

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-406
ADDRESS: 303 KING WILLIAM
LEGAL DESCRIPTION: NCB 742 BLK 1 LOT 4, NE 75.4 FT OF 3 & E 25.1 FT OF 5
ZONING: RM-4, HE
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Stevens / James House
OWNER: Martin Phipps
TYPE OF WORK: Installation of fencing and a planter box in the front yard planting strip and at sidewalk

REQUEST:

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

1. Construct a limestone planter in the front yard planting strip on both King William and Beauregard Streets to feature heights ranging from six to eighteen inches.
2. Install a wrought iron fence outside of the existing property line to feature eighteen inches in height.

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. The property at 303 King William features the primary historic structure which was constructed circa 1880 and an existing front yard wrought iron fence, which per the provided site plan is located on the property line.
- b. FENCING – At the base of the existing front yard fencing and outside of the property line, the applicant has proposed to install an eighteen (18) inch tall wrought iron fence. The proposed fencing would be located in the public right of way; however, there are historic examples of fencing located adjacent to the sidewalk at the public right of way on King William Street and throughout the King William Historic District. Staff finds this installation to be appropriate based on existing, historic examples.
- c. PLANTING BOX – In the public planting strip between the sidewalk and streets, the applicant has proposed to construct a limestone planter to feature saw chopped limestone and heights to range from six to eighteen inches in height. As the proposed wrought iron fencing, the proposed limestone planter is proposed to be located within the public right of way. Landscaping materials vary in the planting strips along King William Street; however, there

are no historic examples of raised or walled planting beds in the planting strips. Staff does not find this installation appropriate.

RECOMMENDATION:

Staff does not recommend approval of item #1, the installation of a limestone planting box within the front planting strip based on finding c.

Staff recommends approval of item #2, the installation of wrought iron fencing based on finding b. The applicant is responsible for meeting any right of way permitting requirements that may apply.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: May 24, 2017

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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN REVIEW COMMISSION
ADDRESS: 565 S. King Street
REQUEST: Historic District Status & Designation
HEARING DATE: Monday, May 24, 2021, 3:00 PM
FOR MORE INFORMATION CONTACT:
(210) 207-4003
ALL HORE MEETINGS TAKE PLACE AT 1801 S. ALAMO



CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & MONUMENT COMMISSION
ADDRESS: 815-215-1000
REQUEST: [illegible]
HEARING DATE: [illegible] 10:00 AM - 1:00 PM
FOR MORE INFORMATION CONTACT
[illegible]
ALL HEARING MEETINGS TAKE PLACE AT 100 N. ALAMO

NOTE:
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.
THIS IS REPRESENTATION OF THIS SURVEYORS BEST
INTERPRETATION OF RECORD INFORMATION.

NOTE:
BUILDING ENCROACHES
ON TO LOT 1 & 2.

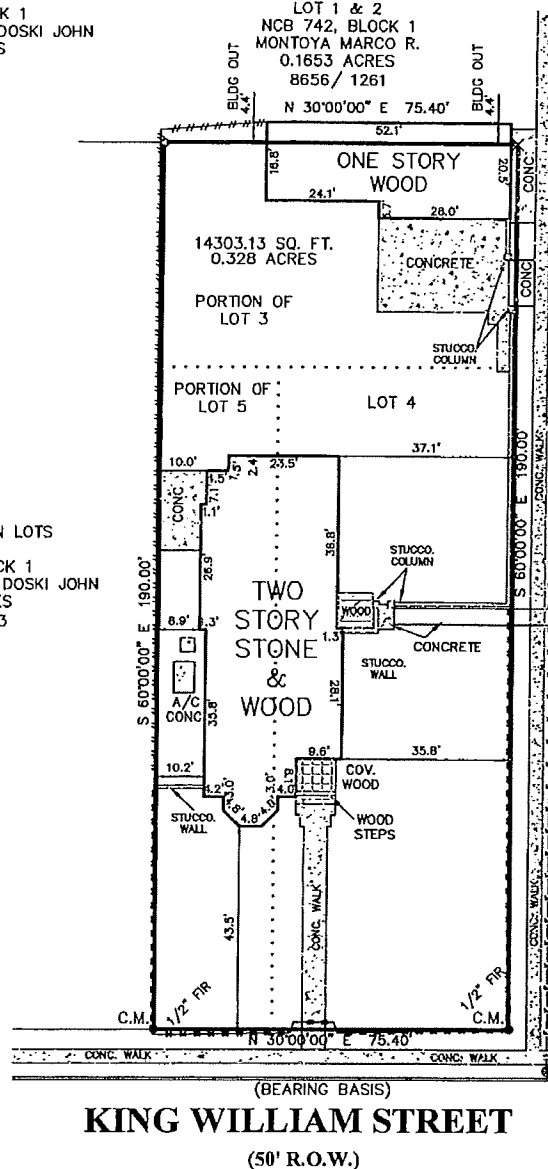
NOTE:
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT
OF INFORMATION CONTAINED IN A TITLE REPORT PER
THE REQUEST OF THE BUYER. ALL EASEMENTS AND
RESTRICTIONS ARE THE BUYERS RESPONSIBILITY.

SCALE: 1"=20'

LOT 1 & 2
NCB 742, BLOCK 1
MUELLER DEBORA L & DOSKI JOHN
0.1650 ACRES
8177/ 799

LOT 1 & 2
NCB 742, BLOCK 1
MONTOLYA MARCO R.
0.1653 ACRES
8656/ 1261

LOT 6 & PORTION LOTS
3 & 5
NCB 742, BLOCK 1
MUELLER DEBORA L & DOSKI JOHN
0.3308 ACRES
10047/ 1793



PROPERTY ADDRESS
303 KING WILLIAM STREET

BORROWER
MARTIN PHIPPS

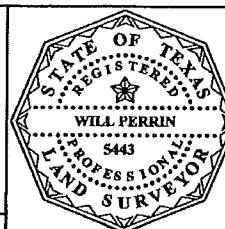
PROPERTY DESCRIPTION

LOT 4, N.E. 75.4' OF LOT 3 AND 25.1' OF LOT 5, BLOCK 1, NEW CITY BLOCK 742, City of San Antonio, Bexar County, Texas.

As noted from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480045, Panel No. 0145 F, Panel Dated 01-04-02, this tract is in Zone(s) X and is not in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may 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 actions to determine the flood status of the surveyed property other than interpret the status off of FEMA's FIRI. This surveyor is not responsible for misinterpreting the flood zone designation or any flood information printed on this survey. This surveyor is not aware of or responsible for determining the tract's flood risk, its intended function or suitability for any use whatsoever.

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

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 MONUMENT
-E-E- = ELECTRIC LINE
⊕ = POWER POLE
-X-X- = WOOD FENCE
-O-O- = CHAIN LINK FENCE
X = SET "X" ON CONCRETE



I, WILL PERRIN, 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, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

WILL PERRIN
Registered Professional Land Surveyor
Texas Registration No. 5443

G.F. NO. N/A

JOB NO. 36352

TITLE COMPANY: FIRTS AMERICAN TITLE

DATE: JUNE 13, 2008

DRAWN BY: V.R.

Written Narrative

The homeowner, Mr. Martin Phipps, is requesting approval for the installation of a limestone planting edge and an 18" high wrought iron picket fence outside his home, located in the historic district of King William, on the corner of King William and Beauregard Streets.

The proposed landscaping improvement project is the addition of a limestone planting edge varying from 6" to 18" in height in the planting strips between the sidewalk and curb on both street fronts. These planting edges are to avoid existing trees, unless they can adequately be incorporated into the design. The planting area bounded by the planting edges will be planted with Temple Fire bougainvillea, to be hand watered by the owner's landscaping maintenance crew. The project will also include an 18" high wrought iron picket fence between the existing fencing and the outside edge of the sidewalk. Please note attached samples of planting edge installation in sidewalk planting strips within the district.

Mr. Phipps asks to please take into consideration the purpose for improving the landscape outside his home. The overall goal, and ours as designers, is the perseverance and aesthetics of the property.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Moritz', with a long, sweeping horizontal line extending to the right.

Robert Moritz

Senior Associate / Design Lead

DHR Architects

Specifications of Materials To Be Used

Project Description: Install a limestone planting edge and a wrought iron picket fence

- White and Gold sawed chopped stone (5" thick x 6" to 22" wide x Height indicated on elevations
- Compacted base
- Leveling Sand
- Drainage stone
- Fiber expansion joint filler
- Topsoil
- Temple Fire Bougainvillea
- Wrought iron fencing & components to match existing fence

Documentation of All Materials, Finishes, and/or Fabrics

Description of Materials: tools needed to build a 6 to 18 inch high stone planting edge and an 18 inch tall wrought iron fence

- Spade or half-moon edger
- Flat shovel
- Measuring tape
- Wooden stakes
- Mason line and line level
- Masonry Saw
- Rubber mallet
- Hand tamper
- Steel rake
- Carpenter's level
- Mason's chisel and maul
- Permeable weed barrier fabric
- Scissors
- Welding torch
- Paint



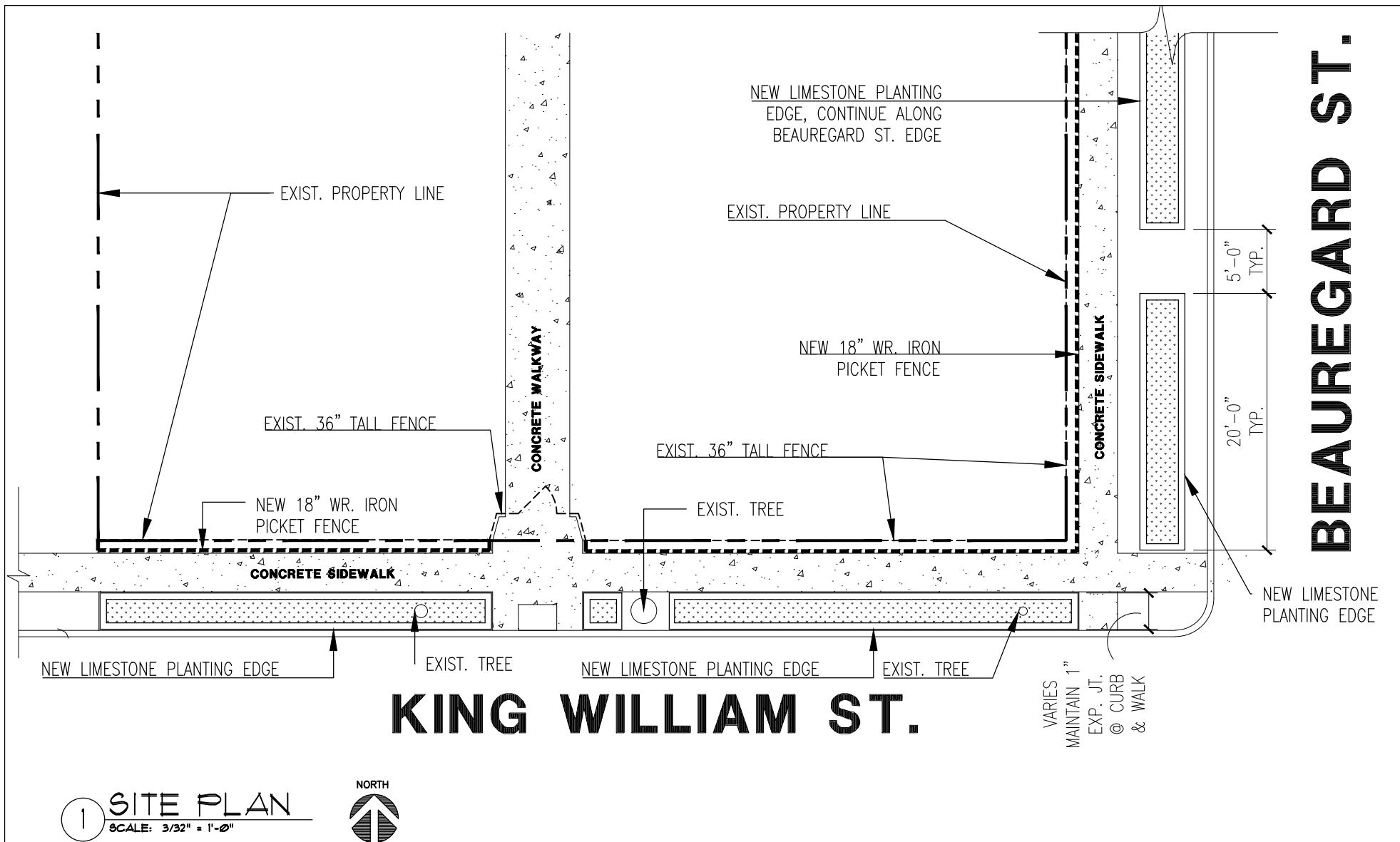
FRONT VIEW OF SUBJECT PROPERTY



VIEW OF SUBJECT PROPERTY FROM CORNER OF KING WILLIAM & BEAUREGARD



VIEW OF SUBJECT PROPERTY LOOKING EAST ALONG KING WILLIAM FROM SW CORNER



DURAND-HOLLIS RUPE ARCHITECTS, INC.
14603 HUEBNER RD. BUILDING 18
SAN ANTONIO, TEXAS 78230

TEL. 210 308-0080
FAX. 210 697-3309
eMAIL office@dhrarchitects.com

MARTIN PHIPPS - 303 KING WILLIAM ST. LANDSCAPE REDESIGN

REVISION No. \triangle DRAWN BY: RM/TM

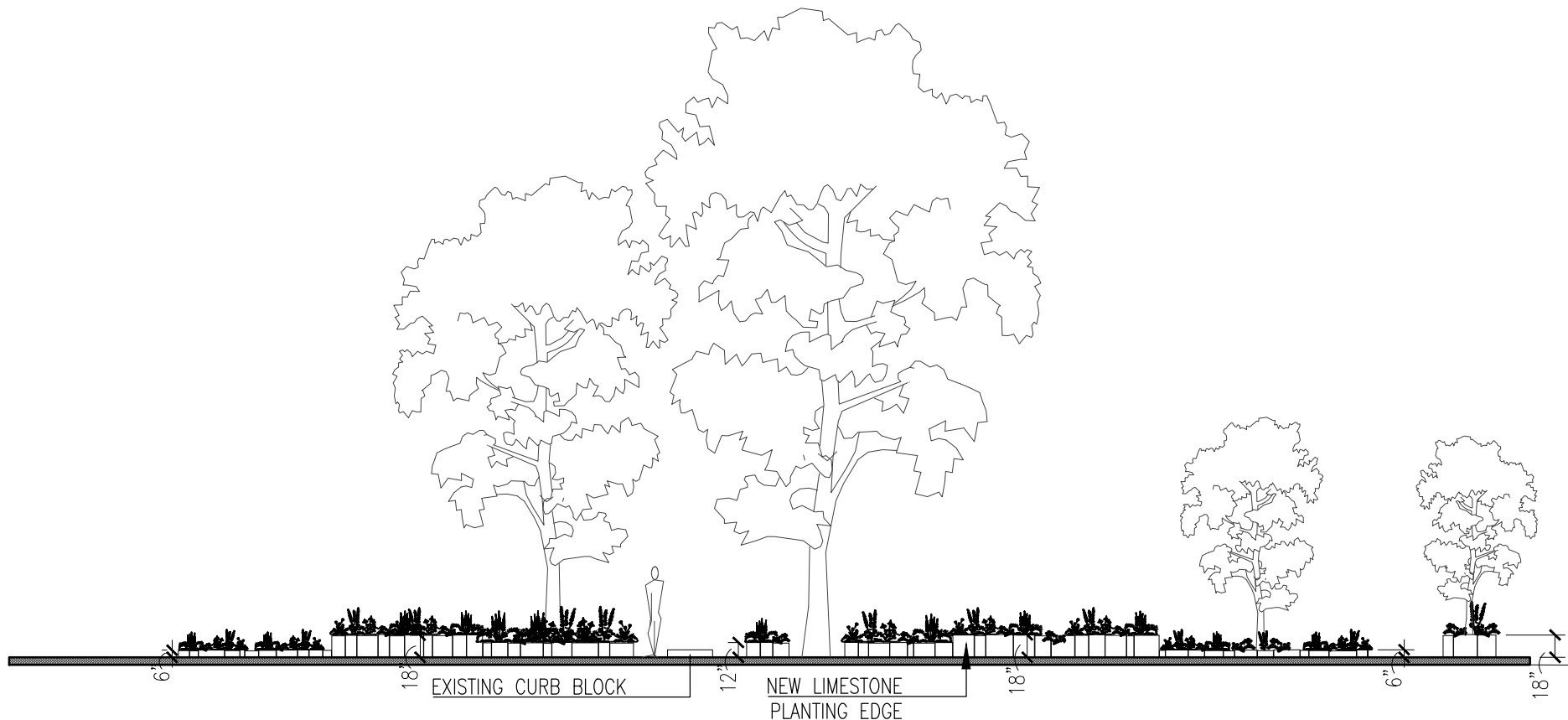
DATE: JULY 21, 2017

DOCUMENT REFERENCED: LAND SURVEY BY WESTAR ALAMO - JUNE 13, 2008

DRAWING:

DESCRIPTION: SITE PLAN

A1



2 PLANTING EDGE ELEVATION

SCALE: 3/32" = 1'-0"



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MARTIN PHIPPS - 303 KING WILLIAM ST. LANDSCAPE REDESIGN

REVISION No.  DRAWN BY: RM/TM

DATE: JULY 21, 2017

DOCUMENT REFERENCED: LAND SURVEY

DRAWING:

DESCRIPTION: PLANTING EDGE ELEVATION AT KING WILLIAM STREET

A2

GROWING MEDIA MIN. DEPTH
PER SPECIES REQUIREMENTS

LIMESTONE LAID
VERTICALLY, 6"-22"
WIDTHS, TOP TO BE
WITHIN 1" OF DIM.
SHOWN ON ELEVATIONS
(DRAINAGE WEEPS @ 48"
INTERVALS)

EXISTING CURB

FIBER EXP. JT. FILLER

3" MIN. DEPTH PFA
GRAVEL

12" MIN. DEPTH
COMPACTED FILL

LIMESTONE LAID
VERTICALLY, 6"-22"
WIDTHS, TOP TO BE
WITHIN 1" OF DIM.
SHOWN ON ELEVATIONS
(DRAINAGE WEEPS @ 48"
INTERVALS)

EXISTING SIDEWALK

FIBER EXP. JT. FILLER

EXISTING EARTH

2 PLANTING EDGE DETAIL

SCALE: 1 1/2" = 1'-0"



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REVISION No. \triangle DRAWN BY: RM/TM

DATE: JULY 21, 2017

DOCUMENT REFERENCED: LAND SURVEY

DRAWING:

DESCRIPTION: PLANTING EDGE DETAIL

A3

**Other Examples of planting edges within the sidewalk planting strip
within the King William Historic District**



202 Madison St.



236 King William St.



220 Beauregard – Madison Street side

Other Examples of fences immediately along the outside edge of the sidewalk within the King William Historic District



241 King William St.



419 King William St.



425 King William St.

Types of Plants to be Used (Temple Fire Bougainvillea)

