

## HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

**HDRC CASE NO:** 2019-164  
**ADDRESS:** 1201 E CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 1373 BLK 1 LOT W 77.4 FT OF 9 & 10  
**ZONING:** MF-33, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Nate Manfred  
**OWNER:** Keith Jones/JT Renovations and Properties LLC  
**TYPE OF WORK:** Amend front yard fence approval  
**APPLICATION RECEIVED:** March 25, 2019  
**60-DAY REVIEW:** May 24, 2019  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to amend previous approval for front yard fencing to feature 4-foot tall wrought iron installed from grade instead of matching neighboring fence height installed from the retaining wall.

### APPLICABLE CITATIONS:

#### 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.

### FINDINGS:

- a. The primary historic structure at 1201 E Crockett was constructed circa 1900 in the Queen Ann style and first appears on the 1904 Sanborn map. The one-story, single-family structure originally featured two wraparound porches with turned columns and spindle details. The structure is elevated approximately six feet from the grade at the sidewalk and features two rows of a wraparound retaining walls and planting strips. The address is a corner property at E Crockett and N Pine and contributes to the Dignowity Hill Historic District.
- b. **WORK BEYOND SCOPE OF APPROVAL** - On a site visit conducted on March 15, 2019, staff found that a new fence was installed outside of the scope of approval, primarily featuring a 5-foot tall wrought iron fence from

grade instead of on the retaining wall and matching the neighboring fence as approved by the HDRC in July 19, 2017. The owner who has been cooperative with staff to address the multiple violations on this property explained that he misunderstood the previous approval and has submitted to amend the design to feature 4-feet from grade.

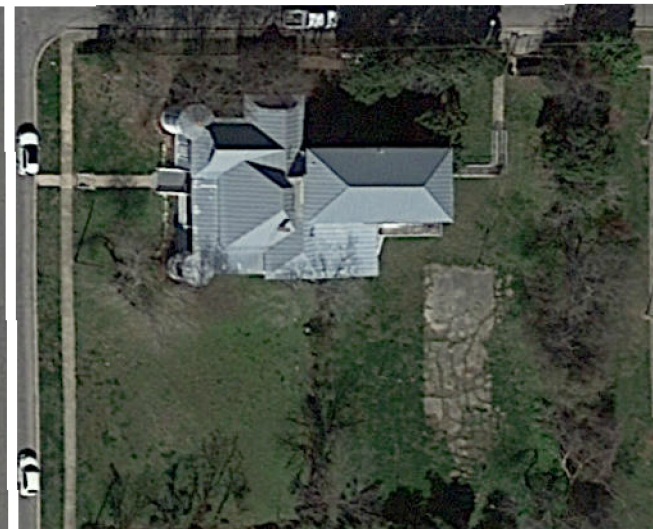
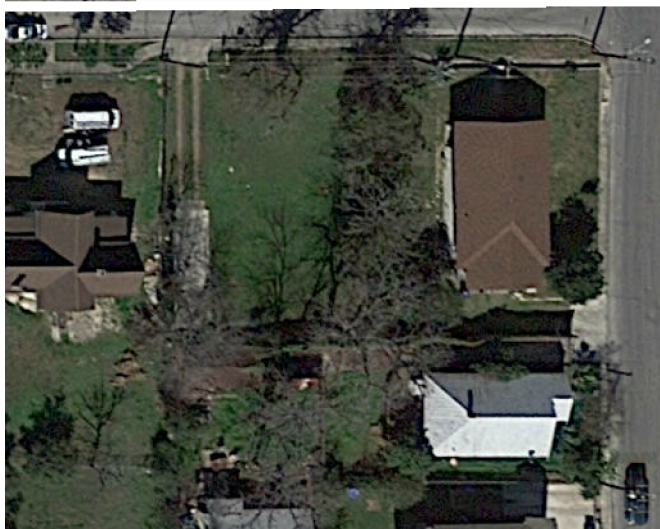
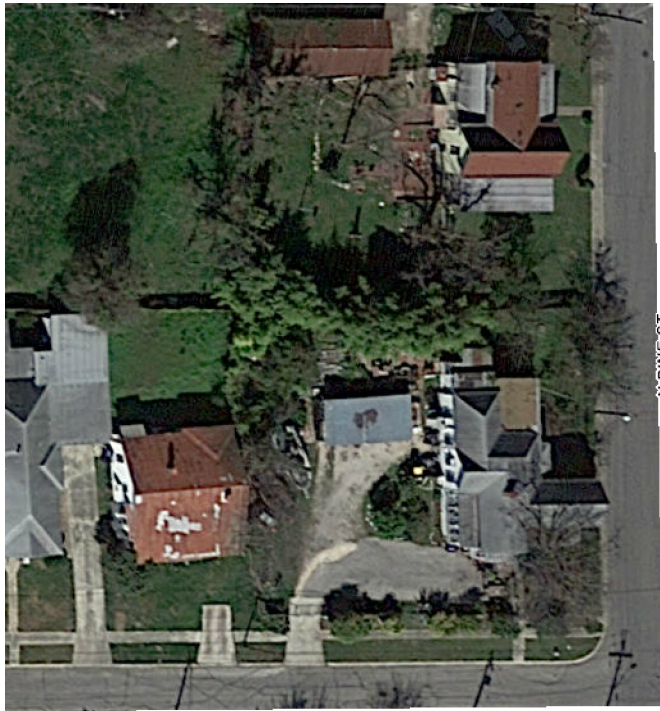
- c. PREVIOUS APPROVAL – At an HDRC hearing on July 19, 2017, the previous owner receive approval to install a new wrought iron fence on top of the existing retaining matching the neighbor's fence-on-wall in height and configuration. The applicant and new owner are proposing to instead install the fence from grade to feature a total of 4-feet in height. This work had already been performed due to a misunderstanding of previous approvals.
- d. PREVIOUS FINDING – WROUGHT IRON FENCING – *Atop the retaining wall, the applicant has proposed to install a wrought iron fence. The applicant has not specified a specific fence height; however, the existing retaining wall is approximately 40 inches in height. Retaining walls are a common front yard elements along E Crockett due to slope and draining conditions. Recently, fences have been approved by the HDRC for installation atop retaining walls on E Crockett. Staff finds that the applicant should install a fence consistent with the height of the neighboring fence.*
- e. NEW FENCING FROM GRADE – The applicant is requesting to install the new fence from grade at 4-feet in height instead of on top of the retaining wall to match the neighbor's fence in height and configuration. The neighbor at 1203 E Crockett 1130 E Crockett both feature fences on top of the retaining wall. Staff finds that fences would not be found in the front of sloped lawns or retaining walls as proposed by the applicant. Staff finds that the front yard fencing should comply with the previous HDRC approval from July 19, 2017, or be removed from the design.

#### **RECOMMENDATION:**

Staff does not recommend approval of amending the fence design based on the findings b through d. Staff recommends complying with the original design approval from 2017. If the commission is compelled to approve the amendment to the new fence installed at grade, staff stipulates that the total height should be no taller than 4-feet at any portion.

#### **CASE COMMENT:**

On a site visit conducted on March 15, 2019, staff found that a new fence was installed outside of the scope of approval, primarily featuring a 5-foot tall wrought iron fence from grade instead of on the retaining wall and matching the neighboring fence as approved by the HDRC in July 19, 2017. The owner who has been cooperative with staff to address the multiple violations on this property explained that he misunderstood the previous approval and has submitted to amend the design to feature 4-feet from grade.



1201 E CROCKETT

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Wheeler Alley

Wheeler Alley

E Crockett St

1201 East Crockett Street

E Crockett St

E Crockett St

N Pine St

N Pine St

E Crockett St

Google



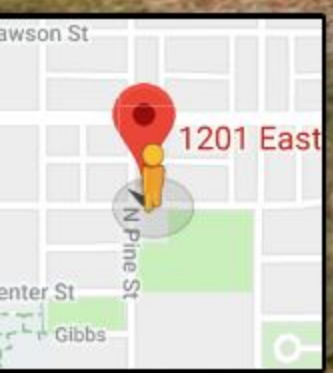


1201 East Crockett Street

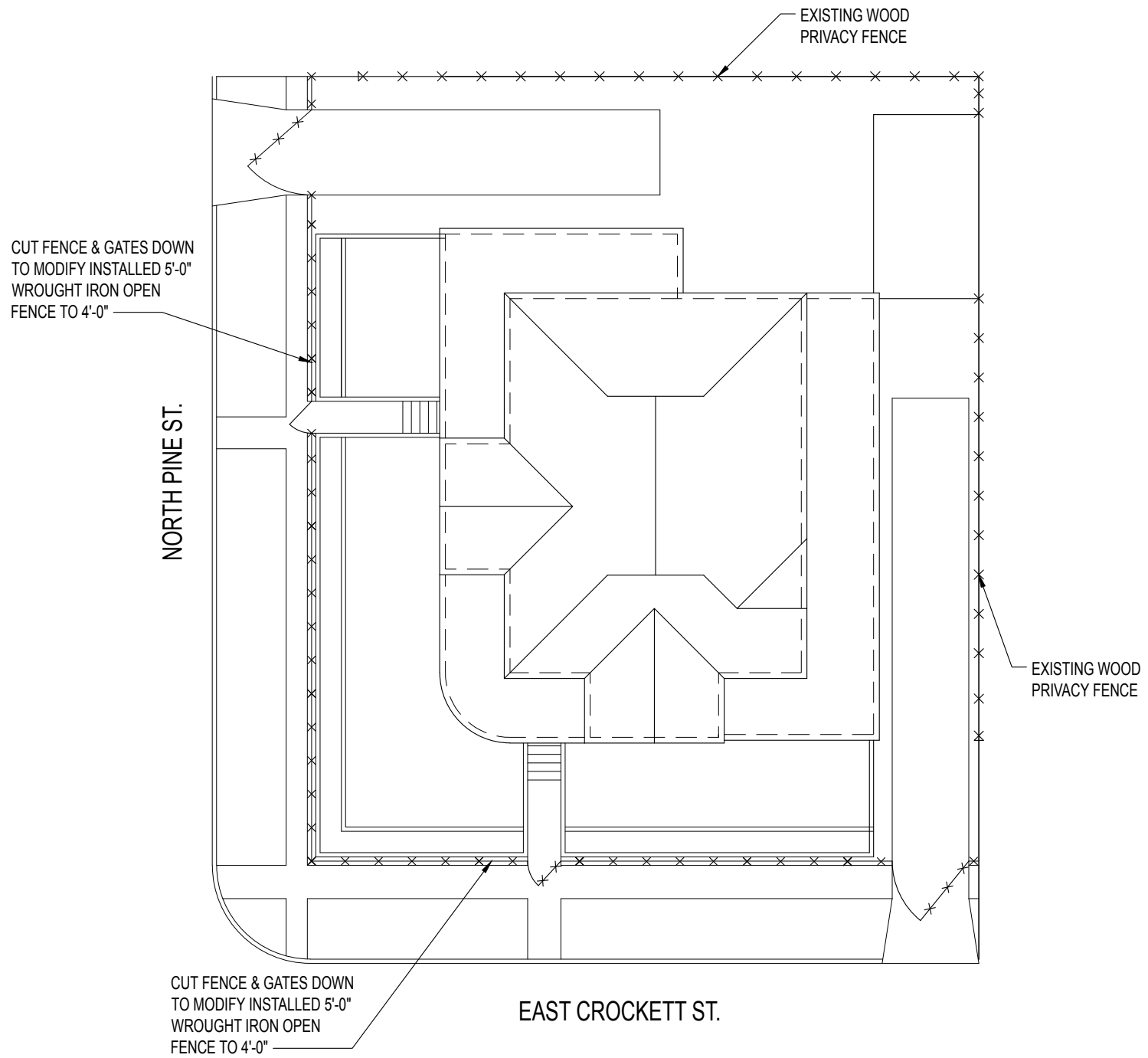


Google









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## 1201 EAST CROCKETT - SITE PLAN

SCALE: 1/16" = 1'-0"



NORTH

1201 Crockett St. San Antonio, Texas 78202

## Fence Modification Request



Fence Along Pine



Fence Along Crockett



1201 Crockett St. San Antonio, Texas 78202



Current Fence Height - Request to Cut Height from 5'-0" to 4'-0"