

HISTORIC AND DESIGN REVIEW COMMISSION

May 05, 2021

HDRC CASE NO: 2021-189
ADDRESS: 903 DAWSON ST
907 DAWSON ST
LEGAL DESCRIPTION: NCB 2871 BLK M LOT 1
NCB 2871 BLK M LOT 2
ZONING: RM-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: SHAHAR GANACHE/GANACHE SHAHAR
OWNER: SHAHAR GANACHE/GANACHE SHAHAR
TYPE OF WORK: Front/rear yard fence
APPLICATION RECEIVED: April 14, 2021
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 replace the rear yard fence and install a new rear and front yard fence at 903 and 907 Dawson.

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.

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 structures at 903 and 907 Dawson are identical duplexes (4 total units) were constructed circa 2006 in the Dignowity Hill Historic District. Each two-story duplex features a second-floor gables over each front door and flanking driveways for each unit.
- b. **FENCE DESIGN**—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; applicants should design of fence should respond to the design and materials of the house or main structure. The applicant has

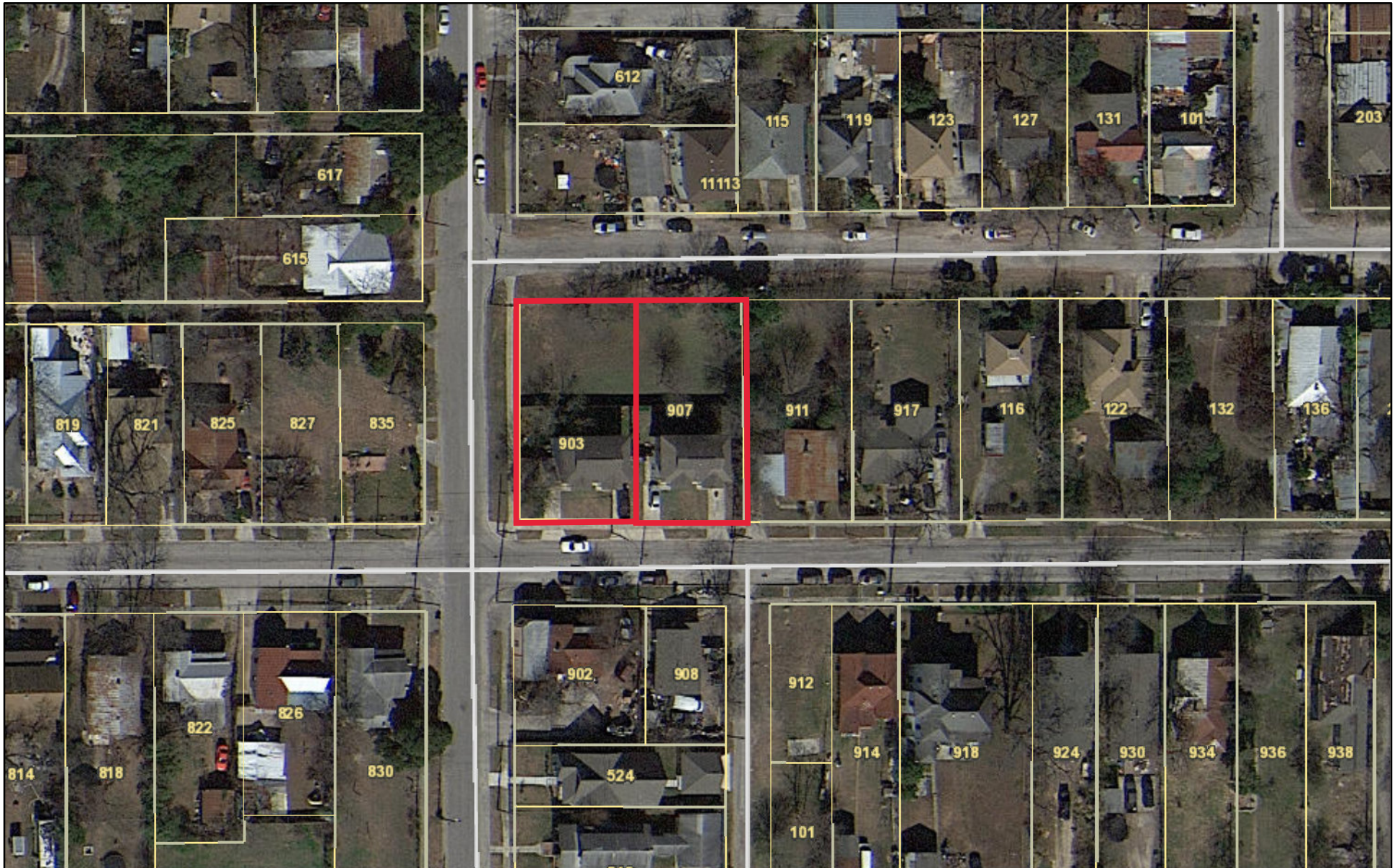
proposed use metal-framed cattle panel fencing. While wood-framed is more appropriate for historic structures, staff finds that the metal-framed design is appropriate for new construction while still relating to historic fence designs.

- c. FENCE LOCATION – 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 applicant has propose to install front and rear yard fencing at both properties at 903 and 907 Dawson with a fence line between each of the 4 units respective lawns. Staff finds that front and rear yard fences are found on Dawson and through Dignowity Hill Historic District.
- d. FENCE HEIGHT – 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 applicant has proposed install fencing with 4-feet in height in the front yard and 6-feet in the rear yard. Staff finds the proposed fence heights are appropriate.

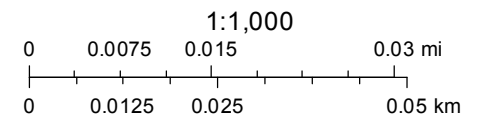
RECOMMENDATION:

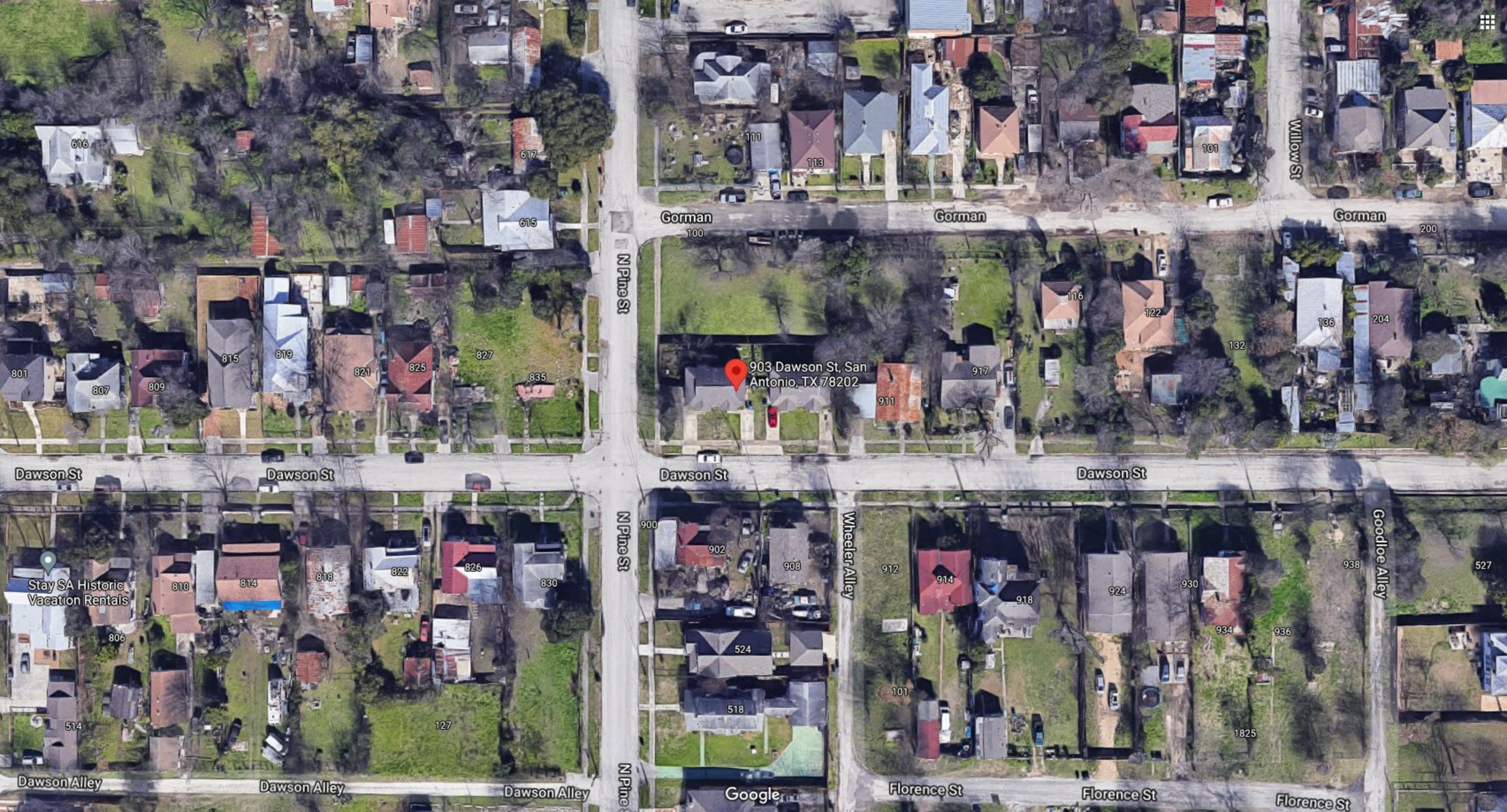
Staff recommends approval of front and rear yard fencing as proposed based on the findings.

903 & 907 Dawson



April 27, 2021





903 Dawson St, San Antonio, TX 78202

Gorman

Gorman

Gorman

Dawson St

Dawson St

N Pine St

Wheeler Alley

Goodloe Alley

N Pine St

N Pine St

Google

Florence St

Florence St

Florence St

Dawson St

Dawson St

Dawson Alley

Dawson Alley

Dawson Alley

Stay SA Historic Vacation Rentals

616

617

615

111

113

101

100

200

815

819

821

825

827

835

801

807

809

116

122

132

136

204

917

911

900

902

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1825

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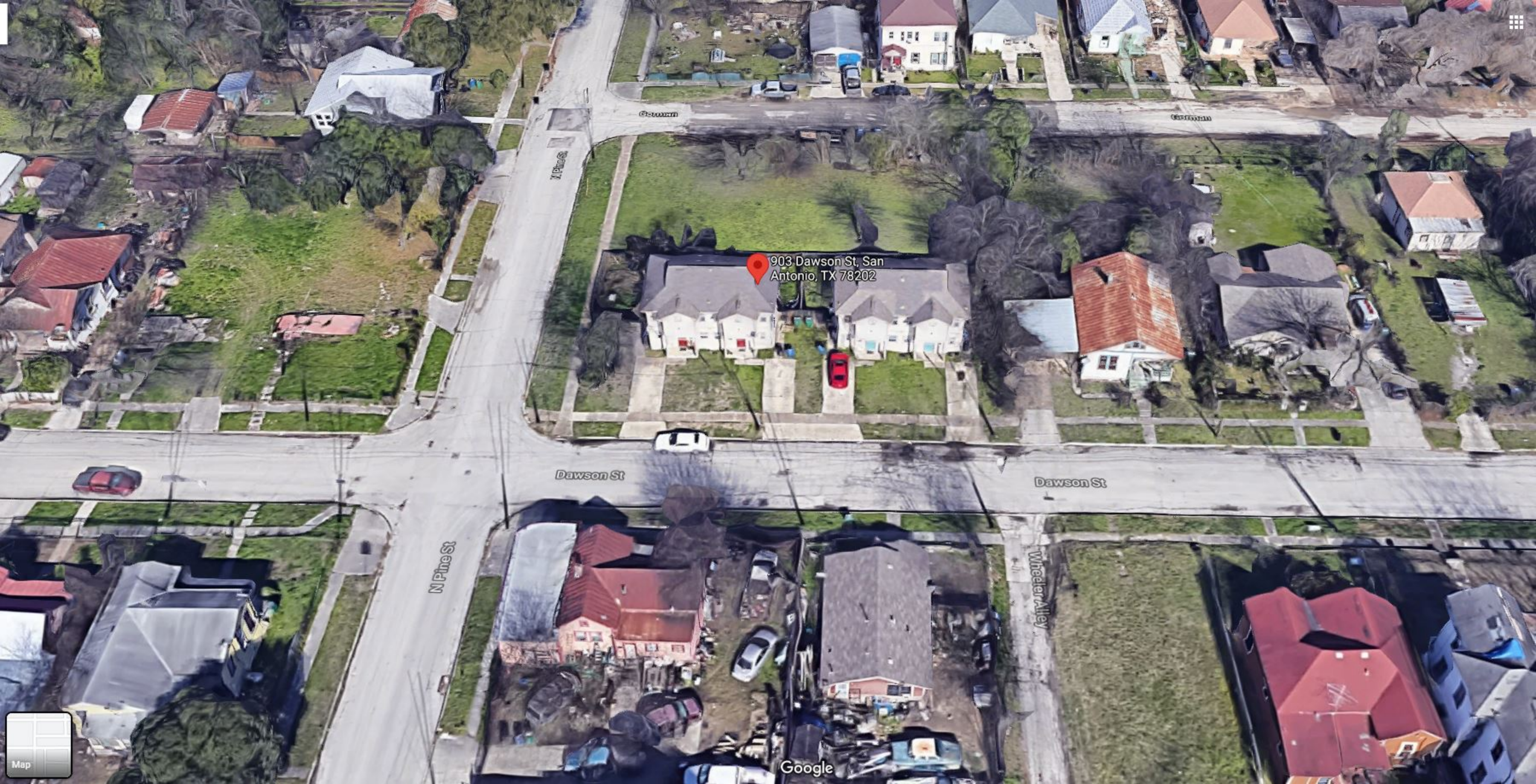
818

822

826

830

127



903 Dawson St, San Antonio, TX 78202

Dawson St

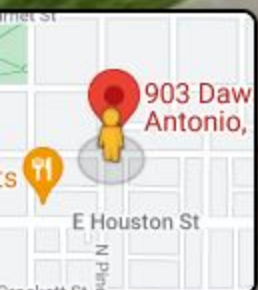
Dawson St

N Pine St

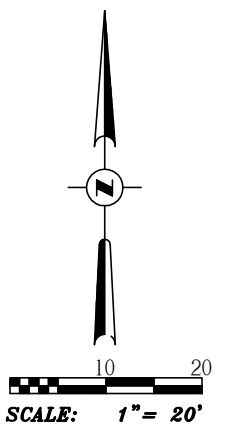
Wheeler Alley

Google

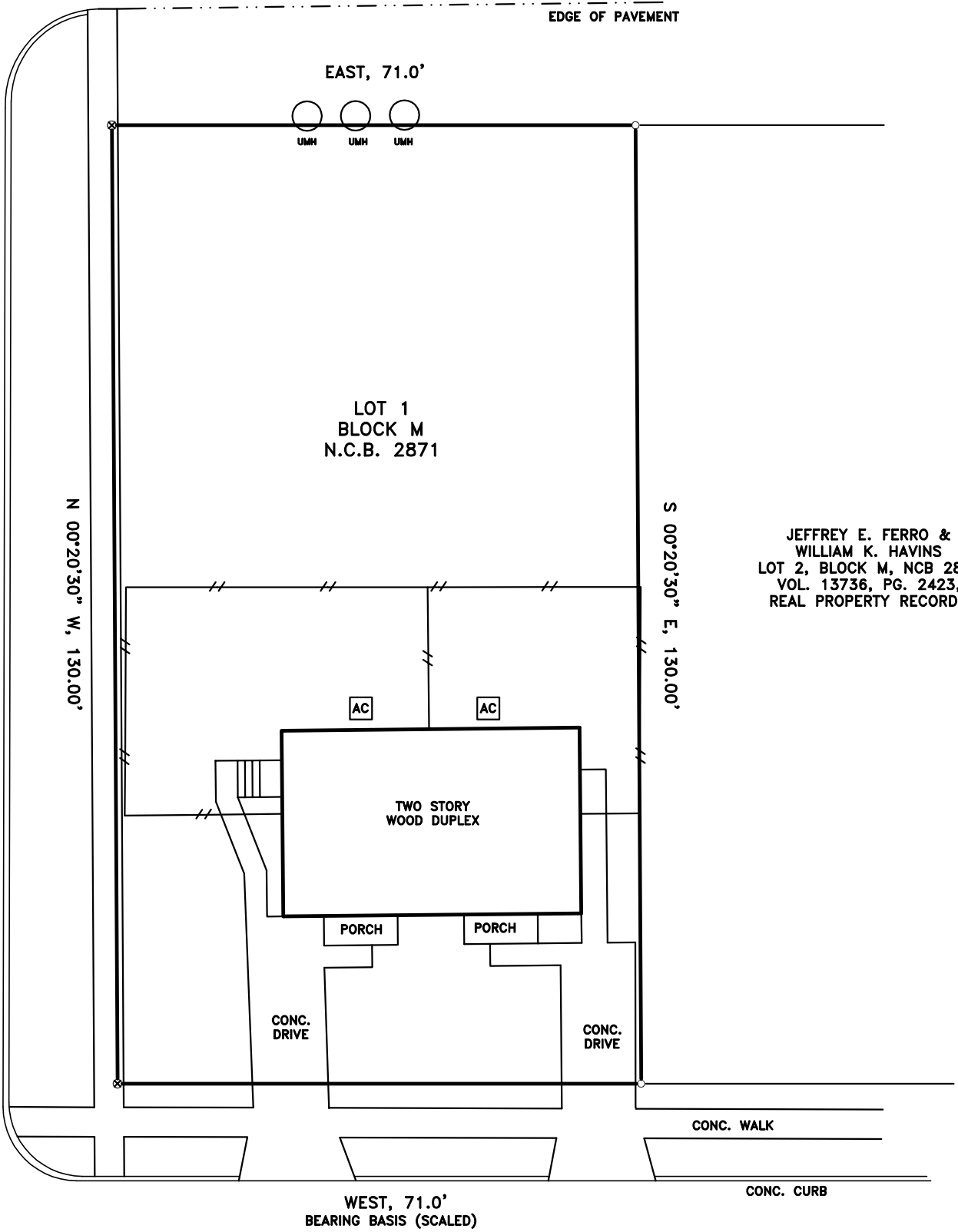




GORMAN ST.



N. PINE ST.



JEFFREY E. FERRO &
WILLIAM K. HAVINS
LOT 2, BLOCK M, NCB 2871
VOL. 13736, PG. 2423,
REAL PROPERTY RECORDS

PLAT LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET WITH CAP STAMPED (RPLS 5482)
- ⊗ S SET IN CONCRETE WALK
- DENOTES FENCE POST
- △ DENOTES HWY. R.O.W. MONUMENT
- ⊖ DENOTES CHAIN-LINK FENCE LINE
- ✕ DENOTES BARB WIRE FENCE LINE
- ⦶ DENOTES WOOD FENCE LINE
- ◇ DENOTES STEEL FENCE LINE
- OHE— DENOTES OVER HEAD ELECTRIC LINE
- P.P. DENOTES POWER POLE
- M.P. DENOTES METER POLE
- WM DENOTES WATER METER
- UMH DENOTES UTILITY MANHOLE

BUYER: SHAHAR GANACHE

LOT 1 BLOCK M N.C.B. 2871
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

ADDRESS: 903 & 907 DAWSON ST.

SURVEY FOR ALAMO TITLE . (G.F.) REFERENCE: SAT-03-40000320000345

NOTE:

HISTORIC DESIGNATION VRIFIED CERTIFICATE
VOLUME 16817, PAGE 1967, REAL PROPERTY RECORDS

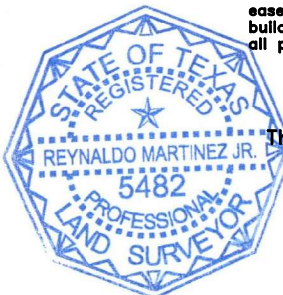
DAWSON ST.

CROSS BRANCH

SURVEYING - RM LLC
FIRM # 101807-00
2379 N.E. LOOP 410, NO. 108
SAN ANTONIO, TX, 78217
(210) 829-4244
(210) 828-1102

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat.



This 24TH day of AUGUST, 20 20 A.D.

REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482

JOB No. 20-8-23

ine St

N Pine St

N Pine St

Fence Line

Individual units



Map

Dawson St

Dawson St

Dawson St

Dawson St

Dawson St

907 Dawson St



REPLACING ALL WINDOWS TRIMS
AND ALL ROTTEN TRIMS

REPLACING FRONT DOOR

EXTERIOR PAINTING

REPLACING FRONT DOOR

Exterior door material: Real wood with fiberglass top

Size : Standard





903

2



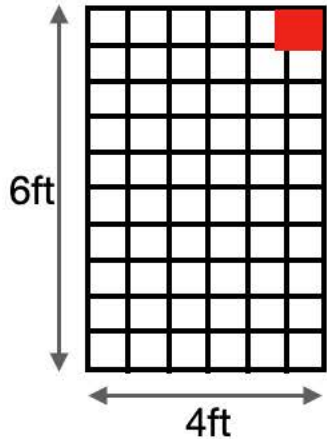




FENCE MATERIALS AND DIMENSIONS



1.5' X 1.5' L" SHAPE IRON FRAME



2' X 2' IRON MESH

6ft H X 4ft W FRAME SIZE (the same hight as the original wood fence)

4ft H X 4ft W FRAME SIZE (front fence)



4' X 4' X 6ft H IRON POST (the same size as the original wood post)



PAINT:



SHERWIN-WILLIAMS.

Exterior oil base Paint for metal



