

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2018-238
ADDRESS: 233 MADISON ST
LEGAL DESCRIPTION: NCB 740 BLK 3 LOT N 41.6 FT OF E 100.5 FT OF 19 OR F
ZONING: RM-4, HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Glaeser House #1
APPLICANT: Don Fry
OWNER: Don Fry
TYPE OF WORK: New front yard fence
APPLICATION RECEIVED: May 03, 2018
60-DAY REVIEW: July 02, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new front yard fence.

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 233 Madison was constructed circa 1895 in the Folk Victorian architectural style. The structure still features a traditional L-plan, standing seam metal roof, wood windows, a covered porch with ornamental columns and brackets. The structure is contributing to the King William Historic District and is individually designated as Glaeser House #1.
- d. **FENCE LOCATION** - The applicant has proposed to install a wrought iron fence to wrap around the front of the property and turn at the driveway to meet the corner of the structure, as opposed to spanning across with a driveway gate. 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 on Madison and within the Lavaca Historic District. According to the Guidelines for Site Elements 2.C.i., privacy fences should be set back from the front façade to reduce their visual prominence. Staff finds that that proposed location is consistent with the Guidelines. Staff finds that the proposed location of the front yard fence, excluding a front driveway gate, is consistent with the Guidelines.
- b. **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 with subtle ornate details is found on Madison and within the King William Historic District.

RECOMMENDATION:

Staff recommends approval of the fence with the stipulation that no portion exceeds four (4) in height in the front.

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:

Huy Pham



233 Madison

Powered by ArcGIS Server

Printed: May 29, 2018

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236 Madison St
San Antonio, Texas



Google, Inc.



Street View - Jan 2017



Google



ASHLEY N. HEEREN, ET AL
0.1814 ACRES
(VOL. 16124, PG. 1980)

LOT 18, BLOCK 3
N.C.B. 740

SCALE: 1"=20'

ESTATE OF MARIA DE
JESUS ROTHENBACH
TRACT
(P.I.D. #108355)

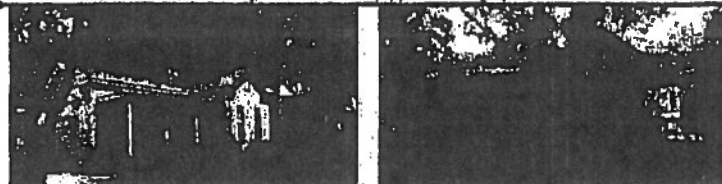
MADISON
(55.6' R.O.W.)

NOTE:
DRAWING AMENDED ON MAY 23, 2017 TO ADD
DRIVEWAY AND SHOW SET RODS AT CORNERS.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



Property Address:
233 MADISON

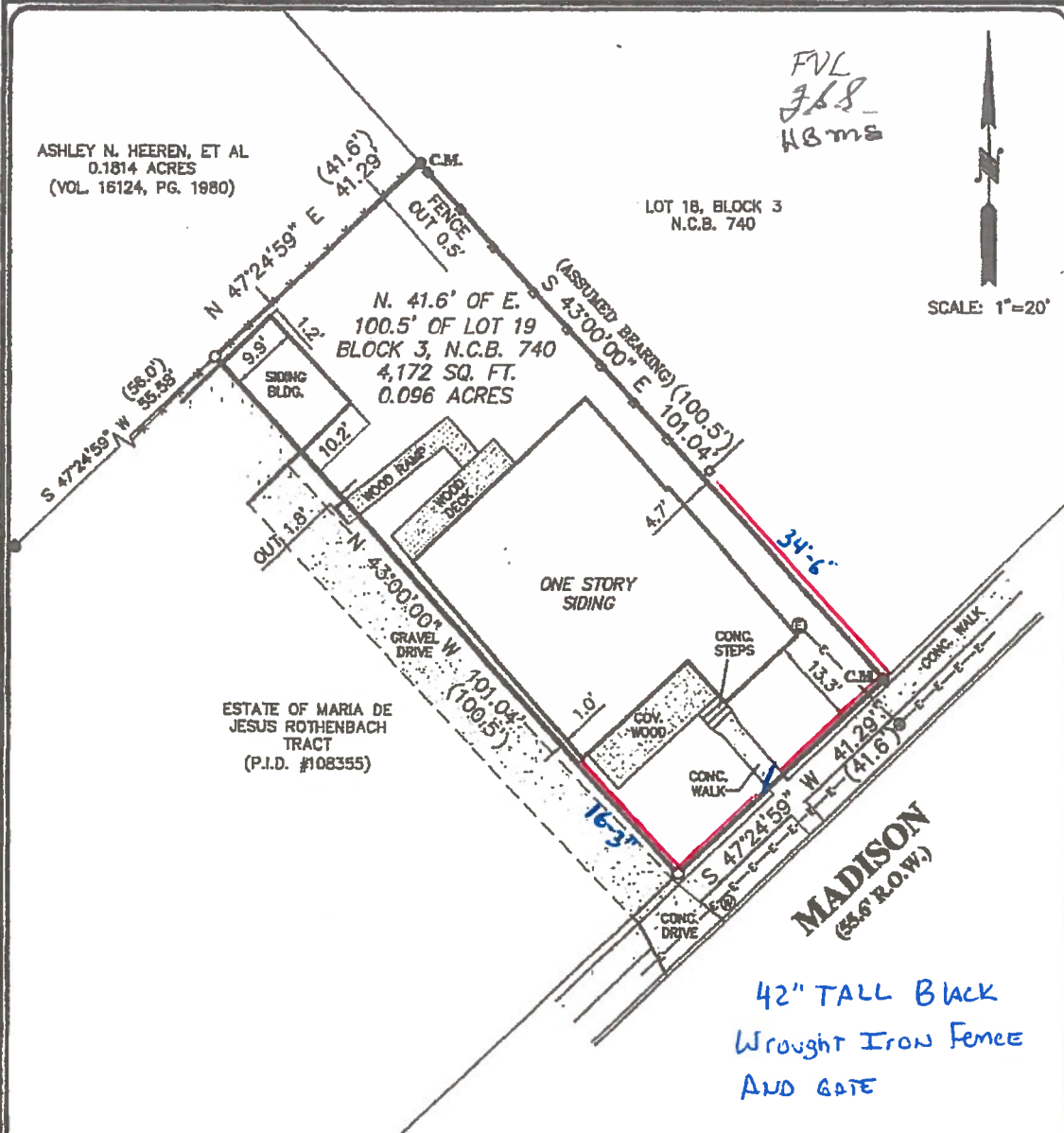
Property Description:

NORTH 41.6 FEET OF EAST 100.5 FEET OF LOT 19, BLOCK
3, NEW CITY BLOCK 740, CITY OF SAN ANTONIO, BEXAR
COUNTY, TEXAS.

ASHLEY N. HEEREN, ET AL
0.1814 ACRES
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SCALE: 1"=20'



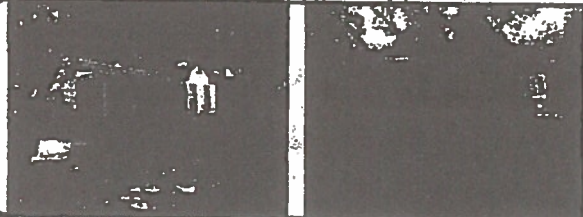
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THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

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Property Address:
235 MADISON

Property Description:
NORTH 41.6 FEET OF EAST 100.5 FEET OF LOT 19, BLOCK
3, NEW CITY BLOCK 740, CITY OF SAN ANTONIO, BEXAR
COUNTY, TEXAS.

Owner:

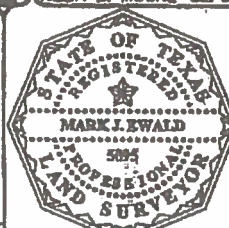
HELIA B. MOORE-SEPULVEDA and FERNANDO G. SEPULVEDA

FORM REGISTRATION NO.
1011700

Westar
Alamo

LAND SURVEYORS, L.L.C.
P.O. BOX 1836 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- △ = CALCULATED POINT
 - = 1/2" IRON ROD
 - = RECORD INFORMATION
 - = BUILDING SETBACK
 - = CONTROLLING MONUMENT
 - = WIRE FENCE
 - = METAL FENCE
 - = ELECTRIC METER
 - = OVERHEAD ELECTRIC
 - = POWER POLE
 - = WATER METER



I, MARK J. EWALD, 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.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5085

G.F. NO. 2508F

JOB NO. 76432

DRAWN BY: AMS
TITLE COMPANY: TRINITY TITLE

DATE: 05/15/2017



Wrought Iron Fence for
233 MADISON. 42" TALL
BLACK



GATE FOR 233 MADISON



19

20

TURNER

WASHINGTON

BEAUREGARD

MACADAMIZED

740

233

21

MACADAMIZED

KING WILLIAM

MADISON

743

742

972

E. SHERIDAN

18

16

ARSENAL

SAN ANTONIO PASTE WORKS
MACADAM FACTORY
NO WHITCHAM
POWER WATER TO THE AREA
RENTSTONES LIGHT ELECTRIC



Scale of Feet.



CITY