

HISTORIC AND DESIGN REVIEW COMMISSION COMPLIANCE AND TECHNICAL ADVISORY BOARD

April 18, 2025

HDRC CASE NO: 2025-079
ADDRESS: 1232 VIRGINIA BLVD
LEGAL DESCRIPTION: NCB 3888 BLK 4 LOT 9
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
APPLICANT: Richard Gonzalez
OWNER: Richard Gonzalez/CHAPAWU PROPERTIES LLC
TYPE OF WORK: Front and rear yard fence installation
APPLICATION RECEIVED: March 14, 2025
60-DAY REVIEW: May 13, 2025
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new, front yard, cattle panel fence. The proposed fence will feature an overall height of four (4) feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

FINDINGS:

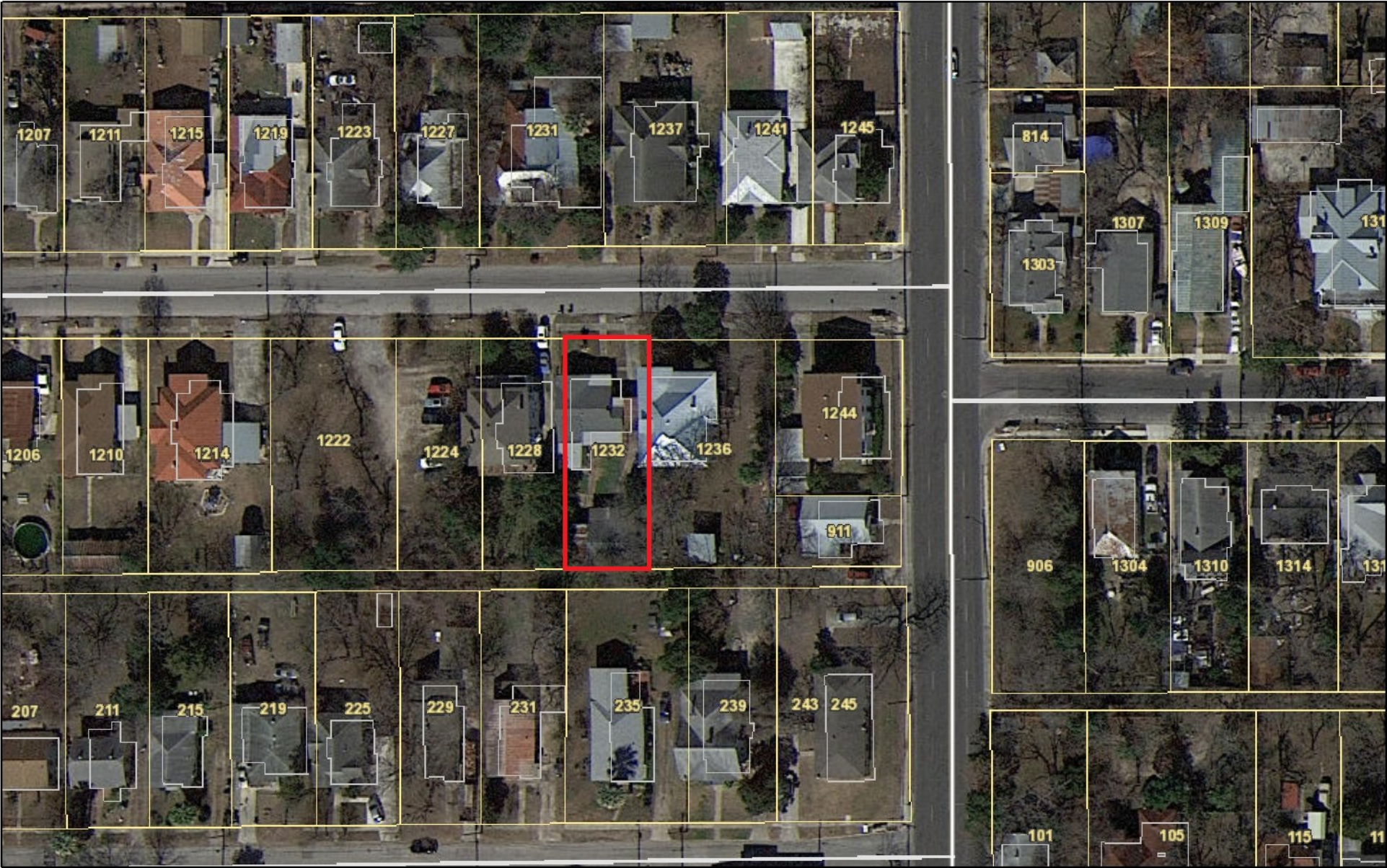
- a. The historic structure at 1232 Virginia Boulevard was constructed circa 1940 in the Minimal Traditional style and is found on the 1951 Sanborn Map. The historic structure features both a front and side facing gabled roof. The structure is contributing to the Knob Hill Historic District.
- b. FENCING – The applicant has proposed to install a new, front yard, cattle panel fence. The proposed fence will feature an overall height of four (4) feet. The Guidelines for Site Elements 2.B.v. notes that new fences should be constructed of materials used historically within the district. Additionally, the Guidelines note that fences should respond to the design and materials of the historic structure. Generally, staff finds the installation of a cattle panel fence to be appropriate; however, staff finds that the fence should feature posts that feature 4 inches square, a top and bottom rails featuring approximately 2x4 inches, and side rails featuring a width of at least 1.5 inch. Side rails are to be installed on the panel side of each post.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the following stipulations:

- i. That the fence feature posts that feature 4 inches square, a top and bottom rails featuring 2” x 4” dimensions, and side rails featuring a width of at least 1.5 inch. Side rails are to be installed on the panel side of each post.
- ii. That a driveway gate not be installed unless it is installed behind the front façade.

City of San Antonio One Stop



April 11, 2025

