

**HISTORIC AND DESIGN REVIEW
COMPLIANCE AND TECHNICAL ADVISORY BOARD
May 17, 2024**

HDRC CASE NO: 2024-168
ADDRESS: 1231 E CROCKETT ST
LEGAL DESCRIPTION: NCB 1373 BLK 1 LOT S 89.21 FT OF 26
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Michael Lewis
OWNER: Michael Lewis
TYPE OF WORK: Fencing installation and replacement
APPLICATION RECEIVED: April 20, 2024
60-DAY REVIEW: June 19, 2024

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct an eight-foot-tall wood rear privacy fence.
2. Construct a six-foot-tall wood privacy fence along the western property line at the front yard.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

(c) Height Limitation.

(1) Except for the provisions in section (b) above no fence shall exceed the following table of heights. In addition, the maximum permitted fence height shall not exceed that of the maximum permitted fence height for the abutting property except as provided in subsection (c)(2). The board of adjustment may allow fences of greater height by special exception, subject to section 35-399.04 of this chapter or by variance subject to Section 35-482 if the height of the fence exceeds allowances for a special exception. The height shall be the vertical distance measured from the lowest adjacent ground level (either inside or outside the fence) to the top of the tallest element of the fence material, excluding decorative features affixed to the top of any column, pillar or post. The height of any existing retaining walls, either an integral part of a fence or upon which a fence may be erected, shall be calculated in the height of the fence, except in the following instances:

- A. The retaining wall is necessary for structural soundness/integrity of building construction on the lot; or
- B. The retaining wall is abutting a drainage easement or drainage infrastructure.

**Table of Heights
Maximum Permitted Fence Heights**

Permitted Use	Front Yard	Side Yard	Rear Yard
Single-Family or Mixed Residential Use	3'0" solid fence 5'0" combined or predominantly open fence Except as provided by (b)(2)	6'0"	6'0"
Multi-Family Use (see also subsection 35-514(f) below)	3'0" solid fence 5'0" combined or predominantly open fence	6'0"	6'0"
Commercial & Office Use	3'0" solid fence 5'0" combined or predominantly open fence	6'0"	6'0"
Industrial Use ¹	8'0" ¹	8'0" ¹	8'0" ¹
Government Facilities, Churches, Schools, Swimming Pools, Stormwater Management Facilities, & Parks (Public property, including parks, require HDRC review)	8'0"	8'0"	8'0"
Vacant Lots, Parking Lots	3'0" solid fence 6'0" combined or predominantly open (see also subsection 35-514(b)(3) above)	6'0"	6'0"

(2) Notwithstanding the provisions of subsection (c)(1), above, a fence may be erected or altered up to a height of eight (8) feet where:

- A. The ground floor elevation of either the principal dwelling on the property or the principal dwelling on an abutting lot is at least four (4) feet higher than the elevation at the shared lot line; or
- B. The fence is erected along a side or rear lot line which abuts an alley or a street with a classification other than a local street; or
- C. The fence is a sound barrier or a security fence for a public or institutional use; or
- D. The additional fence height is permitted by the city council pursuant to a rezoning or specific use authorization; or
- E. The fence is located on a side or rear lot line of a single-family, duplex, or mixed-residential use which abuts a multi-family residential, commercial, industrial, or park use.
- F. In any side or rear yard where a slope is present, the height of a fence may be adjusted to allow the top of the fence to be level, and perpendicular to the support posts at a height greater than six (6) feet, provided that the height of the fence at the highest elevation does not exceed eight (8) feet. In order to maintain a uniform appearance, whenever a fence higher than six (6) feet is allowed by this subsection, all side and rear yard fences may be allowed up to eight (8) feet in height above grade.

Fences in Historic Districts: City of San Antonio Historic Design Guidelines Fences Policy Guide

SPECIFICATIONS & DOCUMENTATION

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:

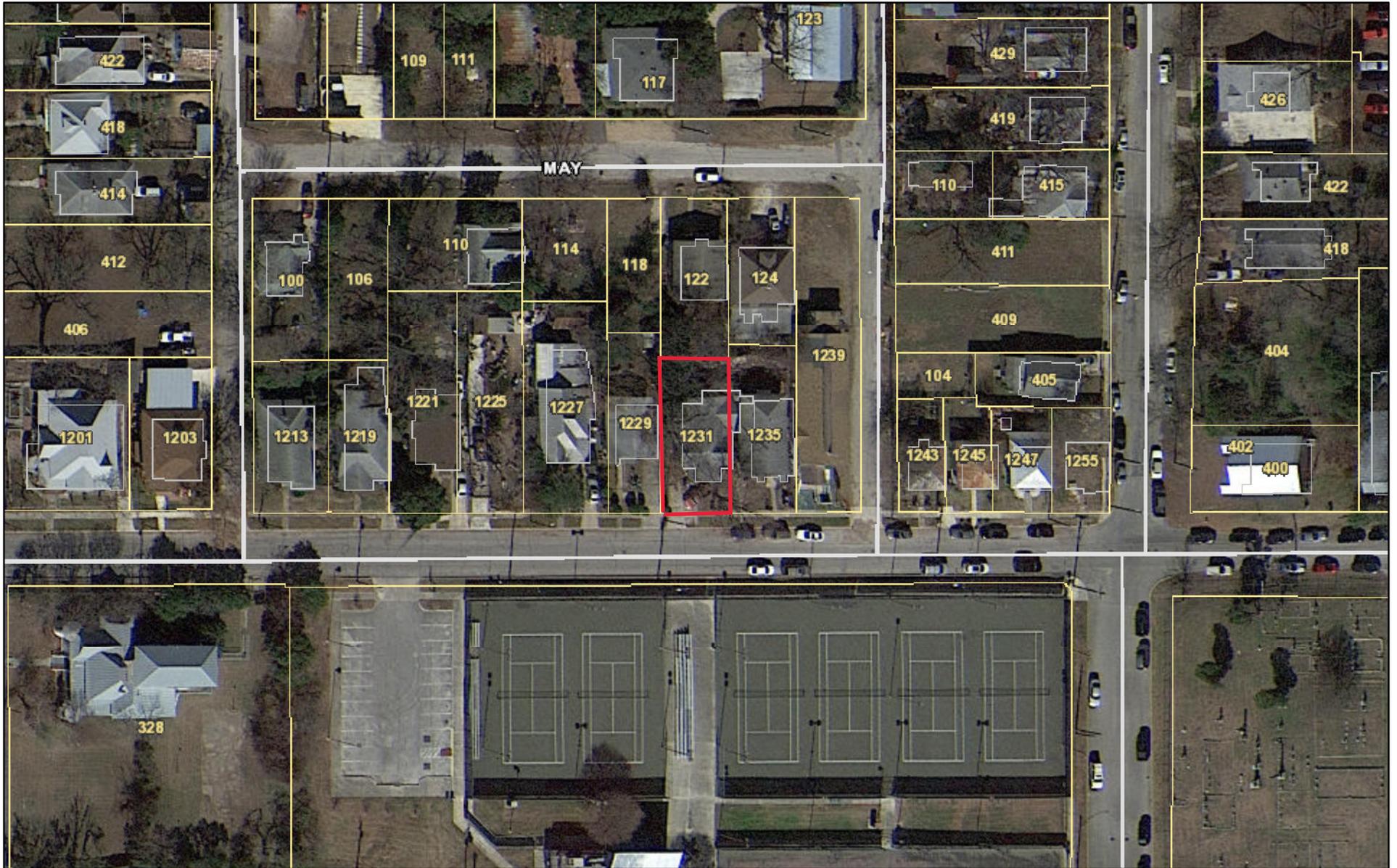
- a. The primary structure located at 1231 E Crockett St is a one-story, single-family residence constructed c. 1920 in the Craftsman style. The building features a centered gabled porch roof, a composition shingle roof, decorative 105 wood siding, wood windows, and a Craftsman styled front door. This property contributes to the Dignowity Hill Historic District.
- b. ELIGIBLE FOR ADMINISTRATIVE APPROVAL – The applicant has requested approval to install open-picket wood gates measuring between four and six feet in height. This request is eligible for administrative approval and is not a part of the current request to the Compliance and Technical Advisory Board (CTAB).
- c. REAR FENCE – The applicant is requesting approval to construct a rear wood privacy fence measuring eight feet in height. UDC Section 35-514 and the Fences in Historic Districts policy document states that the construction of a backyard fence must not exceed six feet in height. The applicant has noted to staff that the adjacent property to the north has a floor height of at least four feet greater than the shared lot line and has requested an exemption citing UDC Section 35-514 (c) (2). Staff finds the construction of a fence taller than six feet in the backyard is not consistent with UDC requirements.
- d. FRONT FENCE – The applicant is requesting approval to construct a six-foot-tall wood privacy fence along the western property line at the front yard. The Fences in Historic Districts policy document states front yard fences should match the height of neighboring fences or be limited to four feet in height and be compatible with the heights of adjacent historic fences. The applicant has cited the front yard fence located at 1239 E Crockett St as an example. Staff finds the installation of the proposed six-foot-tall wood privacy fence along the western property line at the front yard is not consistent with Guidelines.

RECOMMENDATION:

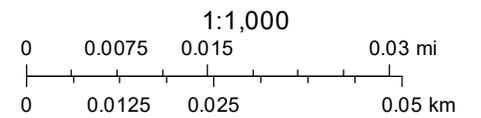
Staff does not recommend approval of items 1 and 2. Staff recommends the applicant construct a four-foot-tall wood open picket fence at the front yard and a rear fence not exceeding six feet in height and not to extend past the front façade.

If the CTAB approves the applicant's request, the applicant will be required to obtain a variance from the Board of Adjustment.

City of San Antonio One Stop



May 10, 2024



To whom it may concern,

We would like to install a wood fence at our property located at 1231 E. Crockett St., in the Historic Dignowity Hill.

The fence would accomplish several things:

- Provide homeowner with physical boundary for animals in neighboring lots
- Respect the design integrity of the neighborhood, adding value
- Replace an inherited failing chain link fence with a wood fence that will align to correct property line
- Providing needed safety measures to prevent further *theft* and *arson* on this street

As the lot has slope, the application for **FENCE HEIGHT EXCEPTION** will be made with the City Development Services regarding section V:

V. Fence Height Exceptions – Commercial and Residential According to UDC 35-514 (c) (2), fences may be erected or altered up to a height of eight (8) feet where:

The ground floor elevation of either the principal dwelling on the property or the principal dwelling on an abutting lot is at least four (4) feet higher than the elevation at the shared lot line.

Thank you for your consideration.

STREET

SIDEWALK

FRONT WOOD FENCE – 6 ft.

(to match height of neighbor fence at 1239 E. Crockett)

DRIVE

STEPS

PORCH

HOUSE

AC PAD

STEPS

PROPERTY LINE

GATE A
6 ft

GATE C
4 ft

GATE B
6 ft

8 ft. – REAR WOOD FENCE – WEST – 8 ft.

8 ft. – REAR WOOD FENCE – NORTH – 8 ft.

REQUEST FOR EXCEPTION
– abutting lot has ground floor higher than 4 ft from elevation at fence line

REAR WOOD FENCE – EAST – 8 ft.

**Scaled Site Plan (Proposed Wood Fence with Request for Exception)
1231 E. Crockett St. NCB 1373 BLK 1 LOT S 89.21 FT OF 26**

Proposed Fence Material: Closed Wood Pickets

**5/8-in x 6-in x 8-ft Pressure
Treated Dog Ear Fence Picket**



REAR WOOD FENCE – 8 ft.

**Proposed Gate Material:
Dog Ear Open Wood Pickets**



GATE A – 6 ft.



GATE B – 6 ft.



GATE C – 4 ft.

South - Front side





West - Left side



East - Right side



North - Rear side



North - Rear side

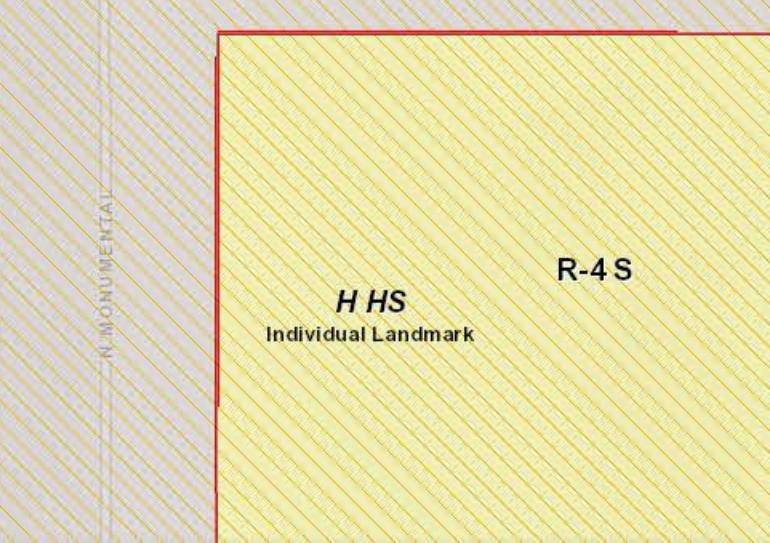
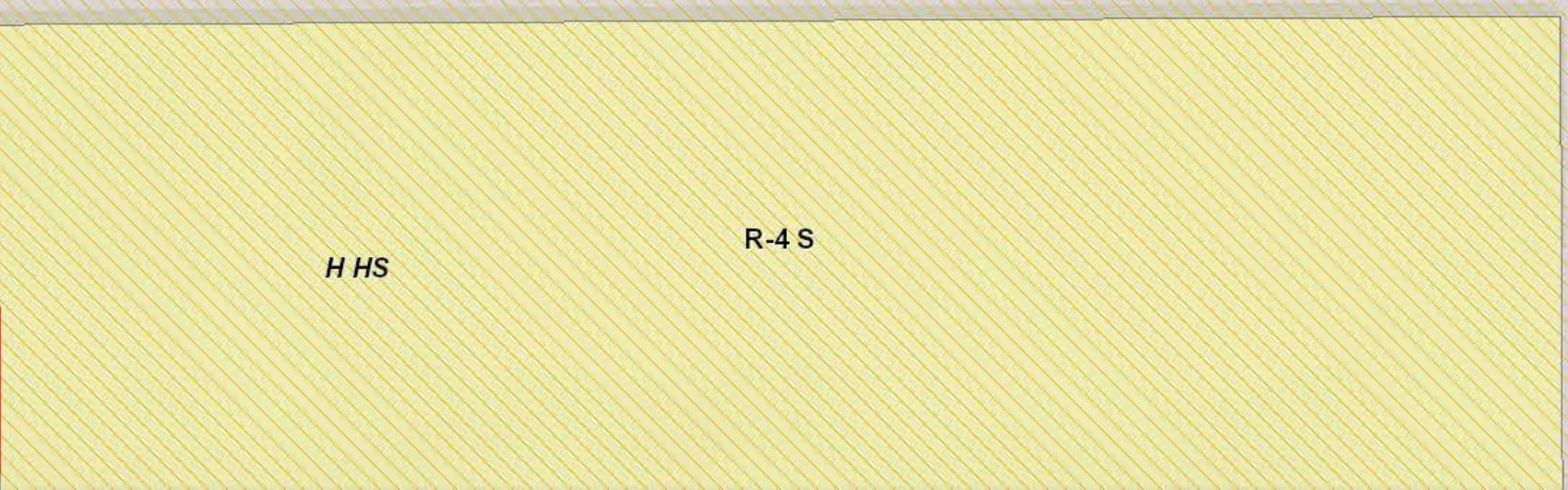
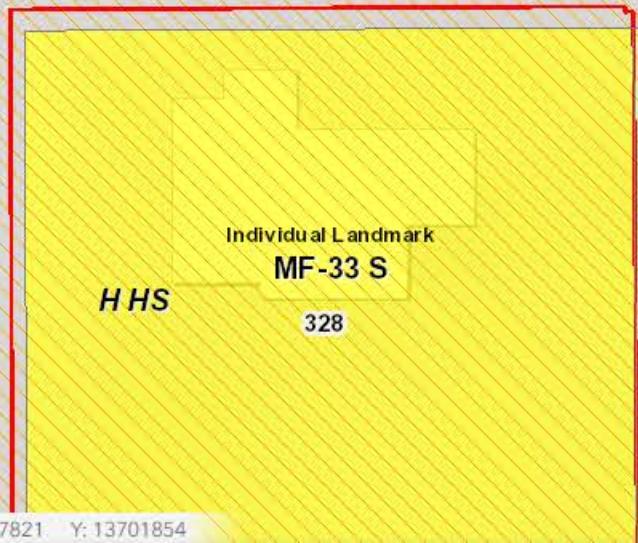
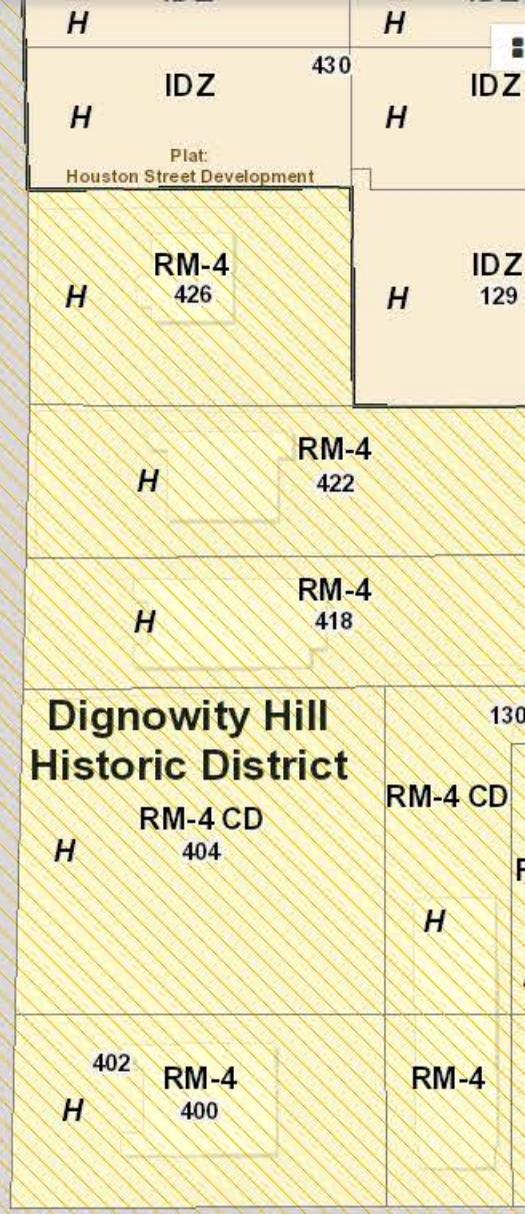
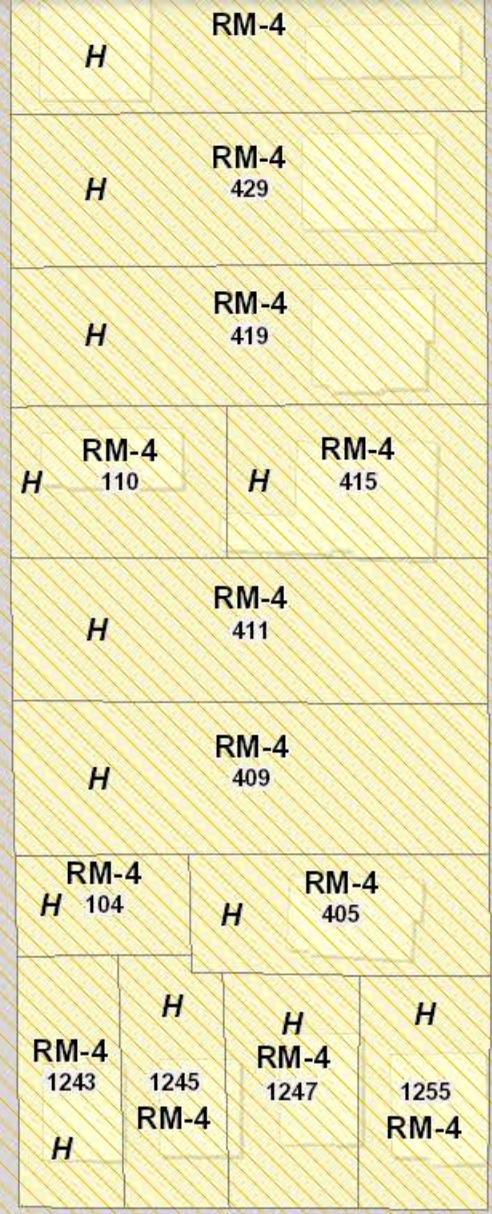
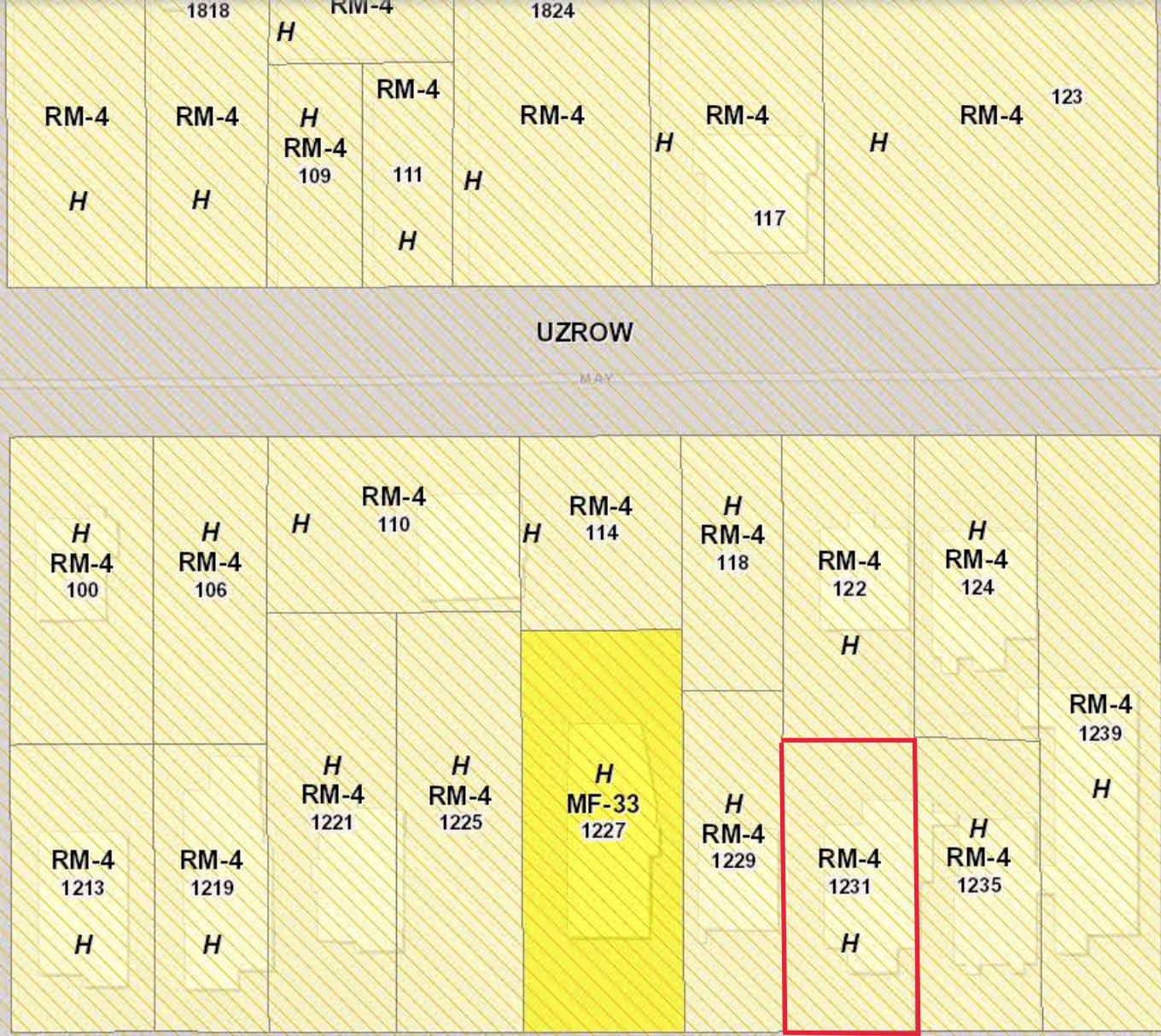
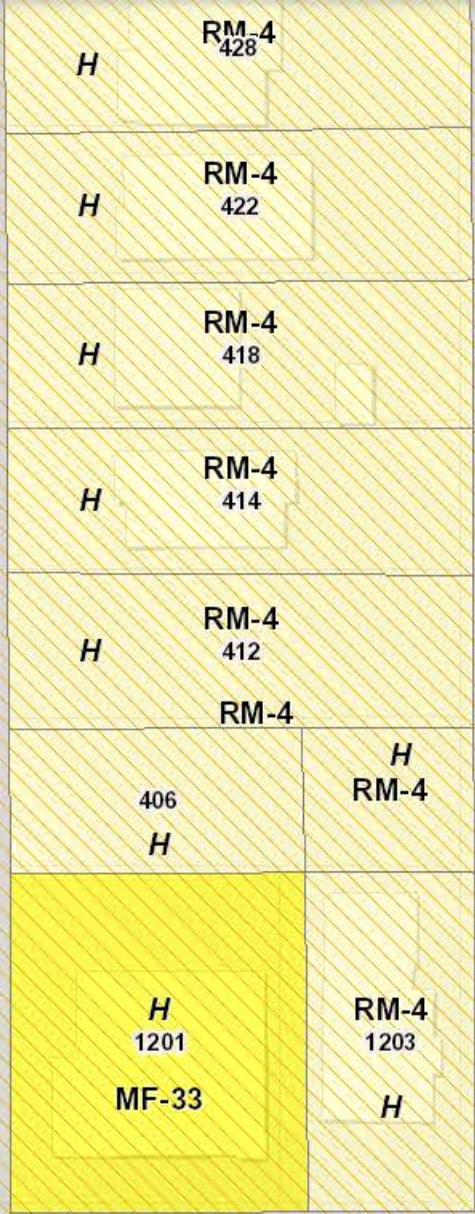
REQUEST FOR EXCEPTION

As the subject lot has slope, I petition for Fence Height Exception in Section V:

V. Fence Height Exceptions – Commercial and Residential According to UDC 35-514 (c) (2), fences may be erected or altered up to a height of eight (8) feet where:

The ground floor elevation of either the principal dwelling on the property or the principal dwelling on an abutting lot is at least four (4) feet higher than the elevation at the shared lot line.





UZROW

E. CROCKETT ST.

N. MONUMENTAL



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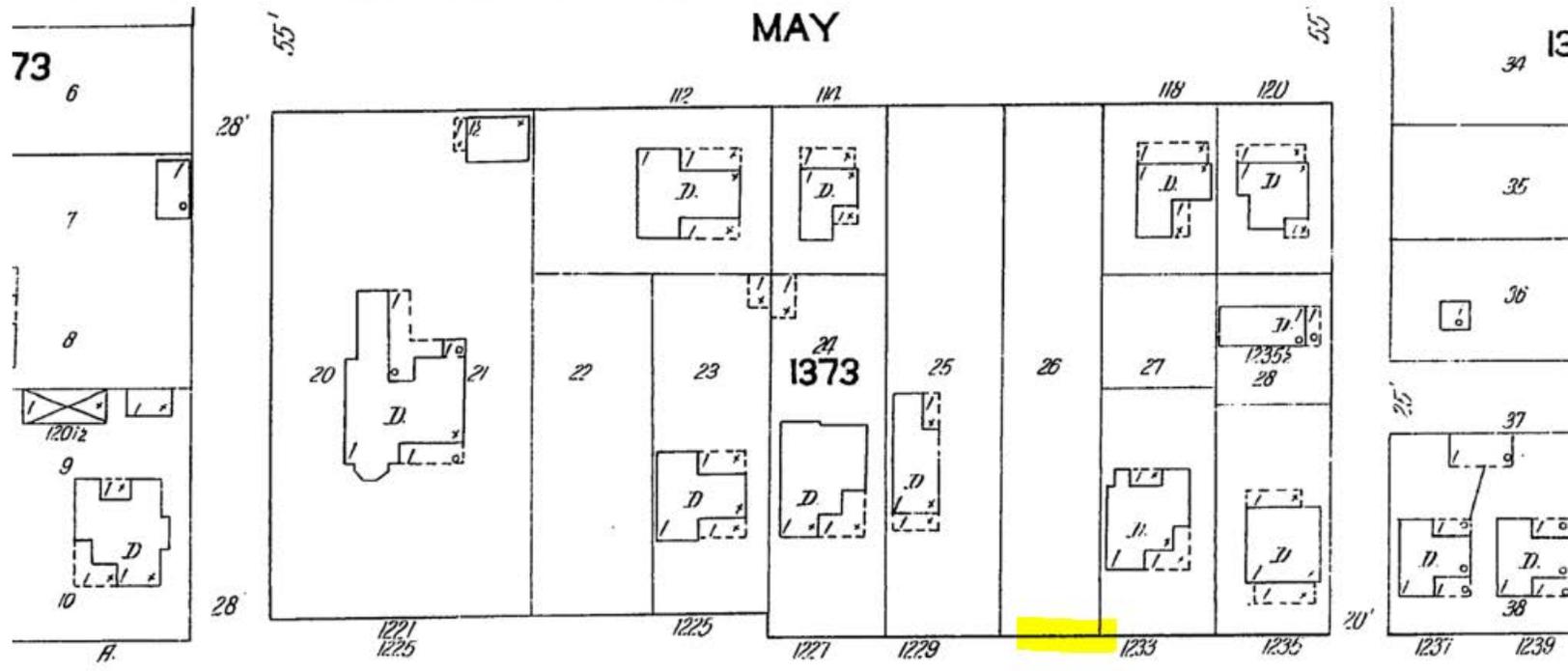
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E. CROCKETT GRAVELED

