

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2022

HDRC CASE NO: 2022-512
ADDRESS: 729 N PINE ST
LEGAL DESCRIPTION: NCB 549 BLK 9 LOT S 10 FT OF ARB A 13 & N 40 FT OF ARB A 12
ZONING: RM-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Pete Sanchez
OWNER: Pete Sanchez
TYPE OF WORK: Front yard fence installation
APPLICATION RECEIVED: September 30, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a four-foot-tall, gothic cedar picket fence to wrap around the front yard and install two (2) pedestrian gates.

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.

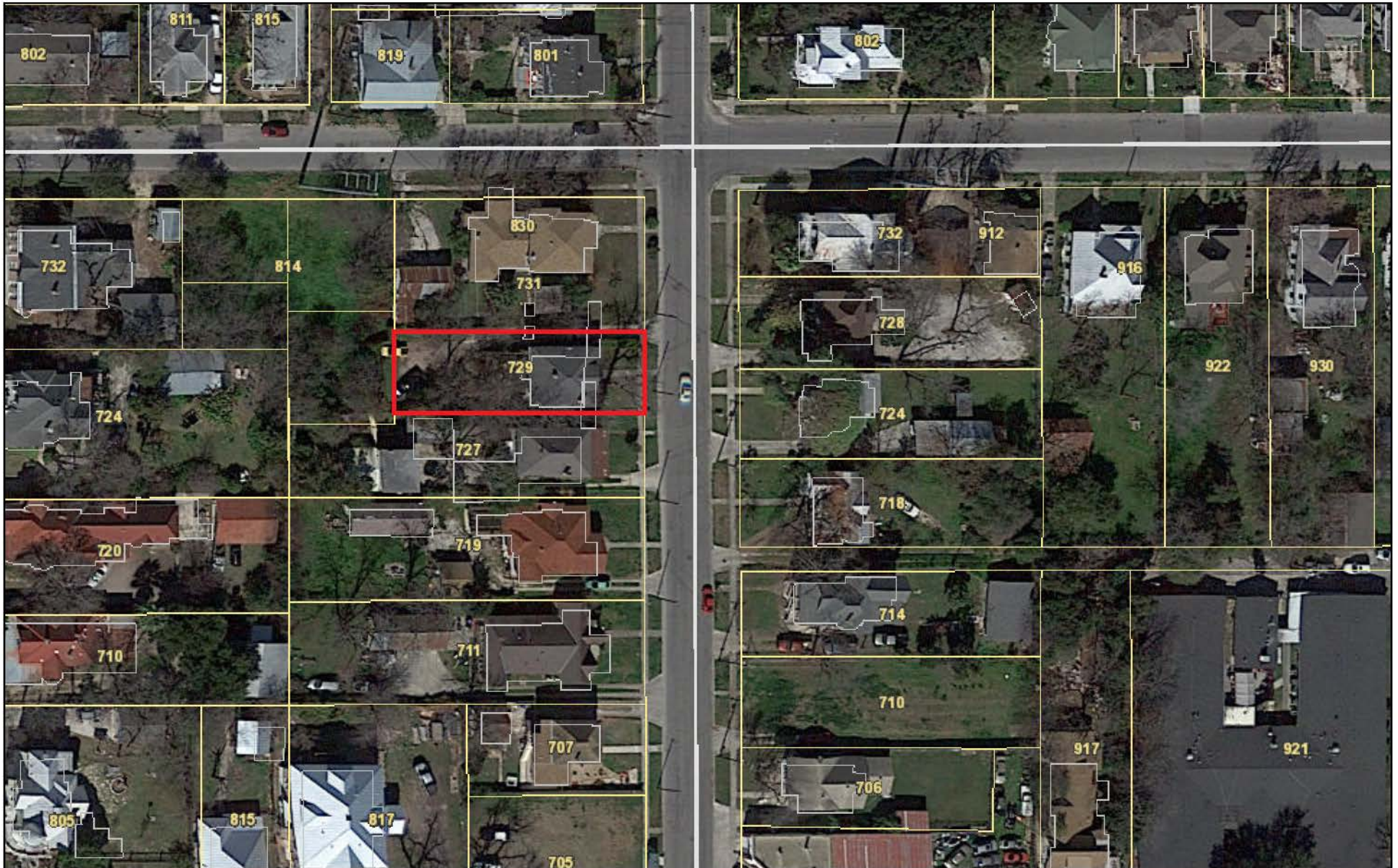
FINDINGS:

- a. The structure located at 729 N Pine was constructed circa 1912. The two-story, multi-family property features a shingled roof, front porch, wood lapped siding, and sashed wood windows with a decorative windows features. The primary structure first appears on the 1912 Sanborn map is contributing to the Dignowity Hill Historic District.
- b. FENCE INSTALLATION – The applicant has proposed to install a wood, front yard fence featuring four feet in height and two pedestrian gates. Per the site plan, the proposed fence will not cross the driveway. The Guidelines for Site Elements note that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. The Guidelines note that fences within front yards should not exceed four feet in height and that privacy fences should be set back from the front façade. Staff finds that the proposed height of the fencing within the front yard to be appropriate. Staff finds the installation of front yard fencing to be appropriate.

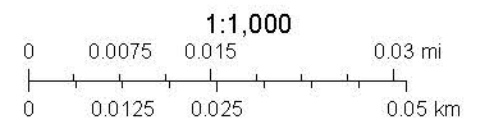
RECOMMENDATION:

Staff recommends approval of the front yard fence installation and two pedestrian gates, as submitted, based on finding b.

City of San Antonio One Stop



October 12, 2022



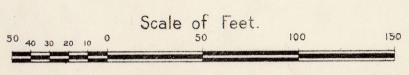
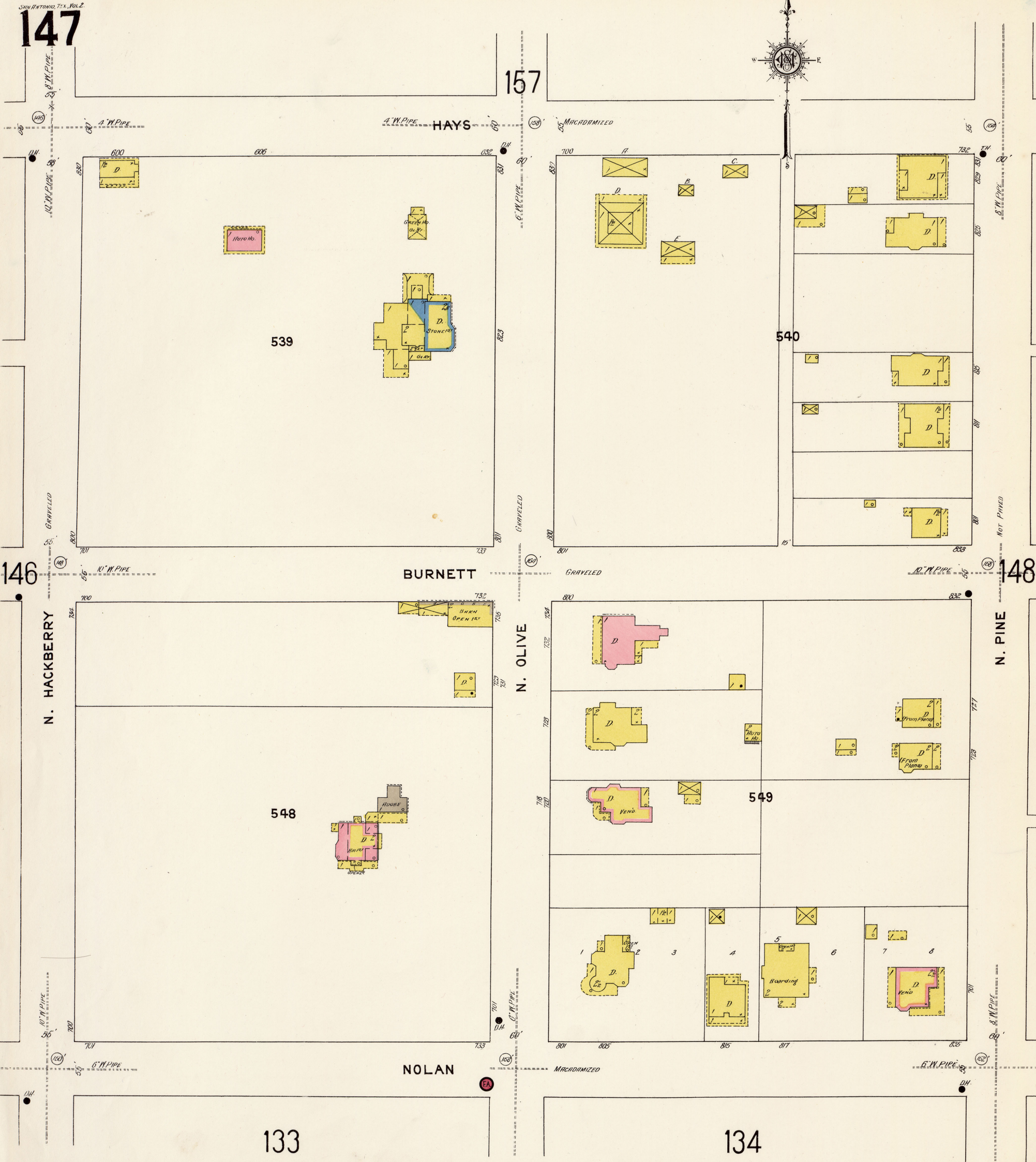






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REQUEST:

The Applicant proposes to install a four-foot-tall gothic cedar picket fence to wrap around the front yard including two (2) pedestrian gates; install a six-foot-tall wood privacy fence to extend along the northern property line to stop at the front façade of the property; and install a six-foot-tall double horizontal vehicle gate at the driveway

PROPERTY DESCRIPTION:

The property at 729 North Pine Street is a 0.1722-acre lot featuring a 2 story, 1,992-square-foot wood Multi Family home which was constructed circa 1907 (per the BCAD). The property is bounded by Pine Street to the east, 731 N. Pine St. and 830 Burnet St. to the north, 814 Burnet St. Sub'd to the west, and 727 N. Pine St. to the south. The Primary Structure at 729 N. Pine first appears on the 1912 Sanborn maps as 727 N. Pine.

(1912) *Sanborn Fire Insurance Map from San Antonio, Bexar County, Texas*. Sanborn Map Company, Vol. 2. [Map] Retrieved from the Library of Congress, https://www.loc.gov/item/sanborn08740_008/.

POINTS OF CONSIDERATION:

1. The effect of the proposed changes upon the general historic and architectural nature of the district.
2. The appropriateness of exterior installation of fencing, which can be seen from a public street or right-of-way.
3. The general design, arrangement, texture, material, and color of the fencing and the relation of such factors to similar features in the district.

OFFICE OF HISTORIC PRESERVATION'S DESIGN GUIDELINES FOR FENCES [2022]:

The Office of Historic Preservation has established eight standards to be followed when considering alteration to a historic property. Of the eight standards, the following apply to this application.

1. REAR / PRIVACY FENCE - Rear yard privacy fences should be no taller than 6 feet in height and feature wood construction. Historic evidence may support installing stone, masonry, or stucco walls. They 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.
2. FRONT FENCE - Front yard fences should match the height of neighboring fences or be limited to 4 feet in height and be compatible with the heights of adjacent historic fences. Historic evidence may support installing stone, masonry, or stucco walls and fence bases.

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3. FENCE STYLES - While maintaining respect to individual architecture styles and historic districts, the most common appropriate fence type includes (a) black wrought iron, (b) painted wood picket, and (c) garden-loop.
4. 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 a 4-foot height limit.
5. 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. Electrical, mechanical, or solar collector equipment should be concealed and minimally visible if used.

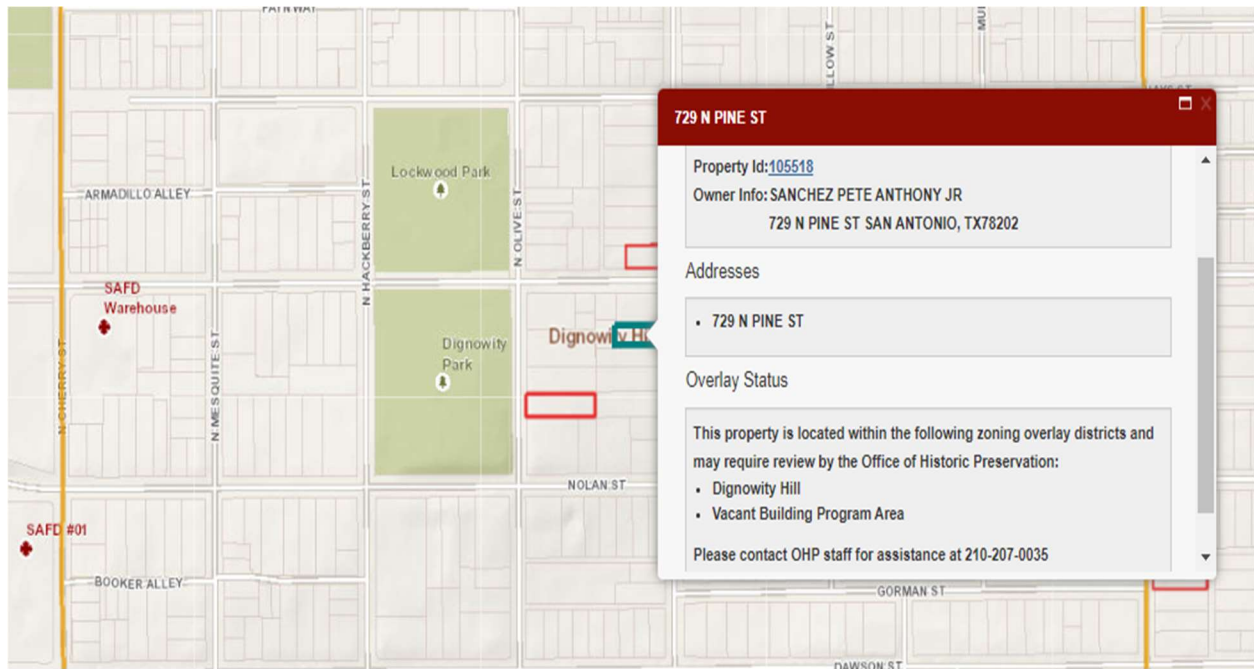
ATTACHMENTS:

1. Historic District Map
2. Existing Condition Photos
3. Proposed Site Plan
4. Proposed Picket Fence materials
5. Proposed Privacy Fence and Vehicle Gate

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Attachment 1



Historic District Map
729 North Pine Street
Office of Historic Preservation – Dignowity Hill

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Existing Condition Photos

Attachment 2

Right



Right Center



Left



Left Center

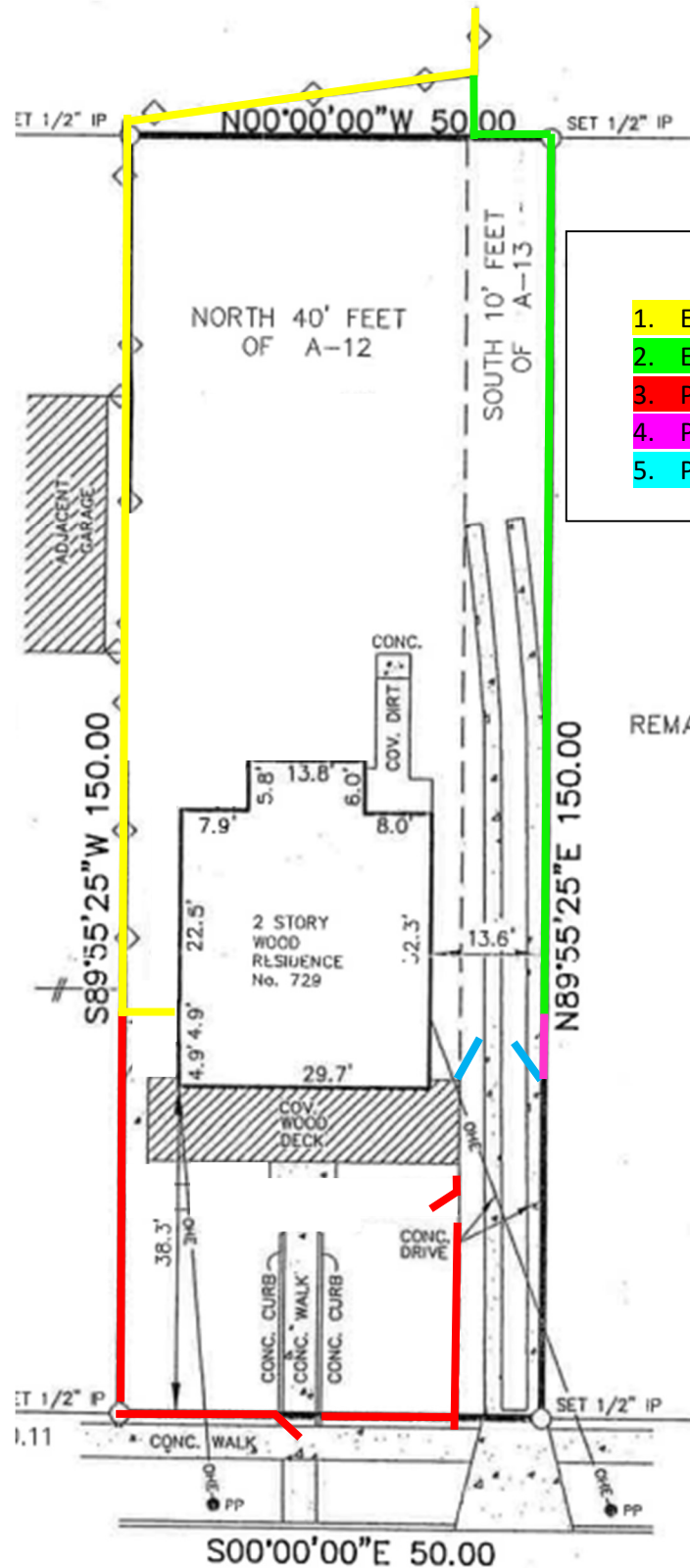


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Proposed Site Plan

Attachment 3



KEY

1. Existing Chain-link Fence
2. Existing 6' Privacy Fence
3. Proposed 4' Gothic Cedar Picket Fence
4. Proposed 6' Privacy Fence Continuation
5. Proposed 6' Double Horizontal Vehicle Gate

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Attachment 4

3. Proposed 4' Gothic Cedar Picket Fence with 2 Gates

- a. Install front yard Gothic Cedar Picket fencing where at no location shall the fence exceed four (4) feet in height

