

# HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2022

**HDRC CASE NO:** 2022-358  
**ADDRESS:** 320 NORTH DR  
**LEGAL DESCRIPTION:** NCB 7014 BLK LOT E 25 FT OF 26 & W 37.5 FT OF 27  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Petra Dimas/DIMAS PETRA  
**OWNER:** Petra Dimas/DIMAS PETRA  
**TYPE OF WORK:** Side yard privacy fencing, gate repair  
**APPLICATION RECEIVED:** June 13, 2022  
**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 extend the existing wood privacy fencing to meet the front façade of the house at the east side yard.

## 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 at 320 North is a single-story, single-family residence constructed circa 1940 in the mid-century, ranch style. The structure features an existing rear yard wood privacy fence that meets the rear of the structure. The house features a brick façade with a front porch, and contributes to the Monticello Park Historic District.
- b. FENCE INSTALLATION – The applicant has proposed to extend an existing 6' wood privacy to meet the front façade of the house at the east side. Per the Historic Design Guidelines for Site Elements 2.C.i, privacy fences should be set back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence. The fencing will directly abut the front facades of the primary historic structure. Staff finds the proposed location of the fence to be inconsistent with the guidelines, however a fence that is set back from the façade would be appropriate.

## **RECOMMENDATION:**


Staff recommends approval of the new fencing based on finding b with the following stipulations:

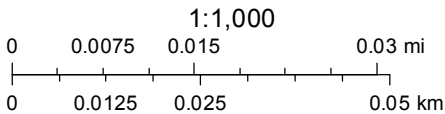
- i. That the fence is set back from the front façade of the house to not obstruct architectural features, i.e., set behind the front-most window.
- ii. That the final construction height of the approved fencing may not exceed the maximum height of 6 feet as approved by the HDRC at any portion of the fence.
- iii. That the fencing be permitted and meet the development standards outlined in UDC Section 35-514.

City of San Antonio One Stop



July 27, 2022

 User drawn lines











TEXAS  
PNT 66



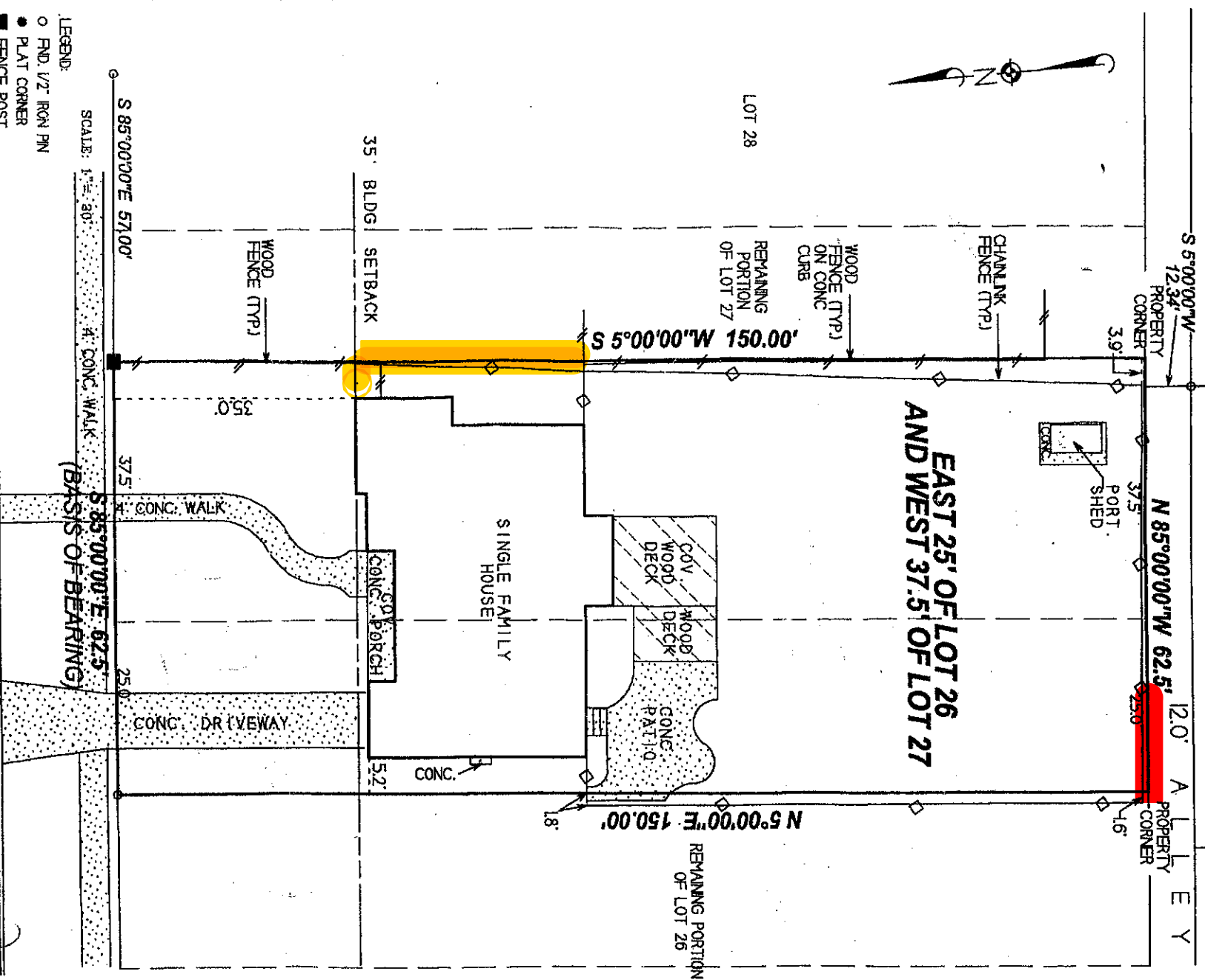






TEXAS  
RFT-2197





BUYER: PETRA DIMAS  
ADDRESS: 320 NORTH DRIVE  
LOT: EAST 25' OF LOT 26 & WEST 37.5' OF LOT 27 BLOCK: — N.C.B.: 7014  
SUBDIVISION: MONTICELLO PARK  
CITY: SAN ANTONIO COUNTY: BEXAR STATE: TEXAS  
PLAT RECORDED IN: VOLUME 980 PAGE 380, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.  
TITLE COMPANY: FIRST AMERICAN TITLE COMPANY G.F. NO. TX02-24696-SA1 SURVEY REVISED: JULY 26, 2002

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:  
VOLUME 1511 PAGE 435 DEED RECORDS OF BEXAR COUNTY, TEXAS

**SouthCentral Surveyors of Texas**

P.O. BOX 100442  
SAN ANTONIO, TEXAS 78201  
PHONE: 210-382-7894  
FAX: 210-492-4983

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE  
AND CORRECT ACCORDING TO AN ACTUAL SURVEY  
MADE ON THE GROUND BY ME AND THAT THERE ARE  
NO VISIBLE EASEMENTS OR ENCROACHMENTS OF  
BUILDINGS ON ADJOINING PROPERTY AND THAT ALL  
BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY  
OR AS SHOWN ABOVE.

DRAWN BY: FGC

JOB NO.: 02-305-010

FIELD WORK COMP.: 07-22-02  
FIELD WORK UPDATE: 07-24-02



THIS 26TH DAY OF JULY 2002, A.D.

*Peter A. Aguirre*  
PETER A. AGUIRRE, R.P.L.S. 5464















