

# HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

**HDRC CASE NO:** 2023-276  
**ADDRESS:** 1921 FREDERICKSBURG RD  
**LEGAL DESCRIPTION:** NCB 6692 BLK 1 LOT N W 108.2 FEET OF 1  
**ZONING:** C-2NA, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Alberto Salazar  
**OWNER:** David Komet/1921 DECO BUILDING LLC  
**TYPE OF WORK:** Fence installation  
**APPLICATION RECEIVED:** June 12, 2023  
**60-DAY REVIEW:** August 12, 2023  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 4-foot-tall steel and wire mesh fence at the perimeter of the vacant lot at 1921 Fredericksburg.

## 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 property located at 1921 Fredericksburg is a vacant lot at the corner of Fredericksburg Road and N Elmendorf Street. The parcel is triangular in plan and features a sidewalk and curb cut on the east side of the lot along Fredericksburg Road and abuts two commercial structures at 1901 and 1909 Fredericksburg. The property is contributing to the Monticello Park Historic District.
- b. FENCE INSTALLATION – The applicant has proposed to install a 4-foot-tall fence around the perimeter of the property featuring painted metal pipes as posts and a 2”x4” wire mesh. The applicant has proposed to install a double gate along the west property line along N Elmendorf Street. Guideline 2.B.ii for Site Elements states that installing a fence or wall in a location where one did not historically exist should be avoided. Additionally, new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. The design of the fence should respond to the design and materials of the house or main structure. Exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing are prohibited. As the property is located in a largely commercial context and commercial properties on Fredericksburg Road commonly feature fencing, staff finds that the installation of a 4-foot-tall architectural wire mesh fence with matching posts or a fence of similar quality would be appropriate.

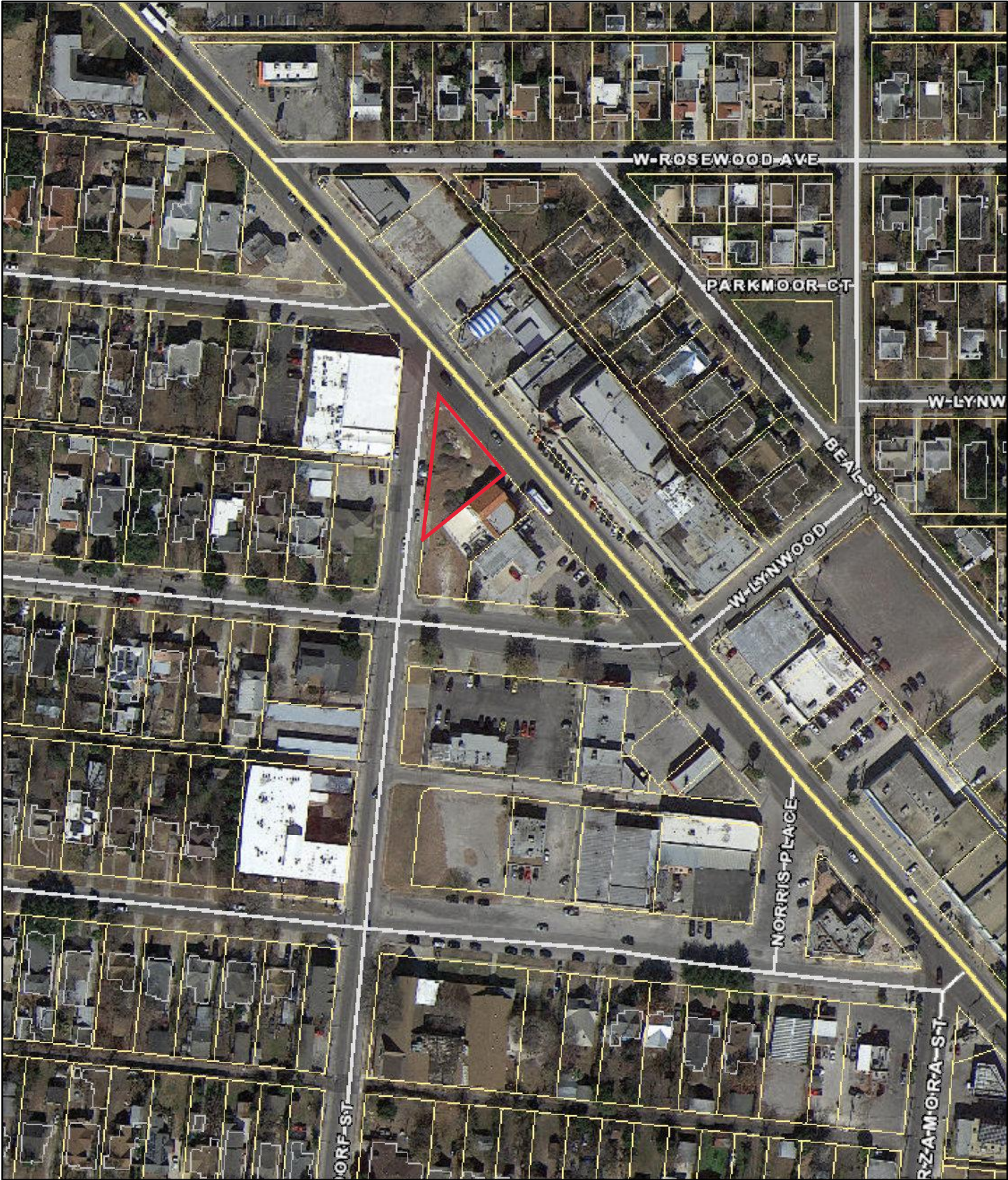
## **RECOMMENDATION:**

Staff recommends approval of the perimeter fence installation based on findings a through b with the following stipulation:

- i. That the applicant installs an architectural mesh fence with matching posts, or a fence of similar quality based on finding b and submits updated material specifications and plans to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

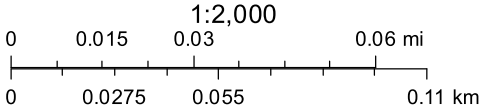


# City of San Antonio One Stop

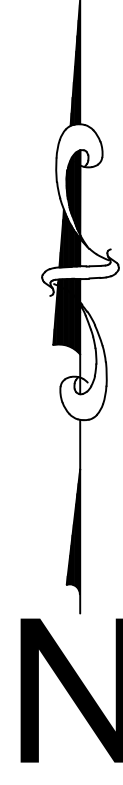


July 13, 2023

— User drawn lines







ELMENDORF STREET  
63.8' R.O.W

FREDERICKSBURG ROAD  
55.6' R.O.W

DRAIN INLET

6" SIDEWALK

GATE

0.142 ACRES

EXISTING LAMP POST

FENCE

5'

BUILDING

FENCE

FENCE













Materials:

- 6-foot galvanized steel pipes
- Durable hog wire panels
- Measuring tape, level, saw, drill, screws
- Concrete, gravel, post hole digger
- Safety equipment (gloves, goggles, protective clothing)



Scope of work:

1. Plan and mark the fence boundaries.
2. Dig evenly spaced post holes along the intended fence line.
3. Install the fence posts securely using concrete and gravel.
4. Cut the pipes to size and slide them through the post holes.
5. Attach the hog wire panels to the pipes using screws and a drill.
6. Inspect and adjust the fence for stability and aesthetics.
7. Consider applying a protective coating for added durability.

Notes:

Building a fence with 6-foot pipes and hog wire around an empty lot in Montichelo Park enhances its appeal while preserving its historical charm. By following these steps to construct a sturdy and visually appealing fence we will add value to the area and at the same time adhere to local regulations and guidelines during the construction process.

Example Architectural Mesh  
Fencing Recommended by Staff

