

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

HDRC CASE NO: 2020-167
ADDRESS: 211 DEVINE ST
LEGAL DESCRIPTION: NCB 724 BLK 6 LOT 11
ZONING: RM-4
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: TOTTENHAM KATHLEEN ALLISON & ANTILL CERISSA CLARE
OWNER: TOTTENHAM KATHLEEN ALLISON & ANTILL CERISSA CLARE
TYPE OF WORK: Fence installation
APPLICATION RECEIVED: April 09, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new front yard perimeter fence, pedestrian gate, and driveway gate.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

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 211 Devine was constructed circa 1910 in the Folk Victorian style and first appears on the Sanborn maps in 1912. It is a 1-story, single-family residence featuring a rectangular plan, a metal hip and valley roof, wood cladding, and wood windows. The property is contributing to the Lavaca Historic District.
- b. FRONT YARD FENCE INSTALLATION – The applicant has proposed to install a 3-foot high wood picket front yard fence featuring a pedestrian gate and a double-swing vehicle gate. Guideline 2.B.ii for Site Elements stipulates that applicants should avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. Guideline 2.B.ii for Site Elements additionally states that the appropriateness of a front yard fence or wall 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. Properties within the Lavaca Historic District often feature front yard fences. The applicant has provided examples of front yard fences at nearby properties. Due to the precedent of front yard fences on the street and within the Lavaca Historic District and due to the reversibility of fence installation, staff finds the proposal for front yard fence installation generally appropriate.
- c. FRONT YARD FENCE DESIGN – The applicant has proposed to install a wood picket front yard fence similar to the existing wood picket front yard fences in the neighborhood with spaced wooden pickets. Guideline 2.B.i for Site Elements states that new fences and walls should appear similar to those used historically within the district in terms of scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure. Wood picket fencing is an appropriate style for a Folk Victorian home and existing front yard fences in the Lavaca Historic District feature wooden picket front yard fences. Staff finds the proposal appropriate.
- d. FRONT YARD FENCE HEIGHT – The applicant has proposed to install a 3-foot-high front yard fence. Guideline 2.B.iii for Site Elements states that the height of new fences and walls within the front yard should be limited to four feet. Staff finds the proposal consistent with the Guidelines.
- e. FRONT YARD FENCE CONFIGURATION – The applicant has proposed to install the front yard fence that will begin where the existing privacy fence on the east side of the property line terminates and where the existing fence on the west side of the property line terminates. The applicant has requested to install the front yard fence at a setback 6 feet from the property line, so that the proposed fence can be placed behind existing flower beds along the property line. Guideline 2.C.i for Site Elements stipulates that privacy fences should be set back from the front façade of the building, rather than aligning with the front façade of the structure to reduce their visual prominence. As the rear privacy fence is existing, staff finds the configuration of the proposed front yard fence to be appropriate.
- f. PEDESTRIAN GATE INSTALLATION – The applicant has proposed to install a pedestrian gate across the front yard walkway. Pedestrian gates should be located at the intersection of the property's walkway and the public sidewalk. Pedestrian gates should relate to the design of the fence while maintaining the 4-foot height limit. The applicant has proposed to install the fence and pedestrian gate at a 6-foot setback from the front property line, to locate the proposed fence behind existing flower beds. Staff finds the proposal appropriate.
- g. VEHICLE GATE INSTALLATION – The applicant has proposed to install a double-swing vehicle gate at 6-foot set back from the front of the driveway. Vehicle gates should be set behind the front façade plane of

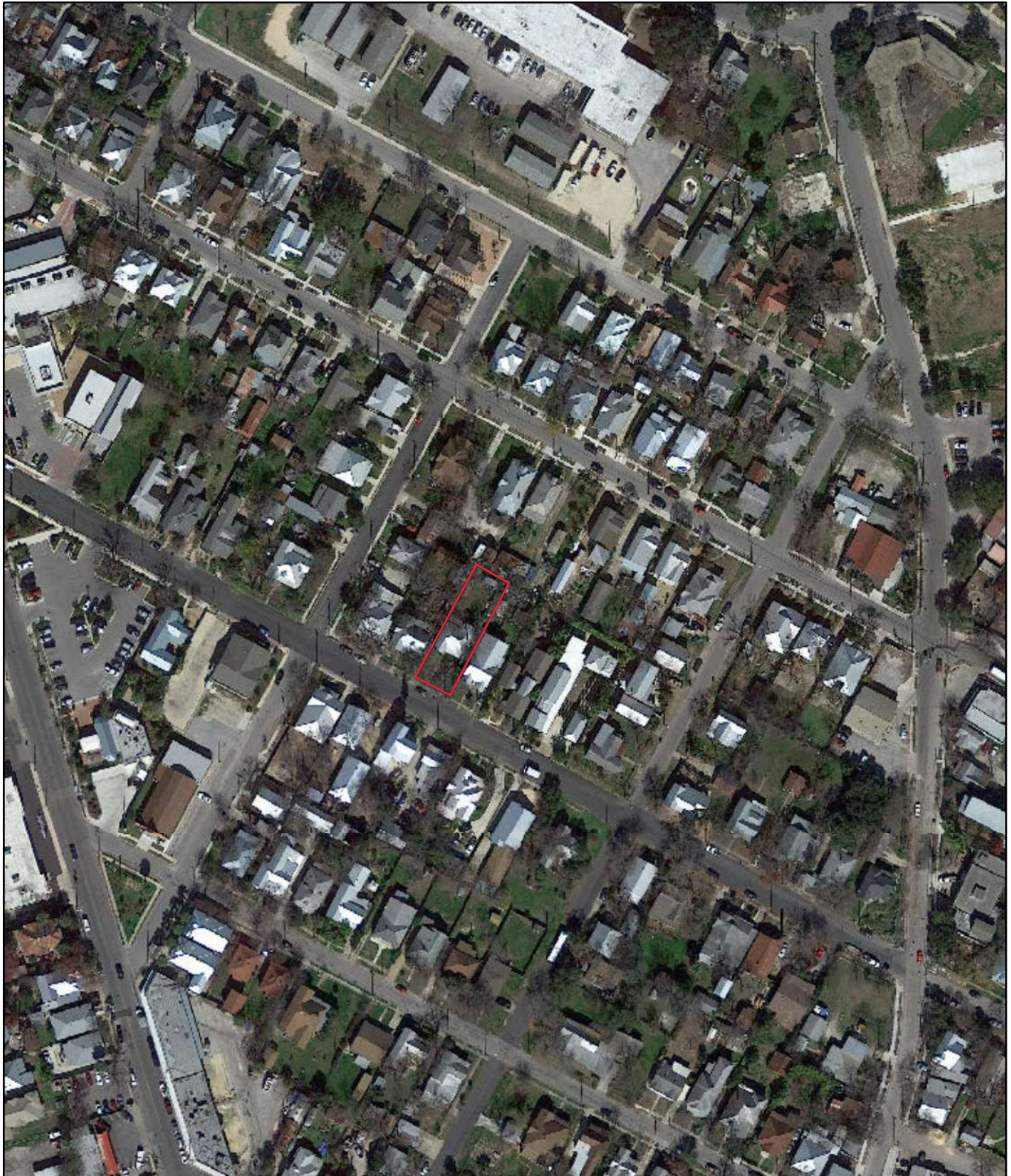
the house and not span across the front of the driveway. A front vehicle gate may be considered if the site features an atypical condition including (a) a wraparound porch, (b) a narrow driveway less than 10 feet wide, and/or (c) front driveways abutting rear yards or commercial properties. Staff finds that the site conditions of the property include a driveway that narrows past the wall plane of the front façade and does not allow a vehicle to maneuver past the front façade plane. Staff finds that this qualifies as an atypical condition. Staff finds the proposal appropriate.

RECOMMENDATION:

Staff recommends approval of the front yard fence, pedestrian gate, and vehicle gate installation based on findings a through g with the following stipulation:

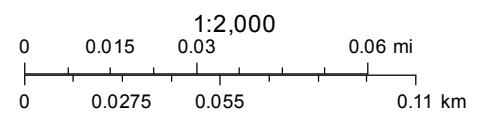
- i. That the applicant submits final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop

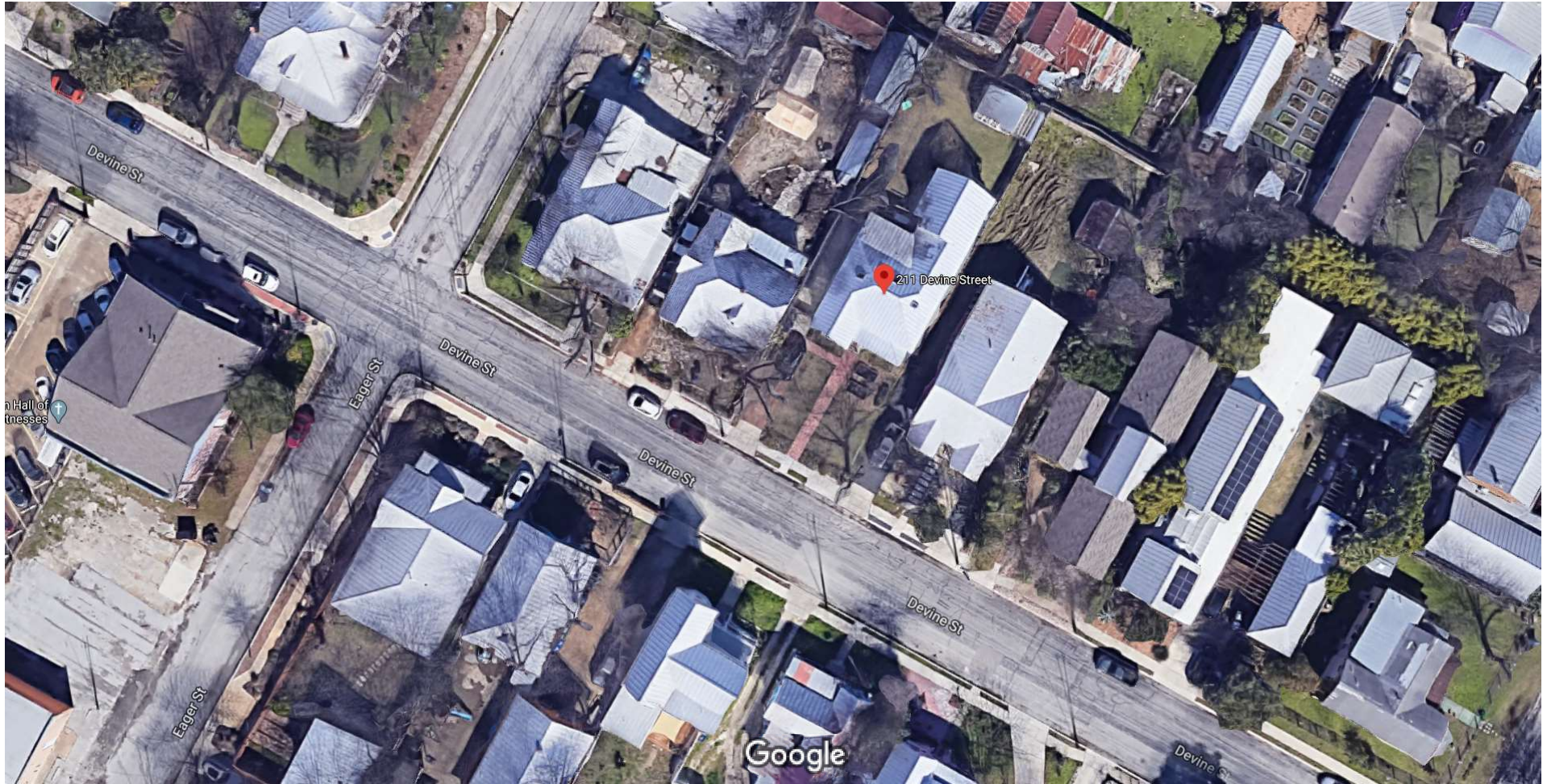


May 6, 2020

— User drawn lines



Google Maps 211 Devine St



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 211 Devine St



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SAN ANTONIO, TEX. **252**
1912

249

250

249

250

CAMARGO
251

253

2

257

REFUGIO

BARRERA

LABOR

BARRERA CHINE

CALLAGHAN

AV. NOT FINED

CALLAGHAN AV.

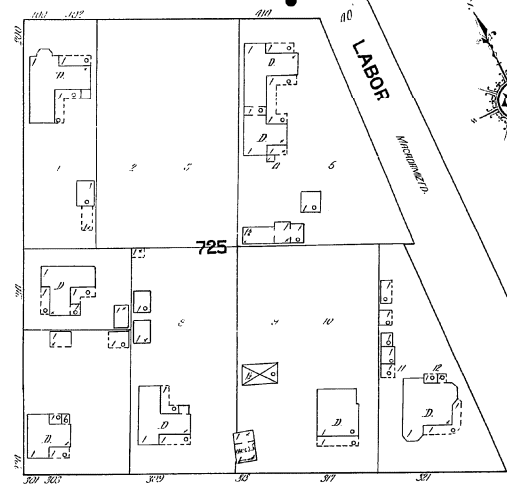
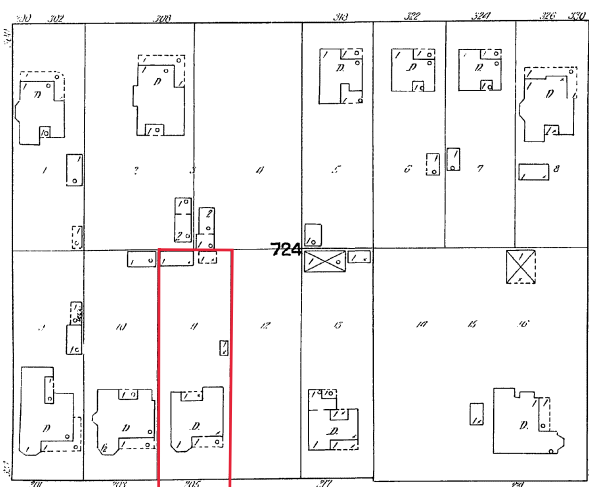
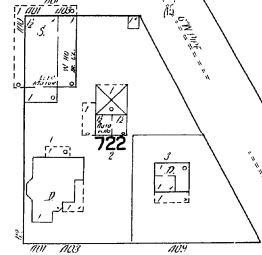
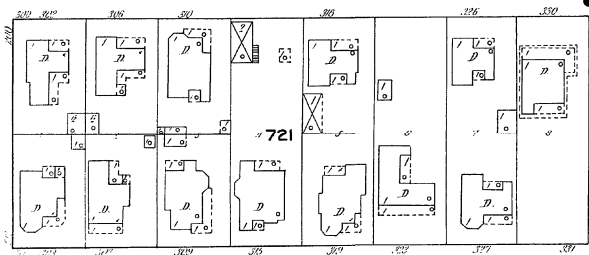
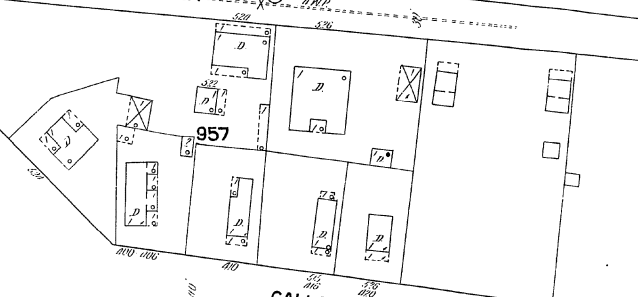
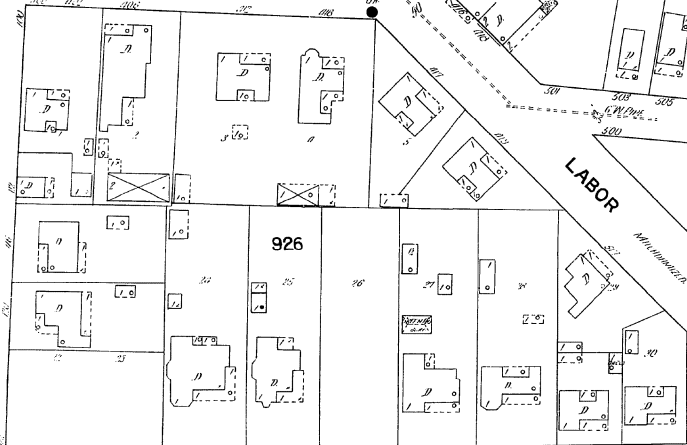
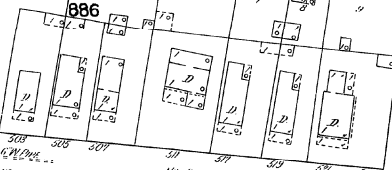
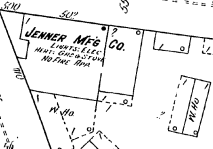
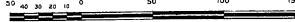
LEIGH

RIDDLE

LABOR

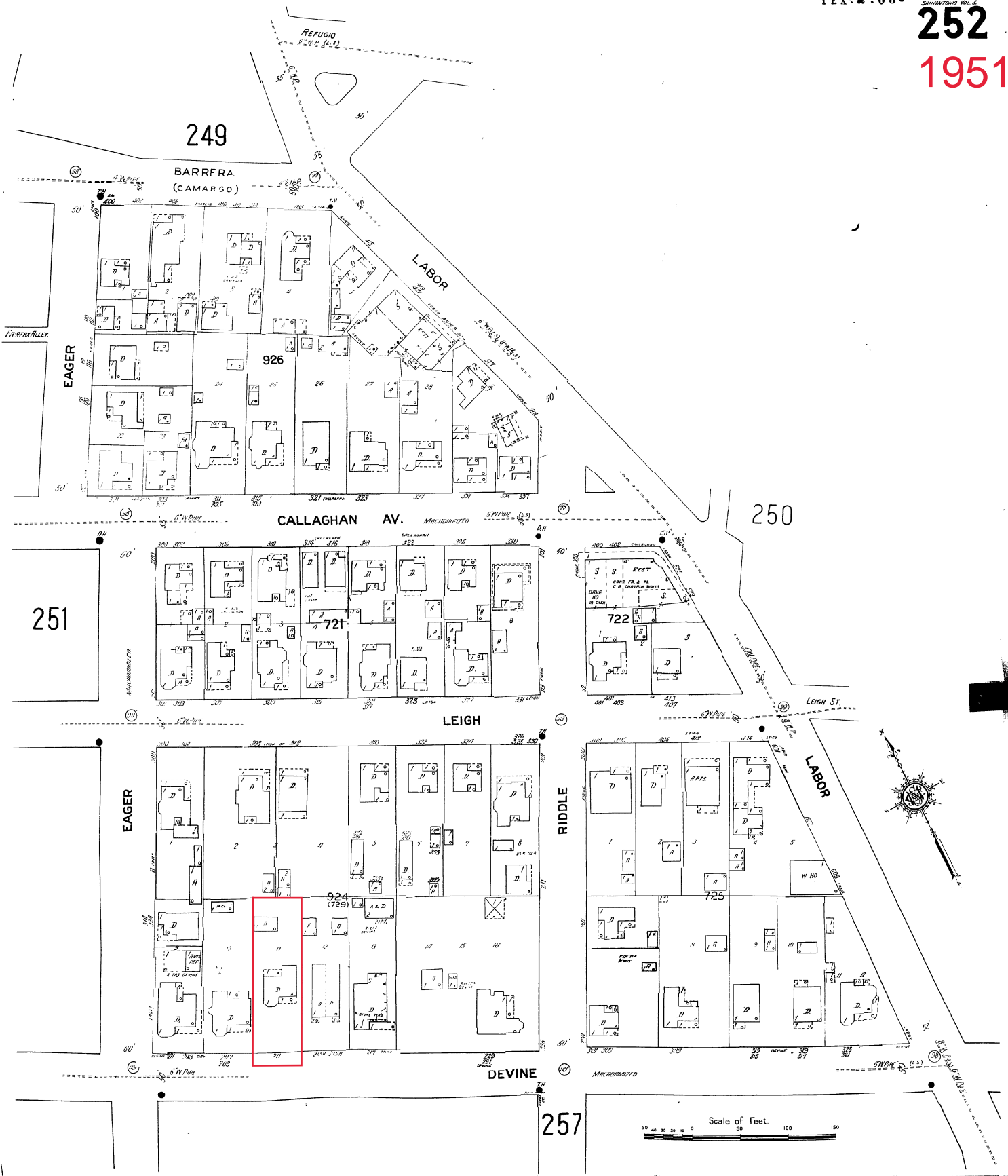
DEVINE

Scale of Feet.



252

1951



GF NO. 1803916-02BP MISSION TITLE
 ADDRESS: 211 DEVINE STREET
 SAN ANTONIO, TEXAS 78210
 BORROWER: KATHLEEN ALLISON TOTTENHAM AND
 CERISSA CLARE ANTILL

LOT 11, BLOCK 6 NEW CITY BLOCK 724

SITUATED IN THE CITY OF BEXAR COUNTY, TEXAS

SCALE: 1" = 40'



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48029C 0415 G
 MAP REVISION: 09/29/2010
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

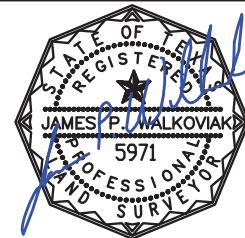
A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 9568, PG. 32, H.C.M.R.

DRAWN BY: DC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOWIAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. SA2018-02396
 NOVEMBER 30, 2018



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 FIRM NO. 10063700

















