

HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2022

HDRC CASE NO: 2022-284
ADDRESS: 1223 S ALAMO ST
LEGAL DESCRIPTION: NCB 750 BLK 9 LOT 6
ZONING: C-1, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Individual Landmark
APPLICANT: Daniel Cruz/Design Coop
OWNER: HENSLEY MAX D
TYPE OF WORK: 6ft privacy fence in rear yard (Madison)
APPLICATION RECEIVED: May 10, 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 6-foot cedar privacy fence along the rear and sides of 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 at 1223 S Alamo is a single-story, single-family residence constructed circa 1915 in the Folk Victorian style. The property does not appear on the 1912 Sanborn map and is oriented facing S Alamo on the 1951 Sanborn map. The structure features a standing seam metal roof with ornamented gables and dormers, wood siding, a wraparound front porch with doric column and spindly rail detailing, and one-over-one windows. The structure is located on a double-sized lot that fronts two residential right of ways. The front of the property faces South Alamo St, and the rear of the property faces Madison.
- b. **FENCE REPLACEMENT** – The applicant has proposed to replace an existing 3'-0" predominantly open steel fence at the rear of the property with a new 6'-0" predominantly closed steel fence with wooden slats. The fence fronts S Alamo, which is largely a primary residential block with the exception of this property. Per the Historic Design Guidelines for Site Elements, the appropriateness of a fence is dependent on conditions within a specific historic district. Privacy fences should not be used in front yards. Although the location is in the rear of the lot, the fencing as proposed will create a privacy fence condition in a predominantly front yard setting and streetscape. The fencing will directly abut the front facades of primary historic structures and the public pedestrian streetscape. Privacy fences are predominantly used in side and rear yards along shared backyard lot lines or along improved or unimproved alleys. The proposed location is not appropriate for a privacy fence.


RECOMMENDATION:

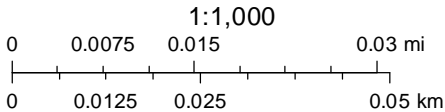
Staff does not recommend approval based on finding b. Staff recommends that the applicant retain the existing front yard fence or explore alternative options that meet the Guidelines for front yard fences on Madison Street.

City of San Antonio One Stop



May 27, 2022

 User drawn lines





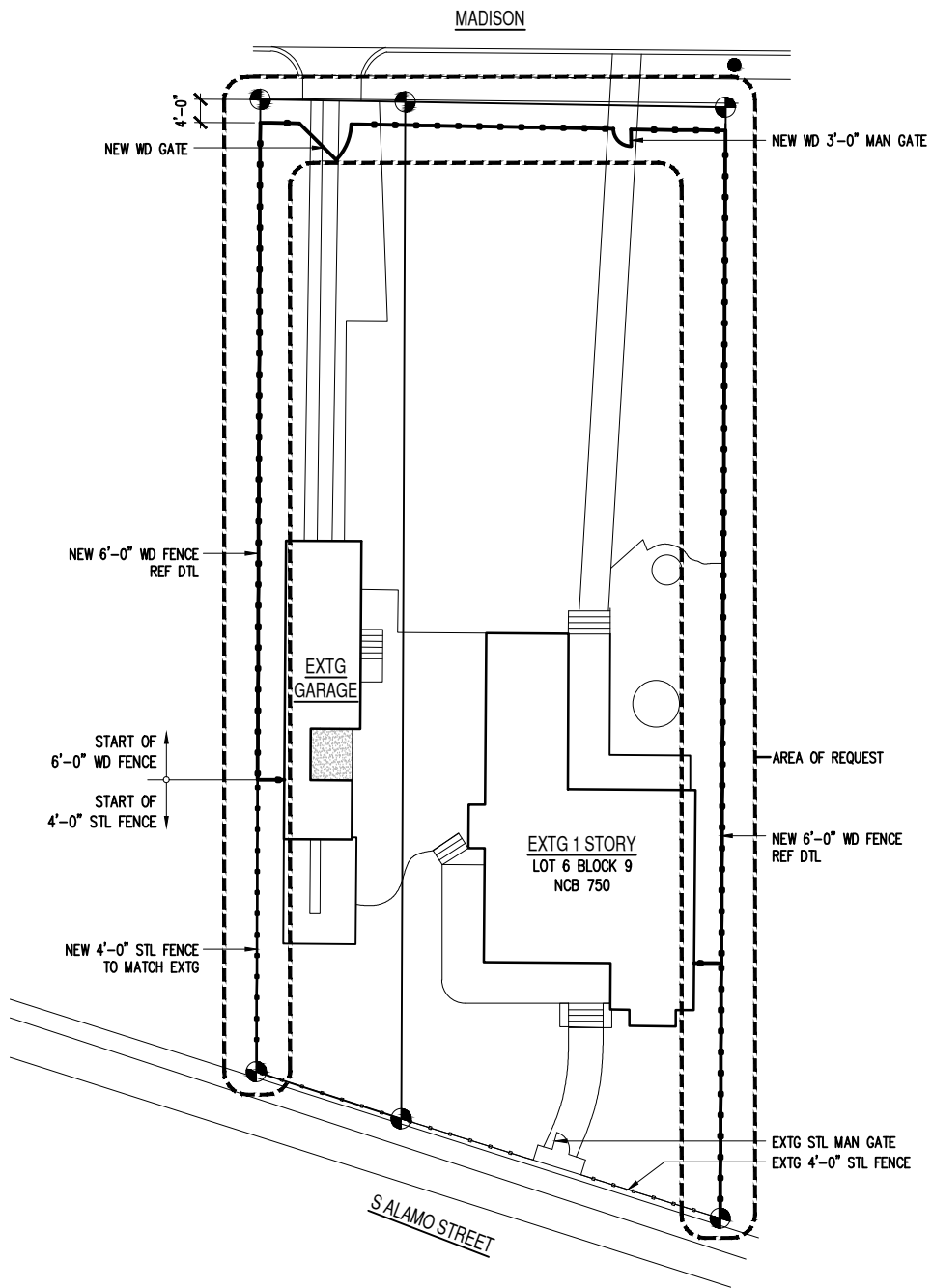
FRONT YARD

1223 S. ALAMO	HDRC
MAY 10, 2022	
DESIGN COOP	



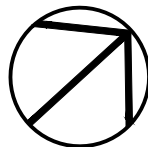
BACKYARD

1223 S. ALAMO	HDRC
MAY 10, 2022	
DESIGN COOP	

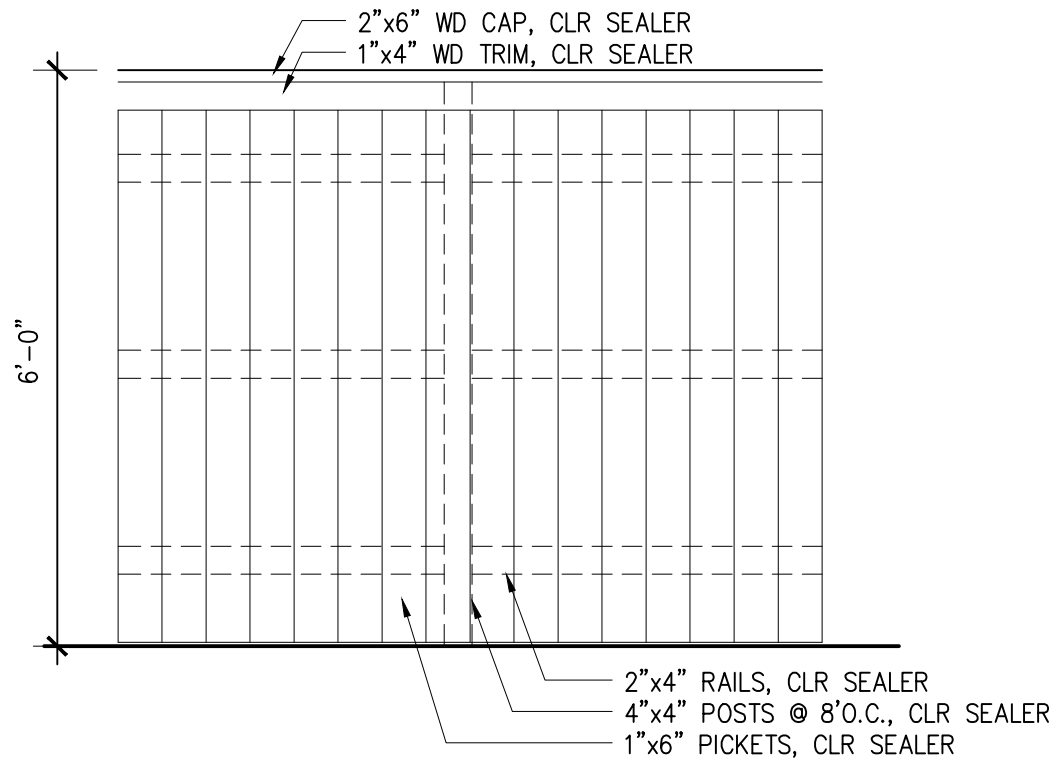


SITE PLAN: PROPOSED

SCALE: 1/32" = 1'-0"



1223 S ALAMO	HDRC
DATE: MAY 6, 2022	
DESIGN COOP	
SHEET 1 OF 2	



ELEVATION: PROPOSED FENCE

SCALE: $1/2" = 1'-0"$

1223 S ALAMO

DATE: MAY 6, 2022

DESIGN COOP

HDRC

SHEET 2 OF 2



FENCE EXAMPLE

1223 S. ALAMO	HDRC
MAY 10, 2022	
DESIGN COOP	