

HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

Agenda Item No: 8

HDRC CASE NO: 2015-170
ADDRESS: 338 MADISON ST
LEGAL DESCRIPTION: NCB 744 BLK 3 LOT 19 AND 20
ZONING: RM4 H HE
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Berman / Kinder House
APPLICANT: Richard Bailey
OWNER: Boothe Bros Paving
TYPE OF WORK: Fencing, site work and fountain installation
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a three (3) tier fountain with lighting in the area between the sidewalks in front of the house at 338 Madison. The fountain will have lion heads on the rim matching the original lion head on the house.
2. Install wrought iron fencing on the north, east and west sides of the property.
3. Install concrete pavers in the rear existing driveway replacing the existing loose gravel driveway.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

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.
- 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.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible,

and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

5. Sidewalks, Walkways, Driveways, and Curbing

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

- a. A door hanger was posted at 338 Madison on February 18, 2015, for the unapproved installation of a concrete foundation to accommodate the proposed front yard fountain. The applicant made contact with Office of Historic Preservation staff and stopped work on the proposed front yard fountain.
- b. The applicant has proposed to install a front yard fountain within the existing front yard garden and existing circular walkway. The proposed fountain is constructed of dark cement like materials and is to be approximately six (6) feet tall. Staff finds that the proposed fountain is similar to yard art or yard furniture and does not contain elements that would jeopardize the historic integrity of the primary structure or property.
- c. The applicant has proposed to install a wrought iron fence on the north, east and west sides of the property to match an existing wrought iron fence on the southwest side of the property. The installation of a wrought iron fence in these locations is appropriate and consistent with the Guidelines, however, staff recommends that the proposed fence not include the non historic square channel tubing that currently borders the existing wrought iron gate. According to the Guidelines, front and side yard fences are not to exceed four (4) feet in height. The applicant is responsible for complying with the Guidelines for Site Elements 2.B.iii regarding the height of the proposed fence.
- d. The applicant has proposed to install 2 3/8 inch concrete pavers in a 45 degree pattern in the existing rear driveway to replace the existing loose gravel. According to the Guidelines for Site Elements 5.B.i., materials, width and design of existing driveways or other paved features should be incorporated into the design of new or altered driveways. Staff finds that given the existing rear driveway's location, its existing screening by a site wall and the proposed paving materials that this proposal is appropriate. Staff recommends that the applicant incorporate a permeable based to accommodate water drainage.

RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on findings a through d with the following stipulations:

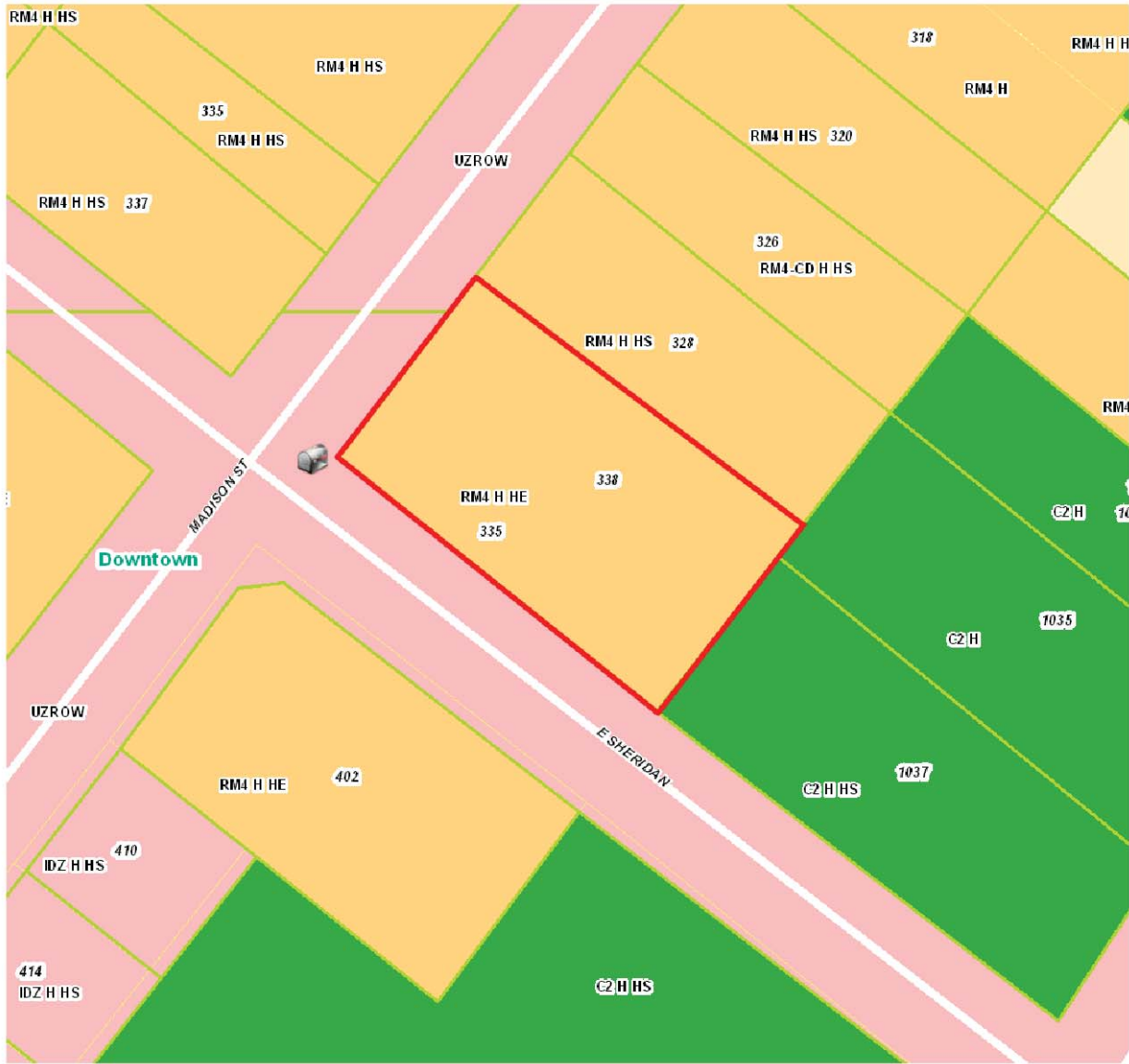
- i. That the proposed fence not include the non historic square channel tubing that currently borders the existing wrought iron gate.
- ii. that the applicant incorporate a permeable based to accommodate water drainage beneath the proposed concrete paver system.

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:

Edward Hall



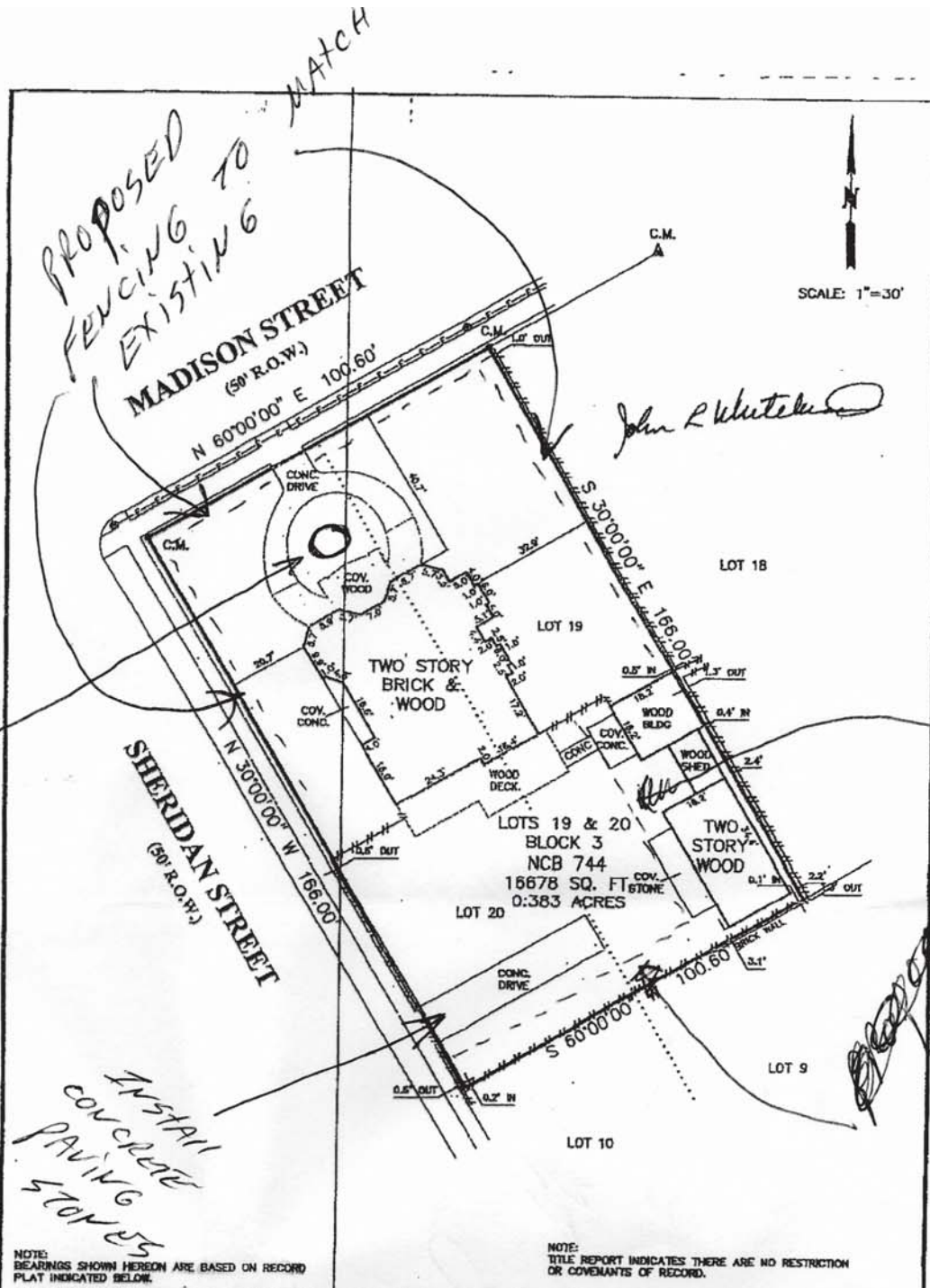


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PROPERTY ADDRESS 338 MADISON STREET		As noted from FEMA's FLOOD INSURANCE RATE MAP, Community No. 48022C, Panel No. 05651, Panel Date 06/18/07, this tract is in Zone(s) X. This is NOT a special flood hazard zone, as that term defined by FEMA. This flood zone identification is the surveyor's interpretation, which may or may not agree with the interpretation of FEMA or state of local officials, and which they not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials. Because this is a boundary survey, the surveyor did not take any action to determine the flood status of the surveyed property other than interpret the status of FEMA's zone. This surveyor is not responsible for misinterpreting the flood zone designation or any flood information printed on this survey. The surveyor is not aware of or responsible for determining the tract's flood risk, its intended function or suitability for any use whatsoever.	
BORROWER JOHN WHITEHEAD			
PROPERTY DESCRIPTION LOT 19 AND 20, BLOCK 3, NEW CITY BLOCK 74, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.			
<p>Westar Alamo LAND SURVEYORS, L.L.C. P.O. BOX 1008 HELIXES, TEXAS 78003-0008 PHONE (202) 372-0900 FAX (202) 372-8888</p>		LEGEND O = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR ■ = FND 1/2" IRON ROD () = RECORD INFORMATION B.S. = BUILDING SETBACK C.M. = CONTROLLING MEASUREMENT W.F. = WOOD FENCE X = SET "X" ON CONCRETE ▲ = FND PK MARK ● = POWER POLE	
DATE 10/29/08		JOSE ANTONIO TREVIÑO , Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, omissions in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein. JOSE ANTONIO TREVIÑO Registered Professional Land Surveyor Texas Registration No. 5552	
G.F. NO. 08-05008743		JOB NO. 58950	

338 MADISON ST.

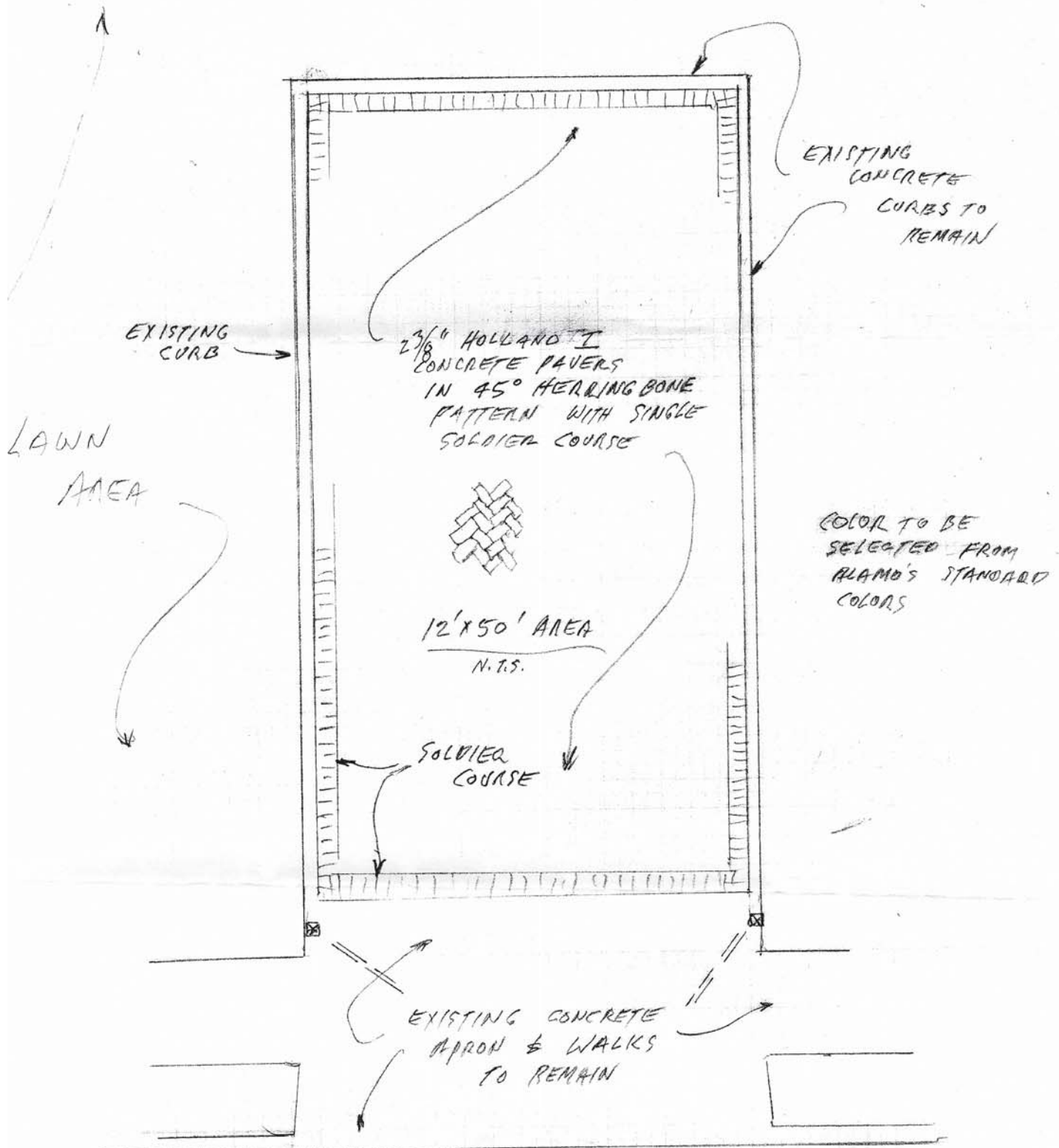
1) INSTALL 3 TIER FOUNTAIN WITH LIGHTING
IN CIRCLE AREA BETWEEN SIDEWALKS
FRONT OF HOUSE. FOUNTAIN HAS 4 LION
HEADS ON RIM MATCHING ORIGINAL
LION HEAD ON HOUSE.

2) INSTALL FENCING MATCHING EXISTING
ROD IRON FENCING ON HOUSE FRONT +
2 SIDES

3) INSTALL CONCRETE PAVING STONE,
IN REAR DRIVEWAY REPLACING
EXISTING LOOSE GRAVEL DRIVE

@ 338 MADISON, REAR DRIVEWAY

REPLACE EXISTING GRAVEL WITH CONCRETE PAVING STONES



ALAMO CONCRETE PAVERS
1008 HOEFGEN, 182
534-8821 F534-89

3/24/2015











