

## HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2017

Agenda Item No: 20

**HDRC CASE NO:** 2017-031  
**ADDRESS:** 422 HAYS ST  
**LEGAL DESCRIPTION:** NCB 537 (HAYS ST BRIDGE LANDING IDZ), BLOCK 22 LOT 27  
**ZONING:** IDZ, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** William Moore  
**OWNER:** William Moore  
**TYPE OF WORK:** Fencing  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install side yard 4' cedar fence and 4' black metal front yard fence.

### 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.

### FINDINGS:

- a. The structure is a two-story new construction home a couple of parcels away from the Hays Street Bridge. It is located in the Dignowity Hill Historic District, designated in 1983.
- b. There is not an existing front yard fence. The proposed front yard fence is a 4' cedar fence along the left property line in front of the front façade and a 4' metal grid fence along the front property fence. According to the Guidelines for Site Elements, new fences should appear similar to those used historically throughout the district in terms of scale, transparency and character and should be located only where fences historically existed. Staff

made a site visit on January 20, 2017, and found while there are various properties along Hays and throughout Dignowity Hill that feature front yard fences, primarily chain link fences, front yard fences are not part of the historic development pattern of the neighborhood. Also the horizontal pattern of the wood fence and the grid pattern of the metal fence are not designs characteristic of fences found when the district was developed. Staff finds that the location of the proposed fences is not consistent with the Guidelines.

**RECOMMENDATION:**

Staff does not recommend approval of based on findings a through b.

**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: Jan 24, 2017

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# *Materials*

This will be the material used on the side of the house to extend the existing fence.

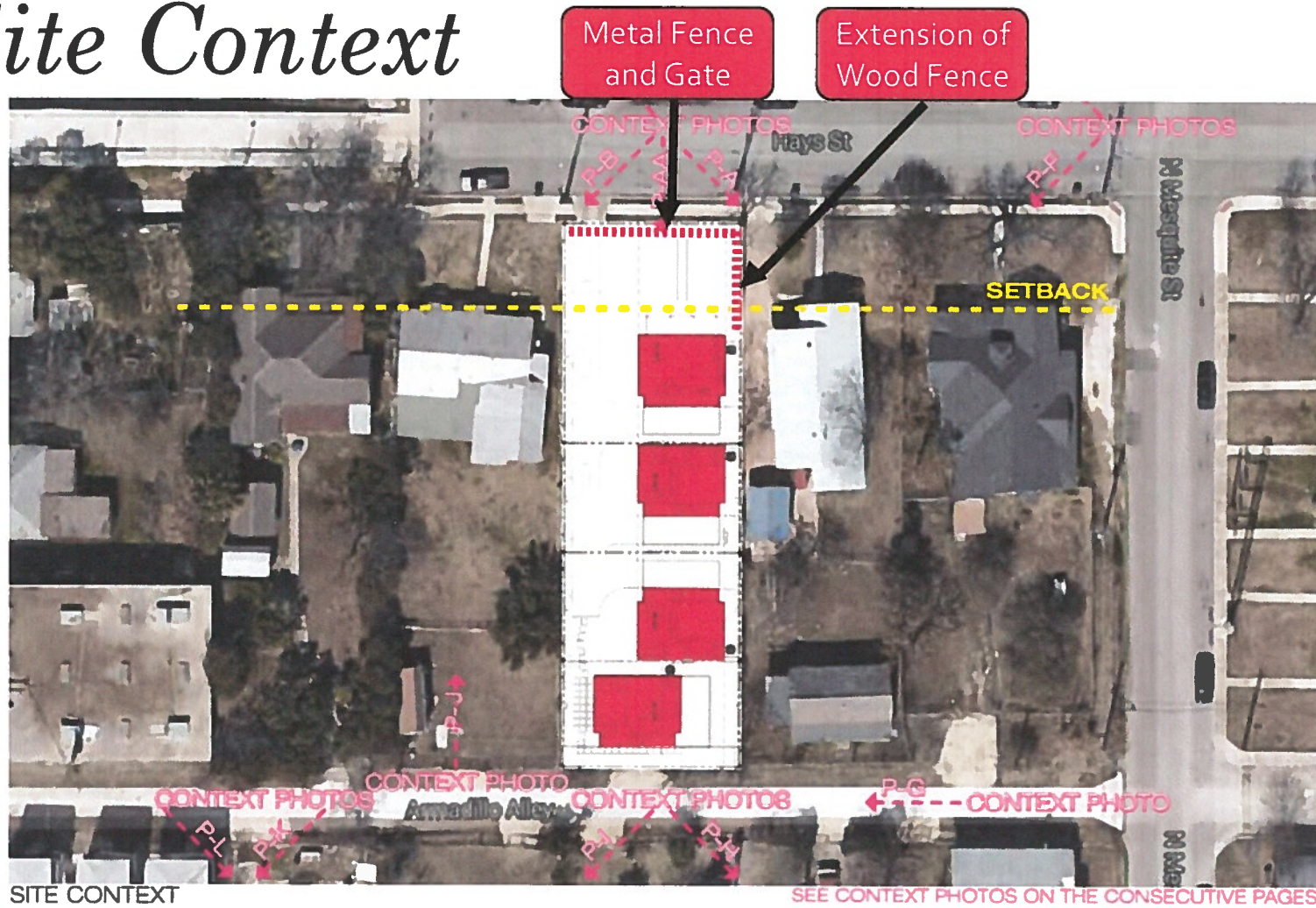


# *Materials*

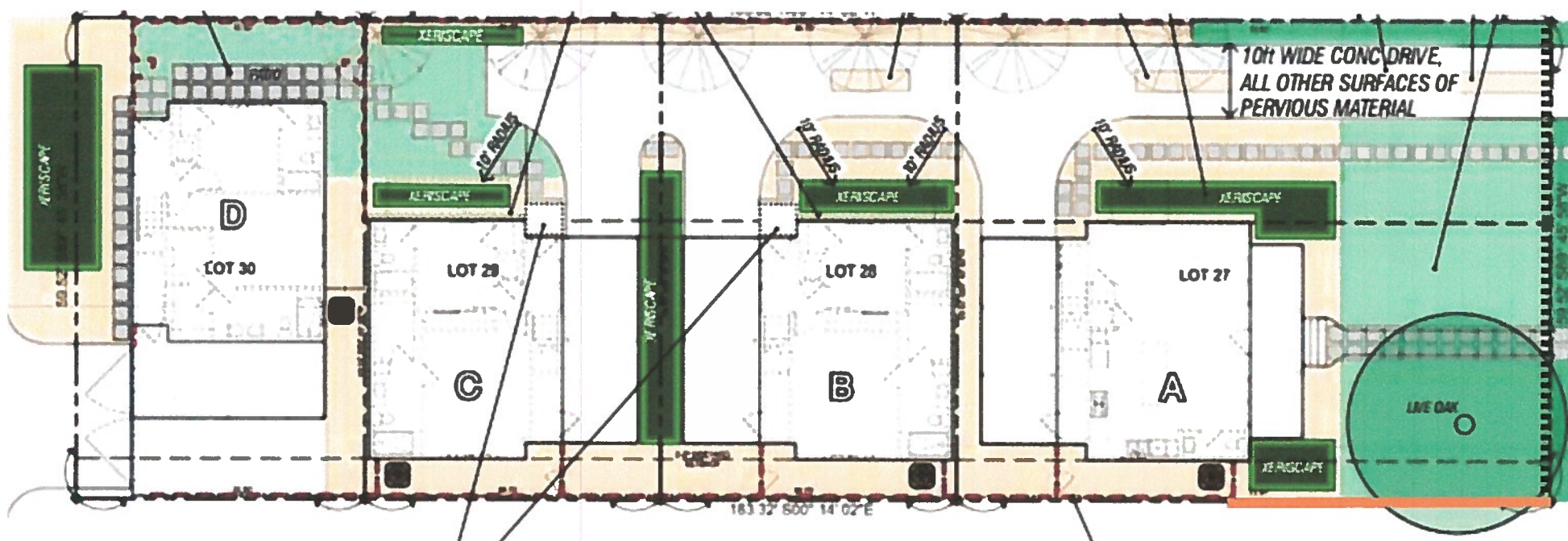
Material of gate and front fence will match the upstairs balconies.



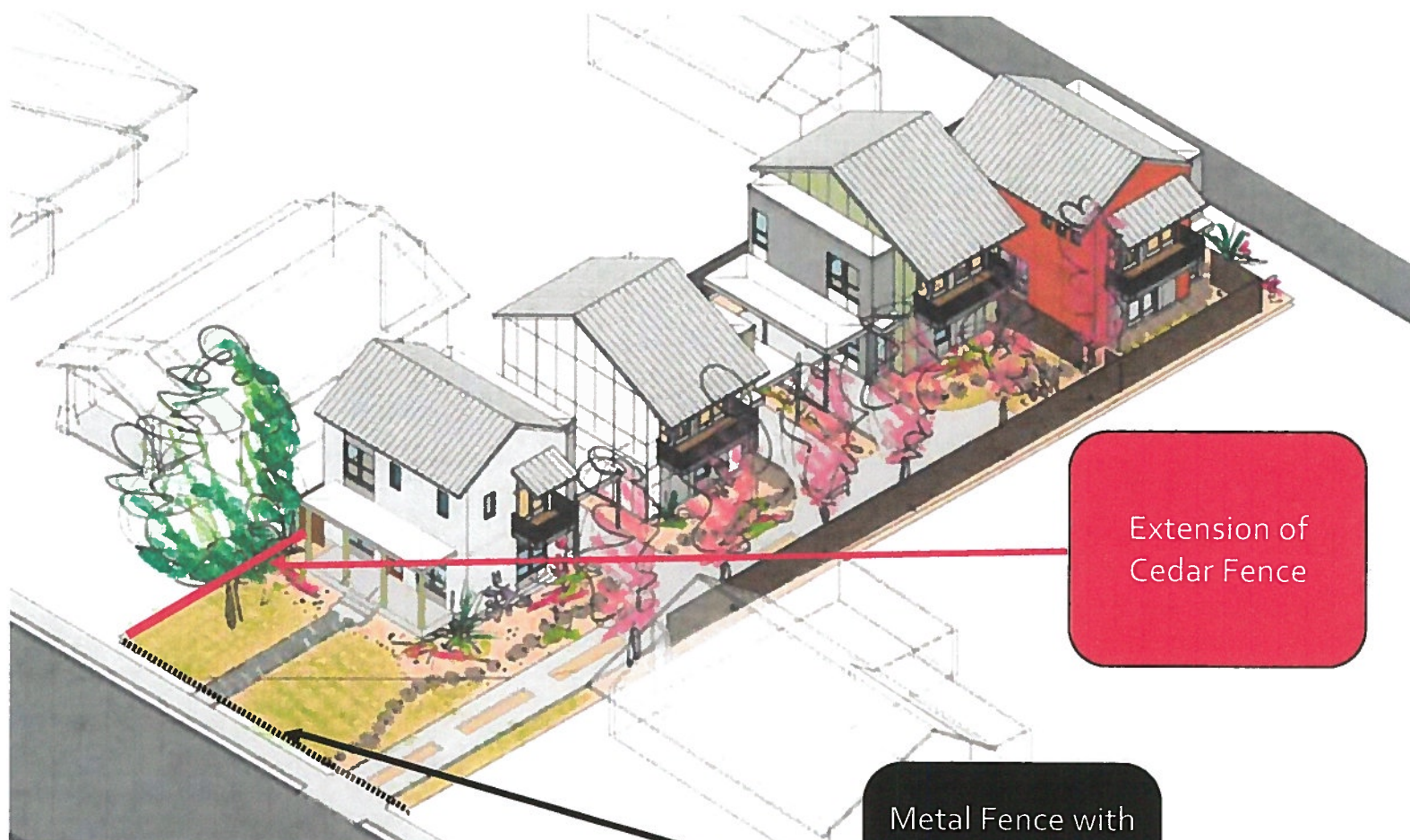
# Site Context









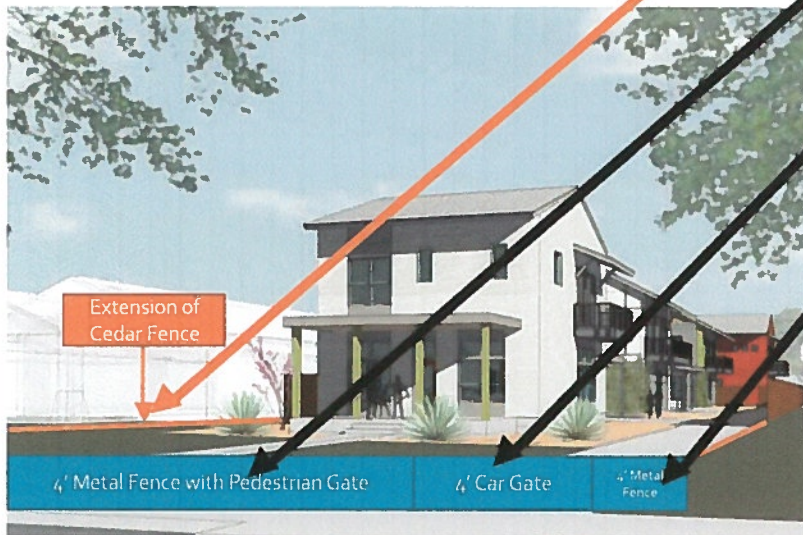


Extension of  
Cedar Fence

Metal Fence with  
Pedestrian Gate  
and Gate for  
Entry of Cars



# *Dimensions*



Extension of Fence (Cedar):

- 4' H (x) 38'8" W

Metal Front Fence

- 4' H (x) 43'5" W

Gate (Metal):

- 4' H (x) 12' W

Metal Fence at Side (by Mailbox)

- 4' H (x) 44" W







# *Proof Of Old Fence*

