

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

HDRC CASE NO: 2017-260
ADDRESS: 323 LEIGH ST
LEGAL DESCRIPTION: NCB 721 BLK 3 LOT S 80.04 FT OF 6
ZONING: RM-4 h
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Robert and Deniese Crittenden
OWNER: Robert and Deniese Crittenden
TYPE OF WORK: Installation of new front yard fencing
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a front fence with gate to be 4 feet in height. The fence will be made of 4x4" cedar posts with metal cattle fencing panels.

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 structure located at 323 Leigh is a one-story single family home with Craftsman elements. It is a contributing structure in the Lavaca Historic District. The applicant is requesting to install front fence with gate to be 4 feet in height. The fence will be made of 4x4" cedar posts with cattle fencing panels.

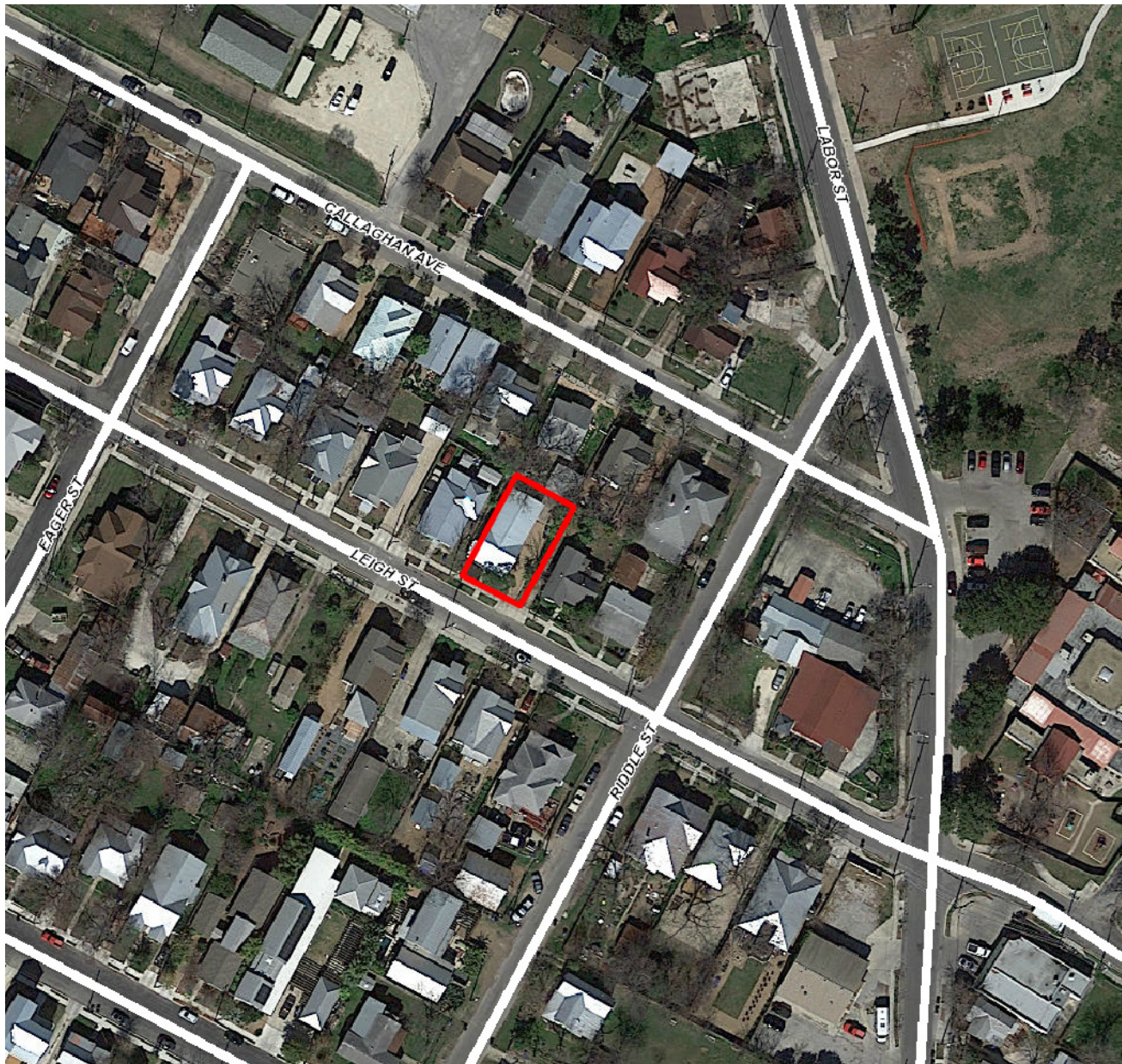
- b. LOCATION – The property contains a wooden privacy fence beginning at the west façade, but does not currently contain a front yard fence. According to the Historic Design Guidelines for Site Elements, front yard fences should not be installed in historic districts that have not historically had them. In the Lavaca Historic District, front yard fences are historically common. Staff finds the location of the fence appropriate for the property and the particular district.
- c. HEIGHT – The applicant has proposed a fence that measures four feet in height. According to guideline 2.B.iii, front yard fences should be limited to a maximum of four feet. Staff finds the proposal consistent with the guidelines.
- d. MATERIALITY – The applicant has proposed that the fence be constructed of 4x4” cedar posts with metal cattle fencing panels. According to guideline 2.B.v, new fences should utilize materials that are similar in scale, texture, color, and form as those used in the district. Fences with posts and cattle panels are characteristic of the Lavaca Historic District and existing examples can be found along Leigh St, which have been approved based on historic context and district characteristics. Staff finds the proposal consistent with the guidelines based on these district-specific considerations.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through d with the stipulation that the applicant submit final drawings and material specifications to staff for approval prior to receiving a Certificate of Appropriateness. The drawings must indicate the final height, depth, and width of all fence elements, including metal panels, cedar posts, and top and bottom rails. The specifications must indicate the specific materials selected for construction, including color and finish, and must match the submitted drawings.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: May 31, 2017

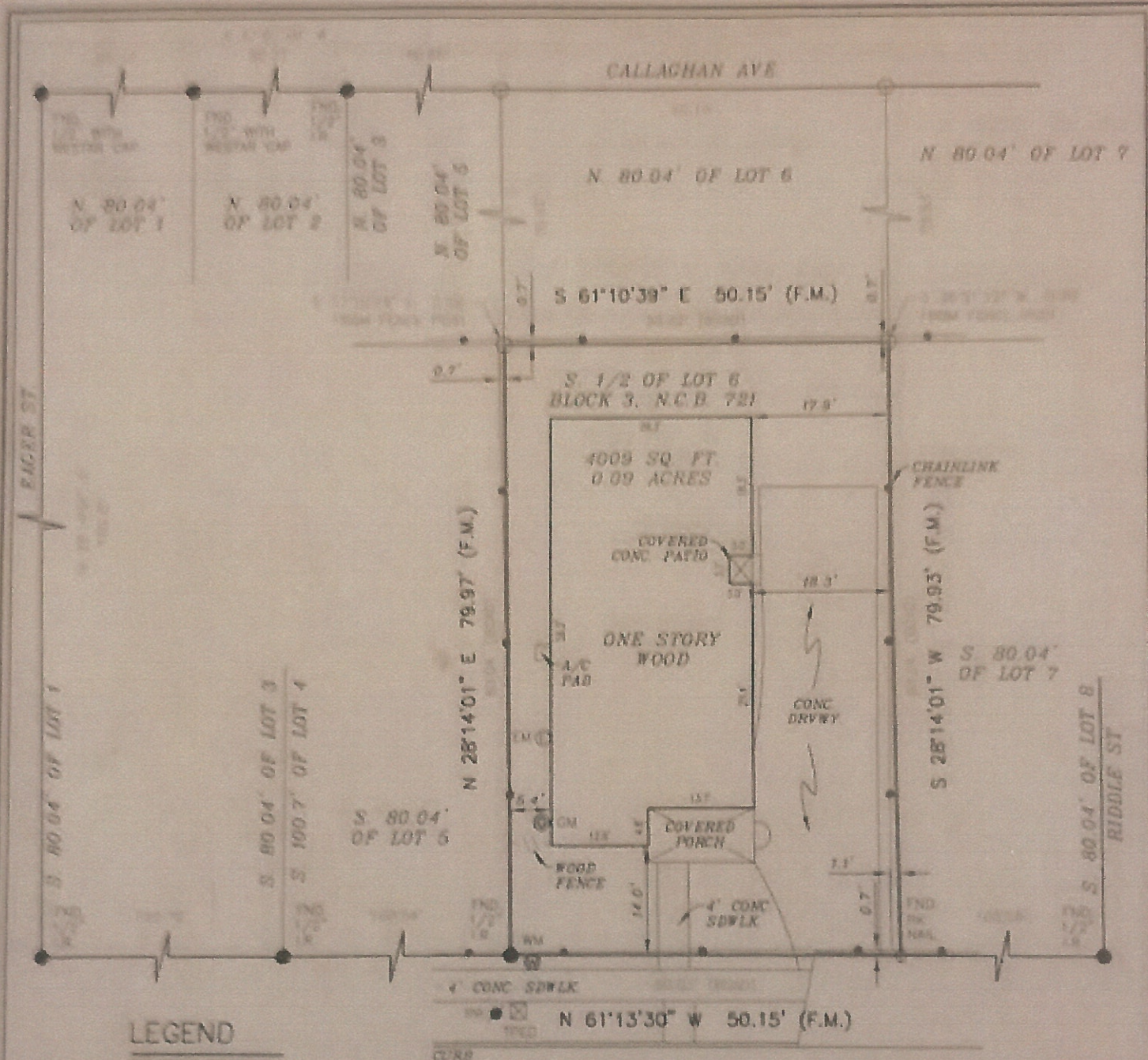
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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 235 LEIGH
REQUEST: INSTALLATION OF FENCING
HEARING DATE: JUNE 7, 2017
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
(210) 215-9274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO





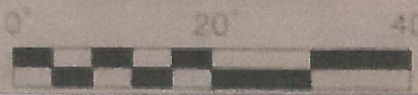
LEGEND

These standard symbols will be found in the drawing

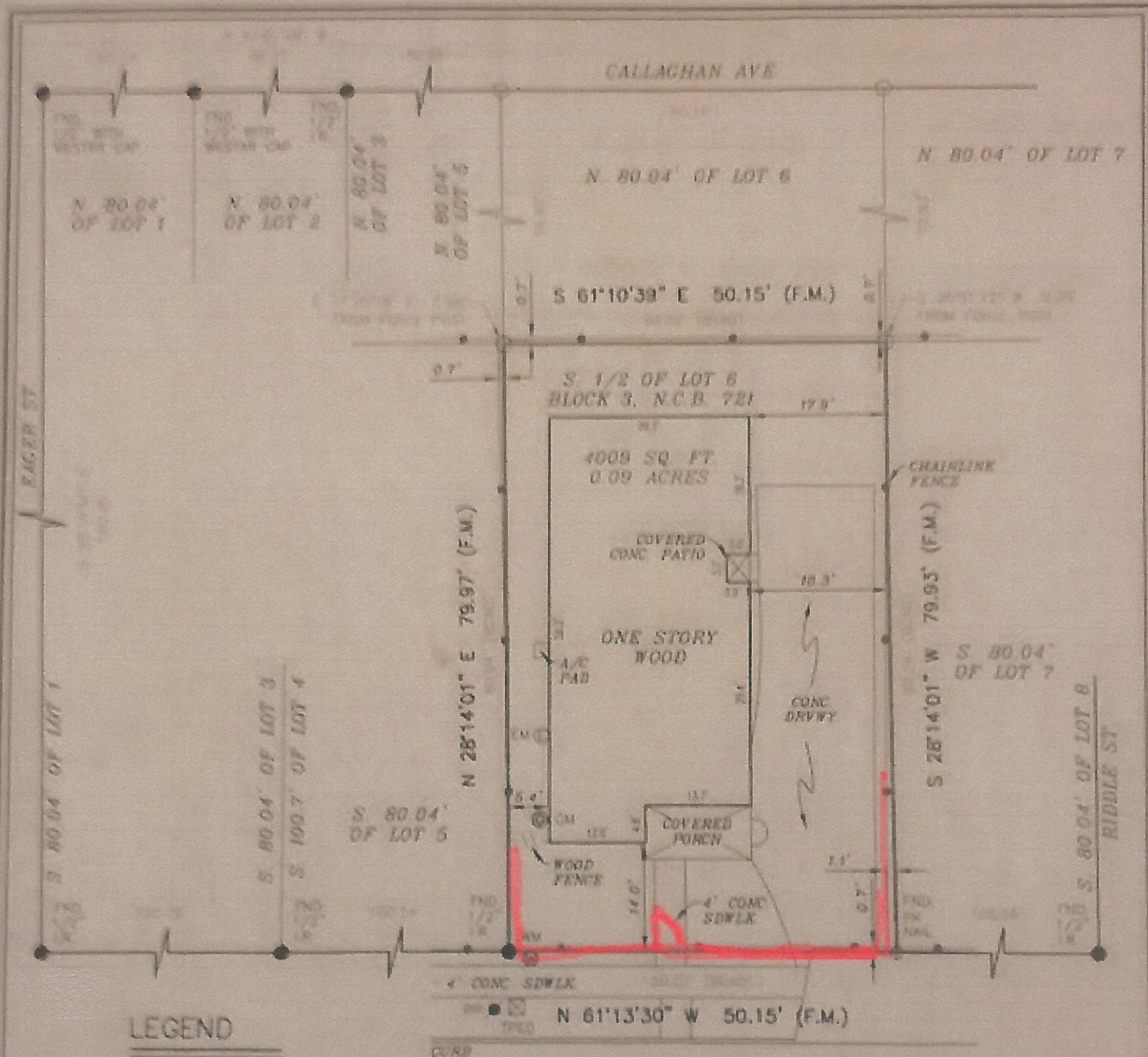
- BOUNDARY LINE
- WOOD FENCE
- CHAINLINK FENCE
- CALCULATED POINT
- FOUND IRON ROD
- ⊕ FOUND PK. NAIL
- ⊗ WATER METER
- ⊙ ELECTRIC METER
- ⊕ GAS METER

LEIGH ST.
(PUBLIC R.O.W.)

GRAPHIC SCALE

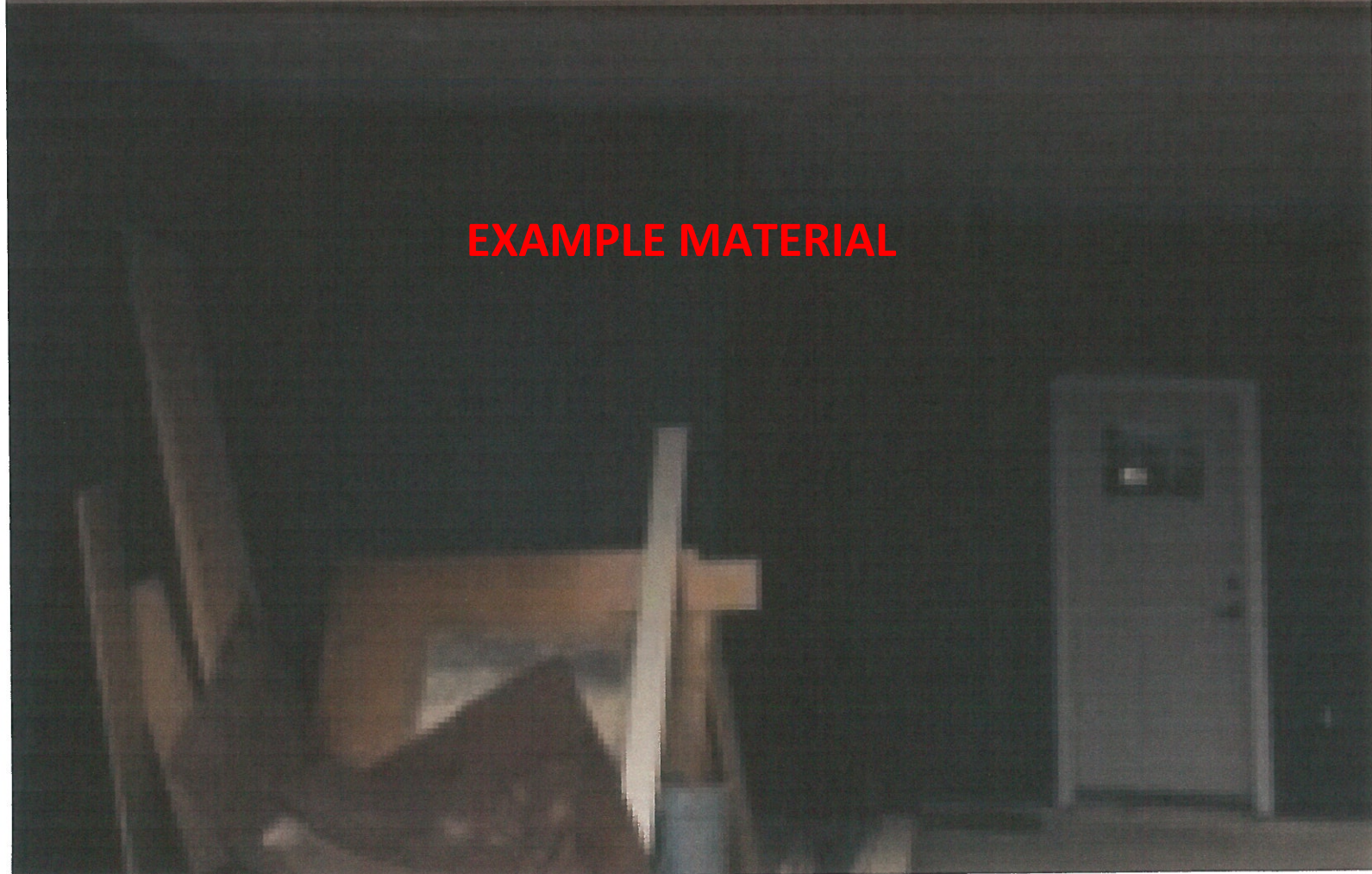


SURVEYOR'S NOTE
BASIS OF BEARING, TEXAS
SOUTH CENTRAL MAG. 83





EXAMPLE MATERIAL



EXAMPLE MATERIAL

