

HISTORIC AND DESIGN REVIEW COMMISSION

June 16, 2021

HDRC CASE NO: 2021-207
ADDRESS: 301 E ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6726 BLK 2 LOT 37 & 38
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Oscar Martinez/MARTINEZ OSCAR &
OWNER: Oscar Martinez/MARTINEZ OSCAR &
TYPE OF WORK: Front yard fencing installation
APPLICATION RECEIVED: April 22, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new wrought iron front yard fence to be 4-feet tall.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

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 301 E Rosewood is a 2-story residential constructed circa 1930 with Tudor Revival and Craftsman influences. The structure features a limestone façade, ganged wood windows, and an asphalt shingle roof with exposed rafter tails. The property is contributing to the Monte Vista Historic District.
- b. FENCE DESIGN AND HEIGHT – The applicant has proposed to install a 4-foot-high wrought iron front yard fence. The property currently features a low limestone retaining wall. 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. The streetscape along E Rosewood features predominantly open yards or yards landscaped with box hedges or short retaining walls. Staff finds the proposal inconsistent with the Guidelines.
- c. FENCE LOCATION – The applicant has proposed to install the 4-foot-high wrought iron fence around the perimeter of the front yard, atop of or adjacent to an existing limestone wall. 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. While there is a front yard fence in the vicinity, the majority of this block is unfenced. Staff does not find that a front yard fence is characteristic of E Rosewood.

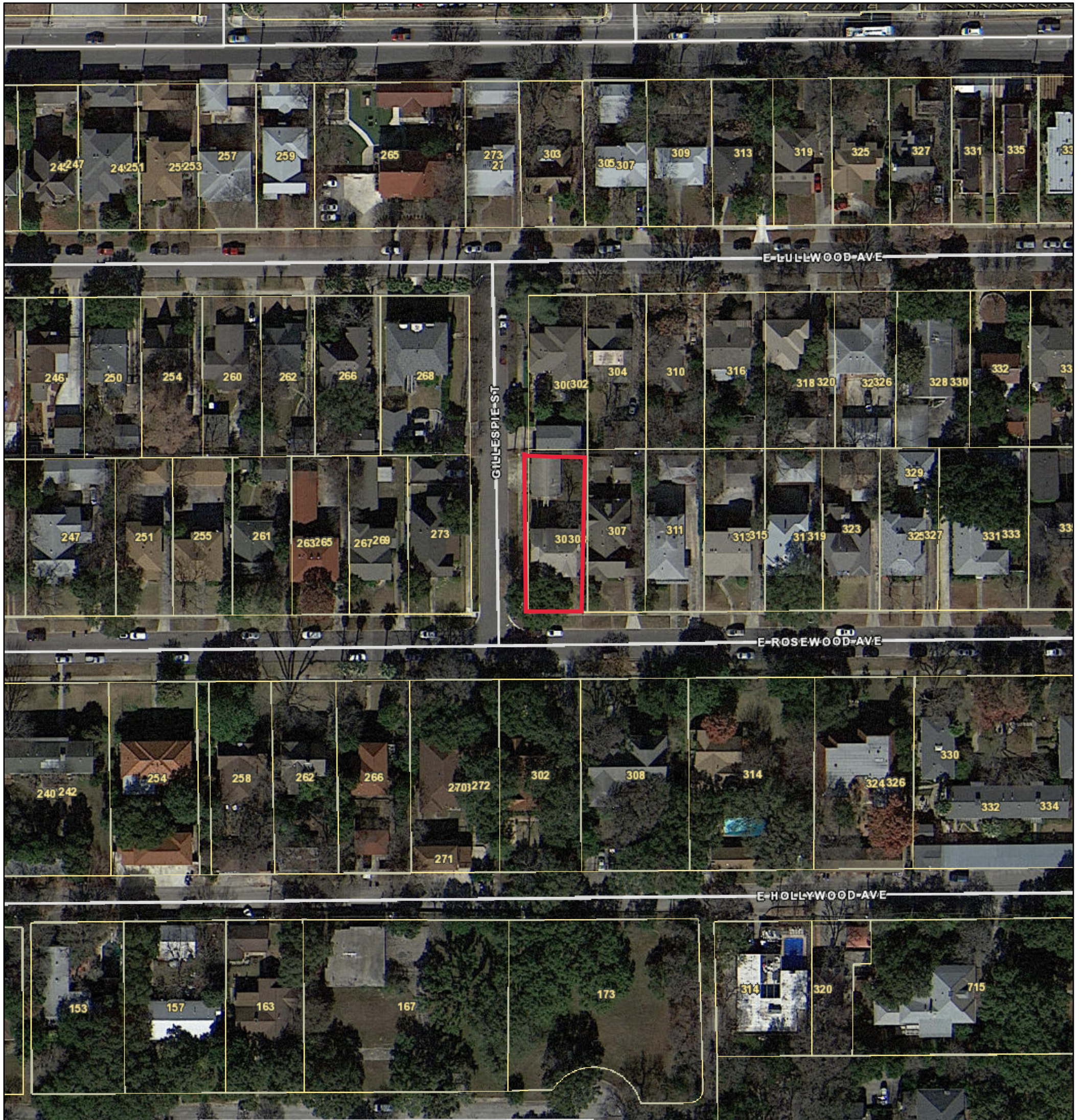
RECOMMENDATION:

Staff does not recommend approval of the front yard fence installation based on findings a through c. Staff recommends that the applicant installs box hedges or a similar landscaping buffer as found on the block.

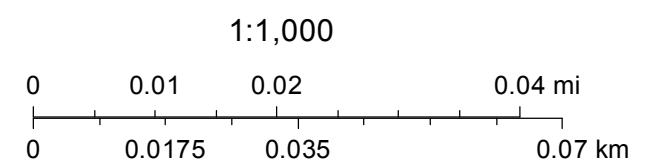
If the HDRC is compelled to approve the front yard fence installation, staff recommends the following stipulations:

- i. That the final construction height of the approved gate and fencing may not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

City of San Antonio One Stop



May 12, 2021









E Rosewood Ave



301/303 E Rosewood Fence

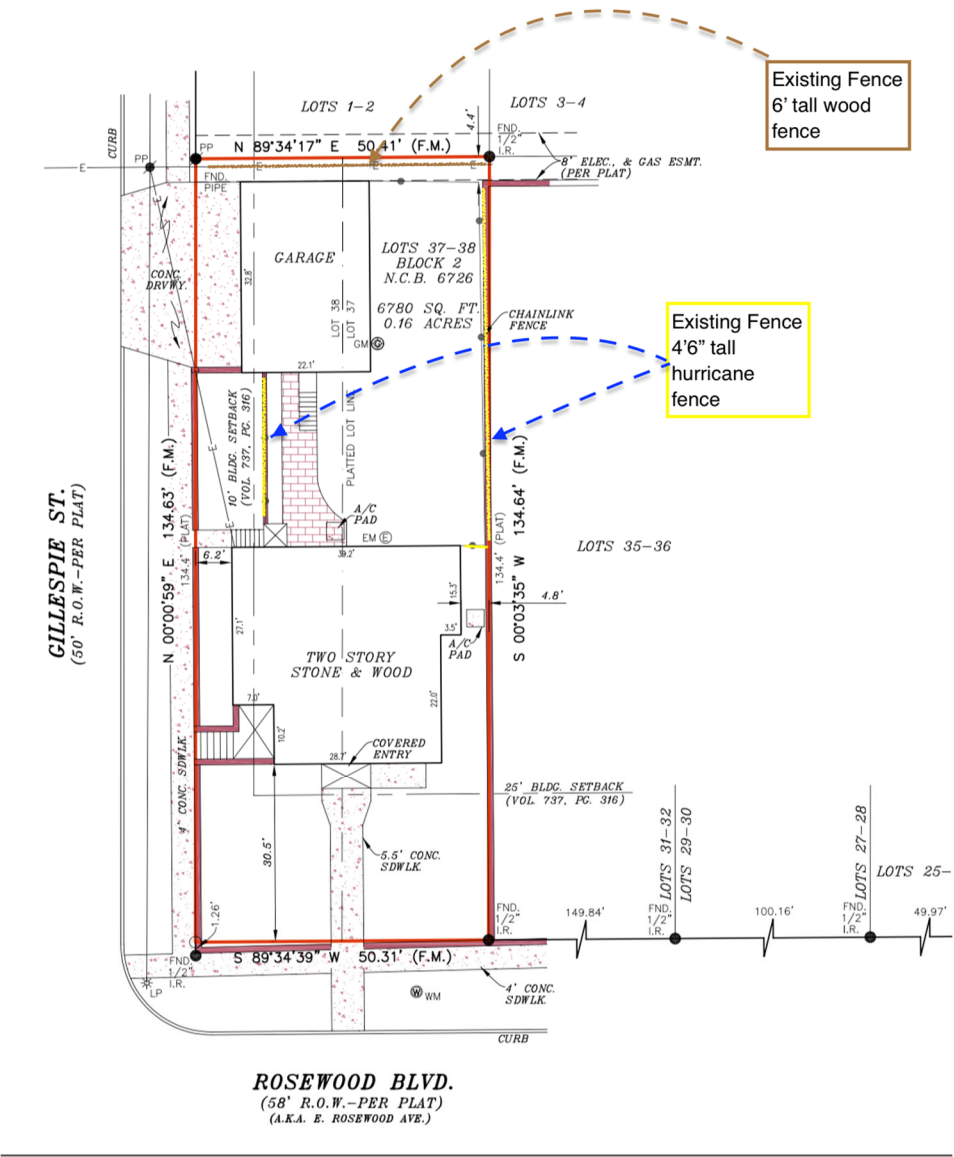


Current View Gillespie Side



Current View Rosewood (Front)

Current Fencing



Proposed Fencing

