

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2015

Agenda Item No: 16

HDRC CASE NO: 2015-242
ADDRESS: 230 CALLAGHAN AVE
LEGAL DESCRIPTION: NCB 720 (KELLEHER SUBD), BLOCK 2 LOT 10 2013) PER PLAT 9644/1
FILED 08-10-2012
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Jim Ferrell
OWNER: Mesa Verde Capital, LLC
TYPE OF WORK: Fencing
REQUEST:

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

Install a three (3) foot tall fence on the property at 230 Callaghan. The fence is to border both Callaghan and Eager. The applicant has proposed materials of cedar posts, cedar rails and four (4) inch metal mesh panels. The proposed fence will match the previously approved balcony handrail.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

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.

FINDINGS:

- a. Front and side yard fences are found historically throughout the Lavaca Historic District and are featured on many of the properties in the vicinity of 230 Callaghan.
- b. According to the Guidelines for Site Elements 5.B.i., ii. and iii., new fences should appear similar to those used historically throughout the district in terms of their scale, transparency and character, should be installed where they would exist historically and should be limited to a height of no more than four (4) feet. The applicant's proposal is consistent with the Guidelines.
- c. The applicant's proposal to construct the proposed fence of cedar posts and rails as well as four (4) inch metal mesh

panels to match that of the house is consistent with the Guidelines for Site Elements 5.B.v.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Edward Hall





Flex Viewer

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Printed: Jun 09, 2015

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Historic & Design Review Commission

San Antonio TX 78204

May 28, 2015

Dear HDR Commission:

I humbly request a review for installing a 36" high fence surrounding my property on the northern (Callaghan Ave.) and western (Eager Str.) borders. The material used will be cedar posts, handrails and 4" metal mesh panels. The fence will be built to match a previously approved balcony handrail made of the exact same material.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Jim Ferrell". The signature is fluid and cursive, with a large initial "J" and "F".

Jim Ferrell



