

**HISTORIC AND DESIGN REVIEW COMMISSION  
COMPLIANCE AND TECHNICAL ADVISORY BOARD**

**November 22, 2024**

<b>HDRC CASE NO:</b>	<b>2024-364</b>
<b>ADDRESS:</b>	218 DELAWARE
<b>LEGAL DESCRIPTION:</b>	NCB 3007 BLK 5 LOT 5
<b>ZONING:</b>	RM-4, H
<b>CITY COUNCIL DIST.:</b>	1
<b>DISTRICT:</b>	Lavaca Historic District
<b>APPLICANT:</b>	Chad Bradshaw/Mychal's Designs LLC
<b>OWNER:</b>	Patricia White/WHITE PATRICIA
<b>TYPE OF WORK:</b>	Front yard fencing installation
<b>APPLICATION RECEIVED:</b>	October 18, 2024
<b>60-DAY REVIEW:</b>	December 17, 2024
<b>CASE MANAGER:</b>	Caitlin Brown-Clancy

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a 4'0" tall cattle-panel style front yard fence with a pedestrian gate and 12'0" gate spanning the driveway.

**APPLICABLE CITATIONS:**

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

**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 structure at 218 Delaware is a single-family home first appearing on the 1924 Sanborn Map. The home is Craftsman in style and features an asymmetrical front porch and a front gabled standing seam metal roof. The structure is contributing to the Lavaca Historical District.
- b. **FENCING (DESIGN/MATERIALS)** – The applicant is requesting to install a cattle-panel style fence. The Guidelines for Site Elements 5.B.i. state that new fences and walls should appear

similar to those used historically within the district. Staff finds the design consistent with those found throughout the Lavaca Historic District and consistent with the guidelines.

- c. FENCING (LOCATION) – The applicant is requesting to install a 4’0” tall cattle-panel style front yard fence with a pedestrian gate and 12’0” gate spanning the driveway. While the Guidelines for Site Elements 5.B.ii state that the appropriateness of a front yard fence or wall is dependent on conditions within the specific historic district the Fences Policy Guide stipulates that vehicle gates should be set behind the front façade plane of the house and not span across the driveway. Staff does not find the requested location to be appropriate.

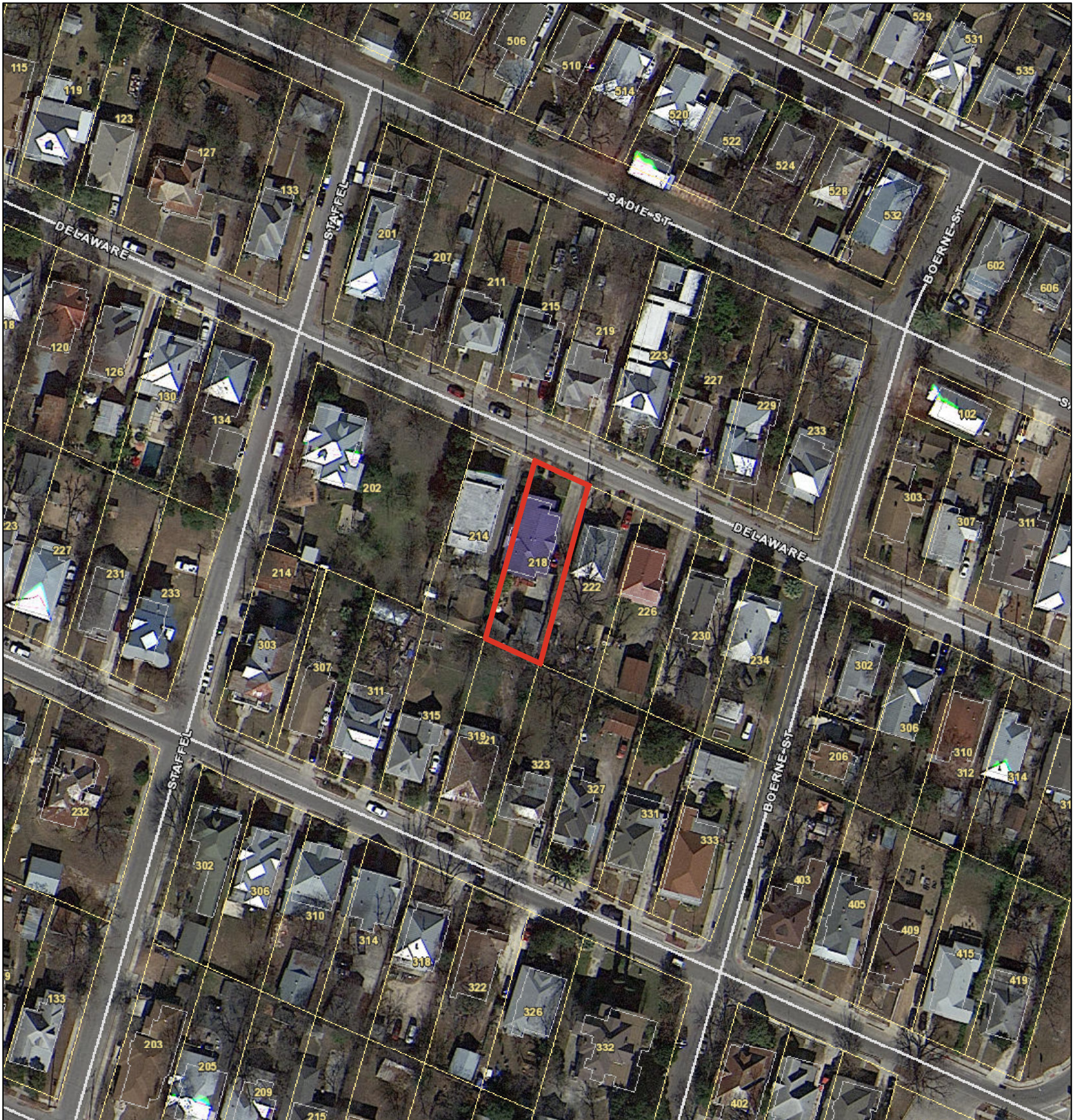
## **RECOMMENDATION:**

Staff recommends approval to install a 4’0” tall cattle-panel style front yard fence with the following stipulation;

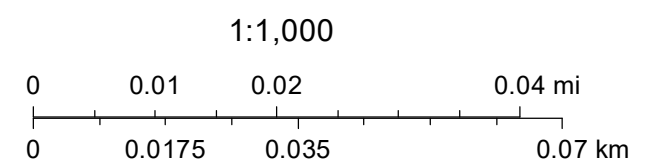
- i. That the front yard fence return to the front facade at the driveway and that the vehicular gate is set behind the front façade plane of the house and not span across the driveway. Staff finds that the applicant shall submit updated drawings reflecting this stipulation prior to the issuance of a Certificate of Appropriateness (COA).



# City of San Antonio One Stop



November 15, 2024











**218 Delaware**

### **Scope of Work**

**Owner has requested a fence like the one pictured below onto the front of the property.**



**Owner has hired us to install a 2" x 2" metal framed fence, with a sidewalk entry gate, and a driveway entry gate that matches the aesthetics of this fence.**



*Mychal's Designs*

**We have provided a site plan with measurements that show where on the property we will be placing the fence, and the length of the fence, and more specifications of the linear footages of the fence.**

**This project will take approximate 2 days to complete and will not effect any exterior modifications of the existing home.**

**This project will be an additional feature of the property and there is nothing to demo.**

### **SPECIFICATIONS OF MATERIALS TO BE USED:**

#### **Fencing:**

- A) Materials used will be 2" x 2" metal framing**
- B) 2" x 4" Hog Panel 16 Gauge Fence Wire**
- C) Concrete 120 lbs footings**

#### **Metal Gates:**

- A) 4' x 3 ½" Metal Sidewalk Entry Gate**
- B) 4' x 12' Sliding Driveway Gate**



