

HISTORIC AND DESIGN REVIEW COMMISSION

November 07, 2018

HDRC CASE NO: 2018-551
ADDRESS: 429 MADISON ST
LEGAL DESCRIPTION: NCB 746 BLK 5 LOT 7
ZONING: RM-4, HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Wells, W L - House
APPLICANT: Jay Monday
OWNER: Thomas & Jane Patterson
TYPE OF WORK: Install wrought iron fence with front yard gate
APPLICATION RECEIVED: October 19, 2018
60-DAY REVIEW: December 18, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron fence in the front yard to feature four feet in height and a driveway gate.

APPLICABLE CITATIONS:

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 historic structure at 429 Madison was constructed circa 1920 in the Folk Victorian Style. The structure has been modified from its original form to include an enclosed porch and a stucco façade and is individually designated at the Wells House historic site. The single-family, two-story structure is flanked by driveway on the northern elevation and neighboring fences that meet at the front corners of the front yard.
- a. FENCE LOCATION - The applicant has proposed to install a 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. Staff finds that fences are found on Madison and within the King William 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 the fence should turn at the driveway to meet the corner of the structure, rather than spanning across the driveway as proposed. Staff finds that the driveway gate, if included, should be set back behind the front façade plane of the structure.
- b. IMMEDIATE CONTEXT – The 400 block of Madison features five (5) historic structures, three of which feature a driveway (429, 427, and 403). The neighboring property at 427 Madison features a non-conforming motorized

front gate installed prior to 2007. The property at 403 Madison features a non-conforming front yard gate that leads to the rear carriage house, is substantially distanced from the primary historic structure, and was installed prior to 2007. Staff finds that the two examples of front yard gates feature a site condition distinctly different from 429 Madison.

- c. **FENCE DESIGN** – The applicant has proposed the new fence to feature a wrought iron design and four feet 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. Staff finds that the proposed fence is appropriate and consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on finding b through d with the following stipulations:

- i. The fence should turn at the driveway to meet at the corner of the structure, as opposed to spanning across the driveway in the front.
- ii. The driveway gate should be located behind the front façade plane of the structure or removed from the design.
- iii. That no portion of the fence exceed four feet in height.

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



429 Madison

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Printed: Nov 01, 2018

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Steves Homestead
Museum

Villa Finale:
Museum & Gardens

King William St

King William St

King William St

King William St

King William St

King William St

King William St

E Johnson St

E Sheridan St

Moon Dog Shirt

429 Madison

E Sheridan St

E Sheridan St

Madison

Madison

Madison

Madison

Madison

Madison

Madison

Madison

E Johnson St

E Sheridan St

Google



429 Madison



13300 Old Blanco Rd #301
San Antonio, TX 78218
(210)368-8509

BORROWER/OWNER: COMPASS BANK

ADDRESS: 489 MADISON STREET

CITY, STATE, ZIP: SAN ANTONIO, TX 78204

TITLE COMPANY:

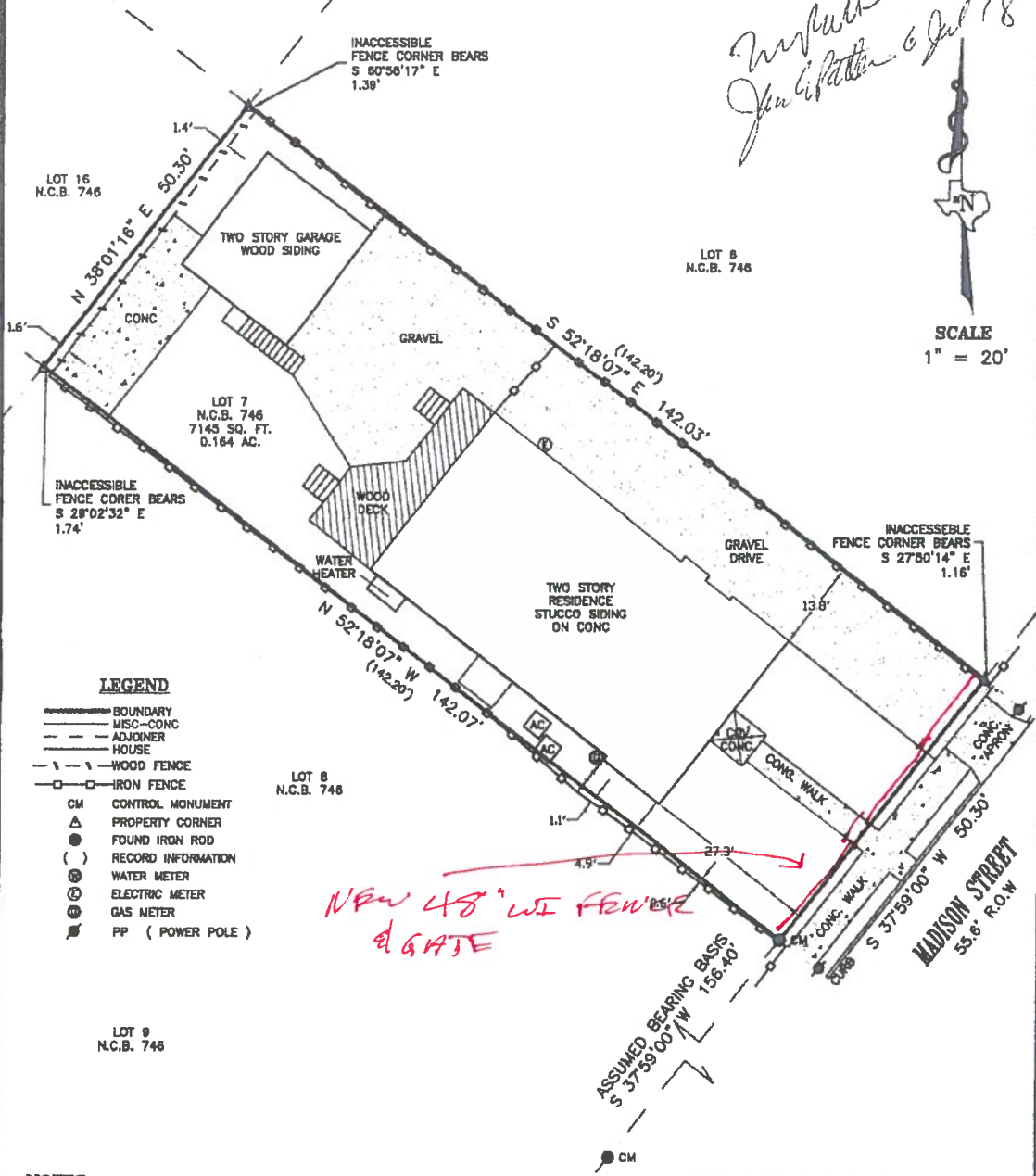
OF NUMBER:



LEGAL DESCRIPTION

1/4th E, BLOCK 8, NEW CITY BLOCK 746, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

*Imputed
Jan 16/18 6 Jul 18*



LEGEND

- BOUNDARY
- MISC-CONC
- ADJOINER
- HOUSE
- WOOD FENCE
- IRON FENCE
- CM CONTROL MONUMENT
- PROPERTY CORNER
- FOUND IRON ROD
- RECORD INFORMATION
- WATER METER
- ELECTRIC METER
- GAS METER
- PP (POWER POLE)

NOTES

1. FIELD BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE RELATIVE POSITION OF THE NORTH ARROW SHOWN ON THE MAP OF NEW CITY BLOCK 746, ON FILE WITH THE CITY OF SAN ANTONIO ENGINEER'S OFFICE.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR, ANY INFORMATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADJOINERS THAT MAY AFFECT THE QUALITY OF TITLE MAY NOT BE SHOWN.

This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

X
X



ACCORDING TO FEMA MAP NO. 48028004150 WITH AN EFFECTIVE DATE OF FEBRUARY 18, 1996 AND A REVISION DATE OF SEPTEMBER 28, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

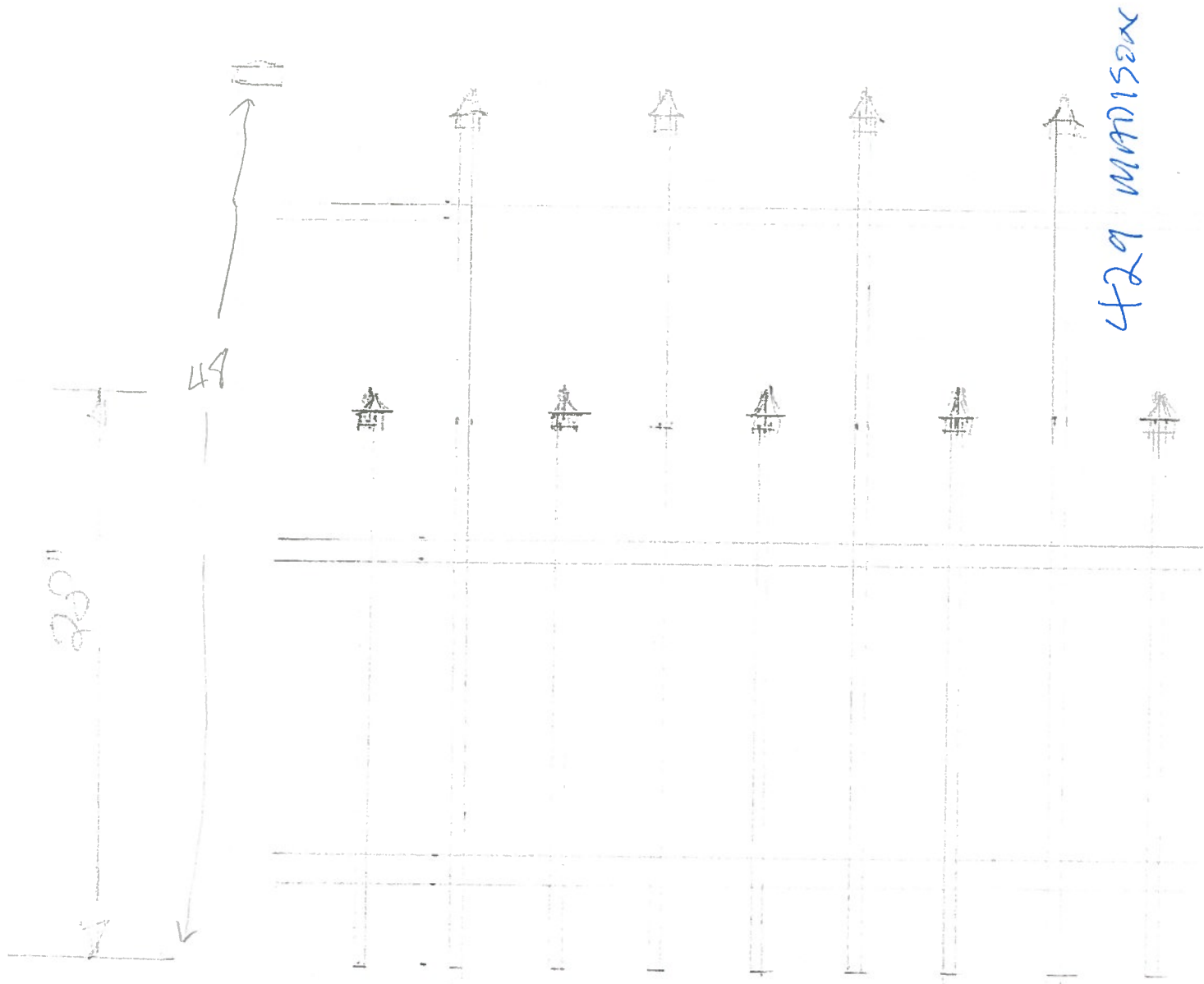
I, Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5904

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DATE: 06/18/18 JOB NO. 180605309 FIELD: M Q BOUNDARY: V E DRAWN: EPT REVIEW: C G REVISION DATE: --- TEXAS FIRM #10184244

$\frac{1}{2}$ " sq. pickets with cast &
 $1\frac{1}{2}$ " punch channel w/ sq. in



Split Tug. per.

October 30, 2018 at 5:44 PM
426 Madison
San Antonio TX 78204
United States



CITY OF SAN ANTONIO
NOTICE OF HEARING
RE: 426 MADISON ST
REQUEST FOR PROPOSALS
ADDRESS: 426 MADISON ST
REQUEST: General Contracting Work
HEARING DATE: November 07, 2018 at 2:00 PM
ALL BIDDING MEETINGS TAKE PLACE AT 400 N. ST. ANTONIO

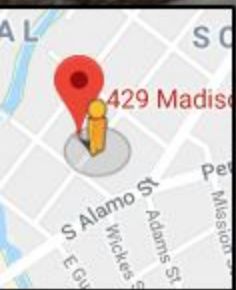
October 30, 2018 at 5:44 PM
1115 S Alamo St
San Antonio TX 78210
United States



October 30, 2018 at 5:44 PM
429 Madison
San Antonio TX 78204
United States









410 Madison
San Antonio, Texas
Google, Inc.
Street View - Jan 2017



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