

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2020

HDRC CASE NO: 2020-365
ADDRESS: 924 DAWSON ST
LEGAL DESCRIPTION: NCB 1370 BLK 2 LOT 15
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Elena and Rodolph Martinez and Edmond/NA
OWNER: Elena and Rodolph Martinez and Edmond/NA
TYPE OF WORK: Front yard fence
APPLICATION RECEIVED: August 16, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
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 beginning at the top of the stairs on the sloping lawn.

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.

FINDINGS:

- a. The primary historic structure at 924 Dawson was constructed circa 1925 in the Craftsman style, is first featured on the 1951 Sanborn map, and contributes to the Dignowity Hill Historic District. The structure is elevated from the front right-of-way with a sloping lawn retained by a concrete wall and steps.
- b. FENCE – The applicant has proposed to install a four-foot tall cattle panel front yard fence beginning at the top of the stairs on the sloping lawn.
- c. FENCE DESIGN – The applicant has proposed to install a cedar-framed cattle panel fence, matching the fence design in the submitted example photo. 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 a predominately wood fence is consistent with the Guidelines and appropriate within the district.
- d. FENCE LOCATION – The applicant has proposed to install the fence beginning at the top of the stairs on the sloping lawn. Per the Guidelines for Site Elements 2.B.ii., applicants should 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

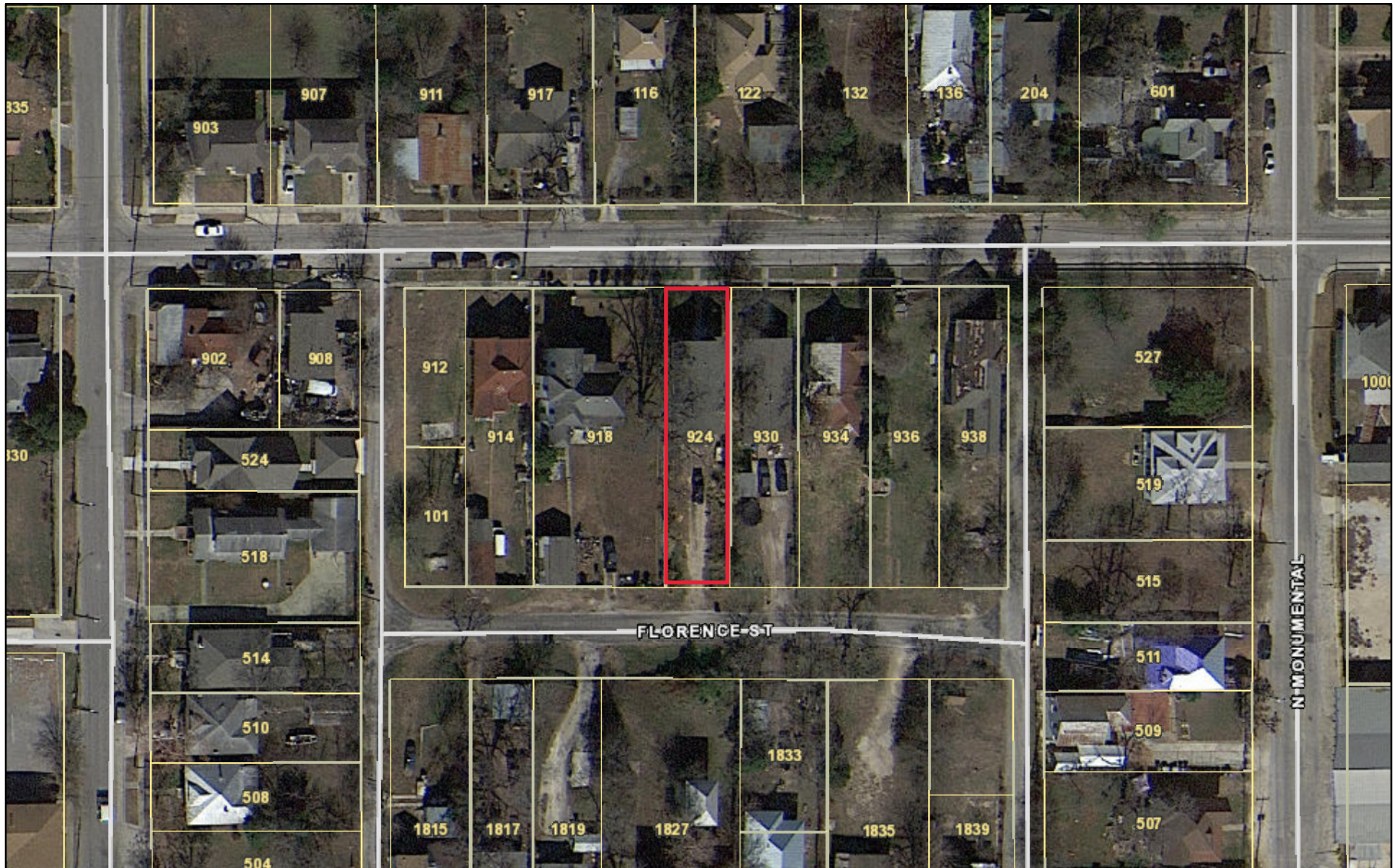
not be introduced within historic districts that have not historically had them. Staff finds that fences are found on Dawson on similar properties and within the Dignowity Hill Historic District.

- e. FENCE HEIGHT – The applicant has proposed to install a fence with a height of four-feet. 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 the proposed height is consistent with the Guidelines

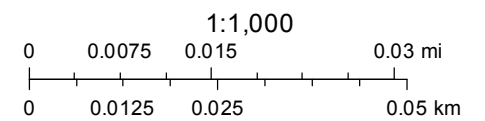
RECOMMENDATION:

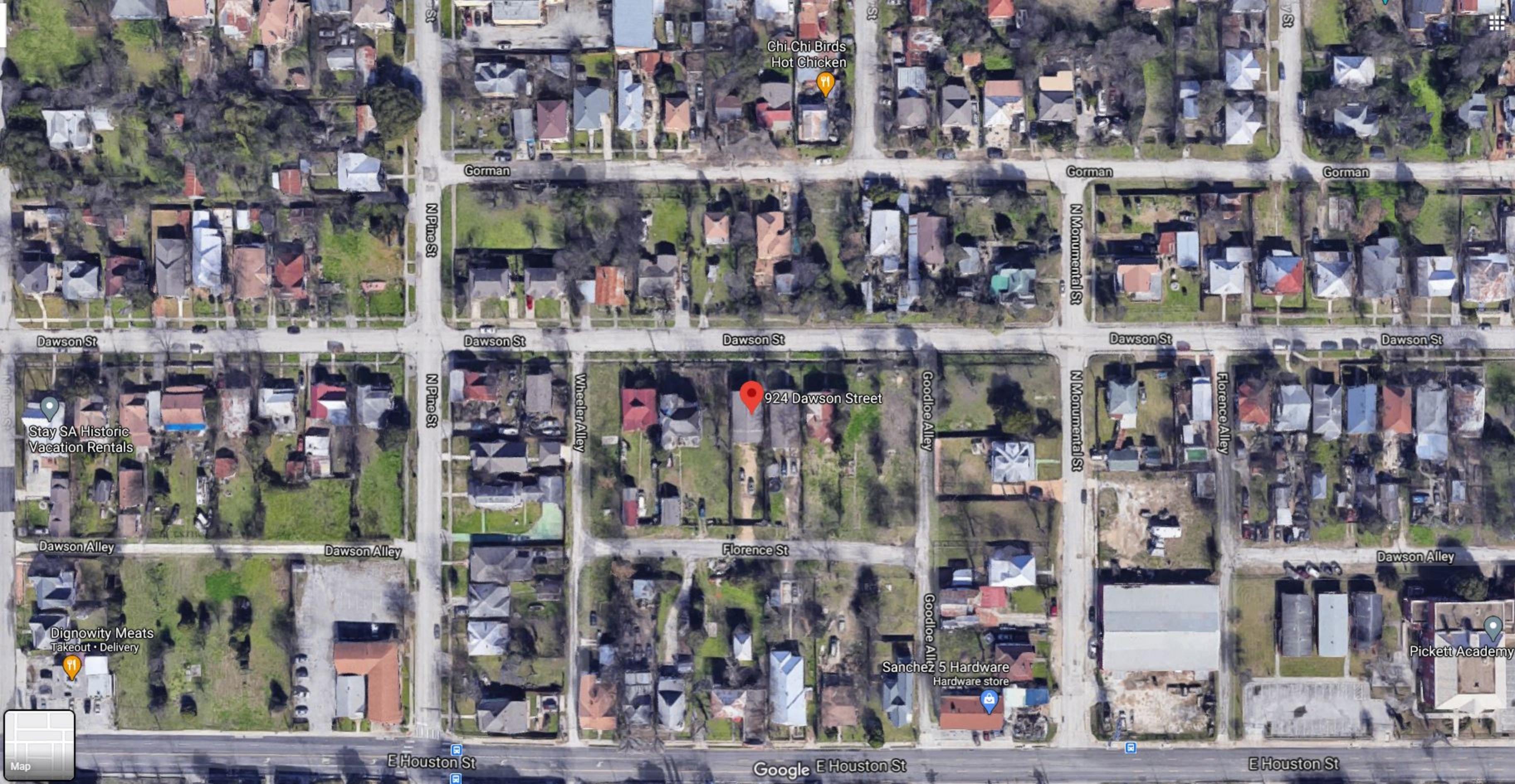
Staff recommends approval based on findings b through e.

924 Dawson



August 25, 2020





Chi Chi Birds
Hot Chicken

Gorman

Gorman

Gorman

N Pine St

N Monumental St

Dawson St

Dawson St

Dawson St

Dawson St

Dawson St

Stay SA Historic
Vacation Rentals

924 Dawson Street

Dawson Alley

Dawson Alley

Wheeler Alley

Goodloe Alley

Florence Alley

Florence St

Dawson Alley

Dignowity Meats
Takeout • Delivery

Sanchez 5 Hardware
Hardware store

Pickett Academy

E Houston St

Google E Houston St

E Houston St

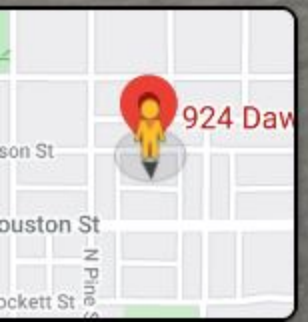




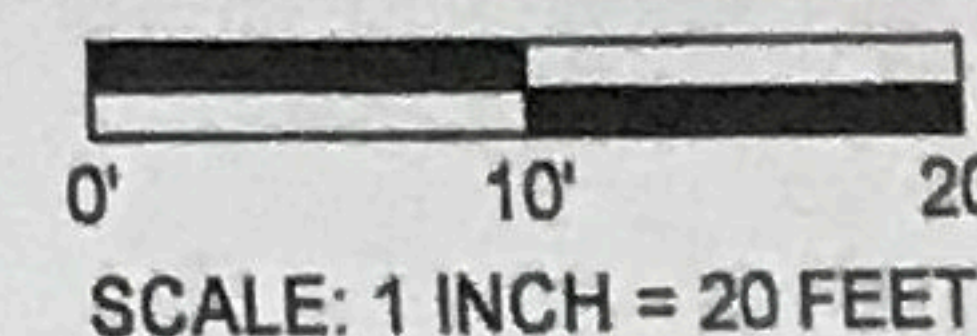
924 Dawson Street



Google



NOTE: BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS).







WELL GATE WELL





1032 Dawson St
San Antonio, Texas

Google

Street View

SLOPED FRONT YARD EXAMPLE

924 Dawson Street

H-E