

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2018-237
ADDRESS: 624 LEIGH ST
LEGAL DESCRIPTION: NCB 2739 BLK LOT A12
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Sarah Bonn
OWNER: Sarah and Clint Bonn
TYPE OF WORK: New front yard fence
APPLICATION RECEIVED: May 11, 2018
60-DAY REVIEW: July 10, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a front yard fence; four feet tall and cattle panel.

APPLICABLE CITATIONS:

5. Guidelines for Site Elements

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. The historic structure at 624 Leigh was constructed circa 1936. The structure is a one-story, single-family residential structure featuring a modified L-plan, front facing gabled roofs, and a covered porch with wood columns. The structure is contributing to the Lavaca Historic District.
- b. FENCE LOCATION - The applicant has proposed to install a cattle panel fence to span the width of the front yard and turning at the driveway to meet the existing privacy gate. According to the Guidelines for Site Elements 2.B.ii, new front yard fences should not be introduced within historic districts that did not historically have them. While staff finds that a fence was not currently present on this property, fences are found on Leigh and within the Lavaca Historic District. According to the Guidelines for Site Elements 2.C.i., privacy fences should be set back from the front façade to reduce their visual prominence. Staff finds that that proposed location, excluding a driveway gate, is consistent with the Guidelines.
- c. FENCE DESIGN - According to the Guidelines for Site Elements 2.B.i., the design of the fence should respond to the design and materials of the primary historic structure or structures of a similar style in the neighborhood in relation to scale, transparency, and character. Staff finds that the proposed wood-frame cattle panel fence with metal wire is found on Leigh and within the Lavaca Historic District.

RECOMMENDATION:

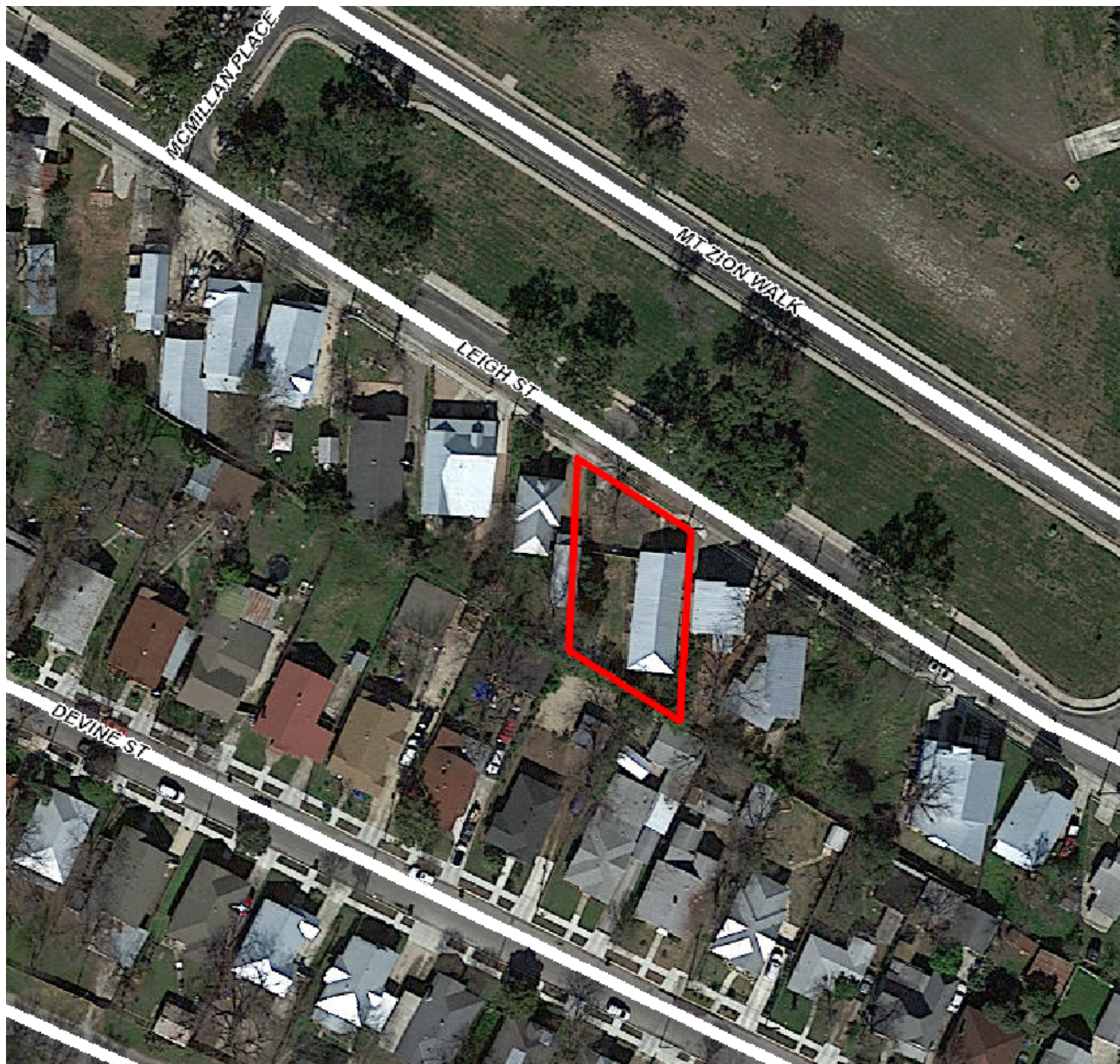
Staff recommends approval the fence based on findings b and c with the stipulation that no portion exceeds four feet in height.

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:

Huy Pham

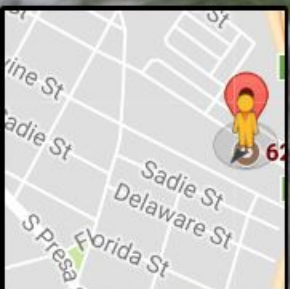


624 Leigh

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/// = existing fence

 = proposed fence

