

## HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2016

Agenda Item No: 12

**HDRC CASE NO:** 2016-393  
**ADDRESS:** 524 N PINE ST  
**LEGAL DESCRIPTION:** NCB 1370 BLK 2 LOT 3  
**ZONING:** RM-4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Ceaser Gonzalez  
**OWNER:** Francisco and Dulce Flores  
**TYPE OF WORK:** Front yard fencing, skirting painting  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron fence in the front yard and paint the skirting a dark gray.

### APPLICABLE CITATIONS:

*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.
- 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 home at 524 N Pine is in the Dignowity Hill Historic District, which was designated in 1983. The home is new construction and received final approval by the HDRC on August 19, 2015. The home is a one-story, with craftsman features such as exposed rafter tails, wood lap and shingle siding, cross-gabled roof with composition shingles, and a craftsman style front door.
- b. There is not an existing front yard fence. There is a rear wood and chain link fence. The applicant is proposing to install a 4' tall front yard wrought iron fence with 4"x4" cedar posts at the corners and ends. According to the Guidelines for Site Elements 2.B., front yard fences should only be installed if the district historically had them and should be consistent with the location, height and design found in the district. Staff found that in Dignowity Hill Historic District, wrought iron fences would have been used when the neighborhood was established. Staff finds the proposed fence consistent with the Guidelines.
- c. The existing skirting is unpainted concrete foundation wall. The applicant is requesting to paint it dark grey, Stunning shade by Sherwin Williams. There are no Guidelines for colors. Staff finds the proposed color appropriate.

**RECOMMENDATION:**

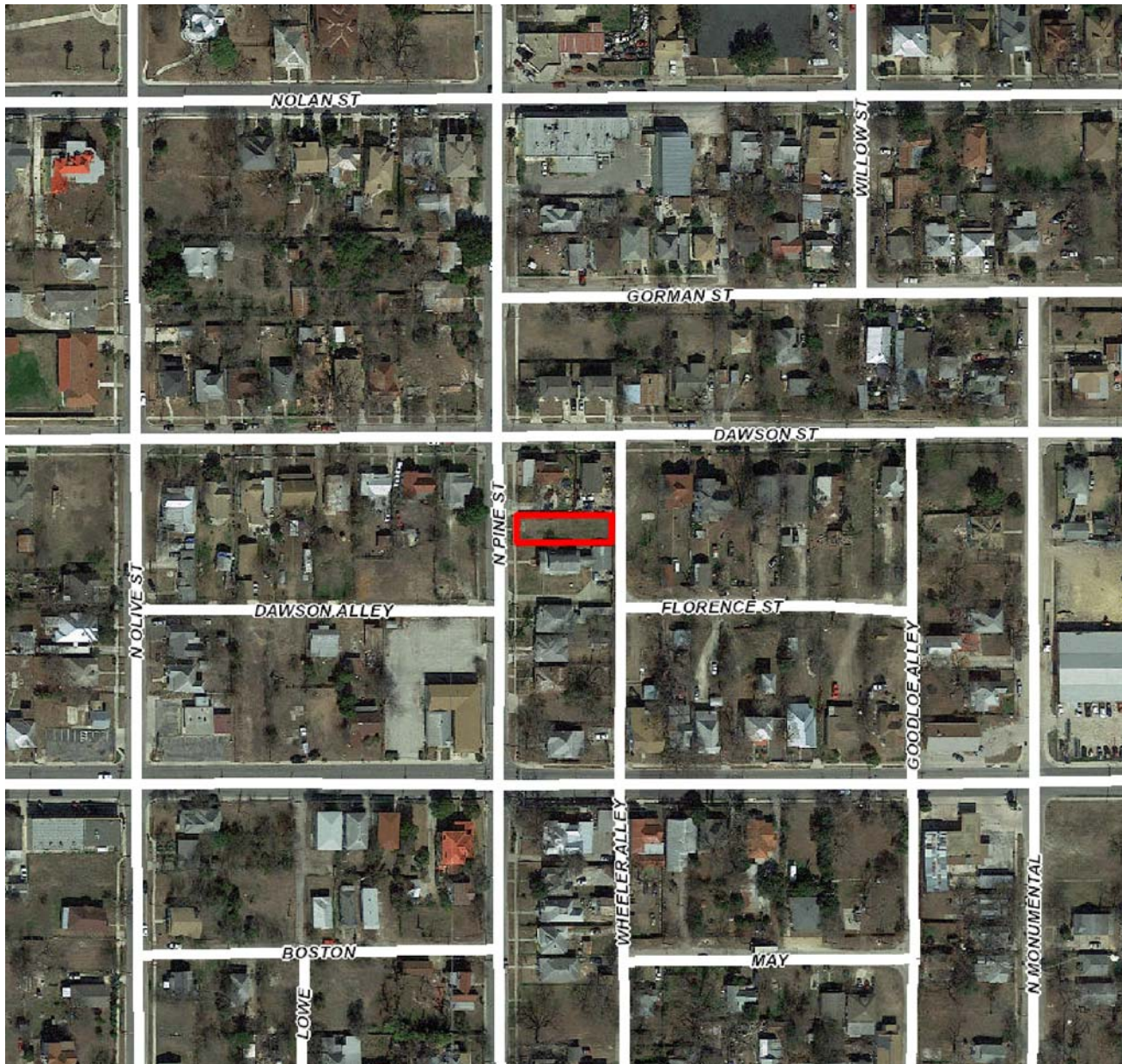
Staff recommends approval as submitted based on findings a through c with the following stipulations:

**CASE MANAGER:**

Lauren Sage

**CASE COMMENTS:**

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.



## Flex Viewer

Powered by ArcGIS Server

Printed: Sep 27, 2016

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**CITY of SAN ANTONIO**  
**NOTICE of HEARING**  
**HISTORIC & DESIGN**  
**REVIEW COMMISSION**

ADDRESS: 1524 N. YONE  
REQUEST: FRONT PORCH  
HEARING DATE: OCT 5 2016  
TIME: 3:00 P.M.  
FOR MORE INFORMATION CONTACT  
(210) 215-9274  
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO



## Narrative – 524 N Pine

The applicant is requesting a COA to install wrought iron fence 4ft in height at the existing concrete walkway and perimeter of the front yard consistent with fencing commonly found in the district along N. Pine St. The applicant is proposing the use of 4 x 4 cedar posts at the perimeter corners and termination points to maintain an elevation consistent with the design of the railing of the existing structure.

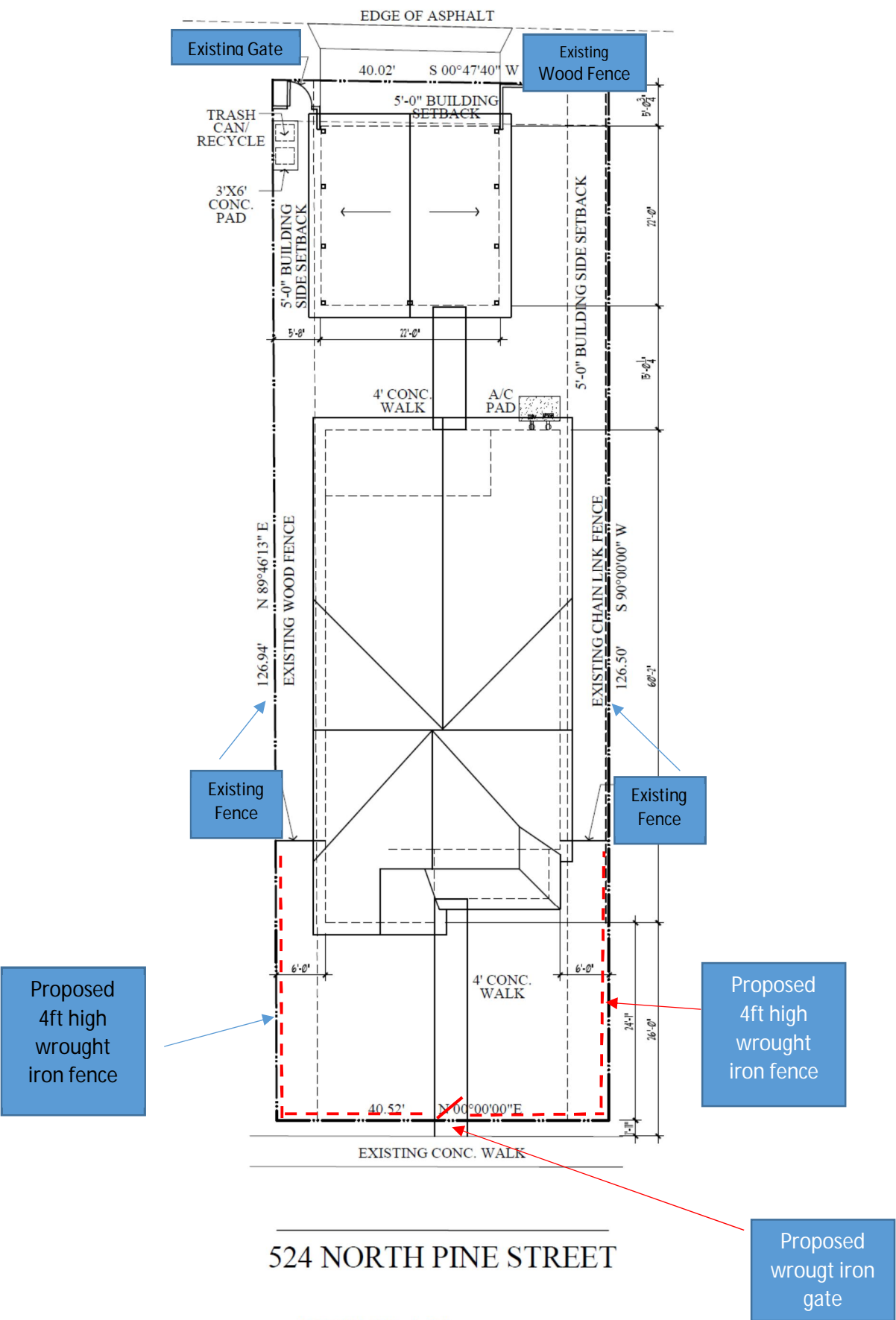
In addition, the applicant is proposing painting the foundation wall to carrying the accent color found at the gables of the existing home to the foundation wall.

Picture of existing color at gable walls being  
proposed for foundation wall



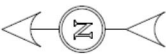
**Sherwin-Williams  
Stunning Shade SW 7082**

WHEELER ALLEY



524 NORTH PINE STREET

SITE PLAN  
SCALE : 1"=20'-0"



LOT - 3

BLOCK - 2

NCB-1370

524 NORTH PINE STREET

Existing design at railing to be used at  
proposed fence

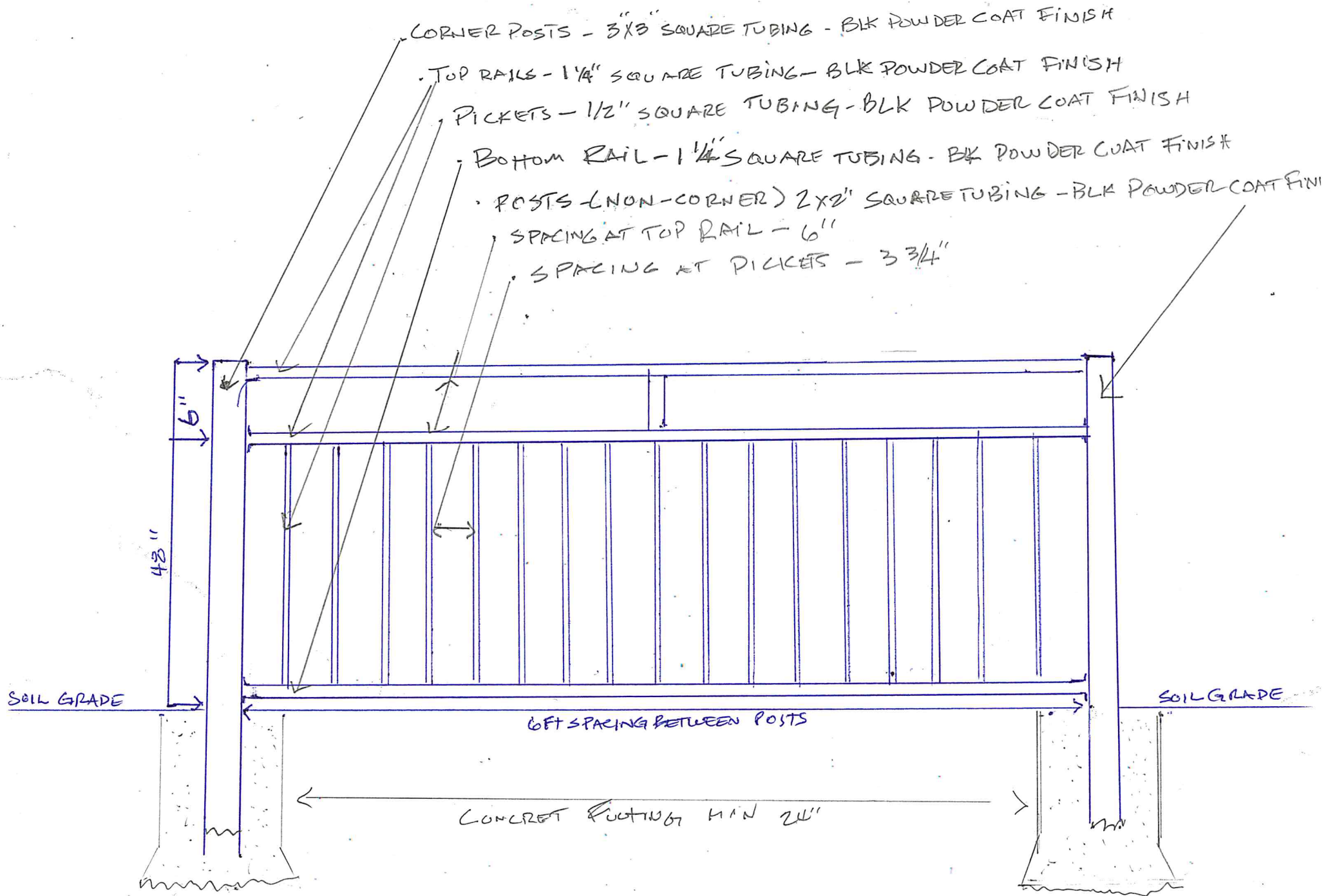


Example of cedar posts being proposed at perimeter corner and  
termination point.





# REVISED CONSTRUCTION DETAILS



Examples of fences along Pine St commonly found throughout the district.







