

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

HDRC CASE NO: 2019-389
ADDRESS: 302 LEIGH ST
LEGAL DESCRIPTION: NCB 724 BLK 6 LOT N IRR 151.9 FT OF 1
ZONING: R-6,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: Jenner, Edward and Elizabeth - House
APPLICANT: DUPONT WILLIAM A & KATHRYN KANZLER
OWNER: DUPONT WILLIAM A & KATHRYN KANZLER
TYPE OF WORK: Installation of front yard fencing
APPLICATION RECEIVED: July 07, 2019
60-DAY REVIEW: September 05, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install new front and side yard fencing in a fully metal, cattle panel style measuring 3'-6" in height.

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 primary structure located at 302 Leigh is a 1-story single family structure constructed circa 1920 in the Folk Victorian style. The structure features woodlap siding, a primary hipped roof with a side gable featuring decorative wood shingles, and multi-lite wood window screens with a diamond pattern. The home is contributing to the Lavaca Historic District.
- b. FENCE DESIGN AND HEIGHT – The applicant has proposed to install a new metal frame front and side yard fence with square wire grid panels measuring 3’-6” in height. The house is located on a corner lot and the proposed fencing will extend from the neighboring property line on Leigh to behind the bay window on the side elevation facing Eager St. According to the Historic Design Guidelines, new front yard fences should appear similar to those used historically within the district in terms of their scale, transparency, and character. Staff finds that cattle panel fencing is generally appropriate for the district, but finds that the posts and rails should be wood in lieu of the proposed fully metal fence, which is more consistent with fence materials historically used in the Lavaca Historic District.
- c. FENCE LOCATION –According to the Historic Design Guidelines, new front yard fences should follow historic fence placements in the district. The proposed fence will follow the established fence line along Leigh St and will extend beyond the side bay window along Eager St. A privacy fence measuring 6’-0” in height will continue the fence line along Eager St and turn to meet the rear accessory structure, which is eligible for administrative approval. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the installation of front and side yard fencing based on findings a through c with the following stipulations:

- i. That posts and rails be wood in lieu of the proposed fully metal fence style as noted in finding b.
- ii. 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.



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Printed: Apr 05, 2017

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PLOT (SITE) PLAN FOR NEW FENCE		
302 LEIGH ST SAN ANTONIO, TX 78210		
LOT:	BLOCK:	NCB:
N 1/4R 151.9 FT OF 1	6	724

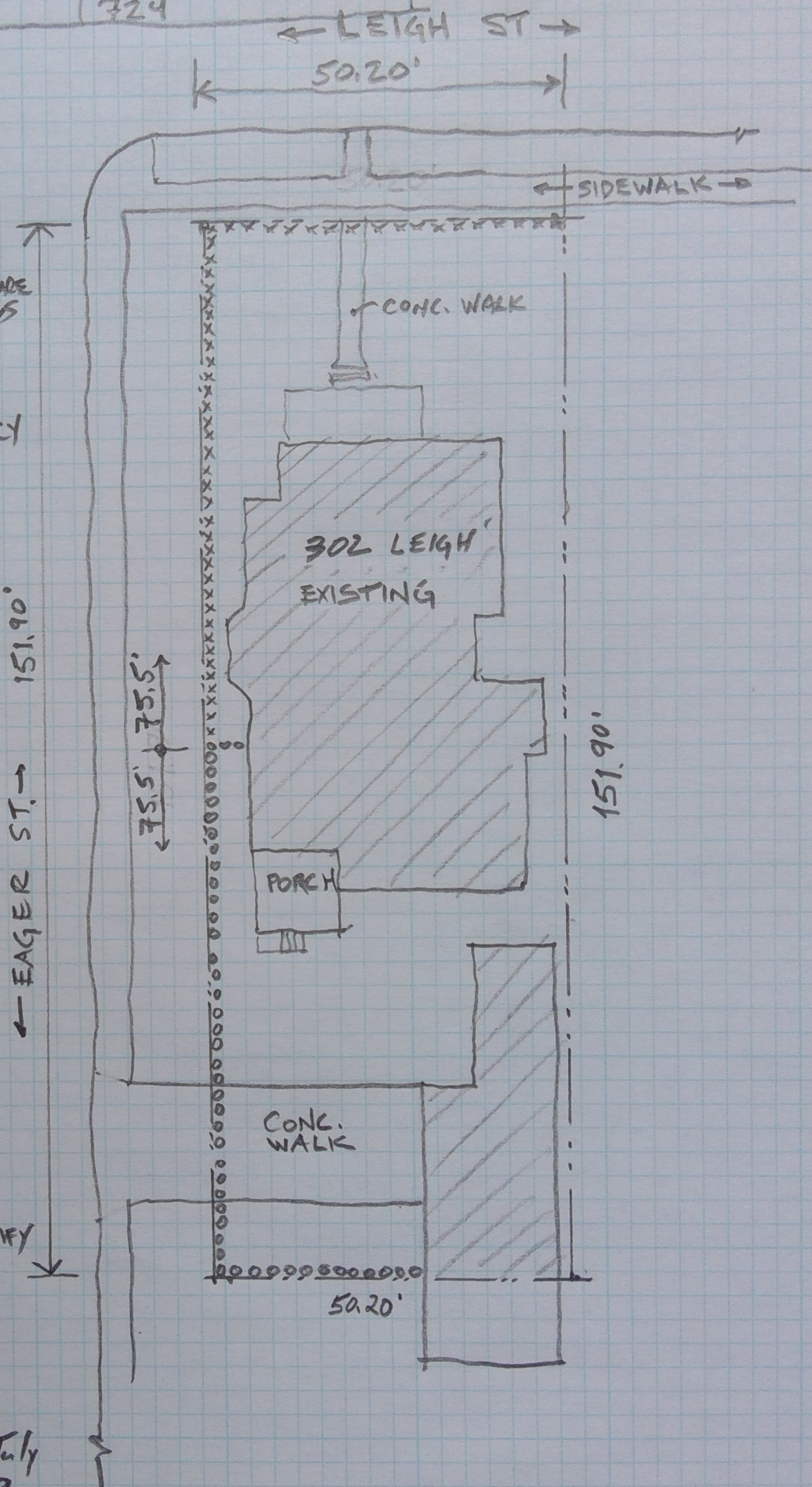
NEW FENCE

xxxx 3'6" HIGH METAL FRAME
FENCE WITH SQUARE
WIRE GRID PANELS
(SEE PHOTO 'A')

oooo 6'-0" HIGH WOOD PRIVACY
FENCE (SEE
PHOTO 'B')

I CERTIFY THIS PLOT PLAN
SHOWS ALL IMPROVEMENTS
ON THIS PROPERTY & THAT
THERE WILL BE NO
CONSTRUCTION OVER
EASEMENTS. I ALSO CERTIFY
THAT I WILL BUILD IN
COMPLIANCE WITH THE
UDC & THE 2015 IRC.

Nick A. Deaton 6 July
2019



Supporting Documents for Residential Fence Permit Application, 302 Leigh St., San Antonio

Photo A: Typical front fence in Lavaca Historic District. Structure of fence is metal posts and rails, painted black. Infill panels are wire mesh in 4" square pattern. This example is 4.5 feet high. Most front fences in Lavaca are 4 feet or greater in height.



Photo B: Typical rear/side fence of a corner property in Lavaca Historic District. Fence is constructed of wood boards, set horizontal, over 6 feet high.

