

# HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2022

**HDRC CASE NO:** 2022-370  
**ADDRESS:** 732 N PINE ST, 912 BURNET  
**LEGAL DESCRIPTION:** NCB 1659 BLK G LOT 1 AT 732 PINE N  
**ZONING:** R-4 CD, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Adeel Riaz/MAJESTIC INVEST LLC  
**OWNER:** Adeel Riaz/MAJESTIC INVEST LLC  
**TYPE OF WORK:** Fence installation  
**APPLICATION RECEIVED:** June 27, 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:

1. Install a wood picket fence in the side yard of the structure addressed as 732 N Pine and in the front yard of the structure addressed as 912 Burnet street to feature four (4) feet in height.
2. Install a six-foot tall privacy fence to the side (south) and rear (east) of the structure at 732 N Pine.

## 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 historic structure at 732 N Pine was constructed circa 1910 and first appears on the 1912 Sanborn Map. A rear accessory structure first appears at this property on the 1912 Sanborn Map. The 1951 Sanborn Map features a rear accessory structure on the lot, with a position further to the west of the original accessory structure’s location, consistent with the location of the current accessory structure on site.
- b. **SCOPE OF WORK** – The applicant is proposing to install a wood picket fence in the side yard of the structure addressed as 732 N Pine and in the front yard of the structure addressed as 912 Burnet street to feature four (4) feet in height. Additionally, the applicant has proposed to install a six-foot tall privacy fence to the side (south) and rear (east) of the structure at 732 N Pine.

**RECOMMENDATION:**

- 1. Staff recommends approval of item #1, as submitted, based on finding b.
- 2. Staff recommends approval of item #2, based on finding b, with the stipulation that the applicant submit a transitional detail where the six (6) foot tall privacy fence transitions to a four (4) foot tall front/side yard fence.



732 North Pine Street  
San Antonio Texas 78202  
Dignowity Hill Historical District

## **Fence Plan**

June 8<sup>th</sup>, 2022

Legal description: NCB 1659 BLK G LOT 1 AT 732 PINE N

Prepared by: Adeel Riaz

## Objective

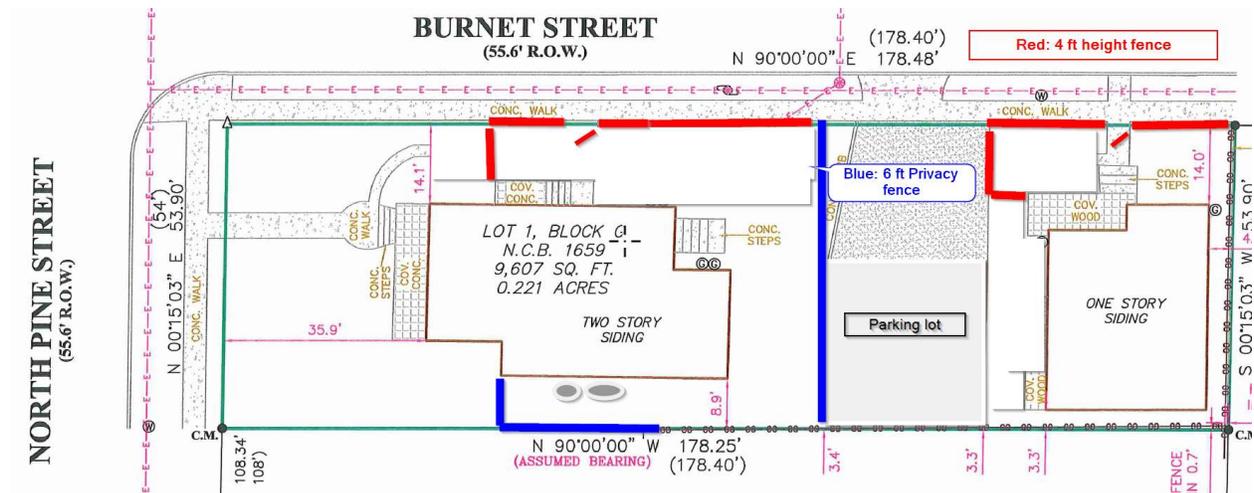
Install fence on the property for privacy and security. The property is located at the corner lot which cause more problems by not having fence.

## Issue statement

1. Unwanted people trespass the property, perform illegal drug activities in the driveway
2. Pedestrians on the side walk enter the private property to take the short route toward Burnet St from Pine St. This situation happens at the front yard corner of the property
3. Pedestrians on the side walk throw or leave their trash on the property front yard. Especially dog feces

## Proposed Plan

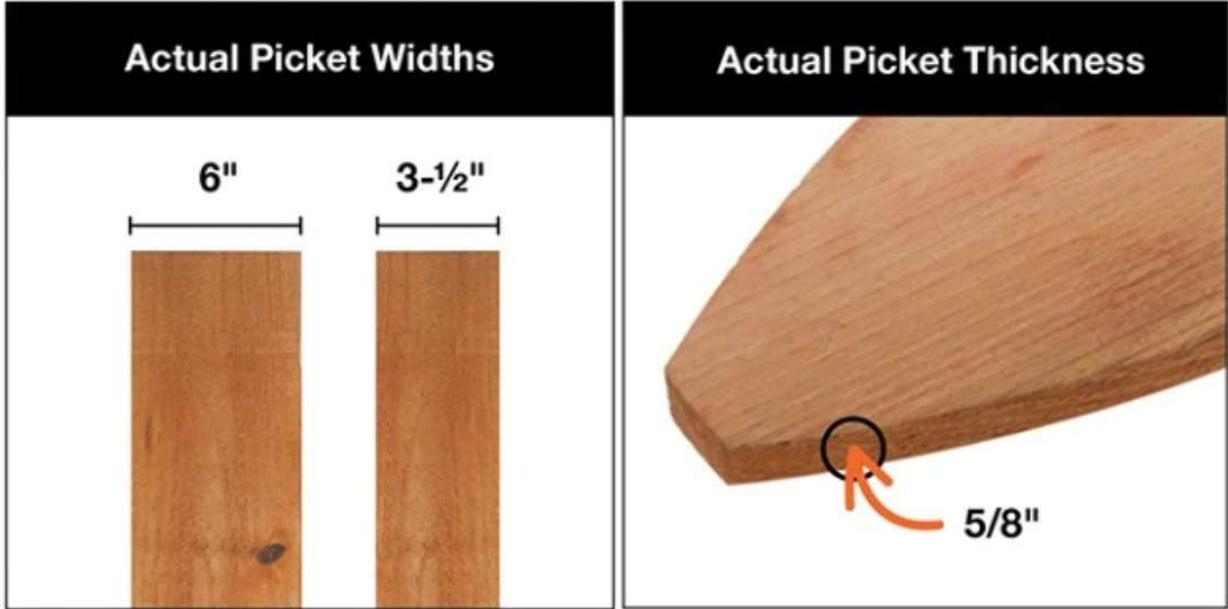
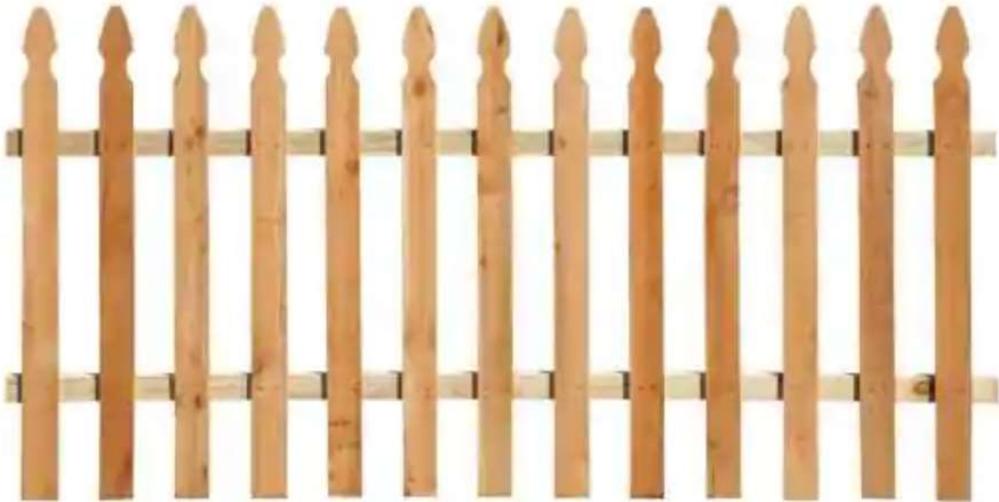
1. Red lines indicate the 4ft fence
2. Blue line indicates the 6ft privacy fence



# Material

Below is the specification for both 4 feet traditional style fence and 6 feet privacy fence.

4 ft. H x 8 ft. W Western Red Cedar Spaced Picket



5/8 in. x 6 in. x 6 ft. Dog Ear Brazilian Pine Fence Picket

dimensions: 5/8 in. D x 5-1/2 in. W x 6 ft. H



## Pictures

1. Red lines indicate the 4ft fence
2. Blue line indicates the 6ft privacy fence







