

## HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

**HDRC CASE NO:** 2018-352  
**ADDRESS:** 228 SHERMAN ST  
**LEGAL DESCRIPTION:** NCB 512 BLK 25 LOT W 58.33 FT OF E 116.66 FT OF N 48.7 FT OF 11  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Samuel Guerrero  
**OWNER:** Samuel Guerrero  
**TYPE OF WORK:** Front yard fence, detached carport  
**APPLICATION RECEIVED:** July 02, 2018  
**60-DAY REVIEW:** September 01, 2018  
**REQUEST:**

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

1. Install front yard cattle panel fence, not including a front yard driveway gate
2. Install rear carport

### APPLICABLE CITATIONS:

5. Guidelines for Site Elements

#### 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.

5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages

or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

#### **FINDINGS:**

- a. The historic structure at 228 Sherman was constructed circa 1920 in the minimal traditional style and contributes to the Dignowity Hill Historic District. The structure features a primary front facing gable room, a covered porch with wood square columns, and nonconforming clad windows. A noncontributing accessory was demolished with staff approval in 2017; a new carport structure was installed in its place without approval in 2018.
- b. FENCE LOCATION – The applicant has proposed to install a front yard cattle panel fence across the front yard and turning at the driveway to meet at the rear accessory structure, instead of spanning a gate across the driveway. Elements 2.B.ii, new front yard fences should not be introduced within historic districts that did not historically. Staff finds that fences are found on Sherman and within the Dignowity Hill Historic District. Staff finds the proposed location and configuration of the new fence appropriate.
- a. FENCE DESIGN - According to the Guidelines for Site Elements 2.B.i., the design of the fence should respond to the design and materials of the primary historic structure or structures of a similar style in the neighborhood in relation to scale, transparency, and character. Staff finds that the proposed cattle panel fencing is found within the Dignowity Hill Historic District and relates to the architectural features of the structure.
- c. CARPORT – The applicant has proposed to install a detached carport with wood construction and a flat roof in the rear corner of the lot. The carport was constructed without approval by a previous owner. Staff finds that the orientation, location, materials, and building size consistent with the Guidelines for Garages and Outbuildings. However, staff finds that the low slope roof does not relate to primary historic structure. Staff finds a front facing gable with matching roofing material would be more appropriate design for the carport.

#### **RECOMMENDATION:**

- i. Staff recommends approval of the front yard cattle panel with the stipulations that no portion exceeds 4ft in height and that the fence turns at the driveway to end in the rear yard, instead of spanning a gate across the driveway.
- ii. Staff recommends approval of the detached carport with the stipulation that a front facing gabled roof with matching roofing material be installed instead of the proposed low slope roof. The applicant is furthermore responsible for complying with any building setback requirements for the carport

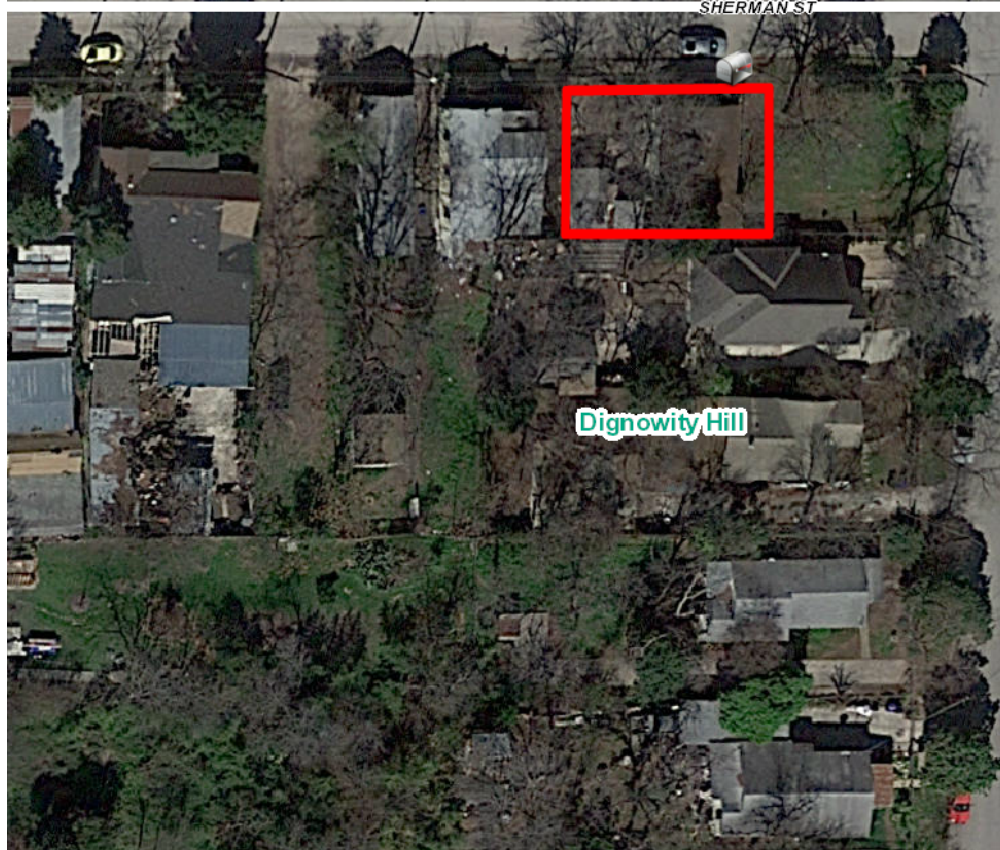
#### **CASE COMMENT:**

Upon receiving the application for front yard fencing, staff finds that the carport in the submitted photos has not received approval by staff nor the HDRC. The applicant explained that the carport was constructed by the previous owner and has been cooperative with staff in pursuit of retroactive approval.

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.

#### **CASE MANAGER:**

Huy Pham



SHERMAN ST

N MESQUITE ST

Arena District

Dignowity Hill

228 Sherman

Powered by ArcGIS Server

Printed: Jul 11, 2018



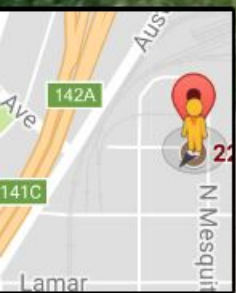
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228 Sherman







July 9, 2018 at 10:32 AM  
201-299 Sherman  
San Antonio TX 78202  
United States





July 9, 2018 at 10:33 AM  
228 Sherman  
San Antonio TX 78202  
United States





July 9, 2018 at 10:32 AM  
228 Sherman  
San Antonio TX 78202  
United States











9'10"

10'3"

1'



Description of Work:

We are requesting approval to build a hogwire style fence made with the following materials: Everbilt 3 ft. x 50 ft. 14-Gauge Welded Wire, 8 Cedar Posts, (aesthetically pleasing) wolmanized lumber, and an automatic gate in front of the driveway constructed of the same materials. The fence will be reconstructed at the location indicated on the survey from 2017 and will be no taller than 4' in accordance with the Historic Design Guidelines for Site Elements. Please note that quantity of materials may vary slightly due that they are estimates of the scope of work.

The reason we find it necessary to build this fence is that we own two small dogs (3lbs each), and due to the stray dogs known to roam Dignowity Hill, we would like a safe space to be able to take them out without having to worry about them suffering injury or being killed by one of these strays.

Thank you for your consideration.



Example #2





Example #1





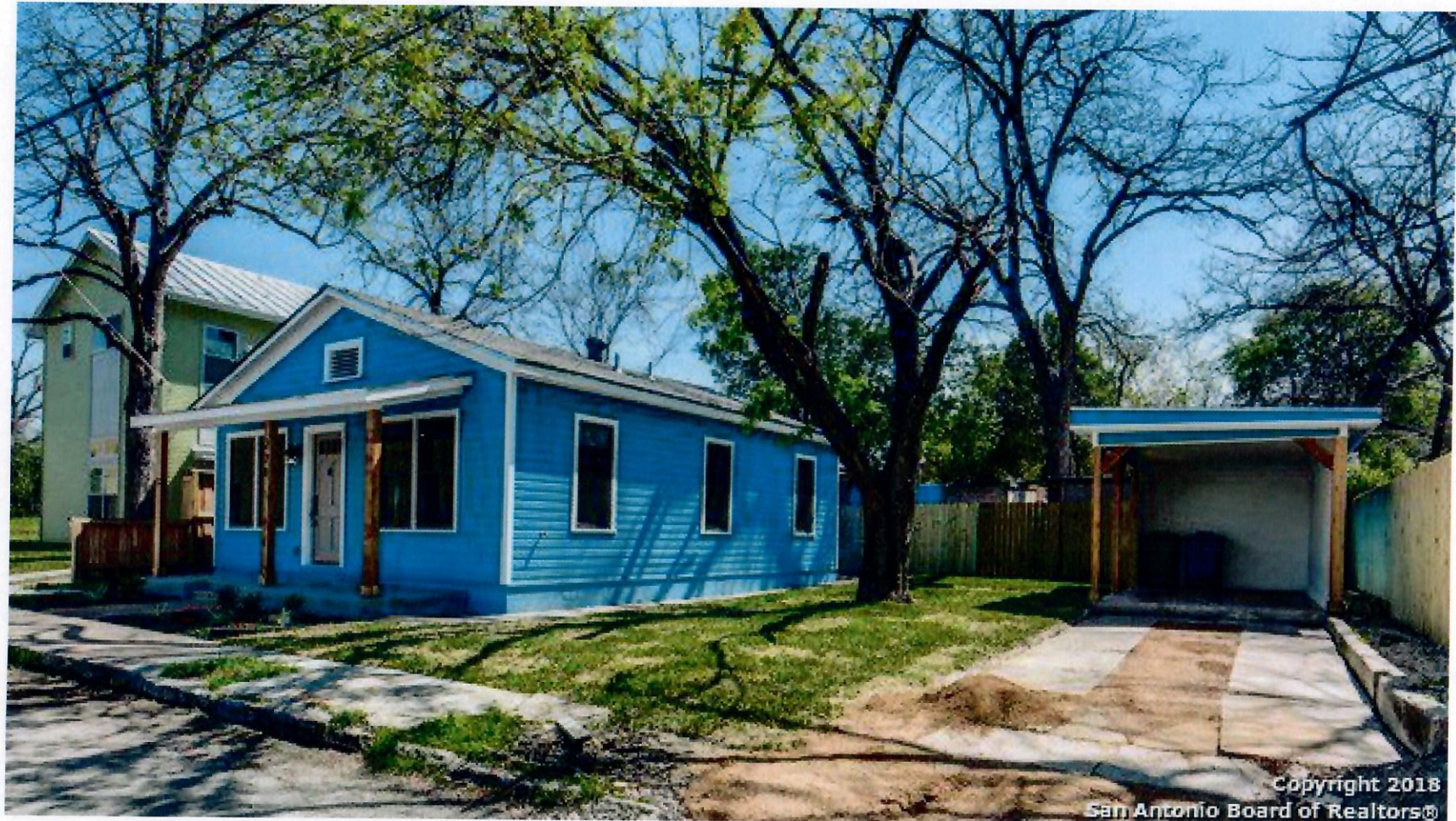
Photo # 1 of  
Historic Structure



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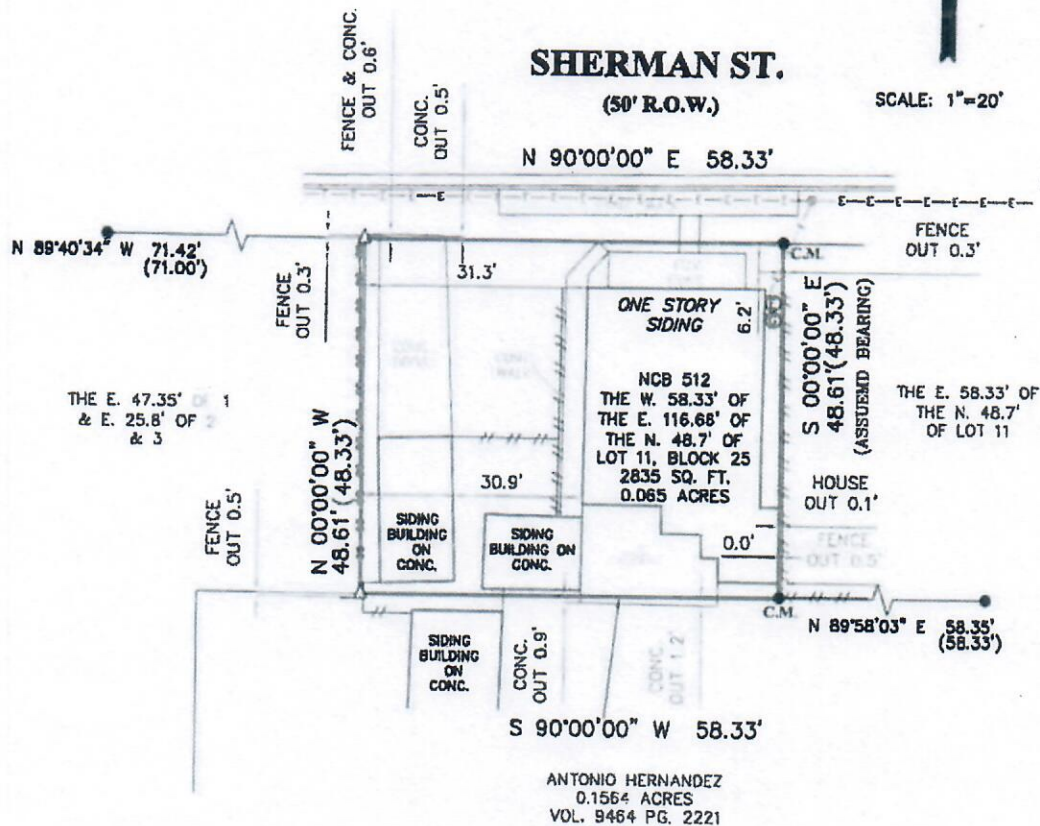
Photo # 2 of  
Historic Structure



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# Proposal for Fence



NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE: BEARINGS SHOWN HEREON ARE ASSUMED.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

**FLOOD ZONE INTERPRETATION:** IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480200, Panel No. 0415 G, which is Dated 08-28-2010. By stating that the FIRM, it appears that all or a portion of the property may be in Flood Zone(s). It is assumed that this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/floods.shtml>.



**Property Address:**

228 SHERMAN

**Property Description:**

THE WEST 58.33 FEET OF THE EAST 116.66 FEET OF THE NORTH 48.7 FEET OF LOT 11, BLOCK 25, NEW CITY BLOCK 512, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**Owner:**

HENNEKE FINANCIAL GROUP LLC

FIRM REGISTRATION NO. 10211700

**Westar Alamo**

LAND SURVEYORS, L.L.C.

P.O. BOX 1038 HELOTEN, TEXAS 78023-1038  
PHONE (210) 372-8800 FAX (210) 372-8898

- LEGEND**
- △ = CALCULATED POINT
  - = FIND 1/2" IRON ROD
  - ( ) = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - C.M. = CONTROLLING MONUMENT
  - = WOOD FENCE
  - = POWER POLE
  - = OVERHEAD ELECTRIC
  - = ELECTRIC METER
  - = GAS METER
  - = CHAIN LINK FENCE



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

*Mark J. Ewald*

DRAWN BY: JW

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

G.F. NO. 17-00046335AN JOB NO. 78757

TITLE COMPANY: EXCEL TITLE GROUP

DATE: 05-31-2017