

## HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2022

**HDRC CASE NO:** 2022-385  
**ADDRESS:** 1212 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 937 BLK 2 LOT 3  
**ZONING:** C-1, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Wayland Rode  
**OWNER:** CASEY MICHAEL H  
**TYPE OF WORK:** Front yard fence  
**APPLICATION RECEIVED:** June 28, 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:

1. Install a new wrought iron fence in the front yard.
2. Install a wood privacy fence in 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.

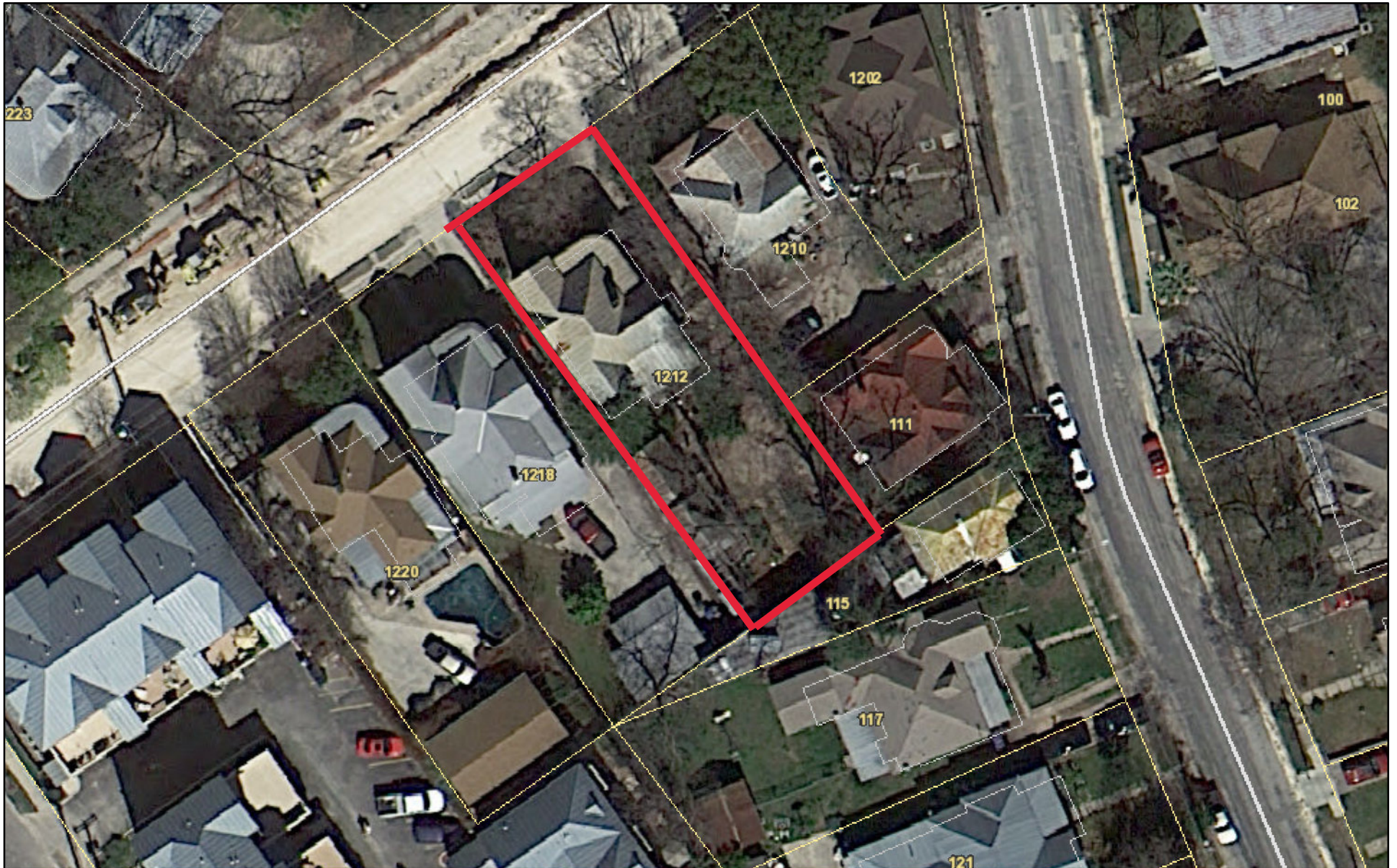
## **FINDINGS:**

- a. The primary structure at 1212 S Alamo is a two-story, single-family residence constructed in the Folk-Victorian style. The structure features a standing seam metal roof with ornamented gables and dormers, wood siding, a two-story wraparound front porch with doric columns and spindly rail detailing, and one-over-one windows. The property currently contains no front-yard fencing; chain-link and wood privacy fencing encompasses the rear yard. The house fronts S Alamo, which is a busy street flanked by commercial and residential properties.
- b. FENCING: FRONT YARD – The applicant has proposed to install a new 4'-0" predominantly open wrought iron fence at the front of the property to feature one vehicle gate at the driveway and one pedestrian gate at the front walkway. The fence fronts S Alamo, which is primarily a residential block. Neighboring properties feature four-foot front yard fences and vehicle gates, however vehicle gates are set back behind the façade of the house where located in the front yard. Per the Historic Design Guidelines for Site Elements, the appropriateness of a fence is dependent on conditions within a specific historic district. Staff finds that the proposed fencing and material is appropriate, however a vehicle gate that is located at or just behind the front façade of the house would be more appropriate.
- c. FENCING: REAR YARD – The applicant is requesting to install a 6-foot, board-on-board, wood privacy fence to feature a cap and trim along the east side yard. The privacy fence will meet the new wrought iron fencing in the front yard at the front of the house. The Historic Design Guidelines for Site Elements, 2.C.i recommend to 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. Staff finds that the proposed fencing and material is appropriate, however recommends that the start of the privacy fencing be set back.

## **RECOMMENDATION:**

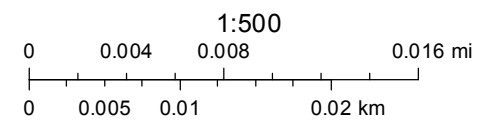
1. Staff recommends approval of item 1, installation of a front yard fence, based on finding b with the following stipulations:
  - i. That the proposed vehicle gate is set back further to be in line with the front façade.
  - ii. That the final construction height of the approved front yard fencing may not exceed the maximum height of 4 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.
2. Staff recommends approval of item 2, installation of a privacy fence in the east side yard, based on finding c with the following stipulations:
  - i. That the start of the privacy fencing is setback to be in line with the front façade of the house.
  - 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





Street View - Mar 2019















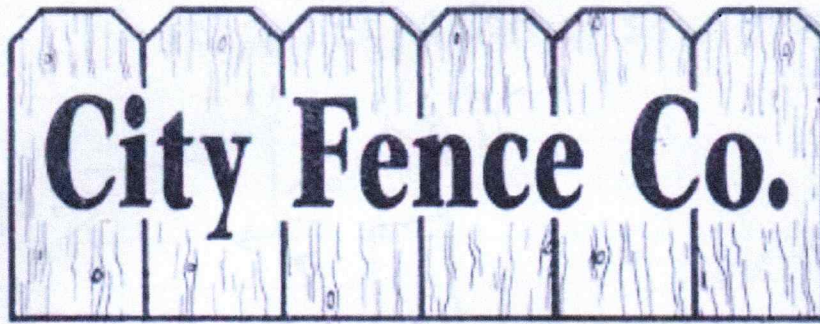






Date 05/26/2022

*Revised*



Salesman: **Robert** **210-264-5823**

Customer **Wayland Rode**

Address **1212 S Alamo St, San Antonio, TX 78210**

Phone **210-464-1999**

**wayland.rode@gmail.com**

#### **6' Tall Board on Board with Cap and Trim**

Posts: 4"x4" Treated pine on approx.

8' centers, set in concrete

Rails: 3 - 2"x4" Treated pine

Pickets: 6" Wide western red cedar  
(installed board on board style)

Cap: 2"x6" Cedar

Facia: 4" Cedar

#### **4' Tall Decorative Steel Fence**

Galvanized and powder coated

Black

2"x2" Fence posts

3"x3" Gate posts

1"x1" Rails (2)

5/8"x5/8" Pickets with 3 7/8" spaces

Quad Flair finials

Lockable top pull latch on walk gate

Take down and haul away is included

Permit cost will be added to the final invoice

City fence will get building permit

Customer must get historic board approval

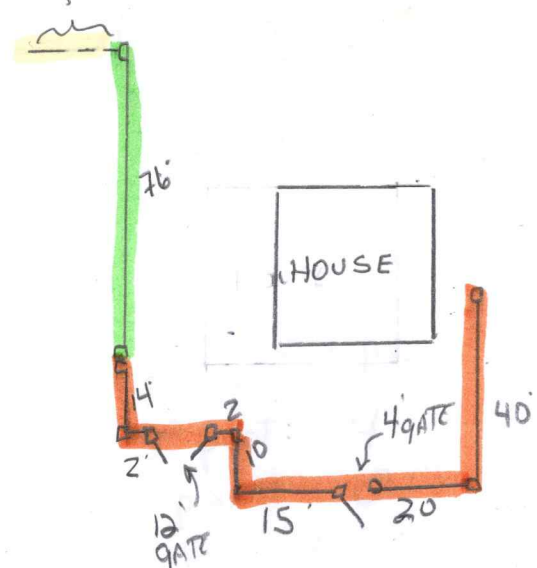
**Credit Card**

**\$13,166<sup>00</sup>**

**Check**

**\$12,540<sup>00</sup>**

*10' NEW CAP & TRIM  
ON EXISTING FENCE*



10' NEW CAP & TRIM  
ON EXISTING FENCE

