

## HISTORIC AND DESIGN REVIEW COMMISSION

December 18, 2019

**HDRC CASE NO:** 2019-666  
**ADDRESS:** 507 N MONUMENTAL  
**LEGAL DESCRIPTION:** NCB 1370 BLK 2 LOT 37 S 30 FT OF 36  
**ZONING:** C-3, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Steve Santos  
**OWNER:** Linda Maldonado  
**TYPE OF WORK:** Side yard fence  
**APPLICATION RECEIVED:** November 01, 2019  
**60-DAY REVIEW:** December 31, 2019  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a 5 foot tall side yard fence, featuring wood posts topped with 2 foot tall corrugated metal panels.

### APPLICABLE CITATIONS:

- 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.

Unified Development Code - Sec. 35-514. - Fences.

**Table of Heights**  
**Maximum Permitted Fence Heights**

Permitted Use	Front Yard	Side Yard	Rear Yard
Single-Family or Mixed Residential Use	3'0" solid fence, 5'0" combined or predominantly open fence Except as provided by (b)(2)	6'0"	6'0"

**FINDINGS:**

- a. The primary historic structure at 507 N Monumental was constructed in the Folk Victorian style and is contributing to the Dignowity Hill Historic District. The property features a non-original chain-link fence in the front yard and abuts commercial properties to the south and east and an infill structure to the north.
- b. COMPLIANCE – Upon submitting the application on November 1, 2019, the applicant disclosed that the fence had already been installed to expedite a privacy need.
- c. FENCE – The applicant is requesting a Certificate of Appropriateness for approval to construct a 5 foot tall side yard fence, featuring wood posts topped with 2 foot tall corrugated metal panels. The proposed fence spans 50 feet long between 507 and 509 N Monumental.
- d. FENCE DESIGN - The applicant has proposed to construct a 5 foot tall, side yard fence, featuring wood posts topped with 2 foot tall corrugated metal panels. Per the Guidelines for Site Elements 2.B.i, new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character; the design of fence should respond to the design and materials of the house or main structure. Staff finds that the fence design is a departure from any typical fence style in the district. A simple wood privacy fence would be eligible for administrative approval with standard stipulations for height.
- e. FENCE HEIGHT – The applicant has proposed to construct a 5 foot tall side yard fence, featuring wood posts topped with 2 foot tall corrugated metal panels. Per the Guidelines for Site Elements 2.B.iii, applicants should 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. Staff finds that an open fence should be reduced to 4 foot tall and a solid fence reduced to 3 foot tall past front yard plane.
- f. FENCE MATERIAL - The applicant has proposed to construct a 5 foot tall side yard fence, featuring wood posts topped with 2 foot tall corrugated metal panels. Per the Guidelines for Site Elements 2.B.v., applicants should construct new fences or walls of materials similar to fence materials historically used in the district; applicants should 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. For screening incompatible uses, alternative fence heights and materials may be appropriate where residential properties are adjacent to commercial or other potentially incompatible uses. While the property is surrounded by commercial properties to the south and east and a non-historic infill property to the north, staff finds a simple wood privacy fence would address the privacy concern of the applicant while relating to existing historic patterns.

**RECOMMENDATION:**

Staff does not recommend approval of the fence as proposed based on finding b through f. A simple wood privacy fence would be eligible for administrative approval with standard stipulations for height.

**CASE COMMENT:**

COMPLIANCE – Upon submitting the application on November 1, 2019, the applicant disclosed that the fence had already been installed to expedite a privacy need.



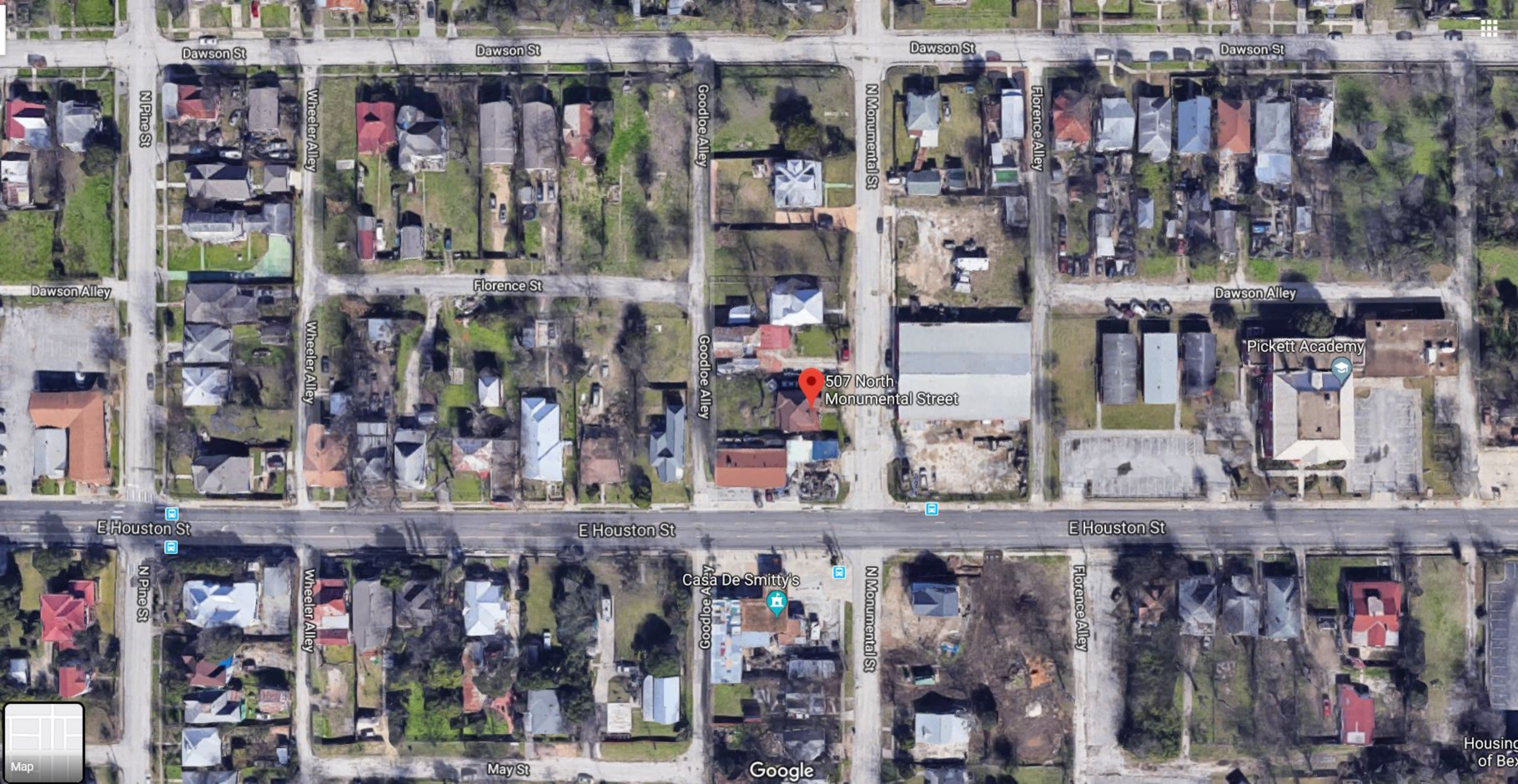
507 N Monumental

Powered by ArcGIS Server

Printed: Mar 26, 2019

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Dawson St

Dawson St

Dawson St

Dawson St

N Pine St

Wheeler Alley

Goodloe Alley

N Monumental St

Florence Alley

Dawson Alley

Florence St

Dawson Alley

Pickett Academy

507 North  
Monumental Street

E Houston St

E Houston St

E Houston St

N Pine St

Wheeler Alley

Casa De Smitty's

N Monumental St

Florence Alley

May St

Google

Housing  
of Bex







Sanchez 5 Hardware

507 North  
Monumental Street

E Houston St

E Houston St

N Monumental St

N Monumental St

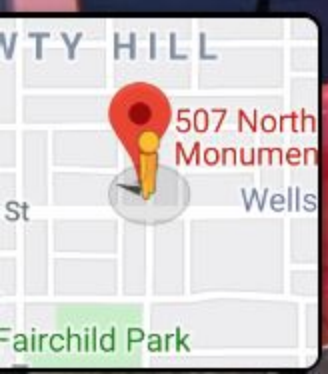
N Monumental St

N Monumental St

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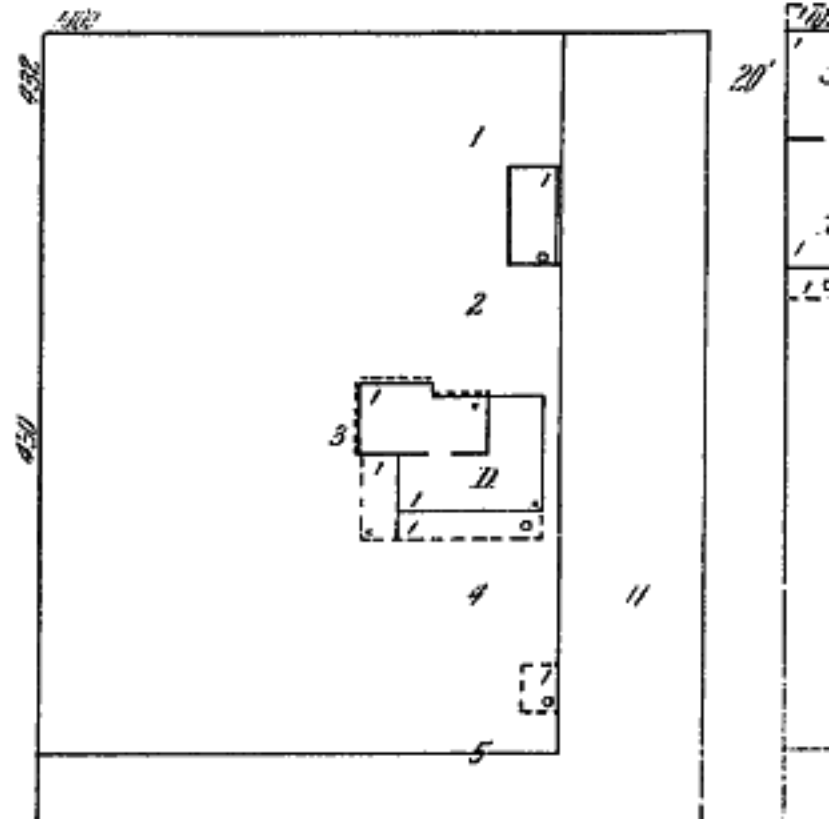
Map







134





# HISTORIC & DESIGN REVIEW COMMISSION APPLICATION

OFFICE OF HISTORIC PRESERVATION

1901 S ALAMO, SAN ANTONIO, TEXAS 78204

210-207-0035 | INFO@SAPRESERVATION.COM

RECEIVED

OCT 28 2019

DATE OF RECEIPT

Detailed description of request — DO NOT LEAVE BLANK

Mark all that apply:

☒ Exterior Modifications/Alterations ☐ New Construction ☐ Addition ☐ Signage ☒ Site Elements ☐ Demolition

1. 5FT X 2FT X 50ft Long - not a privacy fence (eye view)
- 2.
- 3.
- 4.
- 5.



# PLOT PLAN FOR BUILDING PERMITS

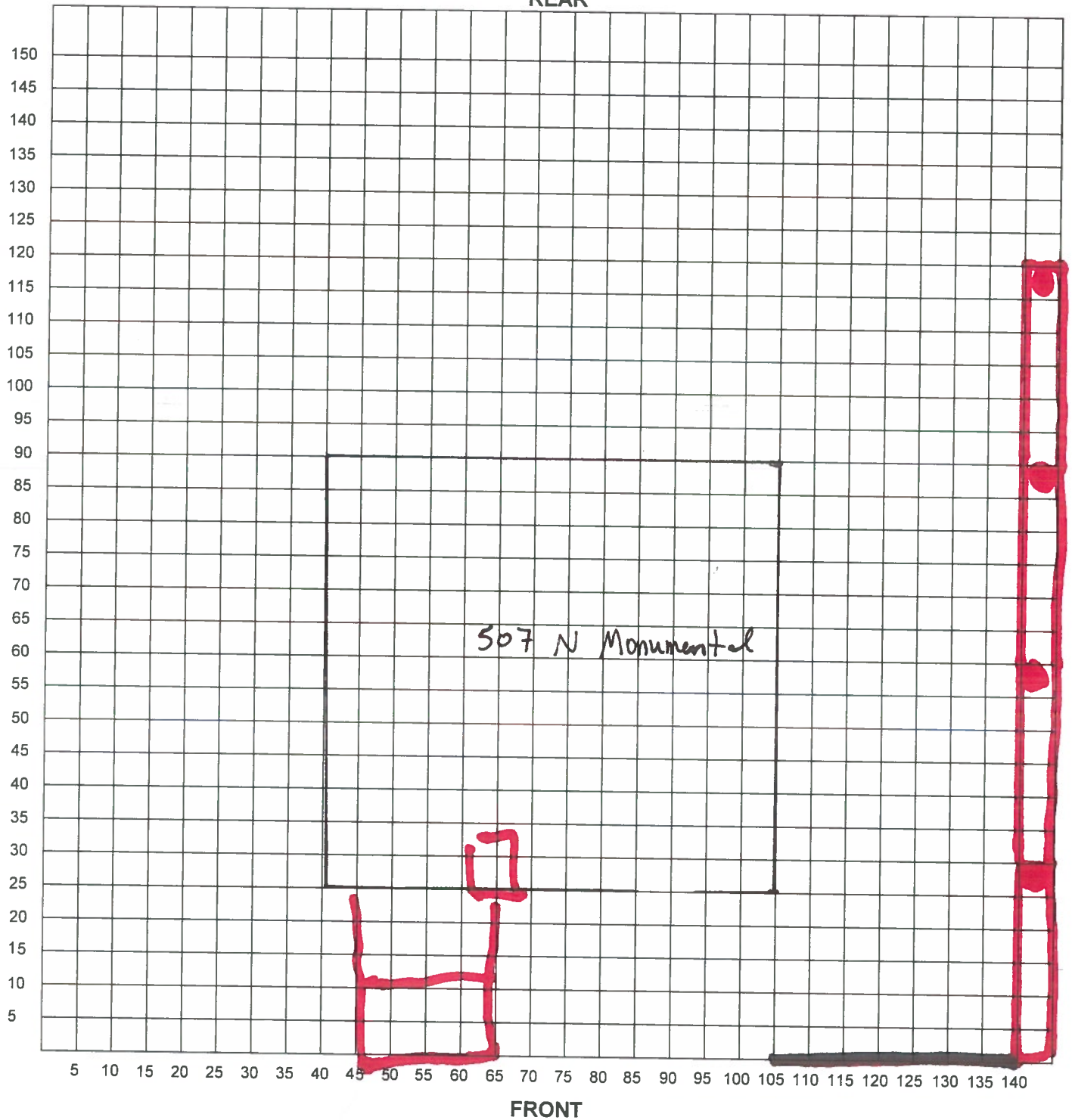
Address: \_\_\_\_\_

Lot: \_\_\_\_\_

Block: \_\_\_\_\_

NCB: \_\_\_\_\_

REAR



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_









NO TRESPASSING

WARNING  
THE PROPERTY  
SHOULD  
BE KEPT  
UNDER  
SURVEILLANCE































