

HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

Agenda Item No: 13

HDRC CASE NO: 2015-169
ADDRESS: 434 ADAMS ST
LEGAL DESCRIPTION: NCB 2879 BLK 4 LOT 18 S 15 FT OF 16
ZONING: RM4 H HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Elmendorf / Morris House
APPLICANT: Thomas & Aimee Holleman
OWNER: Thomas & Aimee Holleman
TYPE OF WORK: Repositioning of existing fence and installation of driveway
REQUEST:

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

1. Reposition a portion of the existing six (6) feet tall rear wood fence from its current location approximately fifteen (15) feet closer to Barbe and from terminating at the rear of the house to terminating at the rear, side window. The fence would extend approximately six (6) feet toward Barbe from the side of the house. Incorporated into the design of the fence will be a new, sliding gate to accommodate vehicular access to the proposed concrete parking pad.
2. Option A: Install a concrete driveway in the existing dirt driveway where an approximately 20' curb cut currently exists.
Option B: Install two (2) ribbon strip driveways in the existing dirt driveway where an approximately 20' curb cut currently exists.
3. Install a concrete parking pad that is to be 28' x 28' behind the existing fence that is proposed to be moved.
4. Install a three (3) foot wide concrete path that is to lead from the proposed parking pad to the rear door of the house.

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.

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.

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.

3. Landscape Design

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. The applicant has proposed to Reposition a portion of the existing six (6) feet tall rear wood fence from its current location approximately fifteen (15) feet closer to Barbe and from terminating at the rear of the house to terminating at the rear, side window. The fence would extent approximately six (6) feet toward Barbe from the side of the house. The applicant has noted that the proposed materials and height of the fence are to remain the same. Incorporated into the design of the fence will be a new, sliding gate to accommodate vehicular access to the proposed concrete parking pad. This is consistent with the Guidelines for Site Elements 2, A and B.
- b. According to the Guidelines for Site Elements 5.A.i., a similar driveway configuration including materials, width and design should be used that are historically found on the site. Given that there are other examples of driveways and vehicular access points similar to this along Barbe, staff finds that the installation of a more permanent paving system is appropriate.
- c. The Guidelines for Site Elements recommends against the installation of large concrete paving systems in residential yards. For this reason, staff finds that a continuous concrete slab, found in Option A is not appropriate.
- d. To reduce the amount of concrete introduced to the site, staff recommends approval of Option B of request item #2 which is the installation of two (2) ribbon drives for access for two vehicles.
- e. The applicant has proposed to install a 28' x 20' concrete parking pad in the rear of the property that is to be screened by the existing wood privacy fence. While the Guidelines for Site Elements 3.B.i. states that large pavers, asphalt or other impervious surfaces should not be introduced where they historically didn't exist, staff finds that with the screening of the rear yard by the privacy fence, this request is appropriate. Other than the proposed walkway from the parking pad to the rear door, the remainder of the rear yard, well over half, is to remain grass.
- f. The applicant has proposed to install a walkway from the proposed concrete parking pad to the rear door of the house that is to be three (3) feet wide. The applicant has noted that this walkway is to be concrete, however, given the size of the requested concrete parking pad, staff recommends that the applicant use a semi-pervious paving surface such as decomposed or crushed granite.

RECOMMENDATION:

Staff recommends approval of items #1, #2B, #3 and #4 based on findings a through f with the following stipulations:

- i. That the proposed sliding gate include materials that are to match those of the existing fence. The applicant should submit an elevation of the proposed gate prior to receiving a certificate of appropriateness if the gate is not to be wood.
- ii. That the applicant incorporate turf between the proposed concrete driveway strips.
- iii. That the existing curb cut on Barbe remain the same width.
- iv. That the rear walk from the proposed concrete parking pad to the rear door be composed of a semi-pervious surface.

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





Flex Viewer

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Option 2











