

**HISTORIC AND DESIGN REVIEW COMMISSION
COMPLIANCE AND TECHNICAL ADVISORY BOARD**

August 23, 2024

HDRC CASE NO: 2024-290
ADDRESS: 217 CLAUDIA ST
LEGAL DESCRIPTION: NCB 2876 BLK 1 LOT 6
ZONING: RM-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Lee Beekly/BEEKLEY LEE M
OWNER: BEEKLEY LEE M
TYPE OF WORK: Fence installation
APPLICATION RECEIVED: July 29, 2024
60-DAY REVIEW: September 27, 2024
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a garden loop fence at the front yard with a pedestrian gate.
2. Install a garden loop driveway gate along the public right-of-way.

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.

Policy Document: Fences in Historic Districts

When new fences are appropriate to the site-specific conditions of the property, applicants must also ensure that the style, height, and configuration of the fence is also appropriate per the Historic Design Guidelines for Site Elements and the Unified Development Code 35-514.

- **REAR/PRIVACY FENCE** – Rear yard privacy fences should be no taller than 6 feet in height and feature wood construction. Historic evidence may support installing stone, masonry, or stucco walls. They should be set back from the front façade of the building, rather than aligning them with the front façade of the structure, to reduce their visual prominence.
- **FRONT FENCE** – Front yard fences should match in height of neighboring fences or be limited to 4 feet in height and be compatible with the heights of adjacent historic fences. Historic evidence may support installing stone, masonry, or stucco walls and fence bases.
- **FENCE STYLES** – While maintaining respect to individual architecture styles and historic districts, the most common appropriate fence type includes (a) black wrought iron, (b) painted wood picket, and (c) garden-loop.
- **NONCONFORMING FENCES** – Chain-link, barbed wire, corrugated metal, and make-shift fences should be avoided. Grandfathered items may be replaced with appropriate fencing, but should not be reconstructed or expanded upon.
- **PEDESTRIAN GATES** – Pedestrian gates should be located at the intersection of the property’s walkway and the public sidewalk. Pedestrian gates should relate to the design of the fence while maintaining a 4-foot height limit.
- **VEHICLE GATES** – Vehicle gates should be set behind the front façade plane of the house and not span across the front of the driveway. A Front vehicle gate may be considered if the site features an atypical condition including: (a) a wraparound porch, (b) a narrow driveway less than 10 feet wide, and/or (c) front driveways abutting rear yards or commercial properties. Electrical, mechanical, or solar collector equipment should be concealed and minimally visible if used.

FINDINGS:

- a. The primary structure located at 217 Claudia St is a one-story, single-family Craftsman structure with Folk Victorian influence constructed c. 1912 and first appears on the 1912 Sanborn map. The property features a standing seam metal roof, hip and gable roof forms, a central dormer, 109 wood siding, detailed window screens, and Craftsman columns. This property contributes to the King William Historic District.
- b. **FENCE & PEDESTRIAN GATE** – The applicant is requesting to install a garden loop fence at the front yard with a pedestrian gate. The Historic Design Guidelines for Site Elements 2.B.i. states new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character, and the design of the fence should respond to the design and materials of the house or main structure. Site Elements 2.B.iii. states to limit the height of new fences and walls within the front yard to a maximum of four feet. Site Elements 2.B.v. states to construct new fences or walls of materials similar to fence materials historically used in the district. Staff finds the installation of the front yard fence generally appropriate.
- c. **DRIVEWAY GATE** – The applicant is requesting to install a garden loop driveway gate along the public right-of-way. Site Elements 2.B.i. states new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character, and the design of the fence should respond to the design and materials of the house or main structure. Site Elements 2.B.iii. states to limit the height of new fences and walls within the front yard to a maximum of four feet. Site Elements 2.B.v. states to construct new fences or walls of materials similar to fence materials historically used in the district. The Fences in Historic Districts Policy Document states vehicle gates should be set behind the front façade plane of the house and not span across the front driveway. Staff finds the proposed driveway gate generally appropriate; however, the location of the driveway gate does not conform to guidelines.

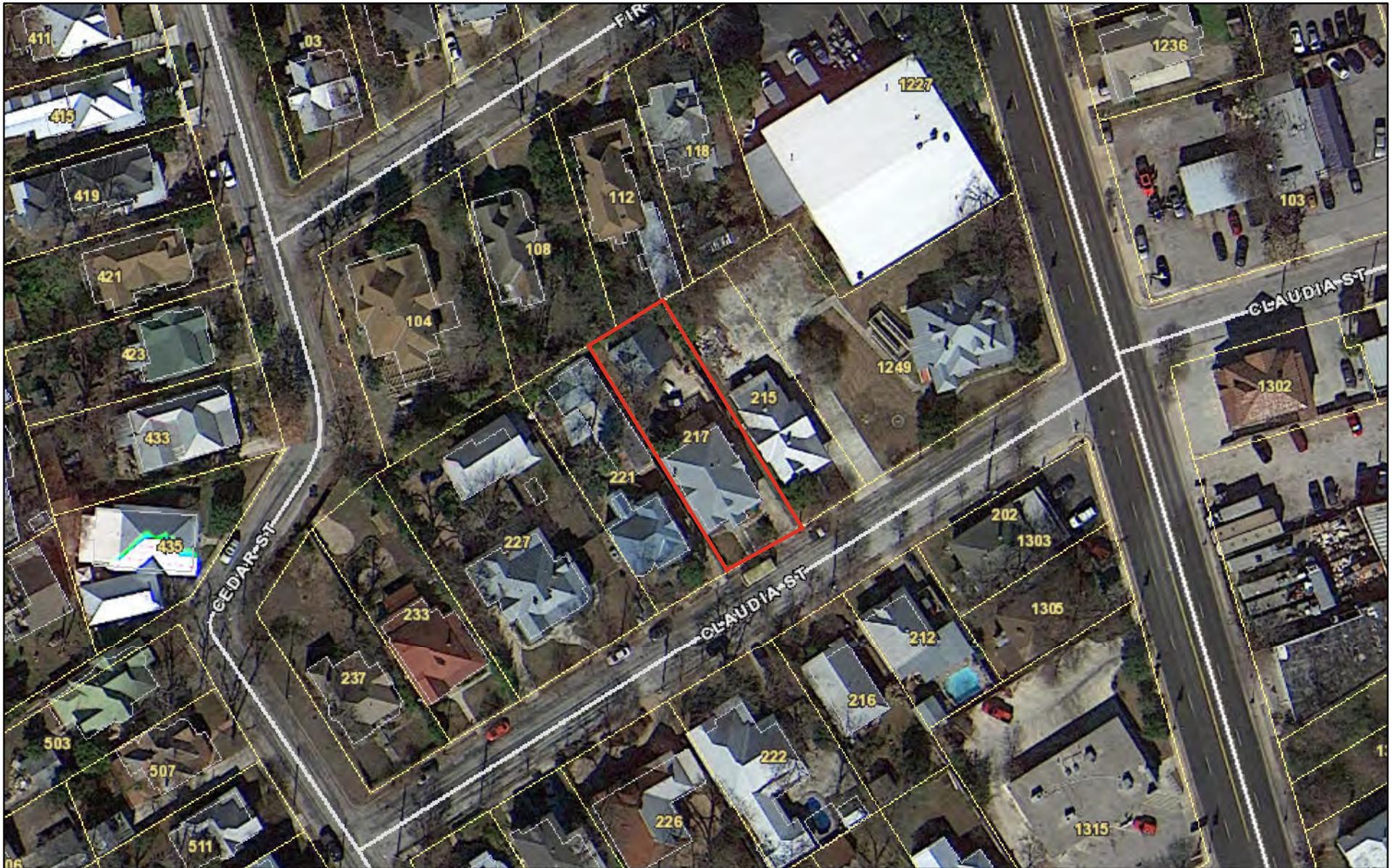
RECOMMENDATION:

Staff recommends approval of the request, based on findings a though c, with the following stipulations:

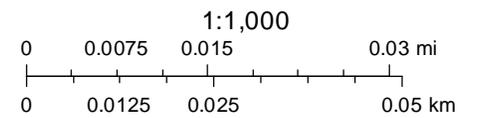
- i. That the fence and gate height does not exceed four feet.

- ii. That the driveway gate be placed behind the front façade of the main structure.

City of San Antonio One Stop



August 16, 2024





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BM-9416

CITY OF SAN ANTONIO
WE RECYCLE

DISCOVERER
S/T PRO
COOPER



Fence Site Plan

Address: 217 Claudia street S.A.T. 78210

Zoning: Rm-4
H #S

*Please indicate location of existing structures along with areas of new or repaired fencing. Label each of these in the provided

Fence Height:

Front: 4'

Side(s): 4'-6'

Rear: N/A

Fence Material:

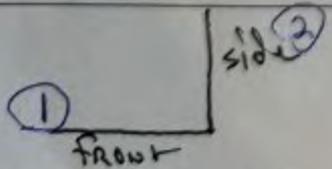
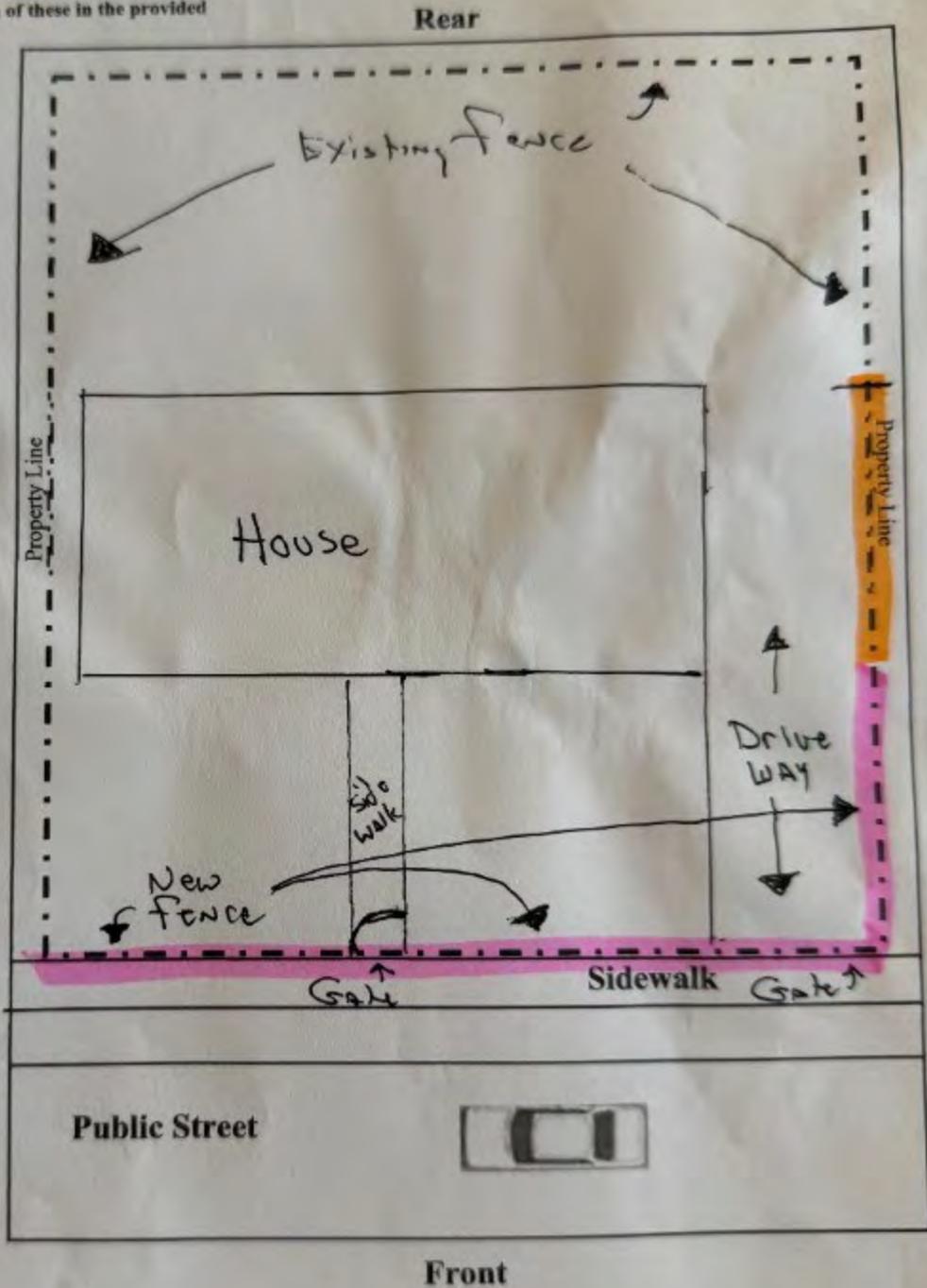
Front: Double Loop

Side(s): Double Loop

Rear: N/A

Notes: 2 Fence Runs

Front
Driveway to existing
gate



By signing the application as the homeowner or contractor, I certify that I have read and understand the requirements for fence installations. I certify that the above site plan shows all improvements on this property to scale and that there will be no construction over easements. I also certify that I will build in compliance with current codes and ordinances.

Date: 07-29-24 Applicant Signature: _____



EXAMPLE

ESABO

San Antonio 1911-1924 vol. 4, 1912, Sheet 360

[← Back to Browse Maps](#)

State: Texas

City: San Antonio

Date: 1911-1924

Volume: vol. 4, 1912



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