

# HISTORIC AND DESIGN REVIEW COMMISSION

July 21, 2021

**HDRC CASE NO:** 2021-322  
**ADDRESS:** 823 DAKOTA ST  
**LEGAL DESCRIPTION:** NCB 45 BLK 111 LOT 5  
**ZONING:** RM-4,HL  
**CITY COUNCIL DIST.:** 2  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Paulette Jemal/FIRST HOME REVOCABLE LIVING TRUST  
**OWNER:** Paulette Jemal/FIRST HOME REVOCABLE LIVING TRUST  
**TYPE OF WORK:** Fencing and hardscaping modifications  
**APPLICATION RECEIVED:** June 16, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

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

1. Remove the existing concrete retaining wall on either side of the front walk steps, modify the steps, and add a hand rail. The four steps would be in a pyramid scale, the bottom step being 60" wide, the next step would be 57", the 3rd step 54" and the top step being 48" wide the height would remain the same. The in step would be in wood.
2. Replace the existing pedestrian and driveway gates to match in dimension and location. The material is proposed to be black metal frame with corten mesh metal. The existing fence with chicken coup wire will remain in place.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 1. Topography

#### A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

### 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.

### C. 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 primary structure located at 823 Dakota St is a 1-story residential structure constructed circa 1900 in the Folk Victorian style. The home features a limestone façade, a standing seam metal roof, and a full-width front porch. The structure is an individually listed local landmark.
- b. FRONT STEPS – The applicant is proposing to modify the existing front step configuration that engages the sidewalk. The existing front steps are concrete and flanked by concrete posts that function as handrails. The concrete is cracking and in need of stabilization. The applicant has proposed to remove this portion of the concrete retaining wall and replace the front steps with a new set of concrete steps that feature a pyramid scale, with the bottom step being 60” wide, the next step would be 57”, the 3rd step 54” and the top step being 48” wide the height would remain the same. A new metal handrail will be installed to replace the concrete rail. According to the Historic Design Guidelines, significant site features, including front walkways and stairs, should be retained. The current stairs match the width of the walkway that leads to the sidewalk. Staff finds that this width should be retained as much as feasible with the retaining wall modifications to be consistent with the Guidelines.
- c. GATE REPLACEMENT – The applicant has proposed to replace the front pedestrian and driveway gates with new black metal frame gates with corten mesh metal. The existing gates are steel with a similar mesh pattern. The existing driveway gate is set back from the street and the pedestrian gate is located at the terminus of the front steps off of the sidewalk. The gates are proposed to match in height, dimension, and location. Per the Guidelines, new fences should feature materiality that is historically common or compatible with the style of the historic structure. Staff finds that while the material is more modern, the style and aesthetic is compatible with the existing garden loop and historic cattle panel fences. The fencing will not detract from the historic structure. Staff finds the request appropriate based on the specific conditions of the site and the style of the home.

## RECOMMENDATION:

Item 1, Staff recommends approval of the retaining wall and front stair modifications based on finding b with the following stipulations:

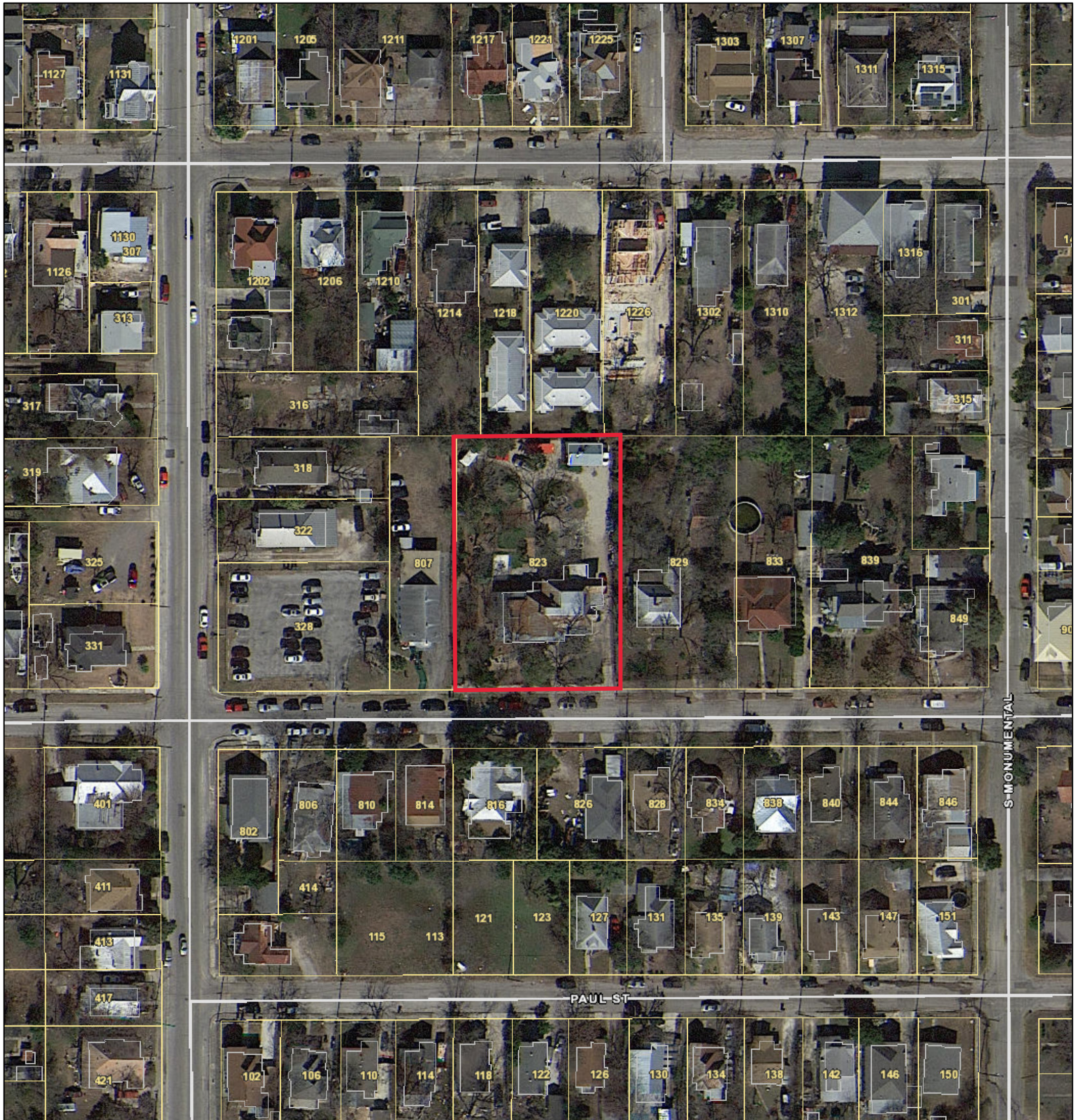
- i. That the staircase width be retained as much as feasible and align with the width of the existing front walkway between the sidewalk and the street as noted in finding b.
- ii. That the applicant submit final material specifications for the railings to staff for review and approval.

Item 2, Staff recommends approval of the gate replacements based on finding c with the following stipulations:

- i. That the final construction height of the approved gate not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the fence. Additionally, the gate must be permitted and meet the development standards outlined in UDC Section 35-514.

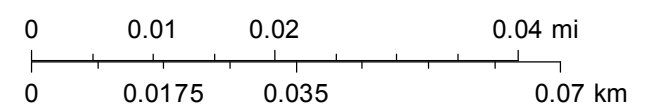


# City of San Antonio One Stop



July 16, 2021

1:1,000







MOSSEIN C L/E  
LOT A-11  
(DOC. NO. 2006027736)

PONCE PROPERTY  
MANAGEMENT TR  
E. 61.5' OF LOT 16  
(DOC. NO. 20060054992)

PONCE PROPERTY  
MANAGEMENT TR  
E. 61.5' OF LOT 16  
(DOC. NO. 20060054992)

12.  
CONDOMI  
W. 50'  
(DOC. N

S 89°59'53" E 138.45' (F.M.)  
139.4' (NCB MAP)

FND.  
1/2" R.  
6.7'  
1.9'  
FND.  
1/2" R.  
ON LINE

3M  
FOOD  
STORAGE

LOT 5, BLOCK 111  
N.C.B. 45

29131 SQ. FT.  
0.67 ACRE

CHAINLINE  
FENCE

N 00°19'46" W 210.61" (F.M.)  
209.5' (NCB MAP)

S 00°27'33" E 209.50" (F.M.)  
209.5' (NCB MAP)

CONC.  
PAVING

CONC. BLOCK  
PATIO

COVERED  
AREA

COVERED  
WOOD DECK

ONE STORY  
STONE, FRAME & METAL

COVERED  
WOOD DECK

CONC.  
SEWELK

WALL

FND.  
X" ON  
CONC.  
ON LINE  
0.80'

S 89°32'27" W 138.92' (F.M.)

DAKOTA ST.

(55.6' R.O.W. - PER NCB MAP)

CONC.  
APRON









NO  
TRESPASSING

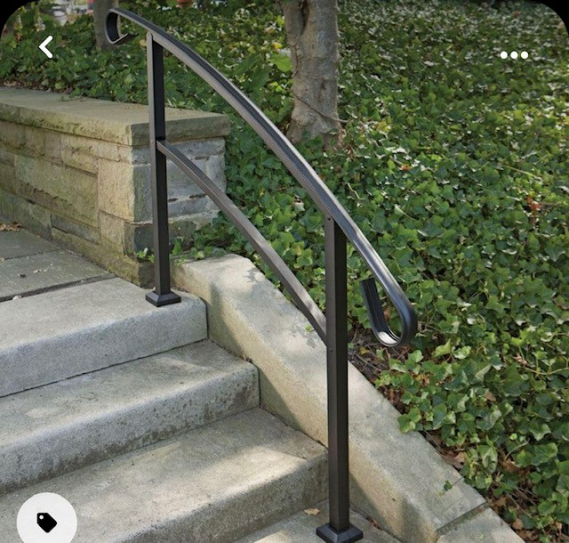




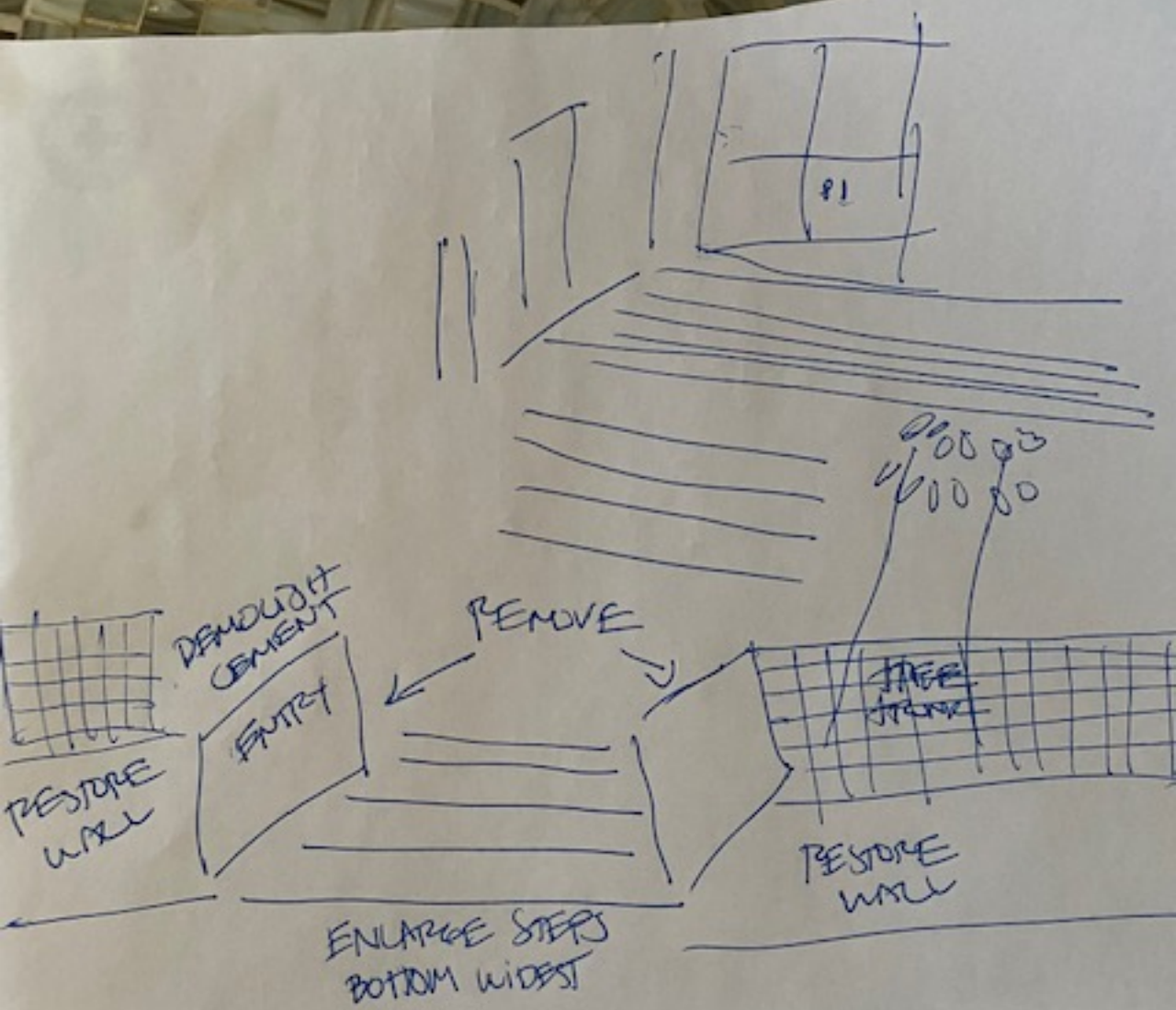












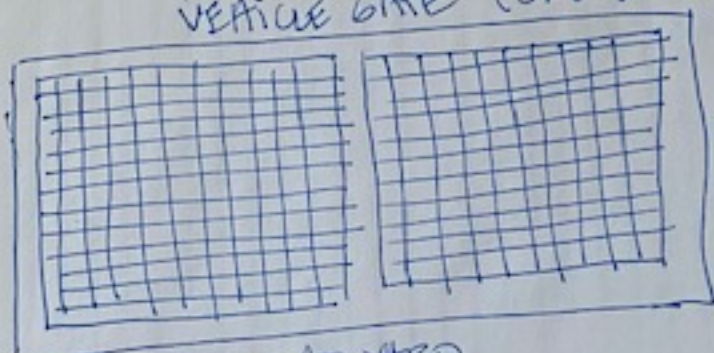
PLACE

VEHICLE GATE (ONE PIECE)



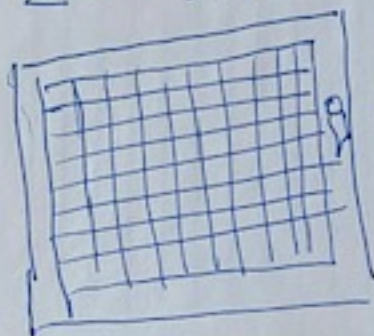
BLACK  
METAL  
FRAME

VEHICLE GATE (ONE PIECE)



← WOVEN  
MESH  
OR METAL

← SLIDE TO YARD



PEDESTRIAN  
GATES  
(two)

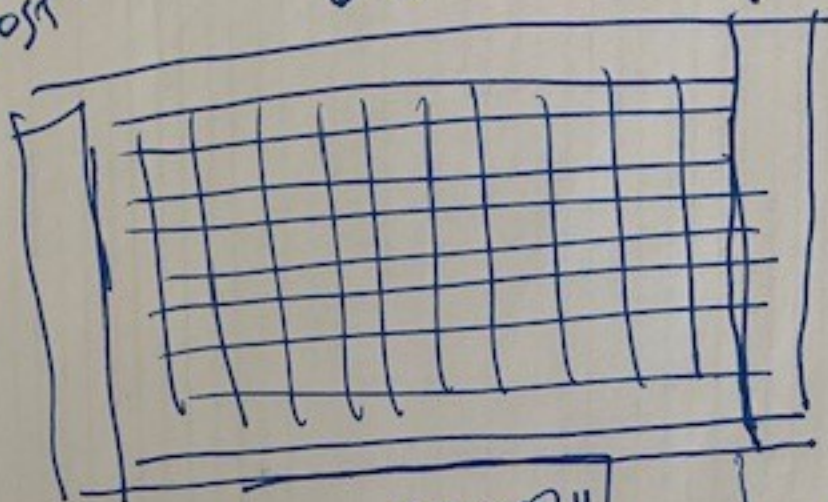


PEDESTRIAN  
GATE

POST

65"

POST



~~54"~~ 48"

54"

57"

60"

TREE