

HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

HDRC CASE NO: 2017-082
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: Brad Kerrick
OWNER: Courtney Lay/Brad Kerrick
TYPE OF WORK: Install front yard fence, landscaping
REQUEST:

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

1. Install a 4' tall metal grid front yard fence with pedestrian and car gate.
2. Increase driveway width with decomposed granite
3. Install decomposed granite area in the rear in place of sod without native plantings

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.
- 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.

3. Landscape Design

B. ROCKS OR HARDSCAPE

- iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

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. The request was heard by the HDRC on February 1, 2017, at which the applicant withdrew in order to come back with construction drawing of the proposed fence.
- c. There is not an existing front yard fence. The proposed front yard fence is a 4' metal grid fence along the front property line and front left property line. 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. With the updated drawing, staff finds the proposed fence consistent with the Guidelines as the horizontal pattern of the wood fence and the grid pattern of the metal fence are characteristic of the materials found on the structure.

- d. The project received final approval for new construction of four single family homes along with a landscaping plan on June 17, 2015. The approval included sod from the driveway to the left property line and native plantings in indicated areas. There is decomposed granite between the grass and the driveway, and there are no native plantings in the indicated areas. According to the Guidelines for Site Elements, gravel should not be a replacement for lawn, and if there are areas of decomposed granite, plantings should be incorporated. Staff finds that it would be appropriate if plantings were added to the yard facing the rear alley road, and that lawn would extend up to the driveway as indicated in the plans approved June 17, 2015.

RECOMMENDATION:

Staff recommends approval of item #1 through #3 based on findings a through d with the following stipulations:

1. That the decomposed granite areas feature native plantings as indicated in the plans approved June 17, 2015.
2. That sod is installed in the area between the grass and the concrete drive as indicated in the plans approved June 17, 2015.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 24, 2017

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CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 422 HWY 160
REQUEST: 160161016
HEARING DATE: 04-25-2024
TIME: 5:00 PM

FOR MORE INFORMATION CONTACT
310.215.5274

ALL HDRC MEETINGS TAKE PLACE AT 181 S. ALAMO



Drawing of Fence

Stimate by Nicolas Ortega
(210) 995-2589 or (626) 246-5785

Gate 950
Panel 750
P. Gate 450
V. track 100
Concret Pad 080
Gus neek 130

metal work 2,460

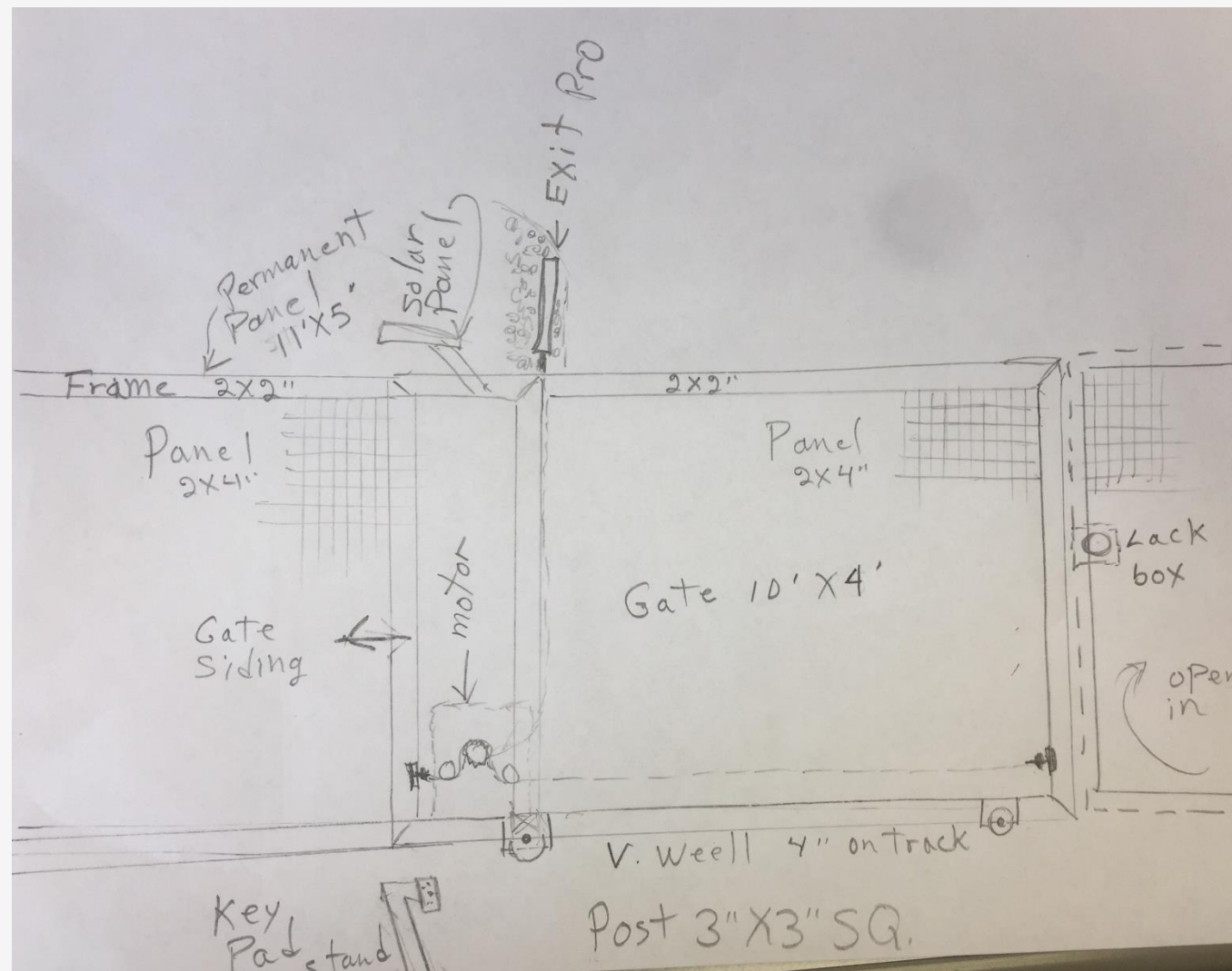
motor D.C. solar
6 Panels 1,435
6 Remot 20\$
controler 120
Panel solar 340
exit Pro 460
Gate latch 090
instalation
of the unit 600

Key Pad 445

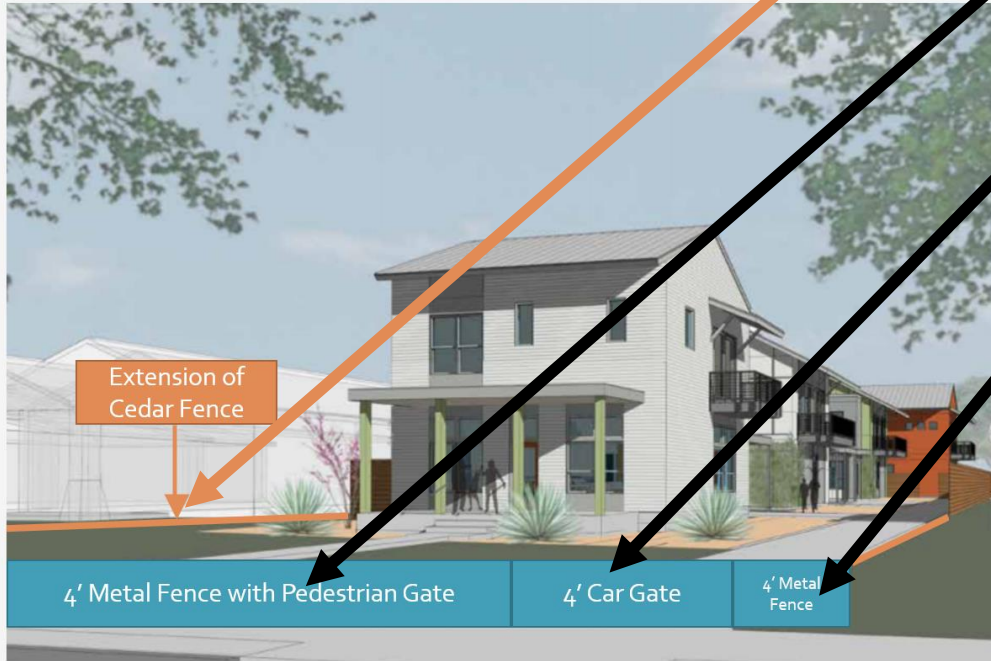
\$ 3,490

+ 2,460

total \$ 5,950



Dimensions



• Extension of Fence (Metal):

– 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

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.



422 HAYS ST

Fence Proposal

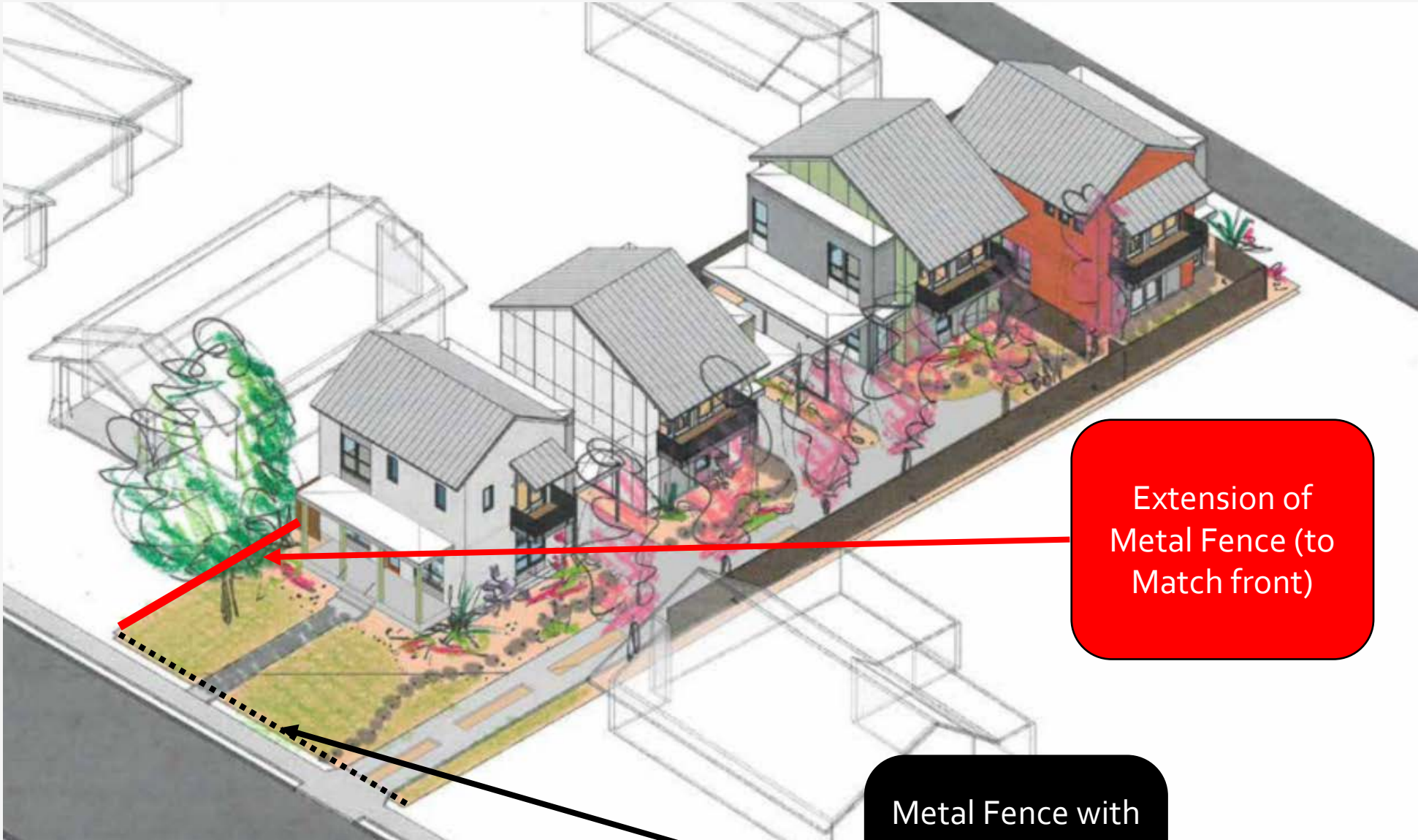


Extension of
Side Fence –
Metal to Match
Front

4' Metal Fence with Pedestrian Gate

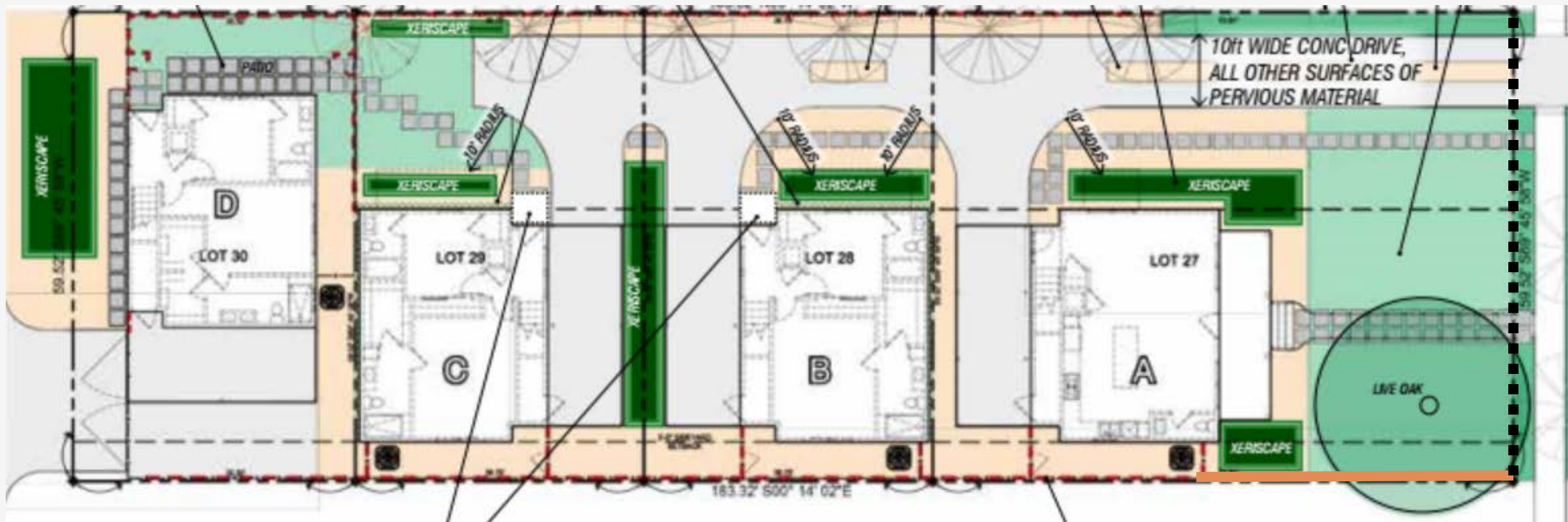
4' Car Gate

4' Metal
Fence

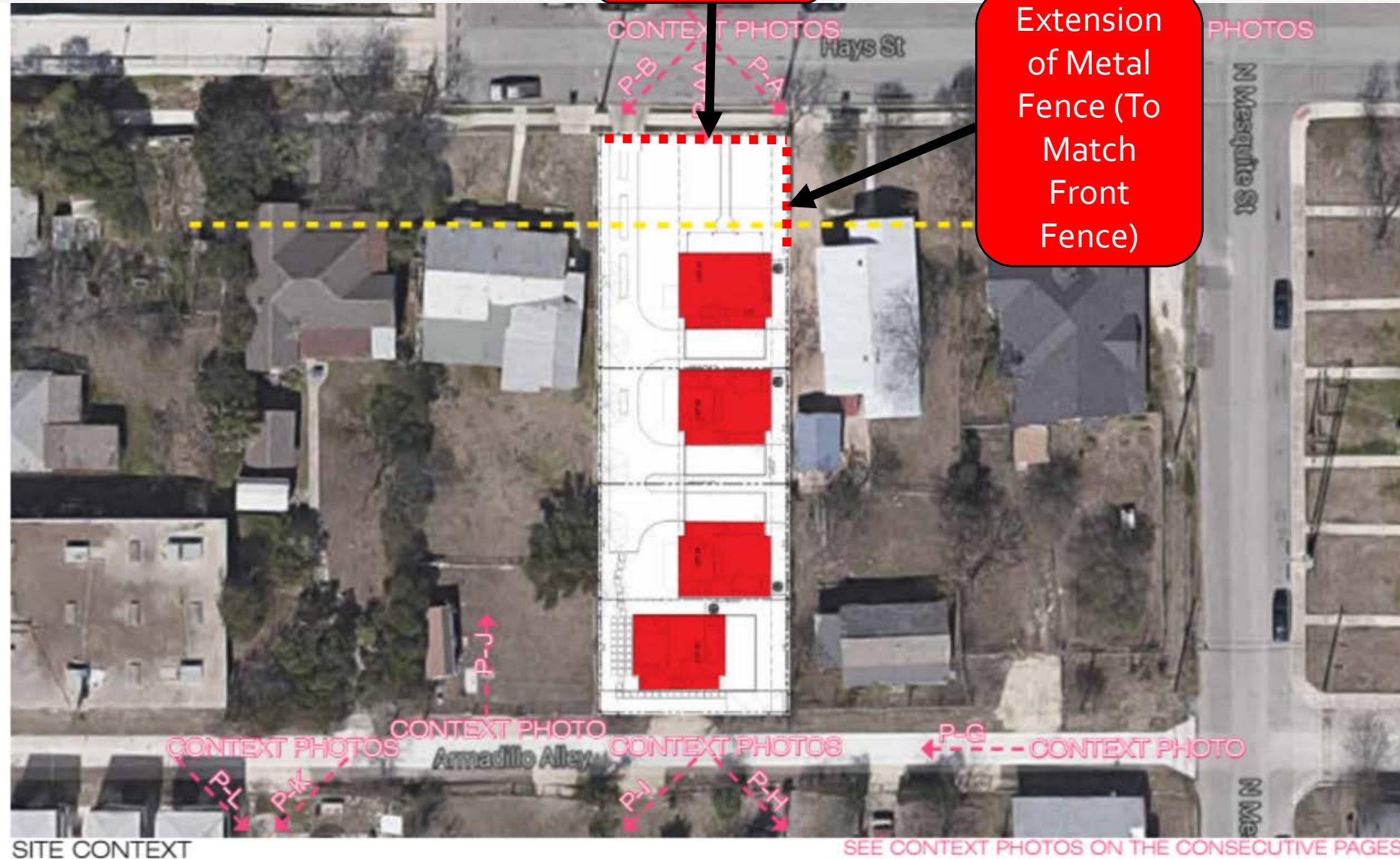


Extension of
Metal Fence (to
Match front)

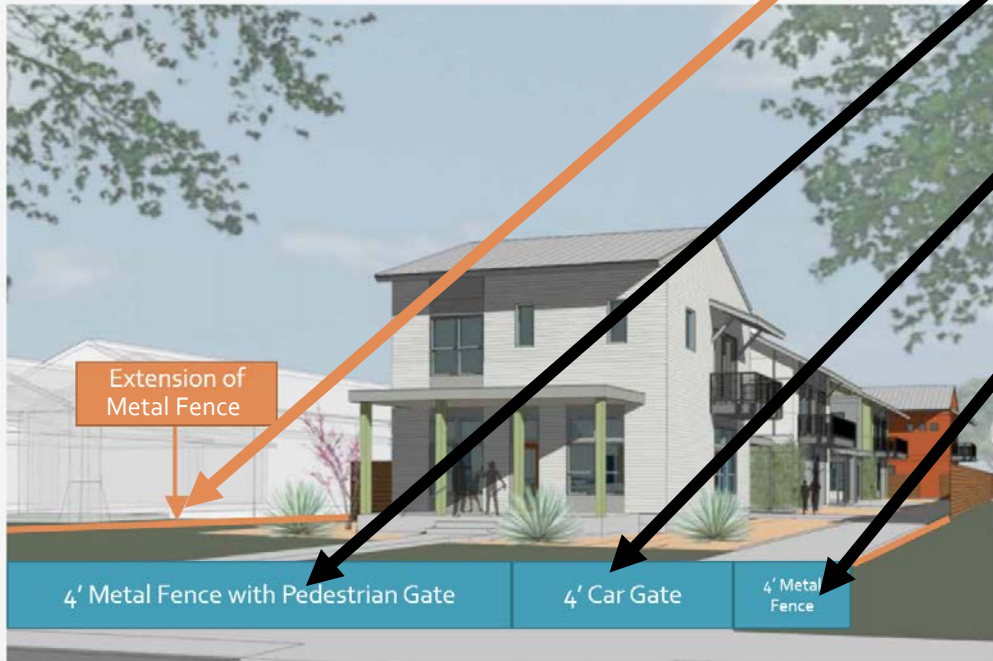
Metal Fence with
Pedestrian Gate
and Gate for
Entry of Cars



Site Context



Dimensions



Extension of Fence (Metal):

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

Metal Front Fence

- 4' H (x) 45'5" W

Gate (Metal):

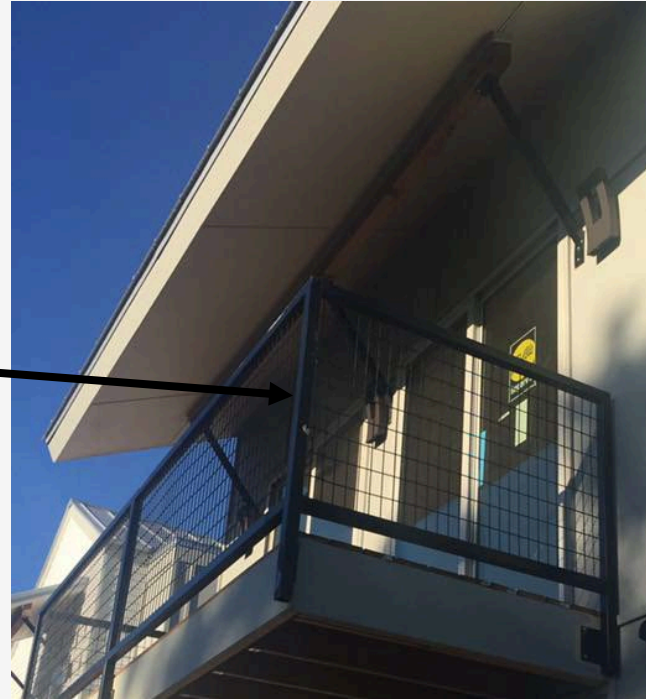
- 4' H (x) 10' W

Metal Fence at Side (by Mailbox)

- 4' H (x) 44" W

Materials

Material to be used on all
incremental fencing.



Drawing of Fence

Stimate by Nicolas Ortega
(910) 995-2589 or (626) 246-5785

Gate 950
Panel 750
P. Gate 450
V. track 100
Concret Pad 080
Gus neek 130

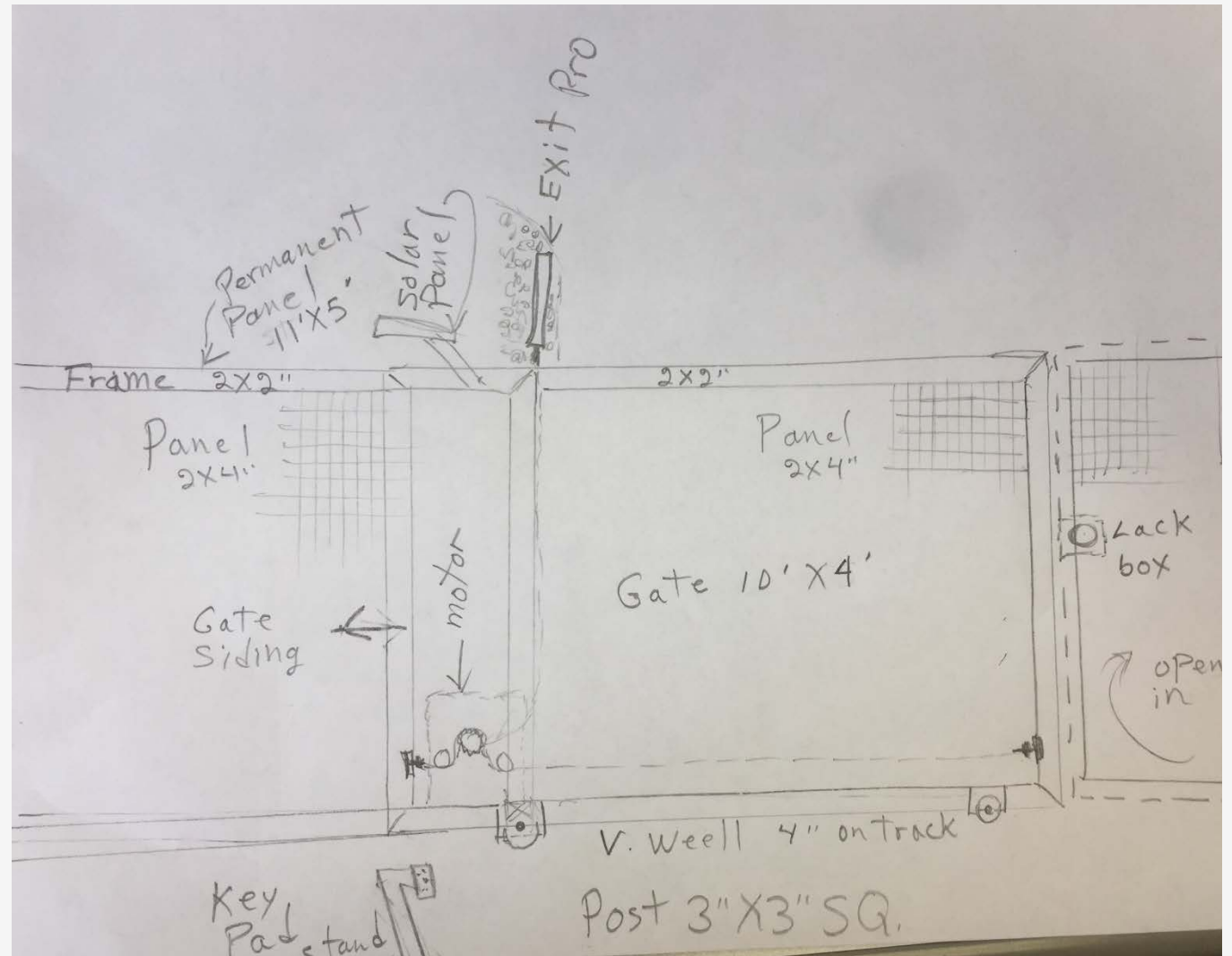
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instalation
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Key Pad 445

\$ 3,490

+ 2,460

total \$ 5,950



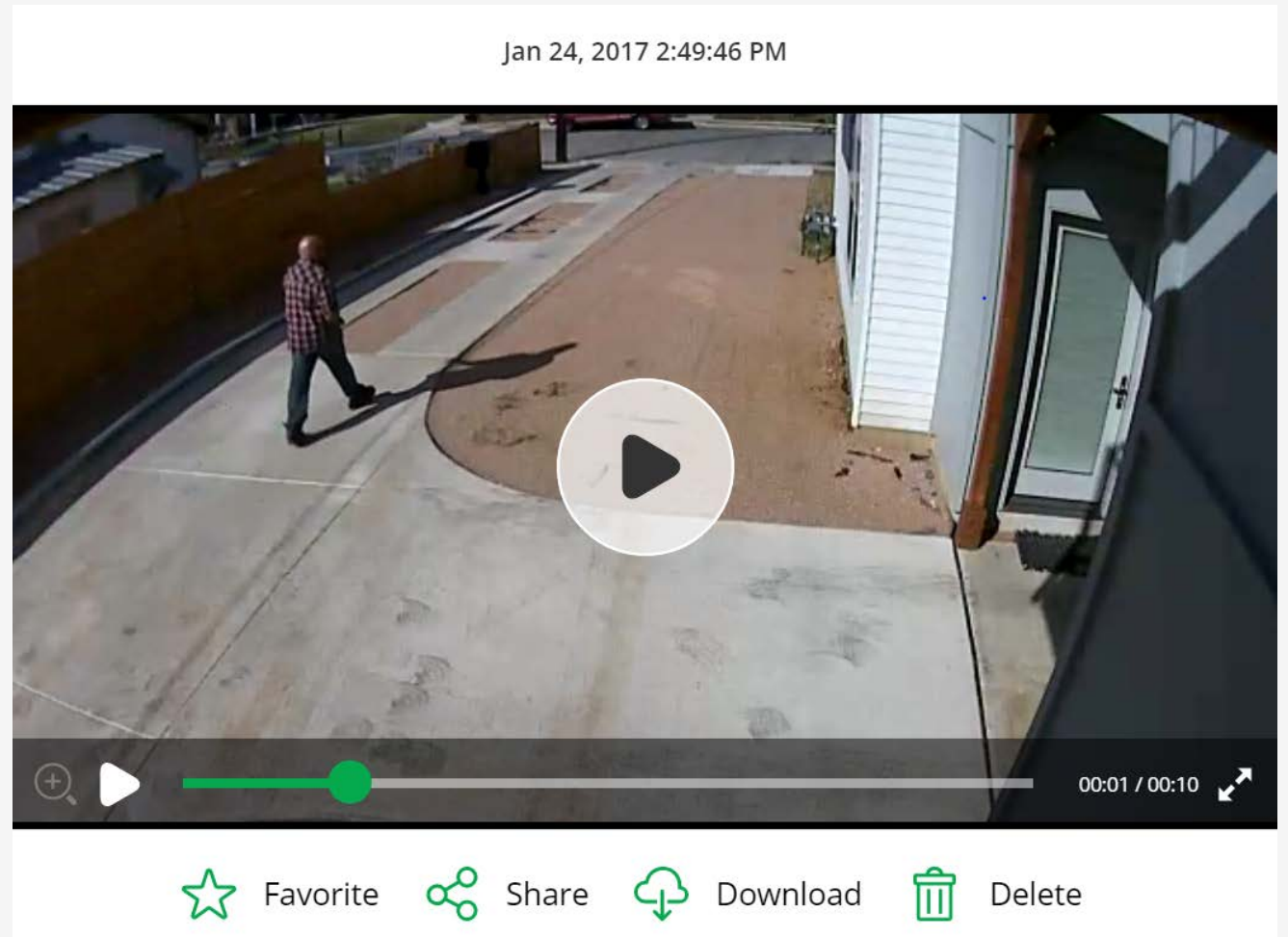
Proof Of Old Fence



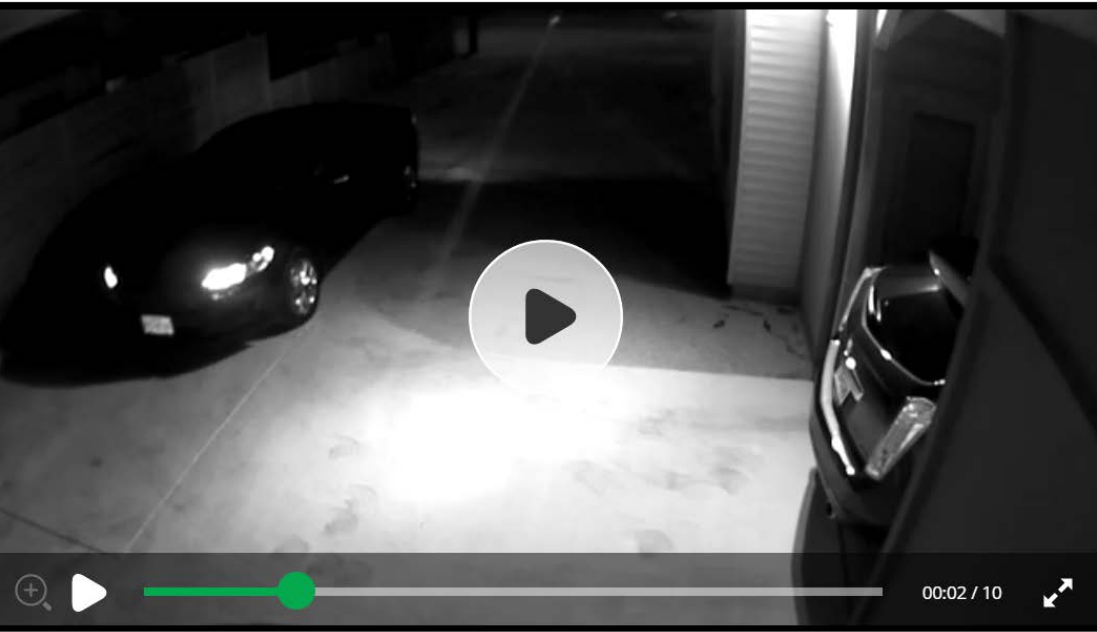
Safety Concerns



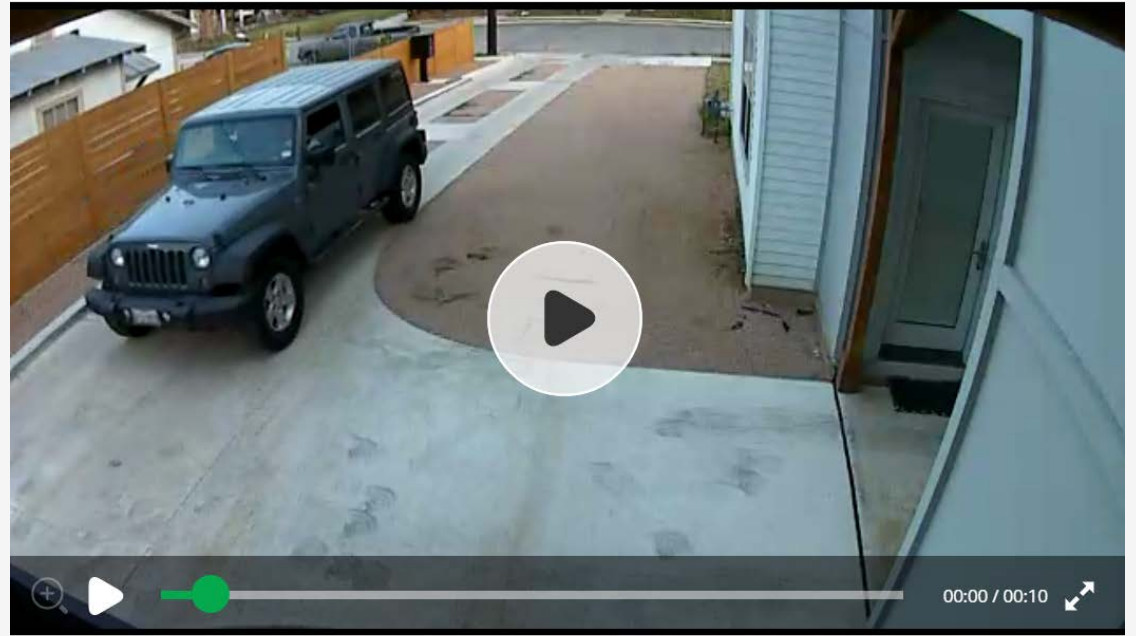
Trespassing On Property:



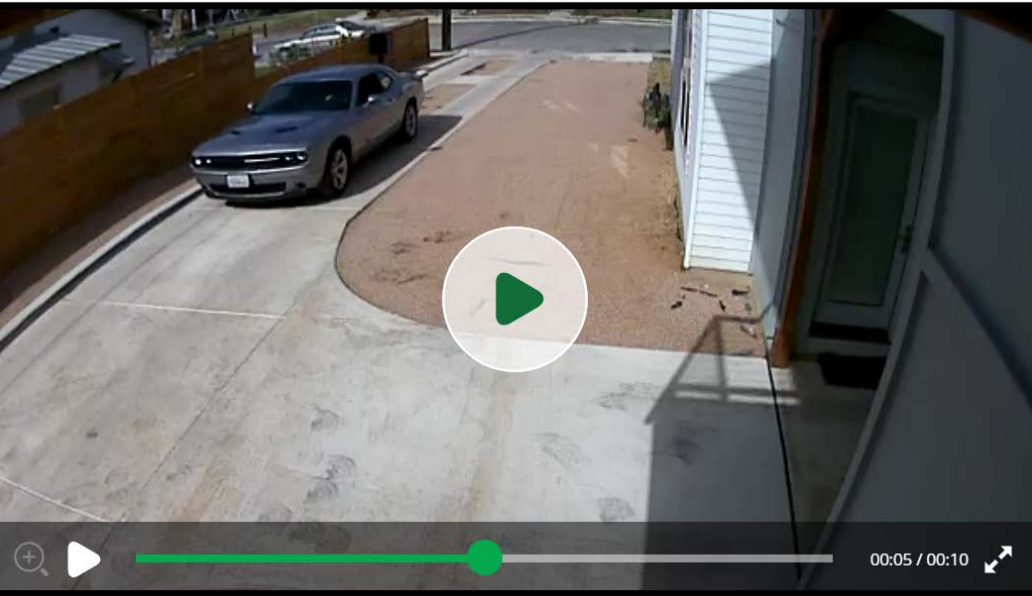
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Jan 25, 2017 7:34:28 AM

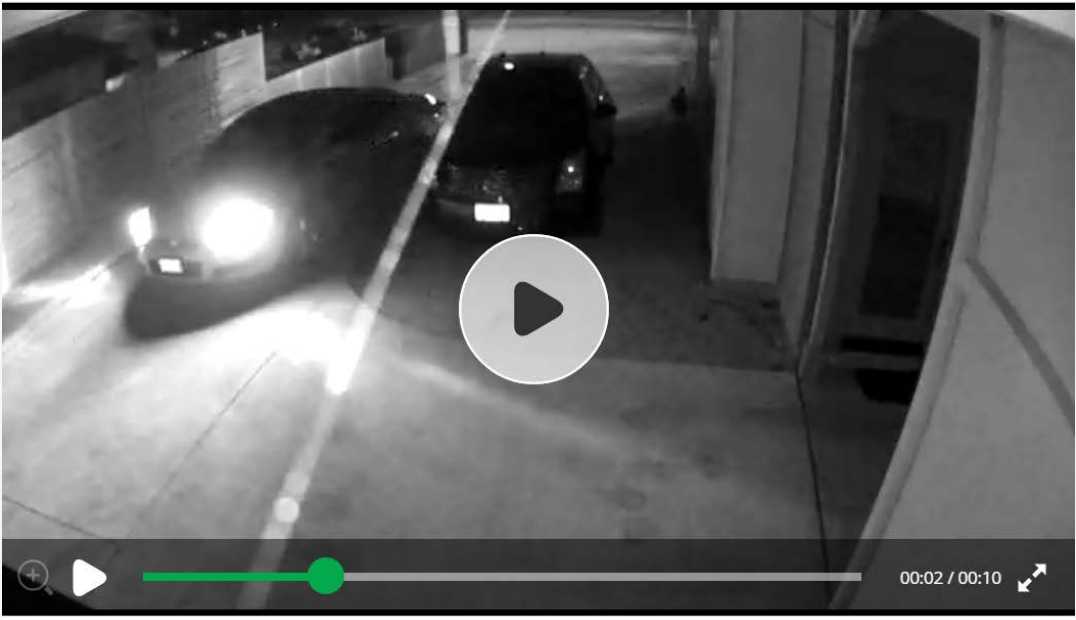


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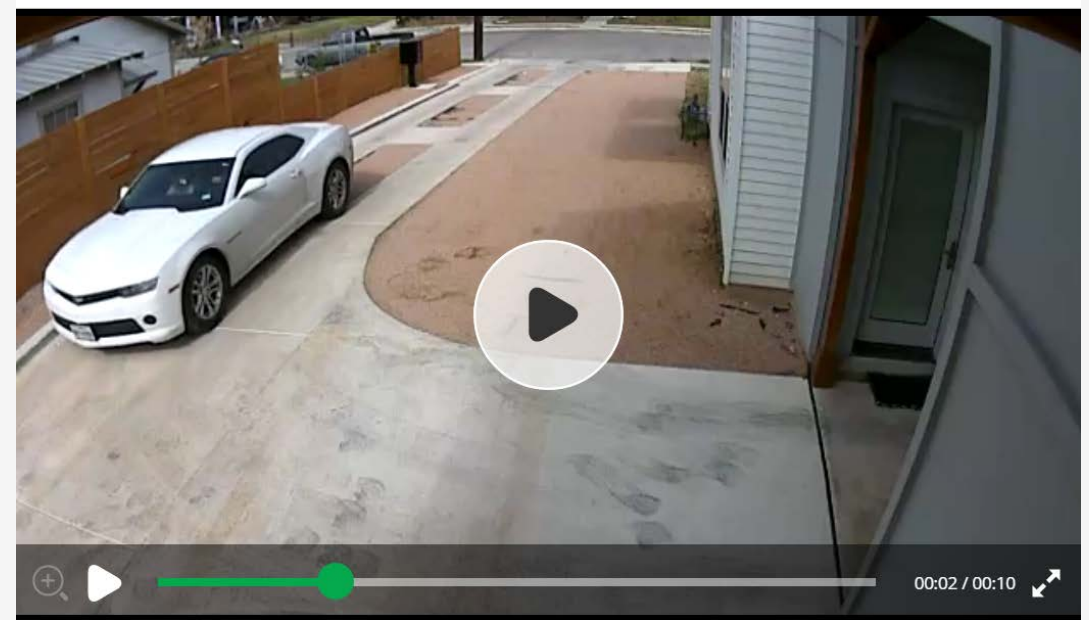


These are all cars not owned by any of the property owners.

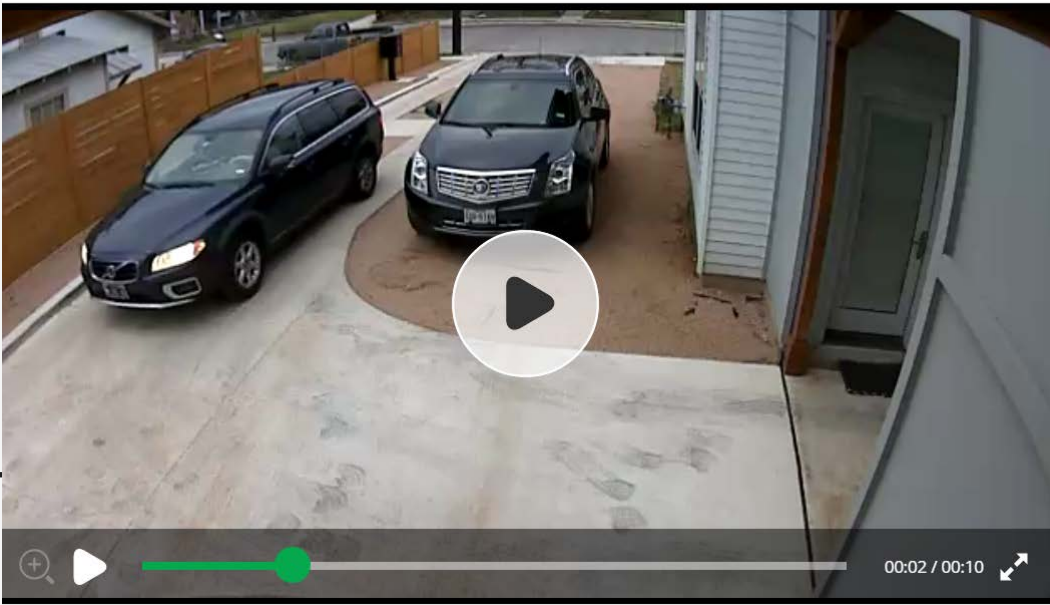
Jan 27, 2017 11:52:20 PM



Jan 27, 2017 12:45:10 PM



Jan 27, 2017 5:27:58 PM



These are all cars not owned by any of the property owners.

Theft on Property

- House 1 has had all their lawn furniture stolen from the front patio



Neighbors Fencing



Neighbors Fencing



*Every Home
Close to
Bridge Has
Fencing*



706 N Cherry



New Construction Fences

