

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

HDRC CASE NO: 2019-172
ADDRESS: 841 E GUENTHER ST
LEGAL DESCRIPTION: NCB 2917 BLK 6 LOT E IRR 67 FT OF S 43.43 FT OF 11
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Carlos Villarreal
OWNER: Carlos Villarreal
TYPE OF WORK: Installation of front yard fencing
APPLICATION RECEIVED: March 29, 2019
60-DAY REVIEW: May 28, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace an existing cattle-style front and side yard fence with a new 4-foot tall wrought iron fence with a 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 841 E Guenther is a 2-story single family structure originally constructed circa 1948. The structure underwent an extensive rehabilitative scope over the past few years as approved by the Historic and Design Review Commission (HDRC).
- b. FENCE DESIGN AND HEIGHT – The applicant has proposed to replace the existing cattle-style front and side yard fence with a new wrought iron fence measuring 4 feet in height. The existing fence features wooden posts and a wire mesh. According to the Historic Design Guidelines, new front yard fences should appear similar to those used historically within the district in terms of their scale, transparency, and character. Staff finds that the use of wrought iron is consistent with fencing in the King William Historic District.
- c. FENCE LOCATION – The applicant has proposed to install a new fence in a location that differs from the location of the existing fence. The proposal includes fencing that spans across the existing and recently-approved driveways instead of turning to meet the corner of the house. A driveway gate will be installed along the street frontage in the location of a new apron and driveway along the north property line, which was approved by the HDRC in April 2017. According to the Historic Design Guidelines, new front yard fences should follow historic fence placements in the district. While turning the fence along the driveway would be more consistent with the fence development pattern of the district, staff finds that turning the fence would result in the fence intersecting with the front plane of the house. Due to site-specific limitations, building siting, and lot restrictions, staff finds the fence location appropriate.

RECOMMENDATION:

Staff recommends approval of the front yard fence replacement based on findings a through c with the following stipulations:

- i. 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. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.
- ii. That the applicant complies with all development standards relating to the installation of driveways and aprons and ensures all permits are acquired.

CASE COMMENTS:

The submitted application includes design and location information for the installation of a rear privacy fence, which is eligible for administrative approval.



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 13, 2016

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The goal is place a metal fence in front of the home similar to the fence that is located at 725 E. Guenther St. (see photo below).



It will have a running gate for drive way access and a front gate for walkway into home.

This is the front of home at 841 E. Guenther St. The driveway access fence will be to the right of the photo below. The walkway gate will be located to the mailbox that you see on the photo. In the following page is a plats plans as it was taken from the approved plans by HDRC in 2017 and approved placns for construction from the City of San Antonio. In the plats plan it will be much easier to see the location of the driveway and the walkway.



Using the key located in the following page, the fence would be replaced with a metal fence like the one below. The horizontal fence will be located only in between my home and the neighbor's house.



East South side of fence



Rear side of the fence (West South)





North West side of house





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

April 19, 2017

HDRC CASE NO: 2017-152
ADDRESS: 841 E GUENTHER ST
LEGAL DESCRIPTION: NCB 2917 BLK 6 LOT E IRR 67 FT OF S 43.43 FT OF 11
HISTORIC DISTRICT: King William
PUBLIC PROPERTY: No
APPLICANT: Carlos A. Villarreal Macarena L. Barrera - 15526 Robin Feather
OWNER: Carlos A. Villarreal Macarena L. Barrera - 15526 Robin Feather

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform exterior modifications to the primary historic structure including altering each elevation, the height and roof form.

FINDINGS:

a. The structure at 841 E Guenther was constructed circa 1948 and features traditional architectural elements including a side gabled roof, a shed front porch roof and front porch columns. The structure features many modifications as well as construction materials that are indicative of its age, including walls consisting primarily of concrete masonry units. b. This case was reviewed by the Design Review Committee on September 27, 2016. At that meeting, committee members asked questions regarding the existing structure's condition, asked questions regarding existing site conditions, noted that the proposed modifications would bring a large change to the structure's massing and that the proposed modifications seemed to have a random aspect to them; that they seemed disconnected from each other. This case was reviewed by the DRC a second time on October 26, 2016. At that meeting, committee members noted that the proposed roof structure was unbalanced, that there appeared to be too much roofing, that the proposed dormers were creating elevations that are architecturally inappropriate and noted that the installation of wood windows is appropriate. This case was reviewed a third time by the DRC on November 9, 2016. At that meeting, committee members noted that the proposed carport should be appropriately scaled, that the front elevation should be retained as it currently exists, that new roof should not be tied to the historic roof structure, that the proposed balcony should not be tied to the historic roof structure and that the addition of a third dormer is not appropriate. This case was reviewed a fourth time by the DRC on January 10, 2017, where commissioners noted that the proposed new design is significantly improved over the previous design and noted that all columns needed definition including capitals and bases. c. This request received conceptual approval at the February 1, 2017, HDRC hearing with the following stipulations: i. That the applicant proposed an alternative parking location that will not result in front yard parking. (The applicant has proposed a landscaped paver driveway on the west side of the primary structure) ii. That the applicant provide a detailed landscaping plan prior to returning to the HDRC for final approval. (The applicant has provided a landscaping plan noting materials and their locations). d. HEIGHT, DORMER AND ROOFING MODIFICATIONS – The applicant has proposed to alter the existing roof form by removing the existing roof's dormers and increase the ridge height to 26' – 5". The applicant has proposed to maintain the side gable as well as front shed roof forms and the massing of the structure's first floor. While the applicant is modifying the structure's height and partially modifying the structure's form, staff finds the proposed new massing and roof forms appropriate. e. BALCONY CONSTRUCTION – The applicant has proposed to remove the existing balcony on the southeast façade and construct a balcony that wraps from the southeast façade to the west façade. The applicant has also proposed to construct a double height front porch to feature massing similar to the wrap around balconies on the front façade. The proposed balcony and porch massing are

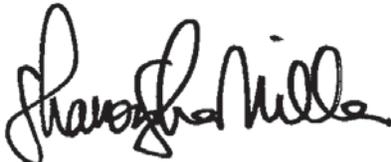
generally consistent with historic architectural forms found in the King William Historic District. Staff finds the proposed alterations appropriate. f. ADDITION – To the side of the existing structure, the applicant has proposed to construct an addition to feature a mudroom and storage closet. The applicant has proposed for the addition to feature a setback from the primary façade of the structure. The Guidelines for Additions state that additions should be sited at the side or rear of the building whenever possible to minimize view of the addition from the public right of way. The applicant has noted that due site constraints, the proposed addition must exist at this location. Staff finds that the applicant’s proposed location appropriate given the proposed setback from the primary façade as well as the subordinate massing of the addition. g. EXTERIOR MODIFICATION – The applicant has proposed to modify many of the structure’s original window openings including the relocation of some openings and the resizing of others. The applicant has proposed openings that generally are comparable to those found throughout the King William Historic District. Staff finds the proposed openings generally appropriate. h. MATERIALS – The applicant has proposed materials that are generally appropriate and consistent with the Guidelines. These materials include a standing seam metal roof, wood windows and doors. The applicant should install windows that include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details. i. DRIVEWAY – The applicant has proposed a new driveway on the west side of the lot to feature grass stone pavers. This landscaped area does not present itself as a driveway, but as a landscaped area that coincides with other landscaped areas and planting beds throughout the property. Additionally, due to existing drainage infrastructure, staff finds this location to be the only location where a driveway could be installed. Staff finds this appropriate. j. LANDSCAPING – The applicant has provided staff with a landscaping plan noting the installation of various landscaping materials and locations including planting beds and a rear vegetable garden. Staff finds the proposed landscaping plan appropriate.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through j.

COMMISSION ACTION:

Approved as submitted.



Shanon Shea Miller
Historic Preservation Officer

**METES & BOUNDS DESCRIPTION
TRACT 1**

A 0.07 ACRE TRACT OF LAND BEING LOT 11, BLOCK 6, NEW CITY BLOCK 2917, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT RECORDED IN VOLUME 12333, PAGE 385, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING SUBSEQUENTLY DESCRIBED IN VOLUME 17820, PAGE 993, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found ½” iron rod at the intersection of the southwesterly R.O.W. line of E. Guenther (a 55.6’ R.O.W.) and the original northwesterly R.O.W. line Eagleland (a Variable Width R.O.W., 55.6’ per N.C.B. map) for the east corner of the herein described tract, the north corner of a 0.02 acre tract (called Tract 2, described below) and as described in Vol. 17820, Pg. 993, Real Property Records of Bexar County, Texas;

THENCE along the original northwesterly R.O.W. line of said Eagleland Dr., same being the southeast line of the herein described tract, South 58°15’11” West, a distance of 66.62 feet (called South 58°12’07” West, a distance of 66.80 feet) to a found ½” iron rod with cap for the south corner of the herein described tract, the west corner of said Tract 2;

THENCE along the southwest line of the herein described tract, along the banks of the San Antonio River, North 40°42’07” West, a distance of 44.03 feet (called North 40°13’19” West, a distance of 43.98 feet) to a found fence corner post for the west corner of the herein described tract, the south corner of a called 0.0907 acre tract as deeded to Anna Maria Sanchez in Vol. 12333, Pg. 385, Real Property Records of Bexar County, Texas;

THENCE along the southeast line of said Sanchez Tract, same being the northwest line of the herein described tract, North 58°31’13” East, a distance of 72.05 feet (called North 58°24’33” East, a distance of 71.45 feet) to a found ½” iron rod for the north corner of the herein described tract, the east corner of said Sanchez Tract, a point in the southwesterly R.O.W. line of said E. Guenther;

THENCE along said R.O.W., same being the northeast line of the herein described tract, South 33°38’35” East, a distance of 43.19 feet (called South 34°10’05” East, a distance of 43.28 feet) to the **POINT OF BEGINNING** and containing 0.07 acres, more or less.

TRACT 2

A 0.02 (CALLED 0.017) ACRE TRACT OF LAND OUT OF THE EAGLELAND STREET RIGHT-OF-WAY AND ADJACENT TO LOT 11, BLOCK 6, NEW CITY BLOCK 2917, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT RECORDED IN VOLUME 12804, PAGE 1288, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING SUBSEQUENTLY DESCRIBED AS TRACT II IN VOLUME 17820, PAGE 993, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found ½” iron rod at the intersection of the southwesterly R.O.W. line of E. Guenther (a 55.6’ R.O.W.) and the original northwesterly R.O.W. line Eagleland (a Variable Width R.O.W., 55.6’ per N.C.B. map) for the north corner of the herein described tract, the east corner of said Tract 1, described above) and as described in Vol. 17820, Pg. 993, Real Property Records of Bexar County, Texas;

THENCE into and across said Eagleland, same being the northeast line of the herein described tract, South 34°07’01” East, a distance of 11.83 feet (called South 34°10’05” East, a distance of 11.83 feet) to a point of reference for the east corner of the herein described tract, a point in the new R.O.W. line of Eagleland;

THENCE along said R.O.W., same being the southeast line of the herein described tract, South 58°07’15” West, a distance of 55.28 feet (called South 58°04’11” West, a distance of 55.28 feet) to a point of reference for the south corner of the herein described tract;

THENCE North 76°28’07” West, a distance of 16.82 feet (called North 76°56’11” West, a distance of 16.94 feet) to a found ½” iron rod with cap for the west corner of the herein described tract, the south corner of said Tract 1;

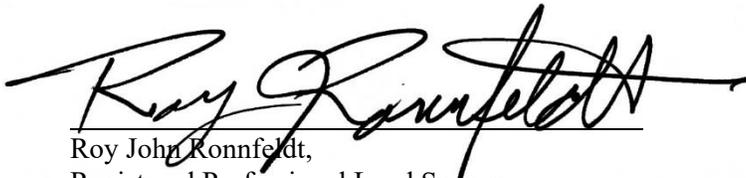
THENCE along the southeast line of said Tract 1, same being the northwest line of the herein described tract, North 58°15’11” East, a distance of 66.62 feet (called North 58°12’07” East, a distance of 66.80 feet) to the **POINT OF BEGINNING** and containing 0.02 acres, more or less.

STATE OF TEXAS §

June 30, 2016

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520





SAN ANTONIO
RIVER AUTHORITY

Leaders in Watershed Solutions

May 8, 2017

Sent via Certified Mail:
7011 0110 0000 4859 4753

Carlos Villareal and wife, Macarena L. Barrera
841 East Guenther Street
San Antonio, Texas 78201

Re: Amendment to Existing License Agreement with San Antonio River Authority

Dear Mr. Villareal:

The San Antonio River Authority (SARA) is currently in the process of amending an existing License Agreement for a fence to encroach onto the property of SARA, located at 841 East Guenther Street, San Antonio, Texas 78201. A portion of the fence along the western property line is encumbering SARA owned land, adjacent to the San Antonio River. SARA is in the process of drafting and executing an Amendment to an existing License Agreement for the property owner to have the legal right to encroach onto SARA owned property.

If you have any questions or concerns, please contact me directly at (210) 302-3628 or via email at: asnell@sara-tx.org

Regards,

Austin Snell
Real Estate Representative
San Antonio River Authority

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