

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

HDRC CASE NO: 2020-144
ADDRESS: 919 E CROCKETT ST
LEGAL DESCRIPTION: NCB 576 BLK 15B LOT 18 (CROCKETT ST)
ZONING: R-3, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jennifer Park/PARK JENNIFER L & JEFFREY S
OWNER: Jennifer Park/PARK JENNIFER L & JEFFREY S
TYPE OF WORK: Fencing
APPLICATION RECEIVED: March 13, 2020
60-DAY REVIEW: May 12, 2020
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 4 ft tall metal fence in the front yard.

APPLICABLE CITATIONS:

- 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.

FINDINGS:

- a. The primary structure at 919 E Crockett was constructed in 2019 and is located in the Dignowity Hill Historic District. The single-family, two-story structure features a simple, front-facing gable configuration, a shed inset porch, Hardie lap siding, and a standing seam metal roof.
- b. FENCE – The applicant has proposed to install a metal-framed, cattle panel front yard fence including a front driveway gate. Per the Guidelines for Site Elements 2.B.ii., new front yard fences or walls should not be introduced within historic districts that have not historically had them. Staff finds that front yard fences are

found on E Crockett and throughout the historic district, and that the installation of a front yard fence is appropriate. Solar or mechanical gate equipment, if used, should be concealed or minimally visible behind the fence from the public right of way.

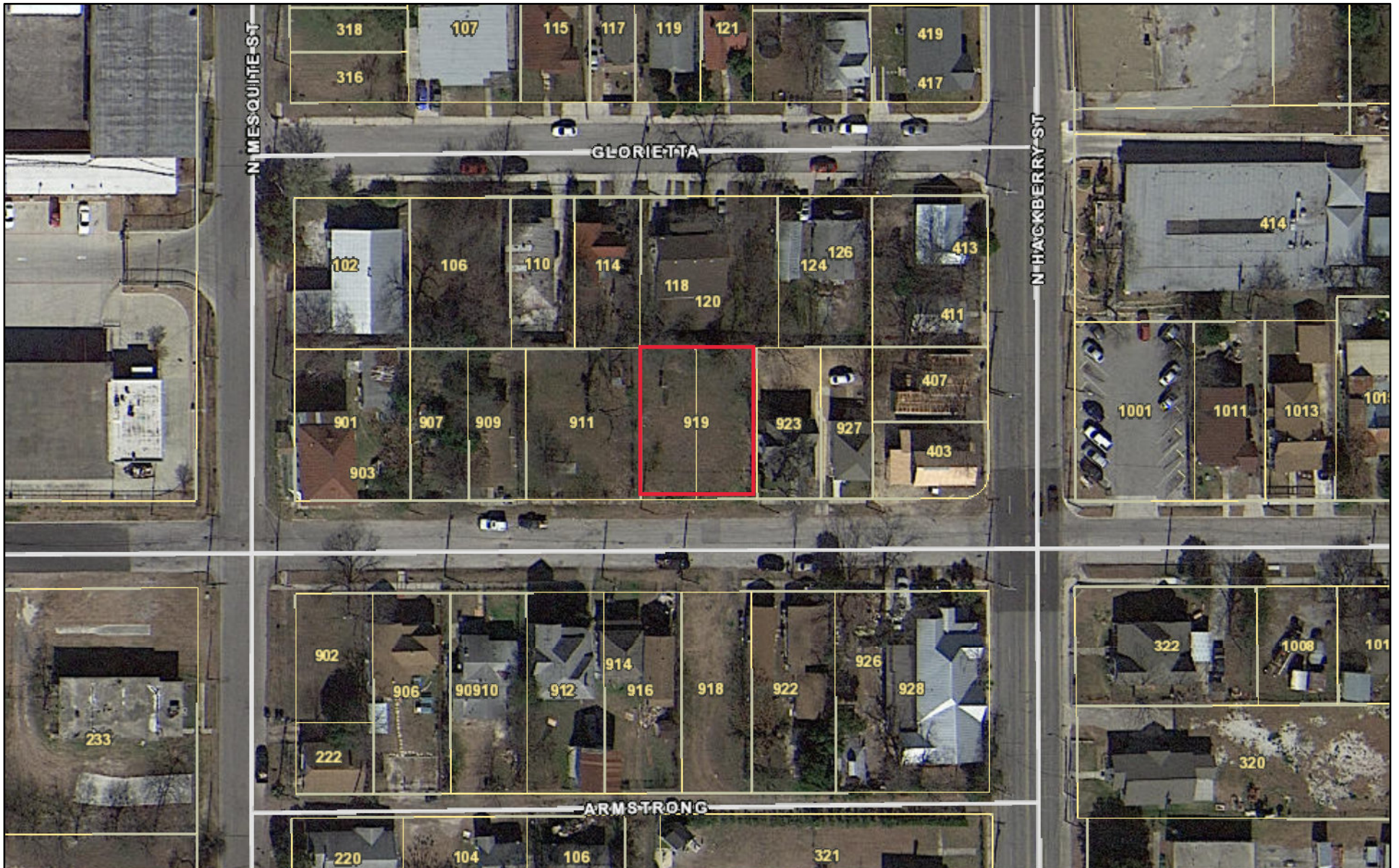
- c. FENCE DESIGN - The applicant has proposed to install a metal-framed, cattle panel fence. Per the Guidelines for Site Elements 2.B.i, new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character; the design of fences should respond to the design and materials of the house or main structure. While metal-framed, cattle panel fences are atypical in historic front yards, staff finds that the proposed design may be appropriate for non-historic, infill construction if the height and configuration is consistent with the Guidelines.
- d. DRIVEWAY GATE – The applicant has proposed to include a driveway gate spanning across the front of the driveway at the property line. While staff typically recommends that fences turn at the driveway instead of span across the driveway, and that driveway gates should be set behind the front façade plane of the house, a front gate may be appropriate for this particular property due to the porch corner abutting the driveway and providing no reasonable configuration for the fence to turn or terminate.
- e. FENCE HEIGHT – The applicant has proposed to install a fence with height of 6 feet from the rear carport and stepping down to 4 feet in height before approaching the front yard to meet the existing side fence. Per the Guidelines for Site Elements 2.B.iii, applicants should 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. Staff finds the proposed height is consistent with the Guidelines.

RECOMMENDATION:

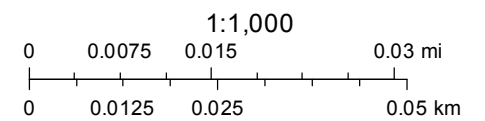
Staff recommends approval based on finding b through e with the stipulations:

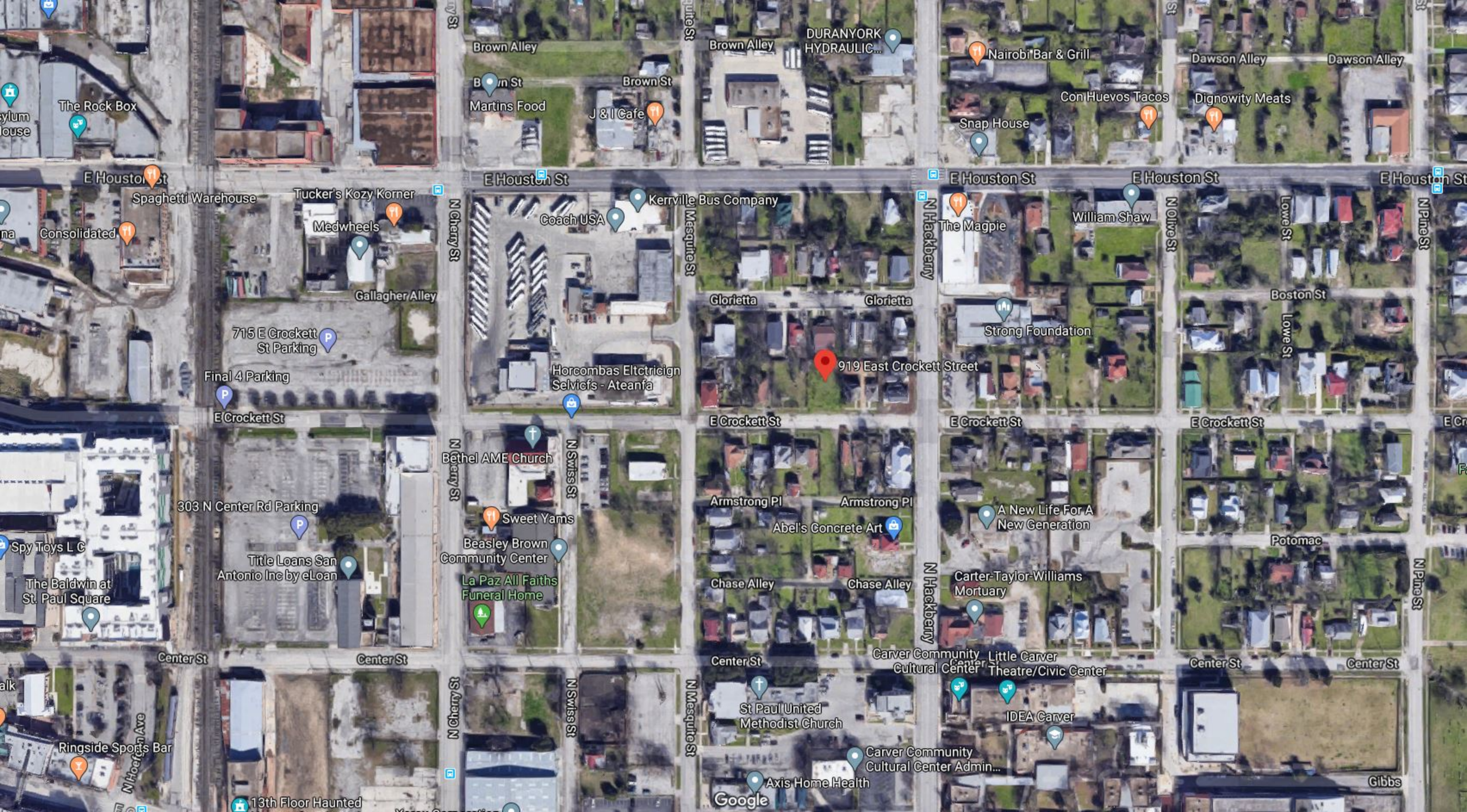
- i. That the fence height is no taller than 4 feet at any portion in front of the front façade plane.
- ii. That any solar or mechanical gate equipment, if used, be concealed or minimally visible behind the fence from the public right of way.

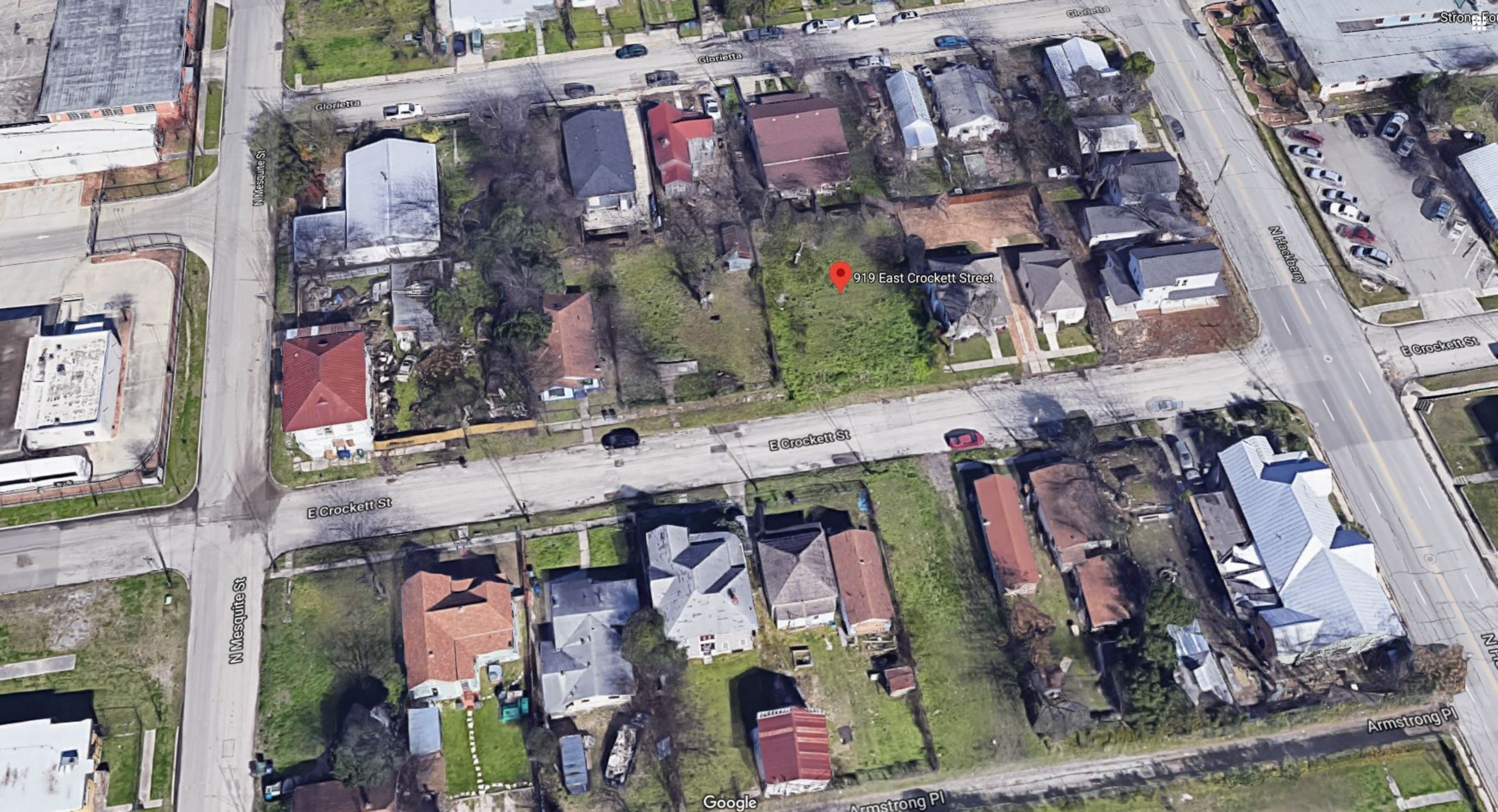
919 E Crockett

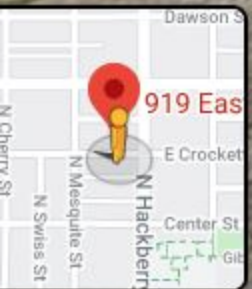


March 24, 2020















919 CROCKETT STREET
SAN ANTONIO, BEXAR COUNTY,
TEXAS 78202

REVISIONS	
1	PP080618JW
2	PP2090618JW
3	PP3092618LC
4	PP4101018LC
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Bastrop
Houston
San Antonio
www.dth.com

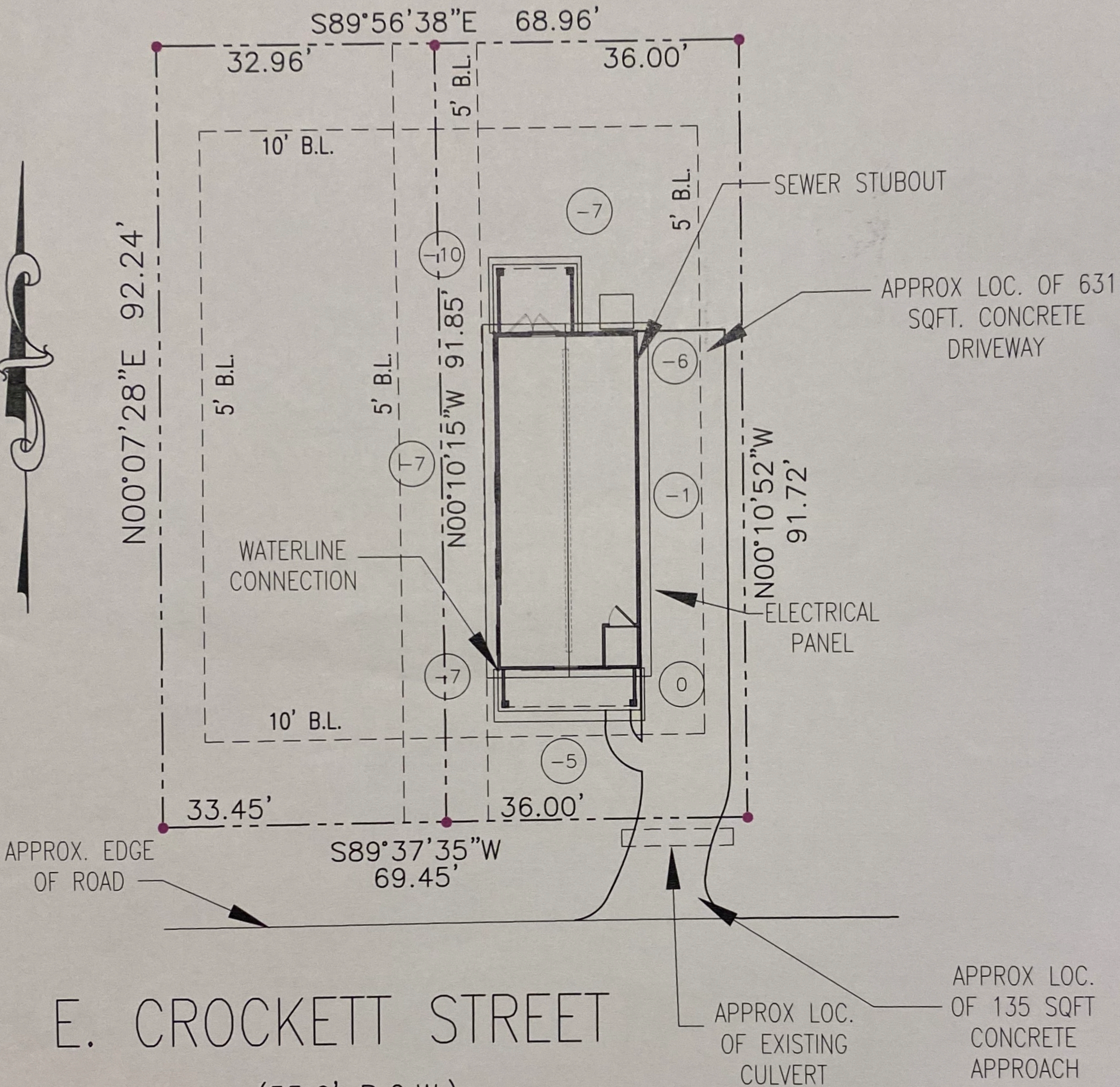
DESIGN TECH HOMES CUSTOM BUILDER

Homeowner's Name: Jeffrey and Jennifer Park	Preliminary Plan 4
Homeowner's Signature of Approval:	
Sale's Consultant's Name: Diana Camacho	
Sale's Consultant's Signature of Approval:	

Drawn By: JW
Checked By:
Job Number: 2666
Date: 08/06/18
Scale: 1" = 20'
Sheet Number: 1 of 9
Plot Plan

Subdivision: Dignowity Hill
Lot: 10
Block: 15B
Section: N/A

E. CROCKETT STREET
(55.6' R.O.W.)



JENNIFER & JEFFREY PARK
919 EAST CROCKETT STREET
SAN ANTONIO, TEXAS

Lot A-13, Block B
NCB 576
City of San Antonio
Bexar County, Texas

Lot A-14, Block B
NCB 576
City of San Antonio
Bexar County, Texas

Lot 4, Block B,
NCB 576
City of San Antonio
Bexar County, Texas

Lot 5, Block B,
NCB 576
City of San Antonio
Bexar County, Texas

LEGEND

These standard symbols will
be found in the drawing.

- — — — — Edge of Asphalt
- ⊙ PK Nail Found
- ⊕ Utility Pole
- E · E - Overhead Electric
- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Rod Set
- Fence Post
- MR Water Meter
- ⊕ Bridge Spike Found
- X X Chainlink Fence
- □ Wood Fence
- ▨ Concrete

(Fence Post)

Lot 9, Block B,
NCB 576
City of San Antonio
Bexar County, Texas

Fence 1.0'
into Lot 9

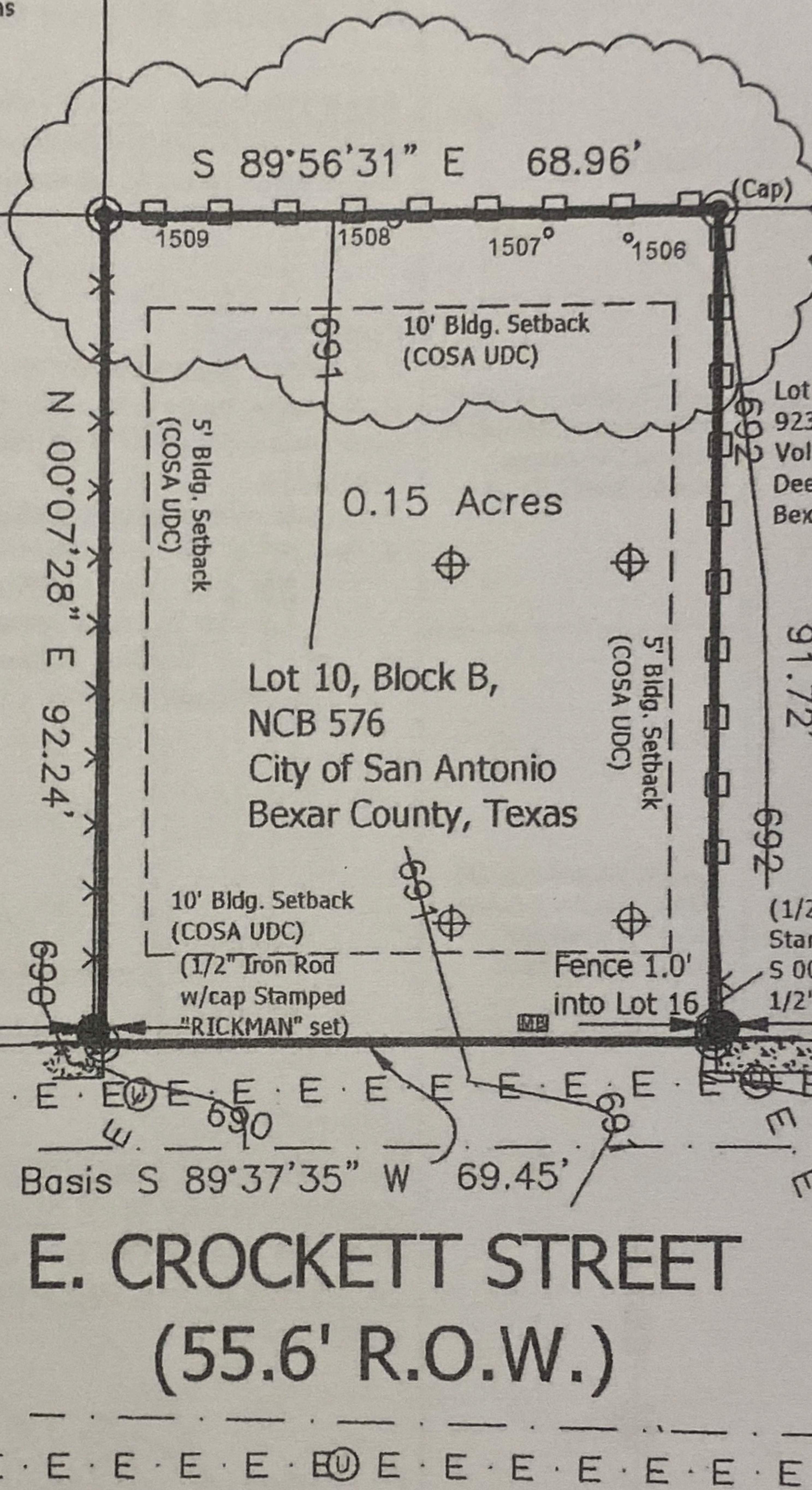
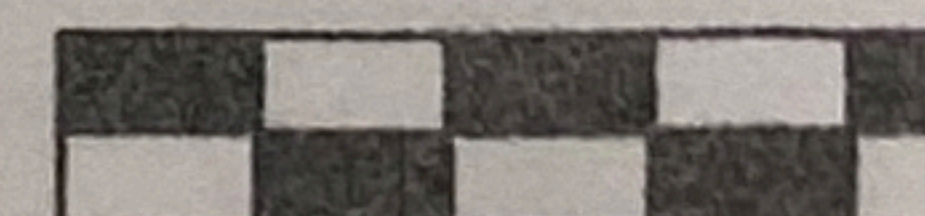
Bearing Basis S 89°37'35" W 69.45'

E. CROCKETT STREET
(55.6' R.O.W.)

Tree Table

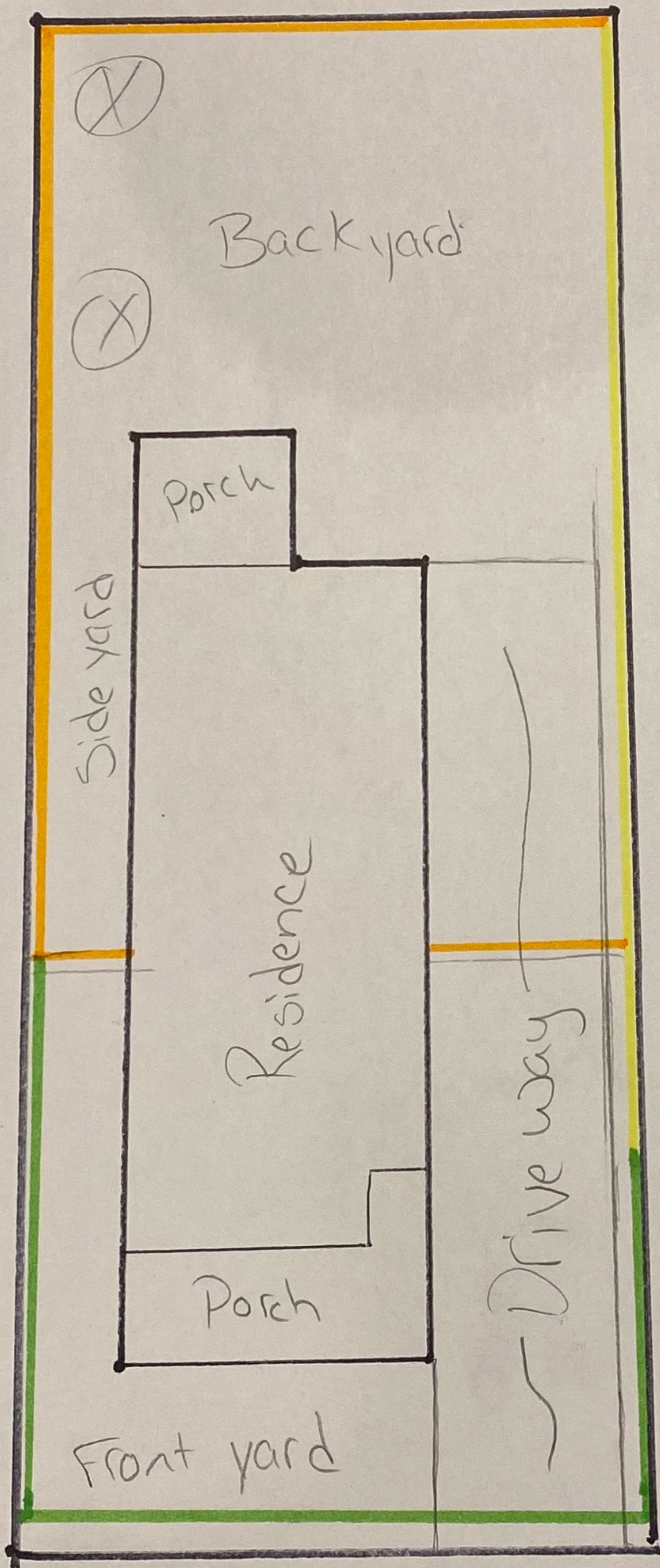
Tree ID#	Tree Type	Trunk Diameter	Canopy Radius
1506	Hackberry	11"	24'
1507	Chinaberry	12"	22'
1508	Hackberry	18"	25'
1509	Hackberry	11"	18'

0



Lot 16, Block B NCB 576
923 Crockett Subdivision
Vol. 9696, Pg. 222
Deed & Plat Records
Bexar County, Texas

(1/2" Iron Rod w/cap
Stamped "RICKMAN" set
S 00°51'40" E 1.60' from
1/2" Iron Rod Found)



- existing fence
- privacy fence
6ft horizontal
- iron fence

30ft

Lot 7, Block 15B
36 x 90

6ft privacy (horizontal)

4ft iron fence

60ft

3ft

12ft

20

36ft

900 Block E Crockett







