

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2022

HDRC CASE NO: 2022-216
ADDRESS: 813 HAYS ST
LEGAL DESCRIPTION: NCB 1653 BLK A LOT E 50 FT OF 7 & E 63.17 FT OF 8
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Eudelia Jaime
OWNER: Eudelia Jaime
TYPE OF WORK: Fence installation
APPLICATION RECEIVED: March 29, 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 replace a chain link fence and driveway gate with a metal-frame cattle panel fence and driveway gate.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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 813 Hays is a 1-story, single-family structure constructed circa 1920, located in the Dignowity Hill Historic District.
- b. VIOLATION – A front yard fence with a driveway gate was installed prior to the issuance of a Certificate of Appropriateness. The fence was installed at five (5) feet in height.
- c. FENCING – The Guidelines for Site Elements note that the height of front yard fencing should not exceed four (4) feet in height. The applicant has proposed for the front yard fence to feature an overall height of five (5) feet in height. This is not consistent with the Guidelines.
- d. VEHICLE GATES – The applicant has proposed to install a vehicle gate at the driveway. Staff finds that vehicle gates should be set behind the front facade plane of the house and not span across the front of the driveway.
- e. MATERIALS—The Guidelines for Site Elements note that new fences should be constructed of materials similar to fence materials historically used in the district. The applicant has proposed to install a fence that feature metal posts and with wire similar to hog wire. Typically, fences found within the district of similar designs feature wood posts. Staff finds a wood, hog wire fence to be most appropriate.

RECOMMENDATION:

Staff does not recommend approval for the fence based on findings c through e. Staff recommends the following:

- i. That the applicant install a fence that features no more than four (4) feet in height.
- ii. That the applicant relocate the driveway gate to behind the front façade, as noted in finding d.
- iii. That the proposed fence feature materials that are consistent with those found historically within the district. Wood posts with hog wire fencing would be appropriate.



















