HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

Agenda Item No: 2

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 transparence 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 features two inch openings. Staff finds the proposed materials and design appropriate and consistent with the Guidelines.

RECOMMENDATION:

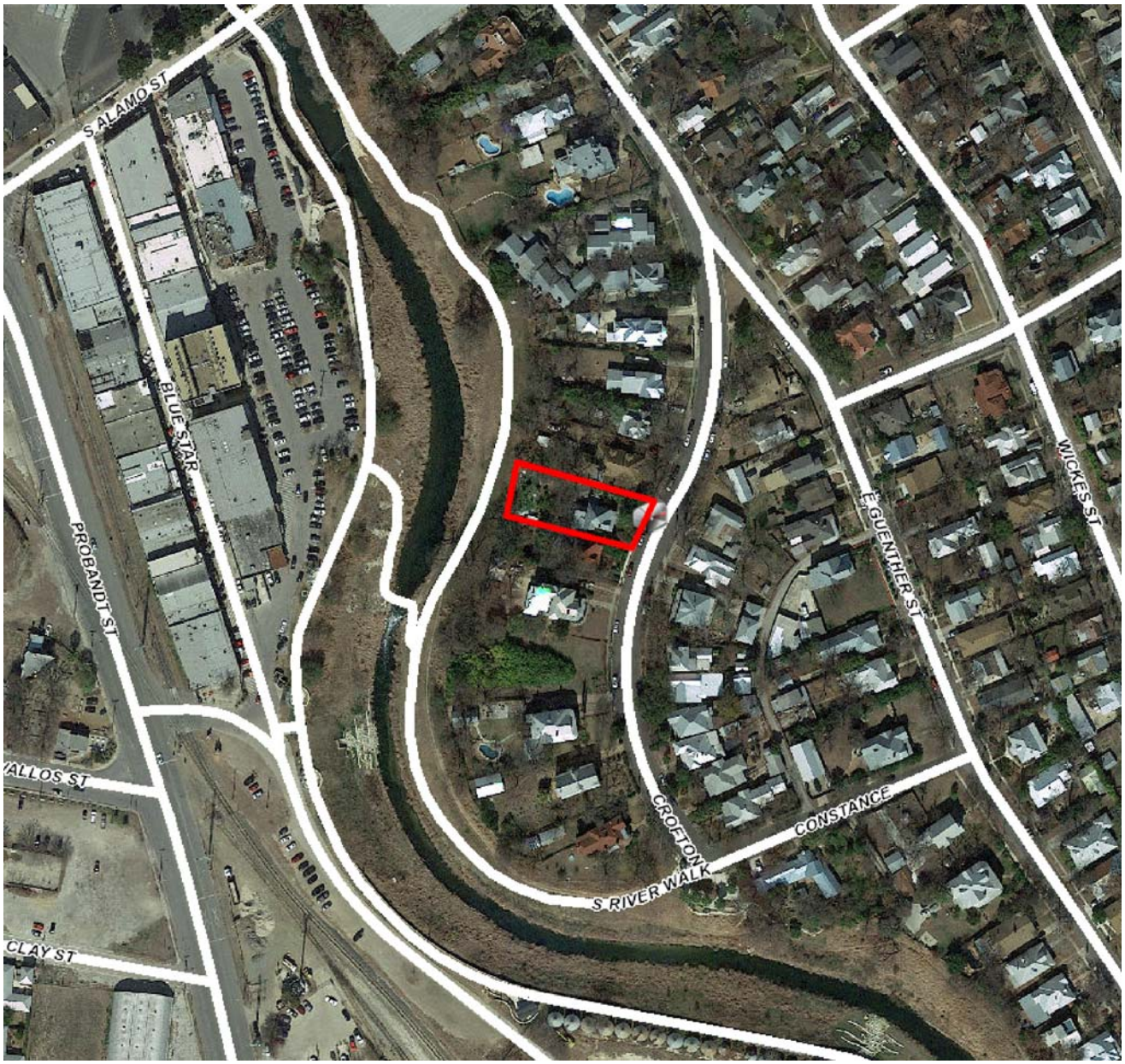
Staff recommends approval as submitted based on findings a through d.

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



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Flex Viewer

Powered by ArcGIS Server

Printed:Mar 21, 2016


CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 27 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


JOBSITE
CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS:
REQUEST: FENCING
HEARING DATE:
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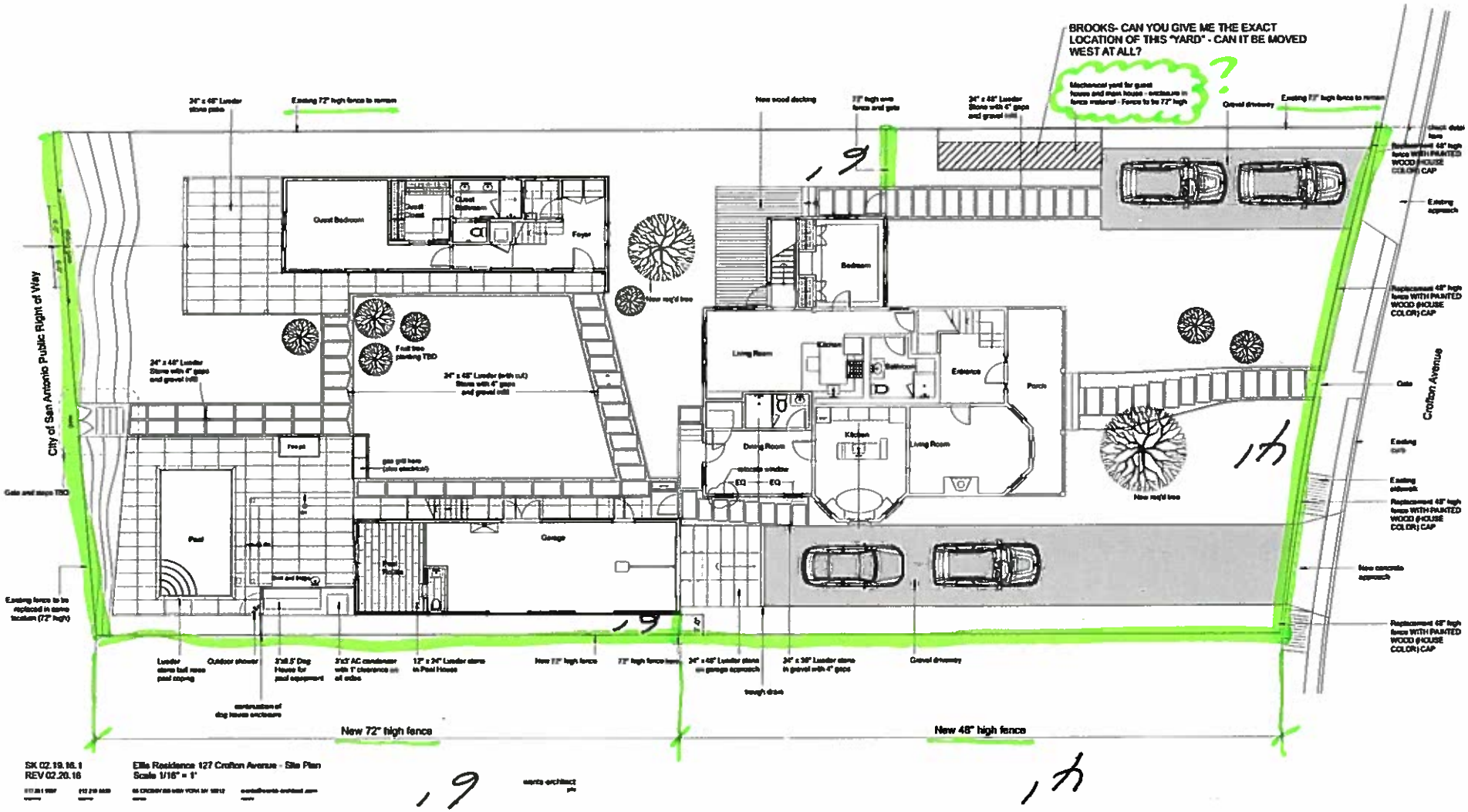
127 Crofton Fence Replacement

127 Crofton Front Fence

127 Crofton Typical Side Chain Link Fencing


BROOKS- CAN YOU GIVE ME THE EXACT LOCATION OF THIS "YARD" - CAN IT BE MOVED WEST AT ALL?
?
Mechanical yard for guest house and main house - enclosure in fence material - Fence to be 72" high
City of San Antonio Public Right of Way
Crofton Avenue
Guest Bedroom
Foyer
Bedroom
Living Room
Entrance
Porch
Dining Room
Kitchen
Living Room
Pool
Garage
Fire pit
Fruit tree planting TBD
gas grill here (plus electrical)
Gate and steps TBD
Existing fence to be replaced in same location (72" high)
Outdoor shower
3'x6.5' Dog House for pool equipment
5'x3' AC condenser with 1' clearance on all sides
12" x 24" Lander stone to Pool House
New 72" high fence
72" high fence here
24" x 48" Lander stone on garage approach
24" x 36" Lander stone in gravel with 4" gaps
Gravel driveway
trough drain
Existing 72" high fence to remain
New wood decking
72" high wire fence and gate
24" x 48" Lander Stone with 4" gaps and gravel infill
New 48" high fence
Gate
Existing curb
Existing sidewalk
Replacement 48" high fence WITH PAINTED WOOD (HOUSE COLOR) CAP
New concrete approach
Existing approach
New crepe myrtle tree
New mayhaw tree
SK 02.19.16.1
REV 02.20.16
Ellis Residence 127 Crofton Avenue - Site Plan
Scale 1/16" = 1'
,9
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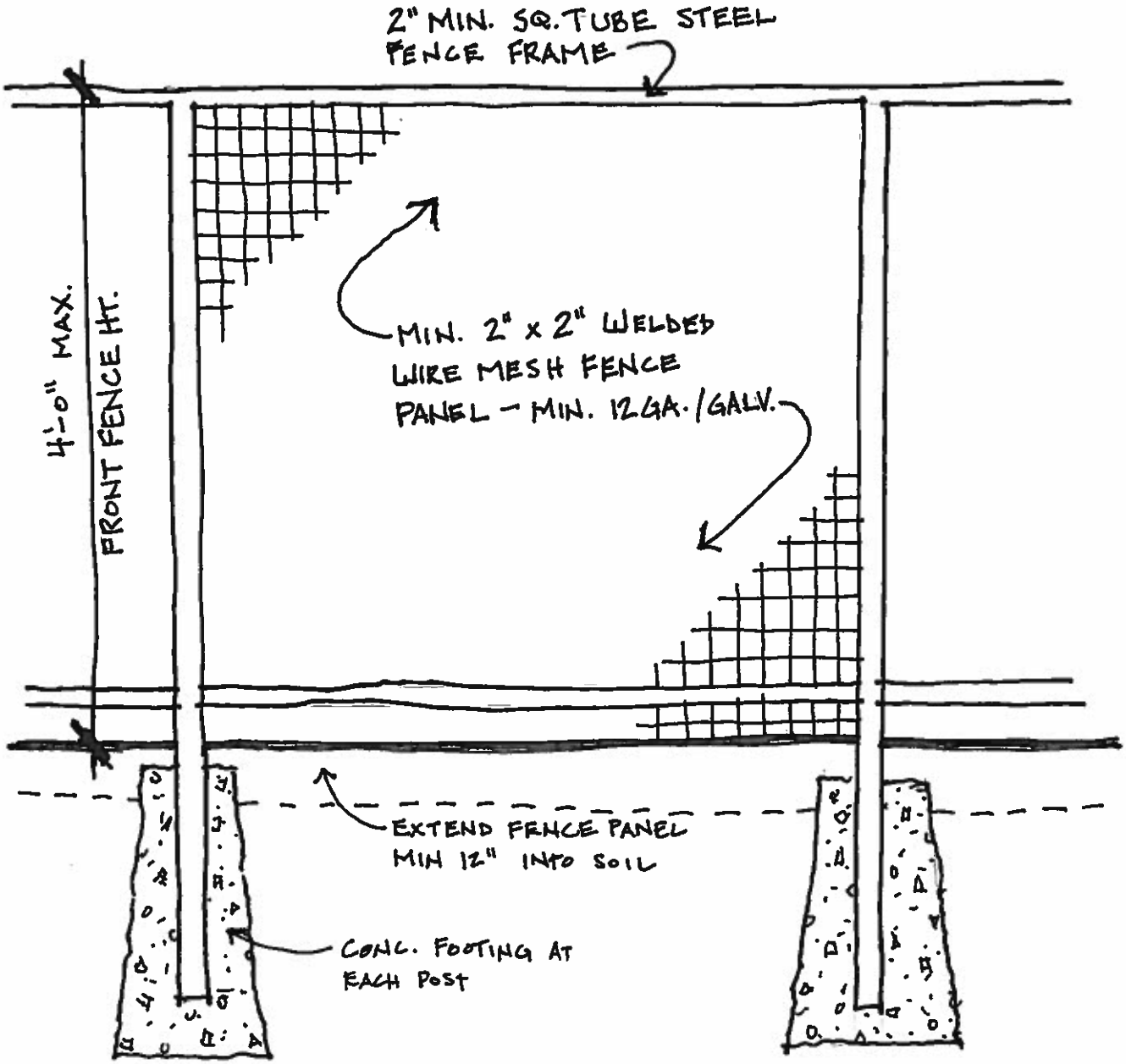
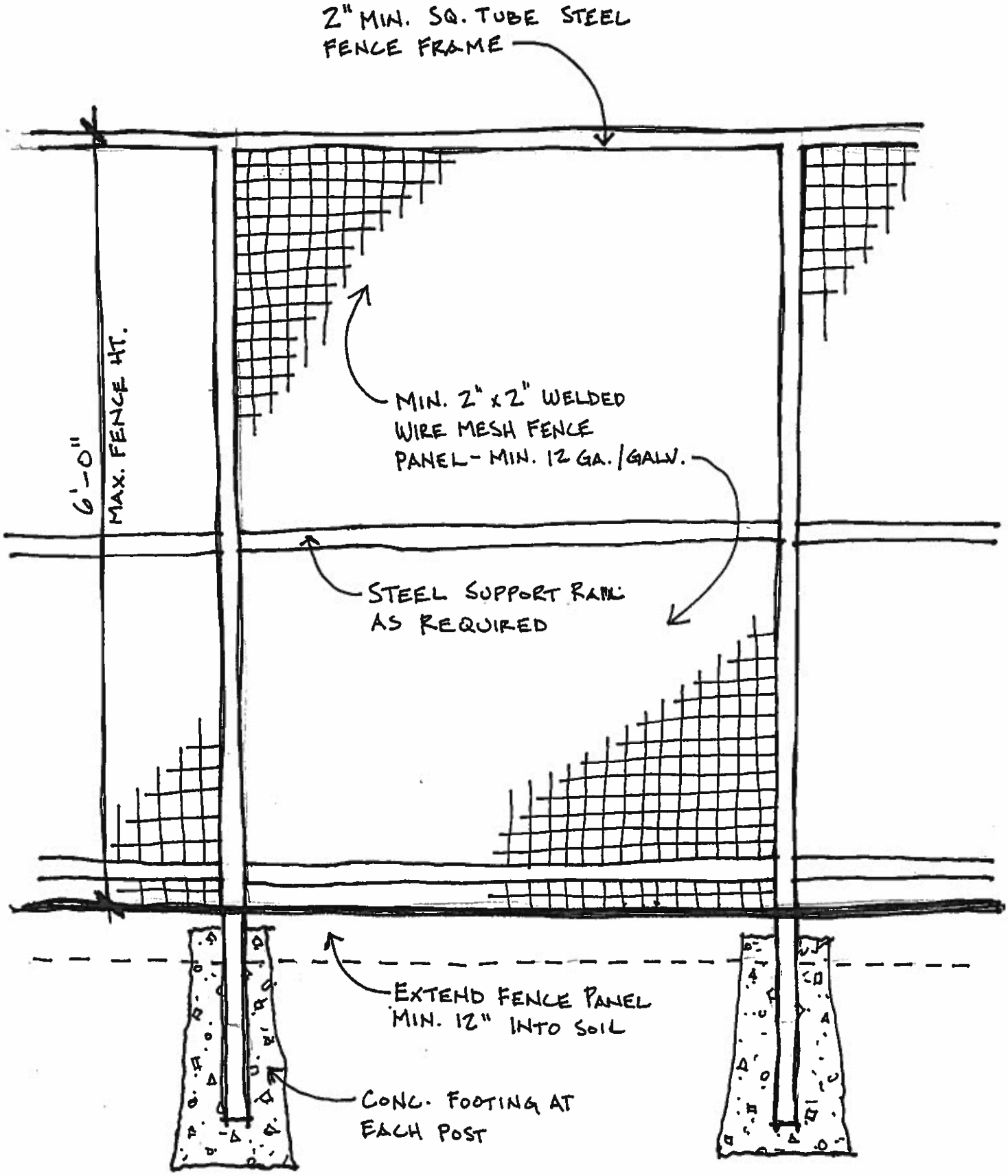


PROPOSED FRONT FENCE REPLACEMENT

127 CROFTON



PROPOSED REAR FENCE REPLACEMENT

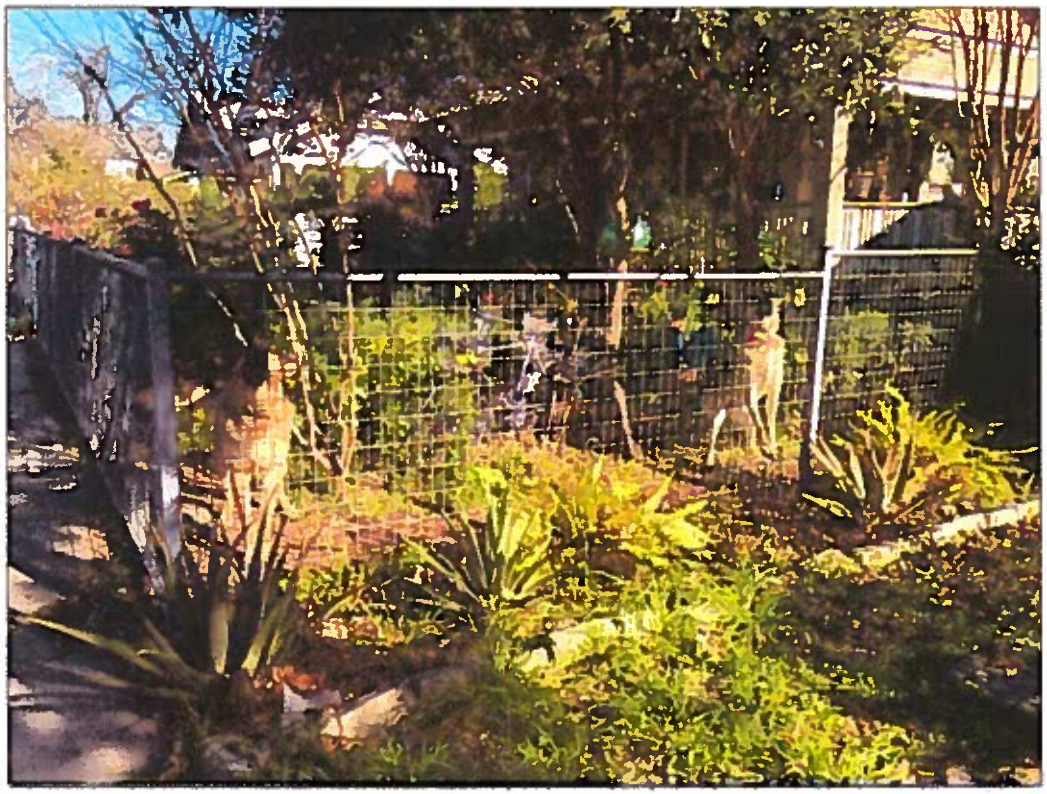
127 CRAFTON

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