

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2023

HDRC CASE NO: 2023-096
ADDRESS: 1123 W FRENCH PLACE
LEGAL DESCRIPTION: NCB 3030 BLK 1 LOT 21 AND W40 FT OF 22
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Individual Landmark
APPLICANT: Macario Escamilla III | esCASAmilla Investments LLC
OWNER: Macario Escamilla III | esCASAmilla Investments LLC
TYPE OF WORK: Backyard fencing and gate
APPLICATION RECEIVED: March 04, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a backyard wood privacy fence between five and eight feet tall.
2. Install a wood privacy gate between five and six feet tall on the east side of the house behind the front façade.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- Preserve*—Retain historic fences and walls.
- 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.
- 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

- 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.
- 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.
- 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.
- 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.
- 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

- 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.
- Location*—Do not use privacy fences in front yards.

Sec. 35-514. - Fences.

(c) Height Limitation.

(1) Except for the provisions in section (b) above no fence shall exceed the following table of heights. In addition, the maximum permitted fence height shall not exceed that of the maximum permitted fence height for the abutting property except as provided in subsection (c)(2). The board of adjustment may allow fences of greater height by special exception, subject to section 35-399.04 of this chapter or by variance subject to Section 35-482 if the height of the fence exceeds allowances for a special exception. The height shall be the vertical distance measured from the lowest adjacent ground level (either inside or outside the fence) to the top of the tallest element of the fence material, excluding decorative features affixed to the top of any column, pillar or post. The height of any existing retaining walls, either an integral part of a fence or upon which a fence may be erected, shall be calculated in the height of the fence, except in the following instances:

- A. The retaining wall is necessary for structural soundness/integrity of building construction on the lot; or
- B. The retaining wall is abutting a drainage easement or drainage infrastructure.

**Table of Heights
Maximum Permitted Fence Heights**

Permitted Use	Front Yard	Side Yard	Rear Yard
Single-Family or Mixed Residential Use	3'0" solid fence 5'0" combined or predominantly open fence Except as provided by (b)(2)	3'0"	5'0"
Multi-Family Use (see also subsection 35-514(f) below)	3'0" solid fence 5'0" combined or predominantly open fence	3'0"	5'0"
Commercial & Office Use	3'0" solid fence 5'0" combined or predominantly open fence	4'0"	6'0"
Industrial Use *	8'0" ¹	8'0" ¹	8'0" ¹
Government Facilities, Churches, Schools, Swimming Pools, Stormwater Management Facilities, & Parks (Public property, including parks, require HDRC review)	8'0"	8'0"	8'0"
Vacant Lots, Parking Lots	3'0" solid fence 6'0" combined or predominantly open (see also subsection 35-514(b)(3) above)	3'0"	5'0"

(2) Notwithstanding the provisions of subsection (c)(1), above, a fence may be erected or altered up to a height of eight (8) feet where:

- A. The ground floor elevation of either the principal dwelling on the property or the principal dwelling on an abutting lot is at least four (4) feet higher than the elevation at the shared lot line; or
- B. The fence is erected along a side or rear lot line which abuts an alley or a street with a classification other than a local street; or
- C. The fence is a sound barrier or a security fence for a public or institutional use; or
- D. The additional fence height is permitted by the city council pursuant to a rezoning or specific use authorization; or
- E. The fence is located on a side or rear lot line of a single-family, duplex, or mixed-residential use which abuts a multi-family residential, commercial, industrial, or park use.
- F. In any side or rear yard where a slope is present, the height of a 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.

Fences in Historic Districts: City of San Antonio Historic Design Guidelines Fences Policy Guide

SPECIFICATIONS & DOCUMENTATION

When new fences are appropriate to the site-specific conditions of the property, applicants must also ensure that the style, height, and configuration of the fence is also appropriate per the Historic Design Guidelines for Site Elements and the Unified Development Code 35-514.

- **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.
- **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.
- **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.

- **NONCONFORMING FENCES** - Chain-link, barbed wire, corrugated metal, and make-shift fences should be avoided. Grandfathered items may be replaced with appropriate fencing, but should not be reconstructed or expanded upon.
- **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.
- **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.

FINDINGS:

- a. The structure located at 1123 W French Place is a single-story Folk Victorian style residence. Built c. 1909, the property features a wraparound porch, columns, a standing seam metal roof, decorative detailing on the gable area. The house features gable and hip roof forms and smooth, Doric columns along the porch. The property is an individual landmark.
- b. **ADMINISTRATIVE APPROVAL** – The applicant has requested approval to repaint the non-masonry exterior of the primary and secondary structures on the property. This scope of work has been approved administratively in accordance with the UDC.
- c. **VIOLATION:** On March 02, 2023, staff observed and contacted the property owner concerning unapproved exterior painting and fence installation. Staff advised the applicant that exterior painting and fence installation at the property requires a Certificate of Appropriateness and that backyard fence installation over six feet does not conform to Guidelines.
- d. **BACKYARD FENCE** – The applicant has requested to install a five to eight feet tall wood privacy fence in the backyard along the property line. UDC Section 35-514 and the Fences in Historic Districts policy document states that the construction of a backyard fence must not exceed six feet in height. Staff finds the construction of a fence taller than six feet in the backyard is not consistent with UDC requirements.
- e. **GATE** – The applicant has requested to install a wood gate between five and six feet in height. UDC Section 35-514 states that the construction of a wood gate must not exceed six feet in height. Staff finds the installation of the wood gate is consistent with UDC and Historic Design Guidelines.

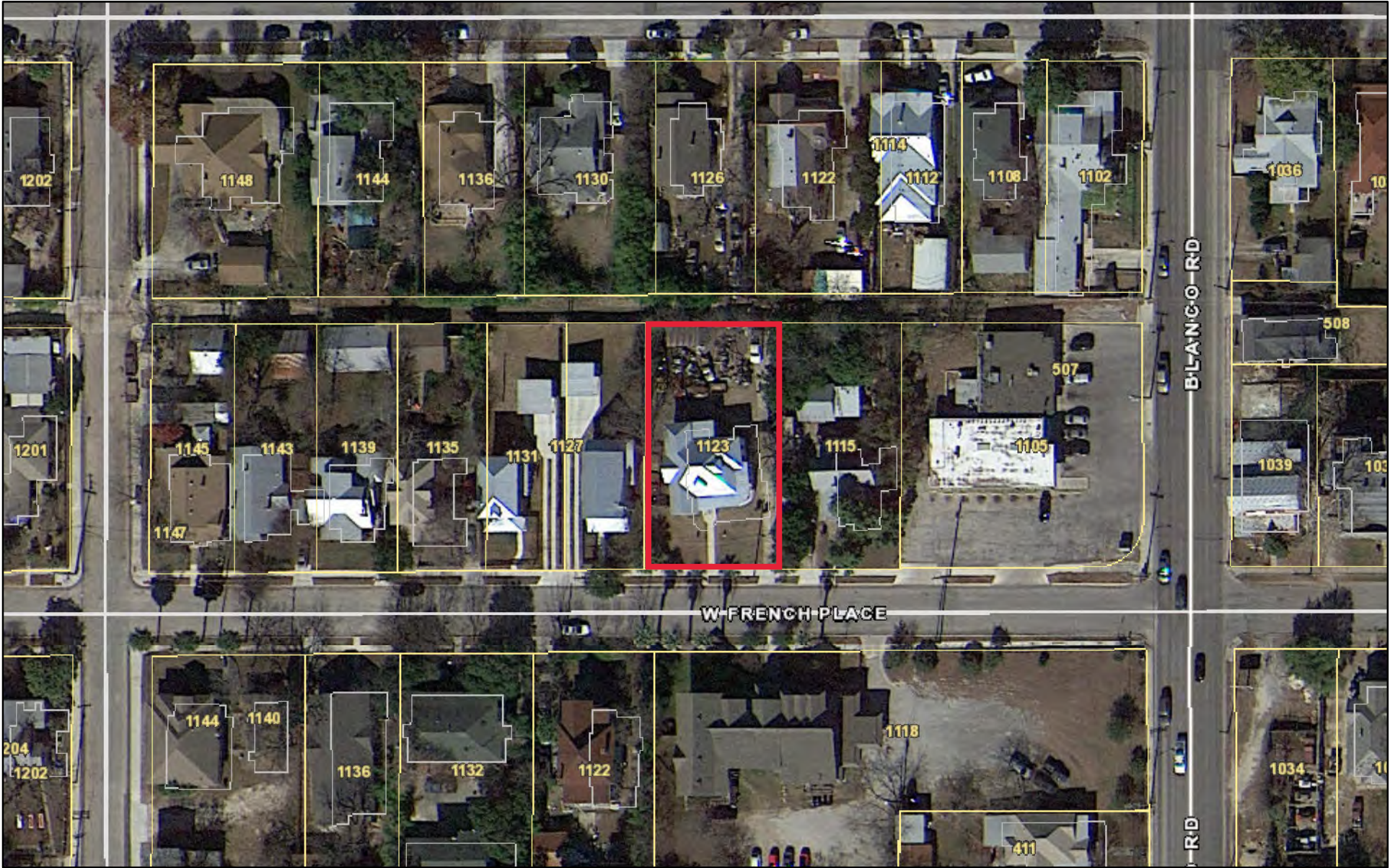
RECOMMENDATION:

Staff recommends approval to install a rear wood privacy fence behind the front facade, based on findings a through d, with the following stipulation:

- i. That the fence not exceed 6 feet in height.

Staff recommends approval for the installation of the privacy gate, based on findings a through c and finding e.

City of San Antonio One Stop



March 14, 2023



EXTERIOR PAINT



SW 7008
ALABASTER

Columns & Railing

SW 6684
BRITTLEBUSH

Door & Sidelights

SW 6481
GREEN BAY

Trim

SW 6216
JASPER

Body

SW 6479
DRIZZLE

Porch Ceiling









- 219—Mrs M A Rigsby (h) 2.
 222—P C Hoyer (r) 15.
 223—Mrs G B Silsbee (h) 16.
 226—Steven Dolan sr (h) 5.
 226, rear—Wm Rowell (r) 2.
 315—D Dickey (r) 3.
 318—Mrs Margaret E Burns (h)
 406—Mrs C King (r) 2.
 407—Mrs L W Russell (r) 15;
 (The Terrace).
 412—Mrs M W Newnam (r) 5.
 502—W C Rigsby (h) 2.
 503—Mrs E S Kampmann (h) 4.
 506—Mrs V Ruffner (r) 5.
 510—Mrs Isabel Cowen (r) 2.
 514—A Harkless (r) 8.
 518—Mrs L L McCarty (r) 16.
 520—Mrs M E Cook (r) 4.
 520, rear—Vacant.
 523—C L Nash (r) 4.
 525—Katie Thomas (r) 2.
 527—C S Scott (r) 2.
 529—Clinton Brown (r) 2.
 531—Mrs N R De Russe (r) 1.
 533—Mrs L R Robichaux (r) 1.

FOWLER.

- 902—C B Callen (h) 4.
 906—C A Johnson (h) 9.
 914—W A Saunders (h) 2.

FOX AVE.

- 127—M D Endicott (h) 2.

FRANK.

- 718—Fred Kurts (h) 2.
 902—G Stedman.
 912—G Stedman (h) 4.
 1002—Chas B Smith.
 1004—Vacant.
 1006—Chas B Smith (h) 5.
 1010—T M Casey (r) 2.
 1014—Helen Blumer (r) 2.
 1020—Wm Trout (h) 4.
 1020, rear—A Behrens (r) 3.

FRASCH.

- 101—Jno Dolan (h) 5.
 105—J W Neal (h) 4.
 115—B C Riker (h) 2.
 116—G F Scharfenberg (h) 4.
 119—J K Harris (h) 6.
 121—J T Brooks (h) 5.
 122—Josephine Flores (r) 3.
 201—J A Latrd (h) 8.
 211—J Binz (h) 4.
 213—A F Klasing (r) 3.
 230—Wm Klappenbach sr (h) 5.
 232—Geo Weber (h) 2.
 402—Mrs W L Layton (h) 12.
 408—A Krisch (r) 4.
 408, rear—P Kuppers (r) 6.
 413—B Lockhart (r) 4.
 426—Frank Gutierrez (h) 8.
 426, rear—Vacant.
 501—Henry Schmidt (h) 5.

FREDERICKSBURG ROAD.

- 101—Joe Laek.
 102—Five Points Saloon.
 104—R Kuehn.
 106—J Remling.
 108—L P Schelcher (r) 3.

- 122—J W Mann (r) 3.
 125—G Schumacher (h) 5.
 126—N T Roberts (r) 5.
 129—G Schumacher.
 138—Ed W Knox (h) 6.
 200—N M McCown (r) 7.
 210—M M Moody (r) 2.
 216—J B Roberson (r) 3.
 225—Gus Wohlfarth (r) 2.
 229—Mrs S H Martinez (r) 4.
 304—Mrs M Amann (r) 5.
 321—C A Black (r) 8.
 400—P H Spengler (h) 4.
 407—A Wotipka.
 408—P H Spengler.
 409—C Speier (h) 7.
 423—A Hatchet (c) (r) 2.
 435—L A Harper (h) 6.
 518—M H Ross (h) 3.
 537—John Grimes (h) 3.
 1012—Sam King (h) 4.
 —F J McCarthy (h) 7.
 —E W Marshall (h) 10.
 —Herman Frick (h) 4.
 —John Hope (h) 2.
 1806—W F Brown (h) 6.
 1810—Vacant.
 1990—D L Sapp (h) 6.
 —W H Moegelin (h) 3.

FRENCH PLACE, E.

- 102—New house not finished.
 105—T H Franklin (h) 4.
 117—Mrs E A Stribling (h) 2.
 126—Jas O'Leary (h) 6.
 138—J E Jones (r) 2.

FRENCH PLACE, W.

- 102—W D Syers (h) 2.
 109—L G Denman (h) 8.
 115—J T Woodhull (h) 4.
 118—Mason Williams (r) 4.
 127—E B Chandler (h) 4.
 128—R J Onderdonk (h) 7.
 202—Mrs L Moore (h) 2.
 205—P J Lewis (h) 7.
 314—Wm C Lott (h) 3.
 315—A S Gage (h) 4.
 325—A J Vick (h) 5.
 404—Vacant.
 405—Michael Goggan (h) 4.
 415—A H Jones (h) 4.
 418—O D Woestman (h) 4.
 501—D K Furnish (h) 2.
 509—F C Davis (h) 2.
 510—F W Weeks (h) 3.
 511—Floyd McGown (h) 7.
 802—A Braden (h) 6.
 906—J H Mead (c) (h) 5.
 908—S Hodge (c) (h) 2.
 909—Will Baar (c) (h) 5.
 910—Vacant.
 1028—J R Johnson (r) 5.
 1118—H D Thompson (h) 3.
 1123—G M Perry (h) 4.
 1135—G B Mitchell (h) 10.
 1143—N K Tracy (h) 3.
 1200—W H McIntosh (h) 4.
 1224—F D Harrison (h) 6.
 1234—T S Casner (h) 6.

FRIO, N.

- 108—Vacant.
 109—Louis Hernandez sr (r) 20.
 109, rear—T Garcia (r) 5.
 112—V Luna (r) 10.
 201—I Garza (r) 3.
 203—J Benavides (r) 5.
 205—T Villegas (r) 4.
 207—I Estrada (r) 4.
 209—A Vasquez (r) 4.
 211—P Sanchez (r) 5.
 213—D Sepulveda (r) 6.
 215—J X Bilhartz (h) 6.
 217—M Garcia (r) 5.
 219—V Chacon (r) 5.
 221—E Gonzales (r) 4.
 223—Mrs A Garza (r) 3.
 225—A Mendez (r) 8.
 308—A Peterson (r) 6.
 313—J F Fagan (r) 3.
 317—C Cadena sr (r) 7.
 318—Mrs M A Siferd (h) 3.
 321—F X Bilhartz (h) 4.
 324—G D Lanham (h) 5.
 325—Vacant.
 403—Geo Decker (r) 2.
 409—A B Cook (r) 4.
 411—T Moynahan (r) 2.
 414—G North (r) 2.
 416—C E Van Houten (r) 6.
 420—E B Pizzini (r).
 506—C B McCulloch (r) 3.
 508—J Leker (r) 3.
 510—A McCullough (r) 3.
 514—A H Hansen (h) 3.
 518—Vacant.
 520—H McCormick (r) 4.
 521—F P Grimsinger (h) 6.
 522—Vacant.
 615—J R Dickerson (h) 7.
 703—L Leiva (r) 10.
 708—P B Carroll (r) 4.
 712—P Rodriguez (r) 3.
 713—Jos Woeltz (h) 6.
 714—Andres Garza (h) 4.
 714, rear—M Zegolia (r) 3.
 715—J Aldaco (r) 8.
 718—E Cadena (r) 8.
 722—Jesus Castellano (r) 11.
 724—J Moody (c) (r) 6.
 725—W Greer (c) (r) 4.
 726—N Blevins (c) (r) 2.
 727—F Johnson (c) (r) 5.
 729—J Allston (c) (r) 3.
 731—John Ankerson (h) 3.
 733—White Star Saloon.
 801—Mrs S E Adair (r) 6.
 802—W McClain (c) (r) 2.
 804—S Smith (c) (r) 2.
 810—Mrs Gertrude Garcia (h) 6.
 812—Lillie Simmons (c) (r) 2.
 815—Henry Steiner (c) (r) 3.
 817—Ed Wheat (c) (r) 3.
 821—J Harvey (c) (r) 3.
 825—Lucy Gonzales (c) (r) 5.
 827—A Garza (r) 9.
 829—Narciso Vera (h) 2.
 830—Robert Gotthard sr (h) 2.

FRIO, S.

- 114—J E Myers (r) 2.
 215—M Jenkins (c) (r) 3.
 217—J B Bonachi (r) 6.
 219—H Wells (c) (r) 3.
 221—Juan B Bonachi (r).
 223—E G Guillen (r) 2.
 225—A San Miguel (r) 4.
 308—Emma Denison (c) (r) 2.
 312—Mary Beasley (c) (r) 2.
 316—S Skillman (c) (r) 2.
 320—Letta Clark (c) (r) 5.
 325—National Biscuit Co.
 401—F W Cornehlis (h) 3.
 409—J Malcom (r) 2.
 420—Vacant.
 421—Nannie Shawl (c) (r) 2.
 422—I Barra (r) 4.
 423—S Gonzales (r) 2.
 424—Vacant.
 425—Lizzie Cook (c) (r) 5.
 426—D Cuellar (r) 2.
 428—E Rodriguez (r) 2.
 430—Vacant.
 432—J Chapa (r) 2.
 434—E Garza (r) 2.
 436—Vacant.
 438—Laura McGrew (r) 2.
 501—Chas Heberer (r) 4.
 508—Wm Thomas (c) (r) 3.
 510—Emma Lee (c) (h) 2.
 514—J H Roberts (c) (h) 3.
 516—F Rieden (h) 2.
 520—J Forestello (r) 4.
 604—Ben Fassnidge (r) 4.
 612—Henry A Bosse (h) 4.
 617—S Ramon (r) 2.
 702—Gil Villareal & Sons (r) 6.
 703—J Biasolli (h) 5.
 708—V Biasolli (h) 5.
 711—T Gomez (r) 3.
 711, rear—J Martinez (r) 4.
 713—J A Martinez (h) 6.
 714—D Biasolli (h) 5.
 720—M Montez (r) 2.
 726—J Pozzi (h) 4.
 809—D Perez (r) 2.
 811—E Sanchez (r) 3.
 812—I Cantu (r) 4.
 813—A Reyna (h) 6.
 815—M Cardenas (r) 2.
 816—R Osuna (r) 2.
 817—Mrs S Pacheco (h) 2.
 825—I Reyna (r) 2.
 825, rear—Mrs I Sanchez (r) 7.
 827—D Pacheco (h) 3.
 902—Celso Davila (r) 3.
 903—E Lopez (h) 3.
 904—Vacant.
 905—P Salas (r) 4.
 906—L Davila (r) 4.
 908—L Martinez (r) 4.
 909—Vacant.
 910—L Camacho (h) 4.
 911—A Reyes (h) 4.
 914—J Martinez (h) 3.
 925—G Castillo (h) 2.
 926—Mrs C Romero (h) 4.

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State: Texas

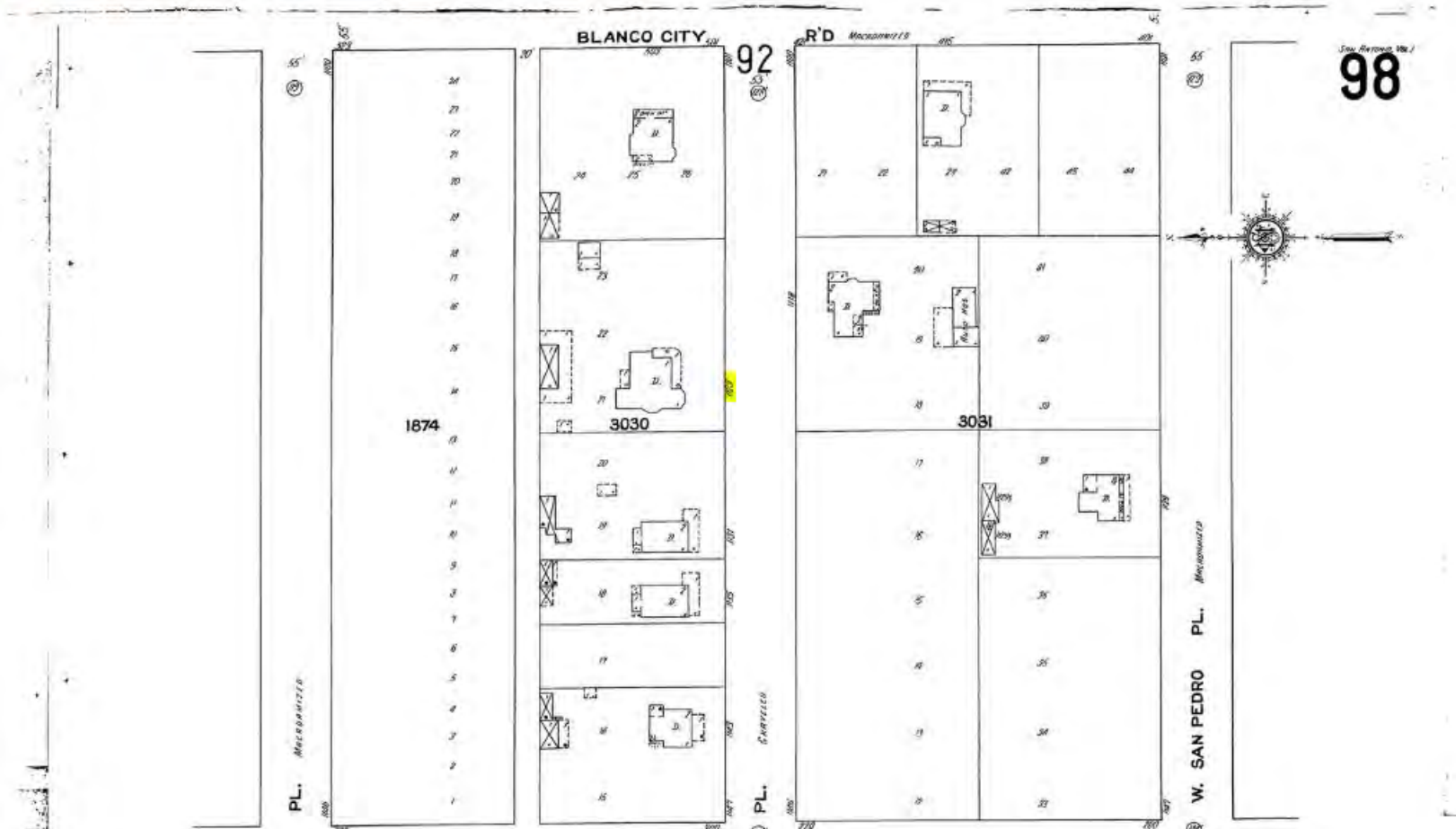
City: San Antonio

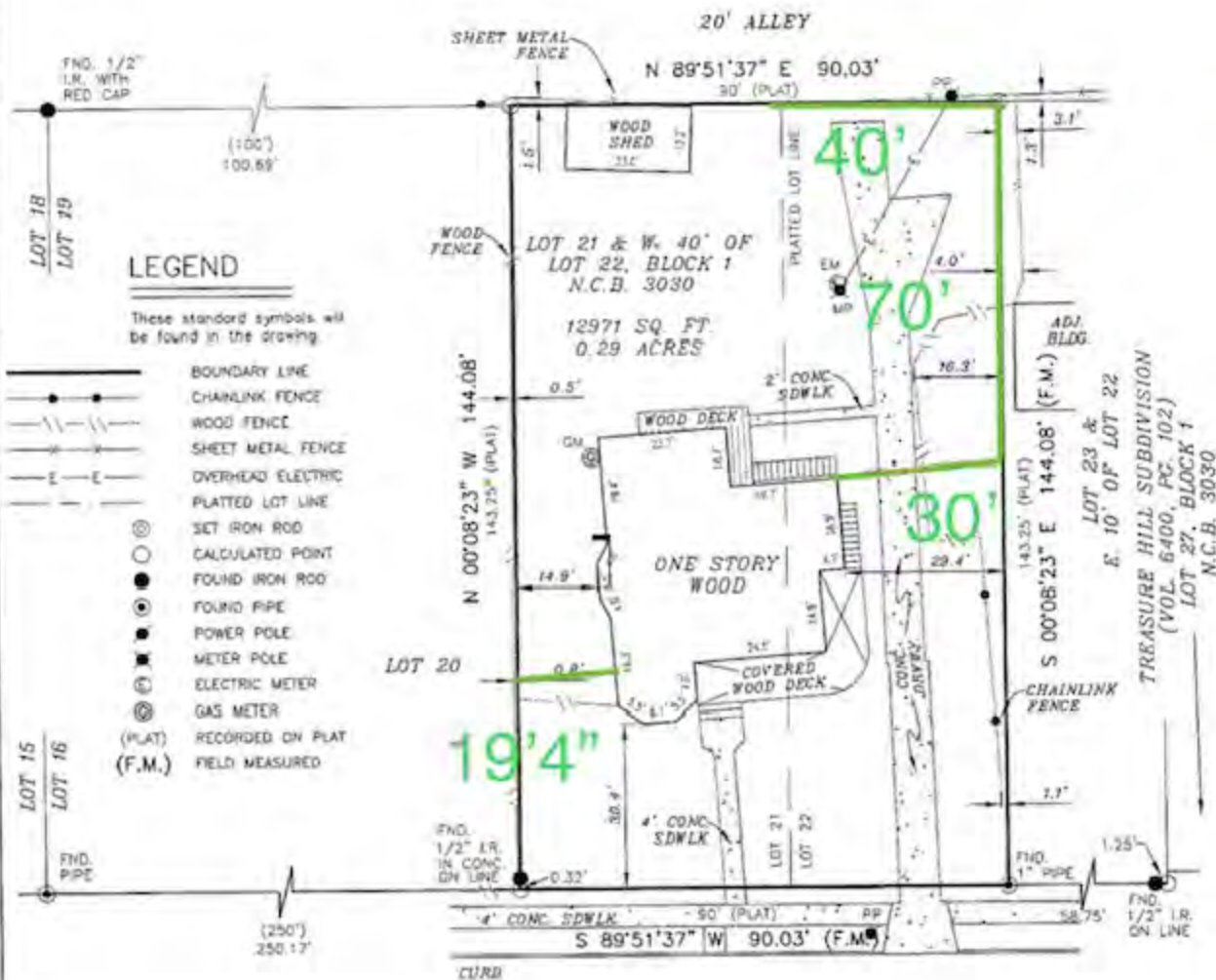
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Volume: vol. 1, 1911



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FRENCH PLACE
(55.6' R.O.W. - PER PLAT)
(A.K.A. W. FRENCH PLACE)

Left side front of home

19'4"

5'

6'

6' highest point
of fence and 5'
lower end

Right side
of home back yard

70' width

8' height





Double doors
4'8" each

Right front side of home

30' total fencing width

A photograph of a backyard. In the foreground, there is a cracked concrete surface with a rectangular area of red and grey interlocking bricks. A tall, light-colored wooden fence runs across the middle ground. Behind the fence, there are green trees and a clear blue sky with some clouds. A utility pole is visible behind the trees. On the left, a portion of a white building is visible.

30' width
8' height back yard rear lot line