

# HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

**HDRC CASE NO:** 2021-138  
**ADDRESS:** 2219 W WOODLAWN AVE  
**LEGAL DESCRIPTION:** NCB 6830 BLK LOT E 15 FT OF 16 & W 40 FT OF 17  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Mary Jane Deleon/DELEON MARY J  
**OWNER:** Mary Jane Deleon/DELEON MARY J  
**TYPE OF WORK:** Installation of privacy fencing along front driveway  
**APPLICATION RECEIVED:** March 22, 2021  
**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 a 3-foot-tall wood privacy fence along the driveway.

## 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.



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

### A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

### 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 may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

### C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

## FINDINGS:

- a. The primary structure located at 2219 W Woodlawn is a 1-story, single-family structure constructed circa 1940 in the Minimal Traditional style. The structure features a composition shingle cross gable roof with gable vent detailing, composition siding, an asymmetrical front porch with decorative metal supports, one-over-one windows with faux grids, and stucco skirting. The property is contributing to the Monticello Park Historic District.
- b. FENCE DESIGN AND HEIGHT – The applicant has proposed to install a 3-foot-high wood privacy fencing along the front driveway. Guideline 2.B.i for Site Elements states that 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. According to Guideline 2.B.iii for Site Elements the height of new fences and walls within the front yard should be limited 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. Guideline 2.C.ii states that privacy fencing should not be used in front yards. The applicant is not requesting a fully enclosed front yard fence and wood fencing is generally appropriate, staff finds the request for vertical wood fencing at a maximum of 3 feet in height is appropriate.
- c. FENCE LOCATION – The applicant has proposed to install a 3-foot-high wood privacy fencing along the front driveway. The proposed front yard fence will span the length of the front driveway, starting at the 6-foot-tall rear privacy fencing along the property line and terminating at driveway apron. The proposed fence will be located between the applicant's driveway and the neighboring driveway. Guideline 2.B.ii for Site Elements states that fence or wall installation should be avoided 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 there is precedent on the street for front fencing along the property line between properties. Staff finds the proposal appropriate.

## RECOMMENDATION:

Staff recommends approval of the front fence installation based on findings a through c with the following stipulations:



- i. That the final construction height of the approved front fencing may not exceed the maximum height of 3 feet as approved by the HDRC at any portion of the front fence. Additionally, the fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

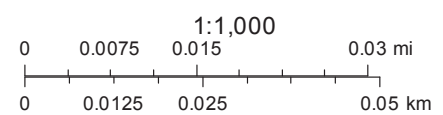


# City of San Antonio One Stop



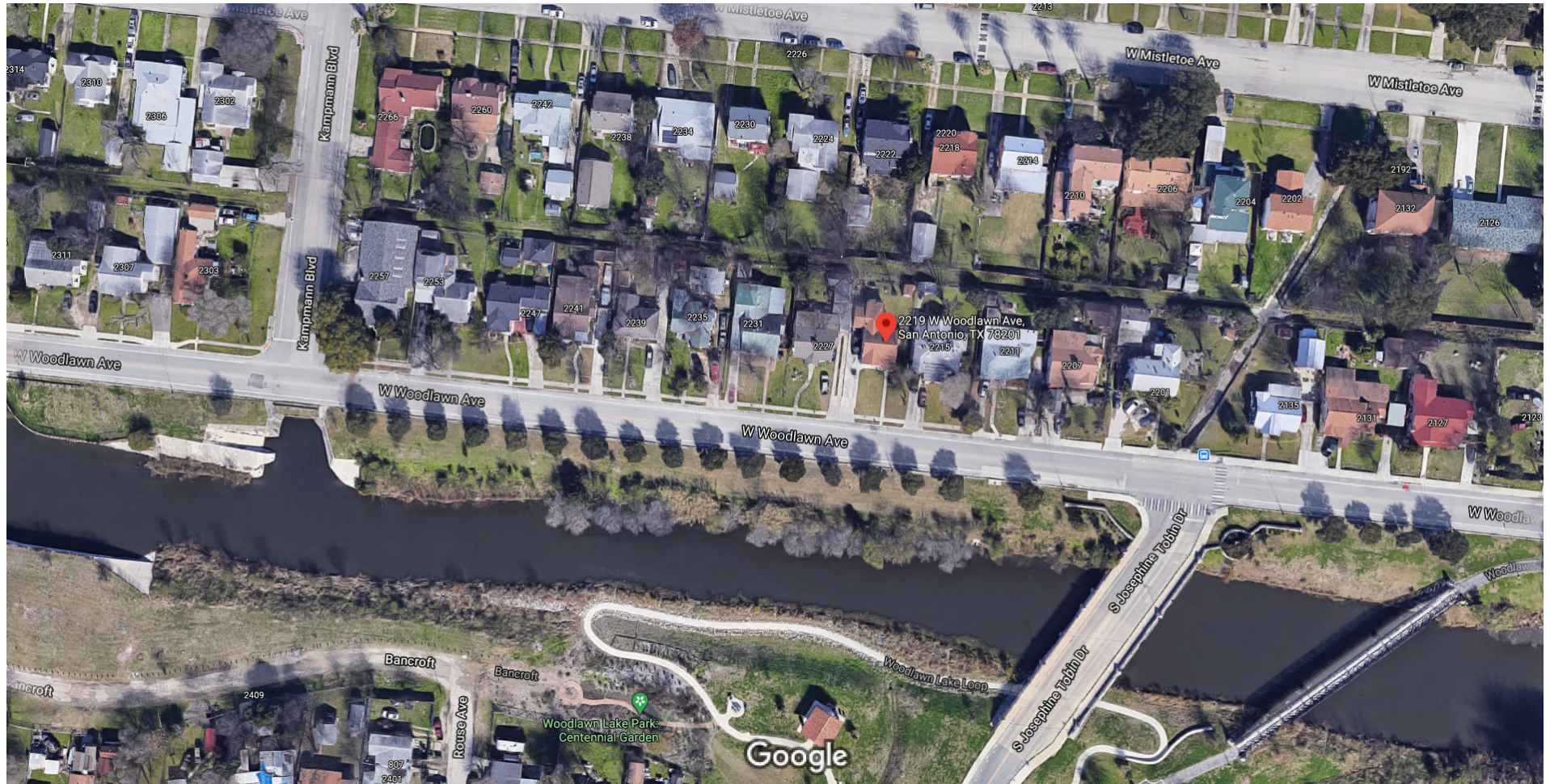
March 29, 2021

— User drawn lines





## Google Maps 2219 W Woodlawn Ave



Imagery ©2021 Google, Imagery ©2021 CAPCOG, Maxar Technologies, Map data ©2021 50 ft



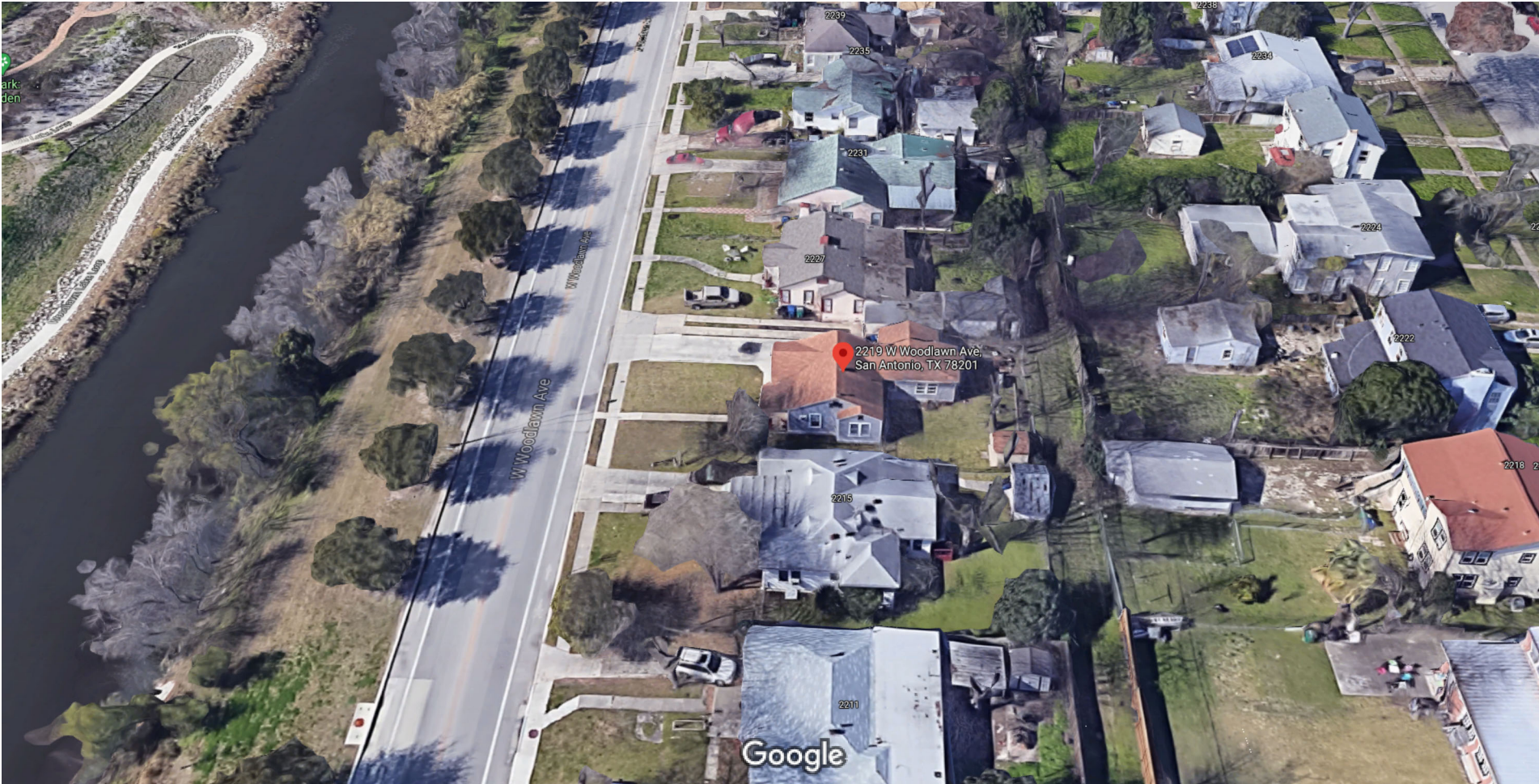
Google Maps 2219 W Woodlawn Ave



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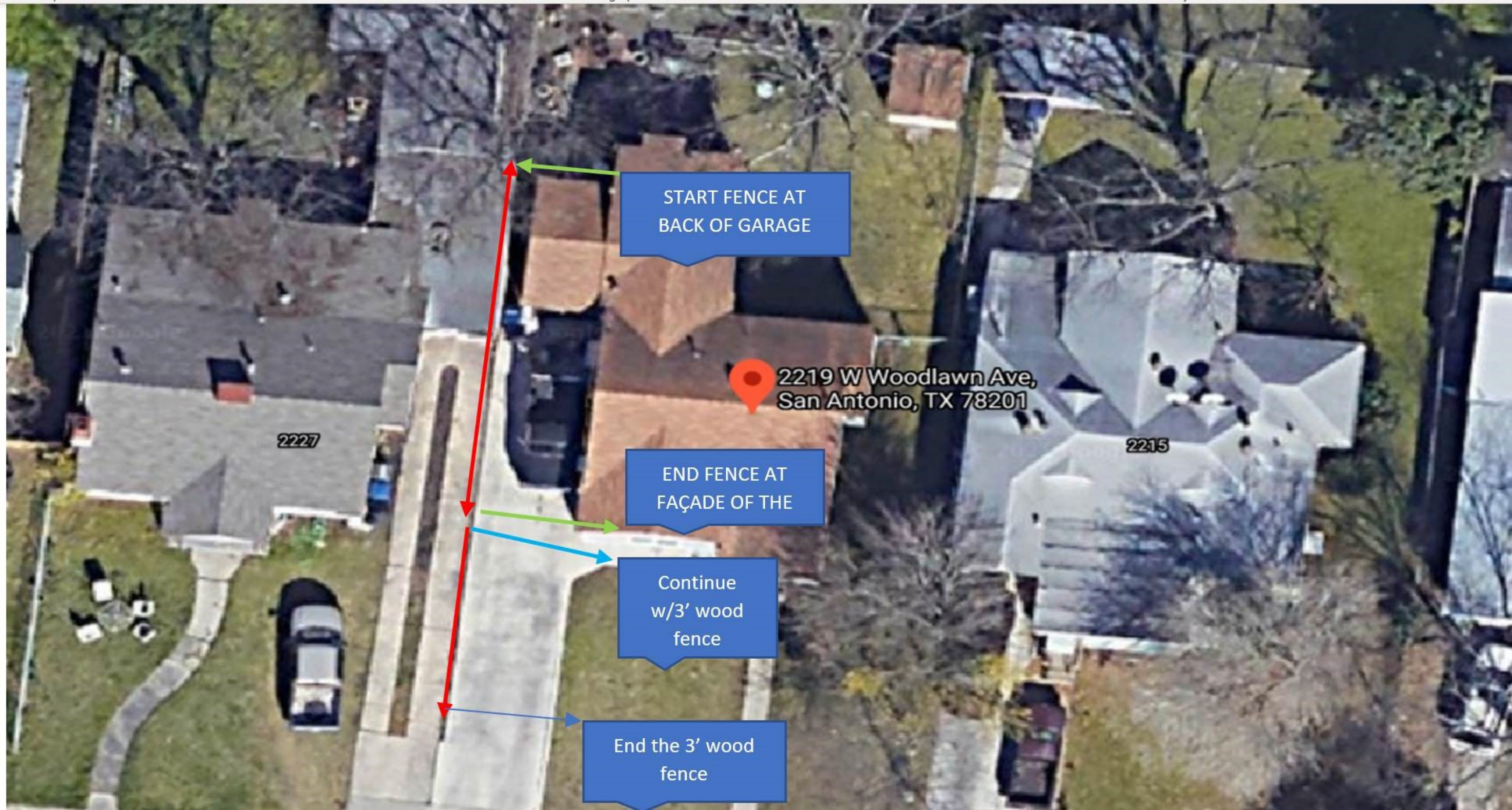


Google Maps 2219 W Woodlawn Ave



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START FENCE AT  
BACK OF GARAGE

2219 W Woodlawn Ave,  
San Antonio, TX 78201

END FENCE AT  
FAÇADE OF THE

Continue  
w/3' wood  
fence

End the 3' wood  
fence

















BW H

## Residential Fence Permit Application

(For Commercial – See the Commercial Fence Permit Application)

All work must conform to current Building Codes and City Ordinances.

**\*\* Fence repairs equal to 25% or less of the length of the existing fence do not require a fence permit \*\***

Residential retaining walls – complete Commercial Building Application and see Information Bulletin 171

Date: 3-28-2021 Owner Name: Mary Jane DeLeon  
 Address: 2219 W. Woodlawn SAN ANTONIO, TX 78201  
 Fence Height: Front: 4 Rear: 6

**Fence Material Type:** Refer to IB223 – Commercial/Residential Fences for detailed information on materials and installation requirements

☒ Wood ☐ Chain Link ☐ Wrought Iron ☐ Pre-Cast Concrete Panels  
☐ Brick ☐ Masonry ☐ Stone ☐ Other: \_\_\_\_\_

### Detailed site plan required:

Must show lot size, location of existing structures, locations of easements, and proposed fence location with height and material of each new/repared fence section. See provided example for assistance.

The following list will help ensure proper permitting and installation verifications by the appropriate City reviewers.

Corner lot: ☐ Yes ☒ No  
 Historical District: ☒ Yes ☐ No  
 Flood Zone: ☒ Yes ☐ No  
 Vacant lot: ☐ Yes ☒ No  
 Overlay or Conservation District: ☐ Yes ☒ No

**Residential Fence Fee: \$26.50**

(includes 3% technology fee & 3% Development Services fee)

**\*\* NOTE: If you checked, "Yes" to any of the above, the appropriate City division will need to review your fence permit application prior to permit issuance. This may result in additional fees for review \*\***

Permitted Use	Front Yard	Side Yard	Rear
Single-Family or Mixed Residential Use	3'0" solid fence 5'0" combined or predominately open fence	6'0"	6'0"
Vacant Lot	3'0" solid fence 6'0" combined or predominately open fence	6'0"	6'0"

Contractor/Homeowner: Mary Jane DeLeon  
 Registered Lic. Holder: \_\_\_\_\_  
 Authorized Agent Name: \_\_\_\_\_  
 Escrow: YES ☒ NO ☐  
 Phone #: (210) 627-7939

Contractor ID: \_\_\_\_\_  
 City Registration #: \_\_\_\_\_  
 COSA ID #: \_\_\_\_\_  
 Other COSA ID #: \_\_\_\_\_  
 Email: \_\_\_\_\_

By signing the application as the home owner or contractor, I certify that I have read and understand the requirements for fence installations. I further certify that the information I have provided is true and correct and hereby agree that if the permit is issued all provisions of the City Ordinance will be complied with whether herein specified or not and that compliance with the Unified Building Code is required. I understand that the permit belongs to the property owner and I am an authorized agent. "The City of San Antonio only enforces City, State and Federal zoning and development ordinances and statutes and does not enforce covenants and deed restrictions (CC&Rs). It is imperative and incumbent upon you the applicant to verify the existence of any CC&Rs that may be applicable to your project. See Information Bulletin 234 for additional information."

Applicant Signature: Mary Jane DeLeon



**PLOT (SITE) PLAN**

(SAMPLE ONLY)

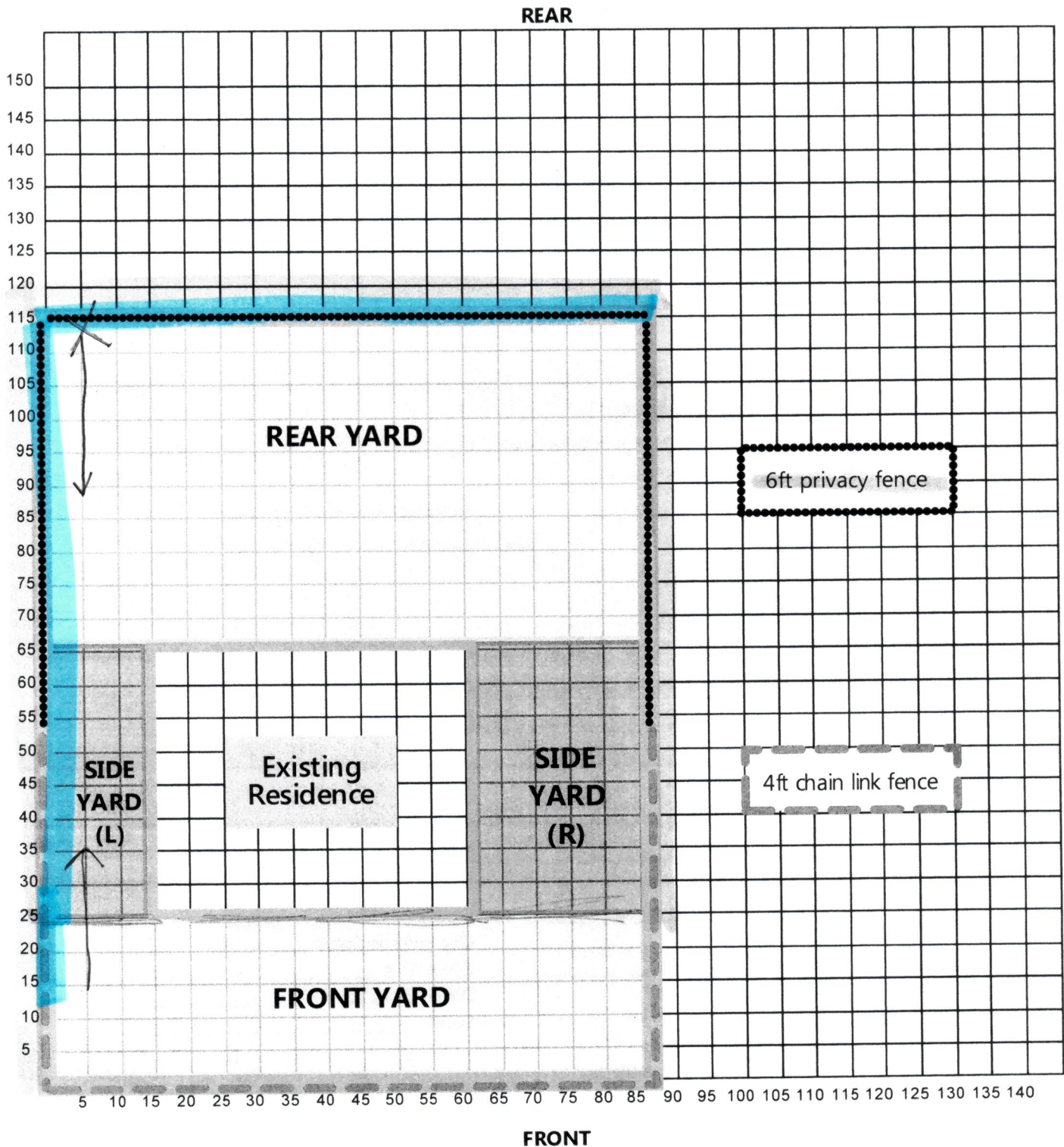
= 3ft + wood  
privacy fence

Address: 2219 W. Woodlawn San Antonio, TX 78201

Lot: \_\_\_\_\_

Block: \_\_\_\_\_

NCB: \_\_\_\_\_



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Applicant Signature: \_\_\_\_\_

*Imany Jane Del*

Date: 3-08-2021