

# HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2023

**HDRC CASE NO:** 2023-118  
**ADDRESS:** 321 CLUB DR  
**LEGAL DESCRIPTION:** NCB 6704 BLK 14 LOT 5- 6, E 18 FEET OF 7  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Juan Trevino  
**OWNER:** Patricia Trevino/TREVINO JOHN C & PATRICIA V  
**TYPE OF WORK:** Brick wall replacement with six-foot wooden privacy fence  
**APPLICATION RECEIVED:** March 16, 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 replace the existing six-foot-tall brick wall located at the front façade and along the east property line with a six-foot-tall wood 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 primary structure at 321 Club was constructed circa 1925 in the Colonial Revival style and contributes to the Monticello Park Historic District. The two-story single-family structure features symmetrical front fenestration with

a centered inset front door, flanked by 4 divided-light windows on each side, a brick masonry façade, chimney, and a six (6) foot masonry fence located along the front façade wall plane

b. FENCE INSTALLATION – The applicant is requesting to replace the existing brick wall located at the front façade wall plane and along the east property line with a six-foot-tall wood privacy fence with brick posts. Per Guideline 2.B.i. for Site Elements, new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. The design of the fence should respond to the design and materials of the house or main structure. Guideline 2.C.i for Site Elements states that privacy fences should be set back from the front façade of the building, however, staff finds that historically the fence line has been in line with the wall pane on the front façade. Staff finds that wood rear privacy fencing is appropriate.

**RECOMMENDATION:**

Staff recommends approval of the replacement of the existing six-foot-tall brick wall located at the front façade wall plane and along the east property line with a wooden privacy fence based on findings a through b with the following stipulations:

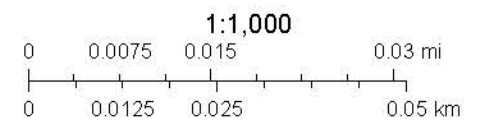
- i. That the final construction height of the approved fencing may not exceed the maximum height of 6 feet at any portion of the fence. Additionally, the fencing must be permitted and meet the development standards outlined in UDC Section 35-514.



# City of San Antonio One Stop



March 29, 2023









































**PLOT (SITE) PLAN**  
**(SAMPLE ONLY)**

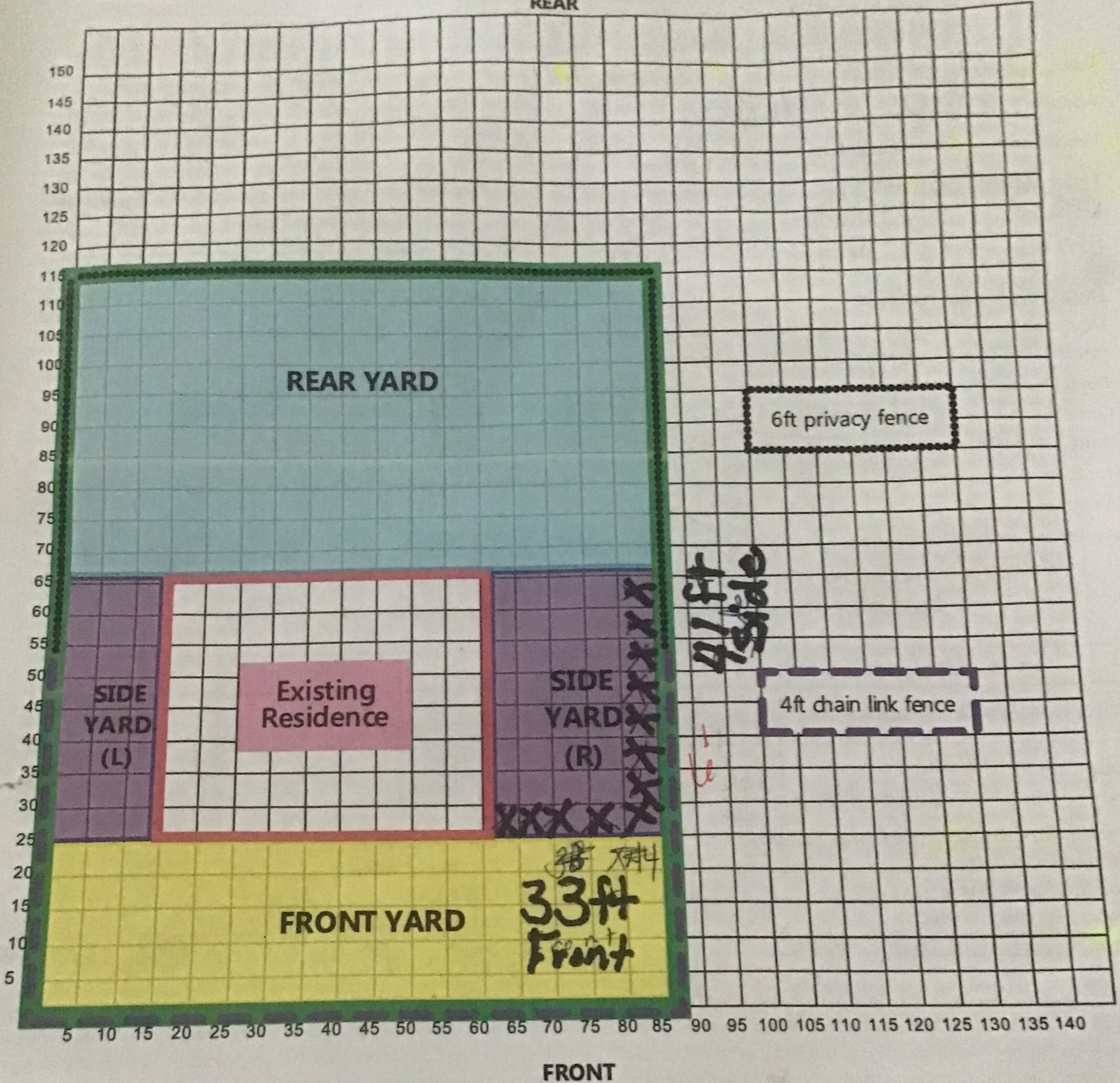
Address: 321 Club Dr.

Block: \_\_\_\_\_

NCB: \_\_\_\_\_

Lot: \_\_\_\_\_

REAR



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Applicant Signature: *Ruthie V. Lewis*

Date: 3-15-2022

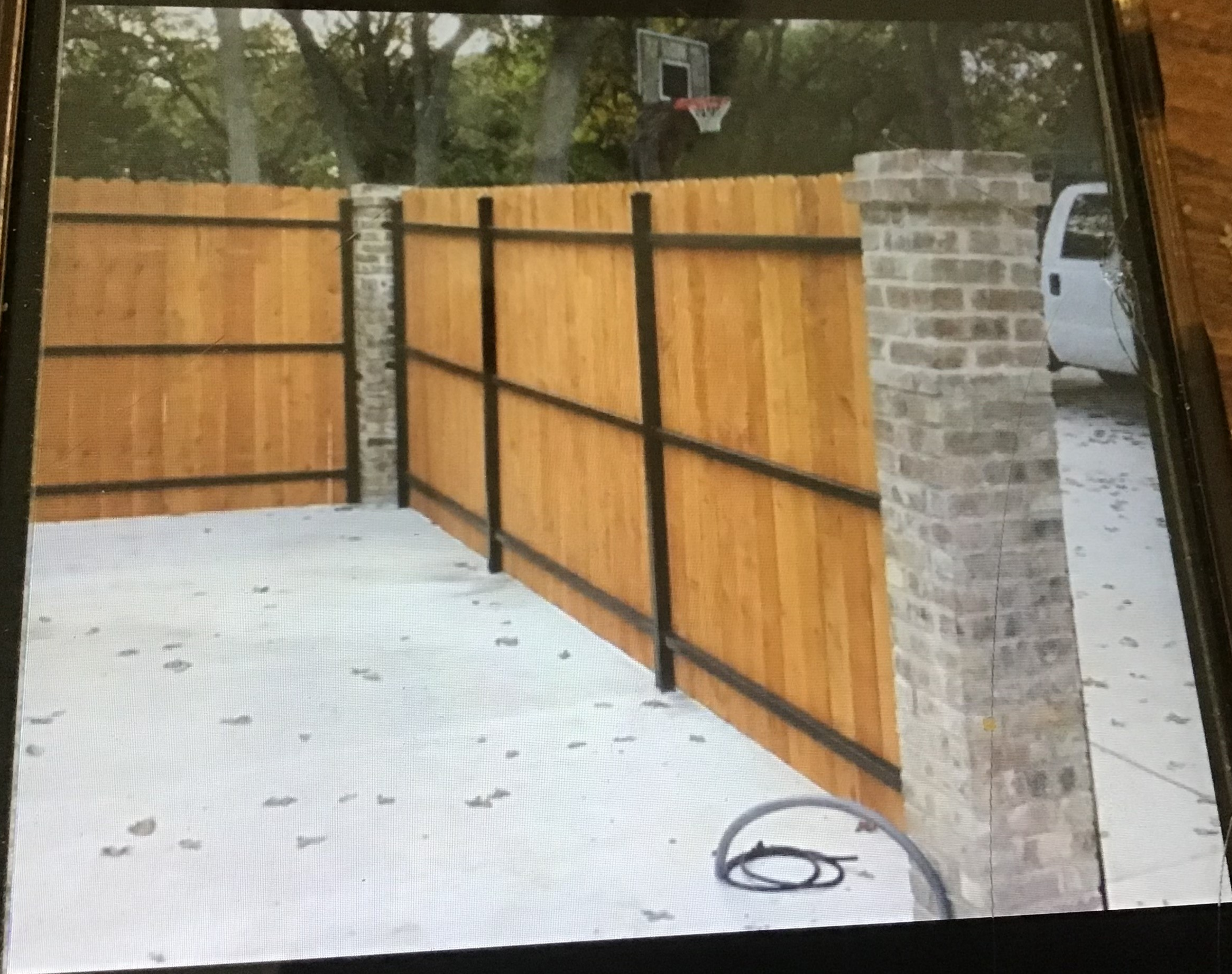


Lara Fence

11:30 AM, Mar 18











August 2022