

HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2023

HDRC CASE NO: 2023-006
ADDRESS: 520 Dawson
LEGAL DESCRIPTION: NCB 568 BLK 17 LOT W 41 FT OF 5
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
HIST. DIST. NAME: Dignowity Hill
APPLICANT: Brenna B Mann / 520 Dawson
OWNER: Brenna B Mann / 520 Dawson
TYPE OF WORK: Front yard fence and driveway gate installation
APPLICATION RECEIVED: December 24, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a front yard wrought iron fence on the property. An eight (8) feet powered sliding vehicular gate is proposed on the east side of the property with a pedestrian gate to coincide with the existing sidewalk in the new front fence.

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.
- vi. *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.

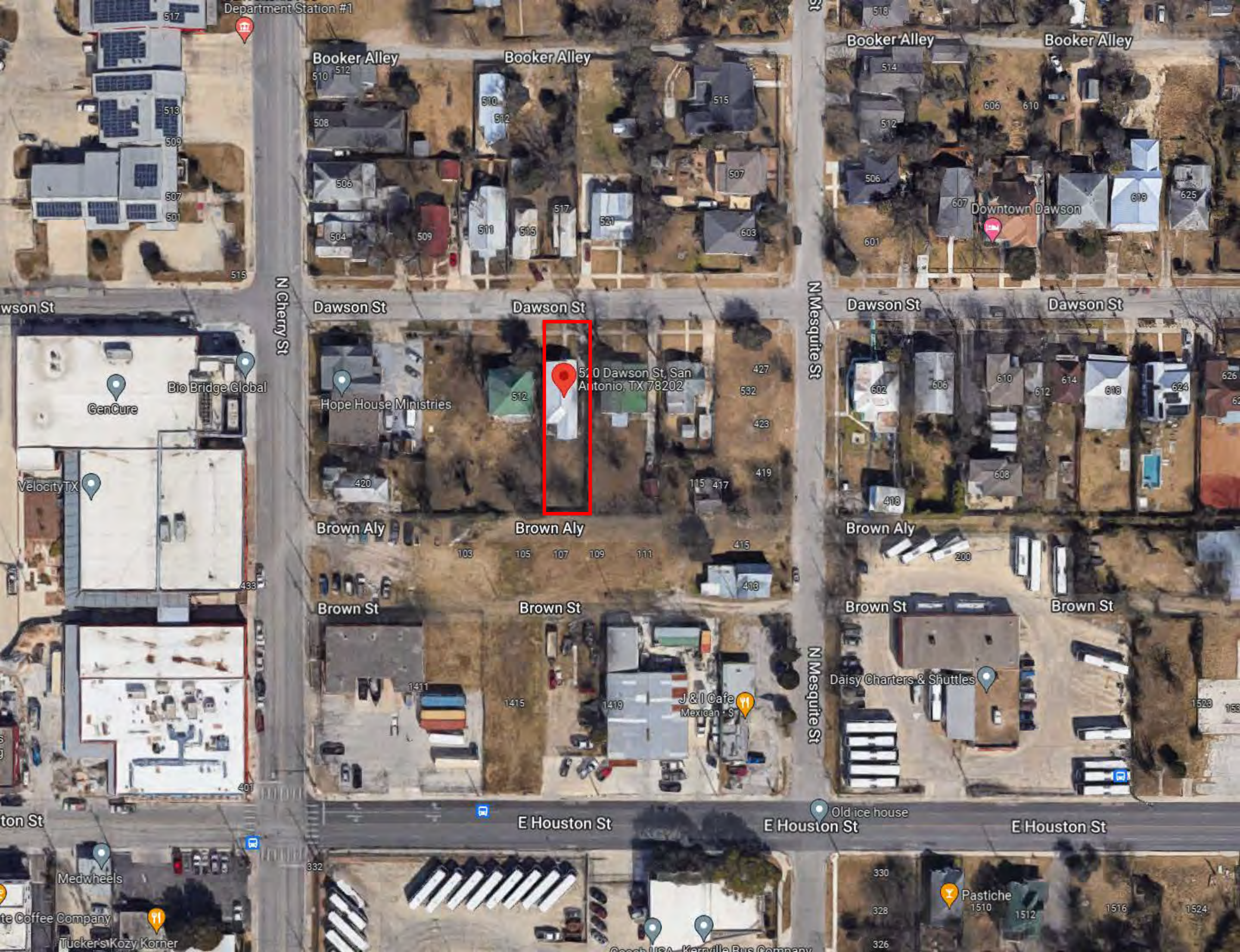
FINDINGS:

- a. The property at 520 Dawson is a one-story, Craftsman residence built c. 1924. The house is clad in wood waterfall siding with a dual front-gabled standing-seam metal roof. The property contributes to the Dignowity Hill historic district. A few front yard fences are present on the block, none of historic age. Historic front yard fences can be found in some areas of the district.
- b. FENCE LOCATION: The applicant proposes to install a wrought iron fence with metal posts and rails along the north, east, and west edges of the property. Staff finds the proposed fence location generally conforms to guidelines.
- c. DRIVEWAY GATE: The applicant has proposed a motorized driveway gate to be located at the front property line. The historic design guidelines recommend that this type of gate be set back from the street, behind the front façade of the home. The proposed gate is not consistent with the Guidelines.
- d. MATERIALS: The applicant proposes to install a wrought iron fence with metal posts and rails. Guidelines for Site Elements 2.B.i states that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Wrought iron fences are found historically within the Dignowity Hill Historic District and the proposed material is general appropriate. However, the fence should be more similar to historic fence designs and feature a traditional picket with finials based on the Guidelines.
- e. HEIGHT: Guideline for Site Elements 2.B.iii states that the height of new fences and walls within the front yard should be limited to a maximum of four feet. The applicant did indicate the height of the proposed fence through email and saved in their file that the fence would not exceed four feet in height.

RECOMMENDATION:

Staff recommends approval to construct a front yard wrought iron fence based on findings a through e with the following stipulations:

- i. That the applicant submit an updated design that features true pickets with finials based on finding d;
- ii. That the fence not exceed four feet in height when measured at any point; and
- iii. That the proposed driveway gate be set back behind the front façade of the home based on finding c.



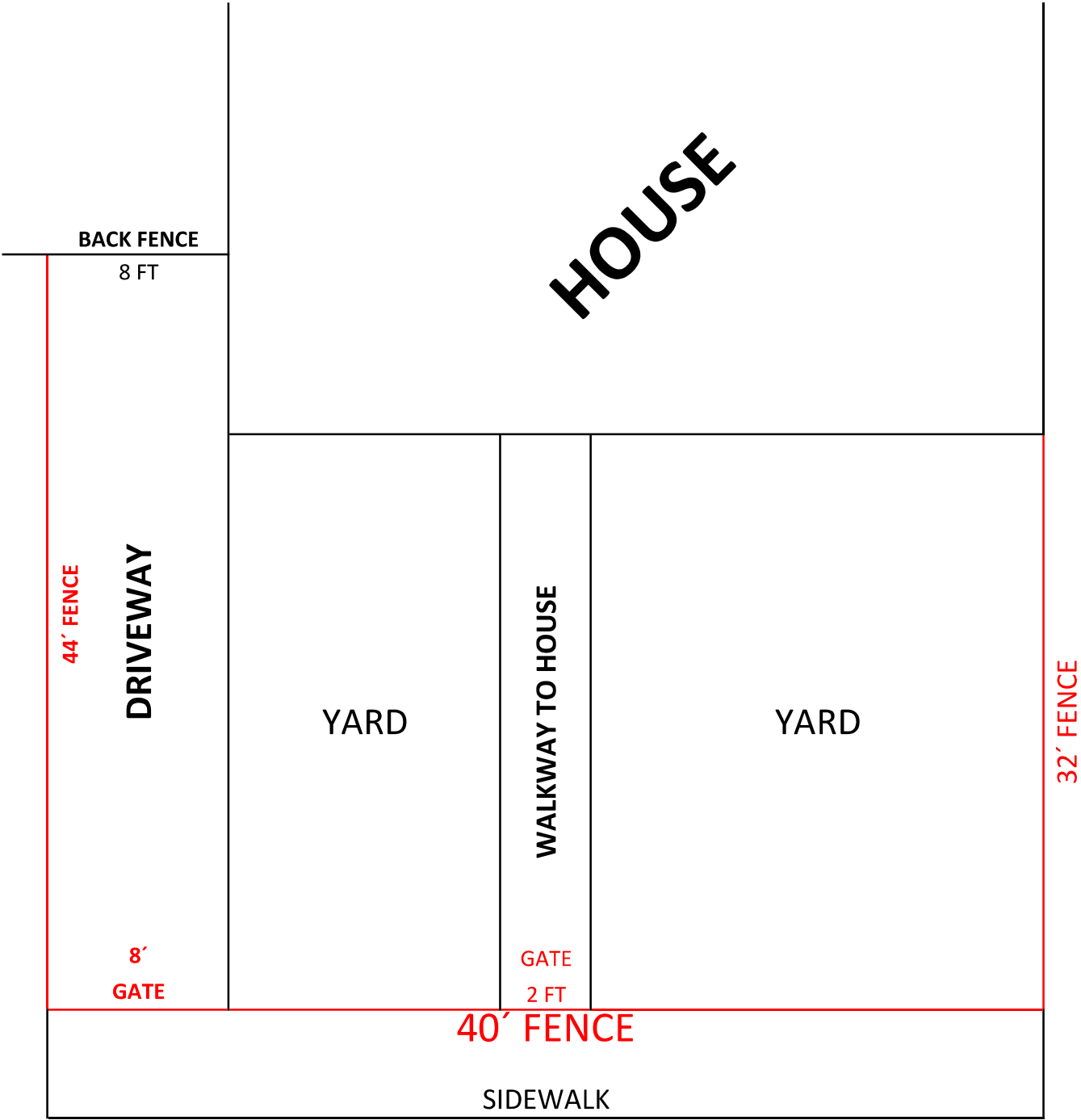
520 Dawson St, San Antonio, TX 78202











Claudia Espinosa (OHP)

From: Brenna Mann <brennabreann@gmail.com>
Sent: Tuesday, January 3, 2023 11:39 AM
To: Rachel Rettaliata (OHP)
Subject: [EXTERNAL] Request for 520 Dawson

The height of the proposed fence is 4 feet as per the historic sites recommendation.

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

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