

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2024

HDRC CASE NO: 2024-126
ADDRESS: 232 CAMARGO
LEGAL DESCRIPTION: NCB 924 BLK 5 LOT N 109.77 FT OF 7 & N 109.77 FT OF E 6 FT OF 6
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Fernando Morales | Candid Works PLLC
OWNER: Angela Lombardi
TYPE OF WORK: Front and side yard fence construction
APPLICATION RECEIVED: March 15, 2024
60-DAY REVIEW: May 14, 2024
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing chain link fence along the north and east portions of the property with a steel framed cattle-panel fence.

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:

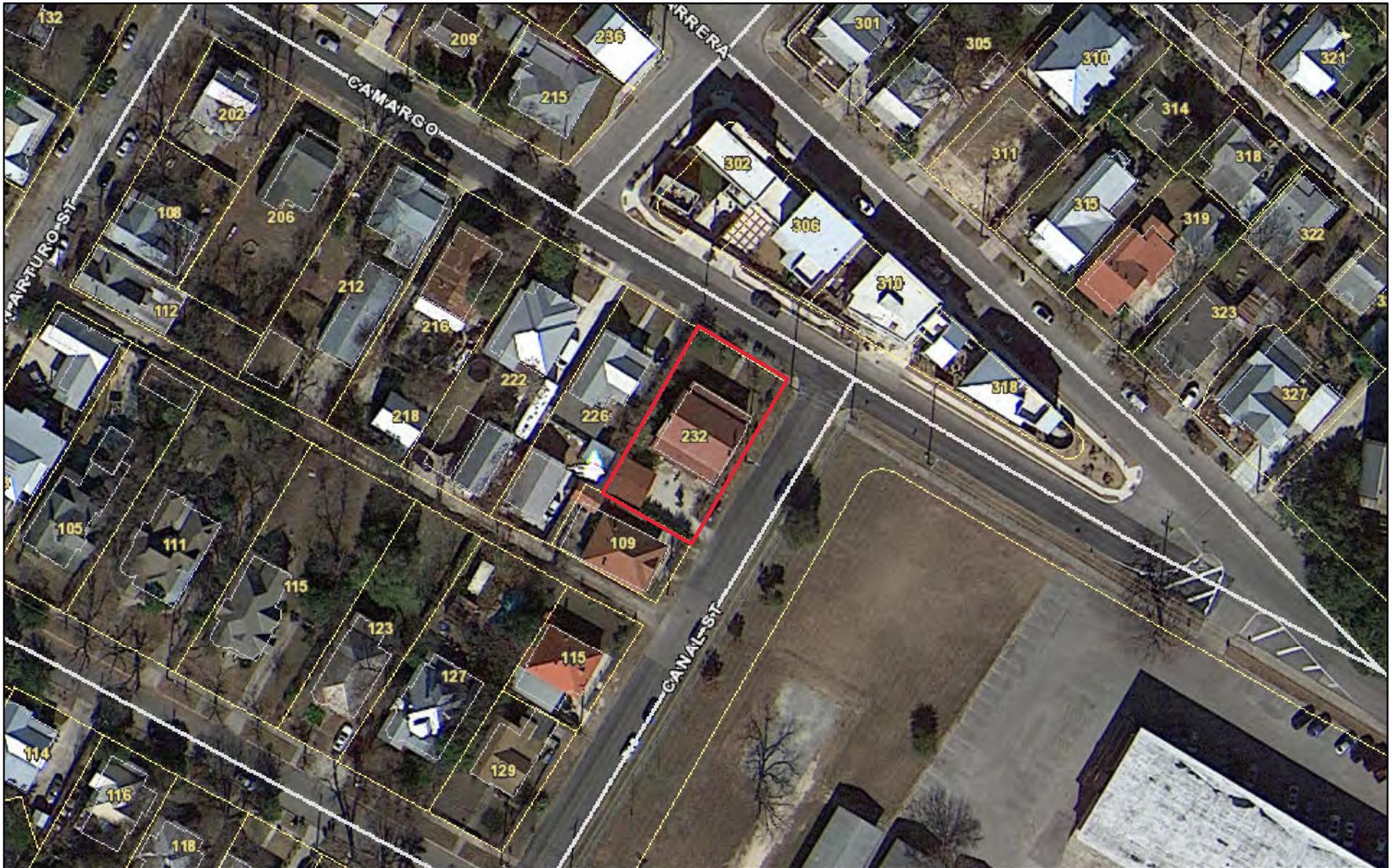
- a. The property located at 232 Camargo is a one-story, single-family Vernacular structure constructed c. 1890 and first appears on the 1896 Sanborn map. The property features a red side-gabled standing seam metal roof, stucco cladding, decorative wood porch posts, and a decorative wood front door. This property contributes to the Lavaca Historic District.
- b. CONCEPTUAL APPROVAL – This project received conceptual review from the HDRC on December 20, 2023, with the following stipulations related to the present request:
 - Item 6, the HDRC conceptually approves the east side chain link fence replacement, based on findings a and g, with the following stipulations:
 - i. That the applicant submit to staff a fence site plan prior to the applicant returning for final review. *This stipulation has been met.*
 - ii. That the fence does not exceed 6 feet in height. *This stipulation has been met.*
 - iii. That the applicant use wood posts and railing. *This stipulation has NOT been met.*
- c. DESIGN REVIEW COMMITTEE – On January 30, 2024, the applicant shared with the Design Review Committee the changes and modifications to the request since conceptual review on December 20, 2023. Commissioners in attendance were Jimmy Cervantes, Dr. Karen Burgard, and Jason Vasquez. Changes discussed focused primarily on the design of the previously reviewed rear and side additions with some discussion related to the present request for a steel framed cattle-panel fence. Commissioners present asked the applicant to return for final HDRC review with examples from the neighborhood of the proposed fence.
- d. ADMINISTRATIVE APPROVAL – The applicant received administrative approval for their request to replace the existing chain link driveway gate and a portion of the eastern fence on March 27, 2024. These scopes of work are not a part of the request to the HDRC.
- e. FENCE INSTALLATION (NORTH) – The applicant is requesting approval to replace the existing chain link fence with a four and a half feet tall steel framed cattle-panel fence. The Historic Design Guidelines for Site Elements 2.B.i. states new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character and the design of the fence should respond to the design and materials of the house or main structure. Site Elements 2.B.v. states to construct new fences or walls of materials similar to fence materials historically used in the district and to 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. Staff finds the replacement of the chain link fence appropriate; however, the replacement fence should use a design and materials found within the Lavaca historic district.
- f. FENCE INSTALLATION (EAST) – The applicant is requesting approval to replace a portion of the existing chain link fence at the east with a four and a half feet tall steel framed cattle-panel fence. Site Elements 2.B.i. states new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character and the design of the fence should respond to the design and materials of the house or main structure. Site Elements 2.B.v. states to construct new fences or walls of materials similar to fence materials historically used in the district and to 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. Staff finds the replacement of the chain link fence appropriate; however, the replacement fence should use a design and materials found within the Lavaca historic district.

RECOMMENDATION:

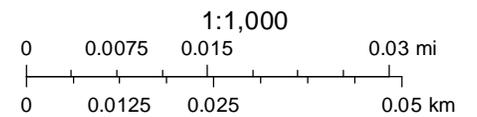
Staff recommends approval of the request, based on findings a through f, with the following stipulations:

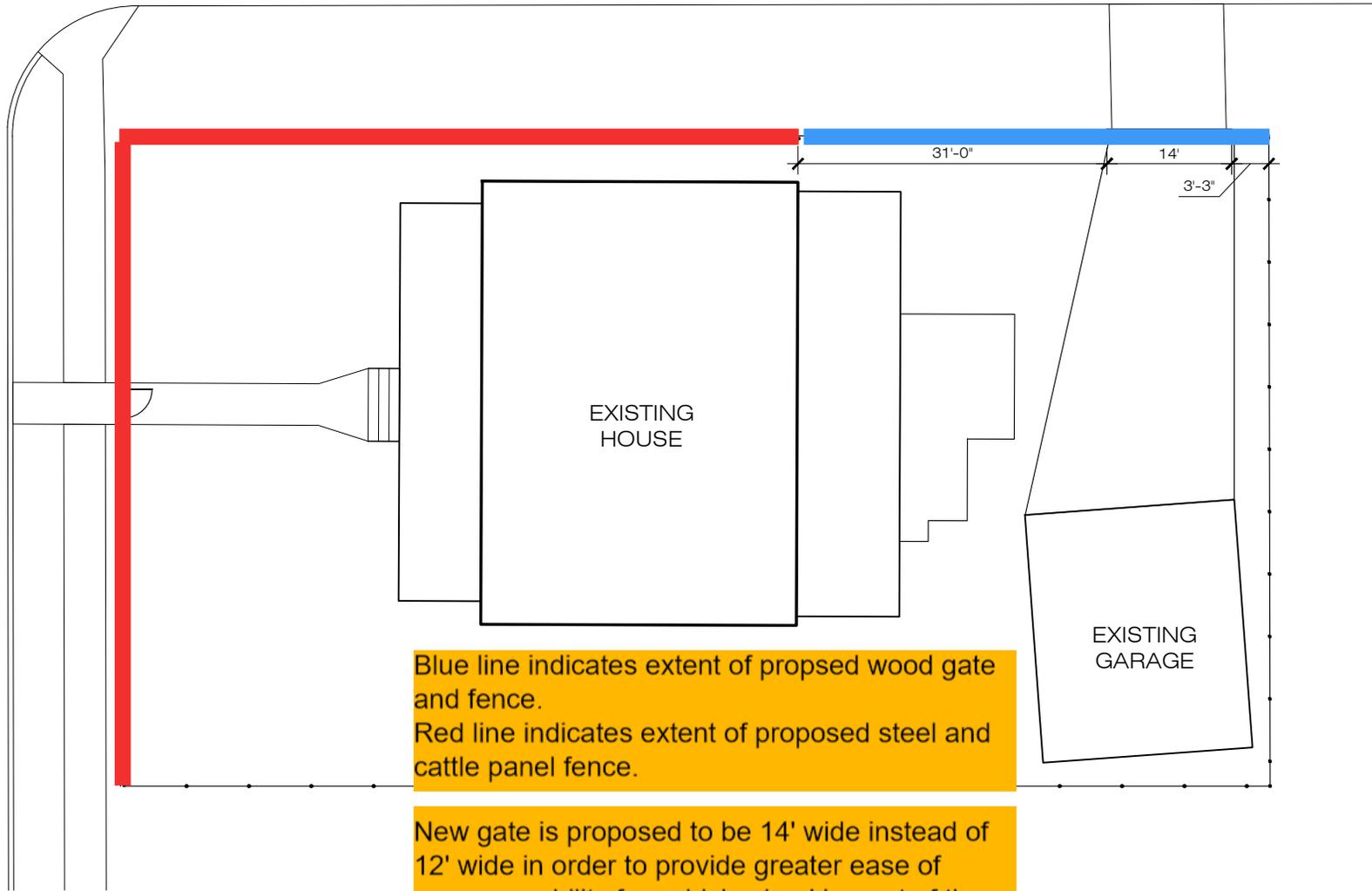
- i. That the applicant install a front yard cattle-panel fence to not exceed four feet in height and feature wood framing.
- ii. That the applicant install a side yard cattle-panel fence to not exceed six feet in height, feature wood framing, and placed behind the front façade of the primary structure.

City of San Antonio One Stop



December 14, 2023





Blue line indicates extent of proposed wood gate and fence.
 Red line indicates extent of proposed steel and cattle panel fence.

New gate is proposed to be 14' wide instead of 12' wide in order to provide greater ease of maneuverability for vehicles backing out of the two-car driveway and garage.

1 FENCE PLAN

Scale: 1/16" = 1'-0"

Date: March 14, 2024



North

Contents:

ASI

candid

215-1 Groveton Street
 San Antonio, TX 78210

T: 210.444.1051
 E: candid@candidstudio.net

works pllc
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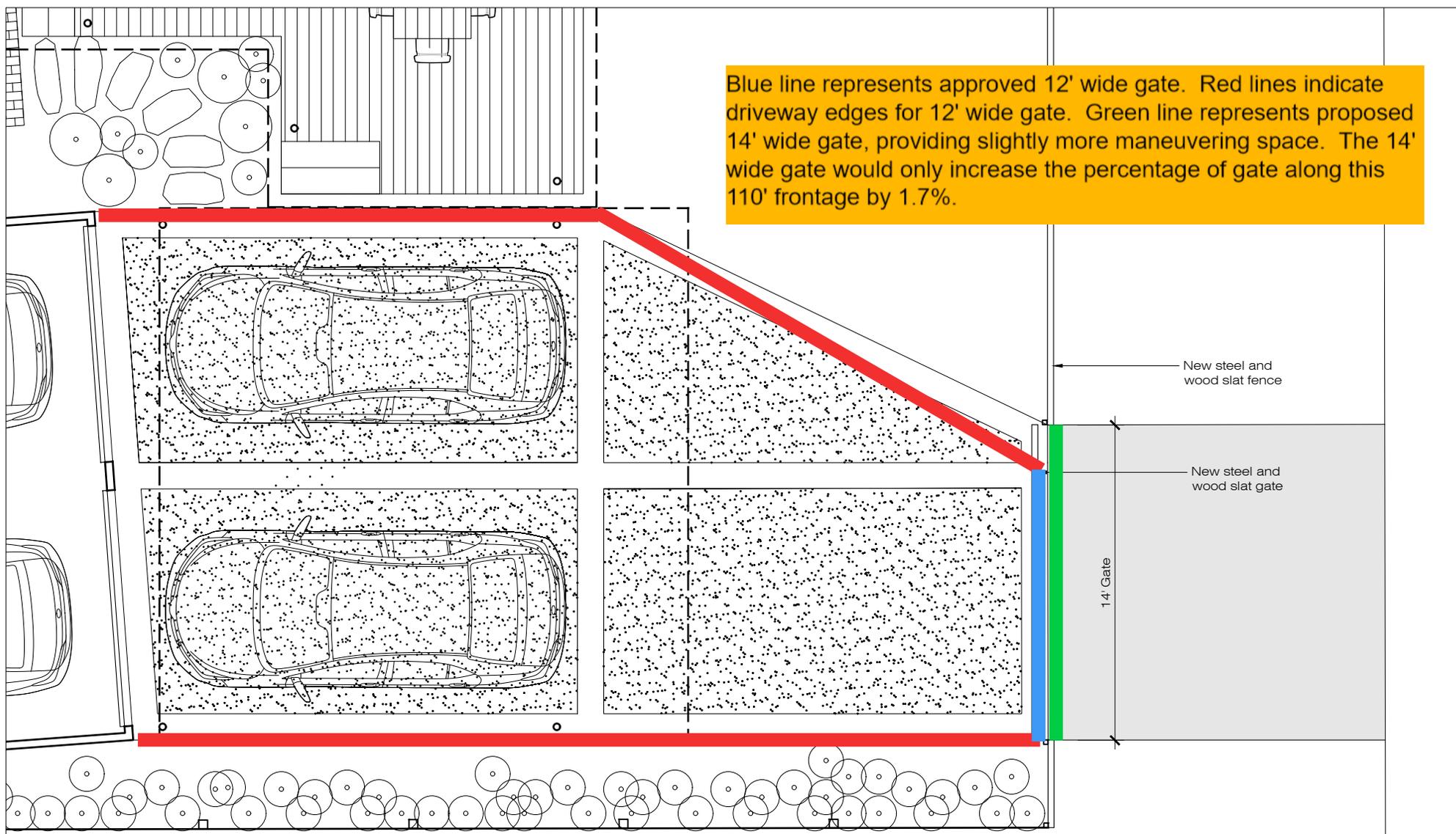
CAMARGO

San Antonio, TX

- Enlarged site plan

A2

Blue line represents approved 12' wide gate. Red lines indicate driveway edges for 12' wide gate. Green line represents proposed 14' wide gate, providing slightly more maneuvering space. The 14' wide gate would only increase the percentage of gate along this 110' frontage by 1.7%.



1 SITE PLAN

Scale: 3/16" = 1'-0"

Date: March 14, 2024



North

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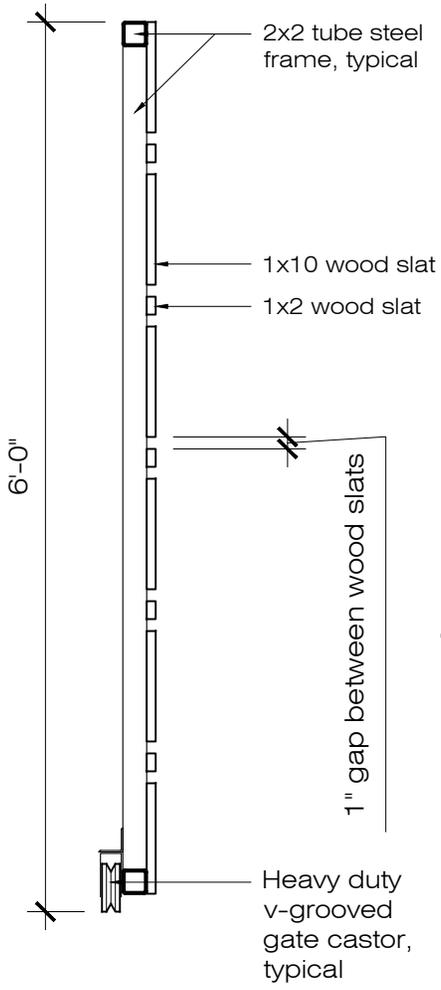
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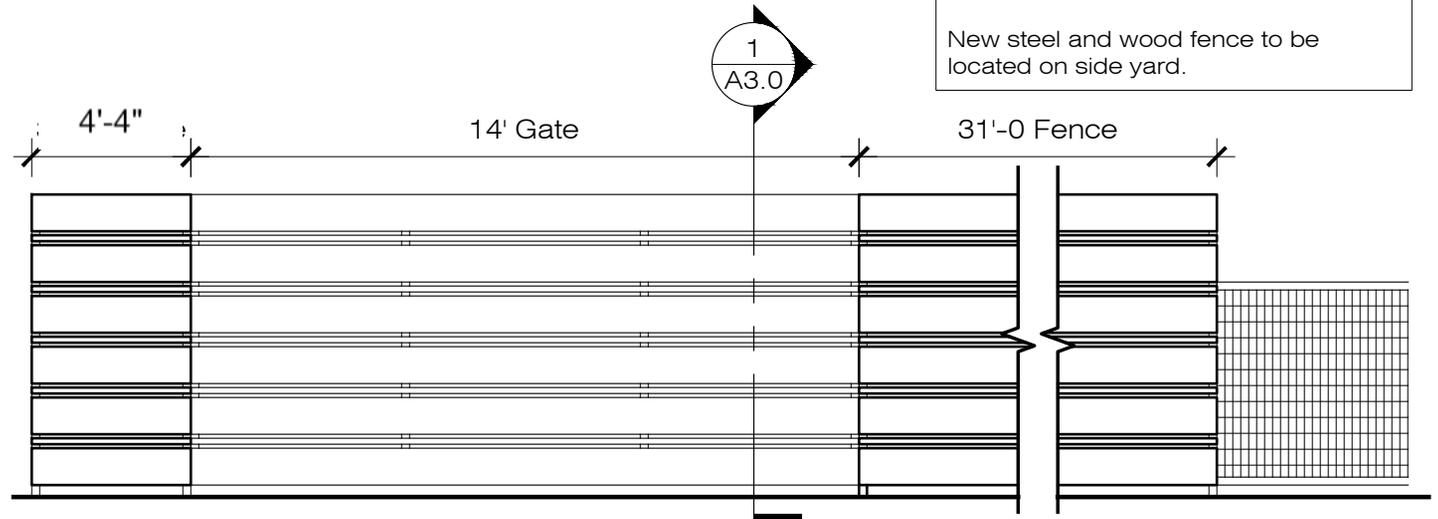
San Antonio, TX

- Enlarged site plan

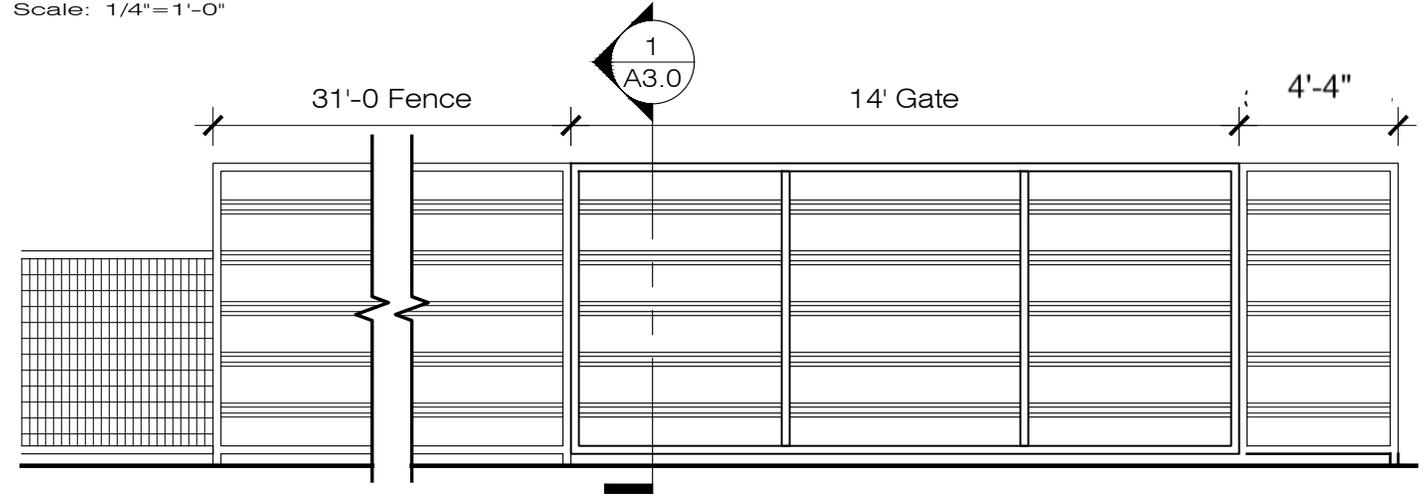
A1.2



3 GATE SECTION
Scale: 3/4" = 1'-0"



1 FENCE AND GATE ELEVATION (STREET VIEW)
Scale: 1/4" = 1'-0"



2 FENCE AND GATE ELEVATION (YARD VIEW)
Scale: 1/4" = 1'-0"

Date: March 14, 2024

Contents: ASI

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CAMARGO
San Antonio, TX

• Side yard fence
elevation

A7



View of proposed 6' tall wood fence and gate. A portion of the proposed steel and cattle panel fence is visible to the right.



View of steel and cattle panel front yard fence of neighbor immediately to the east.



Proposed height of new steel and cattle panel front yard fence to be 4'-6", matching existing neighboring fence, as indicated by blue line.







Adjacent property

Proposed steel and cattle panel fence would be similar to numerous precedents within Lavaca as pictured on the following slides.



226 Camargo



228 Lavaca

to 2022 See more dates



215 barrera



224 Lavaca



302 Leigh Street



140 Lavaca



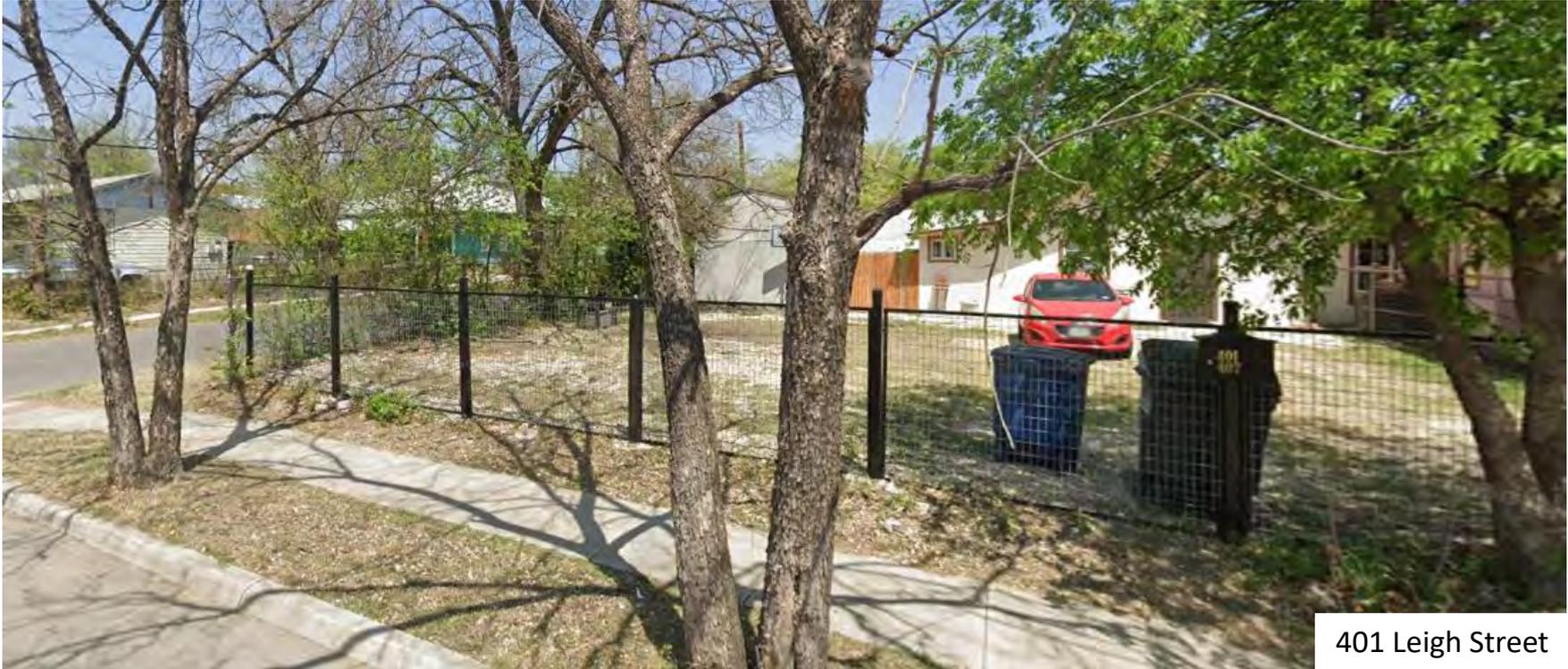
302 Callaghan



315 Leigh Street



402 Leigh Street



401 Leigh Street



108 Barrera



531 Devine Street

or 2022 See more dates



407 Devine Street



229 Riddle Street



1313 South Presa Street



1226 South Presa Street