

HISTORIC AND DESIGN REVIEW COMMISSION COMPLIANCE AND TECHNICAL ADVISORY BOARD

August 23, 2024

HDRC CASE NO: 2024-274
ADDRESS: 610 MASON ST
LEGAL DESCRIPTION: NCB 1277 BLK 6 LOT E 20.53 OF 3 & W17.36 OF 4 OR 3B & 4A
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Dalton Lucadello
OWNER: Dalton Lucadello
TYPE OF WORK: Installation of an 8-foot tall rear privacy fence
APPLICATION RECEIVED: July 22, 2024
60-DAY REVIEW: September 20, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an eight-foot-tall rear privacy wood fence.

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.

FINDINGS:

- a. The primary structure located at 610 Mason is a single-story structure constructed circa 1912. The home features a two front facing gables with board and batten siding, one over one encased windows, 105 wood siding.
- b. REAR FENCE – The applicant is requesting approval to install a rear privacy wood fence, measuring 8' in height. UDC Section 35-514 and the Fences in Historic Districts policy document states that rear yard privacy fences should be no taller than 6' 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. Staff finds the construction of a rear yard fence taller than 6' is not consistent with UDC or the Fence Policy.

RECOMMENDATION:

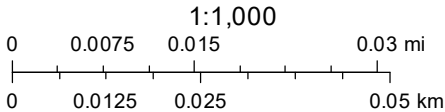
Staff recommends approval of the rear privacy fence based on finding b with the following stipulation:

- i. That the final construction height of the approved fencing may not exceed the maximum height of 6 feet as approved by the HDRC at any portion of the fence. Additionally, the fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

City of San Antonio One Stop



August 16, 2024





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LINE	BEARING	DISTANCE
L1	S 89°49'51" W	1.90'

MASON STREET
(54' R.O.W.)

(ASSUMED BEARING) (37.82')
N 90°00'00" E 37.88'

SCALE: 1"=20'

GABRIEL ALVAREZ III
0.14 ACRES
DOC. NO. 20140220977

VICTORIA R. HERNANDEZ
TRACT
CONVEYED IN VOL. 4823, PG. 161
DESCRIBED IN VOL. 3923, PG. 181

SUBJECT TRACT
5,862 SQ. FT.
0.135 ACRES

LOT 9, BLOCK 6
N.C.B. 1277

NOTE:
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
Bearings shown hereon are based on actual GPS Observations,
Texas State Plane Coordinates, South Central Zone, Grid.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0404 H, which is Dated 06/19/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.

Property Address:
610 MASON STREET

Property Description:
Being 0.135 acres of land, more or less, out of Lots 3 and 4, Block 6, New City Block 1277, in the City of San Antonio, Bexar County, Texas, and being that same tract described in General Warranty Deed recorded in Document No. 20230005515, Official Public Records of Bexar County, Texas; said 0.135 acres being more particularly described by metes and bounds attached hereto.

Owner:
DALTON LUCADELLO AND BREANNA LUCADELLO

I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388



- LEGEND**
- △ = CALCULATED POINT
 - () = FOUND 1/2" IRON ROD
 - B.S. = RECORD INFORMATION
 - C.M. = BUILDING SETBACK
 - ⊙ = CONTROLLING MONUMENT
 - ⊙ = ELECTRIC METER
 - ⊙ = GAS METER
 - ⊙ = WATER METER
 - ⊙ = SEWER MANHOLE
 - ⊙ = A/C PAD
 - ⊙ = POWER POLE
 - ⊙ = OVERHEAD ELECTRIC
 - ⊙ = CHAIN LINK FENCE
 - ⊙ = METAL FENCE

DWG: CS RVD: RJP

G.F. NO. 2024-4417-TX

JOB NO. 126184

TITLE COMPANY: BLUEPRINT TITLE

DATE: 06/20/2024

METES AND BOUNDS

Being 0.135 acres of land, more or less, out of Lots 3 and 4, Block 6, New City Block 1277, in the City of San Antonio, Bexar County, Texas, and being that same tract described in General Warranty Deed recorded in Document No. 20230005515, Official Public Records of Bexar County, Texas; said 0.135 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of this 0.135 acres, same being the northeast corner of the Gabriel Alvarez III 0.14 acres (Document No. 20140220977) and on the South Right-of-Way of Mason Street, same also being the **POINT OF BEGINNING**;

THENCE along the South Right-of-Way of said Mason Street, North 90 degrees 00 minutes 00 seconds East (Assumed Bearing), a distance of 37.88 feet (called 37.82 feet) to a 1/2-inch iron rod found for the northeast corner of this 0.135 acres, same being the northwest corner of the Victoria R. Hernandez Tract (Conveyed in Volume 4823, Page 161, Described in Volume 3923, Page 181);

THENCE along the lines common to this 0.135 acres and said Hernandez Tract, the following courses and distances:

South 00 degrees 03 minutes 09 seconds East, a distance of 69.06 feet (called 69.0 feet) to a point for an exterior corner of this 0.135 acres, same being an interior corner of said Hernandez Tract;

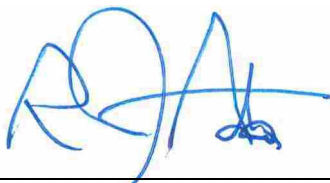
South 89 degrees 49 minutes 51 seconds West, a distance of 1.90 feet to a point for an interior corner of this 0.135 acres, same being an exterior corner of said Hernandez Tract;

South 00 degrees 03 minutes 09 seconds East, a distance of 81.65 feet to a 1/2-inch iron rod found for the southeast corner of this 0.135 acres, same being the southwest corner of said Hernandez Tract and on the North line of Lot 9 of said Block 6;

THENCE along the line common to this 0.135 acres and said Lot 9, North 89 degrees 48 minutes 28 seconds West, a distance of 40.10 feet (called 40.15 feet) to a 1/2-inch iron rod found for the southwest corner of this 0.135 acres, same being the southeast corner of the aforesaid Alvarez 0.14 acres;

THENCE along the line common to this 0.135 acres and said Alvarez 0.14 acres, North 01 degrees 30 minutes 56 seconds East (called North 01 degrees 38 minutes 19 seconds East), a distance of 150.64 feet (called 150.72 feet) to the **POINT OF BEGINNING**, and containing 0.135 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.



Rudolf J. Pata, Jr.
Registered Professional Land Surveyor
Texas Registration No. 5388
June 20, 2024



Front of property Backyard Pool details

□ = 1'
in property line

