

HISTORIC AND DESIGN REVIEW COMMISSION

December 15, 2021

HDRC CASE NO: 2021-617
ADDRESS: 108 PARKVIEW DR
LEGAL DESCRIPTION: NCB 6919 BLK LOT 7 & 8
ZONING: R-5, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Juanita Rivas/MORA JUANITA R
OWNER: Juanita Rivas/MORA JUANITA R
TYPE OF WORK: Fencing
APPLICATION RECEIVED: November 24, 2021
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:

1. Replace the existing fence with a 5ft wrought iron fence and vehicle gate in the front yard.
2. Replace the existing fence with a 6ft wood fence in the rear and side yards

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

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.

OHP Fencing Policy Document: SPECIFICATIONS & DOCUMENTATION REAR 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.

FRONT FENCE - Front yard fences should match the height of neighboring fences or 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) wood-framed cattle-panel/hog-wire.

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 the 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. 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 line is also appropriate per the Historic Design Guidelines for Site Elements and the Unified Development Code 35-514. (To include sample drawings for application materials.)

FINDINGS:

- a. The property located at 108 Parkview is a single-story, minimal-traditional style, single-family structure constructed c.1945. The property is contributing to the Mission Historic District. The property features an existing, chain link fence line around the perimeter of the property, with a pedestrian and vehicle gate located at the front property line.
- b. **FRONT YARD FENCE** – The applicant is proposing to install a 5ft wrought iron fence and vehicle gate in the front yard to replace an existing fence and vehicle gate. The Historic Design Guidelines for Site Elements 2.B.i state that front yard fences should be limited in height to a maximum of 4ft; the requested height is inconsistent with these guidelines. The proposed placement and location of the fence is consistent with other front yard fences and vehicle gates in the vicinity, and replaces a previously-existing fence in the same location.
- c. **PRIVACY FENCE** – The applicant is proposing to install a rear yard fence constructed of wood and 6ft in height. This is consistent with the OHP fencing policy which recommends that rear yard fences be of wood construction and not exceed 6ft in height.

RECOMMENDATION:

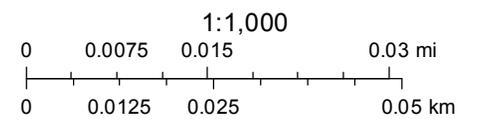
- 1. Staff recommends approval of item 1, replacement of the existing fence in the front yard, with the stipulation that the fence not exceed 4ft in height as is consistent with the guidelines.
- 2. Staff recommends approval of item 2 as submitted.

City of San Antonio One Stop

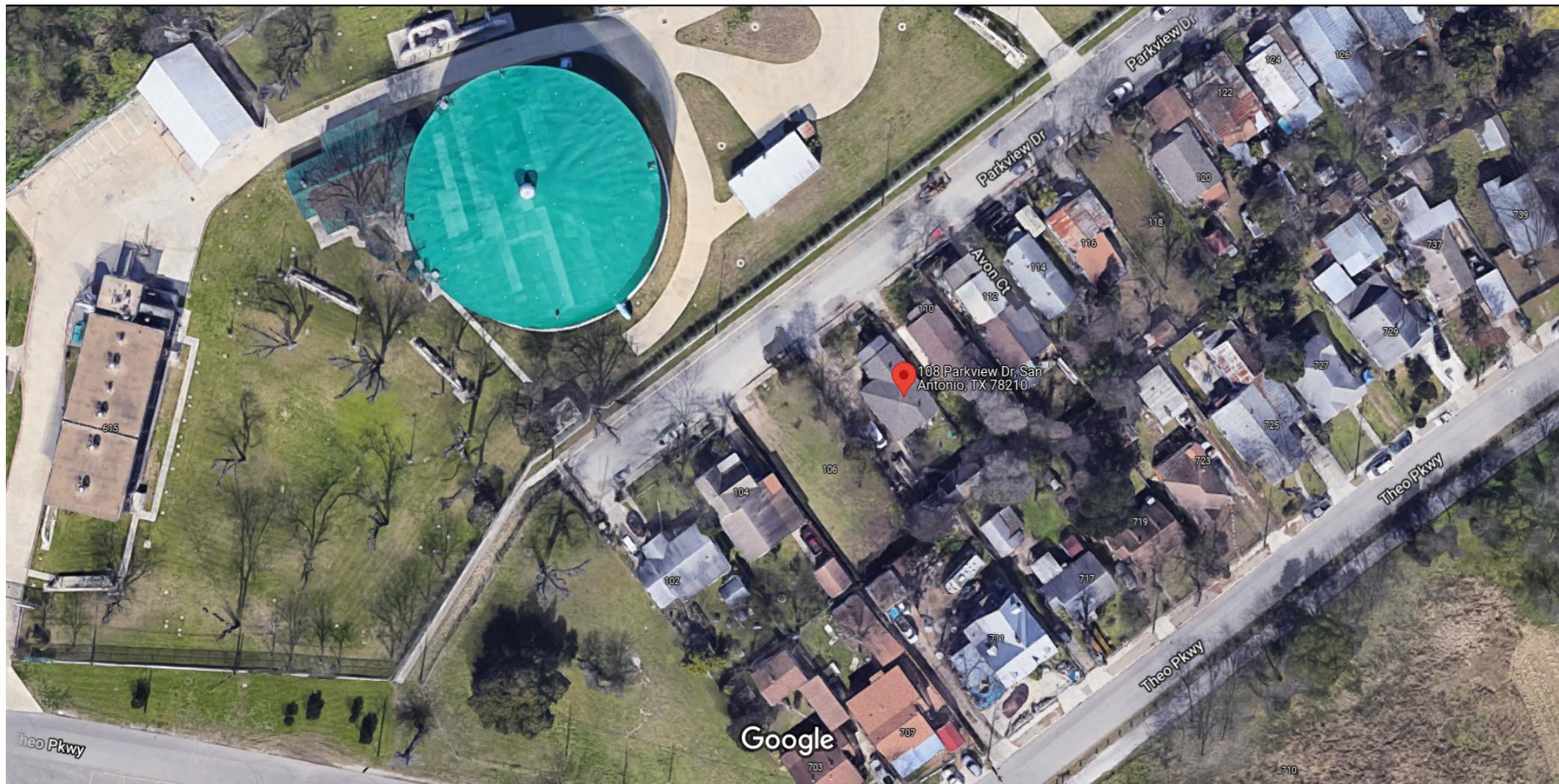


December 10, 2021

 User drawn lines

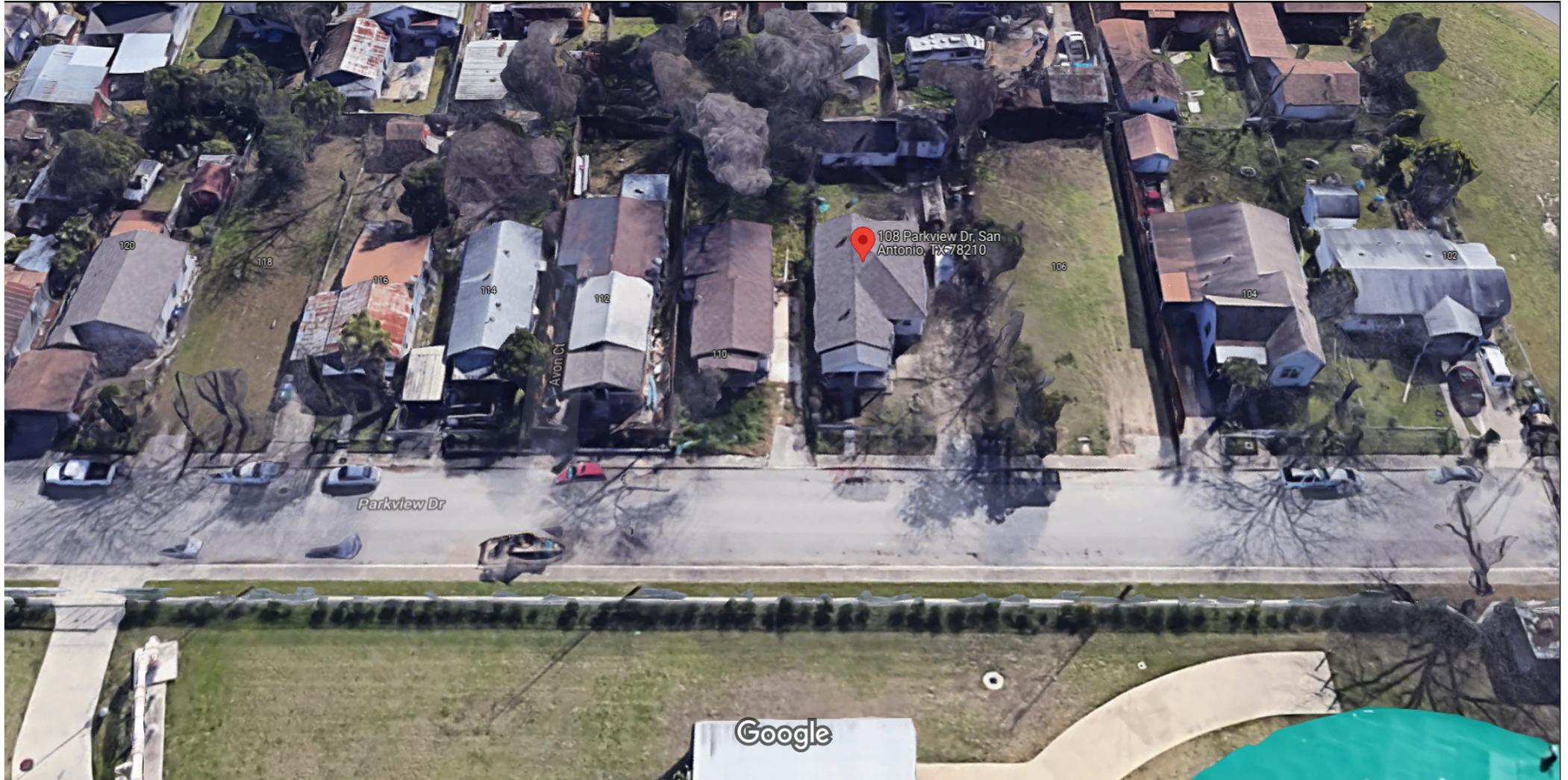


Google Maps 108 Parkview Dr



Imagery ©2021 Google, Imagery ©2021 Maxar Technologies, Texas General Land Office, Map data ©2021 Google 50 ft

Google Maps 108 Parkview Dr



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Google Maps 108 Parkview Dr

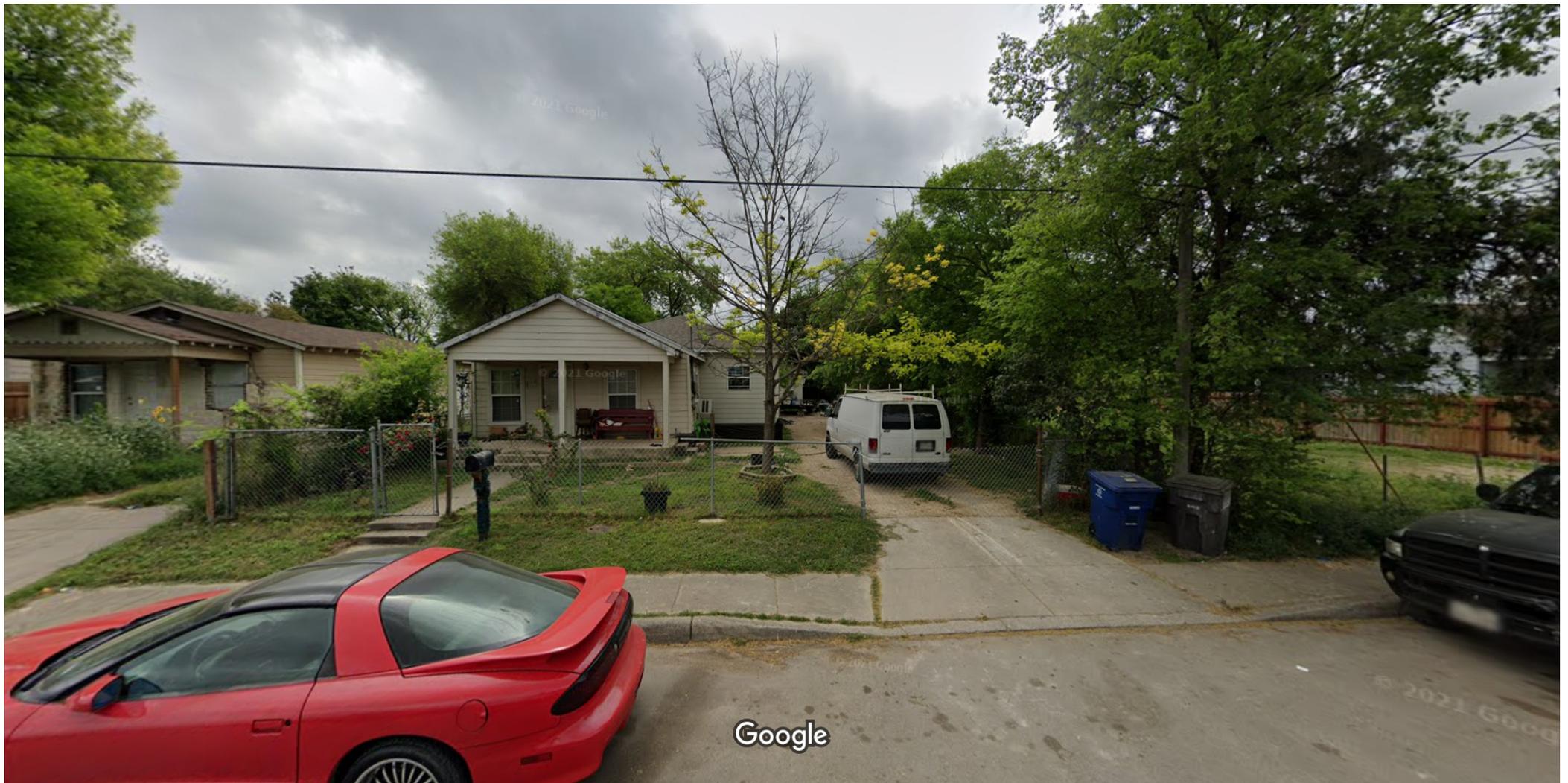


Image capture: Mar 2019 © 2021 Google

San Antonio, Texas

Google

Street View - Mar 2019





108

BEWARE OF THE DOG

WELCOME

From House
to Fence
15' 6"

50'

Rod Iron Fence

21' 6"

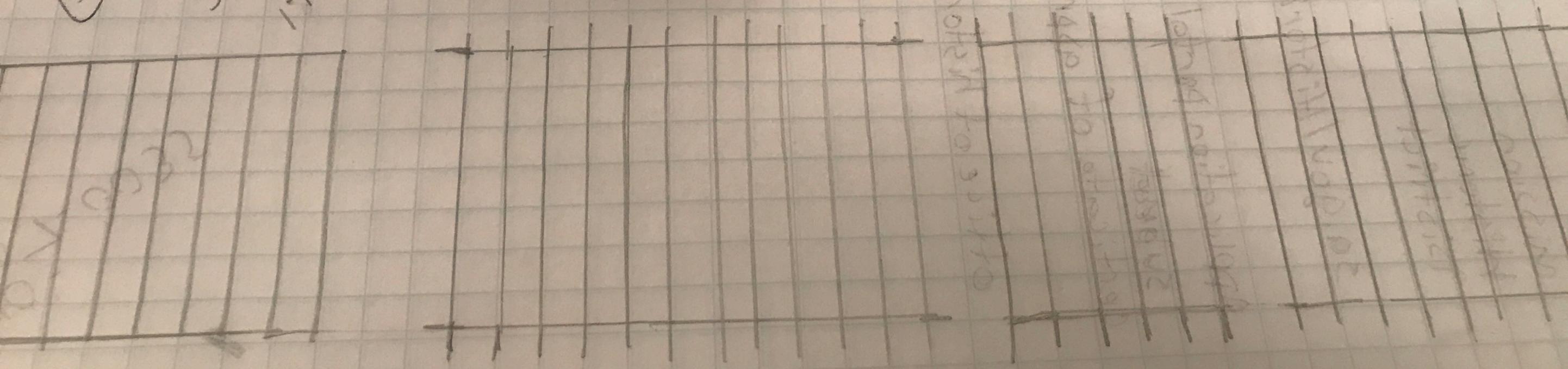
Fence 5 ft Tall

Gate 3' 7"
5 ft Tall

Fence 5 ft Tall 7' 2"

Gate

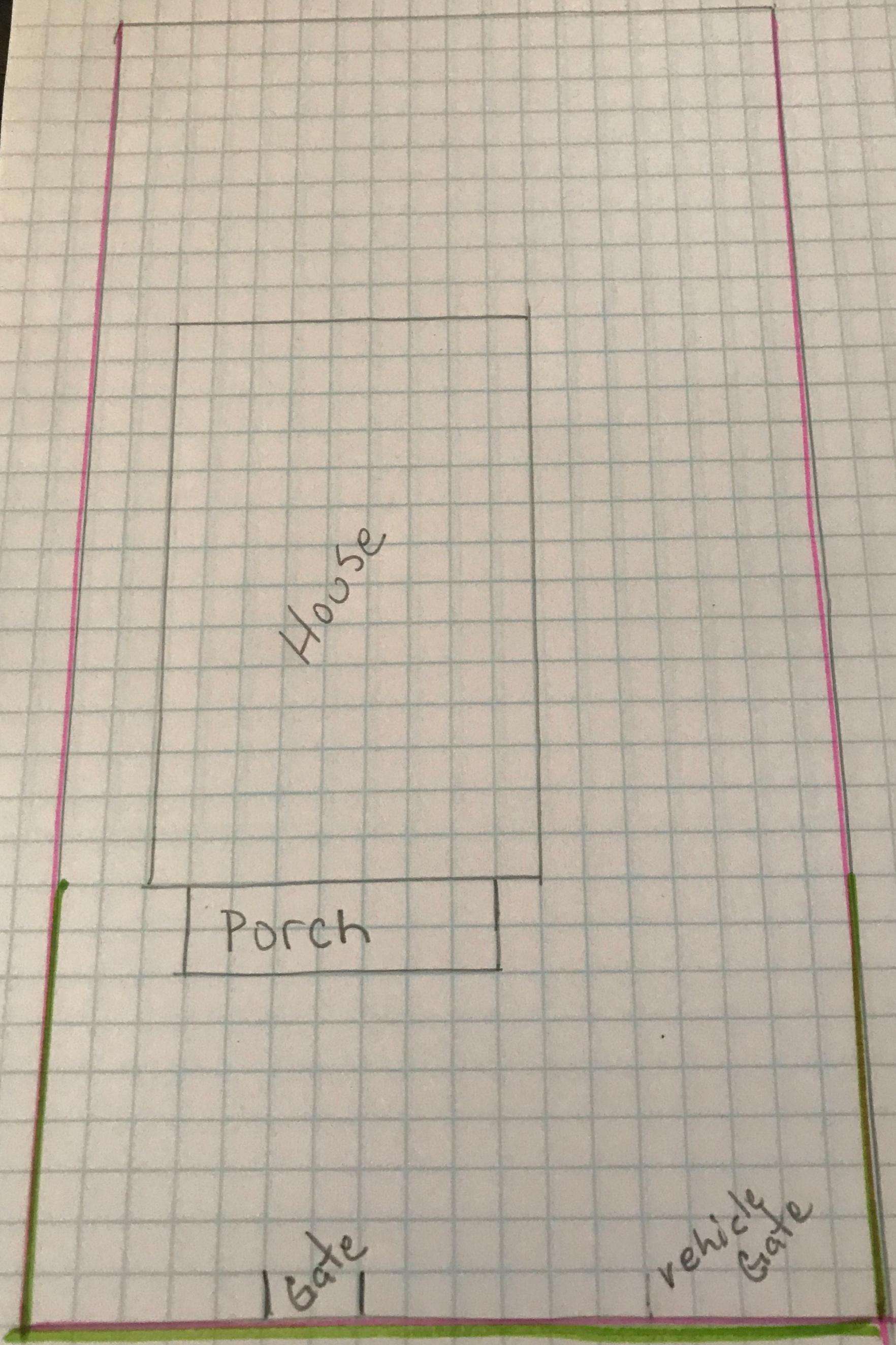
5 ft Tall
17 ft



Distance of Metalic
to 30 ft

Distance of Metalic
to 30 ft

Distance of Metalic
to 30 ft



House

Porch

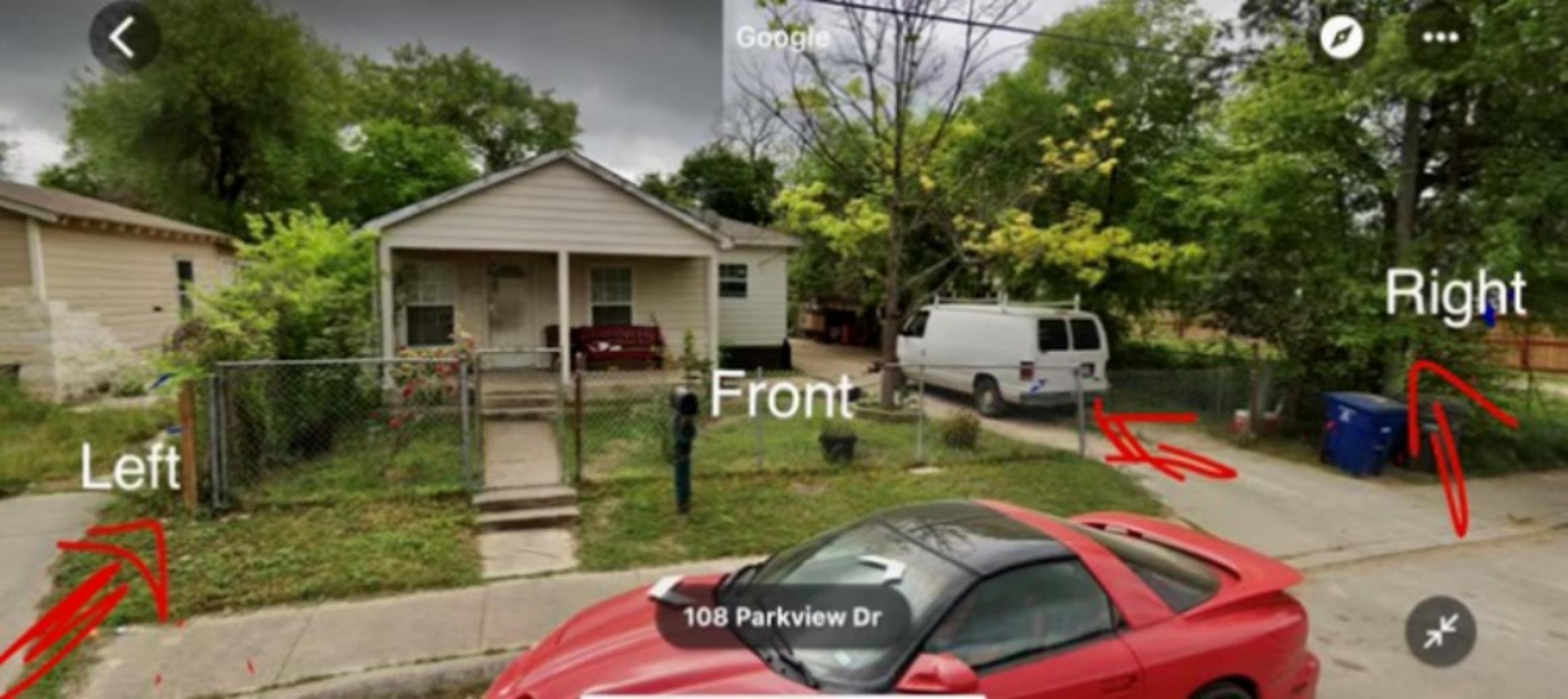
Gate

vehicle Gate





Google



Left

Front

Right

108 Parkview Dr





1:34

LTE







OBJECTS IN MIRROR ARE CLOSER THAN THEY APPEAR





















