

HISTORIC AND DESIGN REVIEW COMMISSION COMPLIANCE AND TECHNICAL ADVISORY BOARD

July 19, 2024

HDRC CASE NO: 2024-251
ADDRESS: 429 DEVINE ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT 8
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Susan English
OWNER: Susan English
TYPE OF WORK: Front yard fence installation
APPLICATION RECEIVED: July 12, 2024
60-DAY REVIEW: September 10, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 3-foot-tall, wood picket front yard fence with a black metal frame support along the west and front property lines, to terminate at the driveway.

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.

Policy Guide for Fences in Historic Districts

When new fences are appropriate to the site-specific conditions of the property, applicants must also ensure that the style, height, and configuration of the fence is also appropriate per the Historic Design Guidelines for Site Elements and the Unified Development Code 35-514.

- REAR / PRIVACY FENCE - Rear yard privacy fences should be no taller than 6 feet in height and feature wood construction. Historic evidence may support installing stone, masonry, or stucco walls. They should be set back from the front façade of the building, rather than aligning them with the front façade of the structure, to reduce their visual prominence.
- FRONT FENCE - Front yard fences should match the height of neighboring fences or be limited to 4 feet in height and be compatible with the heights of adjacent historic fences. Historic evidence may support installing stone, masonry, or stucco walls and fence bases.
- FENCE STYLES - While maintaining respect to individual architecture styles and historic districts, the most common appropriate fence type includes (a) black wrought iron, (b) painted wood picket, and (c) garden-loop.
- NONCONFORMING FENCES - Chain-link, barbed wire, corrugated metal, and make-shift fences should be avoided. Grandfathered items may be replaced with appropriate fencing, but should not be reconstructed or expanded upon.
- PEDESTRIAN GATES - Pedestrian gates should be located at the intersection the property's walkway and the public sidewalk. Pedestrian gates should relate to the design of the fence while maintaining a 4-foot height limit.
- VEHICLE GATES - Vehicle gates should be set behind the front facade 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. Electrical, mechanical, or solar collector equipment should be concealed and minimally visible if used.

FINDINGS:

- a. The primary structure located at 429 Devine is a 1-story, single-family home constructed circa 2020. The structure features a cross gable standing seam metal roof with four (4) side gable projections on the east elevation and a prominent front gable, stucco cladding, and one-over-one windows. The property is designated within the Lavaca Historic District.
- b. FRONT YARD FENCE INSTALLATION – The applicant has proposed to install a 3-foot-tall, wood picket front yard fence with a 2"x2" black iron frame support, in lieu of wood posts and rails, along the west and front property lines. The front yard fencing will terminate at the driveway and a front driveway gate is not requested. The applicant previously received an administrative Certificate of Appropriateness for a 4-foot-tall wood picket front yard fence with wood posts and rails in the same location. The applicant is requesting review from the Compliance and Technical Advisory Board (CTAB) for the installation of a wood picket fence with a black iron frame support that will be hidden or very subtle as shown in the submitted example photo. Additionally, the applicant has reduced the overall proposed fence height to three (3) feet in height. Front yard fencing under four (4) feet in height is consistent with the Historic Design Guidelines. 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 their scale, transparency, and character. Design of the fence should respond to the design and materials of the house or main

structure. The Lavaca Historic District features wood picket, wrought iron, wood-framed cattle panel, and metal-framed cattle panel fencing. Staff finds that the proposed front yard fence is generally appropriate for the property and is consistent in design with fencing found throughout the district.

RECOMMENDATION:


Staff recommends approval of the front yard fence installation based on findings a through b with the following stipulation:

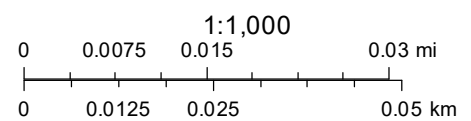
- i. That the final construction height of the approved fencing may not exceed the maximum height of 4 feet at any portion of the fence in front of the front façade wall plane. Additionally, the fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

City of San Antonio One Stop

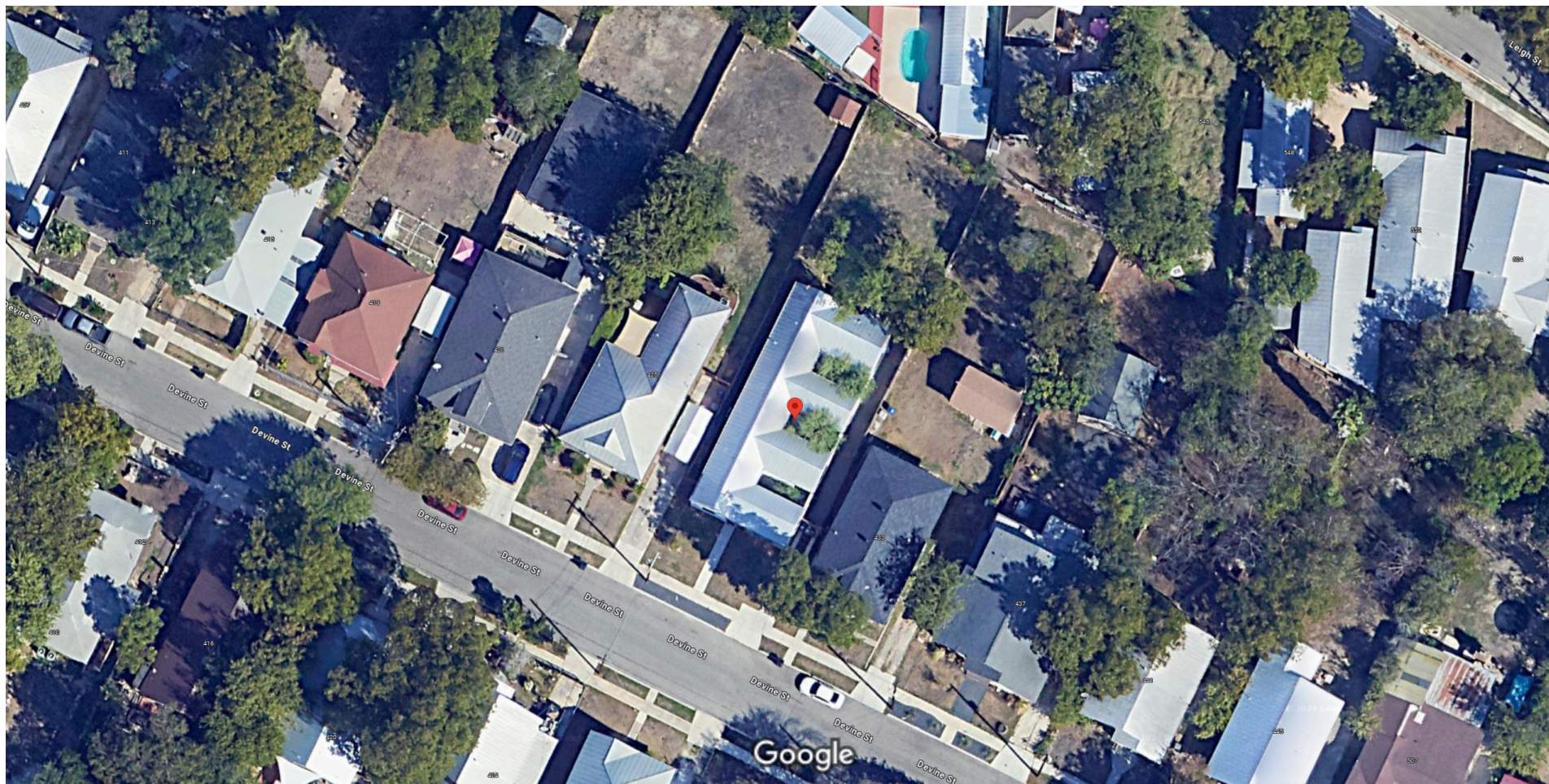


July 12, 2024

 User drawn lines



Google Maps 429 Devine St



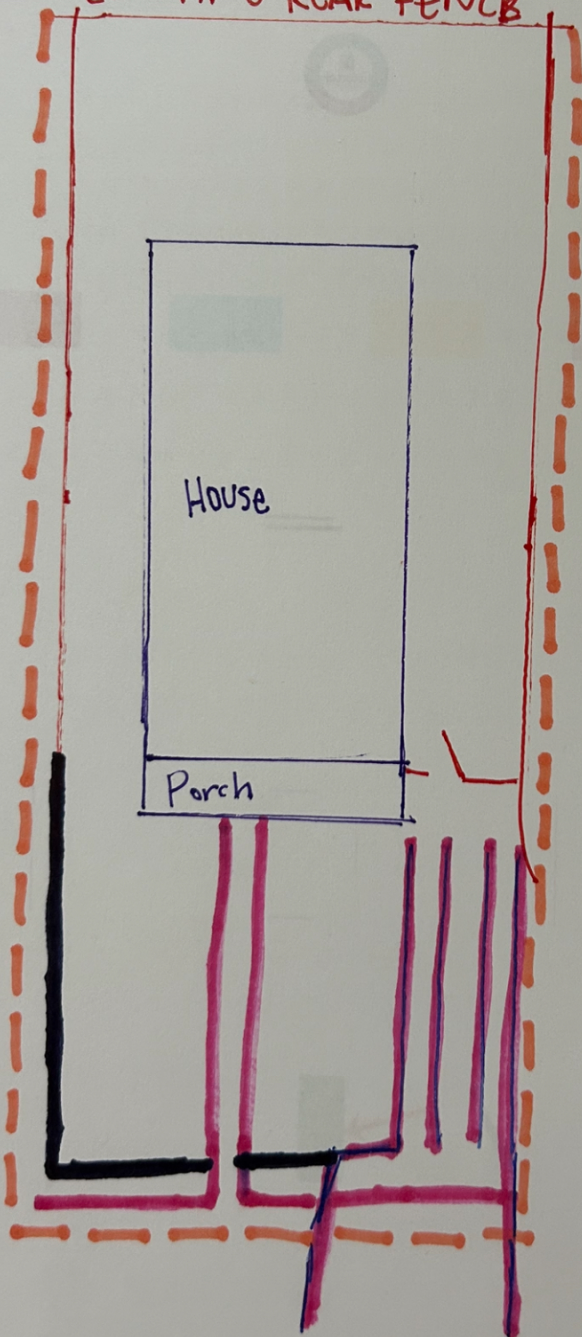
Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Google Maps 429 Devine St



Imagery ©2024 Google, Map data ©2024 Google 20 ft

EXISTING REAR FENCE



— existing fence

- - - approx
property
line

— newly built
fence

— existing cement
driveway
front walkway
sidewalk









Crop





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

June 28, 2024

ADDRESS: 429 DEVINE ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT 8
HISTORIC DISTRICT: Lavaca
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Susan English - 429 DEVINE STREET
OWNER: Susan English - 429 DEVINE STREET
TYPE OF WORK: Fencing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 4-foot-tall, wood picket front yard fence along the west and front property lines, to terminate at the driveway.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 6/28/2024 4:49:56 PM

ADMINISTRATIVE APPROVAL TO: Install a 4-foot-tall, wood picket front yard fence along the west and front property lines, to terminate at the driveway.

A front driveway gate is not requested or approved at this time.

That the final construction height of the approved fencing may not exceed the maximum height of 4 feet as approved at any portion of the fence. Additionally, the fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

APPROVED BY: Rachel Rettaliata

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with