

## HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2022

**HDRC CASE NO:** 2022-423  
**ADDRESS:** 115 CEDAR ST  
**LEGAL DESCRIPTION:** NCB 935 BLK B LOT S 40FT OF 3  
**ZONING:** MF-33, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** lloyd briseno/OLIVIA SHAY INVESTMENTS LLC  
**OWNER:** lloyd briseno/OLIVIA SHAY INVESTMENTS LLC  
**TYPE OF WORK:** Fencing  
**APPLICATION RECEIVED:** July 19, 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 install an iron fence and vehicle gate at the existing driveway to meet the front façade of the house.

### 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 115 Cedar is a two-story, single-family structure contributing to the King William Historic District. The structure features primarily wood siding and folk-Victorian architecture, however features a stuccoed Mission-style façade. At the façade is an existing, black, wrought iron gate, however no other fencing is currently installed.
- b. FENCE INSTALLATION – The applicant has proposed to install a 4-foot, open, black wrought iron fence to meet the front façade of the house at the east side, extending from the existing gate. The new fencing will feature an outward-swinging vehicle gate at the driveway that features two gate panels that are 8 feet each in length. Per the Historic Design Guidelines for Site Elements 2.C.i, 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 facade 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 would be appropriate. Staff finds that a gate 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 and that the driveway gate be set back behind the front façade, i.e. just behind the stucco wing wall at the east facade.
- 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.

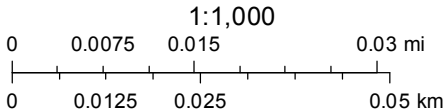


City of San Antonio One Stop



August 11, 2022

— User drawn lines

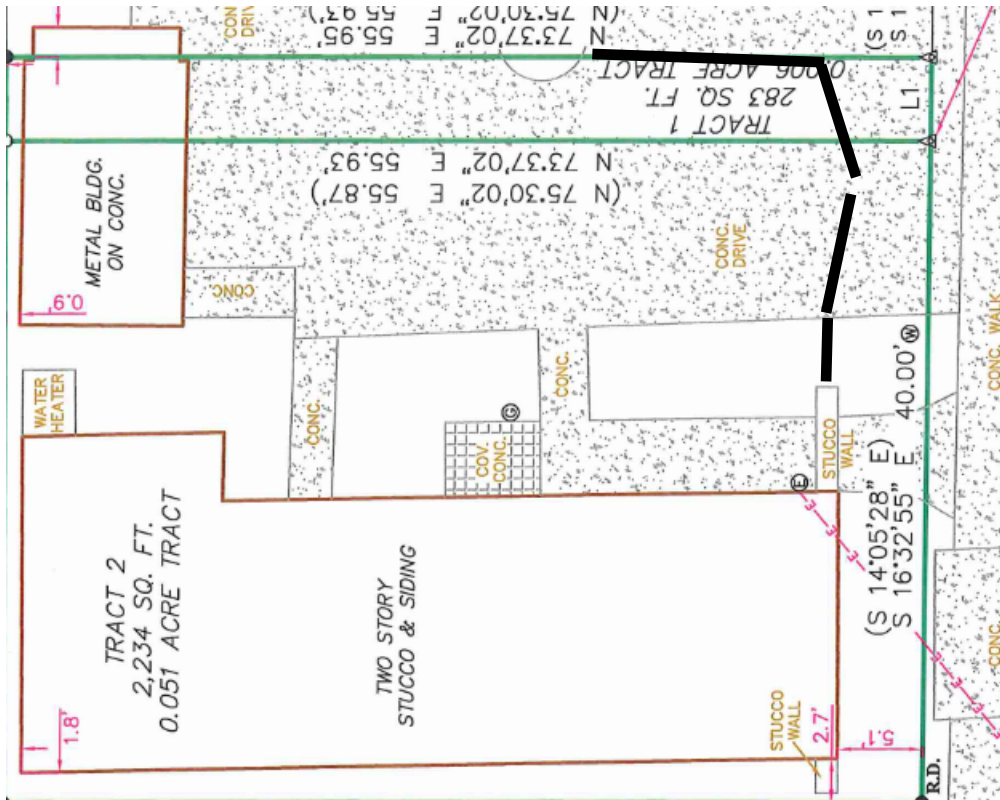








# 115 Cedar iron fence request



Gate is the Dark black lines

Example is pictured below



Gate is going here even with stucco wall within property line

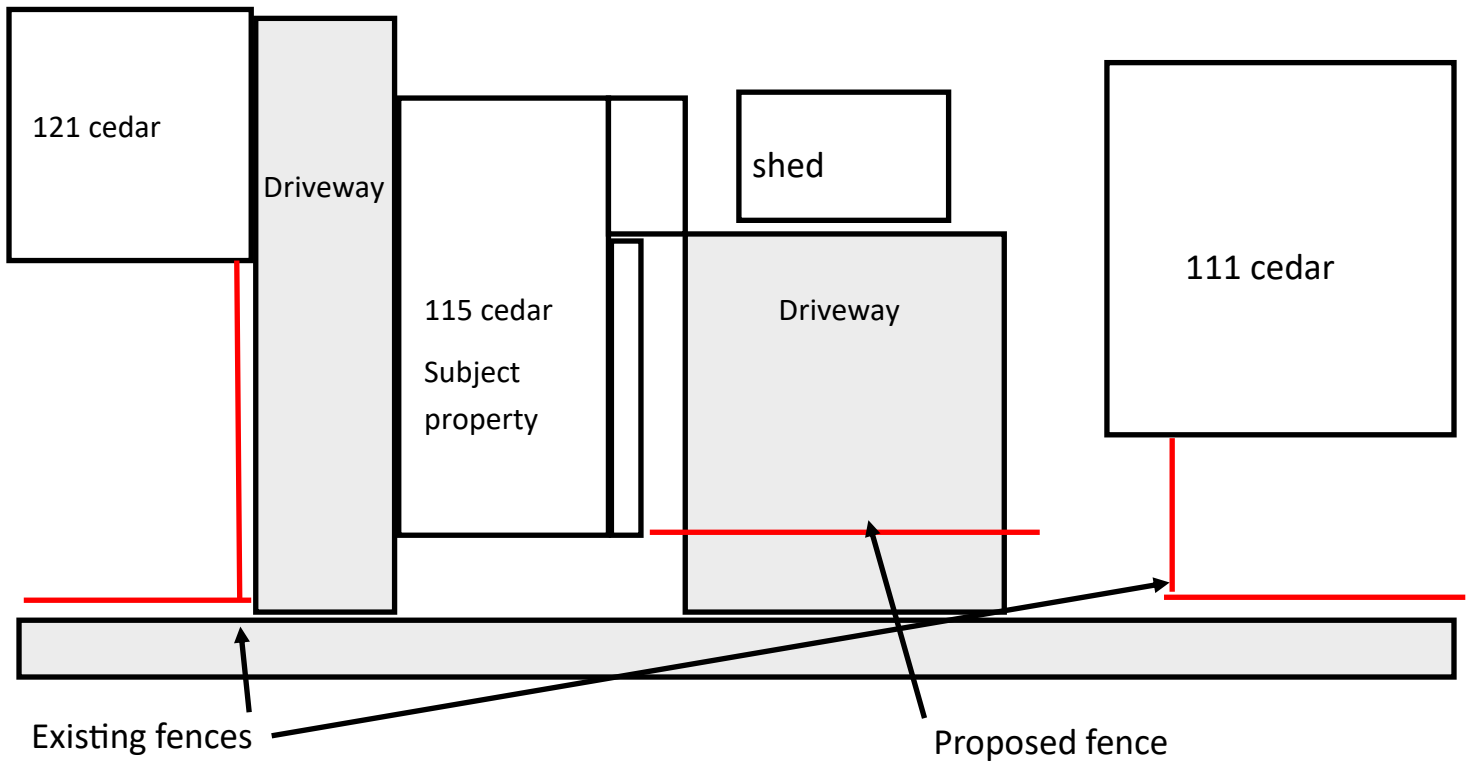


Example of fence

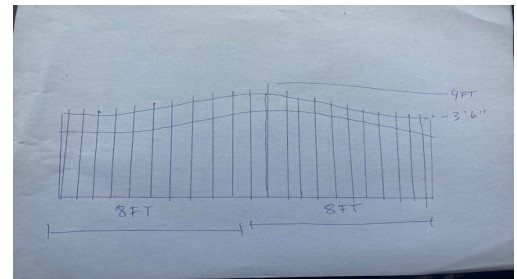
This one is in dignowity Hill

601 N. olive st

# 115 Cedar Street fence proposal



Fence is lining up with existing walkway gate to open out to not overlap with sidewalk.



Similar property where fence is lined up with the façade

Both neighbors fences go past my proposed fence location with the tape measure we have less than 15 feet available to park another vehicle, moving the gate back past façade will not allow us to lock vehicles up and thus creating a security risk. If for some reason that my gate cannot line up with the façade of house then I would move it up to line up with my neighbors fences and open in.

Scarring on stucco is most likely from a gate once attached

