

## HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2016

Agenda Item No: 4

**HDRC CASE NO:** 2016-112  
**ADDRESS:** 127 CROFTON  
**LEGAL DESCRIPTION:** NCB 941 BLK 4 LOT E 172.85 FT OF 12 & E 182.1 FT OF S 1/2 OF 11  
**ZONING:** RM4 H HS RIO-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** McNulty / Travelers House  
**APPLICANT:** Nate Manfred/French & Michigan  
**OWNER:** Greg & Delores Ellis  
**TYPE OF WORK:** Fencing  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace an existing chain link and hoop wire fence with a new welded wire fence with metal frames along the property line.

### 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.

##### 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 applicant has proposed to replace an existing chain link and hoop wire fence with a new welded wire fence with metal frames along the property line. The applicant has noted that the proposed fence will be located in the location of the existing fence and will be four feet in height in the front yard and six feet in height in the side and rear yard.
- b. According to the Guidelines for Site Elements 2.B.i. and ii, new fences and walls should be installed where

historically located and should be designed to be similar to those found historically throughout the district in terms of their scale, transparency and character. 127 Crofton as well as various other properties along Crofton Avenue feature front, side and rear yard fences consisting of various materials and designs. The applicant has proposed to install a welded wire fence with metal frames, featuring a similar transparency as the existing fence on the property. This is consistent with the Guidelines.

- c. The applicant has noted per the provided site plan that the proposed fence will be four feet in height throughout the front and side yard to the rear of the primary historic structure where the height will transition to six feet in height throughout the rear yard. One small section of fence that is approximately eight feet in length on the north side of the property will feature a height of six feet. This is consistent with the Guidelines.
- d. In regards to materials, the applicant has proposed for the fence to include minimum two inch square steel tube fence frames and welded wire mesh fence panels that will feature two inch openings. Staff finds the proposed materials and design appropriate and consistent with the Guidelines.

**RECOMMENDATION:**

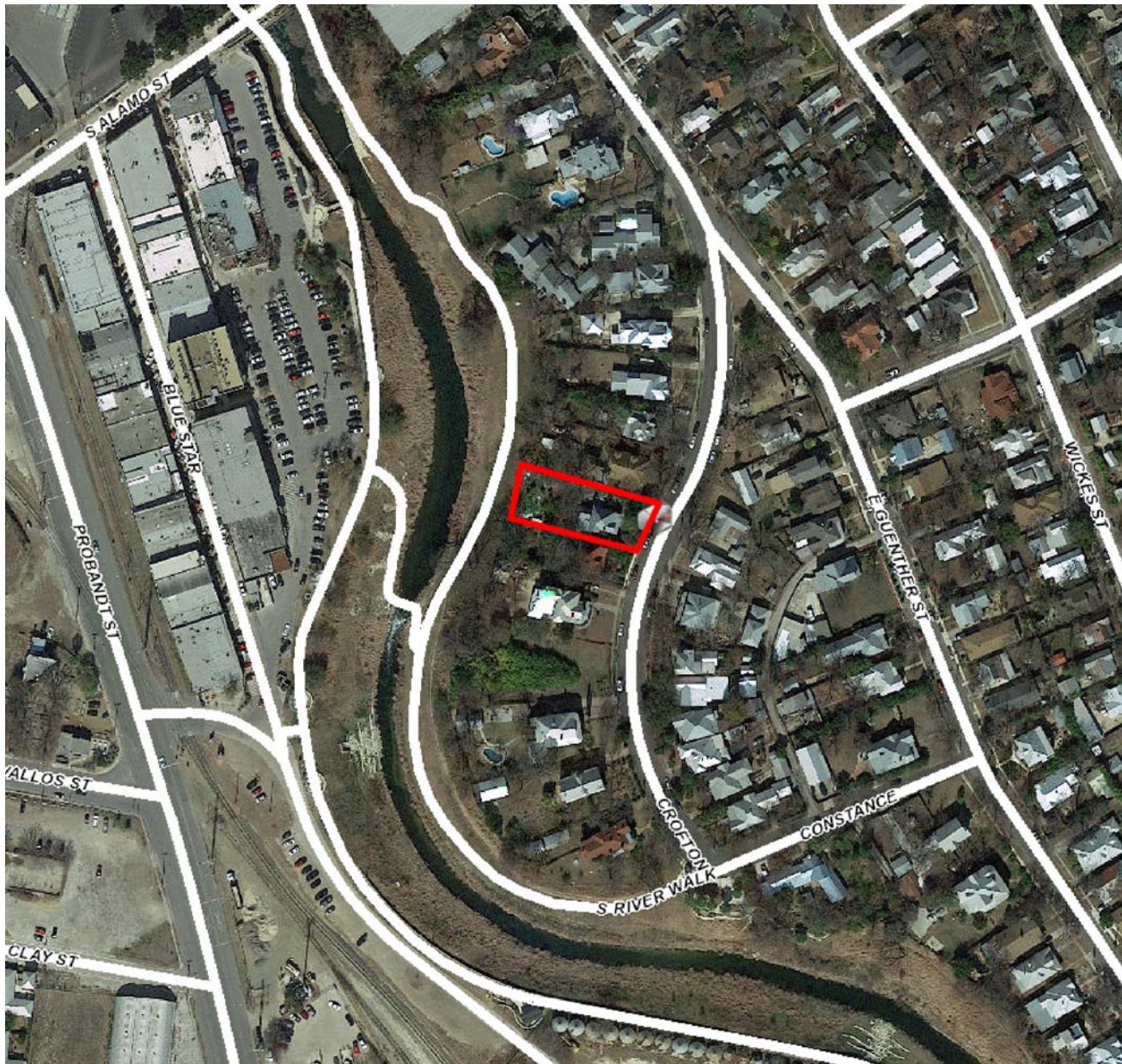
Staff recommends approval as submitted based on findings a through d.

**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

Powered by ArcGIS Server

Printed: Mar 21, 2016

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CITY of SAN ANTONIO  
NOTICE of HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION

ADDRESS: 127 CROFTON  
REQUEST: FENCING  
HEARING DATE: 04-06-2016

TIME: 3:00 P.M.  
FOR MORE INFORMATION CONTACT  
(210) 215-9274  
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO





CITY of SAN ANTONIO  
NOTICE of HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION

ADDRESS: 111 CRYSTON  
REQUEST: 1114256  
HEARING DATE: 03/26/2020 20/20

TIME: 3:00 P.M.  
FOR MORE INFORMATION CONTACT  
(210) 215-4029  
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO



**127 Crofton Fence Replacement**



**127 Crofton Front Fence**



**127 Crofton Typical Side Chain Link Fencing**



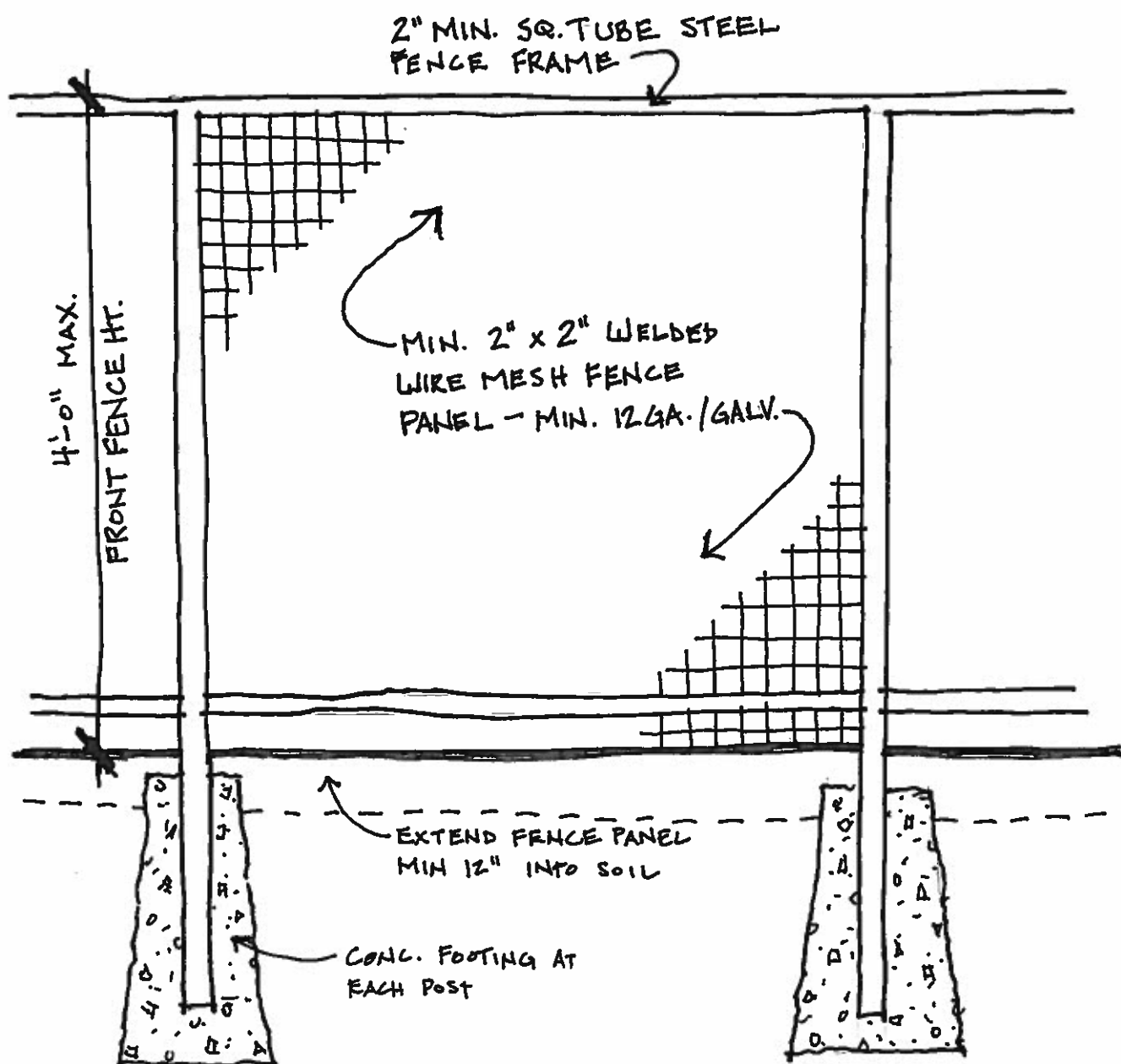
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6

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Electricians need to guard  
themselves against electric shocks in  
their work. Electricians in  
hazardous areas must be 17' high.

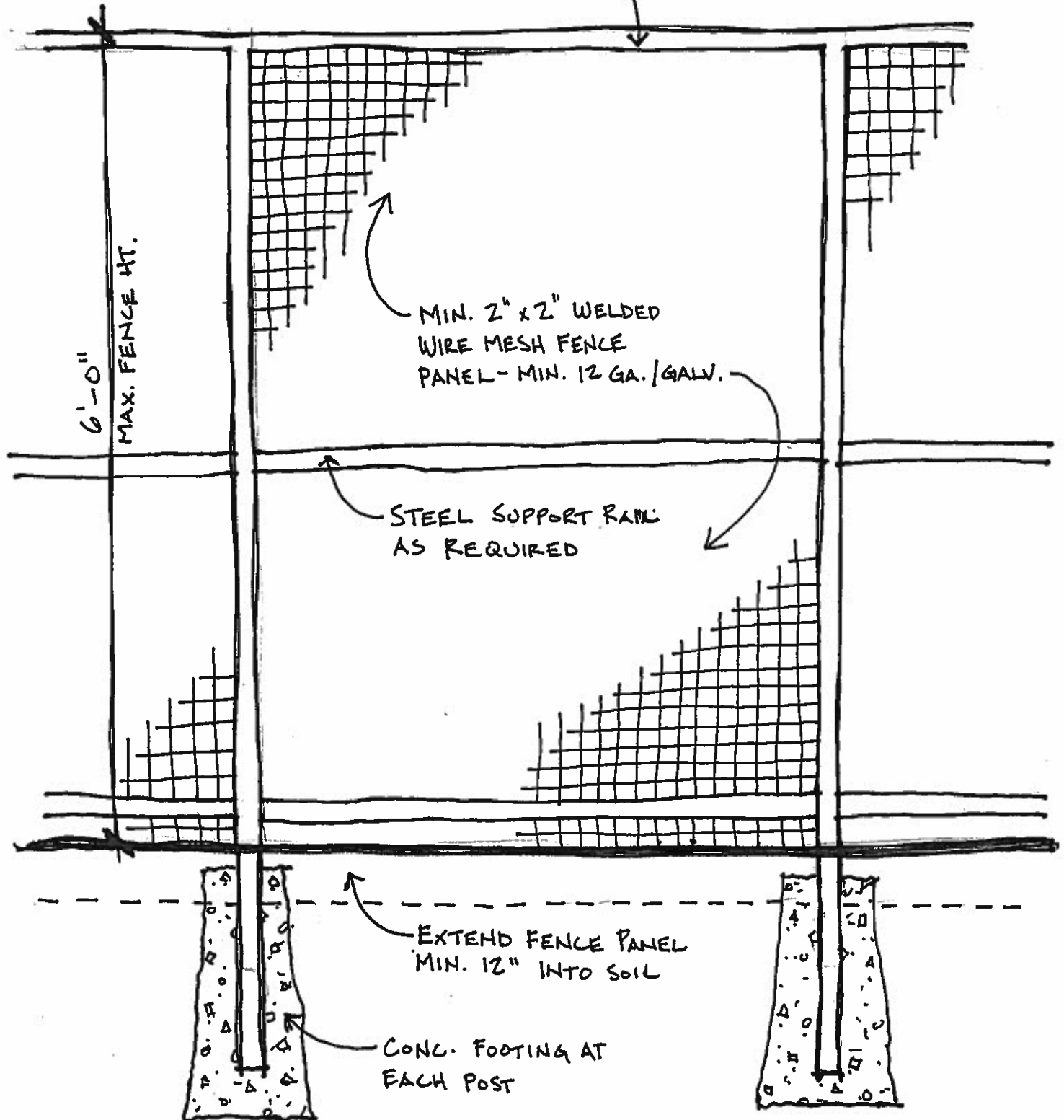
Crofton Avenue



PROPOSED FRONT FENCE REPLACEMENT  
127 CROFTON



2" MIN. SQ. TUBE STEEL  
FENCE FRAME



PROPOSED REAR FENCE REPLACEMENT  
127 CRAFTON



## 127 Crofton Rear Fence Replacement

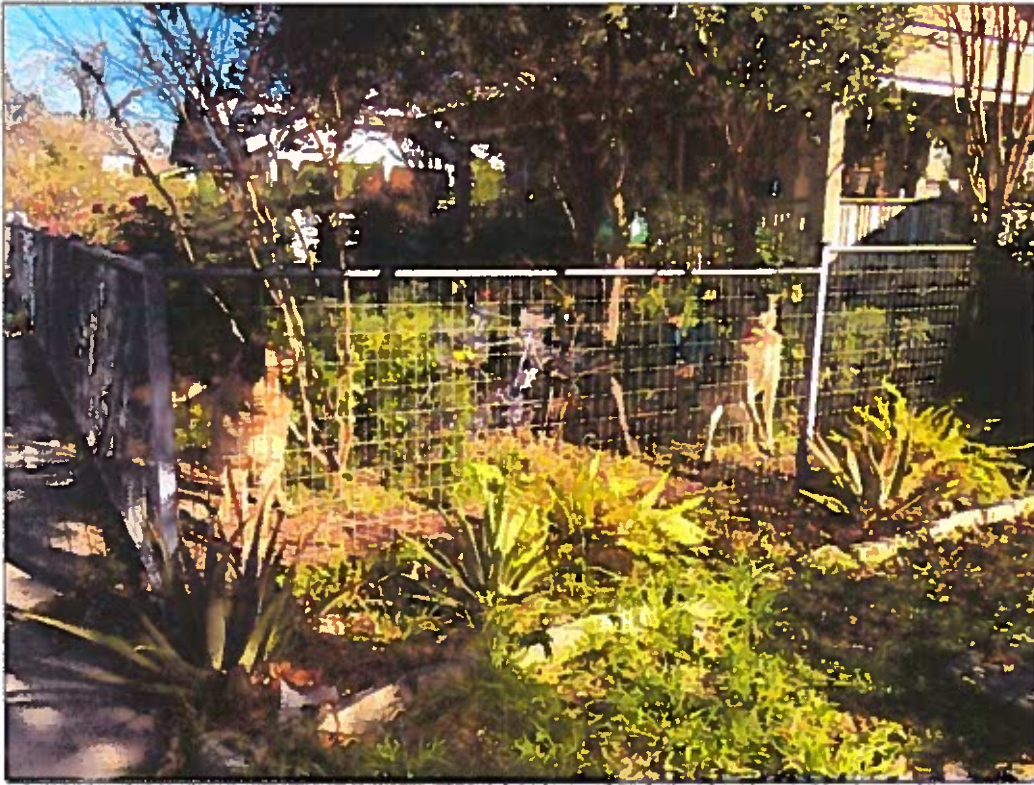
### Existing Rear Fence Images at 127 Crofton





## 127 Crofton Rear Fence Replacement

### Neighborhood Fences Similar to Proposed Fence Design





## 127 Crofton Rear Fence Replacement

### Neighborhood Fences Similar to Proposed Fence Design

