

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2023

HDRC CASE NO: 2023-228
ADDRESS: 611 N FLORES ST
LEGAL DESCRIPTION: NCB 132 BLK LOT ARB 15A, 15B, 15C & A-13
ZONING: D, H
CITY COUNCIL DIST.: 1
DISTRICT: RIO-7A
APPLICANT: Robert Flores | American GI Forum/National Veterans Outreach Program, Inc.
OWNER: American GI Forum/National Veterans Outreach Program, Inc.
TYPE OF WORK: Fencing and gate installation
APPLICATION RECEIVED: May 17, 2023
60-DAY REVIEW: July 16, 2023
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a seven feet tall iron fence.
2. Install two, seven feet tall iron gates.

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.

(c) Height Limitation.

(1) Except for the provisions in section (b) above no fence shall exceed the following table of heights. In addition, the maximum permitted fence height shall not exceed that of the maximum permitted fence height for the abutting property except as provided in subsection (c)(2). The board of adjustment may allow fences of greater height by special exception, subject to section 35-399.04 of this chapter or by variance subject to Section 35-482 if the height of the fence exceeds allowances for a special exception. The height shall be the vertical distance measured from the lowest adjacent ground level (either inside or outside the fence) to the top of the tallest element of the fence material, excluding decorative features affixed to the top of any column, pillar or post. The height of any existing retaining walls, either an integral part of a fence or upon which a fence may be erected, shall be calculated in the height of the fence, except in the following instances:

- A. The retaining wall is necessary for structural soundness/integrity of building construction on the lot; or
- B. The retaining wall is abutting a drainage easement or drainage infrastructure.

**Table of Heights
Maximum Permitted Fence Heights**

Permitted Use	Front Yard	Side Yard	Rear Yard
Single-Family or Mixed Residential Use	3'0" solid fence 5'0" combined or predominantly open fence Except as provided by (b)(2)	6'0"	6'0"
Multi-Family Use (see also subsection 35-514(f) below)	3'0" solid fence 5'0" combined or predominantly open fence	6'0"	6'0"
Commercial & Office Use	3'0" solid fence 5'0" combined or predominantly open fence	6'0"	6'0"
Industrial Use ¹	8'0" ¹	8'0" ¹	8'0" ¹
Government Facilities, Churches, Schools, Swimming Pools, Stormwater Management Facilities, & Parks (Public property, including parks, require HDRC review)	8'0"	8'0"	8'0"
Vacant Lots, Parking Lots	3'0" solid fence 6'0" combined or predominantly open (see also subsection 35-514(b)(3) above)	6'0"	6'0"

(2) Notwithstanding the provisions of subsection (c)(1), above, a fence may be erected or altered up to a height of eight (8) feet where:

- A. The ground floor elevation of either the principal dwelling on the property or the principal dwelling on an abutting lot is at least four (4) feet higher than the elevation at the shared lot line; or
- B. The fence is erected along a side or rear lot line which abuts an alley or a street with a classification other than a local street; or
- C. The fence is a sound barrier or a security fence for a public or institutional use; or
- D. The additional fence height is permitted by the city council pursuant to a rezoning or specific use authorization; or
- E. The fence is located on a side or rear lot line of a single-family, duplex, or mixed-residential use which abuts a multi-family residential, commercial, industrial, or park use.
- F. In any side or rear yard where a slope is present, the height of a fence may be adjusted to allow the top of the fence to be level, and perpendicular to the support posts at a height greater than six (6) feet, provided that the height of the fence at the highest elevation does not exceed eight (8) feet. In order to maintain a uniform appearance, whenever a fence higher than six (6) feet is allowed by this subsection, all side and rear yard fences may be allowed up to eight (8) feet in height above grade.

Fences in Historic Districts: City of San Antonio Historic Design Guidelines Fences Policy Guide

SPECIFICATIONS & DOCUMENTATION

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 is also appropriate per the Historic Design Guidelines for Site Elements and the Unified Development Code 35-514.

- **REAR / PRIVACY 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. They should be set back from the front façade of the building, rather than aligning them with the front façade of the structure, to reduce their visual prominence.
- **FRONT FENCE** - Front yard fences should match the height of neighboring fences or be 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) garden-loop.
- 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 a 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.

FINDINGS:

- a. The primary structure located at 611 N Flores is a two-story, flat roof, brick building with a rectangular plan was constructed c. 1953. The ground floor front exterior wall features large glass windows punctuated by cast concrete blocks and the second floor features a channel of “ribbon” windows with a continuous metal frame. This property is located in the River Improvement Overlay, RIO-7A.
- b. BOARD OF ADJUSTMENTS APPROVAL – The applicant has received approval from the Board of Adjustments for the increased fence height at 7’ and a 6’10” variance from the minimum 15’ Clear Vision requirement.
- c. FENCE AND GATE PLACEMENT – The applicant is requesting to install a seven feet tall iron fence and two seven feet tall iron gates on the property. Historic Design Guidelines for Site Elements 2.B.ii. states to avoid installing a fence in a location where one did not historically exist, particularly within the front of the property. The Fences Policy Guide stipulates that gates should be set behind the front façade plane of the structure. Staff finds the fence’s placement does not conform to guidelines.
- d. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff recommends approval of items 1 and 2, based on findings a through c, with the following stipulations:

- i. That the front façade remains unfenced. The fence must meet the building at the northeast and southeast corners of the building.
- ii. That the project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



June 15, 2023

FOR OFFICIAL USE ONLY



SECURITY ASSESSMENT AT FIRST ENTRY

611 N Flores

4 March 2022

WARNING

This information is FOR OFFICIAL USE ONLY (FOUO). It contains information that may be exempt from public release under the Freedom of Information act (5 U.S.C. § 552). It is to be controlled, stored, handled, transmitted, distributed, and disposed of in accordance with DHS Management Directive 11042.1 relating to FOUO information and is not to be released to the public or other personnel who do not have a valid "Need-to-know" without prior approval of an authorized DHS official.

For more information about this document, contact the DHS CISA Field Operations Staff Duty Desk at ISDAssessments@dhs.gov.

FOR OFFICIAL USE ONLY

On behalf of the U.S. Department of Homeland Security (DHS) Cybersecurity and Infrastructure Security Agency (CISA), thank you for your participation in the Security Assessment At First Entry (SAFE). We appreciate the opportunity to work with you through this process to assist your organization in improving its physical and operational security.

SAFE is designed to assess the current security posture and identify options for facility owners and operators to mitigate against relevant threats. It is not intended to be an in-depth security assessment.

SAFE may be the first step toward an effective security program. In the future, it may be appropriate to conduct a more detailed assessment, particularly after additional security measures have been implemented onsite.

CISA conducted a visit on 4 March 2022, at 611 N Flores . This report lists commendable actions (what the facility is doing well), vulnerabilities (what the facility could improve), and options for consideration (potential security enhancements) based on the Protective Security Advisor's (PSA's) observations and discussions with key site personnel during that visit.

Findings

Vulnerabilities and Options for Consideration

The PSA identified potential vulnerabilities and suggested options the facility may consider to reduce them. The table below lists these vulnerabilities and options for consideration.

The SAFE process and options for consideration provide an opportunity for the facility to mitigate vulnerabilities and implement protective measures. The options for consideration are not prescriptive endorsements of specific protective measures to be installed and/or used at the facility. The owner or operator determines for the facility whether the options for consideration provide the desired enhancements in light of the facility's current security posture, anticipated growth or organizational changes, budgetary outlook, etc.

The options for consideration provide actions that may help improve physical and operational security. References for the options for consideration provided below are listed at the end of the report.

FOR OFFICIAL USE ONLY

Category	Vulnerability	Option for Consideration
Perimeter Security	The facility does not have a perimeter fence. The lack of perimeter fencing may allow unrestricted access to the facility and critical areas within the facility.	<ul style="list-style-type: none"> • Install fencing appropriate for the facility type. Determine the appropriate role of the fencing either to demarcate the boundary of the site to protect against trespassing; provide access control by channeling individuals through authorized access points; and/or to protect against unauthorized entry by providing increased access delay and more time for assessment.⁶² • Consult Site and Urban Design for Security: Guidance against Potential Terrorist Attacks (FEMA 430), available at https://www.fema.gov/media-library-data/20130726-1624-20490-9648/fema430.pdf, for more information.⁶³ • Employ Crime Prevention Through Environmental Design (CPTED) principles and/or barriers (e.g., bollards, decorative flower pots, high curbs, shallow ditches) to provide enhanced penetration delay. Consult Appendix A of Site and Urban Design for Security: Guidance against Potential Terrorist Attacks (FEMA 430), available at www.fema.gov/media-library-data/20130726-1624-20490-9648/fema430.pdf, and Tables 2.4 and 2.5 of Reference Manual to Mitigate Potential Terrorist Attacks Against Buildings (FEMA 426/BIPS 06), available at https://www.dhs.gov/xlibrary/assets/st/st-bips-06.pdf, for more information.⁶⁴
Perimeter Security	The fence is not clearly marked or identified with warning signs.	<ul style="list-style-type: none"> • Post visible, well-placed warning signs on the fence. Signs may act as a deterrent and/or provide safety information for unauthorized personnel. Signs are usually placed on boundary fences, typically at 50-foot intervals, to indicate ownership and to warn of possible danger within. In areas where two or more languages are commonly spoken, the warning signs must use both (or more) languages.⁶⁵
Entry Controls	The facility has limited or no access control policies/procedures for employees.	<ul style="list-style-type: none"> • Install access control systems and/or implement access control procedures designed to permit only authorized access, detect and prevent contraband from being brought into the facility, and provide information to security personnel to facilitate the appropriate assessment and response. Effective access control can be established through the integrated use of guards, locks, credentials, and/or screening equipment (e.g., x-ray scanners, magnetometers).⁶⁶ <p>Establish the following access controls:</p> <ul style="list-style-type: none"> • Post security guards at entrances to facilitate access control procedures such as credential checks and searches. If this is not possible, integrate CCTV or other surveillance equipment to facilitate remote monitoring of access points.⁶⁷ • Implement screening operations for the facility. Available screening options include, but are not limited to, x-ray scanners, magnetometers, package searches, and physical searches. Post signage to notify potential entrants that screening is a prerequisite for entry into the facility.⁶⁸ • Issue photo ID badges to all employees. Implement a process for badge verification before employees gain access to the facility. Require badges to be displayed onsite at all times.⁶⁹

Category	Vulnerability	Option for Consideration
Entry Controls	The facility has limited or no access control policies/procedures for visitors.	<ul style="list-style-type: none"> • Install access control systems and/or implement access control procedures designed to permit only authorized access, detect and prevent contraband from being brought into the facility, and provide information to security personnel to facilitate the appropriate assessment and response. Effective access control can be established through the integrated use of guards, locks, credentials, and/or screening equipment (e.g., x-ray scanners, magnetometers).⁶⁶ <p>Establish the following access controls:</p> <ul style="list-style-type: none"> • Review all requests for visitor access.⁷⁰ • Evaluate the need to screen visitor requests (e.g., with local law enforcement) to identify issues before authorizing access.⁷⁰ • Maintain a list of regular visitors to the facility.⁷⁰ • Post security guards at entrances to facilitate access control procedures such as credential checks and searches. If this is not possible, integrate CCTV or other surveillance equipment to facilitate remote monitoring of access points.⁶⁷ • Implement screening operations for the facility. Available screening options include, but are not limited to, x-ray scanners, magnetometers, package searches, and physical searches. Post signage to notify potential entrants that screening is a prerequisite for entry into the facility.⁶⁸ • Limit visitor access to the facility at a level consistent with onsite safety and security requirements.⁷⁰ • Require visitors to sign in and sign out.⁷¹ • Issue badges to visitors and require badges to be displayed at all times at the facility. Collect badges when visits are complete.⁷¹ • Escort visitors as necessary, either at all times or only in sensitive/critical areas.

Category	Vulnerability	Option for Consideration
Entry Controls	The facility has limited or no access control policies/procedures for contractors/vendors.	<ul style="list-style-type: none"> • Install access control systems and/or implement access control procedures designed to permit only authorized access, detect and prevent contraband from being brought into the facility, and provide information to security personnel to facilitate the appropriate assessment and response. Effective access control can be established through the integrated use of guards, locks, credentials, and/or screening equipment (e.g., x-ray scanners, magnetometers).⁶⁶ <p>Establish the following access controls:</p> <ul style="list-style-type: none"> • Maintain a list of regular contractors/vendors.⁷² • Post security guards at entrances to facilitate access control procedures such as credential checks and searches. If this is not possible, integrate CCTV or other surveillance equipment to facilitate remote monitoring of access points.⁶⁷ • Implement screening operations for the facility. Available screening options include, but are not limited to, x-ray scanners, magnetometers, package searches, and physical searches. Post signage to notify potential entrants that screening is a prerequisite for entry into the facility.⁶⁸ • Limit contractor/vendor access to the facility at a level consistent with onsite safety and security requirements.⁷⁰ • Require contractors/vendors to sign in and sign out.⁷¹ • Issue badges to contractors/vendors and require badges to be displayed at all times at the facility. Collect badges when visits are complete.⁷³ • Escort contractors/vendors as necessary, either at all times or only in sensitive/critical areas.⁷³

FOR OFFICIAL USE ONLY

This report provides a summary of key findings of the SAFE at your facility and may be used as a guide for the consideration and implementation of future security measures. Please contact your PSA, Luu Do , DHS PSA, or DHS with any inquiries about the information contained in this report:

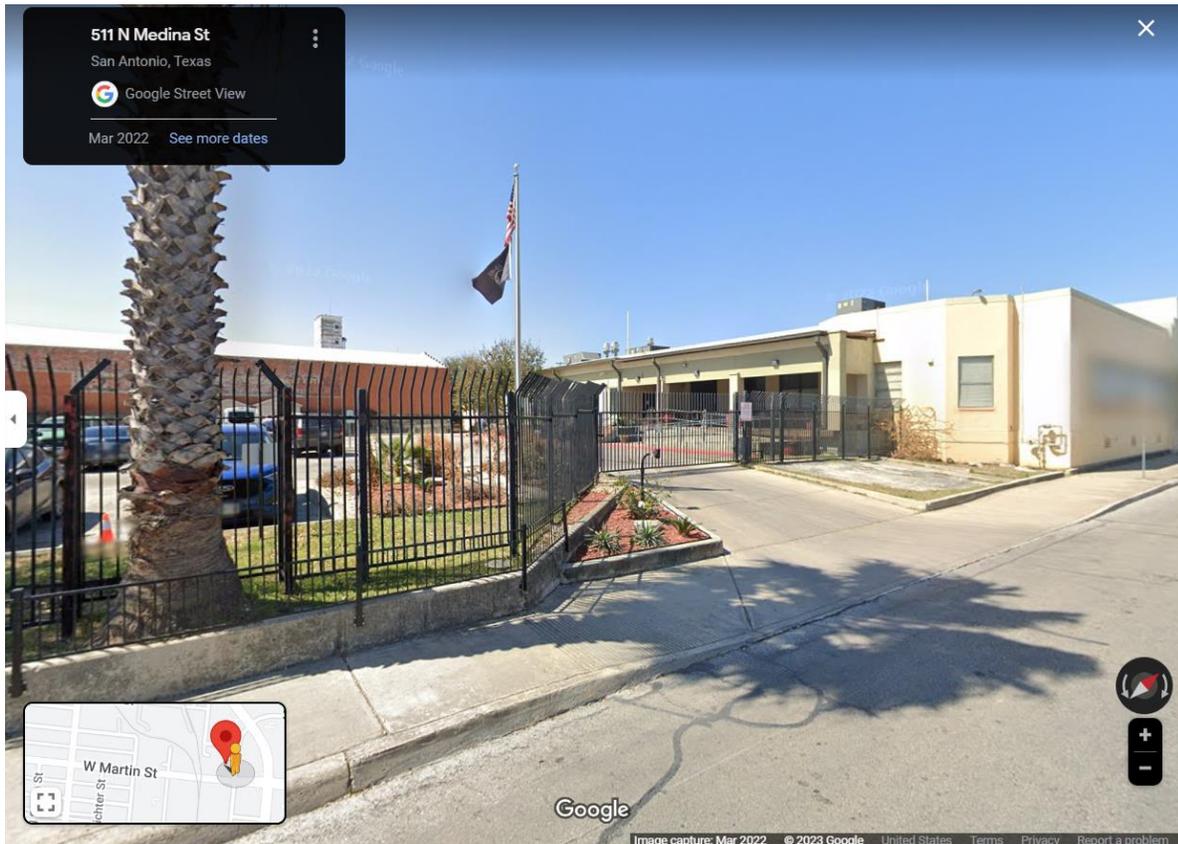
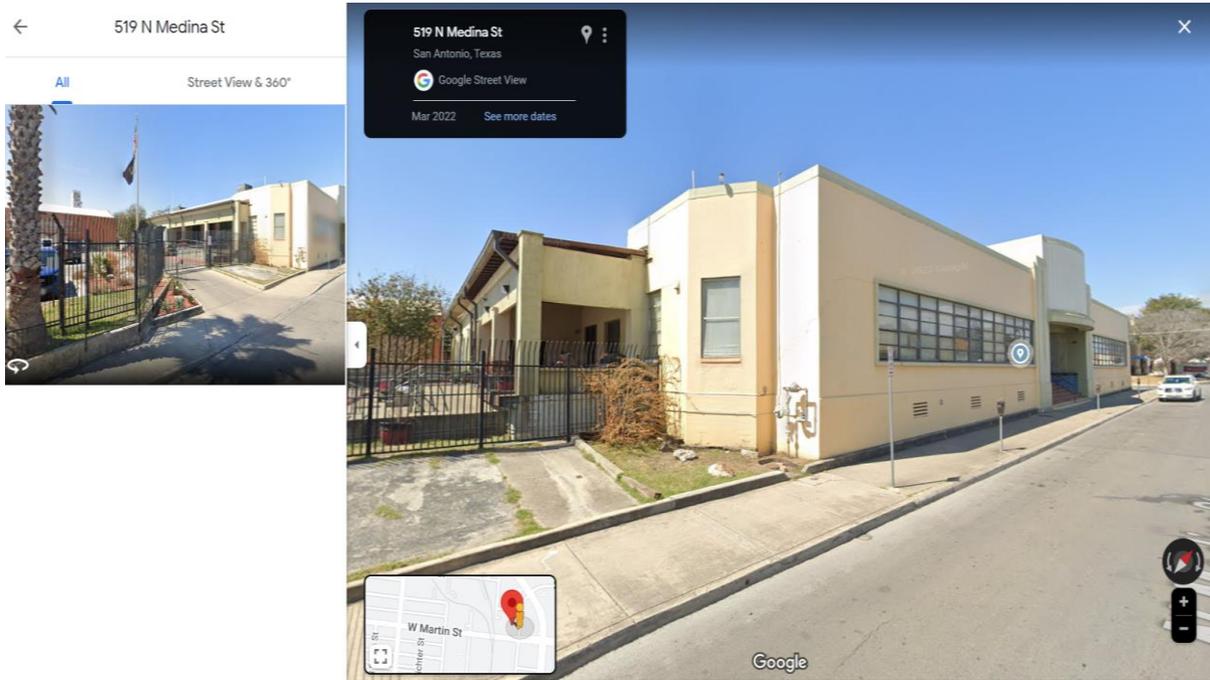
- Paul Bernal , Facility Point of Contact
Email: pbernal@agif-nvop.org
Phone: 210-223-4088
- Luu Do , DHS PSA
Email: luu.do@cisa.dhs.gov
Phone: 210-243-3696
- DHS CISA
Email: ISDAssessments@dhs.gov

Options for Consideration References

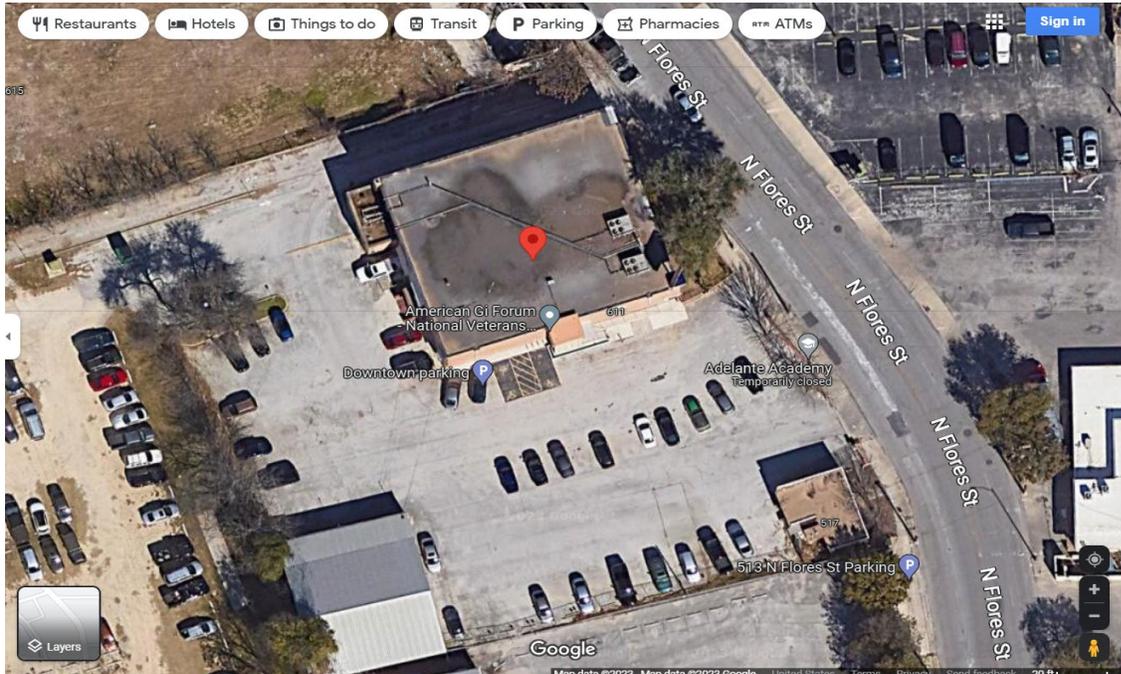
- ¹ Walsh, T.J., and R.J. Healy, 2011, Protection of Assets: Security Management, M. Knoke, Ed., Alexandria, VA: ASIS International, p. 285-286.
- ² National Clearinghouse for Educational Facilities, 2008, Emergency Response Information for School Facilities, http://www.ncef.org/pubs/emergency_response.pdf, accessed April 3, 2018.
- ³ FCC, 2008, FCC Report to Congress: Vulnerability Assessment and Feasibility of Creating a Back-Up Emergency Communications System, <http://transition.fcc.gov/pshs/docs/clearinghouse/case-studies/ECS-vulnerability-assessment-report.pdf>, accessed June 25, 2014.
- ⁴ DHS, "NIPP 2013: Partnering for Critical Infrastructure Security and Resilience," https://www.dhs.gov/sites/default/files/publications/NIPP%202013_Partnering%20for%20Critical%20Infrastructure%20Security%20and%20Resilience_508_0.pdf, accessed April 3, 2018.
- ⁵ NIPP 2013: Partnering for Critical Infrastructure Security and Resilience," https://www.dhs.gov/sites/default/files/publications/NIPP%202013_Partnering%20for%20Critical%20Infrastructure%20Security%20and%20Resilience_508_0.pdf, accessed April 3, 2018.
- ⁶ ASIS International, 2009, Organizational Resilience: Security, Preparedness, and Continuity Management Systems – Requirements with Guidance for Use (ASIS SPC.1-2009), section 4.4.3, (p. 9) and section A.4.3, (p. 28), http://www.ndsu.edu/fileadmin/emgt/ASIS_SPC.1-2009_Item_No._1842.pdf, accessed April 3, 2018.
- ⁷ DHS, 2015, Facility Security Plan: An Interagency Security Committee Guide, February, <https://www.dhs.gov/sites/default/files/publications/ISC-Facility-Security-Plan-Guide-2015-508.pdf>, accessed April 3, 2018. | Walsh, T.J., and R.J. Healy, 2011, Protection of Assets: Crisis Management, M. Knoke, Ed., Alexandria, VA: ASIS International.
- ⁸ Garcia, M.L., 2008, The Design and Evaluation of Physical Protection Systems, 2nd Edition, Burlington, MA: Elsevier Inc.

FOR OFFICIAL USE ONLY

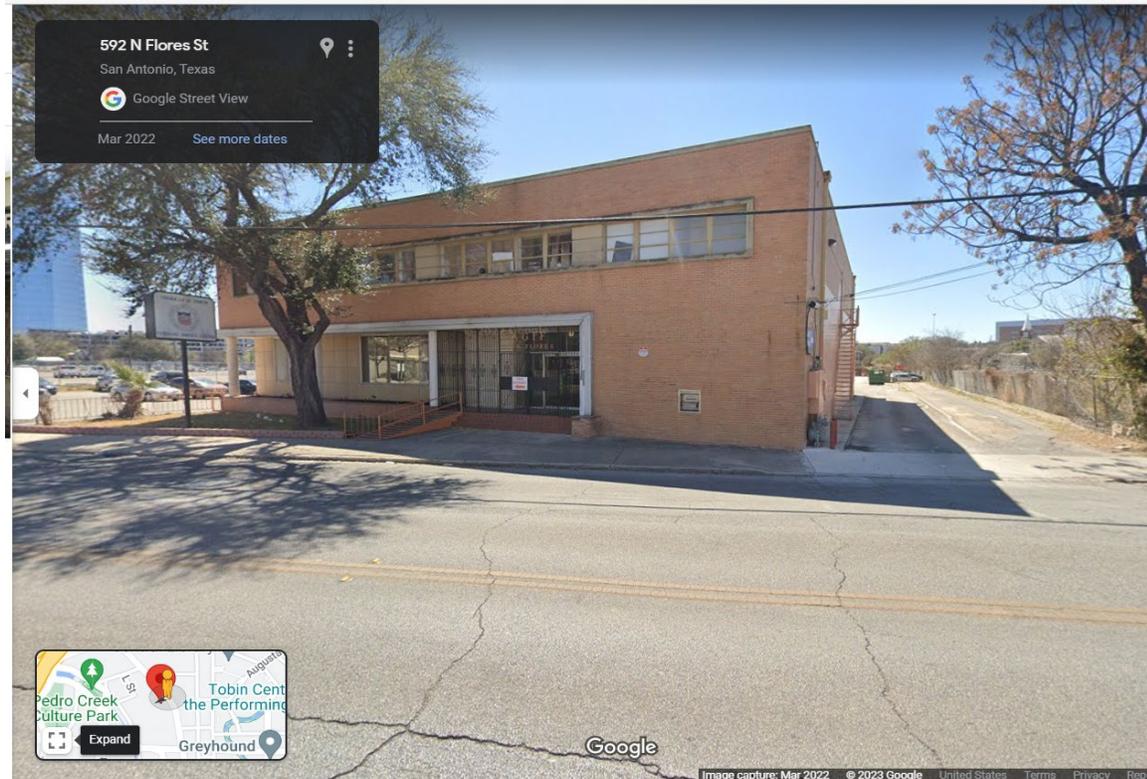
**American GI Forum National Veterans Outreach Program, Inc.
Residential Center for Veterans
SAMPLE of fence**



611 N. Flores (Main Office)



Front of Building





DEVELOPMENT SERVICES

Board of Adjustment Notification of Decision

May 3, 2023

American GI Forum National Veteran's Outreach Program, Inc.
611 North Flores Street
San Antonio, Texas 78205

RE: Case: BOA-23-10300079
Legal: Lots 15A, 15B, 15C and A-13, NCB 132
Address: 611 North Flores Street

Dear American GI Forum National Veteran's Outreach Program, Inc.,

At its meeting on May 1st, the City of San Antonio Board of Adjustment APPROVED your request for 1) a 2' special exception from the maximum 5' fence height requirement to allow a 7' predominantly open fence in the front yard, 2) a 1' special exception from the maximum 6' fence height requirement to allow a 7' predominantly open fence in the side and rear yards, and 3) a 6'-10" variance from the minimum 15' Clear Vision requirement to allow a predominantly open fence to be 8'-2" from the front driveways for BOA Case 23-10300079.

The Board granted the following:

- 1) A 2' special exception from the maximum 5' fence height requirement to allow a 7' predominantly open fence in the front yard**
- 2) A 2' special exception from the maximum 5' fence height requirement to allow a 7' predominantly open fence in the front yard**
- 3) A 6'-10" variance from the minimum 15' Clear Vision requirement to allow a predominantly open fence to be 8'-2" from the front driveways**

Please be sure to obtain any needed permits before proceeding with your project. Please apply for your permit no later than (12 months from the date of approval). If you have not initiated your project by this time the variance and/or special exception will no longer be valid, and you will have to apply to the Board of Adjustment for another variance consideration. You may utilize this letter to proceed with the permitting process.

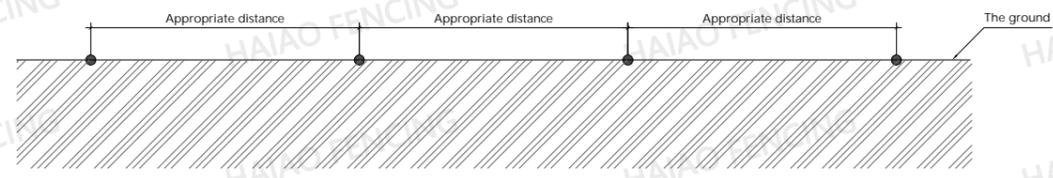
A copy of the Board's minute records from May 1, 2023, will be made available to you for your records once they are approved by the Board.

If you have additional questions or concerns, please contact me at 210-207-3074 or via email at Joseph.Leos@sanantonio.gov.

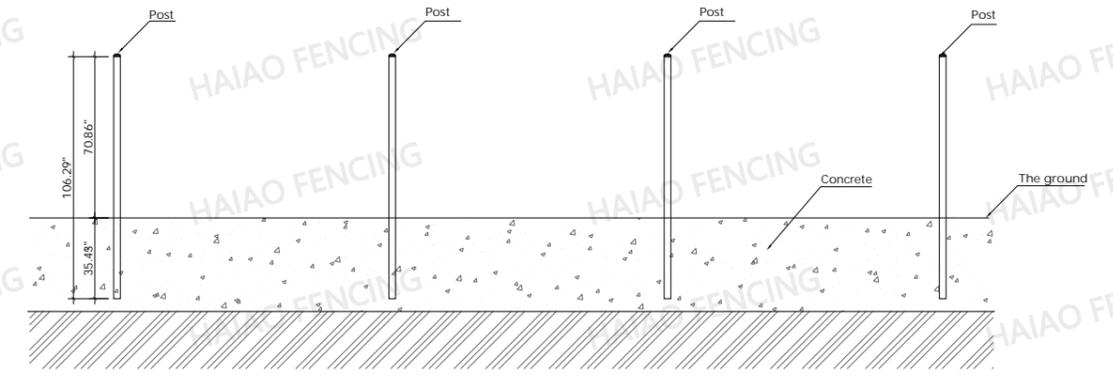
Sincerely,

Joseph Leos

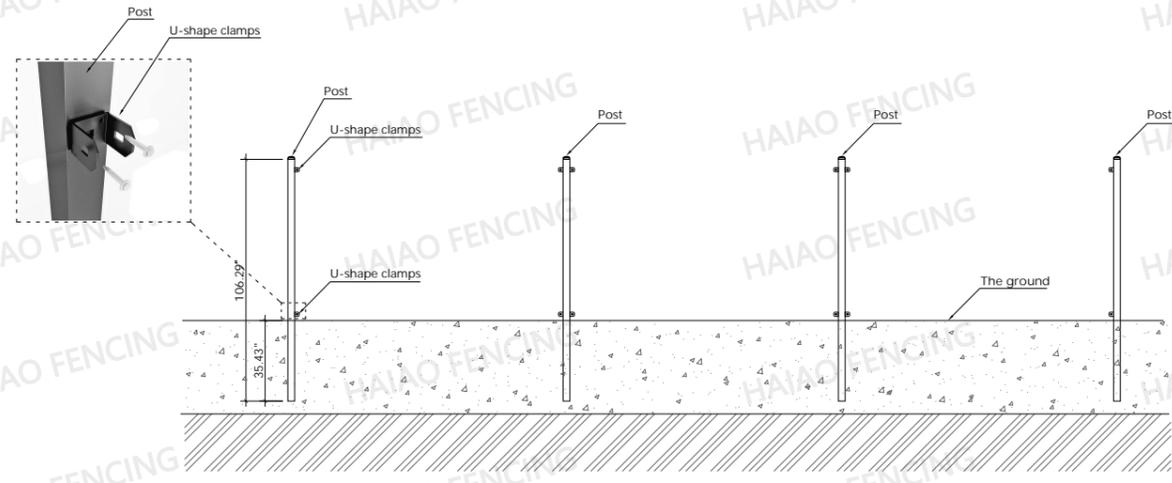
Joseph Leos
Planner



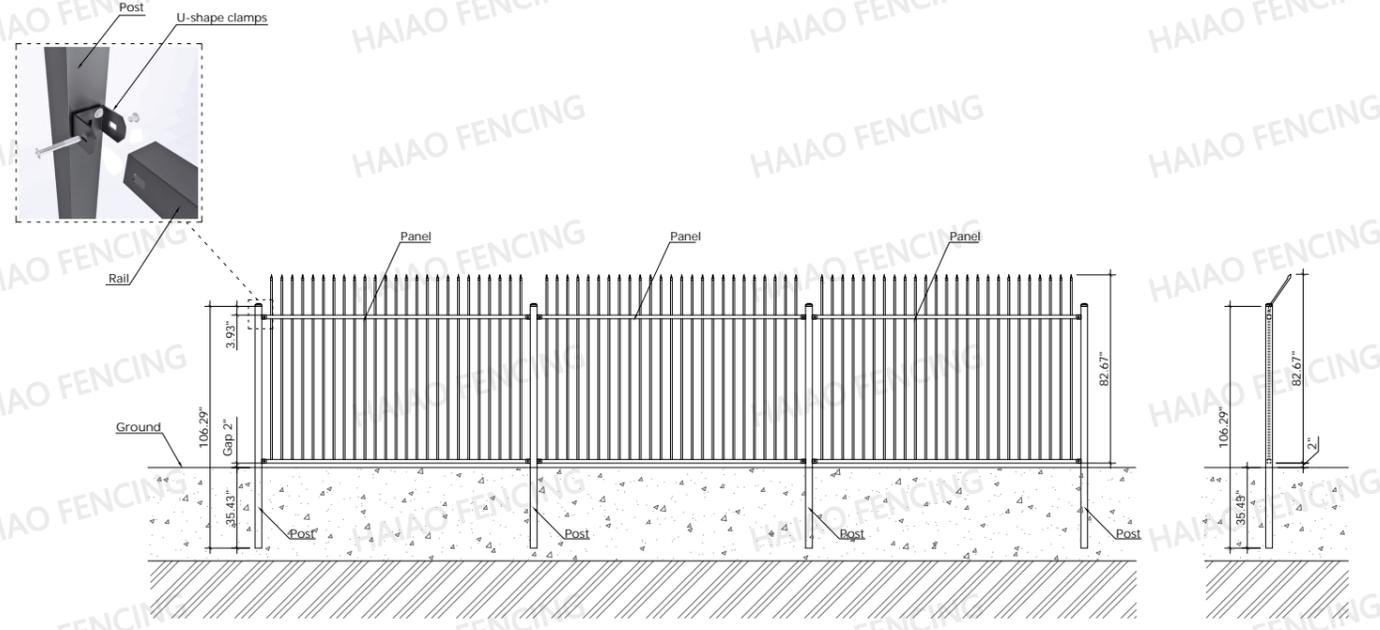
Step 1, Measuring distance between posts



Step 2, Bury the post underground about 35.43" (the height of the post is the same) Fixed with concrete



Step 3, Install U-shape clamps on the column and connect with screws and nuts



Step 5, Install U-shape clamps on the column and connect with screws and nuts

Side view



Scale: 1" = 20'

Bearings are based on GPS observations.

Datum is NAD '83, Texas South Central Zone.

SYMBOLS LEGEND

- POWER POLE
- WATER VALVE
- WATER METER
- SANITARY CLEAN OUT
- FIRE HYDRANT
- SIGN
- TRAFFIC SIGNAL POLE
- ELECTRIC METER
- HANDICAP PARKING SPACE
- BOLLARD
- LIGHT POLE
- GAS METER



Lot 38
NCB 132
Fox Tech High School
Volume 9551 Page 150-152 DPR

1.18 Acre
51,516 Sq. Ft.

1 Story
Cinder Block
Building
8580 Sq. Ft.
#777

1 Story
Brick Building
3328 Sq. Ft.

Lot 40
Block 132
Artpace Workshop Subdivision
Volume 9572 Page 38, DPR

New Fence Layout for:
611 N. Flores St.

PROPOSED 7' HIGH WROUGHT-IRON FENCE
TO BE PLACED AROUND ENTIRE PROPERTY

A Boundary and Improvement Survey of:

1.18 Acre (51,516 sq. ft.) of land consisting Lot A-13, Lot 15A, Lot 15B and Lot 15C, New City Block 132, City of San Antonio, Bexar County, Texas, being the same property described in Volume 6574, Page 1619 Deed Records of Bexar County, Texas.

AS
22610 US Hwy 281 North, Ste 204
San Antonio, Texas, 78258
Office 210-485-5683
ALAMO SURVEYORS LLC Gary@alamosurveyors.com

drawn by: Felice	revisions:
checked: G. GIBBONS	
date: 03/24/2023	
job no.: 23-0014	