

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2021

HDRC CASE NO: 2021-249
ADDRESS: 110 E RISCHÉ
LEGAL DESCRIPTION: NCB 2556 BLK A LOT 8
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Nathan Historic District
APPLICANT: James Ochoa /OCHOA ANTONIA G & JAMES P
OWNER: James Ochoa /OCHOA ANTONIA G & JAMES P
TYPE OF WORK: Rear privacy fence
APPLICATION RECEIVED: May 12, 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 replace the existing 5-foot chain link fences with new 8-foot wood privacy fencing in the rear yard on the south and west property lines, including a steel security door on the west side.

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.

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 historic structure at 110 E Rische was constructed circa 1910 and is found on the 1912 Sanborn Map. The one-story single-family structure features Craftsman architectural elements is contributing to the Nathan Historic District and is located adjacent to a both a side and rear alley. At this time, the applicant has proposed to replace the existing chain link fencing with new wood privacy fencing and steel security door.
- b. REAR FENCE HEIGHT – The applicant has proposed to replace the existing 5-foot chain link fences with new 8-foot wood privacy fencing in the rear yard on the south and west property lines, including a steel security door on the west side. Per the UDC Section 35-514, the maximum height for side and rear yard fenced is six (6) feet in

height with the exception of properties with side or rear lot lines which abut an alley with a classification other than a local street or are located on a side or rear lot line of a single-family lot which abuts a multi-family or commercial use. Staff finds the proposed eight (8) feet in height to be appropriate.

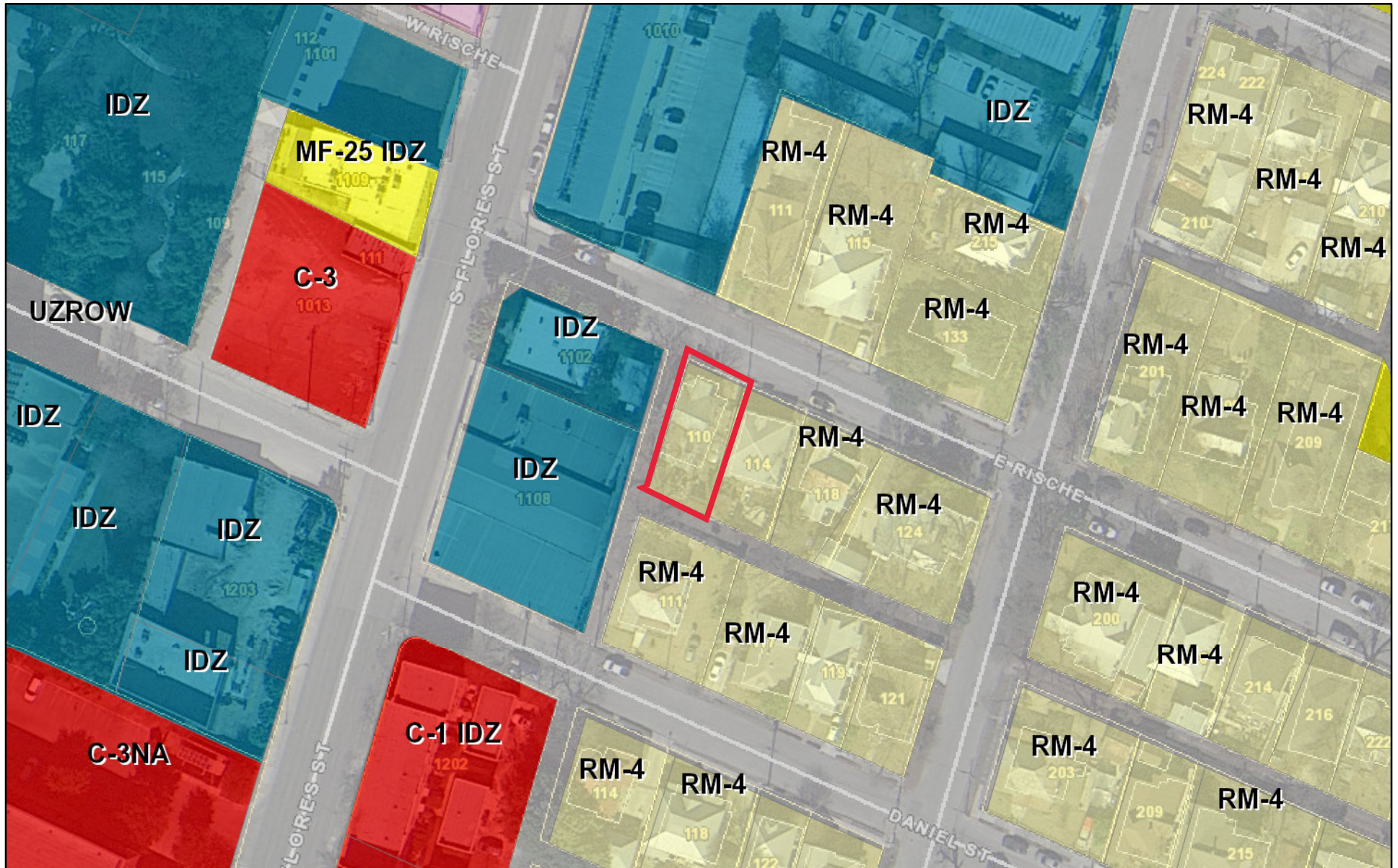
- c. FENCE DESIGN – The applicant has proposed use of “cedar wood boards” and “steel security door” as annotated on the site plan. However, no example photo or drawing has been submitted at this time. Staff finds that a typical wood privacy fence appropriate and that the door or gate should visually blending into the wood privacy fence material and design; the applicant may coordinate with staff administratively for final approval of the fence and gate design.

RECOMMENDATION:

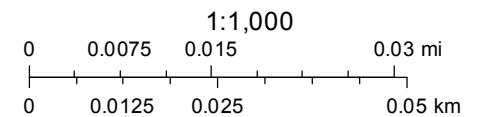
Staff recommends approval of the fence height based on finding b.

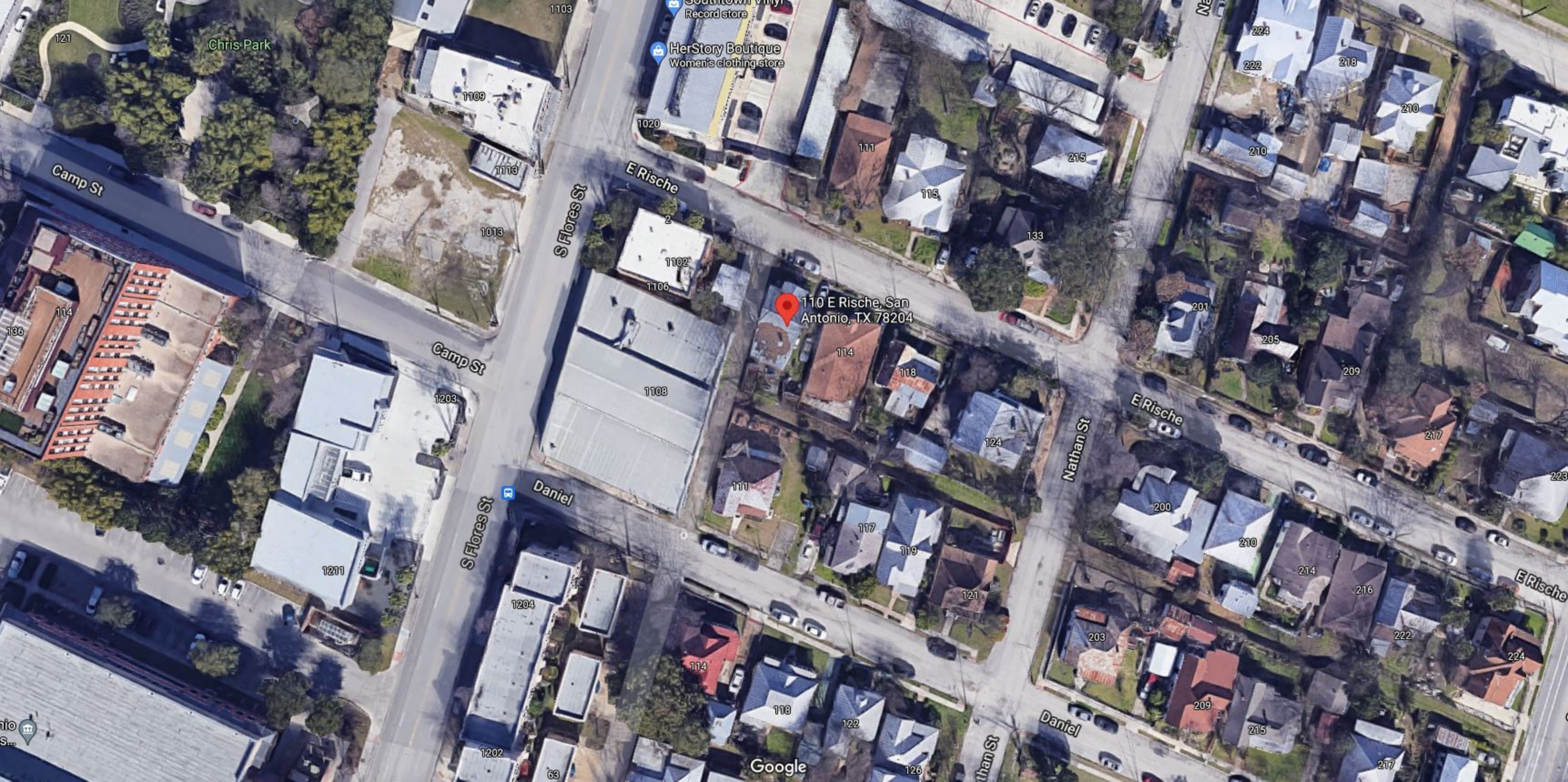
Staff recommends approval of the fence design based on finding c with the stipulation the privacy fence feature a typical wood plank design and that door or gate should visually blending into the wood privacy fence material and design rather than a steel security door; the applicant may coordinate with staff administratively for final approval of the fence and gate design.

110 E Rische



May 25, 2021





110 E Rische, San Antonio, TX 78204

Google



1108

110 E Rische, San Antonio, TX 78204

Rische

114

110

118

Google



132 E Rische
San Antonio, Texas

Google

Street View

ARS

110 E Rische
San Antonio, Texas

The Guenther House

Sweet

Google







399 Nathan St
San Antonio, Texas

Google

Street View



PLOT (SITE) PLAN
(SAMPLE ONLY)

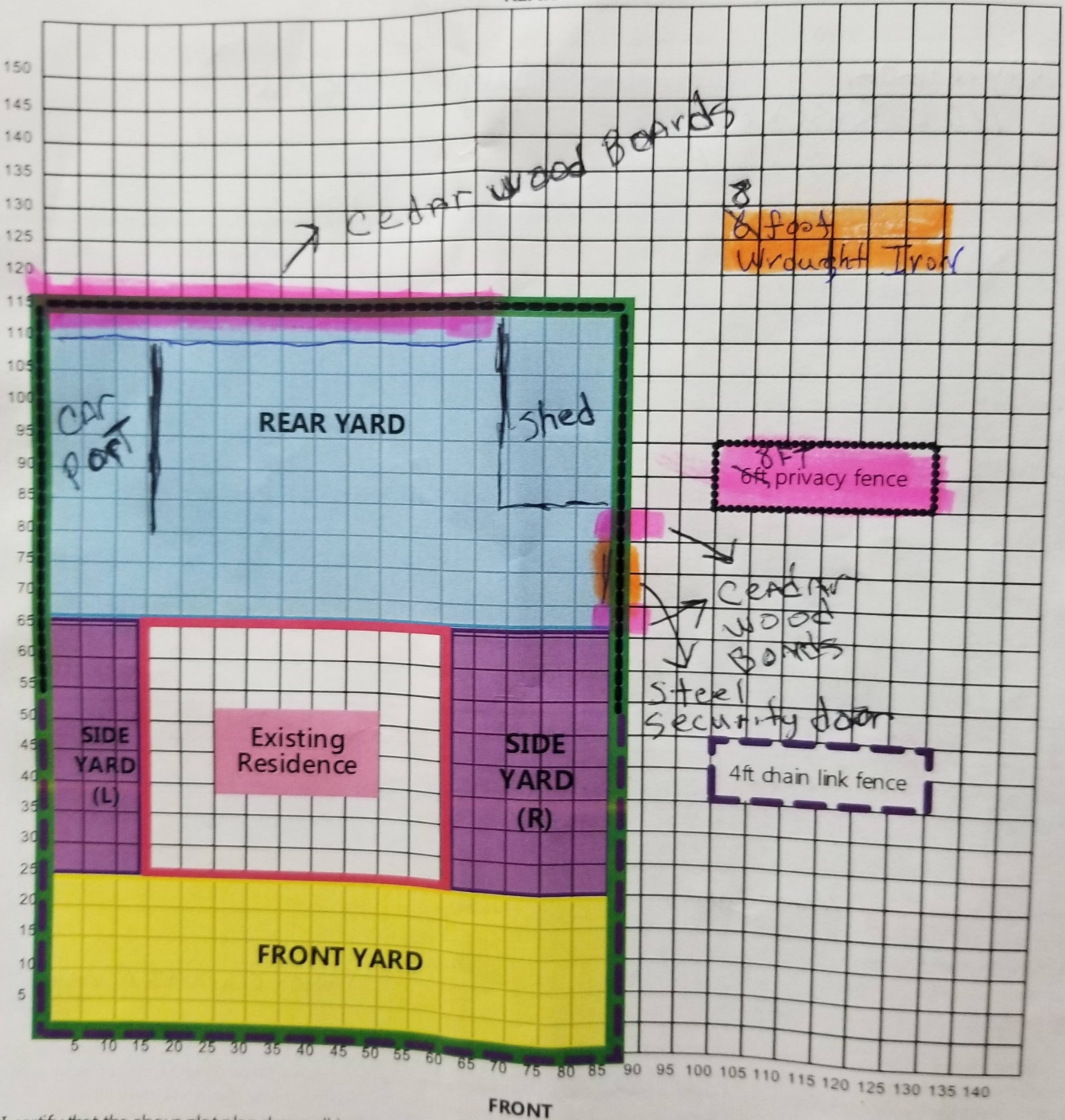
Address: 110 E Rische

Block: _____

NCB: _____

Lot: _____

REAR



FRONT

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: _____

James P Och

Date: _____

5-10-21



THE OCHOA
FAMILY

1110















