

HISTORIC AND DESIGN REVIEW COMMISSION

February 16, 2022

HDRC CASE NO: 2022-072
ADDRESS: 1101 VIRGINIA BLVD
LEGAL DESCRIPTION: NCB 3885 BLK 1 LOT 13
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
APPLICANT: Shaun Cane/GREATEST NATION SOLUTIONS LLC
OWNER: Shaun Cane/GREATEST NATION SOLUTIONS LLC
TYPE OF WORK: Fencing
APPLICATION RECEIVED: January 26, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new 4ft front yard fence with an automatic vehicle gate, and a pedestrian gate.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

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.

OHP Fencing Policy Document: SPECIFICATIONS & DOCUMENTATION REAR 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.

FRONT FENCE - Front yard fences should match the height of neighboring fences or 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) wood-framed cattle-panel/hog-wire.

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 the property's walkway and the public sidewalk. Pedestrian gates should relate to the design of the fence while maintaining the 4-foot height limit.

VEHICLE GATES - Vehicle gates should be set behind the front facade 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. 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 line is also appropriate per the Historic Design Guidelines for Site Elements and the Unified Development Code 35-514. (To include sample drawings for application materials.)

FINDINGS:

- a. The property located at 1101 Virginia is a single-story, minimal-traditional style, single-family structure. The structure first appears on the 1952 Sanborn map, and is contributing to the Knob Hill Historic District. The property currently does not feature a front yard fence.
- b. **FRONT YARD FENCE** – The applicant is proposing to install a new 4ft wrought iron fence, vehicle gate, and pedestrian gate in the front yard and front side yards. The Historic Design Guidelines for Site Elements 2.B.i state that front yard fences should be limited in height to a maximum of 4ft; the requested height is consistent with these guidelines. The proposed placement and location of the fence is consistent with other front yard fences and vehicle gates in the Knob Hill Historic District.
- c. **DRIVEWAY GATE LOCATION** – The applicant has proposed to install a driveway gate to be located at the sidewalk, in line with the proposed fencing. Staff finds that the width of the proposed driveway and side yard prevents the installation of a driveway gate that is set behind the front façade.

RECOMMENDATION:

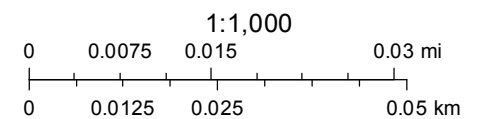
Staff recommends approval for installation of the new fence, vehicle gate, and pedestrian gate in the front yard, with the stipulation that the fence not exceed 4ft in height as is consistent with the guidelines. An updated front elevation drawing is required for review staff by staff prior to issuance of a COA.

City of San Antonio One Stop

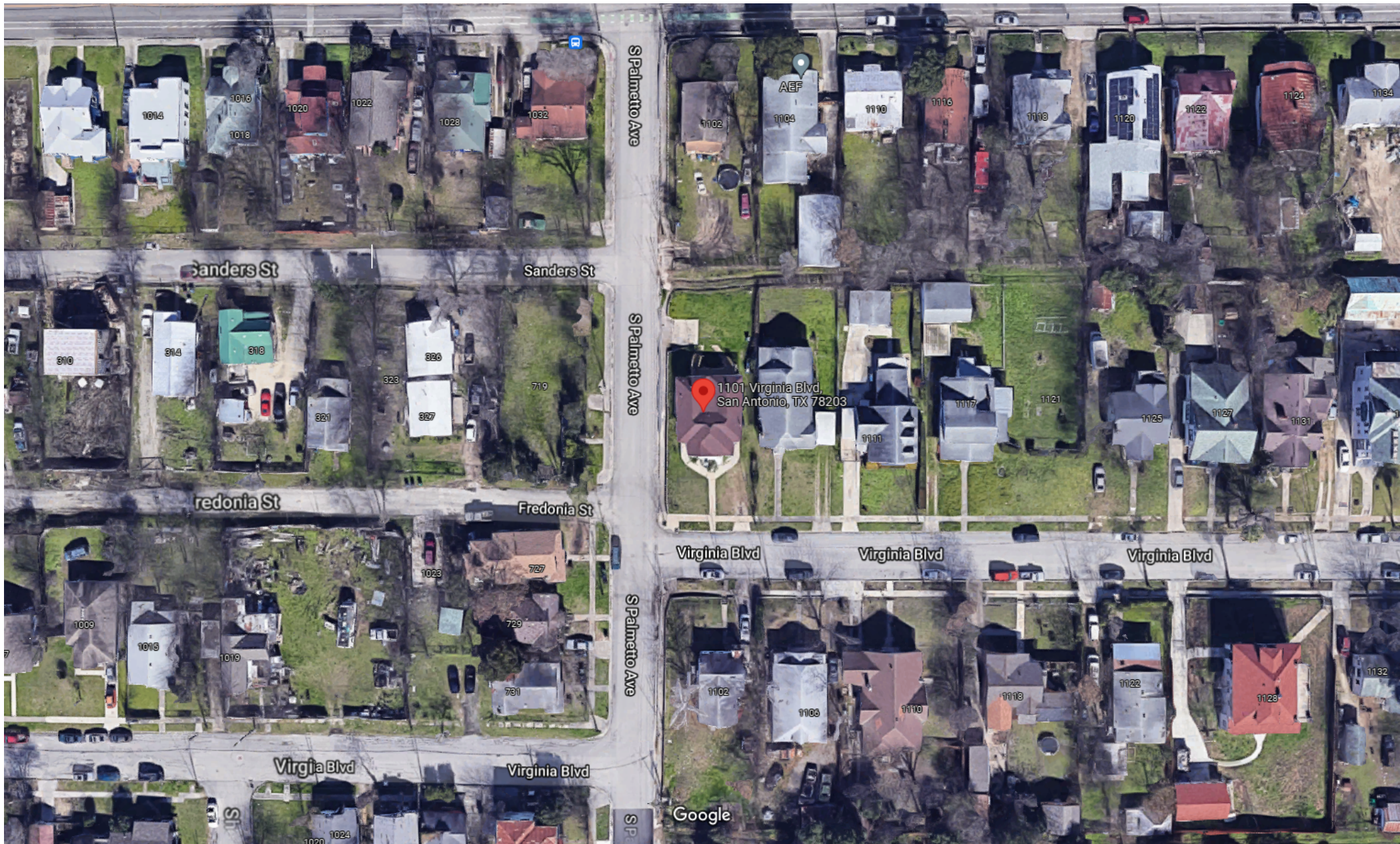


February 11, 2022

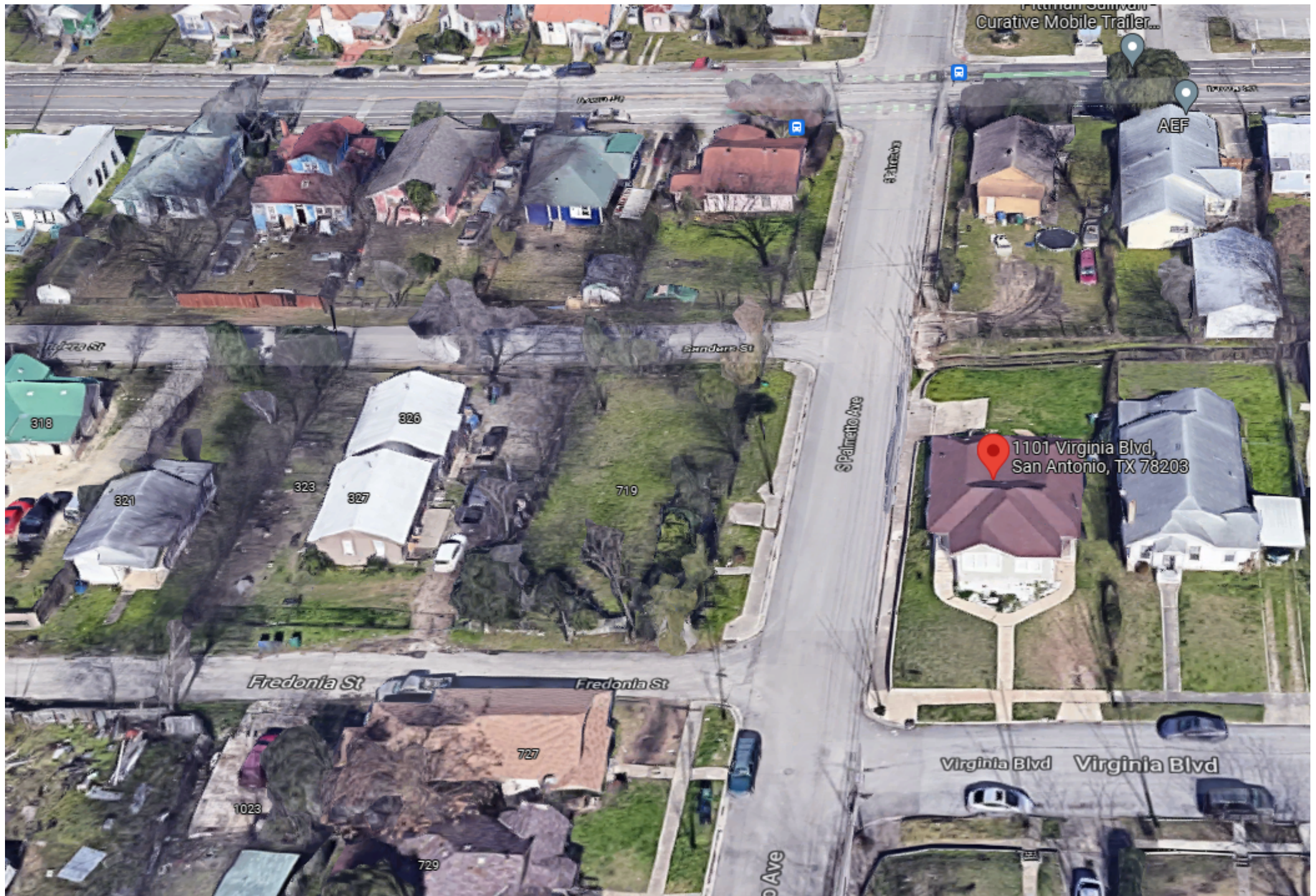
— User drawn lines

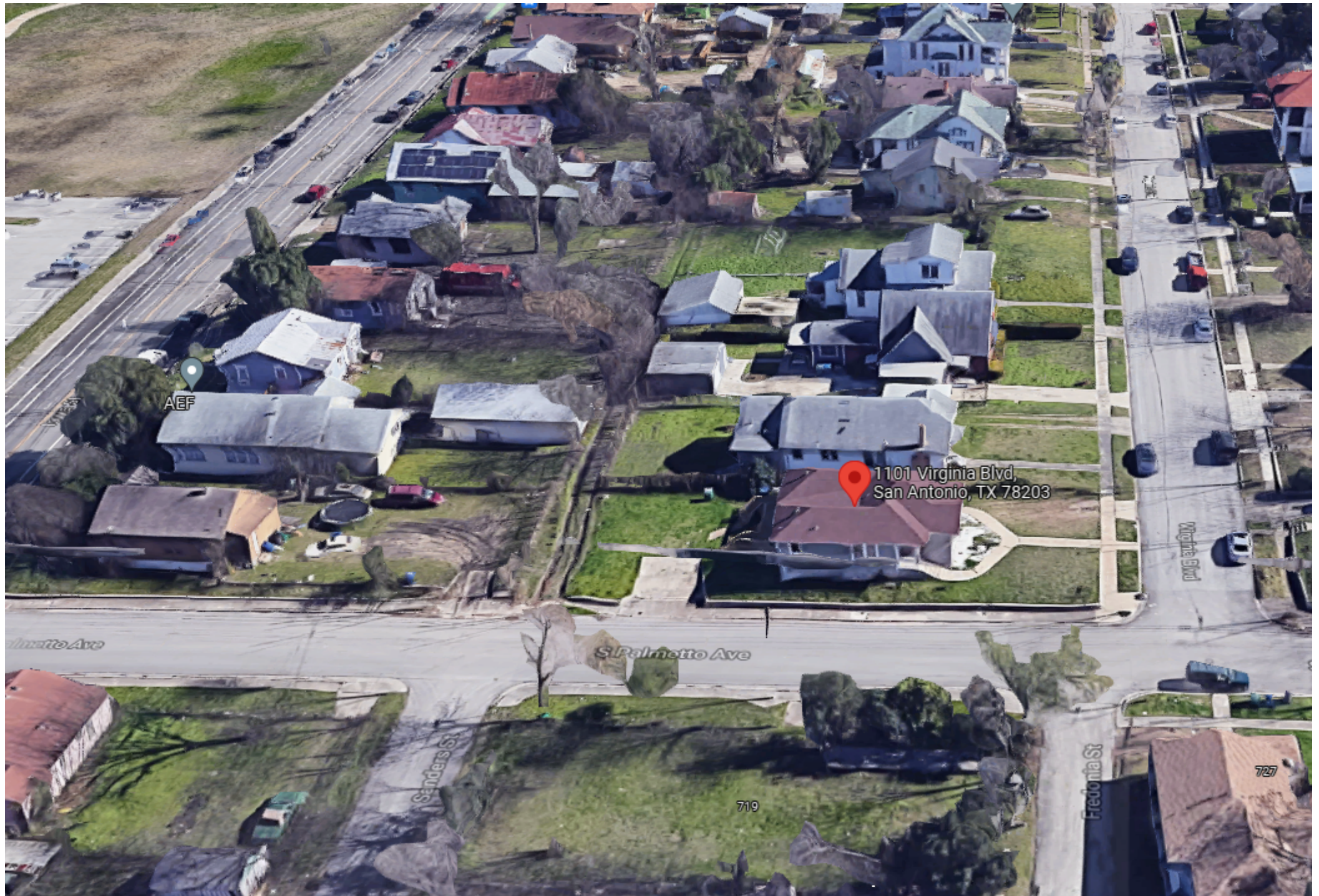


Google Maps 1101 Virginia Blvd

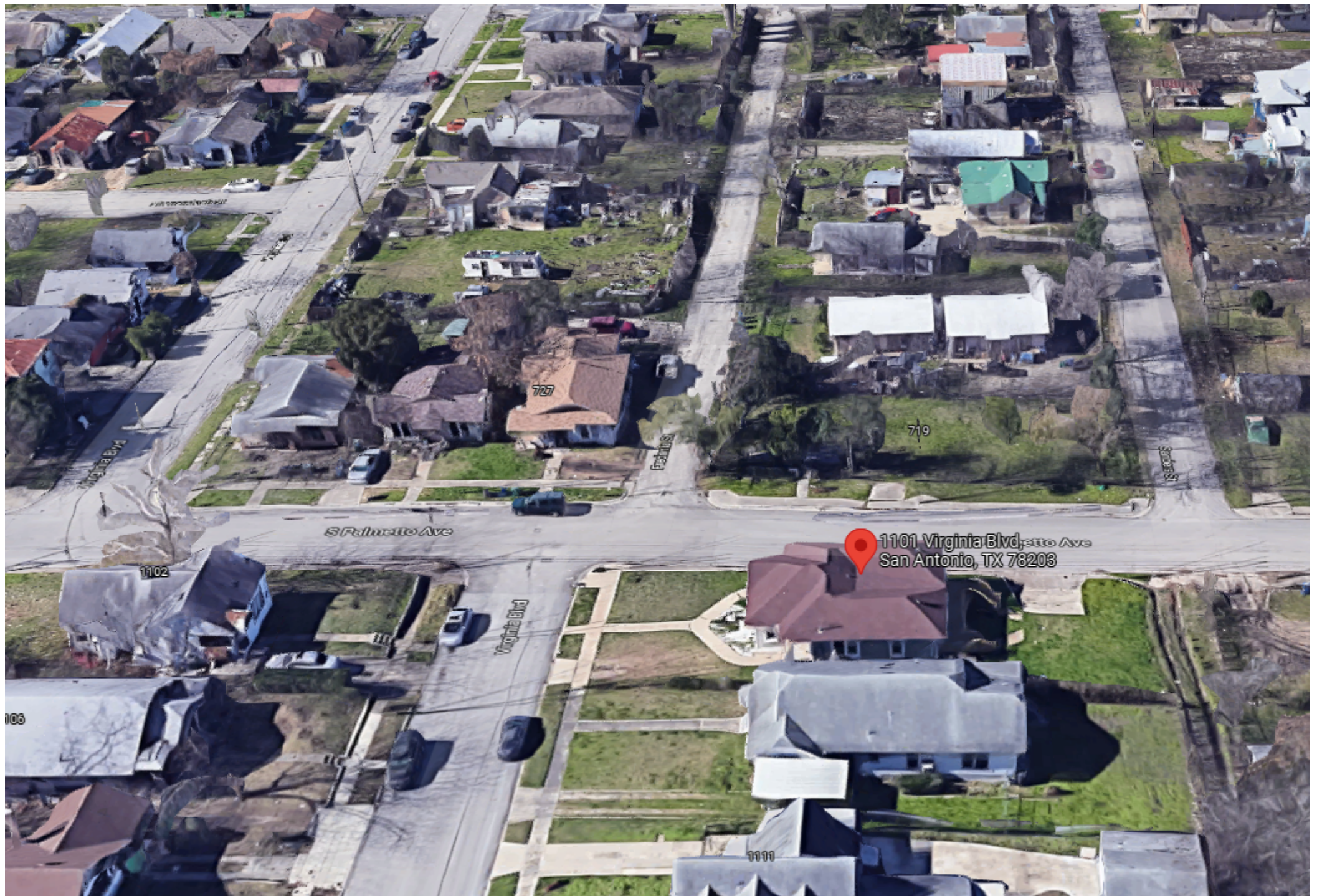


Imagery ©2022 Google, Imagery ©2022 CNES / Airbus, Maxar Technologies, Map data ©2022 Google 50 ft















PALMETTO AVENUE
(55.6' R.O.W.)

N 00°00'00" E 140.00'

12' ALLEY
N 90°00'00" E 50.00'

FENCE
OUT 0.5'

FENCE
IN 1.1'

ONE STORY
SEWING
LOT 13, BLOCK 1
N.C.R. 3885
7,000 SQ. FT.
0.161 ACRES

LOT 14

S 00°00'00" W 140.00'

N 90°00'00" E
100.00'

S 89°58'14" E
200.89' (200')

N 89°52'54" E
49.96' (50')

N 90°00'00" W 50.00'

VIRGINIA BOULEVARD
(NELSON AVENUE PER PLAT) (45' R.O.W.)

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

NOTE:
BEARING BASIS (N 90°00'00" E
200.00') BEING THE THEORETICAL
LINE BETWEEN THE IRON ROD
FOUND FOR THE SOUTHWEST
CORNER OF LOT 10 AND THE IRON
ROD FOUND FOR THE SOUTHEAST
CORNER OF LOT 20.

NOTE:
BEARINGS SHOWN HEREIN ARE ASSUMED.

NOTE:
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.
THIS SURVEY IS THE SURVEYOR'S BEST INTERPRETATION
OF RECORD INFORMATION.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS.



SCALE: 1"=20'

Red iron
fence

gate
electric
Gate

35.7

11.7

1.3

12.1

CONC. WALL

CONC. WALL

CONC. WALL

