

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

HDRC CASE NO: 2023-072
ADDRESS: 413 N PINE ST
LEGAL DESCRIPTION: NCB 578 (120 BOSTON ST), BLOCK C LOT 10 & E 2FT OF 9
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Richard Archer/ARCHER RICK & CAROL
OWNER: Richard Archer/ARCHER RICK & CAROL
TYPE OF WORK: Installation of an eight-foot rear privacy fence
APPLICATION RECEIVED: February 22, 2023
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 construct an eight-foot rear privacy fence.

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:

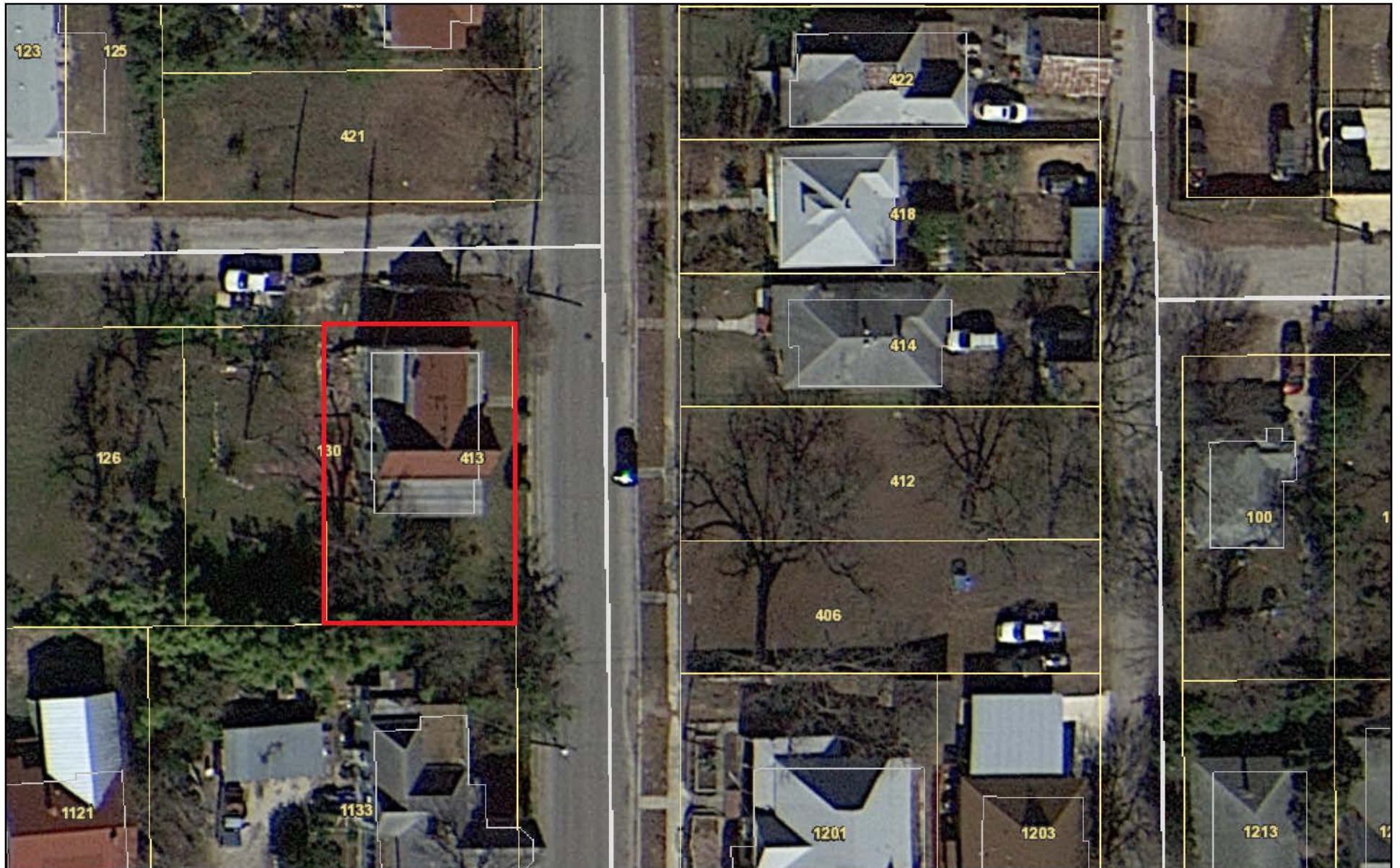
a. The structure at 413 N Pine was constructed circa 1890, first appears on the 1904 Sanborn map, and is a contributing structure to the Dignowity Hill Historic District. The structure features strong traditional elements and an original limestone façade which is currently covered by non-original stucco. Per the 1904 Sanborn maps, this structure featured both a front and a side (southern) porch. A side addition has been constructed on the southern façade at the location of the side porch. The addition was constructed circa 2019. The applicant is requesting to install an eight-foot rear privacy fence. Other landscaping improvements shown on the plans have been approved administratively.

b. FENCE INSTALLATION – The applicant is requesting to install a rear privacy fence that reaches eight-feet high along the rear property line. Per the Guidelines for Site Elements B. i. 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. Privacy fences do not typically exceed 6 feet in height. The adopted policy guide for fences also recommends limiting privacy fences to 6 feet. Staff finds that a reduced height of 6 feet would be more appropriate in this context.

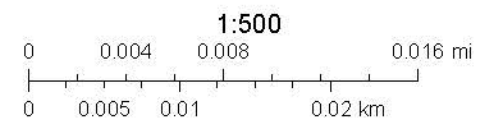
RECOMMENDATION:

Staff recommends approval of the wooden rear privacy fence with the stipulation that the final construction height of the approved fencing may not exceed the maximum height of 6 feet at any portion of the fence. Additionally, the fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

City of San Antonio One Stop



February 22, 2023







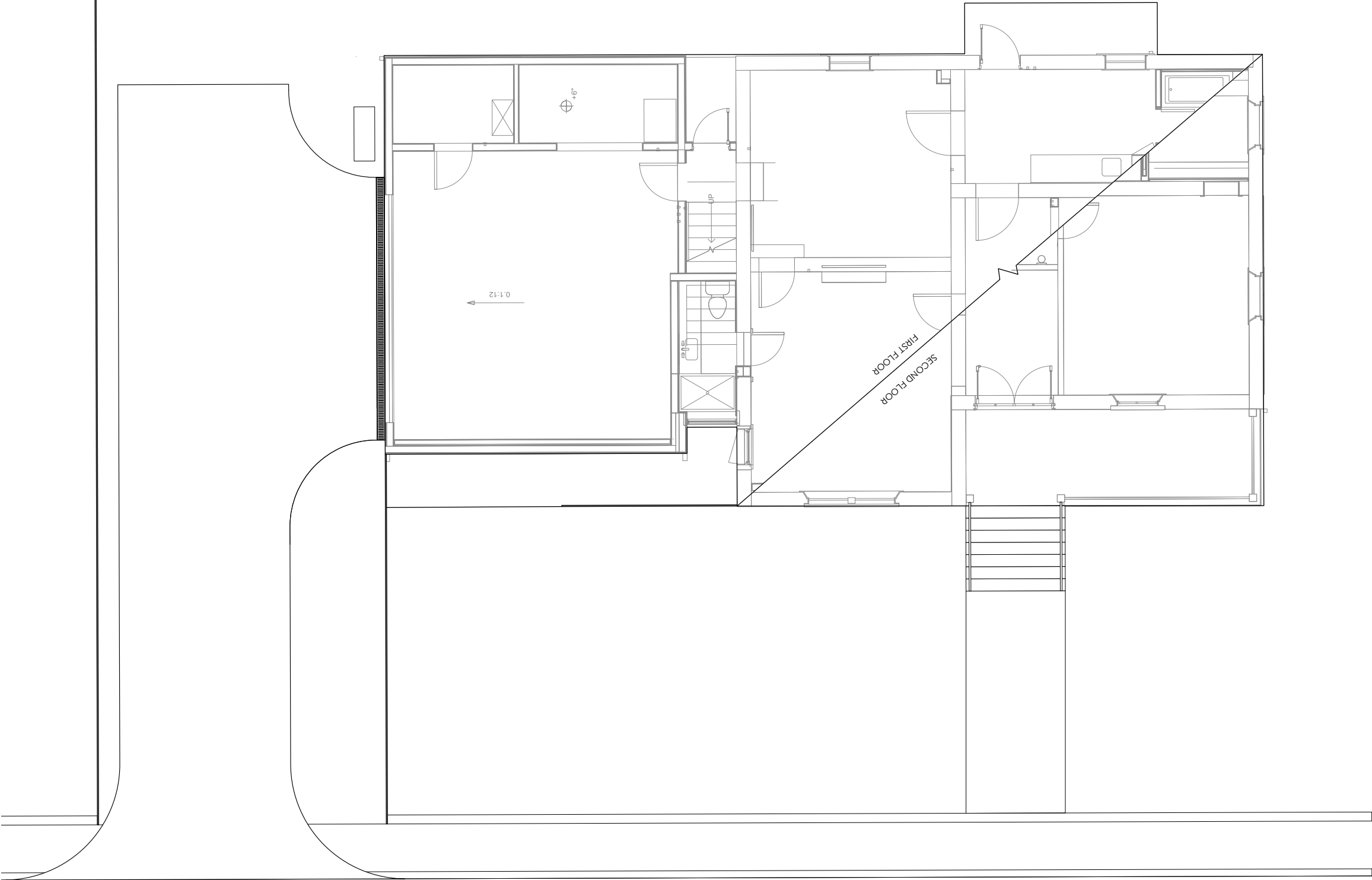




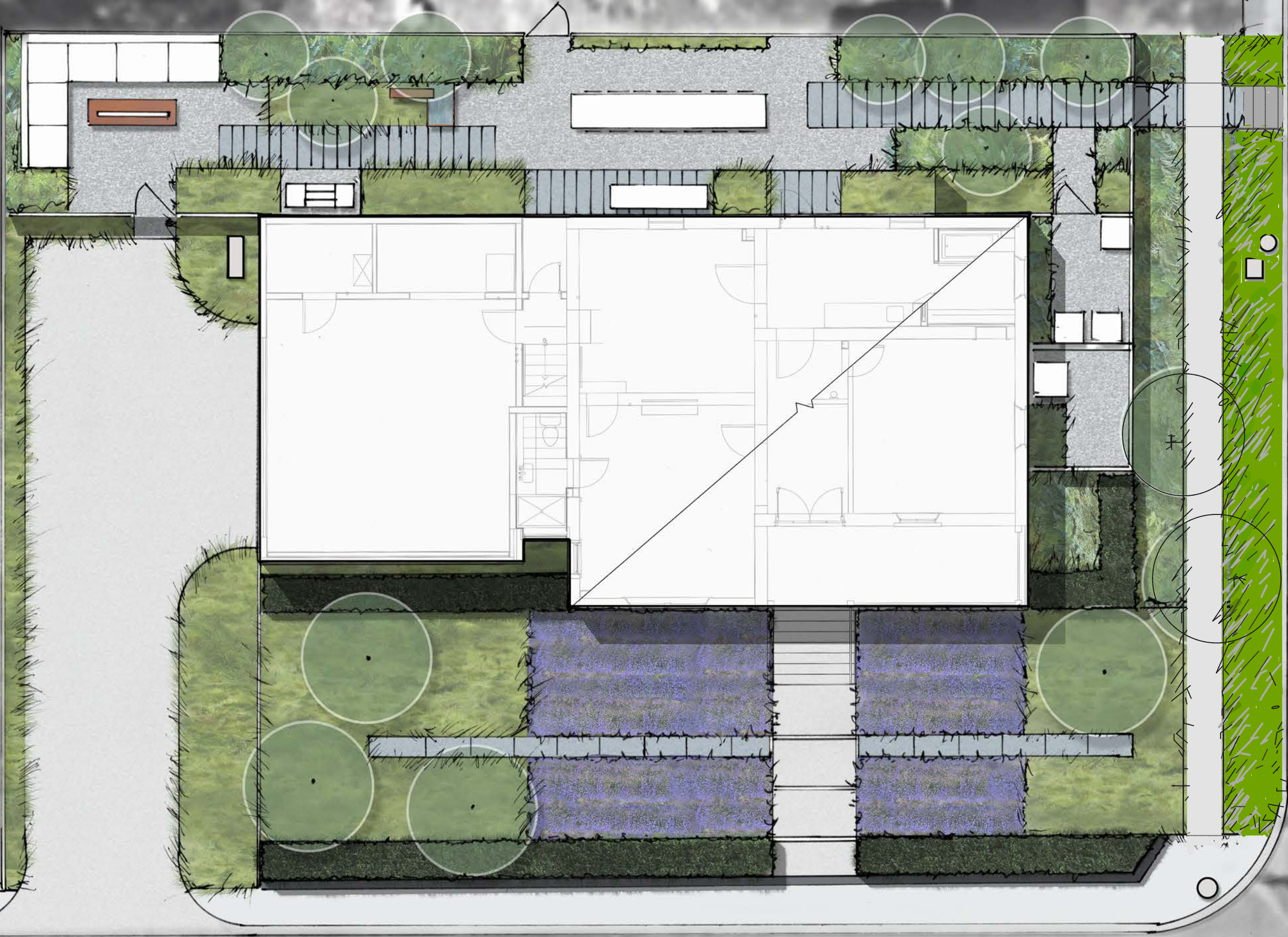


ARCHER GARDEN CONCEPT

EXISTING
CONDITIONS
PLAN



DESIGN
VISION
PLAN



EAST
GARDEN



EAST
GARDEN



EAST
GARDEN



NORTH
+ WEST
GARDEN



NORTH
GARDEN



NORTH
GARDEN



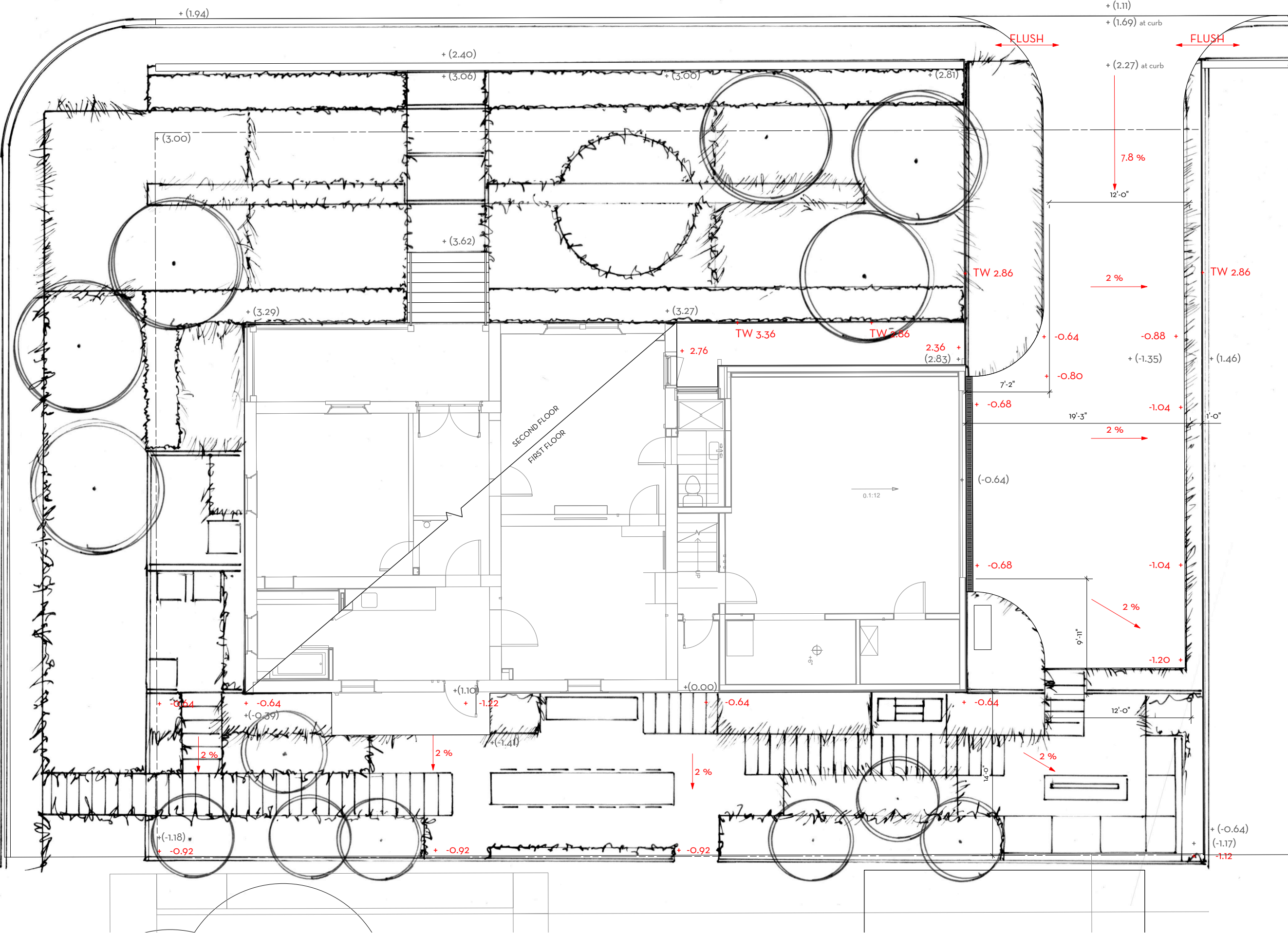


PATHS
+ FENCE





GRADING
PLAN



413 N Pine Street
FENCE DESIGN

Overview: 413 N Pine Street is in the Dignowity Hill Historic District. The house was built in 1890 and has been completely restored by the current owners, Rick and Carol Archer. Due to Covid and the “Big Freeze,” landscaping has been delayed until recently. The landscape design has been approved by HDRC, with the exception of the fence. This application is for approval of the fence design.

Existing Site Conditions: The site slopes approximately four (4) feet from the NE corner to the SW corner. The neighboring property to the south is between 24” and 30” higher than our property. There is an existing retaining wall between the two properties.

Design: The fence starts on the North side of the house at 4’-6” tall to cover the existing AC unit as viewed from the sidewalk along Boston Street. (Any lower, and the AC unit would be visible.) The top of the fence is level along its entire length. This makes the maximum fence height approximately 7’-0” at the NW corner along Boston. The lot slopes an additional foot to the SW, making the maximum fence height 8’-0.” The fence will be faced with 1x4 cedar vertical boards.

Zoning: The fence as designed is allowable by code under Section 35-514(c)(2)F:

“In any side or rear yard where a slope is present the height of the fence may be adjusted to allow the top of the fence to be level, and perpendicular to the support posts at a height greater than six (6) feet, provided that the height of the fence at the highest elevation does not exceed eight (8) feet. In order to maintain a uniform appearance, whenever a fence higher than six (6) feet is allowed by this subsection, all side and rear yard fences may be allowed up to eight (8) feet in height above grade.”



Before



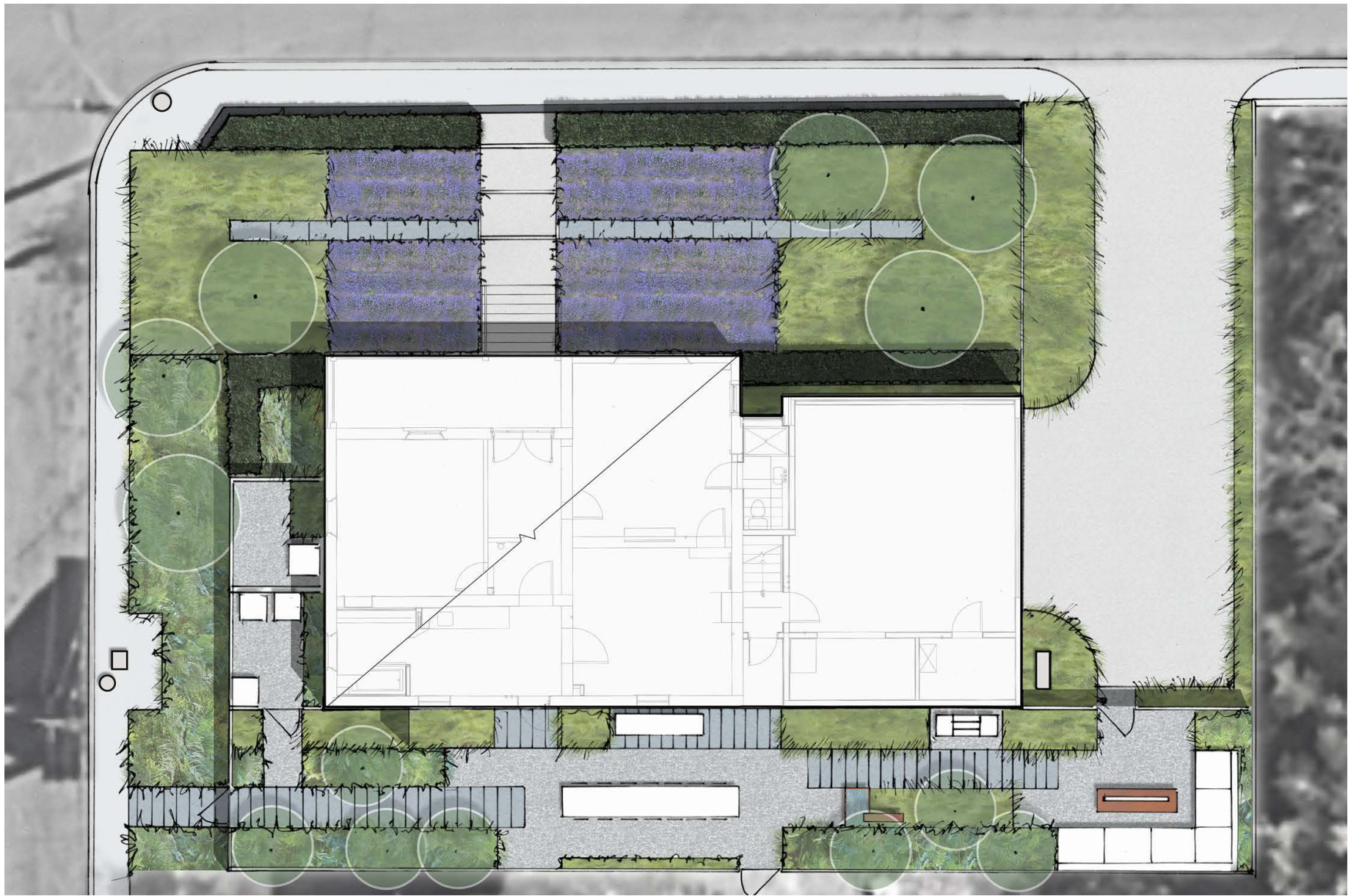
After

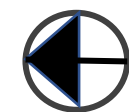


Before



After

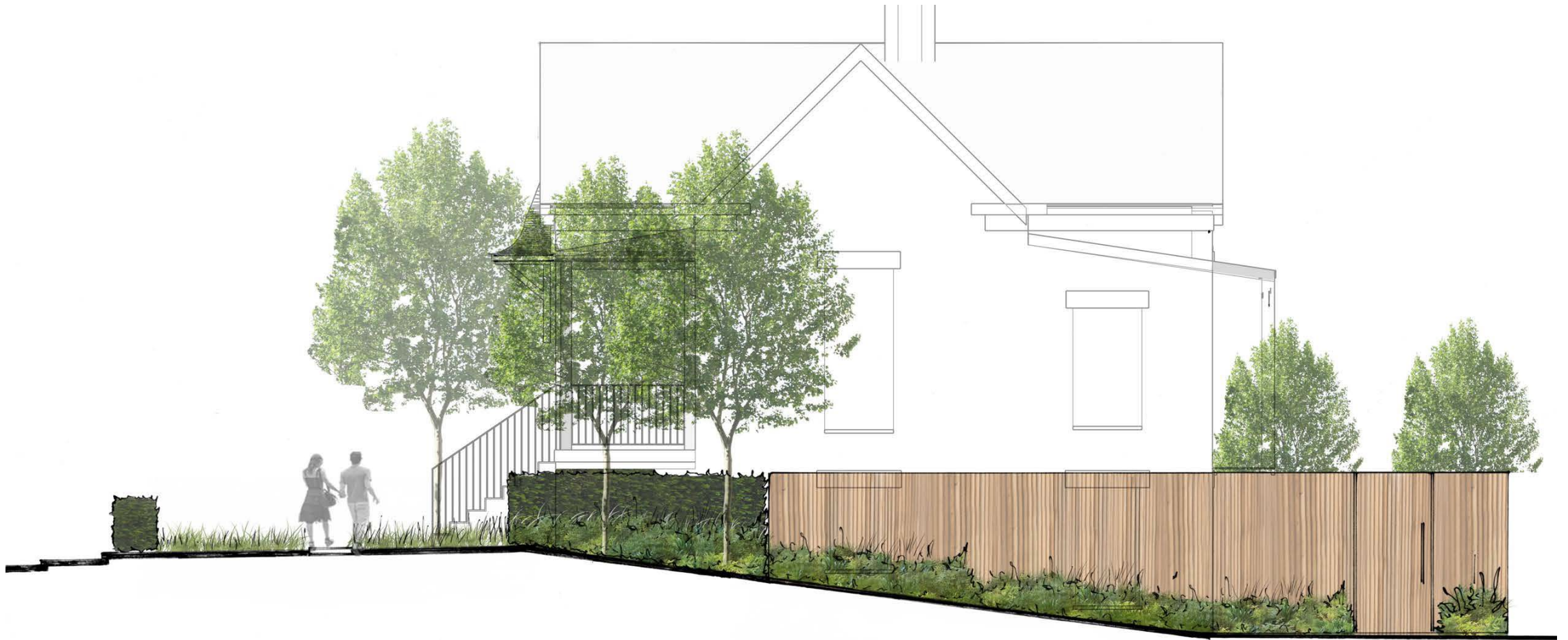




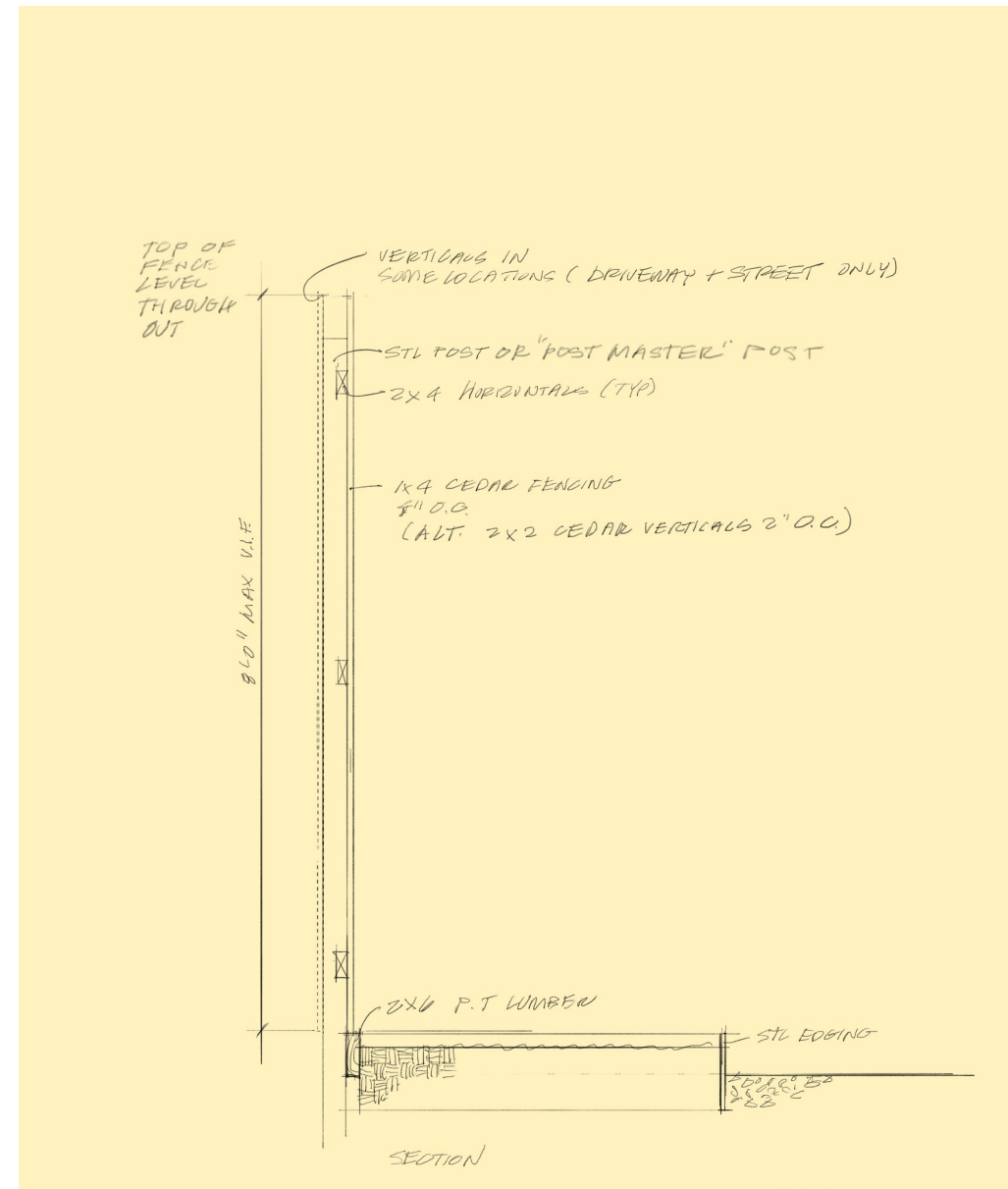
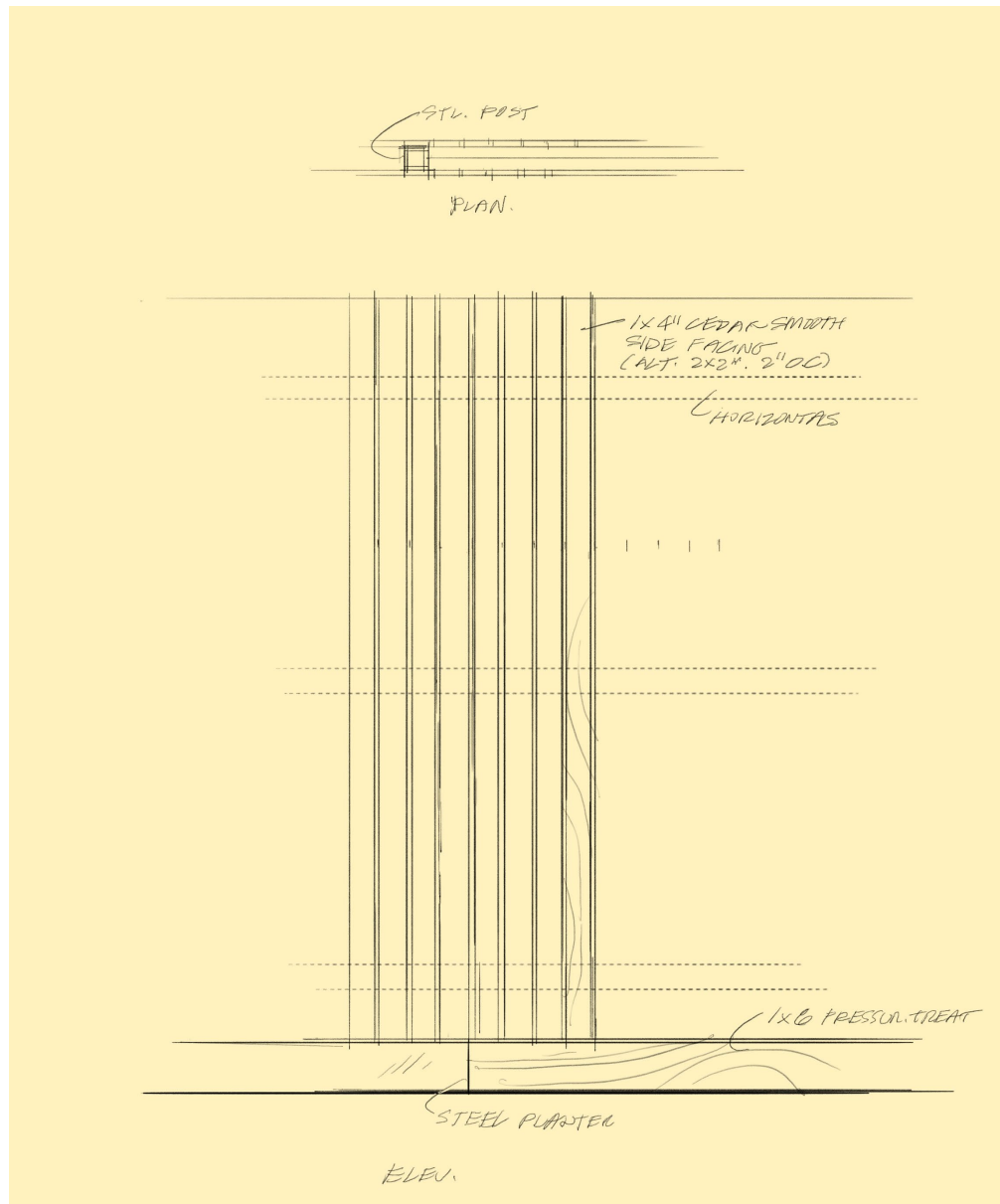
FENCE PLAN



FENCE AXON



NORTH ELEVATION of FENCE on BOSTON



FENCE PLAN, ELEVATION and SECTION DETAILS



PHOTO MONTAGE NE CORNER on BOSTON



PHOTO MONTAGE - NORTH ELEVATION on BOSTON



PHOTO MONTAGE NW CORNER on BOSTON



PHOTO MONTAGE NW CORNER on BOSTON

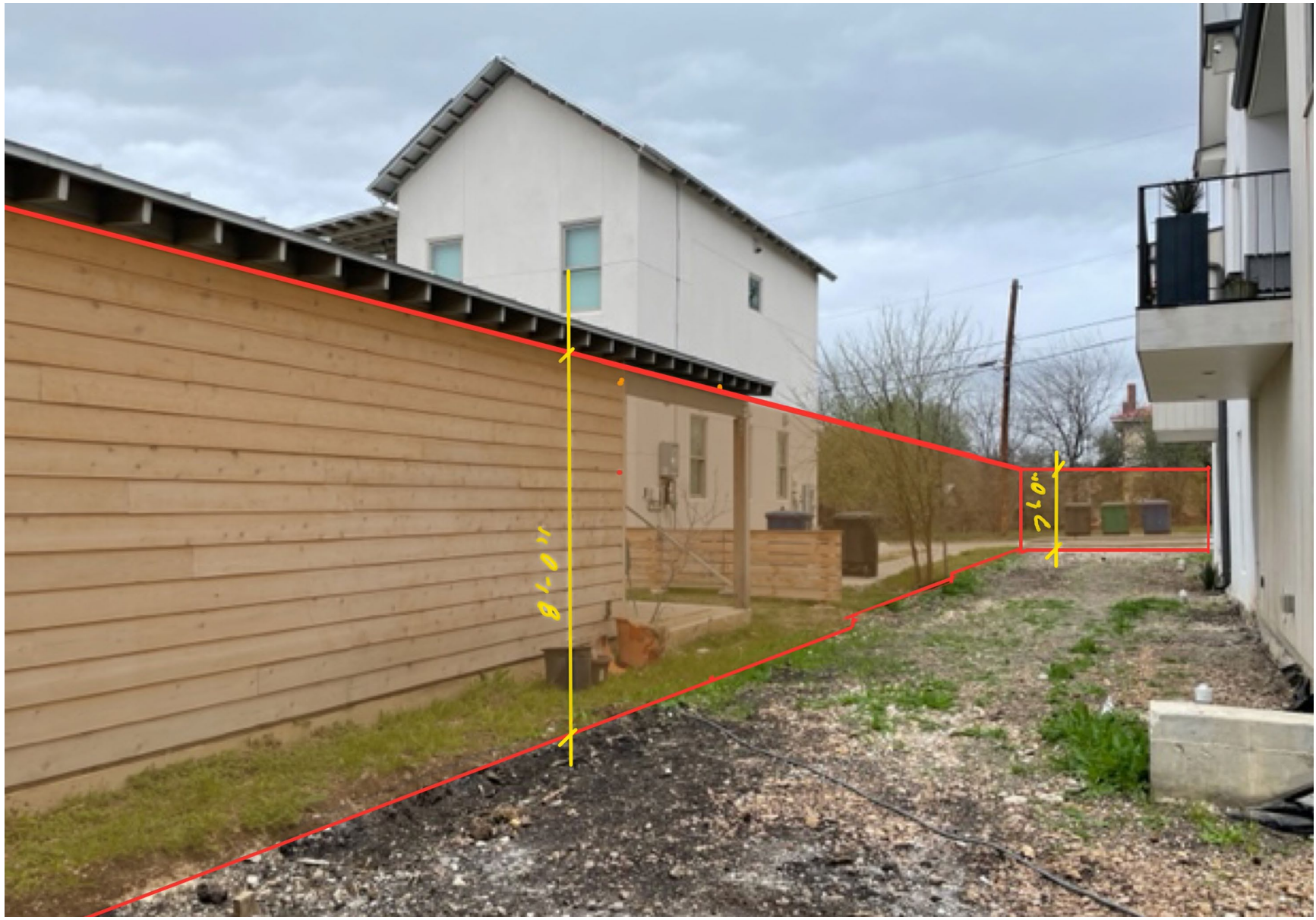


PHOTO MONTAGE NW CORNER on BOSTON



PHOTO MONTAGE VIEW FROM MAIN FLOOR looking SW



PHOTO MONTAGE VIEW FROM MAIN FLOOR looking NW



PHOTO MONTAGE VIEW FROM MAIN FLOOR looking WEST