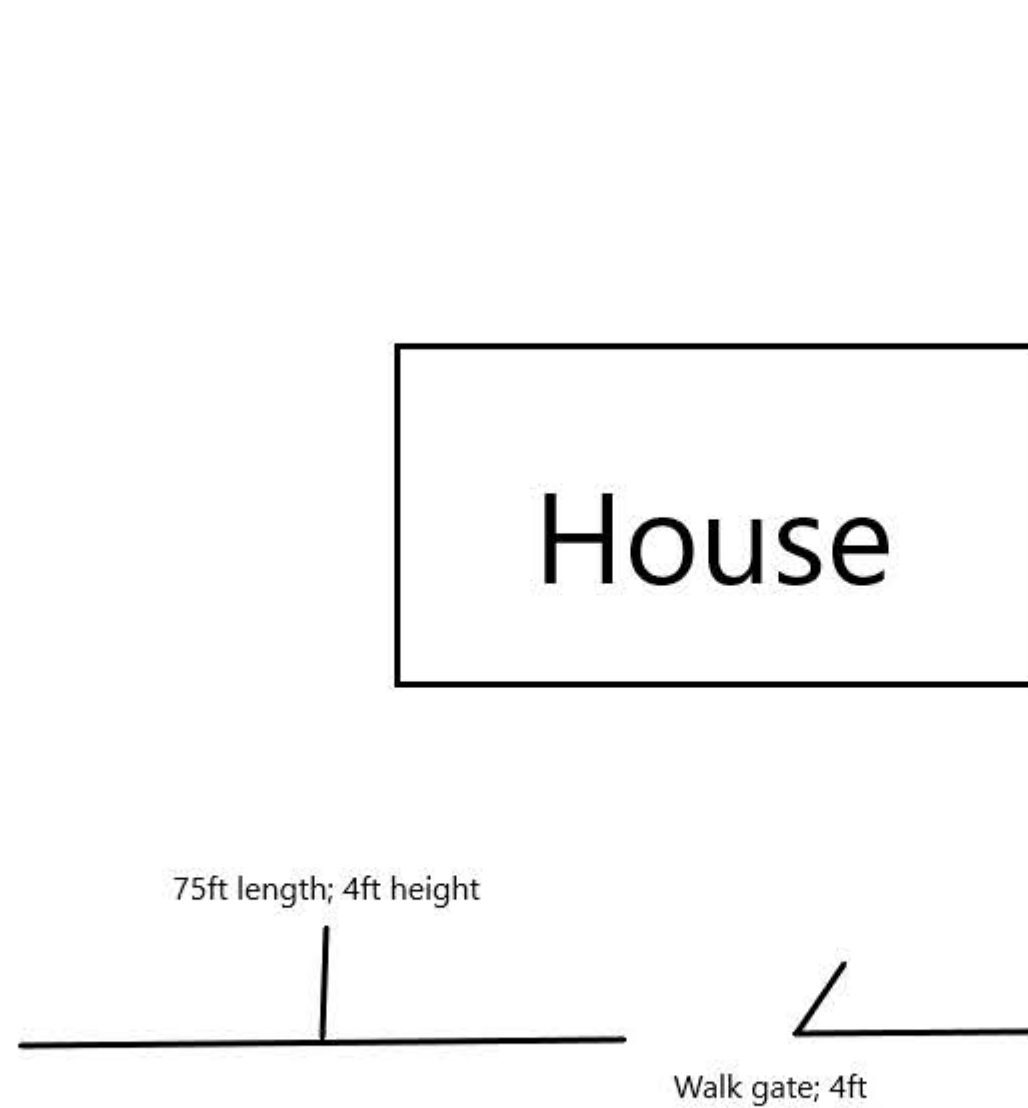
AS-BUILT SURVEY NOTES

- UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION OR PLATTING PURPOSES.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- ADJACENT PROPERTY INFO. FOR REFERENCE USE ONLY.

STATE OF TEXAS
COUNTY OF BEXAR

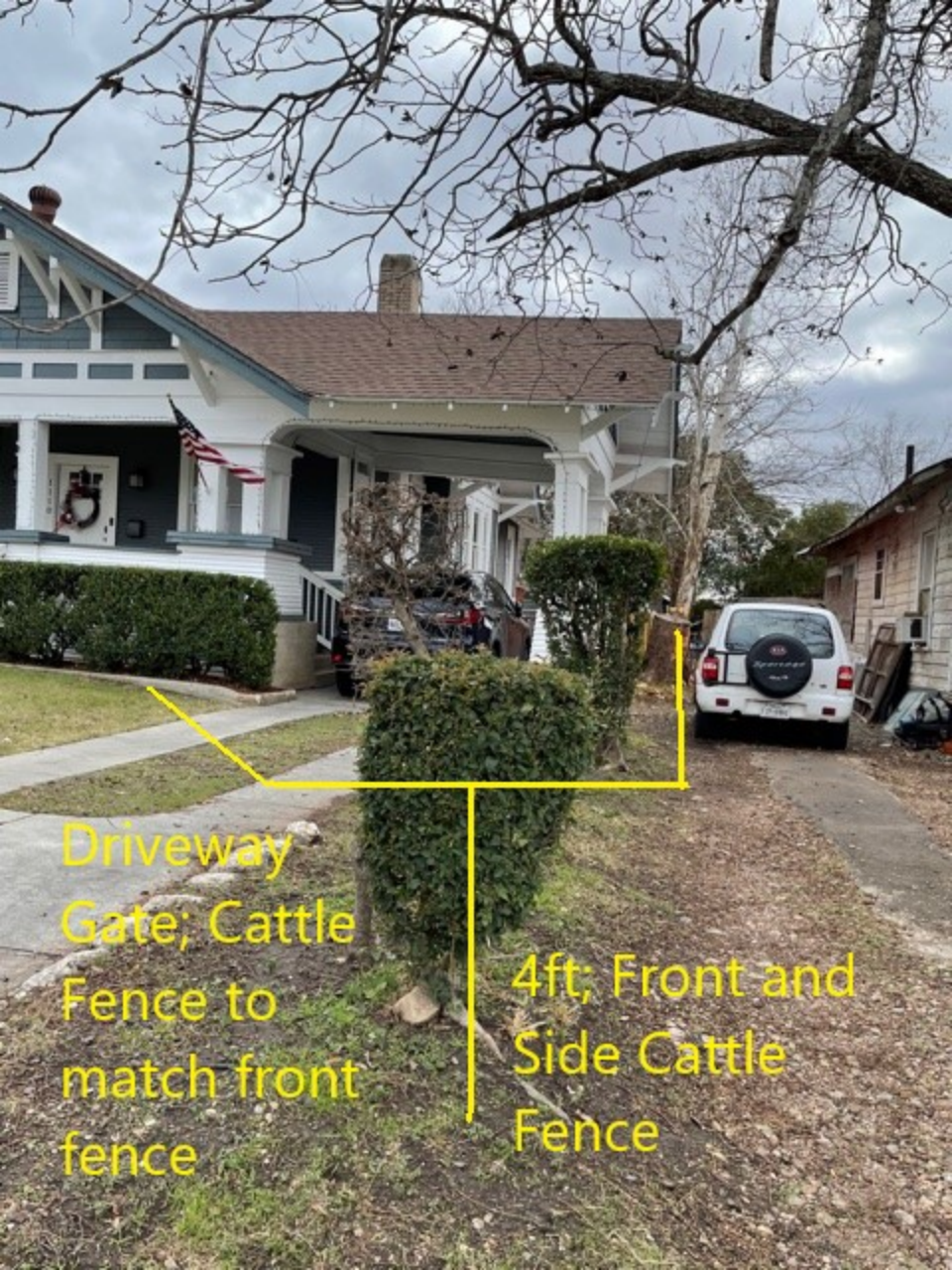
I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY MADE ON THE GROUND OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS, THE 7TH DAY OF JUNE 2019, A.D.

Peter A. Aguirre
PETER A. AGUIRRE, R.P.L.S. 5464





4ft



Driveway
Gate; Cattle
Fence to
match front
fence

4ft; Front and
Side Cattle
Fence

**Privacy fence
will be moved
to property
line**





**4ft cattle panel
fence will align
with side
privacy fence**



**Privacy fence
will be moved
to property
line**