

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2022

HDRC CASE NO:	2022-175
ADDRESS:	7023 SYMPHONY LANE
LEGAL DESCRIPTION:	NCB 7650 BLK LOT E IRRG 304 OF N IRRG 93.6 OF S 200 OF C
ZONING:	R-6, H
CITY COUNCIL DIST.:	3
DISTRICT:	Mission Historic District
APPLICANT:	Michael Trombley
OWNER:	Michael Trombley
TYPE OF WORK:	Front yard fence installation
APPLICATION RECEIVED:	March 15, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a fence to fully enclose the property.

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.

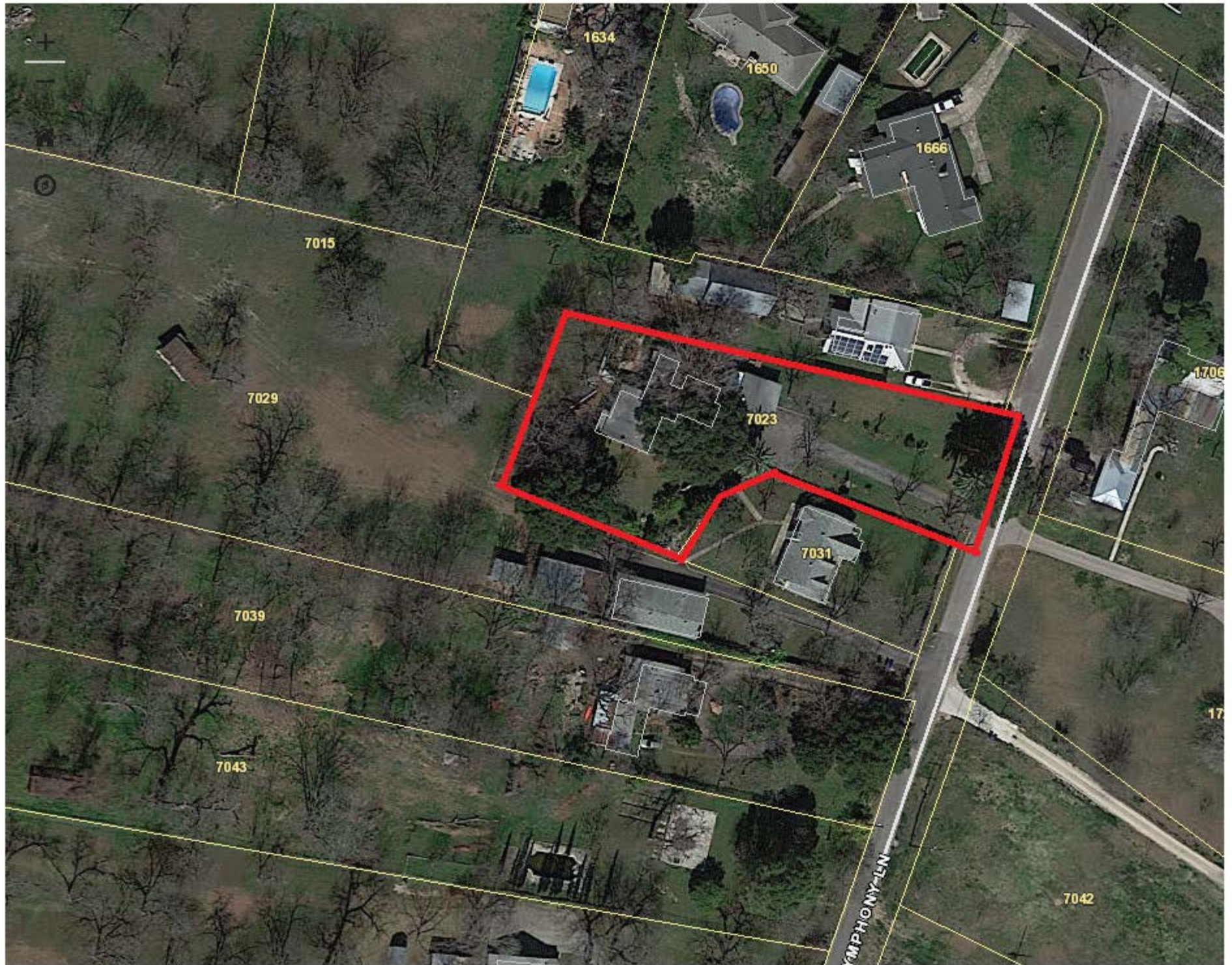
FINDINGS:

- a. The primary structure located at 7023 Symphony Lane is a 1-story residential structure constructed in 1955 in the Midcentury Modern style. The home features brick and vertical board exterior siding, shed roofs with projecting eaves, and clerestory windows. The home is a contributing structure in the Mission Historic District. At this time, the applicant is requesting a Certificate of Appropriateness for approval to construct a fence to fully enclose the property.
- b. FENCING— 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 Guidelines note that fences within front yards should not exceed four feet in height and that privacy fences should be setback from the front façade. Staff finds that the proposed height of the fencing within the front yard should not exceed four feet in height. Fencing at 6 feet in height should not exceed the location of neighboring privacy fencing.
- c. MATERIALS -The applicant has proposed for mesh wire/hog wire fencing and wood privacy fencing. Staff finds the proposed fencing to be appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a through g with the following stipulation:

- i. That the final construction height of the approved gate and fencing may not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the fence within the front yard area. Privacy fencing and fencing taller than four feet in height should not exceed the location of the neighboring fencing to the north. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.





FENCING PROPOSAL

7023 Symphony Lane
San Antonio, TX 78214



**COLOR PHOTOS OF ALL IMPACTED
SIDES OF PROPERTY**



NORTH SIDE



Facing east from existing wood fence toward the street along north property line



Facing more toward the north property line which extends from the wood fence to approximately the utility pole at the street

Facing west from the street / utility pole along north property line



EAST SIDE



Facing south from northeast corner of the property. Fencing would likely run along the red line to avoid the trees and leave the water meter accessible

Facing the property from the street (facing west). The utility pole on the right is the northeast corner of the property and the rock wall is the south edge of the property



Facing north from the southeast corner of the property



VIEW OF PROPERTY / HOUSE FROM STREET



The house has a large setback from the street, but the colors embrace the natural surroundings, and the clean, modern lines would work very well with the modern, metal mesh fencing, and the metal fencing would still allow for visibility of the property and architecture from the street



PROJECT DESCRIPTION / SCOPE OF WORK

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To ensure full enclosure of property once we have our pool constructed and in use (pool planning / permitting being handled separately by our contractor, Gary Pools), we propose to fence in the remainder of our property. Approximately 75% of the property is currently enclosed. The south side of the property line is almost entirely enclosed by a rock wall with approximately 15' of the remaining edge to the back (west) of the property enclosed in cyclone fencing. The west side of the property is enclosed in the same cyclone fencing. The north side of the property is enclosed at the west end with the same cyclone fencing, and then our neighbor to the north enclosed her back yard with standard wood fencing. This leaves approximately 50-75' of the eastern edge of the north property line open, and the entire east end along the street.

PROJECT DESCRIPTION / SCOPE OF WORK (CONT)

We propose to finish enclosing the property by (letter bullets below correlate to annotated site plan / survey with photos):

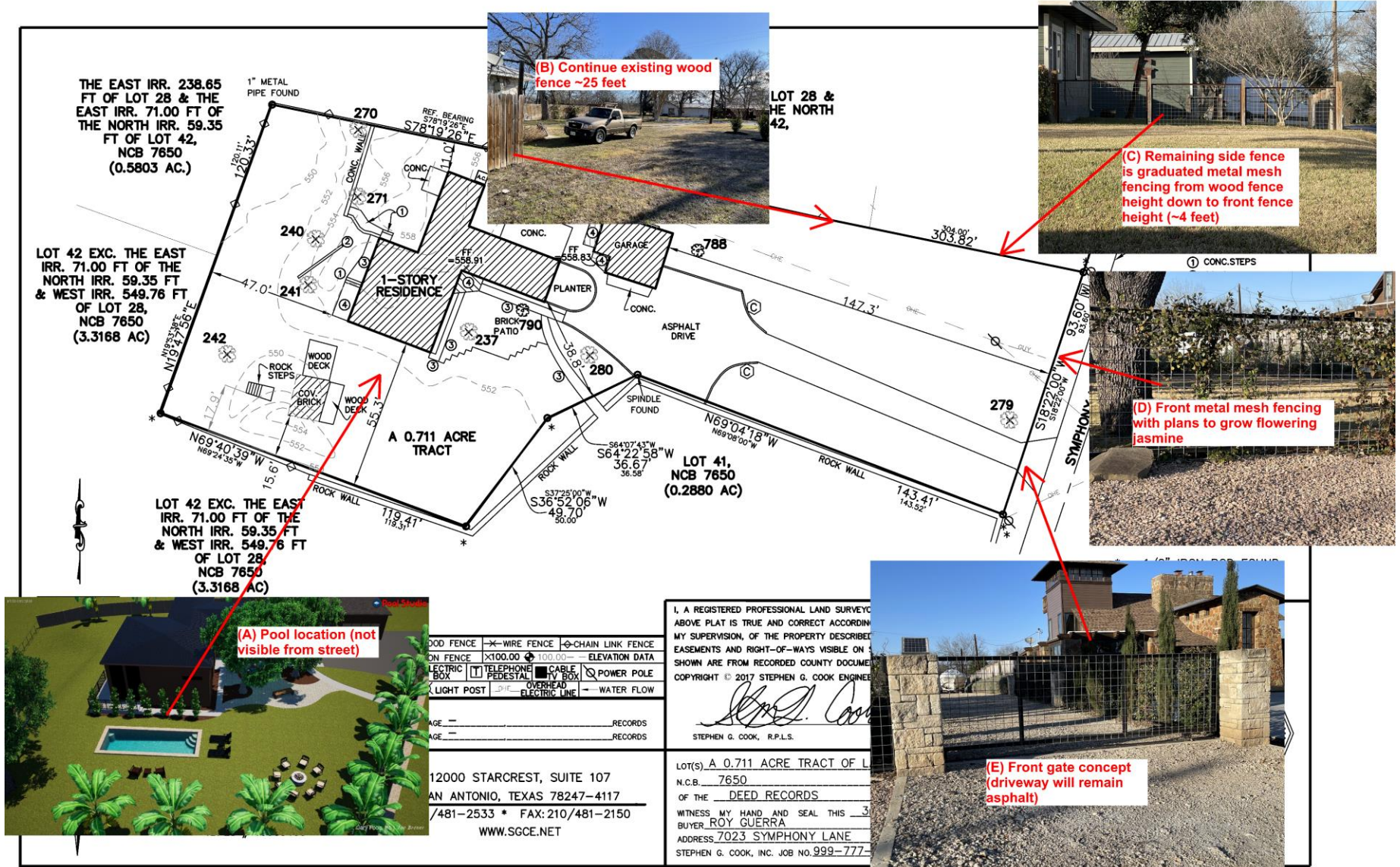
- b) Extending the existing wood fence on the north edge of the property approximately half the remaining distance between the existing wood fencing and the street
- c) The remaining distance along the north edge of the property would transition to a modern, metal mesh fencing that graduates in steps from the height of the wood fence down to the height of fencing that would enclose the east side (~4' high)
- d) The east edge of the property along the street would continue the modern, metal mesh fencing until it meets the rock wall on the south edge of the property. We propose this type of fencing to keep with the look and feel of the house and the neighborhood and to keep the street view of the property visible
- e) Where the east fence intersects with the driveway, an automatic rolling gate would be constructed using the same modern, metal mesh fencing. This would allow for easy entry / exit of vehicles from the property while keeping the property secure for the pool
 - We also wish to construct a walk-through gate (same modern, metal mesh) immediately south of the driveway gate (between the driveway and rock wall) for easy access to the mailbox and taking out / in waste and recycling bins



ANNOTATED SITE PLANS / SURVEY |



PHOTOS / ANNOTATIONS





MATERIALS TO BE USED



PROPOSED MATERIALS EMBRACE THE NEIGHBORHOOD'S HISTORY, NATURE, AND MATERIALS IN USE



Existing, standard wood fencing would be extended approximately halfway to street

It would then transition to a modern, metal mesh fencing with either wooden or metal posts (per contractor recommendations for durability), graduating from the wooden fence height down to the front fence height as shown here

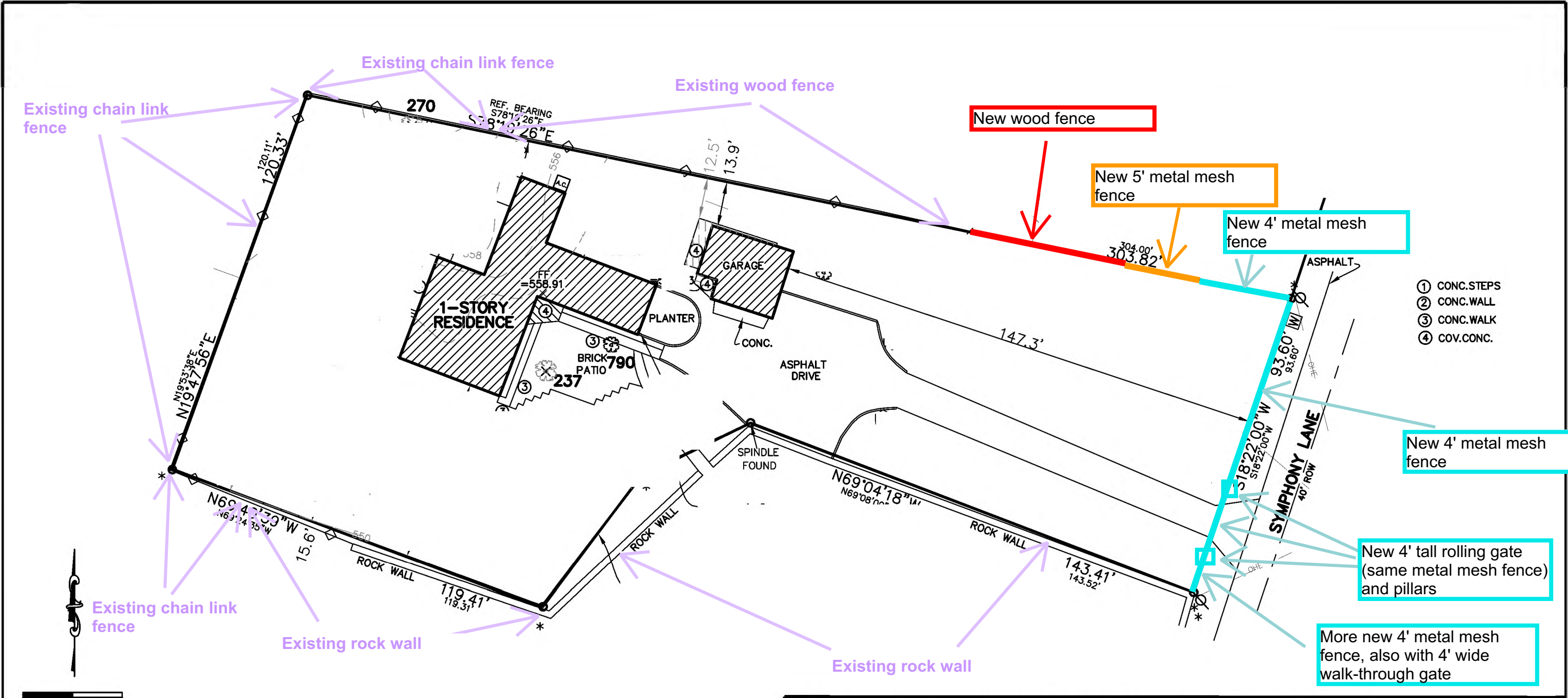


Existing stone




The front of the property would be fully-enclosed with the same modern, metal mesh fencing and posts. Where the gates need to be constructed, we would try to match the existing rock wall materials as closely as possible (example gate shown here is only to illustrate the continued metal fencing concept, not the stone)





LEGEND		N45°00'00"E 100.00'	RECORD INFORMATION	S45°00'00"W 100.00'	AS MEASURED IN FIELD	WOOD FENCE	WIRE FENCE	CHAIN LINK FENCE
PROPERTY CORNER MONUMENTATION		GUARD SET	CONCRETE CURB	FIRE HYDRANT	TRANSFORMER	ELECTRIC BOX	TELEPHONE PEDESTAL	CABLE TV BOX
RETAINING WALL		AC	TREE	WATER METER	WATER VALVE	SAN. SEWER MANHOLE	CLEAN OUT	LIGHT POST
SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:		VOL. _____ PAGE _____ RECORDS _____		VOL. _____ PAGE _____ RECORDS _____		VOL. _____ PAGE _____ RECORDS _____		VOL. _____ PAGE _____ RECORDS _____



STEPHEN G. COOK ENGINEERING, INC.

REGISTERED LAND SURVEYORS

TBPE FIRM # F-184

TBPLS # 10005400

12000 STARCREST, SUITE 107

SAN ANTONIO, TEXAS 78247-4117

210/481-2533 * FAX: 210/481-2150

WWW.SGCE.NET

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASEMENTS SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN.

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Stephen G. Cook
STEPHEN G. COOK, R.P.L.S.

PRELIMINARY:
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSES.

Lot(s) A 0.711 ACRE TRACT OF LAND
N.C.B. 7650 AS DESCRIBED IN VOLUME 3455 PAGE 180
OF THE DEED RECORDS RECORDS OF BEXAR COUNTY, TEXAS.
WITNESS MY HAND AND SEAL THIS 3rd DAY OF AUGUST, 2017.
BUYER ROY GUERRA
ADDRESS 7023 SYMPHONY LANE GF NO. —
STEPHEN G. COOK, INC. JOB NO. 999-777-979B DRAWN BY: ES SK: CAD/W SURV. BY JN/TH

