

HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

HDRC CASE NO: 2022-153
ADDRESS: 303 DEVINE ST
LEGAL DESCRIPTION: NCB 725 BLK 7 LOT S 85 FT OF 6 & S 85 FT OF W 25 FT OF 7
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Kyle Peebles
OWNER: Kyle Peebles
TYPE OF WORK: Driveway Gate
APPLICATION RECEIVED: February 18, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an inward-swinging, cattle fence-style, automatic vehicle gate at the front of the driveway in the rear 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.

FINDINGS:

- a. The primary structure at 303 Devine is a single-story, single-family, minimal traditional-style house featuring two front-facing gables and a front porch. The property is contributing to the Lavaca Historic District.
- b. VEHICLE GATE INSTALLATION – The property is located at the corner of Devine St and Riddle St; the rear yard runs along Riddle St from which the detached garage is accessed. The property currently features a 6-foot wood privacy fence in the rear yard. The applicant is proposing to continue the fencing across the driveway to connect to the rear chain link fence by installing a vehicle gate at the driveway facing Riddle Street. The Historic Design Guidelines for Site Elements, 2.B.i states that new fences should only be installed where they have historically existed. The proposed gate location connects an existing wood fence and does not change the current fencing setback. Staff finds the proposed driveway gate installation to be appropriate. The applicant is requesting approval to install a cattle fence-style, automatic vehicle gate. The Guidelines for Site Elements 2.B.i states that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Fences should be designed to respond to the design and materials of the house or main structure. Staff does not find the cattle-fence style gate to be consistent with these Guidelines; a wood gate or wrought iron gate would be appropriate.

RECOMMENDATION:

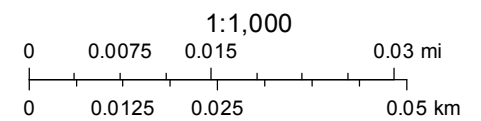
Staff recommends approval of item 1 based on finding b with the stipulation that the gate is composed of wood or wrought iron, and that the final gate design is submitted to staff for review prior to approval.

City of San Antonio One Stop



March 10, 2022

— User drawn lines

























LOT 19
LOT 18

FND. 1/2"
L.R. WITH
PRECISION
SURVEYORS CAP

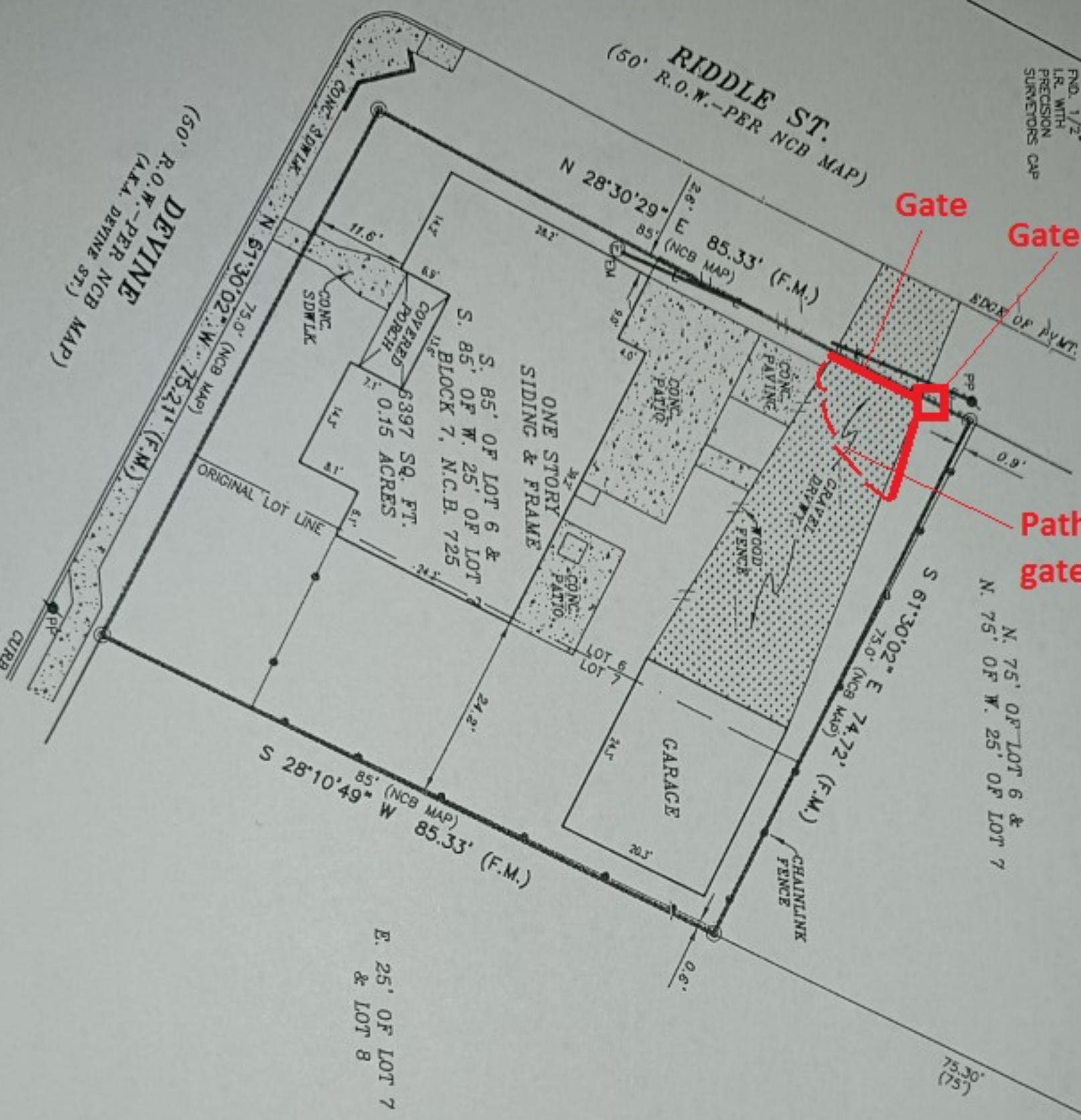
RIDDLE ST.
(50' R.O.W.-PER NCB MAP)

Gate

Gate opener

Pathway of
gate opening

DEVINE
(AKA DEVINE ST.)
(50' R.O.W.-PER NCB MAP)



FND. 1/2"
L.R. WITH
PRECISION
SURVEYORS CAP

FND. 1/2"
L.R. WITH
PRECISION
SURVEYORS CAP

FND. 1/2"
L.R. WITH
PRECISION
SURVEYORS CAP

LOT 9

LOTS 4 & 5

SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.
TRACT IS SUBJECT TO HISTORIC DESIGNATION PER
VOLUME 16817, PAGE 1967 REAL PROPERTY RECORDS
OF BEXAR COUNTY, TEXAS.

At date of this survey, the property is in FEMA designated
ZONE X as verified by FEMA map Panel No:
48029C 0415 G effective date of SEPTEMBER 29, 2010.
Exact designations can only be determined by a Elevation
Certificate. This information is subject to change as a
result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the
discrepancies, conflicts, or shortages in area or
boundary lines, encroachments, protrusions, or
overlapping of improvements shown.

I, JOSE ANTONIO TREVIÑO, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to
INDEPENDENCE TITLE
GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK

Legal Description of the Land:
The South Eighty-Five feet (S. 85') of Lot 6, and the South Eighty-Five feet (S.
85') of the West Twenty-Five feet (W. 25') of Lot 7, Block 7, New City Block 725,
Borrower/Owner: KYLE W. PREBBLES
Address: 303 DEVINE ST.
GF No. 2005884-AHSA

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