

HISTORIC AND DESIGN REVIEW COMMISSION

February 02, 2022

HDRC CASE NO: 2022-032
ADDRESS: 1026 HAYS ST
LEGAL DESCRIPTION: NCB 1658 BLK F LOT C
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Daniel Loredó/LOREDO DANIEL M
OWNER: Daniel Loredó/LOREDO DANIEL M
TYPE OF WORK: Fence installation
APPLICATION RECEIVED: January 05, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to add new fencing 1026 Hays Street property, located in the Dignowity Hill Historic District. There will be no new fencing along the western property line.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

FINDINGS:

- a. The property at 1026 Hays St. is located within the Dignowity Hill Historic District. The home is a craftsman-style home circa 1925.
- b. **SCOPE OF WORK** – The applicant is requesting a Certificate of Appropriateness for approval to add new fencing along the Hays Street frontage and up along the sides of the property. The new fencing along the east property line will end at the existing privacy fence. There will be no new fencing along the western

property line, however, the applicant would like to add new fencing along the inside of the driveway. The driveway will be in between the existing chain link fencing along the west property line and the new fencing. The fence will be constructed out of hog wire inside a wood frame.

- 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 – 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 a through e with the following stipulation:

1. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence.

City of San Antonio One Stop

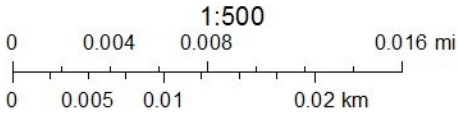


January 28, 2022

- CoSA Addresses
- Community Service Centers
- 🎓

 Pre-K Sites
- CoSA Parcels

BCAD Parcels



PLOT PLAN FOR BUILDING PERMITS

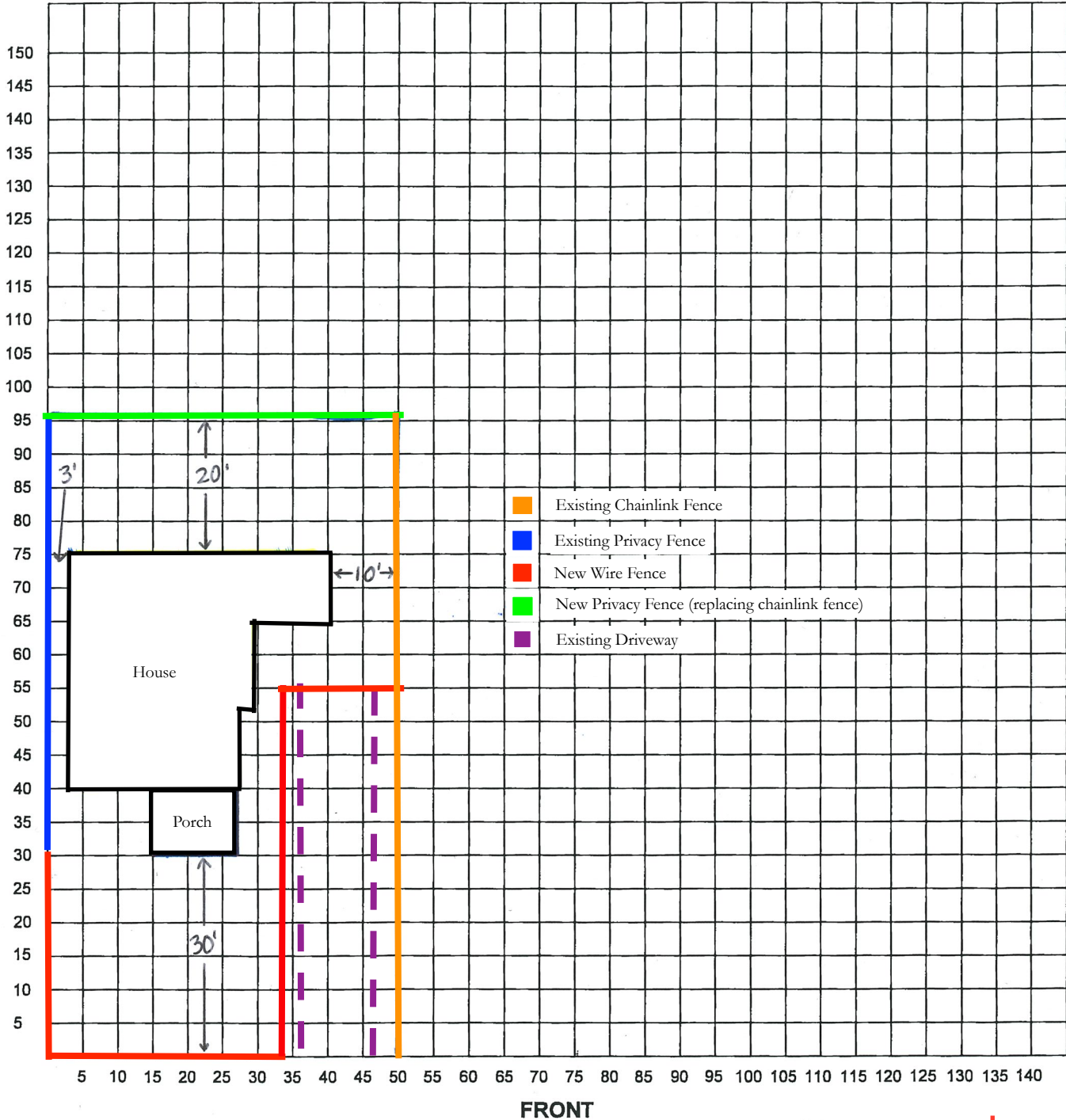
Address: 1026 HAYS ST.

Lot: C

Block: F

NCB: 1658

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: 7 APR 2021

Signature of Applicant: Daniel M. Lopez





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