

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2023

HDRC CASE NO: 2023-480
ADDRESS: 437 E MULBERRY AVE
LEGAL DESCRIPTION: NCB 3094 BLK 10 LOT 22 & N W IRRG 5.5 FT OF 23
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Trysten Taylor/Sonrise Fence Co.
OWNER: Linda Espino/ESPINO LINDA
TYPE OF WORK: Front yard fence installation
APPLICATION RECEIVED: December 01, 2023
60-DAY REVIEW: January 30, 2023
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a five-foot-tall wood and steel front yard 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 at 437 E Mulberry is a single-family residence constructed in the Tudor style circa 1920 and makes its first appearance in the 1926 City Directory and the 1931 Sanborn map addressed as 423 E Mulberry. The address is updated to 437 E Mulberry in the 1951 Sanborn Map. The home features wood siding, a steeply pitched shingle roof, and a prominent chimney. The property is contributing to the Monte Vista Historic District.
- b. FRONT YARD FENCE – The applicant is requesting to install a five-foot-tall wooden and metal front yard fence. The proposed fence design features 3-foot-tall solid wood fencing topped with 2 feet of an open metal design. The Guidelines for Site Elements note that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. The Monte Vista Historic District does not traditionally feature front yard fences; however, this streetscape features several existing wood picket fences. Due to unique lot conditions, this property does not feature a traditional rear or side lawn, which would normally allow for a privacy fence. Staff finds this request consistent with the guidelines.
- c. BOARD OF ADJUSTMENT – The BOA approved a variance to allow for a five-foot fence at this location on October 23, 2023.

RECOMMENDATION:

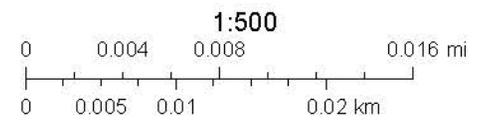
Staff recommends approval of the installation of a front yard fence based on findings a through c with the following stipulations:

- i. That the applicant installs a fully wood fence featuring no more than 3 feet of solid fencing with 2 feet of predominately open design. Updated material specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



December 14, 2023





STOP



STOP

78





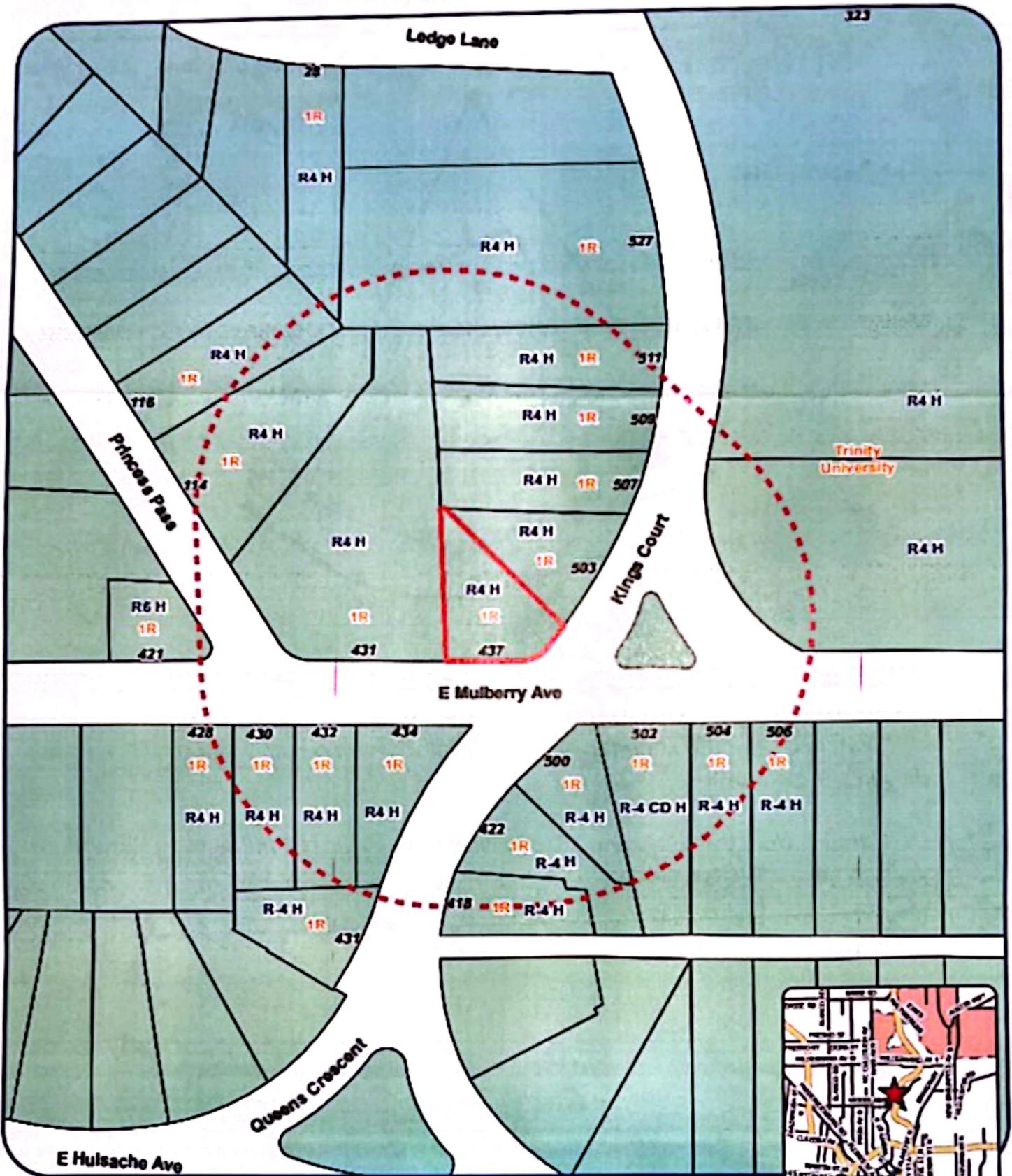








NOTIFICATION MAP



Board of Adjustment
Notification Plan for
Case No A-23-10300271



- San Antonio City Limits
- Subject Property
- 200' Notification Boundary
- Council District: 1



1 inch equals 100 feet

**"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"**

Development Services Department
 City of San Antonio

SITE PLAN/PLANO

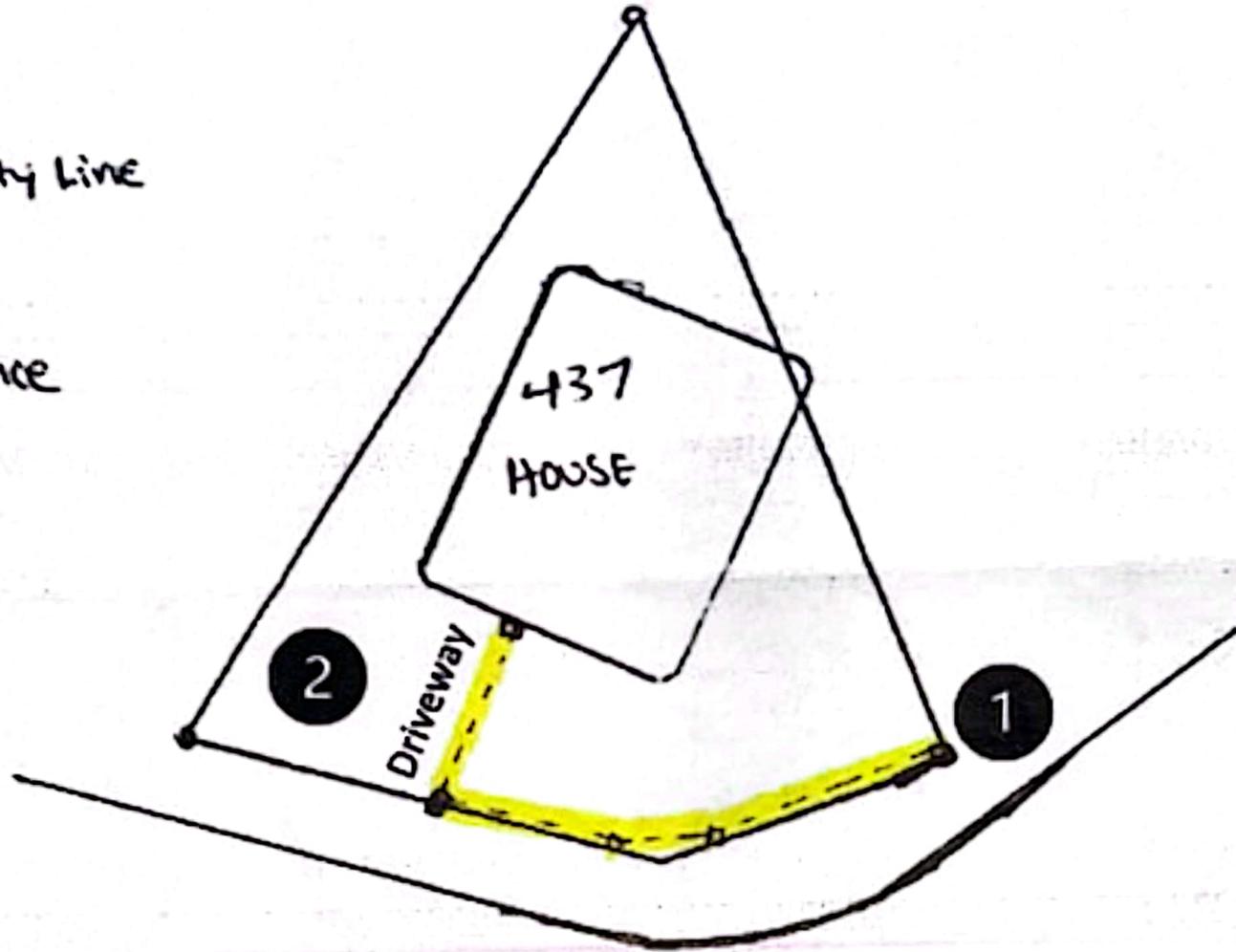
Plans:

SITE + FENCE PLAN

5 FT TALL, 3' privacy, 2' open steel

— Property Line

- - - Fence



E Mulberry Avenue