

# HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2024

**HDRC CASE NO:** 2024-084  
**ADDRESS:** 511 MISSION ST  
**LEGAL DESCRIPTION:** NCB 2879 BLK 4 LOT 5  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Phillip Deckard  
**OWNER:** Phillip Deckard  
**TYPE OF WORK:** Front yard fence installation, swinging driveway gate  
**APPLICATION RECEIVED:** January 29, 2024  
**60-DAY REVIEW:** March 29, 2024  
**CASE MANAGER:** Claudia Espinosa

## REQUEST:

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

1. Install a four-foot-tall, wrought iron front yard fence.
2. Install a four-foot-tall, wrought iron swinging vehicle gate at the front of the property over the driveway.

## 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 511 Mission St is a 2-story, single-family structure constructed in the Folk Victorian style circa 1930. The structure features a standing seam metal roof with a gable front and wing, a 2-story porch with classic round columns, one-over-one wood windows, and wood siding.
- b. FRONT YARD FENCE – The applicant is requesting approval to install a wrought iron front yard fence with one (1) pedestrian gate, measuring four feet in height. Site Elements 2.B.i. states that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character and that the design of the fence should respond to the design and materials of the house or main structure. Site Elements 2.B.iii. states to limit the height of new fences and walls within the front yard to a maximum of four feet. Additionally, the installation of the front yard fence should be on the property line as shown on the survey. Staff finds the installation of a wrought iron front yard fence is consistent with the guidelines.
- c. DRIVEWAY/VEHICLE GATE – The applicant is requesting approval to install a four-foot-tall, wrought iron swinging vehicle gate at the front of the property over the driveway. Site Elements 2.B.iii. states to limit the height of new fences and walls within the front yard to a maximum of four feet. The Fences in Historic Districts Policy Document states that vehicle gates should be set behind the front façade wall plane of the house and should not span across the front of the driveway. Staff finds the proposed location for the driveway gate to be inappropriate. Staff recommends that the proposed driveway gate should be set behind the front façade wall plane.

## **RECOMMENDATION:**

Item 1, staff recommends approval of the front yard fence installation based on findings b with the following stipulation:

- i. That the final construction height of the approved pedestrian gate and fencing may not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the fence. Additionally, the pedestrian gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

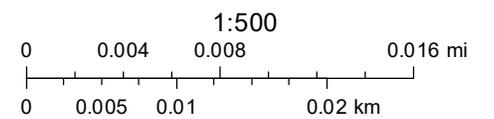
Item 2, staff recommends approval of the installation of the vehicle gate based on finding c with the following stipulation:

- i. That the vehicle gate be recessed from the front façade wall plane and does not exceed a maximum height of 4 feet as approved by the HDRC at any portion of the fence. Additionally, the vehicle gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514

# City of San Antonio One Stop



February 1, 2024







**VAR**  
Weather Barrier  
PERMEABLE BARRIER  
DRAFT STOP







511

511





NEIGHBOR  
PROGRAM

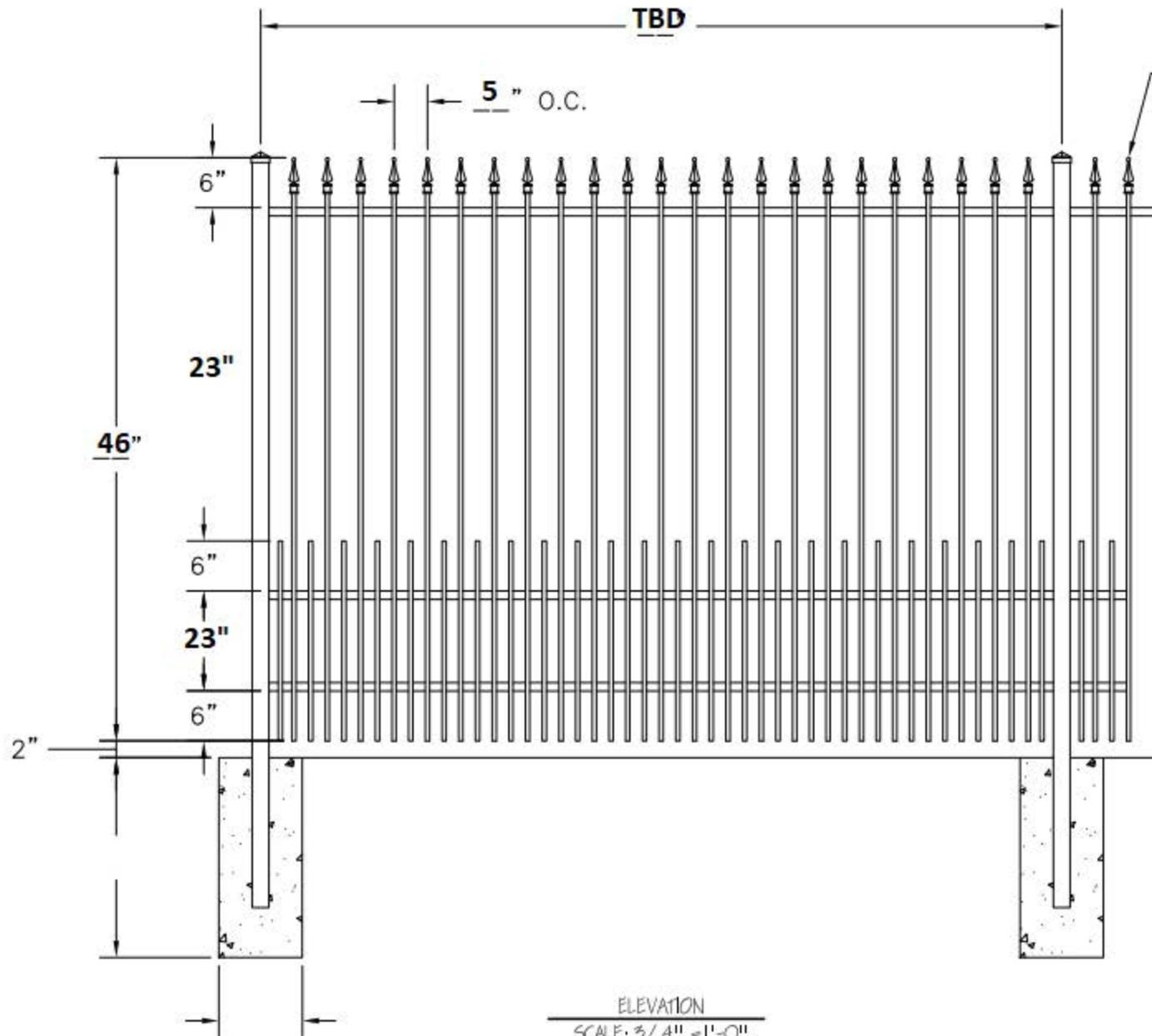


MISSION STREET

326

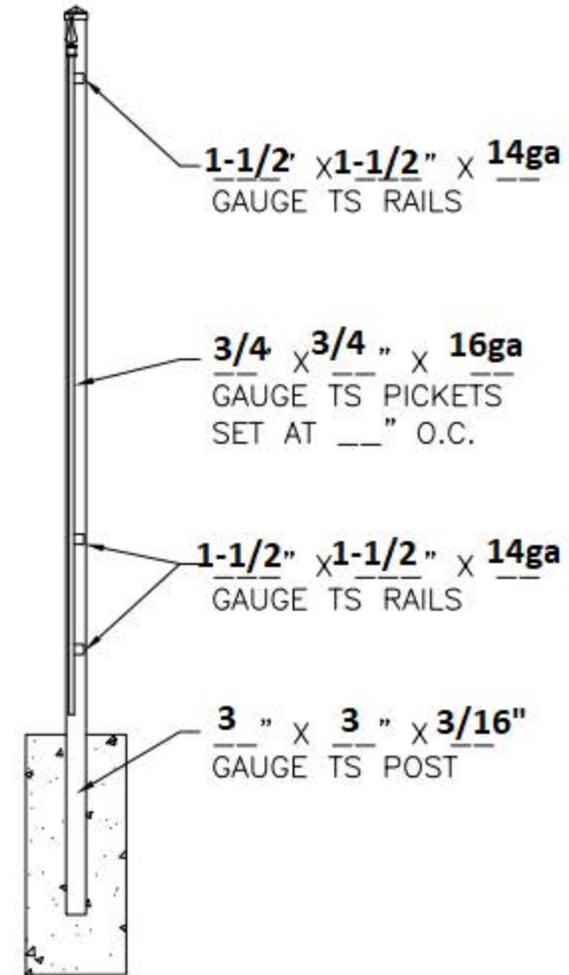
326

SWMD  
SOLID WASTE  
MANAGEMENT



ELEVATION  
 SCALE: 3/4" = 1'-0"

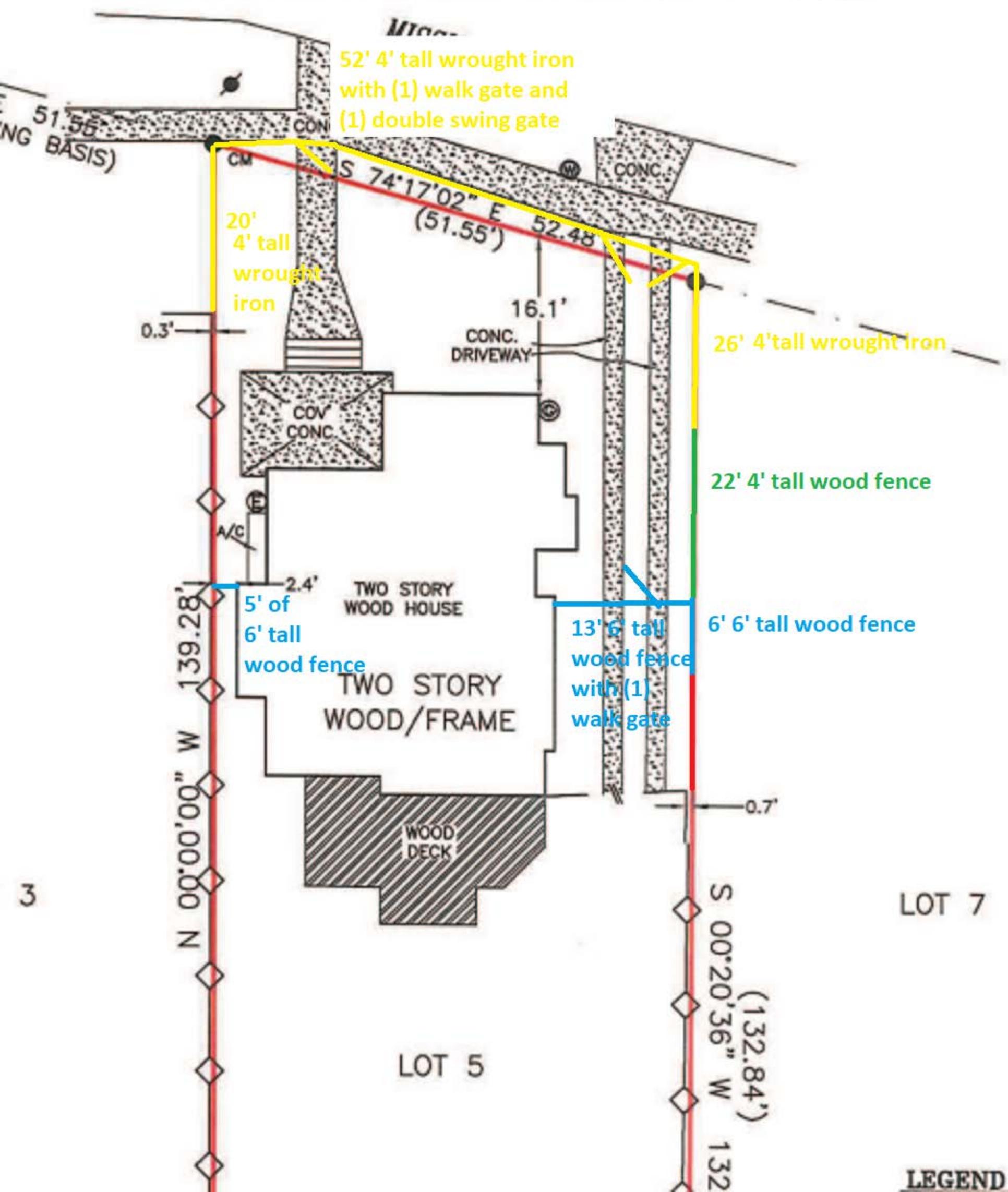
CI8832Y Cast Iron Finials



SECTION  
 SCALE: 3/4" = 1'-0"

**LEGAL DESCRIPTION**

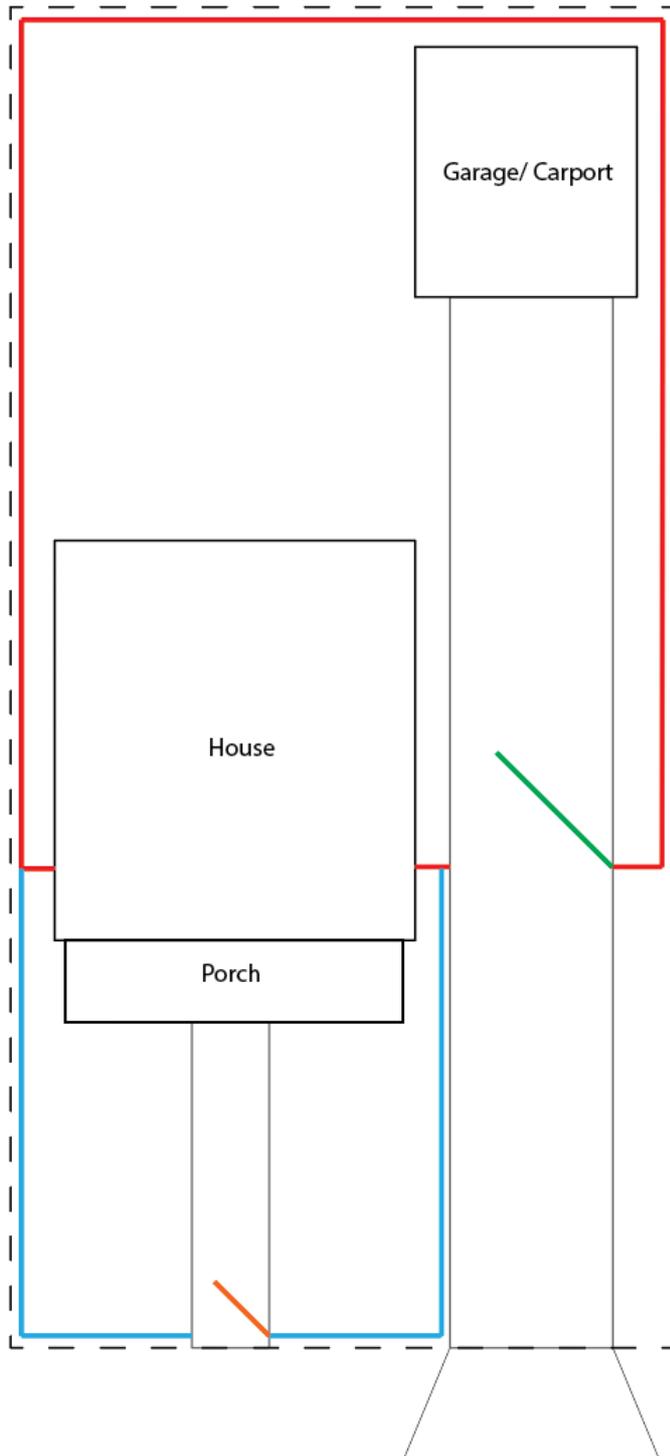
... BLOCK 4, NEW CITY BLOCK 2879, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**LEGEND**

# DRAWING THE FENCE LINE

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. An accurate and labeled site plan depicting the proposed fence line must be submitted for each fence request.



## EXAMPLE OF A SITE PLAN WITH AN APPROPRIATE FENCE LINE

- **REAR FENCE** - Rear yard privacy fences should be no taller than 6 feet in height and feature wood construction. This fence is set back from the primary facade by several feet and is appropriate.
- **FRONT FENCE** - Front yard fences should match the height of neighboring fences or be limited to 4 feet in height.
- **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 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.

