

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2023

HDRC CASE NO: 2023-455
ADDRESS: 2107 W KINGS HWY
LEGAL DESCRIPTION: NCB 6822 BLK LOT 35, 36 & W 15 FT OF 34
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Morton Baird/BAIRD LAURA K & MORTON W III
OWNER: Morton Baird/BAIRD LAURA K & MORTON W III
TYPE OF WORK: Fencing
APPLICATION RECEIVED: November 10, 2023
60-DAY REVIEW: January 09, 2024
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a wood post and rail cattle panel fence around a portion of the front yard.

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.
- vi. *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.

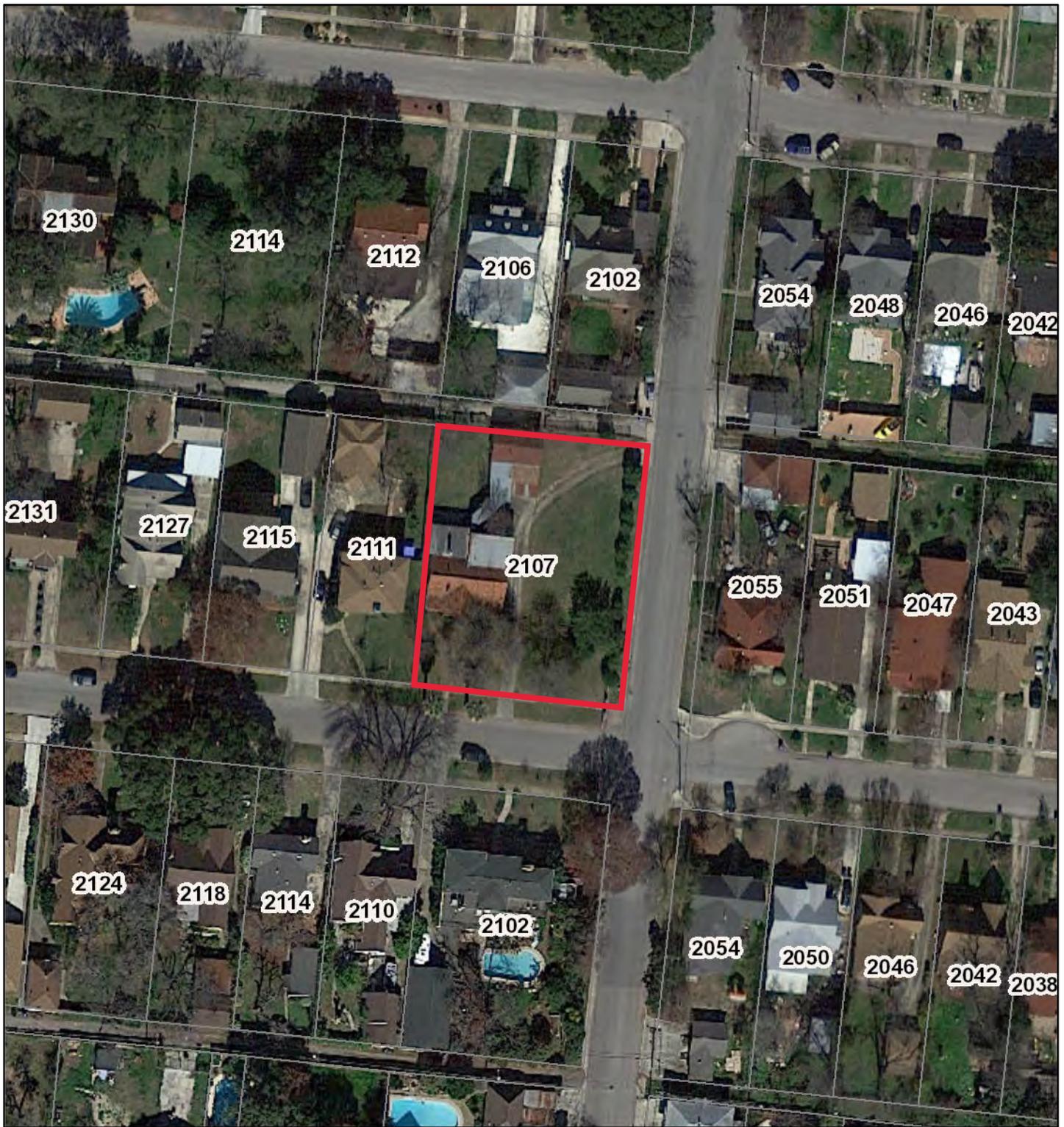
FINDINGS:

- a. The property at 2107 W Kings Hwy includes a single-story Spanish Eclectic residence and detached garage built c. 1929. The property first appears on the 1934 Sanborn Fire Insurance map with the accessory structure in the same footprint; it first appears in the city directory in 1929-30. The stone-clad house features one-over-one wood windows, brick arches at porches, and a cross-gable barrel-tile roof. The property contributes to the Monticello Park Historic District.
- b. **ADMINISTRATIVE APPROVAL:** The applicant received administrative approval to install a rear 6' wood privacy fence and landscaping along Lake Blvd. These scopes of work do not require review by the HDRC.
- c. **FENCE:** The applicant proposes to install a 4' cattle panel fence with wood posts and rails around a portion of the front yard, to meet a 6' wood privacy fence behind the front facade. Staff finds the request conforms to guidelines.
- d. **MATERIALS:** The applicant proposes to install a cattle panel fence with wood posts and rails. Guidelines for Site Elements 2.B.i states that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Staff finds the request conforms to guidelines.

RECOMMENDATION:

Staff recommends approval to construct a cattle panel fence around a portion of the front yard. The front-yard fence may not exceed 4' in height at any point and is limited to enclosing the side yard area as proposed.

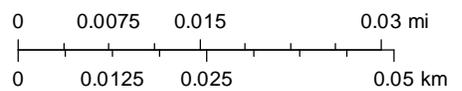
City of San Antonio One Stop



November 29, 2023

1:1,000

-  CoSA Addresses
-  Community Service Centers
-  Pre-K Sites
-  CoSA Parcels
-  BCAD Parcels
-  Recorded Plats
-  Preliminary Plats





-  gate
-  6 foot wood privacy fence
-  4 foot fence with see-through wire
-  native plants



















SWITCHGRASS

QUALITY FENCES
612.384.3615