

HISTORIC AND DESIGN REVIEW COMMISSION

February 02, 2022

HDRC CASE NO: 2022-057
ADDRESS: 133 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 1702 BLK 6 LOT 22 & E 25 FT OF 21
ZONING: R-4
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Maria del Carmen Drury/DRURY MARIA DEL CARMEN
OWNER: Maria del Carmen Drury/DRURY MARIA DEL CARMEN
TYPE OF WORK: Rear wall replacement
APPLICATION RECEIVED: January 10, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Katie Totman
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing rear stone wall and construct a CMU block wall.

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.

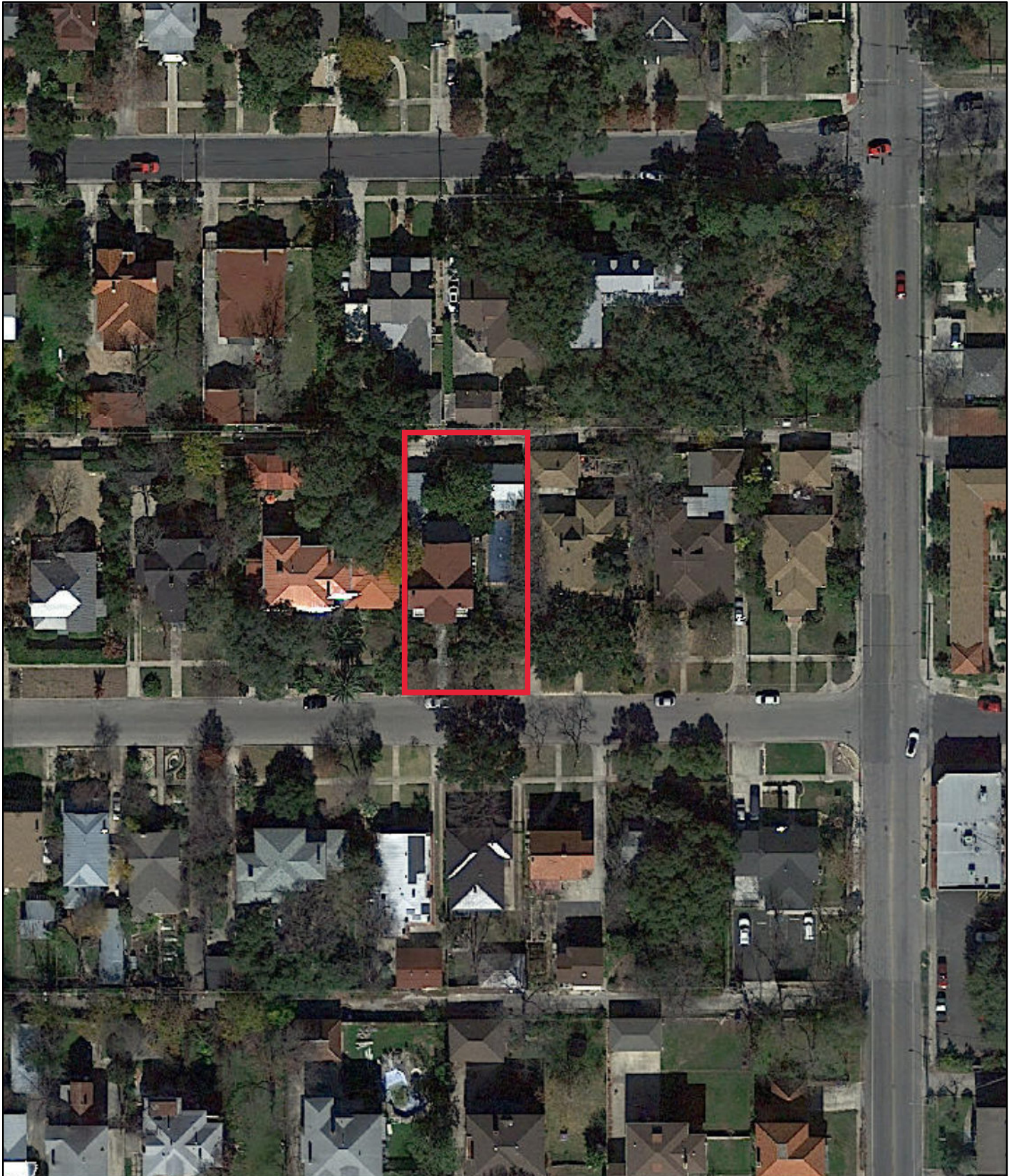
FINDINGS:

- a. The primary structure located at 133 E Huisache is a two-story residential home and features both Craftsman and Neoclassical architectural elements including wood siding, a two-story front porch with Corinthian columns, exposed rafter tails at the front gable, and a centrally located primary entrance with sidelights and a transom. The home is contributing to the Monte Vista Historic District.
- a. REMOVAL AND REPLACEMENT OF REAR ROCK/STONE WALL - The applicant has proposed to remove the existing rock/stone wall along the north (rear) property line and install a 6-foot-tall CMU wall. Guideline 2.A.i for Site Elements states that historic fences and walls should be retained. Guideline 2.A.ii recommends that only the deteriorated sections of historic fences and walls that are deteriorated beyond repair should be replaced. Replacement materials should match the color, texture, size, profile, and finish of the original. Staff finds that the removal of the existing stone wall along the north (rear) property line is not consistent with the Guidelines. Repairing and/or re-building the stone wall in kind would be consistent with the Guidelines.

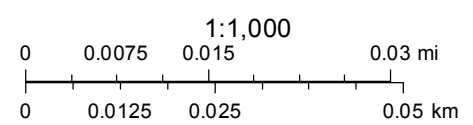
RECOMMENDATION:

Staff does not recommend approval of the removal of the rock wall and the replacement CMU wall based on finding b. Staff recommends that the existing rock wall be maintained and repaired using in kind materials.

City of San Antonio One Stop




January 27, 2022



Untitled Map

Write a description for your map.

Legend

 133 E Huisache Ave

133 E Huisache Ave

E Huisache Ave

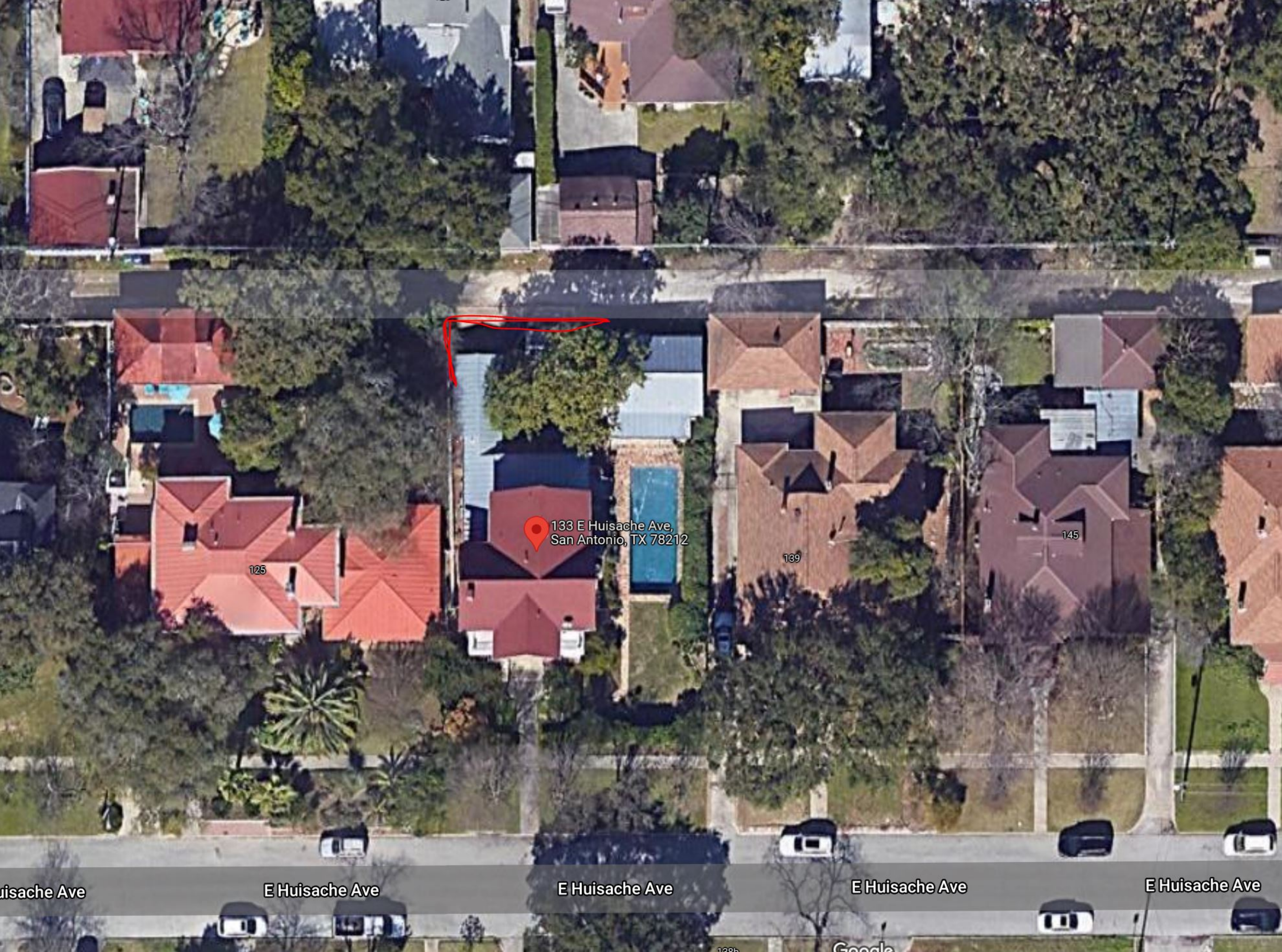
Google Earth

Image Landsat / Copernicus

90 ft







133 E Huisache Ave,
San Antonio, TX 78212

125

139

145

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E Huisache Ave

E Huisache Ave

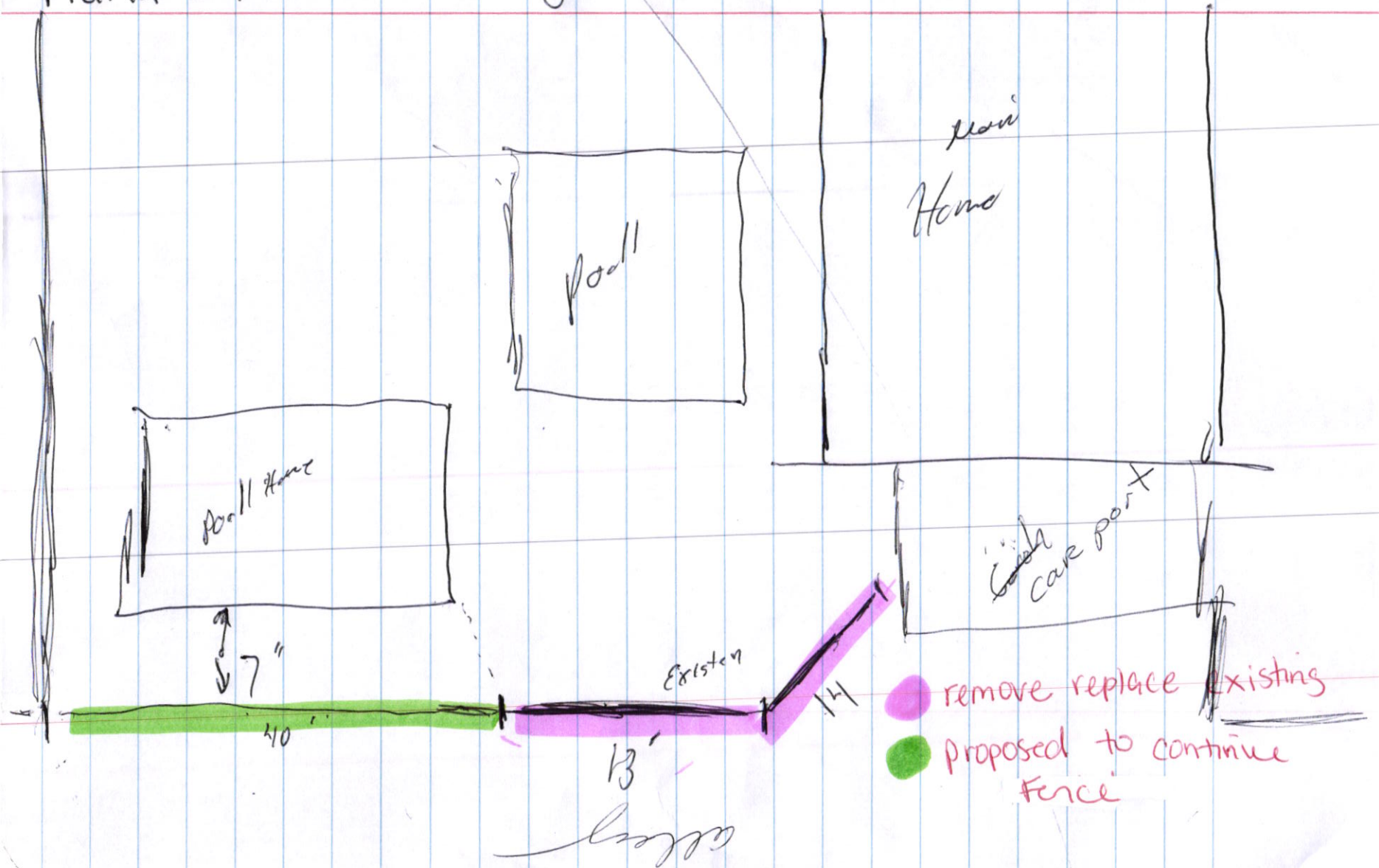
E Huisache Ave

E Huisache Ave

Google

133 E Hulsache Av
78212

Maria del cormen Drury





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PRIVATE PROPERTY
NO TRESPASSING







