

HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2022

HDRC CASE NO: 2022-511
ADDRESS: 410 LEIGH ST
LEGAL DESCRIPTION: NCB 725 BLK 7 LOT 3
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: jennifer young
OWNER: BEACH CHRISTOPHER GRAHAM & YOUNG JENNIFER ROSALIND
TYPE OF WORK: Installation of front yard fencing, walkway replacement, installation of a front porch screen
APPLICATION RECEIVED: October 03, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Install a front yard fence to feature metal and wire panel construction.
2. Replace the existing, concrete walkway with a new brick walkway.
3. Install a screening element between the existing wall column and front corner column on the east façade.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

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.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

FINDINGS:

- a. The historic structure at 410 Leigh Street was constructed circa 1920, features traditional architectural elements including a full width front porch featuring a front porch gabled roof and a balanced front façade.
- b. ADMINISTRATIVE APPROVAL – Office of Historic Preservation staff has administratively approved scopes of work that include front concrete step repair, landscaping within the rear yard and the construction of a screening elements for pool equipment.
- c. FENCING – The applicant has proposed to install a front yard fence to feature metal and wire panel construction. Per the applicant, the fence will not exceed four (4) feet in height. The proposed fence will enclose the front yard and will feature two gates. Staff finds the proposed fence to be appropriate and consistent with the Guidelines, as its design is consistent with those found within the district and on this block.
- d. WALKWAY REPLACEMENT – The applicant has proposed to replace the existing, concrete walkway with a brick walkway. Per the Guidelines for Site Elements 5.A.iii., new walkways should follow the alignment, configuration, and width of walkways found historically within the district. Walkways on Leigh Street feature both brick and concrete paving. Generally, staff finds the replacement of the existing walkway with a brick walkway to be appropriate.
- e. SCREENING ELEMENT – The applicant has proposed to install a screening element between the existing wall column and front corner column on the east façade. The Guidelines for Exterior Maintenance and Alterations 7.B.i. notes that front porches should not be enclosed; however, screening panels should be simple in design as to not change the character of the structure or historic fabric. Generally, staff finds the installation of a screen to be appropriate; however, the screen should be simple in nature, should not obscure the opened porch form, and should not feature dark screening elements. Final specifications are to be submitted to OHP staff for review and approval.

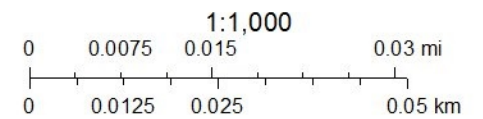
RECOMMENDATION:

1. Staff recommends approval of item #1, front yard fence installation as submitted based on finding c.
2. Staff recommends approval of item #2, front walkway replacement based on finding d with the stipulation that the existing walkway width be maintained. Final brick color is to be submitted to OHP staff for review and approval.
3. Staff recommends approval of item #3, the installation of a porch screening element based on finding 3 with the following stipulations:
 - i. That the screen should be simple in nature, freestanding (not attached to porch), should not obscure the opened porch form, and should not feature dark screening elements. Final specifications are to be submitted to OHP staff for review and approval.

City of San Antonio One Stop



October 24, 2022





WREN ATELIER

2022.10.03
HDRC SUBMISSION
410 LEIGH STREET
SAN ANTONIO, TX
78210



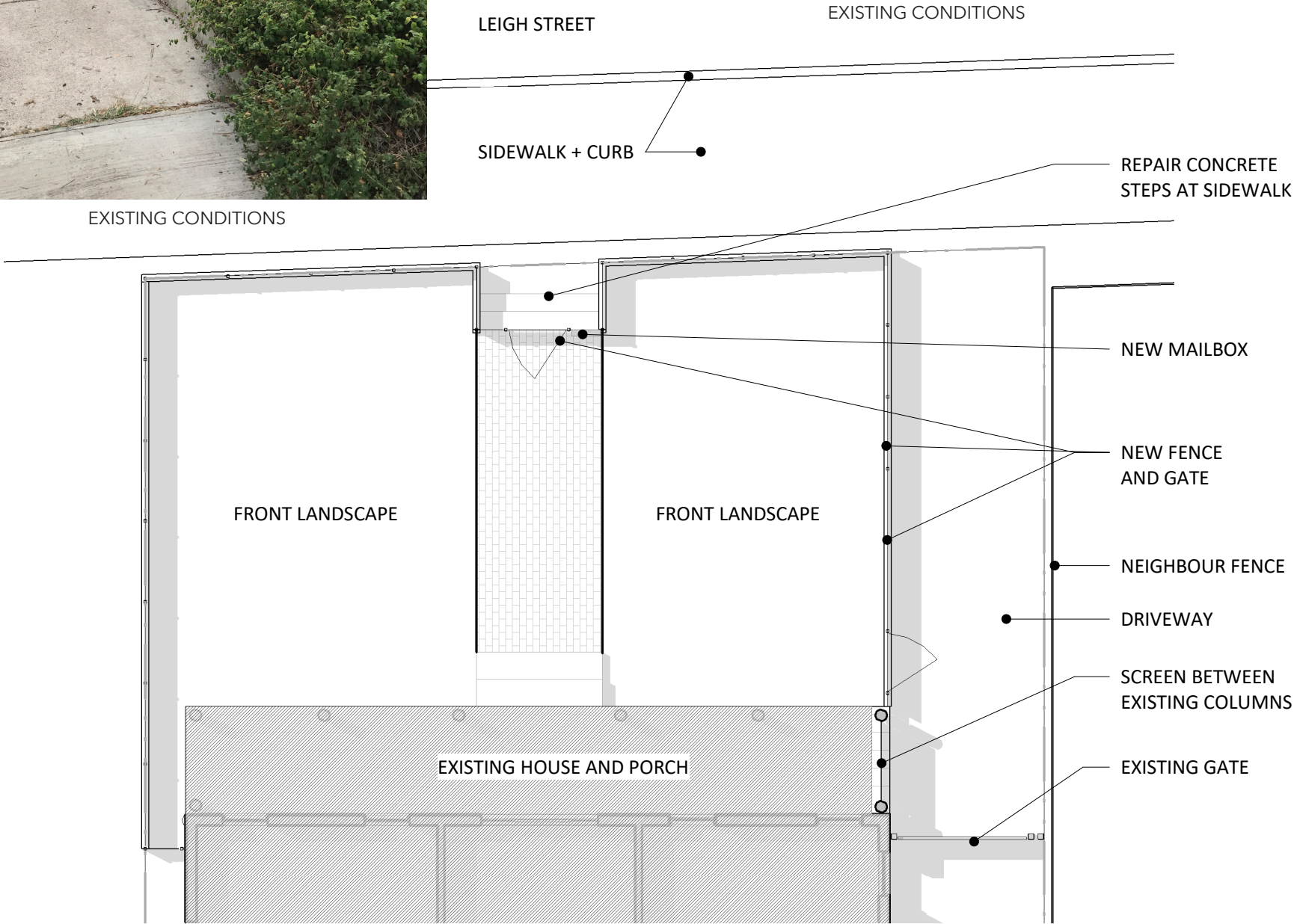
EXISTING FENCE PRECEDENTS IN NEIGHBORHOOD OF SIMILAR STYLE



EXISTING CONDITIONS



EXISTING CONDITIONS



SITE PLAN - FENCE PERIMETER - 410 LEIGH STREET

