

HISTORIC AND DESIGN REVIEW COMMISSION

February 17, 2021

HDRC CASE NO: 2021-060
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
APPLICANT: DUPONT WILLIAM A & KATHRYN KANZLER
OWNER: DUPONT WILLIAM A & KATHRYN KANZLER
TYPE OF WORK: Front yard fence installation
APPLICATION RECEIVED: January 29, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
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

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 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, materiality, 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.

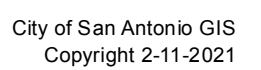
RECOMMENDATION:

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.

This aerial map displays a residential neighborhood with property lines and lot numbers. A specific lot is highlighted with a red rectangle. The lot is located on EAGER ST, between CALLAGHAN AVE and EAGER ST, and is bounded by EAGER ST and a street running parallel to EAGER ST. The lot number 302 is visible within the red rectangle.

1:1,000



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Sister Tom Rentals

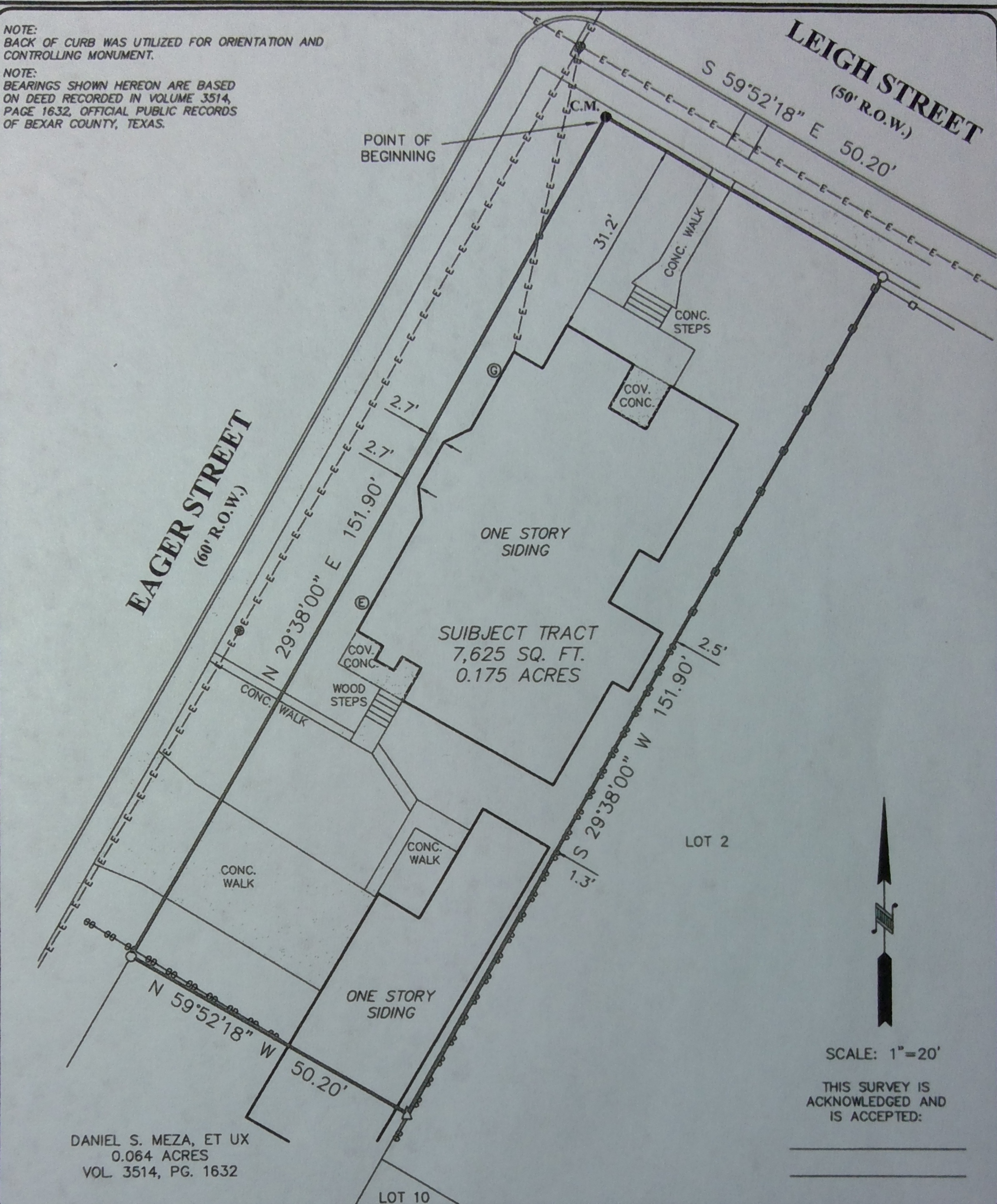
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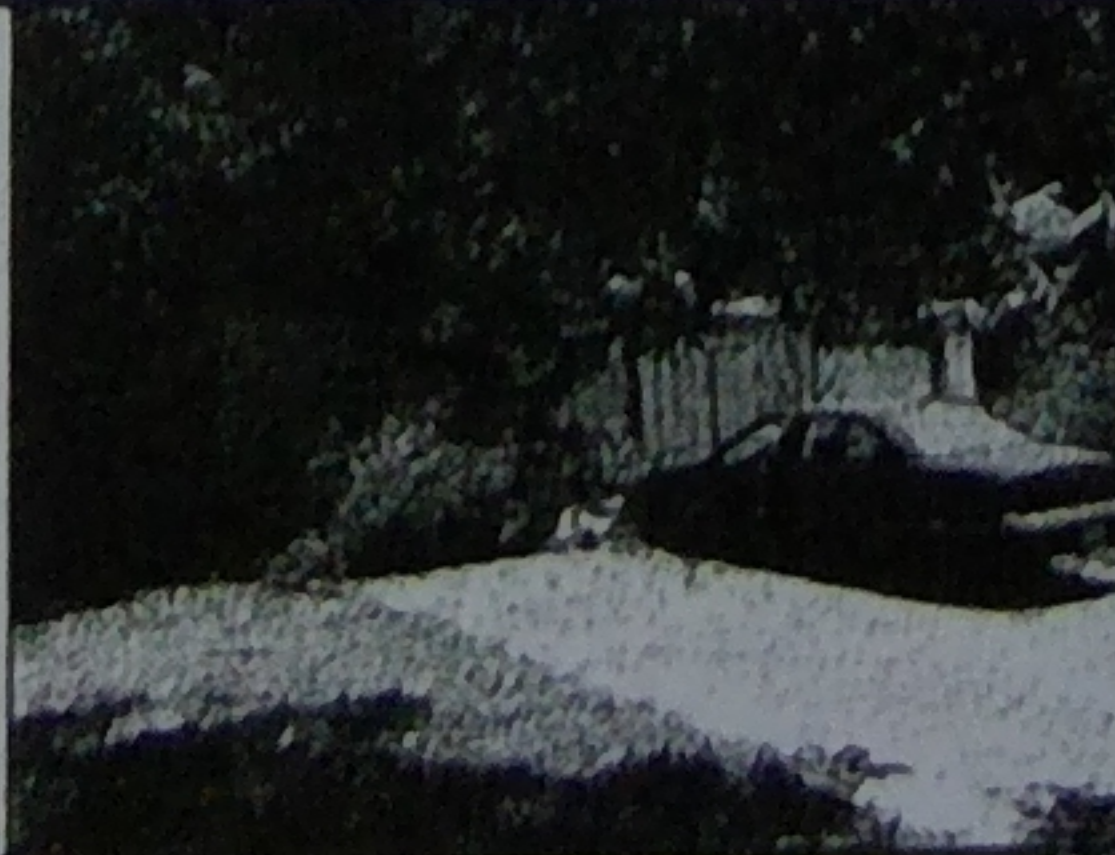


NOTE:
BACK OF CURB WAS UTILIZED FOR ORIENTATION AND
CONTROLLING MONUMENT.

NOTE:
BEARINGS SHOWN HEREON ARE BASED
ON DEED RECORDED IN VOLUME 3514,
PAGE 1632, OFFICIAL PUBLIC RECORDS
OF BEXAR COUNTY, TEXAS.



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415 G, which is Dated 09-29-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.



Property Address:

302 LEIGH STREET

Property Description:

Being 0.175 acres of land, more or less, out of Lot 1, Block 6, New City Block 724, an addition to the City of San Antonio, Bexar County, Texas, SAVE & EXCEPT the South 8 feet of Lot 1 conveyed to Daniel S. Meza, et ux by Party Wall, Boundary Line and Easement Agreement recorded in Volume 3514, Page 1632, Official Public Records of Bexar County, Texas, said 0.175 acres being more particularly described by metes and bounds attached hereto.

Owner:

WILLIAM A. DUPONT AND KATHRYN KANZLER

FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

LAND SURVEYORS, LLC.

P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- △ = CALCULATED POINT
- = 1/2" IRON ROD TO BE SET
- = FND 1/2" IRON ROD
- E- = OVERHEAD ELECTRIC
- = CHAIN LINK FENCE
- O-O- = METAL FENCE
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = POWER POLE
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT

DRAWN BY: JR



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD

Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. 4003004805

JOB NO. 65804

TITLE COMPANY: ALAMO TITLE

DATE: 07/27/2015

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

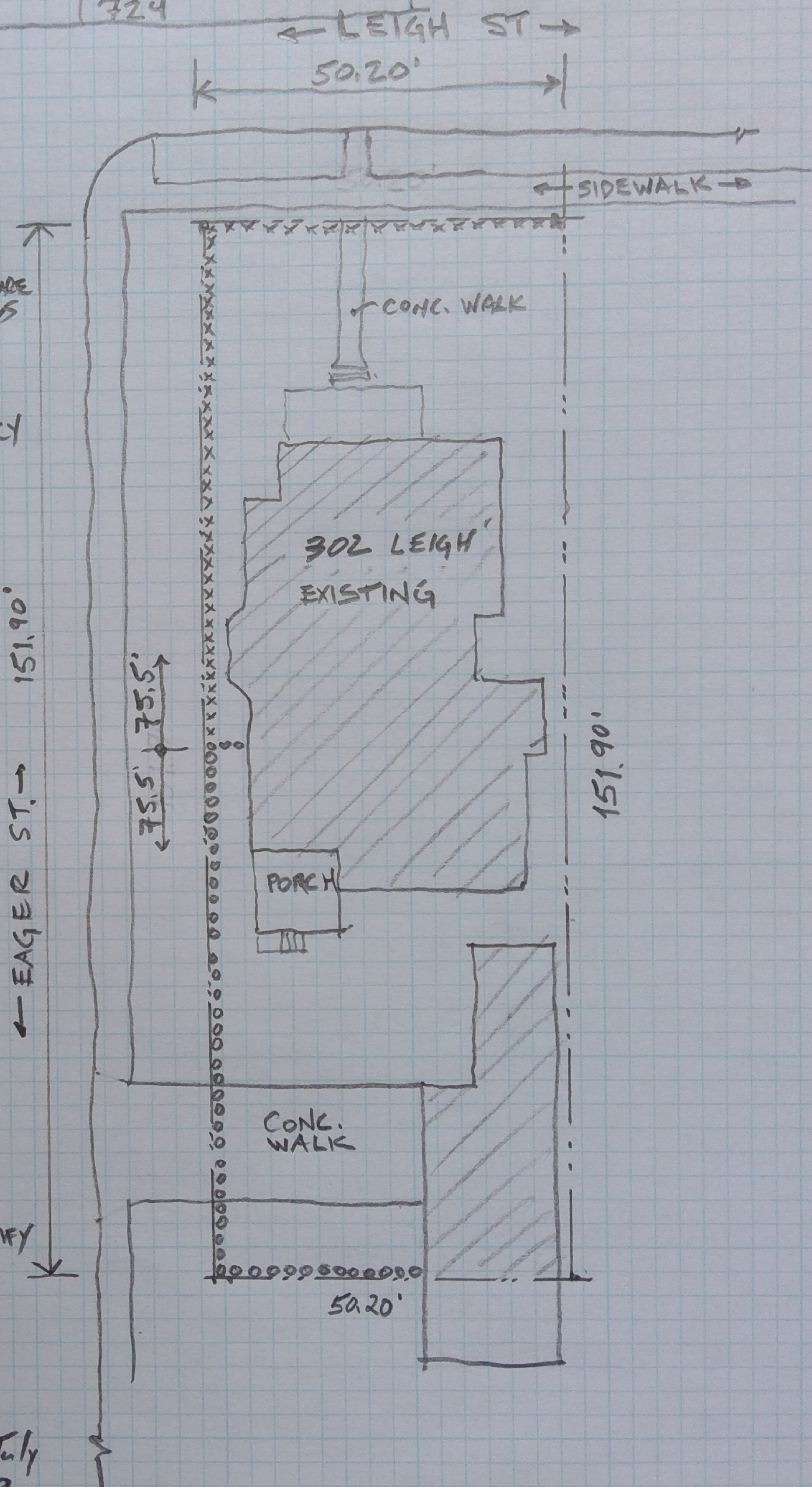
NEW FENCE

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 at 402 Leigh St. 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.

Some other properties in Lavaca with metal fences like the one proposed for 302 Leigh St :

215 Barrera
228 Lavaca
224 Lavaca
218 Lavaca
210 Lavaca
226 Camargo
222 Sadie
218 Sadie
330 Callaghan







