

HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

HDRC CASE NO: 2018-335
ADDRESS: 242 KING WILLIAM
LEGAL DESCRIPTION: NCB 740 BLK 3 LOT NW 133.7 FT OF 22 & NW 133.7 FT OF SW 27.5 FT OF 10
ZONING: RM-4 S,HE
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Sanger House
APPLICANT: Len Ambrosio and Timothy Ziegel
OWNER: Len Ambrosio and Timothy Ziegel
TYPE OF WORK: Front Yard Fencing
APPLICATION RECEIVED: July 02, 2018
60-DAY REVIEW: August 01, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new fence featuring low masonry wall and columns with wrought iron fencing.

APPLICABLE CITATIONS:

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. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

FINDINGS:

- a. The historic structure at 242 King William was constructed circa 1905 and features Neoclassical and Folk Victorian architectural elements. The two-and-a-half story brick structure features a wraparound porch with ionic columns and a pediment over the front door, a symmetrical front façade with a shed dormer flanked by two cedar shake gables. The property contributes to the King William Historic District and is also individually designated as the Sanger House.
- b. FENCE LOCATION – The applicant is requesting to install a fence spanning across the front yard and turning at the corner to meet the existing chain link fence in the rear. According to the Guidelines for Site Elements 2.B.ii, new front yard fences should not be introduced within historic districts that did not historically. Staff finds that fences are found on King William St and within the King William Historic District. Staff finds the proposed location and configuration of the new fence appropriate.
- c. FENCE DESIGN – The applicant is requesting to install front yard fencing that features wrought iron fencing divided by masonry columns with light fixtures that match the masonry of the primary historic structure.

According to the Guidelines for Site Elements 2.B.i., the design of the fence should respond to the design and materials of the primary historic structure or structures of a similar style in the neighborhood in relation to scale, transparency, and character. In particular, every house at this intersection features a fence and fences of similar design with masonry pillars are found historically nearby. Staff finds the proposed fence design relates to the historic structure and is compatible with the context of the block.

RECOMMENDATION:

Staff recommends approval of the proposed wrought iron and masonry front yard fencing with the stipulations:

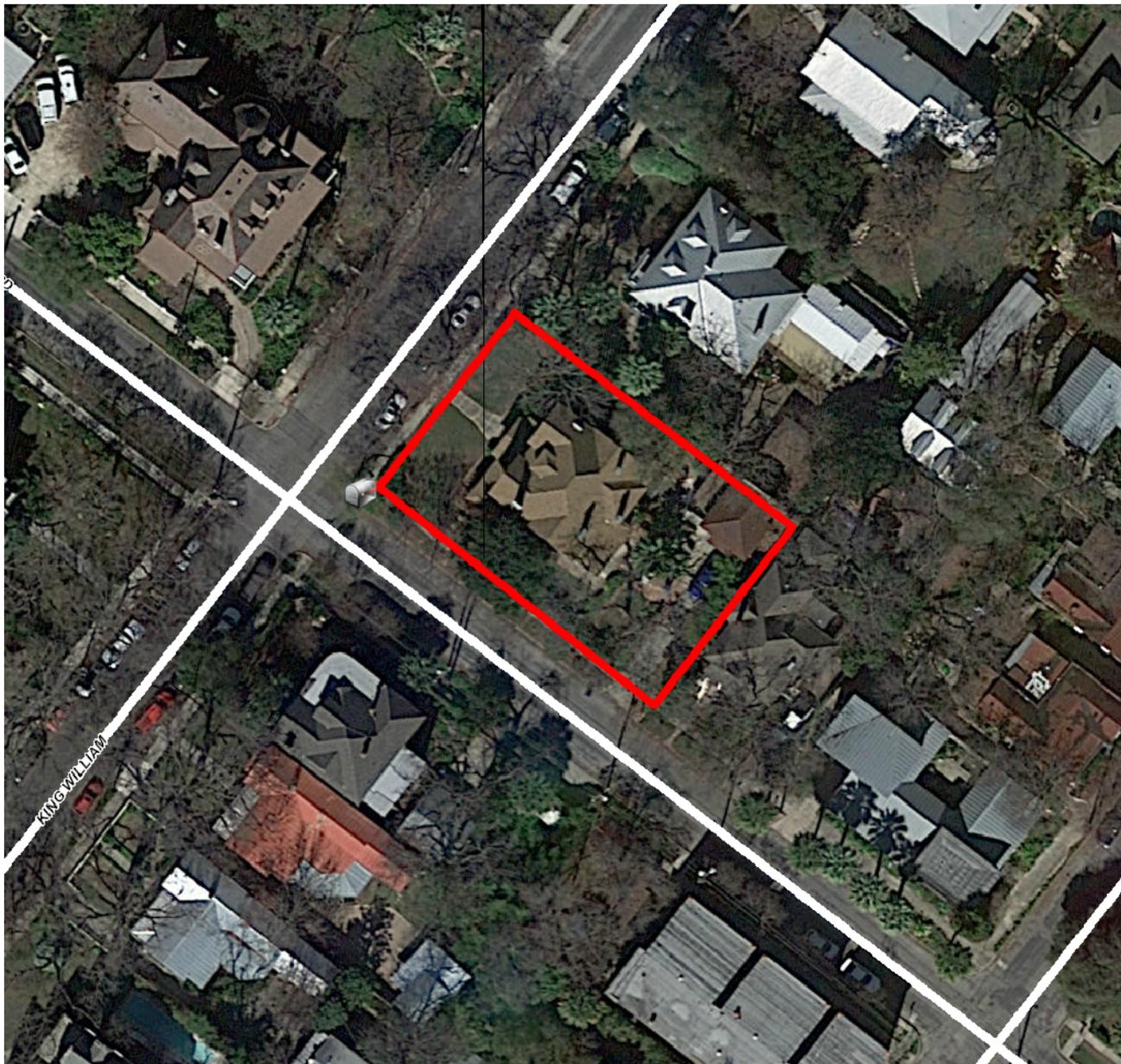
- i. A final measured drawing that accurately depicts the proposed fence be submitted to staff (specifically the total height from grade, the height and materials of the stucco/masonry base, and the exclusion of extra front steps or grade changes).
- ii. Every effort should be made to match the fence masonry columns to the masonry of the historic structure in color, size, and texture.
- iii. No portion of the fence is to exceed 4ft in height in the front yard and 6ft in the rear yard, defined by the front façade plane of the structure.

CASE COMMENT:

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.

CASE MANAGER:

Huy Pham



242 King William

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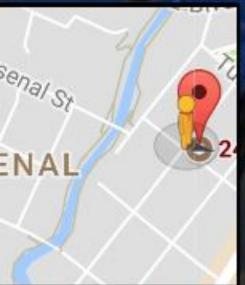
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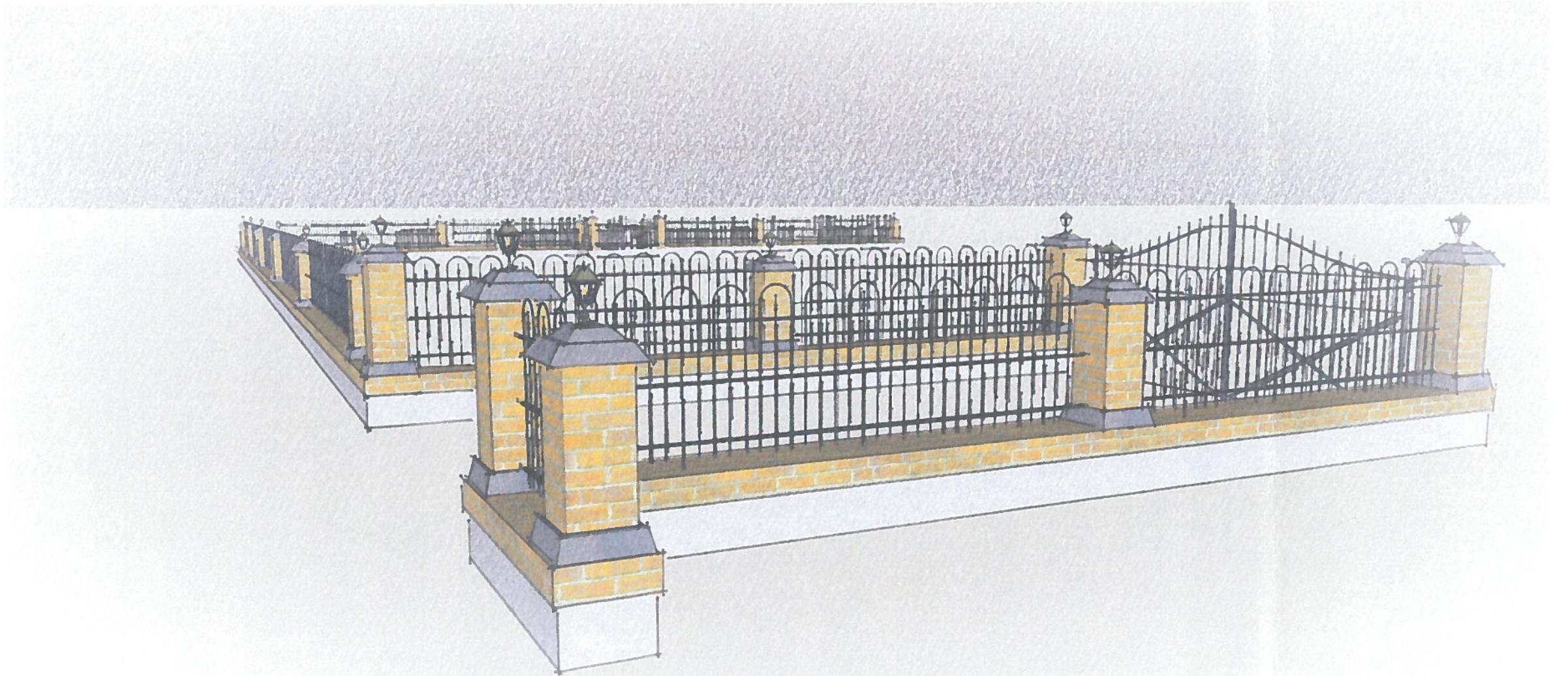
242 King William

242 King William St
San Antonio, Texas
Google, Inc.
Street View - Jan 2017



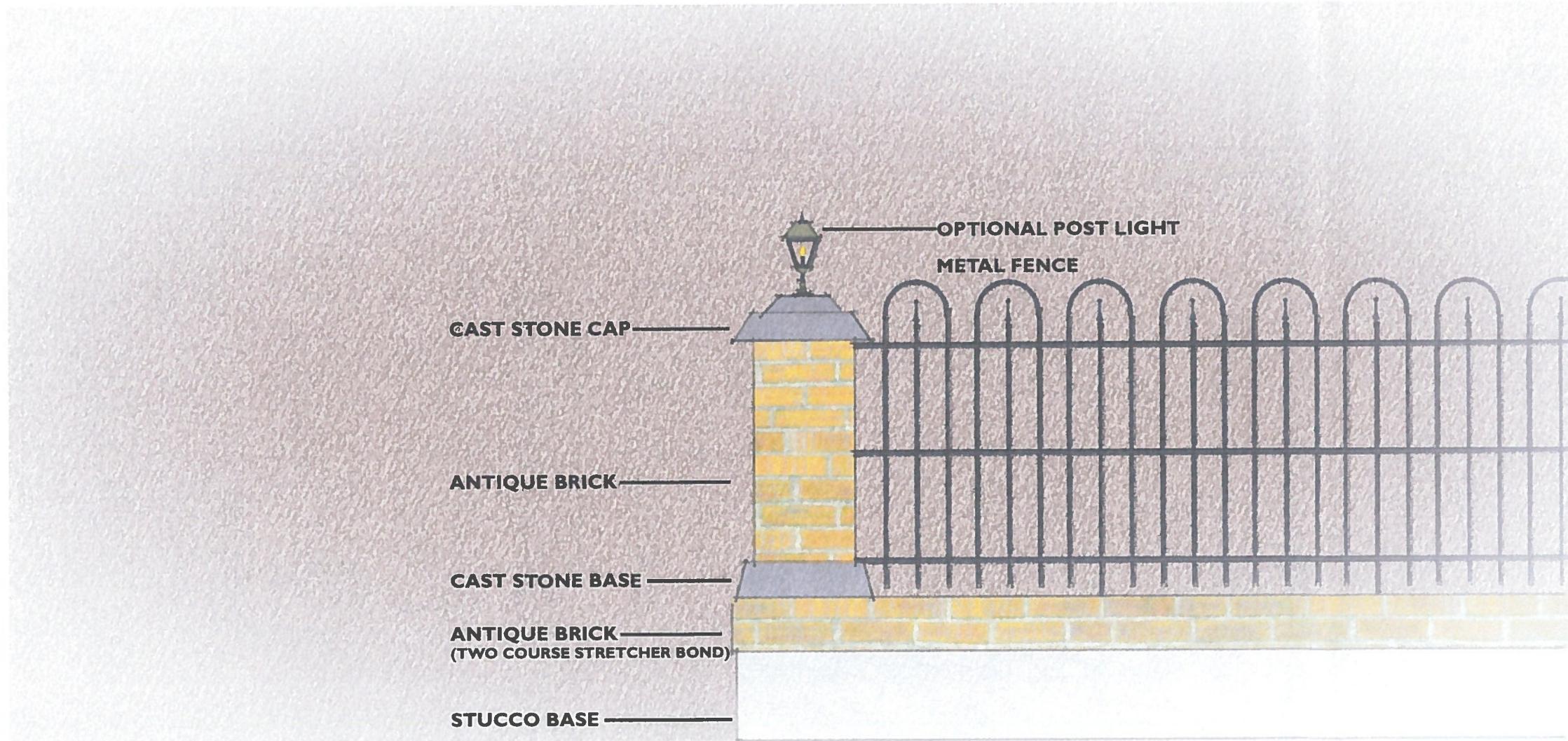
Google

242 King William Property Fence Proposal



242 King William

Fence material selection



242 King William Vehicle Entry Gate



242 King William Front Entry Gate



242 King William

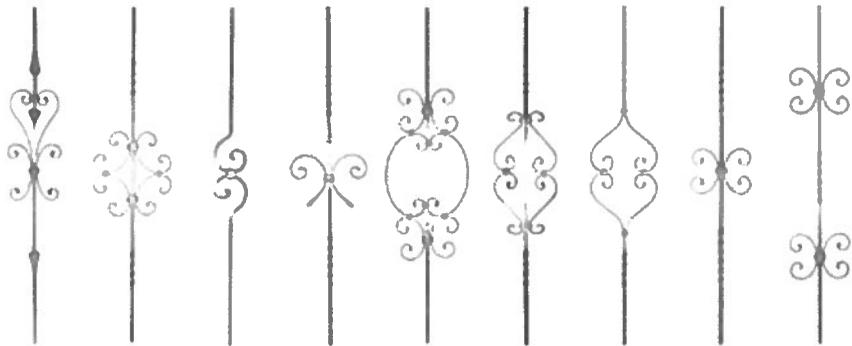
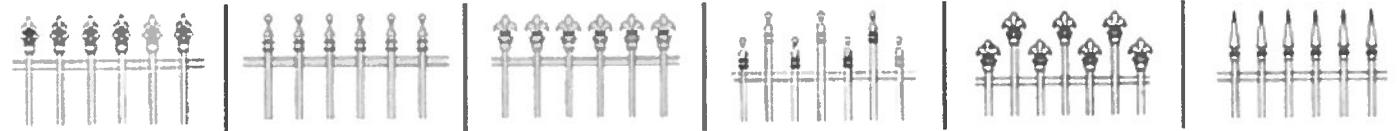
Fence height dimensions

NOT TO SCALE

TOTAL HEIGHT WITH OPTIONAL POST LAMP DEPENDENT ON SELECTION



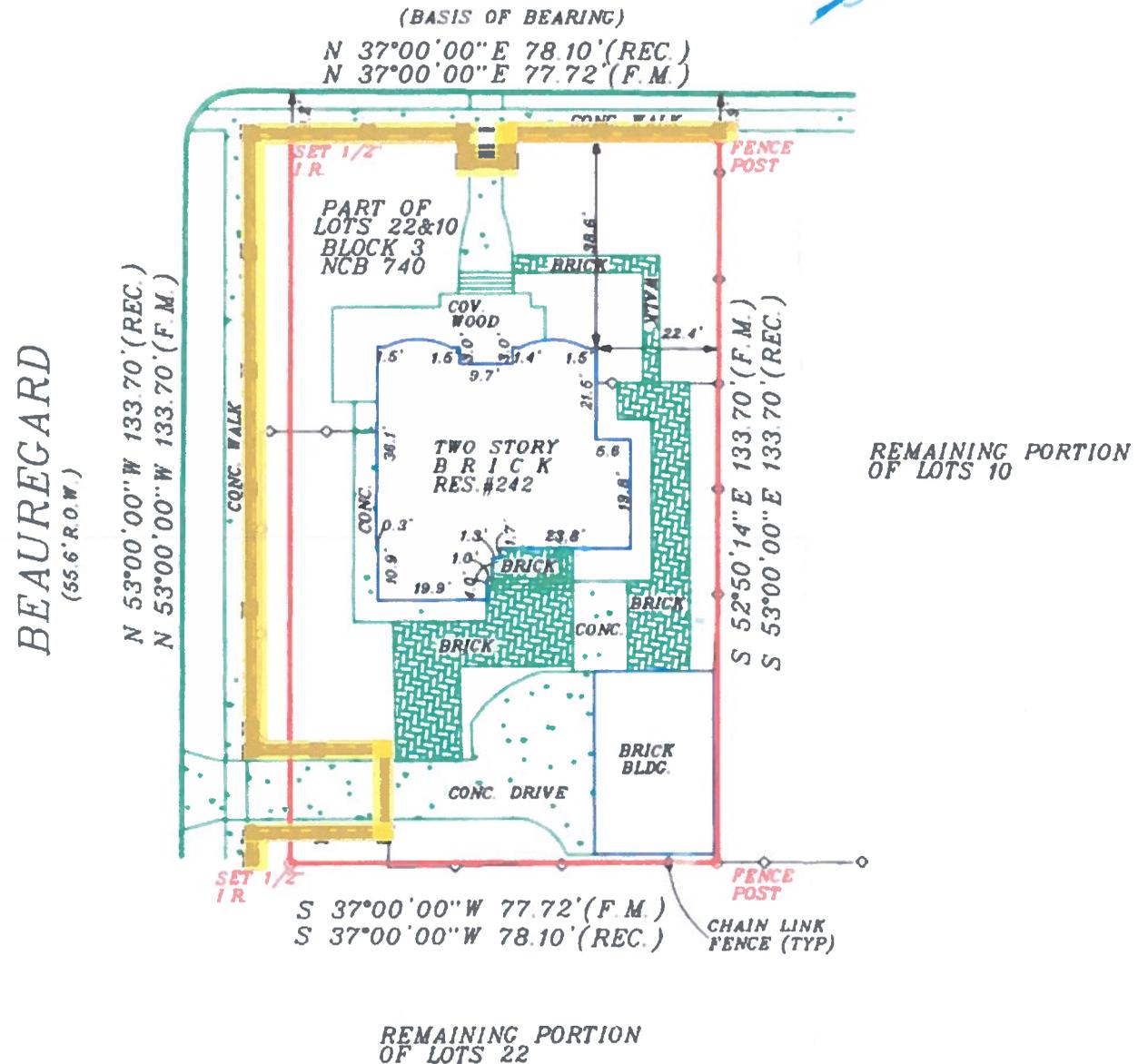
242 King William Fence Design Options



Fence material is intended to be metal. The intent of the selected fence design to include cap and scroll detail, is to be modest but fitting to the historical context of the King William neighborhood. Selected details are an owner option.

242 King William Property Fence Limits

KING WILLIAM
(55.6' R.O.W.)



The yellow highlighted boundary indicates the proposed fence line boundary. The intent of the fence boundary is to construct the outside fence line to the edge of the pedestrian sidewalk. The fence will be inset at the north front entry gate and the southeast vehicle mechani-













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