

HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

HDRC CASE NO: 2018-311
ADDRESS: 427 ADAMS ST
LEGAL DESCRIPTION: NCB 2880 BLK 5 LOT 7&8
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Richard and Elaine Lutton
OWNER: Richard and Elaine Lutton
TYPE OF WORK: Front yard fence; wrought iron
APPLICATION RECEIVED: June 6, 2018
60-DAY REVIEW: August 5, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install 4' tall wrought iron fence in the front yard and along 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 historic structure at 427 Adams was constructed circa 1915 in the Craftsman style and features two stories in height and a façade of stuccoed masonry. The structure features porte-cochere on its southern façade. This structure first appears on the 1951 Sanborn Map.
- b. FENCE LOCATION – The applicant is requesting to install a fence spanning across the front yard and turning at the driveway to meet behind the front façade plane of the historic structure, rather than spanning a gate across the front yard. 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. Staff finds that fences are found on Adams and within the King William Historic District. Staff finds the proposed location and configuration of the new fence appropriate.
- c. FENCE DESIGN – The applicant is requesting to install front yard fencing that features wrought iron fencing to feature a height no taller than 4ft in height. 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. The neighboring property at 417 Adams features a height of approximately 39 inches. Staff finds that the proposed height of the fence at 427 Adams should not exceed the height of its neighboring property at 417 Adams.

RECOMMENDATION:

Staff recommends approval of the fence with the stipulation that no portion of the fence exceeds the height of its neighboring property at 417 Adams (approximately 39 inches).

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



427 Adams

Powered by ArcGIS Server

Printed: Jul 11, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

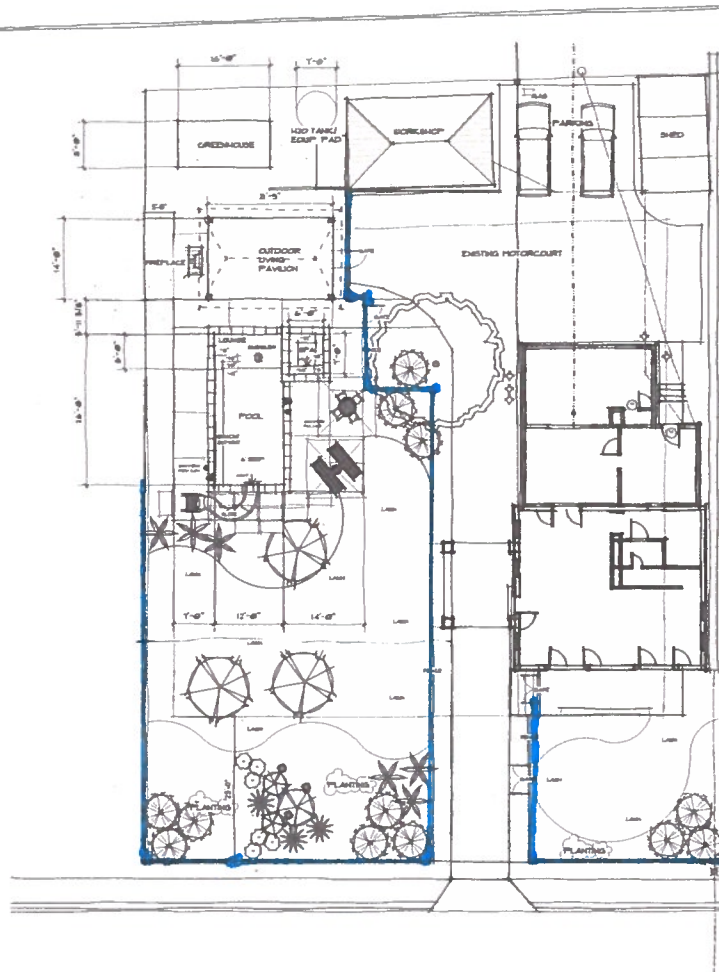


427 Adams Street









Fence - blue line

wrought iron
4' high, 4" spaces
oil rubbed bronze finish





332 Adams
across street from
427 Adams



417 Adams
fence adjacent to
427 Adams

July 11, 2018 at 1:38 PM
422 Adams St
San Antonio TX 78210
United States

