

HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2023

HDRC CASE NO: 2023-161
ADDRESS: 503 E GUENTHER ST
LEGAL DESCRIPTION: NCB 941 BLK 4 LOT E IRR 262FT OF 1 & E IRR 275FT OF 2
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Daniel Cruz/Design Coop
OWNER: Seema Izfar/IZFAR SEEMA
TYPE OF WORK: Fencing, driveway gate
APPLICATION RECEIVED: April 19, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Install a 6' metal fence at the rear of the property.
2. Install a 4' metal fence at the front of the property with a 4' metal gate across the driveway.

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 property at 503 E Guenther is a 2.5-story Italianate-style residence built c 1892. The building is clad in red brick with a battered limestone skirt. The east and south elevations are dominated by a two-story wraparound porch. The house has a standing-seam metal roof and wood windows that predominately appear as two-over-two, except for windows on the turret of the primary elevation. There is a detached carport and pool in the backyard. The house contributes to the King William Historic District.
- b. FENCE (REAR): The applicant requests a 6' metal fence at the rear of the property. Historic Design Guidelines for Site Elements 2.C.i says to set privacy fences back from the front façade of the building to reduce their visual prominence. Staff finds this request conforms to guidelines.
- c. FENCE (FRONT) DRIVEWAY GATE: The applicant requests approval to install a 4' metal fence along the east and north sides of the parcel, to include a 4'-tall driveway gate in front of the primary elevation. Historic Design Guidelines for Site Elements 2.B.iii says to limit the height of new fences and walls within the front yard to a maximum of four feet. The Policy Guide for Fences in Historic Districts states that vehicle gates should be set behind the front façade wall plane. While a 4' fence in a front yard would conform to guidelines, the inclusion of the driveway gate in the proposed location does not conform to the policy guide.

RECOMMENDATION:

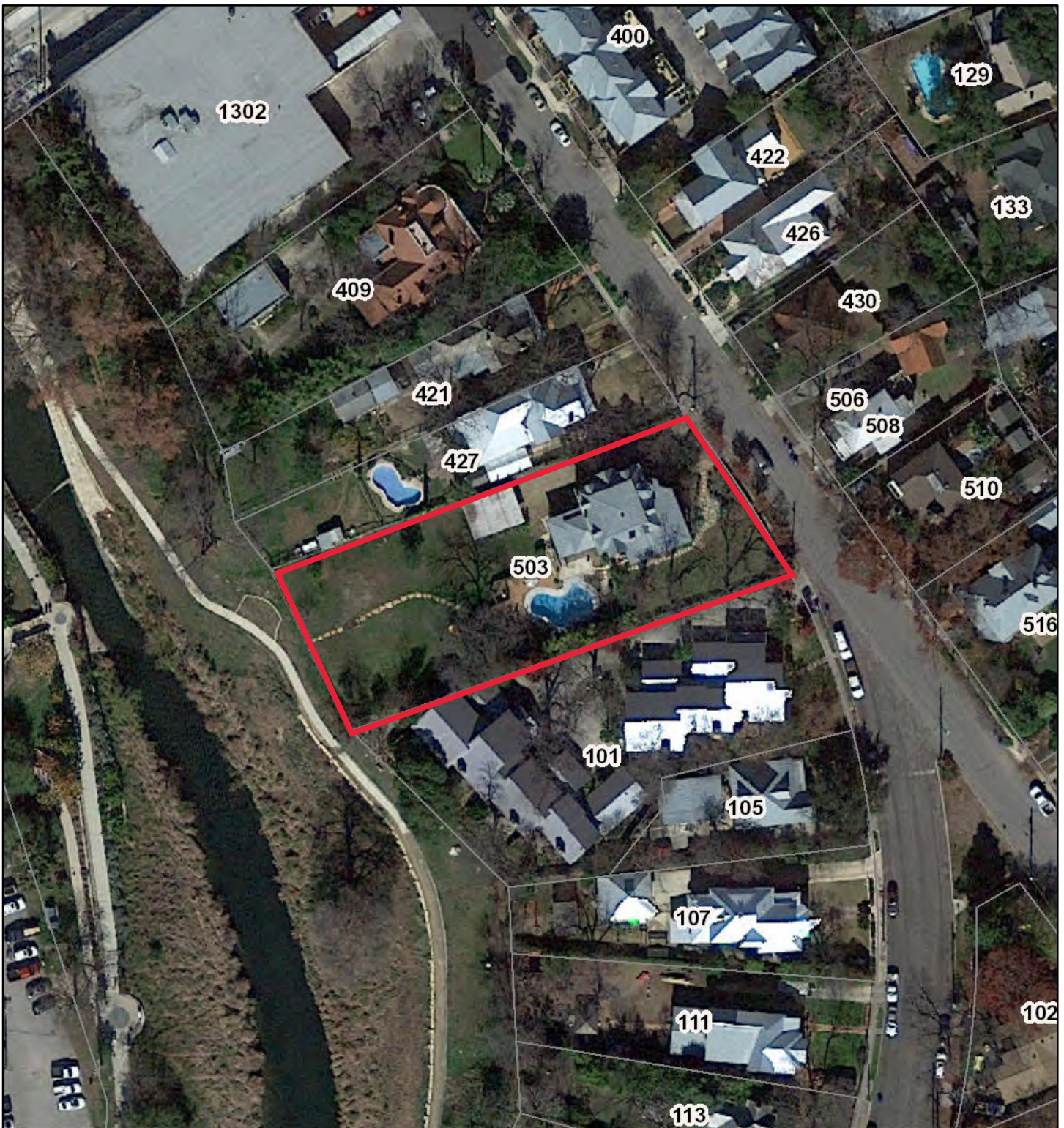
Staff recommends approval of item 1, installation of a 6' metal fence at the rear of the property, based on finding b, with the following stipulation:

- i. That the rear fence not exceed the maximum height of 6' at any portion of the fence.






Staff recommends approval of item 2, installation of a 4' metal front-yard fence with driveway gate, based on finding c, with the following stipulations:

- i. That the applicant proposes a driveway gate set behind the front façade wall plane, with the 4' front yard fence turning west along the south edge of driveway and extends to meet the gate.
- ii. That the front-yard fence not exceed the maximum height of 4' at any portion of the fence.

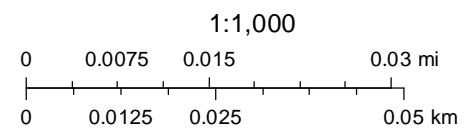
City of San Antonio One Stop

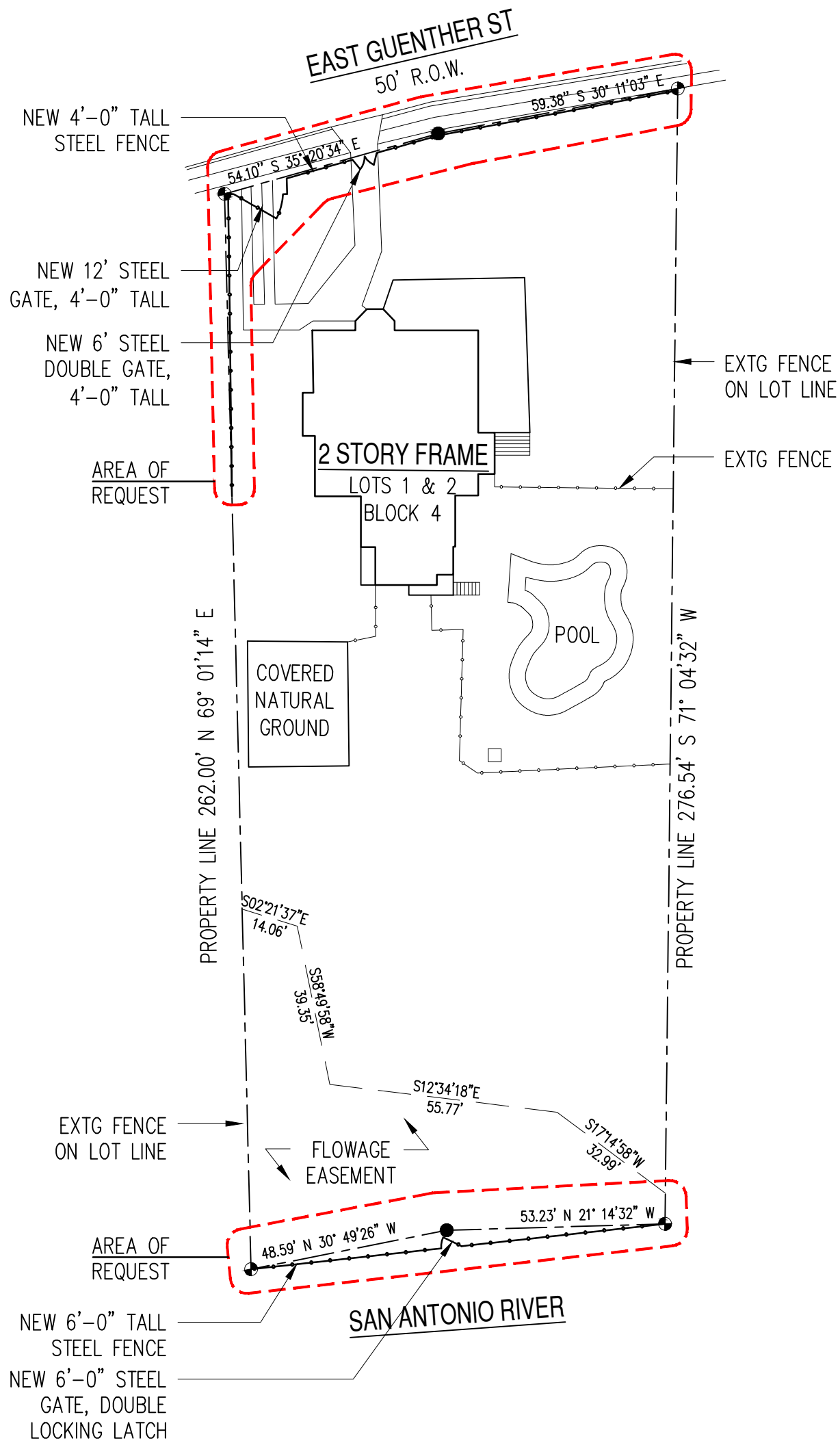


May 10, 2023

-  CoSA Addresses
-  Community Service Centers
-  Pre-K Sites
-  CoSA Parcels
-  BCAD Parcels

 COSA City Limit Boundary

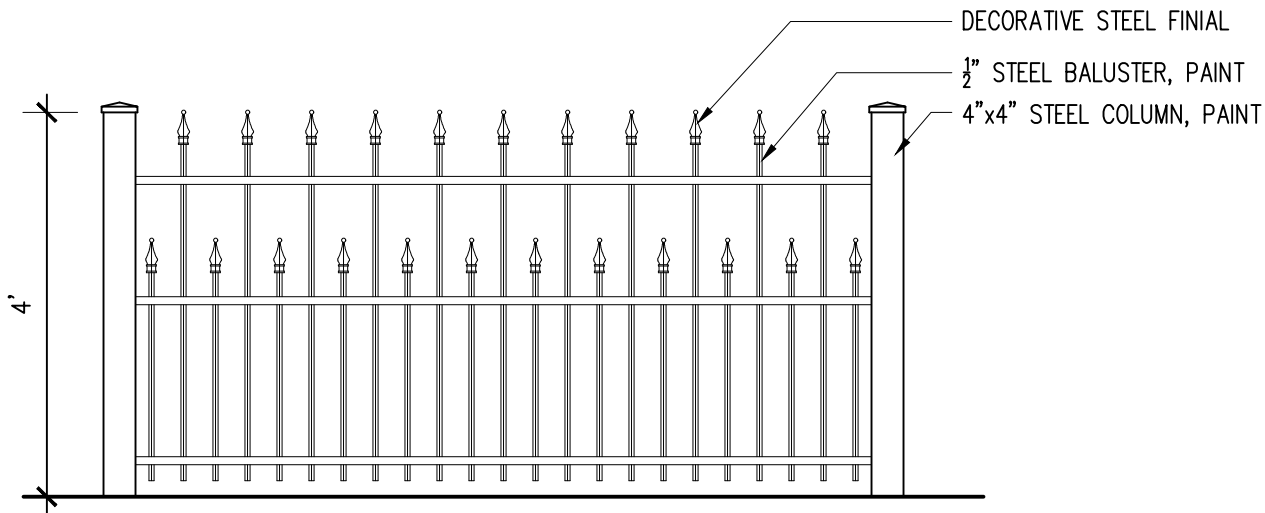




SITE PLAN: FENCE
SCALE: 1/32" = 1'-0"

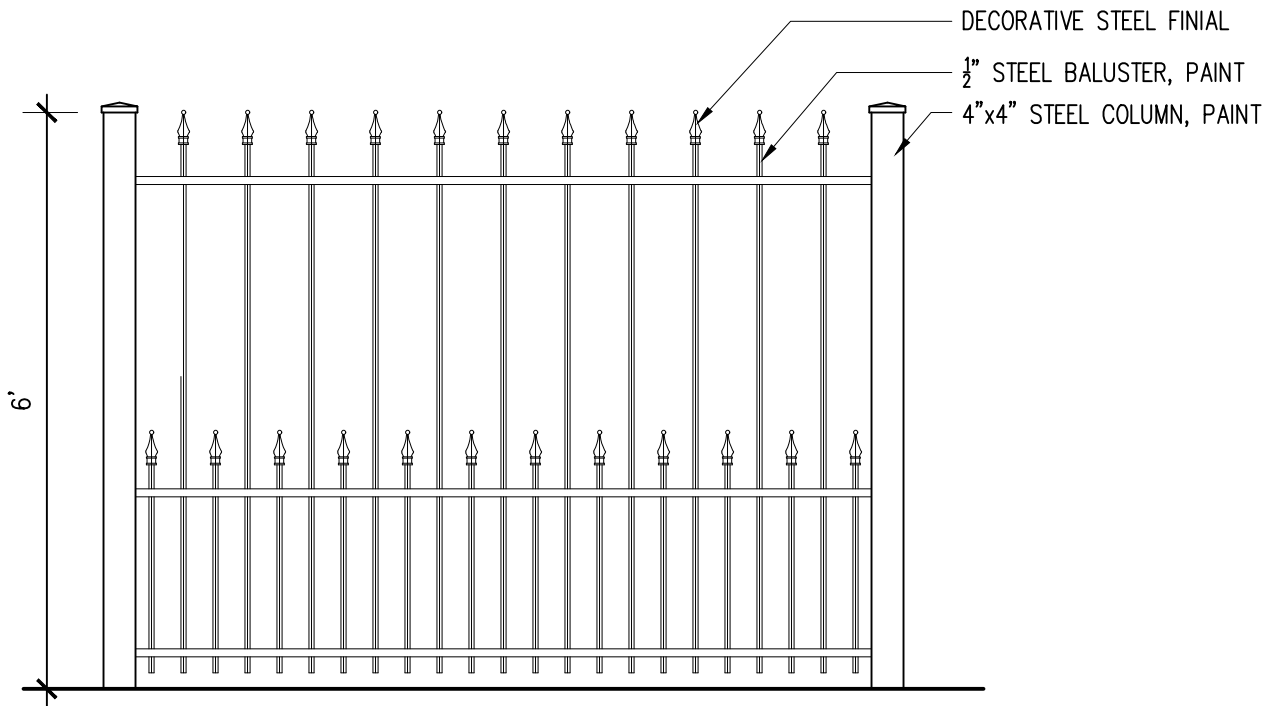


503 E GUENTHER ST	HDRC SHEET 1 OF 2
DATE: FEBRUARY 16, 2022	
DESIGN COOP	



ELEVATION: 4'-0" FENCE

SCALE: 1/2" = 1'-0"



ELEVATION: 6'-0" FENCE

SCALE: 1/2" = 1'-0"



503 E. GUENTHER	
FEB 16, 2023	
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FENCE EXAMPLE

503 E. GUENTHER	
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