

HISTORIC AND DESIGN REVIEW COMMISSION

April 04, 2018

HDRC CASE NO: 2018-131
ADDRESS: 521 MADISON ST
LEGAL DESCRIPTION: NCB 749 BLK 8 LOT 4 EXC N 7.13 FT & LOT SW IRR 4.39 FT OF 3
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Froebal, G M - House
APPLICANT: Hong Deng
OWNER: Hong Deng
TYPE OF WORK: Front Yard Fencing - Wrought Iron
APPLICATION RECEIVED: March 16, 2018
60-DAY REVIEW: May 15, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a front yard wrought iron fence featuring four (4) feet in height and a gate spanning across the driveway.

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 structure at 521 Madison was constructed circa 1907 the Folk Victorian architectural style. The structure is a two-story, single-family structure with a wraparound porch and patio.
- b. FENCE LOCATION - The applicant has proposed to install a wood picket fence to span the width of the property, including a gate spanning across the driveway. 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 have them. While staff finds that a fence was not currently present on this property, fences are found along Madison St and within the King William Historic District. Additionally, per the Guidelines for Site Elements 2.C.i., privacy fences, including the proposed driveway gate, should be set back from the front façade to reduce their visual prominence. Staff finds that the fence should turn at the driveway to meet the corner of the structure, rather spanning across the driveway is proposed. Staff finds that the driveway gate, if included, should be set back behind the front façade plane of the structure.
- c. FENCE DESIGN - 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. Staff finds that the proposed wrought iron fence is appropriate for a Folk Victorian home.

RECOMMENDATION:

Staff recommends approval based on finding b and c with the following stipulations:

- i. The fence turns at the driveway to meet at the corner of the structure, rather than spanning across the driveway as proposed.
- ii. The driveway gate be set behind the front façade plane of the structure or removed from the request.
- iii. No portions of the fence shall exceed four feet in height.

CASE MANAGER:

Huy Pham

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.



521 Madison

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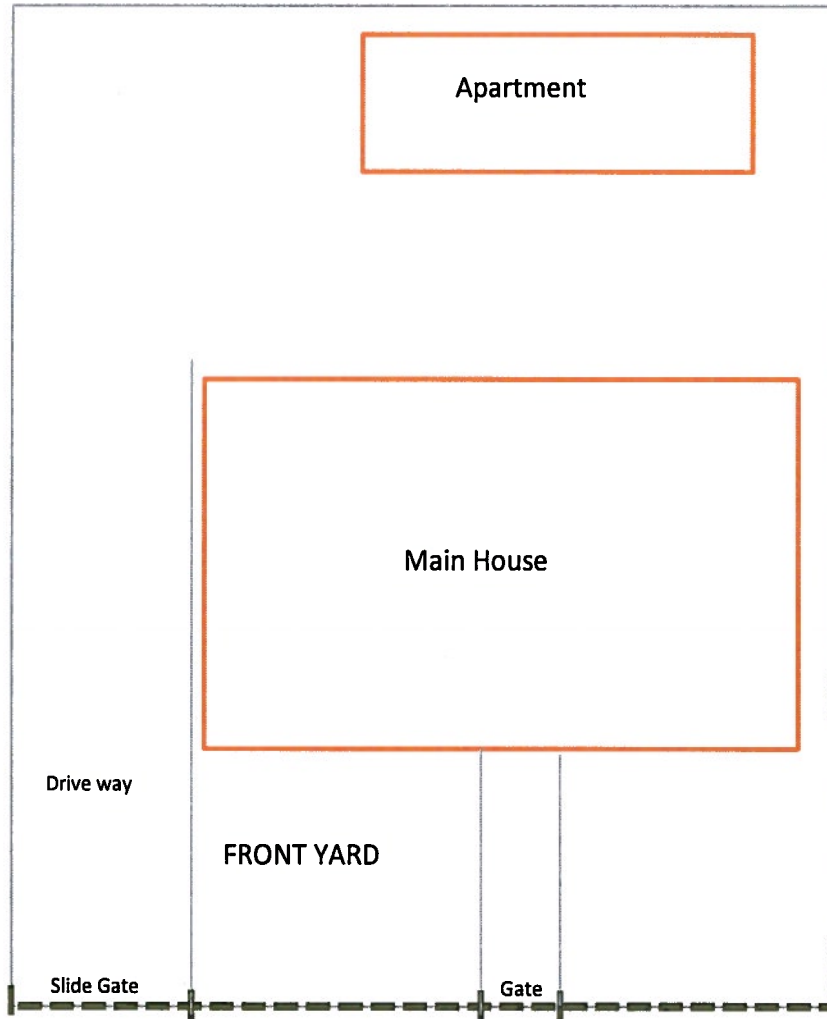
PLOT (SITE) PLAN

Address: 521 Madison Street, San Antonio, TX 78204

Lot: 4

Block: 8

NCB: 749



- 79ft Wrought iron fence with 4ft high and 24" inches high dog picket
- 1 Slide gate of 12ft wide
- 1 small gate of 36" wide
- All fence will be painted black prime and dark green color