

## HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

**HDRC CASE NO:** 2019-436  
**ADDRESS:** 1839 E HOUSTON ST  
**LEGAL DESCRIPTION:** NCB 1370 BLK 2 LOT NE 69.33 FT OF 27 & N 69.33 OF 28  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** SIMONS GAYLE & GOMEZ JORGE  
**OWNER:** SIMONS GAYLE & GOMEZ JORGE  
**TYPE OF WORK:** Front yard fence  
**APPLICATION RECEIVED:** July 22, 2019  
**60-DAY REVIEW:** September 21, 2019  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a four-foot tall cattle panel front yard fence.

### APPLICABLE CITATIONS:

#### 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.

##### 6.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:

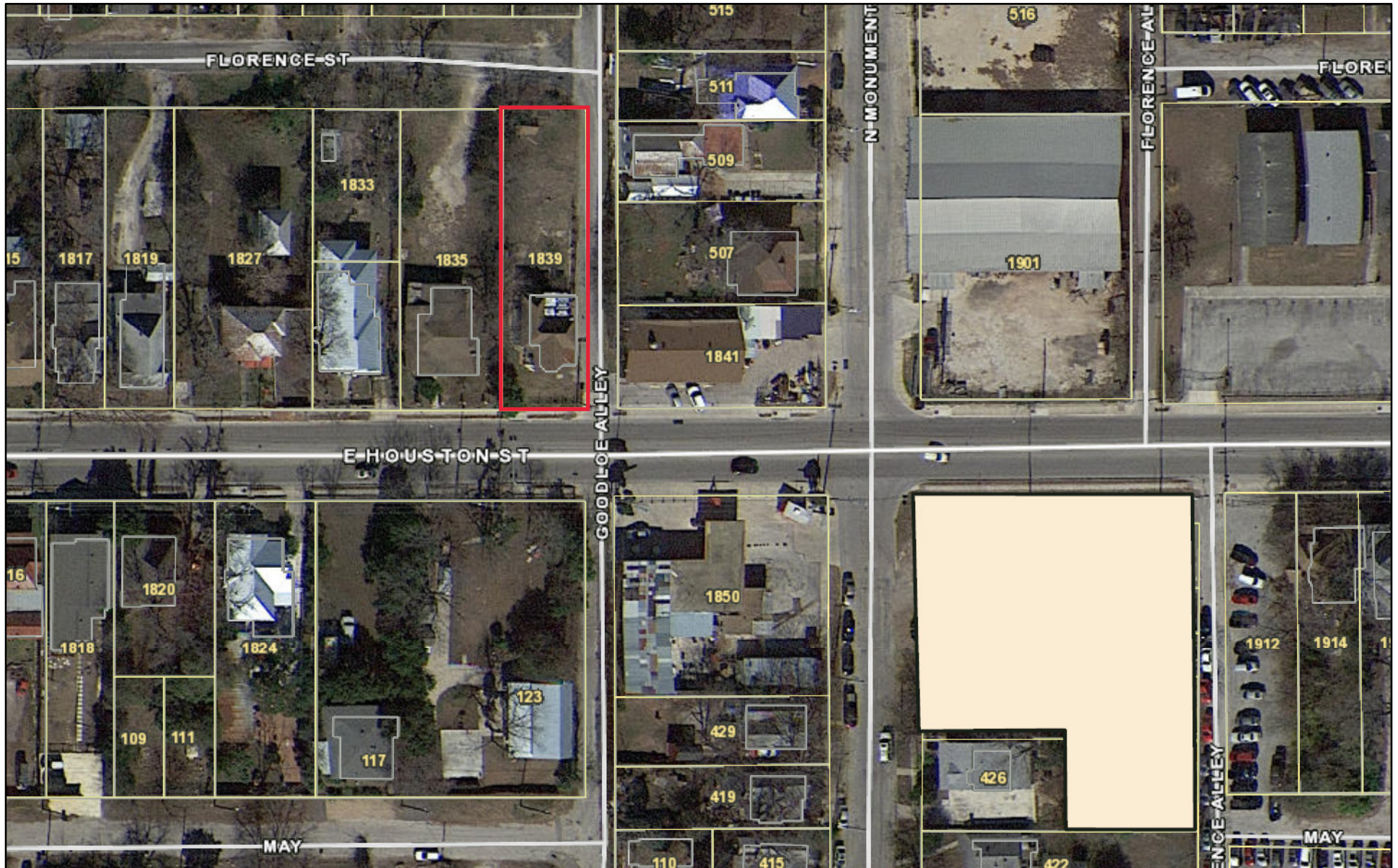
- a. The historic structure at 1839 E Houston was constructed circa 1920 and features Folk Victorian architectural elements. The historic structure features a front facing gabled roof, a protruding window bay and decorative cedar shingles on the protruding window bay. The structure is located on a corner abutting Goodloe Alley across from a commercial structure. The front yard features a retaining wall rising approximately one-foot above sidewalk grade. The structure contributes to the Dignowity Hill Historic District.

- b. FENCE – The applicant has proposed to install a four-foot tall cattle panel front yard fence. The fence will span across E Houston and Goodloe, meeting at the existing side fence and rear privacy fence.
- c. LOCATION – Per the Guidelines for Site Elements 5.2.B.ii., front yard fences should not be introduced in a location that did not historically have them. Staff finds that front yard fences are typical to structures of this architecture style and context.
- d. HEIGHT – Per the Guidelines for Site Elements 5.2.B.iii., front yard fences should be limited to a maximum of four feet (4') in height. Staff finds that the proposed height of four-feet (4') is consistent with the Guidelines.
- e. DESIGN – The Guidelines for Site Elements 5.2.B.i., the design of the fence should respond to the design and materials of the house or main structure. While cattle panel fences are present in the district, staff finds that a wrought iron or wood picket fence would more appropriate to the Folk Victorian structure on this block.



**RECOMMENDATION:**

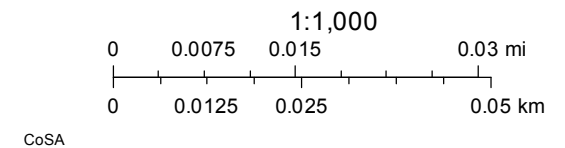
Staff recommends approval based on findings b through e with the stipulation that no portion of the fence exceeds four-feet in height and that the fence style feature wrought iron or wood pickets instead of cattle panel.

# 1839 E Houston



August 12, 2019

-  Recorded Plats
-  Preliminary Plats





Florence Alley

Florence Alley

St

Goodloe Alley

1839 East Houston Street

E Houston St

E Houston St

E Houston St

Wheeler Alley

Wheeler Alley

N Monumental St

N

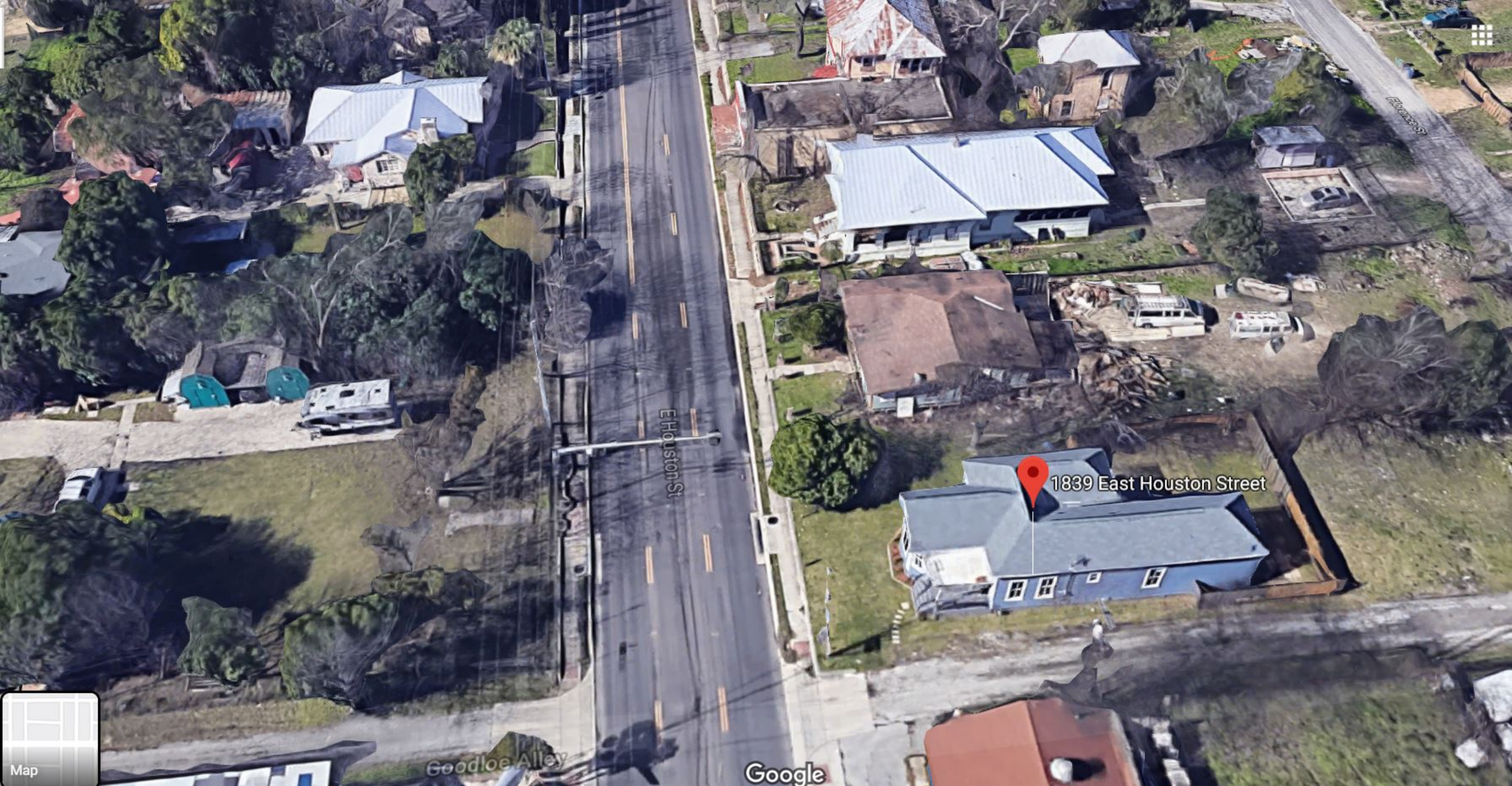
Goodloe Alley

Casa De Smitty's

Google

Map





E Houston St

1839 East Houston Street

Goodloe Alley

Bullock St

Google





199 Goodloe Alley

San Antonio, Texas



Street View - Mar 2011



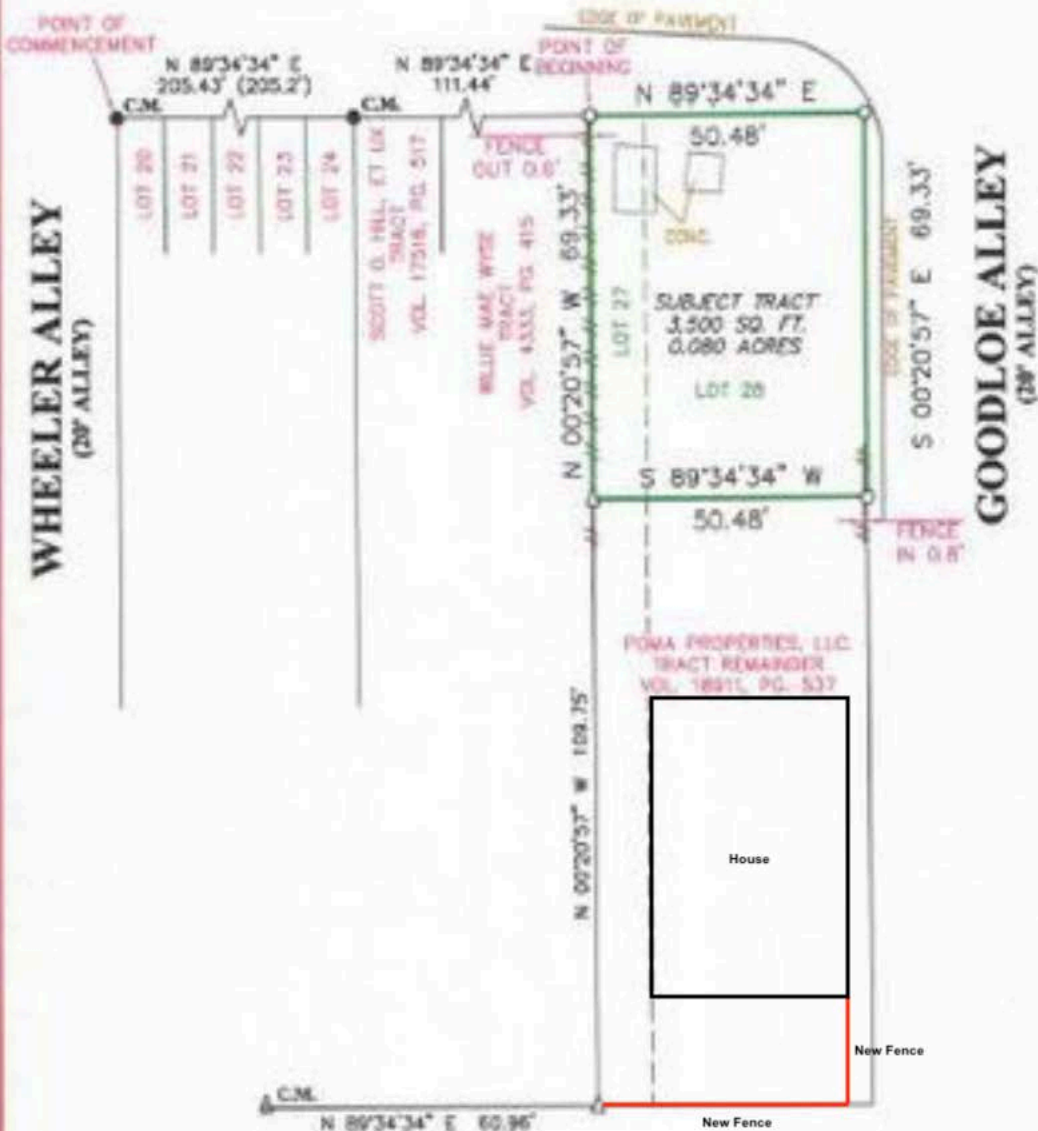
Houston St

Google

**WHEELER ALLEY  
(28' ALLEY)**

**FLORENCE STREET  
(55.6' R.O.W.)**

SCALE: 1"=30'



**E. HOUSTON ST.  
(55.6' R.O.W.)**

NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:



















