

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2022

HDRC CASE NO: 2022-391
ADDRESS: 1903 N IH 35
LEGAL DESCRIPTION: NCB 1277 BLK 6 LOT 13
ZONING: RM-5, H
CITY COUNCIL DIST.: 2
HIST. DIST. NAME: Government Hill
APPLICANT: Gabriel Leyva / 1903 N IH 35
OWNER: Gabriel Leyva / 1903 N IH 35
TYPE OF WORK: Front-yard fence installation
APPLICATION RECEIVED: July 16, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a metal post and rail cattle panel fence in the front and 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.
- vi. *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 at 1903 N IH 35 is a two-story, modified Queen Anne residence built c. 1901. The property, historically addressed 601 Van Ness, sits on the southwest corner of the IH 35 frontage road and Muncey St. The address first appears in the 1901 San Antonio city directory and on Sanborn Fire Insurance maps in 1904. The house has a gable-on-hip composition shingle roof and a front porch with extruding front gable. Second-story closed gables have decorative shingles, and the house is clad in shingle. Windows are predominately one-over-one wood windows. The house contributes to the Government Hill historic district.
- b. FENCE: The applicant proposes to install a cattle panel fence with metal posts and rails along the south and west edges of the parcel to meet an existing chain link fence at the northwest corner of the rear porch. A gate is proposed on the south side of the fence where the front walkway meets the fence. Staff finds this proposal generally conforms to guidelines.
- c. MATERIALS: The applicant proposes to install a cattle panel fence with metal posts and rails. Guidelines for 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. Metal-framed cattle panel fences are not an historic conditions, and staff finds the proposed materials do not conform to guidelines. Staff finds a cattle panel fence with wood posts and rails to be more appropriate.
- d. HEIGHT: The applicant did not indicate the height of the proposed fence. Guideline for Site Elements 2.B.iii states that the height of new fences and walls within the front yard should be limited to a maximum of four feet.

RECOMMENDATION:








Staff recommends approval to construct a cattle panel fence in the front and side yard based on findings a through d, with the following stipulation:

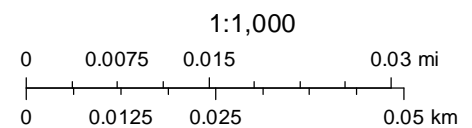
- i. That the applicant use wood posts and rails.
- ii. That the fence not exceed four feet in height.

City of San Antonio One Stop



July 28, 2022

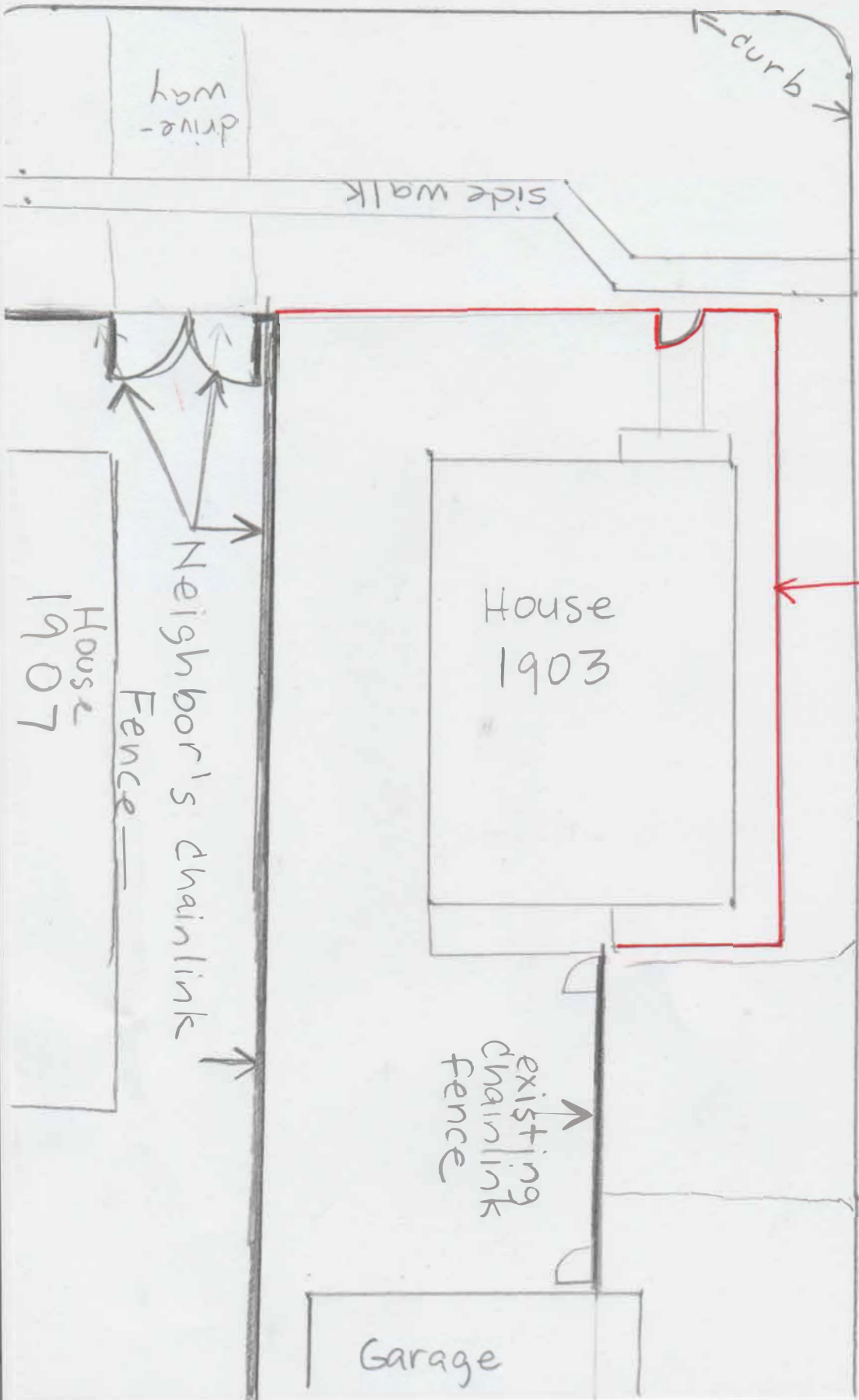
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|---|---------------------------|---|-------------------|
|  | CoSA Addresses |  | Recorded Plats |
|  | Community Service Centers |  | Preliminary Plats |
|  | Pre-K Sites | | |
|  | CoSA Parcels | | |
|  | BCAD Parcels | | |



← Service Road →

Stop sign

stop



House 1907

Fence

Neighbor's chainlink

House 1903

existing chainlink fence

Garage

proposed fence in RED

Muncey St

St. Patrick's Fence









