

HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2016

Agenda Item No: 8

HDRC CASE NO: 2016-160
ADDRESS: 203 MADISON ST
LEGAL DESCRIPTION: NCB 740 BLK 3 LOT 11 N 1/2 OF 12
ZONING: RM4 H HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Schuwirth House
APPLICANT: Zane Reinhard
OWNER: Zane Reinhard
TYPE OF WORK: Installation of fencing
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install front and side yard fencing at 203 Madison. The applicant has proposed to a 4' wrought iron fence along the property line fronting Madison and the property line fronting Turner. Each street frontage will feature one gate. The proposed fencing will terminate at the existing wood fencing along Turner.

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.
- 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. According to the Guidelines for Site Elements 2.B.ii., new front yard fences should not be introduced within historic districts that have not historically had them and should be located only where they have historically existed. Staff finds that front yard fences are common in the King William Historic District, and a front yard fence is appropriate as this location. Prior to 2012, a chain link front yard fence was located at this property.
- b. According to the Guidelines for Site Elements 2.B.i., new fences should appear similar to those used historically within the district in terms of their scale, transparency and character. Additionally, fences should feature designs that are complementary of the historic structure on the property. The applicant has proposed to install a steel fence

that is to match the existing fence at 202 King William in appearance. Staff finds this proposed design to be appropriate and consistent with the Guidelines.

- c. Regarding materials, the applicant has proposed steel that is to be painted “Riverway”, a shade of green. The King William Historic District is home to many fences featuring various materials and colors. Staff finds the applicant’s proposal of a green steel fence to feature traditional picket styles appropriate for King William and consistent with the Guidelines.

RECOMMENDATION:

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

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

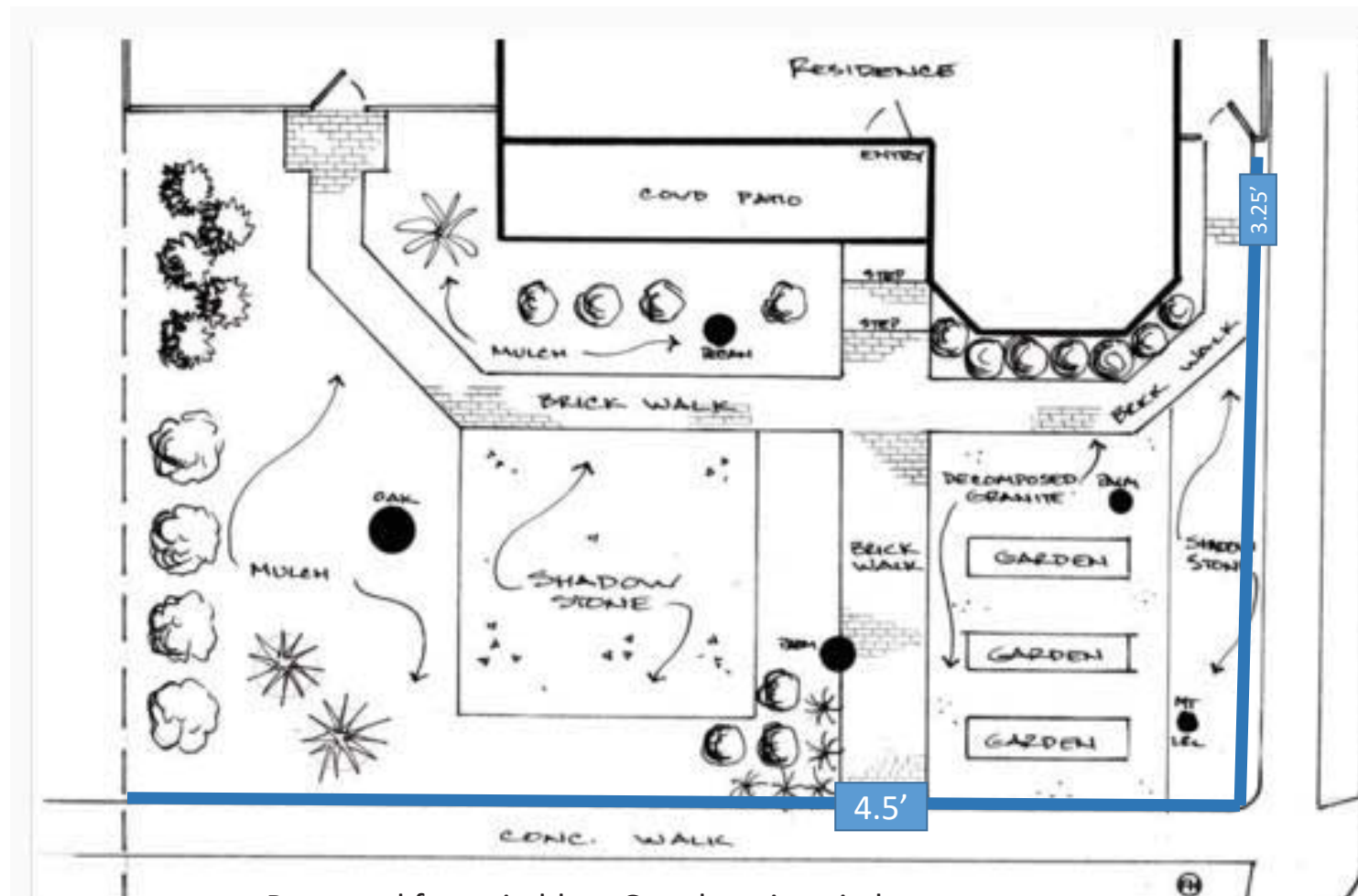
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Front yard fence request

Reinhard
203 Madison
King William



Proposed fence in blue. Gate locations in boxes.

Fence design and specifications

- Fence will enclose all of front yard including fencing down newly installed sidewalks on Madison and Turner.
- Picket fence designed to match example in picture.
- Primary material to be painted steal
- Picket heights:
 - Long – 4’
 - Short “puppy” pickets – 3’
- Two gates:
 - Main gate in front at 3’ plus 1.5’ (fixed) with ability to open both to 4.5’
 - Side gate on Turner at 3.25’
- Painted in Sherwin-Williams Riverway (SW 6222) – this is the trim color on our home.



SW 6222
Riverway



Fence recently installed at 202 King William.
This home is directly behind us on the corner of King William and Turner.

Front of home – taken from Madison



Additional Images of home

