

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2022

HDRC CASE NO: 2022-501
ADDRESS: 521 HAYS ST
LEGAL DESCRIPTION: NCB 529 BLK 2 LOT 12
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Belinda Herrera
OWNER: Lucas Piper/PIPER LUCAS SCOTT
TYPE OF WORK: Front yard fence installation
APPLICATION RECEIVED: September 26, 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 install a four-foot-tall, wooden fence in the front yard along with one pedestrian 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.

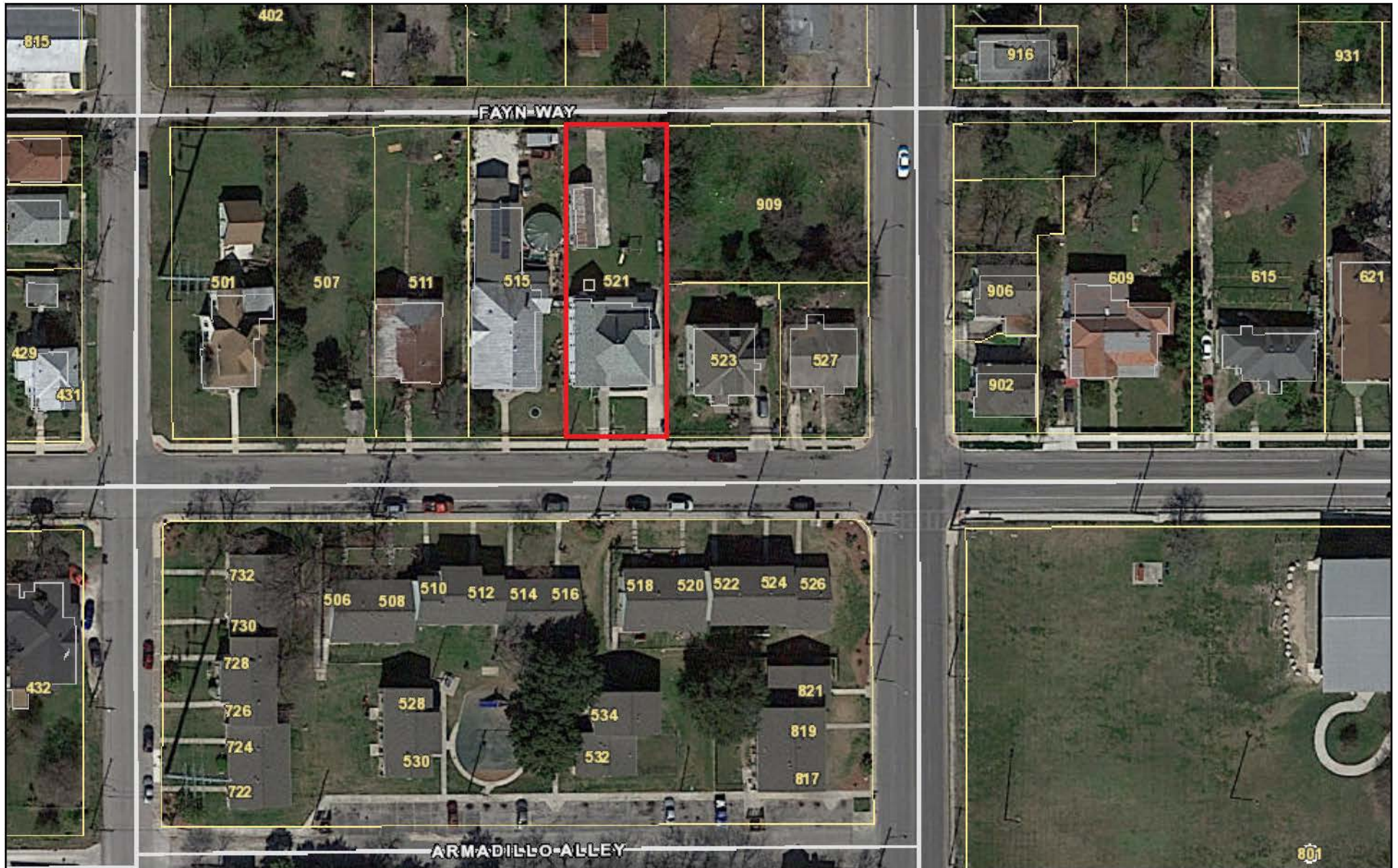
FINDINGS:

- a. The structure located at 521 Hays was constructed circa 1910. The primary structure has Folk Victorian characteristics with a wrap-around front porch, wood lap siding, and sashed wood windows, and decorative shakes on the front-facing gable. The primary structure first appears on the 1912 Sanborn map is contributing to the Dignowity Hill Historic District.
- b. FENCE INSTALLATION – The applicant has proposed to install a wood, front yard fence featuring four feet in height featuring one pedestrian gates. The Guidelines for Site Elements note that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. The Guidelines note that fences within front yards should not exceed four feet in height and that privacy fences should be set back from the front façade. Staff finds that the proposed height of the fencing within the front yard to be appropriate. Staff finds the installation of front yard fencing to be appropriate.

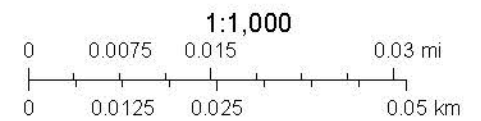
RECOMMENDATION:

Staff recommends approval based on finding b, with the stipulation that the proposed fence turn at the driveway and run parallel to the driveway. A driveway gate should not be installed in front of the front porch.

City of San Antonio One Stop



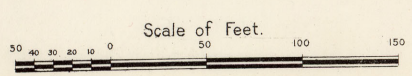
October 12, 2022







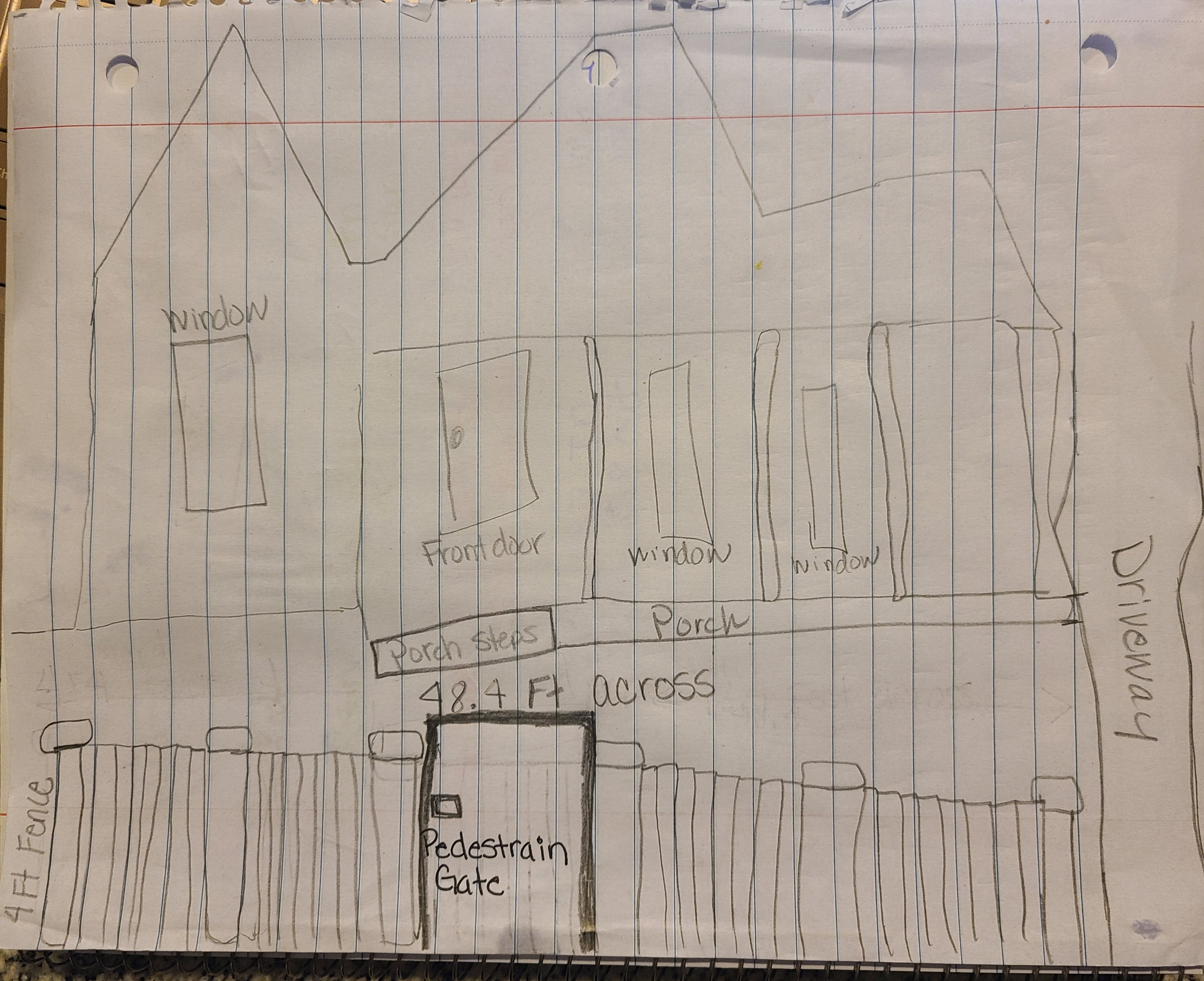












Window

Front door

Window

Window

Porch steps

Porch

48.4 Ft across

Pedestrian Gate

4 Ft Fence

Driveway

LOT 12

LOT 13

8'

COV.
WOOD

N00°08'45"W

#521
RESIDENCE

S00°08'48"E

12.1'

COV.
WOOD

0.5'

S89°43'22"W

61.00'

2" METAL
POST

HAYS ST.

50' ROW