

# HISTORIC AND DESIGN REVIEW COMMISSION COMPLIANCE AND TECHNICAL ADVISORY BOARD

March 21, 2025

**HDRC CASE NO:** 2025-060  
**ADDRESS:** 133 W CRAIG PLACE  
**LEGAL DESCRIPTION:** NCB 1860 BLK 1 LOT 21  
**ZONING:** MF-33, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Omar Zidan /OSA Group  
**OWNER:** Omar Zidan /OZ - CASTLE ON CRAIG LLC  
**TYPE OF WORK:** Installation of front yard fencing  
**APPLICATION RECEIVED:** March 04, 2025  
**60-DAY REVIEW:** May 20, 2025  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron fence at 133 W Craig, located within the Monte Vista Historic District. The proposed fence will be installed to run parallel to the right of way along both W Craig Place and Howard Street and will feature a swinging pedestrian gate on W Craig Place and a rolling driveway gate on Howard Street. The proposed fence features an overall height of approximately seven (7) to eight (8) feet.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 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.
- vi. 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 historic structure at 133 W Craig Place was constructed circa 1900 and is found on the 1904 Sanborn Map. The structure features two, front facing towers; a two-story and covered front porch with arched openings. The structure is contributing to the Monte Vista Historic District.
- b. The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron fence at 133 W Craig, located within the Monte Vista Historic District. The proposed fence will be installed to run parallel to the right of way along both W Craig Place and Howard Street and will feature a swinging pedestrian gate on W Craig Place and a rolling driveway gate on Howard Street. The proposed fence features an overall height of approximately seven (7) to eight (8) feet.
- c. VIOLATION – Office of Historic Preservation received a report of the installation of front yard fencing at 133 W Craig Place on March 1, 2025. Staff proceeded to issue a stop work order via email to the property owner on March 1, 2025. Work continued throughout the weekend and a reminder email was sent to the property owner on March 3, 2025. A second stop work order was issued on March 3, 2025, by Development Services Department Code Enforcement. OHP staff received a report on March 7, 2025, that work was continuing on the fence. At that time, staff reminded the property owner of the previously issued stop work orders and the current violation. A \$500.00 post work application fee has been accessed.
- d. FENCING – The Guidelines for Site Elements 2.B. notes that new fences should appear similar to those used historically within the district in terms of their scale, transparency, and character; should not be installed in a location where a fence did not historically exist, should be limited to four (4) feet in height, and should be constructed of materials that are historically used within the district. The predominant, historic development pattern on W Craig is for front yards to not feature fencing. There are occasional examples, such as at 120 W Craig, 134 W Craig, and 204 W Craig. Within this immediate context, staff finds the proposed fencing to be appropriate; however, fencing should not exceed four (4) feet in height.

## **RECOMMENDATION:**

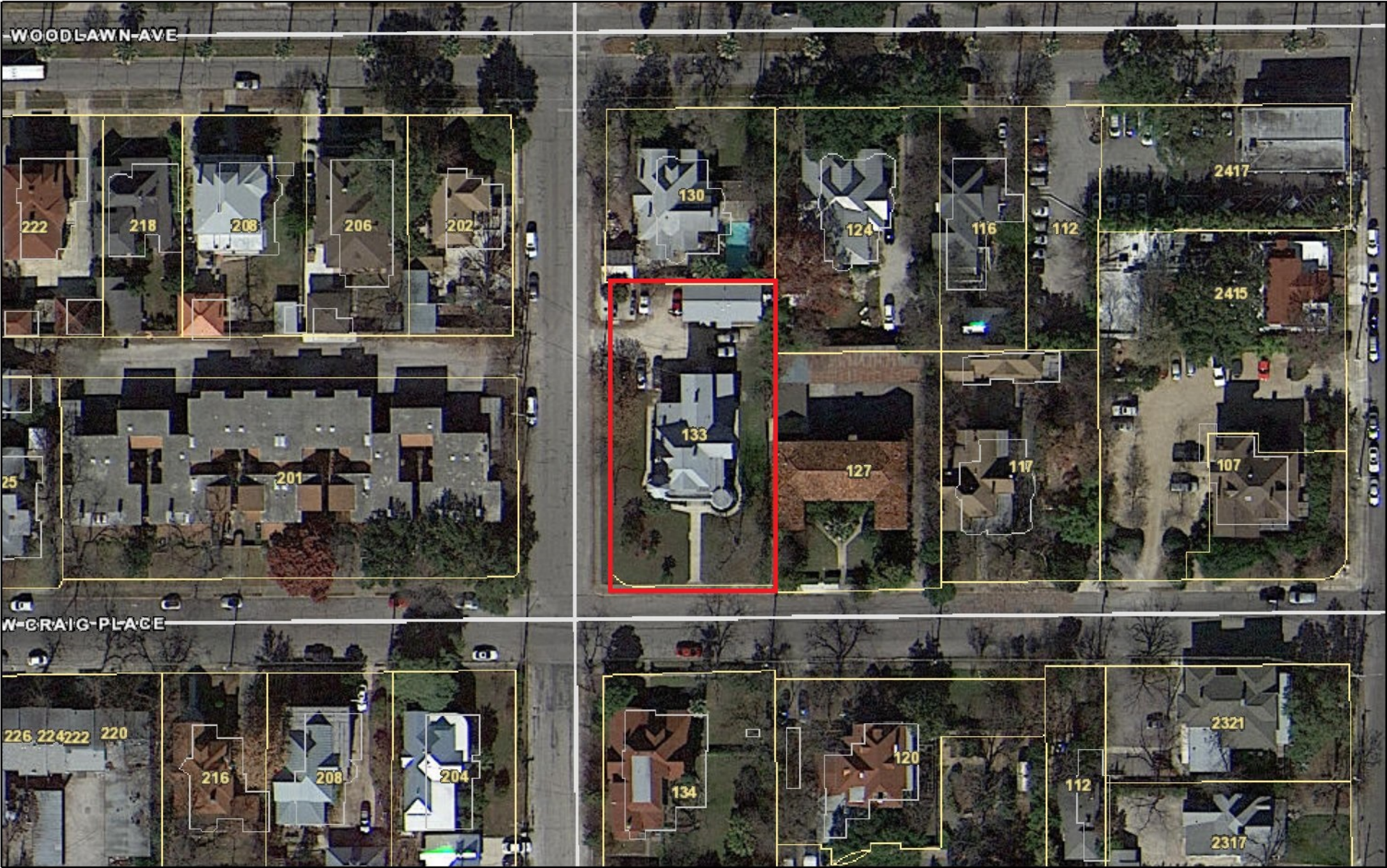
Staff recommends approval based on findings a through d, with the stipulation that the fence be lowered to four (4) feet in height.

The \$500.00 post work application fee shall be paid prior to the issuance of a Certificate of Appropriateness and permit.

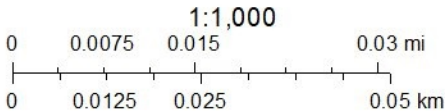
The property owner is responsible for obtaining the required fencing permit from Development Services Department.



City of San Antonio One Stop



March 12, 2025





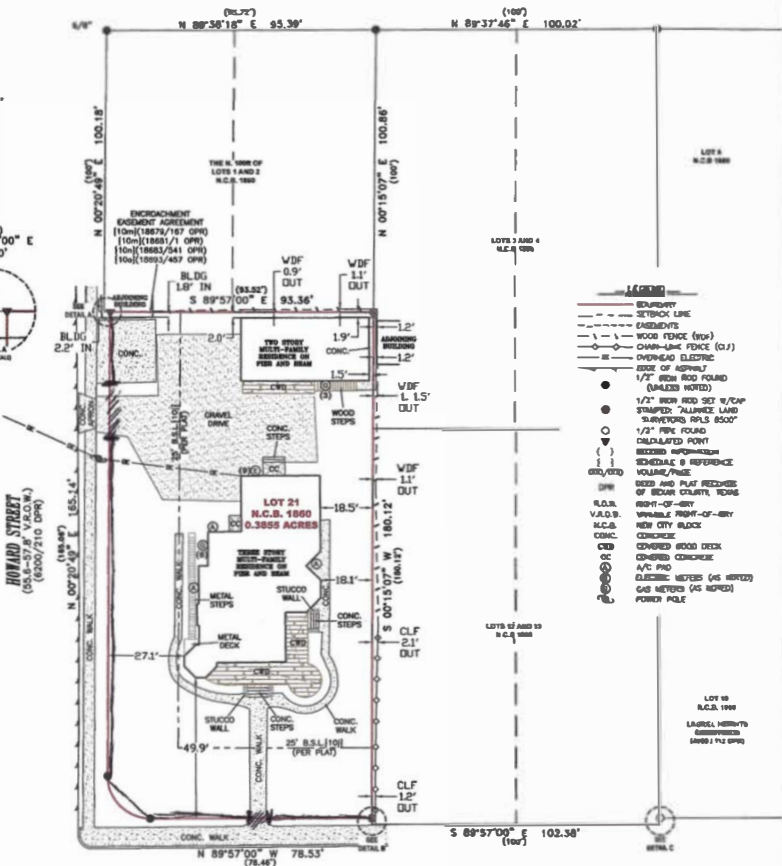
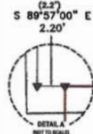
**LAND TITLE SURVEY**

LOT 21, NEW CITY BLOCK 1860, LAUREL HEIGHTS SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8300, PAGE 210, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

FOODLAND AVENUE

(60' R.O.W.)  
(6200/210 DFW)

**SCALE**  
1" = 30'



HOWARD STREET  
5.6-57.8' V.R.O.W.)

**W. CRAIG PLACE**  
(55.6-57.8' V.R.O.W.)  
(6200/210 DFR)

## NOTES

1. SOURCES AND METHODS SHOWN FOR THIS SURVEY WERE DETERMINED BY OPS. T-107 CONSIDERING THE UNITED STATES GAIN OF PILES FROM COPE PLANE CONCENTRATED OFFSHORE SOUTH CENTRAL, ZONE AREA, GND.
2. PER SCHEDULE 4 OF THE TALE CONTRACT, EXPENSES FOR THE FOLLOWING REAS MAY AFFECT THIS CONTRACT:
- (101) SCHEDULE 4, ITEM 1, WAS COLLECTED BY SPENTON TALE, LLC.
- (104) MEAS OF SURVEY CONDUCTED FOR CABLE TELEVISION SERVICE LIMITED TO SUB-STRUCTURE OF THE SURVEILLANCE AND/OR PARASITIC CABLE OF BEHIND IN VOLUME 467, PAGE 70, OFFICIAL PUBLIC RECORDS, BOWEN COUNTY, TEXAS. (REMOVED IN RECORD)
- (105) HISTORIC DOCUMENTATION, MODIFIED COPIES OF RECORDS IN VOLUME 1061, P. 1067, OFFICIAL, PUBLIC RECORDS, BOWEN COUNTY, TEXAS.

ACCORDING TO FEMA MAP NUMBER 48029C04032, WHICH AN EFFORTS MAP OF 06/16/2006, THE PROPERTY LIES WITHIN ZONE "X" AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.



- I, Cory Blake Silva, Registered Professional Land Surveyor number 8500, do hereby certify that a survey was made on the ground under my supervision, on data as shown, of the property hereon described, and I do declare there are no conflicts known to me except as shown.
- CORY BLAKE SILVA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 8500

CORY BLAKE SEVA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6908

JOB NO. 240219454

CHIEF, I.B.I.  
DATE: 4/27/83

CHLORINE  
115

REVIEW  
C.B.S.

REVISION DATE: 4-4-00

DATE: 02/27/2024

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Howard St



Mar 13, 2025 at 4:51:13 PM  
133 W Craig Pl  
San Antonio TX 78212  
United States





Mar 13, 2025 at 4:51:20 PM  
133 W Craig Pl  
San Antonio TX 78212  
United States





Mar 13, 2025 at 4:51:40 PM  
Howard St  
San Antonio TX 78212  
United States





Mar 13, 2025 at 4:51:54 PM  
Howard St  
San Antonio TX 78212  
United States





Mar 13, 2025 at 4:52:02 PM  
134 W Craig Pl  
San Antonio TX 78212  
United States

